

Neighbor Architects
32R Essex St
Cambridge, MA 02139
+1 617 712 1336

33 Mystic Ave
Neighborhood Meeting 1 Report
Meeting Date: March 19, 2024
Report Date: November 1, 2024

Attendees:

Pablo Picker, Owner of 33 Mystic Ave
Paul Miller, Neighbor Architects LLC
Matt McLaughlin, City Councilor, Ward 1
Andrew Graminski, Somerville Planning
Shelley Cates, Designer
Kathy Boudreau
Maddalena and Michael Abruzzese
No name listed, phone number 617.625.4855

Summary:

The attached document was presented by Paul Miller. Questions and comments were invited from those attending.

Comment 1:

Maddalena Abruzzese commented that a proposed door opens on to their property. **Response:** There was a misreading of the plan presented. There are no proposed doors that open onto the neighboring property.

End of meeting

Attached: Neighborhood Meeting #1 Presentation

33 Mystic Ave Neighborhood Meeting #1

33 Mystic Ave
Neighborhood Meeting 1

NEIGHBOR

Assembly
Station

Assembly
Row

Mass
General
Brigham

Stop &
Shop

Home
Depot

33 Mystic Ave

Ryan
Playground

East
Somerville
Community
School

Sullivan
Square
Station

NEIGHBOR

33 Mystic Ave
Neighborhood Meeting 1

NEIGHBOR

45 Mystic Ave
As proposed at 2/20/24
Neighborhood Meeting
7 Floors / ~100'



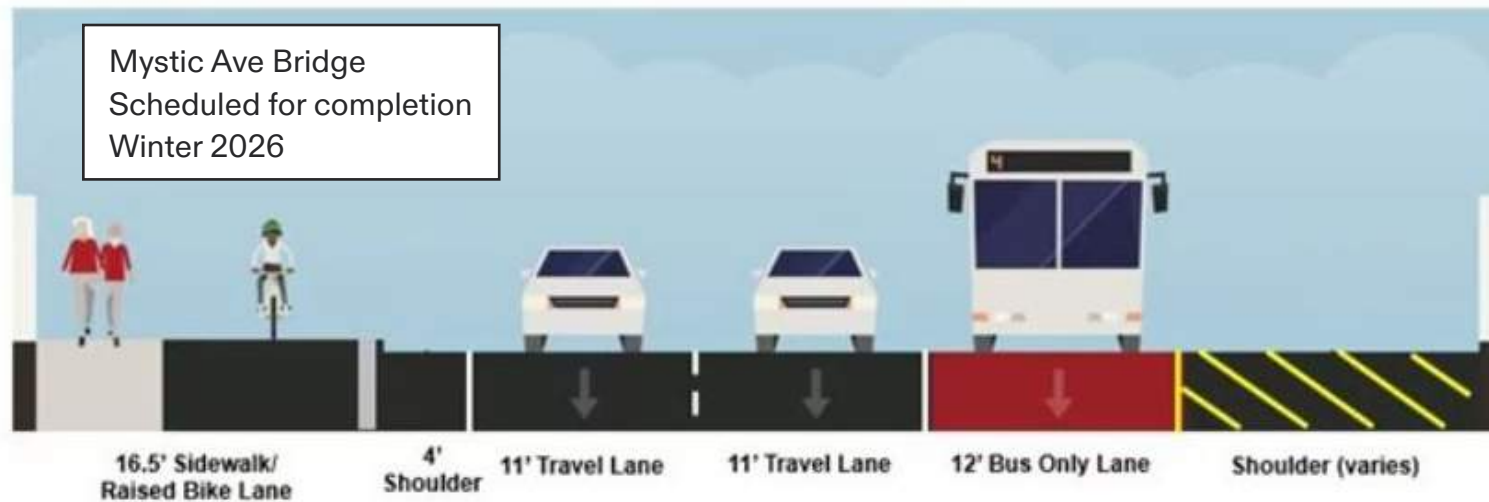
Assembly Square Gateway
Planned mixed-use
development



1 Mystic Ave
BPDA Board Approved
22 Floors / ~280'

PR
F

Mystic Ave Bridge
Scheduled for completion
Winter 2026



NEIGHBOR

Assembly Point -
Neighborhood
Plan



Existing
View from
N. Union St



Existing
View from
Mystic Ave



NEIGHBOR



NEIGHBOR

Existing Site Plan

NEIGHBOR

Line of existing cobblestone →

Property Line →

N. Union St

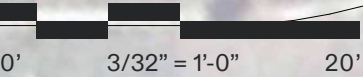
37 Mystic Ave

33 Mystic Ave

29 Mystic Ave

7'-6"

15'-0"



NEIGHBOR

Mystic Ave

Proposed Site Plan

Streetscape

- Expand sidewalk on N. Union St
- Wide planted zone with seating
- Ground Floor Commercial
- Bike Room
- No car parking required



Proposed Massing

Building

- 12,025 GSF
- 8 Residential Apartments
- 6 Floors
- 70' to top of roof
- 80' to top of facade
- Visual anchor point and buffer from I-93

Special Permits Required

- Lot Area
- Floor Area Ratio
- Building Height
- Lot Area / Dwelling Unit



33 Mystic Ave
Proposed
6 Floors / 70'

45 Mystic Ave
As proposed at 2/20/24
Neighborhood Meeting
7 Floors / ~100'

33 Mystic Ave
Neighborhood Meeting 1

NEIGHBOR

45 Mystic Ave
As proposed at 2/20/24
Neighborhood Meeting
7 Floors / ~100'



Assembly Square Gateway
Planned mixed-use
development

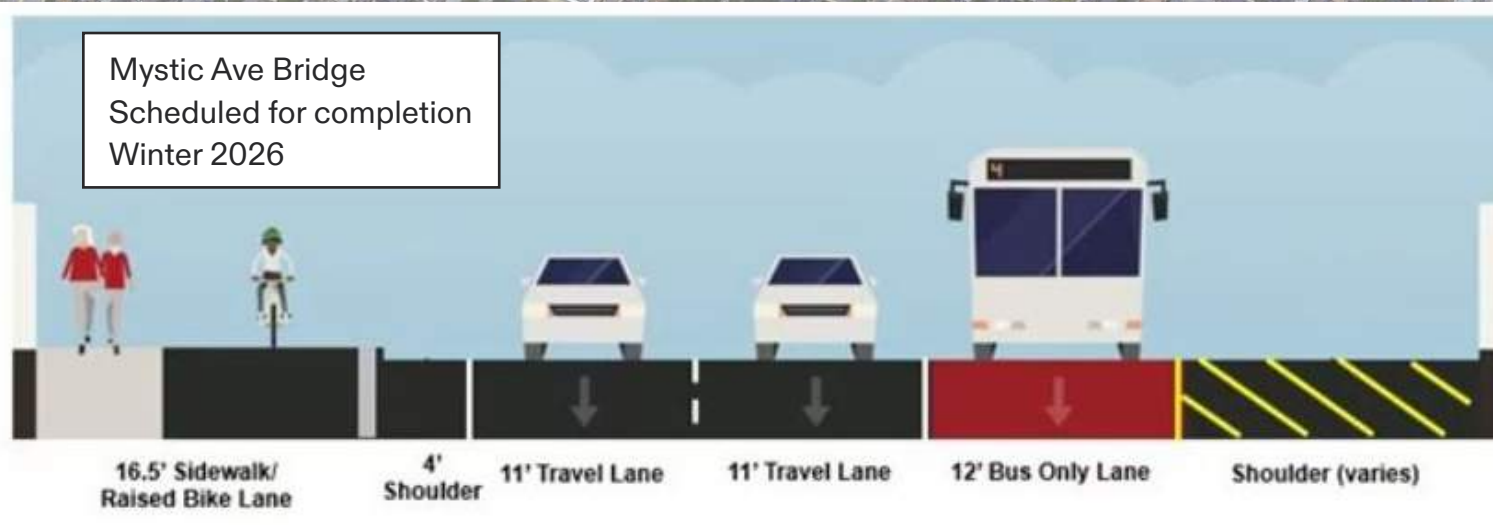
33 Mystic Ave
Proposed
6 Floors / 70'



1 Mystic Ave
BPDA Board Approved
22 Floors / ~280'

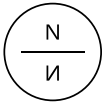


Mystic Ave Bridge
Scheduled for completion
Winter 2026



NEIGHBOR

Thank you.



Neighbor Architects
32R Essex St
Cambridge, MA 02139
+1 617 712 1336

33 Mystic Ave
Neighborhood Meeting #2 Report
Meeting Date: October 23, 2024
Report Date: November 1, 2024

Attendees:

Pablo Picker, Owner of 33 Mystic Ave
Paul Miller, Neighbor Architects LLC
Lauren Gideonse, Neighbor Architects LLC
Matt McLaughlin, City Councilor, Ward 1
Andrew Graminski, Somerville Planning
Maddalena Abruzzese
Veronica Bloomberg
Jake Wilson
John Beatty

Summary:

The attached document was presented by Paul Miller. Questions and comments were invited from those attending.

Comment 1:

John Beatty spoke in support of the project. He said, the vision is well-aligned with neighborhood plan. Housing in this area is something the city will be looking for down the line.

End of meeting

Attached: Neighborhood Meeting #2 Presentation

33 Mystic Ave Neighborhood Meeting #2

33 Mystic Ave
Neighborhood Meeting #2

NEIGHBOR

Assembly
Station

Assembly
Row

Assembly
Square

Mass
General
Brigham

Stop &
Shop

Home
Depot

33 Mystic Ave

Ryan
Playground

East
Somerville
Community
School

Sullivan
Square
Station

NEIGHBOR

Existing
Mystic Ave
Context



Development Context along the Mystic Ave Corridor

NEIGHBOR



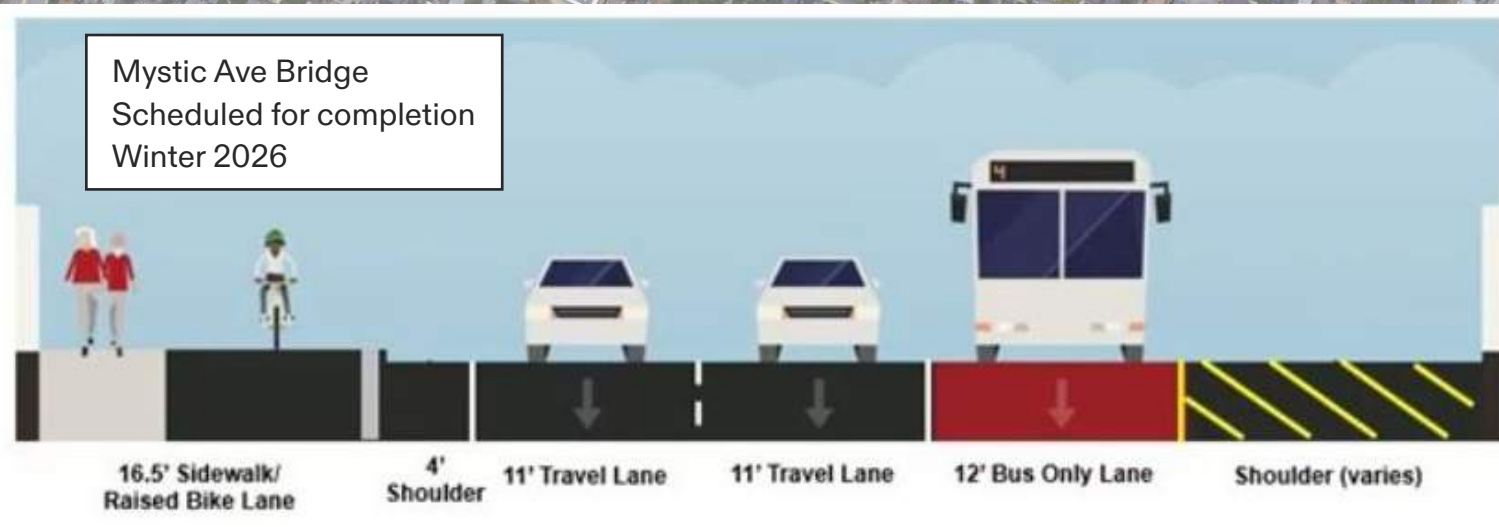
45 Mystic Ave
As proposed at 2/20/24
Neighborhood Meeting
7 Floors / ~100'



1 Mystic Ave
BPDA Board Approved
22 Floors / ~280'



Mystic Ave Bridge
Scheduled for completion
Winter 2026



NEIGHBOR

Raised Highway
Context -
33 Mystic Ave
from I-93



Assembly Sq.
Neighborhood
Plan

Height and
density along
highway



Future
Neighborhood
Context

Smaller parcels
prioritized in the
Assembly Point
District



View of
Existing
looking
South on
N. Union St



Previous Site Plan

Streetscape

- Expand sidewalk on N. Union St
- Wide planted zone with seating
- Ground Floor Commercial
- Bike Room
- No car parking required



Current Site Plan

- Expand sidewalk on N. Union St
- Wide planted zone with seating
- Ground Floor Commercial Space
- Bike Room
- No car parking required



AROMATIC SUMAC



RUDBECKIA
VARIETIES



FIELD MAPLE



Building
Information

Previously
Presented 3.19.24

Current
10.23.2024

- Building
- 12,025 GSF
 - 8 Residential Apartments
 - 462 SF Ground Floor Commercial Space
 - 6 Floors
 - 70’ to top of roof
- Special Permits Required
- Lot Area
 - Floor Area Ratio
 - Building Height
 - Lot Area / Dwelling Unit

- Building
- 11,912 GSF
 - 8 Residential Apartments
 - 593 SF Ground Floor Commercial Space
 - 6 Floors
 - 69’-11’ to top of roof
- Special Permits Required
- Lot Area
 - Floor Area Ratio
 - Building Height
 - Lot Area / Dwelling Unit

N. Union St Elevation



Brick
Manganese Ironspot,
Smooth and Vertical
Score



Brick
Sand Color,
Flemish Bond



ACRE
Wood-like cladding
at Entry,
made of upcycled
rice hulls



Aluminum
Black window
frames and
storefront



View from Mystic Ave Looking East



Brick
Manganese Ironspot,
Smooth and Vertical
Score



Brick
Sand Color,
Flemish Bond



ACRE
Wood-like cladding
at Entry,
made of upcycled
rice hulls



Aluminum
Black window
frames and
storefront



Mystic Ave Elevation



Brick
Manganese Ironspot,
Smooth and Vertical
Score



Brick
Sand Color,
Flemish Bond



ACRE
Wood-like cladding
at Entry,
made of upcycled
rice hulls



Aluminum
Black window
frames and
storefront



View from Mystic Ave Looking North



Brick
Manganese Ironspot,
Smooth and Vertical
Score



Brick
Sand Color,
Flemish Bond



ACRE
Wood-like cladding
at Entry,
made of upcycled
rice hulls



Aluminum
Black window
frames and
storefront



View from
N. Union St
Looking South



Brick
Manganese Ironspot,
Smooth and Vertical
Score



Brick
Sand Color,
Flemish Bond



ACRE
Wood-like cladding
at Entry,
made of upcycled
rice hulls



Aluminum
Black window
frames and
storefront



View from
N. Union St
Looking South

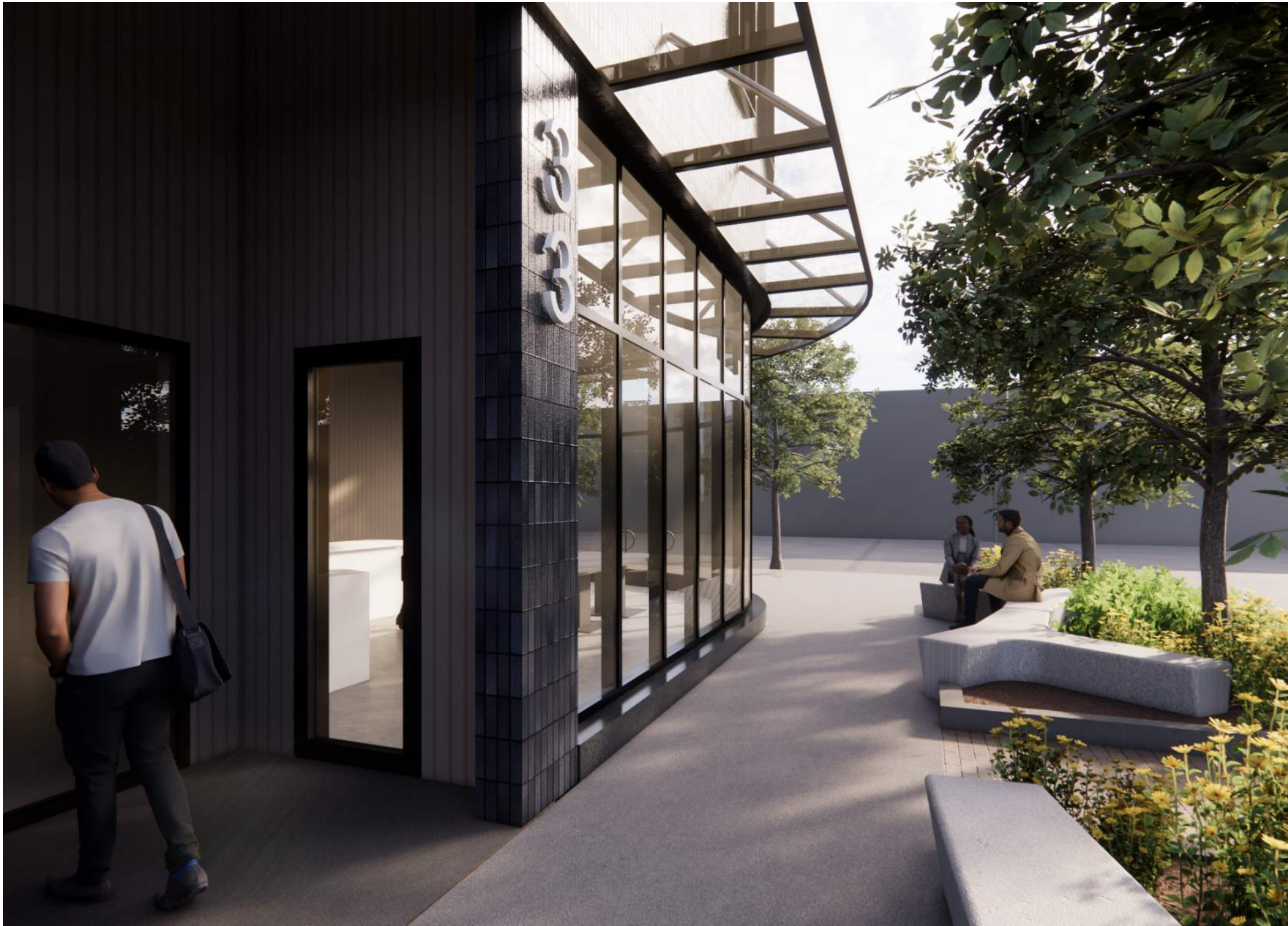


N. Union St Streetscape



NEIGHBOR

Entrance at
N. Union St



Mystic Ave Streetscape



Landscape
Plan



AROMATIC SUMAC



RUDBECKIA
VARIETIES



FIELD MAPLE



Roof
Garden



SEDUM
VARIETIES



BUTTERFLY
WEED



ALLIUM



BEE BALM
RUDBECKIA



YARROW



CATMINT



SWITCHGRASS

NEIGHBOR



TWIG BENCH



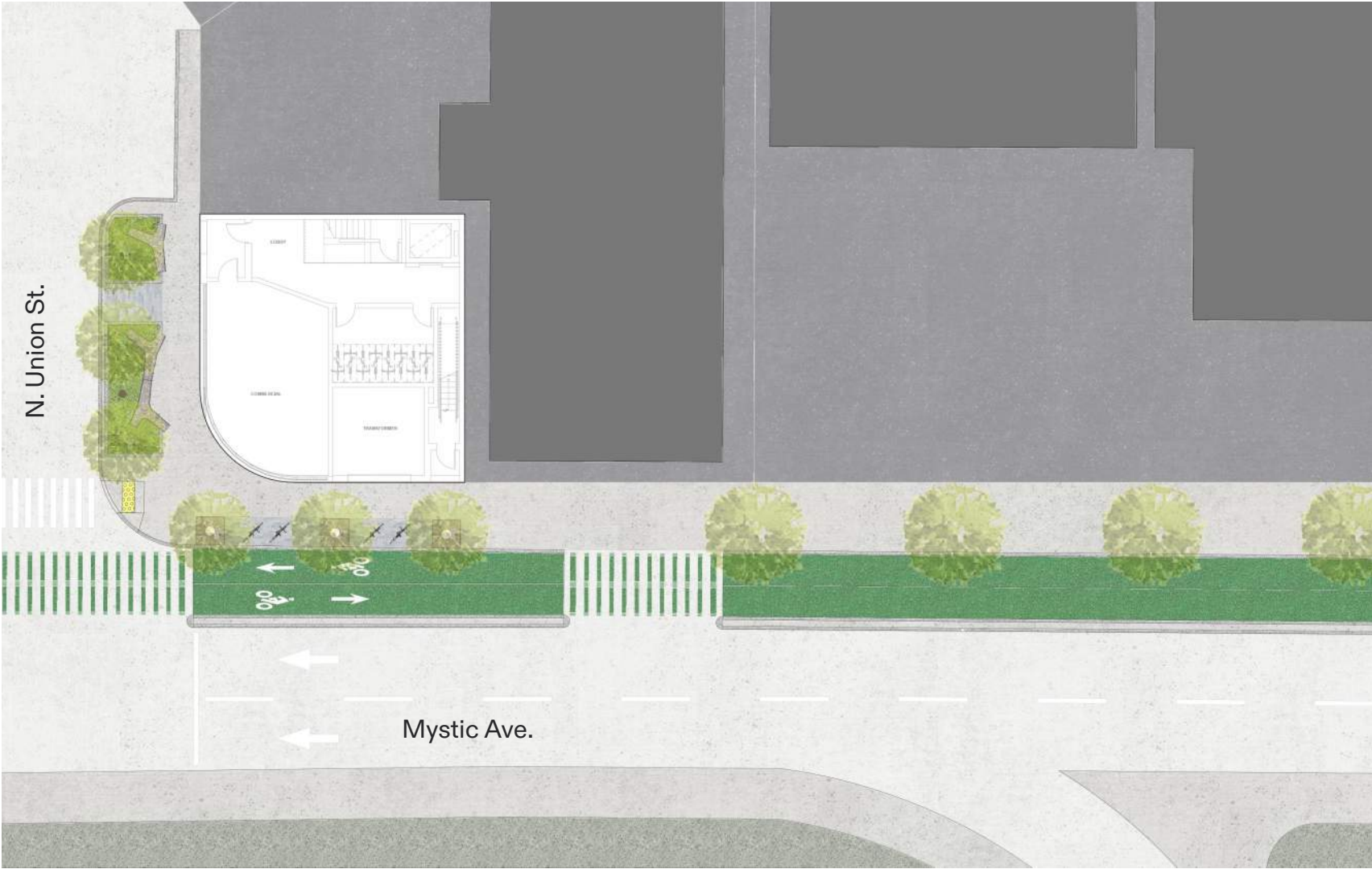
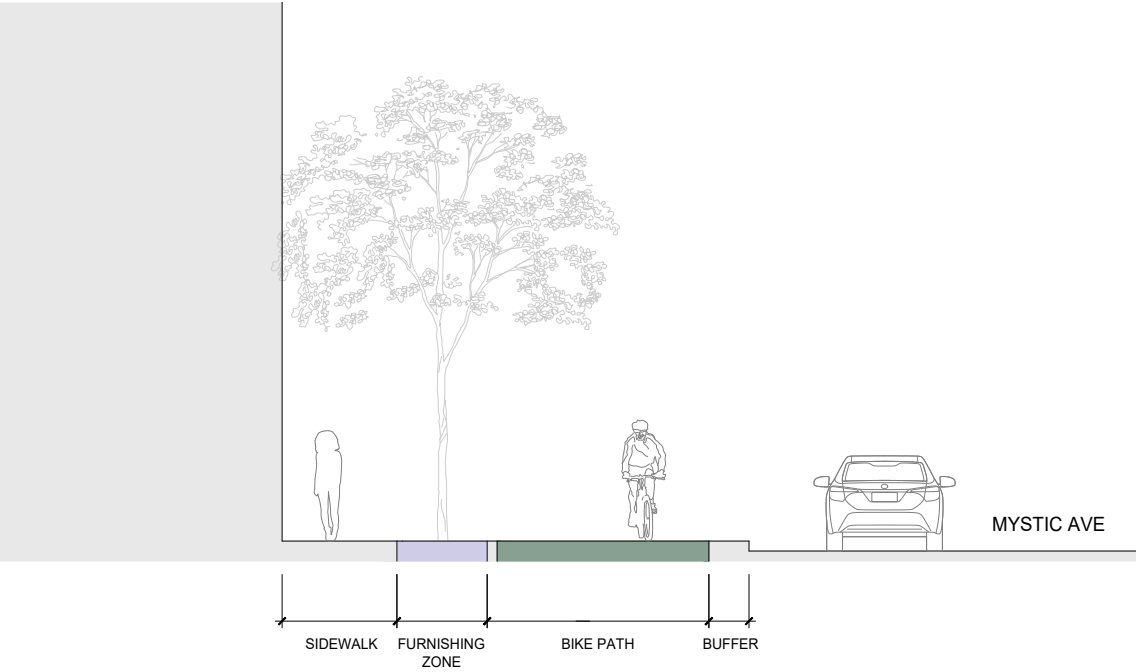
ROOF DECK



POLLINATOR/ SEDUM GARDEN

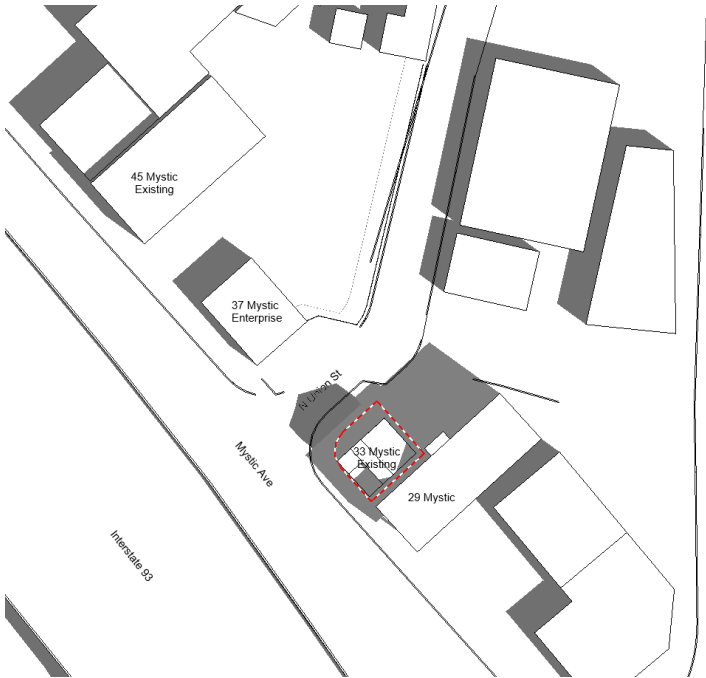


Potential Mystic Ave Improvements

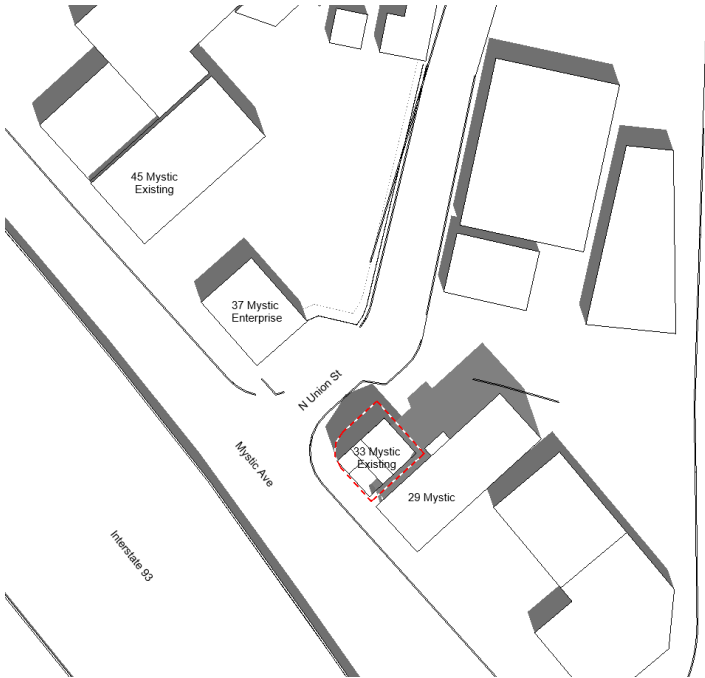


Shadow Study
March 21

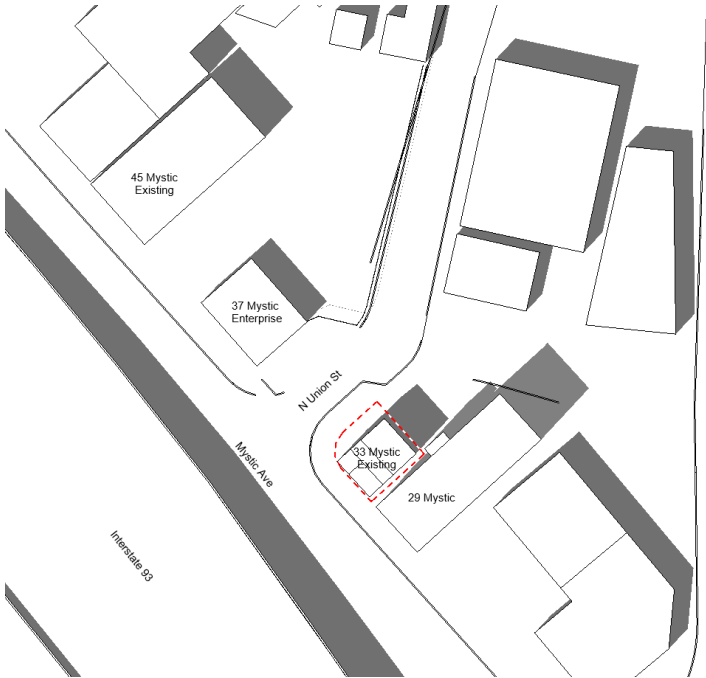
Existing
Shadows



9:00 AM



12:00 PM

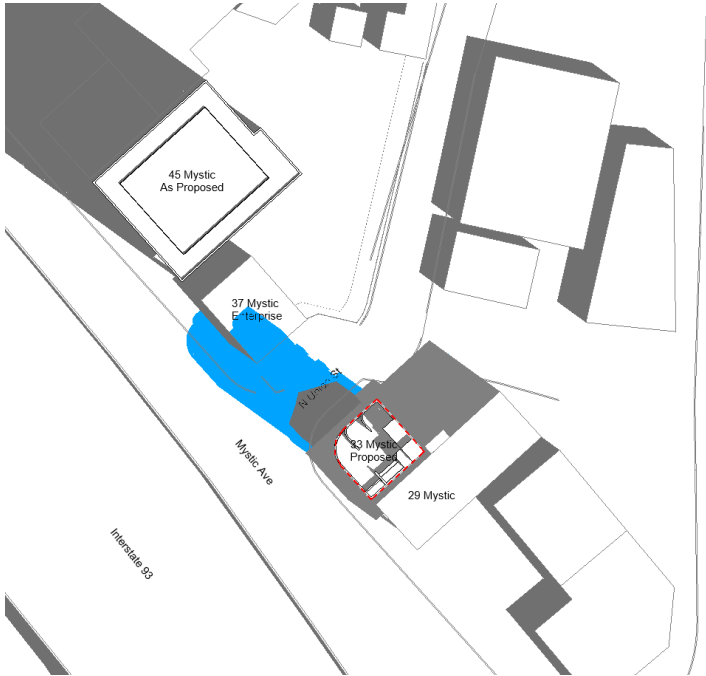


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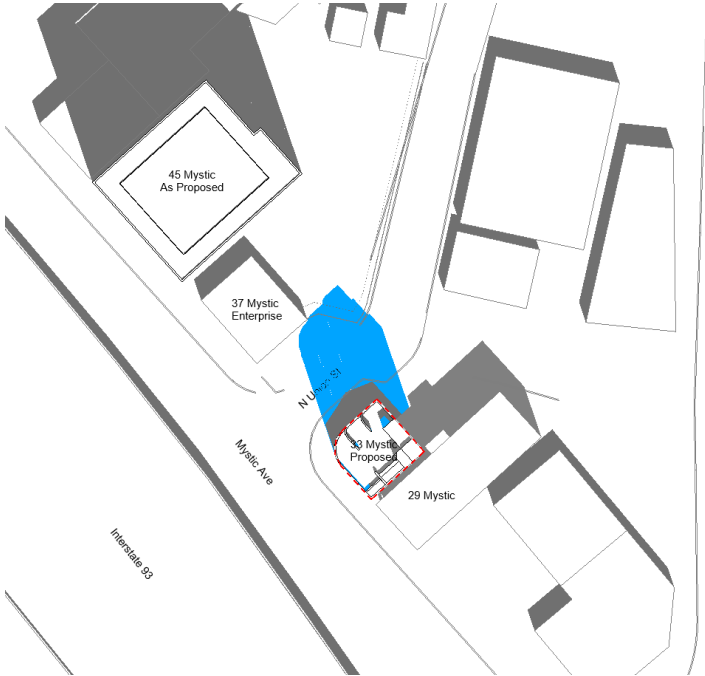


Shadow Study
March 21

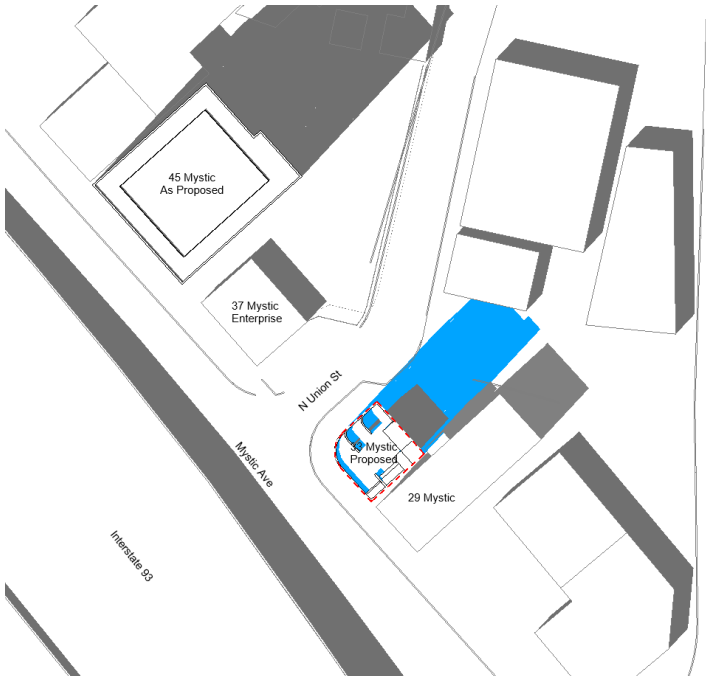
Net New
Shadows



9:00 AM



12:00 PM

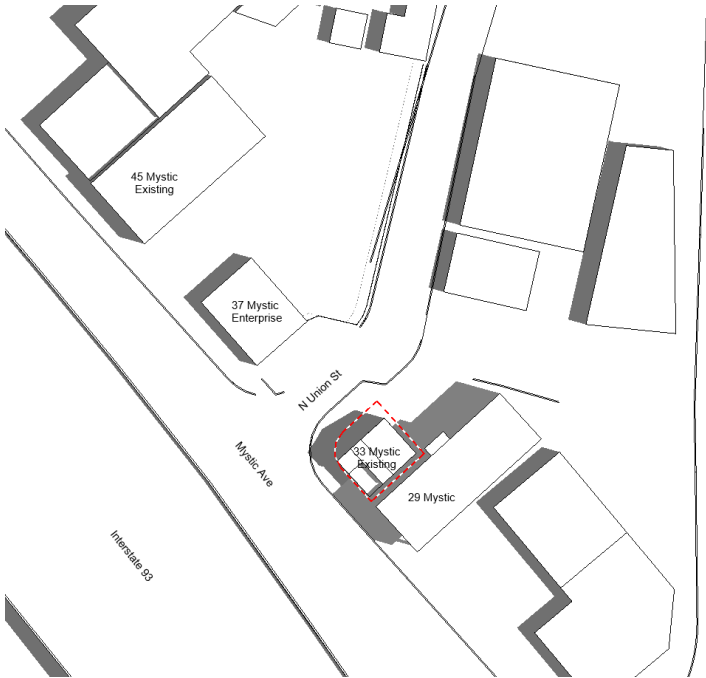


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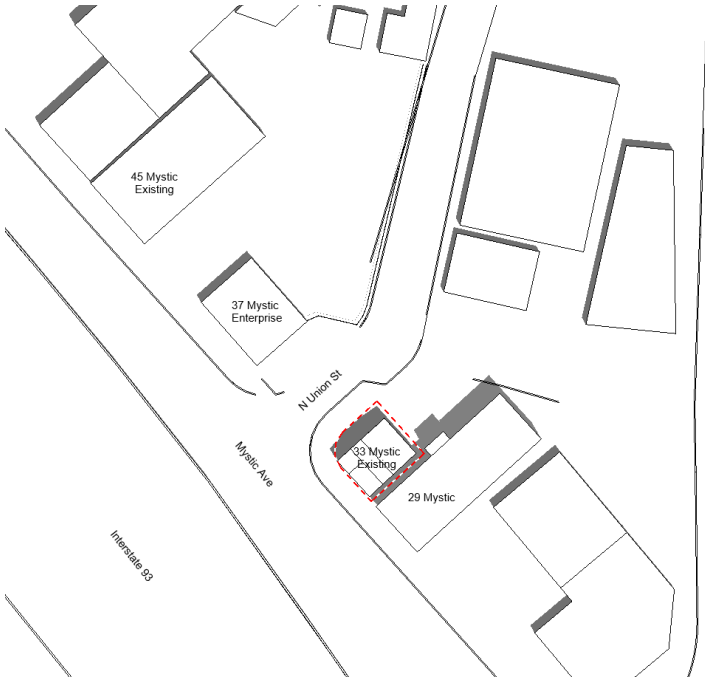


Shadow Study
June 21

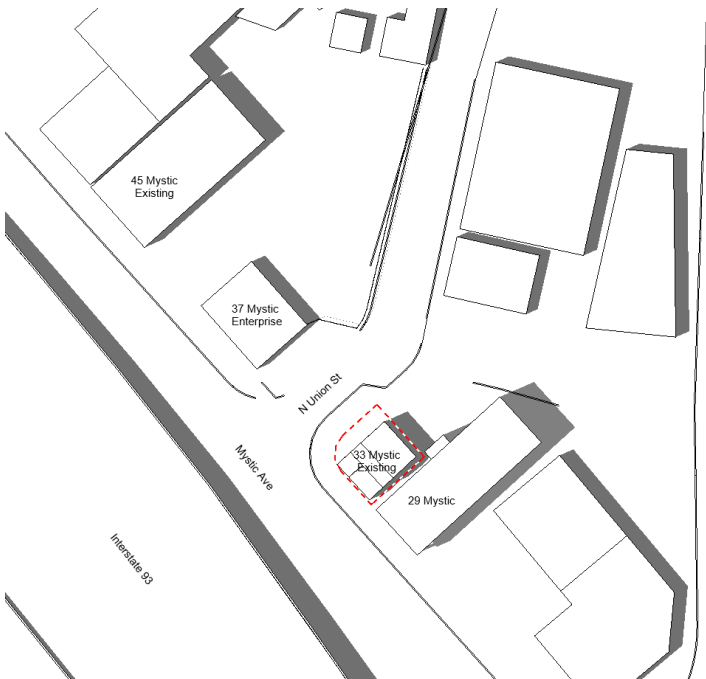
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Shadows



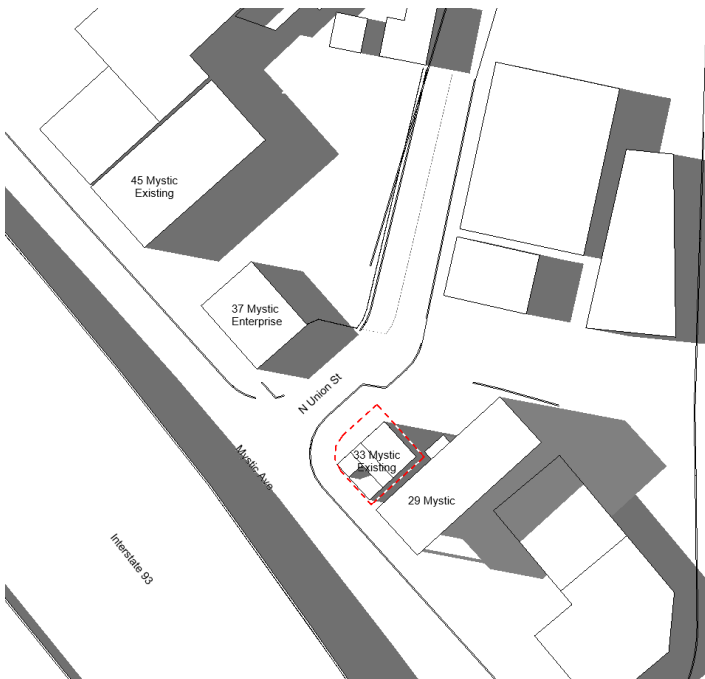
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12:00 PM



3:00 PM

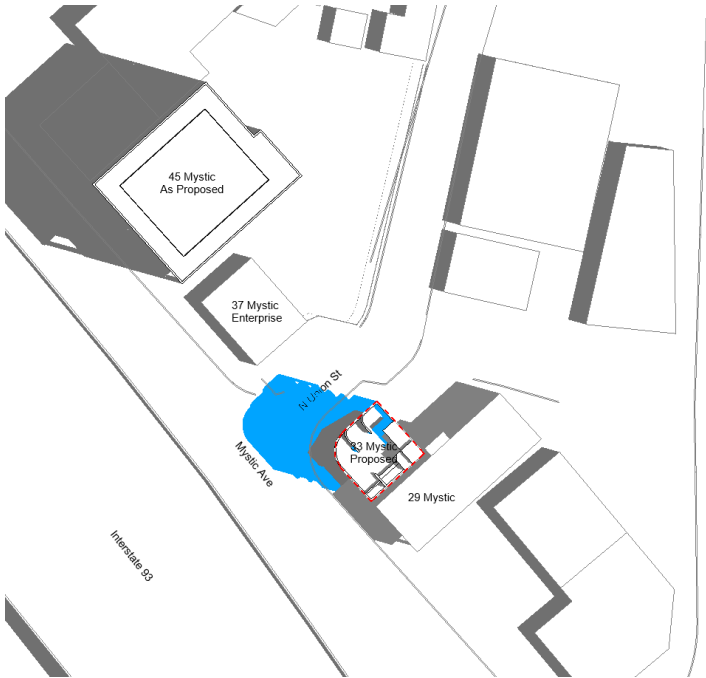


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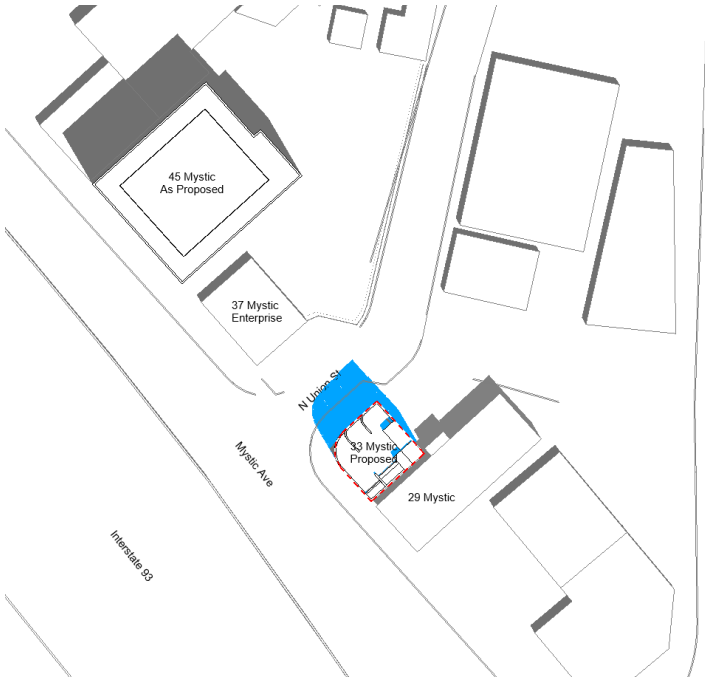


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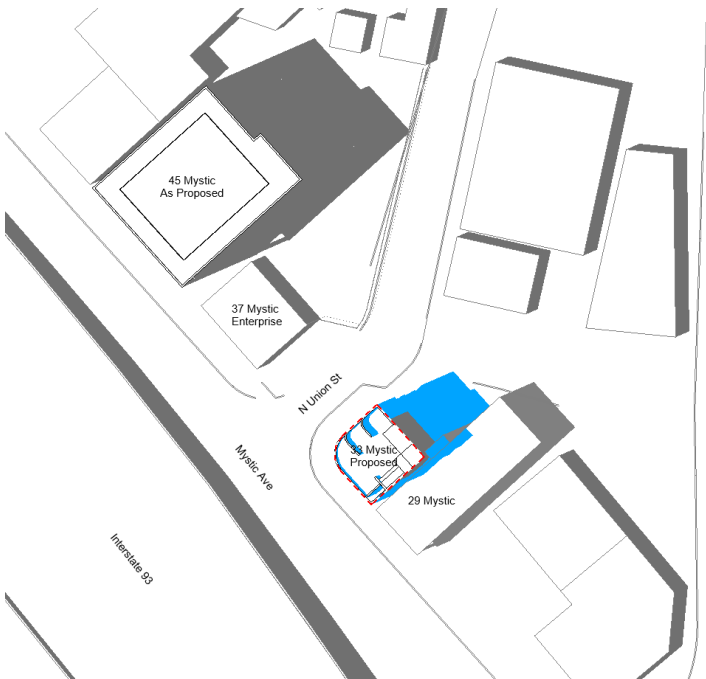
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Shadows



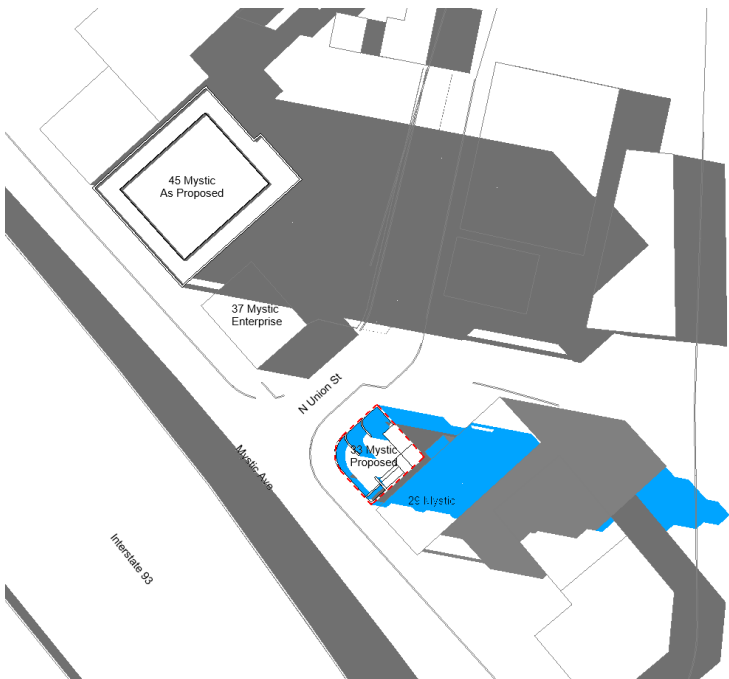
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12:00 PM



3:00 PM

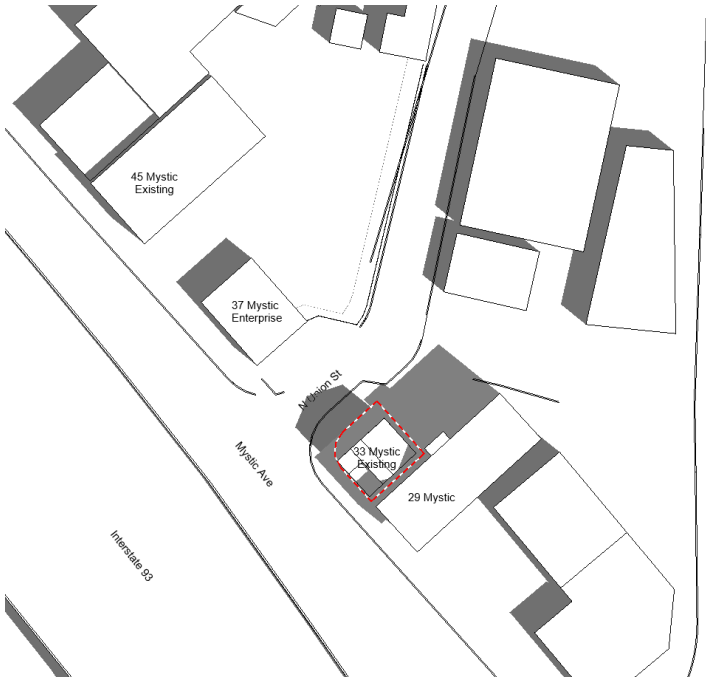


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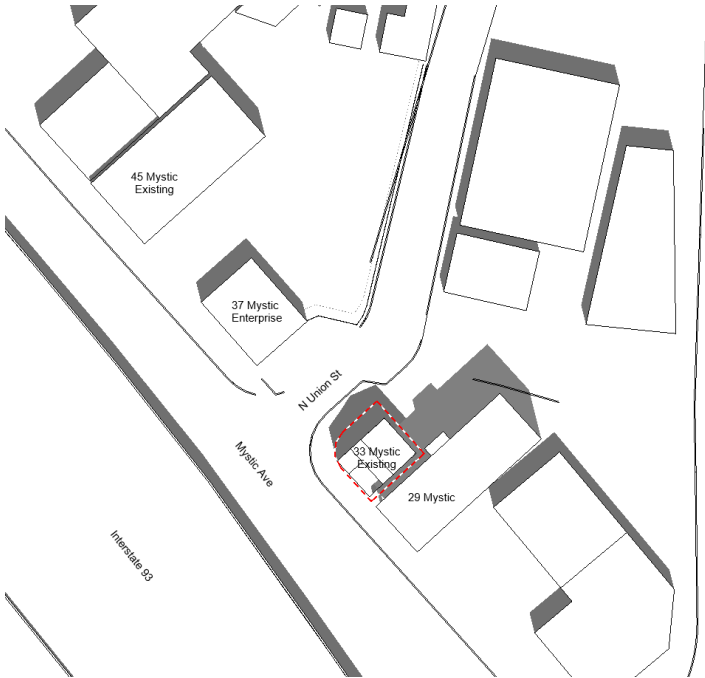


Shadow Study
September 21

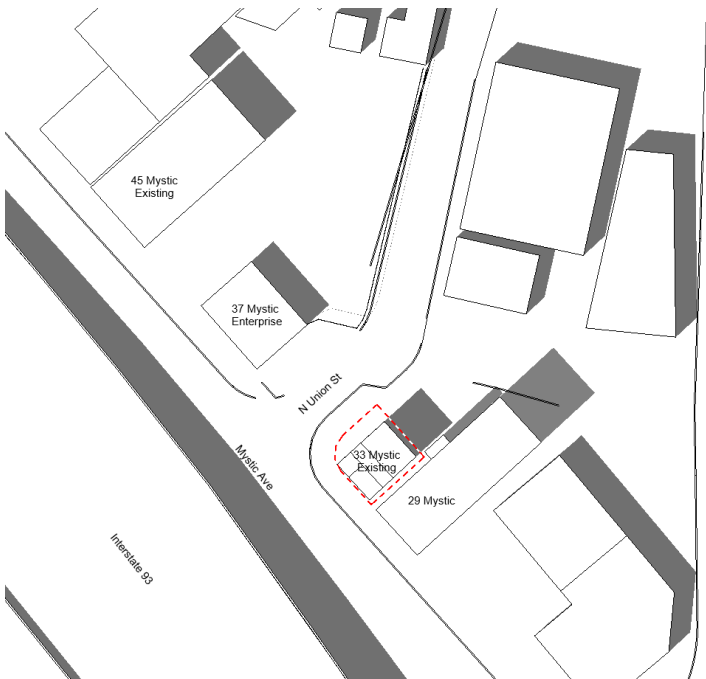
Existing
Shadows



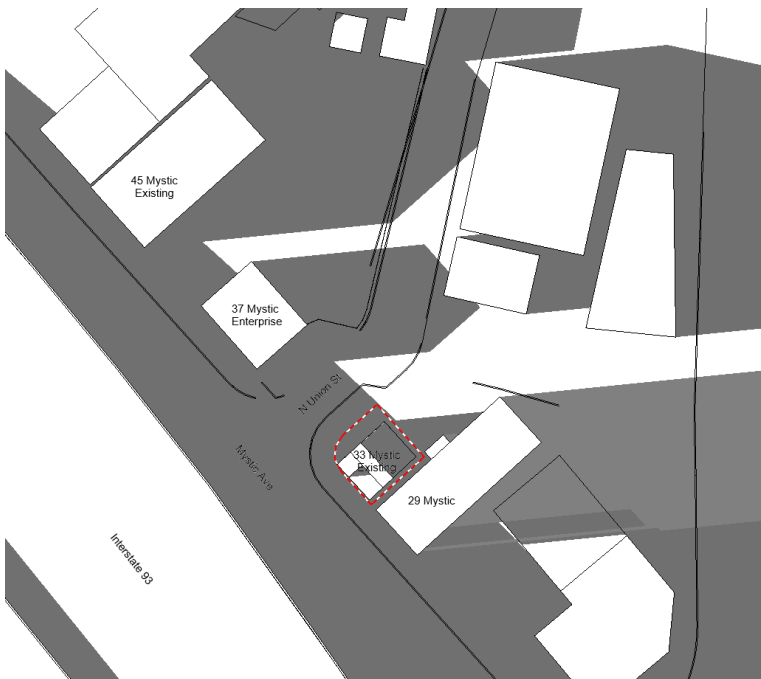
9:00 AM



12:00 PM



3:00 PM

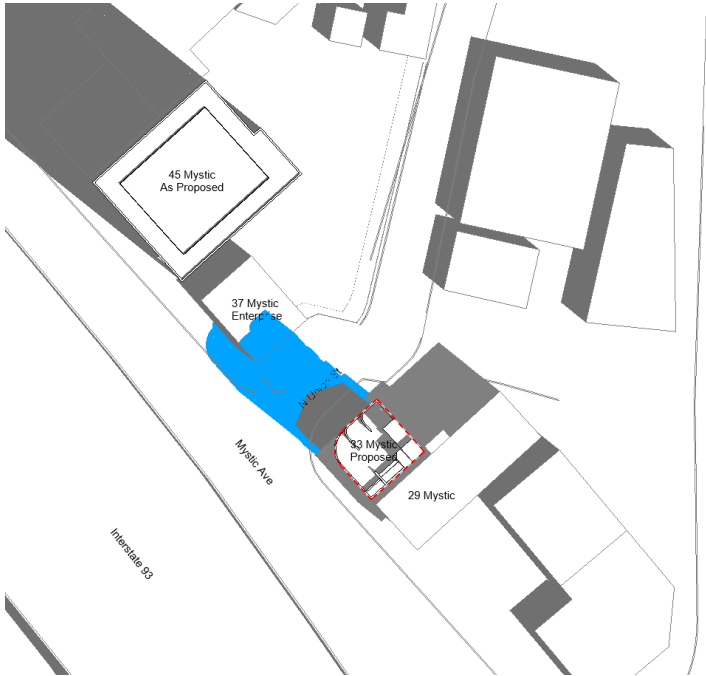


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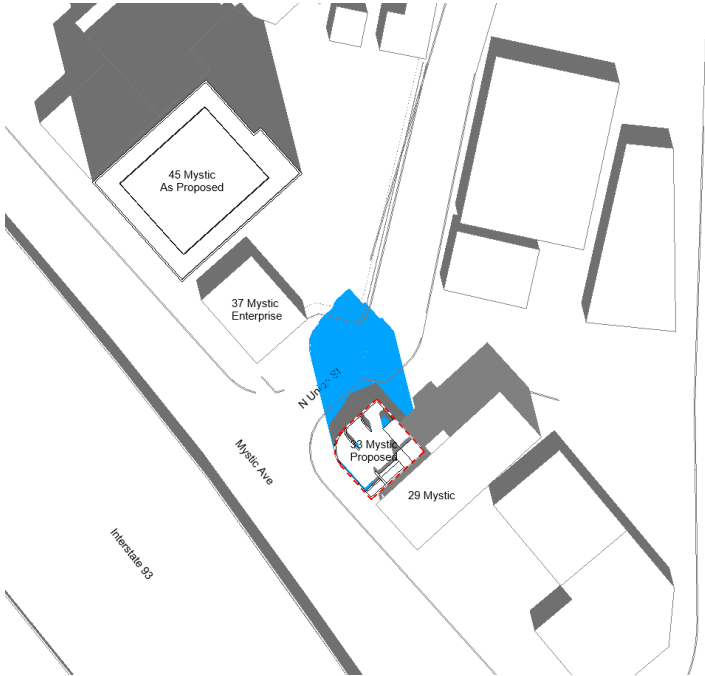


Shadow Study September 21

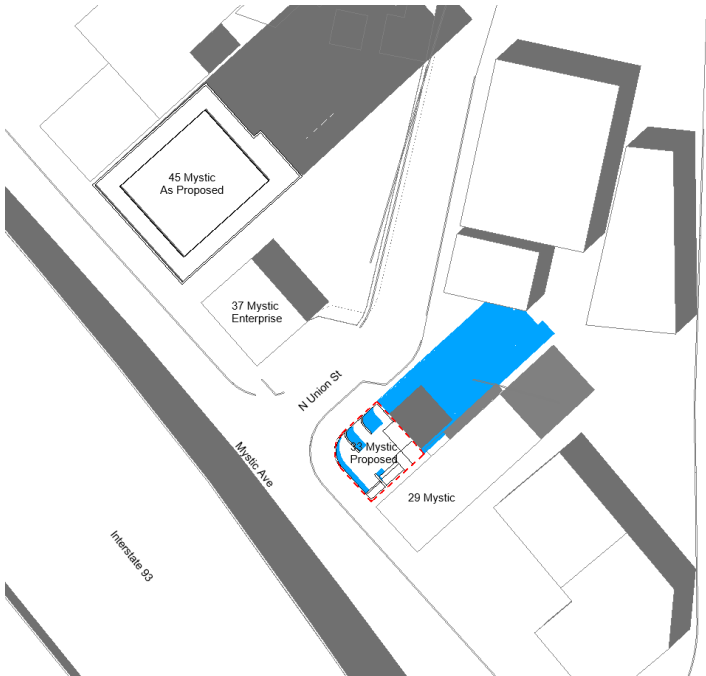
Net New Shadows



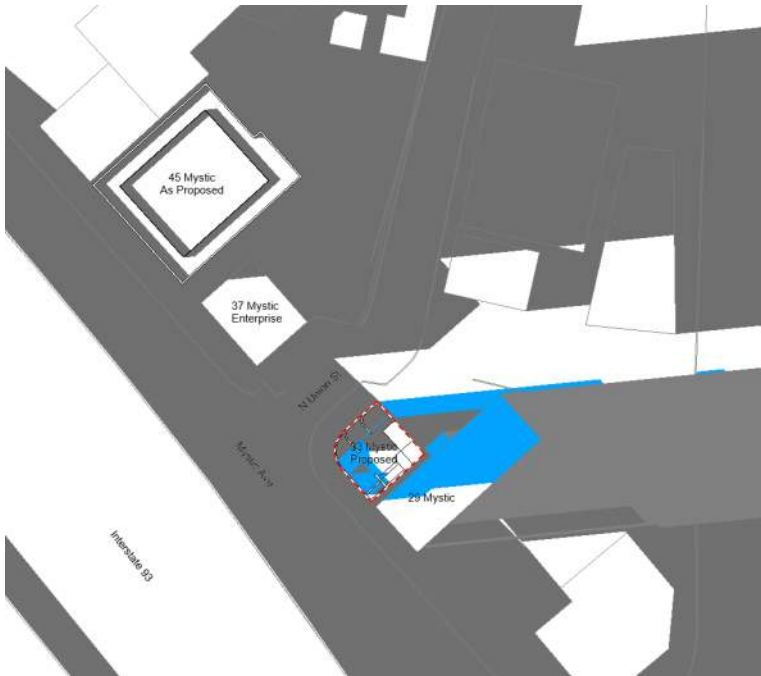
9:00 AM



12:00 PM



3:00 PM

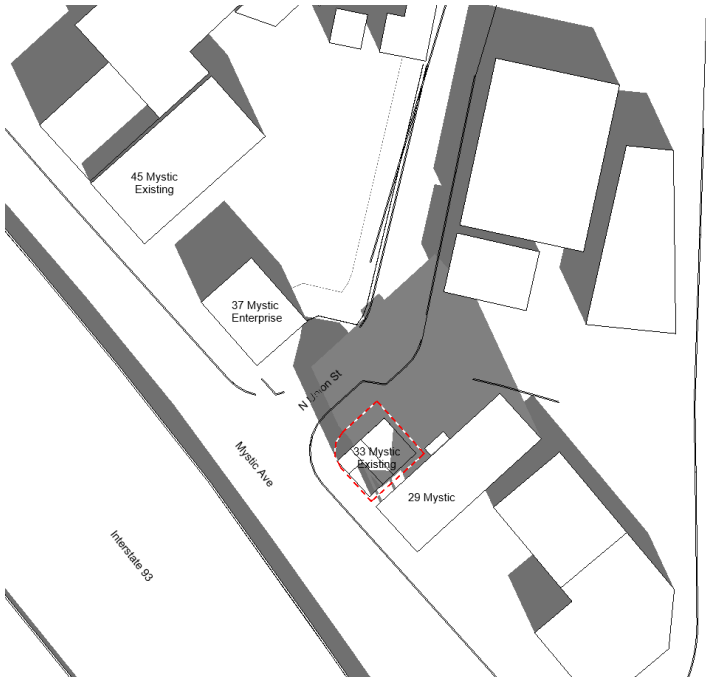


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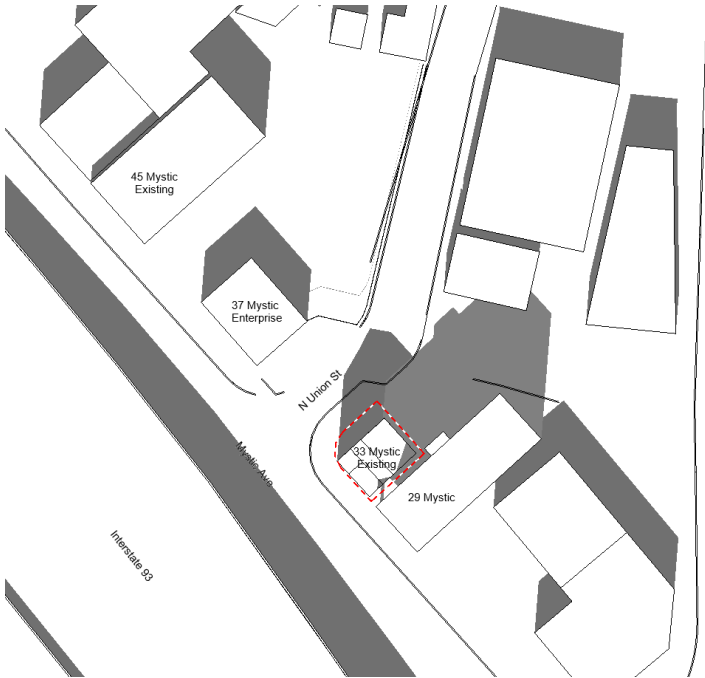


Shadow Study
December 21

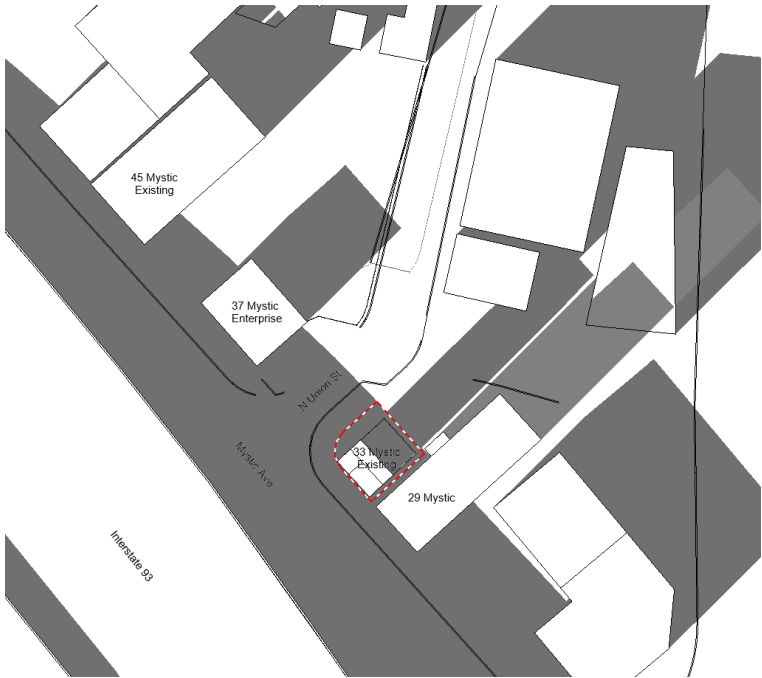
Existing
Shadows



9:00 AM



12:00 PM

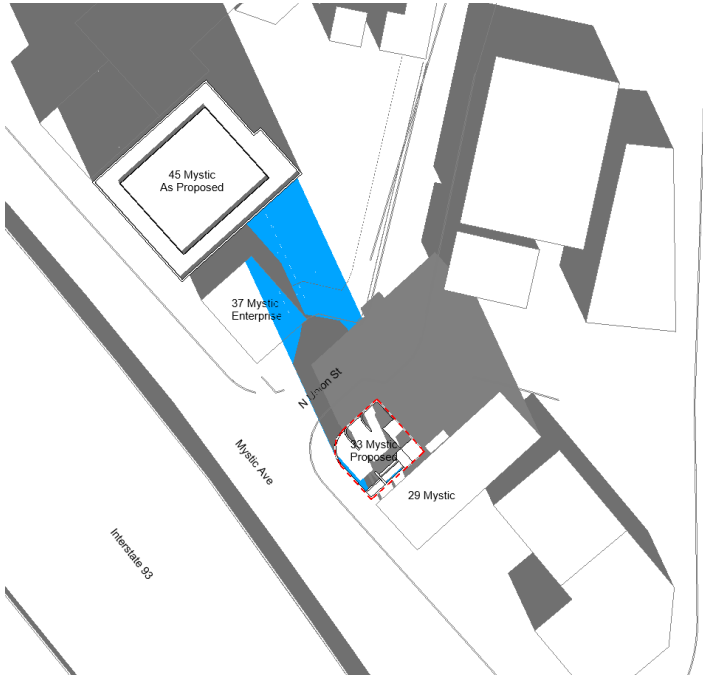


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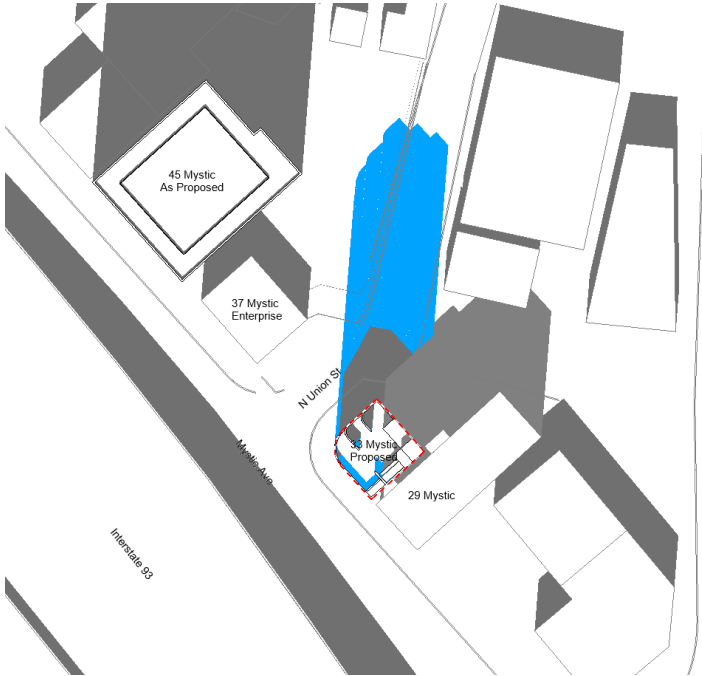


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December 21

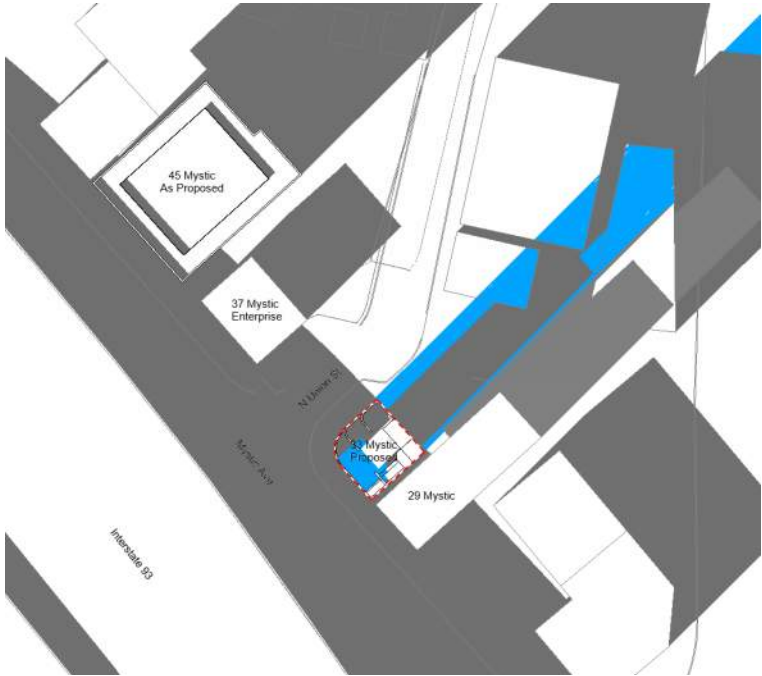
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Shadows



9:00 AM



12:00 PM

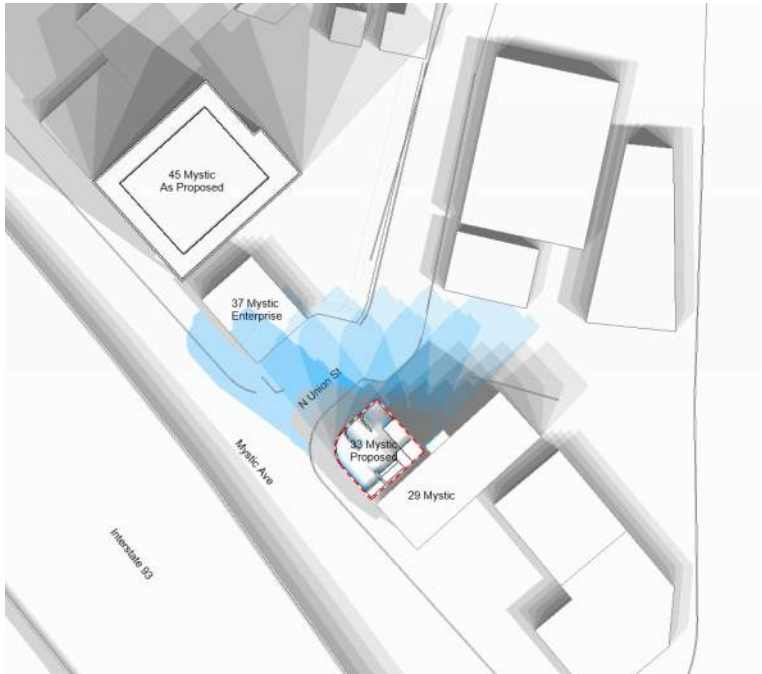


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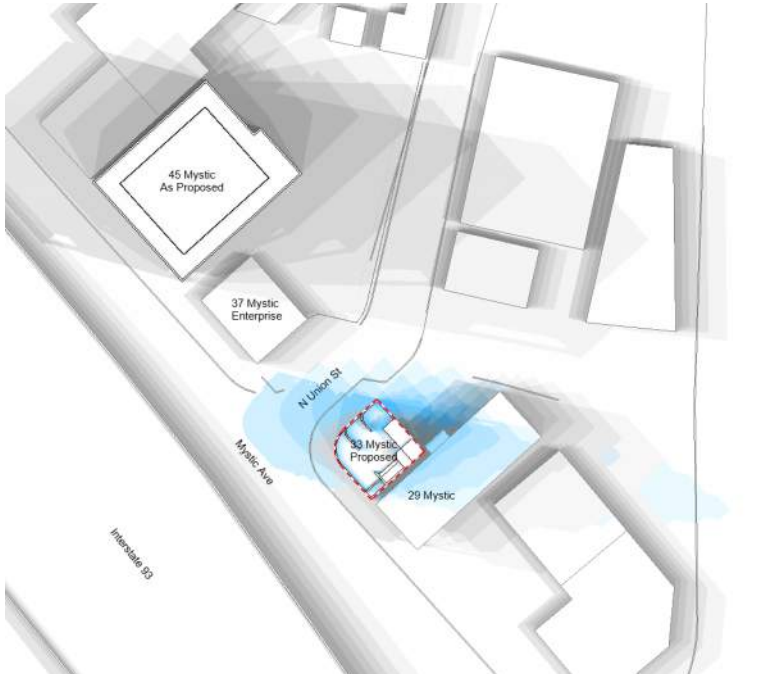


Shadow Study

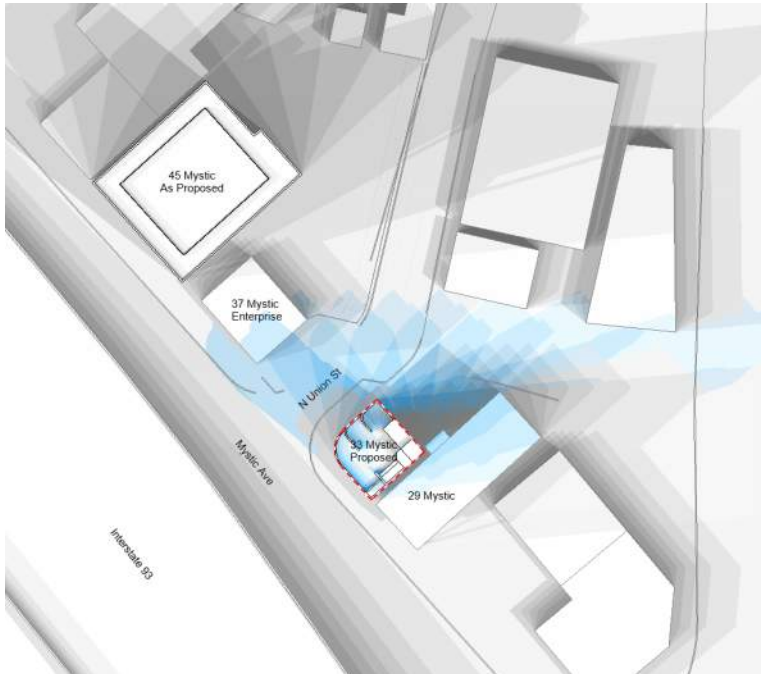
Cumulative Net New Shadows



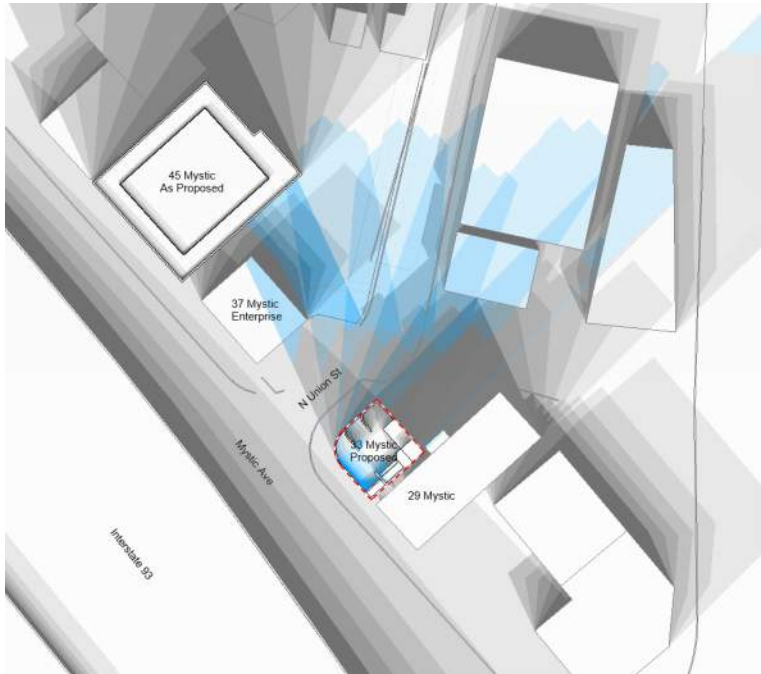
March 21, 9 AM - 3 PM



June 21, 9 AM - 6 PM



September 21, 9 AM - 6 PM



December 21, 9 AM - 3 PM



33 Mystic Ave
Neighborhood Meeting #2

NEIGH

45 Mystic Ave
As proposed at 2/20/24
Neighborhood Meeting
7 Floors / ~100'



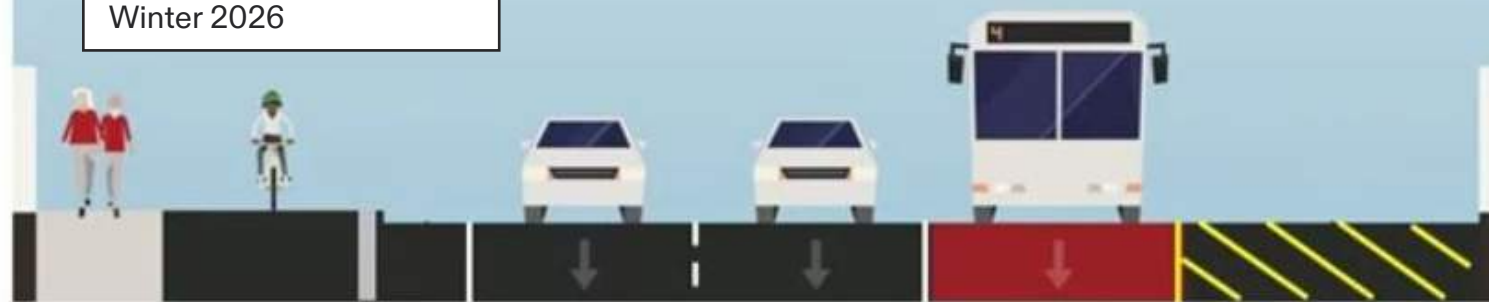
Assembly Square Gateway
Planned mixed-use
development

33 Mystic Ave
Proposed
6 Floors / 69'-11"



1 Mystic Ave
BPDA Board Approved
22 Floors / ~280'

Mystic Ave Bridge
Scheduled for completion
Winter 2026



16.5' Sidewalk/
Raised Bike Lane

4' Shoulder

11' Travel Lane

11' Travel Lane

12' Bus Only Lane

Shoulder (varies)

NEIGHBOR

Appendix

Shadow Study Project Location

Location and Site

Location

Site

Define Location by:

Internet Mapping Service

Project Address:

33 Mystic Ave, Somerville, MA 02145

Search

Weather Stations:

59315 (4.40 miles away)

53159 (7.00 miles away)

53158 (12.50 miles away)

53378 (19.40 miles away)

52940 (21.70 miles away)

53377 (21.90 miles away)

52939 (24.00 miles away)

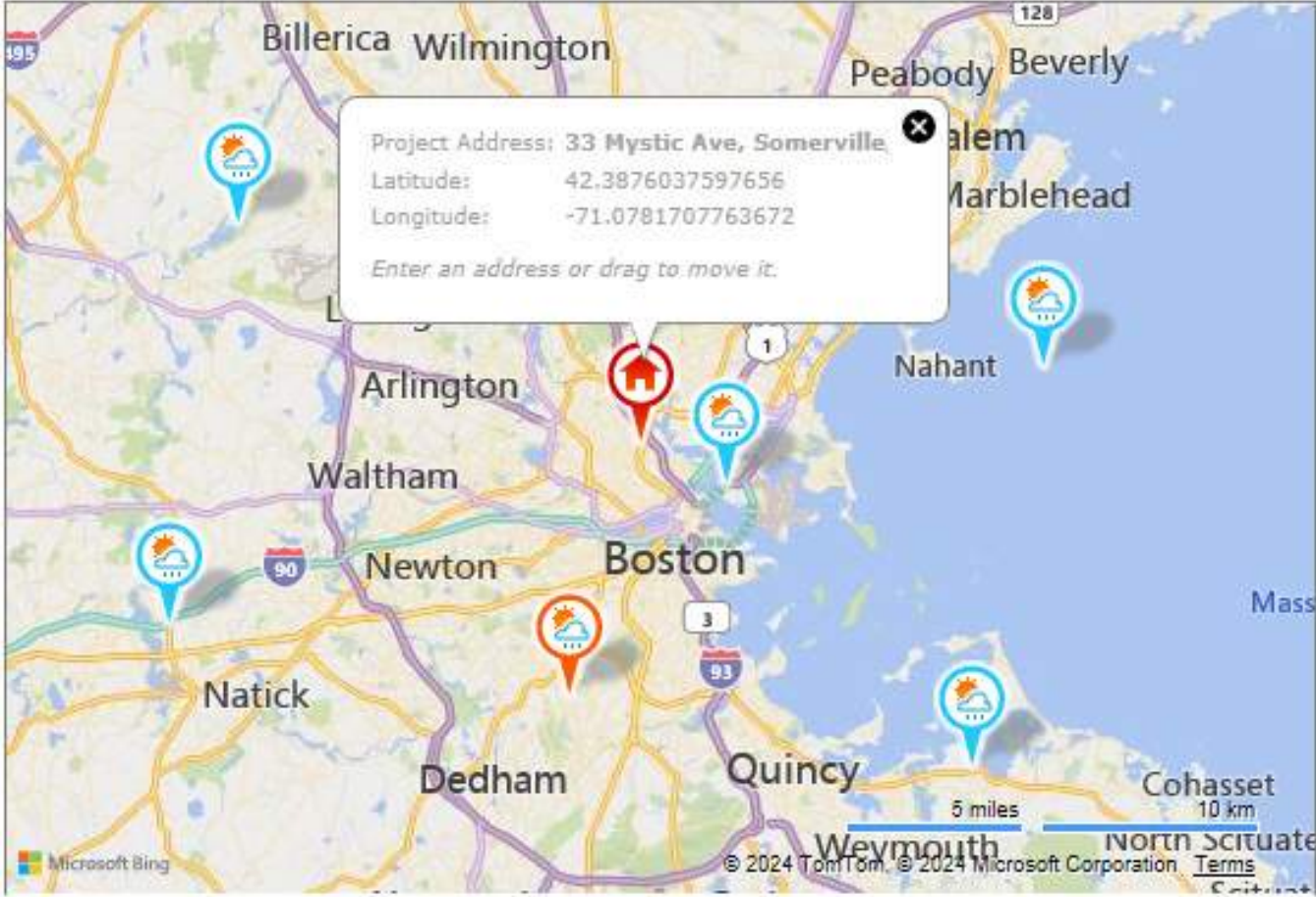
53160 (26.30 miles away)

Project Address: 33 Mystic Ave, Somerville

Latitude: 42.3876037597656

Longitude: -71.0781707763672

Enter an address or drag to move it.



Microsoft Bing

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Terms

☒ Use Daylight Savings time

OK

Cancel

Help

Shadow Study
Model
Orientation

Location and Site

LocationSite

Used for orientation and position of the project on the site and in relation to other buildings. There may be many Shared Sites defined in one project.

Sites defined in this project :

Default Site (current)

Duplicate...

Rename...

Delete

Make Current

Angle from Project North to True North :

-48° 00' 57"

West

OK

Cancel

Help

Thank you.