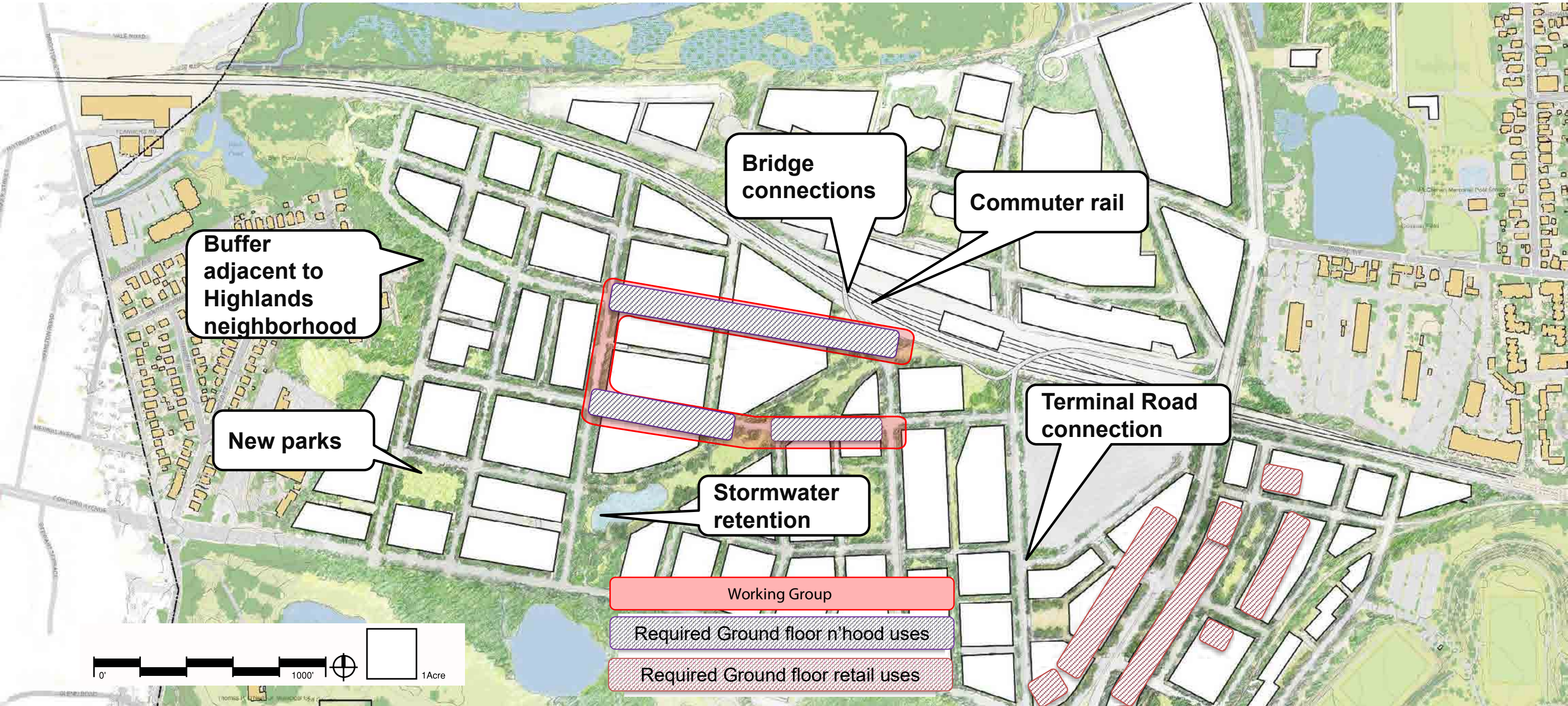


ALEWIFE WORKING GROUP CAMBRIDGE, MA

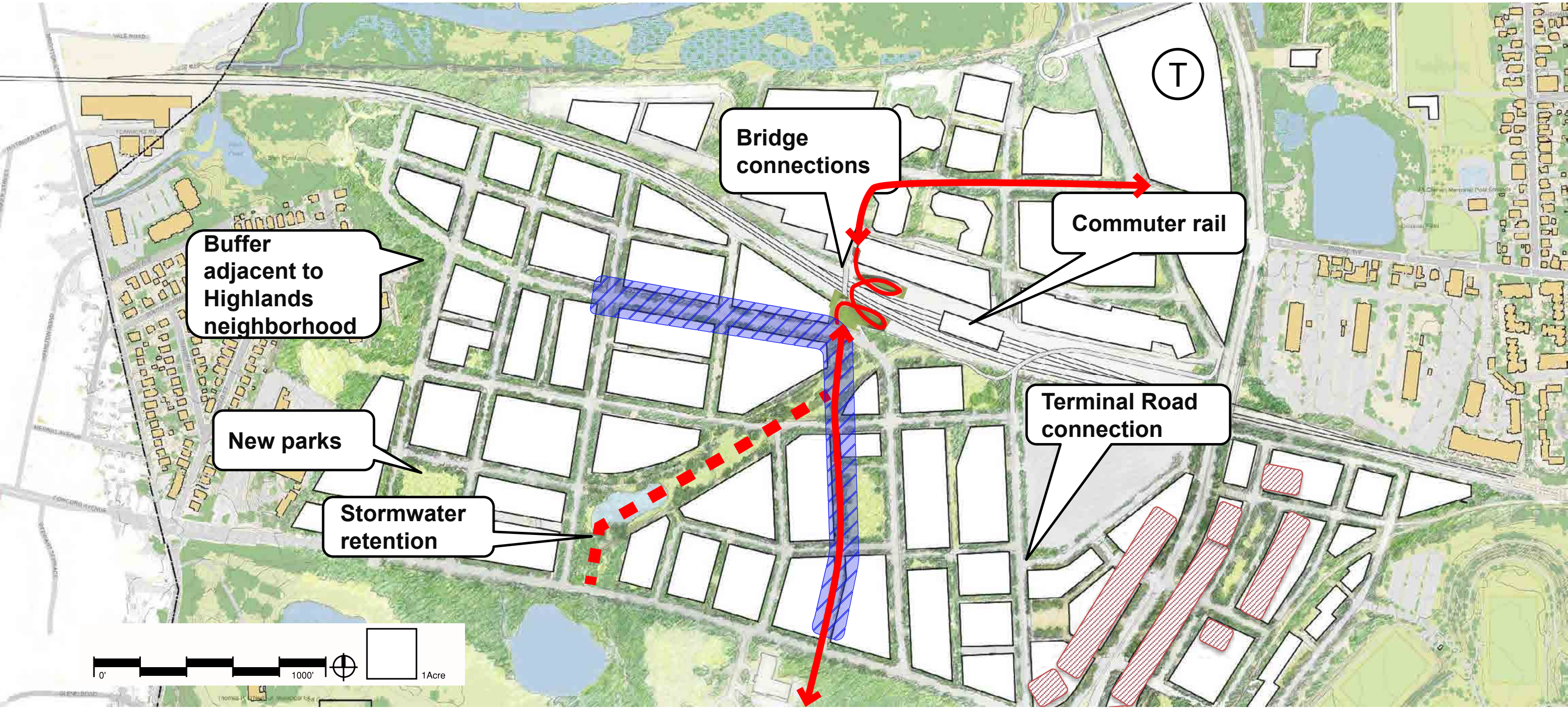
DECEMBER 14, 2022

HEALTHPEAK PROPERTIES
ELKUS MANFREDI ARCHITECTS
VHB

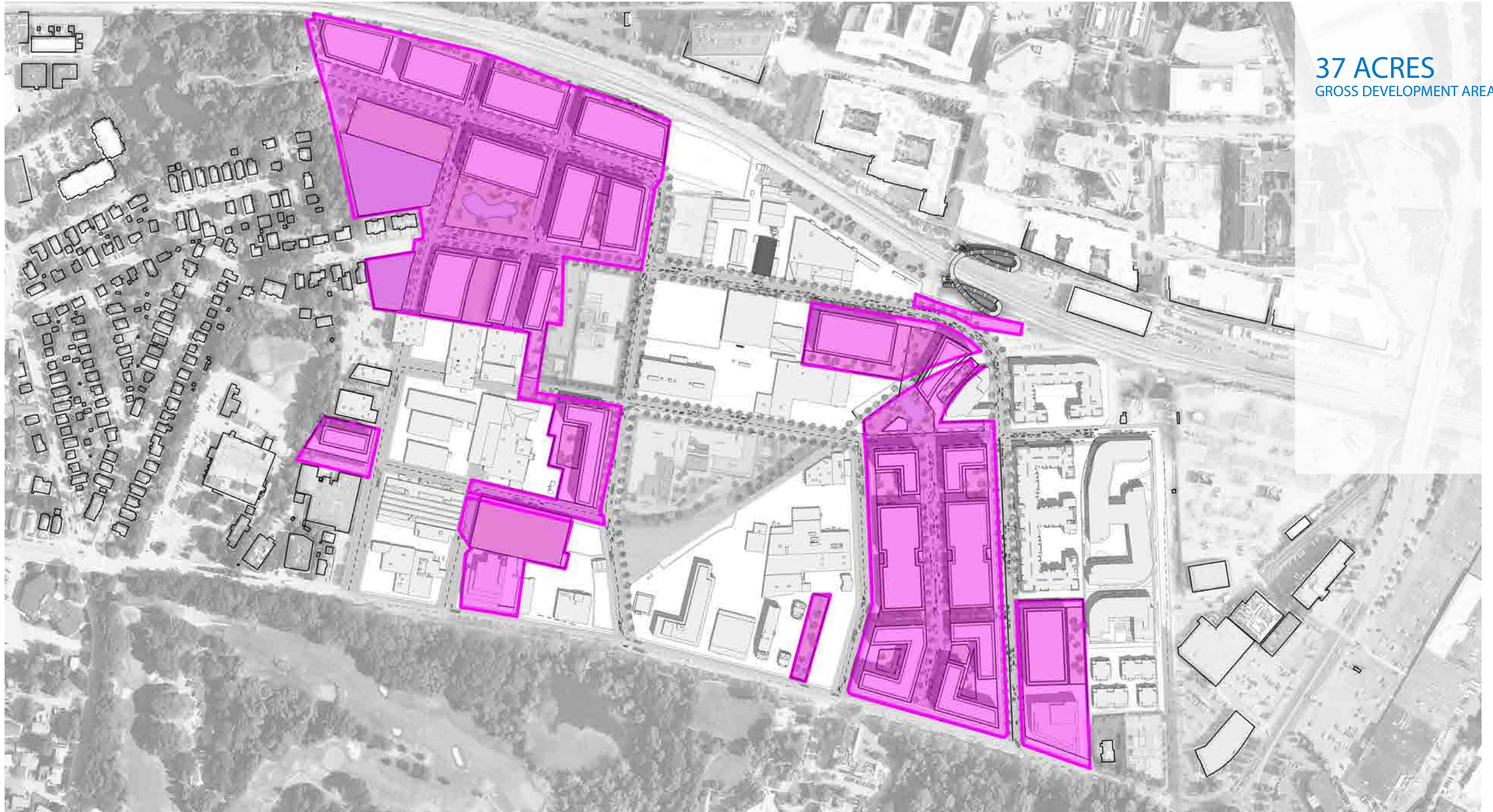
CAMBRIDGE COMMUNITY DEVELOPMENT VISION PLAN



HEALTHPEAK ALTERNATE "MAIN STREET" OPTION

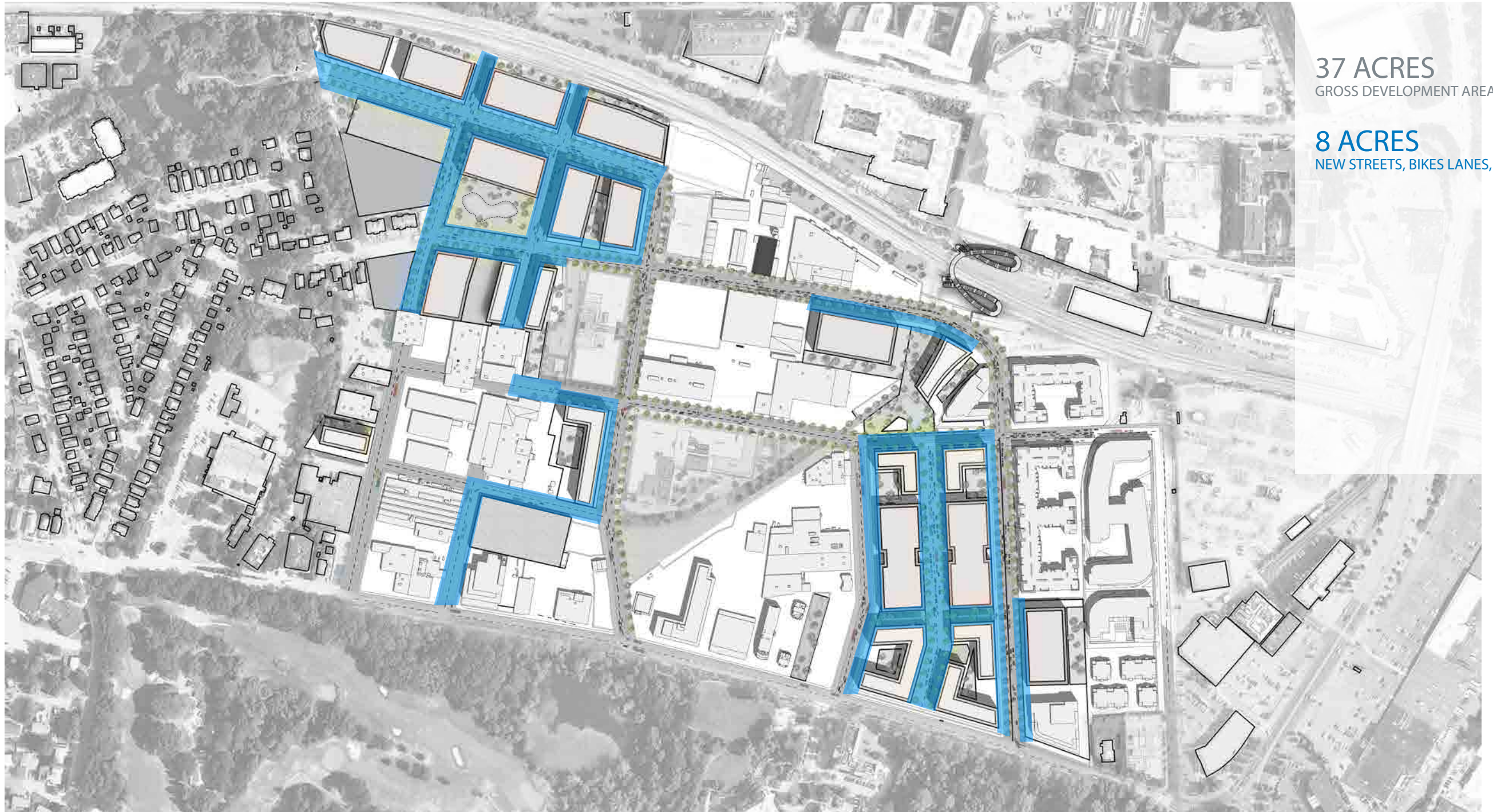


BUILD-OUT - Holdings



37 ACRES
GROSS DEVELOPMENT AREA

BUILD-OUT - Streets



37 ACRES
GROSS DEVELOPMENT AREA

8 ACRES
NEW STREETS, BIKES LANES, SIDEWALKS

BUILD-OUT - Open Space

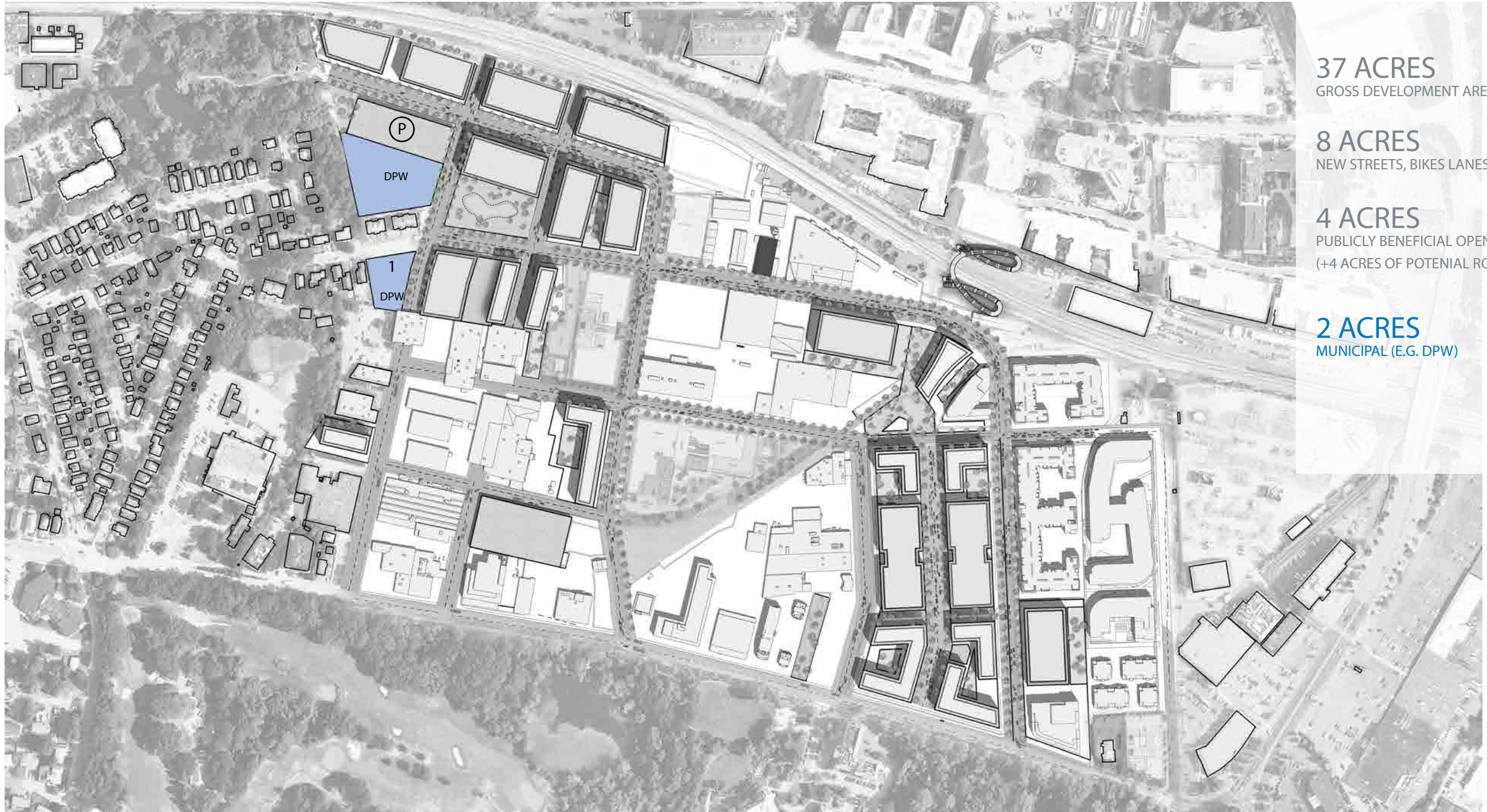


37 ACRES
GROSS DEVELOPMENT AREA

8 ACRES
NEW STREETS, BIKES LANES, SIDEWALKS

4 ACRES
PUBLICLY BENEFICIAL OPEN SPACE
(+4 ACRES OF POTENTIAL ROOF GARDENS)

BUILD-OUT - Municipal



37 ACRES
GROSS DEVELOPMENT AREA

8 ACRES
NEW STREETS, BIKES LANES, SIDEWALKS

4 ACRES
PUBLICLY BENEFICIAL OPEN SPACE
(+4 ACRES OF POTENTIAL ROOF GARDENS)

2 ACRES
MUNICIPAL (E.G. DPW)

BUILD-OUT - Residential



37 ACRES
GROSS DEVELOPMENT AREA

8 ACRES
NEW STREETS, BIKES LANES, SIDEWALKS

4 ACRES
PUBLICLY BENEFICIAL OPEN SPACE
(+4 ACRES OF POTENTIAL ROOF GARDENS)

2 ACRES
MUNICIPAL (E.G. DPW)

7 ACRES
RESIDENTIAL LAND

HEALTHPEAK ILLUSTRATIVE BUILD-OUT



37 ACRES
GROSS DEVELOPMENT AREA

8 ACRES
NEW STREETS, BIKES LANES, SIDEWALKS

4 ACRES
PUBLICLY BENEFICIAL OPEN SPACE
(+4 ACRES OF POTENTIAL ROOF GARDENS)

2 ACRES
MUNICIPAL (E.G. DPW)

7 ACRES
RESIDENTIAL LAND

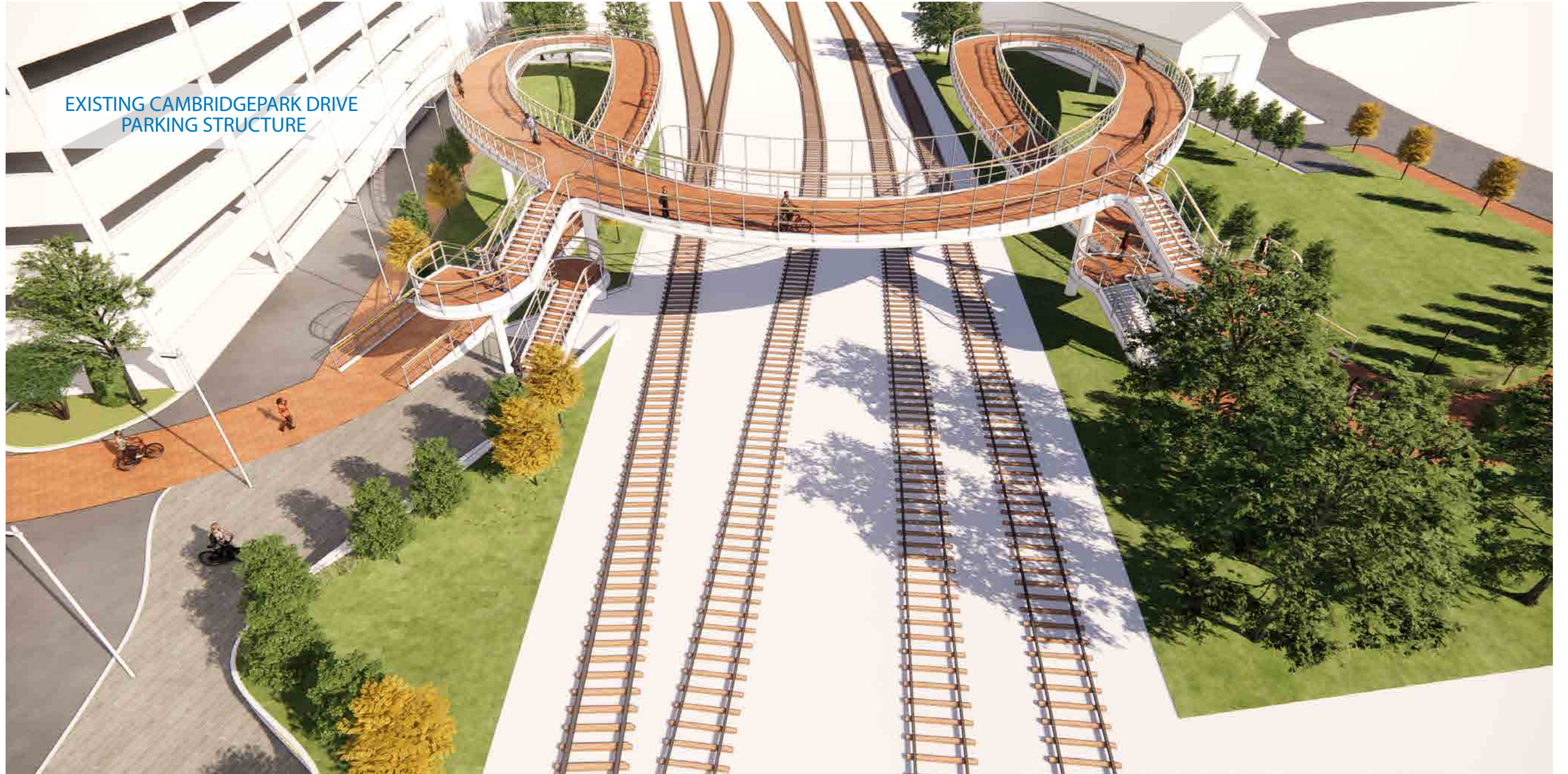
COMMUNITY BENEFITS CONTEMPLATED BY HEALTHPEAK

1. Deliver pedestrian / bike bridge
 - a. Critical district infrastructure investment
 - b. Continued advocacy and support for commuter rail stop
2. Establish a new “Main Street”
 - a. Utilize CDD neighborhood use zone as a recommended location with flexibility to relocate primary streets to encourage neighborhood activity on both sides of a street
3. Street facing, publicly accessible open spaces
 - a. Introduce a variety of large spaces, and pocket parks (including dedicated dog parks)
 - b. Enhance through study of resilient designs
4. Dedicated pedestrian and new street connections
 - a. Dedicated bike lanes, sidewalks and pedestrian connections
 - b. Walkable streets, that are safe, well-lit and accessible
 - c. Focus on priority streets and non-priority streets
 - d. Connections for the highlands community / Quad (e.g., Blair Pond to Mooney Street)
5. Sub-district or district wide sustainability
 - a. Identify and deliver on opportunities for investments or plans that create greater sustainability benefits for the district or sub-district (e.g., storm water, flood storage, energy)
6. Housing proximate to open space
 - a. Strategically located housing near infrastructure (central pedestrian bridge) with access to transit (MBTA Bus on Concord Ave, Alewife T-Station, Future Commuter Rail)
 - b. Incentivizes for affordable housing and further incentives for deeply affordable housing
 - c. Minimum of 40% residential to non-residential
 - d. Quad wide mix (maintain balance of uses) to include of approx. 1,850 residential units already delivered
7. Diverse use mix
 - a. Mixed-use neighborhood with a balance of uses and “reason to go there”
 - b. Incorporate active uses, recreation, arts and culture
 - c. Commitments to work force training and low barrier-to-entry job opportunities for Cambridge residents and youth
8. Municipal services
 - a. Analyze multiple areas that could satisfy the provision of municipal service for the City of Cambridge (e.g., Department of Public Works)

FAWCETT STREET



BRIDGE AERIAL



EXISTING CAMBRIDGE PARK DRIVE
PARKING STRUCTURE

BRIDGE



DPW PARCEL



OPEN SPACE



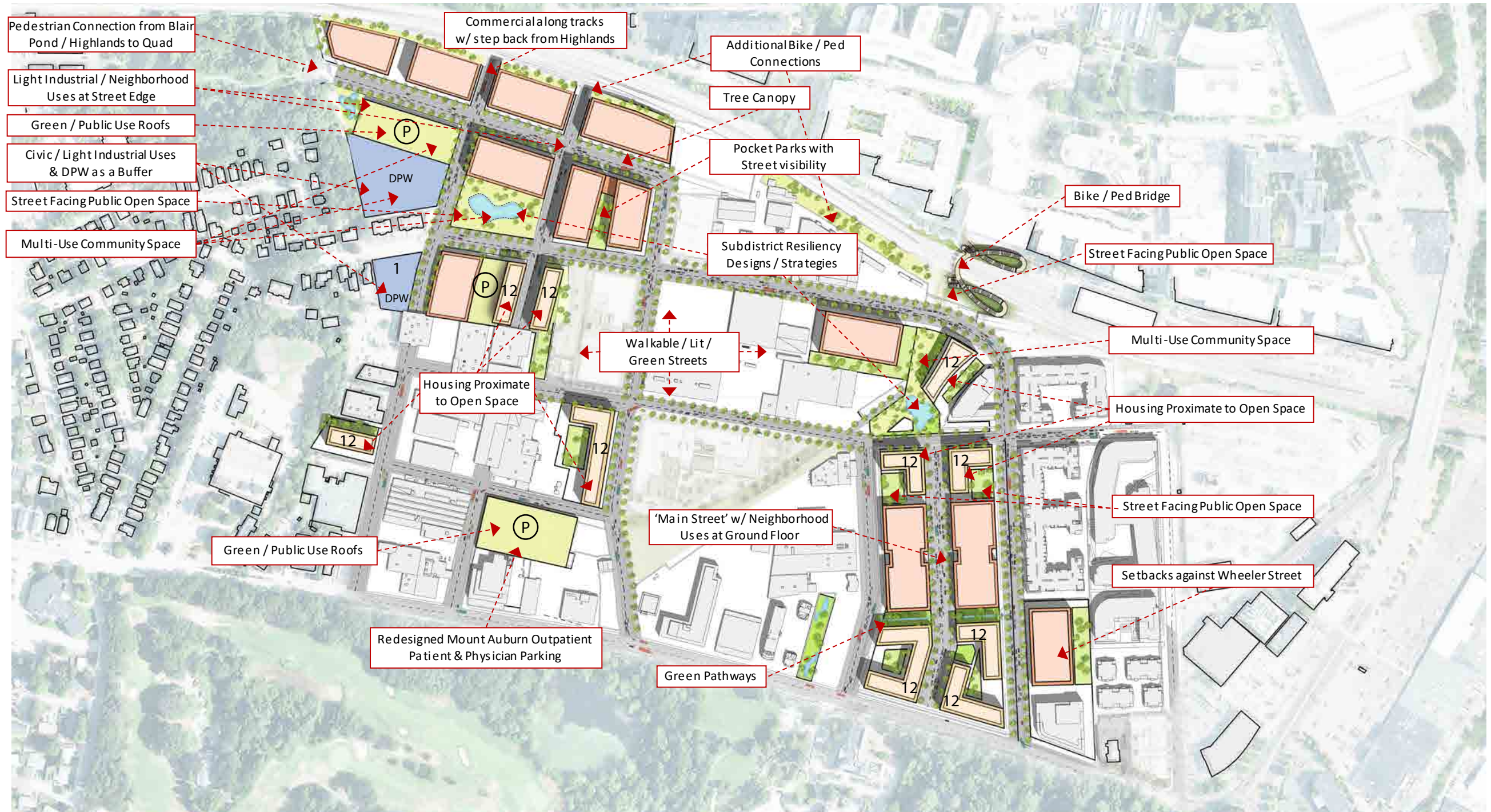
MID 'MAIN STREET'



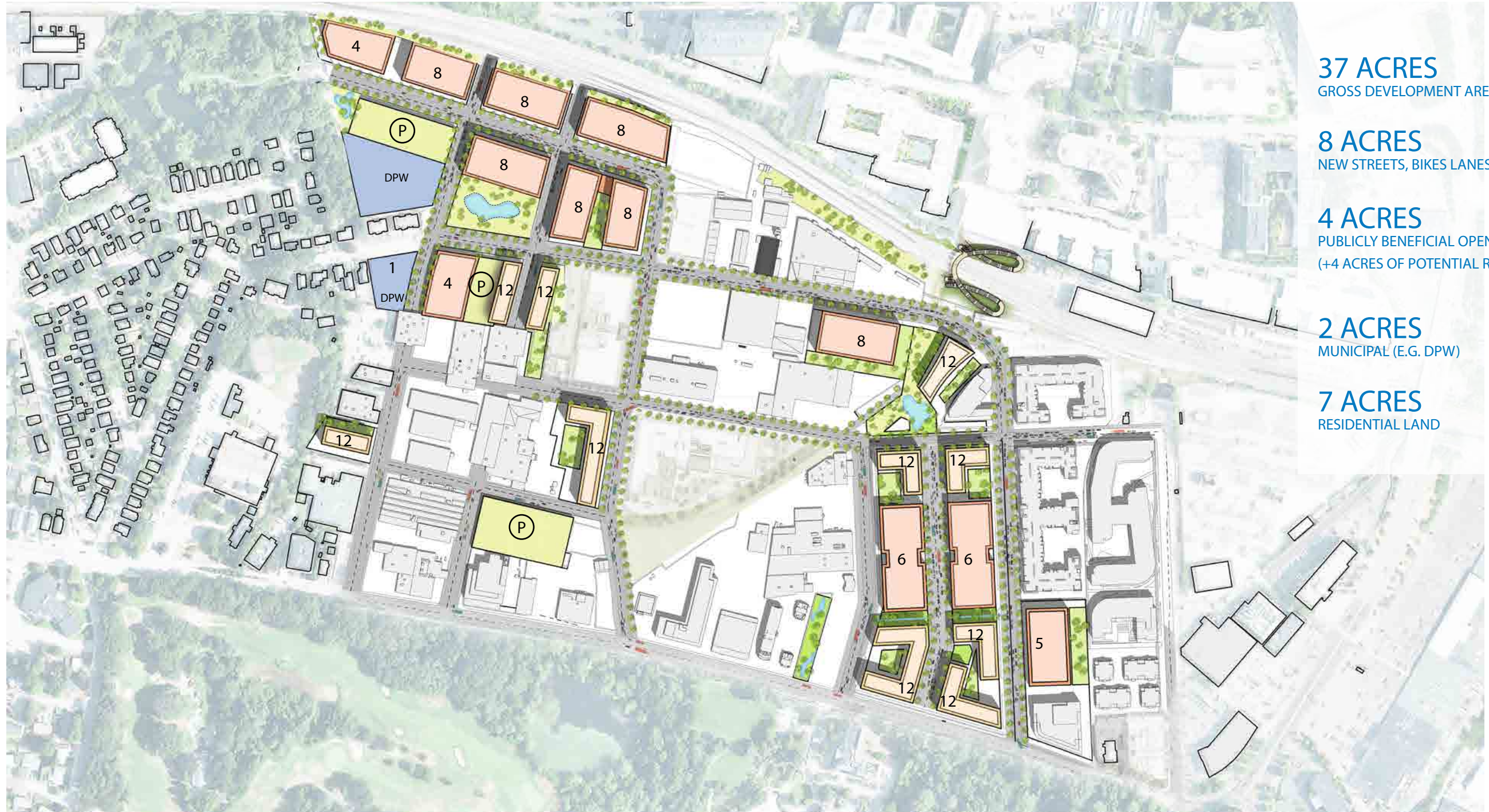
CONCORD LOOKING INTO 'MAIN STREET'



HEALTHPEAK ILLUSTRATIVE BUILD-OUT



HEALTHPEAK ILLUSTRATIVE BUILD-OUT



37 ACRES
GROSS DEVELOPMENT AREA

8 ACRES
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