

PRELIMINARY DEVELOPMENT PLAN

Volume I

Healthpeak PUD Master Plan
Cambridge, Massachusetts

March 2026

Submitted to:
City of Cambridge

Submitted by:
Healthpeak OP, LLC
1900 Main Street, Suite 500
Irvine, CA 92614

Prepared by:
VHB
99 High Street, 13th Floor
Boston, Massachusetts 02110

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1.

Submission Materials

1A. Application

1B. Dimensional Form

1C. Ownership Certificate

1D. Fee Schedule

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1A. Application



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
 CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Parcel Address(s): 68 Moulton Street, Cambridge, MA 02138 (Refer to enclosed list of parcels.)

Base Zoning District(s): Industry B-2 and Office-1 Districts

Overlay Zoning District(s): Alewife Overlay District - Quadrangle ("AOD-Q") Zoning District

Applicant Name: Healthpeak OP, LLC

Applicant Address: 1900 Main Street, Suite 500, Irvine, CA 92614

Contact Information: Rylan Squirrell (949) 407-0700
 Name Telephone #
rsquirrell@healthpeak.com; michelen@pmainc.com
 Email Address

Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.

List all requested special permit(s) (with reference to zoning section numbers):

Zoning Section	Requested Special Permit
Section 12.30	Infrastructure PUD Special Permit
Section 19.20	Project Review Special Permit
Section 20.1100.8	ACLUQ Zoning Special Permit
Section 22.84.5	Board/Infrastructure Special Permit
Section 20.1100.5.5.1.	Build To Zone Modifications
20.1100.5.5.2.4	
Section 20.1100.5.1, 20.1100.5.5.1	Club/Cut Modifications
Section 20.1100.6.4	Off-Street Loading Waivers
Section 20.1100.5.5.9.1.	Side Yard Waivers
20.1100.5.5.3.3	
Section 20.1100.4.3.1, 20.1100.5.5.4	Principal Use Parking Special Permit
Section 20.1100.6.3	Enforced or Principal Use Parking Special Permit
Section 20.1100.4.4.4	Neighborhood Use Direct Access Modification
Section 22.35.3	Green Roof Area Reduction Special Permit, with Contribution to Affordable Housing Trust

Denote other City of Cambridge Board/Commission Review Needed:

Board of Zoning Appeal (Variances) Conservation Commission Historical Commission

Denote applicable Committee Review and Public Outreach:

Central Square Advisory Committee Harvard Square Advisory Committee Community Meeting(s)

Healthpeak OP, LLC
 By: Healthpeak Properties Inc.
 its managing member
 Rylan Squirrell

2/27/2026

Signature of Applicant

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

Healthpeak PUD Special Permit: Parcel List

APN	PID	Address - Existing	City	State	Zip Code	Owner	Title Reference			Recorded/Registered	Status	Acreage	Current Use	Proposed Use	Proposed Building ID
							Book	Page	Certificate No.						
267F-293	16403	625 Concord Ave	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	1.1	Office	Residential	R3/R4
267F-274	16394	617 Concord Ave	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	1.2	Land	Residential	R3
267F-391	16410	12 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.4	Office	Residential	R3/R4
267F-279	16396	24 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.8	Office	Residential	R4
267F-281	16397	36 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	4.0	Office	Residential/Commercial	R3/C7/C8
267F-283	16398	77 Fawcett St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	1.2	Office	Commercial	C8
267F-291	16404	60 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.2	Office	Commercial	C7
267F-295	16402	62 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.3	Office	Commercial	C7
267E-17	16345	645 Concord Ave	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.3	Land	Residential	R5
267F-301	16409	591 Concord Ave	Cambridge	MA	02138	LS Alewife II, LLC	78845	506		Recorded	Owned	2.5	Office	Existing - Office/Parking	E3/P3
267F-296	16405	68 Moulton St	Cambridge	MA	02138	LS Alewife V, LLC	79043	468		Recorded	Owned	1.1	Office	Residential/Open Space	R2/Open Space
267.4-321	267.4-321	78R Cambridgepark Dr	Cambridge	MA	02138	LS Alewife V, LLC	82964	548		Recorded	Owned	0.4	Land	Residential/Open Space	R2/Open Space
267.4-209, 267.4-210	16149, 267.4-210	125 Fawcett St	Cambridge	MA	02138	LS Alewife VII, LLC	79297	460		Recorded	Owned	2.1	Industrial	Residential	R2
267.4-247	16152	110 Fawcett St	Cambridge	MA	02138	LS Alewife VI, LLC	79402	92		Recorded	Owned	0.3	Retail	Existing - Neighborhood Uses	E2
267.3-226	16131	13 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	63		Recorded	Owned	2.2	Industrial	Commercial	C2/C3
267.3-228	16132	127 Smith Pl	Cambridge	MA	02138	LS Alewife III, LLC	79001	56		Recorded	Owned	3.5	Industrial	Commercial/Open Space	C4/C6/Open Space
267.3-279	16143	45 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.1	Industrial	Commercial/Open Space	C2/Open Space
267.3-280	16145	50 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	0.8	Industrial	Commercial/Open Space	C6/Open Space
267.3-278	16142	67 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.1	Industrial	Commercial	C1
267.3-268	16139	52 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.3	Land	Commercial	P1
267.3-277	16141	54 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.1	Land	Commercial	P1
267.3-276	16140	61 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.1	Industrial	Commercial	C1
267C-95	16299	61-67 Smith Pl	Cambridge	MA	02138	LS Alewife VIII, LLC	79499, 80144	134, 113		Recorded (Previously Deregistered)	Owned	4.2	Industrial	Future DPW/Commercial	Future DPW/C4/C5/C6
267C-91	267C-91	60 Loomis St	Cambridge	MA	02138	LS Alewife VIII, LLC	81158	174		Recorded	Owned	0.6	Land	DPW	Future DPW
267D-293	16325	59 Smith Pl	Cambridge	MA	02138	LS 725 Concord LLC	1581, 83369	71, 428	277843	Deregistered	Owned	0.5	Parking	Residential	R7
267D-325	16339	49 Smith Pl	Cambridge	MA	02138	LS 725 Concord LLC	1581, 83369	71, 428	277843	Deregistered	Owned	0.5	Parking	Residential	R7
267D-313	16335	35 Smith Pl	Cambridge	MA	02138	LS 725 Concord LLC	1581, 83369	71, 428	277843	Deregistered	Owned	0.4	Parking	Residential	R7
267D-285	16322	725 Concord Ave	Cambridge	MA	02138	LS 725 Concord LLC	1581, 83369	71, 428	277843	Deregistered	Owned	2.5	Medical	Existing - Medical Office/Parking/Residential	E1/P4/R6
267D-256	16302	25 Smith Pl	Cambridge	MA	02138	LS Alewife IX, LLC	1598	5	281139	Registered	Owned	0.3	Industrial	Residential	R6
267D-258	16304	11 Smith Pl	Cambridge	MA	02138	LS Alewife IX, LLC	1598	6	281140	Registered	Owned	0.1	Land	Open Space	Open Space
267E-294	16349	26 Smith Pl	Cambridge	MA	02138	LS Alewife IX, LLC	1598, 81125	3, 199	281138	Partially Registered, Partially Recorded	Owned	1.0	Land	Open Space	Open Space
267D-311	16333	689 Concord Ave	Cambridge	MA	02138	LS Alewife IX, LLC	1598	6	281140	Registered	Owned	0.3	Office	Open Space	Open Space

Healthpeak PUD Special Permit: Parcel List

APN	PID	Address - Existing	City	State	Zip Code	Owner	Book	Title Reference			Recorded/Registered	Status	Acreage	Current Use	Proposed Use	Proposed Building ID
								Page	Certificate No.							
267.4-254	16153	100 Smith Pl	Cambridge	MA	02138	LS Alewife III, LLC	83810	156			Recorded	Owned	1.2	Industrial	Residential	R1
267.4-295	16159	180A Fawcett St	Cambridge	MA	02138	LS Alewife III, LLC	85182	18			Recorded	Owned	1.3	Land	Parking	P2
267E-242	16347	641 Concord Ave	Cambridge	MA	02138	Thomas P. Jackivicz, Jr.	83853	117			Recorded	Negotiations	0.7	Single Family	Residential	R5
267.4-284	16155	160 Fawcett Street	Cambridge	MA	02138	Hines CP 180 Fawcett LLC	85107	87			Recorded	Negotiations	0.8	Office/Retail	Residential	R8
Total												42.3				

1B. Dimensional Form

	Existing	Min	Allowed (Max.)	Proposed
Development Parcel⁽¹⁾				
Lot Area	1,796,403 SF	1,347,302 SF	none	1,877,359 SF
Total Lot Area to be Conveyed to City				
<i>New and improved streets - Conveyed⁽²⁾</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	290,668 SF
<i>New DPW Site⁽³⁾</i>	<i>n/a</i>	43,560 SF	<i>n/a</i>	226,599 SF
<i>Net Mooney Street Relocation⁽²⁾</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	53,248 SF
<i>Net Mooney Street Relocation⁽²⁾</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	10,821 SF
Lot Area for Open Space/ Permeable Calculations	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	1,586,691 SF
Gross Floor Area(sf)				
Commercial (Technical Office/Office) ⁽⁷⁾	109,000 SF	<i>n/a</i>	3,083,401	2,630,000 SF
<i>Base</i>		<i>n/a</i>	2,816,039	
<i>Density Bonus (from roadway conveyances)</i>		<i>n/a</i>	267,362	
Residential		1,802,400 SF	4,560,278	1,985,000 SF
Neighborhood Use ⁽⁹⁾	84,500 SF	75,630 SF	<i>n/a</i>	160,140 SF
Total GFA	193,500 SF	<i>n/a</i>	7,643,678	4,775,140 SF
Percentage of Non-Resi SF (not including existing GFA to remain)		0%	60%	56%
Percentage of Resi SF		40%	100%	43%
Total Floor Area Ratio				
Non-Resi FAR (Base+Conveyed Land Bonus)	<i>n/a</i>	0	1.65	1.40
Residential FAR	<i>n/a</i>	0	2.50	1.06
Total FAR (with Conveyed Land Bonus)	<i>n/a</i>	0	4.15	2.46
Conveyed Bonus	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	356,130 SF
Exempt Uses⁽¹⁰⁾				
Neighborhood Use	84,500 SF	75,630 SF	<i>n/a</i>	160,140 SF
Above Grade Parking Garages	<i>n/a</i>	0 SF	<i>n/a</i>	1,543,300 SF
Total Exempt Uses	84,500 SF			1,703,440 SF
Dwelling Units⁽¹¹⁾				
	0	<i>n/a</i>	<i>n/a</i>	2,296
Building Height				
AOD-Q North ⁽³⁾				
Non-Resi	<i>n/a</i>	0	9 stories / 140'	9 stories / 140'
Resi	<i>n/a</i>	0	13 stories / 160'	13 stories / 160'
AOD-Q South ⁽³⁾				
Non-Resi	<i>n/a</i>	0	7 stories / 110'	7 stories / 110'
Resi	<i>n/a</i>	0	13 stories / 160'	13 stories / 160'
AOD-Q West				
Non-Resi	<i>n/a</i>	0	3 stories / 50'	3 stories / 50'
Resi	<i>n/a</i>	0	6 stories / 75'	6 stories / 75'
Setbacks				
Front		0	5'	(16)
Side		0 (<65') 15'(>65')	none	(16)
Rear		none	none	<i>n/a</i>
Open and Permeable Space				
Total Open Space and Publicly Beneficial Open Space ⁽⁵⁾⁽⁶⁾	<i>n/a</i>	317,338 20%	<i>n/a</i>	600,257 SF 38%
Total Permeable Area ⁽⁴⁾	<i>n/a</i>	396,673 25%	<i>n/a</i>	491,792 SF 31%
Vehicular Parking Spaces⁽¹²⁾⁽¹³⁾				
Total		0	4,897	4,578
Bicycle Parking				
Long-Term Spaces	<i>n/a</i>	3,076	<i>n/a</i>	3,076
Short-Term Spaces ⁽¹⁴⁾	<i>n/a</i>	442	<i>n/a</i>	442
Loading Bays⁽¹⁵⁾				
	1	<i>n/a</i>	<i>n/a</i>	49 ⁽¹⁴⁾

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Orange)

On the 10 day of February, in the year 2026, before me, Erin Elizabeth Meyer Notary Public, personally appeared Helvin O. Moses, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



[NOTARY PAGE TO HEALTHPEAK PUD OWNERSHIP CERTIFICATE]

OWNERSHIP CERTIFICATE

Project Address: 68 Moulton Street
Cambridge, MA 02138
(Refer to enclosed list of parcels.) **Date:** 2/10/2026

To be completed by the Property Owner:

I hereby authorize the following Applicant: Healthpeak OP, LLC
at the following address: 1900 Main Street, Suite 500, Irvine, CA 92614
to apply for a special permit for: Infrastructure PUD Special Permit; Project Review Special Permit;
AOD-Q Zoning Special Permit; Flood Protection Modification
on premises located at: 68 Moulton Street, Cambridge, MA 02138 (Refer to enclosed list of parcels.)
for which the record title stands in the name of: See enclosed list.
whose address is: See enclosed list.

by a deed duly recorded in the:

Registry of Deeds of County: See enclosed list Book: Page:
OR Registry District of the Land Court,
Certificate No.: See enclosed list Book: Page:

By: Healthpeak Properties, Inc., its managing member
Kelvin O. Moses, CFO



Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public: *See attached California Notary Block

Commonwealth of Massachusetts, County of _____
The above named _____ personally appeared before me,
on the month, day and year _____ and made oath that the above statement is true
Notary: _____
My Commission expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Orange)

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(Refer to enclosed list of parcels.)

Date: 2/10/2020

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by a deed duly recorded in the:

Registry of Deeds of County: See enclosed list. Book: _____ Page: _____

OR Registry District of the Land Court,

Certificate No.: See enclosed list. Book: _____ Page: _____

By: Healthpeak Properties, Inc., its managing member
Kelvin O. Moses, CFO



Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

**See attached California Notary Block*

Commonwealth of Massachusetts, County of _____

The above named _____ personally appeared before me,

on the month, day and year _____ and made oath that the above statement is true

Notary: _____

My Commission expires: _____

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Orange)

On the 10 day of February, in the year 2026, before me, Erin Elizabeth Meyer, Notary Public, personally appeared Kevin O. Moses, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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267F-391	16410	12 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.4
267F-279	16396	24 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.8
267F-281	16397	36 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	4.0
267F-283	16398	77 Fawcett St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	1.2
267F-291	16404	60 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.2
267F-295	16402	62 Moulton St	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.3
267E-17	16345	645 Concord Ave	Cambridge	MA	02138	LS Alewife I, LLC	78662	275		Recorded	Owned	0.3
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267.4-247	16152	110 Fawcett St	Cambridge	MA	02138	LS Alewife VI, LLC	79402	92		Recorded	Owned	0.3
267.3-226	16131	13 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	63		Recorded	Owned	2.2
267.3-228	16132	127 Smith Pl	Cambridge	MA	02138	LS Alewife III, LLC	79001	56		Recorded	Owned	3.5
267.3-279	16143	45 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.1
267.3-280	16145	50 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	0.8
267.3-278	16142	67 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.1
267.3-268	16139	52 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.3
267.3-277	16141	54 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.1
267.3-276	16140	61 Mooney St	Cambridge	MA	02138	LS Alewife III, LLC	79001	47		Recorded	Owned	1.1
267C-95	16299	61-67 Smith Pl	Cambridge	MA	02138	LS Alewife VIII, LLC	80144	113		Recorded (Previously Deregistered)	Owned	4.2
267C-91	267C-91	60 Loomis St	Cambridge	MA	02138	LS Alewife VIII, LLC	81158	174		Recorded	Owned	0.6
267D-293	16325	59 Smith Pl	Cambridge	MA	02138	LS 725 Concord LLC	1581 83369	71 428	277843	Deregistered	Owned	0.5
267D-325	16339	49 Smith Pl	Cambridge	MA	02138	LS 725 Concord LLC	1581 83369	71 428	277843	Deregistered	Owned	0.5

267D-313	16335	35 Smith Pl	Cambridge	MA	02138	LS 725 Concord LLC	1581 83369	71 428	277843	Deregistered	Owned	0.4
267D-285	16322	725 Concord Ave	Cambridge	MA	02138	LS 725 Concord LLC	1581 83369	71 428	277843	Deregistered	Owned	2.5
267D-256	16302	25 Smith Pl	Cambridge	MA	02138	LS Alewife IX, LLC	1598	5	281139	Registered	Owned	0.3
267D-258	16304	11 Smith Pl	Cambridge	MA	02138	LS Alewife IX, LLC	1598	6	281140	Registered	Owned	0.1
267E-294	16349	26 Smith Pl	Cambridge	MA	02138	LS Alewife IX, LLC	1598 81125	3 199	281138	Partially Registered, Partially Recorded	Owned	1.0
267D-311	16333	689 Concord Ave	Cambridge	MA	02138	LS Alewife IX, LLC	1598	6	281140	Registered	Owned	0.3
267.4-254	16153	100 Smith Pl	Cambridge	MA	02138	LS Alewife III, LLC	83810	156		Recorded	Owned	1.2
267.4-295	16159	180A Fawcett St	Cambridge	MA	02138	LS Alewife III, LLC	85182	18		Recorded	Owned	1.3
267E-242	16347	641 Concord Ave	Cambridge	MA	02138	Thomas P. Jackivicz, Jr.	83853	117		Recorded	Negotiations	0.7
267.4-284	16155	160 Fawcett Street	Cambridge	MA	02138	CCF Fawcett Street Property Company, LLC	76434	267		Recorded	Negotiations	0.8
Total											42.3	

OWNERSHIP CERTIFICATE

Project Address: 180 A Fawcett Street Date: 10/30/25

To be completed by the Property Owner:

I hereby authorize the following Applicant: HealthPeak / LS A Jewett LLC
at the following address: 1920 Main Street Suite 1200 Irvine CA
to apply for a special permit for: Demolition and Building Construction 92614
on premises located at: 180A Fawcett Street
for which the record title stands in the name of: 180A Fawcett LLC
whose address is: 100 Smith Place, Cambridge MA 02138

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex South Book: 63942 Page: 371
OR Registry District of the Land Court,
Certificate No.: _____ Book: _____ Page: _____

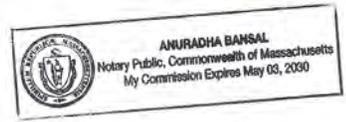
James P. Kelly (Trustee)
Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named James P Kelly personally appeared before me,
on the month, day and year 10/30/2025 and made oath that the above statement is true

Notary: Anuradha Bansal
My Commission expires: 5/3/2030



OWNERSHIP CERTIFICATE

Project Address: 641 Concord Ave Date: 9/18/25

To be completed by the Property Owner:

I hereby authorize the following Applicant: _____
at the following address: OWN _____
to apply for a special permit for: _____
on premises located at: 641-643 Concord Avenue
for which the record title stands in the name of: 641 Concord Ave LLC
whose address is: 8 Baker Lane, Mattapoisett, MA 02739

by a deed duly recorded in the:
Registry of Deeds of County: Middlesex South Book: 83853 Page: 118
OR Registry District of the Land Court,
Certificate No.: _____ Book: _____ Page: _____

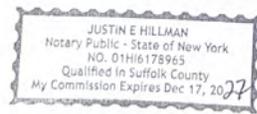
Kym S. Oh
Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

New York
Commonwealth of Massachusetts, County of Suffolk

The above named Kyra Dorn personally appeared before me,
on the month, day and year 9/18/25 and made oath that the above statement is true.

Notary: [Signature]
My Commission expires: 12/17/27



CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

1D. Fee Schedule

FEE SCHEDULE

Project Address: [Multiple Addresses \(including 68 Moulton St., Suite 200, Cambridge, MA\)](#) Date: [2/12/26](#)

The Applicant must provide the full fee (by check made to City of Cambridge) with the Special Permit Application. The required fee is the larger of the following amounts:

- (a) The fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area noted in the Dimensional Form.
- (b) The fee is one thousand dollars (\$1,000.00) if Flood Plain Special Permit is sought as part of the Application and the amount determined above is less than \$1000.
- (c) The fee is one hundred fifty dollars (\$150.00) if the above amounts are less than \$150.

Fee Calculation

(a) Proposed Gross Floor Area (SF) in Dimensional Form:	4,775,140 × \$0.10 = 477,514
(b) Flood Plain Special Permit fee	: 1000.00
(c) Minimum Special Permit fee	: 150.00
SPECIAL PERMIT FEE	Enter Largest of (a), (b), and (c): 477,514

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2.

Project Description

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2. Project Description

Healthpeak OP, LLC (the “Applicant”) proposes the creation of a Mixed Use development of an approximately 42-acre site located in western Cambridge (the “Development Parcel”) consisting of 24 buildings (including one to be constructed by the City of Cambridge (the “City”)) containing approximately five million square feet (“SF”) of Gross Floor Area (“GFA”, as defined by the City of Cambridge Zoning Ordinance (“CZO”)) consisting of residential, commercial, and retail/neighborhood uses, new publicly beneficial open space, an expanded roadway network designed to revitalize the area, while creating a more sustainable and integrated community (the “Project”).

The Project provides a unique opportunity to transform this portion of the City into a dynamic, mixed-use, transit-oriented community by creating a sustainable, walkable environment that integrates living, working, and recreation. The Project aims to establish a modern, inclusive, and resilient neighborhood that attracts residents, institutions, and businesses while expanding opportunities for recreation, cultural programming, and community engagement.

In 2019, the City initiated a planning process to explore ways to address the rapid changes and unique environmental, mobility, and infrastructure challenges in the area. A Working Group was formed by the Community Development Department

(“CDD”) consisting of area residents and property owners who worked in collaboration to develop the 2019 Alewife District Plan¹ and the companion 2020 Alewife Design Guidelines² as guidance for future development. The goal of the Alewife District Plan is to transform the district into a vibrant, resilient, and walkable urban neighborhood catalyzing investment and activity.

The Applicant was directly engaged in the rezoning process, including through participation in a series of nine (9) Working Group meetings convened from 2022–2023. The Planning Board recommended approval of the resulting Alewife Overlay District-Quadrangle (“AOD-Q”) District zoning petition, to the City Council, which formally ordained the proposed petition in 2023, codifying the AOD-Q into the CZO.

The Project’s proposed layout of walkable streets, active ground floors, and new vibrant publicly beneficial open spaces throughout the Development Parcel create a pedestrian-oriented experience that fosters face-to-face interaction. With approximately 38% of the Development Parcel (over 13 acres) containing publicly beneficial plazas, open spaces, and pocket parks, both passive and active outdoor activities will be accommodated.

1 Prepared for the City of Cambridge Community Development Department, 2019. https://www.cambridgema.gov/-/media/Images/CDD/Planning/alewifeplanningandzoning/alewifereportbook11_05_19forprint.pdf

2 Prepared for the City of Cambridge Community Development Department, Fall 2020, updated May 2023. *Alewife Design Guidelines*. URL: <https://www.cambridgema.gov/-/media/Images/CDD/Planning/alewifeplanningandzoning/alewifedesignguidelinesreduced.pdf>

Diverse housing options, consumer services, recreational amenities and multicultural programming are intended to draw a broad range of residents to the Project. This engagement of varying demographic groups will also provide opportunities for institutions and businesses to reach new audiences.

At least 40% of the total non-exempt GFA included in the Project is devoted to residential use, in accordance with Section 20.1100.5.1.3 of the CZO. This equates to approximately 2,300 units of new housing located throughout eight (8) proposed residential buildings. The Project will provide housing units in each building in compliance with the provisions of Section 11.203 of the CZO, as the same may be in effect at the time that the Applicant applies for a building permit for such building.

The Project aims to transform the Alewife Quadrangle from a primarily industrial area into a vibrant, pedestrian-oriented mixed-use district with active ground-floor spaces that foster neighborhood continuity and community engagement. By introducing retail, local businesses, and public amenities along key corridors such as New Main Street and Fawcett Street, the Project will create a lively, inclusive environment that enhances daily activity and strengthens connections across the Alewife District.

A significant feature of the Project is a key off-site infrastructure improvement—a new pedestrian and bicycle bridge over the

Massachusetts Bay Transportation Authority (“MBTA”) commuter rail tracks, which will provide access to the existing MBTA Alewife Red Line transit station (the “Proposed Bridge”). Additionally, an approximately 1.22-acre site is slated to be conveyed to the City to allow for a new Cambridge Department of Public Works (“DPW”) yard and associated service and administrative building to be constructed by the City.

The Applicant has a strong track record of community engagement, and it will continue these efforts as part of the public review process for this Application and as part of the review process under the Massachusetts Environmental Policy Act (“MEPA”), which will run concurrently. In the summer of 2024, the Applicant held a community meeting that presented the Project to the public. More recently, in July 2025, the Applicant held two public meetings (an in-person on-site meeting and virtual evening meeting) in connection with the Environmental Notification Form filed in the MEPA process. The Applicant also hosted an informational “dinner” for the Working Group in September 2025, a Community Art Center Block Party in October 2025, and a Pre-Application Community Engagement Meeting in November 2025. Between 80-100 attendees engaged in these community events collectively, which resulted in a robust inventory of ideas and suggestions, many of which are being considered for incorporation into the Project.

2.1 Existing Site Conditions

The Development Parcel is located in an industrial area in west Cambridge within a Zoning District (referred to as “The Quadrangle” or “The Quad”), as shown in Figure 2.1. It is generally bordered by the MBTA commuter rails tracks to the north, Fawcett Street to the east, Concord Avenue to the south and the Cambridge Highlands residential neighborhood to the west, and it currently consists of approximately 753,000 gross square feet across 17 buildings, with approximately 1,302 parking spaces within multiple parking lots. **Figure 2.2** illustrates the site context.

As depicted in **Figure 2.3**, the majority of the existing buildings are one-story warehouses with direct truck access, or they are lined with exterior loading bays. The other buildings range in type from industrial to Class B and C office uses, and several buildings consist of one-story research and development/laboratory uses. A DPW office building and maintenance yard with approximately 20 surface parking spaces currently occupies 50 Mooney Street (the “Existing DPW Site”); a vacant building is located at 15 Mooney Street that previously functioned as a United States Postal Service Post Office Annex, containing mail storage/sorting and truck loading space; and a two-storied single family home is located at 643 Concord Avenue. Most of the existing buildings within the Development Parcel

will be demolished to allow the Applicant to construct the Project.

Three existing buildings within the Development Parcel that are slated to remain, totaling approximately 193,500 SF of GFA, include (**Figure 2.4**):

- A six-story, medical office building at 725 Concord Avenue, consisting of approximately 84,500 SF of GFA (referred to as “Building E1”);
- The structure of a two-story, retail building to remain at 110 Fawcett Street, which currently contains approximately 9,300 SF of retail GFA and is proposed to contain approximately 4,500 SF of GFA of new neighborhood uses (referred to as “Building E2”); and
- A six-story, Class C office building at 10 Fawcett Street, consisting of approximately 109,000 SF of GFA (referred to as “Building E3”).

The existing public roadways are industrial in character and primarily designed to accommodate truck movements and access to buildings. In many areas, sidewalks are limited or absent, and where present, curbs and sidewalks adjacent to industrial buildings are often poorly defined and have historically been driven over by trucks during turning or loading maneuvers. Refer to **Figure 2.5** for existing land use and **Figure 2.6** for the existing conditions survey.

The public transportation network surrounding the Development Parcel is a significant asset, with the Alewife MBTA station located nearby to the north, which serves as a transportation hub for Cambridge and the greater Boston area. While the Development Parcel is close to major transit routes, the existing conditions reflect a lack of cohesive development, pedestrian-friendly spaces, and modern urban infrastructure, which the Project aims to address with new mixed-use development, sustainability initiatives, and enhanced green spaces.

Much of the existing site lacks significant public-facing amenities or green areas, with many of the spaces being primarily office or industrial-related. Further north of the Development Parcel is the Alewife Reservation, a protected natural area that includes wetlands and trails, providing access to green space and environmental protection.

2.1.1 Development Parcel Ownership

The Applicant and its affiliates acquired the individual parcels comprising the Development Parcel (each a “Parcel” and collectively, “Parcels”) beginning in 2021, with the acquisition of Parcels off Concord Avenue and Fawcett Street. Through fourteen individual transactions, the Applicant has acquired most of the Parcels comprising the Development Parcel. The Applicant intends to acquire the last remaining Parcels comprising the Development Parcel in the

near term to complete the Development Parcel assemblage. Ownership Certificates for all Parcels within the Development Parcel are included in **Volume I, Section 1C**.

2.2 Development Concept/Project Description

The Development Parcel encompasses approximately 42 acres (1,796,403 SF) of land area. The proposed development program includes a mixed-use, transit-oriented, and walkable development comprising roughly five (5) million SF of GFA. The development includes a balance of residential, office, laboratory, and retail/neighborhood uses, supported by structured parking and substantial public realm improvements. With a proposed lot coverage of 859,066 SF and an overall Floor Area Ratio (“FAR”) of 2.46, the Project achieves a thoughtful balance between density and open space. Over 13 acres of publicly beneficial open space, including publicly accessible plazas, open spaces, and pocket parks, will be distributed throughout the Development Parcel to promote recreation, leisure, and community engagement. Refer to **Figure 2.7** for the conceptual site development plan.

As part of the public realm and circulation network, the Project will substantially reconfigure and upgrade existing streets, while establishing a new system of public and private roadways to support multimodal access and internal connectivity.

Table 2-1 below summarizes the proposed roadway improvements, including widenings, discontinuances, and new street segments that will form the foundation of the Project’s walkable, connected street grid.

Table 2-1 Roadway Modifications Associated with the Project

CATEGORY	ROADWAY	LENGTH (LF)
Existing Public Roadways to be Widened	Concord Avenue	± 1,150
	Moulton Street	± 855
	Lower Fawcett Street	± 1,045
	R2 Fawcett Street	± 665
	R1 Fawcett Street	± 250
	Upper Smith Place	± 520
	Lower Smith Place	± 740
	Total	± 5,225
Existing Public Roadways to be Discontinued	Mooney Street	± 680
	Total	± 680
Existing Public Roadways to Become Private	Mooney Street	± 430
	Total	± 430
Existing Private Roadways to be Widened	Adley Road	± 300
	Total	± 300
New Roadways on Private Land to Become Public	Fawcett Extension	± 1,025
	New Mooney	± 1,090
	Wilson Extension	± 380
	Total	± 2,495
New Roadways on Private Land to Remain Private	New Main Street	± 860
	Total	± 860

An approximately 1.22-acre parcel (the “DPW Parcel”) is slated to be conveyed to the City of Cambridge to allow for a new DPW yard and associated service and administrative building to be constructed by the City (the “DPW Yard Project”). New off-site infrastructure includes a new pedestrian and bicycle bridge over the MBTA commuter rail tracks, providing access to the existing MBTA Alewife Red Line train station.

The Project will include approximately 2,300 residential units, designed to achieve an approximate gross residential density of 8 units per acre and accommodate a variety of household types and sizes. In addition to the residential program, approximately 2.6 million SF of nonresidential space will be developed for commercial uses, supporting a vibrant employment and innovation hub. Parking will be provided across uses, including 1,445 spaces for residents, 3,113 spaces for commercial users, and 20 spaces for the DPW Parcel.

The Project’s overall layout of walkable streets, active ground floors, and integrated open spaces is designed to foster a human-scaled, pedestrian-oriented experience. Diverse housing options, consumer services, recreational amenities and diverse programming are intended to draw a broad range of residents to the Project. These amenities are designed to increase the frequency of interactions of the users and engagement of varying demographic groups, and they will provide opportunities for institutions and businesses to reach new audiences. Refer to **Figures 2.8a-e** for Project renderings and **Figures 2.9a-d** for aerial views of the Project.

2.2.1 Proposed Development Program Summary

Table 2-2 below summarizes the development program for the Project. (Note: all dimensions are approximate.)

Table 2-2 Project Development Program

PROJECT COMPONENT	SIZE/QUANTITY	EXISTING TO REMAIN
BUILDING USE		
Technical Office/Lab ¹	±1,260,500 SF	NA
General Office	±1,310,500 SF ²	±109,000 SF
Residential	±1,985,000 SF (±2,300 units)	NA
Retail/Neighborhood Use	±75,640 SF	±84,500 SF
	Total ±4,631,640 GFA (net new)	±193,500 GFA³
	±4,825,140 GFA³ (total)	
PARKING		
Vehicle Parking	Up to 4,578 spaces ⁴ (3,927 net new)	
Bicycle Parking	±3,076 long-term (interior) spaces ±442 short-term (exterior) spaces	
SERVICE AND LOADING		
Loading Bays	49	1
OPEN SPACE		
Publicly-Beneficial Open Space	13 acres	None

¹ Assumes 50% General Office and 50% Technical Office/Lab use for all commercial buildings.

² Includes approximately 20,000 SF of GFA of General Office use and 30,000 SF of GFA of storage space in connection with the DPW Yard Project, which is anticipated to be exempt GFA pursuant to Section 20.1100.5.1.4.1(a) [See **Volume I, Section 3** for more information].

³ Includes building area to remain: approximately 109,000 SF of GFA of office use at 10 Fawcett Street and approximately 84,500 SF of GFA of medical office use at 725 Concord Avenue. This figure is before the application of specifically permitted GFA exemptions.

⁴ Includes a total of approximately 651 existing parking spaces to remain (approximately 359 spaces at 725 Concord Avenue, 254 spaces at 10 Fawcett Street, 20 spaces at the Existing DPW Site, 10 spaces within an easement parcel adjacent to 725 Concord Avenue and 8 spaces at 110 Fawcett Street).

Mix of Uses

Residential

The Project will deliver approximately 2,300 new housing units across eight (8) residential buildings, referred to as “Buildings R1–R8”, accounting for approximately 40% of the total non-exempt GFA. Housing will include a mix of market rate and inclusionary units in partnership with the City to support diverse households and family sizes. Residential buildings will be located along Concord Avenue, near Fawcett Street, and adjacent to Rail Spur Park, integrating with new open spaces and pedestrian-friendly streets. Designed with community amenities, rooftop terraces, and accessible spaces, the housing component will foster an inclusive neighborhood aligned with the City’s Diversity, Equity, and Inclusion goals.

Business Opportunities

The Project introduces approximately 2.6 million SF of office, laboratory, and commercial space, referred to as “Buildings C1–C8”, supporting growth in Cambridge’s innovation, research, and technology sectors. This redevelopment will transform underutilized parcels into a dynamic employment hub, generating significant job opportunities while promoting a sustainable live–work–play environment. By integrating flexible workspaces and fostering collaboration across sectors, the Project strengthens economic vitality

while maintaining harmony with adjacent residential and retail uses.

Retail and Ground Floor Activation

Ground floor activation is central to the Project’s vision, transforming the Quad from an industrial area into a vibrant, mixed-use district. Approximately 75,640 SF of new retail and community-serving neighborhood uses will create an engaging pedestrian experience. Active ground-floor spaces will concentrate along New Main Street, envisioned as the retail spine connecting Concord Avenue to Fresh Pond Mall; the Fawcett Street Crossroads, a hub near Iggy’s bakery and the Proposed Bridge will connect with fitness and maker spaces; and the Smith Place & Fawcett Street Community Hub will provide neighborhood gathering spaces and smaller-scale retail. Together, these nodes will establish a lively network of public spaces that enhance connectivity to the MBTA Alewife Red Line train station, Alewife Brook Parkway, and surrounding neighborhoods, creating a walkable and well-integrated destination within Cambridge.

Connectivity and Active Streets

Vehicular Access and Circulation

Vehicular access to the Development Parcel will be provided through multiple connections within the Quadrangle neighborhood, primarily from Concord Avenue at its intersections with Wheeler Street, Fawcett Street, Moulton Street, and Smith Place. The internal roadway network has been designed to efficiently distribute traffic and provide safe access to all buildings, parking facilities, and loading areas. In addition to vehicular circulation, the Project emphasizes multimodal connectivity through extensive bicycle infrastructure and enhanced pedestrian routes. A Transportation Impact Study (“TIS”) and Parking and Transportation Demand Management Plan (“PTDM”) will guide ongoing coordination with the City to manage parking supply, reduce single-occupancy vehicle trips, and promote alternative transportation modes including transit, carpooling, walking, and biking.

Pedestrians and Bicycles

The Development Parcel will be designed with a pedestrian- and cyclist-first approach, ensuring safe and seamless access and circulation for all users. The Project will include the Proposed Bridge to provide a new pedestrian and bicycle connection over the MBTA commuter rail tracks, allowing for connection to the existing MBTA Alewife Red Line train station.

The Project will specifically enhance the experience for these active transportation users by creating a north-south connection that is missing today through the Development Parcel. This connection includes:

This connection includes:

- 1.** The Proposed Bridge with pedestrian and bicycle access,
- 2.** A portion of a northeast-southwest multi-use path, and
- 3.** New bike lanes and/or other bike facilities, as well as primary and secondary pedestrian connections, on Smith Place, Fawcett Street, Moulton Street and New Main Street.

These proposed connections fill a critical missing link between points north of the Development Parcel: the Alewife Triangle, the Alewife MBTA train station, the Minuteman Commuter Bikeway, and the Alewife Linear Path and points south of the Development Parcel, including the Fresh Pond Reservation, Fresh Pond Perimeter Road, and Watertown-Cambridge Greenway.

Parking and Loading

The Development Parcel is accessed via existing City streets that intersect Concord Avenue, including Smith Place, Moulton Street, Fawcett Street, and Wheeler Street. The Project will also have access in the future from New Main Street, a new roadway that connects Concord Avenue at the south of the Development Parcel to Wilson Road at the north of the Development Parcel. Each building is designed with its own loading dock; several buildings also propose on-site parking, with some buildings sharing and utilizing pooled parking within proposed stand-alone parking garages at the Project.

Publicly Beneficial Open Space

Over 13 acres, or approximately 38% of the Development Parcel, will contain publicly beneficial open space in the form of plazas, open spaces and pocket parks, which will promote a diverse range of recreation and leisure activities. In accordance with the Alewife Design Guidelines³, the proposed open space development has prioritized environmental comfort and sustainable design, focusing on improving the urban forest, enhancing streets and walkways, and fostering connectivity. Parks, plazas, and private open spaces are thoughtfully integrated to promote livability and community well-being. Additionally, the neighborhood will have opportunities

to celebrate public art, creating vibrant and inspiring shared spaces. Open space development has embraced the Alewife Urban Design Guideline Principles of sense of place, elements of design, pedestrian-friendly streets, parks and squares, sustainability and resiliency, and large development sites.

The Project has been designed to focus on human-scale blocks and open spaces to foster walkability, connectivity, and a sense of community. Blocks will be compact and pedestrian-friendly, with clear, accessible pathways and a mix of uses to encourage interaction and activity. A thoughtfully planned hierarchy of open spaces will range from small, intimate courtyards and pocket parks to more extensive community plazas and central green spaces, ensuring diverse experiences that cater to varying needs. These spaces will vary in scale and function, offering quiet areas for relaxation, vibrant zones for social gatherings, and active spaces for recreation. The proposed site design will emphasize seamless integration between these open spaces and the surrounding built environment, creating a balanced and inviting neighborhood where residents and visitors can engage with their surroundings at multiple levels.

³ City of Cambridge. (Fall 2020, updated May 2023). *Alewife Design Guidelines*. Prepared for the City of Cambridge Community Development Department. URL: https://www.cambridgema.gov/-/media/Images/CDD/Planning/alewifeplanningandzoning/alewifedesignguidelines_20230515_reduced.pdf

Public Realm Improvements

The Project's public realm improvements have been designed to create a vibrant, accessible, and dynamic urban environment that meets the community's diverse needs. Wide, tree-lined walkways will provide comfortable and shaded pathways for pedestrians, promote walkability, and create a welcoming streetscape. Dedicated bike paths and ample bike parking will encourage sustainable and active transportation, while shared streets will balance the needs of pedestrians, cyclists, and vehicles, promoting safety and connectivity. A variety of open space typologies, ranging from quiet green areas to recreational spaces, will ensure opportunities for relaxation, play, and community gathering. Strategically integrating public art will add cultural vibrancy and a sense of identity, while active retail spaces will enliven streetscapes, support local businesses and foster social interaction. Together, these improvements will create a cohesive and engaging public realm that enhances the quality of the new development and adjacent neighborhoods.

Adjacent to the Development Parcel, on land owned by the MBTA, there is a potential opportunity to develop a multiuse path connecting the New Mooney Street area to the Proposed Bridge in the future (with the potential for future expansion by abutting owners). The Applicant is exploring this

multiuse path segment in response to community feedback; this path is subject to the Applicant obtaining the required easement or other property rights from the MBTA. The Applicant and the MBTA are in ongoing discussions with respect to the Proposed Bridge and other matters.

Sustainability/Resiliency

The Project's design emphasizes energy-efficient buildings, green construction practices, and climate-resilient features, contributing to a sustainable urban environment. While the Development Parcel is close to major transit routes, the existing conditions reflect a lack of cohesive development, pedestrian-friendly spaces, and modern urban infrastructure, which the Project aims to address with new mixed-use development, sustainability initiatives, and enhanced green spaces. The Project is designed for high energy efficiency and long-term operational decarbonization. All residential and commercial buildings will be fully electric, with no on-site fossil fuel use except for emergency generators. Reducing potable water use and managing stormwater on-site are key Project priorities. Buildings will feature high-efficiency fixtures, lab-specific low-flow systems, and optimized cooling towers to minimize indoor water demand. Outdoor irrigation will be minimized or eliminated through smart controls,

non-potable water sources like rainwater harvesting, and low-water landscaping.

The Project incorporates flood resilience and climate-adaptive design from the outset. Ground floors, mechanical systems, and residential units will be elevated above the projected 100-year flood level, except as detailed in **Volume I, Section 3.8**. Each phase will include site-level stormwater mitigation, and backup power systems will be in place for critical functions. To address rising urban temperatures, the Project incorporates high-reflectance roofs and paving, as well as well-insulated, shaded building facades. The existing site, a former industrial zone dominated by impervious surfaces, will be transformed through extensive landscaping and shading. These interventions are projected to reduce local ambient temperatures by approximately 3 to 5 degrees Fahrenheit, creating a more comfortable and resilient environment.

Infrastructure Improvements

On-Site

The Project will install new domestic water, sanitary sewer, and stormwater management systems to support all proposed buildings, connecting to the existing municipal infrastructure. New sanitary sewer connections will discharge to existing or newly constructed mains within the Project roadways, generating an estimated net new wastewater flow of

707,183 gallons per day (GPD). A sewer monitoring program is being conducted in coordination with DPW to assess system capacity, and the Project will incorporate Inflow/Infiltration (“I/I”) mitigation measures as required. The City Water Department confirmed in April 2025 that the municipal water system has adequate capacity to support the estimated 777,901 GPD water demand, with new 12-inch Cement-Lined Ductile Iron water mains and appropriate domestic and fire services to be installed.

Stormwater systems will be designed in accordance with the Stormwater Management standards of the City and the Massachusetts Department of Environmental Protection (“DEP”), incorporating subsurface detention, infiltration, and water quality treatment features to reduce peak runoff rates and pollutant loads. The Project will comply with the City’s “25-2 Year Directive”, utilize 2070 rainfall data, and include green infrastructure such as green/blue roofs and structural treatment devices where feasible. Overall, the Project will reduce impervious surface area, enhance groundwater recharge, and ensure compliance with local, state, and federal environmental standards.

Off-Site

An essential element of the Project is the construction of the Proposed Bridge over the MBTA commuter rail tracks that will provide a long-awaited connection between the Quad

and the Alewife Triangle/Alewife MBTA train station to the north. The Proposed Bridge will accommodate pedestrians and bicycles. The final design of the Proposed Bridge is subject to approval by the MBTA and local agencies with jurisdiction. Under the existing conditions, most of the Quad, particularly sites located west of Wheeler Street, experiences a walk time from the Quad to the Alewife MBTA station of approximately 15-20 minutes (3/4-mile to 1-mile). With the Proposed Bridge in place, most of the Quad would experience a walk time from the Quad to the Alewife MBTA train station of about 8-15 minutes on average (1/2-mile to 3/4-mile). It is anticipated that the Proposed Bridge would result in a savings of approximately 5-7 minutes, depending on where in the Quad the pedestrian is originating their trip.

The Proposed Bridge would provide a staircase at each end, as well as accessible ramps with appropriate Americans with Disabilities Act (“ADA”)-compliant ramp slopes. The current placement of the Proposed Bridge is not intended to preclude any future MBTA right-of-way work or commuter rail expansion projects.

The timing for the Proposed Bridge will be in accordance with the Infrastructure Planned Unit Development (“PUD”) requirements of the AOD-Q. In accordance with Section 20.1100.7.3.2 of the CZO, construction shall commence before the issuance of a certificate of occupancy for over 50% of the non-residential GFA and will be substantially completed before the issuance

of a certificate of occupancy for over 75% of the non-residential GFA of an approved Final Development Plan. Following substantial completion of the Proposed Bridge, it is intended that the City will assume ownership, operation and maintenance obligations for the Proposed Bridge.

2.3 Public Benefits

Public benefits for the surrounding neighborhoods and the community as a whole associated with the Project will include, but not be limited to, the following:

- **Increased Housing Supply:** Creation of new residential units, including inclusionary and market-rate options, addressing the growing demand for housing in the Cambridge area.
- **Mixed-Use Development:** A combination of residential, commercial, and retail spaces, fostering a vibrant, 24/7 community.
- **Enhanced Connectivity:** Improved access to public transportation with proximity to the Alewife MBTA train station, promoting transit-oriented development and reducing car dependency.
- **Pedestrian and Bike-Friendly Infrastructure:** Construct the Proposed Bridge to provide a new pedestrian and bicycle connection over the MBTA commuter rail tracks, allowing for access to the existing MBTA Alewife Red Line train station, as well as designated

walkways, bike lanes, and electric vehicle charging stations to encourage alternative transportation options and support a sustainable lifestyle. New and upgraded internal streets to complete streets with pedestrian and bike facilities, where feasible. Improved Concord Avenue with widened sidewalks, cycle tracks, and improved bus stops.

- **Publicly Beneficial Open Space:** New parks, plazas, and recreational areas, enhancing quality of life for residents and visitors, while promoting environmental sustainability.
- **Sustainability:** Emphasis on energy-efficient buildings, green construction practices, and climate-resilient features, contributing to a sustainable urban environment.
- **Job Creation:** Development of office spaces and commercial areas that will provide new job opportunities and economic growth for the region.
- **Revitalization of Underutilized Land:** Transformation of underutilized industrial and office zones into a vibrant, mixed-use district that integrates modern amenities with nature.
- **Environmental Stewardship:** Incorporation of green infrastructure, stormwater management, and biodiversity enhancements, minimizing environmental impact and preserving local ecosystems.

- **Community Integration:** Strengthening connections between Alewife, surrounding neighborhoods, and regional amenities, promoting a sense of community and improving overall urban design.

2.4 Development Schedule and Phasing

The Applicant expects construction of the Project to span over 20 to 30 years, depending on many factors, including market conditions, zoning requirements, and the requirements of the overall development. The Project is planned to occur in two key phases with construction commencing within 12 months after receipt of local approvals, which are currently estimated for 2026. This phasing is primarily driven by the commencement of the Proposed Bridge connecting the Triangle and the Quad. The Applicant may choose to pursue more than one building simultaneously or in sequential fashion.

The first phase is planned to include:

- Approximately 1.2 million SF of GFA of office/lab use within four buildings, and continuation of existing office use measuring approximately 109,000 SF;
- Approximately 900,000 SF of GFA of residential use in four buildings (approximately 1,100 residential units);
- Approximately 2,007 structured parking spaces;

- Approximately 18,500 SF of GFA of new vibrant neighborhood uses and continuation of existing neighborhood use measuring approximately 84,500 SF;
- Over an acre of land (approximately 1.22 acres) to be conveyed to the City for the DPW Yard Project;
- Approximately 6 acres of new publicly beneficial open space; and
- New and improved rights-of-ways.

The second phase of development is planned to include:

- Approximately 1.3 million SF of GFA of office/lab within four buildings;
- Approximately 1.1 million SF of GFA of residential use (approximately 1,200 units) within four buildings;
- Approximately 2,571 structured parking spaces;
- A minimum 57,140 SF of GFA of vibrant neighborhood uses;
- Approximately 7 acres of new publicly beneficial open space;
- New and improved rights-of-way; and
- Off-site new pedestrian and bicycle bridge.

Refer to **Volume II, Section 1.11** for further details on the phasing plan for the Project.

2.5 Agency Coordination

2.5.1 MEPA Office

As required with the filing of an Environmental Notification Form (“ENF”), the Applicant held a pre-filing meeting with the MEPA Office on April 24, 2025. During this meeting, the Applicant and the MEPA Office discussed the proposed approach for enhanced public outreach.

2.5.2 Massachusetts Bay Transportation Authority

Prior to this Application filing, the Applicant held multiple meetings with the MBTA to discuss the Proposed Bridge over the MBTA commuter rail tracks. The Applicant and the MBTA discussed the location, design, construction type, constructability, and regulatory compliance of the Proposed Bridge through the MBTA’s Project Development Group Meeting process. The MBTA provided the Applicant comments on the Proposed Bridge that were incorporated into the current bridge design.

2.5.3 City of Cambridge

The Applicant has had a series of meetings/discussions with the CDD and the City’s Department of Transportation (“DOT”) on the transportation analysis scope and preliminary findings and PTDM requirements. This Applicant submitted a TIS on January 6, 2026, which was certified by

the City's DOT on January 20, 2026. A copy of the certified TIS is contained in **Appendix A**.

Coordination meetings were held with the City Arborist and CDD to discuss the *Tree Study* and *Article 22 Green Building Report*, respectively. Certification of the Tree Study was obtained on October 24, 2025, and the Green Building Report was certified on October 27, 2025.

The Applicant has held meetings with DPW to introduce the Project, discuss existing utilities, a proposed utility plan, and compliance with Article 22.80 of the CZO, *Flood Resilience Requirements*, and confirm 2070 Resiliency assumptions. Another DPW meeting addressed the approach to confirm available sewer and stormwater capacity, including sewer flow metering and project flow estimates. Cambridge Water Department has determined that no improvements are anticipated to the current water service in order to provide City water service to the Project. Discussions were also held with DPW regarding the conveyance of the DPW Parcel.

The Cambridge Historical Commission has indicated that none of the existing buildings within the Development Parcel that are intended to be demolished in connection with the Project are historically significant.

2.6 Community Engagement

The Applicant is committed to ongoing robust community engagement efforts and will continue to meet with the City and State agencies, elected officials, abutting owners, neighborhood groups, community leaders, business owners, area residents and other stakeholders throughout the review period and during the Project implementation.

2.6.1 Local Rezoning Process

During the approximately one year rezoning public process, CDD convened the Alewife Zoning Working Group ("AZWG")⁴ to recommend zoning based on the community's planning and urban design priorities. AZWG meetings began in summer 2022 to review and revise zoning recommendations for the Alewife District. A total of nine (9) AZWG meetings were held through May 2023.

In addition to the AZWG meetings, several community meetings were held during the rezoning process. In November 2022, the first Alewife zoning community meeting was held to provide the public with an update on the planning process and facilitate feedback on the preliminary recommendations. The most recent community meeting, held on November 12, 2025, contextualized how the Project vision aligns with AOD-Q goals that resulted from the rezoning process.

⁴ <https://www.cambridgema.gov/Departments/communitydevelopment/alewifeplanningzoning>

2.6.2 Community Outreach Meetings

In September 2023, the Applicant sponsored and celebrated local public art works by the Community Art Center's Teen Public Art Program, Rachel Gloria Adams, and Ryan Adams. An in-person community meeting was held on July 17, 2024 to introduce the Project to the community and gather early feedback on the planning and design aspects of the Project. After the filing of the MEPA ENF, the Applicant held a virtual public meeting on July 22, 2025 to ensure public participation and accessibility in the review process of the Project. An in-person site consultation meeting, which was open to the public, was also held at the Development Parcel (accessible by public transit) on July 23, 2025, to present the Project to the MEPA Office, state agencies, and the public.

The Applicant also held the following community meetings to encourage engagement and feedback from the public:

- September 10, 2025—AZWG Outreach Event;
- October 18, 2025—Community Art Center Block Party; and
- November 12, 2025—PUD Special Permit Pre-Application Community Meeting.

Before and during the Community Art Center Block Party, the Applicant conducted a survey for community feedback. Outreach was provided to neighborhood groups and assisted by Green Cambridge, Just A Start, Cambridge schools, and North Cambridge and West Cambridge little leagues. The survey was translated into Spanish, Haitian Creole, Amharic and Bangla in an effort to engage those in the community that may not speak English as their first language. In summary, 26 completed surveys were received from residents of West Cambridge and North Cambridge. Respondents are most interested in better street connections, specifically the Proposed Bridge, creation of professional jobs in the lab/office sector and new restaurants and shops. The online survey will remain available to collect additional feedback.

On November 12, 2025, an in-person PUD Special Permit Pre-Application Community Meeting was hosted by the Applicant. The meeting provided an overview of the project vision and phasing, urban design concepts that shaped the Project (including the Proposed Bridge and the DPW Parcel), and a potential early residential development. Other topics included open space, neighborhood uses, transportation, and sustainability. See **Appendix G** for more detailed meeting notes.

Key community discussion topics included:

- Timing and feasibility of the Proposed Bridge;
- Housing unit counts and mix;
- Parking supply and potential reductions;
- Protection of Mount Auburn parking during future development;
- Stormwater, sewer capacity, and regulatory mitigation requirements;
- Light pollution and building design considerations;
- Long-term commitment to Iggy's bakery and integration with surrounding uses; and
- Advocacy for a potential commuter rail stop.

2.7 Future Ownership and Financing Plan

2.7.1 Present and Future Ownership and Leasing

As referenced above, the Applicant and its affiliates currently own the majority of the Parcels within the Development Parcel. The Applicant intends to develop the Project and hold long-term ownership interest of the same, whether directly or through affiliates and subsidiaries and with or without the use of long-term ground leases, while leasing (whether by ground lease or space lease) significant portions of space to third-party users and occupants. With respect to Parcels

designated for residential use, the Applicant will develop these Parcels in coordination with its development partner(s), which will utilize ground leases and may include conveyances at the completion of construction.

2.7.2 Financing Plan

To date, the Applicant has funded all predevelopment costs. Predevelopment costs include the entitlement process, master planning, architectural, engineering, marketing and administrative expenditures. The Applicant and its affiliates intend to develop the Project in phases according to market conditions and may fund project construction through a combination of equity, debt, construction financing, infrastructure financing, and joint venture capital. The Applicant intends to fund construction costs on a phase-by-phase basis.

The Applicant may place construction and/or permanent financing on each building as necessary. The total project costs, including predevelopment and construction, are estimated to be \$6.8 billion.



Figure 2.1: Site Location

Healthpeak PUD Master Plan | Cambridge, MA

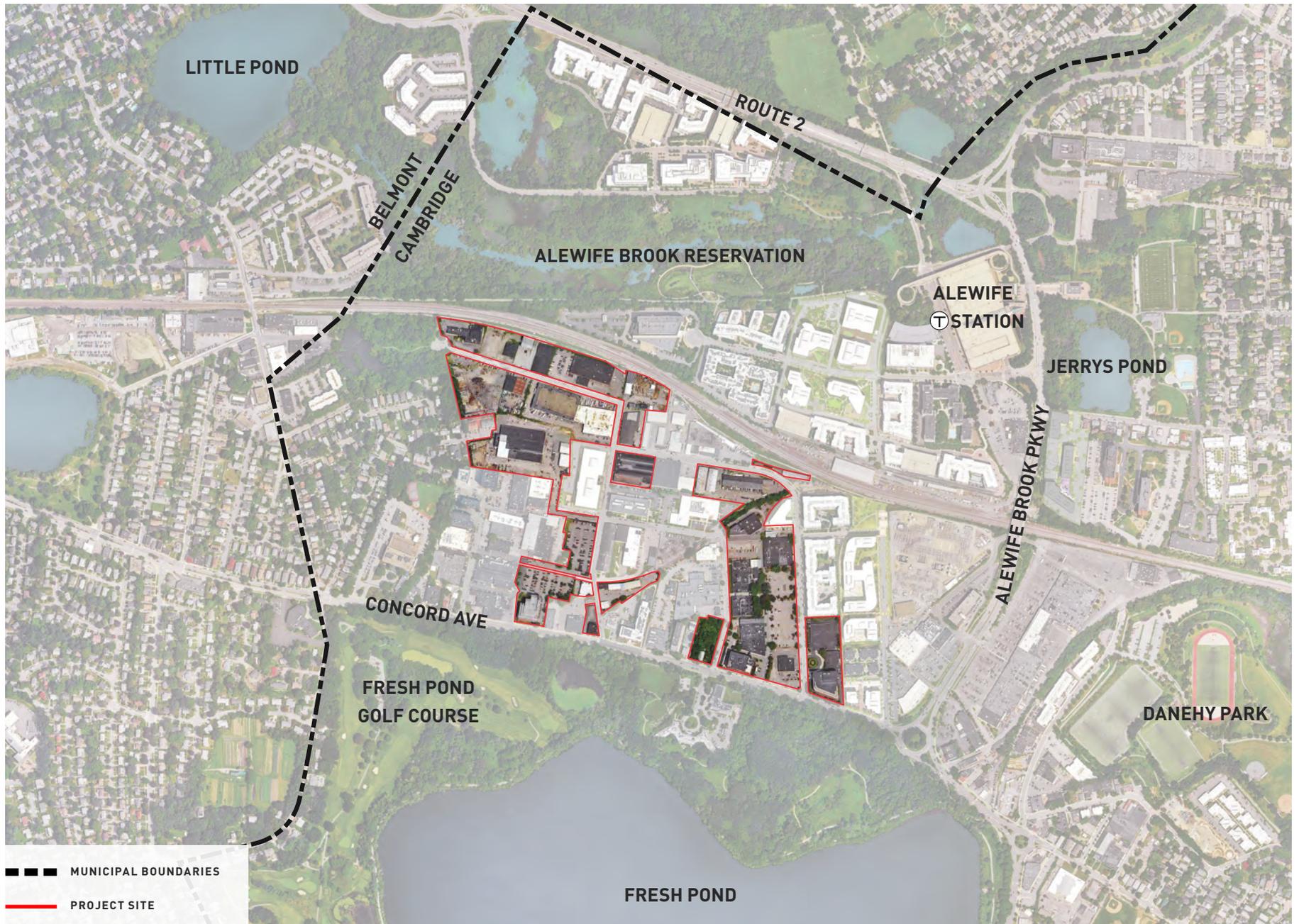


Figure 2.2: Project Site Context

Healthpeak PUD Master Plan | Cambridge, MA

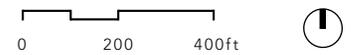


Figure 2.3: Historical Image of Site - 1969 Alewife Quadrangle District
Healthpeak PUD Master Plan | Cambridge, MA





Figure 2.4: Existing Conditions Plan
Healthpeak PUD Master Plan | Cambridge, MA



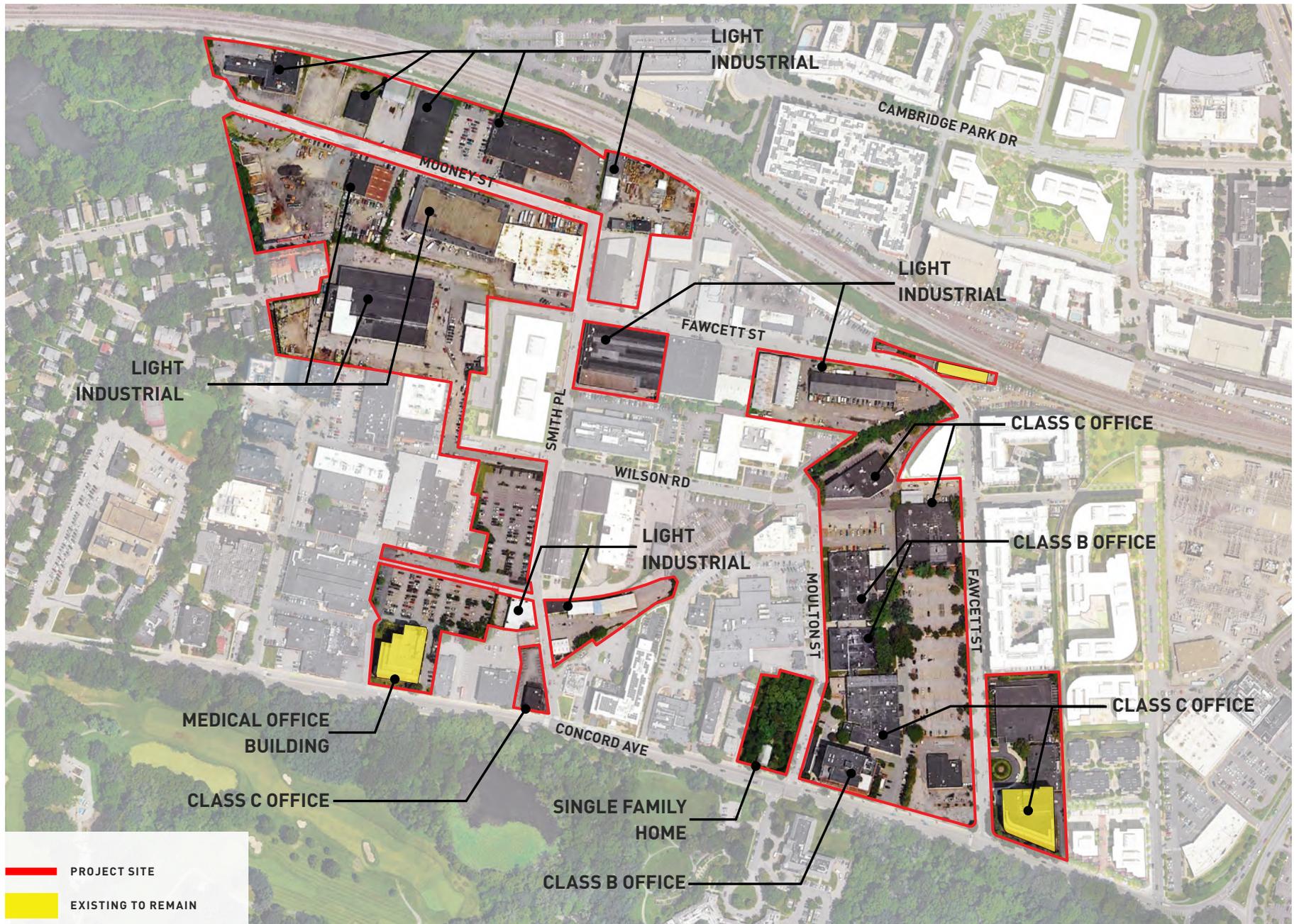


Figure 2.5: Existing Land Use
 Healthpeak PUD Master Plan | Cambridge, MA



Figure 2.6: Existing Conditions Survey
Healthpeak PUD Master Plan | Cambridge, MA



Figure 2.7: Conceptual Site Development Plan
Healthpeak PUD Master Plan | Cambridge, MA