



Figure 1E.1: Conceptual Open Space Plan

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Figure 1E.2: Open Space Typologies
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Figure 1E.3: Four New Parks: Approx. Size

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Figure 1E.4: Open Space Plan - Publicly Beneficial Open Space

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Figure 1E.5: Open Space Plan - Open Space Per Lot

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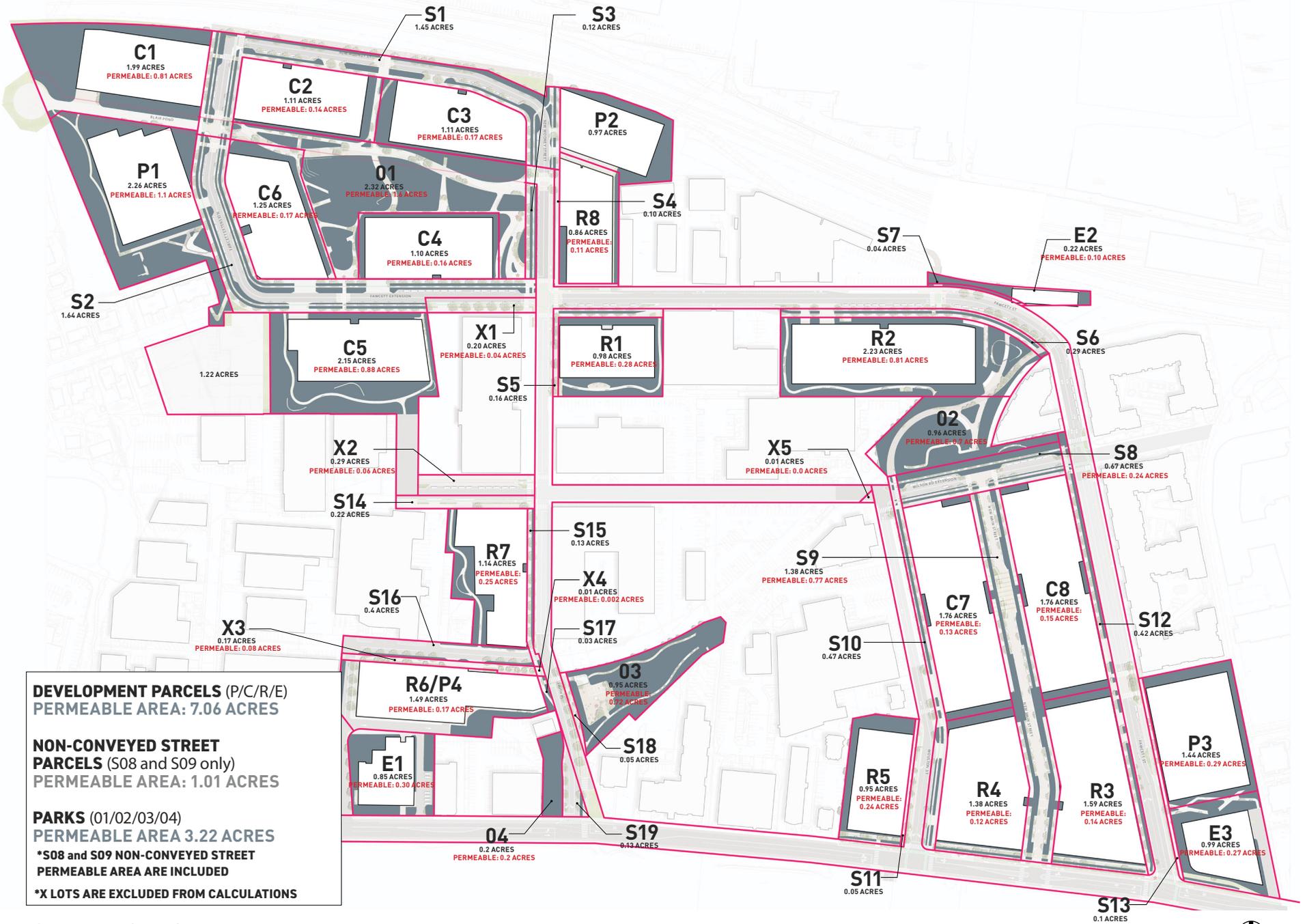


Figure 1E.6: Open Space Plan - Permeable Area Per Lot

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WATER FEATURE AND DISCOVERY



GATEWAY PLAZA



BIKE AND PEDESTRIAN PATHWAYS



DOG RUN AND SEATING AREA



PARK NEIGHBORHOOD: PLAY, MULTI-USE SPORT COURT, COMMUNITY GARDEN



PUBLIC STREETScape



NEIGHBORHOOD GATHERING SPACES



PARK CONNECTIONS



PLAY AREAS AND COMMUNITY GARDENS



WOONERF



COMMUNITY PARK PLAZA



NEIGHBORHOOD PARK



ACTIVE PARK EDGES/ STREETScape



SHARED RETAIL STREET

Figure 1E.7: Open Space Activation

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Figure 1E.8a: Open Space Conceptual Programming
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NEIGHBORHOOD CONNECTIONS



Multi-use path connection
Bike, walk, run

PASSAGES

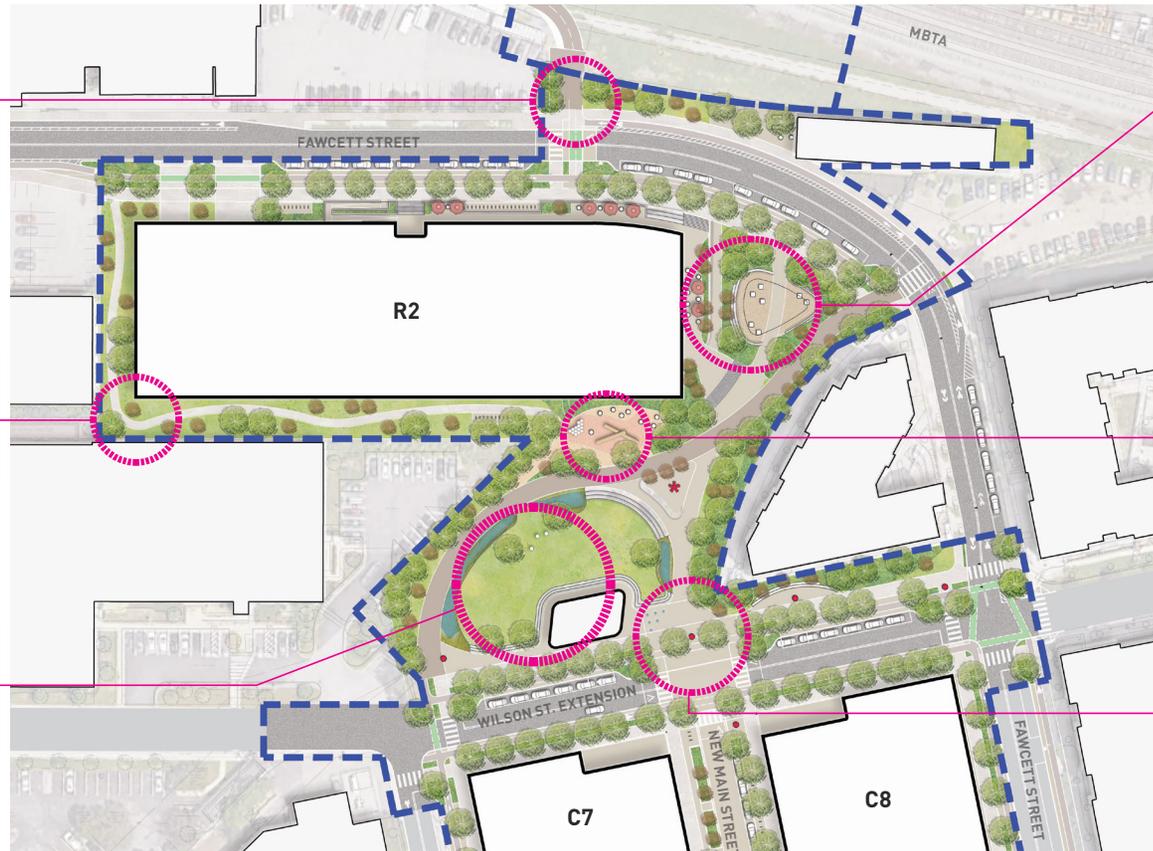


Open space connectors
Passive uses
Seating and strolling

GATHER GREEN



Active and Passive uses
F+B opportunities
Performances
Community Gatherings



GATHER URBAN



Active and Passive uses
Multi-use Urban Plaza
Performances
Community Gatherings / Social
Multi-modal connections

PLAY



Discovery Play, Active Play, Social
Play for various age groups

COMMUNITY NODE



Multi-functional space serving as
gathering space and gateway to New
Main Street and Community park

Figure 1E.8b: Open Space Conceptual Programming - Northeast Quad
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EXPLORE



Active / Passive Open Space Connector
Connection to Natural Open Space

NEIGHBORHOOD PARK

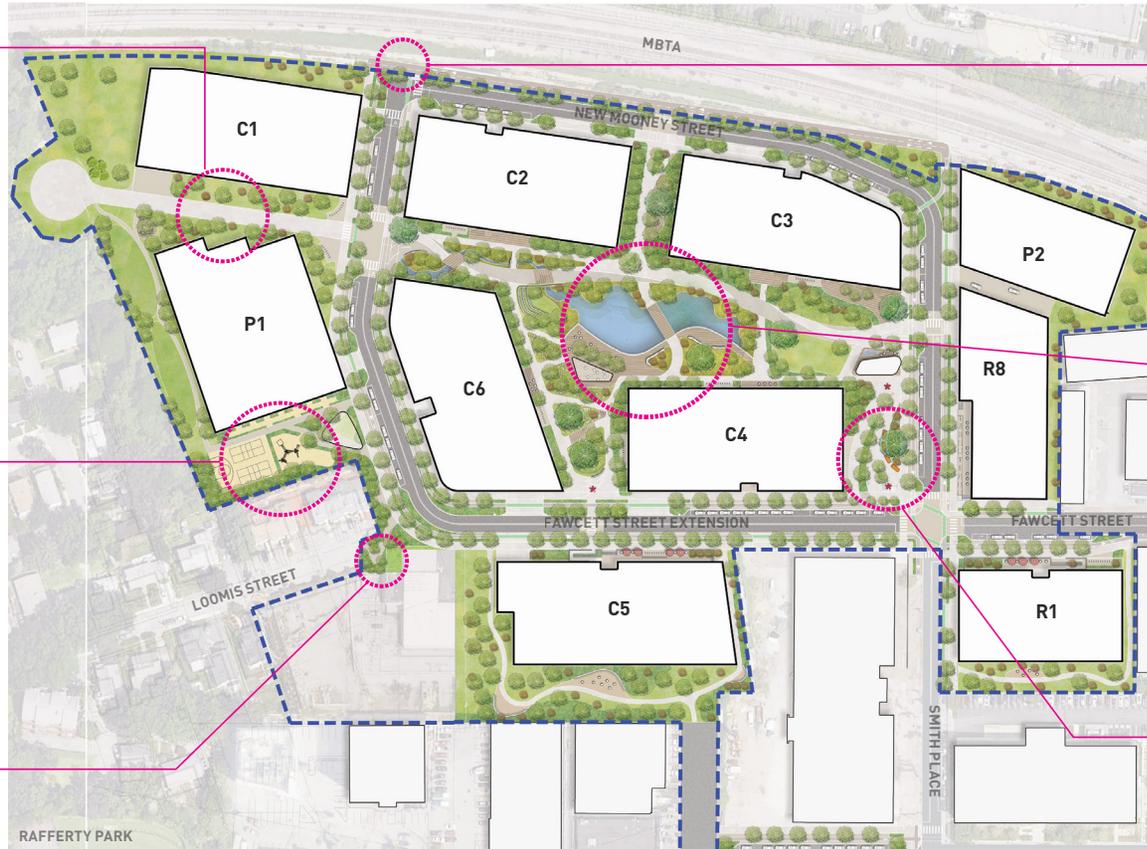


Active / Passive Play
Multi-use Courts
Play Area
Community Garden
Shade Structure

HIGHLANDS / LOOMIS CONNECTOR



Accessible gateway from neighborhood
to future open space network



NEIGHBORHOOD CONNECTIONS



Walk, Run, Bike

THE QUAD



Active / Passive Open Space
Variety of amenities
Central Water Feature
Connections to Open Space Network

NEIGHBORHOOD URBAN PLAZA



Gathering / Passive uses
Multi-use Urban Plaza
Performance Space
Retail Activation
Multi-modal connections

Figure 1E.8c: Open Space Conceptual Programming - Northwest Quad
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PASSAGES



Passive Green Connections
Seating
Strolling

POCKET PARKS



Small Scale Open Spaces
Active / Passive
Multi-use

GATEWAY PARK



Gateway to Neighborhood
Connection to future Open Spaces
Connector to Fresh Pond



NEIGHBORHOOD PARK



Passive and Active Uses
Open Lawn Space
Micro Soccer / Pickup Activities
Neighborhood /
Community Gathering

NEIGHBORHOOD PARK



Multi-use Sports Courts
Play Areas
Shade Structures

NEIGHBORHOOD PARK



Community Gardens
Pollinator Gardens
Social Spaces

Figure 1E.8d: Open Space Conceptual Programming - Southwest Quad
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GREEN STREETS



Neighborhood Connectors
Active/Passive Uses
Multi-modal
Green Infrastructure
Robust Street Tree Plantings

PEDSTRIAN STREET



Intimate Scale
Passive Use
Retail Activated
Open Space Connector

COMPLETE STREET



Community Connector
Active/Passive Uses
Multi-modal
Green Infrastructure
Robust Street Tree Plantings



NEW MAIN



Retail Activated
Shared Street
Community/Neighborhood Gathering
Tree-lined and Furnished

NEIGHBORHOOD CONNECTOR



Important Pedestrian Connector
Link to Existing and Future Open Space
Passive Pedestrian Connection

POCKET PARK



Passive Open Space
Pathways
Seating
Shade
Intimate Lawn Space

Figure 1E.8e: Open Space Conceptual Programming - Southeast Quad
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1.8 Ground Floor Activation Plan

The Project is designed to enhance pedestrian activity along the sidewalks and foster a sense of neighborhood continuity by introducing an engaging, lively, and active street-level presence. Currently, ground floor activation within the Alewife Quadrangle is limited and scattered, resulting in a lack of visibility and vibrancy for pedestrians. **Figure 1F.1** illustrates the existing ground floor activation context. In the future, as illustrated on **Figure 1F.2**, the proposed concept for ground floor activation for the Project is by the establishment of a network of vibrant neighborhood nodes that bring concentrated ground-floor activation to the Alewife Quadrangle. This framework supports a dynamic, connected, and resilient mixed-use environment across the district and is envisioned to evolve from an industrial zone into a dynamic district featuring active ground floor amenities and retail along New Main Street and the Fawcett Street Crossroads. Additionally, the nearby Shopping Center District will contribute further texture to the resident and visitor experience through a mix of neighborhood-serving uses. The Project's ground floor and public realm present a unique opportunity to support and advance

this vision as illustrated on **Figure 1F.3**. The Applicant aims to build on this momentum by developing an inclusive and innovative ground floor environment that supports local and independent concepts, ultimately creating a destination that resonates with all members of the Cambridge community. **Figure 1F.4** illustrates a variety of retailers and active uses. The total floor area of the Project is subject to a number of exemptions as depicted in **Figure 1F.5**. A complete retail plan is included in **Appendix F**.

1.8.1 New Main Street Retail Corridor

Situated along a walkable, pedestrian-scaled street, this corridor functions as the central spine of retail activity for the Quadrangle. It benefits from its strategic location near Fresh Pond Mall and its strong connections to Concord Avenue and the Fresh Pond Reservation. Building frontages along this corridor will feature a mix of retail, commercial, residential, cultural, and community-serving uses that respond to the demands of a transit-oriented context. An east-west oriented plaza intersects the corridor, creating a protected pedestrian link to adjacent parking and offering a flexible space for public gatherings and neighborhood events.

1.8.2 Fawcett Street Crossroads

Positioned at the intersection of the bend at Fawcett Street, and in close proximity to Iggy's, a bakery that is a longstanding community anchor, this node acts as a key convergence point for pedestrians, cyclists, and multimodal connections via the Proposed Bridge. Ground-floor spaces here are envisioned for active, neighborhood-serving uses, including fitness centers, commuter-oriented retail, maker spaces, and other experiential tenants. The adaptive reuse of structures such as 110 Fawcett Street further reinforces this area's character and supports sustainable development practices.

1.8.3 Smith Place and Fawcett Street Community Hub

A more intimate, yet integral, activation point within the network, this hub is designed as a neighborhood gathering space that supports smaller-scale commercial activity and offers opportunities for community interaction. Located at a natural juncture within the Development Parcel, it strengthens the sense of place for neighbors and workers alike.

Together, the three distinct, but interconnected, nodes of the New Main Street Retail Corridor, the Fawcett Street Crossroads and the Smith Place and Fawcett Street Community Hub create a rhythm of activity that stitches together the broader urban fabric from Cambridge Highlands to the west, Alewife Triangle to the north, Concord Avenue and Fresh Pond to the south, and the Fresh Pond Mall to the east. The nearby MBTA Alewife Red Line train station and Alewife Brook Parkway provide critical multimodal connections, ensuring that the Quad is seamlessly integrated into the greater Cambridge community.



Figure 1F.1: Ground Floor Activation - Existing Context

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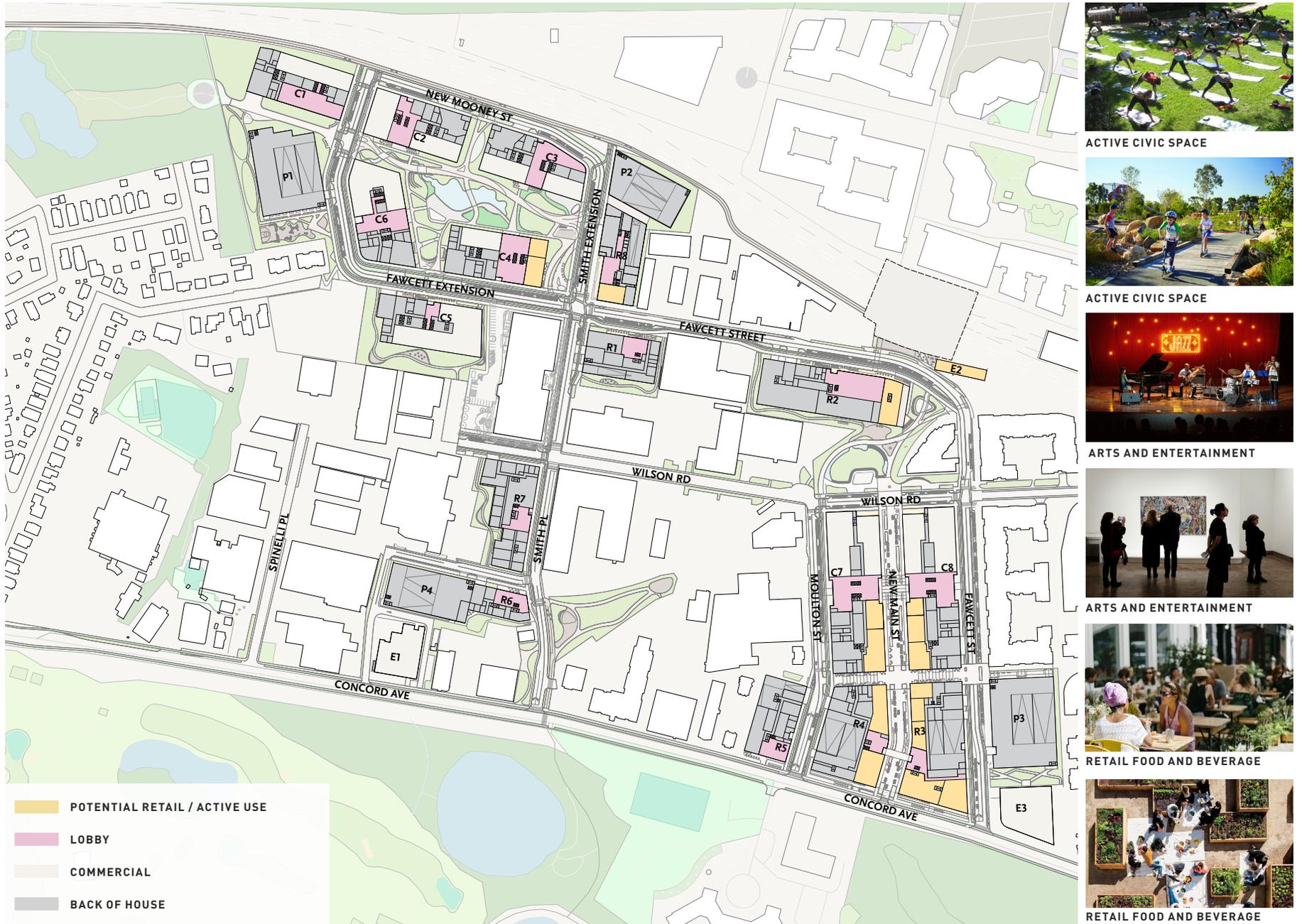


Figure 1F.2: Ground Floor Activation - Proposed Conditions
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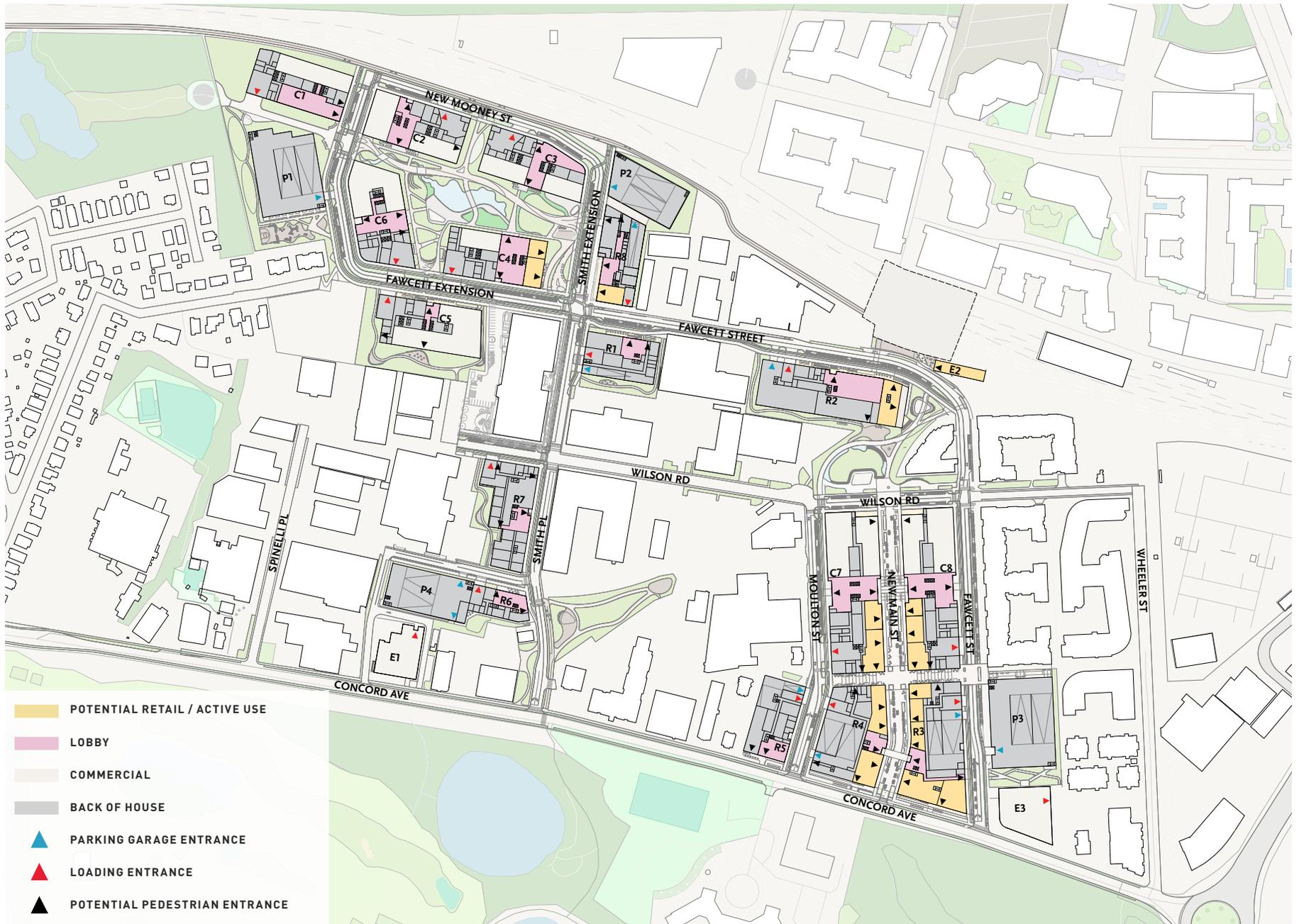


Figure 1F.3: Conceptual Activation Plan
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Figure 1F.4: Variety of Retailers / Active Use
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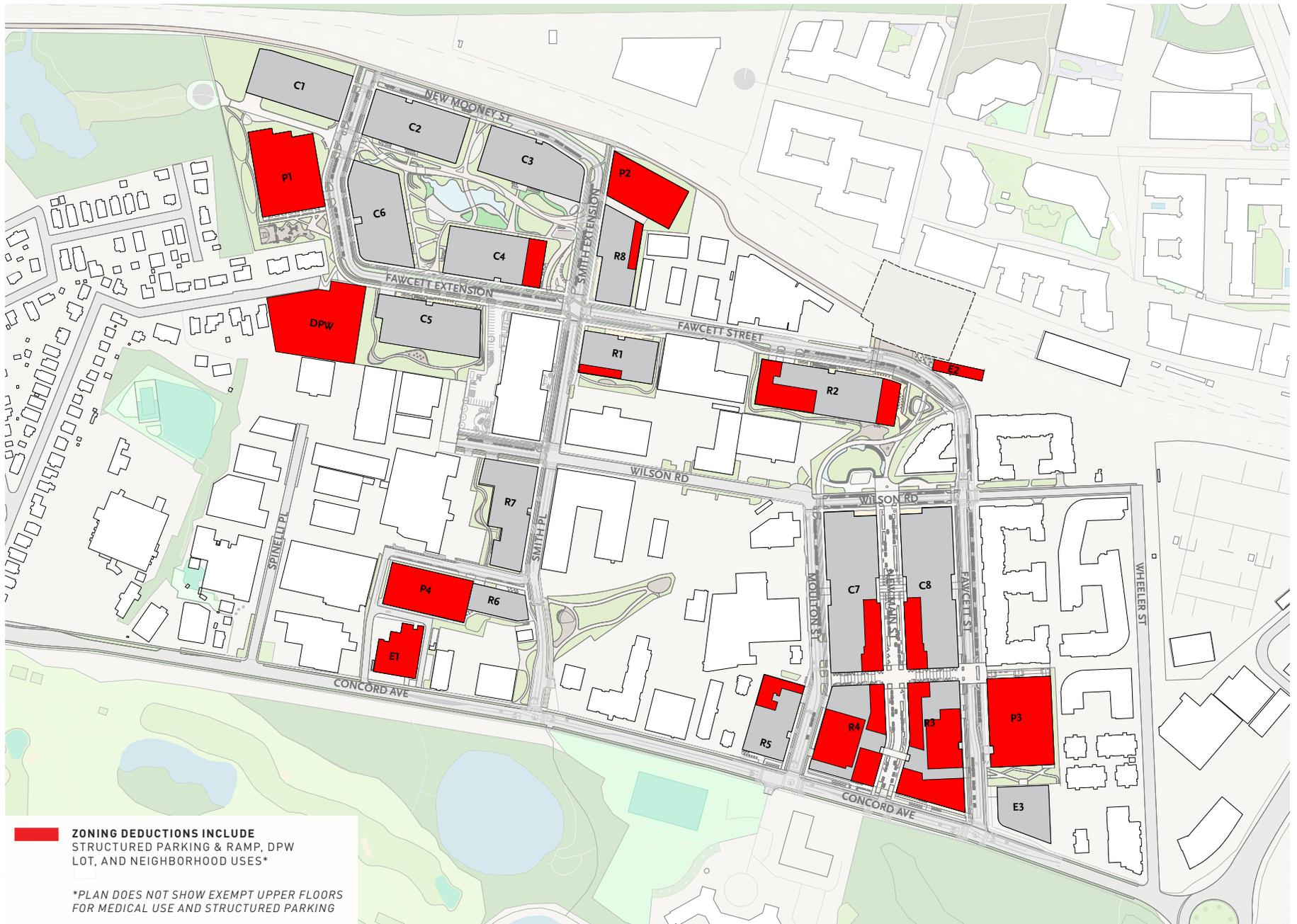


Figure 1F.5: Conceptual Exempt Use Plan Ground Floor Plan

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