

2.

Article 19 Requirements

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2. Article 19 Requirements

Per Section 19.24 of the CZO, an application to the Planning Board for a Project Review Special Permit shall include certain information and narratives. This Application contains the required information as follows:

1. **Planning Board Special Permit Application Form:** Included in **Volume I, Section 1.**
2. **Traffic Study:** in compliance with Section 19.24(2) of the CZO, the Applicant submitted a TIS, which was certified by the City's DOT on January 20, 2026 (included in **Appendix A** of this Application).

Refer to **Volume I, Section 3.4—Consistency with Specific Special Permit Zoning Criteria**, for a discussion of the traffic impact findings and indicators, in accordance with Section 19.25.1 of the CZO.

3. **Tree Study:** the Applicant submitted a Tree Study to the City's Arborist on August 19, 2025, which was certified on October 24, 2025, and is included in **Appendix D** of this Application. An updated Tree Study was submitted on May 21, 2026. **Figures 2A.1 through 2A.6** show the updated study accounting for the Building R8 at 180 Fawcett Street, as the Applicant entered into negotiations to acquire said Parcel following the certification of the Tree Study. An overview narrative is included in this Application as **Section 2.1** below.

4. **Urban Design Objectives Narrative:** This narrative is included in **Section 2.2** below.
5. **Water and Sewer Service Infrastructure Narrative:** This narrative is included in **Section 2.3** below.
6. **Noise Mitigation Narrative:** This narrative is included in **Section 2.4** below.
7. **Resilience Narrative:** This narrative is included in **Section 2.5** below.

2.1 Tree Mitigation Plan (19.24.3)

The City recognizes the importance of maintaining its urban tree canopy. From the start of the Infrastructure PUD process, it has been acknowledged that some existing trees may be affected by the Project. The Applicant understands the impact of removing these trees and is committed to both minimizing losses and enhancing the neighborhood's overall tree canopy. In addition, the Tree Mitigation Plan will fully comply with the current Tree Protection Ordinance.

As shown in **Figures 2A.1 through 2A.6**, the Project will require the removal of 269 private trees and 24 street trees. To offset this loss, the Project proposes a comprehensive urban tree plan, which includes planting approximately 447 new trees in private open spaces and 310 new street trees in publicly accessible areas. The Applicant agrees that it shall not remove trees in Phase 2 of the

Project until the commencement of Phase 2; provided, however, that as it relates to the trees located on privately owned land, the caliper of trees that the Tree Mitigation Plan designates as private trees to be removed shall be deemed to be the caliper of the trees as of the date of the Final Development Plan and not as of the date the same are removed as the Tree Mitigation Plan provides for the mitigation for the caliper sizes of the trees as they exist as of the date of this Final Development Plan. The Applicant agrees that the caliper of any of the eight (8) Public Shade Trees that are proposed to be removed in connection with the Project on which mitigation will be based will be determined based on the caliper of the Public Shade Tree at the time the same is to be removed irrespective of when the Applicant obtains the approval to remove the same from the City's Tree Warden.

The urban tree canopy plan will feature a mix of native and adaptive tree species. The Applicant will collaborate with the City Arborist to select a diverse and resilient range of trees, creating a sustainable urban canopy network. In total, more than 760 trees will be planted throughout the neighborhood.

To illustrate how the urban tree canopy will develop over time, **Figures 2A.7a, 2A.7b, and 2A.7c** show projected canopy coverage at Year 1, Year 10, and Year 25, demonstrating the anticipated growth and evolution of the tree canopy as the landscaping matures over time.

LEGEND	
KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT
	PRIVATE PROPERTY: WORK IN THIS AREA REQUIRES RIGHTS FROM THIRD PARTY
	DEVELOPMENT PARCEL
	EXISTING CITY ROW

EXISTING TREE SUMMARY			
KEY	DESCRIPTION	QTY	TOTAL CALIPER (IN)
	EXISTING PRIVATE TREES TO BE RETAINED	8	104.4
	EXISTING PRIVATE TREES TO BE REMOVED	269	2551.9
	EXISTING CITY STREET TREES TO BE RETAINED	0	0.0
	EXISTING CITY STREET TREES TO BE REMOVED	24	103.1
TOTAL EXISTING TREES		301	2759.4

City of Cambridge Tree Protection Ordinance (TPO), Title 8, Chapter 8.66, of the City's Municipal Code.

NOTE: 641 CONCORD AVE. AND 160 FAWCETT STREET ARE NOT YET UNDER HEALTHPEAK OWNERSHIP, BUT ARE INCLUDED IN DEVELOPMENT PARCEL

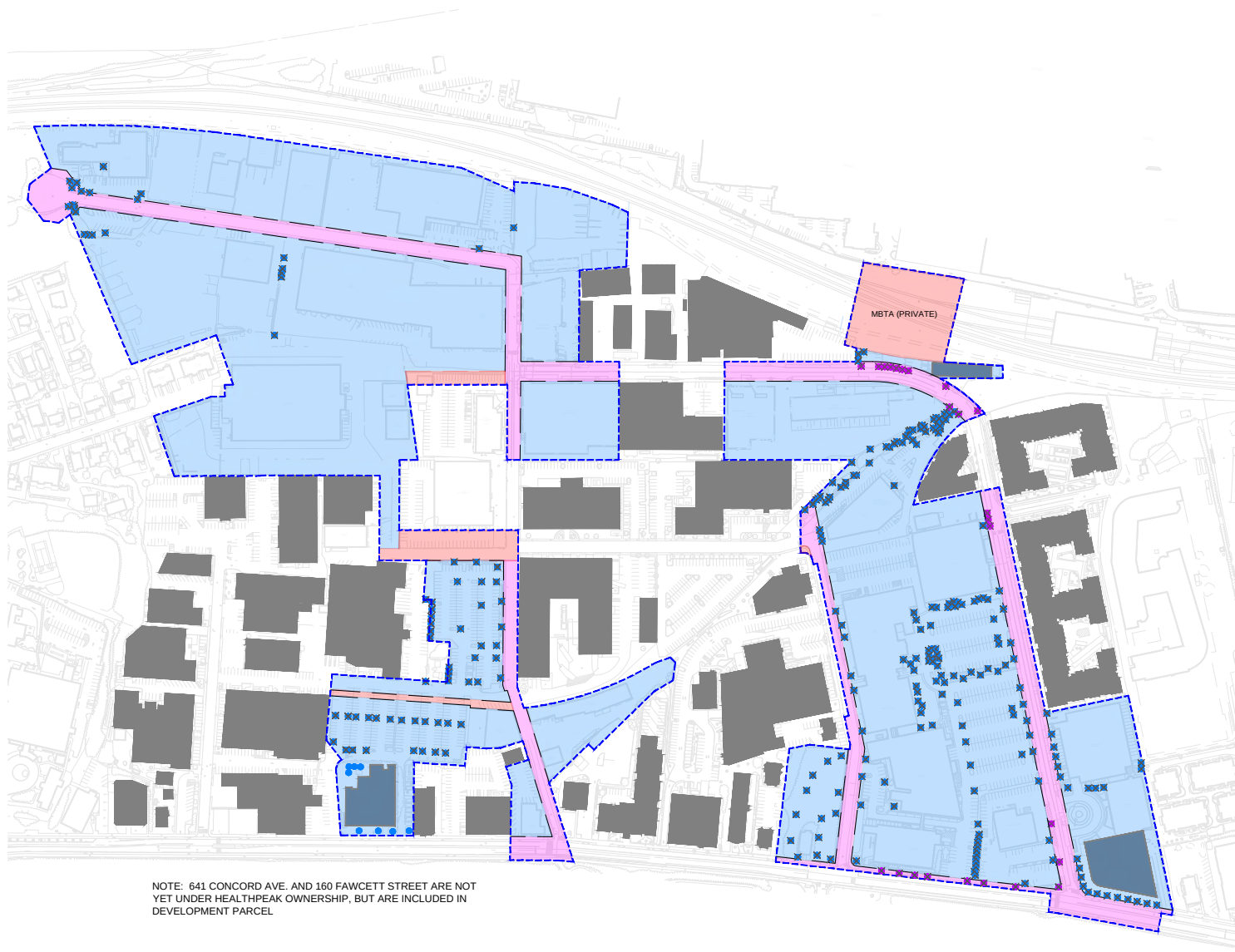


Figure 2A.1: Tree Study: Existing Tree Summary
Healthpeak PUD Master Plan | Cambridge, MA

LEGEND	
KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT

EX. TREES CLASSIFICATION

KEY	DESCRIPTION	QTY
	EX. DEAD TREES TO BE REMOVED	18
	EX. NON-SIGNIFICANT TREES TO BE RETAINED (CALIPER <6")	7
	EX. NON-SIGNIFICANT TREES TO BE REMOVED (CALIPER <6")	88
	EX. SIGNIFICANT TREES TO BE RETAINED (CALIPER ≥6" and <30")	1
	EX. SIGNIFICANT TREES TO BE REMOVED (CALIPER ≥6" and <30")	176
	EX. EXCEPTIONAL TREES TO BE RETAINED (CALIPER ≥30")	0
	EX. EXCEPTIONAL TREES TO BE REMOVED (CALIPER ≥30")	11

City of Cambridge Tree Protection Ordinance (TPO),
Title 8, Chapter 8.66, of the City's Municipal Code.



Figure 2A.2: Tree Study: Tree Classification Assessment
Healthpeak PUD Master Plan | Cambridge, MA

LEGEND	
KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT
	PHASE 1
	PHASE 2

City of Cambridge Tree Protection Ordinance (TPO),
Title 8, Chapter 8.66, of the City's Municipal Code.

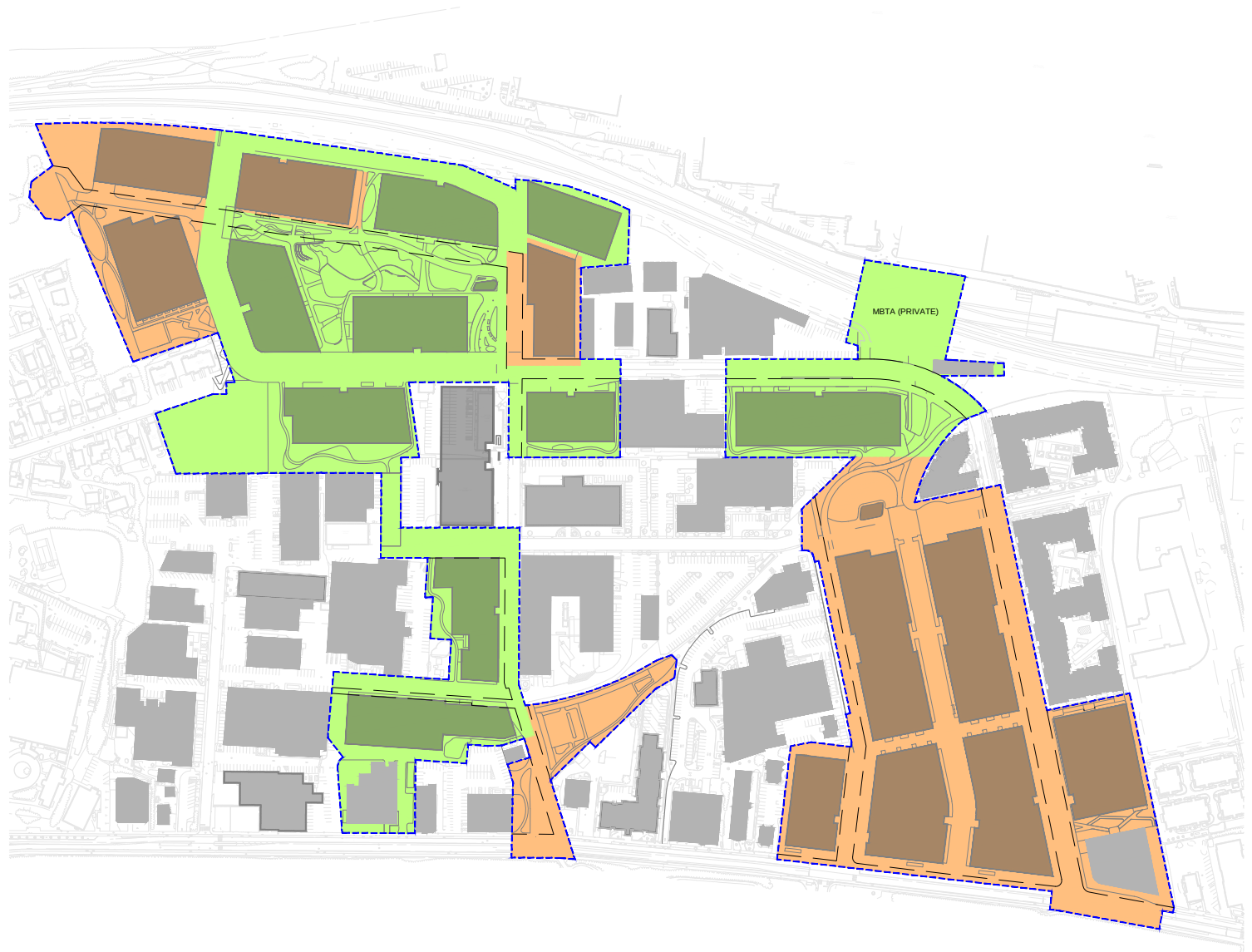
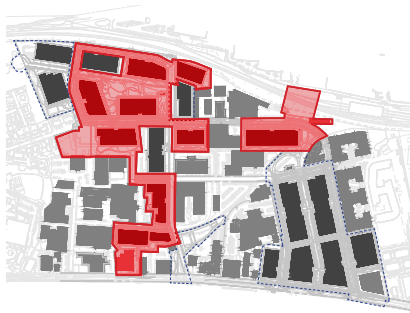


Figure 2A.3: Tree Study: Phase Key
Healthpeak PUD Master Plan | Cambridge, MA



KEY PLAN

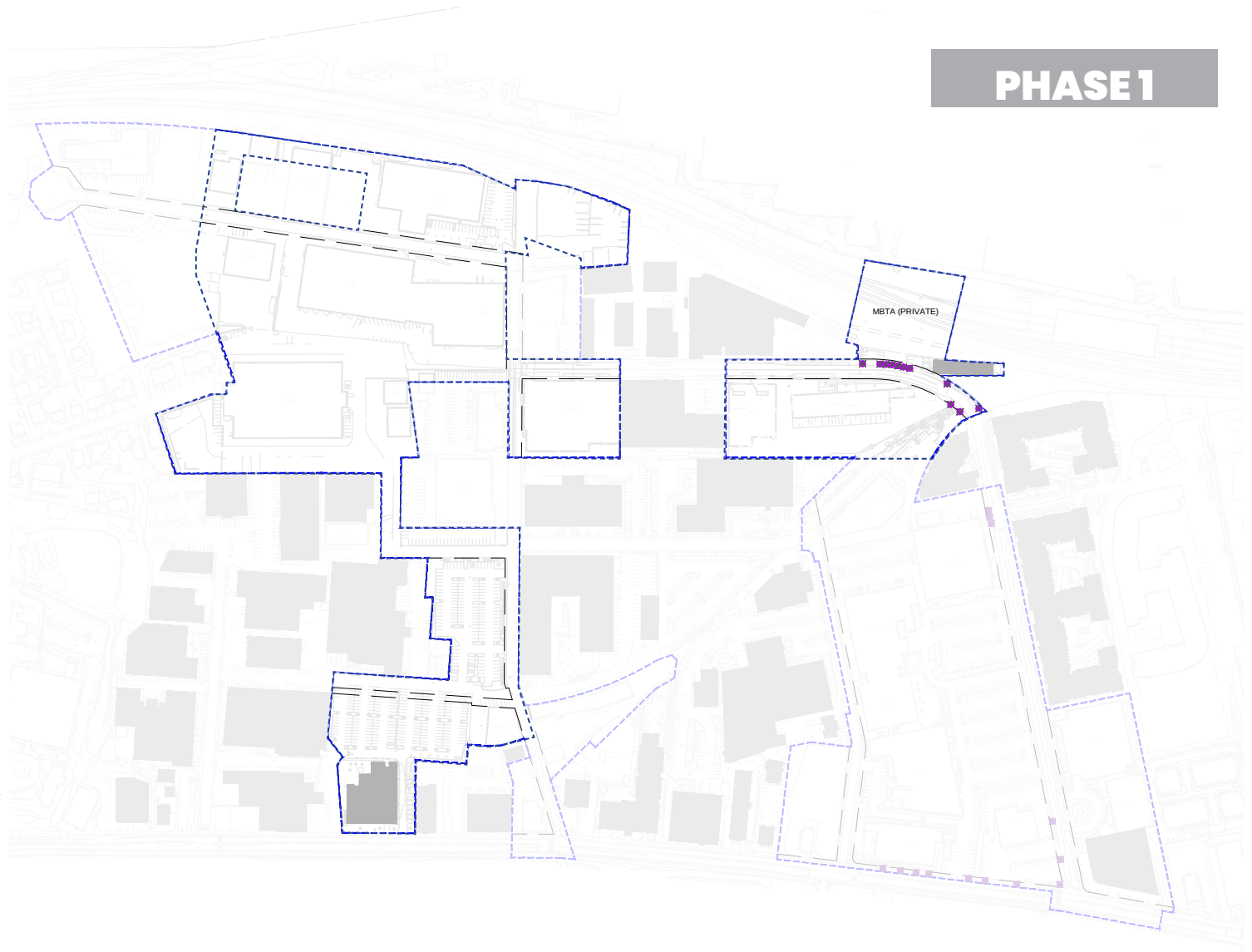
LEGEND

KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT

PHASE 1 EX. STREET TREES

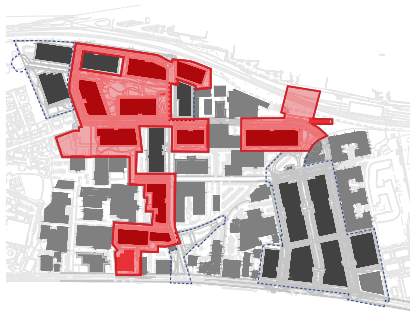
KEY	DESCRIPTION	QTY	TOTAL CALIPER (IN)
	EXISTING CITY STREET TREES TO BE REMOVED	11	45.6

City of Cambridge Tree Protection Ordinance (TPO),
Title 8, Chapter 8.66, of the City's Municipal Code.



PHASE 1

Figure 2A.4a: Tree Study: Phase 1 Existing Street Trees
Healthpeak PUD Master Plan | Cambridge, MA



KEY PLAN

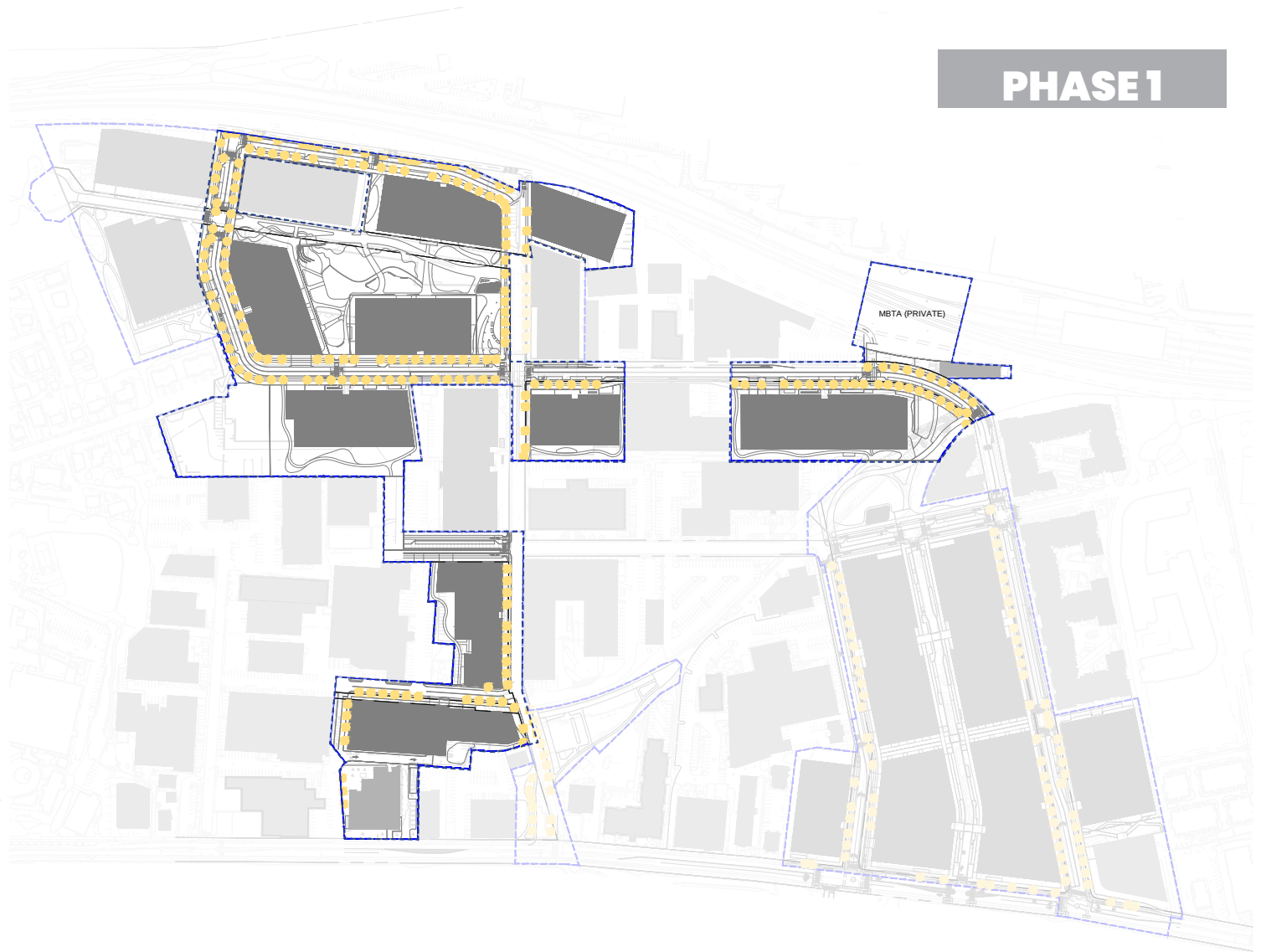
LEGEND

KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT

PHASE 1 PROP. STREET TREES

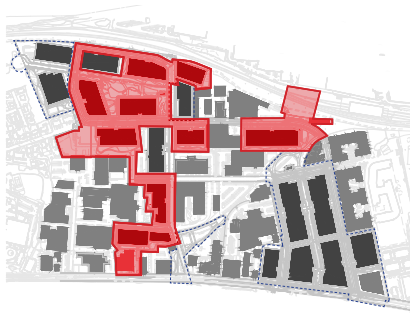
KEY	DESCRIPTION	QTY	TOTAL CALIPER (IN)
	PROPOSED STREET TREES	207	621

City of Cambridge Tree Protection Ordinance (TPO),
Title 8, Chapter 8.66, of the City's Municipal Code.



PHASE 1

Figure 2A.4b: Tree Study: Phase 1 Proposed Street Trees
Healthpeak PUD Master Plan | Cambridge, MA



KEY PLAN



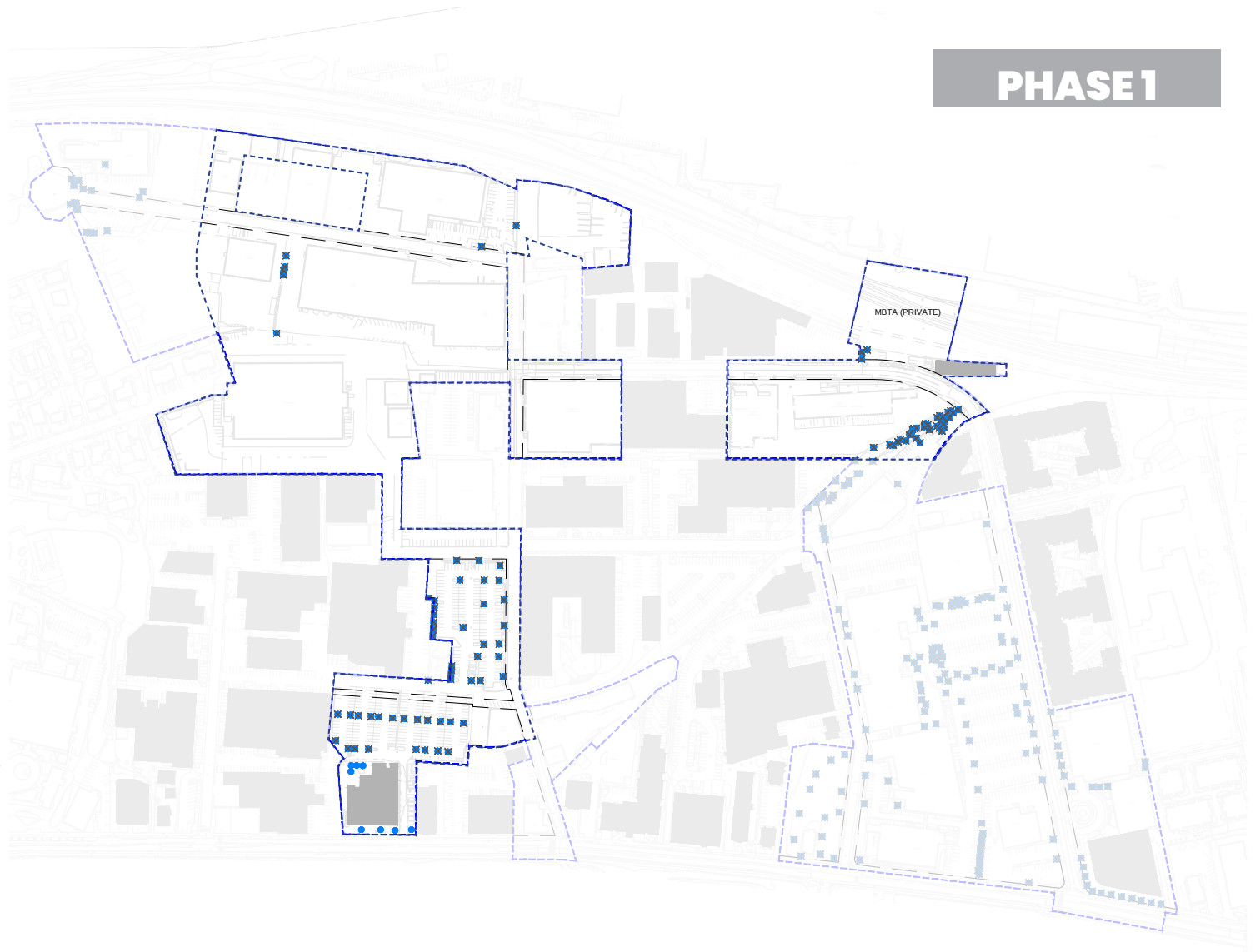
LEGEND

KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT

PHASE 1 EX. PRIVATE TREES

KEY	DESCRIPTION	QTY	TOTAL CALIPER (IN)
	EXISTING PRIVATE TREES TO BE RETAINED	8	104.4
	EXISTING PRIVATE TREES TO BE REMOVED	97	540.9

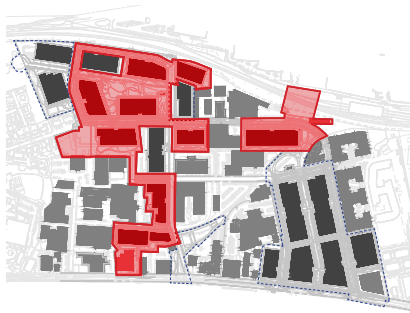
City of Cambridge Tree Protection Ordinance (TPO),
Title 8, Chapter 8.66, of the City's Municipal Code.



PHASE 1

Figure 2A.4c: Tree Study: Phase 1 Existing Private Trees
Healthpeak PUD Master Plan | Cambridge, MA





KEY PLAN



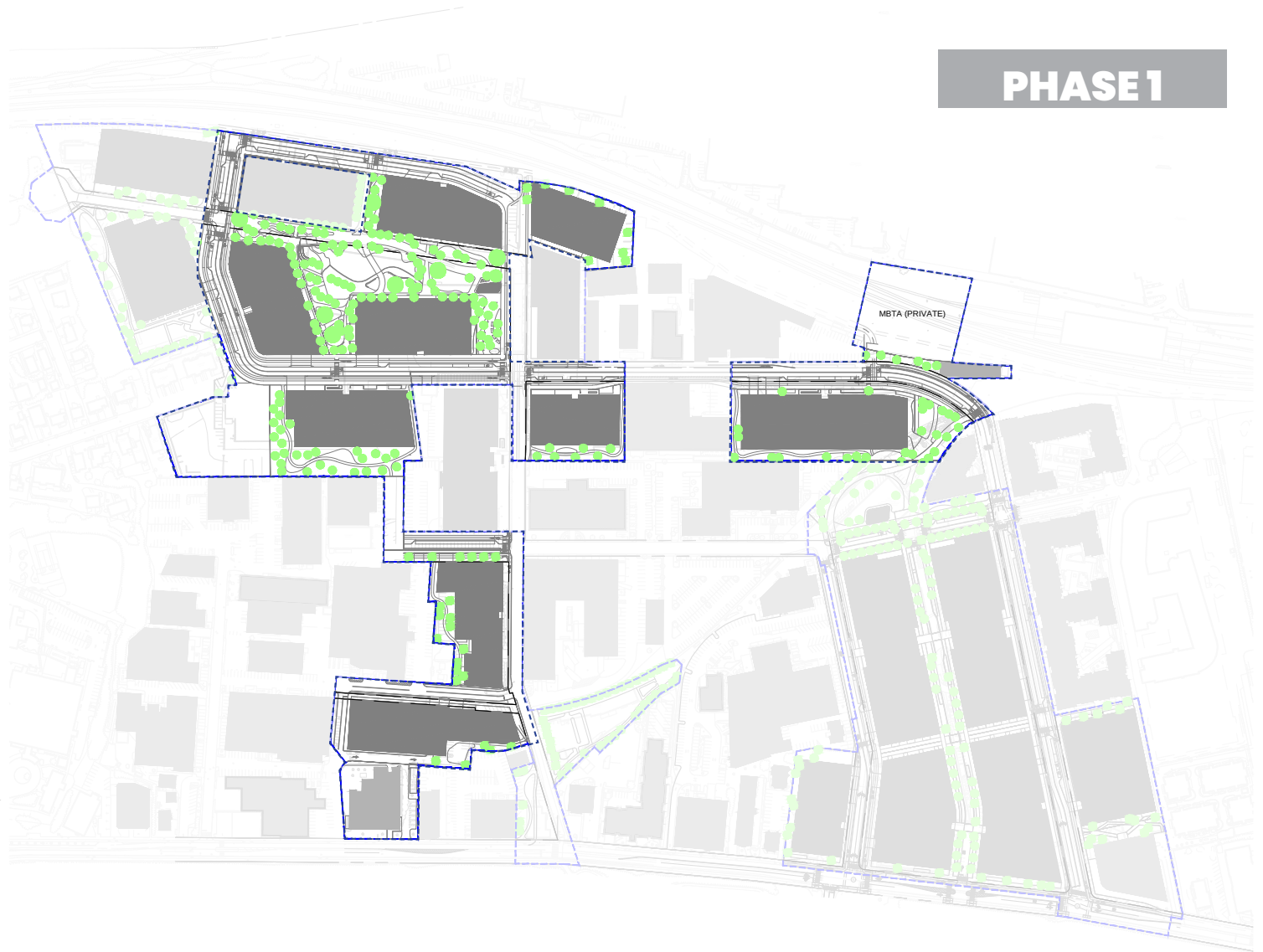
LEGEND

KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT

PHASE 1 PROP. PRIVATE TREES

KEY	DESCRIPTION	QTY	TOTAL CALIPER (IN)
	PROPOSED PRIVATE TREES	214	642

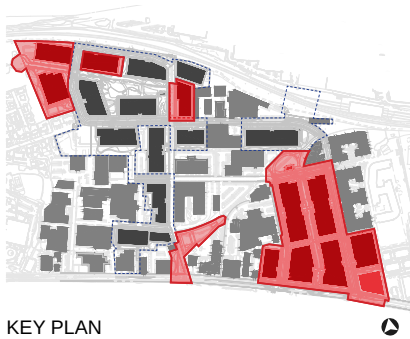
City of Cambridge Tree Protection Ordinance (TPO),
Title 8, Chapter 8.66, of the City's Municipal Code.



PHASE 1

Figure 2A.4d: Tree Study: Phase 1 Proposed Private Trees
Healthpeak PUD Master Plan | Cambridge, MA





PHASE 2

KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT

PHASE 2 EX. STREET TREES

KEY	DESCRIPTION	QTY	TOTAL CALIPER (IN)
	EXISTING CITY STREET TREES TO BE REMOVED	13	57.5

City of Cambridge Tree Protection Ordinance (TPO),
Title 8, Chapter 8.66, of the City's Municipal Code.

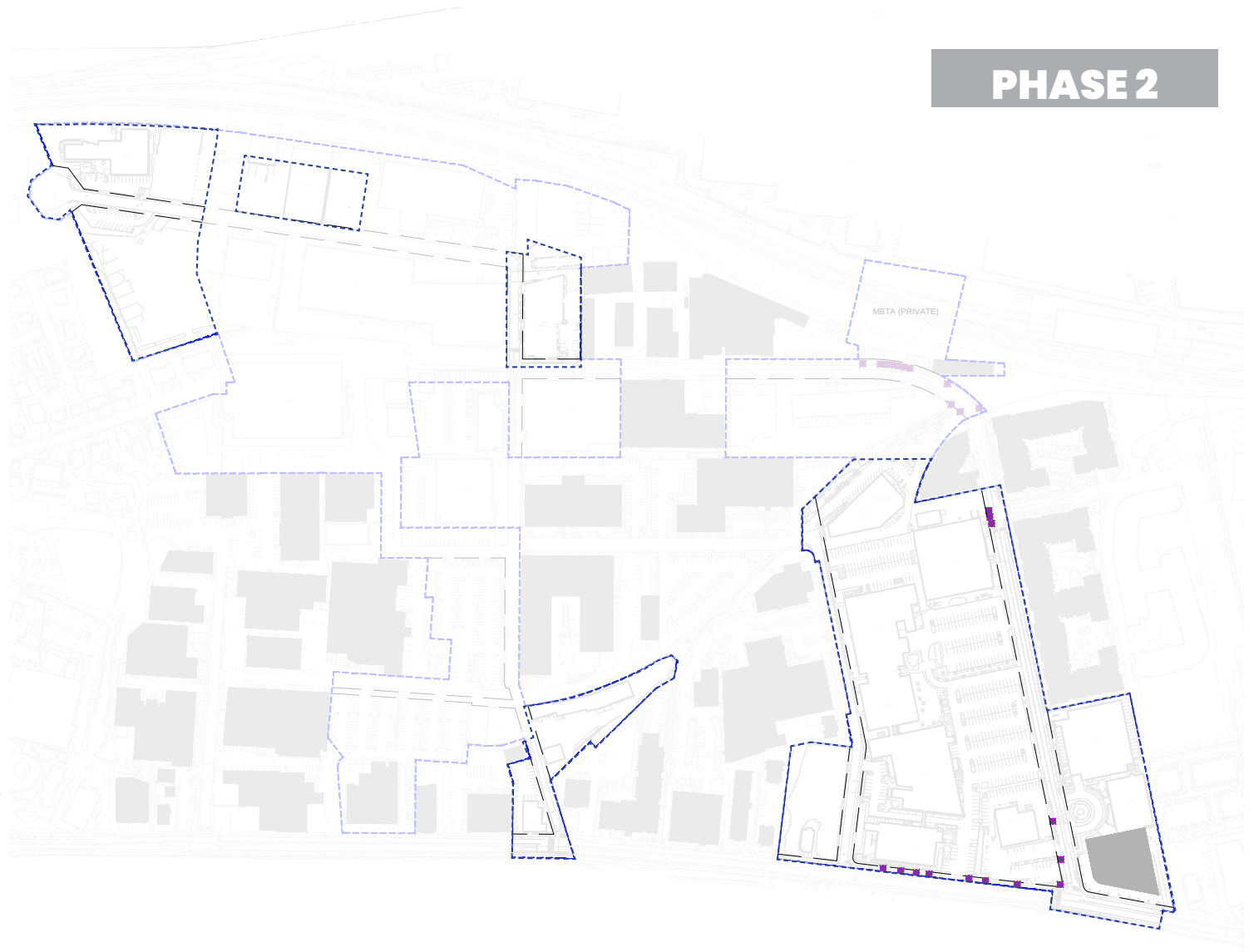
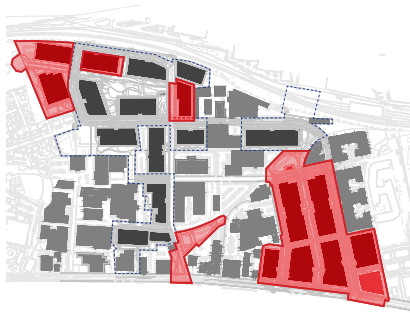


Figure 2A.5a: Tree Study: Phase 2 Existing Street Trees
Healthpeak PUD Master Plan | Cambridge, MA



KEY PLAN



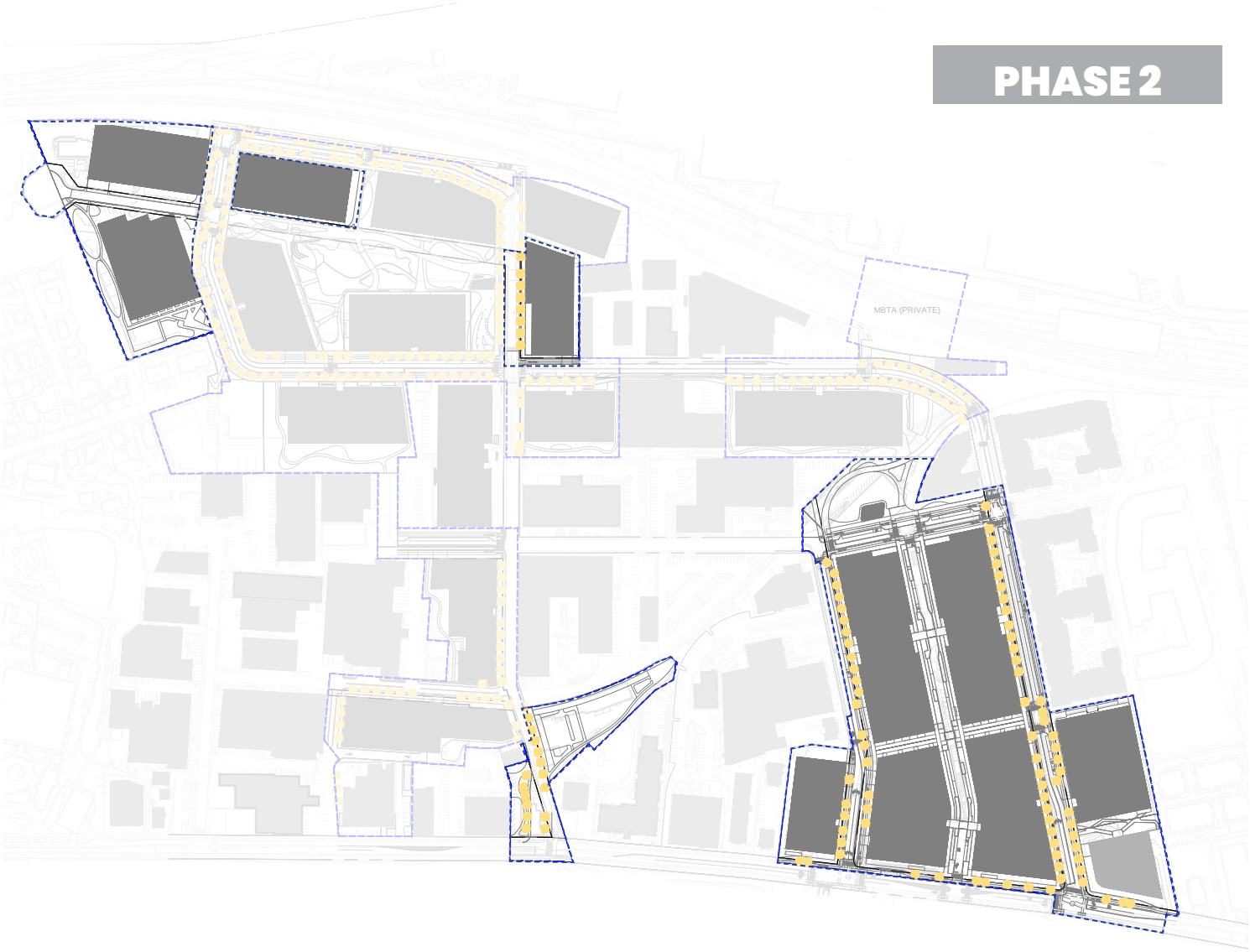
LEGEND

KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT

PHASE 2 PROP. STREET TREES

KEY	DESCRIPTION	QTY	TOTAL CALIPER (IN)
	PROPOSED STREET TREES	103	309

City of Cambridge Tree Protection Ordinance (TPO), Title 8, Chapter 8.66, of the City's Municipal Code.

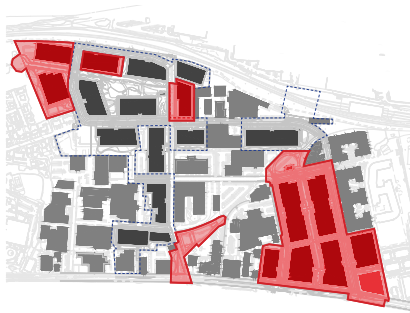


PHASE 2

MBTA (PRIVATE)

Figure 2A.5b: Tree Study: Phase 2 Proposed Street Trees
Healthpeak PUD Master Plan | Cambridge, MA





KEY PLAN



LEGEND

KEY	DESCRIPTION
	LIMIT OF WORK
	ROW / PARCEL LIMIT

PHASE 2 EX. PRIVATE TREES

KEY	DESCRIPTION	QTY	TOTAL CALIPER (IN)
	EXISTING PRIVATE TREES TO BE RETAINED	0	0.0
	EXISTING PRIVATE TREES TO BE REMOVED	172	2011.0

City of Cambridge Tree Protection Ordinance (TPO),
Title 8, Chapter 8.66, of the City's Municipal Code.



PHASE 2

Figure 2A.5c: Tree Study: Phase 2 Existing Private Trees
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