

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 on January 6, 2026, which was certified by the City's DOT on January 20, 2026 (included in **Appendix A** of this Application).

Refer to **Section 3.4 of Volume I, Section 3—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. **Figures 2A.2a–e** show an 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.1a–g, 2A.2a–e, and 2A.3a–f**, the Project will require the removal of 170 private trees and 7 street trees. To offset this loss, the Project proposes a comprehensive urban tree plan, which includes planting approximately 769 new trees in private open spaces and 371 new street trees in publicly accessible areas.

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 1,140 trees will be planted throughout the neighborhood.

To illustrate how the urban tree canopy will develop over time, **Figures 2A.4a-c** 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

- LIMIT OF WORK
- ROW / PARCEL LIMIT
- PRIVATE PROPERTY: WORK IN THIS AREA REQUIRES HEALTHPEAK EASEMENT
- DEVELOPMENT PARCEL
- EXISTING CITY ROW

- EXISTING TREES TO BE RETAINED 53
- EXISTING TREES TO BE REMOVED 170
- EXISTING CITY STREET TREES TO BE REMOVED 7
- EXISTING TREES TO BE RETAINED 358 CAL. INCH
- EXISTING TREES TO BE REMOVED 2,364 CAL. INCH

TOTAL EXISTING TREES 223
TOTAL EXISTING CALIPER 2,722 CAL. INCH

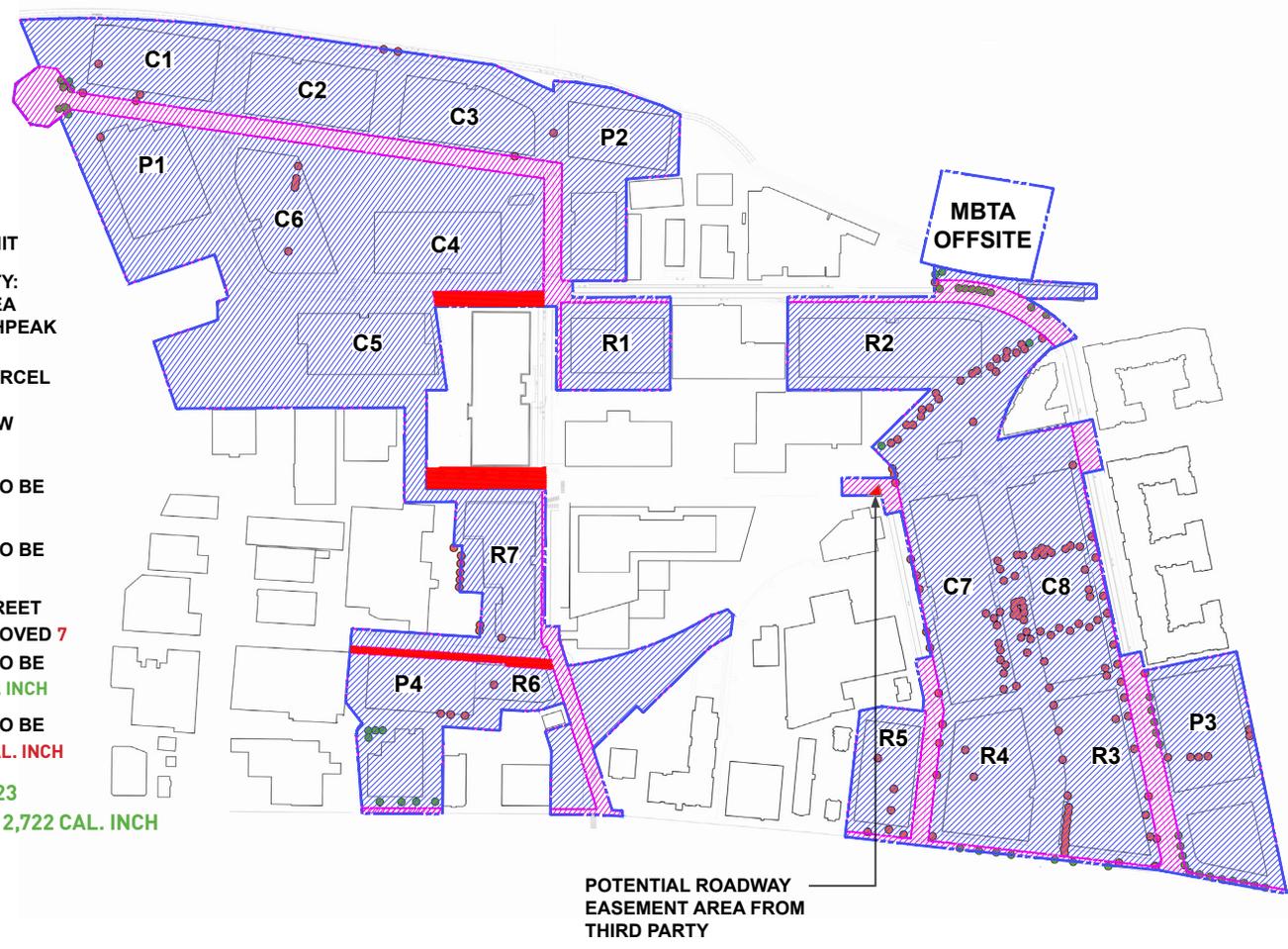


Figure 2A.1a: Existing Tree Inventory
 Healthpeak PUD Master Plan | Cambridge, MA

LEGEND

-  LIMIT OF WORK
-  ROW / PARCEL LIMIT
-  PRIVATE PROPERTY:
WORK IN THIS AREA
REQUIRES HEALTHPEAK
EASEMENT
-  DEVELOPMENT PARCEL
-  EXISTING CITY ROW

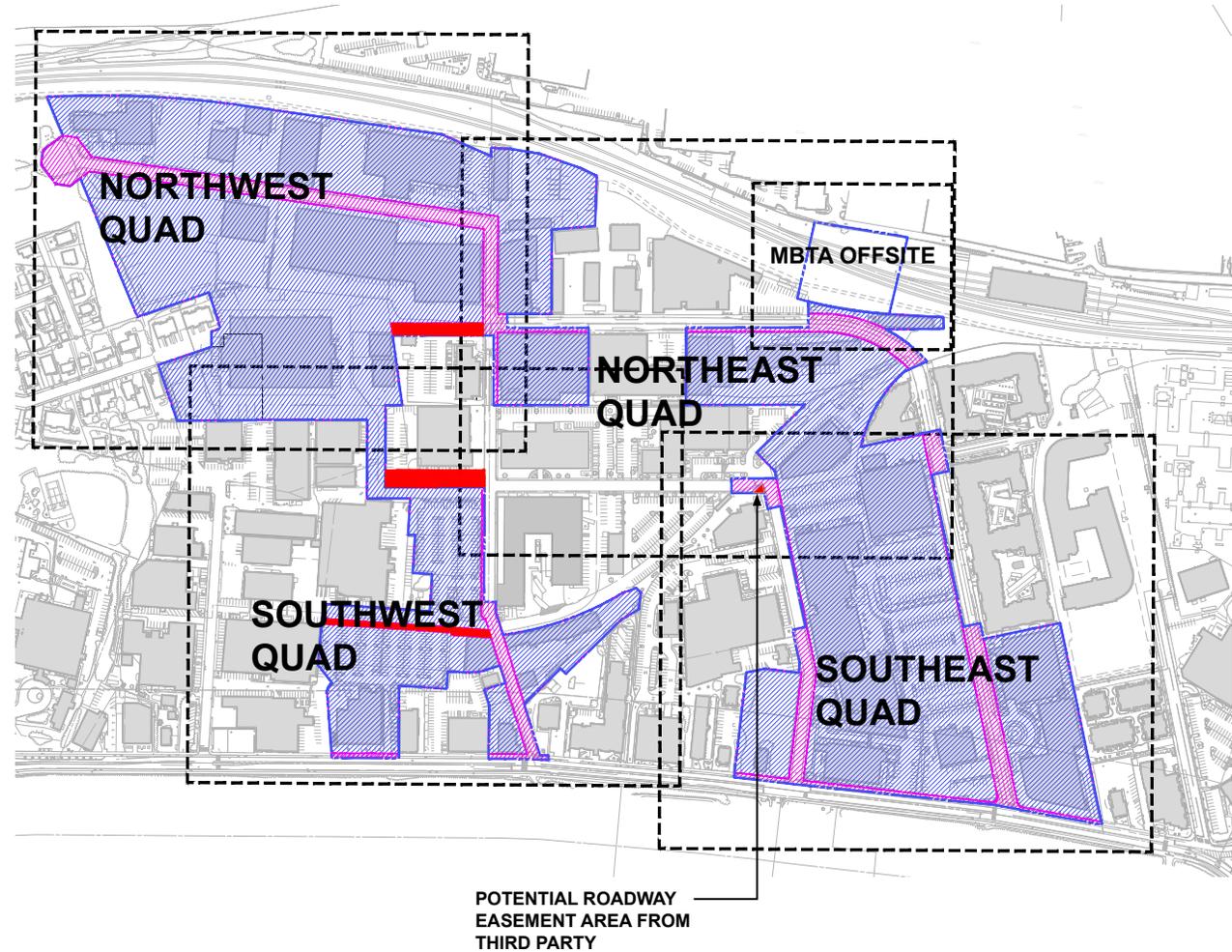
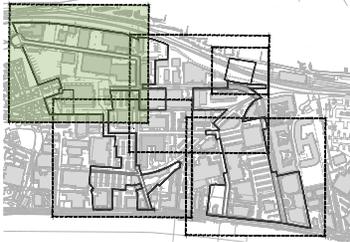


Figure 2A.1b: Existing Tree Inventory - Key Map
Healthpeak PUD Master Plan | Cambridge, MA





LEGEND

- EVERGREEN TREE
- DECIDUOUS TREE
- MULTISTEM TREE
- DYING TREE
- DEAD TREE

- LIMIT OF WORK
- ROW / PARCEL LIMIT
- PRIVATE PROPERTY:
WORK IN THIS AREA
REQUIRES HEALTHPEAK
EASEMENT
- DEVELOPMENT PARCEL
- EXISTING CITY ROW

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

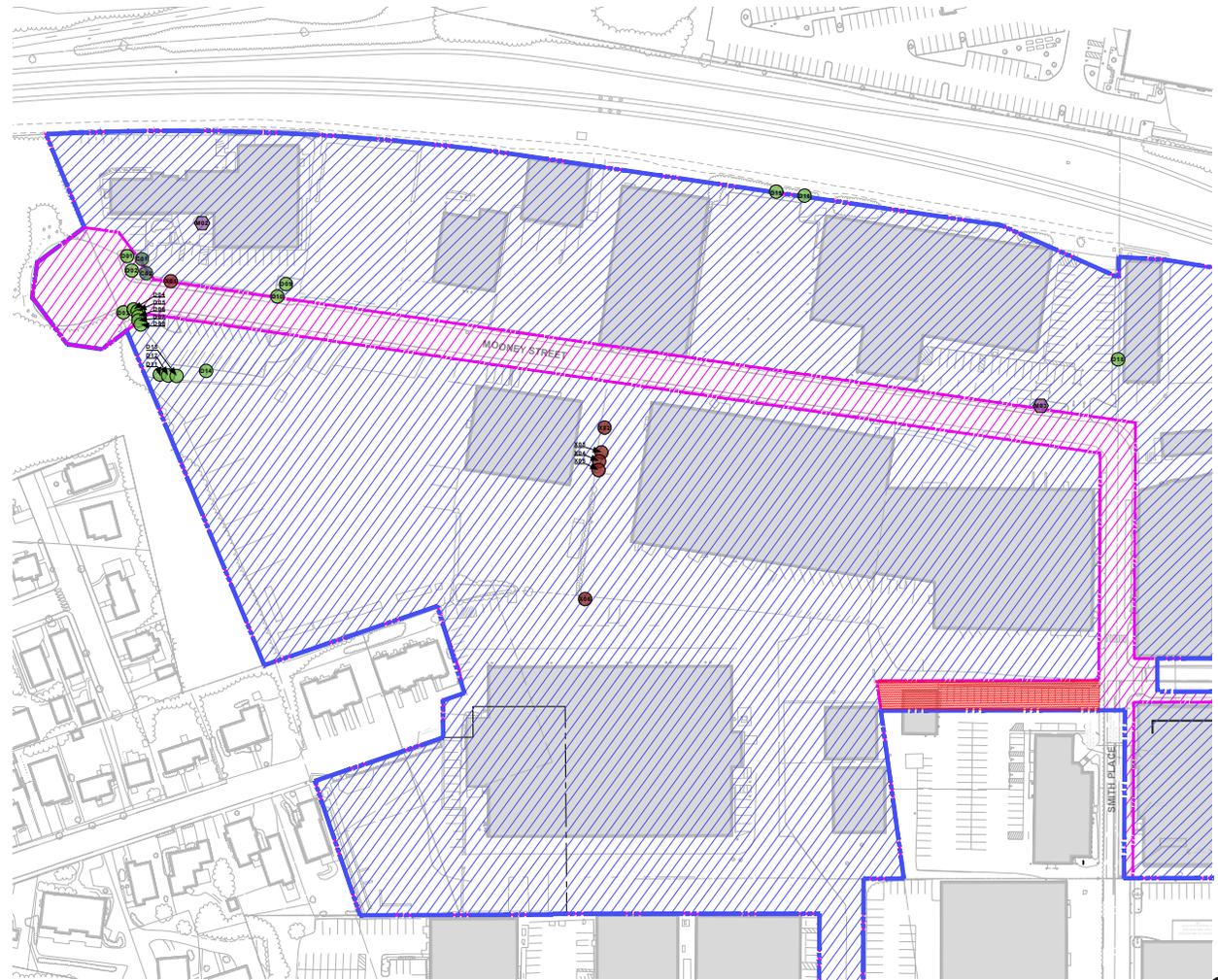
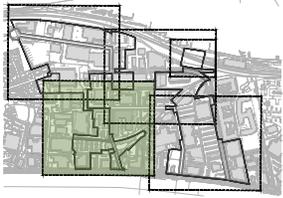


Figure 2A.1c: Existing Tree Inventory - Northwest Quad
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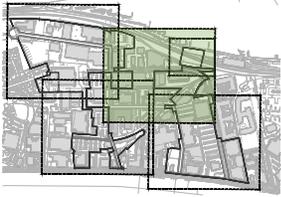
- LEGEND**
- EVERGREEN TREE
 - DECIDUOUS TREE
 - MULTISTEM TREE
 - DYING TREE
 - DEAD TREE
- LIMIT OF WORK
 - ROW / PARCEL LIMIT
 - PRIVATE PROPERTY: WORK IN THIS AREA REQUIRES HEALTHPEAK EASEMENT
 - DEVELOPMENT PARCEL
 - EXISTING CITY ROW

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



Figure 2A.1d: Existing Tree Inventory - Southwest Quad
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LEGEND

- EVERGREEN TREE
- DECIDUOUS TREE
- MULTISTEM TREE
- DYING TREE
- DEAD TREE

- LIMIT OF WORK
- ROW / PARCEL LIMIT
- PRIVATE PROPERTY:
WORK IN THIS AREA
REQUIRES HEALTHPEAK
EASEMENT
- DEVELOPMENT PARCEL
- EXISTING CITY ROW

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

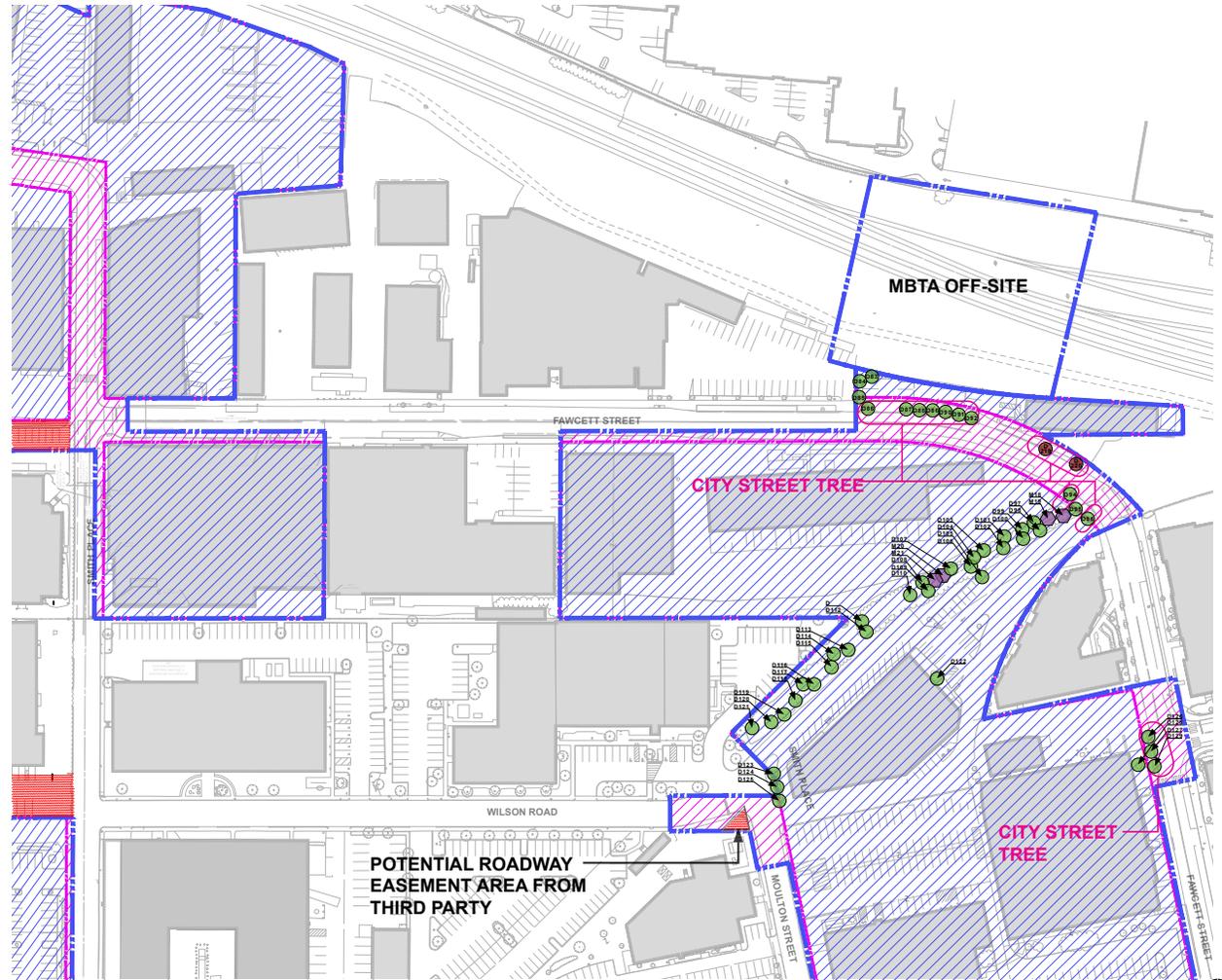
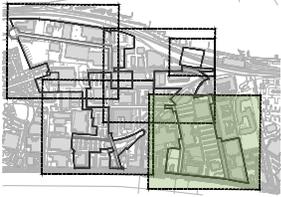


Figure 2A.1e: Existing Tree Inventory - Northeast Quad
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LEGEND

- EVERGREEN TREE
- DECIDUOUS TREE
- MULTISTEM TREE
- DYING TREE
- DEAD TREE

- LIMIT OF WORK
- ROW / PARCEL LIMIT
- PRIVATE PROPERTY: WORK IN THIS AREA REQUIRES HEALTHPEAK EASEMENT
- DEVELOPMENT PARCEL
- EXISTING CITY ROW

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

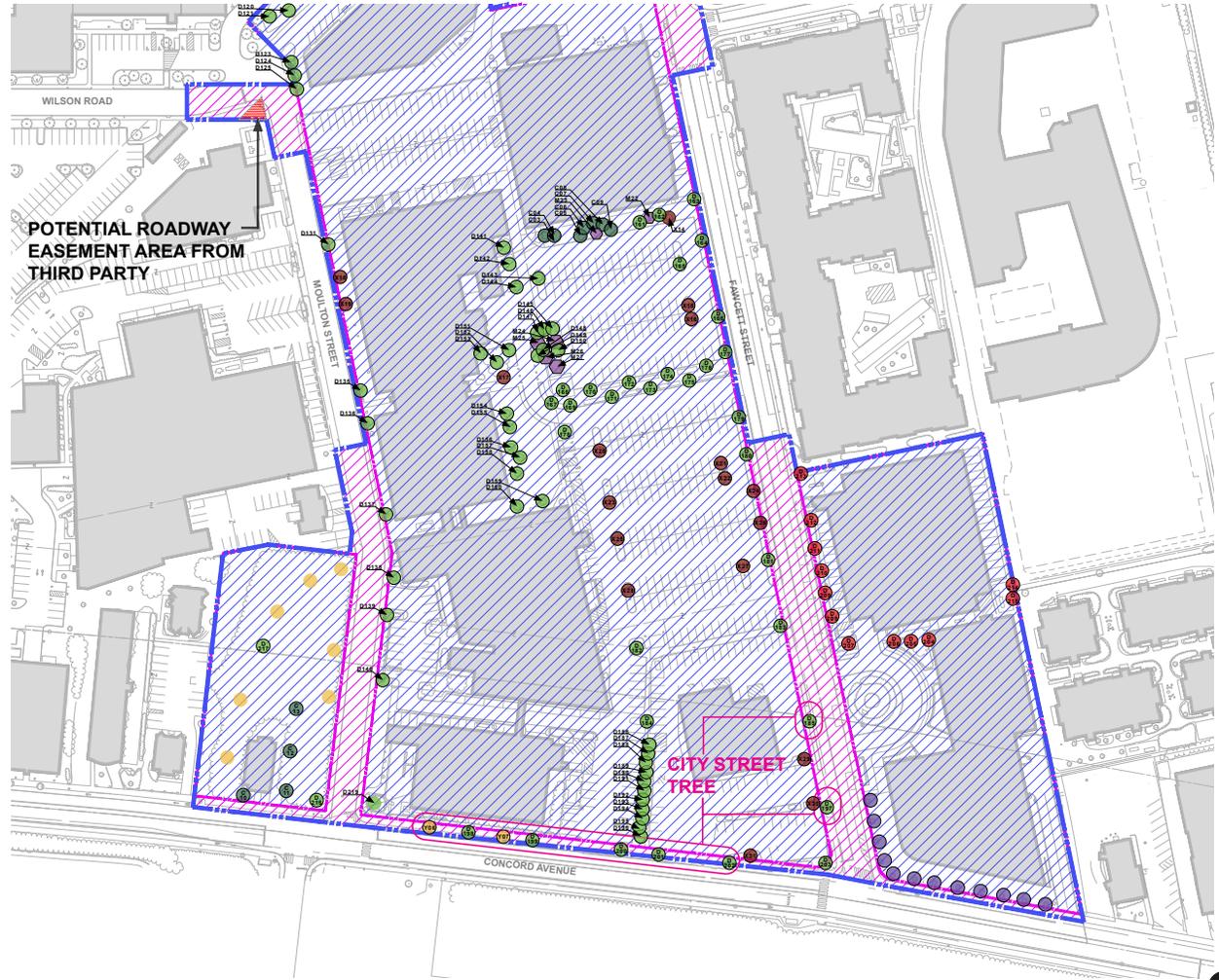
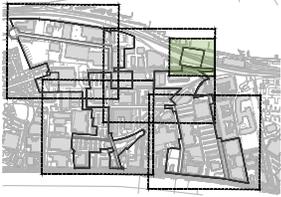


Figure 2A.1f: Existing Tree Inventory - Southeast Quad
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LEGEND

-  LIMIT OF WORK
-  ROW / PARCEL LIMIT
-  WORK IN THIS AREA REQUIRES HEALTHPEAK EASEMENT
-  DEVELOPMENT PARCEL
-  DEVELOPMENT PARCEL - POTENTIALLY TO BE CONVEYED TO CITY

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

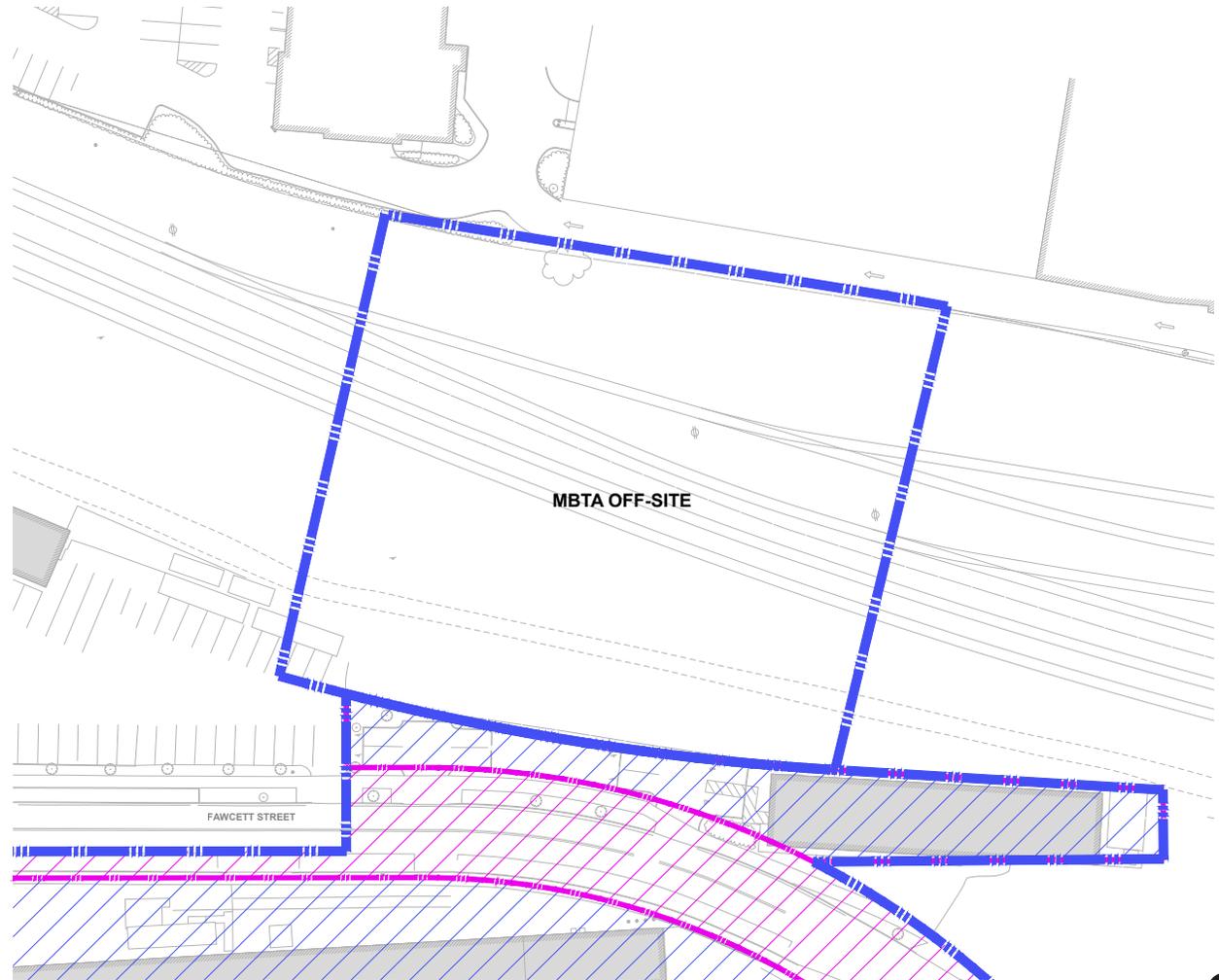


Figure 2A.1g: Existing Tree Inventory - MBTA Offsite
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