



 Healthpeak  
Alewife Quad

Cambridge, MA

No. Revision Date App'd

Designed by MJA Checked by BKF  
Issued for Review Date 2/13/2026

NOT FOR CONSTRUCTION  
Drawing Title  
Layout and Materials

Drawing Number

**C-103.3**

Sheet 4 of 5

Project Number  
15602.00

Match Line See Sheet 103.1

Match Line See Sheet 103.3



See Sheet 103.2

Match Line



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Sheet 5 of 5

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# **Appendix I**

Statistical Summary Table

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**I. Project as a Whole****A. Summary**

a. Parcel Area	Total Area (Acres)	43.10
	Total Area (Square Feet)	1,877,359
	Conveyed (SF)	279,847
	Mooney St. Relocation (SF)	10,821
	Non-Conveyed (SF)	1,586,691
b. Floor Area	Total GFA	4,524,500
c. Non-Residential	Max. FAR	1.5
	Zoning GFA	2,816,039
	Proposed GFA	2,521,000
	Neighborhood Use	75,640
d. Residential	Max. FAR	2.5
	Zoning GFA	4,693,398
	Proposed GFA	1,985,000
e. Open Space	Open Space	600,257
	Permeable	491,792
f. Parking Spaces	Non-Residential	3,133
	Residential	1,445
	Total	4,578
g. Dwelling Units	Proposed Number	2,296

**A. Statistical Summary - Phase 1****1. Overall Dimensional Limits**

a. Parcel Areas	Total Area (SF)	937,303
	Conveyed (SF)	222,163
	Non-Conveyed (SF)	715,140
b. Floor Area	Total GFA (SF)	2,097,500
c. Non-Residential	GFA (SF)	1,175,000
	Neighborhood Use GFA (SF)	18,500
d. Residential	GFA (SF)	904,000
e. Open Space	Open Space (SF)	281,398
	Permeable (SF)	224,770
f. Parking Spaces	Non-Residential	1,517
	Residential	490
	Total	2,007
g. Dwelling Units	Proposed Number	1,063

**B. Statistical Summary - Phase 2****1. Overall Dimensional Limits**

a. Parcel Areas	Total Area (SF)	940,056
	Conveyed (SF)	57,684
	Non-Conveyed (SF)	882,372
b. Floor Area	Total GFA (SF)	2,427,000
c. Non-Residential	GFA (SF)	1,346,000
	Neighborhood Use GFA (SF)	57,140
d. Residential	GFA (SF)	1,081,000
e. Open Space	Open Space (SF)	318,859
	Permeable (SF)	267,023
f. Parking Spaces	Non-Residential	1,616
	Residential	955
	Total	2,571
g. Dwelling Units	Proposed Number	1,233

**A. Statistical Summary - Phase 1A\***

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Area (SF)	409,630
	Conveyed (SF)	81,829
	Non-Conveyed (SF)	327,801
b. Floor Area	Total GFA (SF)	915,500
c. Non-Residential	GFA (SF)	0
	Neighborhood Use GFA (SF)	11,500
d. Residential	GFA (SF)	904,000
e. Open Space	Open Space (SF)	98,881
	Permeable (SF)	83,200
f. Parking Spaces	Non-Residential	658
	Residential	490
g. Dwelling Units	Proposed Number	1063

\*The Applicant intends to convey the approximately 1-acre DPW Lot to the City of Cambridge by the end of Phase 1A. The City of Cambridge will subsequently construct a new Department of Public Works yard and associated service and administrative building on the DPW Lot.

**2. Dimensional Limits on Individual Parcels**

R1	a. Total Parcel Area (SF):	42,869
	b. Total GFA (SF):	171,000
	c. Use:	Residential
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	171,000
	g. Total Parking Spaces:	160
R2	a. Total Parcel Area (SF):	97,266
	b. Total GFA (SF):	379,000
	c. Use:	Residential
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	7,000
	f. Residential GFA (SF):	379,000
	g. Total Parking Spaces:	330
E2	a. Total Parcel Area (SF):	9,537
	b. Total GFA (SF):	4,500
	c. Use:	Existing Commercial Use
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	4,500
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	8
R7	a. Total Parcel Area (SF):	49,613
	b. Total GFA (SF):	302,000
	c. Use:	Residential
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	302,000
	g. Total Parking Spaces:	0
R6/P4	a. Total Parcel Area (SF):	64,906
	b. Total GFA (SF):	52,000
	c. Use:	Residential/Parking
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	52,000
	g. Total Parking Spaces:	630
E1 (Existing Use to Remain)	a. Total Parcel Area (SF):	36,850
	b. Total GFA (SF):	84,500
	c. Use:	Existing Use
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	84,500
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0

**B. Statistical Summary - Phase 1B**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Area (SF)	527,673
	Conveyed (SF)	140,334
	Non-Conveyed (SF)	387,339
b. Floor Area	Total GFA (SF)	1,182,000
c. Non-Residential	GFA (SF)	1,175,000
	Neighborhood Use GFA (SF)	7,000
d. Residential	GFA (SF)	0
e. Open Space	Open Space (SF)	182,516
	Permeable (SF)	141,570
f. Parking Spaces	Non-Residential	859
	Residential	0
g. Dwelling Units	Proposed Number	0

**2. Dimensional Limits on Individual Parcels**

C3	a. Total Parcel Area (SF):	48,240
	b. Total GFA (SF):	294,000
	c. Use:	Commercial
	d. Non-Residential GFA (SF):	294,000
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0
C4	a. Total Parcel Area (SF):	48,000
	b. Total GFA (SF):	288,000
	c. Use:	Commercial
	d. Non-Residential GFA (SF):	288,000
	e. Neighborhood Use (SF):	7,000
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0
C6	a. Total Parcel Area (SF):	54,292
	b. Total GFA (SF):	301,000
	c. Use:	Commercial
	d. Non-Residential GFA (SF):	301,000
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0
P2	a. Total Parcel Area (SF):	42,217
	b. Total GFA (SF):	0
	c. Use:	Parking
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	859
C5	a. Total Parcel Area (SF):	93,642
	b. Total GFA (SF):	292,000
	c. Use:	Commercial
	d. Non-Residential GFA (SF):	292,000
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0

**C. Statistical Summary - Phase 2A**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Area (SF)	333,660
	Conveyed (SF)	12,274
	Non-Conveyed (SF)	321,386
b. Floor Area	Total GFA (SF)	808,000
c. Non-Residential	GFA (SF)	588,000
	Neighborhood Use GFA (SF)	0
d. Residential	GFA (SF)	220,000
e. Open Space	Open Space (SF)	154,638
	Permeable (SF)	134,165
f. Parking Spaces	Non-Residential	620
	Residential	165
g. Dwelling Units	Proposed Number	220

**2. Dimensional Limits on Individual Parcels**

C1	a. Total Parcel Area (SF):	86,892
	b. Total GFA (SF):	294,000
	c. Use:	Commercial
	d. Non-Residential GFA (SF):	294,000
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0
C2	a. Total Parcel Area (SF):	48,425
	b. Total GFA (SF):	294,000
	c. Use:	Commercial
	d. Non-Residential GFA (SF):	294,000
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0
P1	a. Total Parcel Area (SF):	98,629
	b. Total GFA (SF):	0
	c. Use:	Parking
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	620
R8	a. Total Parcel Area (SF):	37,476
	b. Total GFA (SF):	220,000
	c. Use:	Residential
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	220,000
	g. Total Parking Spaces:	165

**D. Statistical Summary - Phase 2B**

**1. Overall Dimensional Limits**

a. Parcel Areas	Total Area (SF)	606,396
	Conveyed (SF)	45,410
	Non-Conveyed (SF)	560,986
b. Floor Area	Total GFA (SF)	1,676,140
c. Non-Residential	GFA (SF)	758,000
	Neighborhood Use GFA (SF)	57,140
d. Residential	GFA (SF)	861,000
e. Open Space	Open Space (SF)	164,221
	Permeable (SF)	132,858
f. Parking Spaces	Non-Residential	996
	Residential	790
g. Dwelling Units	Proposed Number	1,013

**2. Dimensional Limits on Individual Parcels**

C7	a. Total Parcel Area (SF):	76,726
	b. Total GFA (SF):	380,000
	c. Use:	Commercial
	d. Non-Residential GFA (SF):	380,000
	e. Neighborhood Use (SF):	9,070
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0
C8	a. Total Parcel Area (SF):	76,725
	b. Total GFA (SF):	378,000
	c. Use:	Commercial
	d. Non-Residential GFA (SF):	378,000
	e. Neighborhood Use (SF):	9,070
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0
R3	a. Total Parcel Area (SF):	69,055
	b. Total GFA (SF):	339,000
	c. Use:	Residential
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	25,000
	f. Residential GFA (SF):	339,000
	g. Total Parking Spaces:	320
R4	a. Total Parcel Area (SF):	59,925
	b. Total GFA (SF):	311,000
	c. Use:	Residential
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	14,000
	f. Residential GFA (SF):	311,000
	g. Total Parking Spaces:	300

R5	a. Total Parcel Area (SF):	41,227
	b. Total GFA (SF):	211,000
	c. Use:	Residential
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	211,000
	g. Total Parking Spaces:	170
P3	a. Total Parcel Area (SF):	62,830
	b. Total GFA (SF):	0
	c. Use:	Parking
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	996
E3 (Existing Use to Remain)	a. Total Parcel Area (SF):	43,183
	b. Total GFA (SF):	109,000
	c. Use:	Existing Commercial Use
	d. Non-Residential GFA (SF):	0
	e. Neighborhood Use (SF):	0
	f. Residential GFA (SF):	0
	g. Total Parking Spaces:	0