

HEALTHPEAK PUD SPECIAL PERMIT

PRE-APPLICATION PLANNING BOARD MEETING

FEBRUARY 24, 2026

Healthpeak® ELKUS | MANFREDI
ARCHITECTS



ARCADIS

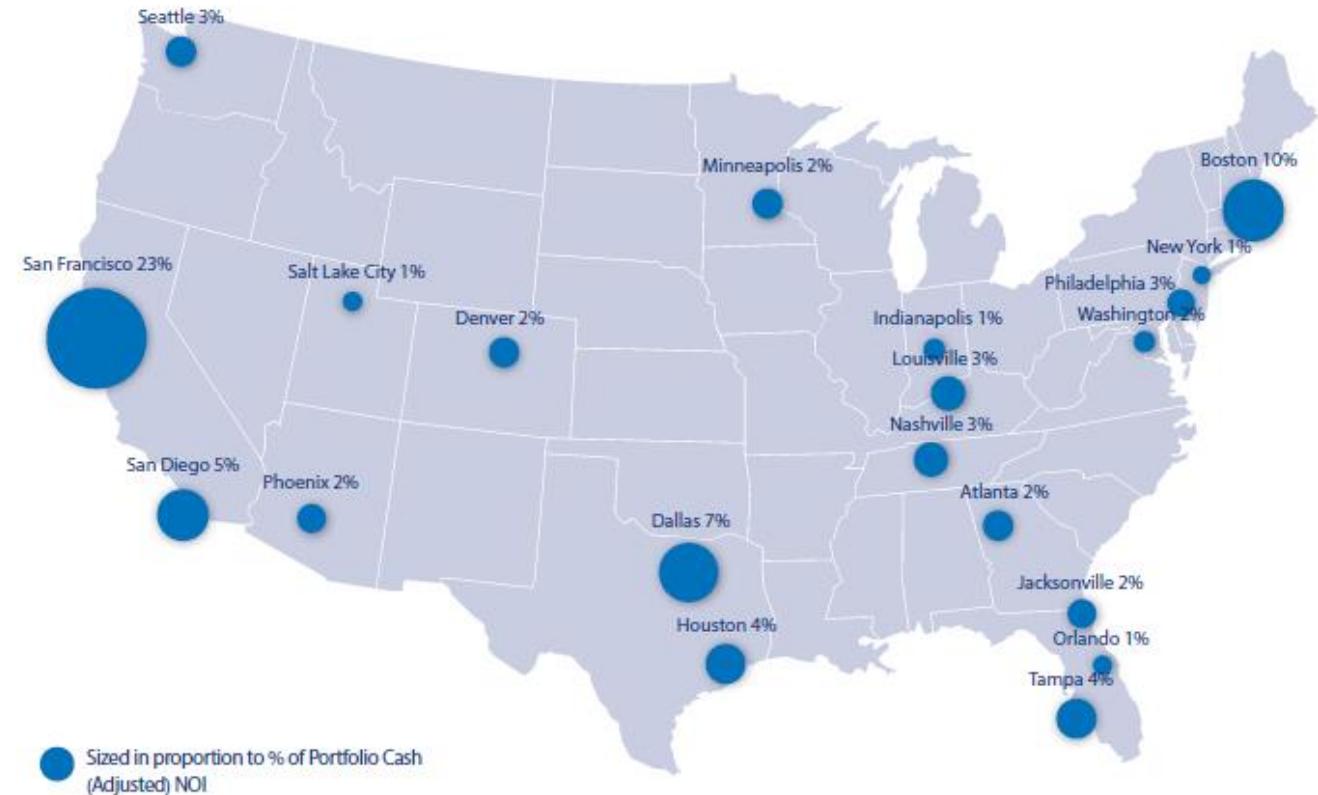


atelier ten

HEALTHPEAK PROPERTIES

Healthpeak (NYSE: DOC) is a real estate investment trust that owns, operates, and develops Life Science, Outpatient Medical, and Senior Housing real estate

- Founded in 1985
- 680+ Properties
- \$25 Billion in Total Portfolio Investment
- 50 Million Sq. Ft. of Life Science and Outpatient Medical

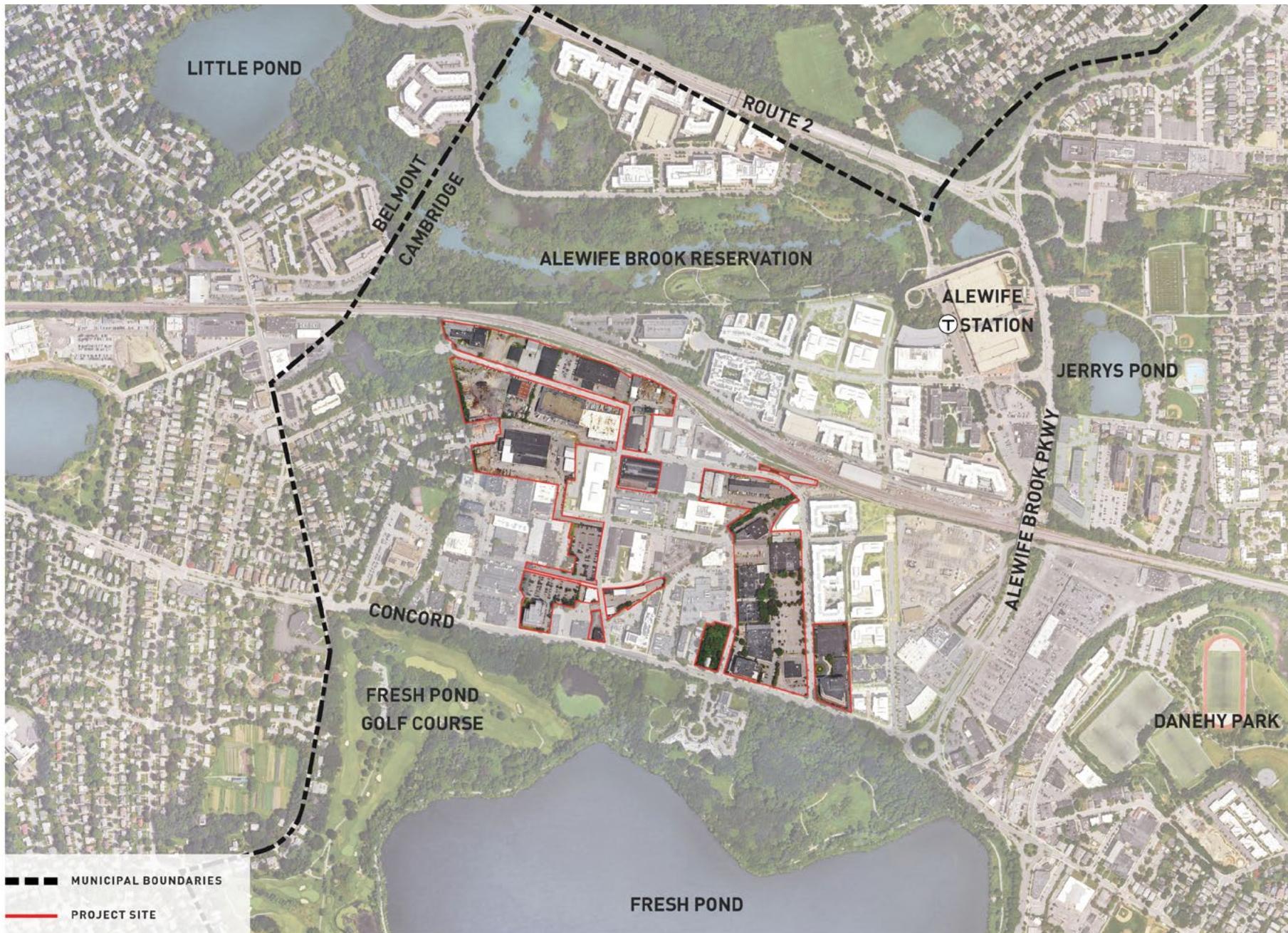


• Sized in proportion to % of Portfolio Cash (Adjusted) NOI



HEALTHPEAK TEAM AT COMMUNITY ART CENTER BLOCK PARTY, OCT. 2025

SITE CONTEXT



KEY DATES

2022	2023	2024	2025	2026
<p>Moratorium</p> <p>Introduction of Alewife Zoning Working Group, June 2022</p>	<p>(8) Zoning Working Group Meetings & Final Zoning Recommendations, February 2023</p> <p>Zoning Adopted by City Council Unanimously, July 2023</p>	<p>Master Planning, Design and Preliminary City Coordination</p>	<p>MEPA Site Consultations, July 2025</p> <p>Working Group Discussion, Sept. 2025</p> <p>Survey Feedback Commenced, Oct. 2025</p> <p>Community Art Center Block Party, Oct. 2025</p> <p>Pre-filing Community Meeting, Oct. 2025</p>	<p>Pre-Application Planning Board Meeting, Feb. 2026</p> <p>Complete Application (Target), March 2026</p>
			<p>File Draft PUD Special Permit, Nov. 2025</p>	

COMMUNITY PROCESS



COMMUNITY ART CENTER BLOCK PARTY, OCT. 2025



COMMUNITY ART CENTER BLOCK PARTY, OCT. 2025



COMMUNITY ART CENTER TEEN PUBLIC ART PROGRAM, SEPT. 2023



COMMUNITY ART CENTER BLOCK PARTY, OCT. 2025



PRE-FILING COMMUNITY MEETING, NOV. 2025



WORKING GROUP DISCUSSION, SEPT. 2025

WHAT WE HEARD FROM THE COMMUNITY



- Complete Neighborhood
- An Authentic Identity
- Green, Active & Passive Open Spaces
- Connection & Walkability
- Places for Community & Culture
- Family & Pet Friendly Amenities
- Bridge & Commuter Rail

Purpose is to encourage a mix of uses and community benefits.

As a condition of Commercial Development, zoning requires:

- Residential Development
- Open Space
- Neighborhood Uses
- Significant Public Infrastructure

ZONING REQUIREMENTS

- MIN. 40% GFA

RESIDENTIAL

- MIN. 3% NON-RESIDENTIAL GFA

NEIGHBORHOOD USES

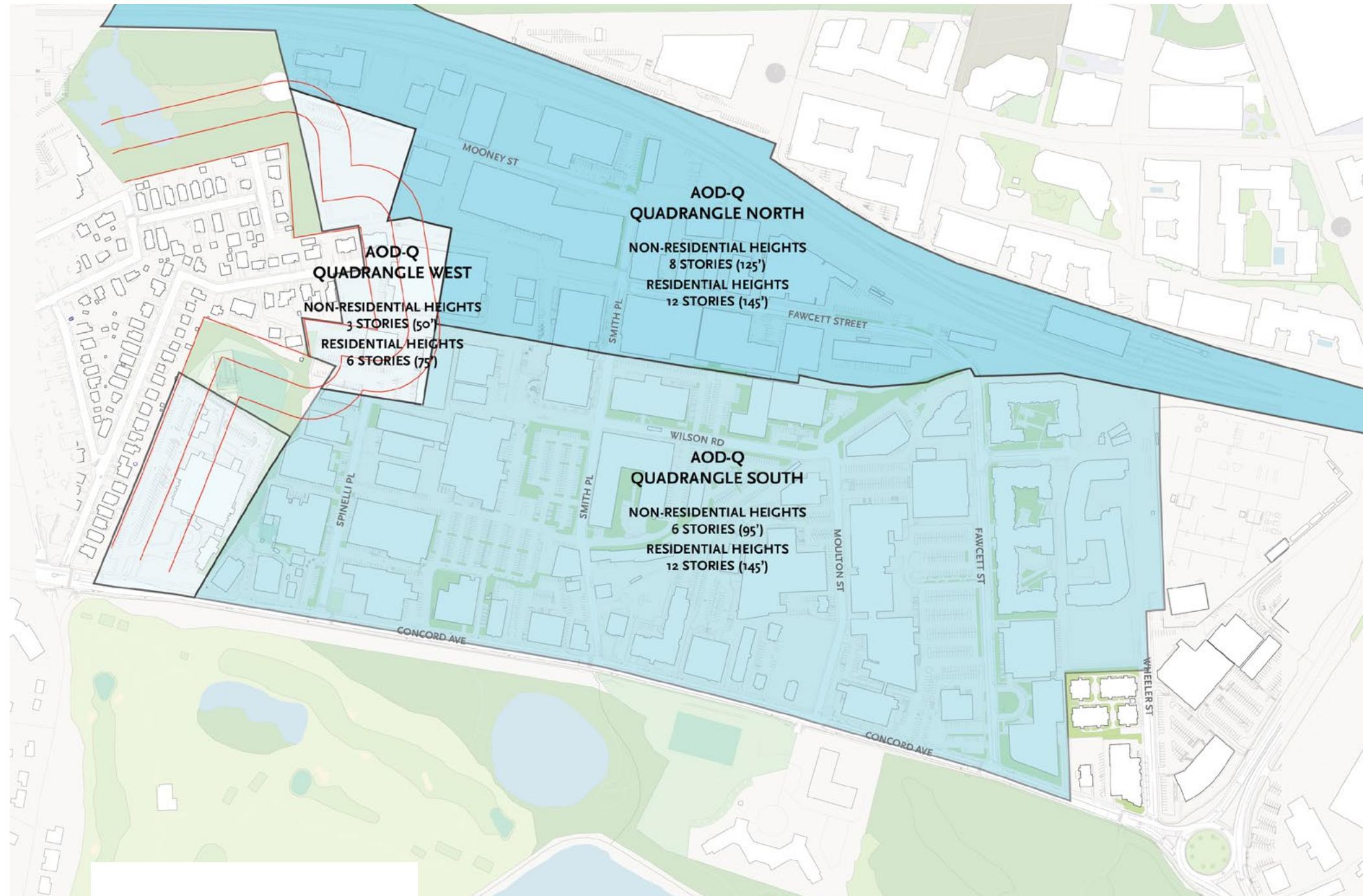
- MIN. 20% DEVELOPMENT PARCEL AREA

PUBLIC OPEN OR PUBLICLY BENEFICIAL OPEN SPACE

- MIN. 25% DEVELOPMENT PARCEL AREA

PERMEABLE SPACE

ZONING HEIGHT DISTRICTS



ZONING DENSITY

- LAND FOR PUBLIC USE
- LARGE LAND CONVEYANCE
- MAJOR INFRASTRUCTURE IMPROVEMENT

COLLABORATION WITH CITY PLANNING STAFF

- CITY MANAGER & ASST. CITY MANAGER
- COMMUNITY DEVELOPMENT & PLANNING
- ZONING
- PUBLIC WORKS
- TRANSPORTATION
- SUSTAINABILITY

MASTER PLAN THINKING



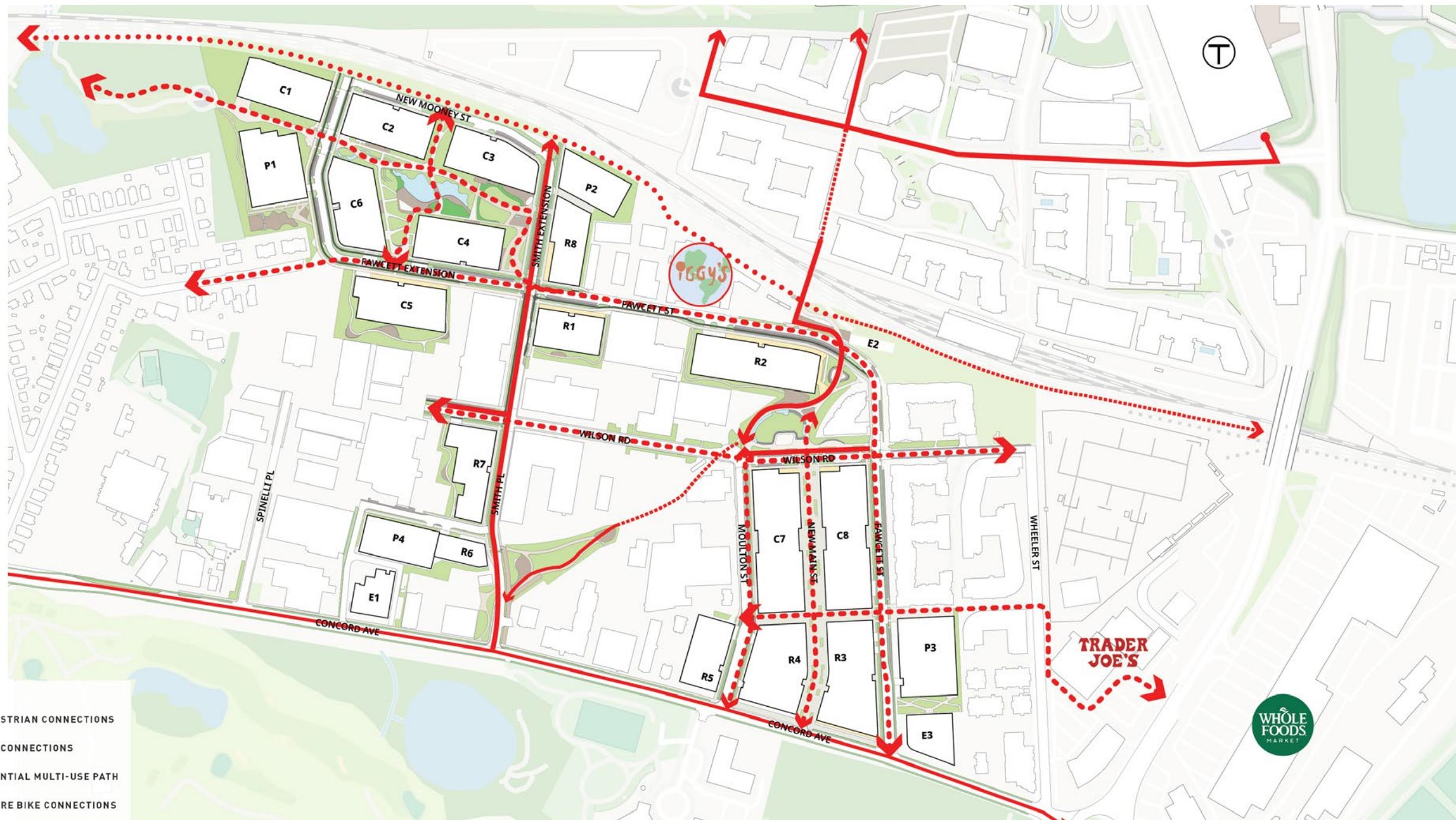
BUILDING AREAS



BUILDING HEIGHTS



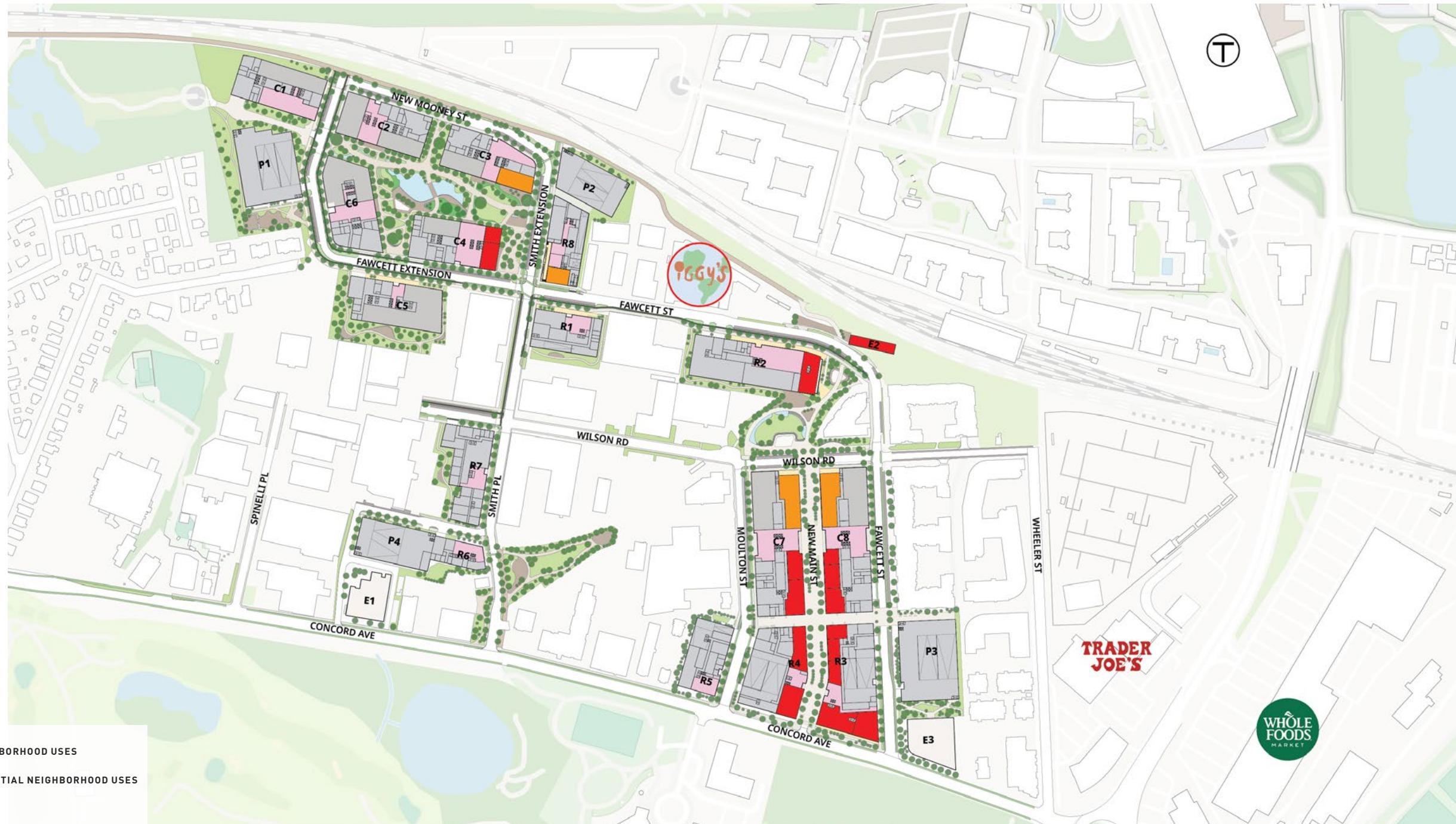
CONNECTION



GREEN SPACE



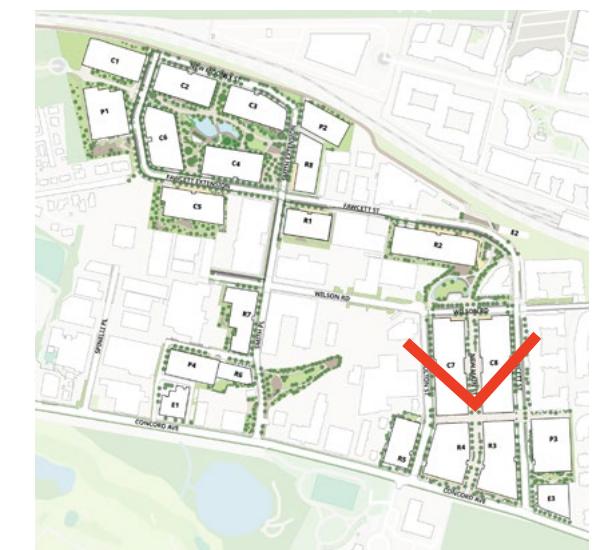
ACTIVE STREET



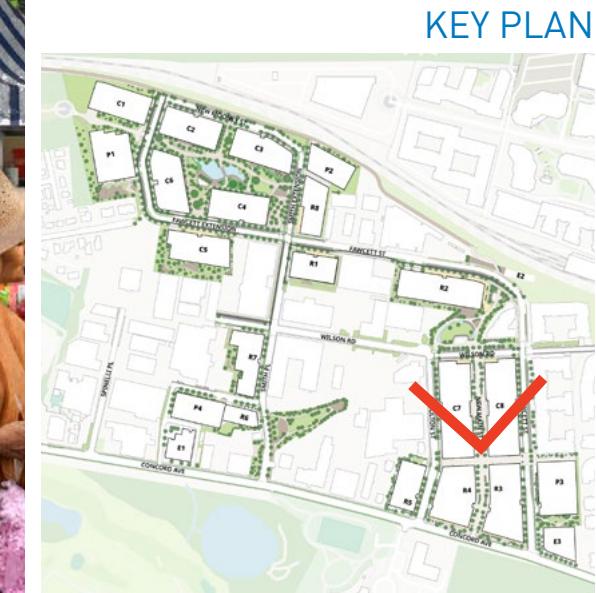
NEW MAIN STREET



KEY PLAN



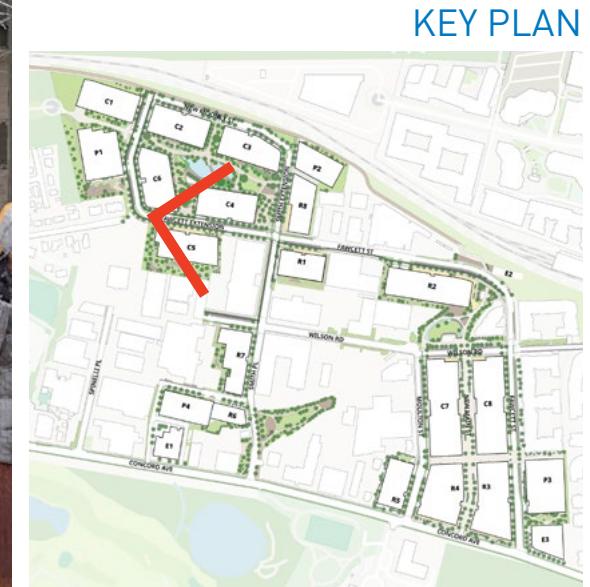
NEW MAIN STREET - STREET FAIR



SMITH EXTENSION



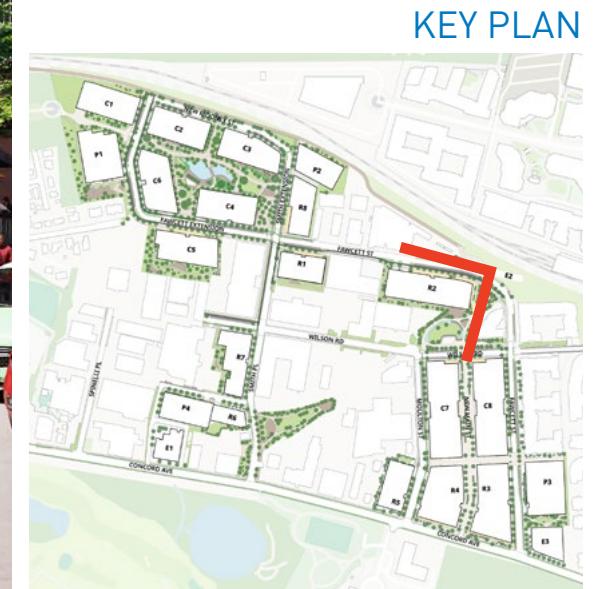
FAWCETT EXTENSION



125 FAWCETT UPDATE



125 FAWCETT UPDATE



THANK YOU