

HEALTHPEAK PUD SPECIAL PERMIT

PRE-APPLICATION PLANNING BOARD MEETING

FEBRUARY 24, 2026

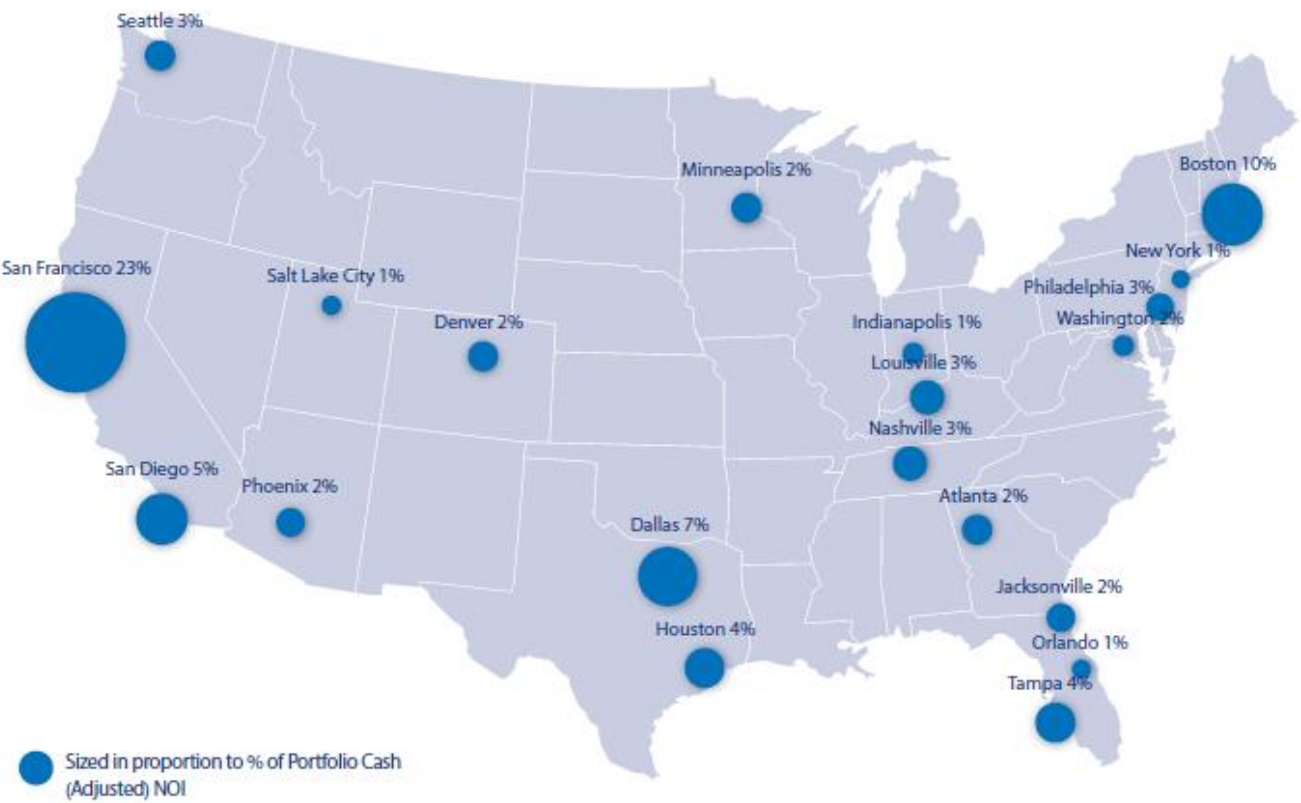
Healthpeak® ELKUS | MANFREDI
ARCHITECTS



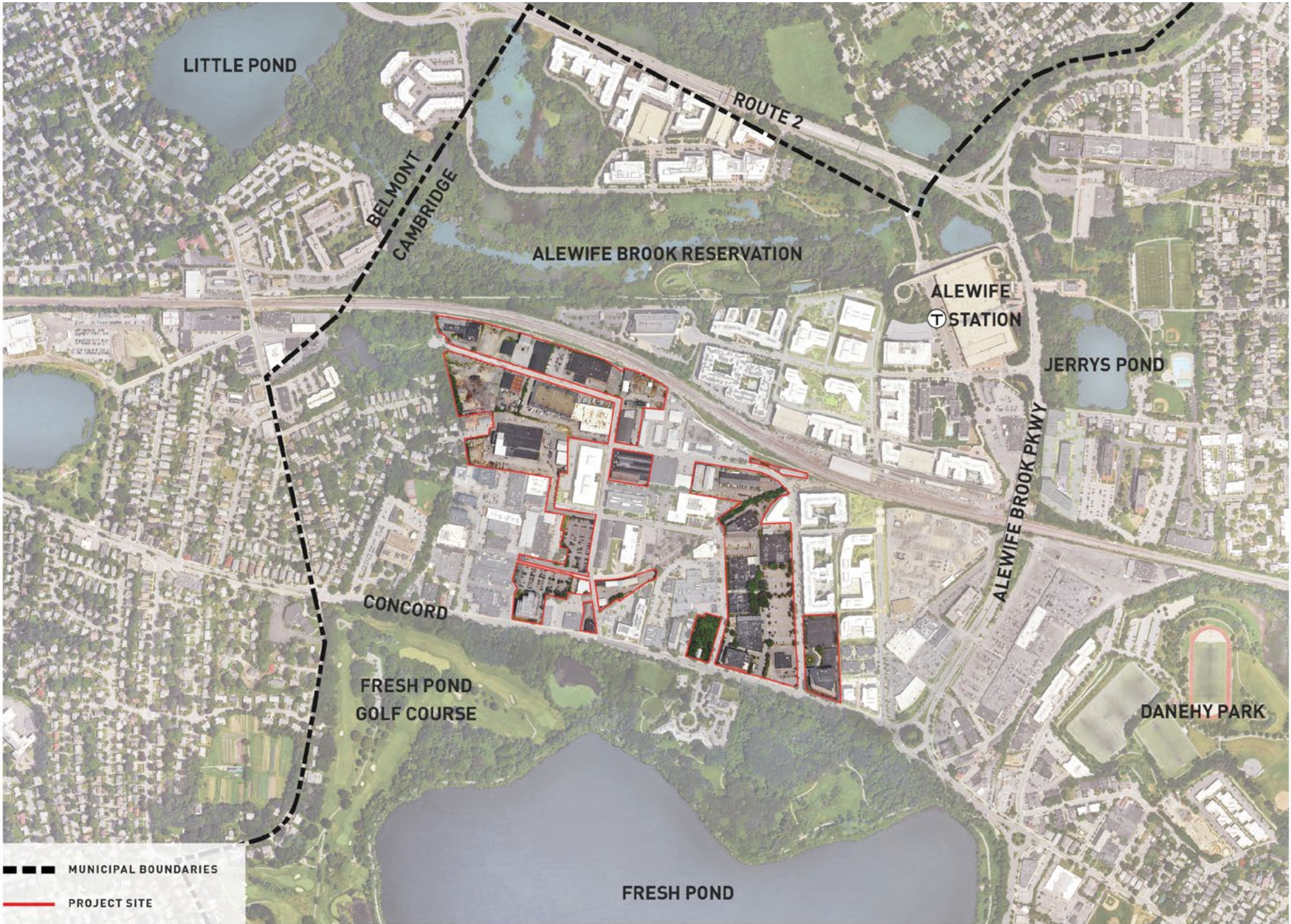
HEALTHPEAK PROPERTIES

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



SITE CONTEXT



KEY DATES



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

ZONING GOALS

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

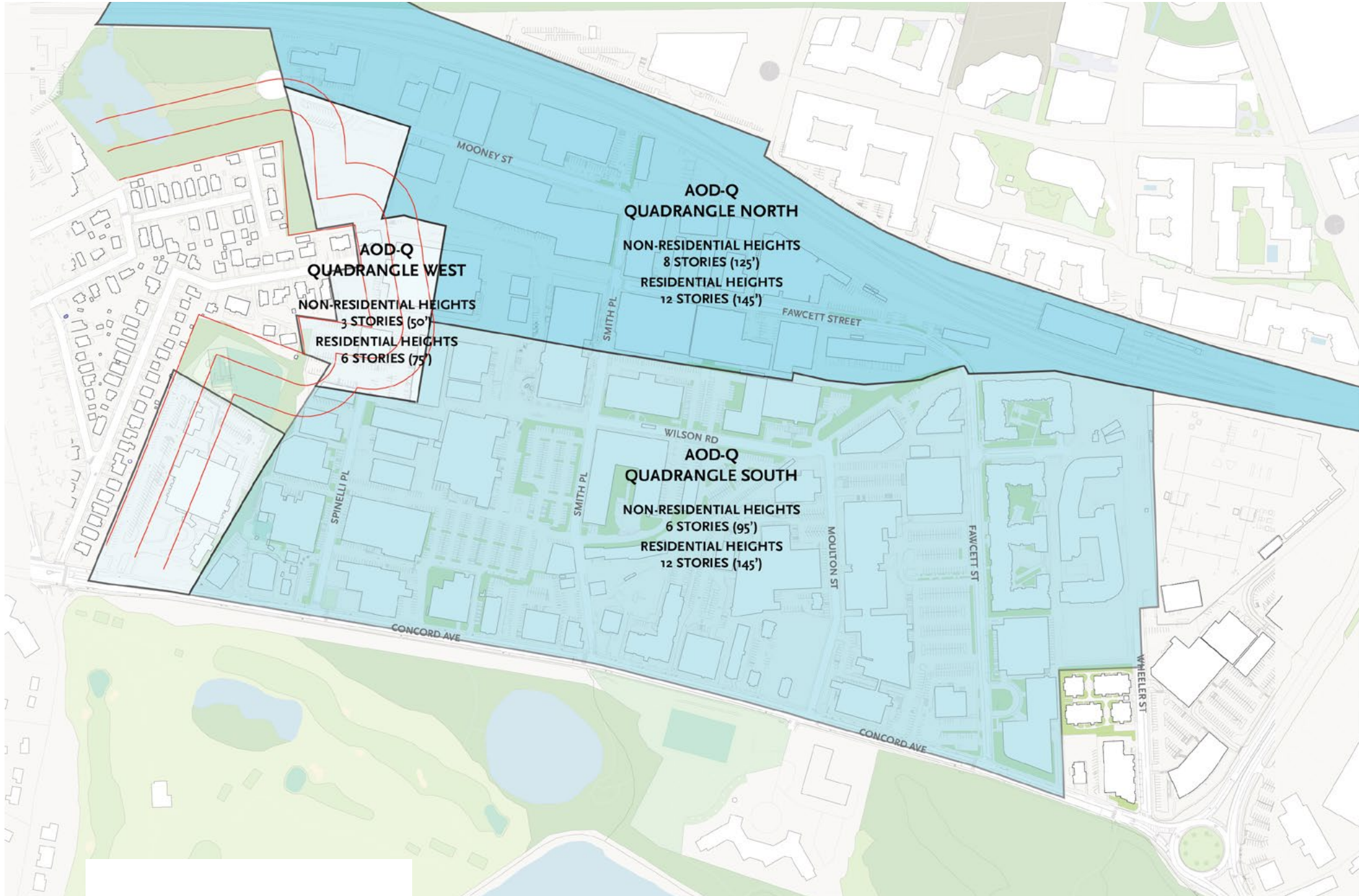
As a condition of Commercial Development, zoning requires:

- 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



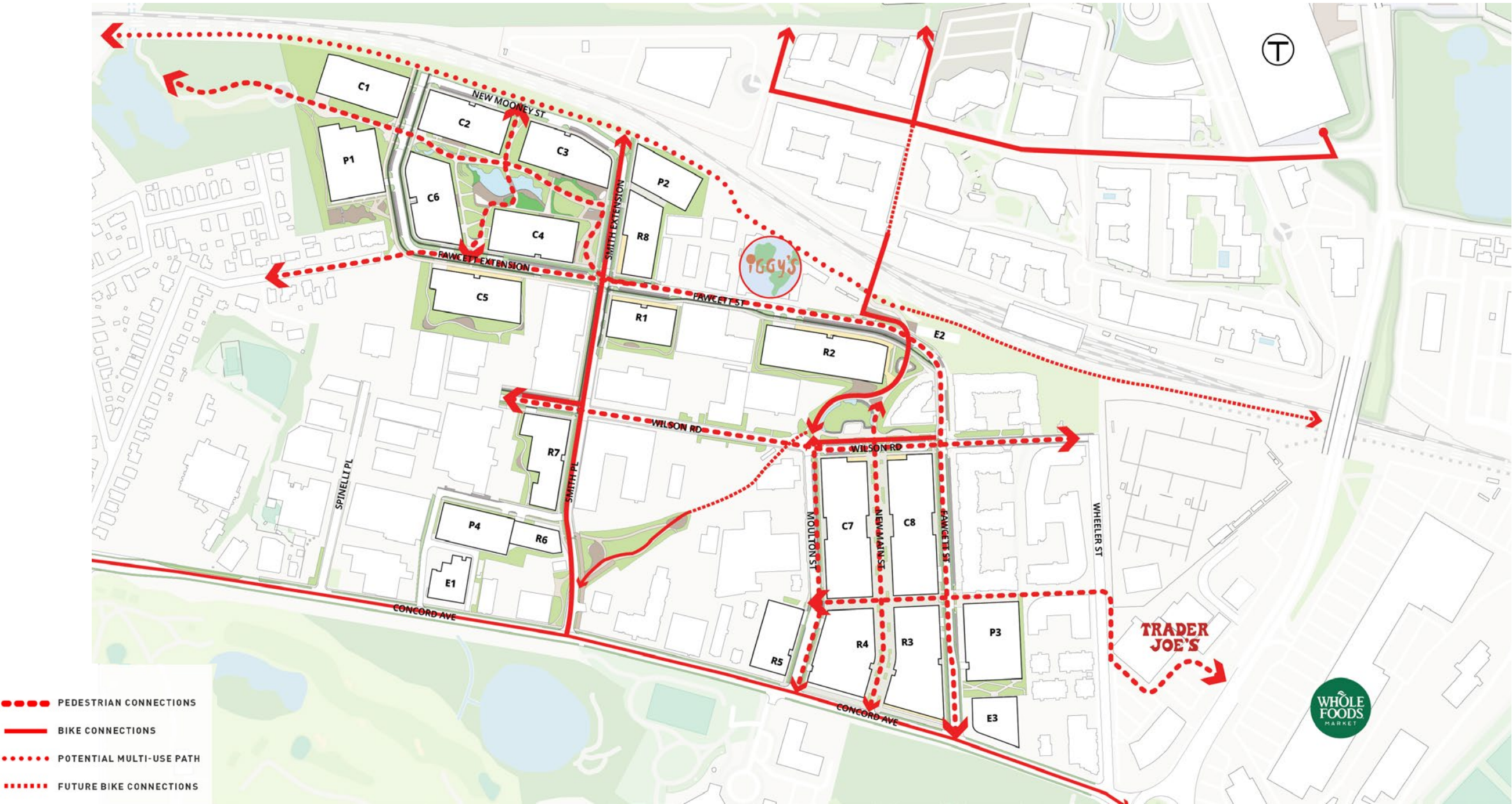
BUILDING AREAS



BUILDING HEIGHTS



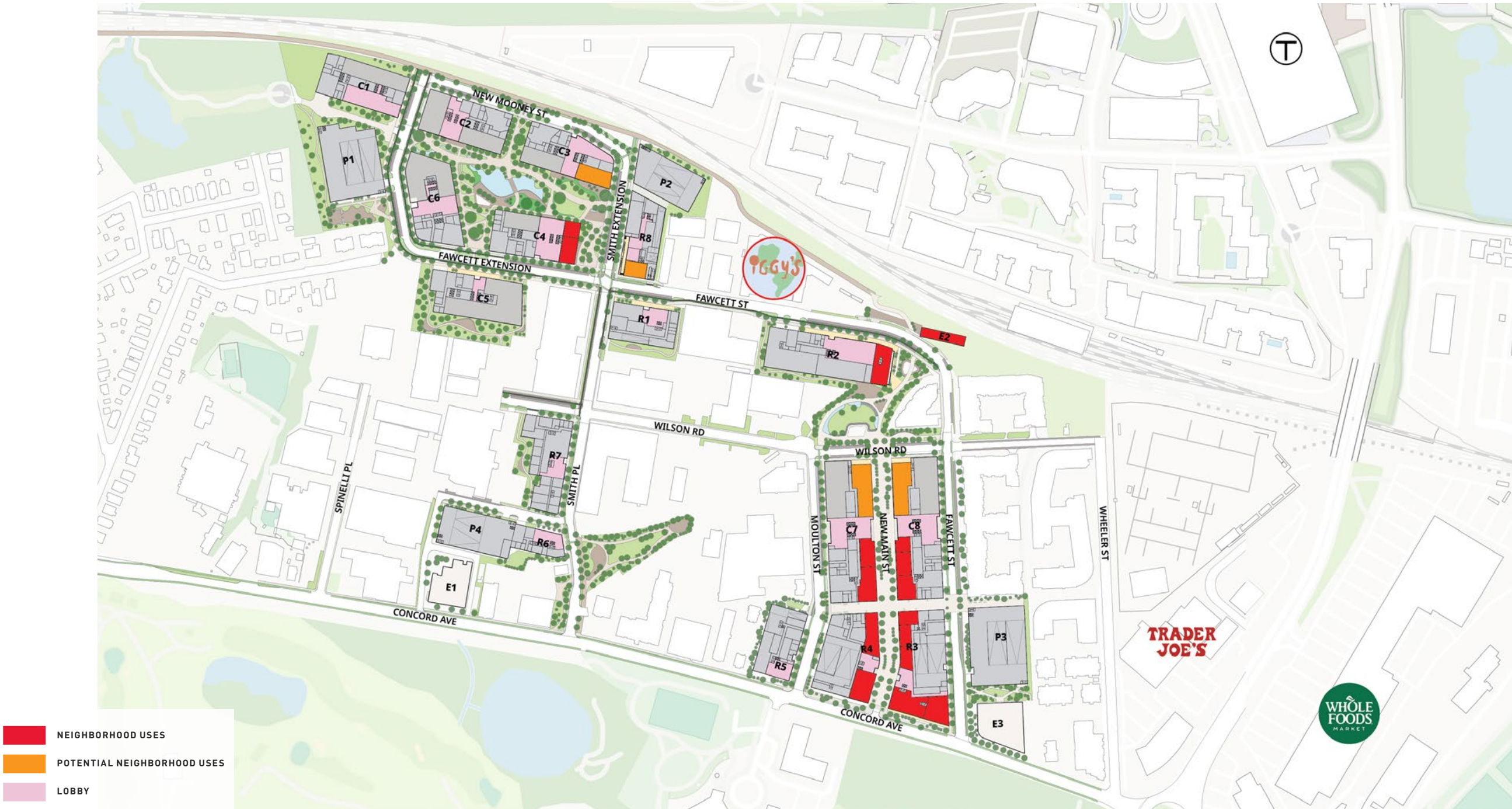
CONNECTION



GREEN SPACE



ACTIVE STREET



NEW MAIN STREET



KEY PLAN



NEW MAIN STREET - STREET FAIR



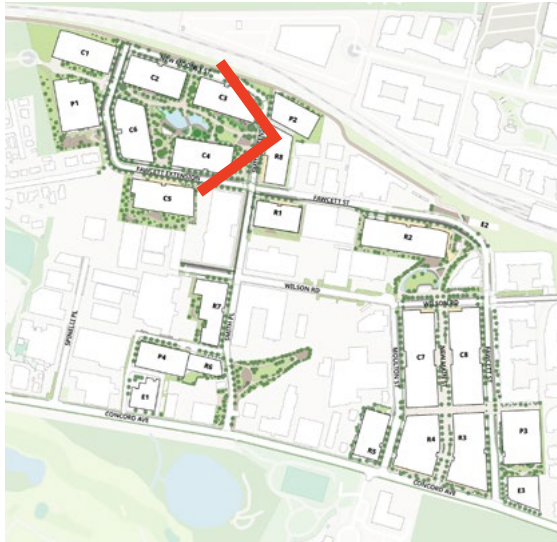
KEY PLAN



SMITH EXTENSION



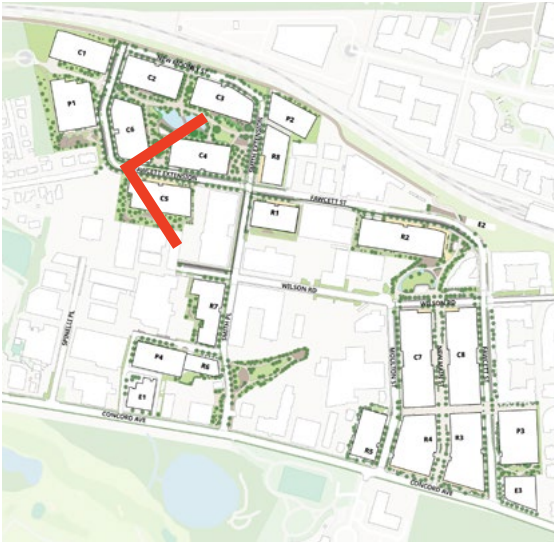
KEY PLAN



FAWCETT EXTENSION



KEY PLAN



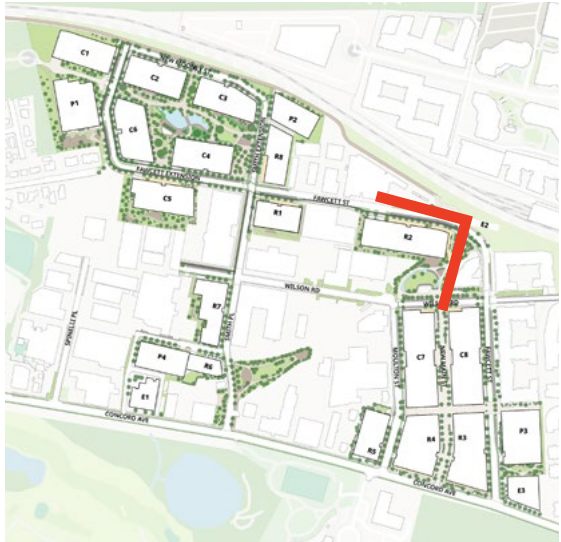
125 FAWCETT UPDATE



125 FAWCETT UPDATE



KEY PLAN



THANK YOU