

HEALTHPEAK PUD SPECIAL PERMIT

REQUEST FOR PRELIMINARY DETERMINATION

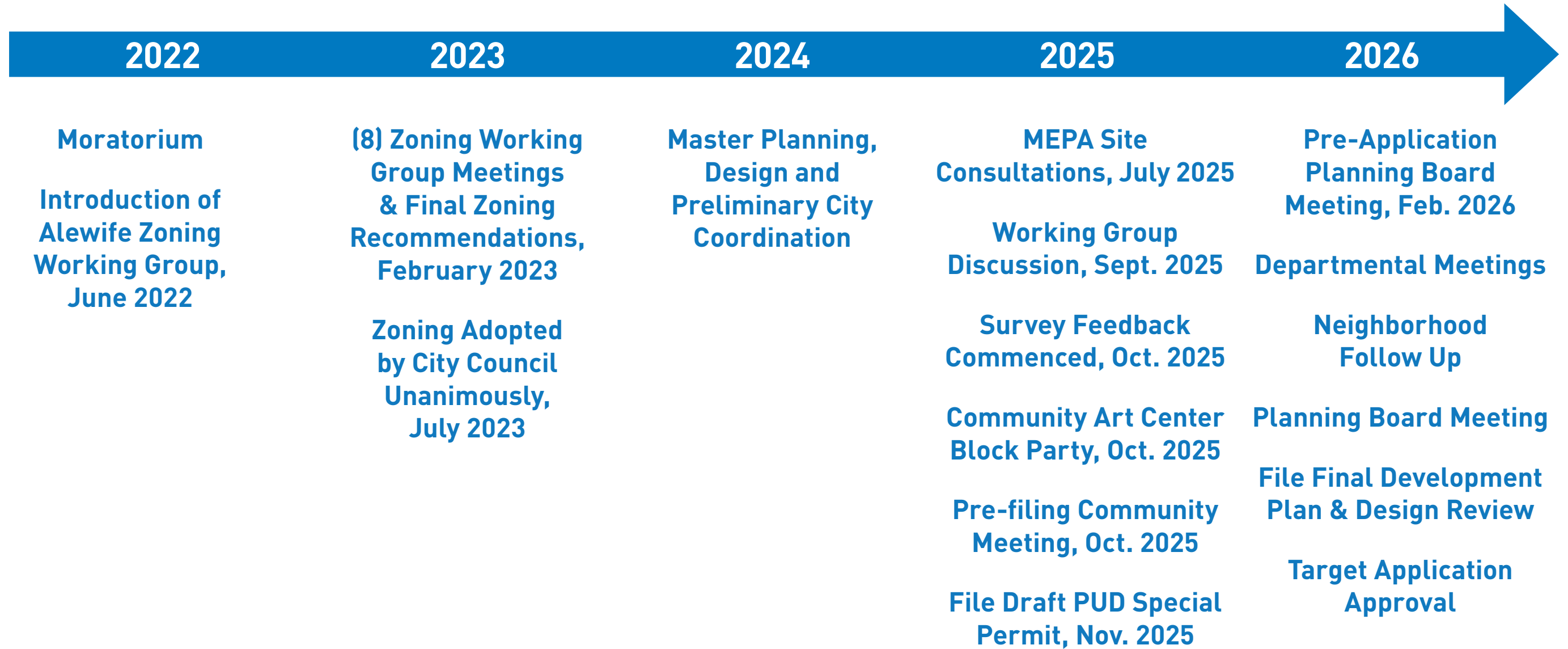
APRIL 28, 2026

AGENDA

- PUD Process
- Preliminary Determination
- Holdings/Existing Conditions
- Master Plan
- Open Space
- Neighborhood Uses
- Transportation
- Sustainability
- Closing
- Q + A



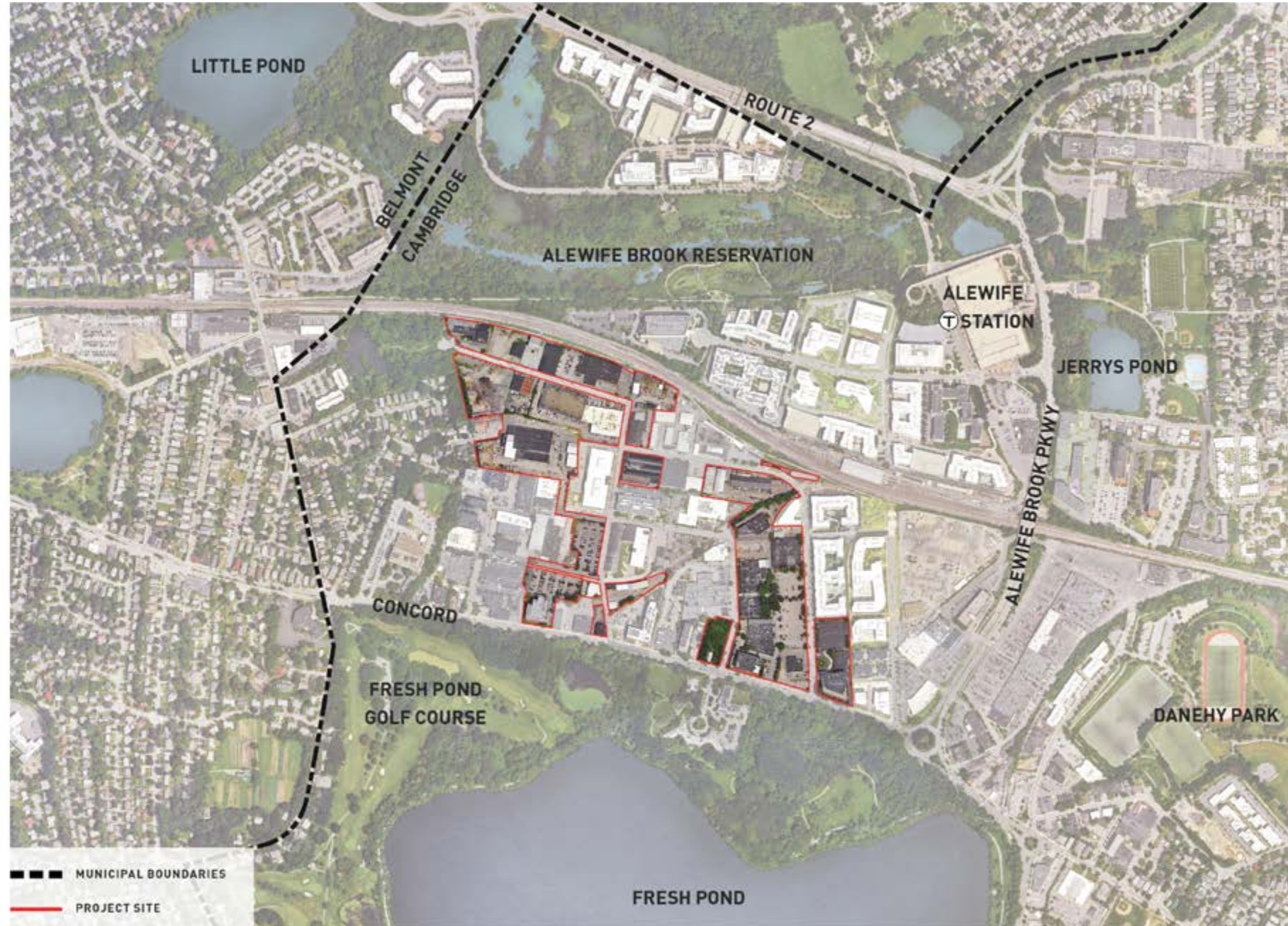
PUD PROCESS



CRITERIA FOR PRELIMINARY DETERMINATION

- (1) Conforms with the General Development Controls set forth in Section 12.50, and the development controls set forth for the Alewife Overlay District - Quadrangle**
- (2) Conforms with adopted policy plans or development guidelines for the Alewife Overlay District – Quadrangle**
 - o Envision Alewife District Plan (2019)
 - o Principles of the Alewife Zoning Working Group (2023)
- (3) Provides benefits to the city which outweigh its adverse effects; in making this determination the Planning Board shall consider the following:**
 - (a) Quality of site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent land uses; provision and type of open space; provision of other amenities designed to benefit the general public;
 - (b) Traffic flow and safety;
 - (c) Adequacy of utilities and other public works;
 - (d) Impact on existing public facilities within the city; and
 - (e) Potential fiscal impact.

HEALTHPEAK HOLDINGS



EXISTING CONDITIONS

1 127 Smith Place from Mooney Street



2 Fawcett Street looking East



3 Mooney Street looking East



4 Smith Place looking North



5 Mooney Cul-de-sac looking West



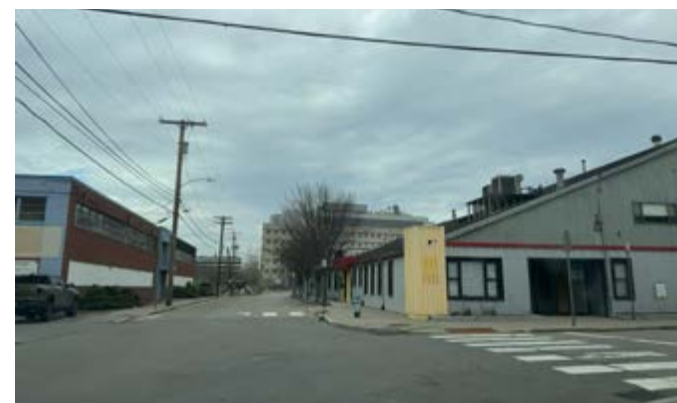
6 Moulton Street looking North



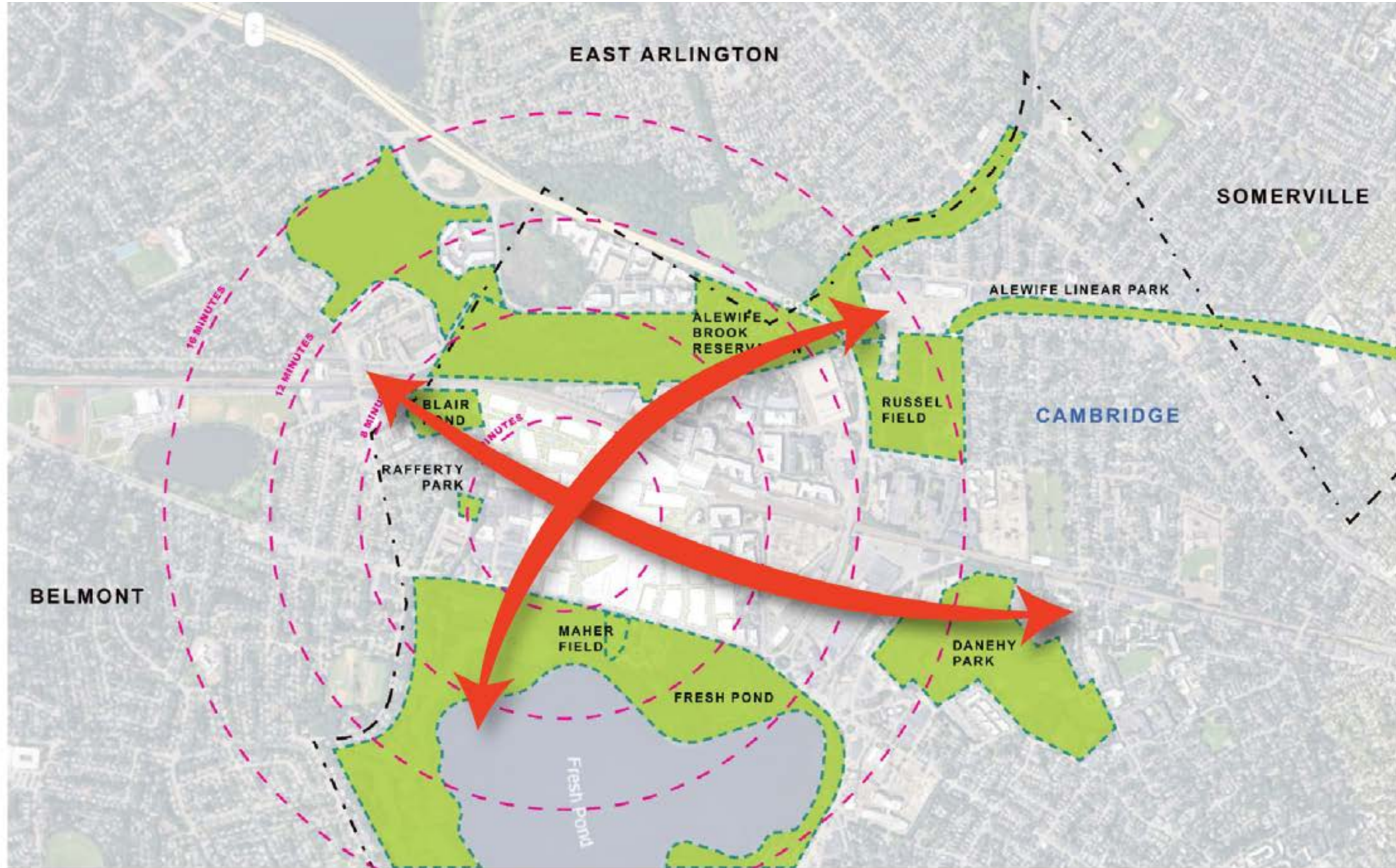
7 Smith Place looking North



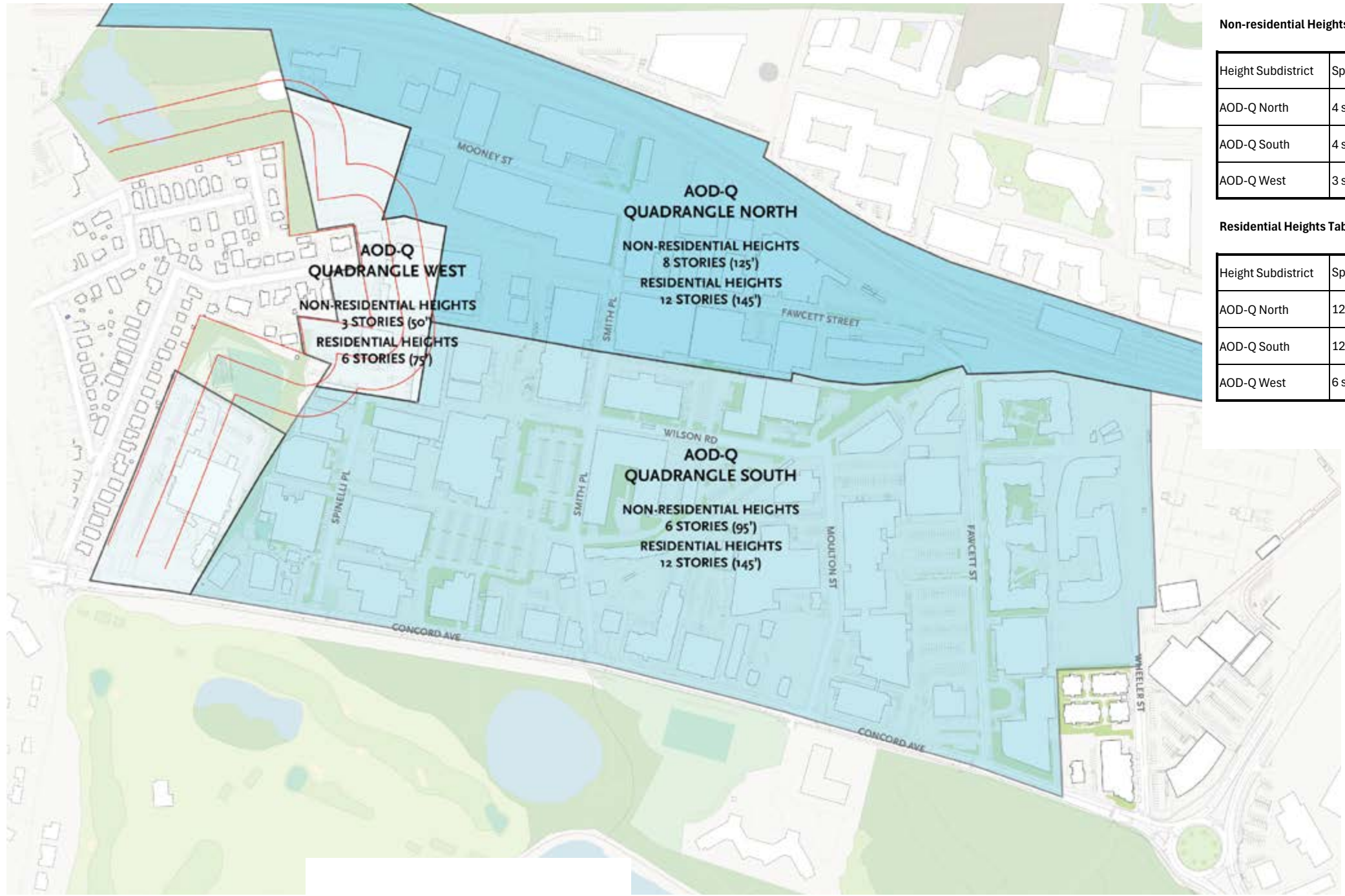
8 Smith Place looking to Fawcett Street



CONNECTIONS



ZONING HEIGHT DISTRICTS



Non-residential Heights Table

Height Subdistrict	Special Permit	PUD	Infrastructure PUD	Large Land Conveyance
AOD-Q North	4 stories, 65 feet	5 stories, 80 feet	8 stories, 125 feet	9 stories, 140 feet
AOD-Q South	4 stories, 65 feet	5 stories, 80 feet	6 stories, 95 feet	7 stories, 110 feet
AOD-Q West	3 stories, 50 feet	3 stories, 50 feet	3 stories, 50 feet	3 stories, 50 feet

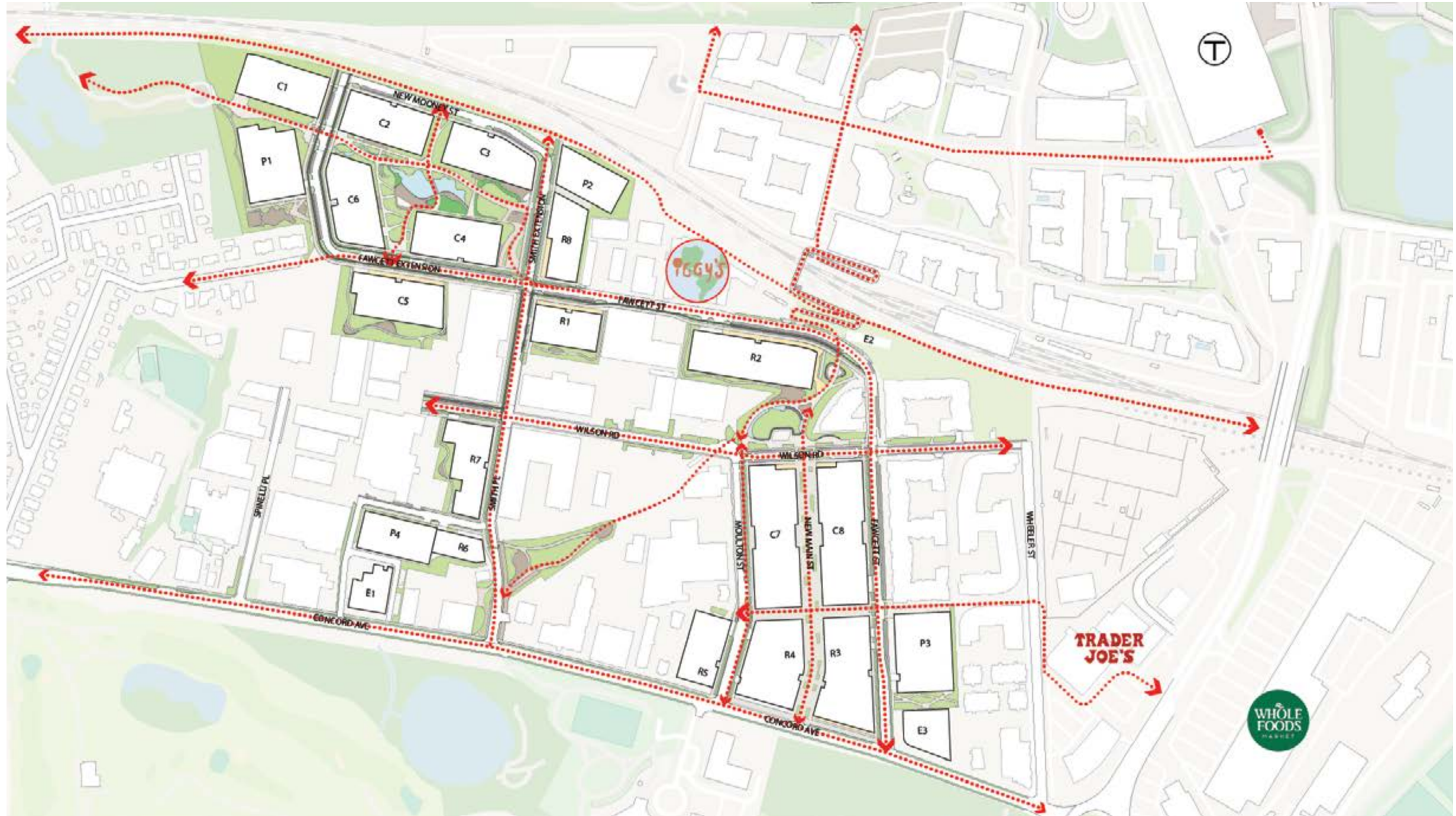
Residential Heights Table

Height Subdistrict	Special Permit, PUD, or Infrastructure PUD	Large Land Conveyance
AOD-Q North	12 stories, 145 feet	13 stories, 160 feet
AOD-Q South	12 stories, 145 feet	13 stories, 160 feet
AOD-Q West	6 stories, 75 feet	6 stories, 75 feet

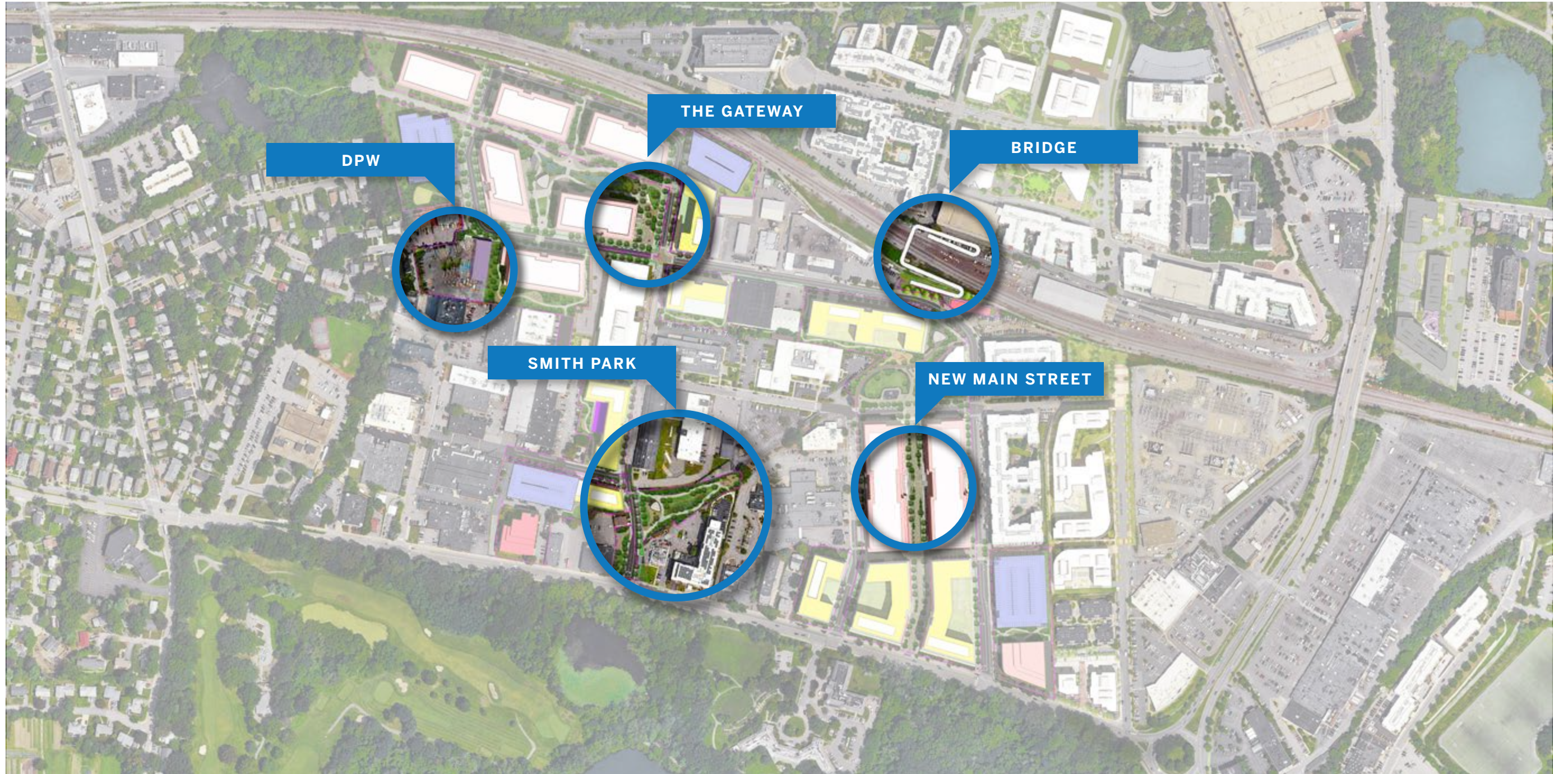
BUILDING HEIGHTS



CONNECTION



MASTER PLAN THINKING



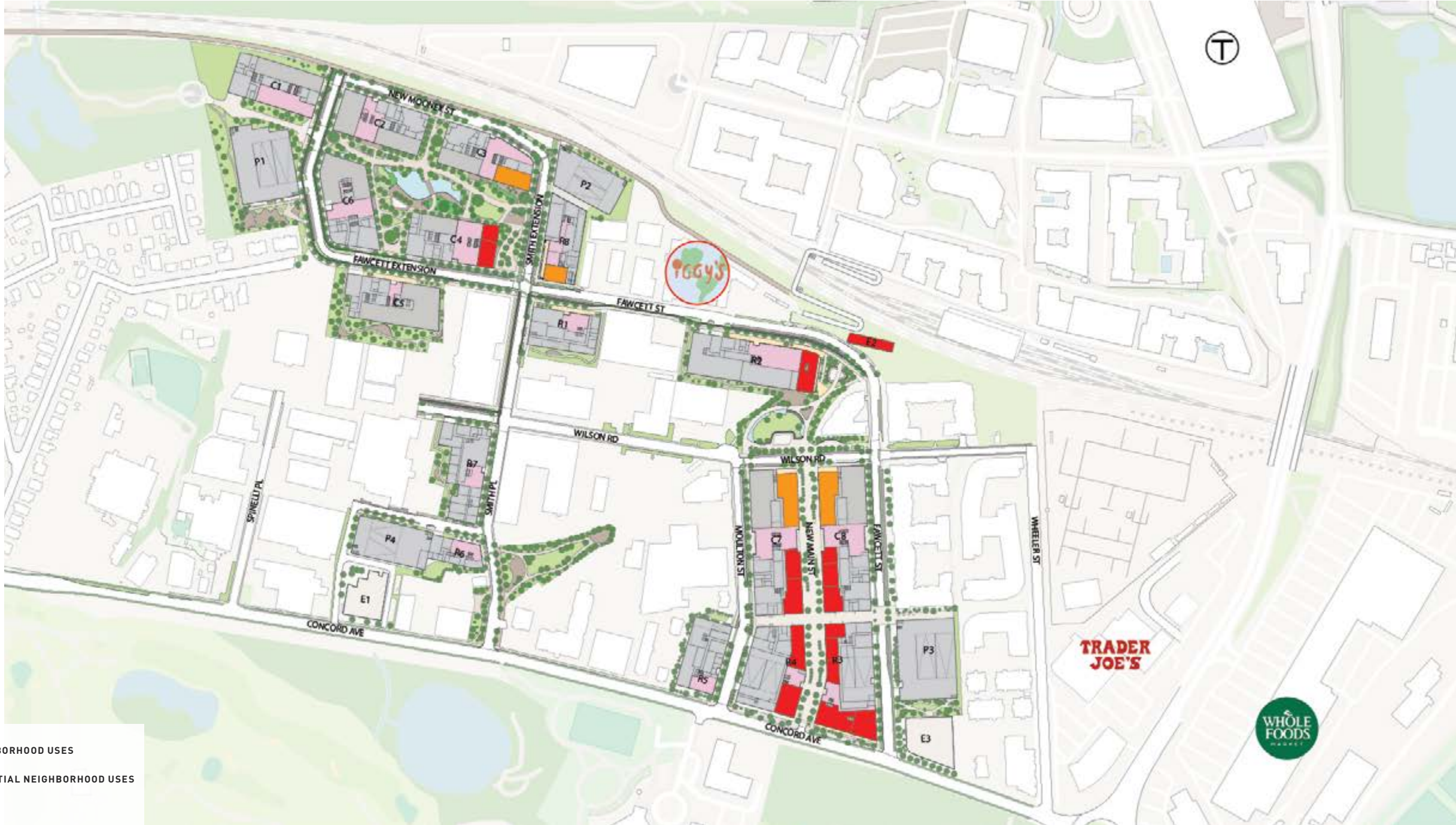
BUILDING AREAS



GREEN SPACE

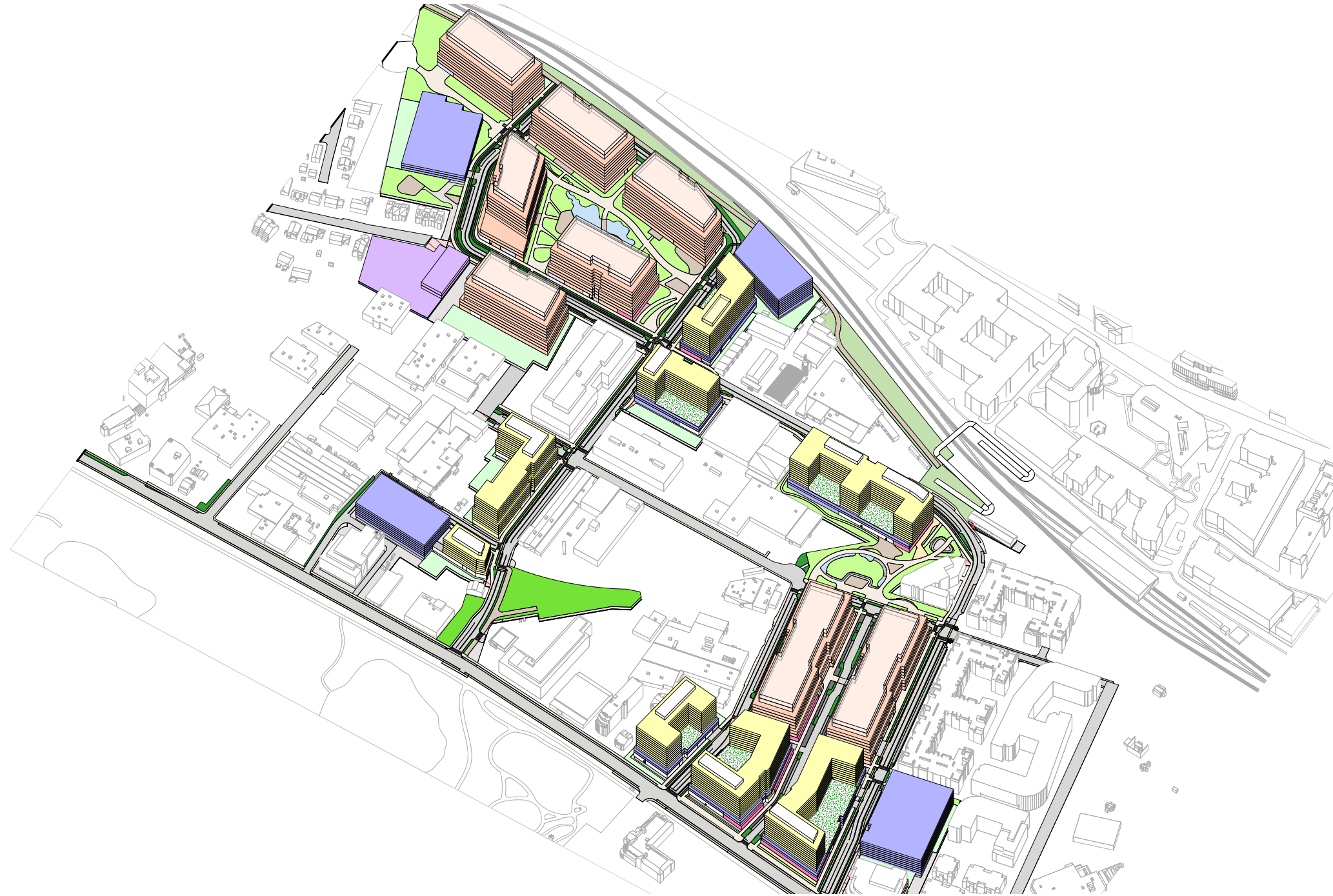


ACTIVE STREETS

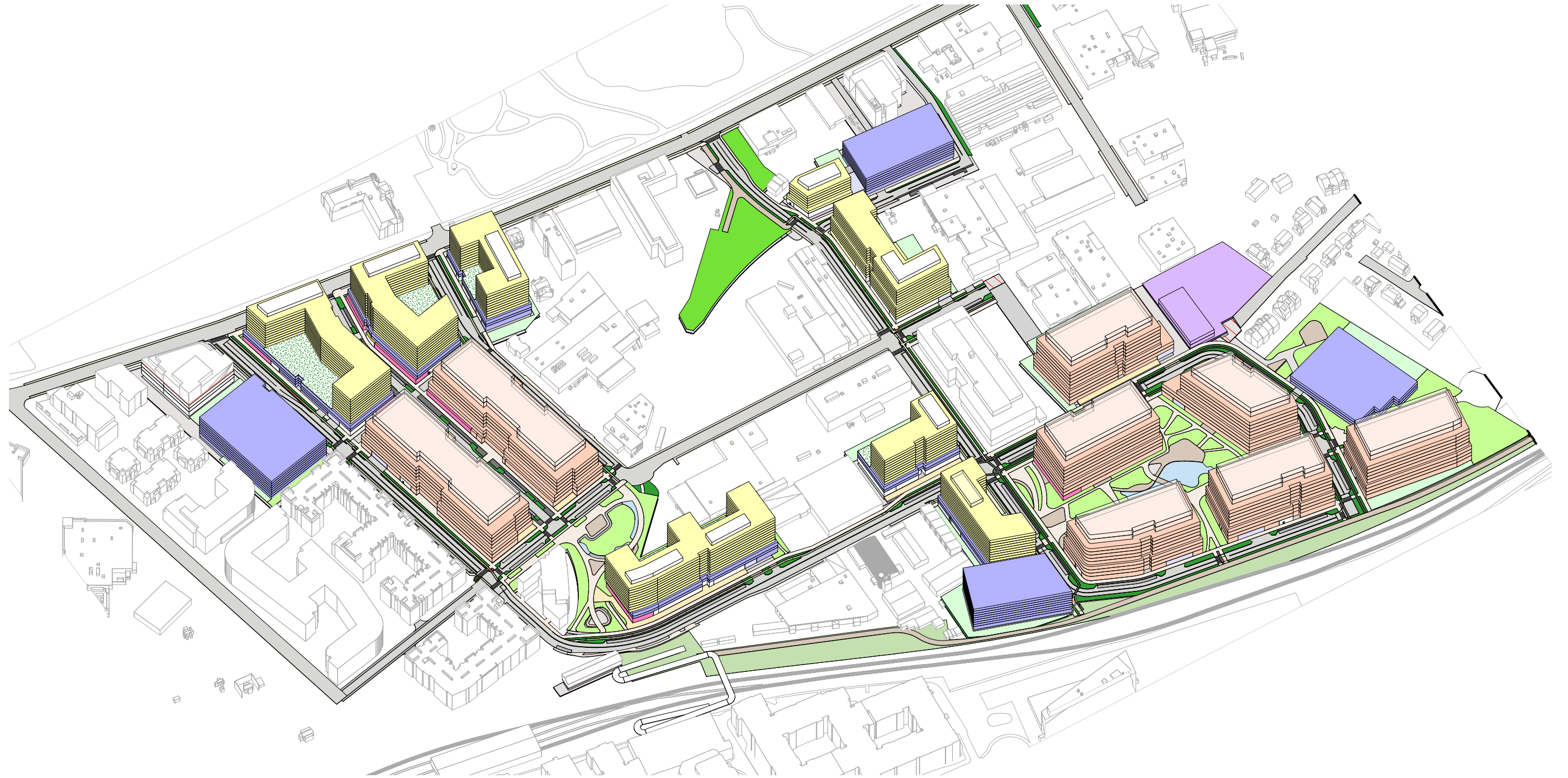


- NEIGHBORHOOD USES
- POTENTIAL NEIGHBORHOOD USES
- LOBBY

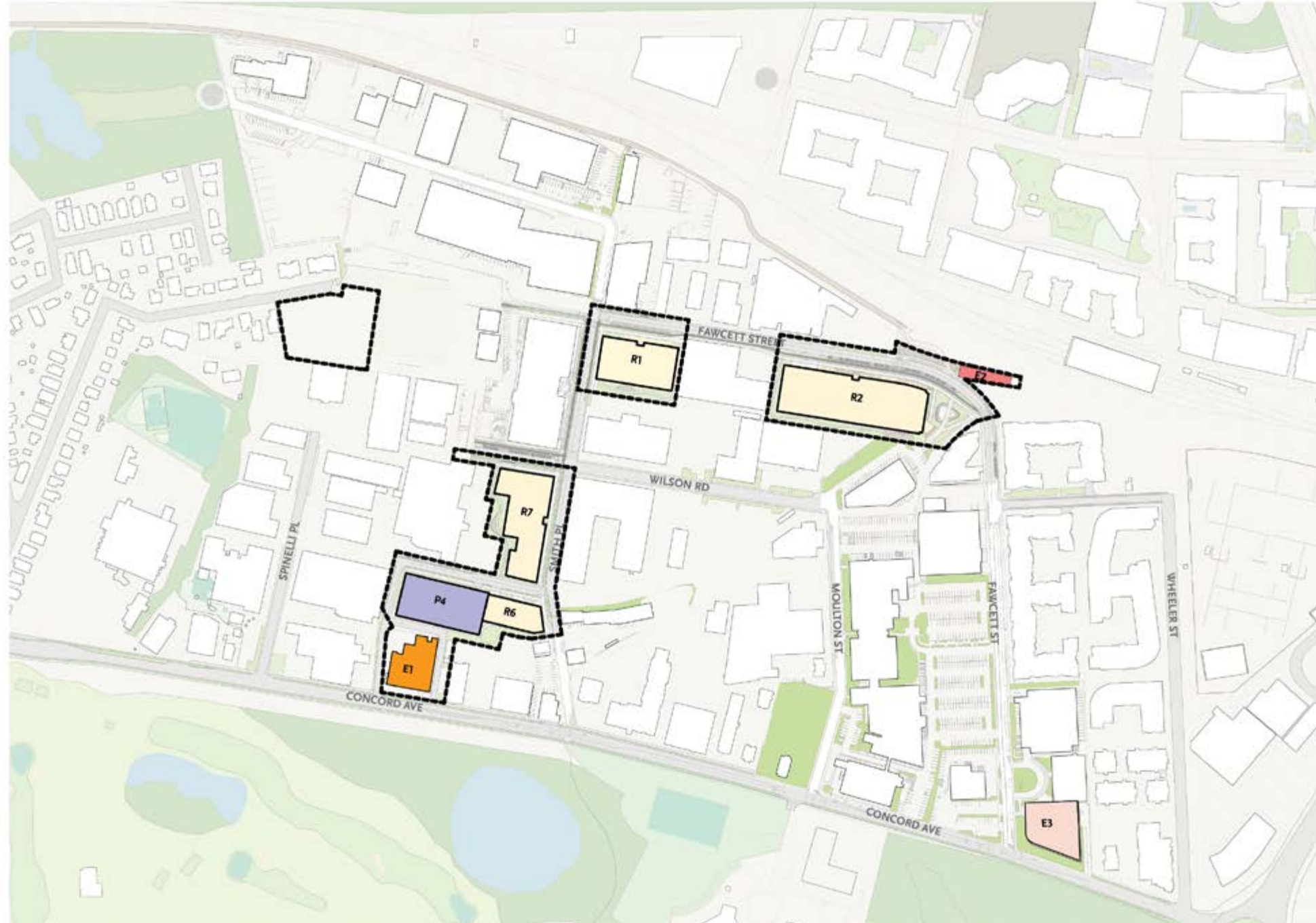
BUILDING MASSING SITE AXON NW



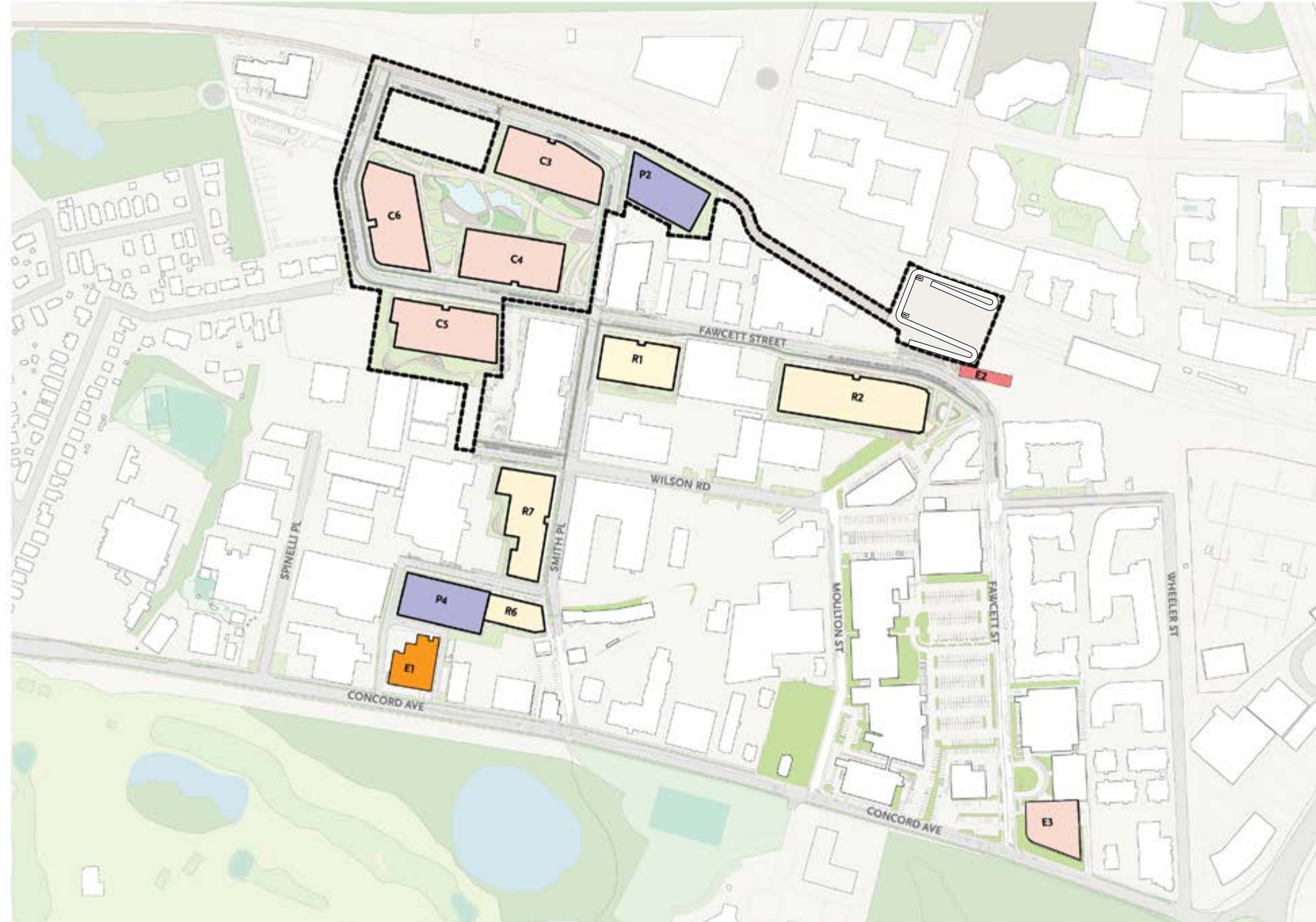
BUILDING MASSING SITE AXON SW



PHASING PHASE 1A



PHASING PHASE 1B



PHASING PHASE 2A



PHASING PHASE 2B



NEW MAIN STREET



KEY PLAN



NEW MAIN STREET - STREET FAIR



KEY PLAN



SMITH EXTENSION



KEY PLAN



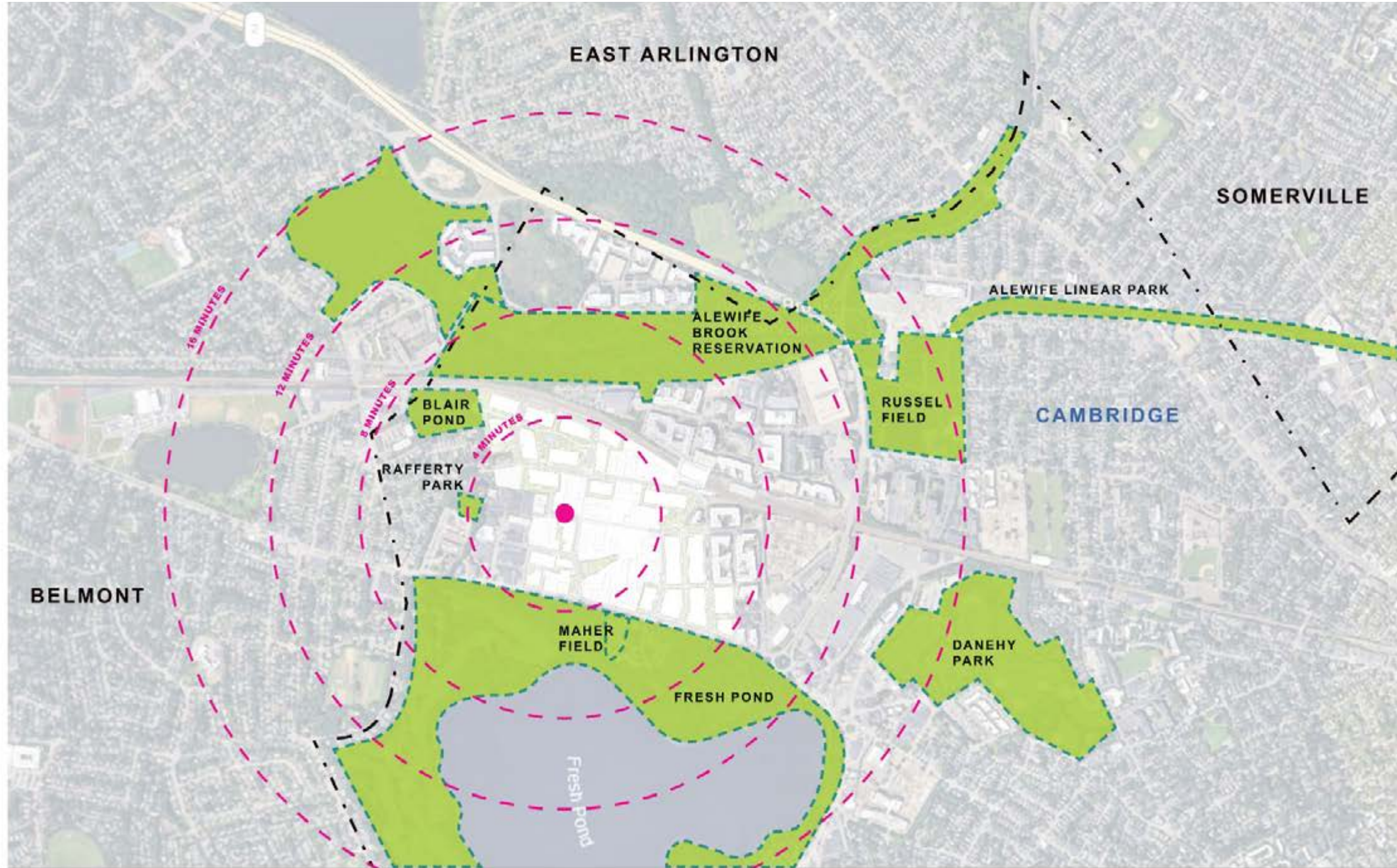
FAWCETT EXTENSION



KEY PLAN



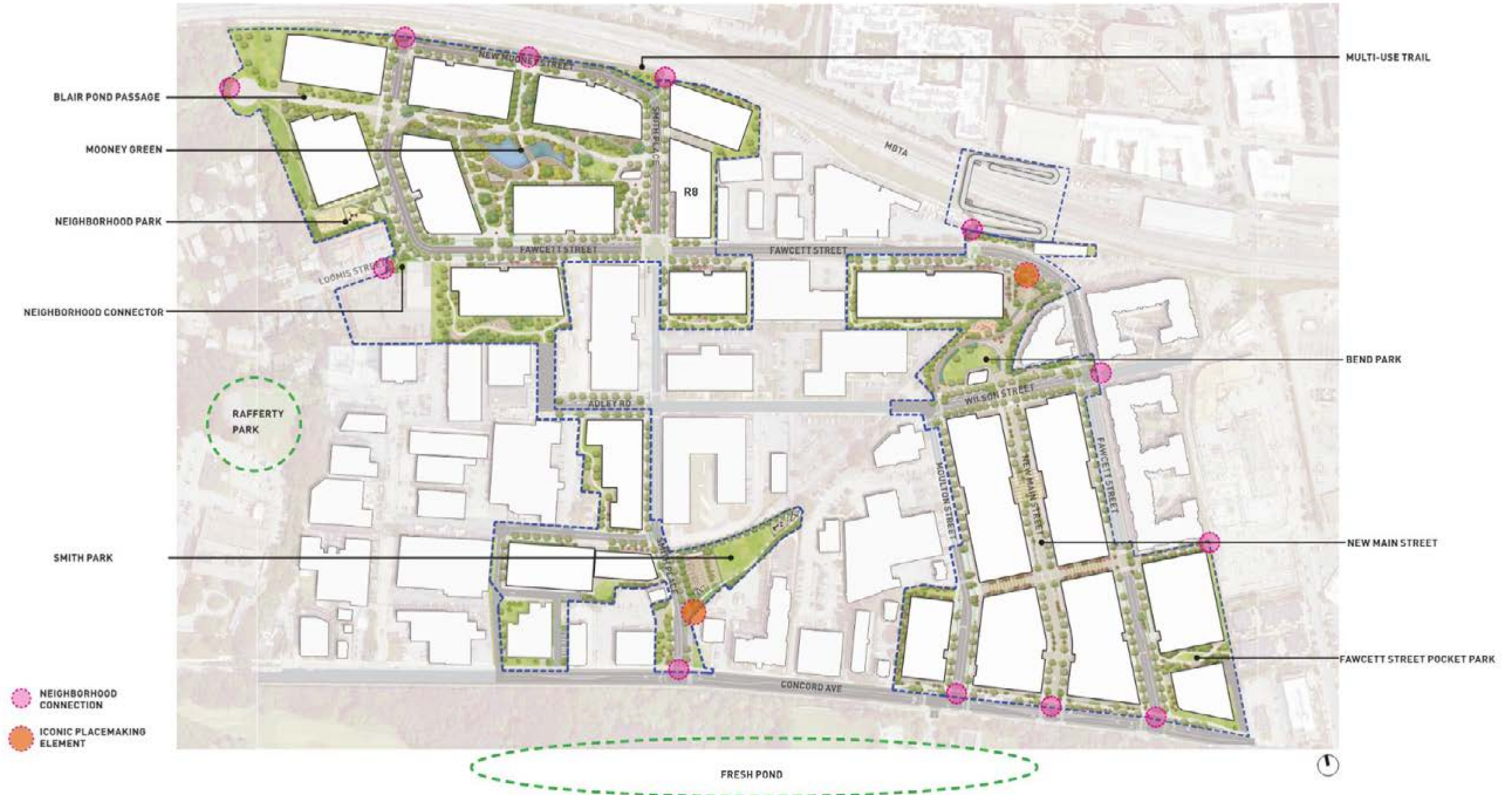
OPEN SPACE CONTEXT



OPEN SPACE CONNECTIONS



OPEN SPACE MASTER PLAN



OPEN SPACE ENLARGEMENT NORTH-EAST

NEIGHBORHOOD CONNECTIONS



Multi-use path connection
Bike, walk, run

PASSAGES

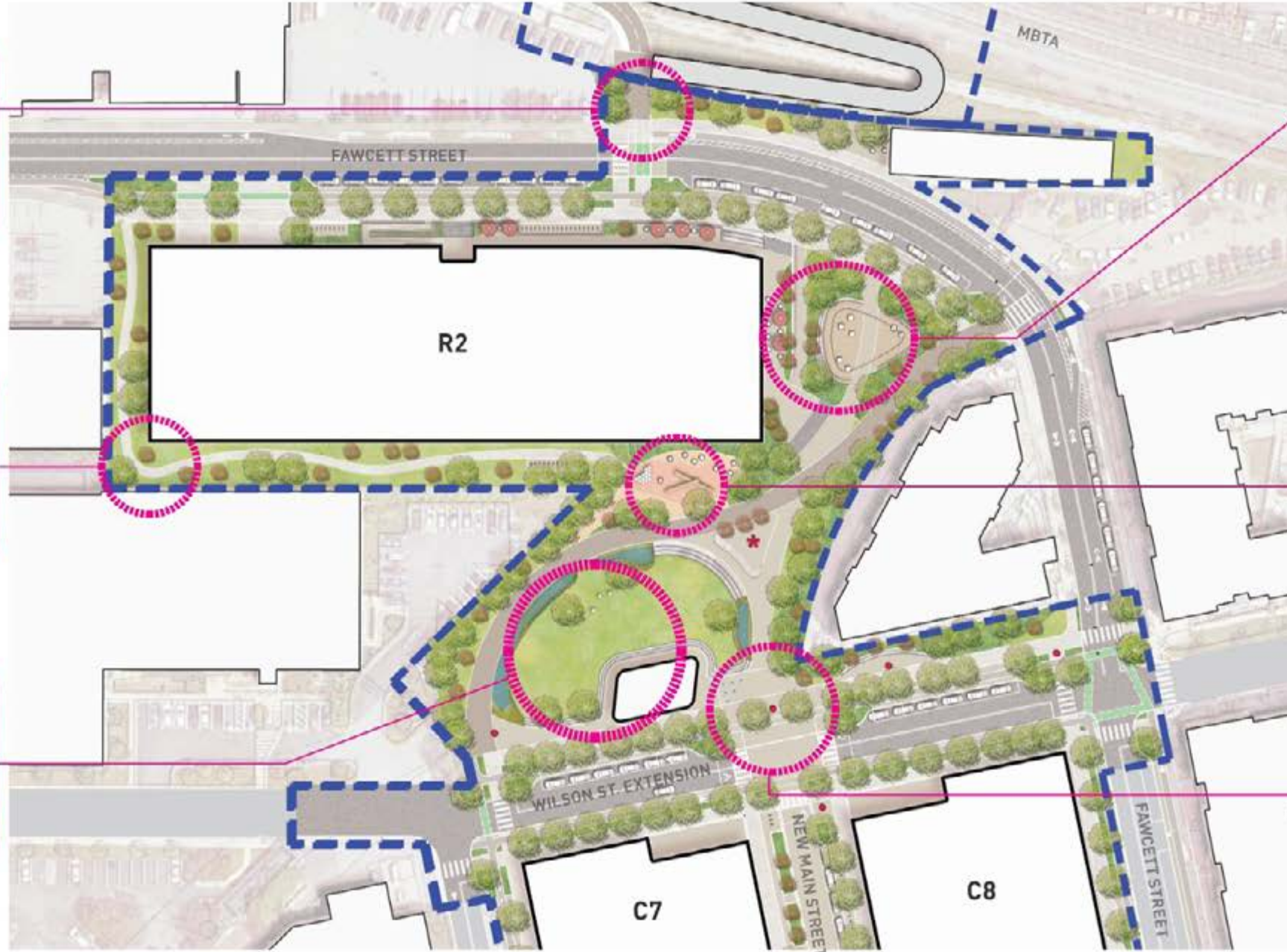


Open space connectors
Passive uses
Seating and strolling

GATHER GREEN



Active and Passive uses
F+B opportunities
Performances
Community Gatherings



GATHER URBAN



Active and Passive uses
Multi-use Urban Plaza
Performances
Community Gatherings / Social
Multi-modal connections

PLAY



Discovery Play, Active Play, Social
Play for various age groups

COMMUNITY NODE



Multi-functional space serving as
gathering space and gateway to New
Main Street and Community park

OPEN SPACE ENLARGEMENT NORTH-WEST

EXPLORE



Active / Passive Open Space Connector
Connection to Blair Pond

NEIGHBORHOOD PARK



Active / Passive Play
Multi-use Courts
Play Area
Community Garden
Shade Structure

HIGHLANDS / LOOMIS CONNECTOR



Accessible gateway from neighborhood
to future open space network



NEIGHBORHOOD CONNECTIONS



Walk, Run, Bike

THE QUAD



Active / Passive Open Space
Variety of amenities
Central Water Feature
Connections to Open Space Network

NEIGHBORHOOD URBAN PLAZA



Gathering / Passive uses
Multi-use Urban Plaza
Performance Space

OPEN SPACE ENLARGEMENT SOUTH-WEST

PASSAGES



Passive Green Connections
Seating
Strolling

POCKET PARKS



Small Scale Open Spaces
Active / Passive
Multi-use

GATEWAY PARK



Gateway to Neighborhood
Connection to future Open Spaces
Connector to Fresh Pond



NEIGHBORHOOD PARK



Passive and Active Uses
Open Lawn Space
Micro Soccer / Pickup Activities
Neighborhood /
Community Gathering

NEIGHBORHOOD PARK



Multi-use Sports Courts
Play Areas
Shade Structures

NEIGHBORHOOD PARK



Community Gardens
Pollinator Gardens
Social Spaces

OPEN SPACE ENLARGEMENT SOUTH-EAST

GREEN STREETS



Neighborhood Connectors
Active/Passive Uses
Multi-modal
Green Infrastructure
Robust Street Tree Plantings

PEDESTRIAN STREET



Intimate Scale
Passive Use
Retail Activated
Open Space Connector

COMPLETE STREET



Community Connector
Active/Passive Uses
Multi-modal
Green Infrastructure
Robust Street Tree Plantings



NEW MAIN



Retail Activated
Shared Street
Community/Neighborhood Gathering
Tree-lined and Furnished

NEIGHBORHOOD CONNECTOR



Important Pedestrian Connector
Link to Existing and Future Open Space
Passive Pedestrian Connection

POCKET PARK



Passive Open Space
Pathways
Seating
Shade
Intimate Lawn Space

EXISTING CONDITIONS

Site Conditions

- Public realm investment is critical to supporting existing retail and enabling long-term growth across the community
- Vehicular access is currently constrained by a limited roadway network, creating challenges for circulation, visibility, and overall site connectivity
- The site benefits from strong existing pedestrian and community presence, which will intensify with planned infrastructure improvements
- The surrounding context includes established, high-performing retail centers that reinforce the area's role as a neighborhood-serving commercial node



NEIGHBORHOOD USES

Zoning 4.4.1 Intent of Neighborhood Uses

It is the intent of this Section to promote and incentivize the inclusion of a diversity of uses in the AOD-Q District that help to reinforce the district as a self-sufficient neighborhood and complement the workspaces and living spaces that are expected to be the predominant uses. Such uses include retail and other personal or professional services, educational, cultural and recreational amenities, and diverse employment opportunities serving residents of different backgrounds. Such uses are particularly encouraged on the Ground Stories of buildings and in locations that are planned to support and encourage an active public realm.



TYPES OF NEIGHBORHOOD USES

TYPES OF NEIGHBORHOOD USES

1. Educational Uses
2. Community Center
3. Healthcare Facilities
4. Professional Office Uses
5. Private Library, Museum or Noncommercial Gallery
6. Local Government Uses
7. Retail or Consumer Service Establishments
8. Open-Lot Retail Sales Establishment
9. Outdoor Entertainment and Recreation Facility
10. Temporary Outdoor or Consumer Service Use
11. Food Commissary



Educational Uses



Community Center



Healthcare Facilities



Professional Office Uses



Private Library, Museum, Gallery



Local Government Uses



Retail / Consumer Services Establishments



Open-Lot Retail Sales Establishment



Outdoor Entertainment / Recreation Facility



Temporary Outdoor / Consumer Service Use



Food Commissary

CHALLENGES & OPPORTUNITIES

Retail success depends on:

- **Proximity to home or work:** outside of large shopping trips, customers are most likely to visit a retail location within a 15-minute drive
- **Ease of access:** for markets with primarily vehicular connectivity, tenants rely on seamless access, visibility, and parking to reduce customer friction
- **Retail gravity:** people are more drawn to a site that can satisfy multiple needs in one trip, or provide a sense of discovery via a multitude of options
- **Frequency of visits:** people are more likely to return to a site that they repeatedly visit, such as one where they also go to the grocery or gym
- **Environmental ambiance:** when a place feels clean, safe, welcoming and interesting customers more often spend time and money
- **Competitive set:** the more options available that fit the above criteria, the more challenging it is for a new site to capture the customer



Green space and streetscape surrounding ground floor retail



Vehicular restrictions and traffic disturbances

WHERE WE'RE HEADED



New Main Street looking north toward the park

WHERE WE'RE HEADED



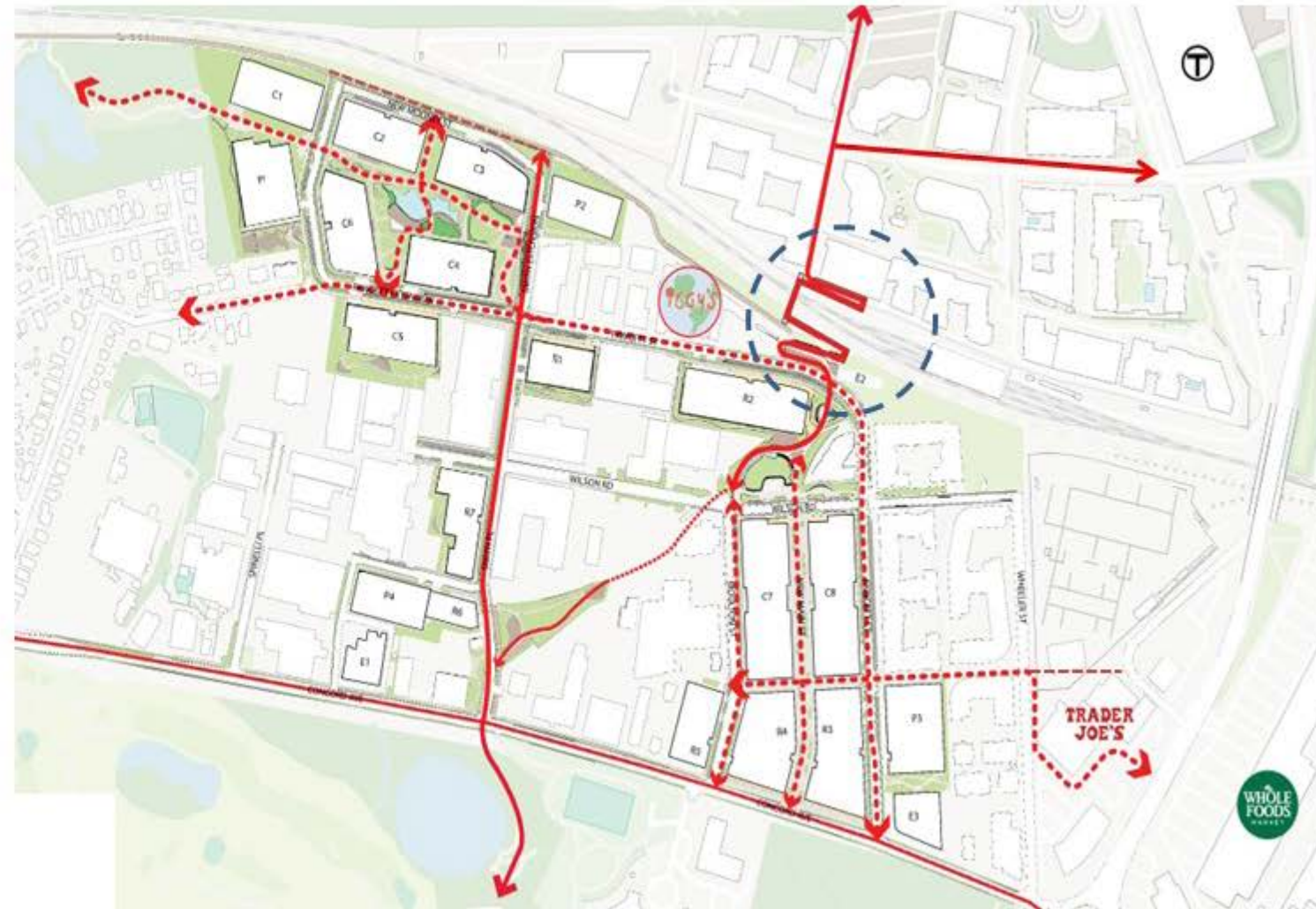
INDOOR/OUTDOOR ACTIVATION



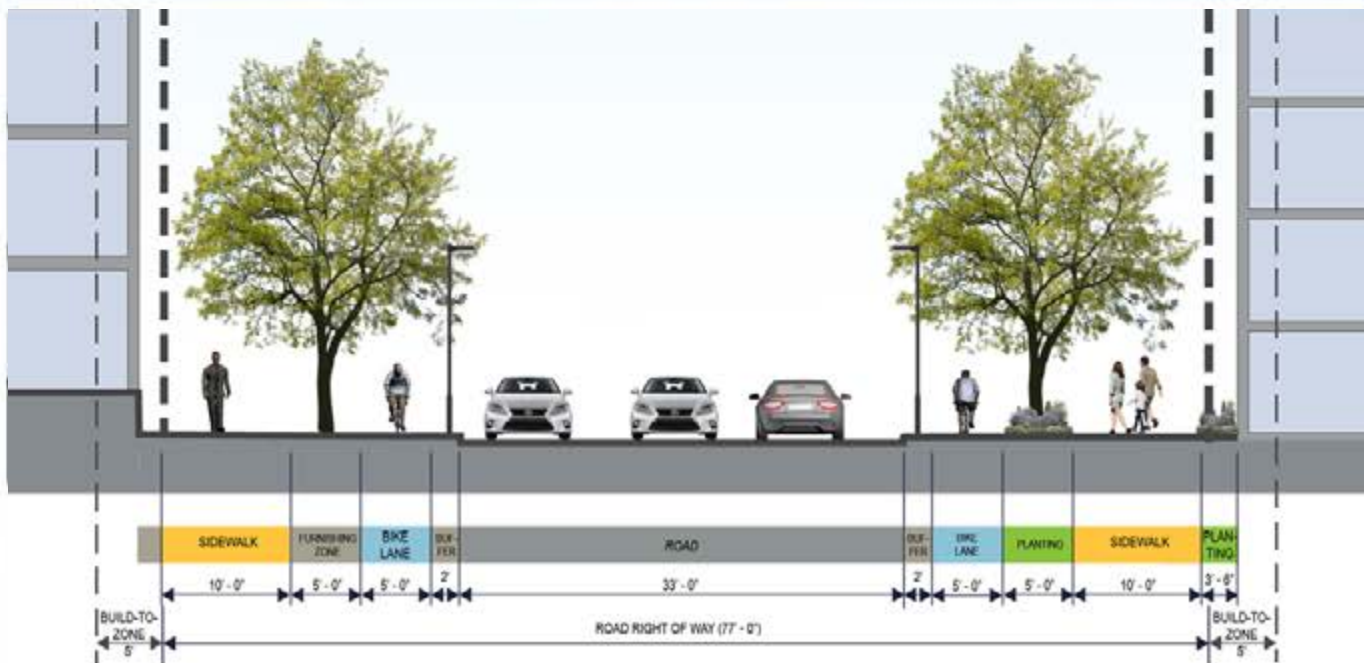
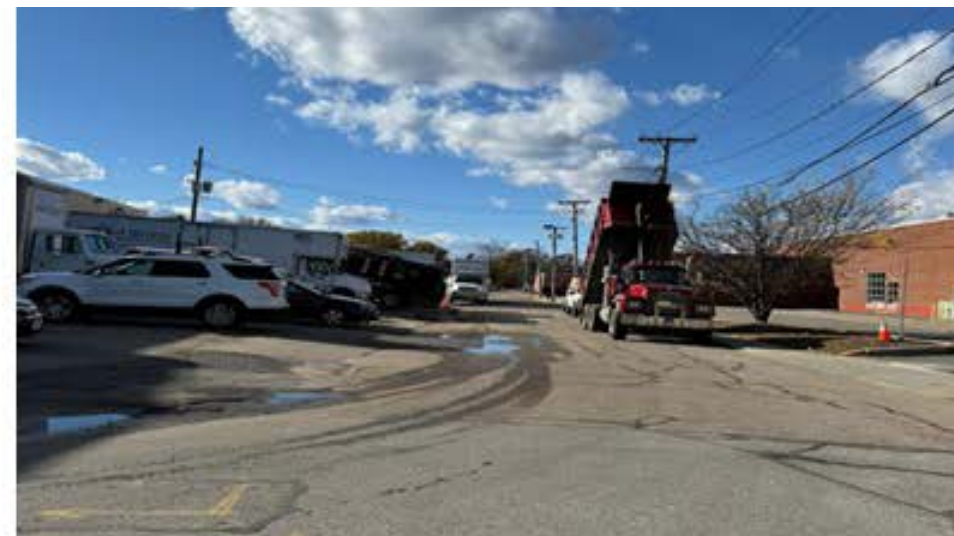
STOREFRONT VARIATION

TRANSPORTATION & MITIGATION OVERVIEW

- Supporting a Connected, Safe, and Sustainable Mobility Network
- Phased Buildout and Mitigation over 5 To 25 Years
- Ped/Bike Bridge Significant Contribution
- Opportunities for Commuter Rail Connections
- ~4,600 vehicle parking spaces
- ~3,500 bike parking spaces
- 9 total Bluebikes stations



MITIGATION & PUBLIC INFRASTRUCTURE *COMPLETE STREETS INSIDE THE QUAD*



TERMINAL ROAD CONNECTION

1. New east-west connection
2. Pedestrian/bike access vs full access under study
3. Access to Whole Foods plaza
4. Access to Bridge/T station



View East to Terminal Road from Wheeler

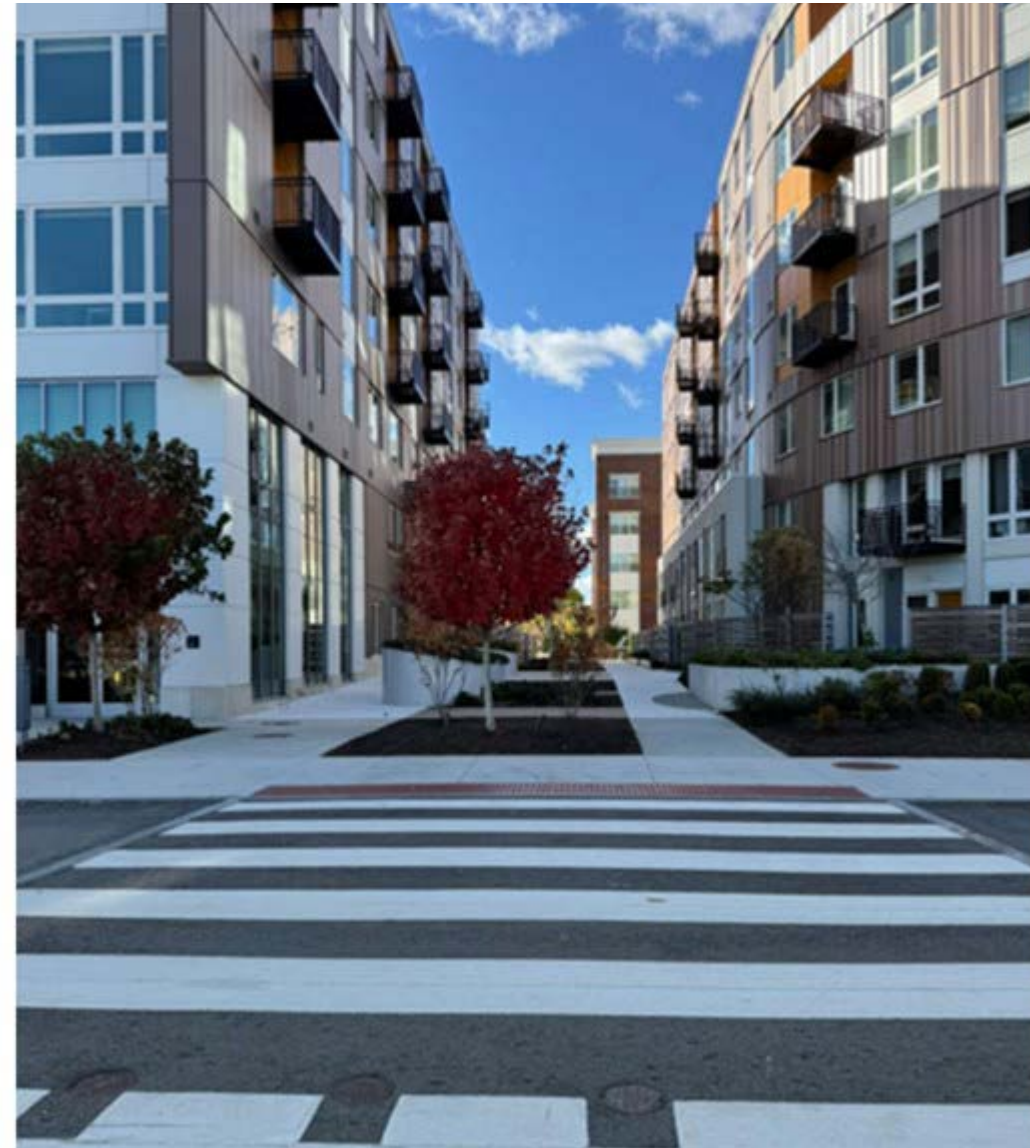


View West to Terminal Road from Wheeler

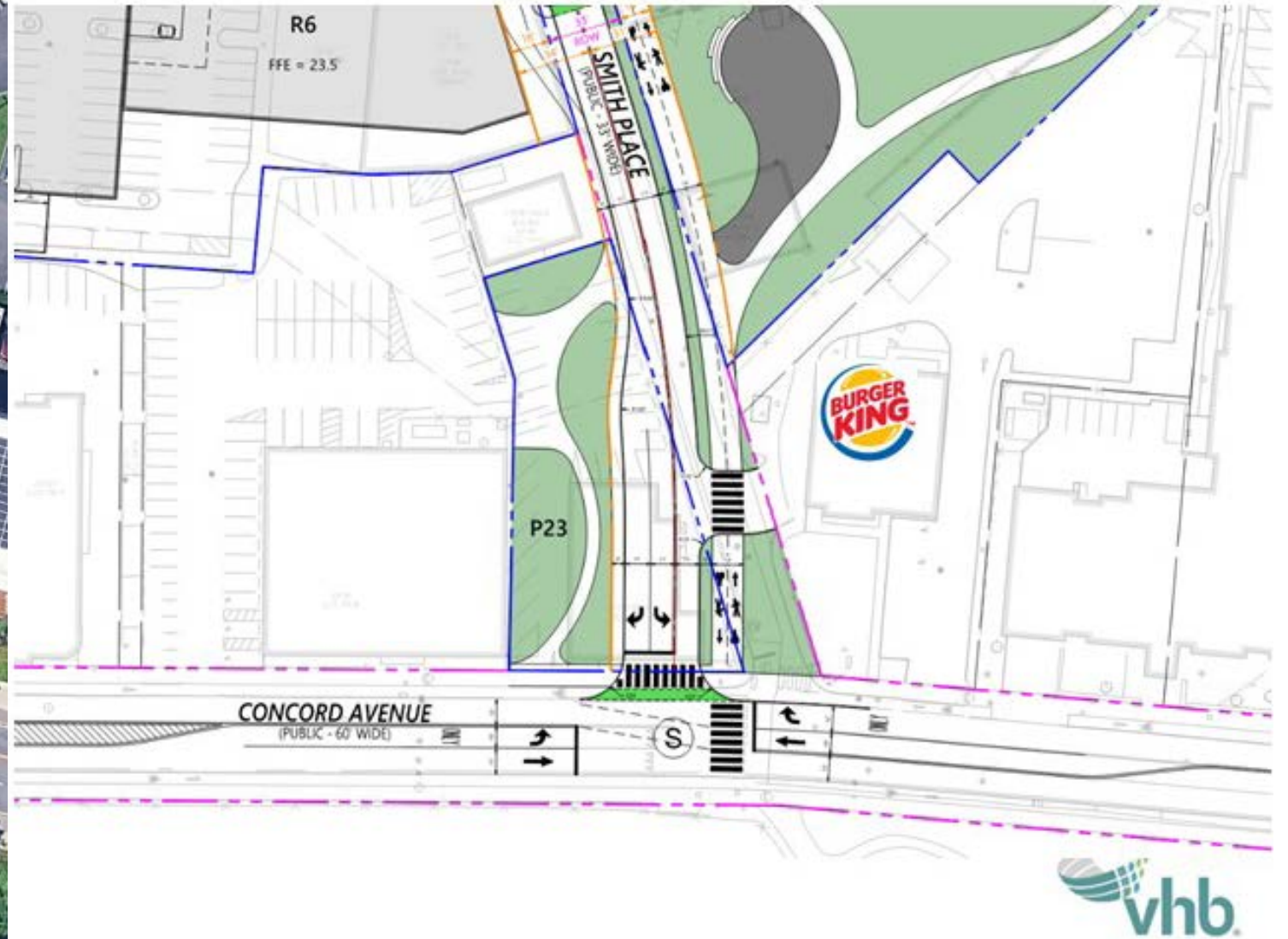


TERMINAL ROAD CONNECTION

1. New east-west connection
2. Continued future connection west to Fawcett Street



PROPOSED SMITH PLACE IMPROVEMENTS

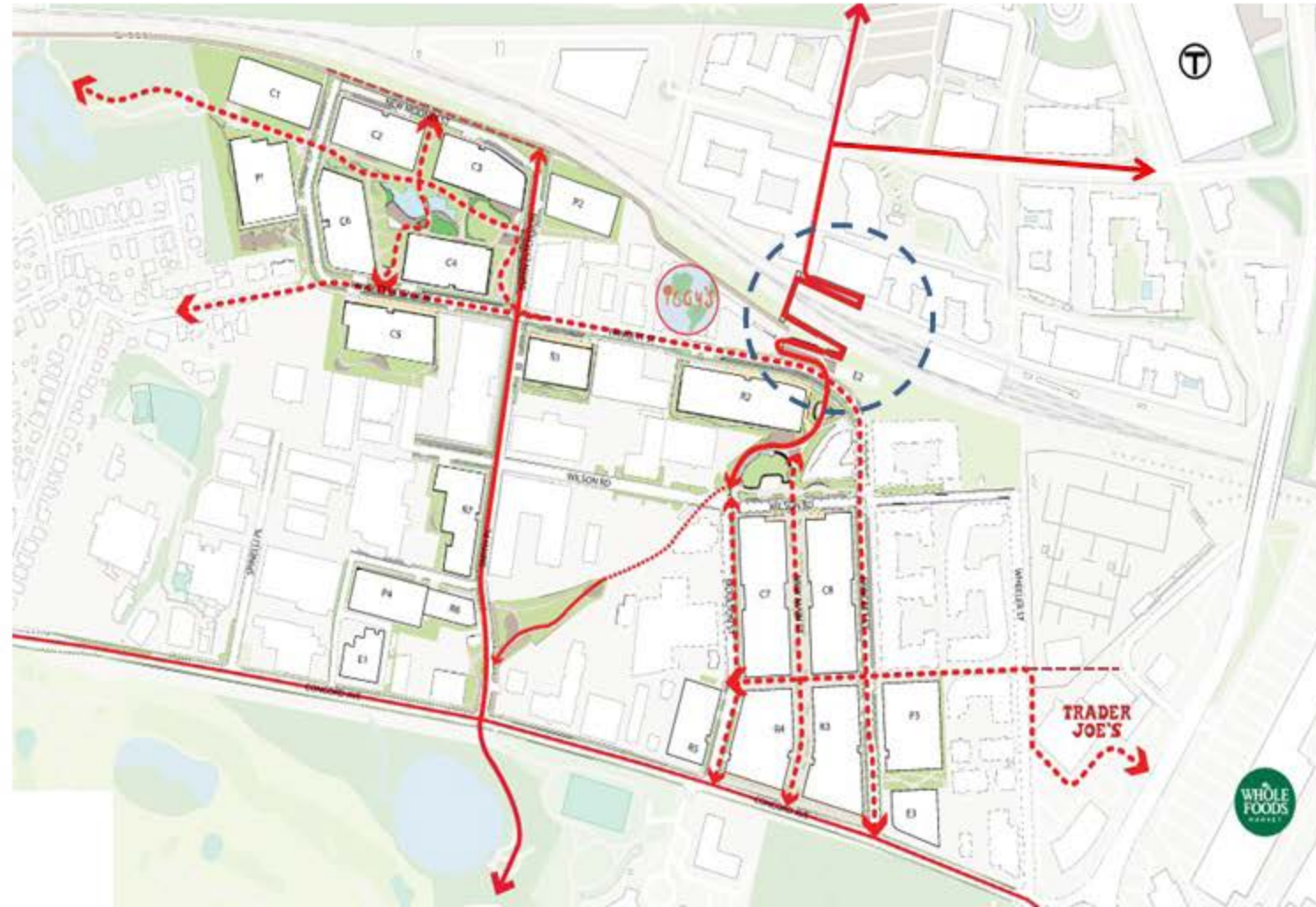


EXISTING CONCORD AVENUE



CONNECTED NETWORK

- **Ped/Bike Bridge Significant Contribution**
- **Opportunities for Commuter Rail Connections**



SUSTAINABILITY PRIORITIES



**Zero Fossil
Fuel Development**



**Greening the
Public Realm**



**Regenerative
Community Planning**

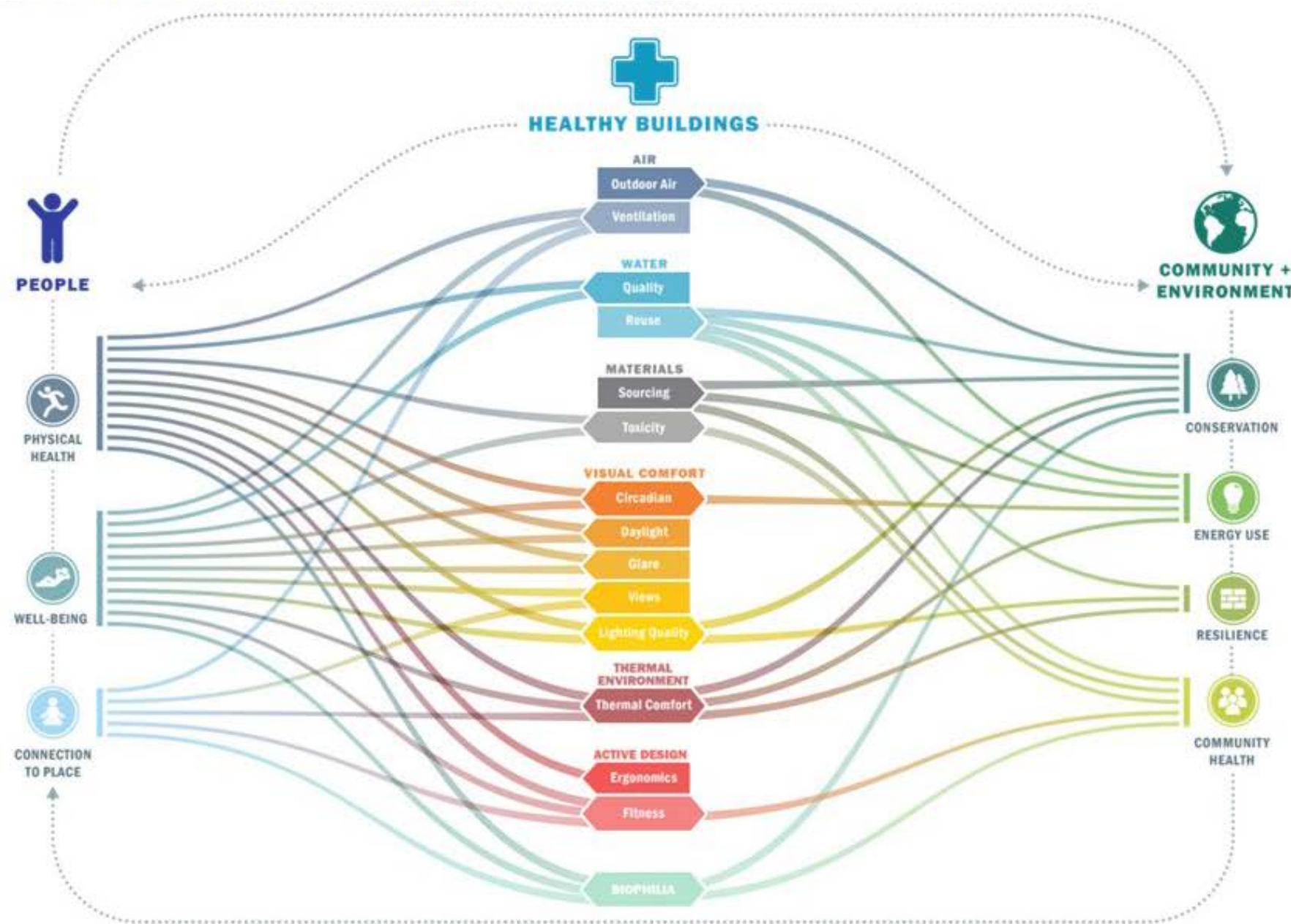


**Innovative +
Connective Transit**



**Water Efficiency +
Stormwater
Management**

REGENERATIVE COMMUNITY PLANNING



Holistic planning for sustainability encourages a community-focused approach, designing for health, wellness, and activity.

THANK YOU