

An aerial photograph of the Alewife neighborhood in Cambridge, Massachusetts. The image shows a dense urban area with a mix of residential buildings, commercial structures, and green spaces. A prominent feature is a large, multi-story building complex in the center. To the right, there are several sports fields, including a baseball field and a soccer field. The area is bounded by a large body of water (the Alewife Reservoir) to the south and a major road (Alewife Brook Parkway) to the east. The text 'ALEWIFE CAMBRIDGE, MA' is overlaid in large, bold, blue letters across the top left portion of the image.

ALEWIFE CAMBRIDGE, MA

PREPARED BY HEALTHPEAK PROPERTIES
SEPTEMBER 14, 2022

HISTORY OF ALEWIFE

1901



HISTORY OF ALEWIFE

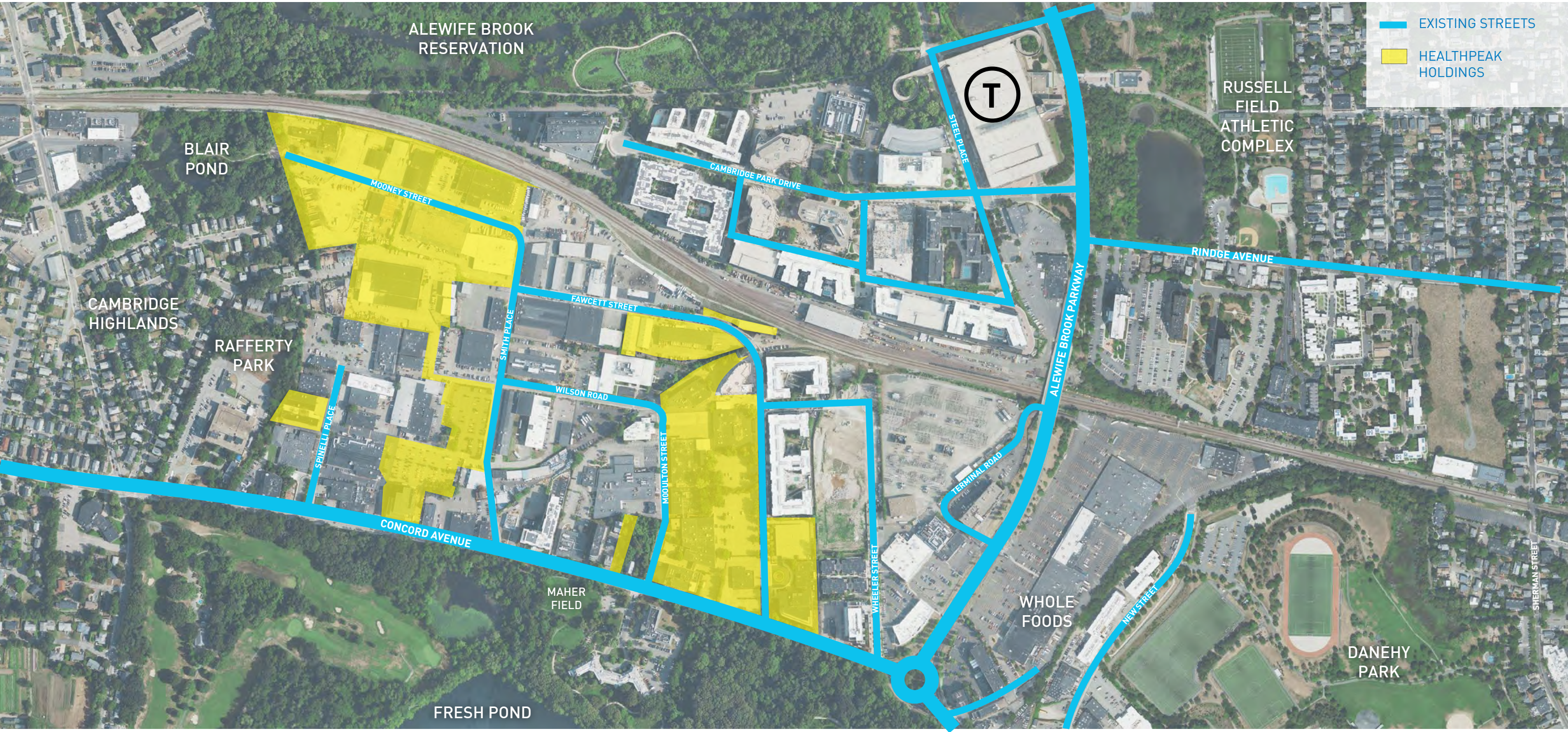
1904



HISTORY OF ALEWIFE
1947



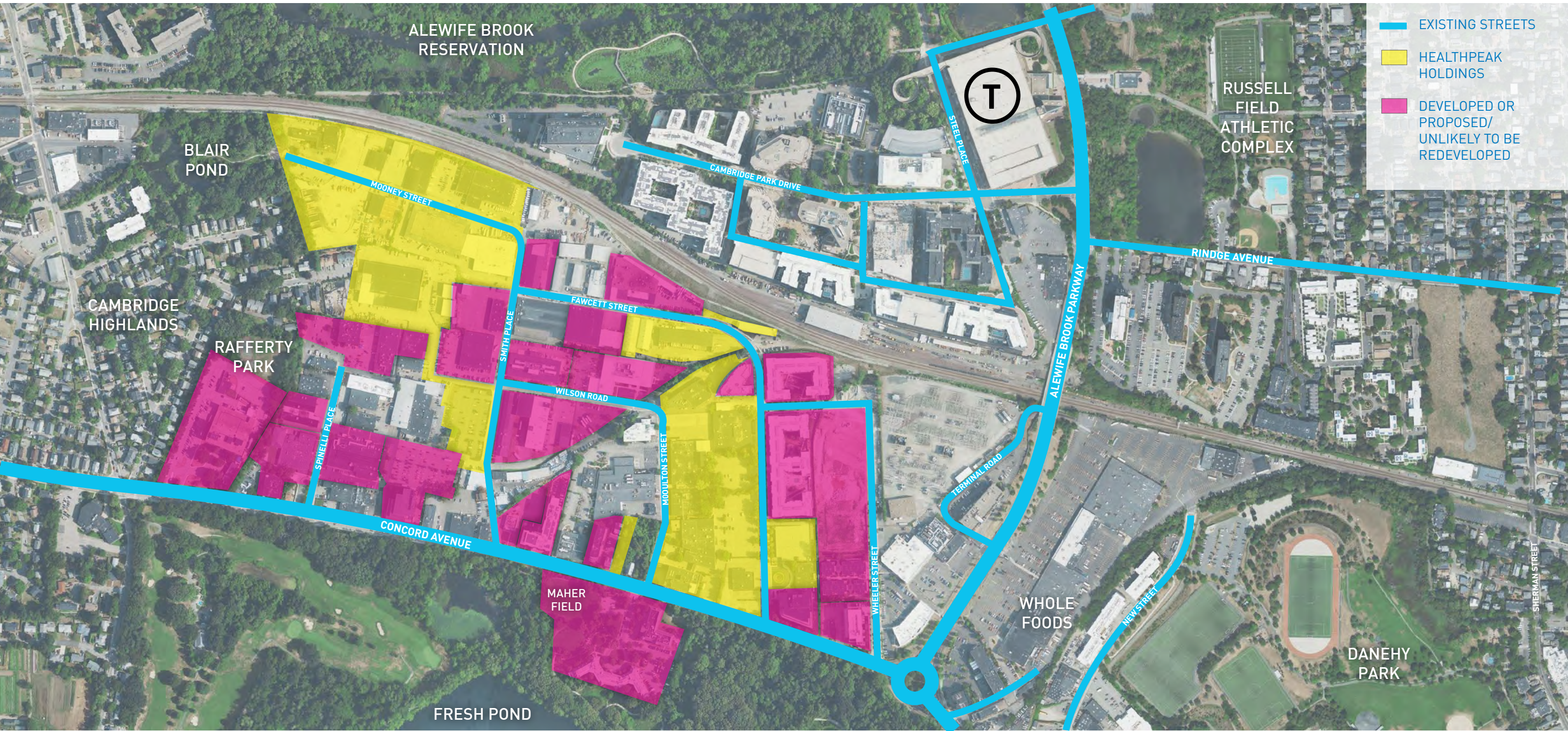




EXISTING STREETS

HEALTHPEAK HOLDINGS

DEVELOPED OR PROPOSED/ UNLIKELY TO BE REDEVELOPED



WALKABILITY

To create a safe, walkable neighborhood.

CONNECTIVITY

Quad to Triangle, Highlands to the T and Fresh Pond Mall, Alewife Brook Reservation to Fresh Pond.

OPEN SPACE

New green open spaces.

THE BRIDGE

Build a pedestrian and bike connection to/from Cambridgepark Drive and the Alewife T station.

'MAIN STREET'

Create a destination for neighborhood needs and sense of place.

HOUSING

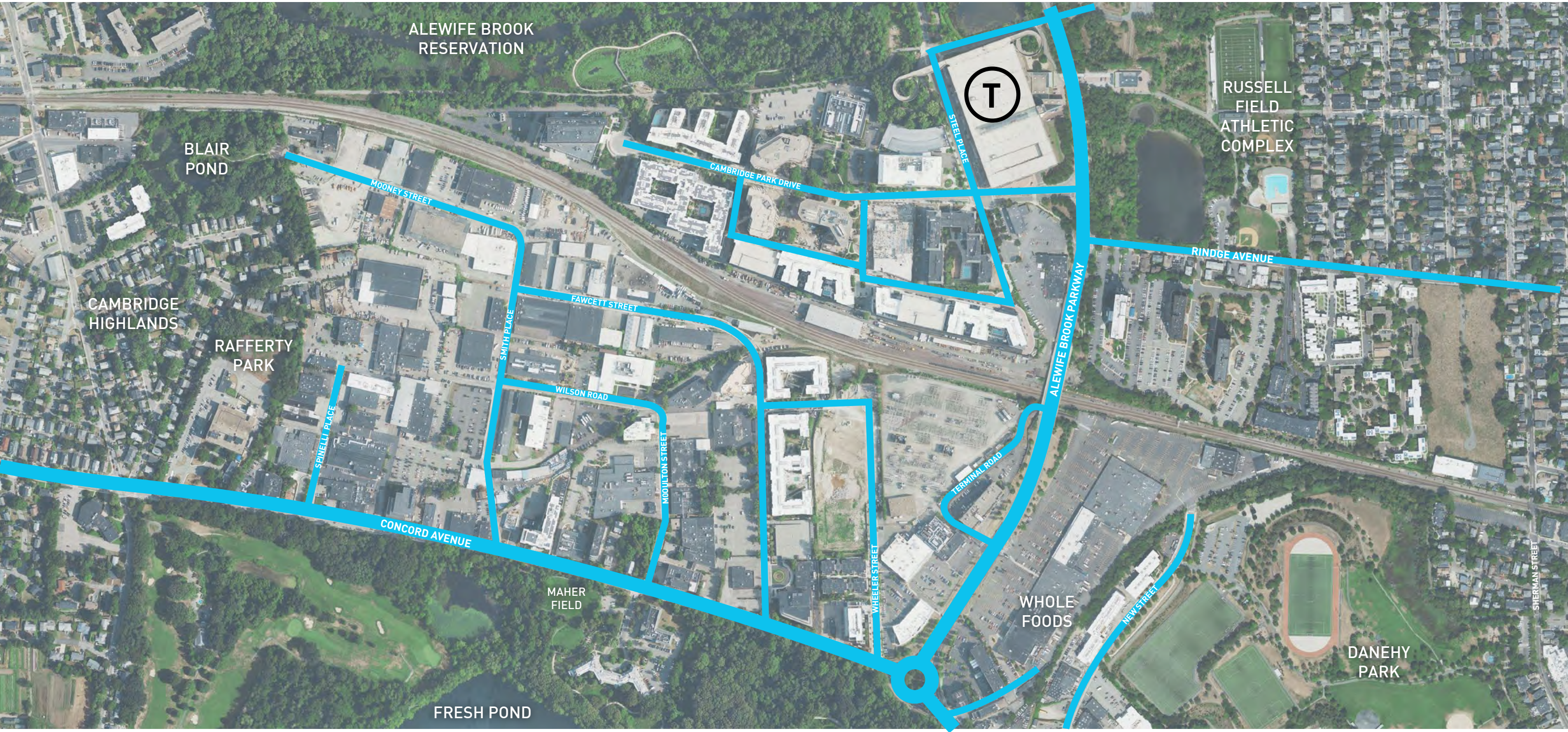
Bring diverse housing options in multiple locations.



WALKABILITY

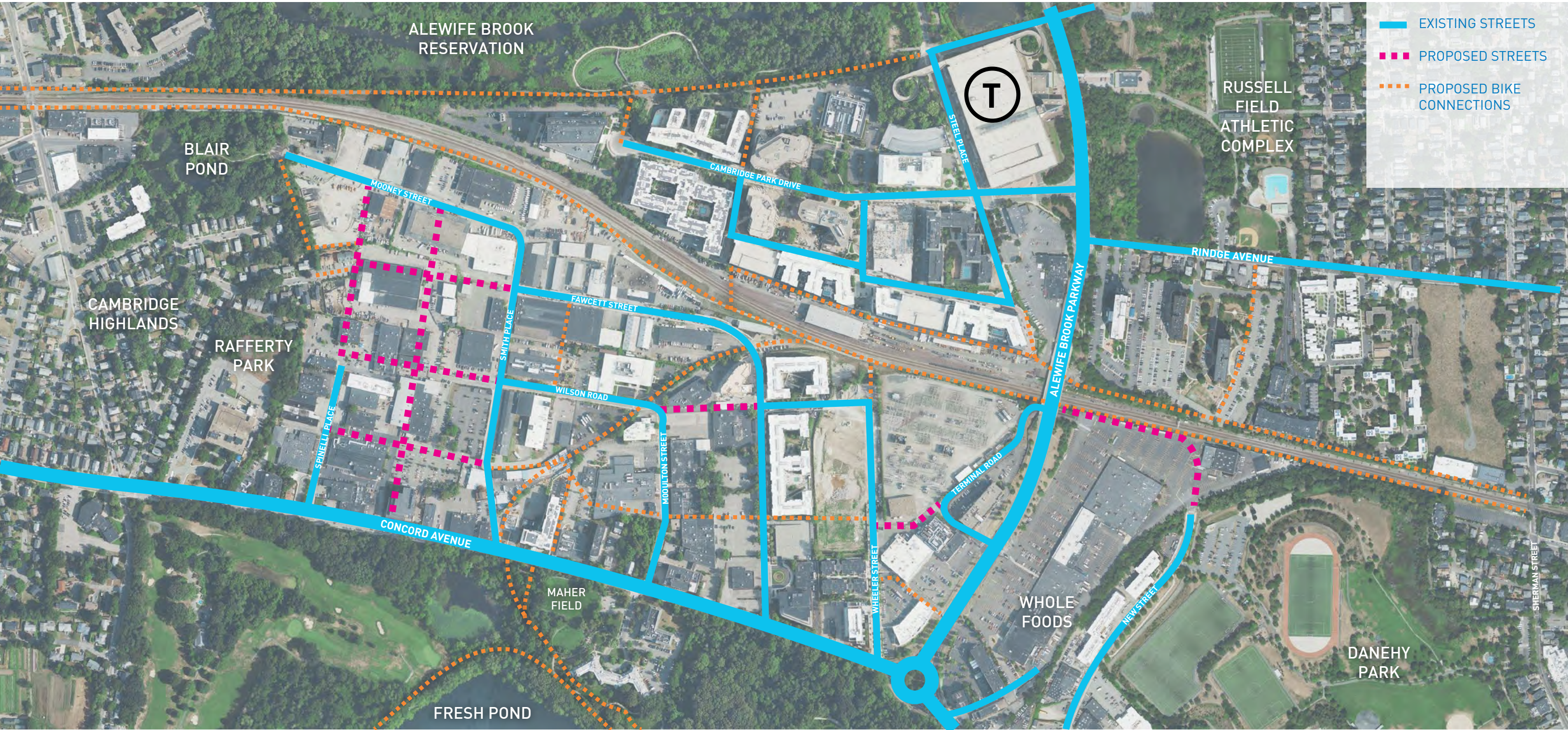
Infill the existing street network and build public realm.

WALKABILITY
EXISTING STREET NETWORK

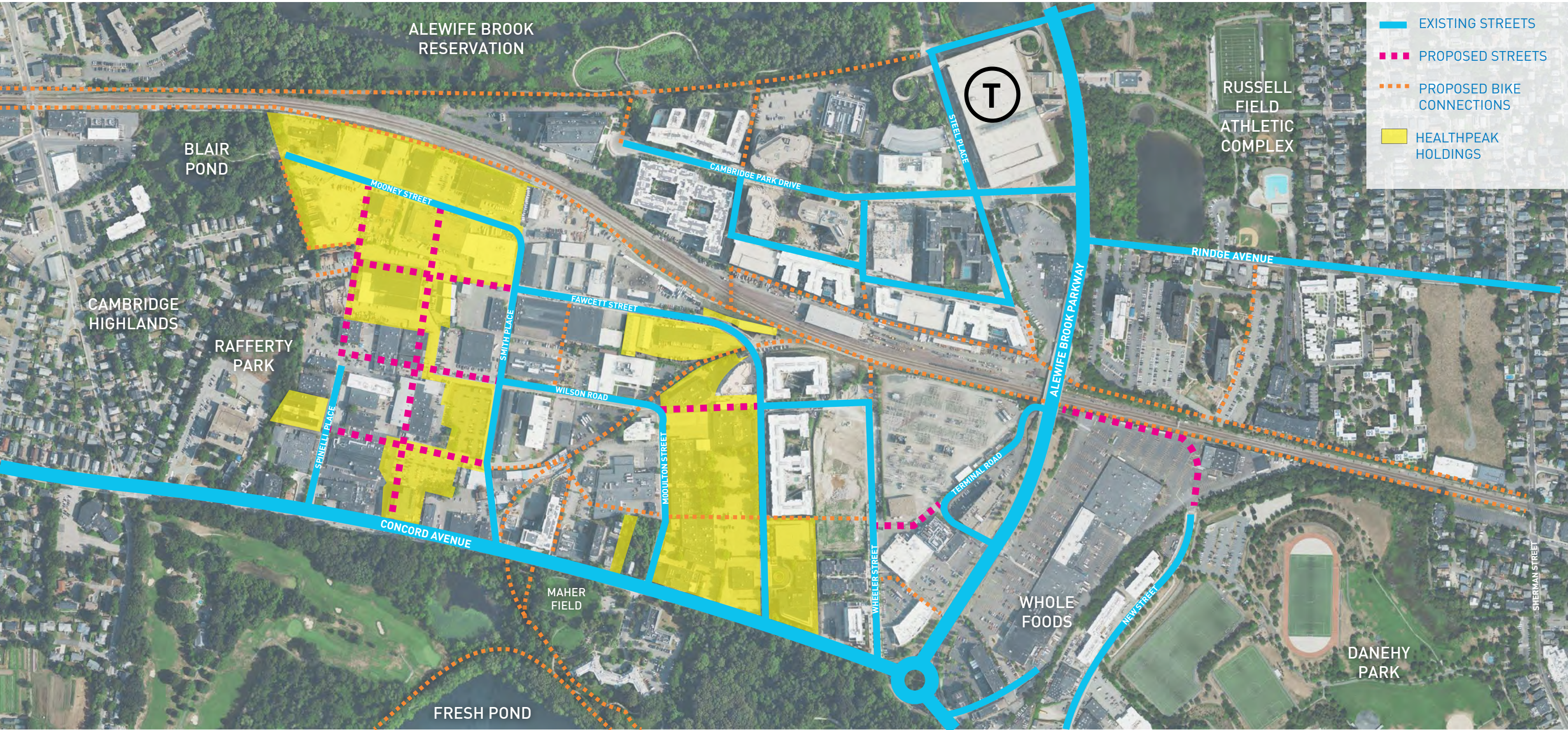


WALKABILITY

PROPOSED STREET NETWORK, ENVISION ALEWIFE

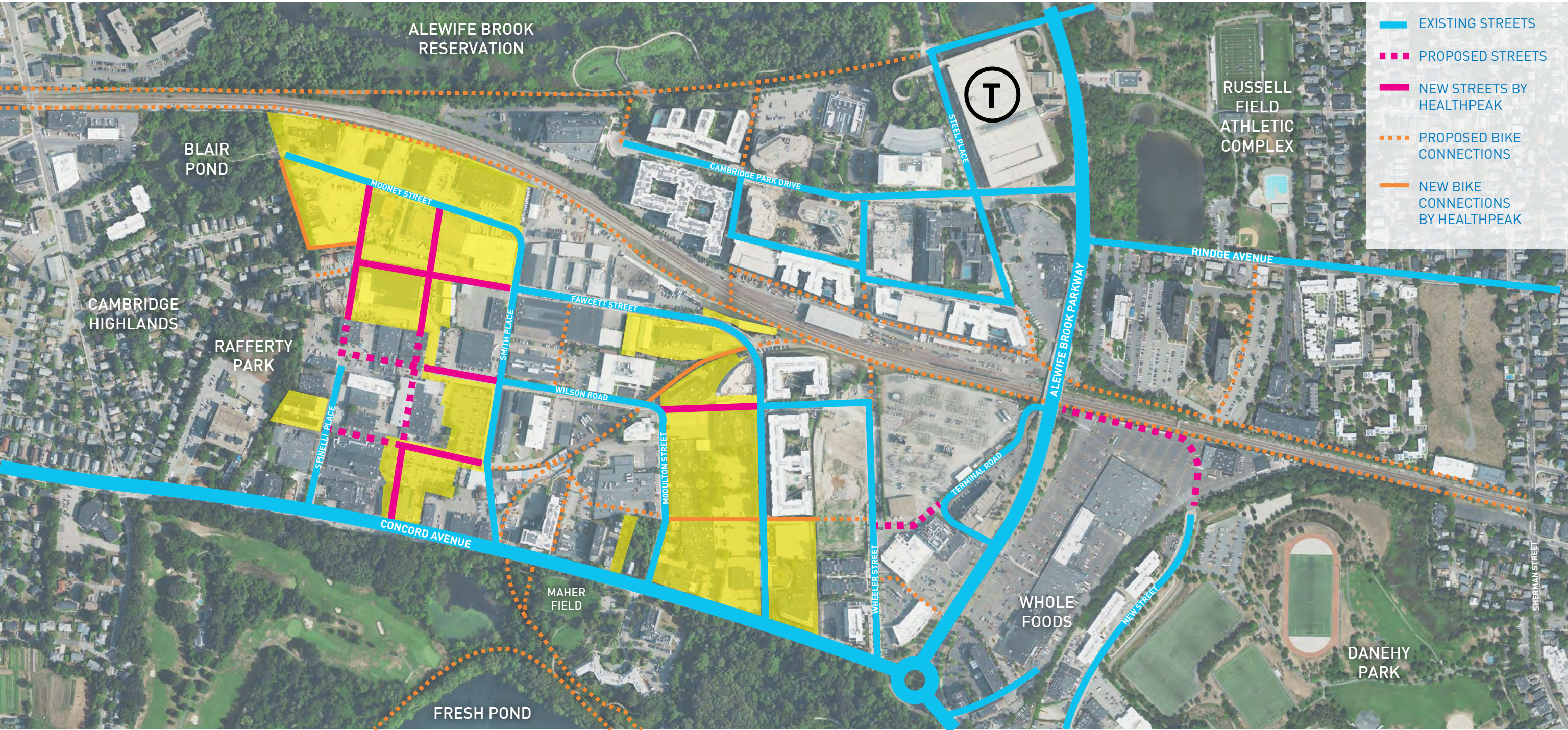


- EXISTING STREETS
- PROPOSED STREETS
- PROPOSED BIKE CONNECTIONS



WALKABILITY

NEW STREETS MADE POSSIBLE THROUGH HEALTHPEAK HOLDINGS



An aerial photograph of a city area, showing a mix of residential neighborhoods, commercial buildings, and green spaces. A large, semi-transparent blue text overlay is centered over the image. The text reads "CONNECTIVITY" in a bold, sans-serif font. Below the main title, there is a smaller line of text in the same style, providing specific examples of connectivity: "Quad to Triangle, Highlands to the T and Fresh Pond Mall, Alewife Brook Reservation to Fresh Pond." The background shows a dense urban landscape with various buildings, streets, and green areas, including a large park or reservation area in the lower-left quadrant.

CONNECTIVITY

Quad to Triangle, Highlands to the T and Fresh Pond Mall, Alewife Brook Reservation to Fresh Pond.



ALEWIFE BROOK
RESERVATION

BLAIR
POND

CAMBRIDGE
HIGHLANDS

RAFFERTY
PARK

T

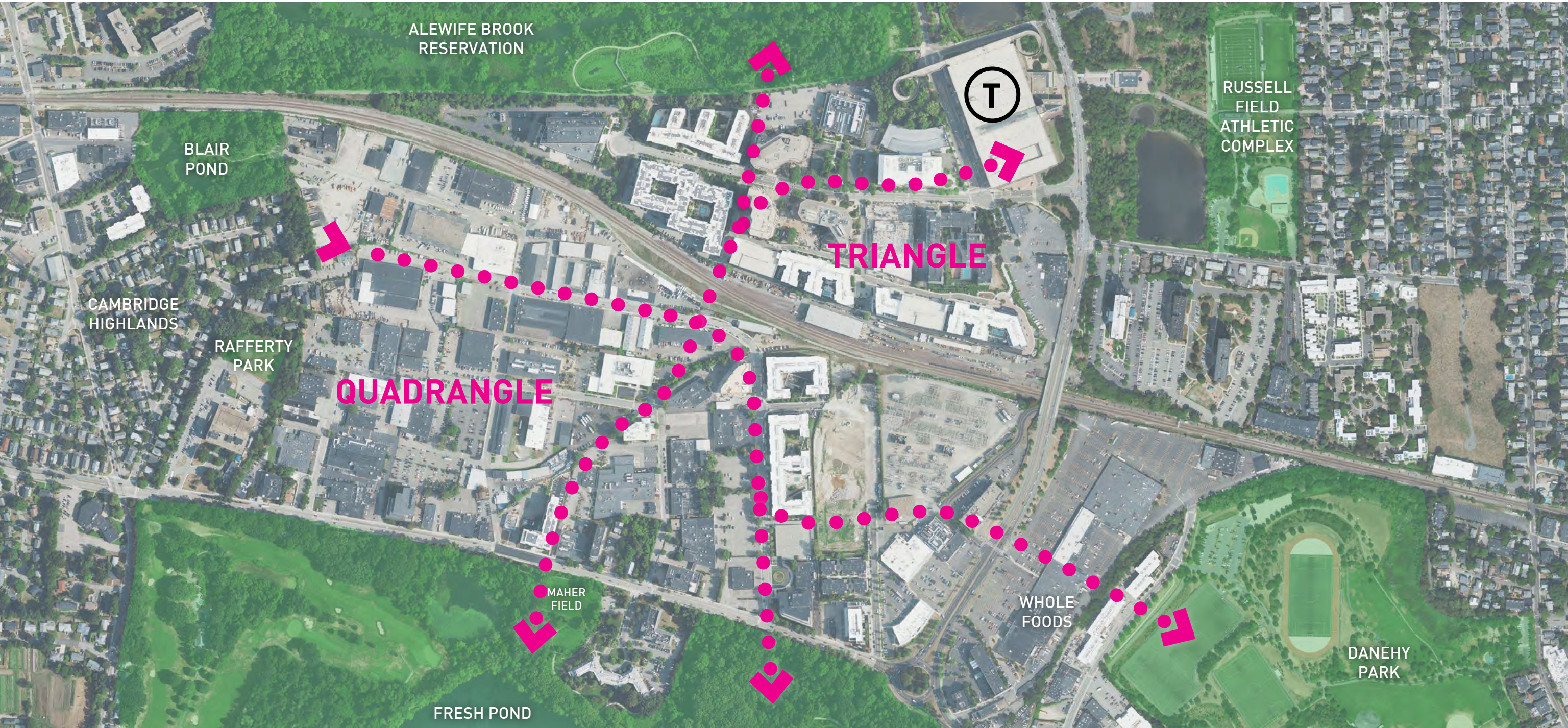
RUSSELL
FIELD
ATHLETIC
COMPLEX

MAHER
FIELD

WHOLE
FOODS

FRESH POND

DANEHY
PARK



CONNECTIVITY



1
DANEHY PARK



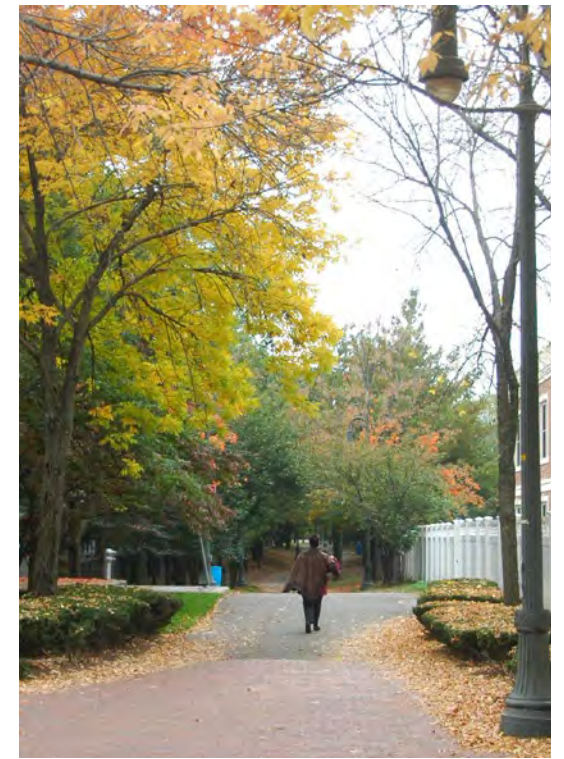
2
FRESH POND RESERVATION



3
**ALEWIFE BROOK
RESERVATION**



4
**RUSSELL FIELD
ATHLETIC COMPLEX**



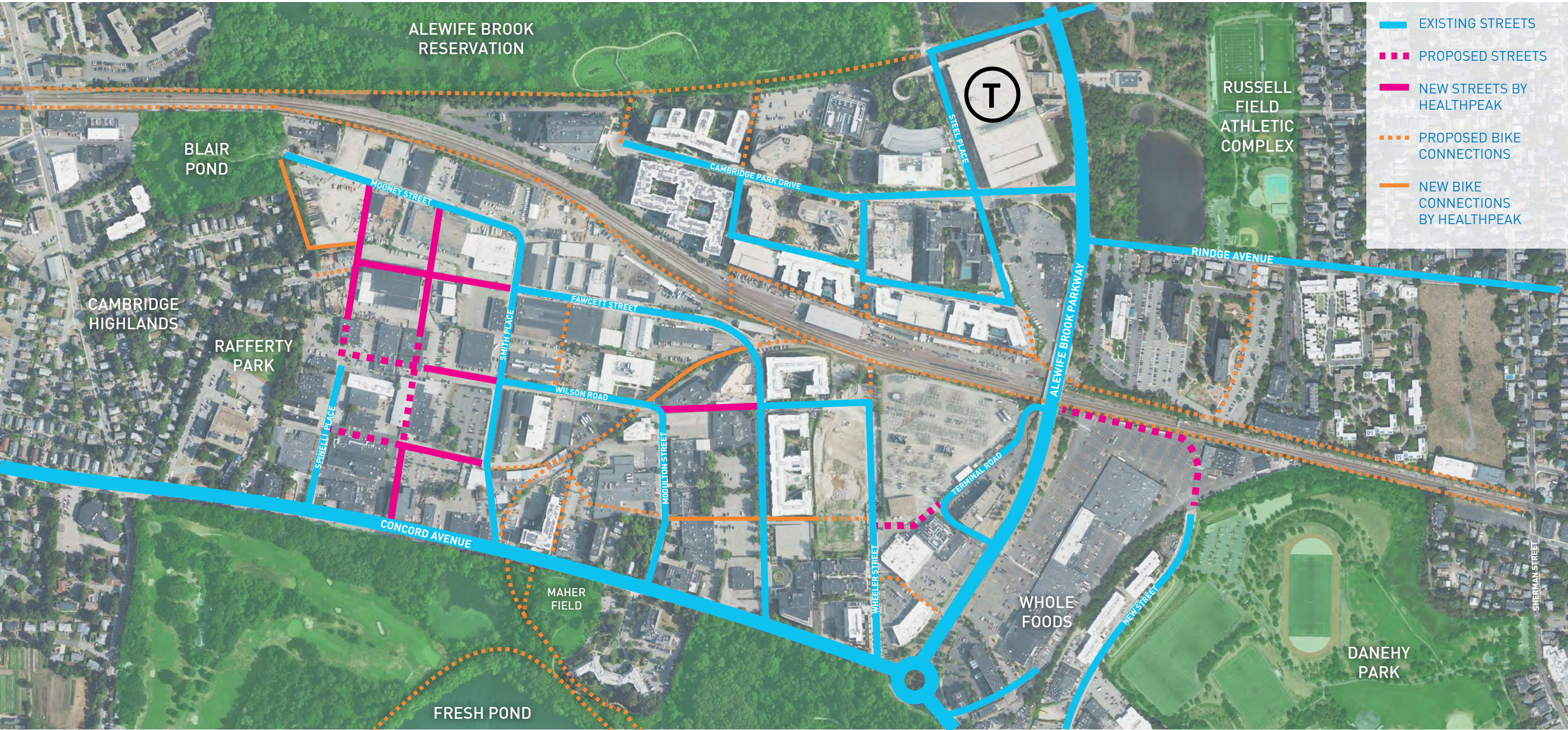
5
ALEWIFE LINEAR PARK

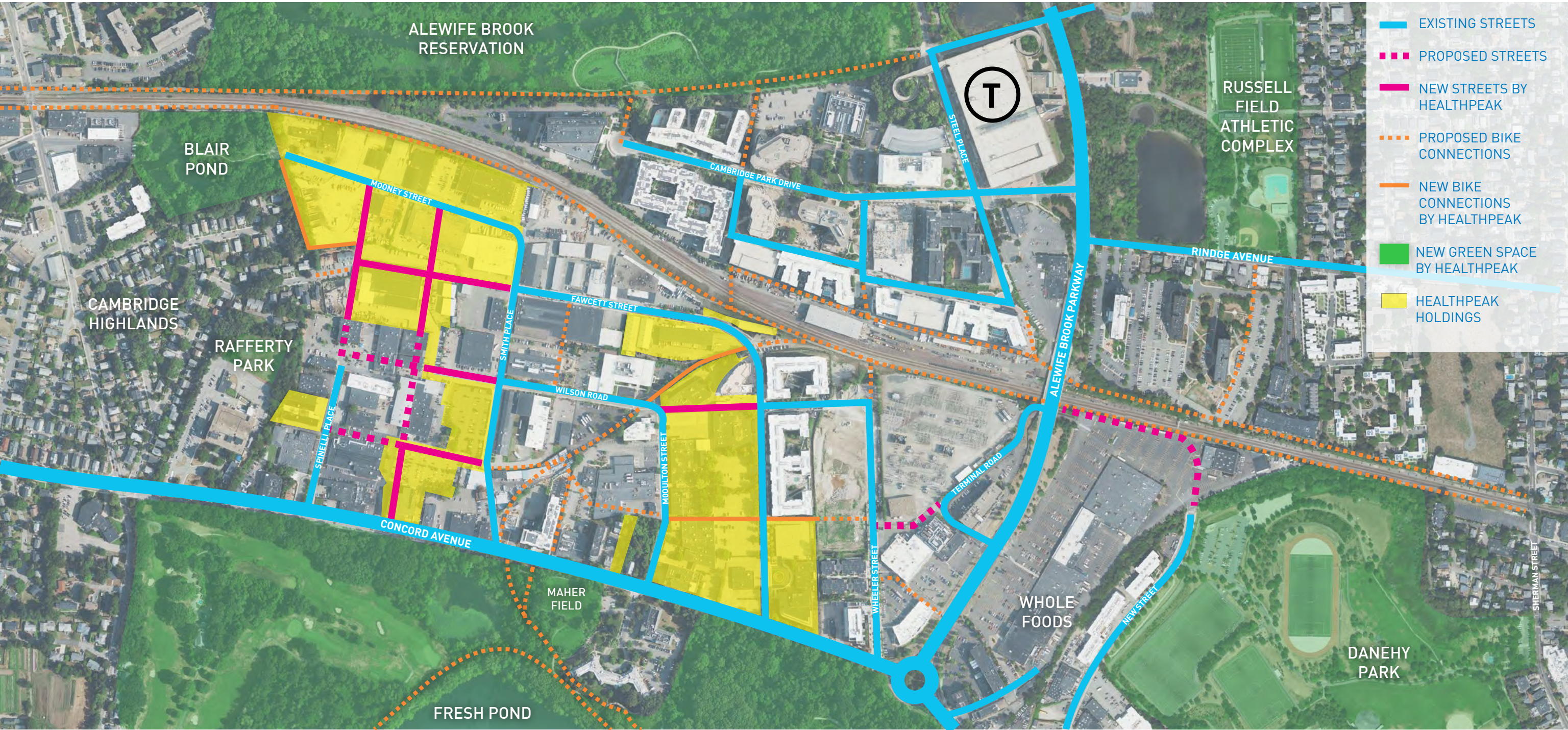
An aerial photograph of a city, likely Atlanta, Georgia, showing a central railway corridor (the Atlanta-Fulton County Stadium Branch) running diagonally from the top-left to the bottom-right. The city is densely packed with buildings, parking lots, and streets. There are several green spaces, including a large park in the top-left, a golf course in the bottom-left, and various sports fields and a stadium in the bottom-right. The text "OPEN SPACE" is overlaid in large, bold, blue letters across the center of the image.

OPEN SPACE

Make new open space that is a connector and a buffer.

OPEN SPACE
EXISTING

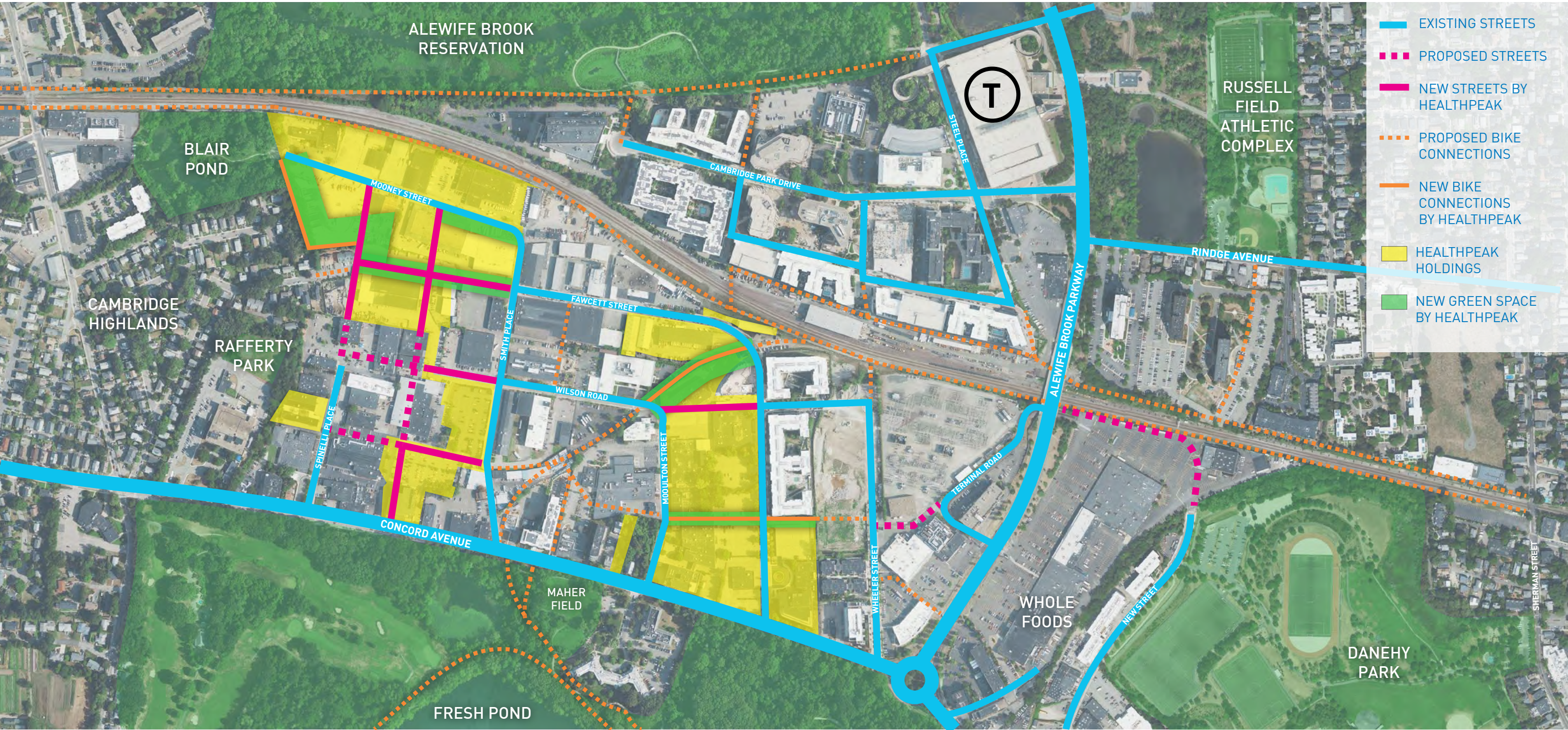




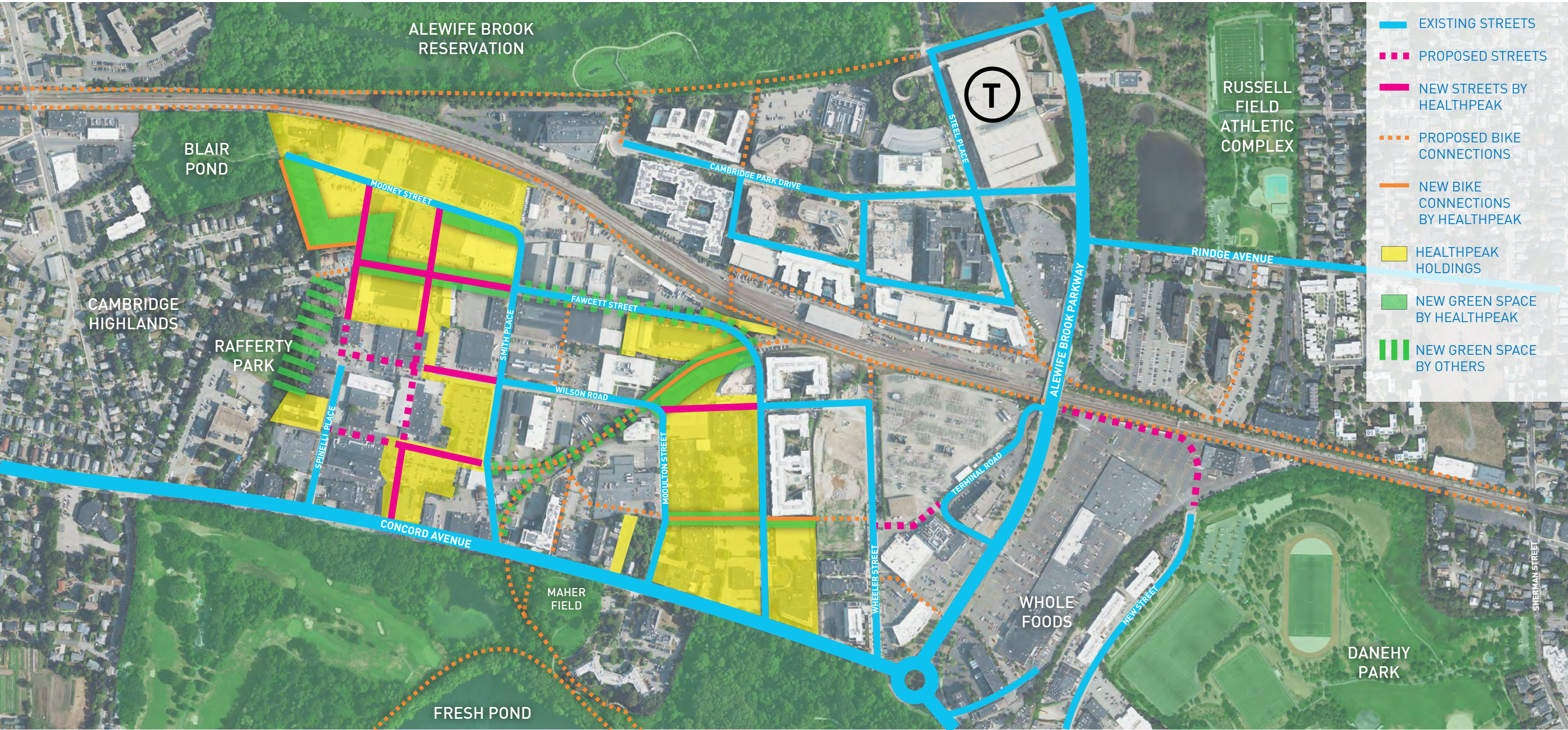
- EXISTING STREETS
- - - PROPOSED STREETS
- NEW STREETS BY HEALTHPEAK
- - - PROPOSED BIKE CONNECTIONS
- NEW BIKE CONNECTIONS BY HEALTHPEAK
- NEW GREEN SPACE BY HEALTHPEAK
- HEALTHPEAK HOLDINGS

OPEN SPACE

NEW GREEN SPACE MADE POSSIBLE BY HEALTHPEAK HOLDINGS



OPEN SPACE
FULL VISION



- EXISTING STREETS
- - - PROPOSED STREETS
- NEW STREETS BY HEALTHPEAK
- - - PROPOSED BIKE CONNECTIONS
- NEW BIKE CONNECTIONS BY HEALTHPEAK
- HEALTHPEAK HOLDINGS
- NEW GREEN SPACE BY HEALTHPEAK
- NEW GREEN SPACE BY OTHERS

OPEN SPACE
PRECEDENTS



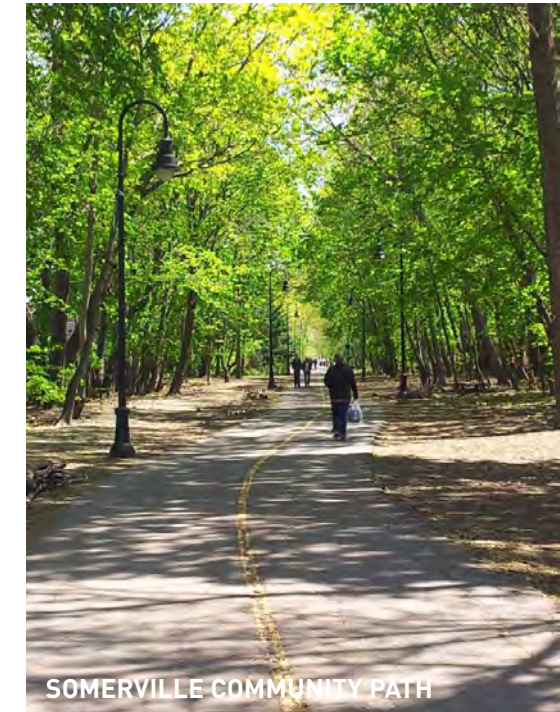
THE RIVERWAY, BOSTON



FRESH POND, CAMBRIDGE



ALEWIFE LINEAR PARK, CAMBRIDGE



SOMERVILLE COMMUNITY PATH

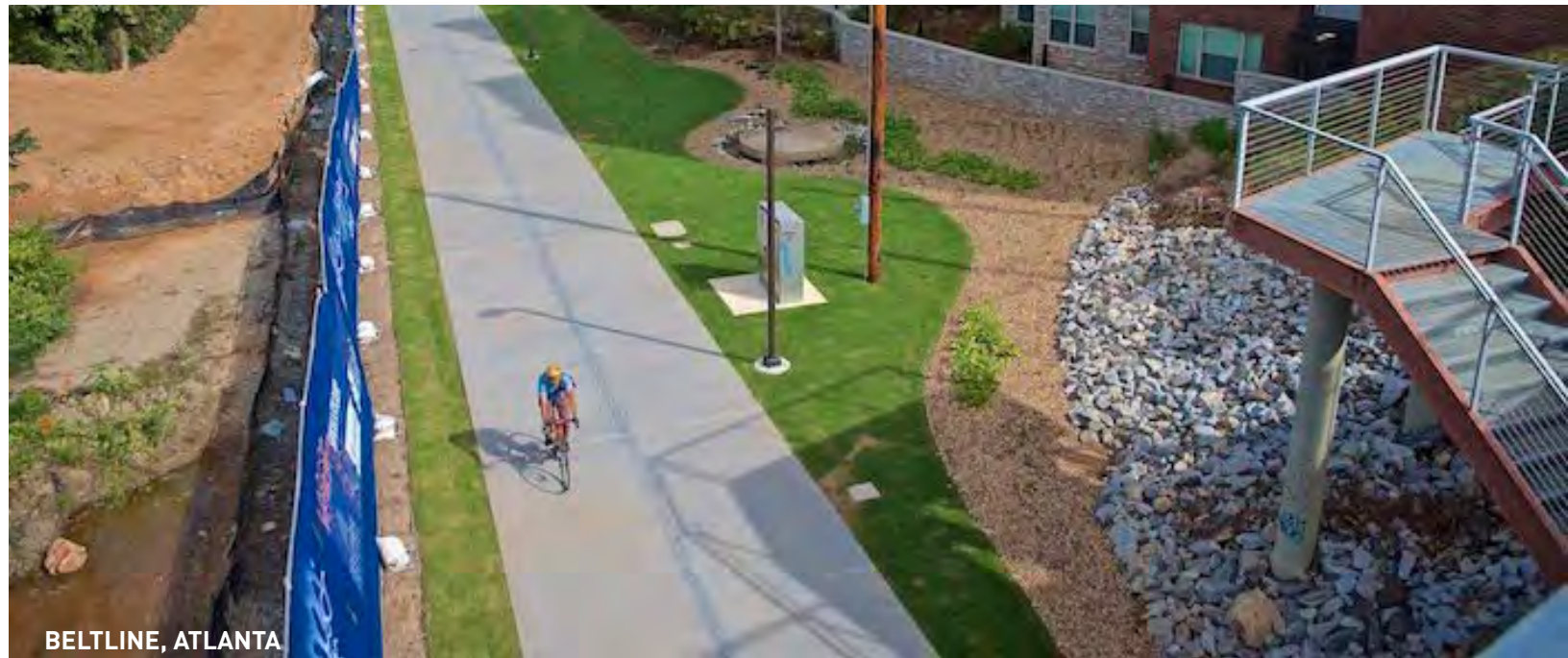
OPEN SPACE
PRECEDENTS



CAMBRIDGE CROSSING, CAMBRIDGE



UNIVERSITY OF VIRGINIA BRANDON AVENUE MASTERPLAN, CHARLOTTESVILLE

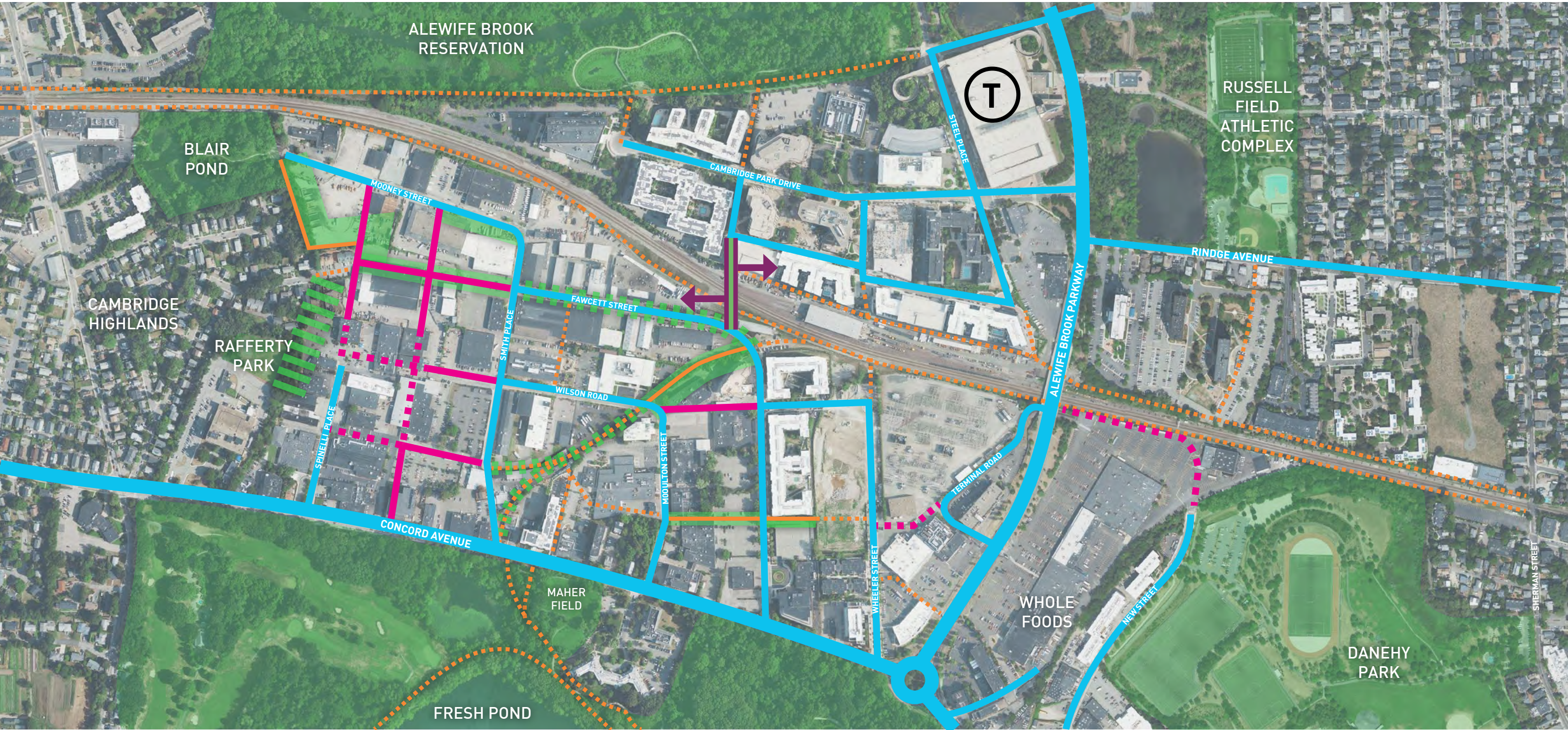


BELTLINE, ATLANTA

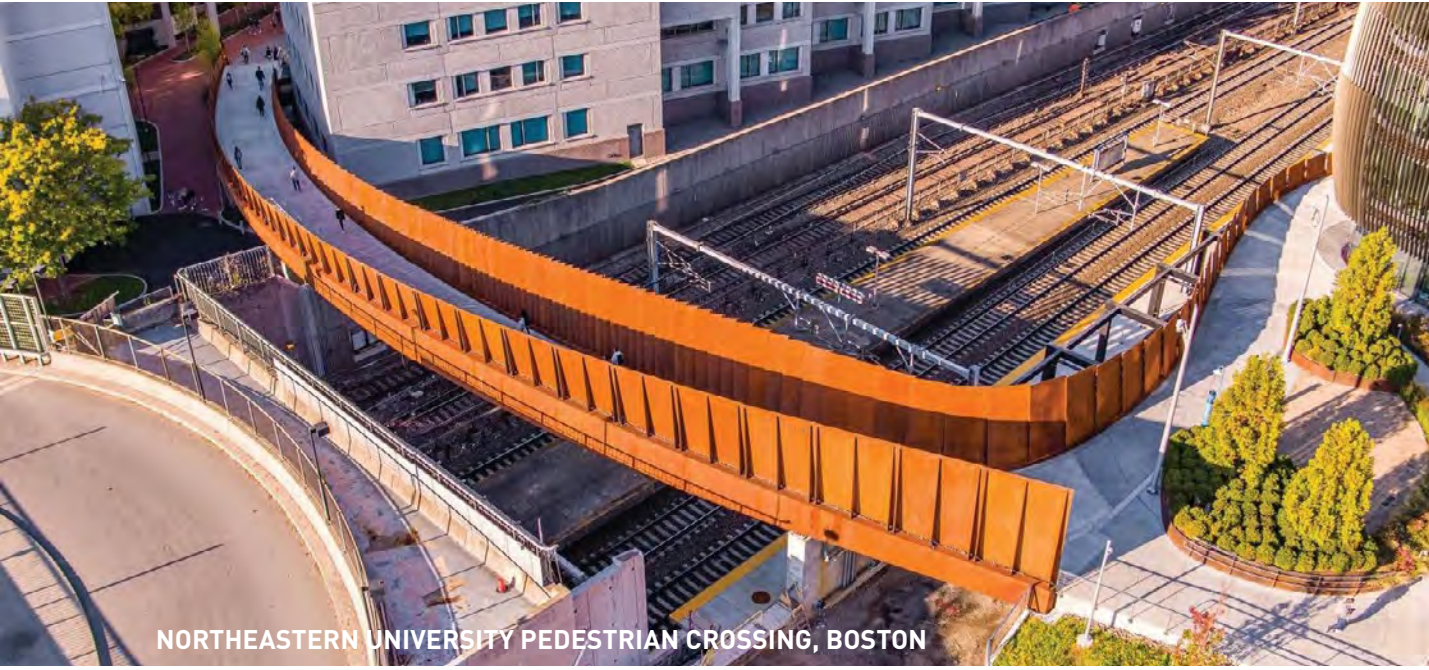
An aerial photograph of a city, likely Atlanta, Georgia, showing a bridge crossing a river. The bridge is a multi-lane highway bridge. The city is densely packed with buildings, parking lots, and roads. There are green spaces, including a large park area in the bottom left and several sports fields. The text "THE BRIDGE" is overlaid in large, bold, blue letters across the center of the image.

THE BRIDGE

Build the bridge for bikes and pedestrians.



BRIDGE



NORTHEASTERN UNIVERSITY PEDESTRIAN CROSSING, BOSTON



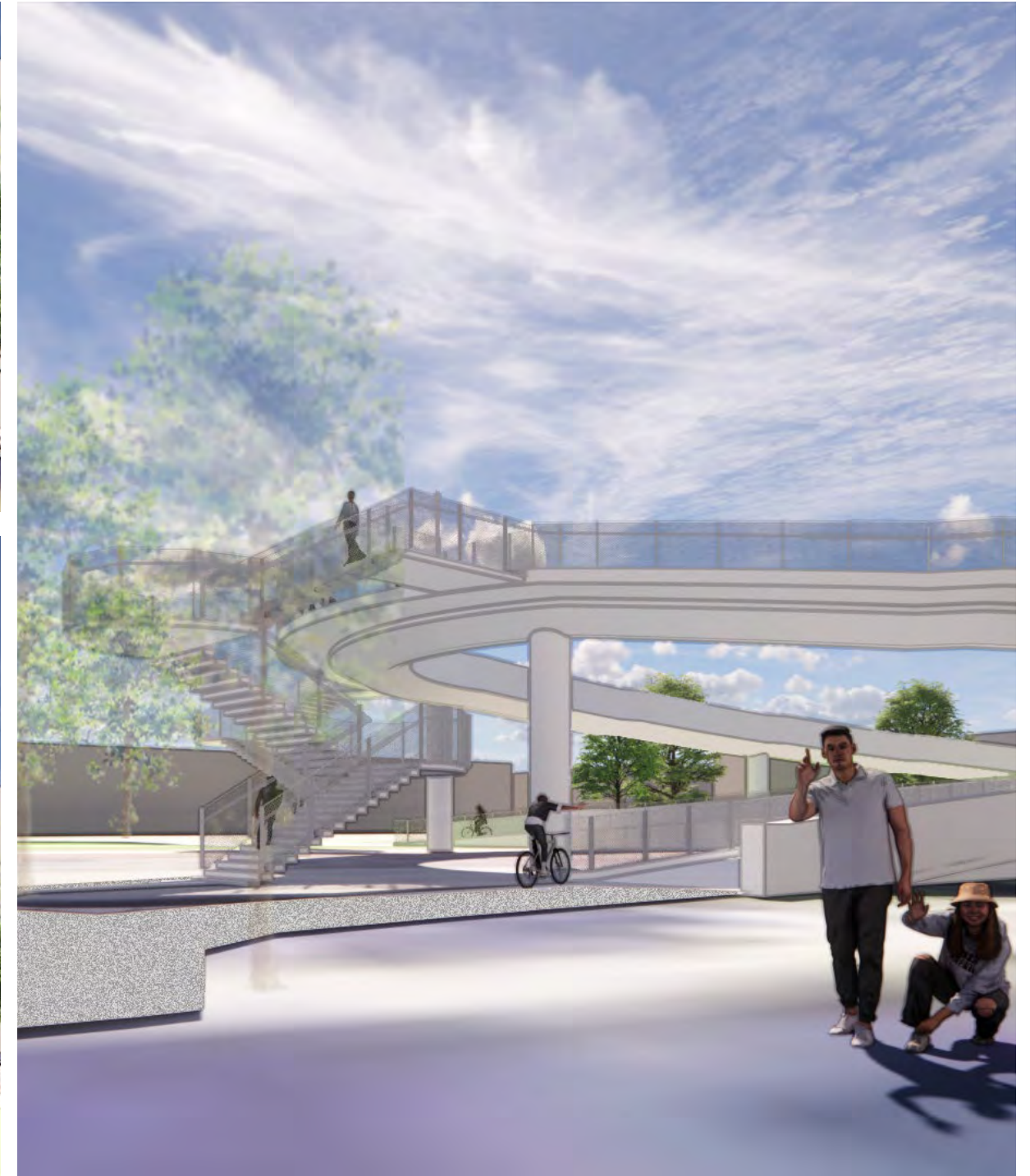
NORTH BANK BRIDGE, CAMBRIDGE



FRANCES APPLETON BRIDGE, BOSTON



BRIDGE

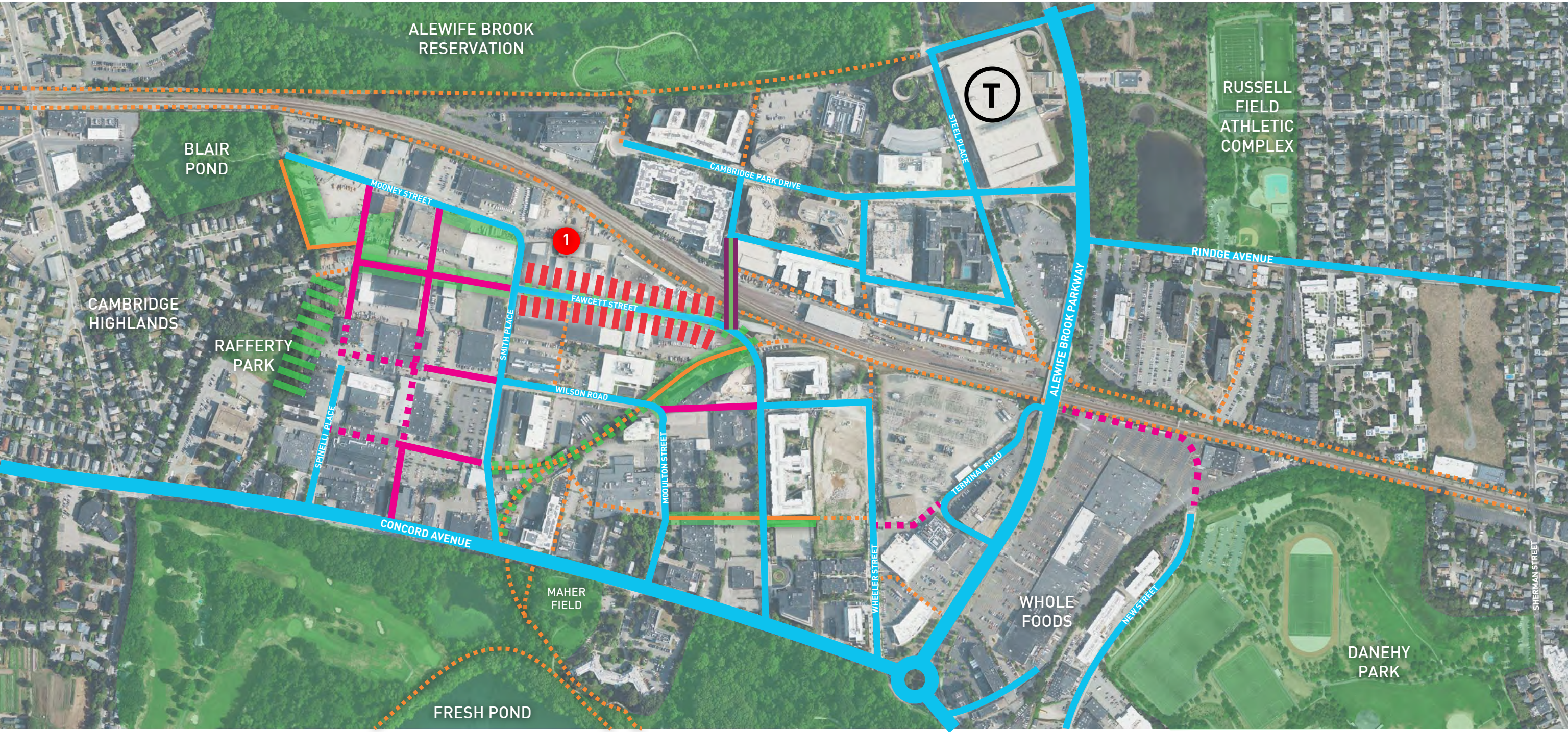


An aerial photograph of a city neighborhood. A central street, highlighted in a semi-transparent blue, runs diagonally from the top-left towards the bottom-right. The street is flanked by various buildings, including residential houses, larger commercial or institutional structures, and parking lots. To the left of the street, there is a large green area that appears to be a golf course. To the right, there are several sports fields, including a baseball field and a soccer field. The overall scene is a mix of urban development and green space.

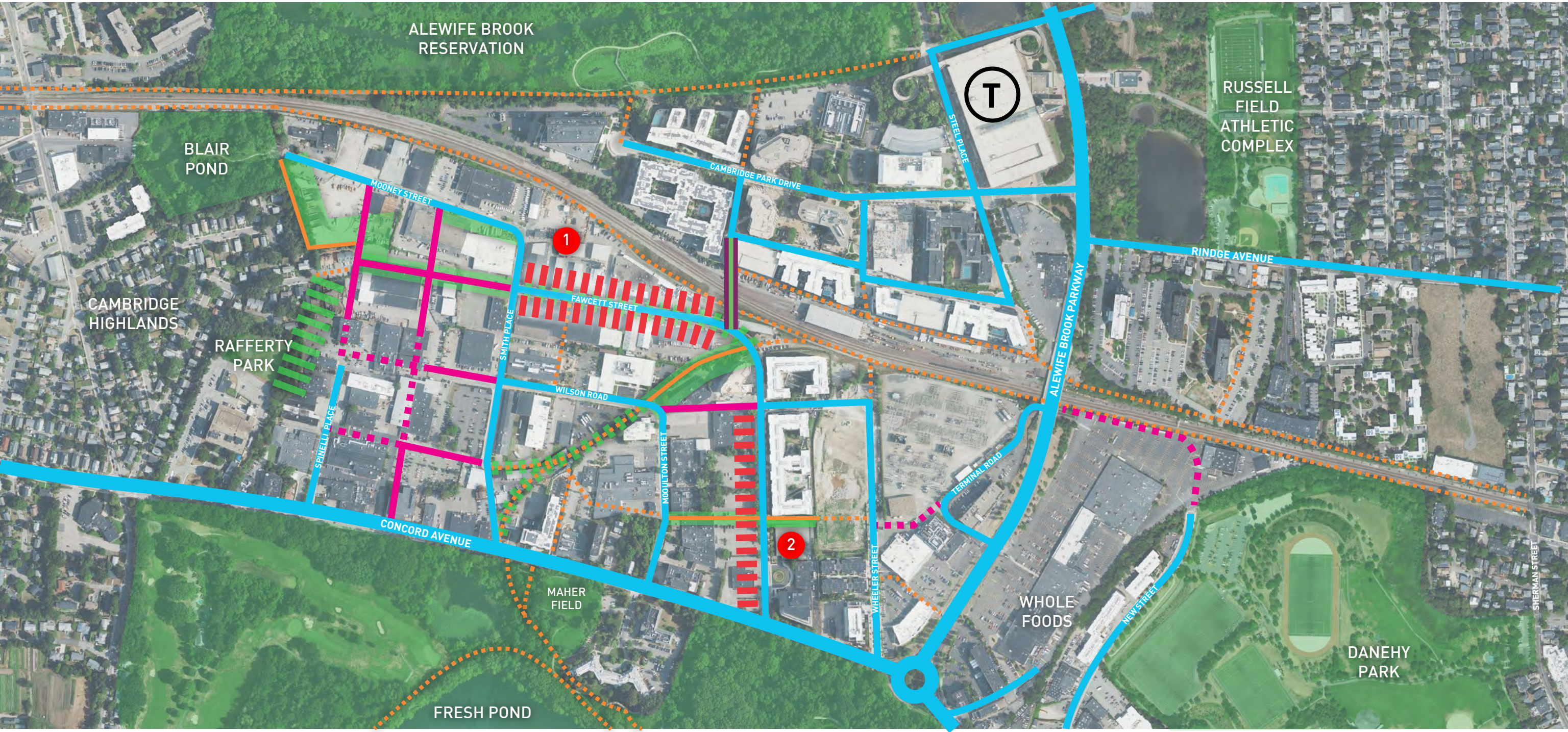
'MAIN STREET'

Create a destination for neighborhood needs and sense of place.

MAIN STREET POTENTIAL EXTENTS



MAIN STREET POTENTIAL EXTENTS



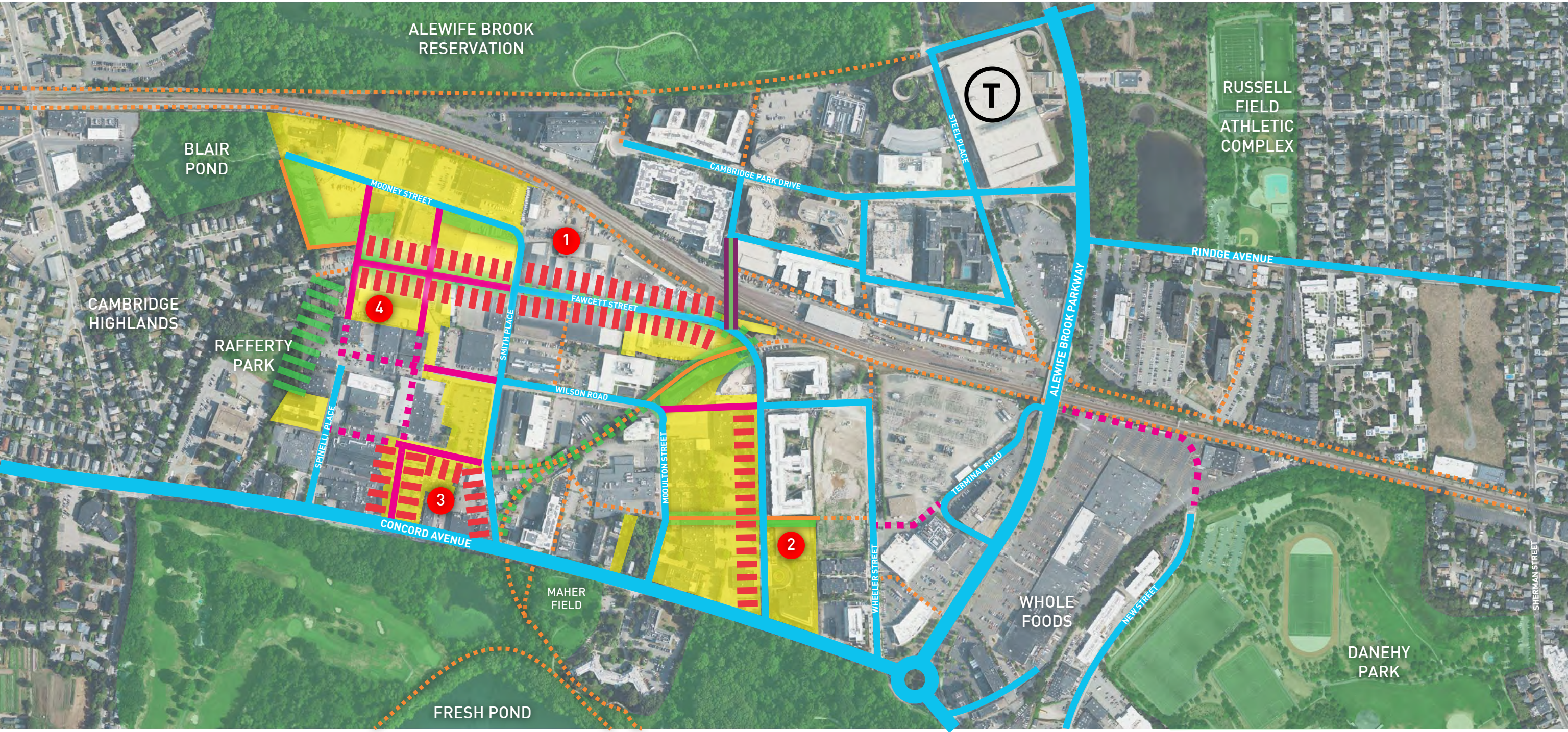
MAIN STREET POTENTIAL EXTENTS

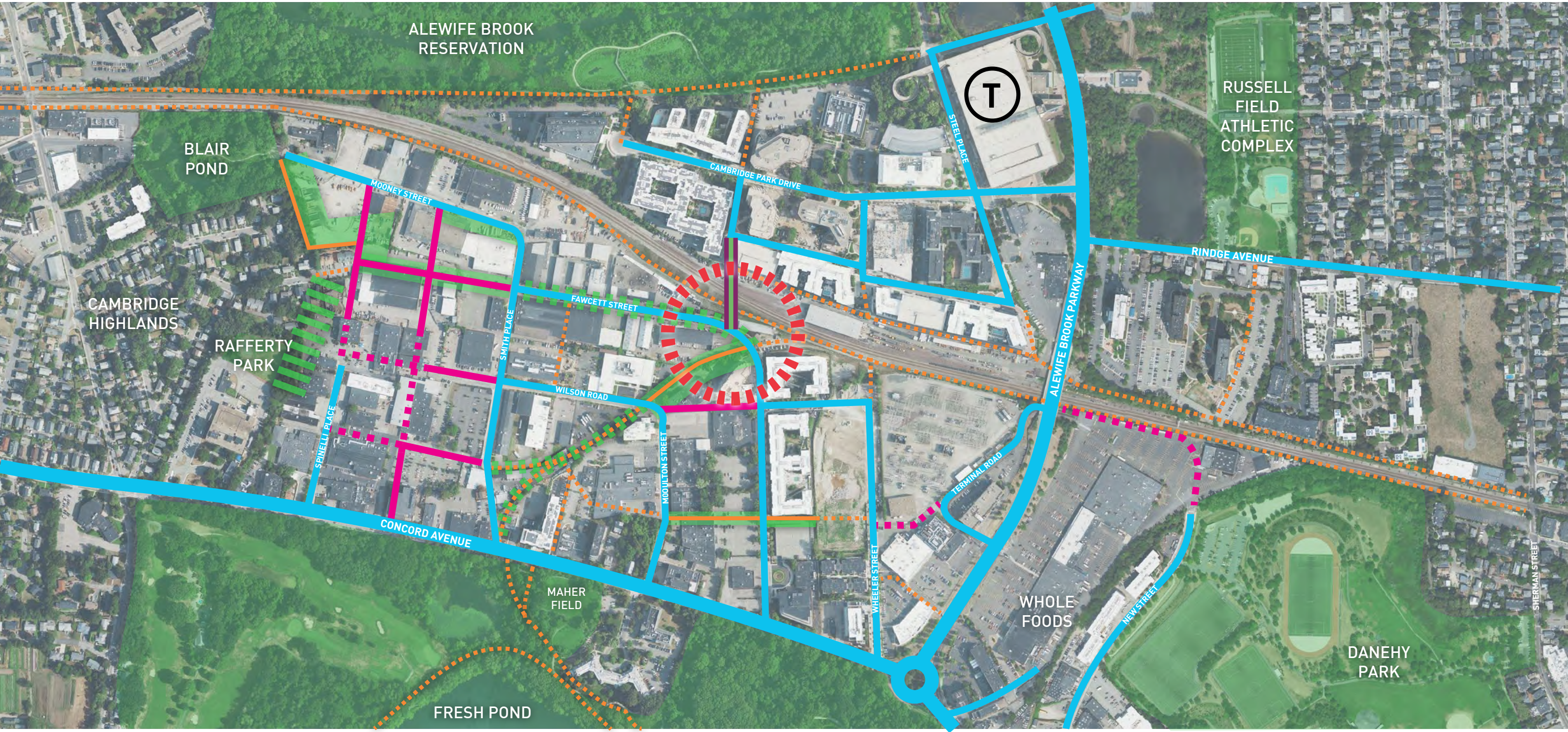


MAIN STREET POTENTIAL EXTENTS



MAIN STREET POTENTIAL EXTENTS





MAIN STREET
HISTORIC NEIGHBORHOOD RETAIL



MAIN STREET
PRECEDENTS



FAWCETT STREET LOOKING WEST



FAWCETT STREET LOOKING EAST



THANK YOU