ENVIRONMENTAL NOTIFICATION FORM

Healthpeak PUD Master Plan

Cambridge, Massachusetts

SUBMITTED TO

The Executive Office of Energy and Environmental Affairs
MEPA Office
100 Cambridge Street, Suite 900
Boston, Massachusetts 02114

PROPONENTS

Healthpeak OP, LLC
1900 Main Street, Suite 500
Irvine, CA 92614

PREPARED BY

vhb
99 High Street, 13th Floor
Boston, Massachusetts 02110

June 2025

June 30, 2025

Rebecca Tepper, Secretary
Executive Office of Energy and Environmental Affairs
Attn: Tori Kim, MEPA Director
100 Cambridge Street, Suite 900
Boston, MA 02114

Re: Environmental Notification Form
Healthpeak PUD Master Plan, Cambridge

Dear Secretary Tepper and Director Kim:

On behalf of Healthpeak OP, LLC (the "Proponent"), we are pleased to submit this enclosed Environmental Notification Form (ENF) for the proposed redevelopment of an approximately 45.7-acre site located in western Cambridge within a zone referred to as the "Quadrangle" or "Quad" (the "Project Site"). The proposed redevelopment consists of approximately 4.6 million square feet ("SF") of Gross Floor Area (as defined by the City of Cambridge Zoning Ordinance) consisting of residential, commercial, and retail/neighborhood uses supported by parking and new public open space, designed to revitalize the area, while creating a more sustainable and integrated community (the "Project").

The proposed layout of walkable streets, active ground floors, and new vibrant open space areas aim to create a pedestrian-oriented experience that fosters face-to-face interaction. Diverse housing options, consumer services, recreational amenities and diverse programming are intended to draw a broad range of residents to the Project. These amenities are designed to increase the frequency of interactions of the users and engagement of varying demographic groups and will provide opportunities for institutions and businesses to reach new audiences. New off-site infrastructure includes a new pedestrian and bicycle bridge over the MBTA commuter rail tracks, providing direct access to the existing MBTA Alewife Red Line train station.

Advance Notification of this ENF was provided on April 18, 2025 to Community Based Organizations identified on the Environmental Justice Reference List provided by the MEPA Environmental Justice Liaison. The MEPA EJ Screening Form was distributed electronically in English and Amharic.

We respectfully request that you publish notice of availability of the ENF for public review in the July 9, 2025 edition of the *MEPA Environmental Monitor*. We understand that public comments will be due by July 29, 2025.

Engineers | **Scientists** | **Planners** | **Designers**
99 High Street, 13th Floor, Boston, Massachusetts 02110
P 617.728.7777 **F** 617.728.7782 www.vhb.com

We look forward to your review of this Project. Requests for copies of the ENF can be directed to Rucha Ragalwar at rragalwar@vhb.com.

Sincerely,

Lauren DeVoe
Principal/Entitlement Permitting Strategic Advisor

cc: Kelvin Moses, Healthpeak Properties, Inc.
Heidi Taliaferro, Healthpeak Properties, Inc.
Tom Shaw, Project Management Advisors, Inc.

Healthpeak PUD Master Plan

Cambridge, Massachusetts

SUBMITTED TO **Executive Office of Energy and Environmental Affairs**
100 Cambridge Street, Suite 900 (9th Floor)
Attn: MEPA Office
Boston, MA 02114

PROPONENT **Healthpeak OP, LLC**
1900 Main Street, Suite 500
Irvine, CA 92614

PREPARED BY **VHB**
99 High Street, 13th Floor
Boston, MA 02110

In association with:
Project Management Advisors, Inc.
Goulston & Storrs
Elkus Manfredi
Arcadis
Haley & Aldrich

June 30, 2025

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Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst:_____

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: **Healthpeak PUD Master Plan**		
Street Address: **68 Moulton Street, Cambridge, MA 02138**		
Municipality: **Cambridge**	Watershed: **Mystic River Watershed**	
Universal Transverse Mercator Coordinates: **19 N 323032E 4695669N**	Latitude: **42.39316159668347** Longitude: **-71.15007764744924**	
Estimated commencement date**:Q3 2026**	Estimated completion date: **Q3 2036**	
Project Type: **Mixed-use**	Status of project design: **Conceptual Master Plan Design** % Complete	
Proponent: **Healthpeak OP, LLC**		
Street Address: **1900 Main Street, Suite 500**		
Municipality: **Irvine**	State: **CA**	Zip Code: **92614**
Name of Contact Person: **Lauren DeVoe**		
Firm/Agency: **VHB**	Street Address: **99 High Street, 13th Floor**	
Municipality: **Boston**	State: **MA**	Zip Code: **02110**
Phone: **617-607-0091**	Fax: **NA**	E-mail: **ldevoe@vhb.com**

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? ☒**Yes** ☐No;

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

a Single EIR? (see 301 CMR 11.06(8))	☐ Yes	☒ **No**
a Rollover EIR? (see 301 CMR 11.06(13))	☐ Yes	☒ **No**
a Special Review Procedure? (see 301CMR 11.09)	☐ Yes	☒ **No**
a Waiver of mandatory EIR? (see 301 CMR 11.11)	☐ Yes	☒ **No**
a Phase I Waiver? (see 301 CMR 11.11)	☐ Yes	☒ **No**

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

- **11.03(1)(b)1 – Direct alteration of 25 or more acres of land, unless the Project is consistent with an approved conservation farm plan or forest cutting plan or other similar generally accepted agricultural or forestry practices**
- **11.03(1)(b)2 – Creation of five or more acres of impervious area**
- **11.03(4)(b)1 – New expansion in withdrawal of 100,000 or more gpd from a water source that requires New construction for the withdrawal (if required)**
- **11.03(5)(b)4.a – Expansion in discharge to a sewer system of 100,000 gpd of sewage, industrial waste water or untreated stormwater**
- **11.03(6)(a)6 – Generation of 3,000 or more New adt on roadways providing access to a single location.**
- **11.03(6)(a)7 – Construction of 1,000 or more New parking spaces at a single location.**
- **11.03(6)(b)13 – Generation of 2,000 or more new ADT on roadways providing access to a single location.**
- **11.03(6)(b)14 – Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location.**
- **11.03(6)(b)15 – Construction of 300 or more New parking spaces at a single location.**

Which State Agency Permits will the project require?

It is anticipated that the Project will require the following permits:

- **Massachusetts Water Resources Authority (MWRA) Temporary Construction Dewatering Permit**
- **MWRA Sewer Use Discharge permit (to the extent it may be required for specific waste discharges by future tenants/users)**
- **MWRA 8(m) permit (if required)**
- **Massachusetts Department of Environmental Protection (MassDEP) Reclaimed Water Permit (if required)**
- **Massachusetts Bay Transportation Authority (MBTA) Access and Construction License**
- **MBTA Construction Permit and Permanent Easement**
- **Massachusetts Department of Transportation (MassDOT) Consent under M.G.L. Chapter 40, Section 54A**
- **MassDOT Highway Access Permit (if required)**
- **Massachusetts Department of Conservation and Recreation (DCR) Construction and Access Permit for physical modifications to DCR-owned parkways (if required)**

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:

The Project includes a state Land Transfer from the Massachusetts Bay Transportation Authority (MBTA) for a small parcel.

The Proponent may pursue State Financial Assistance.

Summary of Project Size & Environmental Impacts

	Existing	Change	Total
LAND			
Total site acreage	**+45.7**		
New acres of land altered		**-0-**	
Acres of impervious area	**+41.7**	**(-8.3)**	**+33.4**
Square feet of new bordering vegetated wetlands alteration		**-0-**	
Square feet of new other wetland alteration		**13,450[1]**	
Acres of new non-water dependent use of tidelands or waterways		**-0-**	
STRUCTURES			
Gross square footage	**+750,000**	**+3,829,300**	**+4,579,300[2]**
Number of housing units	**-0-**	**+2,076**	**+2,076**
Maximum height (feet)	**103**	**57**	**160**
TRANSPORTATION			
Vehicle trips per day[3]	**-0-[4]**	**+15,806**	**+15,806**
2,601	**+1,481**	**2,601**	**Up to 4,082[5]**
WASTEWATER			
Water Use (Gallons per day)	**+52,249**	**+785,425**	**+837,674**
Water withdrawal (GPD)	**N/A**	**N/A**	**N/A**
Wastewater generation/treatment (GPD)	**+47,499**	**+714,023**	**+761,522**
Length of water mains (miles)	**+1.1**	**+0.3**	**+1.4**
Length of sewer mains (miles)	**+1.0**	**+0.1**	**+1.1**
Has this project been filed with MEPA before? ☐ Yes (EEA #) ☒ **No**			
Has any project on this site been filed with MEPA before? ☒ **Yes (EEA # 7644)** ☐No			

1 As of the time of the filing, the Project Site is indicated as within a mapped FEMA floodplain; however, under the new FEMA flood maps to become effective in July 2025, the Project Site will not be within a mapped FEMA floodplain (as shown in Figure 1.4).

2 Includes approximately 202,300 square feet of GFA of existing building area to remain.

3 Represents vehicle trips adjusted to account for other transportation modes (walking, transit, and biking). Vehicle trips based on the Institute of Transportation Engineers (ITE) Trip Generation Manual for applicable land use codes equal an estimated 40,341 average trips daily.

4 No trip credits assumed; detailed credit calculations will be reported in the Draft Environmental Impact Report ("DEIR").

5 Excludes approximately 651 existing parking spaces to remain.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION

Existing Conditions

Describe the existing conditions and land uses on the project site:

The site encompasses approximately 45.7 acres located in an industrial area of the Alewife district of western Cambridge within a zone referred to as the "Quadrangle" or "Quad" (the "Project Site"). Refer to Figure 1.1 for the site location and Figure 1.2 for the site context. The Project Site is generally bordered by the MBTA commuter rails tracks to the north, Concord Avenue to the south, Fawcett Street to the east and a residential neighborhood to the west. The Project Site contains a number of existing buildings that range in type from industrial to Class B and C office buildings. The existing conditions and land uses on the Project Site are described in further detail in Section 1.1 of Chapter 1 - Project Description, and shown on Figure 1.3. Figure 1.4 identifies the environmental constraints on and around the Project Site.

Project Description

Describe the proposed project and its programmatic and physical elements:

The proposed redevelopment consists of approximately 4.6 million square feet ("SF") of Gross Floor Area (as defined by the City of Cambridge Zoning Ordinance, "GFA") of residential, commercial, and retail/neighborhood uses supported by parking and new public open space, designed to revitalize the area, while creating a more sustainable and integrated community (the "Project"). Refer to Figure 1.5 for the conceptual master plan.

Infrastructure improvements include new and improved existing Rights-of-Way ("ROWs"). Approximately 14 acres of the Project Site will contain publicly accessible plazas, open spaces, and pocket parks to promote a diverse range of recreation and leisure activities. Additionally, an approximately 1.24-acre parcel of land is slated to be conveyed to the City of Cambridge to allow for a Department of Public Works ("DPW") yard and associated service and administrative building (the "DPW Yard").

The Project's proposed layout of walkable streets, active ground floors and new vibrant open space areas aim to create a pedestrian-oriented experience that fosters face-to-face interaction. Diverse housing options, consumer services, recreational amenities and diverse programming are intended to draw a broad range of residents to the Project. These amenities are designed to increase the frequency of interactions of the users and engagement of varying demographic groups and will provide opportunities for institutions and businesses to reach new audiences.

New off-site infrastructure includes a new pedestrian and bicycle bridge over the MBTA commuter rail tracks, providing direct access to the existing MBTA Alewife Red Line train station (the "Proposed Bridge").

Refer to Section 1.2 of Chapter 1 - Project Description, for further details on the Project.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Alternatives

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

The following project alternatives have been considered, which are described in further detail in Chapter 2, *Alternative Analysis*:
--No-Build Alternative: would maintain the existing conditions at the Project Site, which currently include industrial and office uses;
--As-of-Right Alternative: represents a development that complies with the underlying zoning requirements, consisting of a total of approximately 3.1 million square feet of mixed-use development; and
-- Preferred Alternative, or the "Project": represents a proposed development totaling approximately 4.6 million square feet of mixed-use development being proposed pursuant to the requirements of Article 20.1100 of the Cambridge Zoning Ordinance, *Alewife Overlay District—Quadrangle* (the "Alewife Overlay Zoning"), adopted by the Cambridge City Council in July 2023.

As described in Section 2.3 of Chapter 2 – Alternatives Analysis, the Preferred Alternative will best

achieve the development goals for the Project Site, including by maximizing housing production and job creation, providing the most expansive improvements to pedestrian and bicycle infrastructure, and delivering many other benefits that will foster a successful mixed-use development.

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Mitigation

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

--Public Realm Improvements: The Project's public realm improvements have been designed to create a vibrant, accessible, and dynamic urban environment that meets the community's diverse needs. Wide, tree-lined walkways will provide comfortable and shaded pathways for pedestrians, promote walkability and create a welcoming streetscape. Dedicated bike paths and ample bike parking will encourage sustainable and active transportation, while shared streets will balance the needs of pedestrians, cyclists, and vehicles, promoting safety and connectivity. A variety of open space typologies, ranging from passive green areas to active recreational spaces, will ensure opportunities for relaxation, play, and community gathering. Strategically integrating public art will add cultural vibrancy and a sense of identity, while active retail spaces will enliven streetscapes, support local businesses and foster social interaction.

--Vehicle Traffic: Project will include a robust program of Transportation Demand Management ("TDM") strategies to take full advantage of its access to multiple mobility options and its synergy with the surrounding neighborhood. The primary objective of the TDM plan will be to reduce single occupant vehicle travel by minimizing reliance on auto travel and enhancing mobility by alternative modes.

--Climate Change Vulnerability: The Proponent has integrated practices that promote sustainability, including measures to increase energy efficiency. Based on the Alewife Design Guidelines, the proposed open space development has prioritized environmental comfort and sustainable design, focusing on improving the urban forest, enhancing streets and walkways, and fostering connectivity. The Project's design team has and will continue to evaluate collective strategies to enhance building performance and reduce energy consumption. The buildings, when designed, will include high performance strategies for envelopes, mechanical systems, and internal heat recovery. During building design, the team will identify opportunities to employ potential building load sharing and the latest technologies to mitigate energy use. The Project will employ strategies to reduce energy consumption, greenhouse gas emissions, and buildings' impacts on the electrical grid. The Project is designed to target maximum energy efficiency and will achieve net zero operational carbon. All residential and commercial buildings will be fully electric (with the exception of emergency power generation), aligning with the vision for a low-carbon New England power grid. There will be no on-site combustion for building heating or cooking. Additionally, the Project's design team is considering employing on-site rooftop photovoltaic arrays. This effort combined with off-site renewable energy procurement, can help offset the development's electricity consumption. Together, the fully electrified residential buildings and commercial buildings establish a clear path toward a net-zero carbon future.

--Off-Site Improvements: An essential element of the Project is the construction of a new pedestrian and bicycle bridge (the "Proposed Bridge") over the MBTA commuter rail tracks that will provide a long-awaited connection between the Quad and the Alewife Triangle/Alewife MBTA station to the north. The Proposed Bridge will significantly reduce walk times from the Quad to the station (by about half). The final design of the Proposed Bridge is subject to approval by the

MBTA and local agencies with jurisdiction.

Refer to Section 1.3 of Chapter 1 - Project Description, for a complete description of Project benefits.

Phasing

If the project is proposed to be constructed in phases, please describe each phase:

The Project is planned to occur in two phases. Refer to Section 1.2.6 of Chapter 1, *Project Description*, for more information on construction schedule and phasing.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN

Is the project within or adjacent to an Area of Critical Environmental Concern?
☐Yes (Specify:) ☒**No**

If yes, does the ACEC have an approved Resource Management Plan? ☐Yes ☐No; If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ☐Yes ☒**No**; If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)
☐Yes (Specify:) ☒**No**

HISTORICAL /ARCHAEOLOGICAL RESOURCES

Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth? ☐Yes (Specify:) ☒**No**; If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? ☐Yes ☐No (Specify:)

WATER RESOURCES

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? ☒**Yes** ☐No; If yes, identify the ORW and its location.

NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.

An ORW, which is a Public Water Supply Watershed containing the Fresh Pond, is located to the south of the Project Site. A small portion of the ORW lies within the Project Site. Refer to Figure 1.4 for the location of the ORW.

Are there any impaired water bodies on or within a half-mile radius of the project site? ☒**Yes** ☐No; If yes, identify the water body and pollutant(s) causing the impairment:

Alewife Brook (MA71-20); Debris, Water Chestnut, Chloride, Dissolved Oxygen, Escherichia Coli, Fish Bioassessments, Phosphorous – Total, Sediment Bioassay [Chronic Toxicity Freshwater]

Is the project within a medium or high stress basin, as established by the Massachusetts

Water Resources Commission? ☐Yes ☒**No**

STORMWATER MANAGEMENT

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

Standard #1: No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

Compliance: The Project Site design is intended to comply with this Standard. No new untreated stormwater will be directly discharged to, nor will erosion be caused to wetlands or waters of the Commonwealth as a result of stormwater discharges related to the proposed Project.

The Proponent is exploring stormwater detention and stormwater infiltration systems as potential stormwater control measures. It is the Proponent's intention to treat runoff through the options listed above (or alternatives as approved by the Cambridge DPW prior to discharge into the public storm drain system.

Standard #2: Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

Compliance: The proposed Project will be designed to comply with this Standard. The implementation of potential stormwater harvesting and infiltration systems will help achieve rate reductions for the proposed Project.

Standard #3: Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to the maximum extent practicable. The annual recharge from the post development site should approximate the annual recharge from the pre-development or existing site conditions, based on soil types.

Compliance: The proposed Project will explore the use of recharge to the maximum extent feasible. The site will be assessed by the Project Geotechnical and Environmental Engineer to determine if there are any contamination limitations that will prohibit recharge in specific areas. The Project will decrease the amount of impervious area, thereby providing more pervious area for recharge to groundwater.

Standard #4: For new development, stormwater management systems must be designed to remove 80% of the average annual load (post-development conditions) of Total Suspended Solids ("TSS"). It is presumed that this standard is met when: Suitable nonstructural practices for source control and pollution prevention are implemented; Stormwater management best management practices ("BMPs") are sized to capture the prescribed runoff volume; and Stormwater management BMPs are maintained as designed.

Compliance: The proposed designs will include BMPs intended to remove TSS. The Proponent intends to direct runoff from paved areas that would contribute unwanted sediments or pollutants to the existing storm drain system to either deep sump, hooded catch basins before discharging into the City's stormwater system or a proprietary treatment structure to provide TSS removal. The Proponent is also exploring other stormwater management systems, such as subsurface infiltration systems, which have the potential to remove 80 percent of TSS.

Standard #5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to

eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If, through source control and/or pollution prevention, all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L.c. 21, §§ 26-53 and the regulations promulgated there under 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

Compliance: The proposed design will fully comply with Standard 5. The Project's vehicular parking and loading areas will be located within proposed structures, such as buildings or garages, and protected from rainfall. The remainder of the Project Site will be treated through structural BMPs and subsurface infiltration, where feasible.

Standard #6: Stormwater discharge to critical areas must utilize certain stormwater management BMPs approved for critical areas. Critical areas are Outstanding Resource Waters ("ORWs"), shellfish beds, swimming beaches, cold-water fisheries and recharge areas for public water supplies.

Compliance: The proposed Project does not discharge to a critical area.

Standard #7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

Compliance: The Project will comply with the standards to the extent practicable.

Standard #8: Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.

Compliance: Sedimentation and erosion controls will be incorporated as part of the design of the Project and employed during the various phases of construction. The contractor will be required to implement the measures.

Standard 9: A Long-Term Operation and Maintenance ("O&M") Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

Compliance: An O&M Plan will be developed during the design processes of the Project.

Standard 10: All illicit discharges to the stormwater management system are prohibited.

Compliance: There are no currently known illicit discharges. All proposed discharges will be reviewed by the Cambridge DPW to ensure consistency with this standard.

MASSACHUSETTS CONTINGENCY PLAN

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts

Contingency Plan? ☒**Yes** ☐No; If yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome Classification):

There are multiple known Release Tracking Numbers ("RTNs") associated with oil and hazardous materials ("OHM") across the Project Site, as detailed in the table below. These are primarily attributed to historic/urban fill soil placed as part of site-wide filling in the early 1900s and related to minor releases of petroleum and other OHM from past industry and railroad use. The Disposal Sites are in various compliance statuses as noted in the table below.

Several parcels have implemented Activity Use Limitations ("AULs") to require maintenance of Clean Cover to mitigate contact with underlying contaminated soils.

Along Concord Avenue and Moulton Street, groundwater is impacted by past releases of volatile organic compounds ("VOCs"). At these locations, response actions are ongoing and/or additional response actions are planned to be conducted as part of site redevelopment to achieve Permanent Solutions. It is likely that AULs with vapor intrusion mitigation provisions will be required in these areas.

The Proponent has engaged a Licensed Site Professional ("LSP") to assist with redevelopment planning. As each parcel is redeveloped, soil and groundwater characterization to support construction and to define the extent of contamination will be conducted, as needed and the appropriate Massachusetts Contingency Plan regulatory compliance will be integrated with site redevelopment.

Release Tracking Number	Site Address	Release Description	Compliance Status	Activity Use Limitation?	Compliance Date
3-0001420	68 Moulton Street	Leaking Underground Storage Tank	Permanent Solution with No Conditions	No	6/15/1994
3-0003109	689 Concord Avenue	Petroleum in Soils	Permanent Solution with No Conditions	No	8/23/2001
3-0004625	10 Moulton Street	Leaking Underground Storage Tank	Permanent Solution with No Conditions	No	4/11/1997
3-0023663	625 Concord Ave	CVOCs in groundwater	Permanent Solution with no Conditions	No	2/8/2005
3-0027141; 3-0027292; 3-0027327	13 Mooney St,	Urban Fill/Landfill	Permanent Solution Statement with Conditions	Yes	8/31/2016
3-0000940	54 Smith St	Urban Fill/Landfill	Permanent Solution Statement with Conditions	Yes	5/27/2005
3-0002260, 3-0010568, 3-0010952	12, 60 and 62-64 Moulton St, 617 Concord Ave and 62-83 Fawcett St	Urban Fill	Permanent Solution Statement with Conditions	Yes	Various
3-0006037, 3-0011196	36 Moulton St	Urban Fill	Permanent Solution Statement with Conditions	Yes	Various
3-0010689	625 Concord Ave	Urban Fill	Permanent Solution Statement with Conditions	Yes	12/28/1995
3-0012531	20-22-26 Moulton Street	Urban Fill	Permanent Solution Statement with Conditions	Yes	10/4/1995
3-0018094	26 Smith Place	volatile petroleum distillates	Phase V Remedy Operation Status (ROS)	No	4/30/2014

Release Tracking Number	Site Address	Release Description	Compliance Status	Activity Use Limitation?	Compliance Date
		(VOCs) in soil and groundwater			
3-0019986	35-39 Smith Place	Urban Fill	Permanent Solution Statement with Conditions	Yes	2/16/2001
3-0020728	127 Smith Place	Urban Fill/Landfill	Permanent Solution Statement with Conditions	Yes	2/8/08, updated 2/17/22
3-0030223	20 Moulton Street	Chlorinated solvents (CVOCs) in soil and groundwater	Phase IV Remedy Implementation Plan (RIP)	No	2/9/2024
3-0030334	Moulton Street Properties (sitewide)	Urban Fill	Temporary Solution	No	6/30/2016
3-0030408	60-62 Moulton St	CVOCs in soil and groundwater	Temporary Solution	No	6/30/2016
3-0035508	13-67 Mooney St & 127 Smith Pl	Urban Fill/Landfill	Phase I Initial Site Investigation and Tier Classification	No	3/19/20, updated 2/23/22
3-0050183	67 Mooney Street	Leaking Underground Storage Tank	IRA Completion/Link to 3-35508	No	7/10/2024

Is there an Activity and Use Limitation (AUL) on any portion of the project site? ☒**Yes** ☐No; If yes, describe which portion of the site and how the project will be consistent with the AUL:

See table above. Each of the AULs is associated with historical filling at the parcels and requires LSP oversight and maintenance of a Clean Cover to mitigate contact with underlying contaminated soils. Prior to subsurface work occurring, the following activities will be implemented:

- **A Release Abatement Measure ("RAM") Plan (or similar regulatory document) will be submitted to MassDEP outlining the plan to demolish and replace protective cover and manage contaminated soil during the work.**
- **Any contractor disturbing or in contact with contaminated soils will require to have OSHA 40-hr HAZWOPER training.**
- **If contaminated soil will be exposed (by removing slab) and/or disturbed, a dust control and perimeter dust monitoring will be implemented to confirm that abutters are not exposed to contaminated soil dust.**

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN? ☐Yes ☒**No**; If yes, please describe:

SOLID AND HAZARDOUS WASTE

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

Clean (i.e., not coated or stained) material will be managed on-site and crushed in accordance with 310 CMR 16.03, to the extent practicable.

Otherwise, material will be managed in accordance with all Federal and State regulations and managed at recycling facilities to the extent practicable. Alternatively, the Proponent will evaluate if a Beneficial Use Determination for reuse of material on-site is applicable to the Project.

(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)

Will your project disturb asbestos containing materials? ☒**Yes** ☐No; If yes, please consult state asbestos requirements at http://mass.gov/MassDEP/air/asbhom01.htm

Describe anti-idling and other measures to limit emissions from construction equipment:

The Project will enforce anti-idling measures consistent with M.G.L. Chapter 90 Section 16A and all diesel construction machinery will be fitted with oxidation catalysts to reduce emissions. In addition, the Project will comply with the requirements of the Clean Construction Equipment Initiative aimed at reducing air emissions from diesel-powered construction equipment.

DESIGNATED WILD AND SCENIC RIVER

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? ☐Yes ☒No; If yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the "outstandingly remarkable" resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River? ☐Yes ☐No; If yes, specify name of river and designation:

If yes, will the project result in any impacts to any of the designated "outstandingly remarkable" resources of the Wild and Scenic River or the stated purposes of a Scenic River? ☐Yes ☐No; If yes, describe the potential impacts to one or more of the "outstandingly remarkable" resources or stated purposes and mitigation measures proposed.

ATTACHMENTS:

1. List of all attachments to this document.

   Appendix A – ENF Distribution List
   Appendix B – Environmental Justice Supporting Documentation
   Appendix C – Climate Change Supporting Documentation

2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.

   Refer to Figure 1.1 for Site Locus Map.

3. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.

   Refer to Figures 1.2 and 1.3 for site context and existing site conditions, respectively.

4. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area

delineations, water supply protection areas, and historic resources and/or districts.

Refer to Figure 1.4 for an illustration of the environmental constraints on and adjacent to the Project Site.

5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).

   Refer to Figure 1.5 for the conceptual master plan.

6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).

   Refer to Appendix A.

7. List of municipal and federal permits and reviews required by the project, as applicable.

   Refer to Table 1-2 of Chapter 1, *Project Description*, for a list of anticipated permitting approvals.

8. Printout of output report from RMAT Climate Resilience Design Standards Tool, available here.

   Refer to Appendix C.

9. Printout from the EEA EJ Maps Viewer showing the project location relative to Environmental Justice (EJ) Populations located in whole or in part within a 1-mile and 5-mile radius of the project site.

   Refer to Figure 3.1 for the EJ populations map.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1) ☒ **Yes** ☐No; If yes, specify each threshold:

11.03(1)(b)1 – Direct alteration of 25 or more acres of land, unless the Project is consistent with an approved conservation farm plan or forest cutting plan or other similar generally accepted agricultural or forestry practices

11.03(1)(b)2 – Creation of five or more acres of impervious area

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	Existing	Change	Total
Footprint of buildings	**+13.7**	**+6.0**	**+19.7**
Internal roadways[1]	**+4.5**	**+1.0**	**+5.5**
Parking and other paved areas	**+23.5**	**(-15.3)**	**+8.2**
Other altered areas	**+4.0**	**+8.3**	**+12.3**
Undeveloped areas	**0**	**0**	**0**
Total: Project Site Acreage	**+45.7**	**0**	**+45.7**

1 Internal Roadway calculations include all area within the existing Mooney and Adley rights of way for the existing conditions column. In the proposed conditions column, Internal Roadway calculations include all area with the public rights of way and all roadway pavement areas, including on-street parking.
2 Other Altered Areas calculations include permeable paving, furnishing zones and landscape area within land owned by the Proponent and its affiliates.

B. Has any part of the project site been in active agricultural use in the last five years? ☐Yes ☒**No**; If yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use? ☐Yes ☒**No**; If yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ☐Yes ☒**No**; If yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ☒**Yes** ☐No; If yes, does the project involve the release or modification of such restriction? ☐Yes ☒**No**; If yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ☐Yes ☒**No**; If yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? ☐Yes ☒**No**; If yes, describe:

III. Consistency

A. Identify the current municipal comprehensive land use plan.

Title: **Alewife District Plan**
Date: **10/22/2019**

B. Describe the project's consistency with that plan with regard to:

1) Economic development: **The Alewife District Plan emphasizes creating a dynamic, mixed-use environment where residential, commercial, and institutional uses coexist. The Project continues this vision by prioritizing a balance of residential development alongside office, retail, and recreational spaces, which will create a hub that can attract both local businesses and larger employers, crucial for economic growth in the area. The Project continues the District Plan's focus on creating spaces for high-tech industries, research hubs, and creative enterprises, such as those found in the biotech and life sciences sectors. The Project includes provisions for office space and innovation districts that attract businesses, foster job creation, and support the growth of Cambridge as an economic leader in technology and research. The Project encourages a mix of public-private partnerships to drive development, ensuring that the area can grow economically, while still maintaining a high quality of life for its residents. This mirrors the District Plan call for collaboration between the City, developers, and other stakeholders to promote sustainable economic growth.**

2) Adequacy of infrastructure: **The Project is closely aligned with the Alewife District Plan's goals for infrastructure adequacy by ensuring that all aspects of transportation, sustainability, utilities, public amenities, and climate resilience are thoughtfully addressed. Both the Project and the Alewife District Plan emphasize a well-coordinated approach to infrastructure that accommodates future growth, promotes sustainability, and maintains a high quality of life for residents. The Project prioritizes transportation improvements, such as enhancing access to the Alewife MBTA Station and expanding bike and pedestrian infrastructure, while promoting sustainable green infrastructure to manage stormwater and reduce environmental impact. The Project will supplement the existing utility network including water, sewer, and electrical systems to support and accommodate the proposed development. Additionally, it includes provisions for public amenities such as parks, community centers, and emergency services, and emphasizes climate resilience with flood management and urban cooling strategies.**

3) Open space impacts: **The Project supports the Alewife District Plan's goal of providing more public open space by proposing new parks, greenways, and recreational areas. This includes larger, interconnected green spaces that provide residents and workers with accessible areas for recreation, relaxation, and environmental sustainability. The Project will enhance the connectivity between existing and new open spaces, ensuring that they are accessible via pedestrian and bike-friendly pathways. The Project envisions open spaces that serve multiple purposes, from recreational areas to event spaces and ecological corridors. This diversity in open space usage supports both the social and environmental goals of the Alewife District Plan.**

4) Compatibility with adjacent land uses: **The Project aligns with the Alewife District Plan in terms of compatibility with adjacent land uses by promoting mixed-use development that integrates residential, commercial, and recreational spaces. The Project ensures a smooth transition between higher-density areas and nearby residential neighborhoods through appropriate building scales, setbacks, and landscaping. It also enhances connectivity by improving pedestrian and bike pathways, ensuring easy access between land uses. Additionally, the Project incorporates green spaces and environmentally sensitive areas, supporting both residential and commercial zones. The development complements local employment centers, particularly research and tech hubs, and enhances overall community cohesion by respecting the existing urban fabric and promoting sustainable growth.**

C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)
RPA: **Metropolitan Area Planning Council**
Title: **MetroCommon2050**

Date: **September 2021**

D. Describe the project's consistency with that plan with regard to:

1) Economic development: **The MetroCommon 2050 plan emphasizes fostering innovation-driven economies and supporting high-tech, biotech, and research sectors. The Project advances these goals by promoting the development of office spaces, research hubs, and innovation districts, which are essential for attracting businesses and generating jobs in these high-growth industries. Both MetroCommon 2050 and the Project prioritize the creation of affordable housing as part of economic development. The Project incorporates provisions for a range of housing types, including affordable and workforce housing, which ensures that the area's economic growth benefits a diverse range of residents. This is critical for addressing the region's housing affordability challenges, which are central to MetroCommon 2050's vision. MetroCommon 2050 stresses the need for equitable economic development that benefits all communities, particularly underserved populations. The Project promotes equitable economic development by ensuring that economic opportunities created in the area, such as jobs, housing, and amenities, are accessible to a diverse population, promoting inclusivity and reducing regional disparities.**

2) Adequacy of infrastructure: **MetroCommon 2050 emphasizes the importance of accessible, efficient, and sustainable transportation systems to support the region's growth. The Project supports this goal by enhancing transit-oriented development, improving access to the Alewife MBTA station, and promoting multi-modal transportation options, such as bike lanes and pedestrian pathways. MetroCommon 2050 stresses the importance of equitable access to infrastructure for all residents, regardless of income or background. The Project promotes this goal by ensuring that affordable housing and public amenities are well-served by the upgraded infrastructure, ensuring equitable access to transportation, utilities, and services for both existing and future residents. MetroCommon 2050 highlights the need for climate-resilient infrastructure to address the impacts of climate change. The Project integrates green infrastructure for climate resilience, including stormwater management and energy-efficient systems, to ensure long-term environmental sustainability.**

3) Open space impacts: **MetroCommon 2050 emphasizes the need for expanding and improving public open space to meet the growing demands of the region. The Project addresses this need by proposing the development of new parks, greenways, and recreational spaces, providing ample areas for residents and workers to enjoy nature and outdoor activities, including providing connections to biking/walk trails in the area. Both MetroCommon 2050 and the Project emphasize the importance of green infrastructure as a way to enhance urban landscapes, while addressing environmental challenges. The Project incorporates green spaces into the urban fabric, such as permeable surfaces, and stormwater management systems, which enhance the area's resilience to flooding and contribute to environmental sustainability. The Project supports the MetroCommon 2050 goal of providing multi-functional open spaces by designing parks and recreational areas that can serve as both leisure spaces and community hubs for events, cultural activities, and social gatherings. This contributes to the district's social fabric, while providing spaces for diverse uses.**

RARE SPECIES SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **rare species or habitat** (see 301 CMR 11.03(2))? ☐Yes ☒**No**; If yes, specify, in quantitative terms:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

B. Does the project require any state permits related to **rare species or habitat**? ☐Yes ☒**No**

C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ☐Yes ☒**No**

D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

II. Impacts and Permits

A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ☐Yes ☐No; If yes:

1) Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)? ☐Yes ☐No; If yes, have you received a determination as to whether the project will result in the "take" of a rare species ☐Yes ☐No; If yes, attach the letter of determination to this submission.

2) Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ☐Yes ☐No; If yes, provide a summary of proposed measures to minimize and mitigate rare species impacts.

3) Which rare species are known to occur within the Priority or Estimated Habitat?

4) Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? ☐Yes ☐No

5) If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project? ☐Yes ☐No; If yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations? ☐Yes ☐No

B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ☐Yes ☐No; If yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:

WETLANDS, WATERWAYS, AND TIDELANDS SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))? ☐Yes ☒**No**; If yes, specify, in quantitative terms:

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**? ☒**Yes** ☒**No**; If yes, specify which permit:

Local Order of Conditions under the Wetlands Protection Act*

***Note:** **Required for an offsite improvement. At the time of this filing, the Project Site is indicated as within a mapped FEMA floodplain; however, under the new FEMA flood maps to become effective in July 2025, the Project Site will not be within a mapped FEMA floodplain (as shown in Figure 1.4).**

C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

II. Wetlands Impacts and Permits

A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)? ☒**Yes** ☐No
If yes, has a Notice of Intent been filed? ☐Yes ☒**No**; If yes, list the date and MassDEP file number:
If yes, has a local Order of Conditions been issued? ☐Yes ☒**No**
Was the Order of Conditions appealed? ☐Yes ☒**No**
Will the project require a Variance from the Wetlands regulations? ☐Yes ☒**No**

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site:

The landing of the Proposed Bridge, an offsite improvement, as identified on Figure 1.5, is located within a mapped FEMA Floodplain.

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

	Area (square feet) or Length (linear feet)	Temporary or Permanent Impact?
Coastal Wetlands		
Land Under the Ocean		
Designated Port Areas		
Coastal Beaches		
Coastal Dunes		
Barrier Beaches		
Coastal Banks		
Rocky Intertidal Shores		
Salt Marshes		
Land Under Salt Ponds		
Land Containing Shellfish		
Fish Runs		
Land Subject to Coastal Storm Flowage		
Inland Wetlands		
Bank (lf)		
Bordering Vegetated Wetlands		
Isolated Vegetated Wetlands		
Land Under Water		
Isolated Land Subject to Flooding	**13,450 SF**	**Permanent**
Bordering Land Subject to Flooding		
Riverfront Area		

D. Is any part of the project:
1) proposed as a **limited project**? ☐Yes ☒**No**; if yes, what is the area (in sf)?
2) the construction or alteration of a **dam**? ☐Yes ☒**No**; If yes, describe:
3) fill or structure in a velocity zone or **regulatory floodway**? ☐Yes ☒**No**
4) dredging or disposal of dredged material? ☐Yes ☒**No**; if yes, describe the volume of dredged material and the proposed disposal site:
5) a discharge to an **Outstanding Resource Water (ORW) or an Area of Critical Environmental Concern (ACEC)**? ☐Yes ☒**No**

6) subject to a wetlands restriction order? ☒**Yes** ☐No; if yes, identify the area (in sf): **13,450 SF**

7) located in buffer zones? ☐Yes ☒**No**; if yes, how much (in sf)

E. Will the project:

1) be subject to a local wetlands ordinance or bylaw? ☒**Yes** ☐No
2) alter any federally-protected wetlands not regulated under state law? ☐Yes ☒**No** o; if yes, what is the area (sf)?

III. Waterways and Tidelands Impacts and Permits

A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91? ☐Yes ☒**No**
If yes, is there a current Chapter 91 License or Permit affecting the project site? ☐Yes ☐No
If yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:

Click or tap here to enter text.

C. Does the project require a new or modified license or permit under M.G.L.c.91? ☐Yes ☒**No**;
If yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use?
Current: Click or tap here to enter text. Change: Click or tap here to enter text. Total: Click or tap here to enter text.
If yes, how many square feet of solid fill or pile-supported structures (in sf)? Click or tap here to enter text.

D. For non-water-dependent use projects, indicate the following:
Area of filled tidelands on the site: Click or tap here to enter text.
Area of filled tidelands covered by buildings: Click or tap here to enter text.
For portions of site on filled tidelands, list ground floor uses and area of each use: Click or tap here to enter text.
Does the project include new non-water-dependent uses located over flowed tidelands?
☐Yes ☐No
Height of building on filled tidelands: Click or tap here to enter text.

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks. **Not applicable**

E. Is the project located on landlocked tidelands? ☐Yes ☒**No**; If yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

F. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations? ☐Yes ☒**No**; If yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

G. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR? ☐Yes ☒**No**
(NOTE: If yes, then the project will be subject to Public Benefit Review and Determination.)

H. Does the project include dredging? ☐Yes ☒**No**; If yes, answer the following questions:
What type of dredging? ☐Improvement ☐Maintenance ☐Both

What is the proposed dredge volume, in cubic yards (cys)
What is the proposed dredge footprint:
Will dredging impact the following resource areas?

Intertidal ☐Yes ☐No; if yes, sq ft
Outstanding Resource Waters ☐Yes ☐No; if yes, sq ft
Other resource area (i.e. shellfish beds, eel grass beds) ☐Yes ☐No; if yes sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination? Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization

Existing gradation analysis results? ☐Yes ☐No; if yes, provide results.
Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6? ☐Yes ☐No; if yes, provide results.
Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment? ☐Yes ☐No

If yes, check the appropriate option:

☐Beach Nourishment
☐Unconfined Ocean Disposal
☐Confined Disposal:
  ☐Confined Aquatic Disposal (CAD)
  ☐Confined Disposal Facility (CDF)
☐Landfill Reuse in accordance with COMM-97-001
☐Shoreline Placement
☐Upland Material Reuse
☐In-State landfill disposal
☐Out-of-state landfill disposal
(NOTE: This information is required for a 401 Water Quality Certification.)

IV. Consistency:

A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone? ☐Yes ☒**No**; If yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:

B. Is the project located within an area subject to a Municipal Harbor Plan? ☐Yes ☒**No**; If yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

WATER SUPPLY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))? ☒**Yes** ☐No; If yes, specify, in quantitative terms:

11.03(4)(b)(1) – New expansion in withdrawal of 100,000 or more gpd from a water source that requires New Construction for the withdrawal (if required).

B. Does the project require any state permits related to **water supply**? ☐Yes ☒**No**; If yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

II. Impacts and Permits

A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

	Existing	Change	Total
Municipal or regional water supply	**52,249**	**+785,425**	**+837,674**
Withdrawal from groundwater	**0**	**0**	**0**
Withdrawal from surface water	**52,249**	**+785,425**	**+837,674**
Interbasin transfer	**52,249**	**+785,425**	**+837,674**

(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)

B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project? ☒**Yes** ☐No

C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted? ☐Yes ☒**No**; If yes, attach a map of the drilling sites and a summary of the alternatives considered and the results:

C. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? Will the project require an increase in that withdrawal? ☐Yes ☒**No**; If yes, then how much of an increase (gpd)?

Current Water use in Cambridge is approximately 12 to 13 million gallons a day. Currently, excess water is released to the Charles River as required to maintain safe dam operating levels.

D. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility? ☐Yes ☒**No**; If yes, describe existing and proposed water supply facilities at the project site:

	Permitted Flow	Existing Avg Daily Flow	Project Flow	Total
Capacity of water supply well(s) (gpd)				
Capacity of water treatment plant (gpd)				

D. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?

Water for the Project would be supplied from Fresh Pond in Cambridge and wastewater discharges would go into the MWRA system (Massachusetts Coastal Basin).

E. Does the project involve:

1) new water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district? ☐Yes ☒**No**
2) a Watershed Protection Act variance? ☐Yes ☒**No**; if yes, how many acres of alteration?
3) a non-bridged stream crossing 1,000 or less feet upstream of a public surface drinking water supply for purpose of forest harvesting activities? ☐Yes ☒**No**

III. Consistency

Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:

The Project will connect to the Cambridge Water Department supply at Fresh Pond. As the Project advances in design, the Proponent will review the Project with the applicable municipal and state departments to confirm water conservation measures as appropriate.

WASTEWATER SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))? ☒**Yes** ☐No; If yes, specify, in quantitative terms:

11.03(5)(b)4.a – Expansion in discharge to a sewer system of 100,000 gpd of sewage, industrial waste water or untreated stormwater.

B. Does the project require any state permits related to **wastewater**? ☒**Yes** ☐No ; If yes, specify which permit:

- **MWRA Temporary Construction Dewatering Permit**
- **MWRA Sewer Use Discharge Permit (to the extent it may be required for specific waste discharges by future tenants/users)**
- **MWRA 8(m) permit (if required)**
- **Massachusetts Department of Environmental Protection Reclaimed Water Permit (if required)**

C. If you answered "No" to both questions A and B, proceed to the **Transportation -- Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

II. Impacts and Permits

A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

	Existing	Change	Total
Discharge of sanitary wastewater	**47,499**	**±714,023**	**±761,522**
Discharge of industrial wastewater	**-0-**	**-0-**	**-0-**
TOTAL	**47,499**	**±714,023**	**±761,522**

	Existing	Change	Total
Discharge to groundwater	**N/A**	**N/A**	**N/A**
Discharge to outstanding resource water	**N/A**	**N/A**	**N/A**
Discharge to surface water	**N/A**	**N/A**	**N/A**
Discharge to municipal or regional wastewater facility	**47,499**	**±714,023**	**±761,522**
TOTAL	**47,499**	**±714,023**	**±761,522**

B. Is the existing collection system at or near its capacity? ☐Yes ☒**No**; If yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

The City of Cambridge DPW is currently monitoring the existing sewer system to determine the capacity in proximity to the Project Site.

Is the existing wastewater disposal facility at or near its permitted capacity? ☐Yes ☒**No**; If yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

C. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility? ☐Yes ☒**No**; if yes, describe as follows:

	Permitted	Existing Avg Daily Flow	Project Flow	Total
Wastewater treatment plant capacity (in gallons per day)				

D. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

(NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)

Water supply from Fresh Pond in Cambridge. Wastewater discharge to MWRA system (Massachusetts Coastal Basin).

E. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district ☐Yes ☒**No**

F. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials? ☐Yes ☒**No**; If yes, what is the capacity (tons per day):

	Existing	Change	Total
Storage			
Treatment			
Processing			
Combustion			
Disposal			

G. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal:

The Project will comply with the City of Cambridge Infiltration and Inflow program. As the Project develops, it is anticipated that a mitigation project to provide infiltration and inflow removal will be coordinated with the City of Cambridge and executed as a condition of the City approvals.

III. Consistency

A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:

The Proponent will review the Project with the applicable municipal and state departments to confirm water conservation measures as appropriate to reduce the volume of municipal water to the sewer system. The Proponent will provide new sewer mains in proposed roadways and upgrade and/or repair existing sewers as required to facilitate the wastewater management from the Project Site. The Project will be designed to fully comply with all applicable policies related to wastewater management.

B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan? ☐Yes ☐No; If yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

The City of Cambridge is currently monitoring the existing sewer system in proximity to the Project Site. If a sewer extension is required, the Proponent will provide plans as required by

the City of Cambridge and any applicable state and federal regulations.

TRANSPORTATION SECTION (TRAFFIC GENERATION)

I. Thresholds / Permit

A. Will the project meet or exceed any review thresholds related to **traffic generation** (see 301 CMR 11.03(6))? ☒Yes ☐No; If yes, specify, in quantitative terms:

301 CMR 11.03(6)(a)6 - Generation of 3,000 or more New adt on roadways providing access to a single location
301 CMR 11.03(6)(a)7 - Construction of 1,000 or more New parking spaces at a single location
301 CMR 11.03(6)(b)13 - Generation of 2,000 or more new ADT on roadways providing access to a single location
301 CMR 11.03(6)(b)14 - Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location
301 CMR 11.03(6)(b)15 - Construction of 300 or more New parking spaces at a single location

B. Does the project require any state permits related to **state-controlled roadw**ays? ☒**Yes** ☐No; If yes, specify which permit:

MassDOT Highway Access Permit (if required)

DCR Access Permit for physical modifications to DCR-owned parkways (if required)

C. C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

II. Traffic Impacts and Permits

A. Describe existing and proposed vehicular traffic generated by activities at the project site:

	Existing	**Change**	**Total**
Number of parking spaces	**±1,481**	**2,601**	**Up to 4,082[1]**
Number of ITE vehicle trips per day	**-0-[2]**	**±40,506**	**±40,506**
Number of ITE adjusted vehicle trips per day	**-0-[2]**	**±17,000**	**±17,000**
ITE Land Use Code(s):		**LUC 221 LUC 710 LUC 760 LUC 820**	

1 Excludes 651 existing parking spaces to remain.
2 No trip credits were assumed for this filing; detailed credit calculations will be reported in the DEIR

B. What is the estimated average daily traffic on roadways serving the site?

Roadway	**Existing**	**Change**	**Total**
Concord Avenue	**±14,252**	**±17,000**	**±31,252**

C. If applicable, describe proposed mitigation measures on state-controlled roadways that the project proponent will implement:

Not applicable. The Project is near City-controlled, rather than State-controlled, roadways and, as a result, (i) mitigation will be completed on the City-controlled roads and (ii) no State roadway

mitigation is proposed. The Project will include significant enhancements to the local roadway system and will promote the use of public transportation facilities as part of its Parking and Transportation Demand Management ("PTDM") Plan.

D. How will the project implement and/or promote the use of transit, pedestrian and bicycle facilities and services to provide access to and from the project site?

The Alewife District Plan emphasizes the development and promotion of diverse transit, pedestrian, and bicycle facilities to improve access to the Project Site. Key elements include new internal roadways, cycle tracks, and pedestrian pathways designed for various users—supporting activities such as strolling, commuting, and recreational biking. Additionally, the Plan calls for streets that integrate with the existing urban network, facilitating smooth traffic flow and connecting Alewife with the rest of Cambridge. Transit-oriented designs will place developments close to transit hubs, reducing vehicle reliance. Importantly, a pedestrian bridge over the railroad tracks will enhance connectivity by providing a safe route for pedestrians. This holistic approach, aligned with the Alewife District Plan's guidelines and urban design policies, aims to create an inclusive, vibrant, and accessible environment for all users.

E. Is there a Transportation Management Association (TMA) that provides transportation demand management (TDM) services in the area of the project site? ☒**Yes** ☐No; If yes, describe if and how the project will participate in the TMA:

The Proponent will work with tenants of the new buildings to join the Alewife Transportation Management Association and implement effective TDM strategies. The TDM strategies will be established in the PTDM Plan that will be filed with the City of Cambridge PTDM Officer.

F. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities? ☒**Yes** ☐No; If yes, generally describe:

The Project Site is adjacent to an MBTA railroad right of way. It will not directly use water, rail or air transportation facilities.

G. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)?

The Proponent will file with the FAA, if required due to building heights.

III. Consistency

Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services:

The City of Cambridge published the Alewife District Plan in the Fall of 2019, to set a bold vision for the future of Alewife and include actionable recommendations on a range of topics, including land use, urban form, open space, mobility, climate and environment, housing and the economy.

The Alewife District Plan emphasizes the development and promotion of diverse transit, pedestrian, and bicycle facilities to improve access to the project site. Key elements include new internal roadways, cycle tracks, and pedestrian pathways designed for various users—supporting activities such as strolling, commuting, and recreational biking. Additionally, the plan calls for streets that integrate with the existing urban network, facilitating smooth traffic flow and connecting Alewife with the rest of Cambridge. Transit-oriented designs will place developments close to transit hubs, reducing vehicle reliance. Importantly, a pedestrian bridge over the railroad

tracks will enhance connectivity by providing a safe route for pedestrians. This holistic approach, aligned with the Alewife District Plan's guidelines and urban design policies, aims to create an inclusive, vibrant, and accessible environment for all users. The Proponent is committed to working on several areas that directly serve the outlined vision of the City's Plan.

TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))? ☐Yes ☒**No**; If yes, specify, in quantitative terms:

B. Does the project require any state permits related to **roadways or other transportation facilities**? ☒**Yes** ☐No; If yes, specify which permit:

MBTA Access and Construction License

MBTA Construction Permit and Permanent Easement

MassDOT Consent under M.G.L. Chapter 40, Section 54A

C. If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

II. Transportation Facility Impacts

A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:

The Project area is accessible by the Massachusetts Bay Transportation Authority's (MBTA) Red Line (Alewife Station), as well as several MBTA bus lines and a TMA shuttle service.

B. Will the project involve any:

1) Alteration of bank or terrain (in linear feet)? **No**
2) Cutting of living public shade trees (number)? **No**
3) Elimination of stone wall (in linear feet)? **No**

III. Consistency

Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

The City of Cambridge published the Alewife District Plan in the Fall of 2019, to set a bold vision for the future of Alewife and include actionable recommendations on a range of topics, including land use, urban form, open space, mobility, climate and environment, housing and the economy. The Alewife District Plan emphasizes the development and promotion of diverse transit, pedestrian, and bicycle facilities to improve access to the project site. Key elements include new internal roadways, cycle tracks, and pedestrian pathways designed for various users—supporting activities such as strolling, commuting, and recreational biking. Additionally, the Plan calls for streets that integrate with the existing urban network, facilitating smooth traffic flow and connecting Alewife with the rest of Cambridge. Transit-oriented designs will place developments close to transit hubs, reducing vehicle reliance. Importantly, a pedestrian bridge over the railroad tracks will enhance connectivity by providing a safe route for pedestrians. This holistic approach, aligned with the Alewife District Plan's guidelines and urban design policies, aims to create an inclusive, vibrant, and accessible environment for all users.

MetroCommon 2050 emphasizes the importance of accessible, efficient, and sustainable transportation systems to support the region's growth. The Project supports this goal by enhancing transit-oriented development, improving access to the Alewife MBTA Station, and promoting multi-modal transportation options, such as bike lanes and pedestrian pathways. MetroCommon 2050 stresses the importance of equitable access to infrastructure for all

residents, regardless of income or background. The Project promotes this goal by ensuring that affordable housing and public amenities are well-served by the upgraded infrastructure, ensuring equitable access to transportation, utilities, and services for both existing and future residents.

ENERGY SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))?
☐Yes ☒**No**; If yes, specify, in quantitative terms:

B. Does the project require any state permits related to energy? ☐Yes ☒**No**; If yes, specify which permit:

Click or tap here to enter text.

C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.
Click or tap here to enter text.

II. Impacts and Permits

A. Describe existing and proposed energy generation and transmission facilities at the project site:

	Existing	Change	Total
Capacity of electric generating facility (megawatts)			
Length of fuel line (in miles)			
Length of transmission lines (in miles)			
Capacity of transmission lines (in kilovolts)			

B. If the project involves construction or expansion of an electric generating facility, what are:
   A. the facility's current and proposed fuel source(s)?
   B. the facility's current and proposed cooling source(s)?

C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way? ☐Yes ☐No**;** If yes, please describe:

D. Describe the project's other impacts on energy facilities and services:

Click or tap here to enter text.

III. Consistency

Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:
Click or tap here to enter text.

AIR QUALITY SECTION

I. Thresholds

A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))? ☐Yes ☒**No**; If yes, specify, in quantitative terms:

B. Does the project require any state permits related to **air quality**? ☐Yes ☒**No**; If yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

II. Impacts and Permits

A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)? ☐Yes ☐No
If yes, describe existing and proposed emissions (in tons per day) of:

	Existing	Change	Total
Particulate matter			
Carbon monoxide			
Sulfur dioxide			
Volatile organic compounds			
Oxides of nitrogen			
Lead			
Any hazardous air pollutant			
Carbon dioxide			

B. Describe the project's other impacts on air resources and air quality, including noise impacts:

III. Consistency

A. Describe the project's consistency with the State Implementation Plan:

B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:

SOLID AND HAZARDOUS WASTE SECTION

I. Thresholds / Permits

A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))? ☐Yes ☒**No**; If yes, specify, in quantitative terms:

B. Does the project require any state permits related to **solid and hazardous waste**? ☐Yes ☒**No**; If yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

II. Impacts and Permits

A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste? ☐Yes ☐No; If yes, what is the volume (in tons per day) of the capacity:

	Existing	Change	Total
Storage			
Treatment, processing			
Combustion			
Disposal			

B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste? ☐Yes ☐No If yes, what is the volume (in tons or gallons per day) of the capacity:

	Existing	Change	Total
Storage			
Recycling			
Treatment			
Disposal			

C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:

D. If the project involves demolition, do any buildings to be demolished contain asbestos?
☐Yes ☐No

E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

III. Consistency

Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:

HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION

I. Thresholds / Impacts

A. Have you consulted with the Massachusetts Historical Commission? ☐Yes ☒**No**; if yes, attach correspondence.

For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources? ☐Yes ☐No if yes, attach correspondence. N/A

B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? ☐Yes ☒**No**; If yes, does the project involve the demolition of all or any exterior part of such historic structure? ☐Yes ☐No; If yes, please describe:

C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? ☐Yes ☒**No**; If yes, does the project involve the destruction of all or any part of such archaeological site? ☐Yes ☐No; If yes, please describe:

D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

II. Impacts

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

III. Consistency

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

CLIMATE CHANGE ADAPTATION AND RESILIENCY SECTION:

This section of the Environmental Notification Form (ENF) solicits information and disclosures related to climate change adaptation and resiliency, in accordance with the MEPA Interim Protocol on Climate Change Adaptation and Resiliency (the "MEPA Interim Protocol"), effective October 1, 2021. The Interim Protocol builds on the analysis and recommendations of the 2018 Massachusetts Integrated State Hazard Mitigation and Climate Adaptation Plan (SHMCAP), and incorporates the efforts of the Resilient Massachusetts Action Team (RMAT), the inter-agency steering committee responsible for implementation, monitoring, and maintenance of the SHMCAP, including the "Climate Resilience Design Standards and Guidelines" project. The RMAT team recently released the RMAT Climate Resilience Design Standards Tool, which is available here.

The MEPA Interim Protocol is intended to gather project-level data in a standardized manner that will both inform the MEPA review process and assist the RMAT team in evaluating the accuracy and effectiveness of the RMAT Climate Resilience Design Standards Tool. Once this testing process is completed, the MEPA Office anticipates developing a formal Climate Change Adaptation and Resiliency Policy through a public stakeholder process. Questions about the RMAT Climate Resilience Design Standards Tool can be directed to rmat@mass.gov.

All Proponents must complete the following section, referencing as appropriate the results of the output report generated by the RMAT Climate Resilience Design Standards Tool and attached to the ENF. In completing this section, Proponents are encouraged, but not required at this time, to utilize the recommended design standards and associated Tier 1/2/3 methodologies outlined in the RMAT Climate Resilience Design Standards Tool to analyze the project design. However, Proponents are requested to respond to a respond to a user feedback survey on the RMAT website or to provide feedback to rmat@mass.gov, which will be used by the RMAT team to further refine the tool. Proponents are also encouraged to consult general guidance and best practices as described in the RMAT Climate Resilience Design Guidelines.

Climate Change Adaptation and Resiliency Strategies

Has the project taken measures to adapt to climate change for all of the climate parameters analyzed in the RMAT Climate Resilience Design Standards Tool (sea level rise/storm surge, extreme precipitation (urban or riverine flooding), extreme heat)? ☒**Yes** ☐No

Note: Climate adaptation and resiliency strategies include actions that seek to reduce vulnerability to anticipated climate risks and improve resiliency for future climate conditions. Examples of climate adaptation and resiliency strategies include flood barriers, increased stormwater infiltration, living shorelines, elevated infrastructure, increased tree canopy, etc. Projects should address any planning priorities identified by the affected municipality through the Municipal Vulnerability Preparedness (MVP) program or other planning efforts, and should consider a flexible adaptive pathways approach, an adaptation best practice that encourages design strategies that adapt over time to respond to changing climate conditions. General guidance and best practices for designing for climate risk are described in the RMAT Climate Resilience Design Guidelines.

A. If no, explain why.

B. If yes, describe the measures the project will take, including identifying the planning horizon and climate data used in designing project components. If applicable, specify the return period and design storm used (e.g., 100-year, 24-hour storm).

As of the time of the filing, the Project Site is indicated as within a mapped FEMA floodplain; however, under the new FEMA flood maps to become effective in July 2025, the Project Site will not be within a mapped FEMA floodplain (as shown in Figure 1.4). For planning and design purposes, the Project will use the 2070 Target Planning Horizon. The return periods recommended in the RMAT will be evaluated as the design advances.

The Project will be designed to adapt to extreme precipitation events. The Project will incorporate design elements to improve on-site stormwater management and reduce risk of precipitation-based flooding, such as integrating pervious surfaces into the landscape, increasing the amount of greenery and green infrastructure, and on-site stormwater infiltration systems. Proposed infiltration systems will be used to provide storage and promote infiltration via groundwater recharge and will be sized according to the City and MassDEP Standards.

The Project will also reduce the urban heat island effect through a combination of strategies, including using landscaping, the use of hardscape materials with a low solar reflectance and high-albedo roofing materials where feasible. The Project will also integrate a robust tree canopy throughout the Project Site and along the boundaries to provide shade, mitigate the urban heat island effect, act as natural buffers, and slow down rainwater, thus reducing erosion.

C. Is the project contributing to regional adaptation strategies? ☐Yes ☒**No**; If yes, describe.

Click or tap here to enter text.

II. Has the Proponent considered alternative locations for the project in light of climate change risks? ☐Yes ☒**No**

A. If no, explain why.

The Project is not anticipated to pose any major environmental risks or future climate change conditions that are not being mitigated or will not be addressed by the proposed design and mitigation measures. The Project will make a significant investment in sustainable infrastructure and public realm improvements, which will equip the Project to mitigate potential future climate related risks.

B. If yes, describe alternatives considered.

III. Is the project located in Land Subject to Coastal Storm Flowage (LSCSF) or Bordering Land Subject to Flooding (BLSF) as defined in the Wetlands Protection Act? ☐Yes ☒**No**; If yes, describe how/whether proposed changes to the site's topography (including the addition of fill) will result in changes to floodwater flow paths and/or velocities that could impact adjacent properties or the functioning of the floodplain. General guidance on providing this analysis can be found in the CZM/MassDEP Coastal Wetlands Manual, available here.

ENVIRONMENTAL JUSTICE SECTION

I. Identifying Characteristics of EJ Populations

A. If an Environmental Justice (EJ) population has been identified as located in whole or in part within 5 miles of the project site, describe the characteristics of each EJ populations as identified in the EJ Maps Viewer (i.e., the census block group identification number and EJ characteristics of "Minority," "Minority and Income," etc.). Provide a breakdown of those EJ populations within 1 mile of the project site, and those within 5 miles of the site.

As shown on the EJ populations map in Figure 3.1, the Project Site is located within an EJ census tract with Minority Population and there are 30 EJ population census tracts located within a 1-mile radius of the Project Site that meet the EJ criteria based on individual and combined factors for Minority, and Minority, Income, and English Isolation. Within a 5-mile radius of the Project Site there are 515 EJ population census tracts.

Refer to Table 3-1 of Chapter 3 - Environmental Justice and Public Health, and Appendix B for a breakdown of the EJ populations within a 1-mile and 5-mile radius of the Project Site, respectively.

B. Identify all languages identified in the "Languages Spoken in Massachusetts" tab of the EJ Maps Viewer as spoken by 5 percent or more of the EJ population who also identify as not speaking English "very well." The languages should be identified for each census tract located in whole or in part within 1 mile and 5 miles of the project site, regardless of whether such census tract contains any designated EJ populations.

Languages spoken within one mile of the Project Site include African languages. Amharic is the most widely spoken African language in Cambridge.

Languages spoken within five miles of the Project Site include Spanish/Spanish Creole, French Creole, Portuguese/Portuguese Creole, Russian, Chinese, Korean, Vietnamese, Arabic, African, and other Indic languages.

Refer to Appendix B for the list of languages identified for each census tract within the 1-mile and 5-mile radius of the Project Site.

C. If the list of languages identified under Section I.B. has been modified with approval of the EEA EJ Director, provide a list of approved languages that the project will use to provide public involvement opportunities during the course of MEPA review. If the list has been expanded by the Proponent (without input from the EEA EJ Director), provide a list of the additional languages that will be used to provide public involvement opportunities during the course of MEPA review as required by Part II of the MEPA Public Involvement Protocol for EJ Populations ("MEPA EJ Public Involvement Protocol"). If the project is exempt from Part II of the protocol, please specify.

Not Applicable.

I. Potential Effects on EJ Populations

A. If an EJ population has been identified using the EJ Maps Viewer within 1 mile of the project site, describe the likely effects of the project (both adverse and beneficial) on the identified EJ population(s).

The potential effects of the Project on EJ populations and proposed mitigation strategies are briefly described below:

- **Climate Change Vulnerability: The Project will address climate change resiliency related to more extreme weather by creating approximately 13 acres of open space and public realm, integrating native greenery and trees, water features, green infrastructure and materials with high solar reflectance, to the extent feasible, to reduce urban heat island impacts. The Project will improve the quality and quantity of stormwater runoff compared to existing conditions at the Project Site and will comply with the MassDEP Stormwater Management Policy and Standards.**
- **Vehicle Traffic: The Project will include a robust program of TDM strategies to take full advantage of its access to multiple mobility options and its synergy with the surrounding neighborhood. The primary objective of the TDM plan will be to minimize reliance on auto travel and enhance mobility by alternative modes.**
- **Temporary Construction Period: Potential impacts associated with construction activities include noise, air quality, water quality, traffic, debris, and stormwater pollution which will be temporary and will be mitigated through a CMP developed in close coordination with applicable City and State agencies.**

Public and community benefits associated with the Project include, but are not limited to the following:

- **Connectivity and Walkability: The Project seeks to create a safe, walkable neighborhood by improving connections between key areas, including the Quad, Triangle, Highlands, Alewife MBTA station, and Fresh Pond Mall. This involves infilling parts of the existing street network and building public realm spaces.**
- **Open Space: The Project includes the creation of new green open spaces that will serve as connectors and buffers, enhancing the area's environmental quality and providing recreational opportunities.**
- **Housing: The Project introduces diverse housing options in multiple locations, aiming to meet the needs of various community members.**
- **Community Amenities: The Project aims to establish a destination for neighborhood needs, fostering a sense of place and community.**

Please refer to Section 3.3 of Chapter 3 - Environmental Justice and Public Health, for further details on likely effects of the Project on EJ populations.

B. If an EJ population has been identified using the EJ Maps Viewer within 5 miles of the project site, will the project:
   (i) meet or exceed MEPA review thresholds under 301 CMR 11.03(8)(a)-(b) ☐Yes ☒**No**; or
   (ii) generate150 or more new average daily trips (adt) of diesel vehicle traffic, excluding public transit trips, over a duration of 1 year or more. ☐Yes ☒**No**

C. If you answered "Yes" to either question in Section II.B., describe the likely effects of the project (both adverse and beneficial) on the identified EJ population(s).

III. Public Involvement Activities

A. Provide a description of activities conducted prior to filing to promote public involvement by EJ populations, in accordance with Part II of the MEPA EJ Public Involvement Protocol. In particular:

   1. If advance notification was provided under Part II.A., attach a copy of the Environmental Justice Screening Form and provide list of CBOs/tribes contacted (with dates). Copies of email correspondence can be attached in lieu of a separate list.

A copy of the EJ Screening Form (provided in English, as well as translated into Amharic) is included in Appendix B and the list of CBOs/tribes contacted is included in the ENF Distribution List in Appendix A.

2. State how CBOs and tribes were informed of ways to request a community meeting, and if any meeting was requested. If public meetings were held, describe any issues of concern that were raised at such meetings, and any steps taken (including modifications to the project design) to address such concerns.

   The EJ Screening Form contained information for the community members to request a meeting to discuss the Project. Contact information, including an email address and a phone number, was provided to request such a meeting as well as to make any requests for oral language interpretation services. The Proponent has developed an interactive website (https://healthpeakalewife.com/) that will provide Project updates, links to all filings submitted to MEPA and the City of Cambridge, as well as presentations delivered to the public.

3. If the project is exempt from Part II of the protocol, please specify.

   N/A

B. Provide below (or attach) a distribution list (if different from the list in Section III.A. above) of CBOs and tribes, or other individuals or entities the Proponent intends to maintain for the notice of the MEPA Site Visit and circulation of other materials and notices during the course of MEPA review.
N/A

C. Describe (or submit as a separate document) the Proponent's plan to maintain the same level of community engagement throughout the MEPA review process, as conducted prior to filing.

   The Proponent has maintained a strong track record of community engagement, which will continue across the public review and planning phases of the Project. Refer to Section 3.4 of Chapter 3, *Environmental Justice and Public Health,* for details on enhanced public involvement that outline the Proponent's community outreach strategy. The Proponent will continue outreach to EJ community members as the Project advances through the MEPA review process and development phases to support participation by the EJ community.

CERTIFICATIONS:

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

   Name: **Boston Herald** Date: **7/3/2025**

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

Signatures:

6/30/2025	Signed by: Kelvin Moses 67837E6C5DB6408...	**6/30/2025**	Lauren DeVoe
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing ENF (if different from above)
Kelvin Moses		**Lauren DeVoe**	
Name		Name	
Healthpeak OP, LLC		**VHB**	
Firm/Agency		Firm/Agency	
1900 Main Street, Suite 500		**99 High Street, 13th Floor**	
Street		Street	
Irvine, CA 92614		**Boston, MA 02110**	
Municipality/State/Zip		Municipality/State/Zip	
(949) 407-0700		**(617) 607-0091**	
Phone		Phone	

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Project Description

In accordance with the Massachusetts Environmental Policy Act ("MEPA"), Massachusetts General Law ("MGL") Chapter 30, Section 61-62I and the regulations promulgated thereunder set forth at 301 CMR 11.00, Healthpeak OP, LLC. (the "Proponent"), is pleased to submit this Environmental Notification Form ("ENF") to describe and analyze the proposed redevelopment of an approximately 45.7-acre site located in western Cambridge (the "Project Site"). Refer to **Figure 1.1** for the site locus map. The proposed redevelopment consists of approximately 4.6 million square feet ("SF") of Gross Floor Area (as defined by the City of Cambridge Zoning Ordinance, "GFA"), consisting of residential, commercial, and retail/neighborhood uses supported by parking and new public open space, designed to revitalize the area, while creating a more sustainable and integrated community (the "Project").

This chapter describes the site context and existing conditions, introduces the proposed development program and schedule, summarizes the public benefits, provides a list of anticipated permits and approvals, and summarizes the agency outreach. **Section 3.4** of **Chapter 3 - Environmental Justice and Public Health**, describes the enhanced community engagement efforts for the Project.

1.1 Site Context and Existing Conditions

The Project Site is located in an industrial area in western Cambridge within a zone referred to as "The Quadrangle" or "The Quad." It is generally bordered by the MBTA commuter rails tracks to the north, Fawcett Street to the east, Concord Avenue to the south and a residential neighborhood to the west and consists of approximately 750,000 gross square feet ("GSF") and approximately 1,481 parking spaces. **Figure 1.2** illustrates the site context.

The majority of the existing buildings are one-story warehouses with direct truck access or are lined with exterior loading bays. The other buildings range in type from industrial to Class B and C office uses and several buildings consist of one-story research and development/laboratory uses. A Cambridge Department of Public Works ("DPW") office building and maintenance yard with approximately 20 surface parking spaces occupy 110 Fawcett Street (the "DPW Parcel"), a vacant building is located at 15 Mooney Street that previously functioned as a United States Post Office Annex containing mail storage/sorting and truck loading space, and a two-storied single family home is located at 643 Concord

Avenue. Most of the existing buildings within the Project Site will be demolished to allow the Proponent to construct the Project. Refer to **Figure 1.3** for the existing site conditions.

Three existing buildings within the Project Site that are slated to remain, totaling approximately 202,300 GSF, include (**Figure 1.3**):

- A six-story approximately 109,000-SF Class B office building at 10 Fawcett Street,
- A six-story approximately 84,000-SF medical office building at 725 Concord Avenue, and
- A two-story approximately 9,300-SF retail structure at 110 Fawcett Street.

The existing public roadways are industrial in character and primarily designed to accommodate truck movement and access to buildings. In many areas, sidewalks are limited or absent, and where present, curbs and sidewalks adjacent to industrial buildings are often poorly defined and have historically been driven over by trucks during turning or loading maneuvers.

The public transportation network surrounding the Project Site is a significant asset with the Alewife MBTA station located nearby to the north, which serves as a transportation hub for Cambridge and the greater Boston area. While the Project Site is close to major transit routes, the existing conditions reflect a lack of cohesive development, pedestrian-friendly spaces, and modern urban infrastructure, which the Project aims to address with new mixed-use development, sustainability initiatives, and enhanced green spaces.

Much of the existing site lacks significant public-facing amenities or green areas, with many of the spaces being primarily office or industrial-related. Further north of the Project Site is the Alewife Reservation, a protected natural area that includes wetlands and trails, providing access to green space and environmental protection. **Figure 1.4** illustrates the environmental constraints on or surrounding the Project Site.

1.2 Project Description

The Project includes the creation of a mixed-use, transit-oriented, walkable development with a range of buildings that include approximately 4.58 million SF of GFA of residential, office, laboratory, retail/neighborhood uses, and structured parking. Infrastructure improvements include new and improved existing Rights-of-Way ("ROWs"). Approximately 14 acres of the Project Site will contain publicly accessible plazas, open spaces, and pocket parks to promote a diverse range of recreation and leisure activities. Additionally, the approximately 1.24-acre DPW Parcel is slated to be conveyed to the City of Cambridge to allow for a new DPW yard and associated service and administrative building (the "DPW Yard Project"). Refer to **Figure 1.5** for the proposed site conditions.

The Project's proposed layout of walkable streets, active ground floors and new vibrant open space areas aim to create a pedestrian-oriented experience that fosters face-to-face interaction. Diverse housing options, consumer services, recreational amenities and diverse programming are intended to draw a broad range of residents to the Project. These amenities are designed to increase the frequency of interactions of the users and engagement of varying demographic groups and will provide opportunities for institutions and businesses to reach new audiences.

New off-site infrastructure includes a new pedestrian and bicycle bridge over the MBTA commuter rail tracks, providing direct access to the existing MBTA Alewife Red Line train station (the "Proposed Bridge").

1.2.1 Proposed Development Program

Table 1-1 below summarizes the development program for the Project. (Note: all dimensions are approximate.)

Table 1-1 Project Development Program

Project Component	Size / Quantity	Existing To Remain
Building Use		
Technical Office/Lab[1]	±1,260,500 SF	NA
General Office	±1,280,500 SF	±109,000 SF
Medical Office	NA	±84,000 SF
Residential	±1,765,000 SF (±2,076 units)	NA
Retail/Neighborhood Use	±71,000 SF	±9,300 SF
TOTAL	**±4,377,000 GFA (net new)** **±4,579,300 GFA[2] (total)**	**±202,300 GFA[2]**
Parking		
Vehicle Parking	Up to 4,773 spaces[3] (4,082 net new)	
Bicycle Parking	±2,845 long-term (interior) spaces ±417 short-term (exterior) spaces	

1. Assumes 50% general office and 50% technical office/lab use.
2. Includes building area to remain: 109,000 SF of office use at 10 Fawcett Street, 84,000 SF of medical office use at 725 Concord Avenue and 9,300 SF of retail use at 110 Fawcett Street.
3. Includes a total of approximately 651 existing parking spaces to remain (approximately 359 spaces at 725 Concord Avenue, 254 spaces at 10 Fawcett Street, 20 spaces at the DPW Parcel, 10 spaces within the King Street lot and 8 spaces at 110 Fawcett Street).

1.2.2 Site Access and Circulation

1.2.2.1 Pedestrians and Bicycles

The Project Site neighborhood will be designed with a pedestrian- and cyclist-first approach, ensuring safe and seamless access and circulation for all users. The Project will include the Proposed Bridge to provide a new pedestrian and bicycle connection over the MBTA commuter rail tracks, allowing for direct access to the existing MBTA Alewife Red Line train station. Refer to **Section 1.2.6** below for further details on the Proposed Bridge.

The Project will specifically enhance the experience for these active transportation users by creating a north-south connection that is missing today through the Project Site. This connection includes (1) the pedestrian and bicycle bridge, (2) the northeast-southwest multi-use path and (3) new bike facilities as well as primary and secondary pedestrian connections

on Smith Place, Fawcett Street, Moulton Street and New Main Street. These proposed connections fill a critical missing link between points north of the project site: the Alewife Triangle, the Alewife MBTA Station, the Minuteman Commuter Bikeway, and Alewife Linear Path and points south of the project site, including the Fresh Pond Reservation, Fresh Pond Perimeter Road, and Watertown Cambridge Greenway.

1.2.2.2 Parking and Loading

The Project Site is accessed via existing streets that intersect Concord Avenue including Smith Place, Moulton Street, Fawcett Street, and Wheeler Street. The Project will also have access from New Main Street in the future, a new roadway that connects from Concord Avenue at the south of the Site and Wilson Road at the north of the Site. Each building is designed with its own loading dock; several buildings also propose on-site parking, with some buildings sharing and utilizing pooled parking within proposed stand-alone parking garages at the Project.

1.2.3 Open Space

Approximately 14 acres of the Project Site will contain publicly accessible plazas, open spaces and pocket parks to promote a diverse range of recreation and leisure activities. In accordance with the Alewife Design Guidelines[1], the proposed open space development has prioritized environmental comfort and sustainable design, focusing on improving the urban forest, enhancing streets and walkways, and fostering connectivity. Parks, plazas, and private open spaces are thoughtfully integrated to promote livability and community well-being. Additionally, the neighborhood will have opportunities to celebrate public art, creating vibrant and inspiring shared spaces. Open space development has embraced the Alewife Urban Design Guideline Principles of sense of place, elements of design, pedestrian-friendly streets, parks and squares, sustainability and resiliency, and large development sites.

The Project has been designed to focus on human-scaled blocks and open spaces to foster walkability, connectivity, and a sense of community. Blocks will be compact and pedestrian-friendly, with clear, accessible pathways and a mix of uses to encourage interaction and activity. A thoughtfully planned hierarchy of open spaces will range from small, intimate courtyards and pocket parks to more extensive community plazas and central green spaces, ensuring diverse experiences that cater to varying needs. These spaces will vary in scale and function, offering quiet areas for relaxation, vibrant zones for social gatherings, and active spaces for recreation. The design will emphasize seamless integration between these open spaces and the surrounding built environment, creating a balanced and inviting neighborhood where residents and visitors can engage with their surroundings at multiple levels.

[1] City of Cambridge. (Fall 2020, updated May 2023). *Alewife Design Guidelines*. Prepared for the City of Cambridge Community Development Department. URL: https://www.cambridgema.gov/-/media/Images/CDD/Planning/alewifeplanningandzoning/alewifedesignguidelines_20230515_reduced.pdf

1.2.4 Public Realm Improvements

The Project's public realm improvements have been designed to create a vibrant, accessible, and dynamic urban environment that meets the community's diverse needs. Wide, tree-lined walkways will provide comfortable and shaded pathways for pedestrians, promote walkability and create a welcoming streetscape. Dedicated bike paths and ample bike parking will encourage sustainable and active transportation, while shared streets will balance the needs of pedestrians, cyclists, and vehicles, promoting safety and connectivity. A variety of open space typologies, ranging from passive green areas to active recreational spaces, will ensure opportunities for relaxation, play, and community gathering. Strategically integrating public art will add cultural vibrancy and a sense of identity, while active retail spaces will enliven streetscapes, support local businesses and foster social interaction. Together, these improvements will create a cohesive and engaging public realm that enhances the quality of the new development and adjacent neighborhoods.

1.2.5 Off-Site Improvements

An essential element of the Project is the construction of the Proposed Bridge over the MBTA commuter rail tracks that will provide a long-awaited connection between the Quad and the Alewife Triangle/Alewife MBTA station to the north. The Proposed Bridge currently anticipates accommodating pedestrians and bicycles. The final design of the Proposed Bridge is subject to approval by the MBTA and local agencies with jurisdiction. Under the existing conditions, most of the Quad, particularly sites located west of Wheeler Street, experiences a walk time from the Quad to the Alewife MBTA station of approximately 15-20 minutes (3/4-mile to 1-mile). With the Proposed Bridge in place, most of the Quad would experience a walk time from the Quad to the Alewife MBTA station of about 8-15 minutes on average (1/2-mile to 3/4-mile). It is anticipated that the Proposed Bridge would result in a savings of approximately 5-7 minutes, depending on where in the Quad the pedestrian is originating their trip.

The Proposed Bridge would provide a staircase at each end, as well as accessible ramps with appropriate ADA ramp slopes. The current placement of the Proposed Bridge is not intended to preclude any future MBTA right-of-way work or commuter rail expansion projects.

Timing of the Proposed Bridge will be in accordance with the Cambridge Infrastructure PUD requirements. Construction commencement will likely be during Phase 2 (described below) with completion occurring before the full buildout of the Project Site. Following substantial completion of the Proposed Bridge, it is intended that the City of Cambridge will assume ownership, operation and maintenance obligations for the Proposed Bridge.

1.2.6 Project Phasing

The Project is planned to occur in two key phases with construction commencing within 12 months after local approvals, which are currently estimated for Q3 2026. The construction duration is estimated to be a minimum of 10 years for full build out.

The first phase is planned to include:

- Approximately 1.3 million SF of GFA of office/lab use within four buildings,
- Approximately 1.1 million SF of GFA of residential use in five buildings (approximately 1,300 residential units),
- Approximately 2,982 structured parking spaces,
- Approximately 19,000 SF of GFA of vibrant neighborhood uses,
- Over an acre of land (approximately 1.24 acres) to be conveyed to the City of Cambridge for the DPW Yard Project,
- Approximately 7.5 acres of new publicly accessible open space, and
- New and improved ROWs.

The second phase of development is planned to include:

- Approximately 1.2 million SF of GFA of office/lab within four buildings,
- Approximately 650,000 SF of GFA of residential (approximately 774 units) within two buildings,
- Approximately 1,751 structured parking spaces,
- A minimum 57,000 SF of GFA of vibrant neighborhood uses,
- Approximately 6.6 acres of new publicly accessible open space,
- New and improved ROWs, and
- Off-site new pedestrian and bicycle bridge.

1.3 Summary of Project Benefits

Public benefits for the surrounding neighborhoods and the community as a whole associated with the Project will include, but not be limited to, the following:

- **Increased Housing Supply:** Creation of new residential units, including affordable and market-rate options, addressing the growing demand for housing in the Cambridge area.
- **Mixed-Use Development:** A combination of residential, commercial, and retail spaces, fostering a vibrant, 24/7 community.
- **Enhanced Connectivity:** Improved access to public transportation with proximity to the Alewife MBTA station, promoting transit-oriented development and reducing car dependency.
- **Pedestrian and Bike-Friendly Infrastructure:** Construct the Proposed Bridge to provide a new pedestrian and bicycle connection over the MBTA commuter rail tracks, allowing for direct access to the existing MBTA Alewife Red Line train station, as well as designated walkways, bike lanes, and electric vehicle charging stations to encourage alternative transportation options and support a sustainable lifestyle.
- **Public Open Space**: New parks, plazas, and recreational areas, enhancing quality of life for residents and visitors, while promoting environmental sustainability.

- **Sustainability:** Emphasis on energy-efficient buildings, green construction practices, and climate-resilient features, contributing to a sustainable urban environment.
- **Job Creation:** Development of office spaces and commercial areas that will provide new job opportunities and economic growth for the region.
- **Revitalization of Underutilized Land:** Transformation of industrial and office zones into a vibrant, mixed-use district that integrates modern amenities with nature.
- **Environmental Stewardship:** Incorporation of green infrastructure, stormwater management, and biodiversity enhancements, minimizing environmental impact and preserving local ecosystems.
- **Community Integration**: Strengthening connections between Alewife, surrounding neighborhoods, and regional amenities, promoting a sense of community and improving overall urban design.

1.4 Regulatory Context

This section lists the anticipated permits and approvals as well as the local planning and regulatory controls applicable to the Project.

1.4.1 Anticipated Permits & Approvals

Table 1-2 below presents a preliminary list of anticipated reviews and approvals of the Project by governmental agencies based on currently available information and their status. It is possible that some of the listed reviews and approvals will not be required, or that additional reviews or approvals that will be required are not listed.

Table 1-2 Anticipated Permits and Approvals

Agency	Permit/Approval
Federal	
Federal Aviation Administration (FAA)	Determination of No Hazard
U.S. Environmental Protection Agency (EPA)	Coverage under NPDES Construction General Permit – Stormwater Discharge Coverage under NPDES Remediation General Permit – Stormwater Discharge

Agency	Permit/Approval
Commonwealth of Massachusetts	
Executive Office of Energy and Environmental Affairs (MEPA Office)	Review under the Massachusetts Environmental Policy Act (MEPA)
Massachusetts Historical Commission (MHC)	State Register Review
Massachusetts Department of Transportation (MassDOT)	Consent under M.G.L. Chapter 40, Section 54A
	Highway Access Permit (if required)
Massachusetts Bay Transportation Authority (MBTA)	MBTA Access and Construction License
	MBTA Construction Permit and Permanent Easement
Massachusetts Department of Environmental Protection (MassDEP)	Reclaimed Water Permit (if required)
	Remedial Action Plan
Massachusetts Water Resources Authority (MWRA)	Temporary Construction Dewatering Permit
	Sewer Use Discharge Permit (to the extent it may be required for specific waste discharges by future tenants/users)
	8(m) Permit (if required)
Massachusetts Department of Conservation and Recreation (DCR)	Construction Access Permit (if required)
City of Cambridge	
Planning Board	Infrastructure Planned Unit Development (PUD) Development Plan Special Permit
	Project Review Special Permit
	Flood Plain Overlay Special Permit (if required)
Traffic, Parking and Transportation Department (TP&T)	Traffic, Parking and Transportation Review
	Parking and Transportation Demand Management Plan (PTDM) approval and registration
Conservation Commission	Order of Conditions (if required)
Historical Commission	Approval under Demolition Delay Ordinance (if required)
Commissioner of Department of Public Works (DPW)	Stormwater Control Permit and Design Review
DPW; Tree Warden (City Arborist)	Public Tree Removal
Inspectional Services Department (ISD)	Demolition Permit
	Building Permit
Board of License Commissioners; Fire Department	Open Air Parking License
	Garage and Flammables License

1.4.2 Agency Outreach

1.4.2.1 MEPA Office

As required with the filing of an ENF, the Proponent held a pre-filing meeting with the MEPA Office on April 24, 2025. During this meeting, the Proponent and MEPA office discussed the proposed approach for enhanced public outreach.

1.4.2.2 Massachusetts Bay Transportation Authority

Prior to this filing the Proponent has held multiple meetings with the Massachusetts Bay Transportation Authority ("MBTA") to discuss the Proposed Bridge over the MBTA commuter rail tracks. The Proponent and MBTA discussed the location, design, construction type, constructability, and regulatory compliance of the bridge through the MBTA's Project Development Group ("PDG") Meeting process. The MBTA provided the Proponent comments on the Proposed Bridge that were incorporated into the current bridge design.

1.4.2.3 City of Cambridge

Prior to this filing the Proponent has held meetings with the DPW to introduce the Project, and discuss existing utilities, initial proposal utility plan, and compliance with Article 22.80 of the Cambridge Zoning Ordinance, *Flood Resilience Requirements,* and confirm 2070 Resiliency assumptions. Another DPW meeting addressed the approach to confirm available sewer and stormwater capacity, including sewer flow metering and project flow estimates. Discussions with the DPW around the DPW Parcel conveyance were also had.

The Proponent has also had meetings/discussions with the Cambridge Traffic, Parking & Transportation Department ("TP&T") on the transportation analysis scope and preliminary findings.

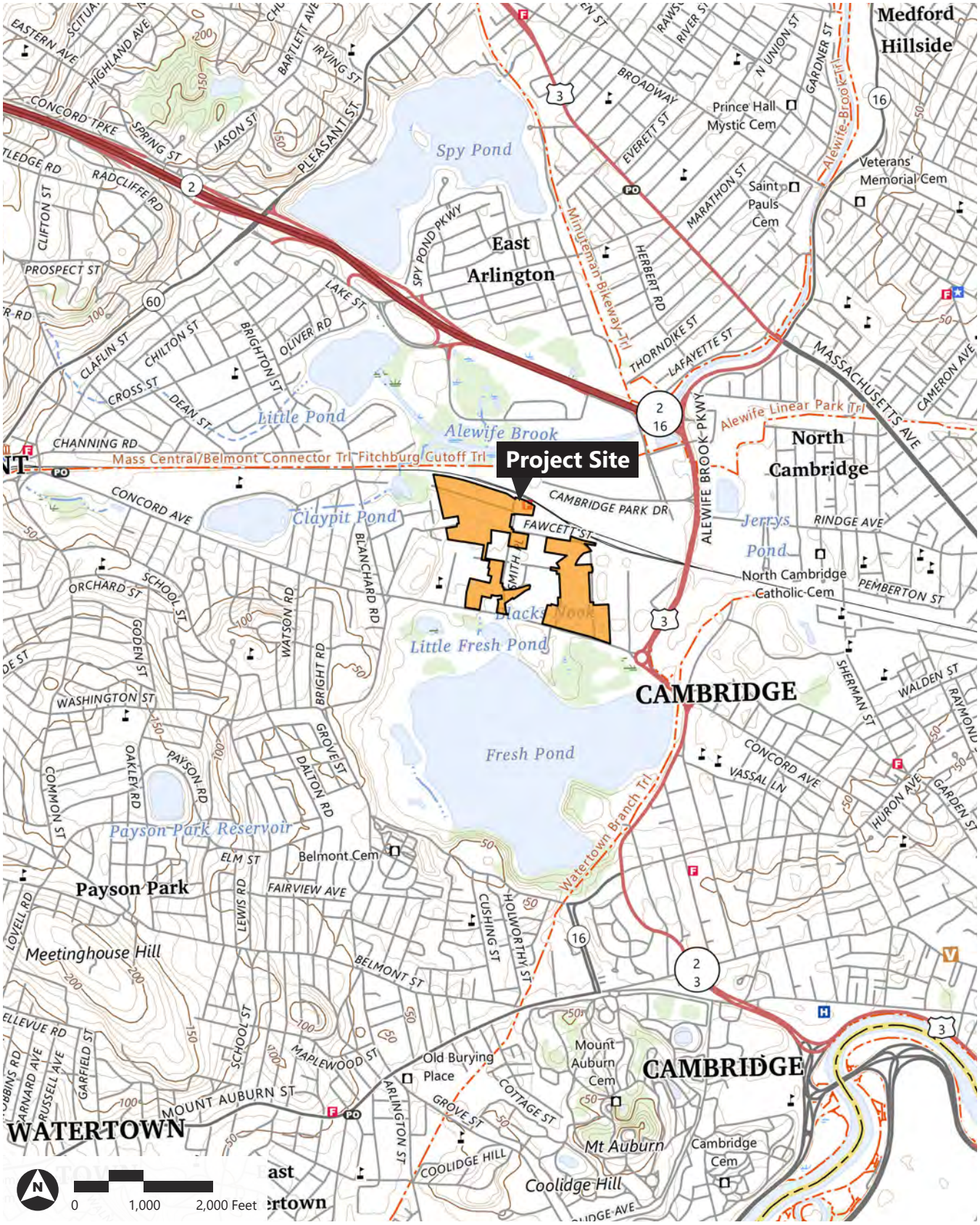
An early meeting with the Cambridge City Manager was held on June 10, 2025 as an introduction to the conceptual master plan ahead of beginning the local review and approval process.

1.4.3 Community Engagement

During the approximately one-year long rezoning process the community was engaged to help shape the Alewife Overlay District zoning, as illustrated in **Figure 1.6**. The Proponent is committed to ongoing robust community engagement efforts and will continue to meet with the City and State agencies, elected officials, abutting owners, neighborhood groups, community leaders, business owners, area residents and other stakeholders throughout the ENF review period and during the Project implementation. Further details on enhanced public involvement are described in **Section 3.4** of **Chapter 3 - Environmental Justice and Public Health**.

Figure 1.1: Site Location Map

Healthpeak PUD Master Plan | Cambridge, MA



Source: USGS Topographic Map, 2024 Newton, MA and 2024 Lexington, MA Quadrangles

Figure 1.2: Project Site Context

Healthpeak PUD Master Plan | Cambridge, MA

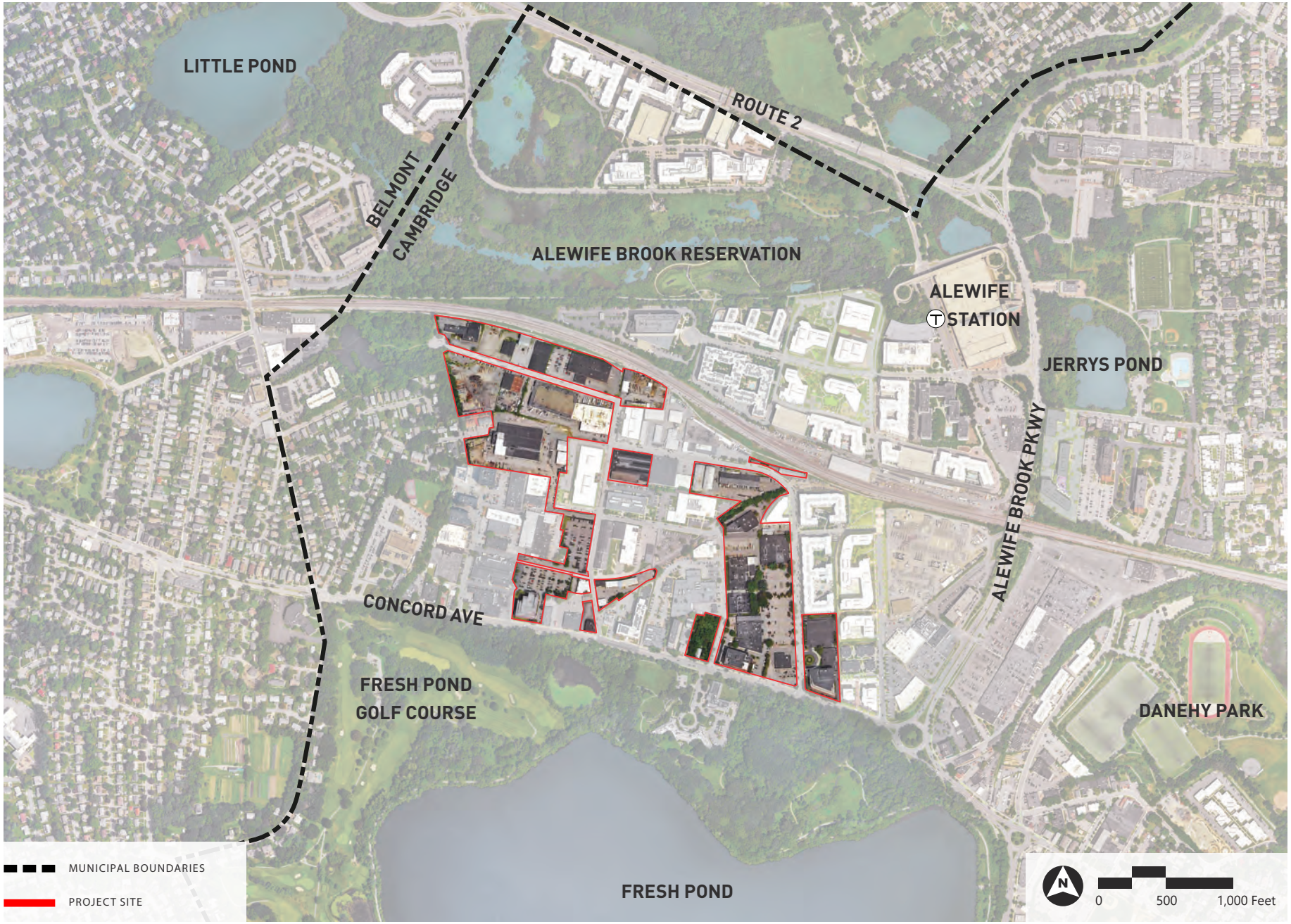


Figure 1.3: Existing Conditions Site Plan

Healthpeak PUD Master Plan | Cambridge, MA

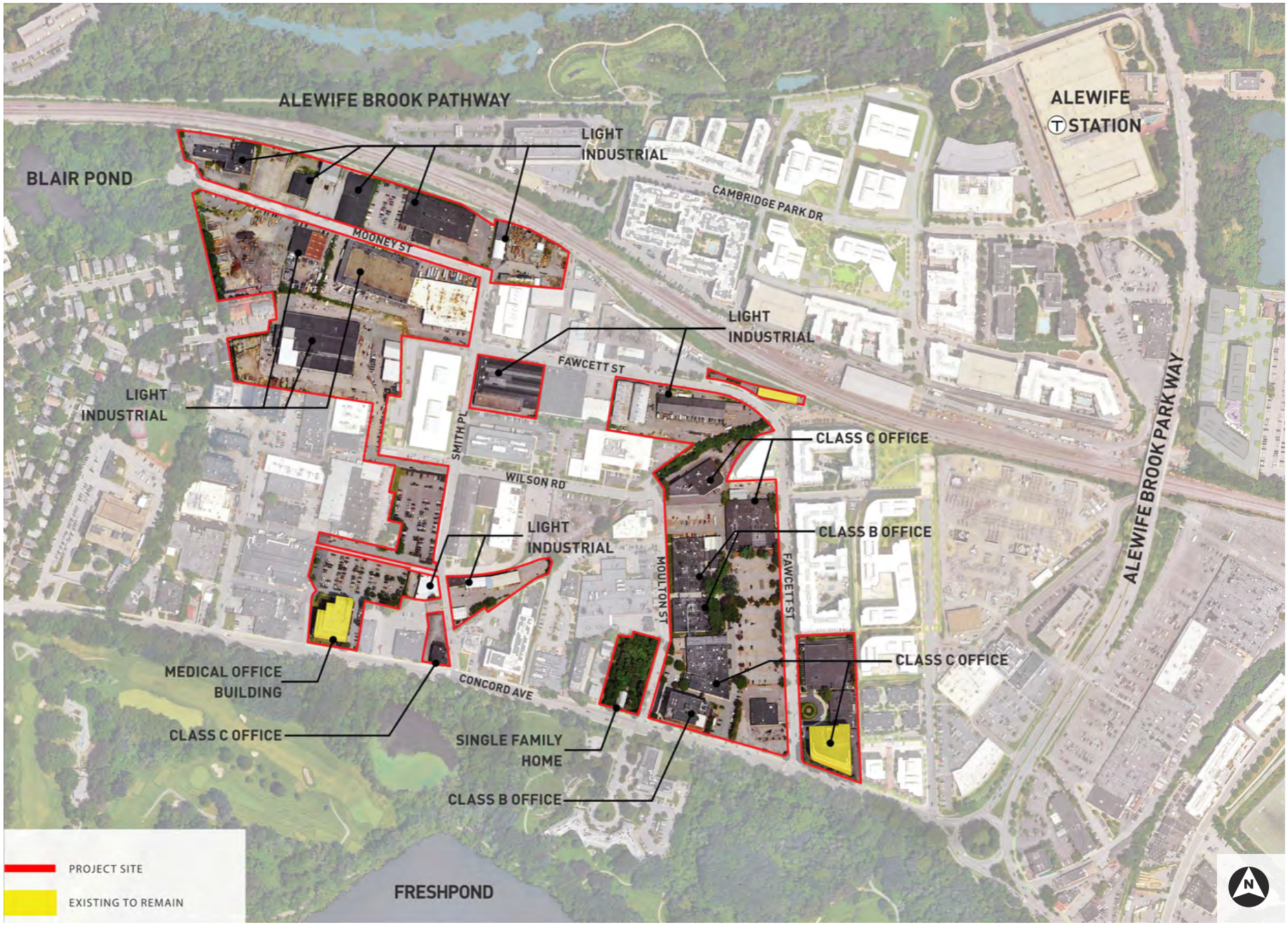
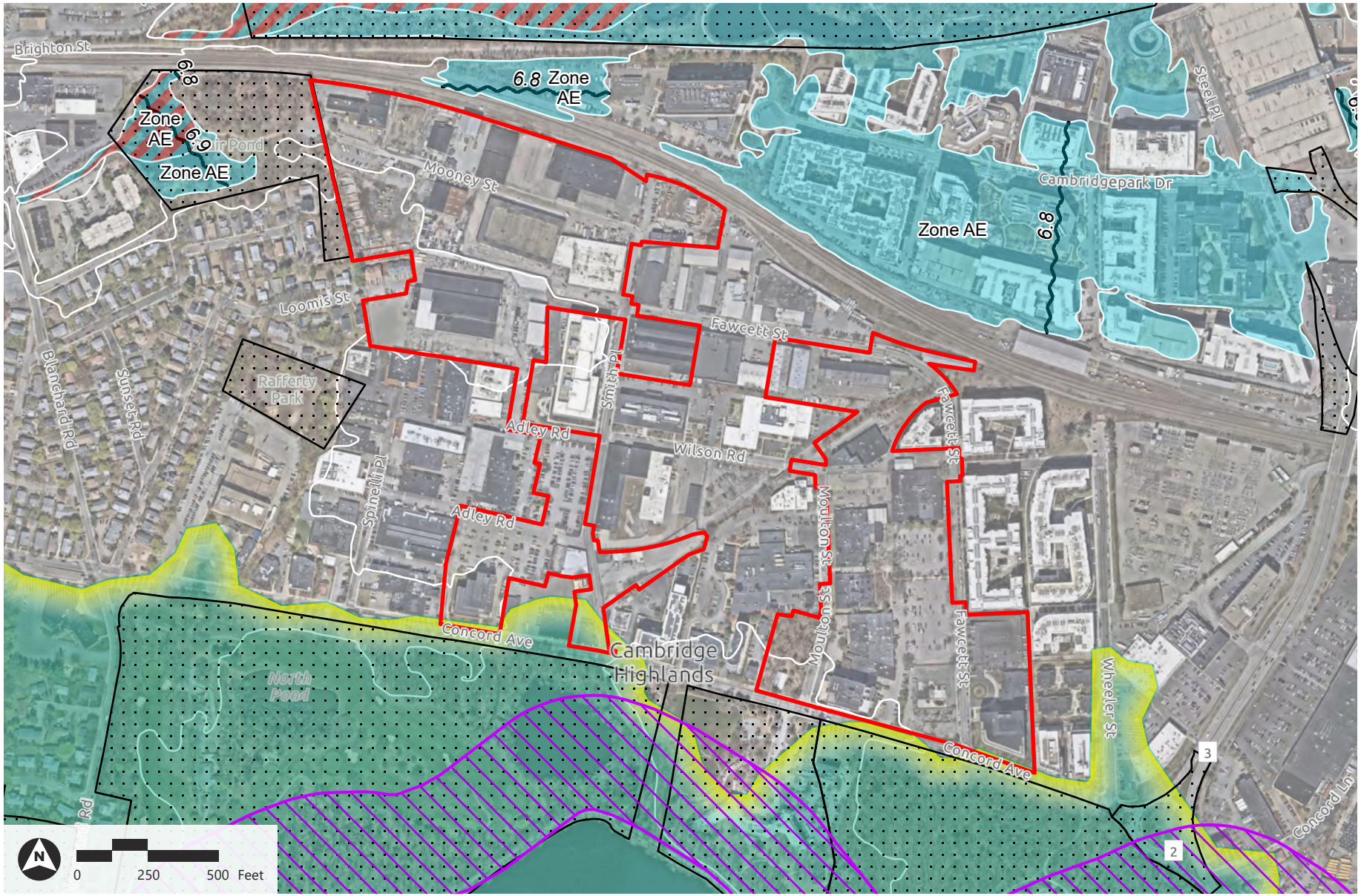


Figure 1.4: Environmental Constraints Map

Healthpeak PUD Master Plan | Cambridge, MA



Source: Nearmap, MassGIS, VHB, FEMA (Pending Panel 25017C0418F, Eff. 7/8/2025)

- Project Site
- Surface Water Supply Protection Zone A
- Article 97 Land
- Surface Water Supply Watershed (Surface Water-Active or Inactive)
- Outstanding Resource Waters (Public Water Supply Watershed)
- FEMA Flood Zone AE
- FEMA Flood Zone AE (Regulatory Floodway)

Figure 1.5: Proposed Conditions Site Plan

Healthpeak PUD Master Plan | Cambridge, MA

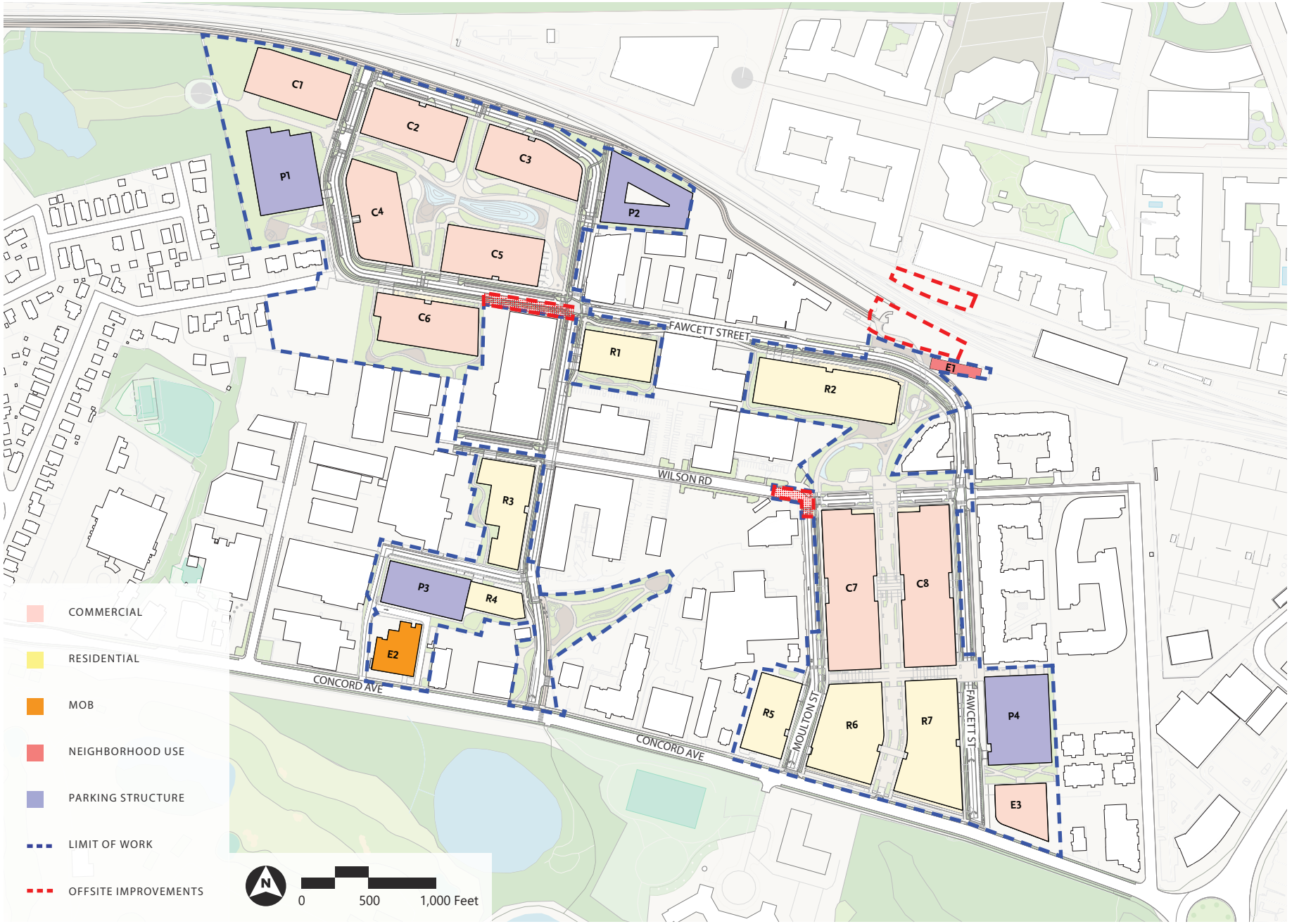
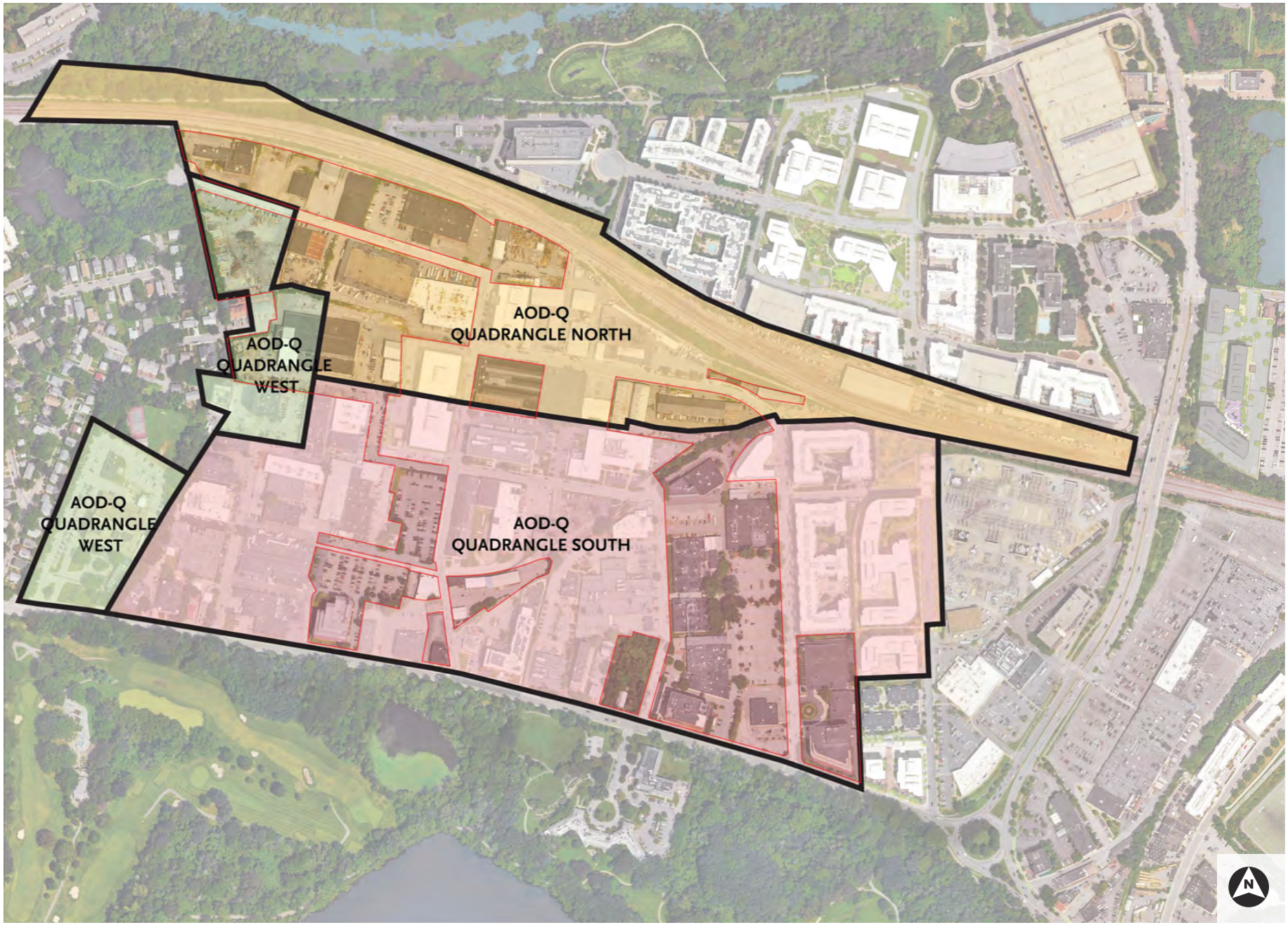


Figure 1.6: Alewife Overlay District

Healthpeak PUD Master Plan | Cambridge, MA



2

Alternatives Analysis

In accordance with MEPA requirements for an ENF, the following chapter describes the project alternatives and compares the associated potential environmental impacts. The future No-Build Alternative is presented as a baseline to compare to two build alternatives: the As-of-Right Alternative and the Preferred Alternative (i.e., the Project). This chapter also provides an evaluation of the alternatives against the development goals described below.

As described herein, the Preferred Alternative will best achieve the development goals by maximizing housing production and job creation, providing the most expansive improvements to pedestrian and bicycle infrastructure, and delivering many other benefits that will foster a successful mixed-use development.

2.1 Description of Project Alternatives

This section describes the on-site project alternatives considered for the Project Site. Both build alternatives consider the full build out of the Project Site. No alternative off-site locations were considered for the Project.

The following project alternatives have been considered, which are described further below:

- **No-Build Alternative:** would maintain the existing conditions at the Project Site, which currently include industrial and office uses;
- **As-of-Right Alternative:** represents a development that complies with the underlying zoning requirements, consisting of a total of approximately 3.1 million SF of mixed-use development; and
- **Preferred Alternative (or the "Project"):** represents the proposed conceptual development as described in **Chapter 1 - Project Description**, consisting of a total of approximately 4.58 million SF of mixed-use development being proposed pursuant to the requirements of Article 20.1100 of the Cambridge Zoning Ordinance, *Alewife Overlay District—Quadrangle* (the "Alewife Overlay Zoning"), adopted by the Cambridge City Council in July 2023.

Table 2-1 below provides a summary of the project alternatives.

Table 2-1 Project Alternatives

Element/Use	No-Build Alternative (Existing)	As-of-Right Alternative	Preferred Alternative
MEPA Project Site Area	**±45.7 acres**	**±45.7 acres**	**±45.7 acres**
Total Building Area	**±750,000 SF**	**±3,101,270 GFA**	**±4,579,300 GFA**
Industrial/Warehouse	±309,200 SF	–	–
Residential	-0-	±1,664,000 GFA (±1,957 units)	±1,765,000 GFA (±2,076 units)
Technical Office/Lab	-0-	±599,500 GFA	±1,260,500 GFA
General Office	±352,000 SF	±708,500 GFA[1]	±1,389,500 GFA[1]
Medical Office	±84,000 SF	±84,000 GFA[2]	±84,000 GFA[2]
Retail	±9,300 SF	±45,270 GFA	±80,300[3] GFA
Total Parking Spaces	**±1,481**	**±2,471[4]**	**Up to 4,082[4]**
Maximum Building Height	103 feet	145 feet	160 feet

1 Includes the existing 10 Fawcett Street office building (approximately 109,000 SF) to remain.
2 Represents the existing 725 Concord Avenue building to remain.
3 Includes the existing 110 Fawcett Street retail structure (approximately 9,300 SF) to remain.
4 Excludes approximately 651 existing parking spaces to remain.

2.1.1 No-Build Alternative

The No-Build Alternative is used as a baseline to compare future proposed conditions to identify impacts and mitigation/benefits associated with the As-of-Right and Preferred Alternatives. The No-Build Alternative would maintain existing conditions at the Project Site, as described in **Section 1.1** of **Chapter 1 - Project Description**, and as shown on **Figure 1.3**. If the Project Site were to remain in its current condition it would remain a low-density, underdeveloped area, with limited opportunities for addressing the housing, commercial, and public open space needs of the surrounding community. The lack of cohesive urban planning and sustainable design features would result in missed opportunities for improving transportation connectivity, increasing green spaces, and supporting economic growth.

2.1.2 As-of-Right Alternative

The As-of-Right Alternative represents a development that complies with the underlying zoning requirements and consists of approximately 13 acres of public open space and approximately 3.1 million SF of GFA of mixed-use development supported by a total parking supply of approximately 3,122 spaces (approximately 2,471 net new spaces). The proposed development program and the site plan were substantially reconfigured to deliver on the commitments and community benefits, as described in **Section 1.3** of **Chapter 1 - Project Description**.

2.1.3 Preferred Alternative

As described in **Section 1.2** of **Chapter 1 - Project Description**, and as shown on **Figure 1.5**, the Preferred Alternative consists of a total of approximately 4.58 million SF of GFA of mixed-use

development supported by up to 4,733 total parking spaces (up to 4,082 net new spaces). Project Site and infrastructure improvements include approximately 14 acres of public open space area, as well as new and improved rights of ways.

The Preferred Alternative aims to deliver on the commitments and community benefits, as described in **Section 1.3** of **Chapter 1 - Project Description**, continues to respond to community concerns, and maintains flexibility to best respond to future market conditions and tenant needs.

2.2 Comparison of Build Alternatives Impacts

Table 2-2 below compares the potential environmental impacts of the As-of-Right and the Preferred Alternatives.

Table 2- 2 Comparison of Environmental Impacts for Project Alternatives

Impact Category	No-Build Alternative[1]	As-of-Right Alternative[2]	Preferred Alternative[2]
Land			
Total Site Area	±45.7 acres	±45.7 acres	±45.7 acres
Land Alteration	±45.7 acres	-0-	-0-
Impervious Area	±41.7 acres	(-8.3 acres)	(-8.3 acres)
Traffic			
Unadjusted[3]	-0-[5]	±23,769	±40,341
Adjusted[4]	-0-[5]	±10,304	±15,806
Parking			
New Parking Spaces	-0-[6]	±2,471[7]	Up to 4,082[7]
Water & Wastewater			
Water Use	±52,249 GPD	±523,366 GPD	±785,425 GPD
Wastewater Generation	±47,499 GPD	±475,787 GPD	±714,023 GPD

GDP Gallons Per Day
1 Represents existing conditions.
2 Represents net new impacts associated with each build alternative compared against the No-Build Alternative as the baseline condition.
3 Average daily vehicle trips based on the Institute of Transportation Engineers (ITE) Trip Generation Manual for applicable land use codes.
4 Average daily vehicle trips adjusted to account for other transportation modes (walking, transit, and biking).
5 No vehicle trip credits assumed; detailed credit calculations will be reported in the Draft Environmental Impact Report ("DEIR").
6 Existing conditions include approximately 1,481 parking spaces.
7 Excludes approximately 651 existing parking spaces to remain.

2.2.1 Land/Stormwater Management

The No-Build Alternative and Preferred Alternative would not result in a significant difference in land impacts (new land alteration and impervious area), as the same previously-developed footprint

would be utilized for site redevelopment. Both build alternatives aim to reduce the overall impervious area significantly (by approximately 8.3 acres).

2.2.2 Transportation/Traffic and Parking

While the No-Build Alternative generates fewer daily vehicular trips compared to both build alternatives, due to the limited on-site parking and the current industrial and office uses, it would not deliver any of the improvements related to vehicular access, pedestrian circulation, or bicycle accommodations as the build alternatives would. These enhancements significantly improve both vehicular and pedestrian travel experiences compared to current conditions under the No-Build Alternative.

As shown in **Table 2-2** above, the As-of-Right Alternative is projected to generate approximately 23,769 new unadjusted daily vehicle trips (approximately 10,304 new adjusted daily vehicle trips). Given the higher density, the Preferred Alternative is projected to generate approximately 40,341 new unadjusted daily vehicular trips (approximately 15,806 new adjusted daily vehicle trips). Significant roadway and pedestrian/bicycle infrastructure improvements are proposed to mitigate the impact of these increased trips within the Project Site and surrounding community, including the Proposed Bridge, providing a direct connection to public transit.

The Preferred Alternative proposes a total parking supply of up to 4,733 spaces (4,082 net new spaces). A parking analysis will be completed as part of the City of Cambridge Transportation Impact Study process and reflected in the forthcoming DEIR, with the goal to right-size the parking supply by implementing pooled parking and shared parking strategies, as well as robust Transportation Demand Management programs aimed at highlighting alternative transportation modes that will not solely rely on vehicular parking.

2.2.3 Water and Wastewater

As demonstrated in **Table 2-2** above, due to its reduced density, the As-of-Right Alternative would result in a lower water demand and generate less wastewater than the Preferred Alternative.

2.3 Evaluation of Project Alternatives and Project Goals

2.3.1 Project Goals

Redevelopment of the Project Site aims to meet the following development goals consistent with the Alewife Overlay Zoning:

1. Provide new market rate and affordable housing;
2. Create a vibrant 24/7 mixed-use district that meets the needs of a socio-economically diverse population;
3. Revitalize an underutilized former industrial area, while contributing to, and benefitting from, nearby civic and infrastructure, such as the Alewife MBTA station and bike paths that provide direct access to downtown areas;
4. Create new and improved pedestrian and bicycle infrastructure that includes a new pedestrian and bicycle bridge; and

5. Create new jobs.

2.3.2 Comparison of Project Alternatives against Project Goals

Table 2-3 below provides a summary of the extent to which each evaluated alternative is anticipated to meet these goals. This rubric is meant to aid decision-makers in their review of the Project (the Preferred Alternative), the project alternatives, and associated environmental impacts. Through the design phase, the Preferred Alternative has been refined to meet the project goals to the maximum extent practicable, and therefore compares favorably to other alternatives.

Table 2-3 Evaluation of Alternatives Against Project Goals

Project Goal*	No-Build Alternative	As-of-Right Alternative	Preferred Alternative
1. Increase Housing Supply	✖	✓✓	✓✓✓
2. Create 24/7 Mixed Use Development	✖	✓	✓✓✓
3. Revitalization of Underutilized Land	✖	✓✓	✓✓✓
4. Pedestrian and Bike-Friendly Infrastructure	✖	✓	✓✓✓
5. Job Creation	✖	✓✓	✓✓✓

*As described in Section 2.3.1 above.
✖ = Does not meet Project Goal
✓ = Somewhat meets Project Goal
✓✓ = Significantly meets Project Goal
✓✓✓ = Fully meets Project Goal

Compared to the No-Build and As-of-Right Alternatives, the Preferred Alternative fully meets the Project Goals, as follows:

- **Goal 1:** The Preferred Alternative maximizes new housing supply by providing over 2,000 new units or 100 more units than the As-of-Right Alternative. This increase in housing not only provides more market rate units but also substantially more affordable units.
- **Goal 2:** Critical to successful placemaking is creating a vibrant 24/7 mixed-use neighborhood. The Preferred Alternative includes a mix of uses that includes utilization at every time of the day. Given that the As-of-Right Alternative nearly halves commercial and retail square footage, there is a risk that foot traffic may be insufficient to support a thriving public realm during Monday through Friday working hours. The Preferred Alternative also has the benefit of achieving a better day and evening use balance that increases the likelihood that neighborhood-facing retail and amenities have a sufficient customer base throughout the day.
- **Goal 3:** The existing Project Site is an improved industrial area of mostly low-rise buildings and hardscape. The Preferred Alternative leverages the robust surrounding civic and urban amenities by introducing a thoughtful mixed-use development that includes approximately 4.58 million SF of GFA of housing, commercial office and retail uses. In addition to the new buildings, the development is delivering approximately 14 acres of public open space that will be programmed to support leisure, sports, child play and dog parks.
- **Goal 4:** The As-of-Right Alternative and Preferred Alternative incorporate street improvements that include grade separated cycle tracks and pedestrian sidewalks. However, the Preferred

Alternative goes beyond such improvements by providing the Proposed Bridge, a new pedestrian and bicycle connection to the north for a safer and more direct route to the MBTA Alewife Red Line station.

- **Goal 5:** The Preferred Alternative nearly doubles the commercial space included in the As-of-Right Alternative, significantly increasing new short-term and long-term job opportunities – including construction jobs, highly trained and specialized jobs – generating economic growth for the region, specifically in the area of life sciences. This also increases the opportunity for residents of the over 2,000 new units to live where they work - decreasing overall car trips and reducing the burden to other transportation infrastructure.

3

Environmental Justice and Public Health

This chapter provides an assessment of the Project's potential impacts on surrounding Environmental Justice ("EJ") populations, in compliance with Chapter 8 of the Acts of 2021, *An act creating a next-generation roadmap for Massachusetts climate policy*, which became effective on June 24, 2021, and with the Executive Office of Energy and Environmental Affairs' ("EEA") updated Environmental Justice Policy (collectively, the "EJ Policy"). The EEA defines EJ as "the equal protection and meaningful involvement of all people and communities" regarding environmental issues, including the equitable allocation of benefits and burdens.

3.1 Identification of Environmental Justice Populations

3.1.1 Methodology

In accordance with the EJ Policy, the Proponent consulted EEA's Massachusetts 2020 Environmental Justice Populations Map (the "EJ Maps Viewer") as an initial screening tool to identify the presence of EJ populations within the vicinity of the Project Site. The EJ Maps Viewer derives from the 2020 U.S. Census (for EJ block groups) and 2015 American Community Survey 5-Year Estimates (for English isolation criteria).

EJ Populations in Massachusetts are defined as:

A. A neighborhood that meets one or more of the following criteria:

   i. The annual median household income is not more than 65 percent of the statewide annual median household income;

   ii. Minorities comprise 40 percent or more of the population;

   iii. 25 percent or more of households lack English language proficiency; or

   iv. Minorities comprise 25 percent or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150 percent of the statewide annual median household income; or

B. A geographic portion of a neighborhood designated by the Secretary as an environmental justice population in accordance with law.

3.1.2 Designated Geographic Area

In compliance with the *MEPA Public Involvement Protocol for Environmental Justice Populations* (the "Public Involvement Protocol"), effective January 1, 2022, this section identifies the Designated Geographic Area ("DGA"), which refers to the geographic region surrounding the Project Site that is evaluated to determine potential environmental and public health impacts on EJ populations.

The Project is not expected to exceed MEPA Review Thresholds related to air quality and is not expected to generate 150 or more average daily trips of diesel trucks over the duration of a year. Therefore, the area of study for EJ impacts, or the DGA, for the Project is the 1-mile radius from the Project Site.

3.1.3 Characteristics of Environmental Justice Populations

As required by the EJ Policy, **Figure 3.1** presents the EJ populations within both the 1- and 5-mile radius from the Project Site. The Project Site is located within an EJ census tract with Minority populations and there are 30 EJ population census tracts located within the 1-mile radius of the Project Site that meet the EJ criteria based on individual and combined factors for Minority, and Minority, Income, and English Isolation. Table 3-1 below provides a breakdown by census tract by EJ category within the 1-mile radius. **Appendix B** provides the full breakdown of census tracts that meet EJ criteria within the 5-mile radius of the Project Site.

Table 3-1 Environmental Justice Populations within 1-Mile of the Project Site

Census Block Group	Census Tract	EJ Category	Town, County	Median Household Income	Total Minority Population	Households with English Isolation
1	3508	Minority	Somerville	$156,667	27.8%	0.0%
2	3508	Minority	Somerville	$159,167	25.3%	1.3%
1	3543	Minority	Cambridge	$101,228	54.7%	7.0%
2	3546	Minority	Cambridge	$119,472	27.2%	0.0%
1	3549	Minority	Cambridge	$166,474	31.0%	1.6%
2	3547	Minority	Cambridge	$129,444	27.2%	0.0%
1	3548	Minority	Cambridge	$144,688	27.6%	0.0%
3	3549	Minority, Income and English Isolation	Cambridge	$39,213	97.2%	35.2%
2	3550	Minority	Cambridge	$102,824	38.7%	5.6%
3	3703	Minority	Watertown	$95,974	36.1%	8.6%
3	3567	Minority	Arlington	$82,679	29.4%	11.5%
4	3567	Minority	Arlington	$70,183	30.0%	6.6%
2	3541	Minority	Cambridge	$135,114	28.7%	1.8%
2	3543	Minority	Cambridge	$129,946	27.8%	3.1%
2	3544	Minority	Cambridge	$161,250	27.7%	3.2%
2	3545	Minority	Cambridge	$150,395	29.4%	0.0%

Census Block Group	Census Tract	EJ Category	Town, County	Median Household Income	Total Minority Population	Households with English Isolation
2	3546	Minority	Cambridge	$102,417	41.9%	8.3%
1	3546	Minority	Cambridge	$92,232	64.9%	6.8%
3	3546	Minority	Cambridge	$131,424	46.8%	0.0%
2	3548	Minority	Cambridge	$130,938	28.8%	2.5%
1	3549[1]	Minority	Cambridge	$230,685	52.4%	0.0%
2	3549[1]	Minority	Cambridge	$125,536	65.7%	13.6%
3	3549[1]	Minority	Cambridge	$137,874	55.2%	16.2%
2	3549[1]	Minority	Cambridge	$137,841	36.6%	23.6%
4	3549[1]	Minority, Income and English Isolation	Cambridge	$29,973	77.9%	28.2%
1	3550	Minority	Cambridge	$166,413	33.5%	2.3%
3	3550	Minority	Cambridge	$103,750	35.2%	1.9%
3	3561	Minority	Arlington	$157,228	26.1%	2.8%
2	3571	Minority	Belmont	$100,978	46.5%	6.5%
2	3507	Minority and Income	Somerville	$20,713	55.1%	9.8%

Notes: Data is from EEA's EJ Maps Viewer. 2020 environmental justice block groups data was obtained from https://www.mass.gov/info-details/massgis-data-2020-environmental-justice-populations. Languages spoken in Massachusetts data was obtained from the American Community Survey 2011-2015 5-year estimates, Table B16001.

1 Corresponds to the only census tract containing 5% or more of the population that lack English proficiency in the DGA.

3.1.3.1 English Proficiency

According to the "Languages Spoken in Massachusetts" tab of MEPA's EJ Maps Viewer, there are blocks within the DGA that contain a population of at least five percent who primarily speak another language. Specifically, the census tract 3549, comprising the Project Site and its surroundings, contains populations that speak African languages. Since Amharic is the widely spoken African language in the City of Cambridge, the MEPA EJ Screening Form advance notice was translated into Amharic, and distributed to the EJ Reference List on April 18, 2025. To ensure meaningful community engagement, the Proponent will provide, upon request, oral interpretation at the MEPA Site Consultation public meeting and any subsequent public/community meetings held during the MEPA review process.

Appendix B provides the full breakdown of census tracts that contain more than five percent populations speaking languages other than English within the 5-mile radius of the Project Site.

3.2 Assessment of Existing Public Health Conditions

Under Section 58 of Chapter 8 of the Acts of 2021: An Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy (the "Act"), and consistent with 301 CMR 11.06(7)(b) and 11.07(6)(n), each project to which the new Environmental Impact Report ("EIR") requirement applies under Part I must submit an EIR that contains "statements about the results of an assessment of any existing unfair or

inequitable environmental burden and related public health consequences impacting the EJ population from any prior or current private, industrial, commercial, state, or municipal operation or project that has damaged the environment."

This section addresses Vulnerable Health Criteria, Potential Sources of Pollution, and Climate Change Vulnerability to help assess whether an existing unfair or inequitable environmental burden related to public health consequences has been placed upon the EJ communities, as compared to the general population, within the DGA.

3.2.1 Department of Public Health Vulnerable Health Criteria

To understand potential health vulnerabilities faced by EJ populations within the DGA, the Proponent identified Vulnerable Health EJ Criteria, as defined by the Massachusetts Department of Public Health EJ Tool (the "DPH EJ Tool").[1] The DPH EJ Tool provides information at the community level (defined as municipalities). These criteria include four environmentally related health indicators to determine populations that may have higher than average rates of environmentally related health outcomes, including: heart attack; elevated blood lead; low birth weight; and childhood asthma.

According to the DPH EJ Tool, the City of Cambridge does not exhibit vulnerable health EJ criteria for childhood asthma, low birth weight, elevated blood lead prevalence and heart attack. The DPH EJ Tool was also used to evaluate health parameters for the communities that are located within the Project's DGA. The City of Somerville meets the Vulnerable Health EJ criteria for childhood asthma. The City of Watertown and the Towns of Arlington and Belmont do not meet the Vulnerable Health EJ criteria for heart attack, elevated blood lead prevalence, childhood asthma or low birth weight. At the census tract level, the Project Site and its surroundings within the census tract, do not meet the vulnerable health EJ criteria for low birth weight. Per the DPH EJ Tool, the "Vulnerable Health EJ Criteria by Census Tract" data layers indicate that the census tracts within the DGA do not meet the criteria for low birth weight and elevated blood lead prevalence.[2]

3.2.2 Department of Public Health Potential Sources of Pollution

The DPH EJ Tool was also used to identify potential sources of pollution that may have impacted, or may currently impact, EJ populations within the DGA. These include a total count of the following Major Air and Waste Facilities, within the DGA:

- Large Quantity Toxic Users – 2
- Large Quantity Generators – 12
- MassDEP Tier Classified 21E Sites – 10
- MA Tier II Facilities – 17
- MassDEP Sites with Activity and Use Limitations (AUL) – 57
- Wastewater Treatment Plants – 2
- Underground Storage Tanks (USTs) – 8

1 Commonwealth of Massachusetts. 2021. *MA DPH Environmental Justice Tool.* https://matracking.ehs.state.ma.us/Environmental-Data/ej-vulnerable-health/environmental-justice.html

2 Note: The DPH EJ Tool does not show data for other parameters for the census tract within which the Project Site is located and the census tracts within the DGA.

› EPA Facilities – 1

There are multiple known Release Tracking Numbers (RTNs) associated with oil and hazardous materials (OHM) across the Project Site. These are primarily attributed to historic/urban fill soil placed as part of site-wide filling in the early 1900s and related to minor releases of petroleum and other OHM from past industry and railroad use. The disposal sites are in various compliance statuses and several parcels have implemented Activity Use Limitations (AULs) to require maintenance of clean cover to mitigate contact with underlying contaminated soils. The Project will not exacerbate any potential environmental risks posed by the facilities above.

3.2.3 Climate Change Vulnerability

The Resilient Massachusetts Action Team Tool ("RMAT Tool") indicates that the Project has high exposure to extreme precipitation/stormwater flooding and riverine flooding and extreme heat. The Project has moderate exposure to sea level rise/storm surge. The Project is not anticipated to exacerbate any potential climate impacts on surrounding EJ populations or otherwise.

3.3 Analysis of Likely Effects on Environmental Justice Populations

This section examines how the potential impacts associated with the Project may affect EJ populations versus non-EJ populations and proposes a public engagement strategy to lessen potential burden to and encourage the involvement of EJ populations.

3.3.1 Climate Impacts

The Proponent utilized the RMAT Tool to determine potential climate risks to the surrounding communities. The RMAT Tool identified the Project Site as having a high exposure to extreme precipitation/stormwater flooding and riverine flooding and extreme heat and moderate exposure to sea level rise/storm surge (see **Appendix C**). As noted in the Interim Protocol for Analysis of Project Impacts on EJ Populations (the "Project Impacts Protocol"), a high-risk rating for extreme precipitation could indicate elevated climate risks for EJ populations that immediately surround the Project Site (i.e., within the Project boundaries).

Recognizing existing condition challenges and climate change's disproportionate impact to EJ populations, the Project takes proactive measures to mitigate such effects rather than exacerbate them. The Project proactively mitigates these existing vulnerabilities through stormwater management systems and sustainable building practices.

The Project will address climate change resiliency related to more extreme weather by creating approximately 14 acres of public open space and public realm, integrating greenery, trees, green infrastructure, and materials with high solar reflectance, to the extent feasible, to reduce urban heat island impacts and improve stormwater management. The Project will improve the quality and quantity of site stormwater runoff compared to existing conditions and will comply with the MassDEP Stormwater Management Policy and Standards. Additionally, sustainable building practices will also be implemented to enhance resiliency. All residential and commercial buildings will be fully electric (with the exception of emergency power generation) in alignment with the vision for a low-carbon New England power grid. Additionally, on-site rooftop photovoltaic arrays, combined with off-site renewable energy procurement, will help offset the Project's electricity consumption. Together, the fully electrified residential buildings and commercial buildings establish a clear path toward a net-zero carbon future.

3.3.2 Air Quality

Using the MEPA Emissions Footprint Estimation Tool required by the Public Involvement Protocol, the Project is estimated to generate approximately 35,476 tons per year ("tpy") of stationary source GHG emissions, which exceeds the 2,000 tpy threshold requiring compliance with the MEPA GHG Policy. The estimated stationary source GHG emissions associated with building energy usage, as well as estimated mobile source GHG emissions associated with Project-generated vehicular traffic will be provided in the subsequent filing.

3.3.3 Vehicular Traffic

The Project is anticipated to generate vehicular traffic as development phases become operational. A parking analysis will be completed as part of the City of Cambridge Transportation Impact Study process and reflected in the forthcoming DEIR, with the goal to right-size the parking supply by implementing pooled parking and shared parking strategies. To mitigate any potential traffic impacts, the Project will include a robust program of Transportation Demand Management strategies to take full advantage of its access to multiple mobility options and its connectivity with the surrounding neighborhood. The primary objective of the TDM plan will be to minimize reliance on auto travel and enhance mobility by alternative modes.

3.3.4 Temporary Construction Period Impacts

Potential temporary impacts associated with construction activities include noise, air quality, water quality, traffic, debris, and stormwater pollution. The Proponent will implement comprehensive mitigation strategies to minimize disruption to the Project Site, community, and environment. Construction-related impacts are temporary and will be mitigated through the development of a robust Construction Management Plan , developed in close coordination with applicable City and State agencies. Construction-related impacts will be mitigated through use of Best Management Practices designed and enacted to comply with federal, state, and local regulations and aligned with the Proponent's typical construction management practices. The Proponent will seek to minimize any disruption to traffic flow during construction through implementation of varied shift schedules for both arriving construction vehicles and site personnel that minimize the number of cars and trucks on the road at certain times. Early identification of construction truck routing will be considered to avoid EJ populations where possible within the vicinity of the Project Site.

3.3.5 Project Benefits to EJ Populations

As detailed in **Section 3.1** above, the Project Site is located within and nearby multiple EJ populations census tracts. The Project aims to enhance the Project Site for employees, residents, and visitors, including nearby EJ populations through the inclusion of new community amenities, restaurants and retail, local businesses, much-needed housing, as well as office/lab space, and approximately 14 acres of publicly-accessible exterior open space and significant public realm improvements, including improved access to the Alewife MBTA station for better, more direct connectivity.

The Project aims to create a vibrant, mixed-use community in Cambridge, featuring a diverse range of residential buildings, including both market-rate and affordable housing. The housing development is designed to provide a mix of multi-family residential units, including affordable

housing with an emphasis on creating a walkable community. The Project will also incorporate retail spaces and restaurants to foster a lively and pedestrian-friendly environment. In addition to these benefits, the Project will create green spaces and public areas that promote outdoor activities. The Project will include parks, plazas, and walking paths, enhancing the area's environmental quality and supporting a healthy, active lifestyle.

The Proponent is committed to promoting equitable development practices, in line with the City of Cambridge's goals. Refer to **Section 1.3** of **Chapter 1 - Project Description**, for a comprehensive summary of the public benefits delivered with the Project.

3.4 Enhanced Public Involvement

The Proponent has a strong track record of community engagement and inclusion and will continue these efforts as part of the MEPA review process for the Project. In compliance with the Public Involvement Protocol, this section describes measures taken by the Proponent to provide meaningful engagement with the surrounding community.

3.4.1 Prior to the ENF Filing

3.4.1.1 Local Rezoning Process

During the approximately one year rezoning public process the Cambridge Community Development Department convened the Alewife Zoning Working Group[3] to recommend zoning based on the community's planning and urban design priorities. Working Group meetings begin in summer 2022 to review and revise zoning recommendations for the district. Ultimately, nine working group meetings were held regularly through May 2023. And, in early-November 2022, the first Alewife Zoning Community Meeting was held to provide an update on the planning process and facilitate feedback on the preliminary recommendations. The last community meeting that presented the Project to the public was held in summer 2024.

3.4.1.2 MEPA Pre-Filing Consultation

As required with the filing of an ENF, the Proponent held a pre-filing meeting with the MEPA Office on April 24, 2025. During this meeting, the Proponent and MEPA office discussed the proposed approach for enhanced public outreach, as presented herein.

3.4.1.3 Advance Notification of the ENF

The Proponent distributed the EJ Screening Form with project details as advance notice of this ENF filing to the EJ Reference List identified by MEPA on March 19, 2025. On April 18, 2025, the EJ Screening Form was provided to the EJ Reference List in both English and Amharic. The Proponent also conducted meaningful outreach to community members with limited English proficiency. Refer to **Appendix B** for a copy of the EJ Screening Form.

[3] https://www.cambridgema.gov/Departments/communitydevelopment/alewifeplanningzoning

3.4.2 Post-ENF Filing

On the day of the filing of the ENF with the MEPA Office, a copy of the ENF filing will be distributed to the full distribution list (included in **Appendix A**) including the EJ Reference List provided by MEPA on March 19, 2025. Additionally, a hard copy of this ENF filing will be made available for public viewing at the Boudreau and O'Neill Branches of the Cambridge Public Library, located in the vicinity of the Project Site.

Following the filing of this ENF, the Proponent will hold an in-person site consultation open to the public to present the Project to the MEPA Office, state agencies, and the public. This presentation will also provide the attendees the opportunity to ask questions about the Project. This will provide the public direct access to the Proponent and project team, allowing them to inquire about Project specifics. The Proponent will also offer to hold a virtual public meeting post filing of the ENF to ensure public participation and accessibility in the review process of the Project.

3.4.3 Proposed Public Engagement Plan

Table 3-2 below presents a summary of the proposed public engagement plan to engage the broader community in the MEPA review process and the timing/status of each measure. The following plan was developed using guidance provided in the MEPA Public Involvement Protocol.

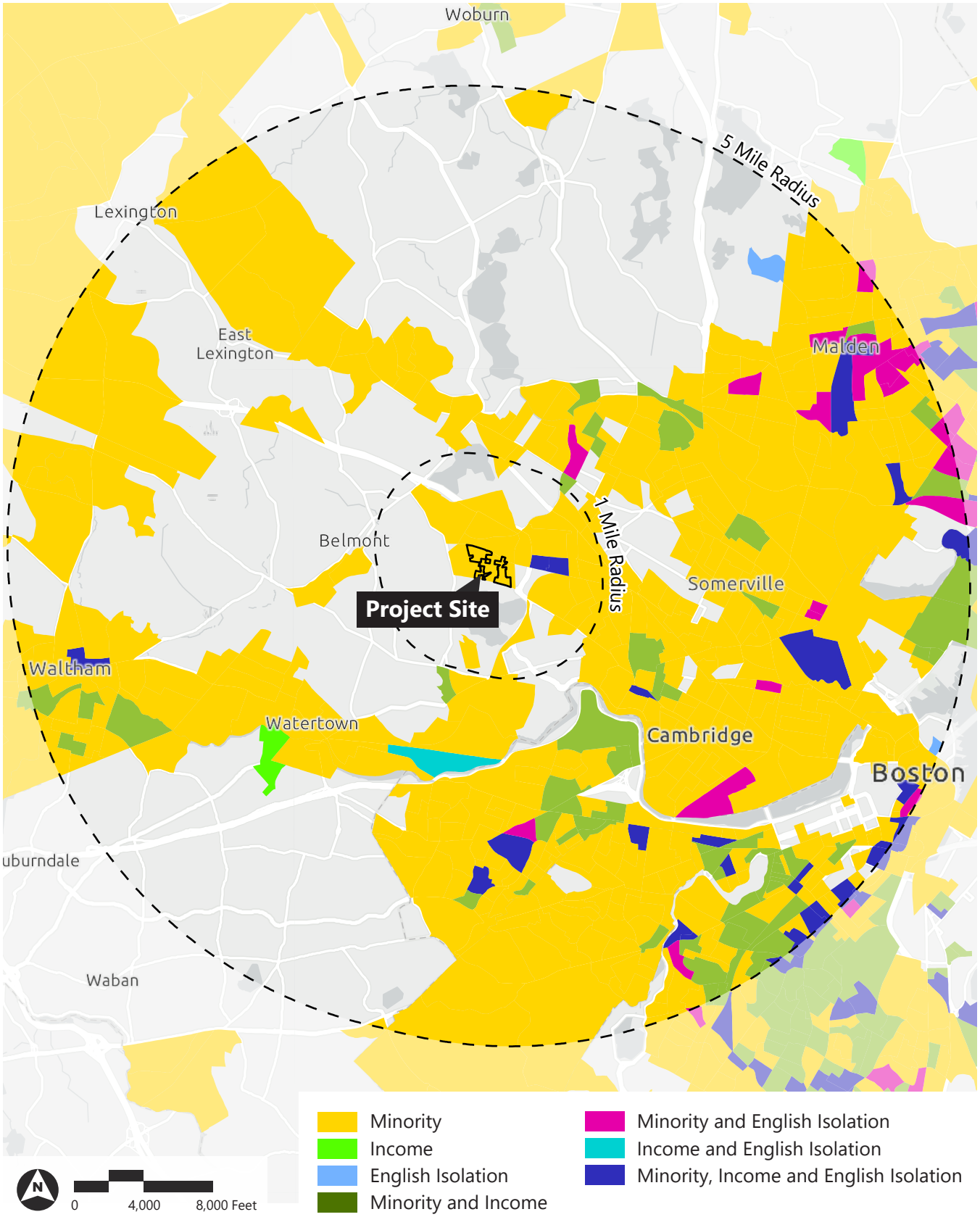
Table 3-2 Public Engagement Outreach Plan

Outreach Type	Timing/Status	Action
Create a project-specific website	Completed	› Provide the URL (https://healthpeakalewife.com/) in outreach materials and at public meetings › Provides access to public filings, as well as local rezoning information and public presentations (under the 'Resources' tab) › Includes contact information (email address) to request project information
Dissemination of a written project summary with basic project details	Completed on April 18, 2025	› Distribute the EJ Screening Form to the EJ Reference List in both English and Amharic
Dissemination of a written project description with project details, including environmental impact studies and proposed mitigation	Completed for the ENF June 30, 2025; to do for the Draft and Final EIRs	› Provide access to electronic versions of MEPA filings to the EJ Reference List via email and the project website › Provide access to hard copies of MEPA filings at local libraries
Use of community-specific media outlets to publicize the Project	Prior to and concurrent with filing the ENF	› Publish public notice of this ENF in the Boston Herald newspaper in English and Amharic

Outreach Type	Timing/Status	Action
		› Notice future public meetings in the Boston Herald newspaper
Hold community meetings during weekdays/weekends or evening hours, at accessible locations near public transportation, and/or through zoom	Post-filing ENF	› Hold the required ENF Site Consultation public meeting › Hold a public Open House prior to the city zoning filing
Provide Amharic-language oral interpretation at public meetings (upon request)	Post-filing ENF	› Upon request
Ensure outreach to the public is communicated in clear, understandable language and in a user-friendly format	Ongoing	› Project website › Project summary flyer to support this effort
Disseminate information through social media channels	Ongoing	› Project website to support this measure
Establish a repository for project information that is convenient for and accessible to the public	Ongoing	› Project website to support this measure
Provide continued, regular communications with the community	Post-filing ENF	› Project website to provide project updates › Future MEPA and local zoning filings will support this measure.
Provide construction notifications and updates	During Construction	› Will provide pre-construction notifications to abutters and other interested parties › Will provide periodic updates via the project website › Will send Project closeout notification when construction is complete

Figure 3.1: Environmental Justice Populations Map

Healthpeak PUD Master Plan | Cambridge, MA



Source: MassGIS 2020 EJ Populations Updated March 2024
https://www.mass.gov/info-details/massgis-data-2020-environmental-justice-populations

Appendix A: ENF Distribution List

ENF Distribution List

Below is a list of all agencies and persons to whom the Proponent circulated the ENF, in accordance with 301 CMR 11.16(3) and the Public Involvement Protocol.

State and Regional Agencies and Officials

Executive Office of Energy and Environmental Affairs Attn: Tori Kim, MEPA Director 100 Cambridge Street, Suite 900 Boston, MA 02114 tori.kim@mass.gov mepa@mass.gov	Massachusetts Department of Transportation Public/Private Development Unit Attn: J. Lionel Lucien 10 Park Plaza Suite #4150 Boston, MA 02116 MassDOTPPDU@dot.state.ma.us
Department of Environmental Protection Attn: Commissioner's Office One Winter Street Boston, MA 02108 helena.boccadoro@mass.gov	Massachusetts DOT District #6 Attn: MEPA Coordinator 185 Kneeland Street Boston, MA 02111 michael.garrity@dot.state.ma.us
DEP/Northeast Regional Office Attn: MEPA Coordinator 150 Presidential Way Woburn, MA 01801 john.d.viola@mass.gov	Massachusetts Historical Commission (hard copy) Attn: Brona Simon The MA Archives Building 220 Morrissey Boulevard Boston, MA 02125 brona.simon@state.ma.us
Department of Energy Resources Attention: MEPA Coordinator 100 Cambridge Street, 10th Floor Boston, MA 02114 paul.ormond@mass.gov	Massachusetts Water Resource Authority Attn: MEPA Coordinator 100 First Avenue Charlestown Navy Yard Boston, MA 02129 Hillary.Monahan@mwra.com
MEPA Office Attn: EEA EJ Director 100 Cambridge Street, Suite 900 Boston, MA 02144 MEPA-EJ@mass.gov	Department of Conservation and Recreation 251 Causeway Street, Suite 600 Boston, MA 02114 andy.backman@mass.gov
Metropolitan Area Planning Council Attn: Executive Director 60 Temple Place Boston, MA 02111 mpillsbury@mapc.org afelix@mapc.org	Massachusetts Bay Transit Authority Attn: MEPA Coordinator 10 Park Plaza, 6th Floor Boston, MA 02116 MEPAcoordinator@mbta.com jblankenship@mbta.com

City of Cambridge

Cambridge City Council Attn: City Councilors 795 Massachusetts Ave., 2nd Floor Cambridge, MA 02139 CityCouncil@cambridgeMA.GOV	Cambridge Community Development Department Attn: Melissa Peters 344 Broadway Cambridge, MA 02139 cddat344@cambridgema.gov
Cambridge Conservation Commission Attn: Jennifer Letourneau 147 Hampshire Street Cambridge, MA 02139 jletourneau@cambridgema.gov	Cambridge Public Health Department Attn: Derrick Neal 119 Windsor Street, 2nd Floor Cambridge, MA 02139 support@cambridgepublichealth.zendesk.com

Town of Belmont

Town of Belmont Select Board Attn: Board of Selectmen 455 Concord Avenue, 2nd Floor Belmont, MA 02478 selectboard@belmont-ma.gov	Belmont Planning Division Attn: Christopher Ryan 19 Moore Street, 2nd Floor Belmont, MA 02478 cryan@belmont-ma.gov
Belmont Conservation Commission Attn: Mary Trudeau 455 Concord Avenue Belmont, MA 02478 mtrudeau@belmont-ma.gov	Belmont Health Department Attn: Wesley Chin 19 Moore Street, 2nd Floor Belmont, MA 02478 wchin@belmont-ma.gov

Libraries

Cambridge Public Library Boudreau Branch 245 Concord Ave Cambridge, MA 02138	Cambridge Public Library O' Neill Branch 70 Rindge Ave Cambridge, MA 02140

Statewide Environmental Justice Community Based Organizations

Unitarian Universalist Mass Action Network	Environmental League of Massachusetts
Mass Rivers Alliance	Environment Massachusetts
The Trust for Public Land	Mass Land Trust Coalition
Browning the GreenSpace	Clean Water Action
Community Action Works	Neighbor to Neighbor Mass.
Conservation Law Foundation	Ocean River Institute
Mass Audubon	Sierra Club MA

Indigenous Organizations

Chappaquiddick Tribe of the Wampanoag Nation	Chappaquiddick Tribe of the Wampanoag Nation, Whale Clan
Nipmuc Nation (Hassanamisco Nipmucs)	North American Indian Center of Boston
Massachusetts Commission on Indian Affairs (MCIA)	Pocassett Wampanoag Tribe
Herring Pond Wampanoag Tribe	Massachusetts Tribe at Ponkapoag

Federally Recognized Tribes

Wampanoag Tribe of Gay Head (Aquinnah)	Mashpee Wampanoag Tribe

Local Community Based Organizations

Mystic River Watershed Association	Charles River Conservancy
Charles River Watershed Assoc.	

Appendix B: Environmental Justice Supporting Documentation

- EJ Populations within 5 miles
- Languages Spoken within 5 miles
- EJ Advanced Notification

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 1, Census Tract 3507.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3424.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3503, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3510.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3510.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3512.03, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3513, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3512.04, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3594, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3503, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3503, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3506, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3507.02, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3508, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3508, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3513, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3513, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3514.03, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3514.04, Middlesex County, Massachusetts	Minority and income
Block Group 2, Census Tract 3594, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3594, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3594, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3594, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3510.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3511.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3511.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3511.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3512.03, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3512.03, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3515, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3515, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3515, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3538, Middlesex County, Massachusetts	Minority and income
Block Group 4, Census Tract 3681.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3682, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3512.04, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3512.04, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3514.03, Middlesex County, Massachusetts	Minority and English isolation
Block Group 2, Census Tract 3514.03, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3514.03, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3514.03, Middlesex County, Massachusetts	Minority and English isolation
Block Group 2, Census Tract 3521.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3530, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3531.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3521.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3523, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3683, Middlesex County, Massachusetts	Minority
Block Group 6, Census Tract 3684, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3685, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3583, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3585, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3514.04, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3514.04, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3514.04, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3515, Middlesex County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 3521.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3521.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3523, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3522, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3525, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3525, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3526, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3686, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3686, Middlesex County, Massachusetts	Minority

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 3, Census Tract 3686, Middlesex County, Massachusetts	Minority and income
Block Group 4, Census Tract 3686, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3683, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3684, Middlesex County, Massachusetts	Minority and income
Block Group 1, Census Tract 3685, Middlesex County, Massachusetts	Minority and income
Block Group 1, Census Tract 3688, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3521.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3523, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3524, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3526, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3527, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3529, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3527, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3529, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3528, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3545, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3532, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3532, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3686, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3687, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3687, Middlesex County, Massachusetts	Minority and income
Block Group 1, Census Tract 3530, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3531.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3531.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3531.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3533, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3536, Middlesex County, Massachusetts	Minority and income
Block Group 2, Census Tract 3533, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3539, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3688, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3688, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3689.01, Middlesex County, Massachusetts	Minority
Block Group 6, Census Tract 3689.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3531.02, Middlesex County, Massachusetts	Minority and English isolation
Block Group 2, Census Tract 3532, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3532, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3533, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3543, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3546.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3549.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3547, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3547, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3689.02, Middlesex County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 3691, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3701.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3701.03, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3688, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3688, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3689.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3536, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3536, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3537, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3537, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3537, Middlesex County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 3548, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3549.02, Middlesex County, Massachusetts	Minority, income and English isolation
Block Group 2, Census Tract 3550, Middlesex County, Massachusetts	Minority
Block Group 7, Census Tract 3564, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3701.03, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3701.03, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3701.04, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3537, Middlesex County, Massachusetts	Minority and income
Block Group 1, Census Tract 3538, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3538, Middlesex County, Massachusetts	Minority

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 4, Census Tract 3538, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3539, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3539, Middlesex County, Massachusetts	Minority
Block Group 8, Census Tract 3564, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3565, Middlesex County, Massachusetts	Minority
Block Group 6, Census Tract 3565, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3701.04, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3703.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3703.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3681.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3681.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3540, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3540, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3540, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3541, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3566.01, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3566.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3567.01, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3567.01, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3703.01, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3703.01, Middlesex County, Massachusetts	Minority and income
Block Group 1, Census Tract 3703.02, Middlesex County, Massachusetts	Income and English isolation
Block Group 3, Census Tract 3585, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3541, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3543, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3544, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3567.03, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3567.04, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3704.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3704.03, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3704.03, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3566.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3577, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3685, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3545, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3546.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3546.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3546.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3548, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3583, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3583, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3732, Middlesex County, Massachusetts	Income
Block Group 1, Census Tract 3739.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3681.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3682, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3683, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3683, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3549.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3549.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3549.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3549.02, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3549.02, Middlesex County, Massachusetts	Minority, income and English isolation
Block Group 4, Census Tract 3583, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3584, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3585, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3550, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3550, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3561, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3563, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3571, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3578, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3581, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3563, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3563, Middlesex County, Massachusetts	Minority

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 6, Census Tract 3563, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3565, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3416, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3395, Middlesex County, Massachusetts	Minority and income
Block Group 3, Census Tract 3395, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3395, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3396, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3396, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3415, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3416, Middlesex County, Massachusetts	Minority
Block Group 6, Census Tract 3416, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3396, Middlesex County, Massachusetts	Minority
Block Group 6, Census Tract 3396, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3397, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3398.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3398.04, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3399, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3399, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3397, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3397, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3400, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3364.03, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3364.03, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3398.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3423.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3423.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3423.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3424.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3424.01, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3399, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3391.01, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3396, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3393, Middlesex County, Massachusetts	Minority and income
Block Group 2, Census Tract 3393, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3422.01, Middlesex County, Massachusetts	Minority and English isolation
Block Group 4, Census Tract 3422.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3394, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3393, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3397, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3501.06, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3501.07, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3501.08, Middlesex County, Massachusetts	Minority and income
Block Group 2, Census Tract 3501.08, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3398.02, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3398.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3398.04, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3501.09, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3502.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3502.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3502.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3502.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3398.03, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3398.03, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3398.04, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3399, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3423.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3425.01, Middlesex County, Massachusetts	Minority and income
Block Group 2, Census Tract 3424.01, Middlesex County, Massachusetts	Minority, income and English isolation
Block Group 2, Census Tract 3394, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3399, Middlesex County, Massachusetts	Minority and English isolation
Block Group 2, Census Tract 3400, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3400, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3401, Middlesex County, Massachusetts	English isolation
Block Group 3, Census Tract 3401, Middlesex County, Massachusetts	Minority

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 1, Census Tract 3411.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3411.01, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3502.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3502.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3506, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3506, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3507.02, Middlesex County, Massachusetts	Minority and income
Block Group 3, Census Tract 3391.01, Middlesex County, Massachusetts	Minority and income
Block Group 3, Census Tract 3411.01, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3411.02, Middlesex County, Massachusetts	Minority and English isolation
Block Group 2, Census Tract 3411.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3411.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3424.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3424.02, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3425.01, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3425.02, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3412, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3412, Middlesex County, Massachusetts	Minority and English isolation
Block Group 3, Census Tract 3412, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3413.01, Middlesex County, Massachusetts	Minority, income and English isolation
Block Group 2, Census Tract 3413.01, Middlesex County, Massachusetts	Minority and English isolation
Block Group 3, Census Tract 3413.01, Middlesex County, Massachusetts	Minority and income
Block Group 4, Census Tract 3413.01, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3413.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3413.02, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3415, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3423.02, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3415, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3412, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3412, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3414, Middlesex County, Massachusetts	Minority and English isolation
Block Group 2, Census Tract 3414, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3414, Middlesex County, Massachusetts	Minority and English isolation
Block Group 2, Census Tract 3414, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3501.05, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3394, Middlesex County, Massachusetts	Minority and income
Block Group 1, Census Tract 3395, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3382, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3414, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3414, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3415, Middlesex County, Massachusetts	Minority and English isolation
Block Group 5, Census Tract 3414, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 3415, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 3422.01, Middlesex County, Massachusetts	Minority and income
Block Group 2, Census Tract 3422.01, Middlesex County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 5.06, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 5.06, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 6.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 6.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 3.02, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 3.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 4.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 4.01, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 4.01, Suffolk County, Massachusetts	Minority
Block Group 4, Census Tract 4.01, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 4.02, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 4.02, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 6.01, Suffolk County, Massachusetts	Minority
Block Group 4, Census Tract 6.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 7.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 7.01, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 7.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 7.03, Suffolk County, Massachusetts	Minority and income
Block Group 3, Census Tract 4.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 5.02, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 5.02, Suffolk County, Massachusetts	Minority

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 2, Census Tract 1.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 2.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 2.01, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 2.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 2.02, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 5.02, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 5.03, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 5.03, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 5.05, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 2.02, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 2.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 3.01, Suffolk County, Massachusetts	Minority
Block Group 4, Census Tract 3.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 3703.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3704.02, Middlesex County, Massachusetts	Minority
Block Group 1, Census Tract 3704.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 4001, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4002.02, Norfolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 4003, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4005, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4001, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4001, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4006, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4006, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4006, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4007, Norfolk County, Massachusetts	Minority
Block Group 4, Census Tract 4001, Norfolk County, Massachusetts	Minority
Block Group 5, Census Tract 4001, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4002.01, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4002.02, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 3745, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 4007, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4008, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4008, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4009, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4003, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4009, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4010, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4011, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4003, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4004.01, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4005, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4004.01, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4008, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4004.02, Norfolk County, Massachusetts	Minority
Block Group 4, Census Tract 4006, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4012.01, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4005, Norfolk County, Massachusetts	Minority
Block Group 4, Census Tract 4005, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4007, Norfolk County, Massachusetts	Minority
Block Group 4, Census Tract 4008, Norfolk County, Massachusetts	Minority
Block Group 2, Census Tract 4009, Norfolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 4010, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4011, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4010, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 4011, Norfolk County, Massachusetts	Minority
Block Group 1, Census Tract 4012.02, Norfolk County, Massachusetts	Minority
Block Group 3, Census Tract 3689.02, Middlesex County, Massachusetts	Minority
Block Group 2, Census Tract 3701.01, Middlesex County, Massachusetts	Minority
Block Group 3, Census Tract 3701.01, Middlesex County, Massachusetts	Minority
Block Group 4, Census Tract 3701.01, Middlesex County, Massachusetts	Minority
Block Group 5, Census Tract 1204, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 1205, Suffolk County, Massachusetts	Minority and English isolation
Block Group 2, Census Tract 1207, Suffolk County, Massachusetts	Minority

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 2, Census Tract 1603, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 1604, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 1206, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 1207, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 8.06, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 101.03, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 3, Census Tract 101.03, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 101.04, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 102.04, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 102.04, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 102.04, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 102.05, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 102.05, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 102.05, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 812, Suffolk County, Massachusetts	Minority and income
Block Group 4, Census Tract 102.05, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 102.06, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 102.06, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 103, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 103, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 408.01, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 806.01, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 104.03, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 104.03, Suffolk County, Massachusetts	Minority and income
Block Group 3, Census Tract 104.03, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 104.04, Suffolk County, Massachusetts	Minority
Block Group 4, Census Tract 104.04, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 104.05, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 104.05, Suffolk County, Massachusetts	Minority and income
Block Group 3, Census Tract 104.05, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 104.08, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 105, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 105, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 3, Census Tract 105, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 701.04, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 701.04, Suffolk County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 701.02, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 3, Census Tract 703.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 106, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 106, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 106, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 107.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 108.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 202, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 202, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 203.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 203.04, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 203.05, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 303.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 402, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 402, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 403, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 701.02, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 701.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 702.01, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 2, Census Tract 702.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 702.02, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 2, Census Tract 703.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 703.02, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 704.02, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 2, Census Tract 705.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 705.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 708.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 708.02, Suffolk County, Massachusetts	Minority

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 2, Census Tract 708.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 709.01, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 2, Census Tract 709.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 1.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 8.05, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 1.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 6.03, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 4, Census Tract 712.01, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 2, Census Tract 705.02, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 707, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 707, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 709.02, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 1.02, Suffolk County, Massachusetts	Minority
Block Group 4, Census Tract 2.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 101.03, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 5.05, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 203.04, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 5.05, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 6.04, Suffolk County, Massachusetts	Minority and income
Block Group 3, Census Tract 304, Suffolk County, Massachusetts	English isolation
Block Group 2, Census Tract 6.04, Suffolk County, Massachusetts	Minority and English isolation
Block Group 4, Census Tract 7.01, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 804.01, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 806.01, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 809, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 7.03, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 8.04, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 8.05, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 8.05, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 810.01, Suffolk County, Massachusetts	Minority and income
Block Group 4, Census Tract 810.01, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 5, Census Tract 810.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 811.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 805, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 805, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 3, Census Tract 806.01, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 808.01, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 8.06, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 8.07, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 101.04, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 811.01, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 811.02, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 811.02, Suffolk County, Massachusetts	Minority and English isolation
Block Group 1, Census Tract 812, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 101.04, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 104.04, Suffolk County, Massachusetts	Minority and income
Block Group 3, Census Tract 104.04, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 203.05, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 404.01, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 812, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 813.02, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 406, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 408.01, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 814, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 814, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 814, Suffolk County, Massachusetts	Minority and income
Block Group 4, Census Tract 814, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 808.01, Suffolk County, Massachusetts	Minority and income
Block Group 2, Census Tract 809, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 809, Suffolk County, Massachusetts	Minority
Block Group 1, Census Tract 810.01, Suffolk County, Massachusetts	Minority
Block Group 3, Census Tract 810.01, Suffolk County, Massachusetts	Minority, income and English isolation
Block Group 1, Census Tract 7.04, Suffolk County, Massachusetts	Minority
Block Group 2, Census Tract 7.04, Suffolk County, Massachusetts	Minority

EJ Populations Within 5 Miles of the Project Site

Census Tract Information	EJ Criteria Description
Block Group 3, Census Tract 7.04, Suffolk County, Massachusetts	Minority
Block Group 4, Census Tract 7.04, Suffolk County, Massachusetts	Minority and income
Block Group 1, Census Tract 8.04, Suffolk County, Massachusetts	Minority and income

Languages Spoken Within 5 Miles of the Project Site

Census Tract Information	Languages Spoken
Census Tract 3527, Middlesex County, Massachusetts	Portuguese
Census Tract 810.01, Suffolk County, Massachusetts	Chinese
Census Tract 3685, Middlesex County, Massachusetts	Spanish
Census Tract 4.01, Suffolk County, Massachusetts	Russian, Chinese
Census Tract 101.03, Suffolk County, Massachusetts	Chinese
Census Tract 3686, Middlesex County, Massachusetts	Spanish
Census Tract 3423, Middlesex County, Massachusetts	Spanish
Census Tract 3513, Middlesex County, Massachusetts	Portuguese
Census Tract 3526, Middlesex County, Massachusetts	Spanish
Census Tract 3549, Middlesex County, Massachusetts	African languages
Census Tract 712.01, Suffolk County, Massachusetts	Spanish, Chinese
Census Tract 3576, Middlesex County, Massachusetts	Chinese
Census Tract 7.01, Suffolk County, Massachusetts	Chinese
Census Tract 4009, Norfolk County, Massachusetts	Chinese
Census Tract 3425, Middlesex County, Massachusetts	Spanish, French Creole, Portuguese
Census Tract 812, Suffolk County, Massachusetts	Spanish
Census Tract 3412, Middlesex County, Massachusetts	Chinese, Vietnamese, Arabic
Census Tract 804.01, Suffolk County, Massachusetts	Spanish
Census Tract 813, Suffolk County, Massachusetts	Spanish
Census Tract 404.01, Suffolk County, Massachusetts	Chinese
Census Tract 3424, Middlesex County, Massachusetts	Spanish, French Creole, Portuguese
Census Tract 6.01, Suffolk County, Massachusetts	Chinese
Census Tract 8.02, Suffolk County, Massachusetts	Spanish
Census Tract 3382, Middlesex County, Massachusetts	Chinese
Census Tract 3524, Middlesex County, Massachusetts	French Creole
Census Tract 3416, Middlesex County, Massachusetts	Chinese
Census Tract 4002, Norfolk County, Massachusetts	Chinese
Census Tract 3687, Middlesex County, Massachusetts	Spanish
Census Tract 402, Suffolk County, Massachusetts	Spanish
Census Tract 702, Suffolk County, Massachusetts	Chinese
Census Tract 703, Suffolk County, Massachusetts	Chinese
Census Tract 811, Suffolk County, Massachusetts	Spanish
Census Tract 3.02, Suffolk County, Massachusetts	Chinese
Census Tract 4.02, Suffolk County, Massachusetts	Chinese
Census Tract 6.02, Suffolk County, Massachusetts	Spanish, Russian, Chinese
Census Tract 3398.01, Middlesex County, Massachusetts	Arabic
Census Tract 1205, Suffolk County, Massachusetts	Spanish
Census Tract 1207, Suffolk County, Massachusetts	Spanish
Census Tract 3413, Middlesex County, Massachusetts	Chinese, Korean, Arabic
Census Tract 3415, Middlesex County, Massachusetts	Chinese
Census Tract 1603, Suffolk County, Massachusetts	Spanish
Census Tract 1604, Suffolk County, Massachusetts	Spanish
Census Tract 3501.04, Middlesex County, Massachusetts	Portuguese
Census Tract 3503, Middlesex County, Massachusetts	Portuguese
Census Tract 3399, Middlesex County, Massachusetts	Spanish, Portuguese
Census Tract 3411.01, Middlesex County, Massachusetts	Chinese
Census Tract 3688, Middlesex County, Massachusetts	Spanish
Census Tract 3701.01, Middlesex County, Massachusetts	Spanish
Census Tract 3535, Middlesex County, Massachusetts	French Creole
Census Tract 3684, Middlesex County, Massachusetts	Chinese
Census Tract 3515, Middlesex County, Massachusetts	Spanish, Portuguese, Other Indic languages
Census Tract 808.01, Suffolk County, Massachusetts	Spanish
Census Tract 3502, Middlesex County, Massachusetts	Portuguese
Census Tract 1, Suffolk County, Massachusetts	Spanish, Chinese
Census Tract 408.01, Suffolk County, Massachusetts	Spanish, Chinese
Census Tract 704.02, Suffolk County, Massachusetts	Chinese
Census Tract 5.04, Suffolk County, Massachusetts	Russian
Census Tract 2.02, Suffolk County, Massachusetts	Chinese
Census Tract 709, Suffolk County, Massachusetts	Spanish
Census Tract 805, Suffolk County, Massachusetts	Spanish
Census Tract 203.01, Suffolk County, Massachusetts	Chinese

Languages Spoken Within 5 Miles of the Project Site

Census Tract Information	Languages Spoken
Census Tract 705, Suffolk County, Massachusetts	Chinese
Census Tract 3411.02, Middlesex County, Massachusetts	Chinese
Census Tract 3514.04, Middlesex County, Massachusetts	Spanish, Portuguese
Census Tract 701.01, Suffolk County, Massachusetts	Chinese
Census Tract 3422.01, Middlesex County, Massachusetts	Spanish, Portuguese
Census Tract 3514.03, Middlesex County, Massachusetts	Spanish, Portuguese
Census Tract 706, Suffolk County, Massachusetts	Chinese

Environmental Justice Screening Form

Project Name	**Healthpeak PUD Master Plan (the "Project")**
Anticipated Date of MEPA Filing	**June 2, 2025**
Proponent Name	**Healthpeak OP, LLC (the "Proponent")**
Contact Information (e.g., consultant)	**Lauren DeVoe, VHB** **ldevoe@vhb.com** **617-607-0091**
Public website for project or other physical location where project materials can be obtained (if available)	**https://healthpeakalewife.com/**
Municipality and Zip Code for Project (if known)	**Cambridge, MA 02138**
Project Type* (list all that apply)	**The Project consists of a mixed-use development, including office/laboratory, residential, retail and community uses supported by parking and public open space within an approximately 45.7-acre site (the "Project Site").**
Is the project site within a mapped 100-year FEMA flood plain? Y/N/ unknown	**As of the time of the filing of this EJ Screening Form, the Project Site is indicated as within a mapped FEMA floodplain. However, under the new FEMA flood maps effective July 2025, the Project Site will not be within a mapped FEMA floodplain.**
Estimated GHG emissions of conditioned spaces (click **here** for GHG Estimation tool)	**Using the MEPA Emissions Footprint Estimation Tool, the estimated stationary source GHG emissions for the Project is 35,476 tons per year (tpy). The Project will comply with the MEPA Greenhouse Gas Emissions Policy & Protocol.**

Project Description

1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known.

   The Project will include approximately 4,381,500 square feet of gross floor area (GFA), as defined by the City of Cambridge Zoning Ordinance, of mixed-use development across approximately twenty-five buildings, including residential, office/laboratory, community, retail, and parking uses. Over approximately 13 acres, or almost 30 percent of the Project Site, will consist of publicly accessible plazas, open spaces, and pocket parks.

2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)

   It is anticipated that the Project may meet or exceed the following MEPA Review Thresholds:

- **301 CMR 11.03(1)(b)1 – Direct alteration of 25 or more acres of land, unless the Project is consistent with an approved conservation farm plan or forest cutting plan or other similar generally accepted agricultural or forestry practices**
- **301 CMR 11.03(1)(b)2 – Creation of five or more acres of impervious area**
- **301 CMR 11.03(4)(b)1 – New Expansion in withdrawal of 100,000 or more gpd from a water source that requires New construction for the withdrawal (if required)**
- **301 CMR 11.03(5)(b)4.a – Expansion in discharge to a sewer system of 100,000 or more gpd of sewage, industrial waste water or untreated stormwater**
- **301 CMR 11.03(6)(a)6 – Generation of 3,000 or more New adt on roadways providing access to a single location**
- **301 CMR 11.03(6)(a)7 – Construction of 1,000 or more New parking spaces at a single location**
- **301 CMR 11.03(6)(b)13 – Generation of 2,000 or more New adt on roadways providing access to a single location**
- **301 CMR 11.03(6)(b)14 – Generation of 1,000 or more New adt on roadways providing access to a single location and construction of 150 or more New parking spaces at a single location**
- **301 CMR 11.03(6)(b)15 – Construction of 300 or more New parking spaces at a single location**

3. List all anticipated state, local and federal permits needed for the project (if known)

It is anticipated that the Project will require the following permits/approvals:

Federal

- **Federal Aviation Administration Height Restriction Notice**
- **U.S. Environmental Protection Agency National Pollutant Discharge Elimination System Permit for Stormwater Discharge**

State

- **Massachusetts Water Resources Authority (MWRA) Temporary Construction Dewatering Permit**
- **MWRA Sewer Use Discharge permit (to the extent it may be required for specific waste discharges by future tenants/users)**
- **MWRA 8(m) permit (if required)**
- **Massachusetts Department of Environmental Protection Reclaimed Water Permit (if required)**
- **Massachusetts Bay Transportation Authority (MBTA) Access and Construction License**
- **MBTA Construction Permit and Permanent Easement**
- **Massachusetts Department of Transportation (MassDOT) Construction on Former Railroad Land Permit**
- **MassDOT Highway Access Permit (if required)**
- **Department of Conservation and Recreation Construction and Access Permit for physical modifications to DCR-owned parkways (if required)**
- **Massachusetts Historical Commission State Register Review**

City of Cambridge

- **Planning Board Infrastructure Planned Unit Development (PUD) Development Plan Special Permit, Project Review Special Permit, and Flood Plain Overlay Special Permit**

- **Traffic, Parking and Transportation Department Review and Parking and Transportation Demand Management Plan approval and registration**
- **Conservation Commission Order of Conditions**
- **Historical Commission Approval Under Demolition Delay Ordinance**
- **Commissioner of Department of Public Works (DPW) Stormwater Control Permit and Design Review**
- **DPW/Tree Warden (City Arborist) Public Tree Removal**
- **Inspectional Services Department Demolition Permit**
- **Board of License Commissioners; Fire Department Open Air Parking License and Garage and Flammables License**

The Project also includes a state Land Transfer from the Massachusetts Bay Transportation Authority (MBTA) for a small parcel for access improvements. The Proponent may pursue state Financial Assistance.

4. Identify EJ populations and characteristics (Minority, Income, English Isolation) within 5 miles of project site (can attach map identifying 5-mile radius from EJ Maps Viewer in lieu of narrative)

The Project Site is located within an EJ census tract with Minority Population and there are 30 EJ population census tracts located within a 1-mile radius of the Project Site (the "Designated Geographic Area" (DGA)) that meet the EJ criteria based on individual and combined factors for Minority, and Minority, Income and English Isolation. Within a 5-mile radius of the Project Site there are 515 EJ population census tracts. Refer to the attached Environmental Justice Map for EJ populations within the 1- and 5-mile radius of the Project Site.

5. Identify any municipality or census tract meeting the definition of "vulnerable health EJ criteria" in the DPH EJ Tool located in whole or in part within a 1 mile radius of the project site

The Massachusetts Department of Public Health (DPH) EJ Tool indicates that the census tract containing the Project Site does not meet the Vulnerable Health EJ criteria for low birth weight and elevated blood lead prevalence. Per the DPH EJ Tool, the 'Vulnerable Health EJ Criteria by Census Tract" data layers indicate that the census tracts within the DGA do not meet the criteria for low birth weight and elevated blood lead prevalence. (Note, the tool does not show data for other parameters for the census tract within which the Project Site is located and the census tracts within the DGA).

The City of Cambridge does not exhibit Vulnerable Health EJ criteria for childhood, low birth weight, heart attack and elevated blood lead prevalence. The DPH EJ Tool was also used to evaluate health parameters for the communities that are located within the Project's DGA. The City of Somerville meets the Vulnerable Health EJ criteria for childhood asthma. The City of Watertown and the Towns of Arlington and Belmont do not meet the Vulnerable Health EJ criteria for heart attack, elevated blood lead prevalence, childhood asthma or low birth weight.

6. Identify potential short-term and long-term environmental and public health impacts that may affect EJ Populations and any anticipated mitigation

The Project Site is located within, and nearby, multiple EJ populations census tracts in the Cambridge Highlands neighborhood. The Proponent will be implementing measures to minimize and mitigate potential environmental impacts throughout the entire Project Site, including where it crosses through or is within one mile of mapped EJ populations. The potential Project impacts, as well as proposed mitigation strategies, are briefly described below.

The potential impacts of the Project on EJ populations and proposed mitigation strategies are briefly described below:

- **<u>Climate Change Vulnerability</u>: The Project will address climate change resiliency related to more extreme weather by creating approximately 13 acres of open space and public realm, integrating native greenery and trees, water features, green infrastructure and materials with high solar reflectance, to the extent feasible, to reduce urban heat island impacts. The Project will improve the quality and quantity of stormwater runoff compared to existing conditions at the Project Site and will comply with the MassDEP Stormwater Management Policy and Standards.**
- **<u>Vehicle Traffic</u>: Project will include a robust program of Transportation Demand Management (TDM) strategies to take full advantage of its access to multiple mobility options and its synergy with the surrounding neighborhood. The primary objective of the TDM plan will be to minimize reliance on auto travel and enhance mobility by alternative modes.**
- **<u>Temporary Construction Period</u>: Potential impacts associated with construction activities include noise, air quality, water quality, traffic, debris, and stormwater pollution, which will be temporary and will be mitigated through a Construction Management Plan developed in close coordination with applicable City and State agencies.**
- **<u>Public Realm Improvements</u>: The Project's public realm improvements have been designed to create a vibrant, accessible, and dynamic urban environment that meets the community's diverse needs. Wide, tree-lined walkways will provide comfortable and shaded pathways for pedestrians, promote walkability and create a welcoming streetscape. Dedicated bike paths and ample bike parking will encourage sustainable and active transportation, while shared streets will balance the needs of pedestrians, cyclists, and vehicles, promoting safety and connectivity. A variety of open space typologies, ranging from passive green areas to active recreational spaces, will ensure opportunities for relaxation, play, and community gathering. Strategically integrating public art will add cultural vibrancy and a sense of identity, while active retail spaces will enliven streetscapes, support local businesses and foster social interaction.**

Such impacts will be reviewed through MEPA and appropriately mitigated in accordance with applicable regulations.

7. Identify project benefits, including "Environmental Benefits" as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population

Public and community benefits associated with the Project include, but are not limited to, the following:

- **<u>Increased Housing Supply</u>: Creation of new residential units, including affordable and market-rate options, addressing the growing demand for housing in the Cambridge area.**
- **<u>Mixed-Use Development</u>: A combination of residential and commercial uses, and retail**

services, fostering a vibrant, 24/7 community.

- **Sustainability: Emphasis on energy-efficient buildings working towards net zero emissions, green construction practices, and climate-resilient features, contributing to a sustainable urban environment.**
- **Enhanced Connectivity: Improved access to public transportation with proximity to the Alewife MBTA public rapid transit and bus station, promoting transit-oriented development and reducing car dependency.**
- **Publicly Accessible Green Spaces: New parks, plazas, and recreational areas with connections to Fresh Pond, Blair Pond and the Alewife Brook Reservation expanding the green network within Cambridge and enhancing the quality of life for residents and visitors, while promoting environmental sustainability.**
- **Job Creation: Provide new job opportunities, including highly trained and specialized jobs and economic growth for the region, specifically in the life sciences sector.**
- **Pedestrian and Bike-Friendly Infrastructure: Dedicated bike paths and ample bike parking to strengthen existing bike networks and encourage sustainable and active transportation, shared streets to balance the needs of pedestrians, cyclists, and vehicles, promoting safety and connectivity and designated walkways, and electric vehicle charging stations to encourage alternative transportation options and support a sustainable lifestyle.**
- **Revitalization of Underutilized Land: Transformation of industrial and office zones into a vibrant, mixed-use district that integrates modern amenities with nature.**
- **Environmental Stewardship: Incorporation of green infrastructure, stormwater management, and biodiversity enhancements, minimizing environmental impact and preserving local ecosystems.**
- **Community Integration: Strengthening connections between Alewife, surrounding neighborhoods, and regional amenities, promoting a sense of community and improving overall urban design.**

8. Describe how the community can request a meeting to discuss the project, and how the community can request oral language interpretation services at the meeting. Specify how to request other accommodations, including meetings after business hours and at locations near public transportation.

Community members can request the following:

- **A meeting to discuss the Project (time, location and format to be discussed);**
- **Electronic and/or hard copies of the ENF filing; and/or**
- **Oral language interpretation services at public meetings.**

Please contact Lauren DeVoe at LDeVoe@vhb.com or 617-607-0091

The Proponent has a public website that will provide Project updates, links to all public filings submitted, as well as public presentations. The URL for this website is: https://healthpeakalewife.com/

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የፕሮጀክት ስም	**የHealthpeak PUD ማስተር ፕላን (“ፕሮጀክቱ”)**
የMEPA ፋይል የሚጠበቅበት ቀን	**ሰኔ 2 ቀን 2025**
የአቅራቢ ስም	**Healthpeak OP, LLC (“አቅራቢው”)**
የእውቂያ መረጃ (ለምሳሌ አማካሪ)	**Lauren DeVoe, VHB** **ldevoe@vhb.com** **617-607-0091**
የፕሮጀክቱ የህዝብ ድረ-ገጽ ወይም የፕሮጀክቱ ቁሳቁሶች ሊገኙ የሚችሉበት ሌላ አካላዊ ቦታ (ካለ)	**https://healthpeakalewife.com/**
ለፕሮጀክቱ የሚመለከተው ማዘጋጃ ቤት እና ዚፕ ኮድ (የሚታወቅ ከሆነ)	**Cambridge፣ MA 02138**
የፕሮጀክት ዓይነት* (የሚመለከቱትን ሁሉ ይዘርዝሩ)	**ፕሮጀክቱ በግምት 45.7 ኤከር ቦታ (“የፕሮጀክት ቦታ”) ላይ የመኪና ማቆሚያ እና የህዝብ ክፍት ቦታዎችን የሚደግፍ የቢሮ/የላቦራቶሪ፣ የመኖሪያ፣ የችርቻሮ እና የማህበረሰብ መገልገያዎችን ያካተተ የተቀላቀለ-የአጠቃቀም ልማት ያካትታል።**
የፕሮጀክቱ ቦታ በ100-አመት የFEMA የጎርፍ ሜዳ ካርታ ውስጥ ነው? አዎ/አይ/አይታወቅም	**ይህ የEJ ማጣሪያ ቅጽ በሚሞላበት ጊዜ የፕሮጀክቱ ቦታ በFEMA የጎርፍ ሜዳ ካርታ ውስጥ እንደሆነ ተጠቁሟል። ሆኖም ግን በሐምሌ 2025 ከሚፀኑት አዲሶቹ የFEMA የጎርፍ ካርታዎች በታች የፕሮጀክቱ ቦታ በFEMA የጎርፍ ሜዳ ካርታ ውስጥ አይሆንም።**
የተገመቱ የ GHG የበታ ልቀቶች (ለ GHG ግምት መሳሪያ (እዚህ **ጠቅ ያድርጉ**)	**የMEPA የልቀት አሻራ ግምት መሣሪያን (Emissions Footprint Estimation Tool) በመጠቀም ለፕሮጀክቱ የሚገመተው ቋሚ ምንጭ የግሪንሀውስ ጋዝ ልቀት በዓመት 35,476 ቶን (tpy) ነው። ፕሮጀክቱ የMEPA የግሪንሀውስ ጋዝ ልቀት ፖሊሲ እና ፕሮቶኮልን ያከብራል።**

የፕሮጀክት መግለጫ

1. እባክዎን የፕሮጀክቱን አጠቃላይ ስፋት እና የታቀዱ ሕንፃዎች እና መዋቅሮች የወለል ስፋት የሚታወቅ ከሆነ አጭር የፕሮጀክት መግለጫ ያቅርቡ።

   ፕሮጀክቱ በግምት ሃያ አምስት ሕንፃዎች ውስጥ የመኖሪያ፣ የቢሮ/የላቦራቶሪ፣ የማህበረሰብ፣ የችርቻሮ እና የመኪና ማቆሚያ አገልግሎቶችን ጨምሮ በግምት 4,381,500 ካሬ ጫማ አጠቃላይ የወለል ስፋት (GFA)፣ በካምብሪጅ የዞኒንግ ደንብ (Cambridge Zoning Ordinance) እንደተገለፀው ያካትታል። በግምት 13 ኤከር ወይም ከፕሮጀክቱ ቦታ 30 በመቶው የህዝብ መዳረሻ ያላቸው ፕላዛዎች፣ ክፍት ቦታዎች እና አነስተኛ መናፈሻዎች ይሆናሉ።

2. የሚጠበቁ የMEPA ግምገማ ገደቦች (301 CMR 11.03) (የሚታወቅ ከሆነ) ዘርዝር

ፕሮጀክቱ የሚከተሉትን የMEPA ግምገማ ገደቦችን ሊያሟላ ወይም ሊያልፍ እንደሚችል ይጠበቃል፡

- **301 CMR 11.03(1)(b)1 – ከ25 ኤከር በላይ መሬት ላይ ቀጥተኛ ለውጥ፣ ፕሮጀክቱ በተፈቀደ የጥበቃ እርሻ እቅድ ወይም የደን ቆረጣ እቅድ ወይም ሌሎች ተመሳሳይ በአጠቃላይ ተቀባይነት ያላቸው የእርሻ ወይም የደን ልማት ልምዶች ጋር የማይጣጣም ካልሆነ በስተቀር**
- **301 CMR 11.03(1)(b)2 – አምስት ወይም ከዚያ በላይ ኤከር የተከለከለ ቦታ መፍጠር**
- **301 CMR 11.03(4)(b)1 – ለመውጣት አዲስ ግንባታ የሚፈልግ የውሃ ምንጭ ከ100,000 ጋሎን በየቀኑ (gpd) ወይም ከዚያ በላይ አዲስ የውሃ መውጫ መጨመር (አስፈላጊ ከሆነ)**
- **301 CMR 11.03(5)(b)4.a – ወደ ፍሳሽ ማስወገጃ ስርዓት 100,000 gpd ወይም ከዚያ በላይ የፍሳሽ ቆሻሻ፣ የኢንዱስትሪ ቆሻሻ ውሃ ወይም ያልታከመ የዝናብ ውሃ መውጫን መጨመር**
- **301 CMR 11.03(6)(a)6 – ወደ አንድ ቦታ ለመድረስ በሚያገለግሉ መንገዶች ላይ 3,000 ወይም ከዚያ በላይ አዲስ አማካይ የቀን ትራፊክ (adt) መፍጠር**
- **301 CMR 11.03(6)(a)7 – በአንድ ቦታ 1,000 ወይም ከዚያ በላይ አዲስ የመኪና ማቆሚያ ቦታዎችን መገንባት**
- **301 CMR 11.03(6)(b)13 – ወደ አንድ ቦታ ለመድረስ በሚያገለግሉ መንገዶች ላይ 2,000 ወይም ከዚያ በላይ አዲስ አማካይ የቀን ትራፊክ (adt) መፍጠር**
- **301 CMR 11.03(6)(b)14 – ወደ አንድ ቦታ ለመድረስ በሚያገለግሉ መንገዶች ላይ 1,000 ወይም ከዚያ በላይ አዲስ አማካይ የቀን ትራፊክ (adt) መፍጠር እና በአንድ ቦታ 150 ወይም ከዚያ በላይ አዲስ የመኪና ማቆሚያ ቦታዎችን መገንባት**
- **301 CMR 11.03(6)(b)15 – በአንድ ቦታ 300 ወይም ከዚያ በላይ አዲስ የመኪና ማቆሚያ ቦታዎችን መገንባት**

3. ለፕሮጀክቱ የሚያስፈልጉትን ሁሉንም የሚጠበቁ የክልል፣ የአካባቢ እና የፌዴራል ፈቃዶች ይዘርዝሩ (የሚታወቅ ከሆነ)

ፕሮጀክቱ የሚከተሉትን ፈቃዶች/ማጽደቆች እንደሚፈልግ ይጠበቃል፡

ፌደራል

- **የፌዴራል አቪዬሽን አስተዳደር የከፍታ ገደብ ማስታወቂያ**
- **የአሜሪካ የአካባቢ ጥበቃ ኤጀንሲ (U.S. Environmental Protection Agency) የብሔራዊ ብክለት ማስወገጃ ሥርዓት የዝናብ ውሃ ማስወገጃ ፈቃድ**

ስቴት/ክልል

- **የማሳቹሴትስ የውሃ ሀብት ባለስልጣን (Massachusetts Water Resources Authority፣ MWRA) ጊዜያዊ የግንባታ የውሃ ማስወገጃ ፈቃድ**
- **MWRA የፍሳሽ ማስወገጃ ፈቃድ (ለወደፊት ተከራዮች/ተጠቃሚዎች የተወሰኑ የቆሻሻ ማስወገጃዎች በሚያስፈልጉበት መጠን)**
- **MWRA 8(m) ፈቃድ (አስፈላጊ ከሆነ)**
- **የማሳቹሴትስ የአካባቢ ጥበቃ መምሪያ የተመለሰ የውሃ ፈቃድ (አስፈላጊ ከሆነ)**
- **የማሳቹሴትስ ቤይ ትራንስፖርት ባለስልጣን (Massachusetts Bay Transportation Authority፣ MBTA) የመዳረሻ እና የግንባታ ፈቃድ**
- **MBTA የግንባታ ፈቃድ እና ቋሚ የይዞታ ማረጋገጫ**
- **የማሳቹሴትስ የትራንስፖርት መምሪያ (Massachusetts Department of Transportation፣ MassDOT) በቀድሞ የባቡር ሀዲድ መሬት ላይ የግንባታ ፈቃድ**
- **MassDOT የሀይዌይ መዳረሻ ፈቃድ (አስፈላጊ ከሆነ)**

- **የጥበቃ እና መዝናኛ መምሪያ በDCR ባለቤትነት በተያዙ የመኪና መንገዶች ላይ ለሚደረጉ አካላዊ ለውጦች የግንባታ እና የመዳረሻ ፈቃድ (አስፈላጊ ከሆነ)**
- **የማሳቹሴትስ ታሪካዊ ኮሚሽን የክልል መዝገብ ግምገማ**

የካምብሪጅ ከተማ

- **የእቅድ ቦርድ የመሠረተ ልማት የታቀደ የልማት ክፍል (Planned Unit Development፣ PUD) የልማት እቅድ ልዩ ፈቃድ፣ የፕሮጀክት ግምገማ ልዩ ፈቃድ እና የጎርፍ ሜዳ ሽፋን ልዩ ፈቃድ**
- **የትራፊክ፣ የመኪና ማቆሚያ እና የትራንስፖርት መምሪያ ግምገማ እና የመኪና ማቆሚያ እና የትራንስፖርት ፍላጎት አስተዳደር እቅድ ማፅደቅ እና ምዝገባ**
- **የጥበቃ ኮሚሽን የሁኔታዎች ትዕዛዝ**
- **በማፍረስ መዘግየት አዋጅ ስር የታሪካዊ ኮሚሽን ማፅደቅ**
- **የህዝብ ስራዎች መምሪያ (Commissioner of Department of Public Works፣ DPW) ኮሚሽነር የዝናብ ውሃ ቁጥጥር ፈቃድ እና የንድፍ ግምገማ**
- **DPW/የዛፍ ጠባቂ (የከተማው አርቦሪስት) የህዝብ ዛፍ ማስወገድ**
- **የምርመራ አገልግሎት መምሪያ የማፍረስ ፈቃድ**
- **የፈቃድ ኮሚሽነሮች ቦርድ፤ የእሳት አደጋ መከላከያ ክፍል የውጪ የመኪና ማቆሚያ ፈቃድ እና የጋራዥ እና ተቀጣጣይ ፈሳሾች ፈቃድ**

ፕሮጀክቱ ለመዳረሻ ማሻሻያዎች ትንሽ ቦታ ለመውሰድ ከማሳቹሴትስ ቤይ ትራንስፖርት ባለስልጣን (Massachusetts Bay Transportation Authority፣ MBTA) የመሬት ዝውውርን ያካትታል። አቅራቢው የክልል የገንዘብ ድጋፍን ሊከታተል ይችላል።

4. ከፕሮጀክቱ ቦታ በ5 ማይል ርቀት ውስጥ የሚገኙትን የEJ ህዝቦች እና ባህሪያት (አናሳ፣ ገቢ፣ የእንግሊዝኛ ቋንቋ ችግር) ይለዩ (በአንቀጽ ፋንታ ከEJ Maps Viewer የ5 ማይል ራዲየስ የሚያሳይ ካርታ ማያያዝ ይችላሉ)

የፕሮጀክቱ ቦታ አናሳ ህዝብ በሚኖርበት የEJ የህዝብ ቆጠራ ክልል ውስጥ የሚገኝ ሲሆን ከፕሮጀክቱ ቦታ በ1 ማይል ራዲየስ ውስጥ ("የተወሰነው ጂኦግራፊያዊ አካባቢ" (DGA)) ለአናሳ ቁጥር ማህበረሰብ፣ ገቢ እና የእንግሊዘኛ መገለል በግለሰብ እና በተጣመሩ ምክንያቶች የEJ መስፈርቶችን የሚያሟሉ 30 የEJ ህዝብ ቆጠራ ክልሎች አሉ። ከፕሮጀክቱ ቦታ በ5 ማይል ራዲየስ ውስጥ 515 የEJ ህዝብ ቆጠራ ክልሎች አሉ። ከፕሮጀክቱ ቦታ በ1 እና 5 ማይል ራዲየስ ውስጥ የሚገኙትን የEJ ህዝቦችን ለማየት የተያያዘውን የአካባቢ ፍትህ ካርታ ይመልከቱ።

5. ከፕሮጀክቱ ቦታ በ1 ማይል ራዲየስ ውስጥ በሙሉ ወይም በከፊል የሚገኙትን "ተጋላጭ የጤና EJ መስፈርቶች" ፍቺን የሚያሟላ ማንኛውንም ማዘጋጃ ቤት ወይም የህዝብ ቆጠራ ክልል በ DPH EJ Tool ውስጥ ይለዩ።

የማሳቹሴትስ የህዝብ ጤና መምሪያ (Massachusetts Department of Public Health፣ DPH) EJ Tool የፕሮጀክቱ ቦታ የሚገኝበት የህዝብ ቆጠራ ክልል ዝቅተኛ የወሊድ ክብደት እና ከፍተኛ የደም ሊድ ስርጭት ላለው ተጋላጭ የጤና EJ መስፈርቶችን እንደማያሟላ ያመለክታል። በDPH EJ Tool መሰረት፣ የ'Vulnerable Health EJ Criteria by Census Tract' የውሂብ ንብርብሮች በDGA ውስጥ ያሉ የህዝብ ቆጠራ ክልሎች ዝቅተኛ የወሊድ ክብደት እና ከፍተኛ የደም ሊድ ስርጭት መስፈርቶችን እንደማያሟሉ ያመለክታሉ። (ማስታወሻ፣ መሳሪያው የፕሮጀክቱ ቦታ ለሚገኝበት የህዝብ ቆጠራ ክልል እና በDGA ውስጥ ላሉት የህዝብ ቆጠራ ክልሎች ሌሎች መለኪያዎች መረጃ አያሳይም)።

የካምብሪጅ ከተማ በልጅነት፣ ዝቅተኛ የወሊድ ክብደት፣ የልብ ድካም እና ከፍተኛ የደም ሊድ ስርጭት ላለው ተጋላጭ የጤና EJ መስፈርቶችን አያሳይም። DPH EJ Tool የፕሮጀክቱ DGA ውስጥ የሚገኙ ማህበረሰቦችን የጤና መለኪያዎች ለመገምገምም ጥቅም ላይ ውሏል። የሶመርቪል ከተማ የልጅነት አስም ላለው ተጋላጭ የጤና EJ መስፈርቶችን ያሟላል። የዋተርታውን ከተማ እና

የአርሊንግተን እና የቤልሞንት ከተሞች ለልብ ድካም፣ ከፍተኛ የደም ሊድ ስርጭት፣ የልጅነት አስም ወይም ዝቅተኛ የወሊድ ክብደት ላለው ተጋላጭ የጤና EJ መስፈርቶችን አያሟሉም።

6. በEJ ህዝቦች ላይ ሊያስከትሉ የሚችሉትን የአጭር ጊዜ እና የረጅም ጊዜ የአካባቢ እና የህዝብ ጤና ተፅእኖዎችን እና የሚጠበቁትን የማቃለል እርምጃዎችን ይለዩ።

የፕሮጀክቱ ቦታ በCambridge Highlands ሰፈር ውስጥ በሚገኙ በርካታ የEJ ህዝብ ቆጠራ ክልሎች ውስጥ እና በአቅራቢያው ይገኛል። አቅራቢው በመላው የፕሮጀክቱ ቦታ ላይ ሊከሰቱ የሚችሉትን የአካባቢ ተፅዕኖዎች ለመቀነስ እና ለማቃለል እርምጃዎችን ይወስዳል፣ ይህም በካርታ በተገለጹት የEJ ህዝቦች ውስጥ ወይም ከአንድ ማይል ርቀት ውስጥ በሚያልፍባቸው ቦታዎች ላይም ጭምር ነው። ሊከሰቱ የሚችሉ የፕሮጀክቱ ተፅዕኖዎች እንዲሁም የታቀዱ የማቃለል ስልቶች ከዚህ በታች በአጭሩ ተገልጸዋል።

የፕሮጀክቱ በEJ ህዝቦች ላይ ሊያስከትሉ የሚችሉ ተፅዕኖዎች እና የታቀዱ የማቃለል ስልቶች ከዚህ በታች በአጭሩ ተገልጸዋል፡

- **<u>የአየር ንብረት ለውጥ ተጋላጭነት</u>: ፕሮጀክቱ በግምት 13 ኤከር ክፍት ቦታ እና የህዝብ ቦታ በመፍጠር፣ የአገሬውን አረንጓዴ እና ዛፎች፣ የውሃ ገጽታዎች፣ አረንጓዴ መሠረተ ልማት እና ከፍተኛ የፀሐይ ብርሃን ነጸብራቅ ያላቸውን ቁሳቁሶች በተቻለ መጠን በማዋሃድ የከፋ የአየር ሁኔታን ተቋቋሚነትን ይመለከታል፣ ይህም የከተማ ሙቀት ደሴት ተፅዕኖን ለመቀነስ ይረዳል። ፕሮጀክቱ በፕሮጀክቱ ቦታ ላይ ካለው ነባራዊ ሁኔታ ጋር ሲነጻጸር የዝናብ ውሃ ፍሳሽን ጥራት እና መጠን ያሻሽላል እናም የማሳቹሴትስ የአካባቢ ጥበቃ መምሪያ (MassDEP) የዝናብ ውሃ አስተዳደር ፖሊሲ እና ደረጃዎችን ያከብራል።**
- **<u>የተሸከርካሪ ትራፊክ</u>: ፕሮጀክቱ ለተለያዩ የመንቀሳቀስ አማራጮች ባለው ተደራሽነት እና በአካባቢው ሰፈር ጋር ባለው ትስስር ሙሉ በሙሉ ለመጠቀም ጠንካራ የትራንስፖርት ፍላጎት አስተዳደር (Transportation Demand Management፣ TDM) ስልቶች መርሃ ግብርን ያካትታል። የTDM እቅድ ዋና ዓላማ በአውቶሞቢል ጉዞ ላይ ያለውን ጥገኝነት መቀነስ እና በአማራጭ መንገዶች ተንቀሳቃሽነትን ማሳደግ ይሆናል።**
- **<u>ጊዜያዊ የግንባታ ጊዜ</u>: ከግንባታ ተግባራት ጋር የተያያዙ ሊኖሩ የሚችሉ ተፅዕኖዎች የድምጽ ብክለት፣ የአየር ጥራት፣ የውሃ ጥራት፣ ትራፊክ፣ ፍርስራሽ እና የዝናብ ውሃ ብክለትን ያካትታሉ፣ እነዚህም ጊዜያዊ ይሆናሉ እና በሚመለከታቸው የከተማ እና የክልል ኤጀንሲዎች ጋር በቅርበት በመተባበር በሚዘጋጅ የግንባታ አስተዳደር እቅድ ይቃለላሉ።**
- **<u>የህዝብ ቦታ ማሻሻያዎች</u>: የፕሮጀክቱ የህዝብ ቦታ ማሻሻያዎች የማህበረሰቡን የተለያዩ ፍላጎቶች የሚያሟላ ሕያው፣ ተደራሽ እና ተለዋዋጭ የከተማ አካባቢ ለመፍጠር ታቅደዋል። ሰፊ፣ በዛፎች የተከበቡ የእግረኛ መንገዶች ለእግረኞች ምቹ እና ጥላ የሆኑ መንገዶችን ያቀርባሉ፣ የእግረኛን እንቅስቃሴ ያበረታታሉ እንዲሁም እንግዳ ተቀባይ የሆነ የጎዳና ገጽታ ይፈጥራሉ። የተወሰኑ የብስክሌት መንገዶች እና በቂ የብስክሌት ማቆሚያ ዘላቂ እና ንቁ ትራንስፖርትን ያበረታታሉ፣ የጋራ መንገዶች ደግሞ የእግረኞችን፣ የብስክሌት ነጂዎችን እና የተሸከርካሪዎችን ፍላጎት ያስተካክላሉ፣ ደህንነትን እና ትስስርንም ያሳድጋሉ። ከአረንጓዴ ቦታዎች እስከ ንቁ መዝናኛ ቦታዎች ድረስ የተለያዩ አይነት ክፍት ቦታዎች ለመዝናናት፣ ለመጫወት እና ለማህበረሰብ መሰብሰቢያ እድሎችን ያረጋግጣሉ። የህዝብ የጥበብ ስራዎችን በአግባቡ ማዋሃድ የባህል ሕያውነትን እና የማንነት ስሜትን ይጨምራል፣ ንቁ የችርቻሮ ቦታዎች ደግሞ የጎዳና ገጽታን ያድሳሉ፣ የአካባቢ ንግዶችን ይደግፋሉ እንዲሁም ማህበራዊ መስተጋብርን ያሳድጋሉ።**

እንደነዚህ ያሉት ተፅዕኖዎች በMEPA በኩል የሚገመገሙ ሲሆን በሚመለከታቸው ደንቦች መሰረት በአግባቡ ይቃለላሉ።

7. የEJ ህዝብ የአካባቢ ሁኔታዎችን ወይም የህዝብ ጤናን ሊያሻሽሉ የሚችሉትን የፕሮጀክት ጥቅሞች፣ በ301 CMR 11.02 ውስጥ እንደተገለፀው "የአካባቢ ጥቅሞችን" ጨምሮ ይለዩ።

ከፕሮጀክቱ ጋር የተያያዙ የህዝብ እና የማህበረሰብ ጥቅሞች የሚከተሉትን ያካትታሉ፣ ነገር ግን በእነዚህ ብቻ አይገደቡም፡

- **<u>የተሻሻለ የመኖሪያ ቤት አቅርቦት</u>: በካምብሪጅ አካባቢ ያለውን እያደገ የመጣውን የመኖሪያ ቤት ፍላጎት ወይም ጥያቄ በመመለስ ተመጣጣኝ እና የገበያ ዋጋ ያላቸውን ጨምሮ አዳዲስ የመኖሪያ ክፍሎችን መፍጠር።**
- **<u>የተቀላቀለ-አጠቃቀም ልማት</u>: በመኖሪያ እና የንግድ አገልግሎቶች እንዲሁም የቸርቻሮ አገልግሎቶች ጥምረት ደማቅ የሆነ፣ 24/7 ማህበረሰብን መፍጠር።**
- **<u>ዘላቂነት</u>: የተጣራ ዜሮ ልቀትን ለማሳካት በሚሰሩ የኃይል ቆጣቢ ሕንፃዎች፣ በአረንጓዴ የግንባታ ልምዶች እና በአየር ንብረት ተቋቋሚ ባህሪያት ላይ ትኩረት መስጠት፣ ይህም ለዘላቂ የከተማ አካባቢ አስተዋጽኦ ያደርጋል።**
- **<u>የተሻሻለ ትስስር</u>: ከAlewife MBTA የህዝብ ፈጣን ትራንዚት እና የአውቶቡስ ጣቢያ ጋር ቅርበት ያለው የህዝብ ትራንስፖርት ተደራሽነትን ማሻሻል፣ ይህም በትራንዚት ላይ ያተኮረ ልማትን ማበረታታት እና በመኪና ላይ ያለውን ጥገኝነት መቀነስ።**
- **<u>በህዝብ በቀላሉ ተደራሽ የሆኑ አረንጓዴ ቦታዎች</u>: ከFresh Pond፣ Blair Pond እና Alewife Brook Reservation ጋር ግንኙነት ያላቸው አዳዲስ መናፈሻዎች፣ ፕላዛዎች እና የመዝናኛ ቦታዎች በካምብሪጅ ውስጥ ያለውን አረንጓዴ አውታረ መረብ በማስፋት እና ለአካባቢ ጥበቃ ዘላቂነትን በማጎልበት የነዋሪዎችን እና የጎብኚዎችን የኑሮ ጥራት ማሻሻል።**
- **<u>የስራ ዕድል ፈጠራ</u>: በተለይም በህይወት ሳይንስ ዘርፍ ከፍተኛ ስልጠና እና ልዩ ሙያዎችን ያካተተ አዳዲስ የስራ እድሎችን እና የክልሉን ኢኮኖሚያዊ እድገት ማቅረብ።**
- **<u>ለእግረኞች እና ለብስክሌተኞች ምቹ መሠረተ ልማት</u>: ነባር የብስክሌት አውታረ መረቦችን ለማጠናከር እና ዘላቂ እና ንቁ ትራንስፖርትን ለማበረታታት የተወሰኑ የብስክሌት መንገዶች እና በቂ የብስክሌት ማቆሚያ፣ የእግረኞችን፣ የብስክሌት ነጂዎችን እና የተሽከርካሪዎችን ፍላጎት ለማመጣጠን የታሰቡ መንገዶች። ደህንነትን እና ትስስርን የሚያበረታቱ እና የተወሰኑ የእግረኛ መንገዶች እንዲሁም አማራጭ የትራንስፖርት አማራጮችን ለማበረታታት እና ዘላቂ የአኗኗር ዘይቤን ለመደገፍ የኤሌክትሪክ ተሽከርካሪ መሙያ ጣቢያዎች።**
- **<u>ያልተሟላ አጠቃቀም ያለውን መሬት ማደስ</u>: የኢንዱስትሪ እና የቢሮ ዞኖችን ዘመናዊ መገልገያዎችን ከተፈጥሮ ጋር ወደሚያዋህድ ደማቅ፣ የተቀላቀለ-አጠቃቀም ያለው ዲስትሪክት መለወጥ።**
- **<u>የአካባቢ ጥበቃ</u>: አረንጓዴ መሠረተ ልማትን፣ የዝናብ ውሃ አያያዝን እና የብዝሃ ሕይወት ማሻሻያዎችን ማካተት፣ የአካባቢ ተፅዕኖን መቀነስ እና የአካባቢ ሥነ-ምህዳሮችን መጠበቅ።**
- **<u>የማህበረሰብ ውህደት</u>: የአሌዊፍን፣ የአጎራባች ሰፈሮችን እና የክልል መገልገያዎችን ግንኙነት ማጠናከር፣ የማህበረሰብ ስሜትን ማጎልበት እና አጠቃላይ የከተማ ንድፍን ማሻሻል።**

8. ማህበረሰቡ ፕሮጀክቱን ለመወያየት ስብሰባ እንዴት መጠየቅ እንደሚችል እና ማህበረሰቡ በስብሰባው ላይ የቃል ቋንቋ ትርጉም አገልግሎቶችን እንዴት መጠየቅ እንደሚችል ይግለጹ። ከስራ ሰዓት በኋላ እና የህዝብ ትራንስፖርት በሚቀርቡ ቦታዎች ስብሰባዎችን ጨምሮ ሌሎች ማስተካከያዎችን እንዴት መጠየቅ እንደሚቻል ይግለጹ።

የማህበረሰብ አባላት የሚከተሉትን መጠየቅ ይችላሉ፡

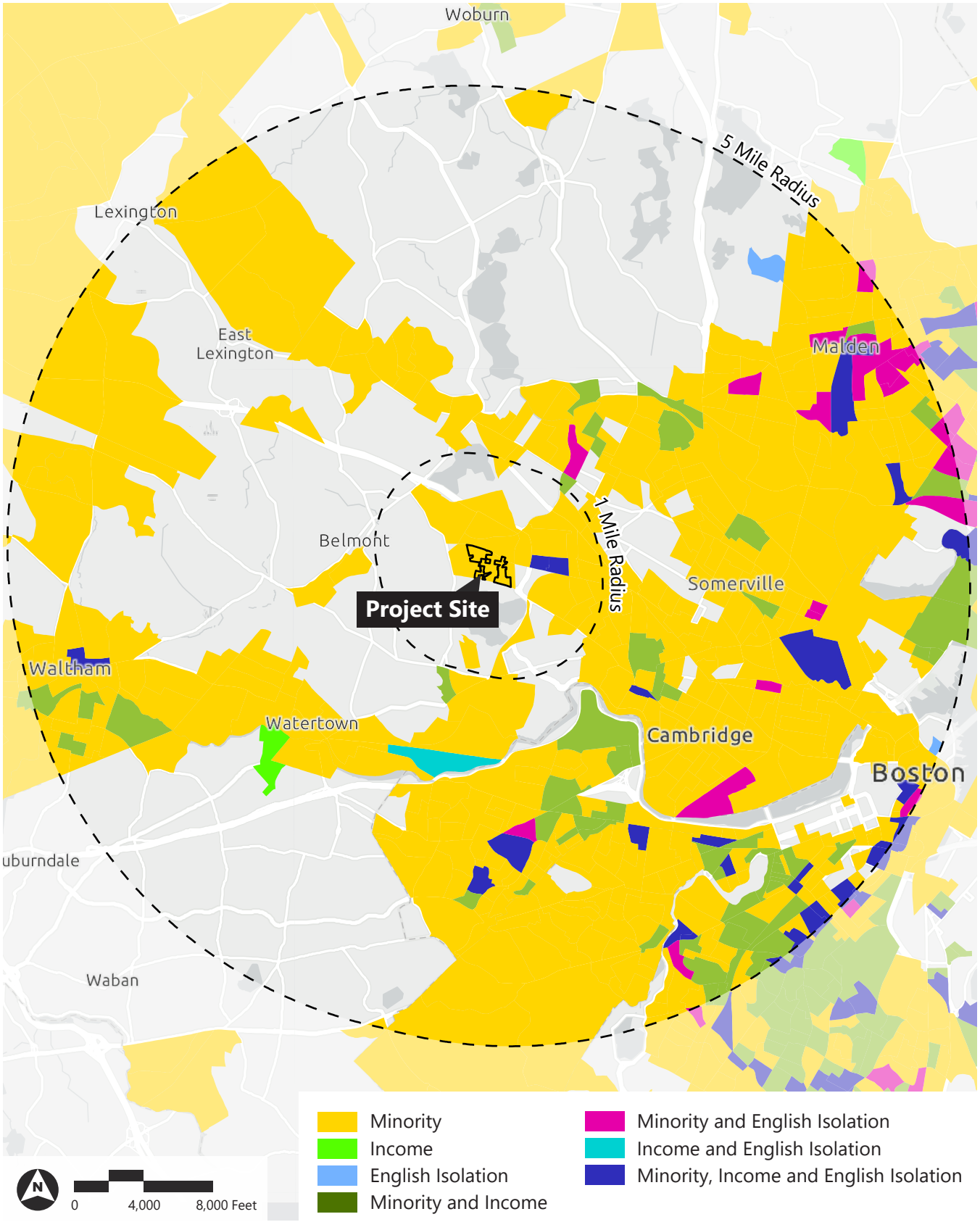
- **ስለ ፕሮጀክቱ ለመወያየት ስብሰባ (ጊዜ፣ ቦታ እና የሚወያዩበት ቅርጸት);**
- **የENF ፋይል የኤሌክትሮኒክ እና/ወይም የህትመት ቅጂዎች; እና/ወይም**
- **በሕዝባዊ ስብሰባዎች የቃል ቋንቋ ትርጉም አገልግሎቶች።**

እባክዎን Lauren DeVoeን በ LDeVoe@vhb.com ወይም 617-607-0091 ያነጋግሩ።

አቅራቢው የፕሮጀክት ዝመናዎችን፣ ለሁሉም የህዝብ ፋይሎች አገናኞችን እንዲሁም የህዝብ ማቅረቢያዎችን የሚያቀርብ የህዝብ ድረ-ገጽ አለው። የዚህ ድረገጽ URL:
https://healthpeakalewife.com/ ነው።

Environmental Justice Populations Map

Healthpeak PUD Master Plan | Cambridge, MA



Source: MassGIS 2020 EJ Populations Updated March 2024
https://www.mass.gov/info-details/massgis-data-2020-environmental-justice-populations

Appendix C: RMAT Tool Output

Climate Resilience Design Standards Tool Project Report

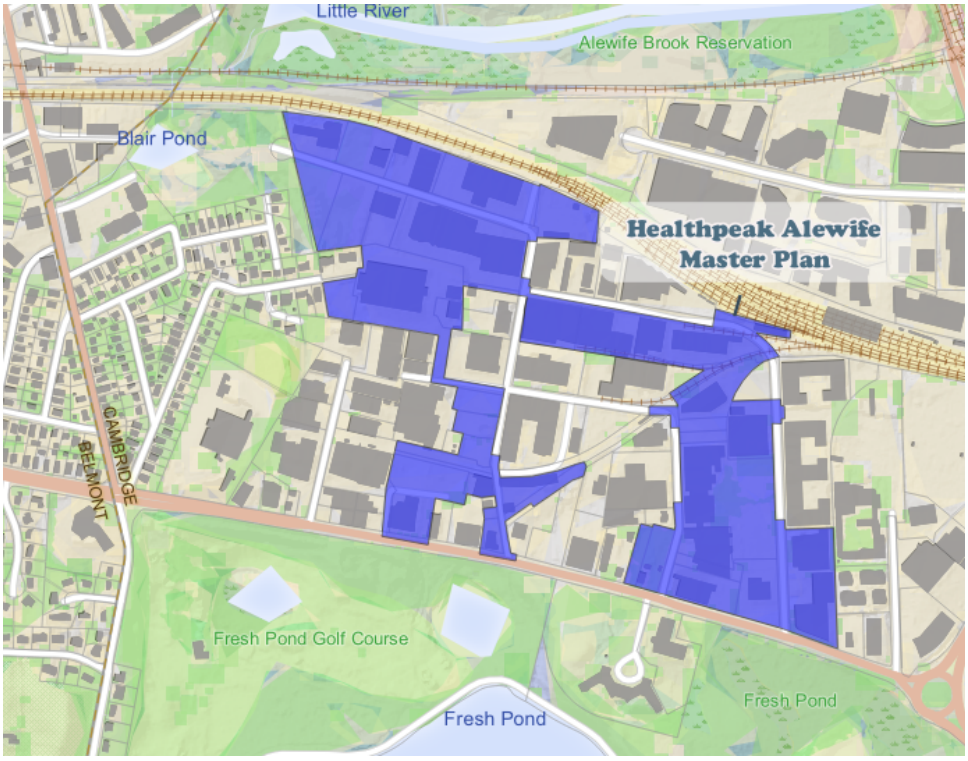
Healthpeak Alewife Master Plan
Date Created: 3/3/2025 1:19:18 PM
Created By: VHB.RMAT.2025
Date Report Generated: 3/14/2025 4:40:20 PM
Tool Version: Version 1.4
Project Contact Information: Rucha Ragalwar, VHB; Michele Niaki, PMA (rragalwar@vhb.com; michelen@pmainc.com)

Project Summary

Link to Project

Estimated Capital Cost: $4500000000.00
End of Useful Life Year: 2077
Project within mapped Environmental Justice neighborhood: Yes

Ecosystem Service Benefits	Scores
Project Score	High
Exposure	**Scores**
Sea Level Rise/Storm Surge Exposure	Moderate
Extreme Precipitation - Stormwater Flooding Exposure	High
Extreme Precipitation - Riverine Flooding Exposure	High
Extreme Heat Exposure	High



Asset Preliminary Climate Risk Rating Summary

Number of Assets: 3

Asset Risk	Sea Level Rise/Storm Surge	Extreme Precipitation - Stormwater Flooding	Extreme Precipitation - Riverine Flooding	Extreme Heat
Laboratory	High Risk	High Risk	High Risk	High Risk
Residential	High Risk	High Risk	High Risk	High Risk
Non-Residential	High Risk	High Risk	High Risk	High Risk

Climate Resilience Design Standards Summary

	Target Planning Horizon	Intermediate Planning Horizon	Percentile	Return Period	Tier
Sea Level Rise/Storm Surge					
Laboratory	2070	2050		200-yr (0.5%)	
Residential	2070	2050		200-yr (0.5%)	
Non-Residential	2070	2050		200-yr (0.5%)	
Extreme Precipitation					
Laboratory	2070			50-yr (2%)	Tier 3
Residential	2070			50-yr (2%)	Tier 3
Non-Residential	2070			50-yr (2%)	Tier 3
Extreme Heat					
Laboratory	2070		90th		Tier 3

Residential	2070	90th	Tier 3
Non-Residential	2070	90th	Tier 3

Scoring Rationale - Project Exposure Score

The purpose of the Exposure Score output is to provide a preliminary assessment of whether the overall project site and subsequent assets are exposed to impacts of natural hazard events and/or future impacts of climate change. For each climate parameter, the Tool will calculate one of the following exposure ratings: Not Exposed, Low Exposure, Moderate Exposure, or High Exposure. The rationale behind the exposure rating is provided below.

Sea Level Rise/Storm Surge

This project received a "Moderate Exposure" because of the following:

- Exposed to the 1% annual coastal flood event as early as 2030
- Located within the 0.1% annual coastal flood event within the project's useful life
- Not located within the predicted mean high water shoreline by 2030

Extreme Precipitation - Stormwater Flooding

This project received a "High Exposure" because of the following:

- Historic flooding at the project site
- Maximum annual daily rainfall exceeds 10 inches within the overall project's useful life
- Existing impervious area of the project site is greater than 50%
- No increase to impervious area

Extreme Precipitation - Riverine Flooding

This project received a "High Exposure" because of the following:

- Part of the project is within a mapped FEMA floodplain, outside of the Massachusetts Coast Flood Risk Model (MC-FRM)
- No historic riverine flooding at project site
- Project is more than 500ft from a waterbody
- Project is not likely susceptible to riverine erosion

Extreme Heat

This project received a "High Exposure" because of the following:

- 30+ days increase in days over 90 deg. F within project's useful life
- Not located within 100 ft of existing water body
- Existing trees are being removed as part of the proposed project
- Existing impervious area of the project site is greater than 50%
- No increase to the impervious area of the project site

Scoring Rationale - Asset Preliminary Climate Risk Rating

A Preliminary Climate Risk Rating is determined for each infrastructure and building asset by considering the overall project Exposure Score and responses to Step 4 questions provided by the user in the Tool. Natural Resource assets do not receive a risk rating. The following factors are what influenced the risk ratings for each asset.

Asset - Laboratory
Primary asset criticality factors influencing risk ratings for this asset:

- Asset may inaccessible/inoperable for more than a day but less than a week after natural hazard event
- Less than 10,000 people would be directly affected by the loss/inoperability of the asset
- Inoperability of the asset would not be expected to result in injuries
- Cost to replace is greater than $100 million
- Spills and/or releases of hazardous materials would be relatively easy to clean up

Asset - Residential
Primary asset criticality factors influencing risk ratings for this asset:

- Asset may inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event
- Less than 10,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- Some alternative programs and/or services are available to support the community
- Cost to replace is greater than $100 million
- There are no hazardous materials in the asset

Asset - Non-Residential
Primary asset criticality factors influencing risk ratings for this asset:

- Asset can be inaccessible/inoperable more than a week after natural hazard event without consequences
- Less than 10,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- Inoperability of the asset would not be expected to result in injuries
- Cost to replace is greater than $100 million
- There are no hazardous materials in the asset

Project Climate Resilience Design Standards Output

Climate Resilience Design Standards and Guidance are recommended for each asset and climate parameter. The Design Standards for each climate parameter include the following: recommended planning horizon (target and/or intermediate), recommended return period (Sea Level Rise/Storm Surge and Precipitation) or percentile (Heat), and a list of applicable design criteria that are likely to be affected by climate change. Some design criteria have numerical values associated with the recommended return period and planning horizon, while others have tiered methodologies with step-by-step instructions on how to estimate design values given the other recommended design standards.

Asset: Laboratory — Building/Facility

Sea Level Rise/Storm Surge — High Risk

Target Planning Horizon: 2070
Intermediate Planning Horizon: 2050
Return Period: 200-yr (0.5%)

LIMITATIONS: The recommended Climate Resilience Design Standards for the Sea Level Rise / Storm Surge Design Criteria are based on the user drawn polygon and relationships as defined in the Supporting Documents. The projected values provided through the Tool are based on the Massachusetts Coast Flood Risk Model (MC-FRM) outputs as of 9/13/2021, which included GIS-based data for three planning horizons (2030, 2050, 2070) and six return periods (0.1%, 0.2%, 0.5%, 1%, 2%, 5%). These values are projections based on assumptions as defined in the model and the LiDAR used at the time. For additional information on the MC-FRM, review the additional resources provided on the Start Here page.

The projected values, Standards, and Guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Projected Tidal Datums: APPLICABLE
Note: The site is exposed to Sea Level Rise/Storm Surge, but projected Tidal Datums are not available within the site. Additional site-specific analyses are recommended to identify projected Tidal Datums for the recommended planning horizon. Consult a professional coastal engineer or modeler to estimate projected Tidal Datums based on the recommended Standards and additional outputs provided through this Tool.

Projected Water Surface Elevation: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(ft - NAVD88)		
Laboratory	2050	0.5% (200-Year)	11.1	10.8	11.1
	2070		12.1	12.1	12.1

Projected Wave Action Water Elevation: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(ft - NAVD88)		
Laboratory	2050	0.5% (200-Year)	13.7	10.8	12.3
	2070		14.7	12.1	13.5

Projected Wave Heights: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(Feet)		
Laboratory	2050	0.5% (200-Year)	3.5	0.0	1.6
	2070		3.5	0.0	1.8

Projected Duration of Flooding: APPLICABLE
Methodology to Estimate Projected Values

Projected Design Flood Velocity: APPLICABLE
Methodology to Estimate Projected Values

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation — High Risk

Target Planning Horizon: 2070
Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Laboratory	2070	50-Year (2%)	9.8	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: APPLICABLE
Methodology to Estimate Projected Values : Tier 3

Extreme Heat — High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

LIMITATIONS: The recommended standards are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Applicable Design Criteria

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Annual Average Temperature [°F]	Projected Summer Average Temperature [°F]	Projected Winter Average Temperature [°F]
Laboratory	2070	90th	61.20	80.40	41.41

LIMITATIONS: The recommended Standards for Projected Average Annual/Summer/Winter Temperature are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Days with Max Temp >95°F (days)	Projected Days with Max Temp >90°F (days)	Projected Days with Max Temp <32°F (days)
Laboratory	2070	90th	31	67	50

LIMITATIONS: The recommended Standards for ProjectedÂ Days per Year with Max Temp >95Â°F, >90Â°F, <32Â°F are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Number of Heat Waves Per Year (events)	Projected Average Heat Wave Duration (days)
Laboratory	2070	90th	1	4

LIMITATIONS: The recommended Standards for ProjectedÂ Number of Heat Waves Per Year and Average Heat Wave DurationÂ are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Cooling Degree Days (base = 65°) (degree days)	Projected Heating Degree Days (base = 65°) (degree days)
Laboratory	2070	90th	2045	3437

LIMITATIONS: The recommended Standards for ProjectedÂ Cooling Degree Days and Heating Degree DaysÂ are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Heat Index: APPLICABLE
Methodology to Estimate Projected Values : Tier 3

Asset: Residential — Building/Facility

Sea Level Rise/Storm Surge — High Risk

Target Planning Horizon: 2070
Intermediate Planning Horizon: 2050
Return Period: 200-yr (0.5%)

LIMITATIONS: The recommended Climate Resilience Design Standards for the Sea Level Rise / Storm Surge Design Criteria are based on the user drawn polygon and relationships as defined in the Supporting Documents. The projected values provided through the Tool are based on the Massachusetts Coast Flood Risk Model (MC-FRM) outputs as of 9/13/2021, which included GIS-based data for three planning horizons (2030, 2050, 2070) and six return periods (0.1%, 0.2%, 0.5%, 1%, 2%, 5%). These values are projections based on assumptions as defined in the model and the LiDAR used at the time. For additional information on the MC-FRM, review the additional resources provided on the Start Here page.

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Applicable Design Criteria

Projected Tidal Datums: APPLICABLE
Note: The site is exposed to Sea Level Rise/Storm Surge, but projected Tidal Datums are not available within the site. Additional site-specific analyses are recommended to identify projected Tidal Datums for the recommended planning horizon. Consult a professional coastal engineer or modeler to estimate projected Tidal Datums based on the recommended Standards and additional outputs provided through this Tool.

Projected Water Surface Elevation: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(ft - NAVD88)		
Residential	2050	0.5% (200-Year)	11.1	10.8	11.1
	2070		12.1	12.1	12.1

Projected Wave Action Water Elevation: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(ft - NAVD88)		
Residential	2050	0.5% (200-Year)	13.7	10.8	12.3
	2070		14.7	12.1	13.5

Projected Wave Heights: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(Feet)		
Residential	2050	0.5% (200-Year)	3.5	0.0	1.6
	2070		3.5	0.0	1.8

Projected Duration of Flooding: APPLICABLE
Methodology to Estimate Projected Values

Projected Design Flood Velocity: APPLICABLE
Methodology to Estimate Projected Values

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation High Risk

Target Planning Horizon: 2070
Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Residential	2070	50-Year (2%)	9.8	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: APPLICABLE
Methodology to Estimate Projected Values : Tier 3

Extreme Heat High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

LIMITATIONS: The recommended standards are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Applicable Design Criteria

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Annual Average Temperature [°F]	Projected Summer Average Temperature [°F]	Projected Winter Average Temperature [°F]
Residential	2070	90th	61.20	80.40	41.41

LIMITATIONS: The recommended Standards for Projected Average Annual/Summer/Winter Temperature are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Days with Max Temp >95°F (days)	Projected Days with Max Temp >90°F (days)	Projected Days with Max Temp <32°F (days)
Residential	2070	90th	31	67	50

LIMITATIONS: The recommended Standards for ProjectedÂ Days per Year with Max Temp >95Â°F, >90Â°F, <32Â°F are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Number of Heat Waves Per Year (events)	Projected Average Heat Wave Duration (days)
Residential	2070	90th	1	4

LIMITATIONS: The recommended Standards for ProjectedÂ Number of Heat Waves Per Year and Average Heat Wave DurationÂ are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Cooling Degree Days (base = 65°) (degree days)	Projected Heating Degree Days (base = 65°) (degree days)
Residential	2070	90th	2045	3437

LIMITATIONS: The recommended Standards for ProjectedÂ Cooling Degree Days and Heating Degree DaysÂ are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Heat Index: APPLICABLE
Methodology to Estimate Projected Values : Tier 3

Asset: Non-Residential — Building/Facility

Sea Level Rise/Storm Surge — High Risk

Target Planning Horizon: 2070
Intermediate Planning Horizon: 2050
Return Period: 200-yr (0.5%)

LIMITATIONS: The recommended Climate Resilience Design Standards for the Sea Level Rise / Storm Surge Design Criteria are based on the user drawn polygon and relationships as defined in the Supporting Documents. The projected values provided through the Tool are based on the Massachusetts Coast Flood Risk Model (MC-FRM) outputs as of 9/13/2021, which included GIS-based data for three planning horizons (2030, 2050, 2070) and six return periods (0.1%, 0.2%, 0.5%, 1%, 2%, 5%). These values are projections based on assumptions as defined in the model and the LiDAR used at the time. For additional information on the MC-FRM, review the additional resources provided on the Start Here page.

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Applicable Design Criteria

Projected Tidal Datums: APPLICABLE
Note: The site is exposed to Sea Level Rise/Storm Surge, but projected Tidal Datums are not available within the site. Additional site-specific analyses are recommended to identify projected Tidal Datums for the recommended planning horizon. Consult a professional coastal engineer or modeler to estimate projected Tidal Datums based on the recommended Standards and additional outputs provided through this Tool.

Projected Water Surface Elevation: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(ft - NAVD88)		
Non-Residential	2050	0.5% (200-Year)	11.1	10.8	11.1
	2070		12.1	12.1	12.1

Projected Wave Action Water Elevation: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(ft - NAVD88)		
Non-Residential	2050	0.5% (200-Year)	13.7	10.8	12.3
	2070		14.7	12.1	13.5

Projected Wave Heights: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period	Max	Min	Area Weighted Average
			(Feet)		
Non-Residential	2050	0.5% (200-Year)	3.5	0.0	1.6
	2070		3.5	0.0	1.8

Projected Duration of Flooding: APPLICABLE

Methodology to Estimate Projected Values

Projected Design Flood Velocity: APPLICABLE
Methodology to Estimate Projected Values

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation High Risk

Target Planning Horizon: 2070
Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Non-Residential	2070	50-Year (2%)	9.8	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: APPLICABLE
Methodology to Estimate Projected Values : Tier 3

Extreme Heat High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

LIMITATIONS: The recommended standards are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Applicable Design Criteria

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Annual Average Temperature [°F]	Projected Summer Average Temperature [°F]	Projected Winter Average Temperature [°F]
Non-Residential	2070	90th	61.20	80.40	41.41

LIMITATIONS: The recommended Standards for Projected Average Annual/Summer/Winter Temperature are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Days with Max Temp >95°F (days)	Projected Days with Max Temp >90°F (days)	Projected Days with Max Temp <32°F (days)
Non-Residential	2070	90th	31	67	50

LIMITATIONS: The recommended Standards for ProjectedÂ Days per Year with Max Temp >95Â°F, >90Â°F, <32Â°F are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Number of Heat Waves Per Year (events)	Projected Average Heat Wave Duration (days)
Non-Residential	2070	90th	1	4

LIMITATIONS: The recommended Standards for ProjectedÂ Number of Heat Waves Per Year and Average Heat Wave DurationÂ are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Cooling Degree Days (base = 65°) (degree days)	Projected Heating Degree Days (base = 65°) (degree days)
Non-Residential	2070	90th	2045	3437

LIMITATIONS: The recommended Standards for ProjectedÂ Cooling Degree Days and Heating Degree DaysÂ are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the Climate Projections Dashboard.

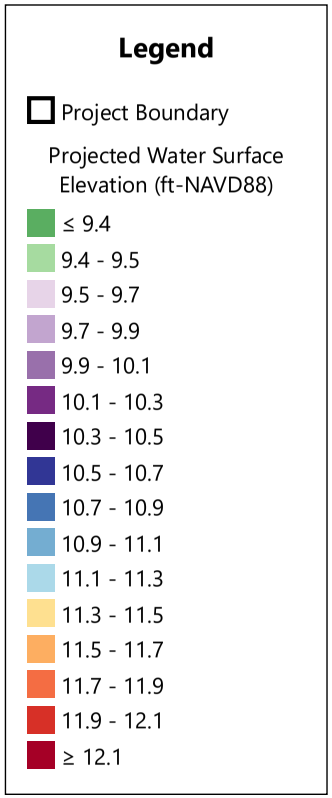
Projected Heat Index: APPLICABLE
Methodology to Estimate Projected Values : Tier 3

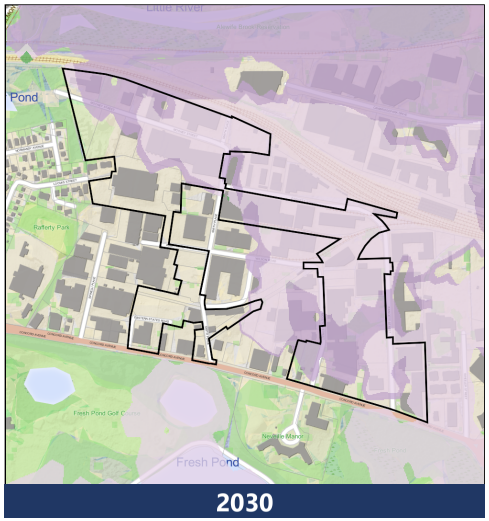
Sea Level Rise/Storm Surge Project Maps

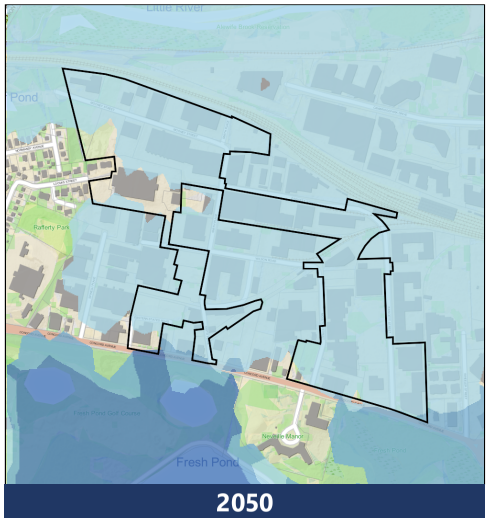
The following three maps illustrate the Projected Water Surface Elevation for the 2030, 2050, and 2070 planning horizons corresponding to the lowest return period (largest design storm) recommended across the assets identified for this project in the Tool. For projects that only have Natural Resource assets, the maps will show the Projected Water Surface Elevations corresponding to the 5% (20-year) return period. Refer to the Climate Resilience Design Standards Output - Sea Level Rise/Storm Surge Section for additional values associated with other assets. The maps include the project area as drawn by the user with a 0.1 mile minimum buffer, but do not reflect the location of specific assets on the site.

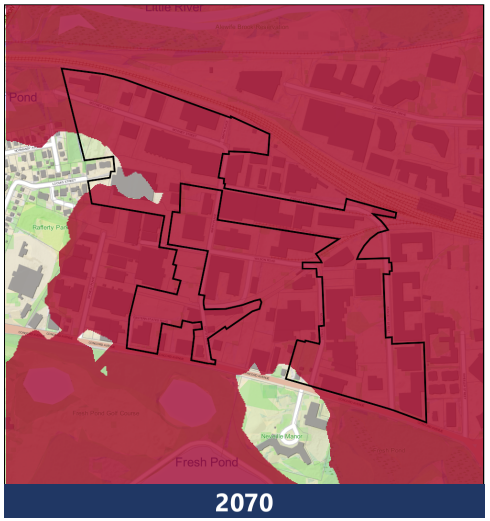
LIMITATIONS: The recommended Climate Resilience Design Standards for the Sea Level Rise / Storm Surge Design Criteria are based on the user drawn polygon and relationships as defined in the Supporting Documents. The projected values and maps provided through the Tool are based on the Massachusetts Coast Flood Risk Model (MC-FRM) outputs as of 9/13/2021, which included GIS-based data for three planning horizons (2030, 2050, 2070) and six return periods (0.1%, 0.2%, 0.5%, 1%, 2%, 5%). These values are projections based on assumptions as defined in the model and the LiDAR used at the time. For additional information on the MC-FRM, review the additional resources provided on the Start Here page.

The projected values, maps, Standards, and Guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.









Climate Resilience Design Standards Tool:
Sea Level Rise/Storm Surge Design Criteria
Projected Water Surface Elevation Map: 0.5% (200-yr)

Project Name: Healthpeak Alewife Master Plan
Location (Town): Cambridge

0.1 0.25 0.5 Miles

Created by: VHB.RMAT.2025
Date Created: 3/3/2025
Tool Version: 1.4

N

Asset Name	Planning Horizon	Return Period	Max	Min	Area Weighted Average (ft-NAVD88)
Laboratory, Residential, Non-Residential	2030	0.5% (200-yr)	9.8	9.4	9.6
	2050	0.5% (200-yr)	11.1	10.8	11.1
	2070	0.5% (200-yr)	12.1	12.1	12.1

Climate Resilience Design Standards Tool:
Sea Level Rise/Storm Surge Design Criteria
Projected Water Surface Elevation Map: 2030, 0.5% (200-yr)

Project Name: Healthpeak Alewife Master Plan
Location (Town): Cambridge

0.025 0.05 0.1 Miles

Created by: VHB.RMAT.2025
Date Created: 3/3/2025
Tool Version: 1.4

N

Asset Name	Planning Horizon	Return Period	Max	Min	Area Weighted Average (ft-NAVD88)
Laboratory, Residential, Non-Residential	2030	0.5% (200-yr)	9.8	9.4	9.6

Climate Resilience Design Standards Tool:
Sea Level Rise/Storm Surge Design Criteria
Projected Water Surface Elevation Map: 2050, 0.5% (200-yr)

Project Name: Healthpeak Alewife Master Plan
Location (Town): Cambridge

0.025 0.05 0.1 Miles

Created by: VHB.RMAT.2025
Date Created: 3/3/2025
Tool Version: 1.4

N

Asset Name	Planning Horizon	Return Period	Max	Min	Area Weighted Average (ft-NAVD88)
Laboratory, Residential, Non-Residential	2050	0.5% (200-yr)	11.1	10.8	11.1

Climate Resilience Design Standards Tool:
Sea Level Rise/Storm Surge Design Criteria
Projected Water Surface Elevation Map: 2070, 0.5% (200-yr)

Project Name: Healthpeak Alewife Master Plan
Location (Town): Cambridge

0.025 0.05 0.1 Miles

Created by: VHB.RMAT.2025
Date Created: 3/3/2025
Tool Version: 1.4

N

Asset Name	Planning Horizon	Return Period	Max	Min	Area Weighted Average (ft-NAVD88)
Laboratory, Residential, Non-Residential	2070	0.5% (200-yr)	12.1	12.1	12.1

Sea Level Rise/Storm Surge Project Maps

The following three maps illustrate the Projected Wave Action Water Elevation for the 2030, 2050, and 2070 planning horizons corresponding to the lowest return period (largest design storm) recommended across the assets identified for this project in the Tool. For projects that only have Natural Resource assets, the maps will show the Projected Wave Action Water Elevations corresponding to the 5% (20-year) return period. Refer to the Climate Resilience Design Standards Output - Sea Level Rise/Storm Surge Section for additional values associated with other assets. The maps include the project area as drawn by the user with a 0.1 mile minimum buffer, but do not reflect the location of specific assets on the site.

LIMITATIONS: The recommended Climate Resilience Design Standards for the Sea Level Rise / Storm Surge Design Criteria are based on the user drawn polygon and relationships as defined in the Supporting Documents. The projected values and maps provided through the Tool are based on the Massachusetts Coast Flood Risk Model (MC-FRM) outputs as of 9/13/2021, which included GIS-based data for three planning horizons (2030, 2050, 2070) and six return periods (0.1%, 0.2%, 0.5%, 1%, 2%, 5%). These values are projections based on assumptions as defined in the model and the LiDAR used at the time. For additional information on the MC-FRM, review the additional resources provided on the Start Here page.

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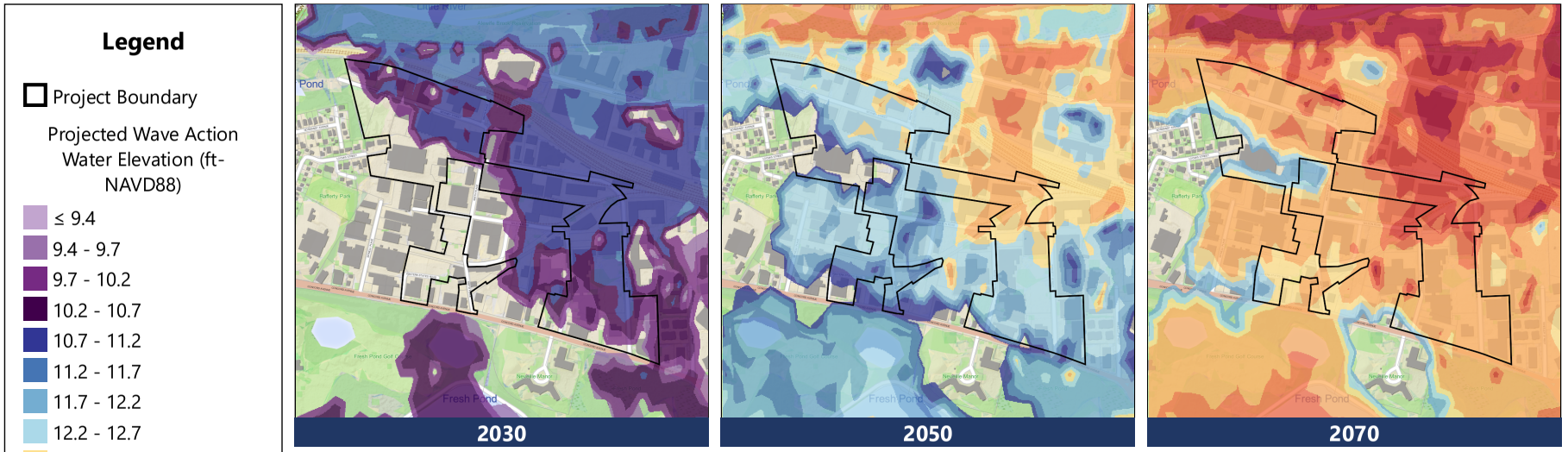


Climate Resilience Design Standards Tool:
Sea Level Rise/Storm Surge Design Criteria
Projected Wave Action Water Elevation Map: 0.5% (200-yr)

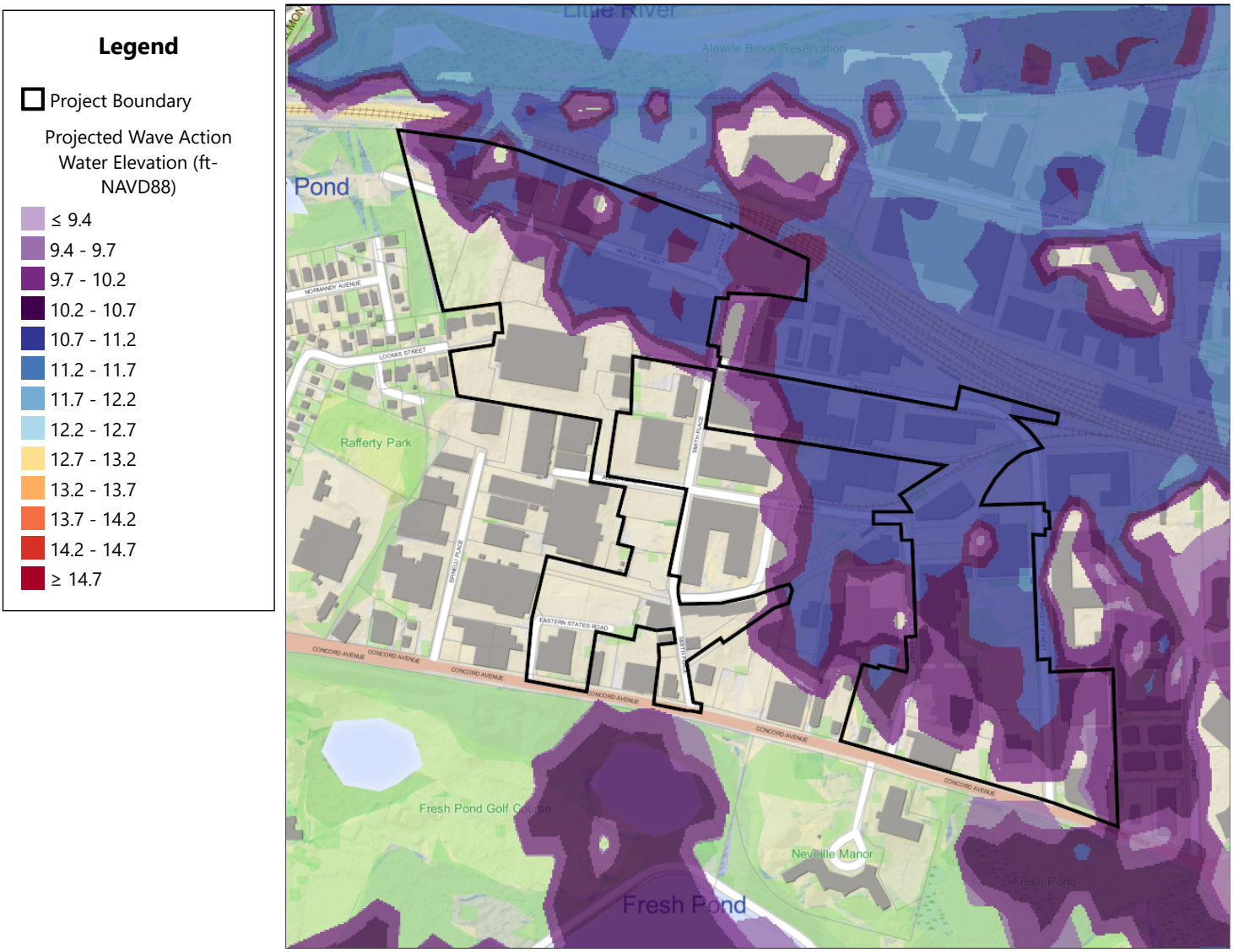
Project Name: Healthpeak Alewife Master Plan
Location (Town): Cambridge

0.1 0.25 0.5 Miles

Created by: VHB.RMAT.2025
Date Created: 3/3/2025
Tool Version: 1.4

N

Asset Name	Planning Horizon	Return Period	Max	Min	Area Weighted Average (ft-NAVD88)
Laboratory, Residential, Non-Residential	2030	0.5% (200-yr)	11.5	9.4	10.6
	2050	0.5% (200-yr)	13.7	10.8	12.3
	2070	0.5% (200-yr)	14.7	12.1	13.5



Climate Resilience Design Standards Tool:
Sea Level Rise/Storm Surge Design Criteria
Projected Wave Action Water Elevation Map: 2030, 0.5% (200-yr)

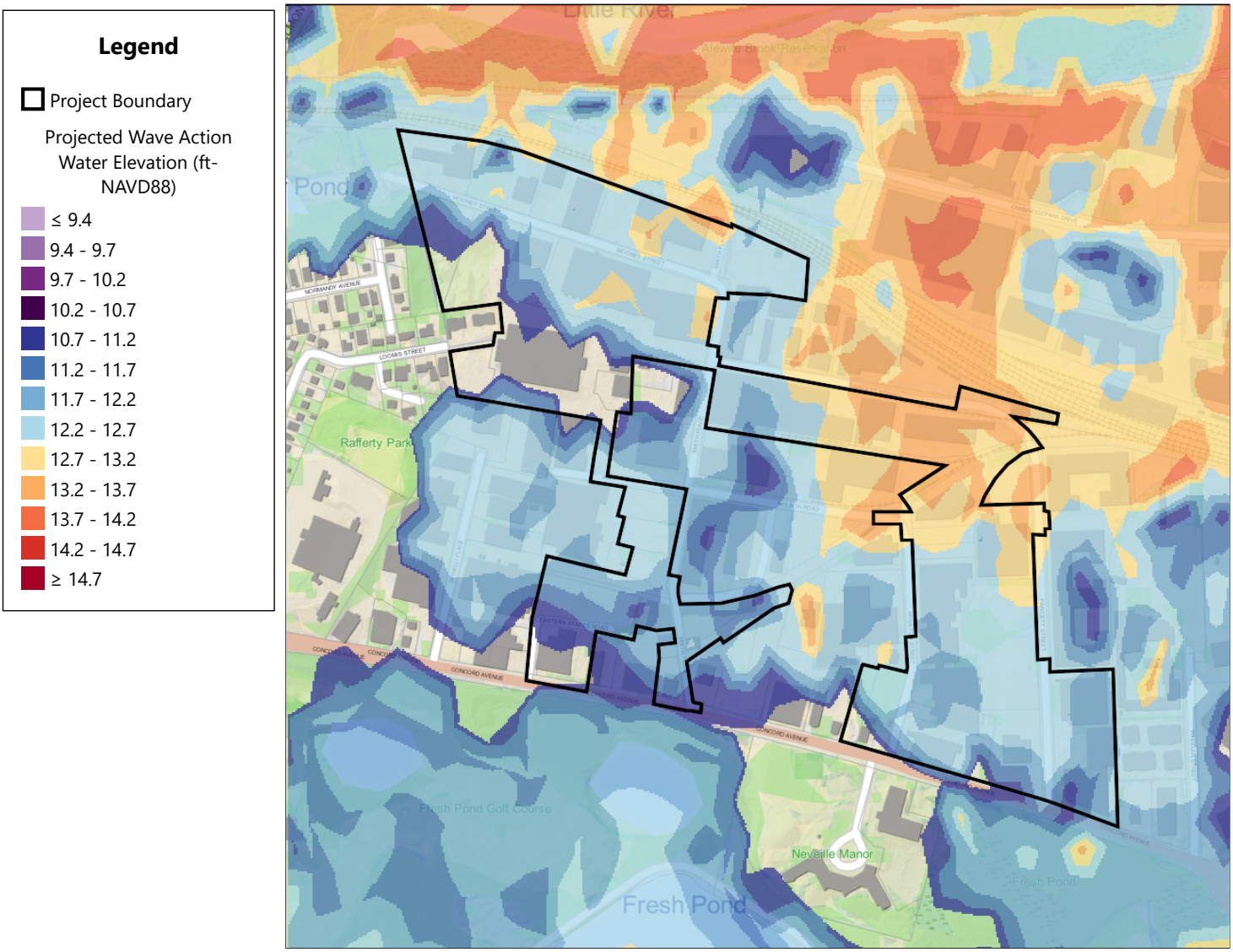
Project Name: Healthpeak Alewife Master Plan
Location (Town): Cambridge

0.025 0.05 0.1 Miles

Created by: VHB.RMAT.2025
Date Created: 3/3/2025
Tool Version: 1.4

N

Asset Name	Planning Horizon	Return Period	Max	Min	Area Weighted Average
			(ft-NAVD88)		
Laboratory, Residential, Non-Residential	2030	0.5% (200-yr)	11.5	9.4	10.6



Climate Resilience Design Standards Tool:
Sea Level Rise/Storm Surge Design Criteria
Projected Wave Action Water Elevation Map: 2050, 0.5% (200-yr)

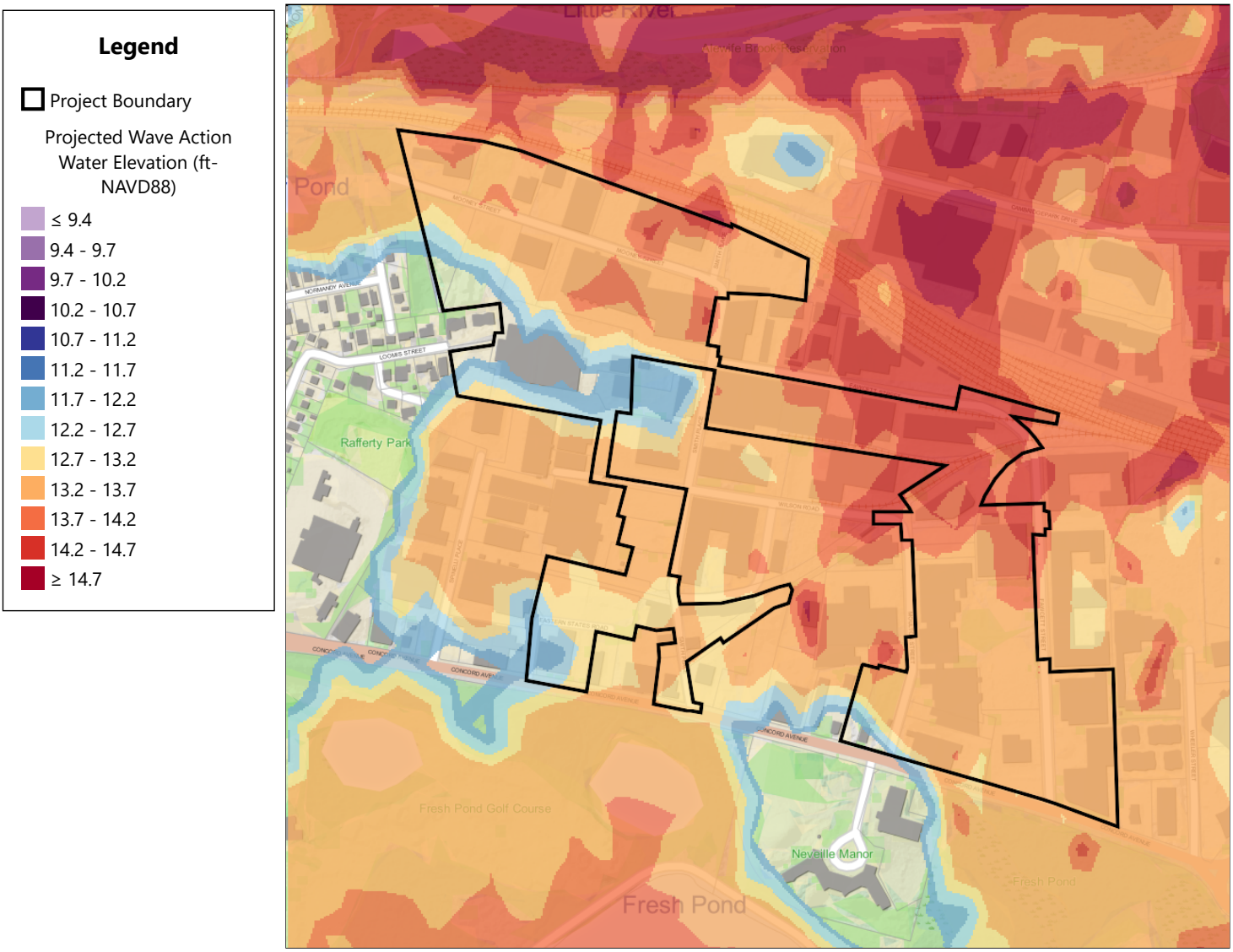
Project Name: Healthpeak Alewife Master Plan
Location (Town): Cambridge

0.025 0.05 0.1 Miles

Created by: VHB.RMAT.2025
Date Created: 3/3/2025
Tool Version: 1.4

N

Asset Name	Planning Horizon	Return Period	Max	Min	Area Weighted Average (ft-NAVD88)
Laboratory, Residential, Non-Residential	2050	0.5% (200-yr)	13.7	10.8	12.3



Climate Resilience Design Standards Tool:
Sea Level Rise/Storm Surge Design Criteria
Projected Wave Action Water Elevation Map: 2070, 0.5% (200-yr)

Project Name: Healthpeak Alewife Master Plan
Location (Town): Cambridge

0.025 0.05 0.1 Miles

Created by: VHB.RMAT.2025
Date Created: 3/3/2025
Tool Version: 1.4

N

Asset Name	Planning Horizon	Return Period	Max	Min	Area Weighted Average (ft-NAVD88)
Laboratory, Residential, Non-Residential	2070	0.5% (200-yr)	14.7	12.1	13.5

Project Inputs

Core Project Information

Name:	Healthpeak Alewife Master Plan
Given the expected useful life of the project, through what year do you estimate the project to last (i.e. before a major reconstruction/renovation)?	2077
Location of Project:	Cambridge
Estimated Capital Cost:	$4,500,000,000
Who is the Submitting Entity?	Private Other Healthpeak OP, LLC Rucha Ragalwar, VHB; Michele Niaki, PMA (rragalwar@vhb.com; michelen@pmainc.com)
Is this project being submitted as part of a state grant application?	No
Which grant program?	
What stage are you in your project lifecycle?	Planning
Is climate resiliency a core objective of this project?	Yes
Is this project being submitted as part of the state capital planning process?	No
Is this project being submitted as part of a regulatory review process or permitting?	Yes
Brief Project Description:	Residential, Commerical, Office/lab, retail and open spaces

Project Ecosystem Service Benefits

Factors Influencing Output

- ✓ Project reduces storm damage
- ✓ Project protects public water supply
- ✓ Project promotes decarbonization
- ✓ Project filters stormwater using green infrastructure
- ✓ Project improves water quality
- ✓ Project protects fisheries, wildlife, and plant habitat
- ✓ Project provides pollinator habitat
- ✓ Project remediates existing sources of pollution
- ✓ Project provides recreation
- ✓ Project provides oxygen production
- ✓ Project improves air quality
- ✓ Project prevents pollution

Factors to Improve Output

- ✓ Incorporate green infrastructure or nature-based solutions that recharge groundwater

Is the primary purpose of this project ecological restoration?

No

Project Benefits

Provides flood protection through nature-based solutions	No
Reduces storm damage	Yes
Recharges groundwater	Maybe
Protects public water supply	Yes
Filters stormwater using green infrastructure	Yes
Improves water quality	Yes
Promotes decarbonization	Yes
Enables carbon sequestration	No
Provides oxygen production	Yes
Improves air quality	Yes
Prevents pollution	Yes
Remediates existing sources of pollution	Yes
Protects fisheries, wildlife, and plant habitat	Yes
Protects land containing shellfish	No
Provides pollinator habitat	Yes
Provides recreation	Yes
Provides cultural resources/education	Yes

Project Climate Hazard Exposure

Is the primary purpose of this project ecological restoration?	No
Does the project site have a history of coastal flooding?	No
Does the project site have a history of flooding during extreme precipitation events (unrelated to water/sewer damages)?	Yes
Does the project site have a history of riverine flooding?	Unsure
Does the project result in a net increase in impervious area of the site?	No
Are existing trees being removed as part of the proposed project?	Yes

Project Assets

Asset: Laboratory
Asset Type: Typically Occupied
Asset Sub-Type: Laboratory
Construction Type: New Construction
Construction Year: 2027
Useful Life: 50
Identify the length of time the asset can be inaccessible/inoperable without significant consequences.
Building may be inaccessible/inoperable for more than a day, but less than a week after natural hazards events without consequences
Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.
Impacts limited to site only
Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.
Less than 10,000 people
Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
The building/facility does not provide services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?
Inoperability of the building/facility would not be expected to result in injuries
If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?
Spills and/or releases of hazardous materials would be relatively easy to clean up
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?
Minor – Inoperability will not likely affect other facilities, assets, or buildings
If this building/facility was damaged beyond repair, how much would it approximately cost to replace?
Greater than or equal to $100 million
Is this a recreational facility which can be vacated during a natural hazard event?
No
If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?
Many alternative programs and/or services are available to support the community
If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?
No impact on surrounding natural resources is expected
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?
Loss of building is not expected to reduce the ability to maintain government services.
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?
No Impact
Asset: Residential
Asset Type: Typically Occupied
Asset Sub-Type: Residential building - Private Housing
Construction Type: New Construction
Construction Year: 2027
Useful Life: 50
Identify the length of time the asset can be inaccessible/inoperable without significant consequences.
Building may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event
Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.
Impacts limited to site only
Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.
Less than 10,000 people
Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
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Inoperability of the building/facility would not be expected to result in injuries
If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?
There are no hazardous materials in the building/facility
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?
Minor – Inoperability will not likely affect other facilities, assets, or buildings
If this building/facility was damaged beyond repair, how much would it approximately cost to replace?
Greater than or equal to $100 million
Is this a recreational facility which can be vacated during a natural hazard event?

No
If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?
Some alternative programs and/or services are available to support the community
If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?
No impact on surrounding natural resources is expected
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?
Loss of building is not expected to reduce the ability to maintain government services.
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?
No Impact
Asset: Non-Residential
Asset Type: Typically Occupied
Asset Sub-Type: Non-residential building (office, commercial, retail)
Construction Type: New Construction
Construction Year: 2027
Useful Life: 50
Identify the length of time the asset can be inaccessible/inoperable without significant consequences.
Building may be inaccessible/inoperable more than a week after natural hazard event without consequences
Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.
Impacts limited to site only
Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.
Less than 10,000 people
Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
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If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?
Inoperability of the building/facility would not be expected to result in injuries
If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?
There are no hazardous materials in the building/facility
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?
Minor – Inoperability will not likely affect other facilities, assets, or buildings
If this building/facility was damaged beyond repair, how much would it approximately cost to replace?
Greater than or equal to $100 million
Is this a recreational facility which can be vacated during a natural hazard event?
No
If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?
Many alternative programs and/or services are available to support the community
If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?
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If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?
Loss of building is not expected to reduce the ability to maintain government services.
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?
No Impact

Report Comments

N/A