

An aerial photograph of a city area, likely Cambridge, showing a mix of residential, commercial, and industrial buildings, green spaces, and a large body of water. The image is used as a background for the title slide.

Healthpeak PUD Master Plan

Cambridge

MEPA Virtual Site Consultation

July 22, 2025

8:00PM – 9:30PM

Meeting Logistics

Part I. Presentation

- › Presentation by the project team followed by a group discussion
- › Please hold your questions until the discussion
- › **This meeting is being recorded**
- › The recording will be made available on the project website: <https://healthpeakalewife.com/>

Part II. Discussion

- › Ask questions by raising your virtual hand OR in writing via the Q&A feature
- › Moderator will invite participants to speak in the order that hands are raised
- › Moderator will move to questions in the Q&A once all speakers have finished, as time allows

Meeting Agenda

- **Project Team Introductions**
- **Project Background & Site Context**
- **Master Plan Overview**
- **State Environmental Review**
- **Next Steps & Discussion**

Introductions | Proponent & Project Team

Healthpeak® | DOC
LISTED
NYSE

ELKUS | MANFREDI

 **ARCADIS**

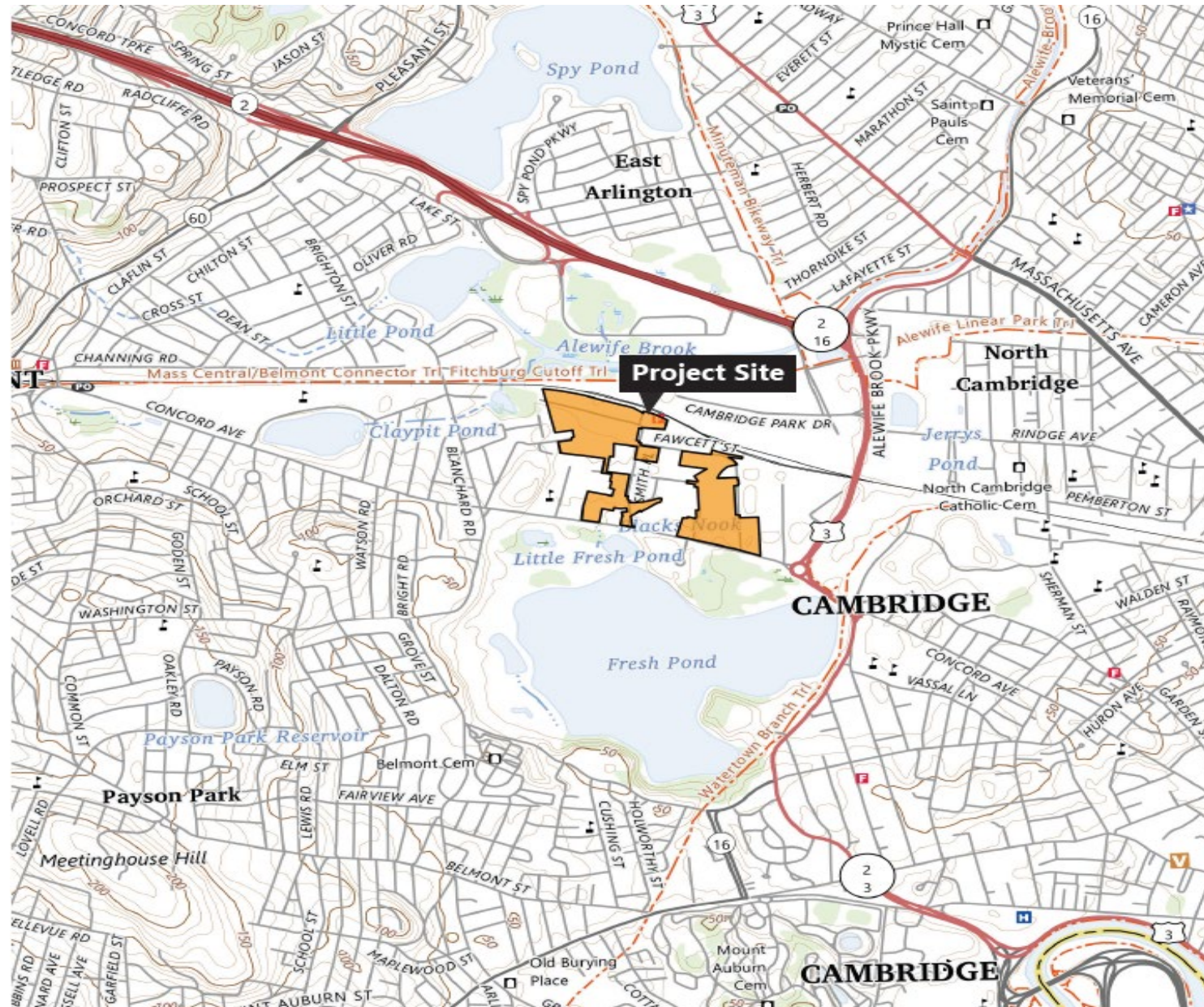
goulston & storrs

G & W
GALLUCCIO & WATSON, LLP



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ALDRICH

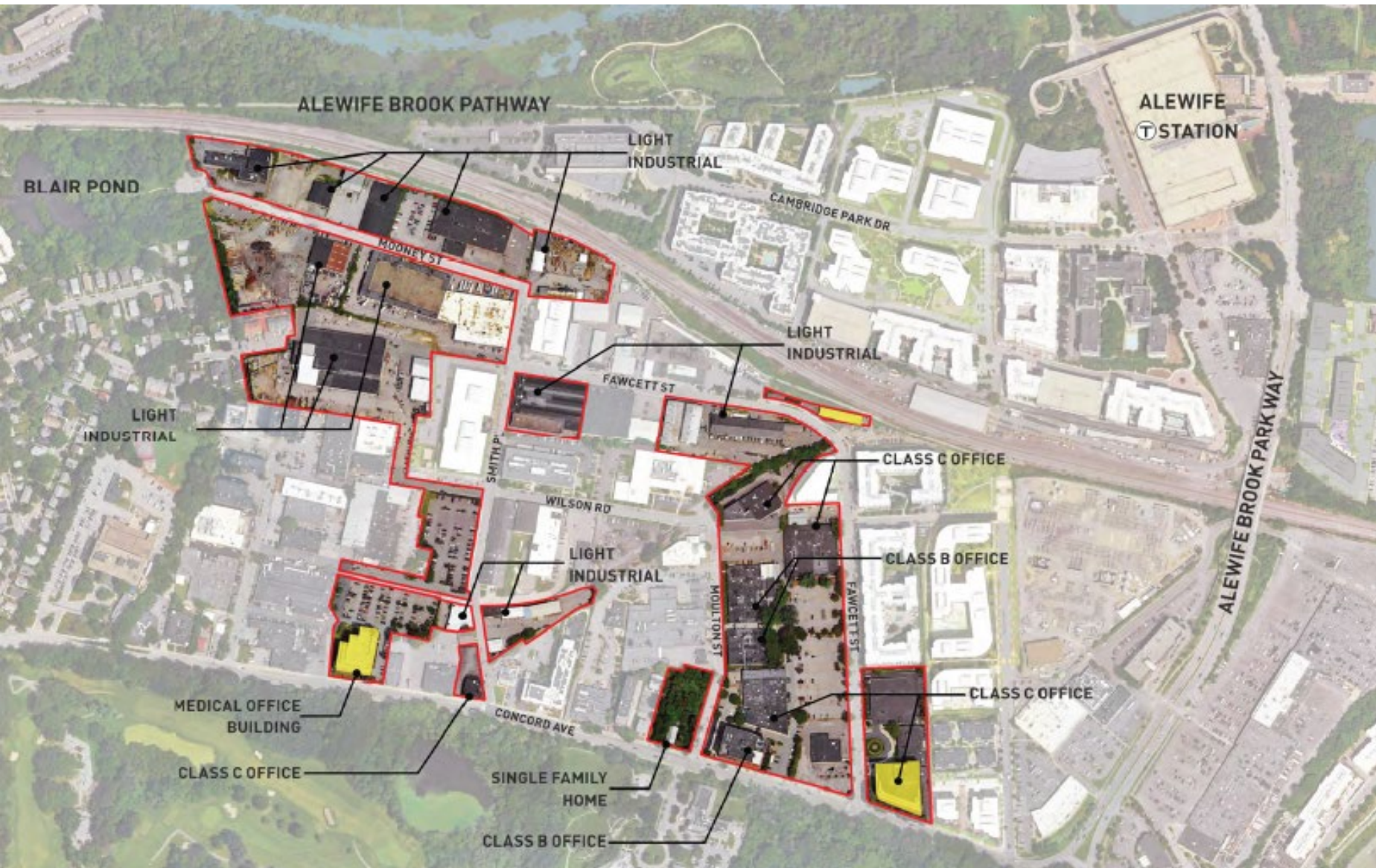
Project Background | Regional Context



Project Background | Site Context

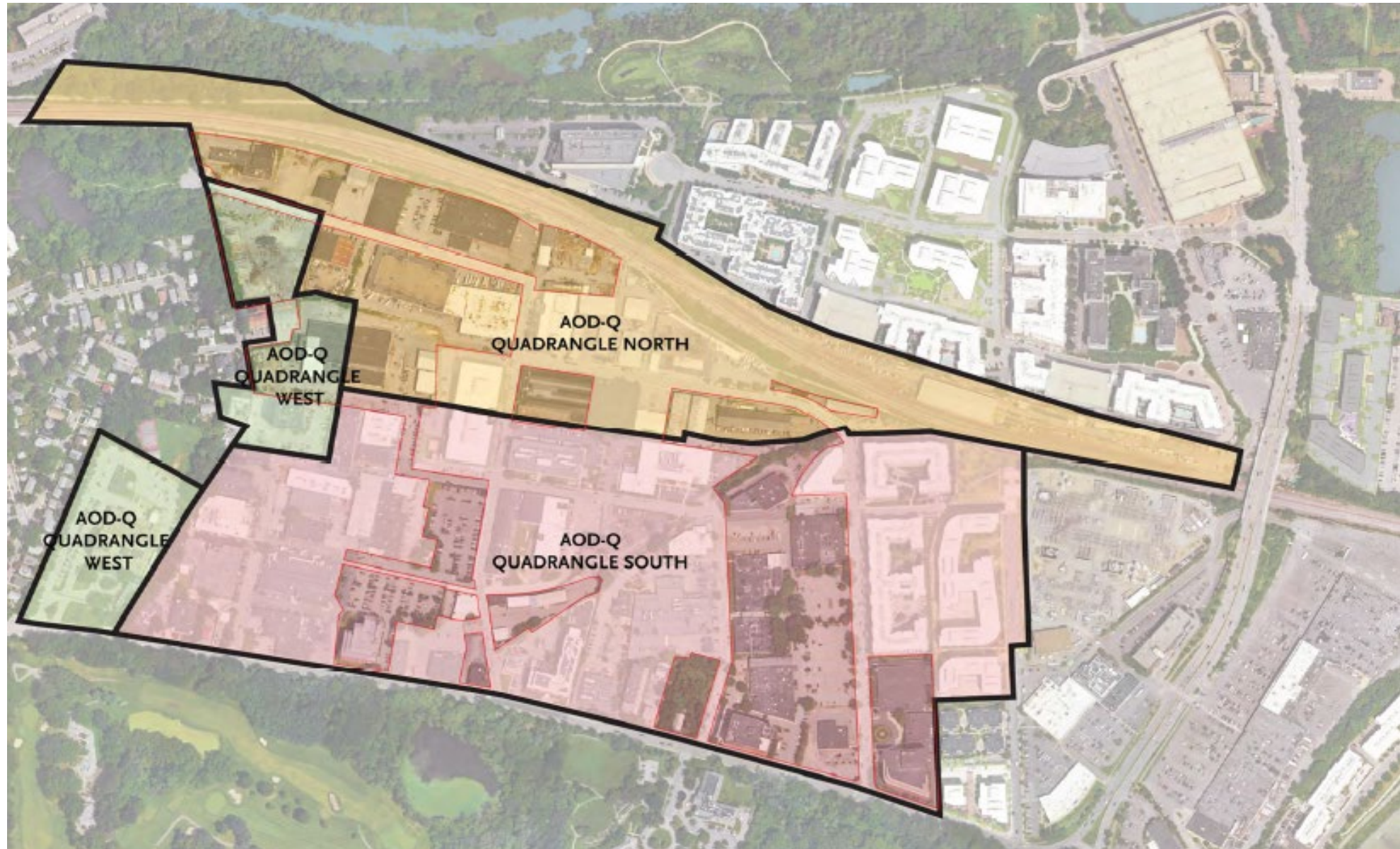


Project Background | Existing Conditions

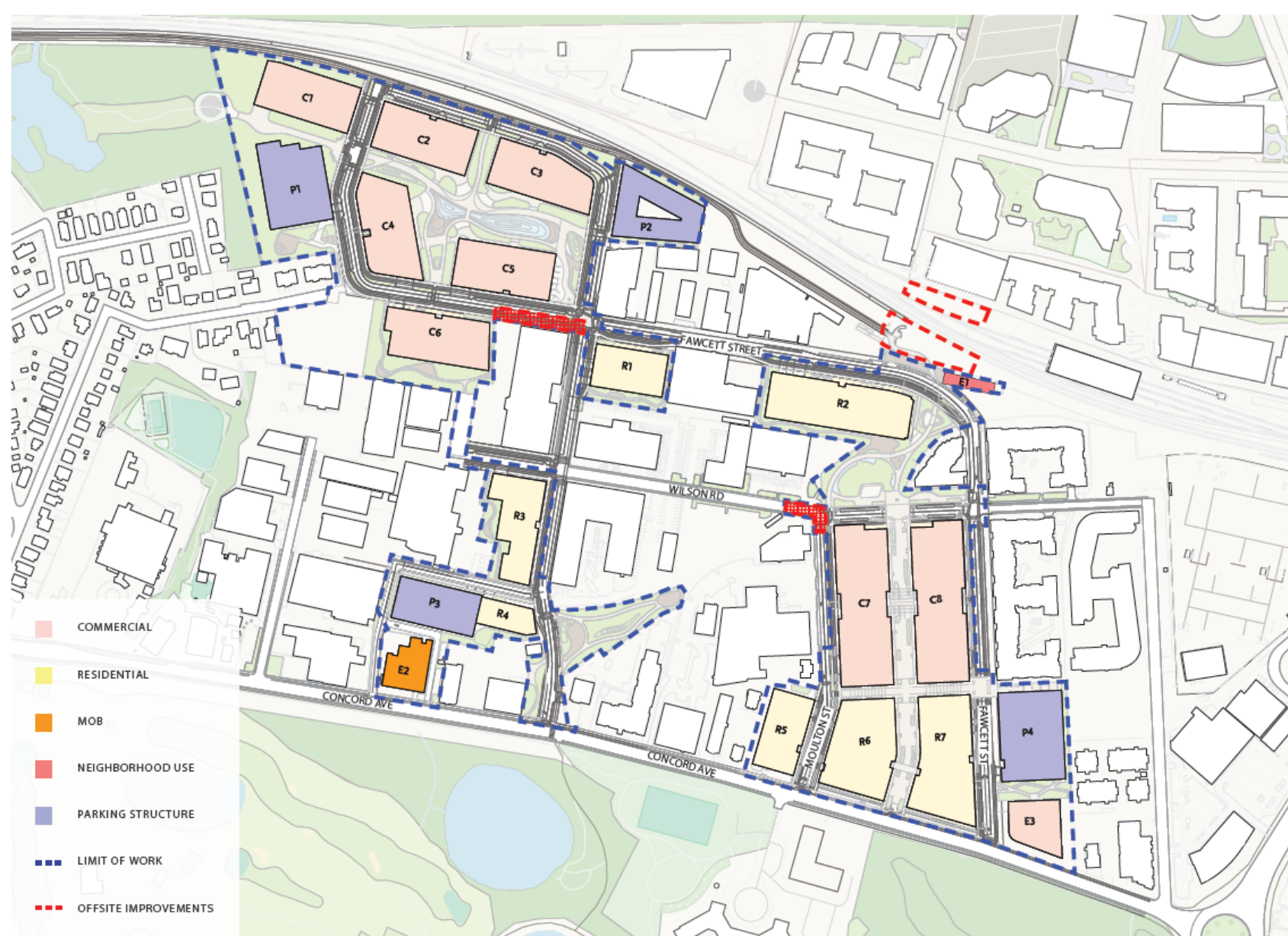


- **Approx. 45.7-acre site in Cambridge**
- **Situated in a developed industrial area**
- **Nearby public open spaces**
- **Easy access to Alewife MBTA Red Line public transit station**

Project Background | Alewife Overlay District Zoning



Master Plan Overview | Project Development Program



Approx. 4.4 million Gross Floor Area (GFA) of mixed-use development, including:

- Technical Office/Lab
- General Office
- Residential
- Retail/Active Use
- Over 4,000 Vehicle Parking Spaces
- Bicycle Parking

Master Plan Overview | Project Benefits

- Increased housing supply, including affordable units
- Revitalization of underutilized land into a vibrant and active mixed-use development
- New publicly-accessible open space
- Enhanced connectivity
- New pedestrian and bike-friendly infrastructure
- Sustainable and resilient design
- Job creation
- Environmental stewardship
- Community integration

State Environmental Review | MEPA Review Jurisdiction

- **State Agency Actions – Permits:**
 - **MBTA:** Access and Construction License; Construction and Permanent Easement
 - **MassDOT:** Construction on Former Railroad Land per Chapter 40, Section 54A; Highway Access Permit (if required)
 - **DCR:** Construction and Access Permit (if required)
 - **MassDEP:** Remedial Action Plan (if required)
 - **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)
- **State Agency Actions – Other:**
 - Land Transfer from the MBTA for a small parcel for access improvements
 - Financial Assistance may be pursued

State Environmental Review | MEPA Review Jurisdiction

- **Review Thresholds:**

- Mandatory EIR (Transportation):

- Generation of 3,000 or more New adt on roadways providing access to a single location
 - Construction of 1,000 or more New parking spaces at a single location

- ENF (Land, Water, and Wastewater, as well as Transportation – *not listed here*):

- Direct alteration of 25 or more acres of land
 - Creation of 5 or more acres of impervious area
 - Expansion in discharge to a sewer system of 100,000 or more gpd of sewage, industrial wastewater, or untreated stormwater
 - New Expansion in withdrawal of 100,000 or more gpd from a water source that requires New construction for the withdrawal (if applicable)

- **Applicable MEPA Policies & Protocols:**

- Environmental Justice Protocols
 - Greenhouse Gas Emissions Policy and Protocol
 - Climate Change Resilience Policy

- **Filing Approach:**

- Mandatory EIR
 - Standard 3-step filing and review process

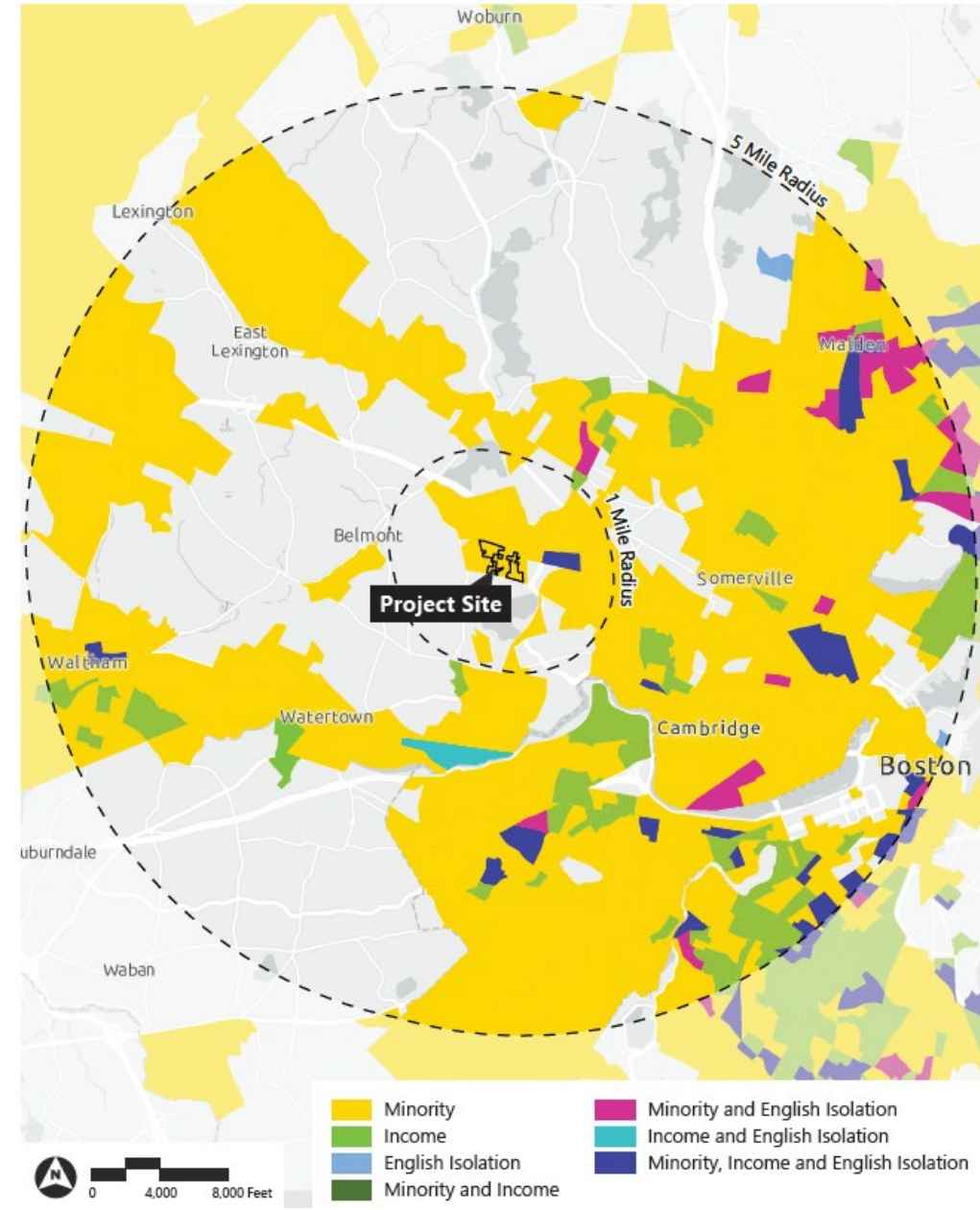
State Environmental Review | ENF Content

- ENF Form
- Project Description
- Alternatives Analysis
- Environmental Justice and Public Health



State Environmental Review | Environmental Justice

- Located within an EJ census tract with a Minority population
- 30 EJ population census tracts are located within a 1-mile radius of the Project Site - the “Designated Geographic Area”:
 - Minority
 - Minority, Income and English Isolation
- **Public Engagement Plan**
 - 45-day advance notice
 - Planned early outreach
 - Continue to engage throughout the local and state review processes



Next Steps

- MEPA remote Site Consultation session held tonight, **July 22 at 8:00PM – 9:30PM**
- MEPA in-person Site Consultation scheduled for tomorrow, **July 23 at 12:00PM – 2:00PM**
 - *Meeting Location:* 68 Moulton Street, Cambridge, MA 02138
- ENF Comments due to MEPA Office by **September 30***
- ENF Certificate with DEIR Scope to be issued on **October 10**
- Subsequent DEIR and FEIR filings for public review and comment (**timing TBD**)

**Extended by ~60 days from 7/29 to allow adequate review time.*

Next Steps | How to Submit Comments on the ENF

- By email at: Eva.Vaughan@mass.gov
- Or the MEPA Public Comments Portal at:
<https://eeaonline.eea.state.ma.us/EEA/PublicComment/Landing/>
- Or in writing to:
Secretary of Energy and Environmental Affairs
Executive Office of Energy and Environmental Affairs (EEA)
Attn: Eva Vaughan, MEPA Office re: EEA No. 16967
100 Cambridge Street, Suite 900
Boston MA 02114

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- An aerial photograph of a campus, likely the University of Wisconsin-Madison, showing North Pond, various academic and administrative buildings, and surrounding greenery. The image is in grayscale and serves as a background for the text.
- For more information about the Project, visit:
<https://healthpeakalewife.com/>

Discussion | Remote Meeting Logistics

- Use the “Raise your hand” button to be unmuted for verbal comments
- Follow prompts to unmute yourself
- Please state your name before sharing your comment; let us know if you are speaking for yourself or for an organization
- Please keep comments or questions brief (~**2-minute limit**), civil, and relevant