

WELCOME

HEALTHPEAK COMMUNITY MEETING

NOVEMBER 12, 2025

Healthpeak® ELKUS | MANFREDI
ARCHITECTS



BLOCK PARTY SUCCESS



AGENDA

	PUD Process	
	Zoning	
	Healthpeak	Rylan Squirrell
Master Planning and Residential Design		Elkus Manfredi Architects
	Open Space	ARCADIS
Neighborhood Uses		Of Place
	Transportation	VHB
	Sustainability	Atelier Ten
	Next Steps	
	Q + A	

PUD PROCESS



ZONING GOALS

Encourage a mix of uses and community benefits.

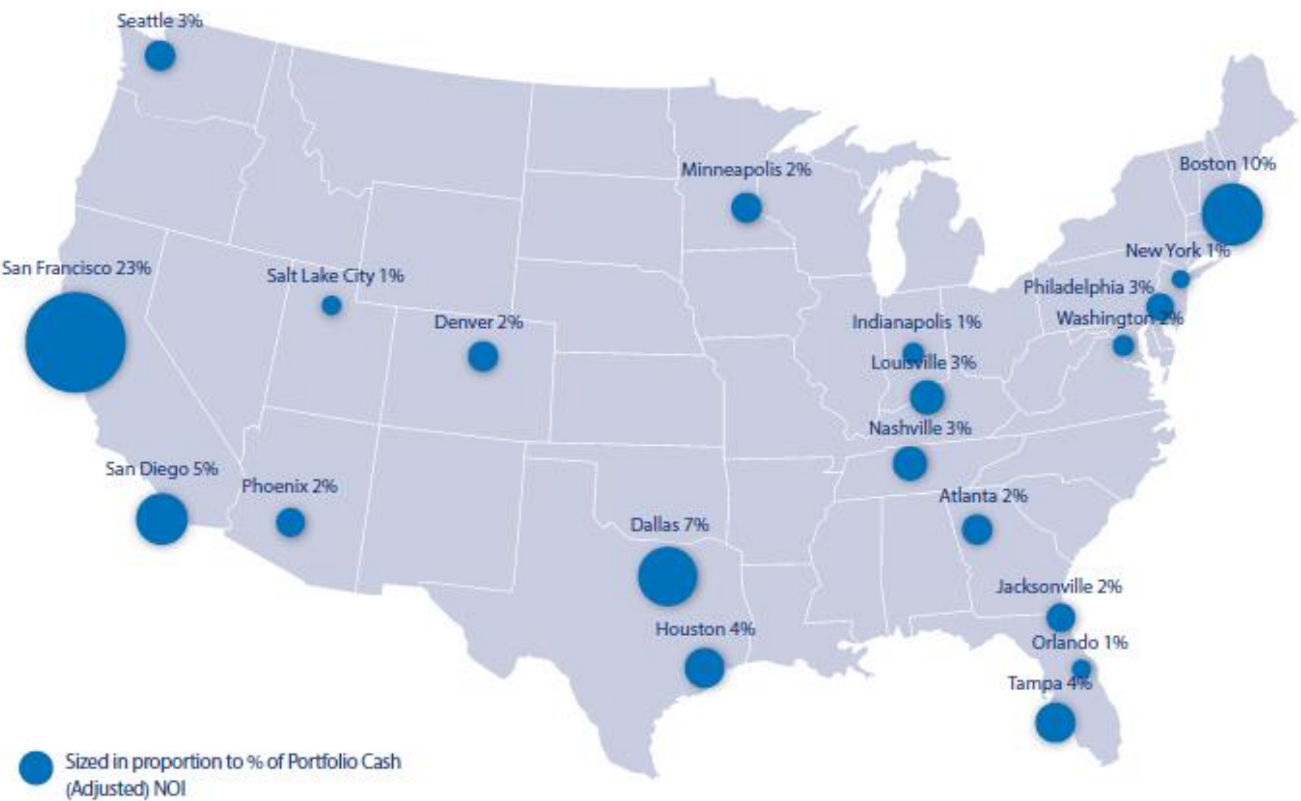
As a condition of Commercial Development, zoning requires:

- Residential Development
- Open Space
- Neighborhood Uses
- Specific Public Infrastructure

HEALTHPEAK PROPERTIES

Healthpeak (NYSE: DOC) is an S&P 500 real estate investment trust that owns, operates, and develops real estate at the intersection of healthcare Discovery and Outpatient Care—“DOC” for short. At DOC, our focus is singular: enabling the people and institutions advancing health to do their best work—whether that’s in an outpatient facility or a cutting-edge research lab.

Our 700+ properties fuel innovation in patient care and research—accelerating scientific discovery, enhancing healthcare delivery, fostering healthier populations, and driving shareholder value. With expertise in the ownership and management of Outpatient Medical and Lab properties, we deliver real estate solutions for professionals and patients where health and well-being thrive.



MASTER PLAN THINKING



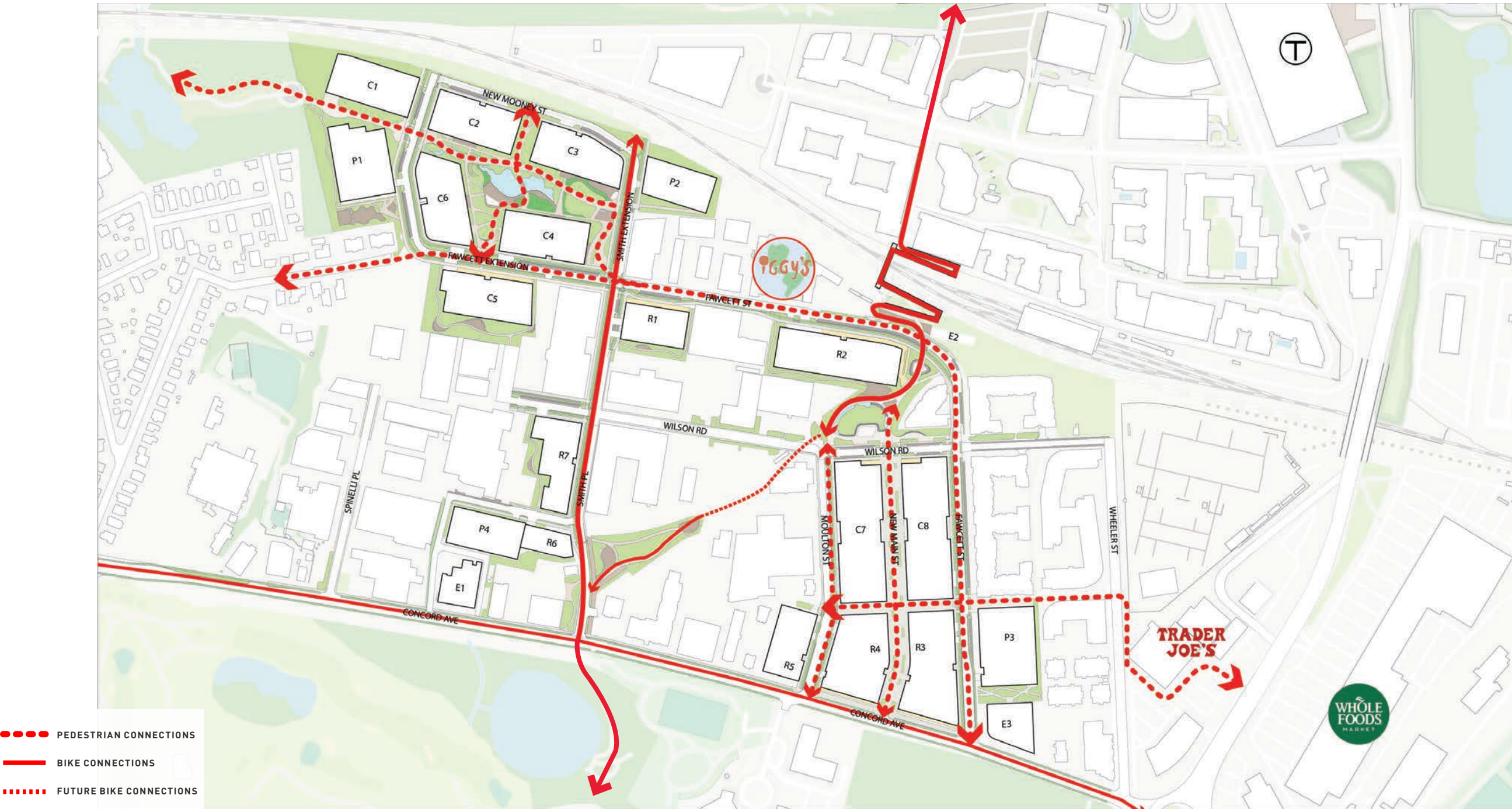
SITE PLAN



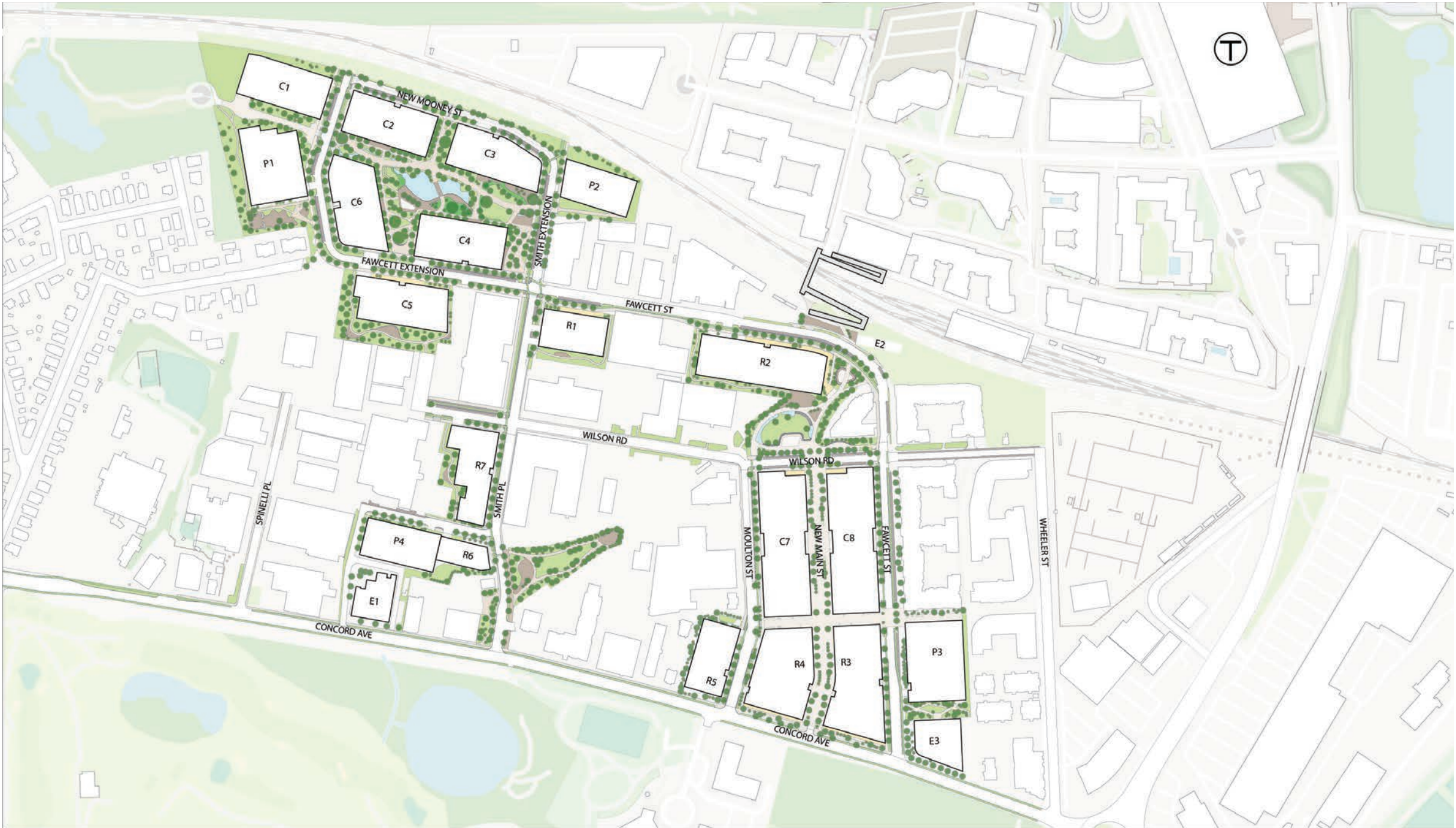
BUILDING HEIGHTS



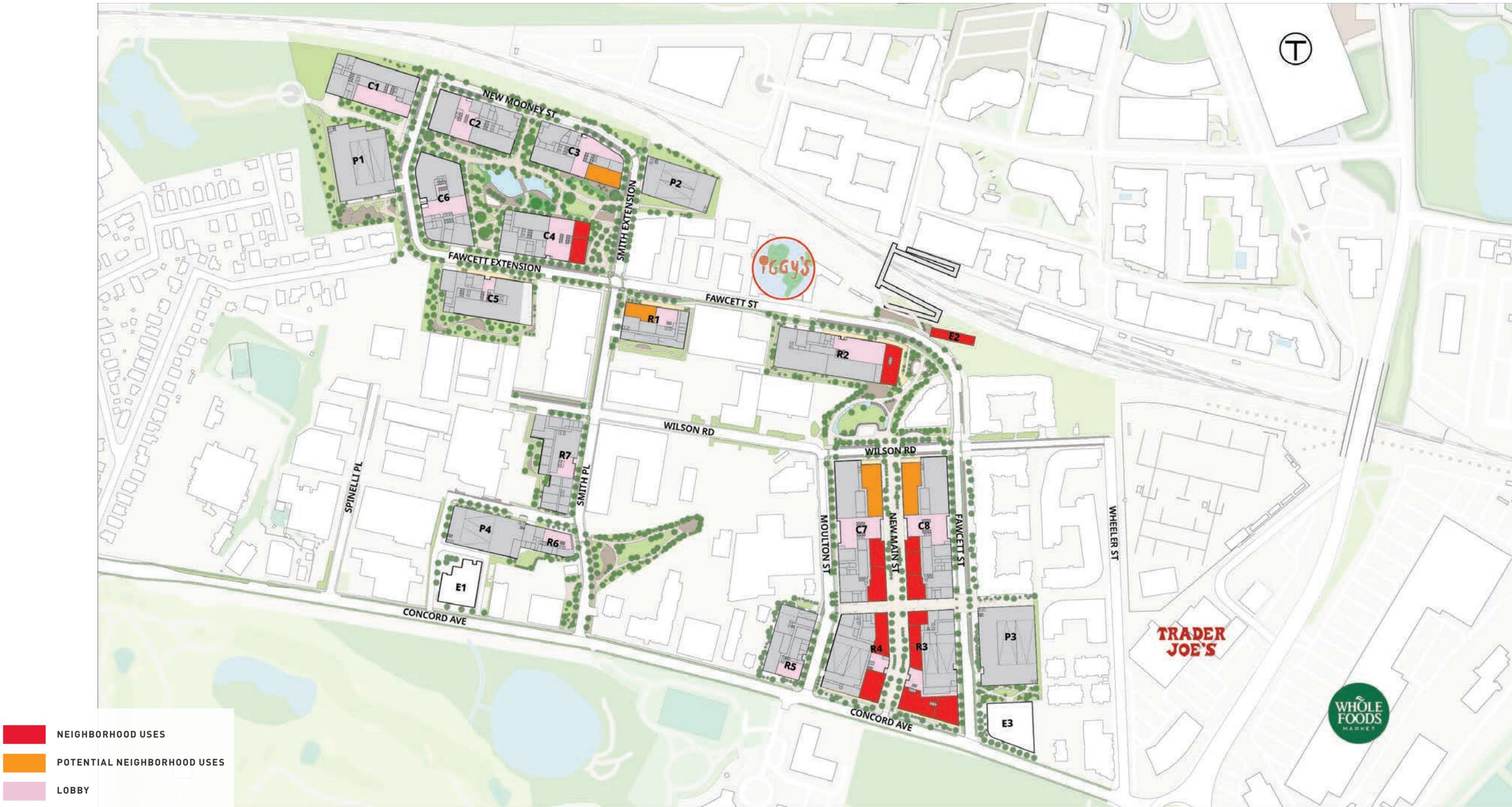
CONNECTION



GREEN SPACE



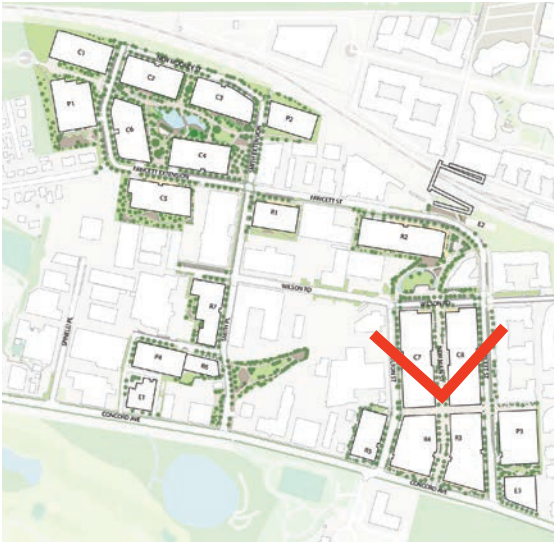
ACTIVE STREET



NEW MAIN STREET



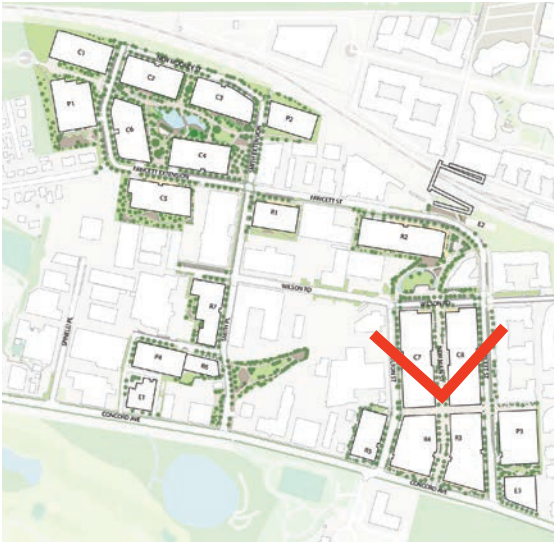
KEY PLAN



NEW MAIN STREET - STREET FAIR



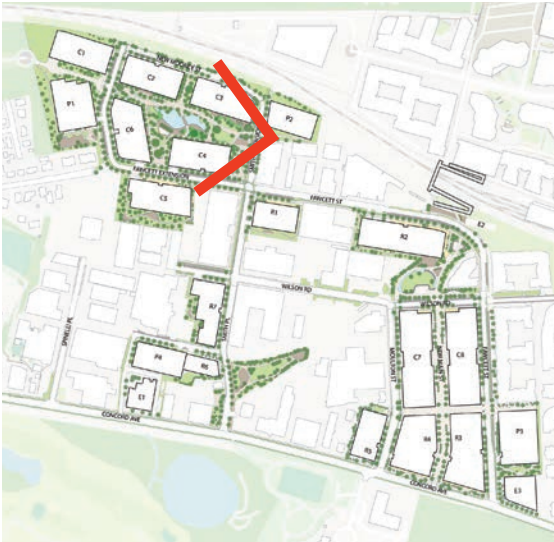
KEY PLAN



SMITH EXTENSION



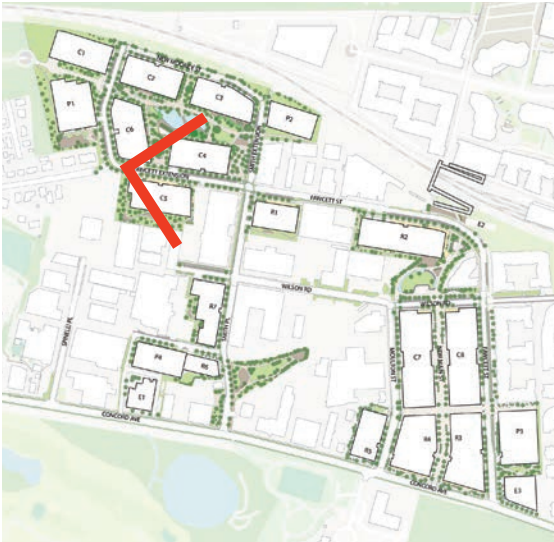
KEY PLAN



FAWCETT EXTENSION



KEY PLAN



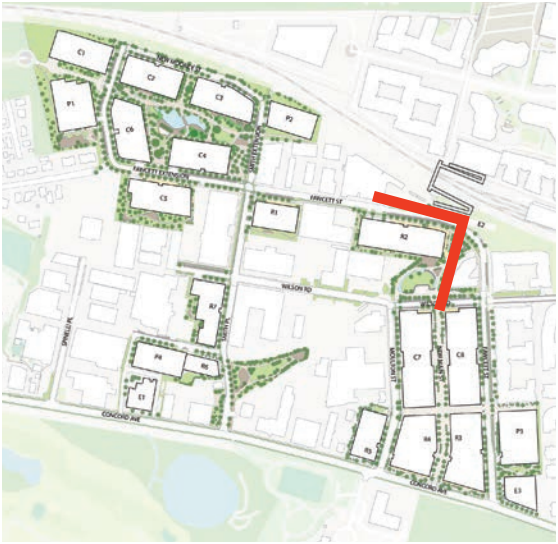
125 FAWCETT UPDATE



125 FAWCETT UPDATE



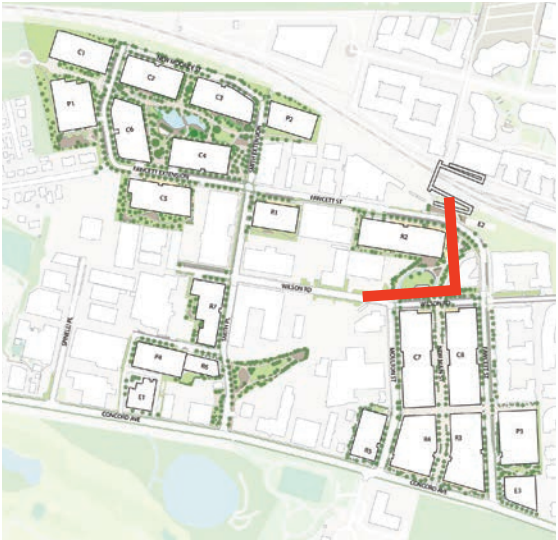
KEY PLAN



125 FAWCETT UPDATE



KEY PLAN



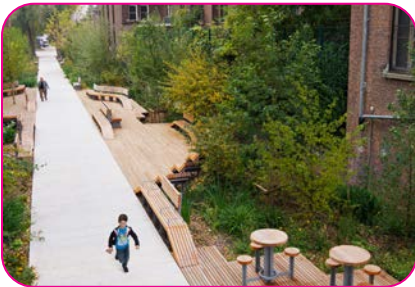
OPEN SPACE MASTER PLAN



OPEN SPACE ENLARGEMENT NORTH-EAST



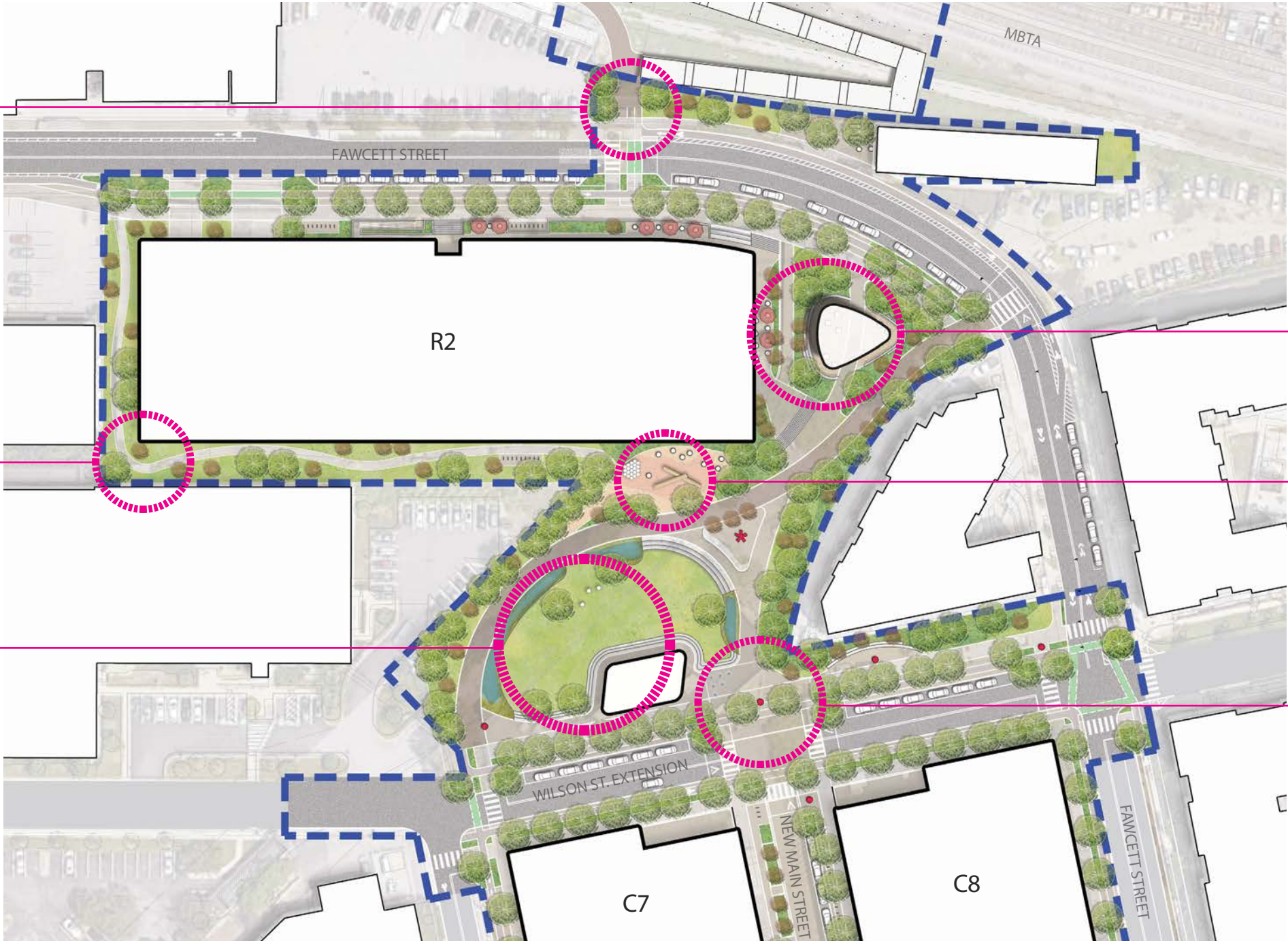
CONNECTION TO MULTI-USE PATH



PEDESTRIAN CONNECTOR



FAWCETT COMMONS LAWN



SHADED PLAZA



SMALL PLAYGROUND



FAWCETT COMMONS PLAZA

OPEN SPACE ENLARGEMENT NORTH-WEST



BLAIR POND PASSAGE



NEIGHBORHOOD PARK



NEIGHBORHOOD CONNECTOR



MULTI-USE TRAIL



MOONEY GREEN



FAWCETT PLAZA

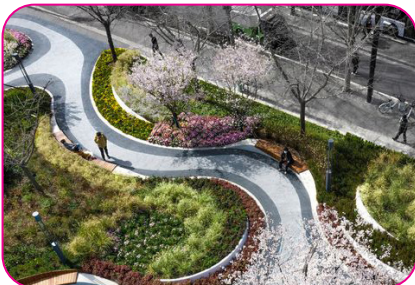
OPEN SPACE ENLARGEMENT SOUTH-WEST



PEDESTRIAN CONNECTOR



POCKET PARK



POCKET PARK



SMITH PARK



SMITH PARK



SMITH PARK



SMITH PARK

OPEN SPACE ENLARGEMENT SOUTH-EAST



STREETSCAPE



PEDESTRIAN STREET



CONCORD AVE FRONTAGE



NEW MAIN STREET



PEDESTRIAN CONNECTOR

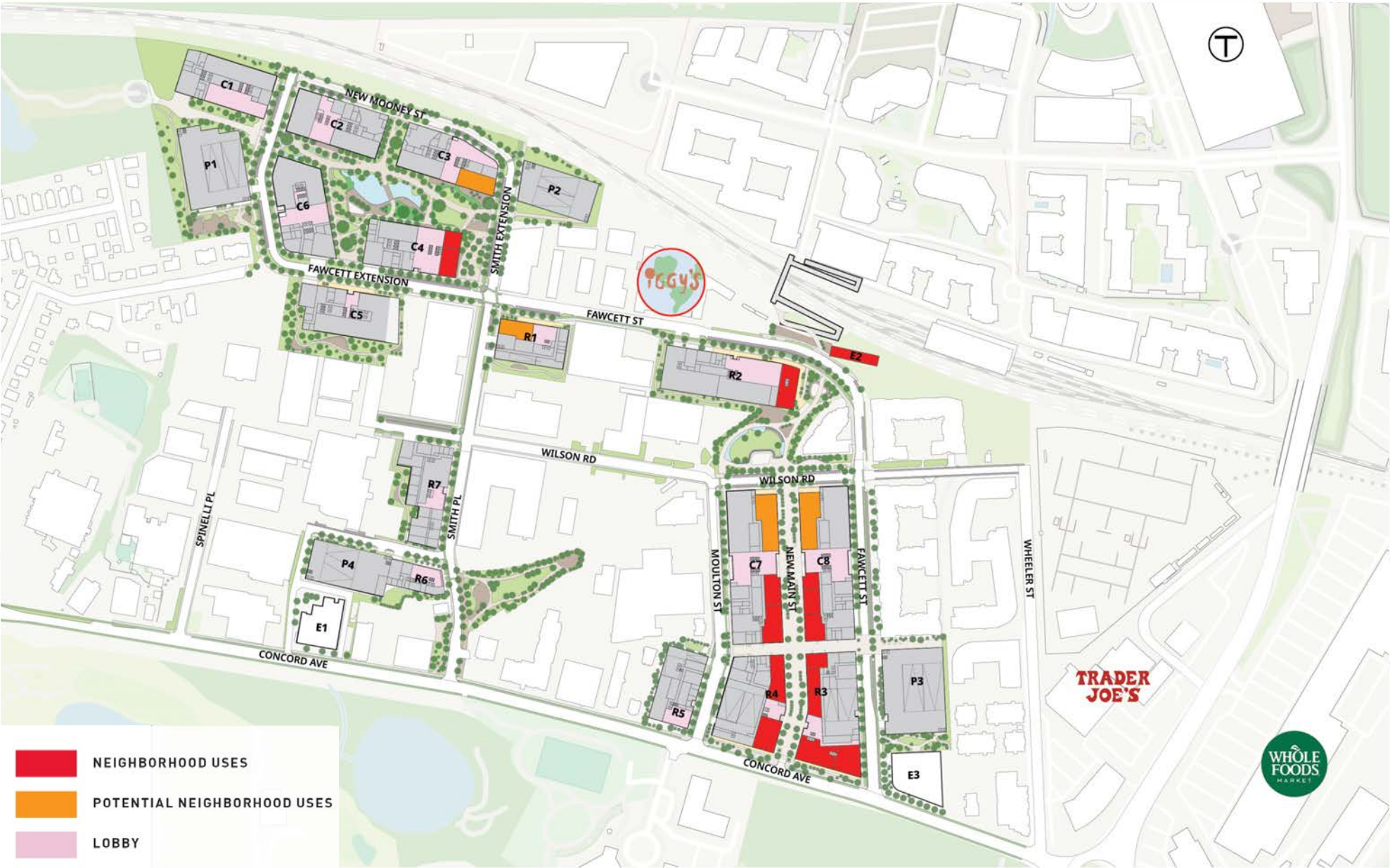


POCKET PARK

NEIGHBORHOOD USES

Zoning 4.4.1 Intent of Neighborhood Uses

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



WHAT WE HEARD FROM THE COMMUNITY



A Complete, Everyday Neighborhood

- Need for **neighborhood-serving retail and services**—independent shops, local markets, cafés, gyms, and professional services like daycare and healthcare—rather than destination retail.
- **Programming should make the area feel alive** and useful every day, not “a set of empty buildings.”



Green, Active, & Inclusive Open Spaces

- **The strongest theme: more trees, less asphalt.**
- Our neighbors want parks, gardens, playgrounds, and flexible spaces **for both active and passive recreation.**
- Open spaces should encourage relaxation, gathering, and community events, not just circulation.



Connection & Walkability

- Our neighbors want better pedestrian and bike connections—to the Red Line, Fresh Pond Mall, and across Concord Avenue.
- **Streets should feel safe, continuous, and intuitive**, making it easy to move between open spaces, retail, and workplaces without a car.



Places for Community & Culture—Day to Night

- Our neighbors asked for arts, culture, and youth spaces—gallery or music venues for small organizations—and bars and restaurants that **cater to young families and professionals.**
- The groundplane should **support both daytime activity and evening vibrancy.**



Family- & Pet-Friendly Amenities

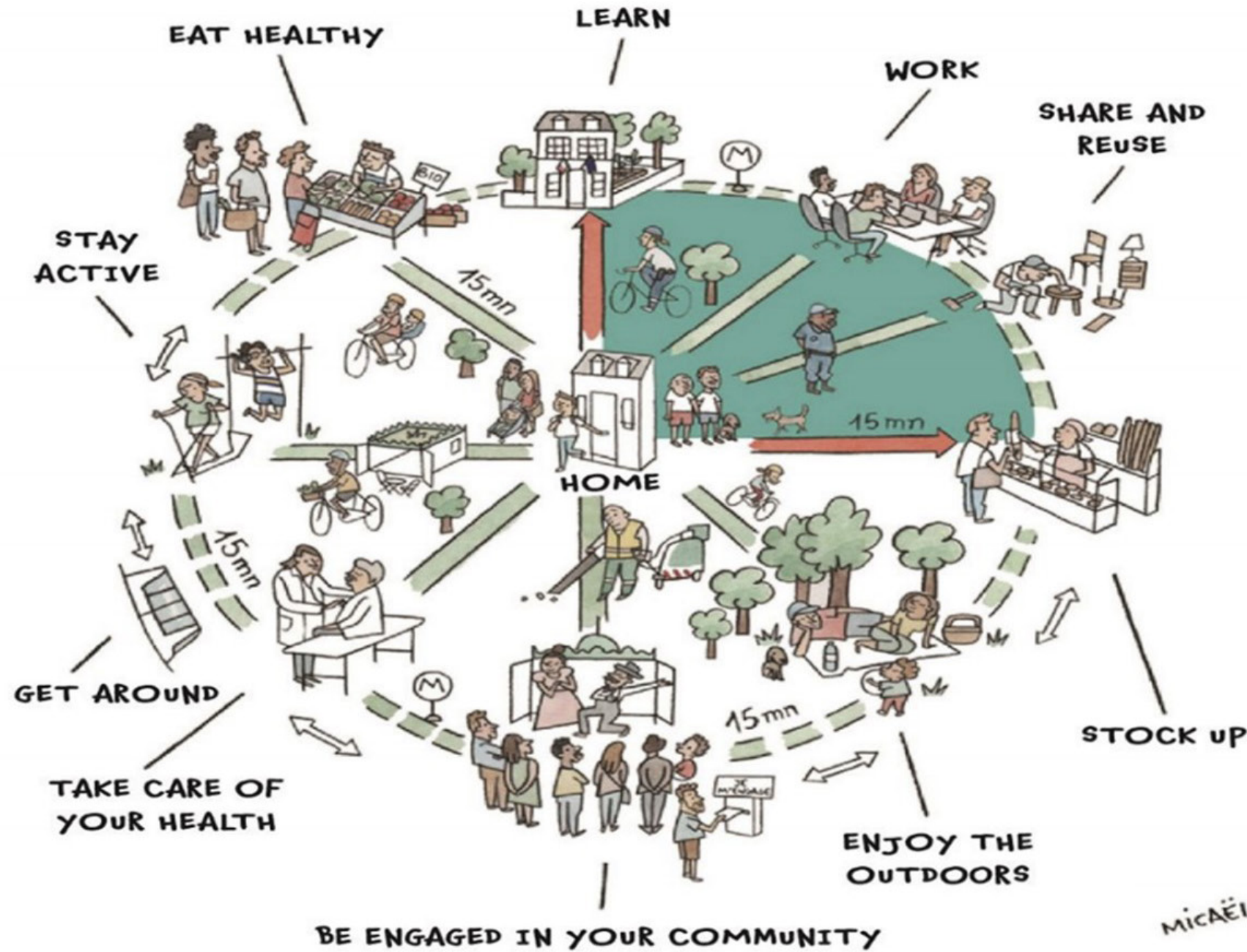
- Requests for **playgrounds, kid programs, and dog parks** highlight the importance of designing a welcoming, multigenerational, pet-inclusive environment.



An Authentic Identity: Not “Anywhere USA”

- Our neighbors voiced a desire for character and community identity—a **place that reflects Alewife’s ecology, creativity, and people**, not a cookie-cutter development.

OUR METHODOLOGY: THE 15 MINUTE CITY



MICAËL

Source: 15minutecity.com

A COMPLETE NEIGHBORHOOD UNIQUE TO ALEWIFE



Full-service restaurant



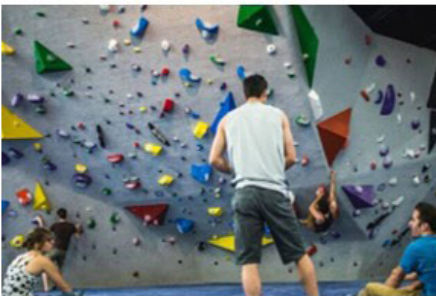
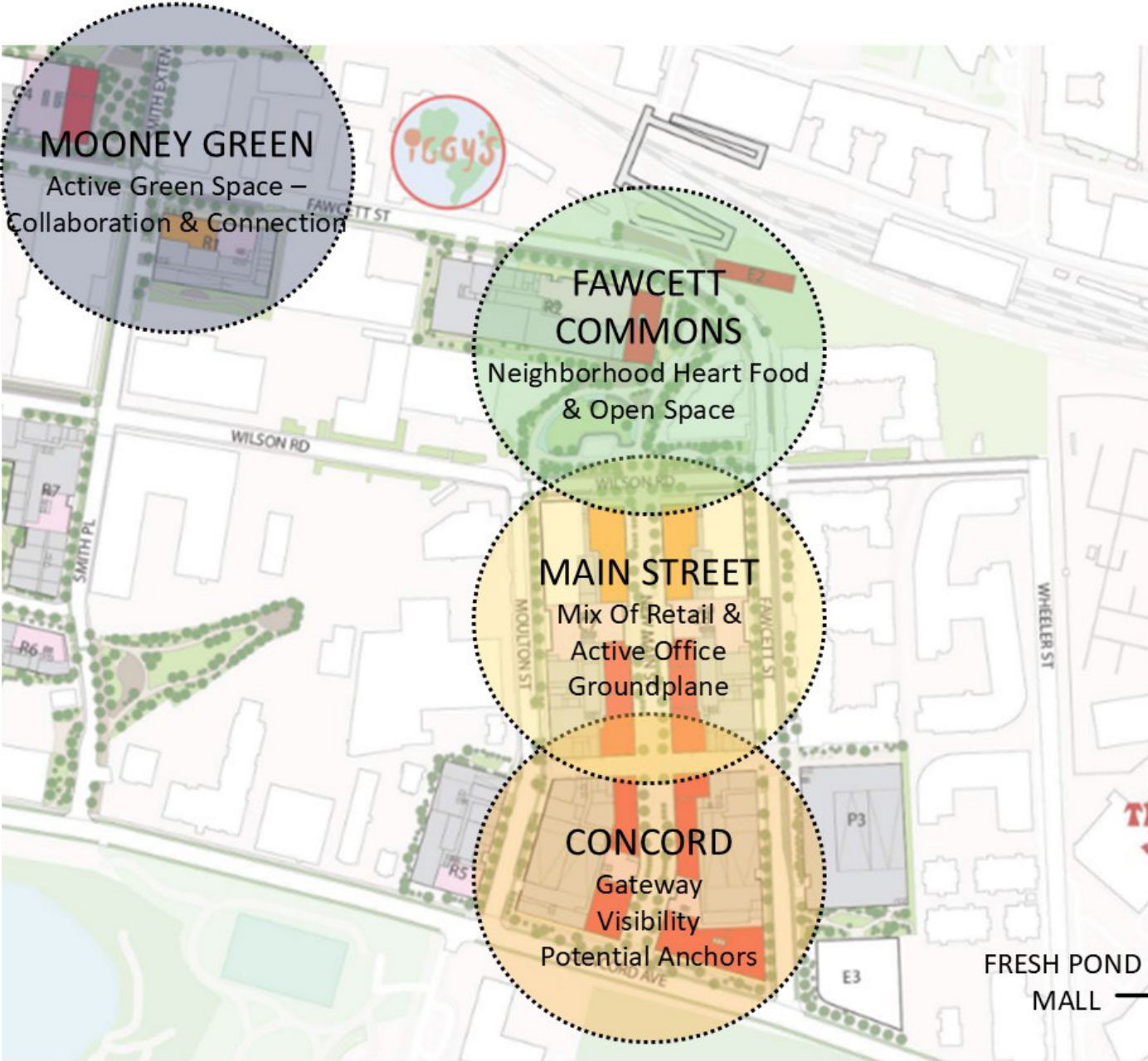
Quick-service restaurant



Cafes, coffee, juice, bowls



Personal services



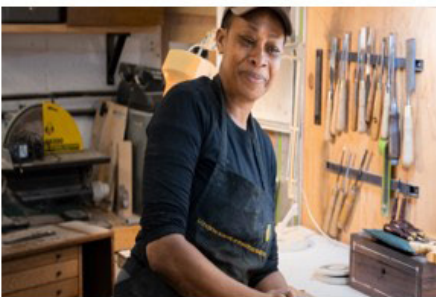
Health & wellness



Independent retailers



Daycare



Artist & maker space

NEIGHBORHOOD USES

TYPES OF NEIGHBORHOOD USES

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



Educational Uses



Community Center



Healthcare Facilities



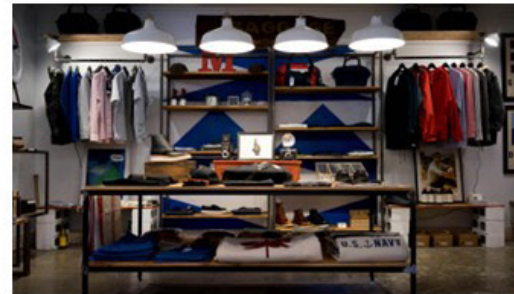
Professional Office Uses



Private Library, Museum, Gallery



Local Government Uses



Retail / Consumer Services Establishments



Open-Lot Retail Sales Establishment



Outdoor Entertainment / Recreation Facility



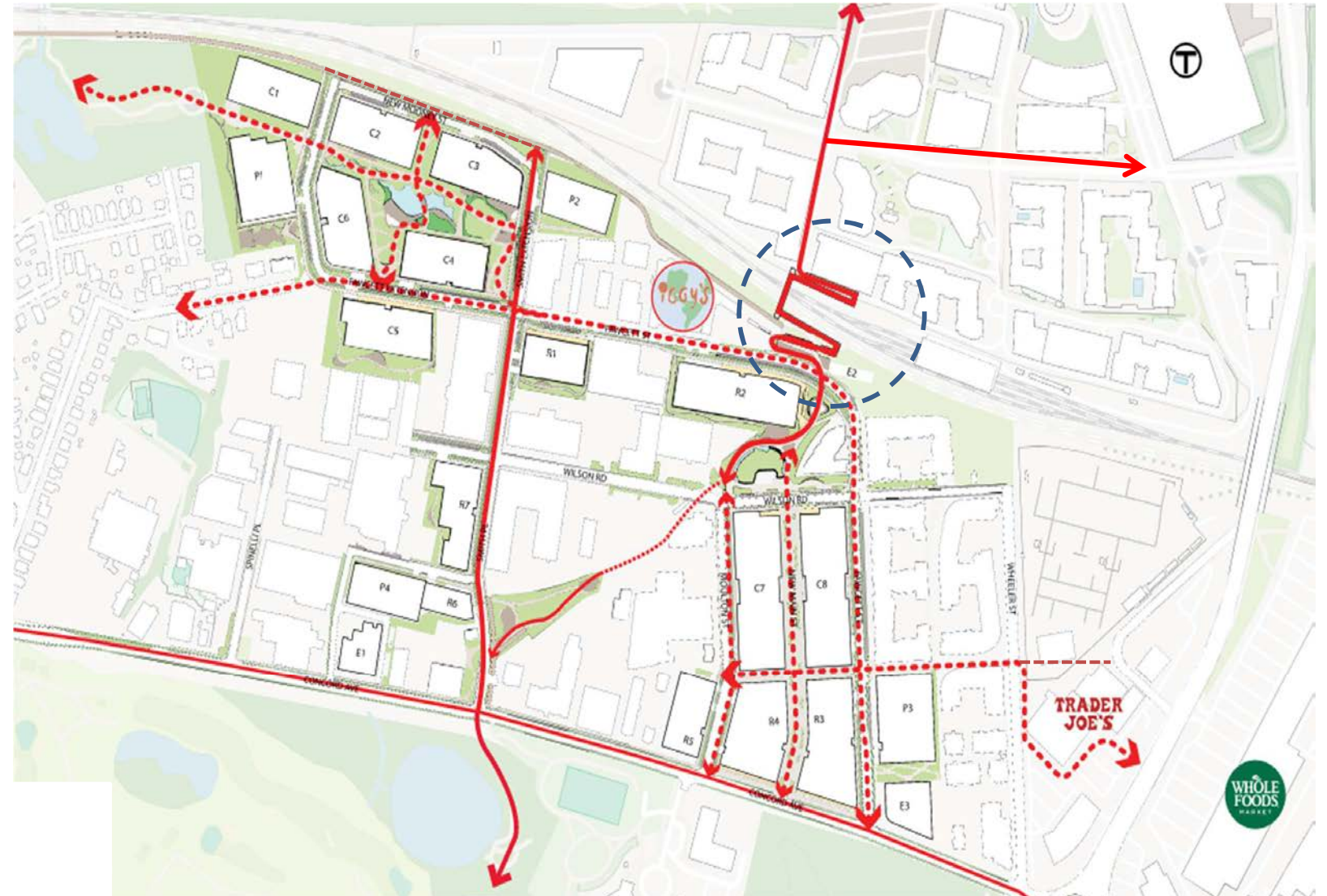
Temporary Outdoor / Consumer Service Use



Food Commissary

TRANSPORTATION & MITIGATION IMPROVEMENTS OVERVIEW

- **Supporting a Connected, Safe, and Sustainable Mobility Network**
- **Phased Buildout and Mitigation over 5 To 25 Years**
- **Ped/Bike Bridge Significant Contribution**
- **Opportunities for Commuter Rail Connections**

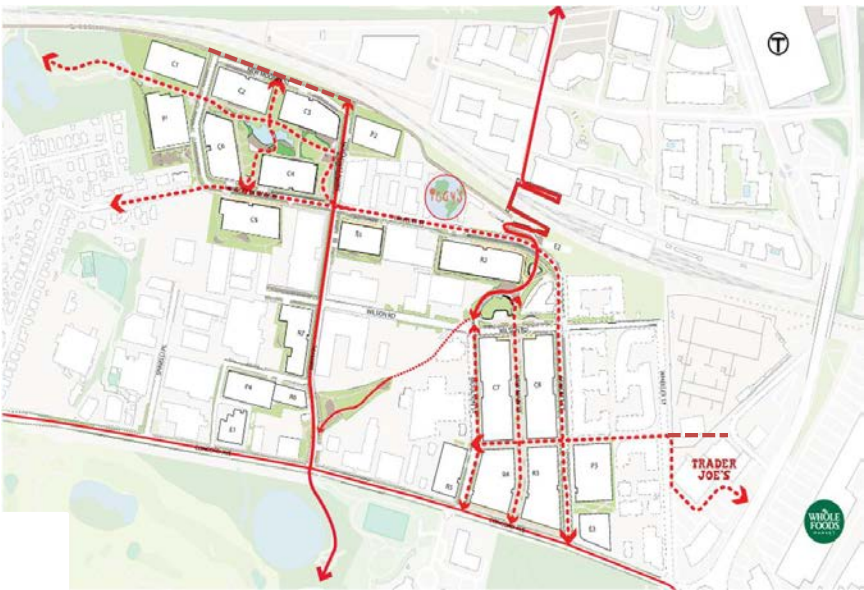
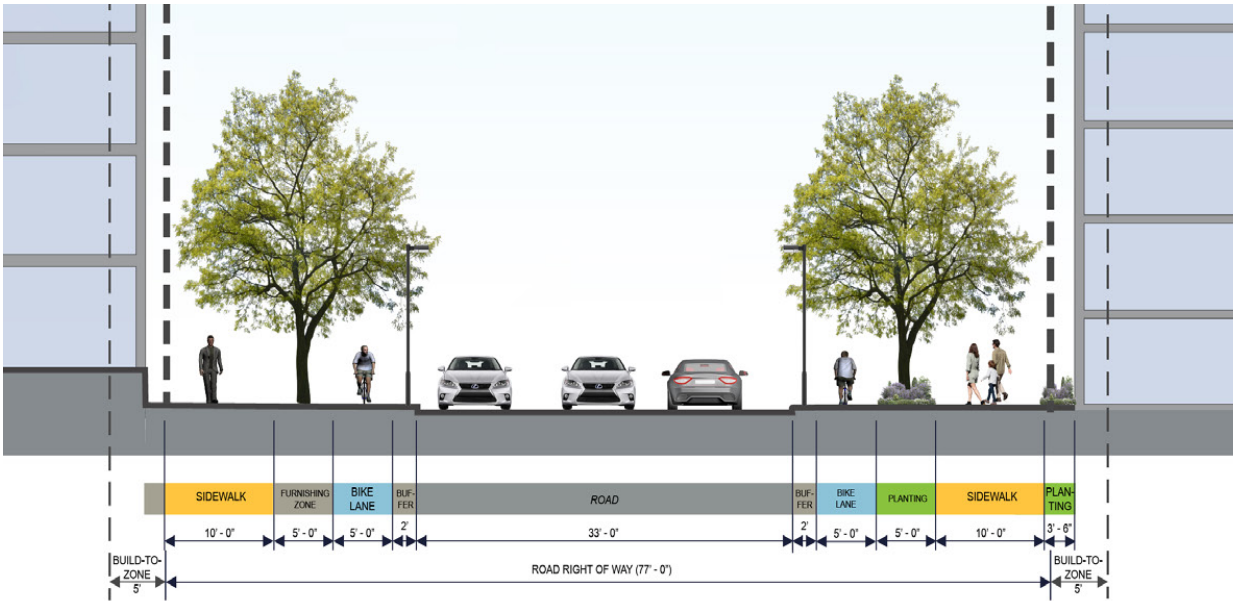


TRIP GENERATION & PARKING OVERVIEW

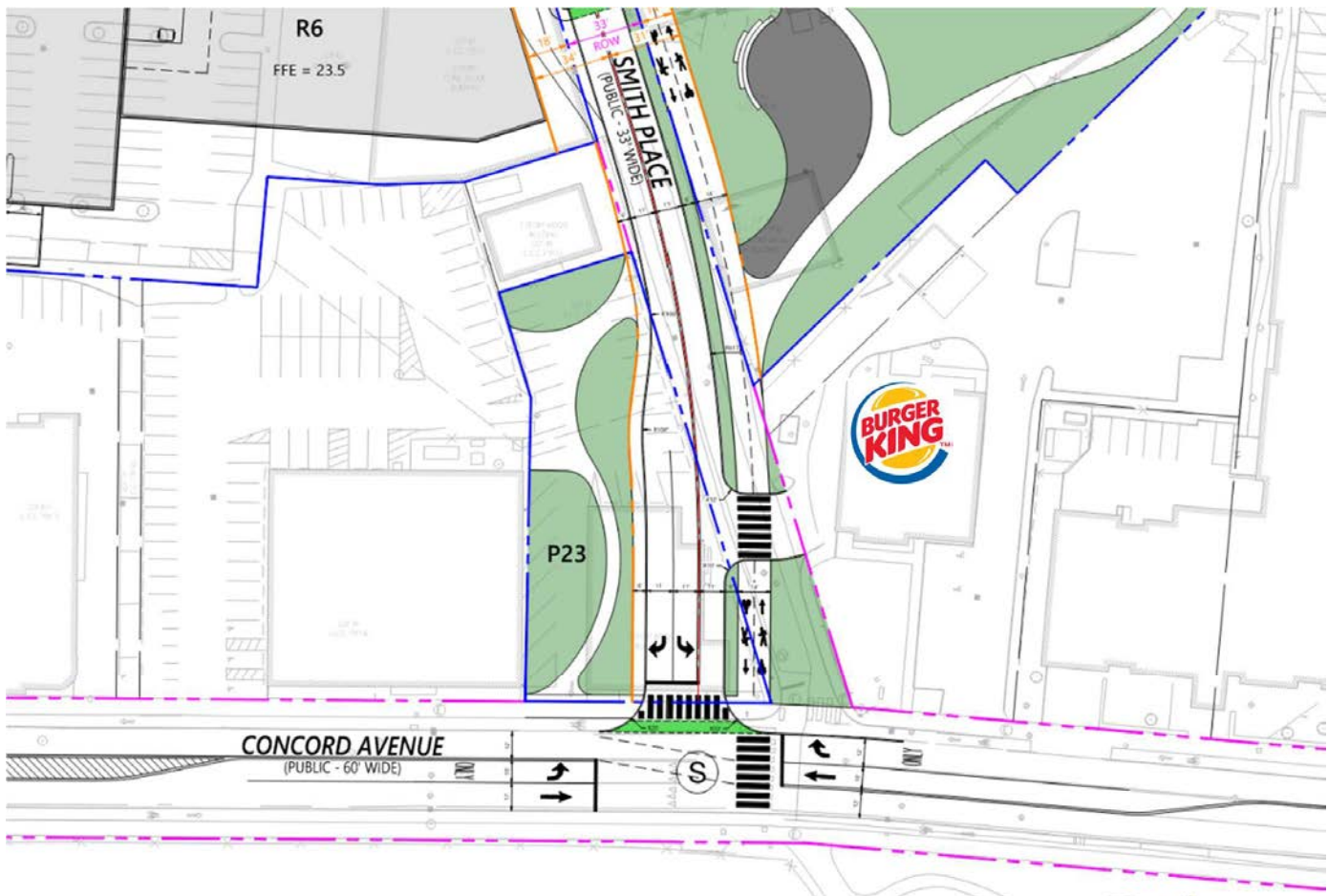
(PHASED IN OVER 25 YEARS)

Daily Trips	~ 15,000	24-hours
Peak Hour Trips	~ 1,500 to 1,600	Per hour
Vehicle Parking	Approx. 4,500 spaces	Includes existing + new parking Shared parking
Bicycle Parking	Approx. 3,200 spaces	Long term and short term
Bluebike Stations	5 new stations + 4 existing stations = 9 total proposed	

COMPLETE STREETS INSIDE THE QUAD



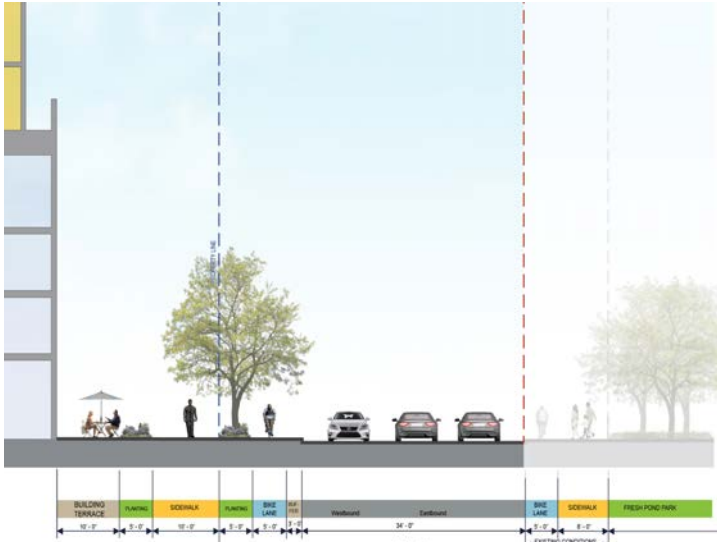
PROPOSED SMITH PLACE IMPROVEMENTS



EXISTING CONCORD AVENUE



IMPROVING CONCORD AVENUE



Example of Bus Stop (Western Ave, Cambridge)

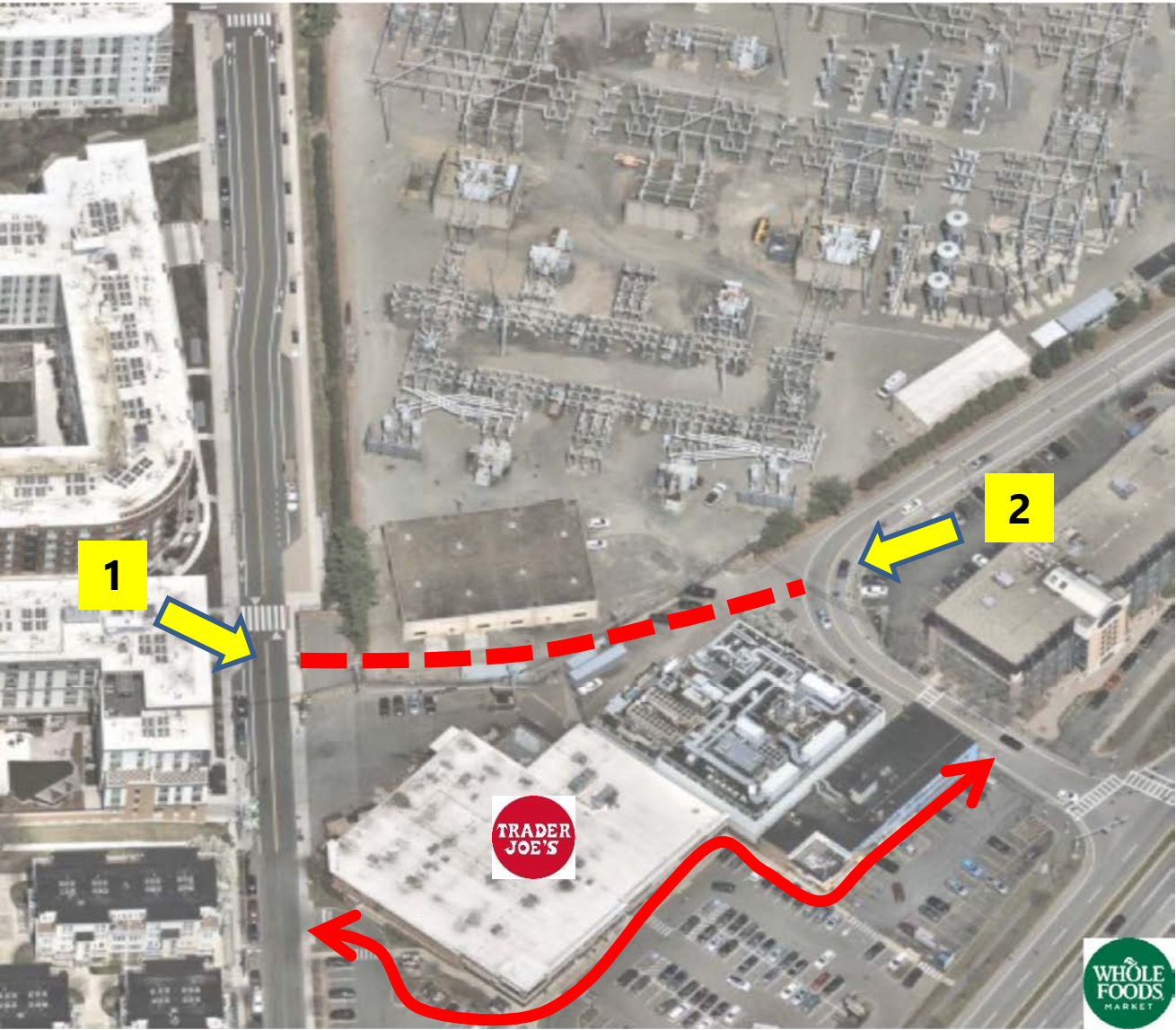


Examples of Separated
Bile Lanes

MassDOT Separated Bike Lane Planning & Design Guide



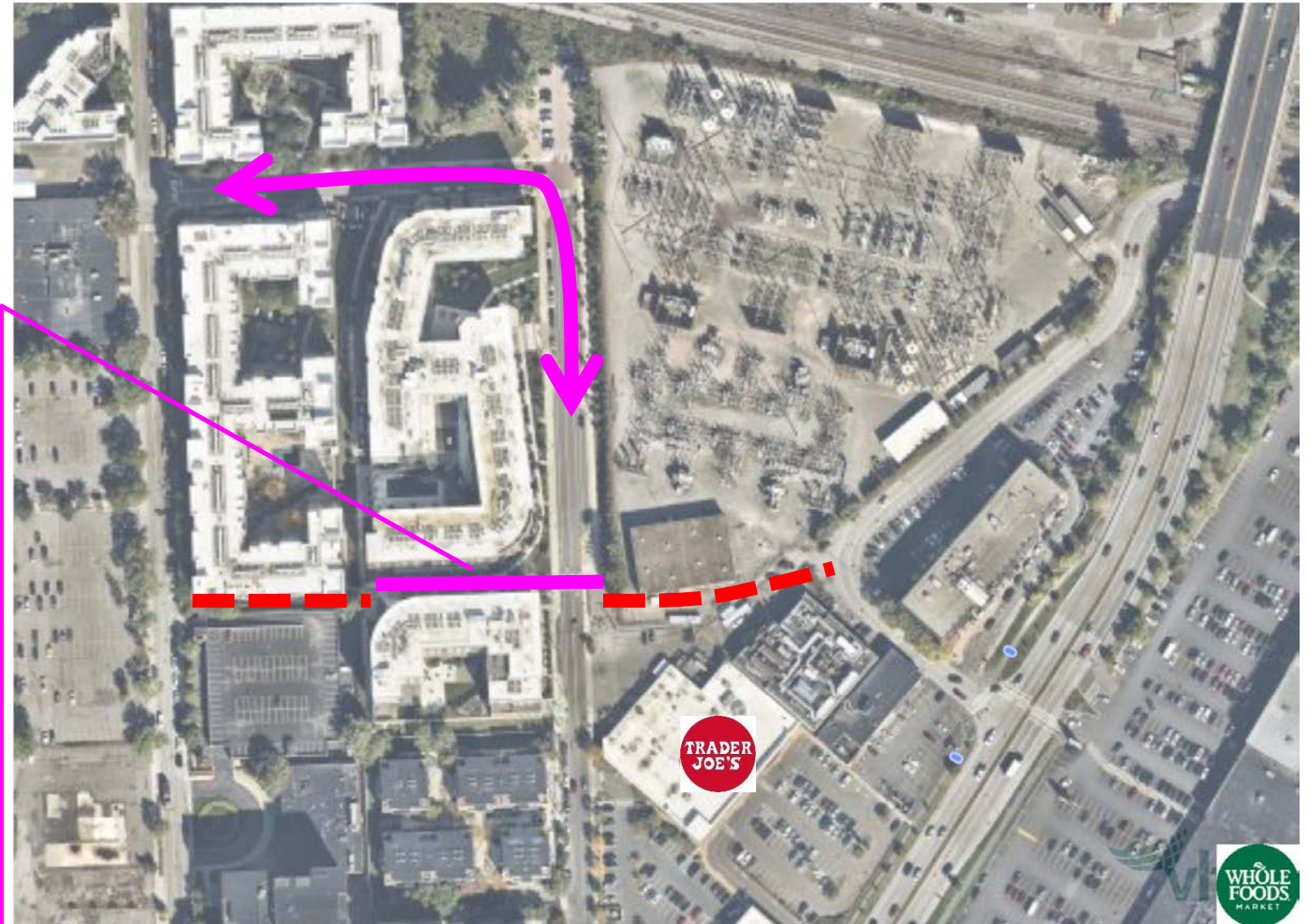
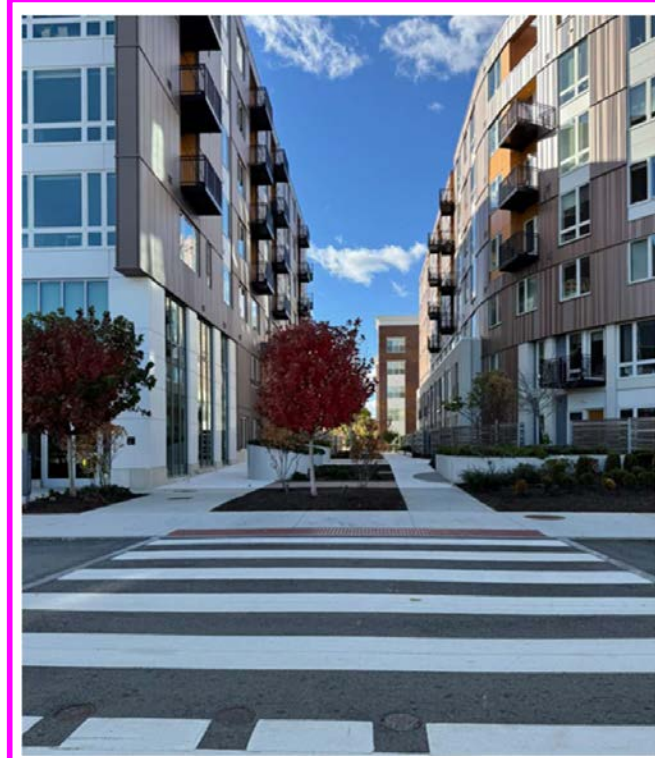
TERMINAL ROAD CONNECTION



CONNECTIONS TO FAWCETT FROM WHEELER

Completed sections:

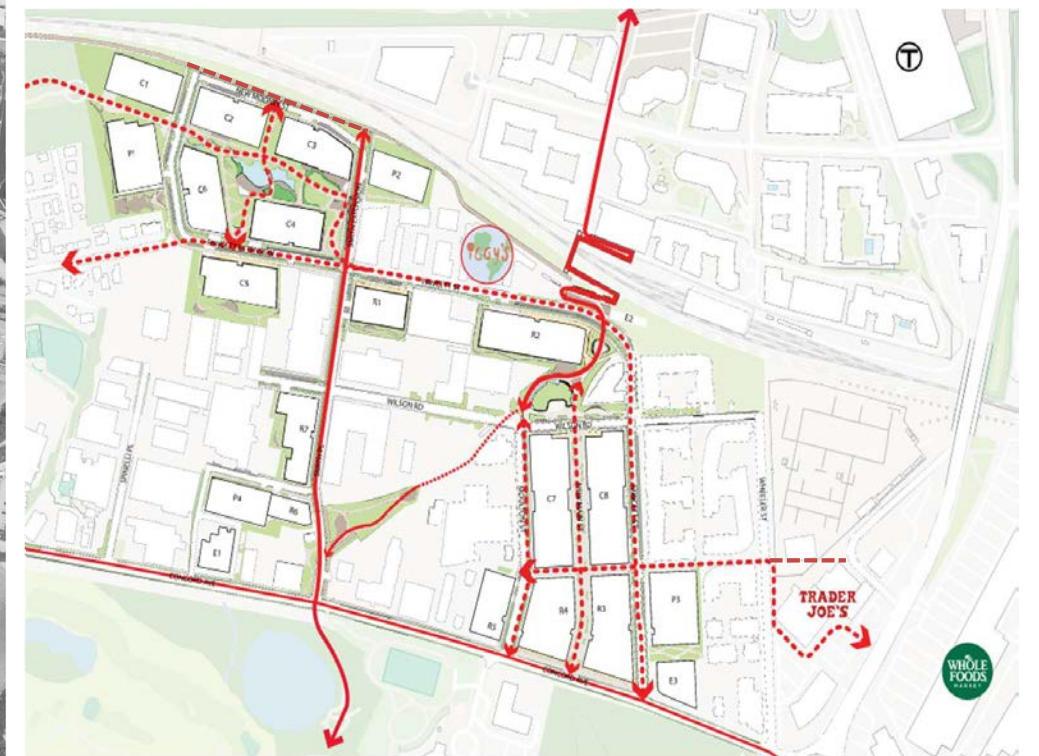
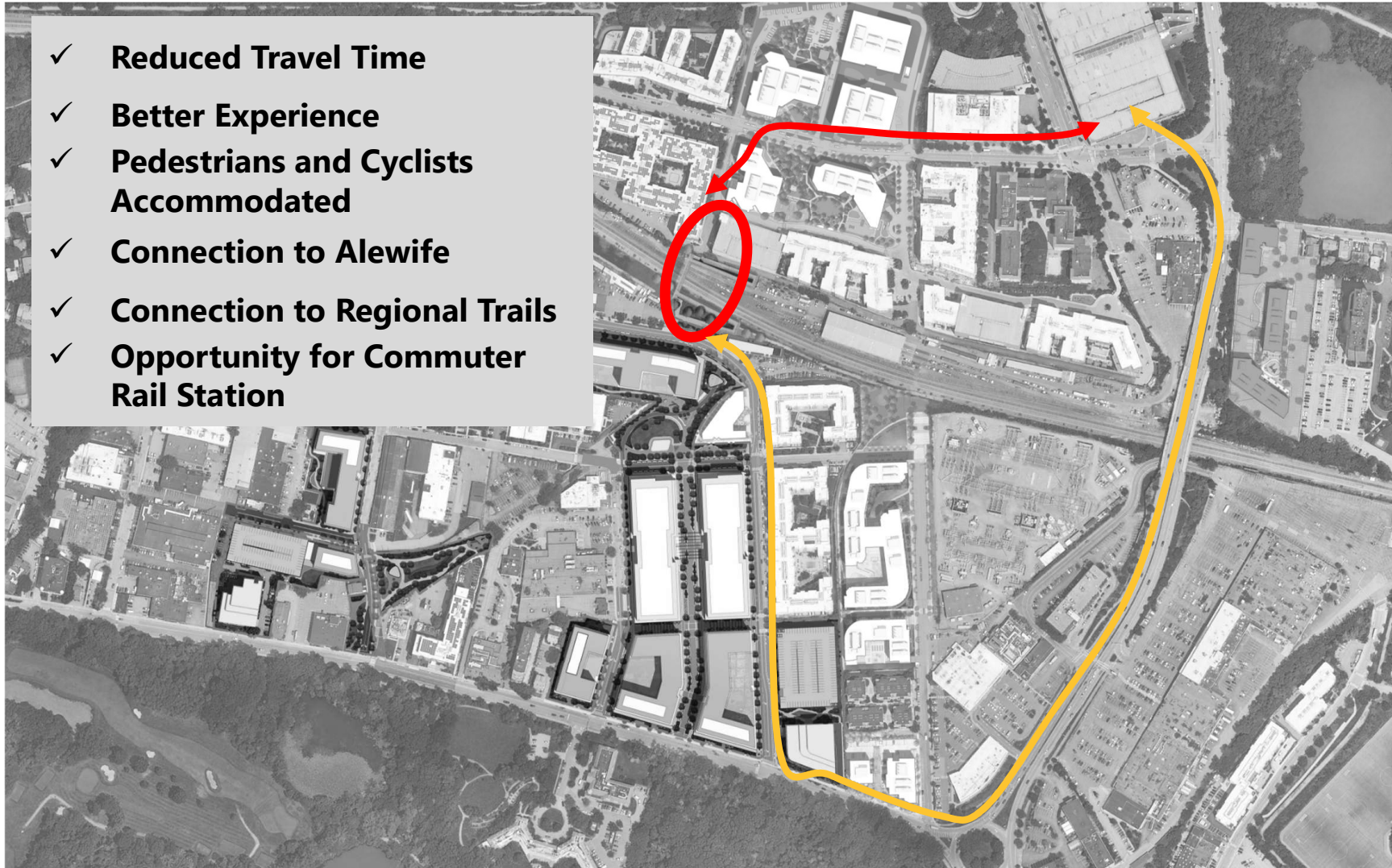
- ✓ **Wheeler St Extension**
- ✓ **Pedestrian Mews from Wheeler**
(opportunity to continue to Fawcett)



FUTURE PEDESTRIAN/BIKE BRIDGE

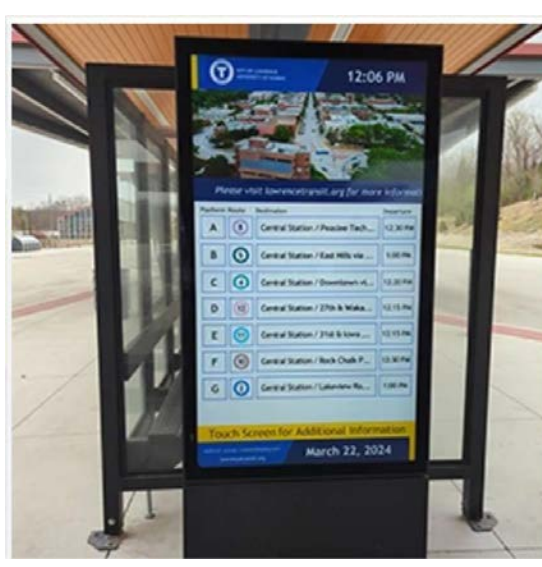
SHORTER, SAFER, MORE PLEASANT

- ✓ Reduced Travel Time
- ✓ Better Experience
- ✓ Pedestrians and Cyclists Accommodated
- ✓ Connection to Alewife
- ✓ Connection to Regional Trails
- ✓ Opportunity for Commuter Rail Station

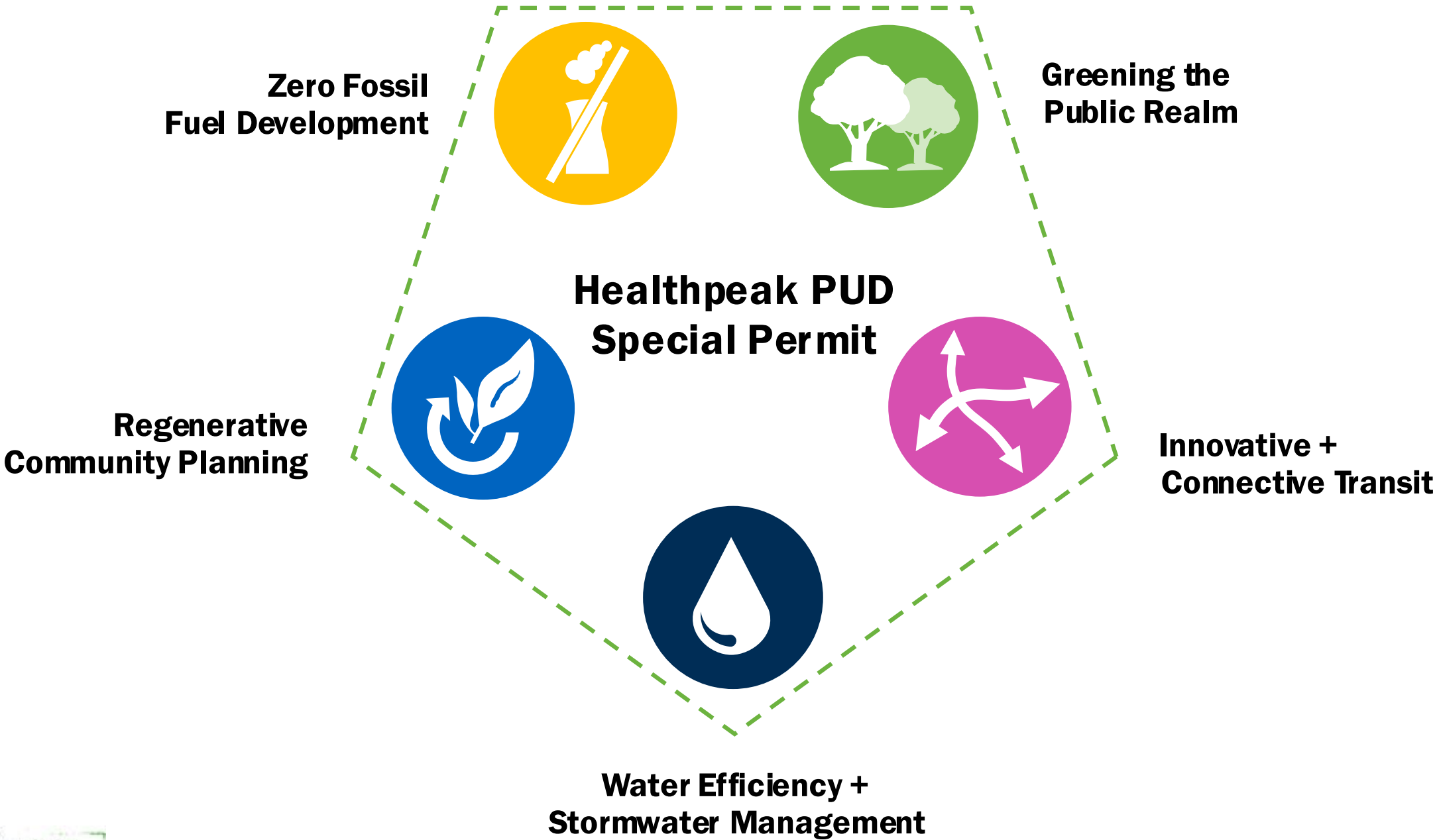


COMMITMENTS BEYOND INFRASTRUCTURE

TRANSPORTATION DEMAND MANAGEMENT



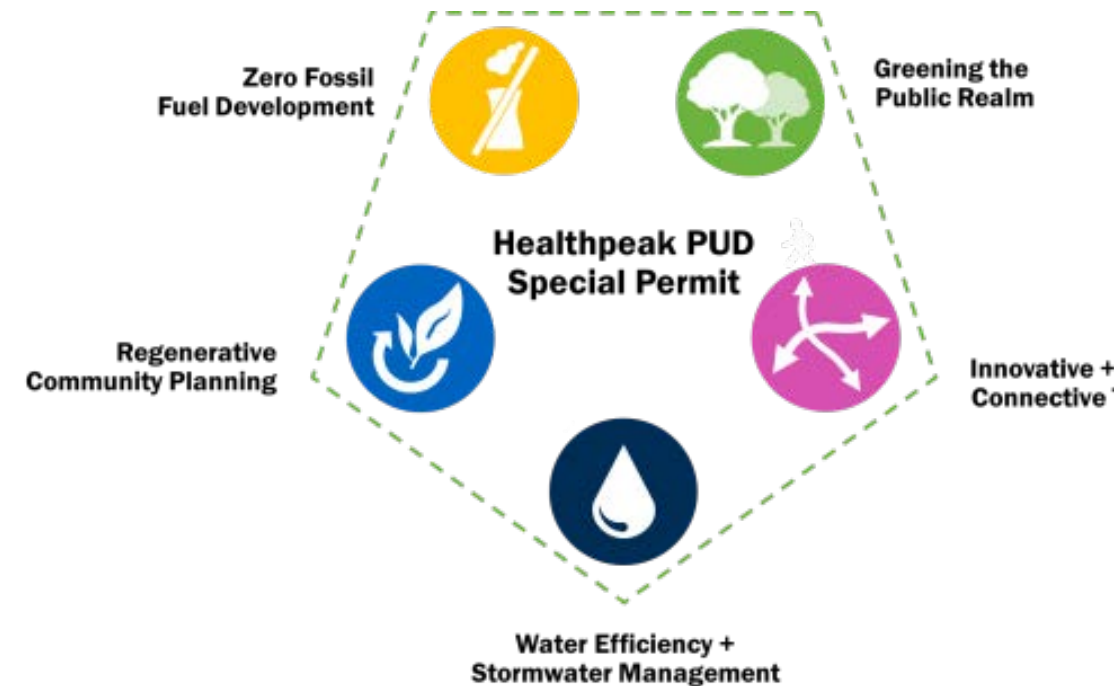
SUSTAINABILITY - GOALS + PRIORITIES

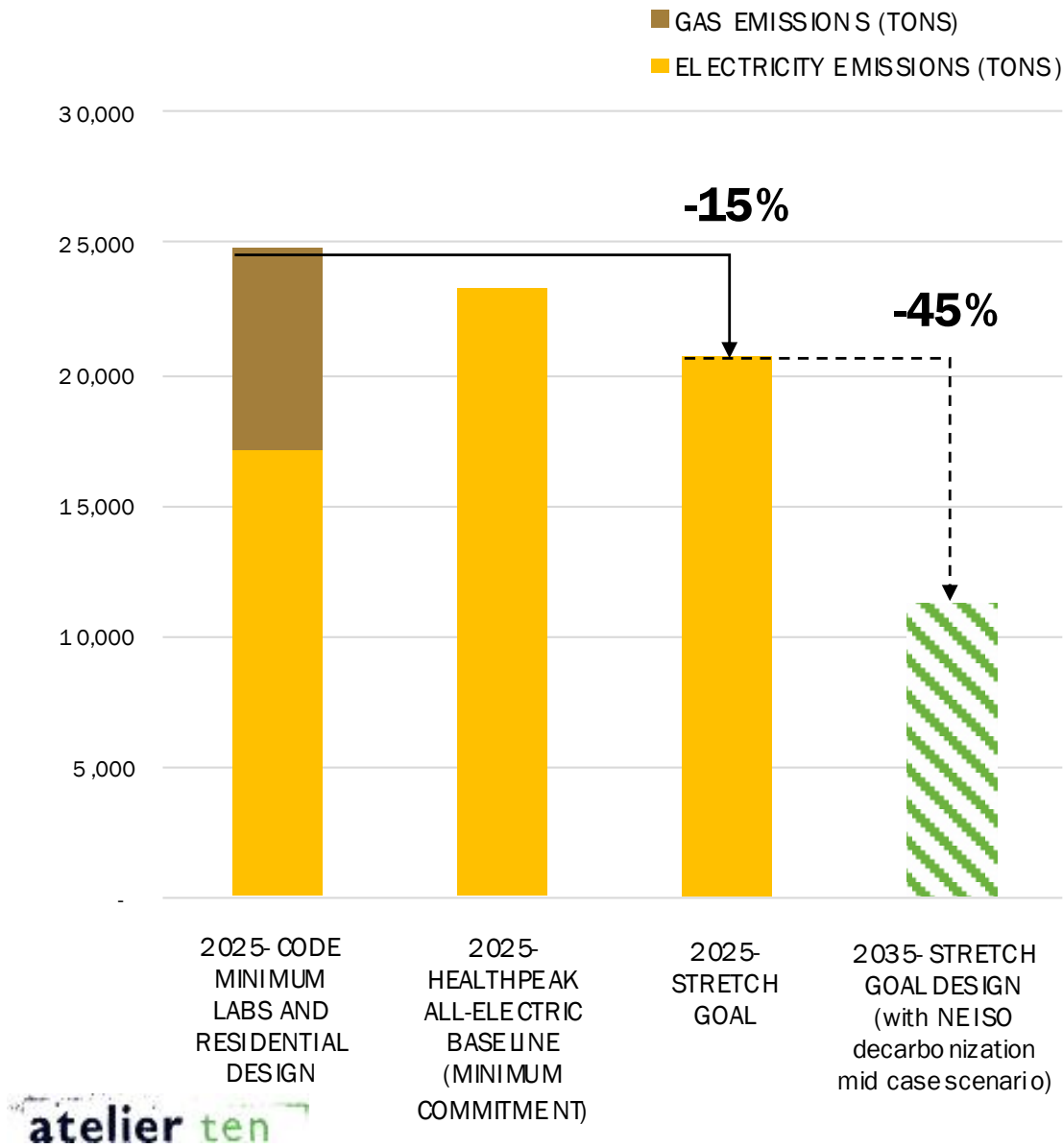


HEALTHPEAK PUD SPECIAL PERMIT SUSTAINABILITY PRIORITIES

Prioritize electrification and design for reduced carbon in operations and construction.

Revitalize neighborhood through planning and landscape design to reduce urban heat island effects, manage stormwater, and improve occupant experience.





All electric design will likely reduce emissions by 5-15% with today’s ISO NE Grid.

Carbon will be further reduced by 45% with 2035 ISO NE mid-case decarb scenario.

EXISTING SITE



Site planning and design highlights the need for urban heat island mitigation.

atelier ten



Existing Green Space: ~58,000 sf



Proposed Green Space: ~859,000 sf

14x additional green space



REDUCED HEAT ISLAND



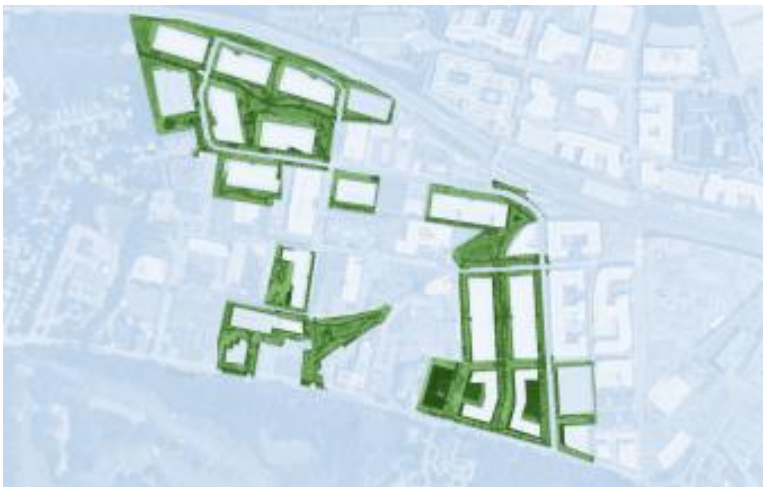
Site Conditions



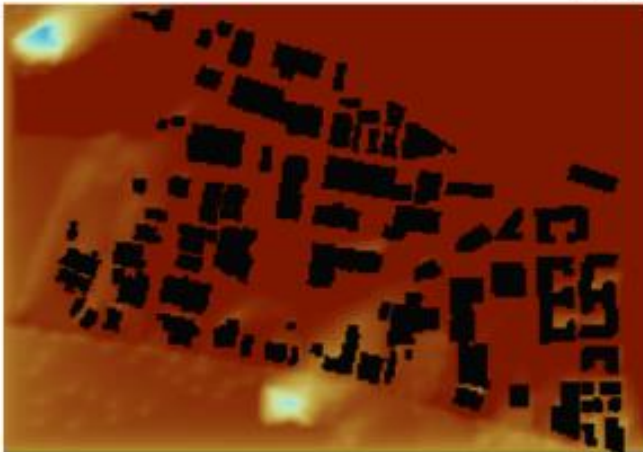
Existing site condition



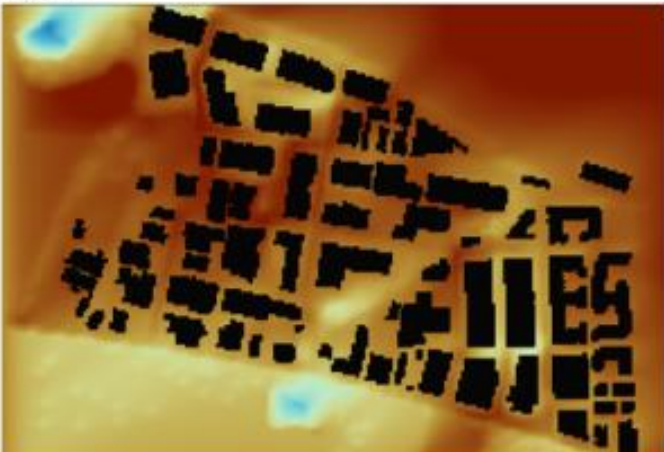
Proposed future condition



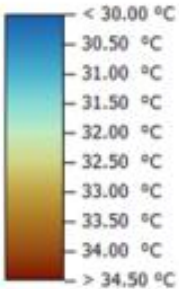
Air Temperature



Existing – Peak Summer Day, 2pm

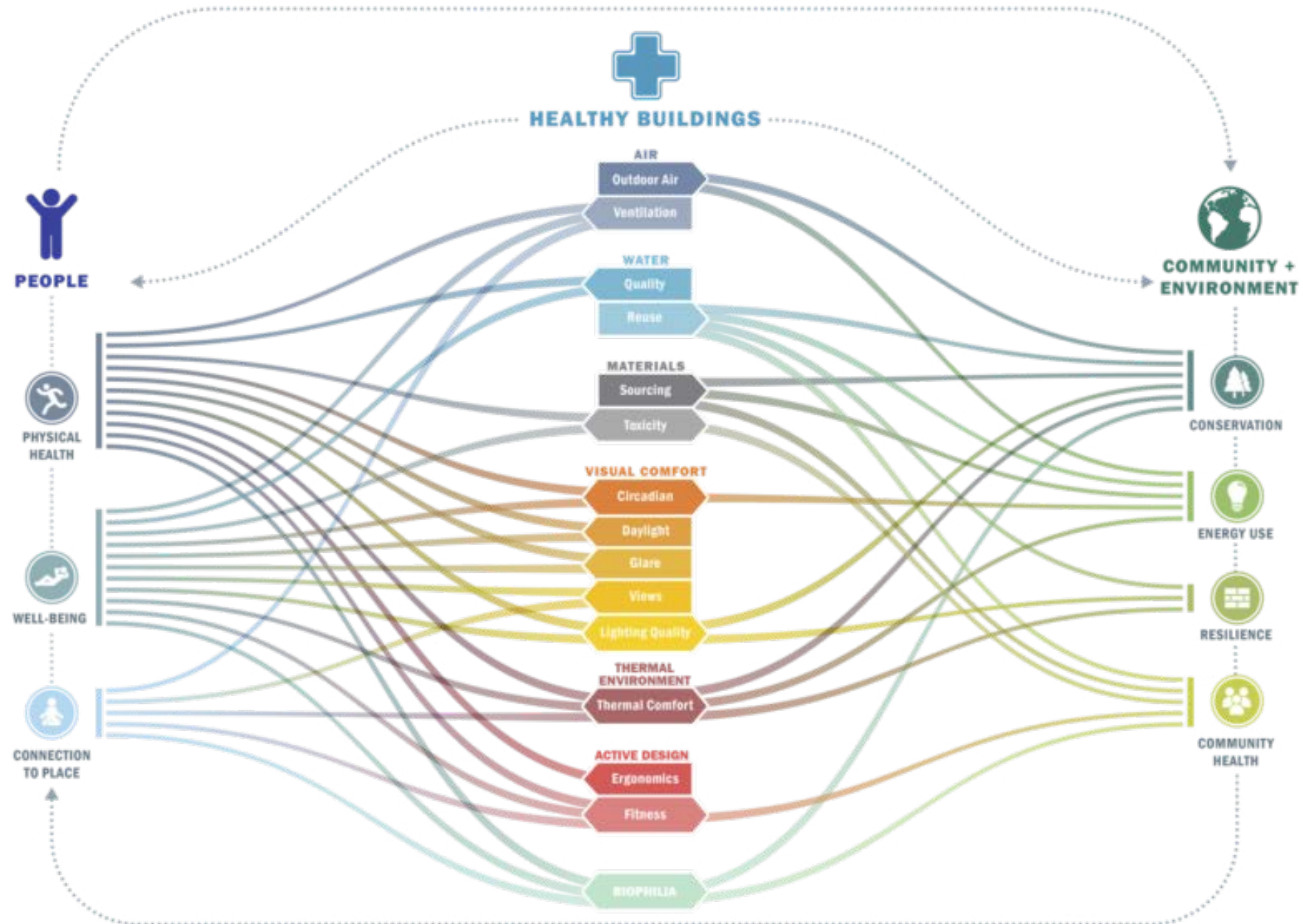


Proposed – Peak Summer Day, 2pm



The additional site trees and ground level vegetation have the potential to reduce peak temperatures by **~4-5° F**





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



Q&A