

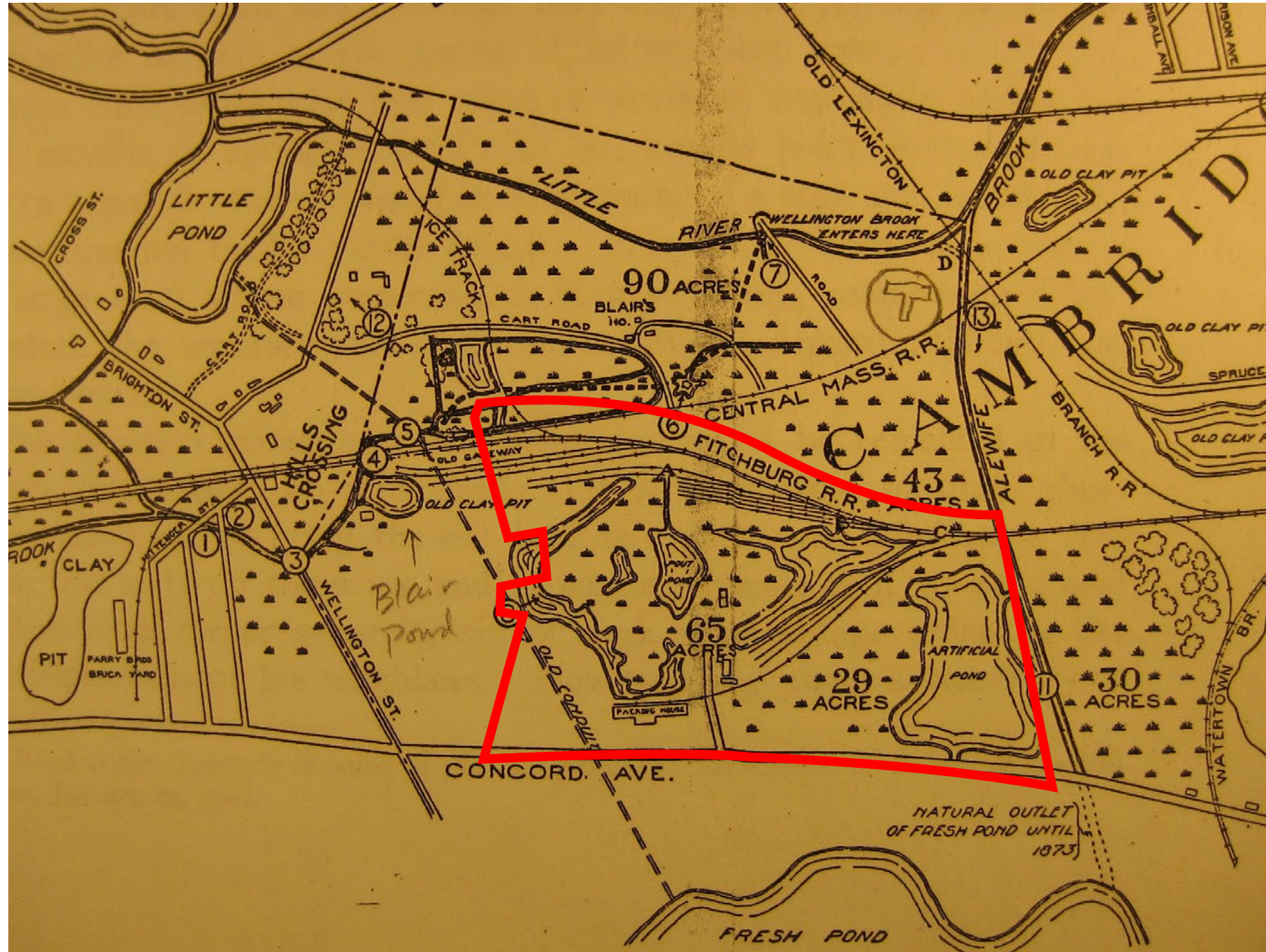


# ALEWIFE CAMBRIDGE, MA

PREPARED BY HEALTHPEAK PROPERTIES  
SEPTEMBER 14, 2022

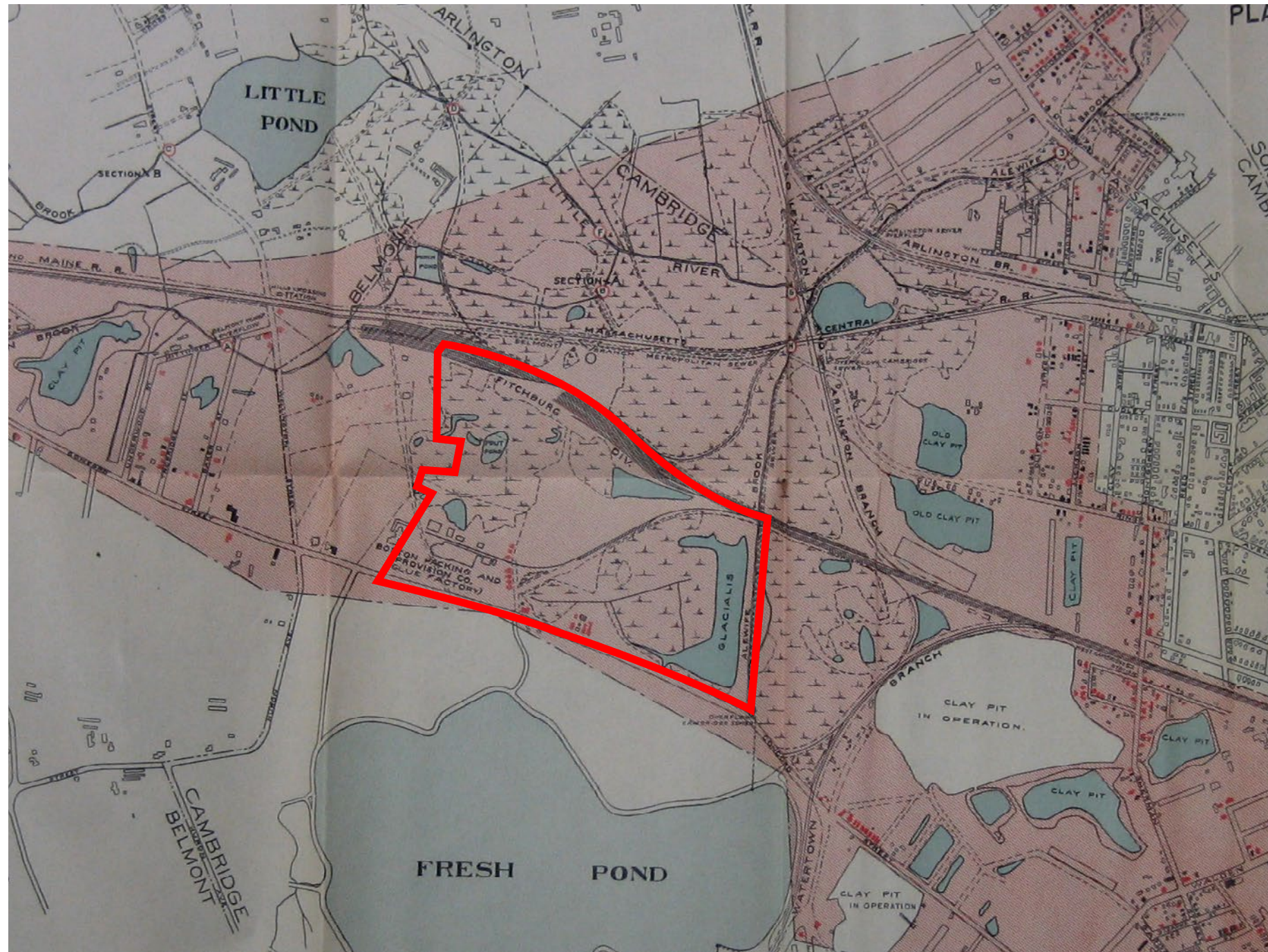
# HISTORY OF ALEWIFE

1901



# HISTORY OF ALEWIFE

1904

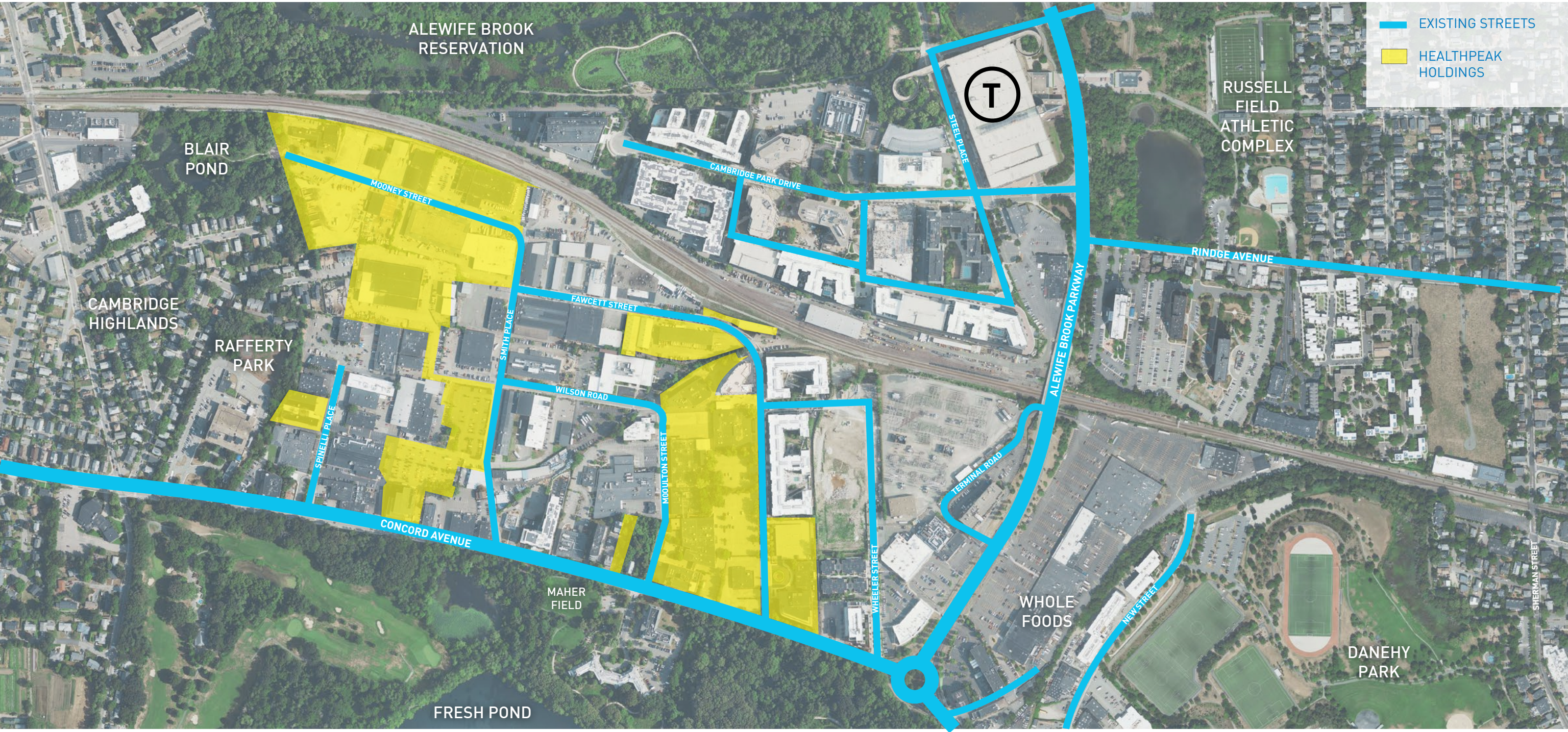


**HISTORY OF ALEWIFE**  
1947

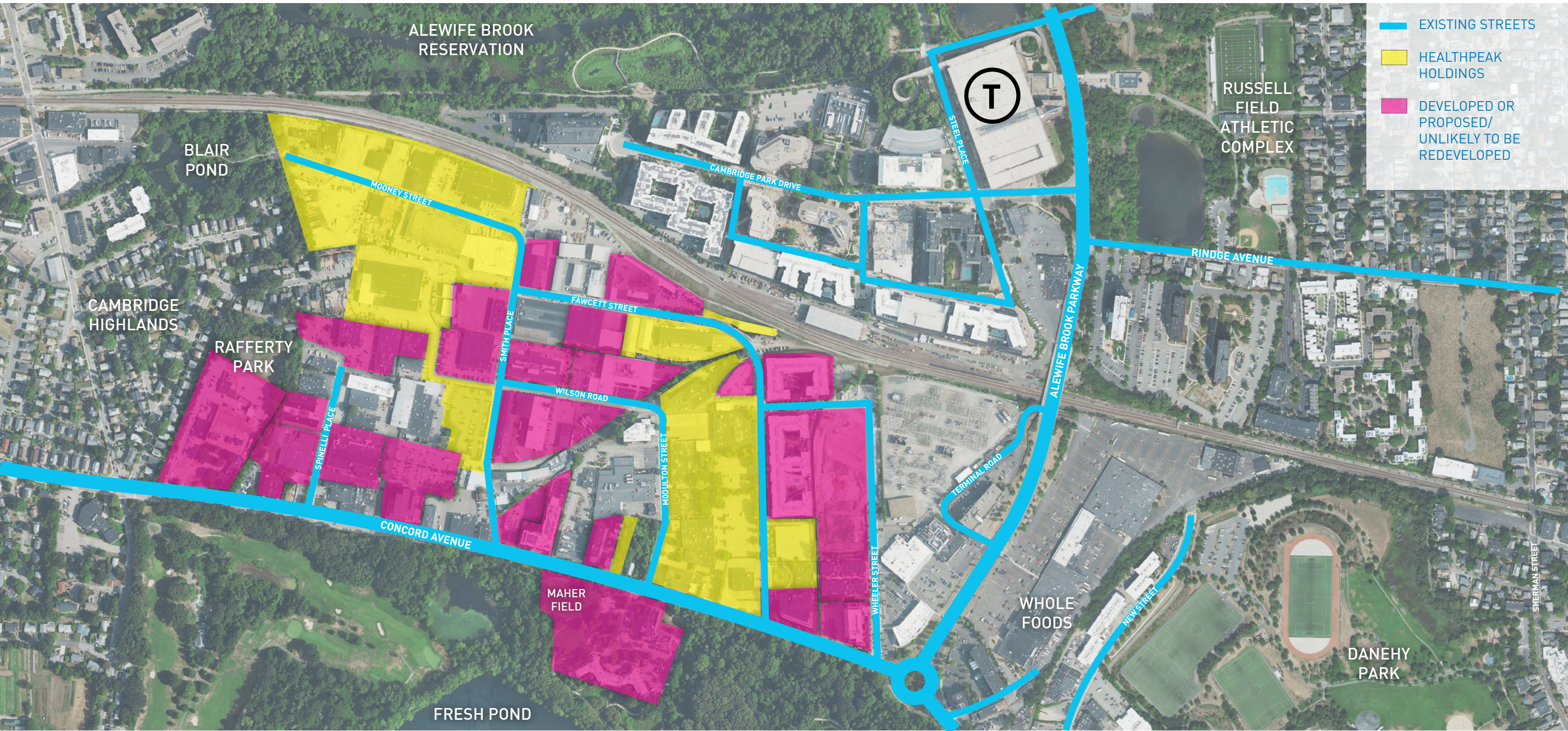


**HISTORY OF ALEWIFE**  
1955





# DEVELOPED OR PROPOSED/ UNLIKELY TO BE REDEVELOPED



## WALKABILITY

To create a safe, walkable neighborhood.

## CONNECTIVITY

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

## OPEN SPACE

New green open spaces.

## THE BRIDGE

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

## 'MAIN STREET'

Create a destination for neighborhood needs and sense of place.

## HOUSING

Bring diverse housing options in multiple locations.

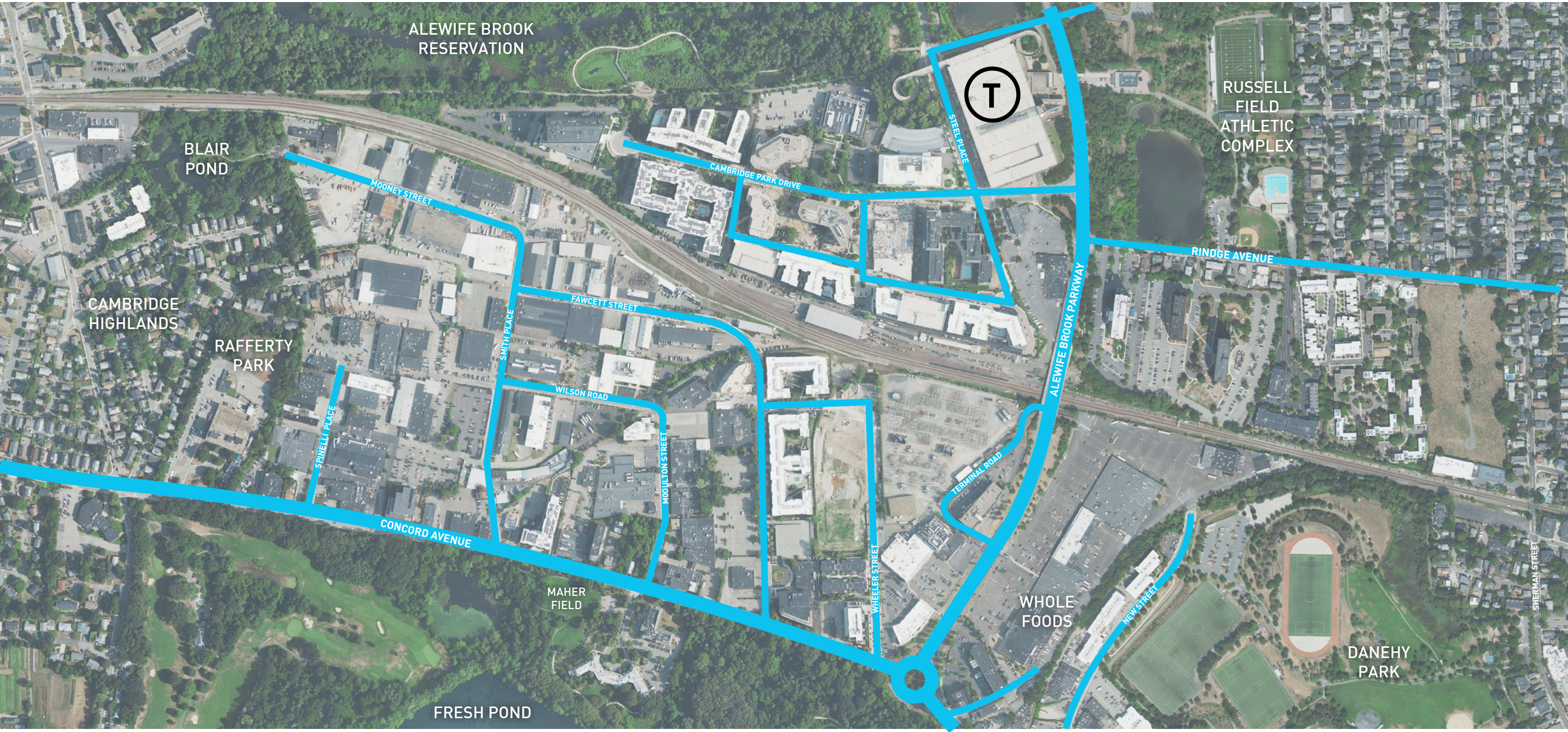


An aerial photograph of a city neighborhood, likely a university campus or a dense urban area. The image shows a mix of residential buildings, commercial structures, and green spaces. A prominent feature is a large, multi-story building with a curved facade in the upper right. A road with multiple lanes runs diagonally across the center. The overall scene is a mix of built-up areas and natural greenery.

# WALKABILITY

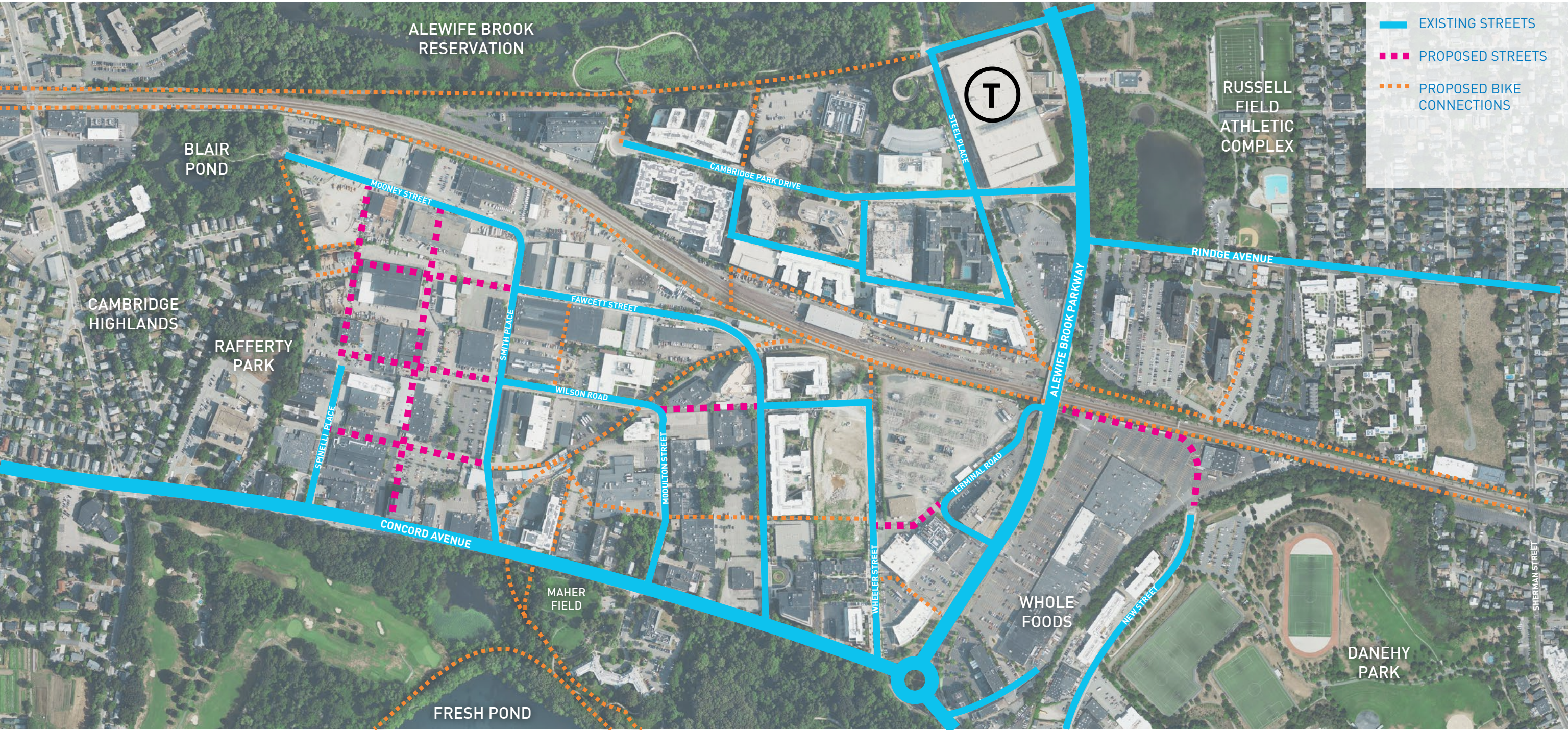
Infill the existing street network and build public realm.

**WALKABILITY**  
EXISTING STREET NETWORK

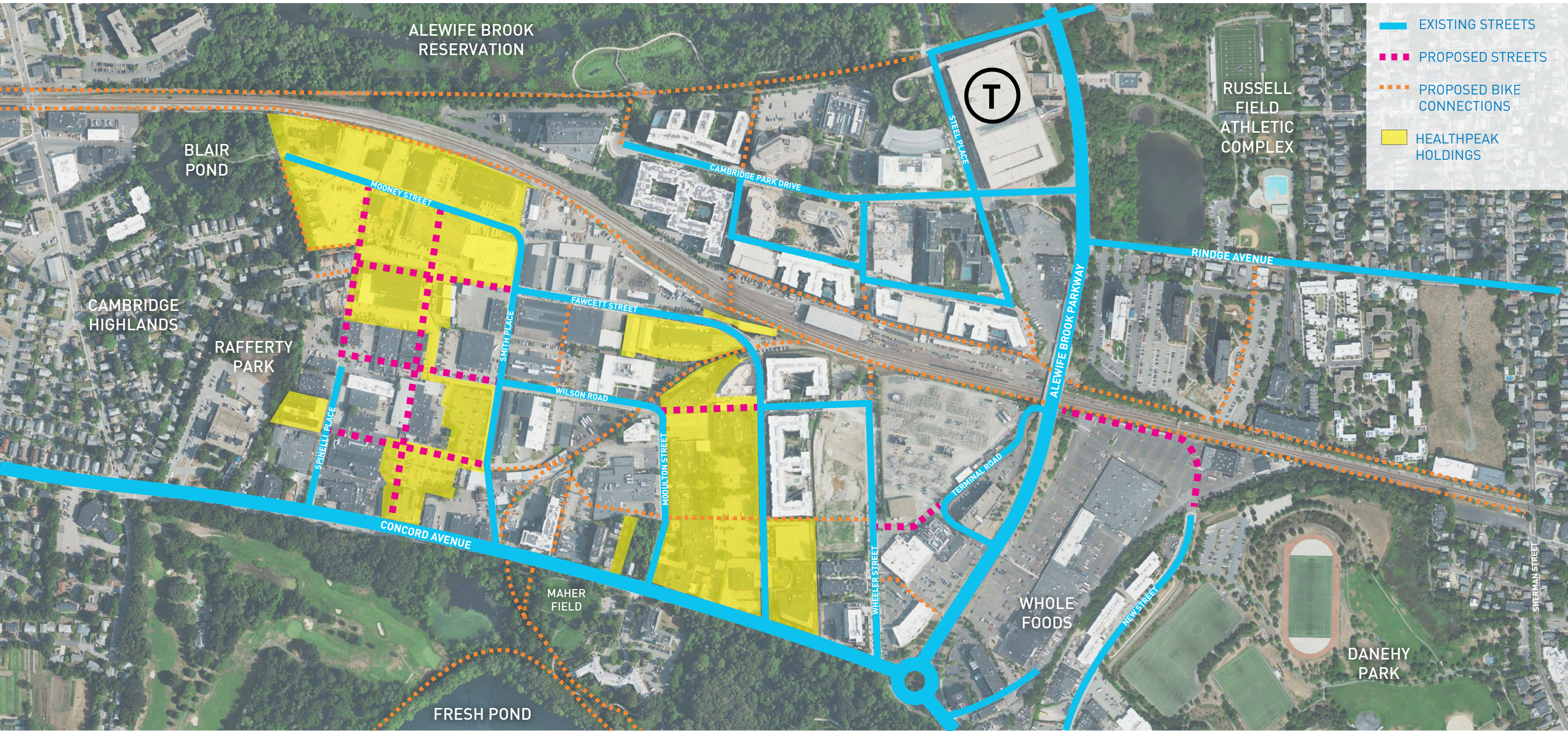


# WALKABILITY

## PROPOSED STREET NETWORK, ENVISION ALEWIFE



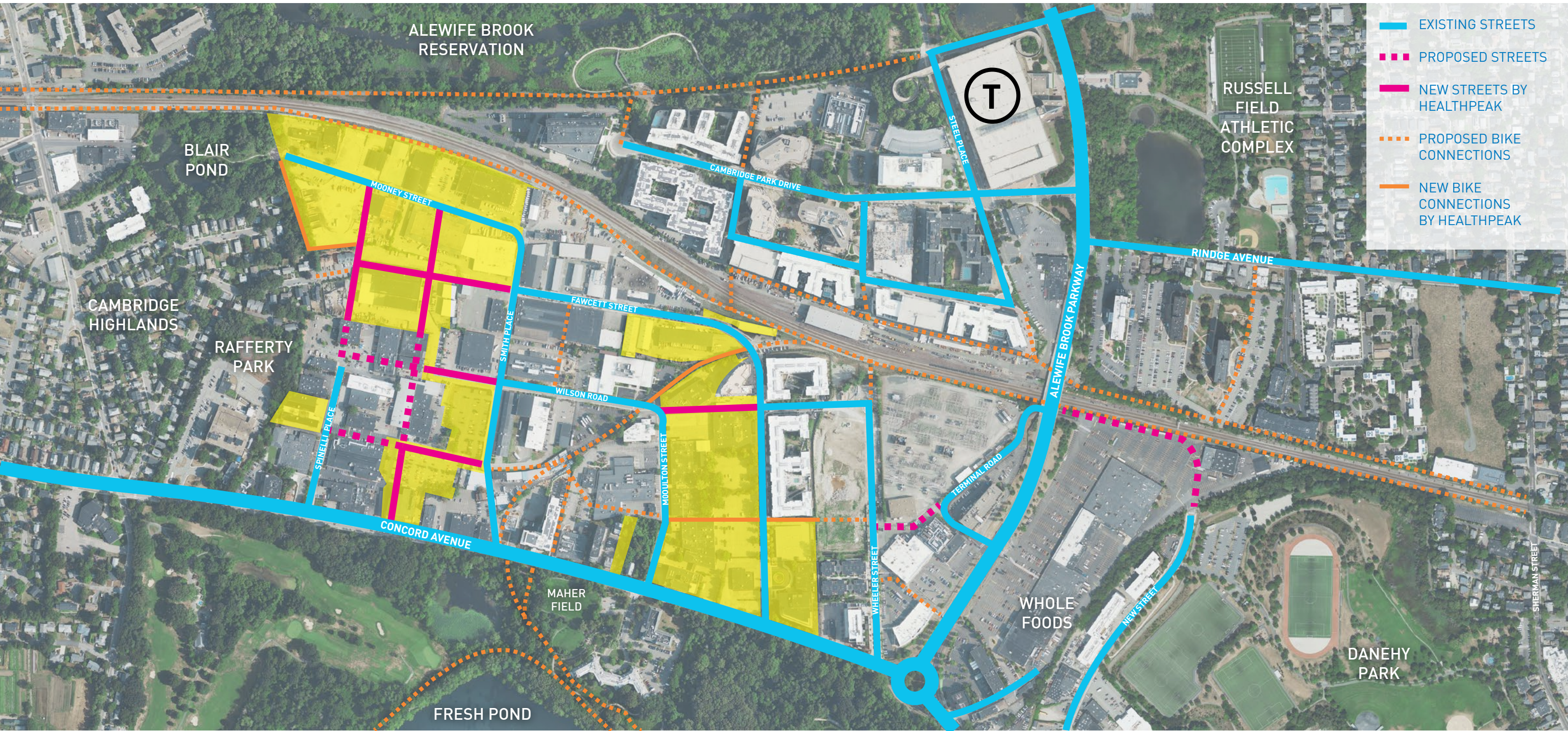
- EXISTING STREETS
- PROPOSED STREETS
- PROPOSED BIKE CONNECTIONS



- EXISTING STREETS
- PROPOSED STREETS
- PROPOSED BIKE CONNECTIONS
- HEALTHPEAK HOLDINGS

# WALKABILITY

NEW STREETS MADE POSSIBLE THROUGH HEALTHPEAK HOLDINGS



- EXISTING STREETS
- PROPOSED STREETS
- NEW STREETS BY HEALTHPEAK
- PROPOSED BIKE CONNECTIONS
- NEW BIKE CONNECTIONS BY HEALTHPEAK



# CONNECTIVITY

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



ALEWIFE BROOK  
RESERVATION

BLAIR  
POND

CAMBRIDGE  
HIGHLANDS

RAFFERTY  
PARK

T

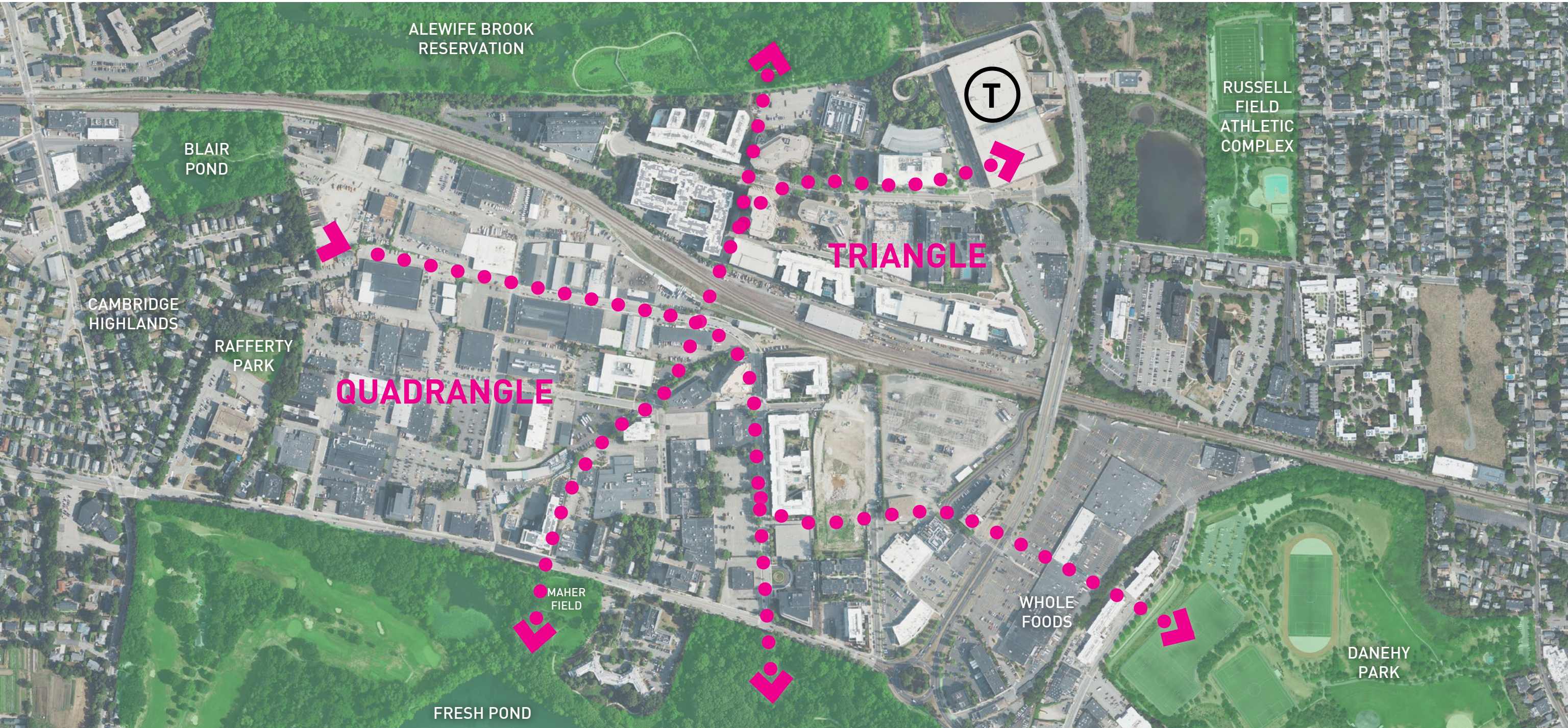
RUSSELL  
FIELD  
ATHLETIC  
COMPLEX

FRESH POND

MAHER  
FIELD

WHOLE  
FOODS

DANEHY  
PARK





# CONNECTIVITY



**1**  
**DANEHY PARK**



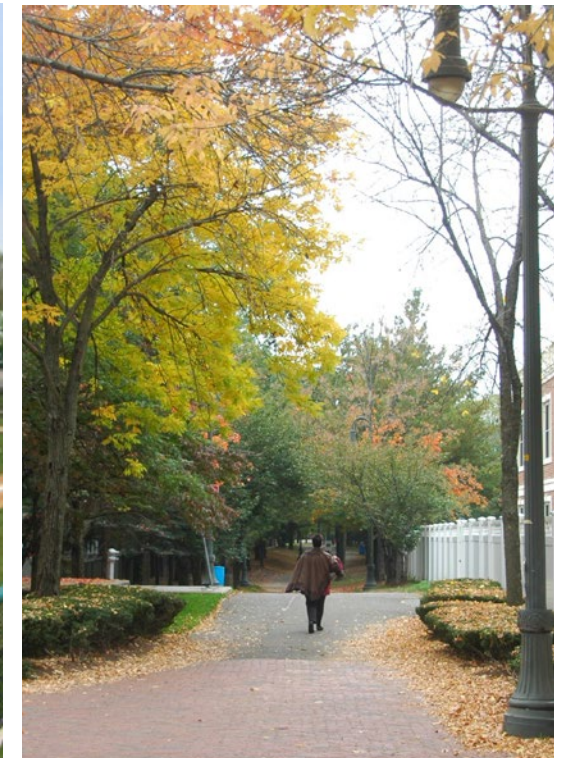
**2**  
**FRESH POND RESERVATION**



**3**  
**ALEWIFE BROOK  
RESERVATION**



**4**  
**RUSSELL FIELD  
ATHLETIC COMPLEX**



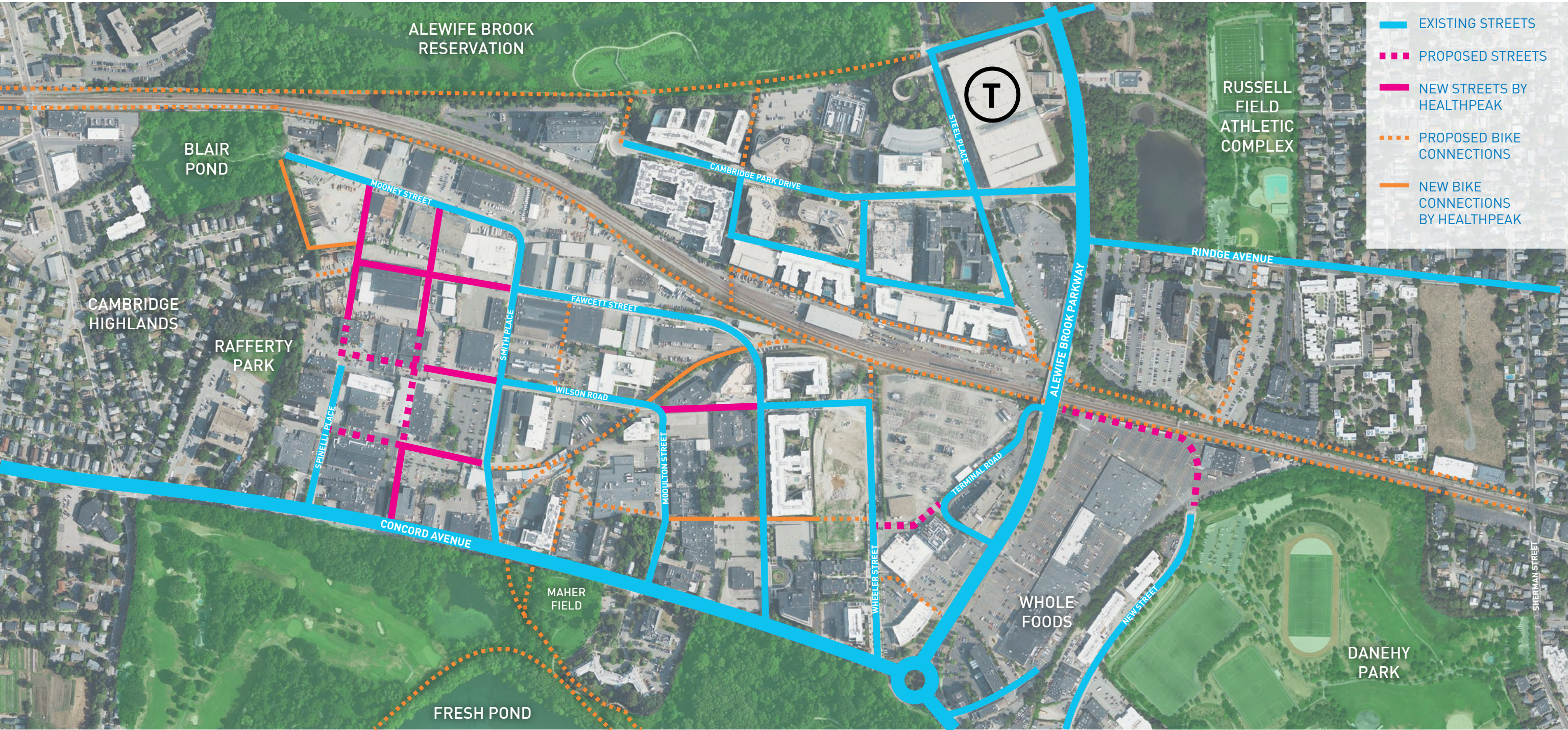
**5**  
**ALEWIFE LINEAR PARK**

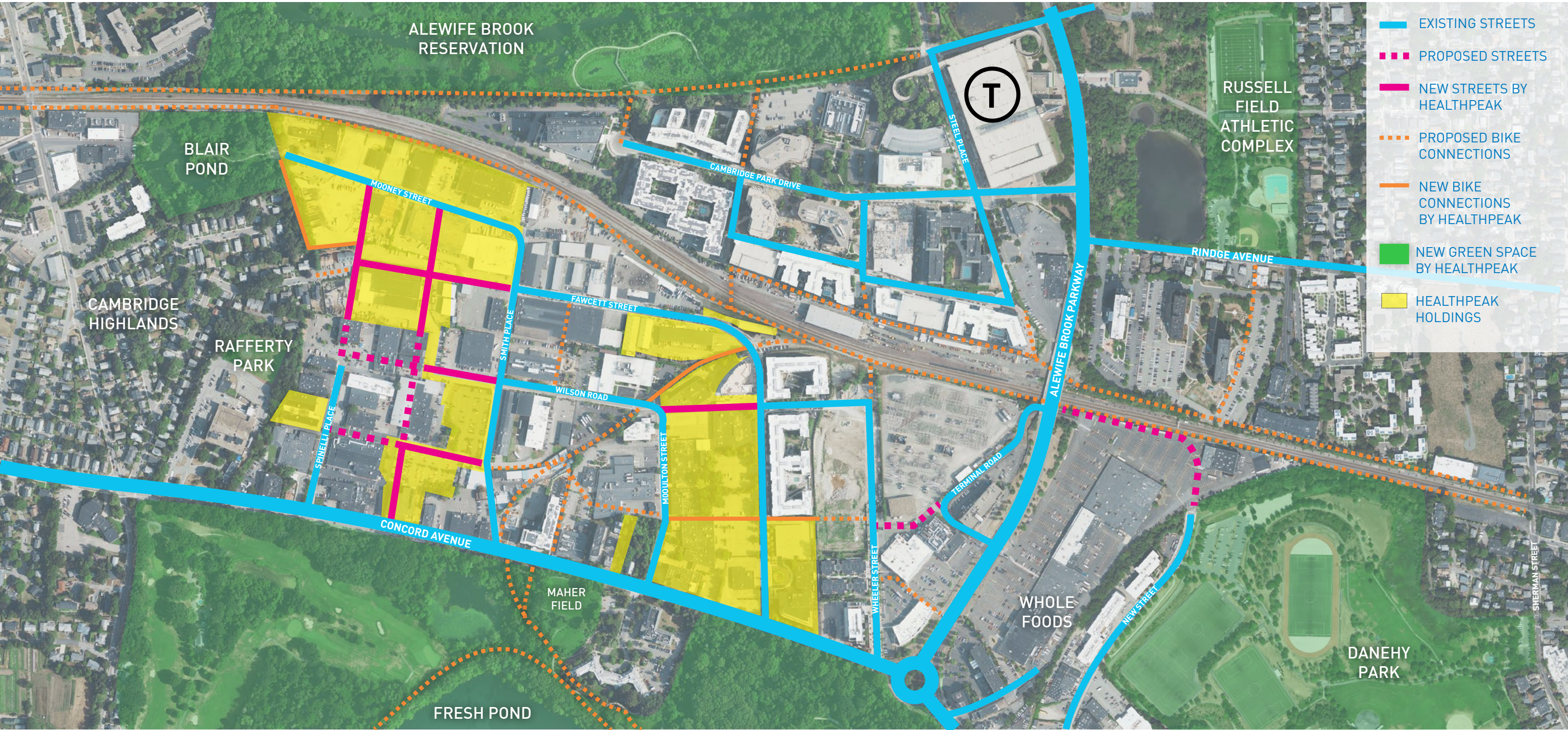
An aerial photograph of a city, likely Atlanta, Georgia, showing a central railway corridor (the Atlanta-Fulton County Stadium Branch) running diagonally from the top-left to the bottom-right. The city is densely packed with buildings, parking lots, and streets. There are several large green spaces,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

# OPEN SPACE

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

**OPEN SPACE**  
EXISTING

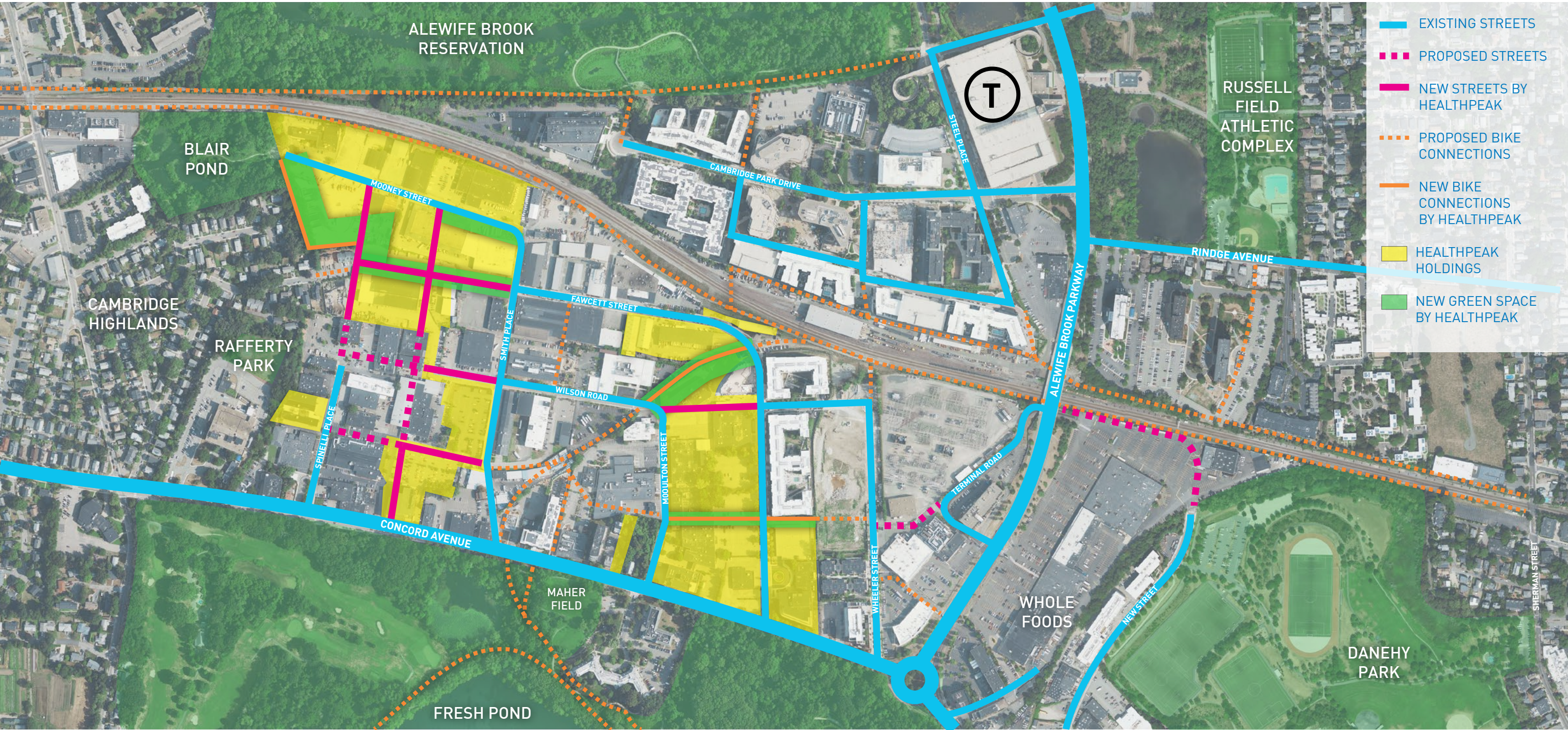




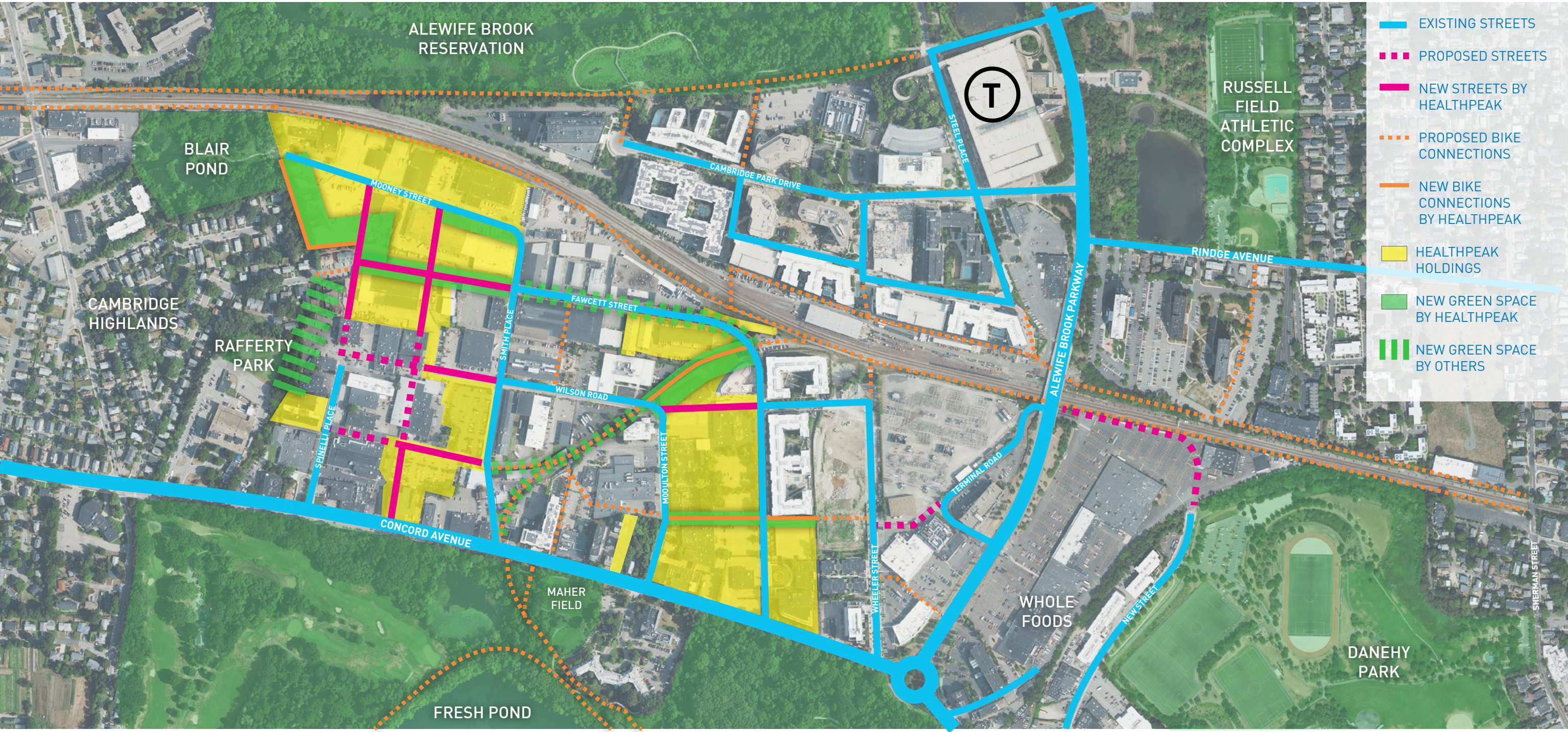
- EXISTING STREETS
- - - PROPOSED STREETS
- NEW STREETS BY HEALTHPEAK
- - - PROPOSED BIKE CONNECTIONS
- NEW BIKE CONNECTIONS BY HEALTHPEAK
- NEW GREEN SPACE BY HEALTHPEAK
- HEALTHPEAK HOLDINGS

# OPEN SPACE

NEW GREEN SPACE MADE POSSIBLE BY HEALTHPEAK HOLDINGS



**OPEN SPACE**  
FULL VISION



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

**OPEN SPACE**  
PRECEDENTS



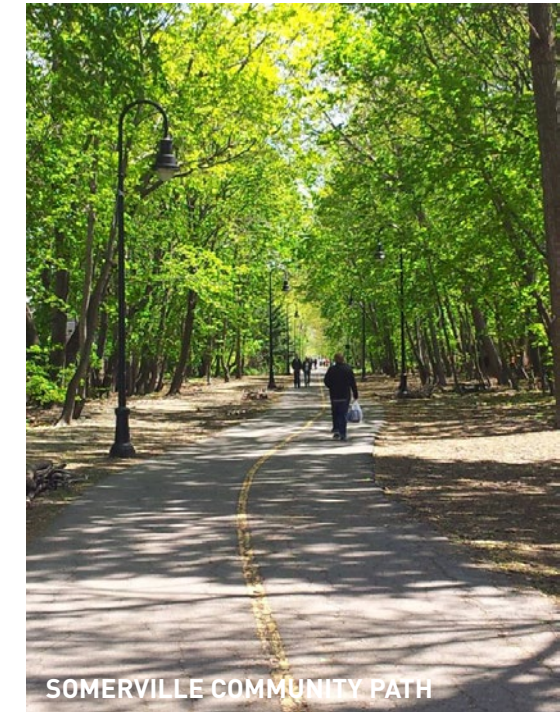
THE RIVERWAY, BOSTON



FRESH POND, CAMBRIDGE



ALEWIFE LINEAR PARK, CAMBRIDGE



SOMERVILLE COMMUNITY PATH

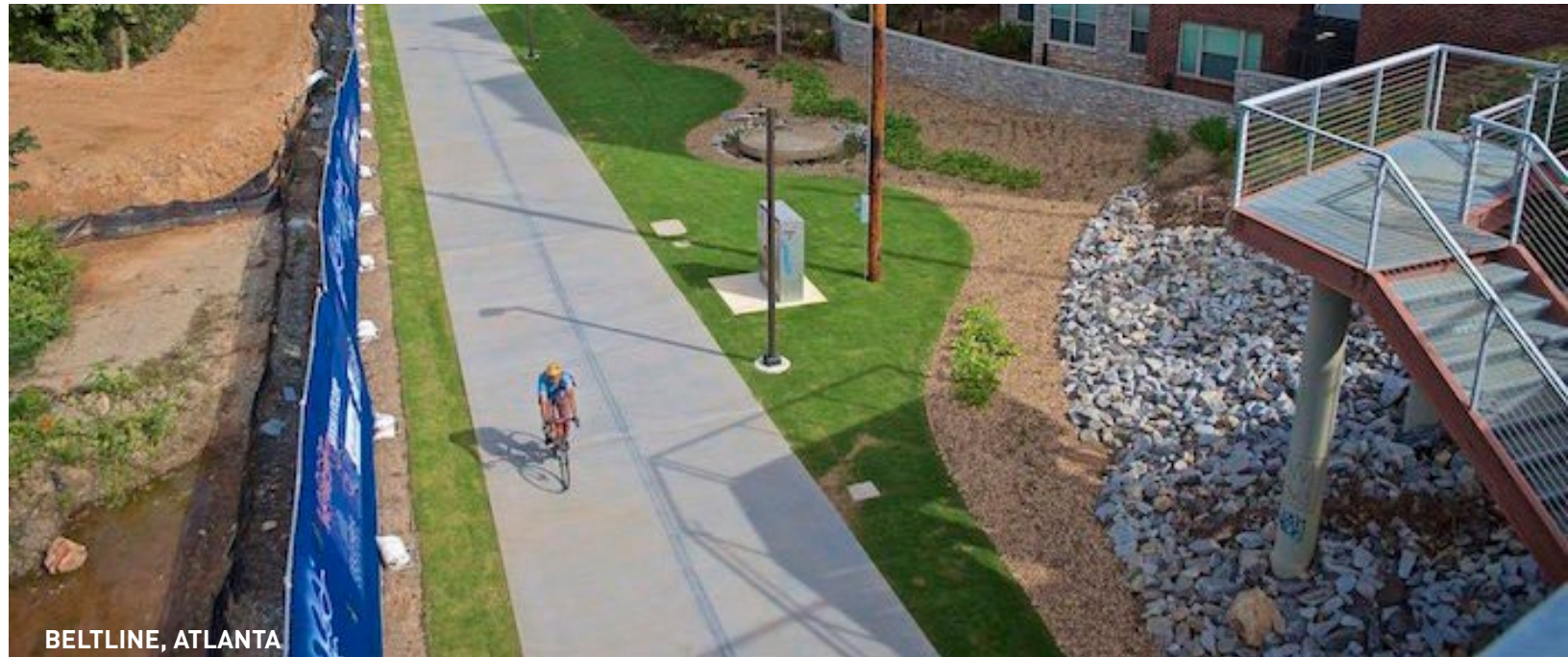
**OPEN SPACE**  
PRECEDENTS



CAMBRIDGE CROSSING, CAMBRIDGE



UNIVERSITY OF VIRGINIA BRANDON AVENUE MASTERPLAN, CHARLOTTESVILLE



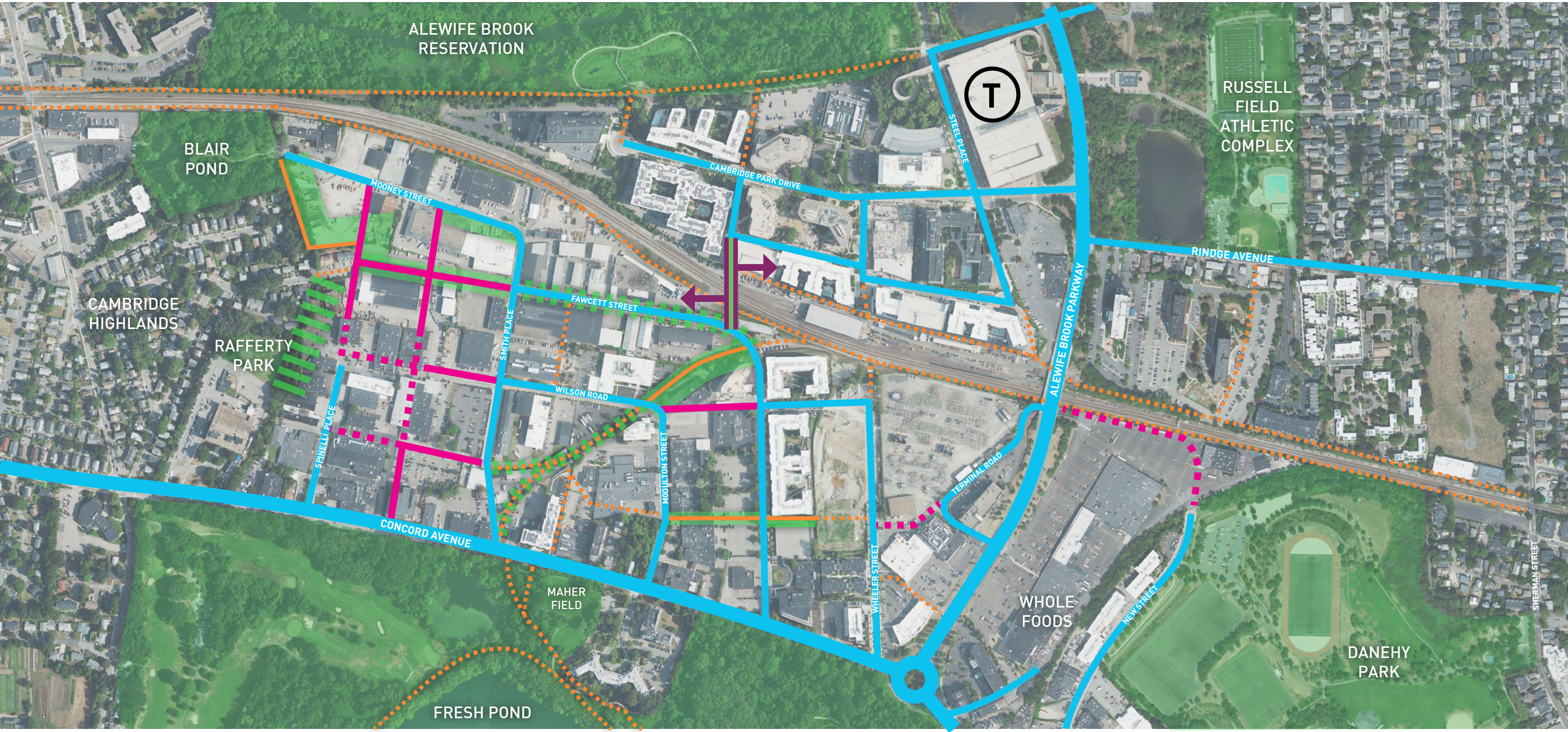
BELTLINE, ATLANTA



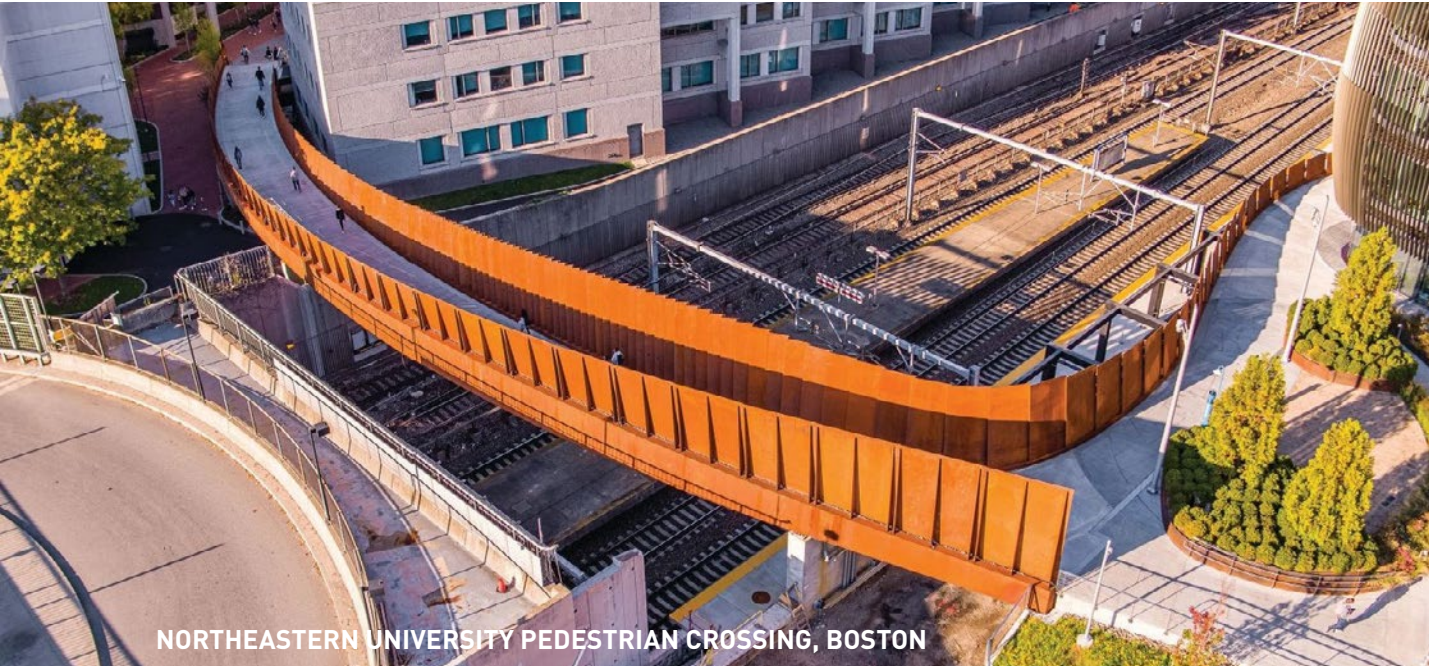
An aerial photograph of a city, likely Atlanta, Georgia, showing a bridge crossing a river. The bridge is a multi-lane highway bridge. The city is densely packed with buildings, parking lots, and roads. There are green spaces, including a golf course in the bottom left and several sports fields in the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

# THE BRIDGE

**Build the bridge for bikes and pedestrians.**



# BRIDGE



NORTHEASTERN UNIVERSITY PEDESTRIAN CROSSING, BOSTON



NORTH BANK BRIDGE, CAMBRIDGE



FRANCES APPLETON BRIDGE, BOSTON



# BRIDGE

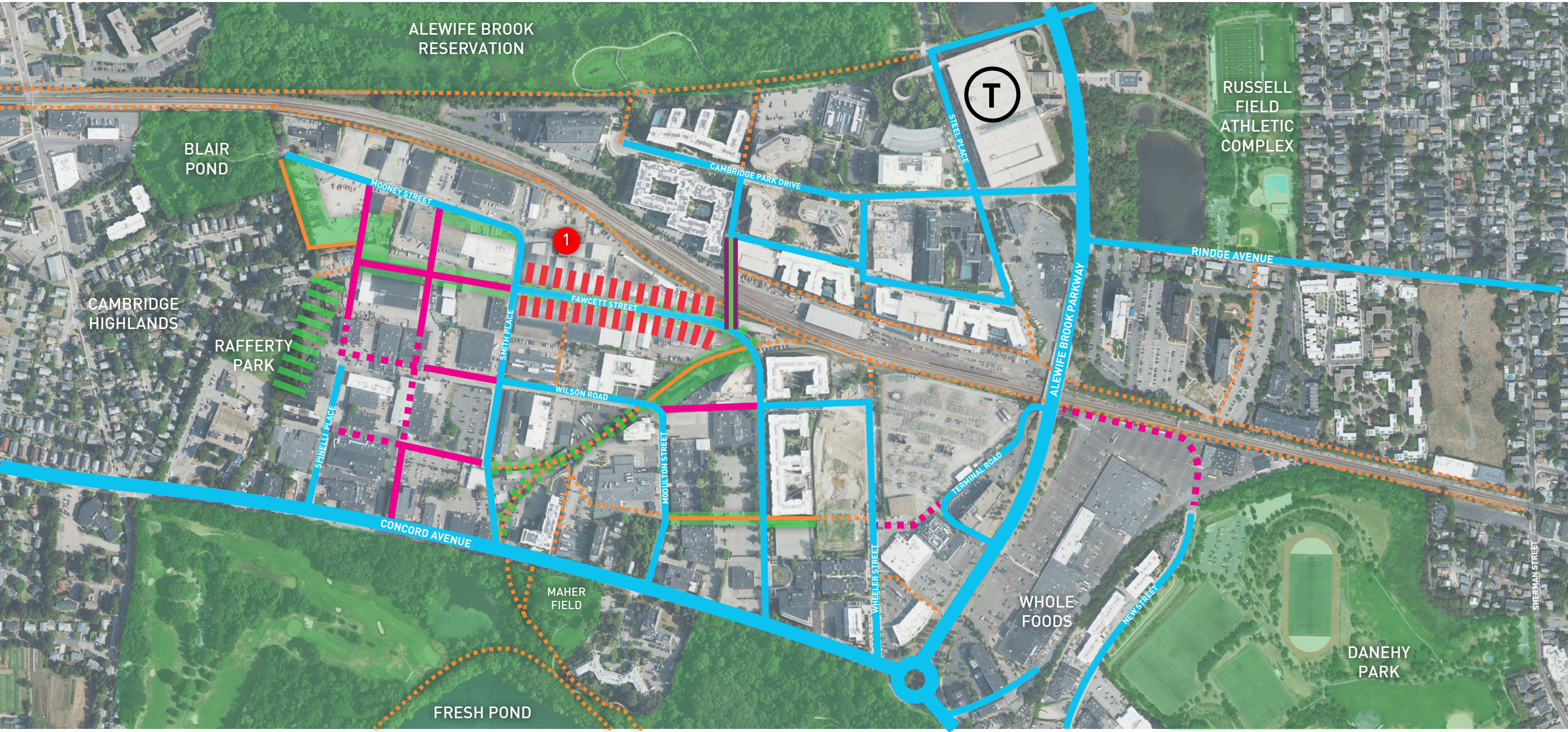


An aerial photograph of a city neighborhood. A central street, highlighted in a semi-transparent blue, runs diagonally from the top-left to the bottom-right. The street is flanked by various buildings, including residential houses, commercial structures, and a large industrial-style building. To the left of the street, there is a dense residential area with many small houses. To the right, there are larger commercial buildings and parking lots. In the bottom-left corner, there is a large green area that appears to be a park or golf course. The overall scene is a mix of urban development and green space.

# 'MAIN STREET'

Create a destination for neighborhood needs and sense of place.

# MAIN STREET POTENTIAL EXTENTS

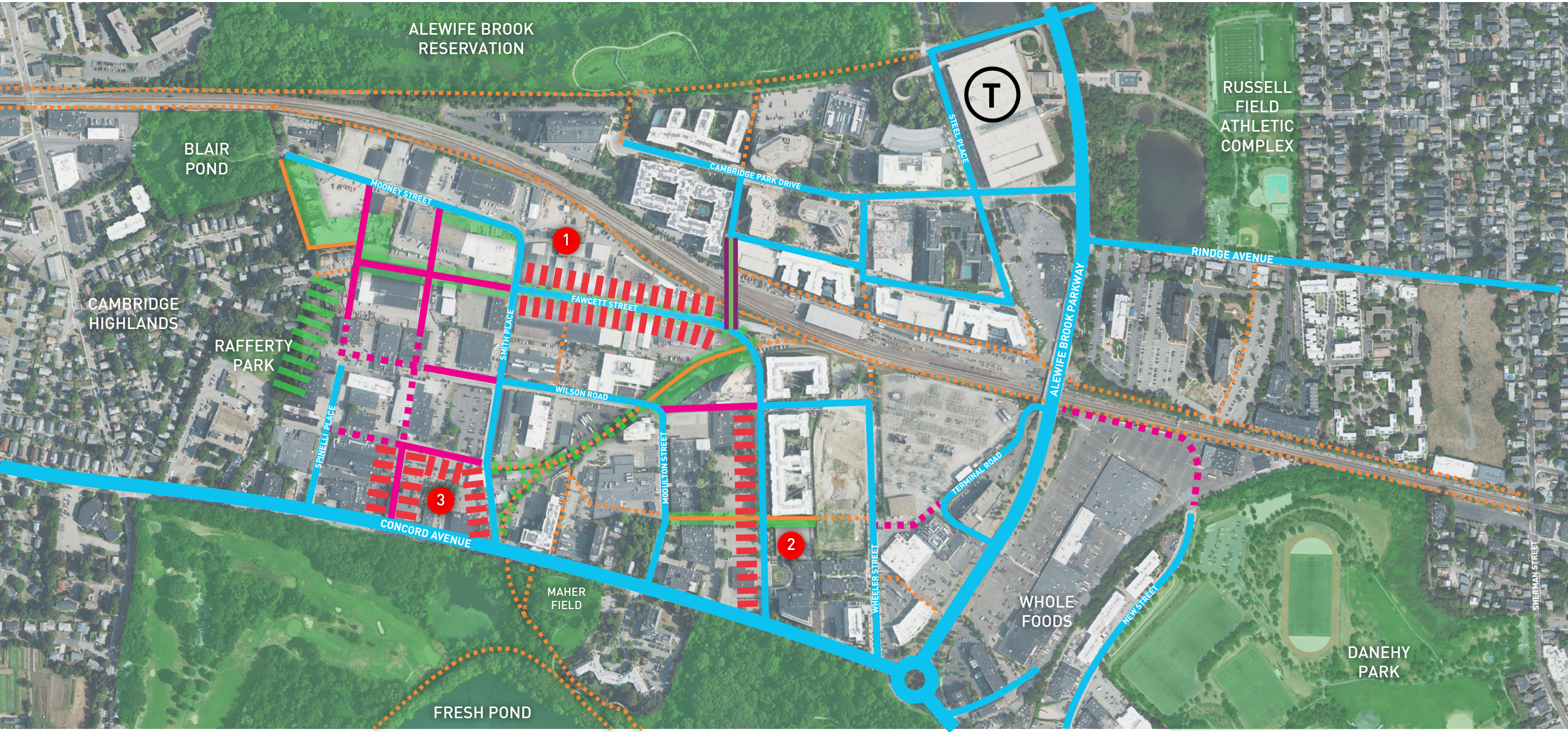


# MAIN STREET POTENTIAL EXTENTS

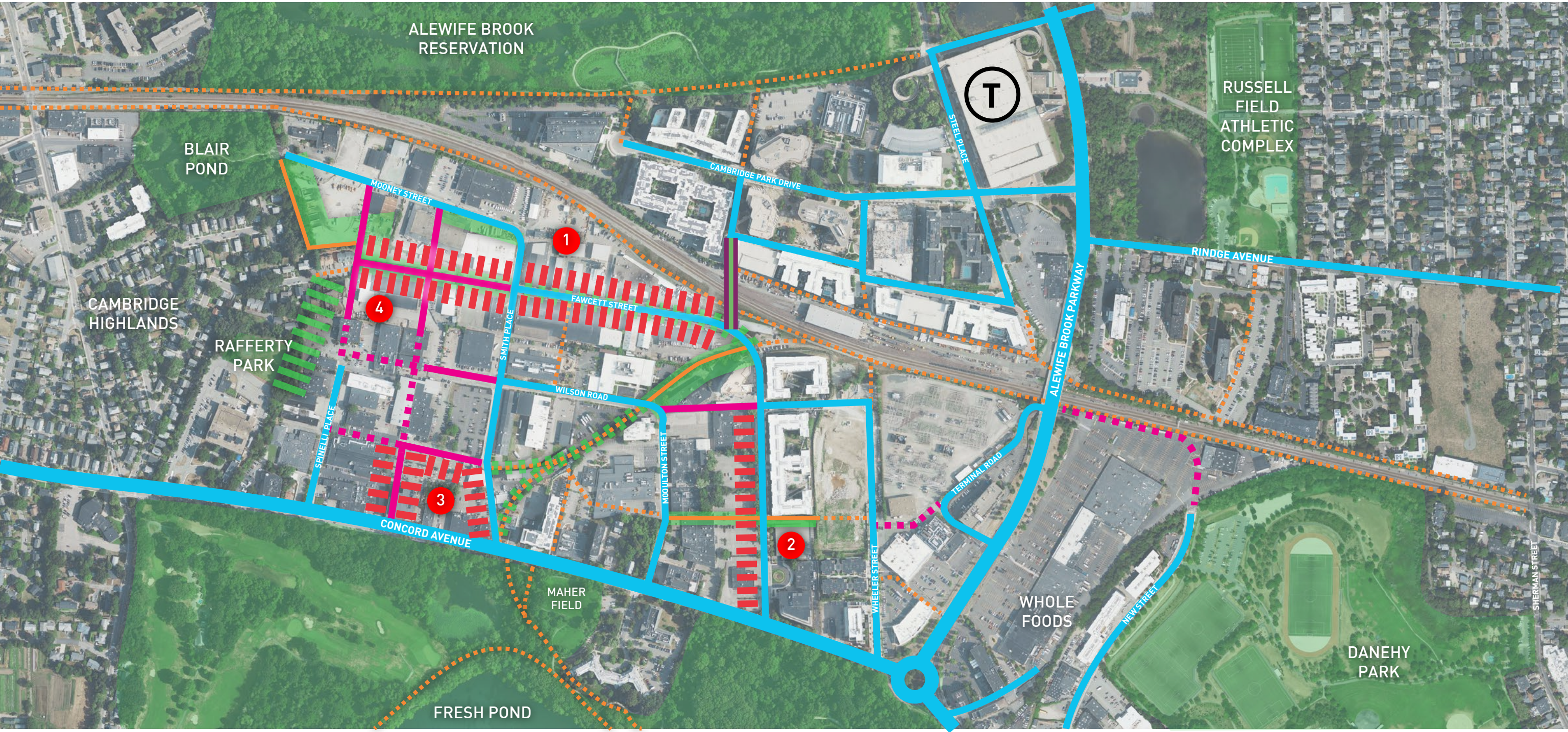




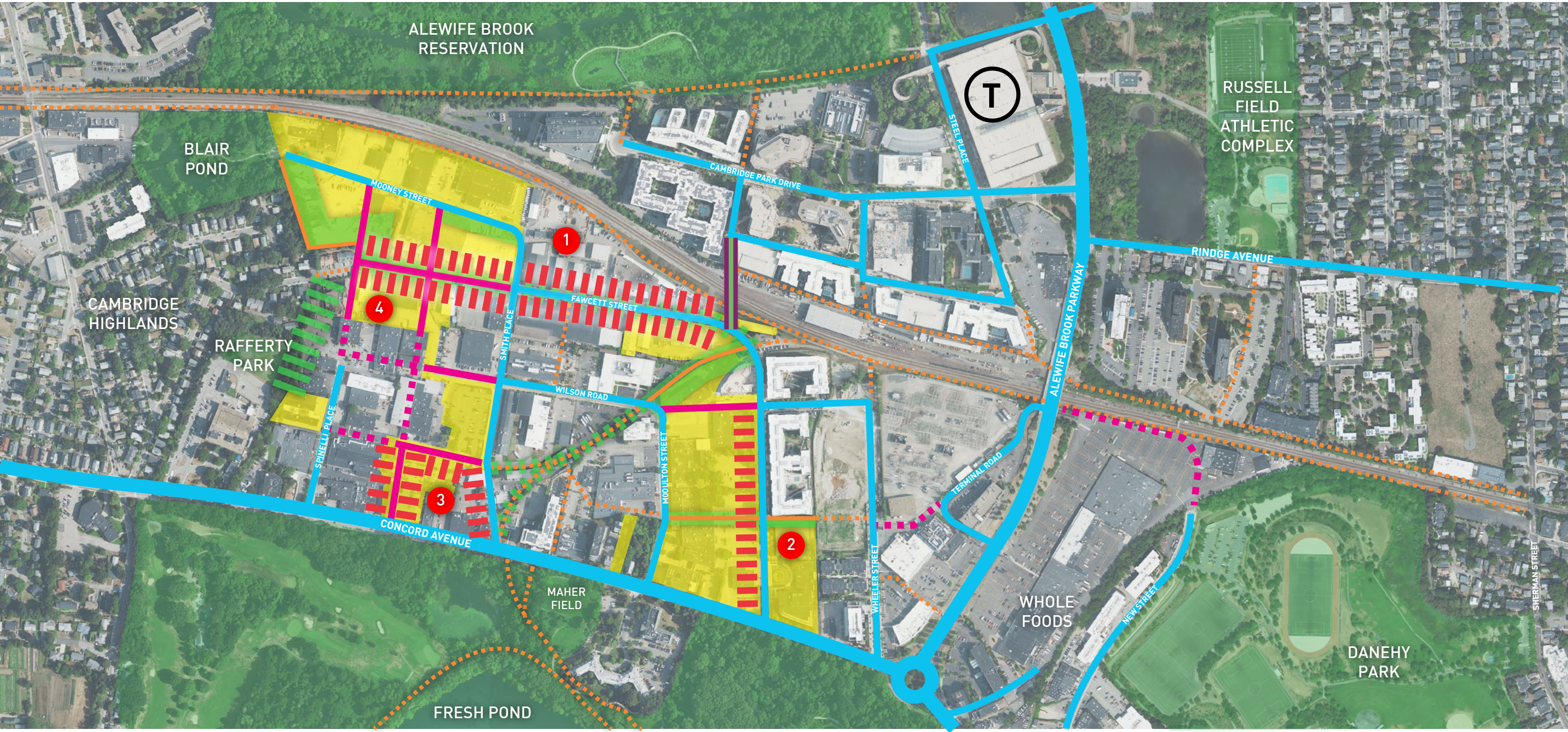
# MAIN STREET POTENTIAL EXTENTS

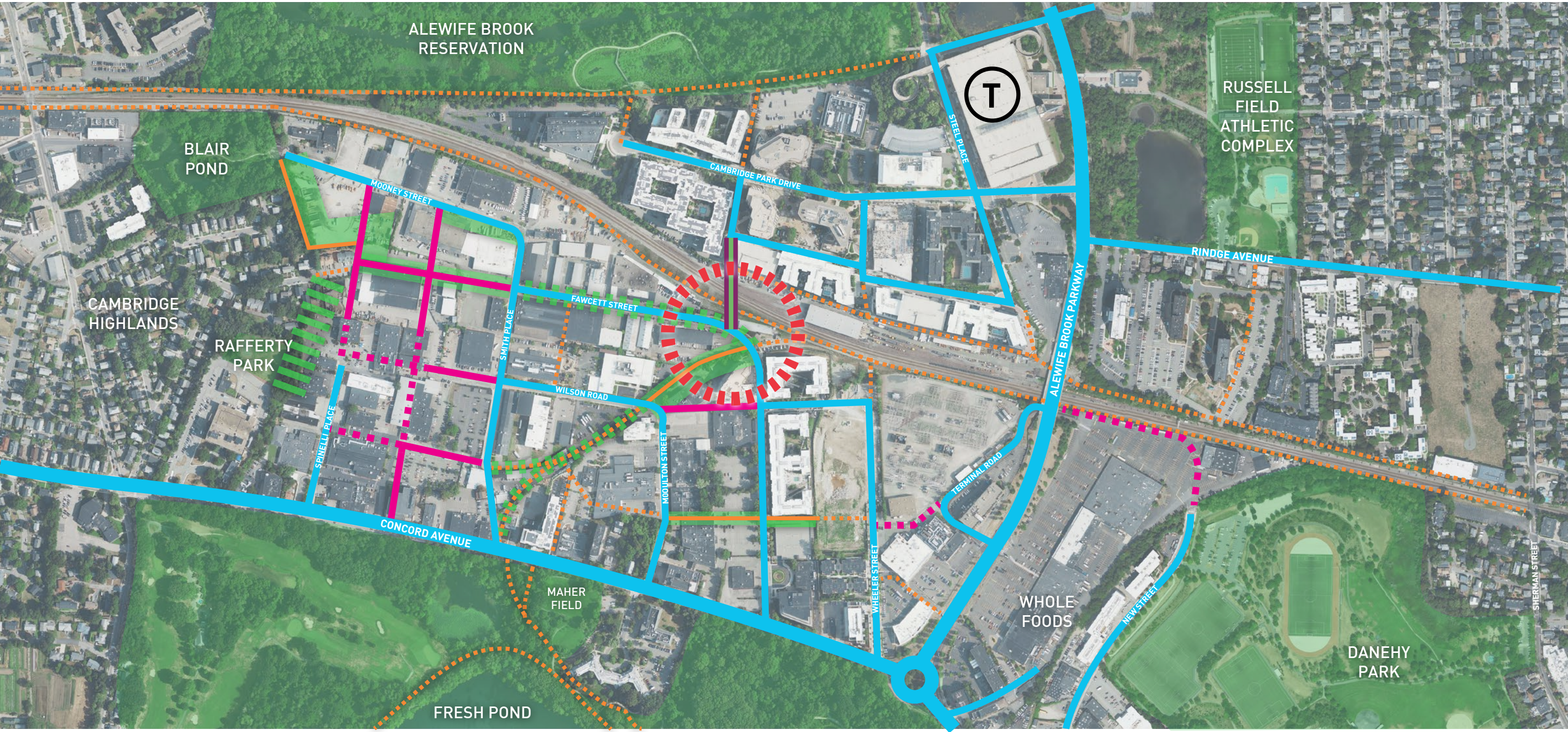


# MAIN STREET POTENTIAL EXTENTS



# MAIN STREET POTENTIAL EXTENTS

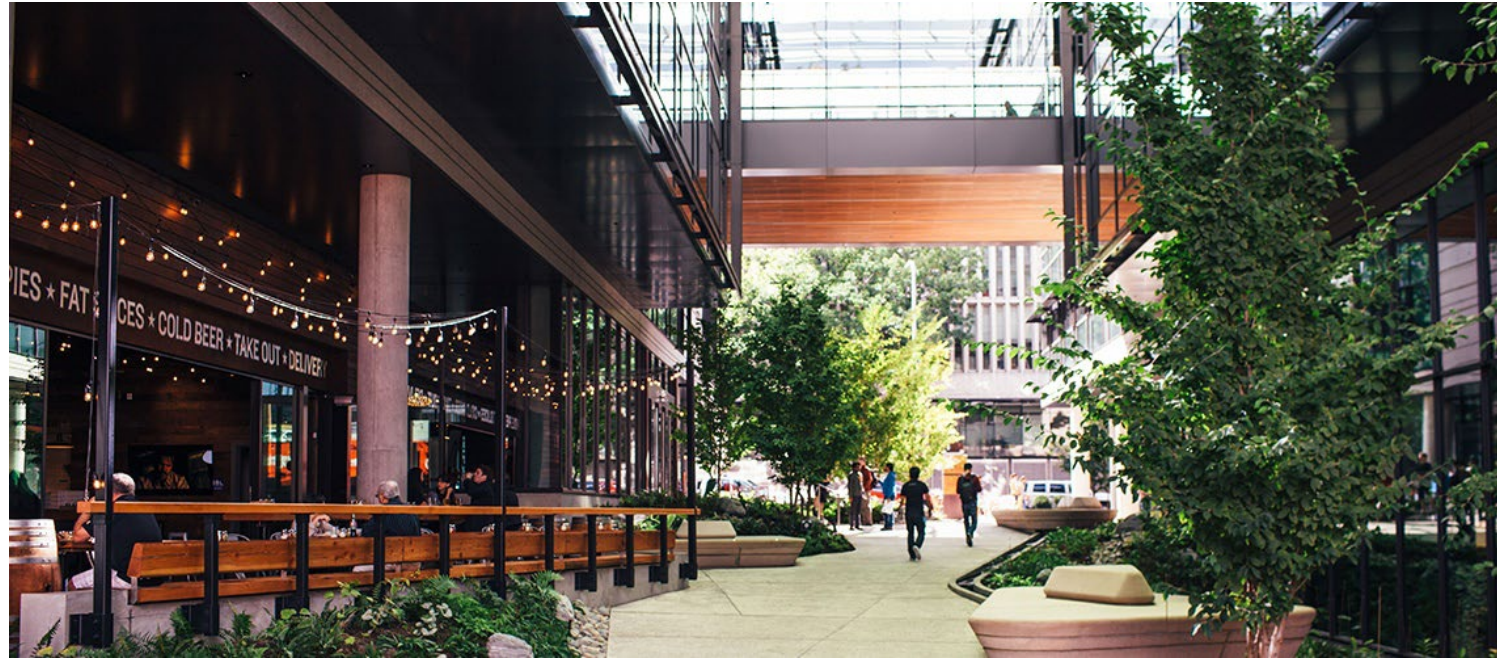




**MAIN STREET**  
HISTORIC NEIGHBORHOOD RETAIL



MAIN STREET  
PRECEDENTS



FAWCETT STREET LOOKING WEST



FAWCETT STREET LOOKING EAST





**THANK YOU**