



90 Washington Street Redevelopment

Civic Advisory Committee Presentation

April 29, 2026

Development

Construction

Asset Management

National Multifamily Developer since 1998

- Over 100,000 units developed and constructed across the US
- Focused on high-density residential communities, ranging from suburban garden style buildings to urban high rise
- Vertically integrated platform to seamlessly integrate development, construction and asset management under one umbrella
- Ability to navigate changes in economic conditions to deliver Class A multifamily communities

Local Expertise since 2008

- Over 5,000 housing units delivered in Greater Boston
 - Boston-area leadership in construction and development
 - Collaboration with municipalities on several approval paths (Site Plan Review, Special Permits, 40B Comprehensive Permits, Rezoning, PUD and Master Plan approvals)
 - Direct experience with Somerville permitting and zoning processes, community engagement, and TOD projects
 - Track record with local and regional housing policies and sustainable building requirements
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Wood Partners Experience

Alta Oxbow



Location: Wayland, MA
Year Built: 2022
Size: 360,000 GSF
Total Units: 218 units
Income-Restricted: 55 units
Avg. NRSF: 1,034 SF
Parking: 344 spaces

Alta On the Row



Location: Worcester, MA
Year Built: 2024
Size: 560,000 GSF
Total Units: 370 units
Avg. NRSF: 860 SF
Parking: 549 spaces

Alta French Hill



Location: Marlborough, MA
Year Built: 2025
Size: 460,000 GSF
Total Units: 276 units
Affordable Units: 28 units
Avg. NRSF: 910 SF
Parking: 446 spaces
Retail SF: 9,738 SF

Alta Revolution



Location: Somerville, MA
Year Built: 2022
Size: 430,000 GSF
Total Units: 329 units
Affordable Units: 66 units
Avg. NRSF: 791 SF
Parking: 188 spaces
Retail SF: 10,233 SF



Site & Location

Site Details

- 90 Washington St, Somerville
- ~4-acres of City-owned land
- Formerly Cobble Hill Plaza (retail)
- Currently used by City and Cobble Hill Apartments (parking/access)
- City eminent domain taking

Transit

- Less than a 5-minute walk to MBTA GLX (East Somerville Station)
- About a 10-minute walk to MBTA Orange Line (Sullivan Station)
- MBTA Bus Service along Washington Street



Opportunity for Growth

New Housing



New Commercial Space



Open Space



New Community Space



Project Vision & Site Layout



Housing-led, mixed-use development

- 324 Residential Units
- Somerville Inclusionary Housing
 - 65 Affordable Unit (20% of total)
 - Varying levels of AMI's supported
 - Integrated into market rate building, same quality of finish and amenities
 - Mix of Studio, 1BR, 2BR, and 3BR

Transit access and walkability

- Connect to existing Washington St bike & pedestrian infrastructure
- Close proximity to MBTA East Somerville Station and Sullivan Square

Integration with surrounding neighborhood

- Active uses along Washington St
- Height and scale of building comparable to surrounding properties

Ground Level & Public Realm

~15,000 sq ft of neighborhood-serving retail

- Uses contemplated include food & beverage services

~5,800 sq ft of flexible community space

- More details on space types and potential users to be coordinated through community process

Ground-floor focused on active street

- Focusing retail uses, community space, and building access points along Washington St

Open plaza at Washington & New Washington

- Closest proximity to MBTA Station at site

Improved sidewalks, trees, and landscaping

- Providing landscaping along street edges and an access road buffer parallel to Cobble Hill

Donation of land back to the City

- To be used for future public uses, potentially as open space or other community needs



Current Parking Strategy

- No surface parking
- All parking located inside the building
- Precast garage designed to accommodate residential and retail uses
- Option to reduce parking by eliminating upper levels

Comments Heard to Date on Parking

- Parking ratio is too high
- Parking Garage takes up too much space on the site that could be dedicated to other uses
- Open top, potential heat island impacts

Wood Partners is committed to exploring solutions to reduce and restructure parking



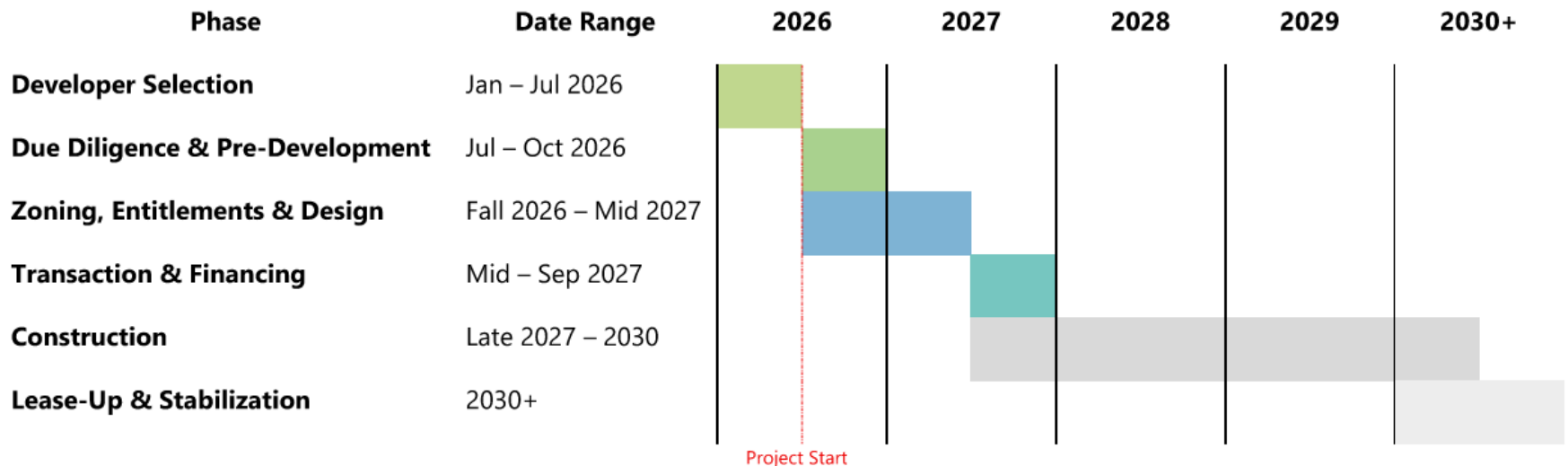
Zoning & Approvals Timeline

Rezone to a High-Rise District (or HR “Special District”)

- Applies citywide HR framework while allowing for denser, mixed-use development
- Provides necessary flexibility without relying on the need for relief
- Aligns with current city policies and direction

Site Plan Review Process

- Urban Design review focused on massing, façade articulation, etc.
- Planning Board review site layout, circulation, utilities, etc.
- Allows for coordination with various City departments.



Wood Partners GC fully integrated at start of projects

- Actively planning and pricing through permitting and entitlements

Single Point of Contact at Wood Partners

- All WP employees for both development and construction

Upfront Construction Management Planning

- Construction durations, typical work hours and planning for disruptions

Provide routine updates (via preferred method)

- Attendance at regularly scheduled meetings and provide email updates

Issue Advanced Impact Notices

- Notifications for sidewalk/roadway closures and utility interruptions

Closing the loop

- Acknowledgment of community feedback and reporting when issues occur and are resolved

RFP Review Period (CAC, SRA, and City Council)

- April 20th – May 11th
- Attend meetings and hearings to review RFP and answers questions
- Gather recommendations and feedback on the proposal

Best and Final Offers (Wood Partners)

- May 20th – June 26th
- Integration of recommendations and feedback into proposal
- Submission of final revised RFP

Selection of Development Partner (SRA)

- July 1st

If selected:

- Immediately begin rezoning process with Somerville Planning Staff
- Align schedule with City Staff, CAC, and SRA for updates on process
- Begin search for potential ground-level retail and commercial tenants