WOOD
PARTNERS

RFP - Technical Proposal Submission for 90 Washington St., Somerville, MA

Table of Contents

Cover Letter **3**

Development Narrative **5**

Development Program and Site Plan **9**

Residential Program 9

Commercial Program 10

Site Layout 11

Circulation and Parking 12

Open Space and Public Realm 13

Zoning and Entitlement Strategy **14**

Project Timeline **18**

Qualifications **19**

Key Principals 19

Completed Projects 21

Team Organization **25**

Appendix **26**

Disclosure Statement ....

Conceptual Plan Set ....

April 10, 2026

City of Somerville
Somerville Redevelopment Authority
c/o SRA Staff
93 Highland Ave
Somerville, MA 02143

Re: Response to Request for Proposals – 90 Washington Street Mixed-Use Redevelopment

Dear Members of the Selection Committee,

WP East Acquisitions, LLC (Wood Partners) is pleased to submit this Technical Proposal to the City of Somerville and the Somerville Redevelopment Authority in response to the Request for Proposals for the redevelopment of 90 Washington Street. We appreciate the opportunity to partner with the City on this rare, transit-accessible four-acre site and to deliver a housing-led, mixed-use rental development that advances the City's goals for housing production, affordability, public-realm investment, sustainability, and timely financial return.

Wood Partners brings over 28 years of experience delivering complex, high-density multifamily and mixed-use communities nationwide. Since 2008, we have delivered more than 5,000 rental housing units across Greater Boston. Our team has a strong track record of working collaboratively with municipalities, redevelopment authorities, and community stakeholders—including the City of Somerville—to advance rezonings, secure entitlements, and execute successful public-private partnerships. Together with PCA Architecture, the project team brings years of experience in developing, designing, and constructing multifamily housing throughout the Northeast.

The proposed redevelopment will deliver 324 new rental apartments, including 65 affordable units integrated throughout the building in compliance with Somerville's Inclusionary Housing Ordinance. The residential program is supported by neighborhood-serving ground-floor retail, a dedicated community space, publicly accessible open space, and structured parking, all organized within a cohesive, transit-oriented urban form. The project is intentionally designed to reinforce Washington Street as a gateway corridor while providing appropriate scale transitions to adjacent residential neighborhoods, including the Cobble Hill Apartments.

Our proposal advances a clear and collaborative zoning and entitlement pathway utilizing Somerville's High-Rise District framework. This approach offers predictability and flexibility while aligning with City policy and community objectives. Equally important, our financial offer emphasizes certainty and near-term proceeds to support the City's priority of recouping a meaningful portion of its acquisition costs within a defined timeframe.

We welcome the opportunity to continue discussions with City staff, the Civic Advisory Committee, the City Council, and the SRA as the proposal advances.

Thank you for your consideration.

Sincerely,

James Lambert

James Lambert
Managing Director
Wood Partners
91 Hartwell Ave, Lexington, MA 02421
Phone: 978-369-8111
Email: jim.lambert@woodpartners.com

Development Narrative

Project Vision and Understanding of City Objectives

The proposed redevelopment of 90 Washington Street is envisioned as a dense, housing-led, transit-oriented rental community that advances the City of Somerville's priorities for housing production, affordability, public-realm investment, sustainability, and financial return. Located on an approximately 3.99-acre site adjacent to the East Somerville MBTA Green Line Station, the project leverages exceptional transit access and site scale to deliver a transformative mixed-use redevelopment opportunity.

The proposal is structured to deliver a clear, reliable land-sale outcome while establishing a coordinated public-private partnership framework to advance rezoning, entitlements, and project delivery in a manner responsive to community priorities identified through the City's prior engagement process.

Development Program Overview

The conceptual development program consists of a single integrated building comprising 324 multifamily rental units organized above an active ground-floor podium. Housing is supported by structured parking, neighborhood-serving ground-floor retail, a dedicated community space, and on-site open space.

- **Total Residential Units:** 324 rental apartments
- **Affordable Units:** 65 units (20%), fully integrated
- **Approximate Gross Residential Area:** 343,725 square feet
- **Ground-Floor Retail:** ~14,927 square feet
- **Dedicated Community Space:** ~5,770 square feet
- **Residential Lobby & Amenities:** ~14,735 square feet
- **Structured Parking:** ~398 spaces, fully internal

Housing and Affordability Strategy

Housing is the primary driver of the project, delivering 324 new rental apartments in one of Somerville's most transit-rich locations. The development will fully comply with Somerville's Inclusionary Housing Ordinance, providing 65 affordable rental units (20% of total units) distributed throughout the building and constructed to the same design standards as market-rate units.

Affordable units are anticipated to be split across required AMI tiers (50%, 80%, and 110% AMI), subject to final confirmation with City staff, and will be provided in a range of unit types to support households and families of varying sizes. All affordable units will be permanently income-restricted and professionally managed alongside the market-rate rental units.

Ground-Floor Activation and Mixed-Use Integration

The ground floor is designed to activate Washington Street and New Washington Street through a combination of retail storefronts, a residential lobby, and a dedicated community space. Retail uses will support neighborhood-serving tenants such as food and beverage, personal services, and daily-needs retail. Community space at grade will be flexible and capable of accommodating civic, nonprofit, or local programming consistent with City objectives.

Ground-floor design emphasizes transparency, flexible bay depths, and a pedestrian-oriented streetscape, while loading, trash, and utilities are consolidated to minimize impacts on the public realm.

Site Planning, Massing, and Urban Design

The proposed building massing reflects a seven-story residential structure wrapped around a precast parking garage, with six levels of repeatable upper residential floors (approximately 53,315 square feet per floor) organized above a two-level podium. This configuration supports construction efficiency, long-term operational performance, and a coherent urban edge along Washington Street.

Massing modulation, façade articulation, and setback strategies will be further refined through Urban Design Commission review, with particular attention to transitions along the eastern edge adjacent to the Cobble Hill Apartments. Landscape buffers, step-backs, and façade variation will be incorporated to address adjacency conditions.

Open Space, Landscape, and Public Realm

The site plan incorporates a coordinated open-space and landscape strategy, including enhanced sidewalks, streetscape improvements, and internal gathering areas. A publicly accessible open space is proposed at the corner of Washington Street and New Washington Street, intended to support pedestrian activity and adjacent retail uses. A private residential courtyard is located toward the rear of the site and screened with fencing and tree plantings.

In addition, Wood Partners proposes to convey a small area of excess land at the southeast corner of the site back to the City of Somerville following issuance of the final certificate of occupancy, allowing the City flexibility for future open space, operational needs, or other community purposes.

Sustainability and Building Performance

The project will comply with Somerville's Specialized Building Code and emphasize high-performance building systems, electrified mechanical infrastructure, and efficient building envelopes by pursuing PHIUS Passive House Certification. Sustainability measures under consideration to achieve Passive House Certification include green roofs, stormwater management systems, EV-ready parking infrastructure, and secure bicycle parking. All strategies will be reviewed in coordination with City staff during design development and entitlement review.

Transportation Demand Management

The project's circulation and mobility strategy reflects the site's proximity to rapid transit and regional connectivity. In addition to structured parking, the project will provide secure bicycle parking, clear pedestrian access, and designated pick-up and drop-off areas for ride-share and delivery services. Transportation demand management strategies will be refined through Planning Board review to minimize vehicular conflicts and support safe multimodal access.

Community Engagement and Construction Interface

Wood Partners recognizes the importance of continued engagement with City staff, the Civic Advisory Committee, abutters, and nearby residents as the project advances through design and entitlements. During construction, the development team will coordinate closely with the City and adjacent property owners, including the Cobble Hill Apartments, to manage construction logistics, maintain safe access, and provide advance communication regarding major phases of work.

Zoning and Entitlement Strategy

The redevelopment of 90 Washington Street requires coordinated rezoning to enable the proposed density and mixed-use program. The project is envisioned to advance through either a new High-Rise zoning district or a customized Special District, developed in close coordination with the City, SRA, and community stakeholders.

Zoning adoption, design review, and site plan approval are expected to proceed in a coordinated manner to support a predictable entitlement timeline.

Diversity, Equity and Inclusion

The developer will seek to support the City's M/WBE participation objectives by engaging qualified minority- and women-owned consultants and subcontractors where appropriate across the development and construction process. The approach will include outreach to M/WBE firms, consideration of opportunities within team roles and trade packages, and coordination with project partners to advance the diversity and inclusion goals outlined in the RFP.

Phasing and Project Schedule

The project is planned as a single-phase construction effort following rezoning and transaction closing. Key milestones include execution of a development agreement, zoning adoption, site plan approval, land closing, and commencement of construction, consistent with the City's target closing timeframe.

Financial Feasibility and Execution Capability

The development program has been structured to support financial feasibility through efficient building layouts, repeatable floor plates, and disciplined parking ratios. The project will be supported by a combination of sponsor equity, institutional investment partners, and construction financing, with a clear emphasis on certainty and deliverability.

Wood Partners' experience in delivering large-scale multifamily projects in Somerville and throughout Massachusetts positions us to successfully advance the 90 Washington Street redevelopment from pre-development through stabilization.

Development Program and Site Plan

Residential Program

Residential uses represent the primary component of the proposed development, providing 324 new rental homes in one of Somerville's most transit-rich locations. The size of the residential program will be approximately 343,725 gross square feet. Additionally, 14,735 SF of space will be allocated at the ground level to support the residential program. This space will include areas such as a residential lobby, leasing support, BOH & MEP rooms, bicycle parking, and amenity areas such as a fitness room and dog spa.

The project is designed to accommodate a diverse resident population through a range of unit types and sizes and will comply fully with Somerville's Inclusionary Housing Ordinance. Affordable units are expected to represent approximately 20 percent of total units, 65 units as proposed, which will be distributed throughout the building and provided at required AMI tiers, subject to final confirmation.

PROPOSED RESIDENTIAL PROGRAM - TOTAL			
Unit Type	**Unit Count**	**% of Total**	**Avg. Unit Size (SF)**
Studio	24	7.41%	520 SF
1 Bedroom	171	52.78%	725 SF
2 Bedroom	95	29.32%	1,100 SF
3 Bedroom	34	10.49%	1,350 SF
Total	**324**	**100%**	**885 SF**

PROPOSED RESIDENTIAL PROGRAM - AFFORDABLE			
Unit Type	**Unit Count**	**% of Total (Affordable)**	**Avg. Unit Size (SF)**
Studio	5	7.69%	520 SF
1 Bedroom	35	53.85%	725 SF
2 Bedroom	12	18.46%	1,100 SF
3 Bedroom	13	20.00%	1,350 SF
Total	**65**	**100%**	**904 SF**

Commercial and Community Space

Approximately 14,735 square feet of ground-floor commercial space is proposed, concentrated along Washington Street and other prominent pedestrian frontages. Retail spaces are intended to support neighborhood-serving uses such as restaurants, food and beverage, personal services, and daily-needs retail. In addition to the ground-floor commercial space, approximately 5,770 square feet of dedicated community space is proposed at the ground level which will support civic, non-profit, or community-oriented programming consistent with City and neighborhood objectives.

Concentrating on these uses along Washington Street will help to create an active street-level environment, where commercial and civic uses can be accessed directly along the building frontage.

Site Layout

The site plan organizes the project within a single building footprint, with residential uses positioned above an activated ground-floor podium. Typical upper residential floors are approximately 53,315 square feet, allowing for efficient and repeatable layouts that support construction feasibility and long-term operations.

Building massing and articulation will be refined through the design review process to manage scale, enhance façade variation, and provide appropriate transitions to surrounding neighborhoods, including the Cobble Hill Apartments to the east. Landscape buffering, setbacks, and façade modulation will be incorporated to address sensitive adjacencies.

Circulation and Parking

Vehicle access is consolidated to minimize curb cuts and pedestrian conflicts; with all parking spaces located within a structured garage integrated into the building. In addition to optimizing short-term parking spaces along the street edges of the site, several spaces will be provided within the internal garage to support the commercial components of the project. No surface parking is proposed. Pedestrian access is prioritized through generous sidewalks, clear building entries, and internal circulation routes.

The project's parking strategy reflects the site's exceptional transit access and is designed to align with Somerville's parking standards for areas proximate to rapid transit.

Open Space and Public Realm

While urban in character, the proposed site plan incorporates enhanced streetscape elements, internal gathering areas, and landscaped buffers that contribute to the public realm. Open-space elements are designed to support pedestrian comfort, stormwater management, and urban canopy goals.

An open space area at the corner of Washington Street and New Washington Street will be provided. This space will be subject to ongoing review with the City of Somerville and the community and could serve to support the commercial components of the project.

Additionally, Woods Partners is proposing to donate excess land at the Southeast corner of the property back to the City of Somerville once a final certificate of occupancy is issued, which could be used for the creation of additional open space, support of ongoing city operations at the site, or other community needs.

A more robust site plan package can be found in the Appendix.

Zoning and Entitlement Strategy

Preferred Zoning Pathway: High-Rise District (HR) Rezoning

The Wood Partners concept for 90 Washington Street is designed to align with the intent, structure, and urban logic of Somerville's High-Rise District form-based code, even though the site is currently zoned Civic (CIV) and will require rezoning. The preferred zoning pathway is therefore rezoning the site to a High-Rise (HR) District, potentially implemented through a site-specific High-Rise Special District that applies the citywide HR framework while calibrating dimensional standards to this unique parcel.

The proposed development program—approximately 324 multifamily units supported by structured parking, ground-floor retail, community space, and publicly accessible open space—is consistent with the High-Rise District's core purposes:

- Supporting housing-led, high-density development in transit-served locations;
- Encouraging efficient building massing that consolidates density vertically rather than across the site;
- Activating major corridors with continuous, active ground-floor uses; and
- Delivering contextual transitions to adjacent residential fabric through setbacks, step-backs, and landscape buffers.

While the Wood Partners concept does not rely on maximum theoretical height across the entire site, the High-Rise District provides the necessary envelope flexibility to achieve the proposed floor-area, unit count, and podium-and-upper-floor organization shown in the concept plans without relying on ad hoc relief.

Alignment of Concept Massing with HR District Building Form Standards

The conceptual site plan and building massing have been organized to reflect the general building model envisioned in Somerville's High-Rise District, including the following form-based principles:

Podium-Based Street Wall Along Washington Street
The project establishes a consistent podium condition along Washington Street and New Washington Street, maintaining a strong urban edge consistent with High-Rise frontage expectations. Ground-floor retail, residential lobby, and community use occupy this podium, reinforcing pedestrian activity and neighborhood-serving functions at grade.

Vertical Consolidation of Density Above a Defined Base
Residential floors are efficiently stacked above the podium, consistent with the High-Rise District's emphasis on concentrating bulk vertically rather than spreading horizontally across large sites. This approach allows the project to achieve its housing yield while preserving meaningful open space and circulation on the ground plane.

Structured Parking Integrated Within the Building Envelope
Consistent with High-Rise District mobility principles and Somerville's transit-area parking standards, all parking is accommodated within a structured garage fully integrated into the building massing. No surface parking is proposed. Garage access is minimized to protect the pedestrian environment.

Consolidated Open Space and Landscape Strategy
Rather than fragmented residual spaces, the project organizes open space into purposeful areas that function as buffers, circulation corridors, and shared amenities. This reflects the High-Rise District's emphasis on meaningful public realm contributions in exchange for allowing taller and denser development.

Rationale for High-Rise District Rezoning

Rezoning the site to a High-Rise District is the most efficient and predictable way to enable the Wood Partners concept while meeting the City's development objectives. Specifically, the High-Rise framework:

- accommodates the residential density necessary to support approximately 324 units, including required inclusionary housing;
- supports mixed-use ground floors without constraining residential efficiency on upper levels;
- allows flexibility in building height, floorplate, and internal parking configuration consistent with the concept plans;
- provides a clear basis for Urban Design Commission and Planning Board review, grounded in established citywide standards rather than one-off variances; and
- aligns with City policy direction favoring High-Rise or Mid-Rise zoning for this site, as articulated in the RFP.

To the extent that site-specific calibration is needed—such as tailored setbacks, step-back planes, or open-space ratios—these would be incorporated through a High-Rise Special District that remains fully consistent with the underlying HR zoning intent.

Entitlement Process and Agency Review

Following rezoning, the project will proceed through standard Somerville entitlement processes applicable to High-Rise development:

- City Council adoption of zoning map and text amendments establishing the High-Rise District;
- Urban Design Commission design review, focused on massing, façade articulation, ground-floor activation, and public-realm quality;
- Planning Board Site Plan Approval, addressing site layout, circulation, landscape design, utilities, stormwater management, and loading/garage access; and
- Coordination with relevant City departments on transportation, environmental, and infrastructure matters.

The Wood Partners concept has been developed with these review bodies in mind, reducing the need for fundamental redesign during entitlement and allowing discussions to focus on refinement rather than re-entitlement risk.

Preferred Timeline for Zoning and Entitlements

The proposed zoning and entitlement timeline reflects the scale of the project while remaining consistent with Somerville precedent and the City's stated closing goals:

July 2026 – Oct 2026

- Developer selection and execution of Exclusive Negotiation Agreement
- Collaborative refinement of High-Rise zoning framework and district standards
- Early massing and code consistency review with Planning staff and UDC staff

Nov 2026 – Dec 2026

- Formal filing of High-Rise zoning map and text amendments
- CAC briefings and community meetings focused on zoning and massing
- Planning Board recommendation and City Council adoption

Jan 2027 – Feb 2027

- Completion of rezoning
- Initiation of Urban Design Commission review
- Filing of comprehensive Site Plan Approval application

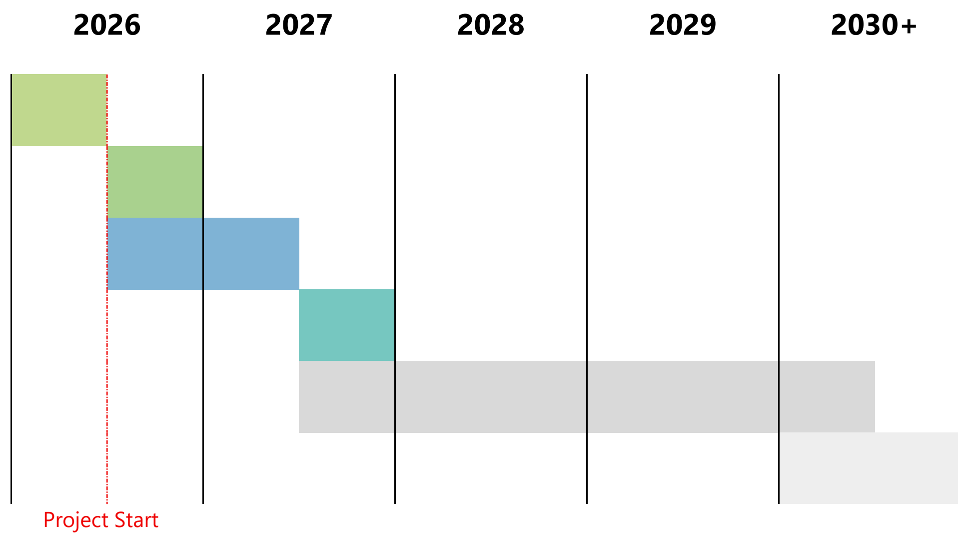
Mar 2027 – May 2027

- UDC approval
- Planning Board Site Plan Approval
- Entitlement completion

The Wood Partners concept plan for 90 Washington Street has been intentionally structured to fit within the form-based logic of Somerville's High-Rise District—leveraging a podium-based massing, vertical density, active ground floors, structured parking, and sensitive edge transitions. Rezoning to a High-Rise District provides the clearest and most predictable regulatory pathway to deliver the proposed program while advancing the City's housing, public-realm, and transit-oriented development objectives within a clear and achievable approval timeline.

Project Timeline

Phase	Date Range
Developer Selection	Jan – Jul 2026
Due Diligence & Pre-Development	Jul – Oct 2026
Zoning, Entitlements & Design	Fall 2026 – Mid 2027
Transaction & Financing	Mid – Sep 2027
Construction	Late 2027 – 2030
Lease-Up & Stabilization	2030+



Key Milestones

• RFP Award / ENA Execution – Summer 2026

• Zoning Adoption & LDA – Fall 2026

• Site Plan Approval – Spring 2027

• Financial Closing / Land Conveyance – Target: September 2027

The above timeline is illustrative and reflects Wood Partner's understanding of the City's anticipated process. Durations shown above will be subject to community engagement, rezoning efforts, entitlements/approvals processes, and negotiated agreements. Financial closing and land conveyance will be subject to obtaining a Building Permit for the proposed development.

Qualifications – Key Personnel

Jim Lambert – Managing Director, Wood Partners

Jim Lambert is the Managing Director for Wood Partners' New England office and is responsible for all development activities in the Greater Boston area including origination, permitting, design, capitalization and construction of all new projects in the market. Since joining Wood Partners, Jim has overseen the successful delivery of over 3,600 multifamily units and over 22,000 SF of ground-level retail across New England, ranging from complex and urban TOD developments to suburban, garden-style communities.

Prior to joining Wood Partners in 2015, Jim was responsible for multifamily development as the Vice President of Development for Mill Creek Residential Trust in their Boston office. At MCRT he was instrumental in the sourcing, capitalization or construction of over 1,300 multifamily units.

Jim received an MBA from Bentley University with a concentration in real estate. He completed his undergraduate studies at Northeastern University where he graduated with a bachelor's degree in business administration.

Mark Theriault – Managing Director, Wood Partners

Mark Theriault is the Managing Director of Construction for all of Wood Partners' eastern markets (MA, NH, RI, MD, VA, NC, SC, GA, TN and FL). He is responsible for the design, estimating and construction of all projects within those areas. He previously served as Regional Construction Manager for Wood Partners and has been responsible for all construction projects within the Northeast.

Mark is a veteran in multifamily construction with more than 25 years of experience in managing all types of residential construction, including over 12,000 multi-family housing units. He began his career as an assistant project manager with Toll Brothers in 1995. In 1999 he joined JPI, where he worked his way up from assistant superintendent to director of construction for the Northeast.

Mark earned a bachelor's degree in Business Administration with a concentration in Accounting from the University of Massachusetts. He has a Construction Supervisor License in the Commonwealth of Massachusetts.

Qualifications – Key Personnel

Quinlan Locke – Vice President, Development, Wood Partners

Quinlan Locke is the Vice President of Development for Wood Partners' Northeast office, overseeing multifamily development projects from deal acquisition and due diligence, through permitting and entitlement, into construction, and through stabilization and delivery.

Prior to joining Wood Partners, Quinlan has years of experience in developing and constructing multifamily and commercial real estate projects in Greater Boston. Before he entered the real estate development world, Quinlan worked for the Mayor's Office of Neighborhood Services in Boston, bridging local businesses and residents with the Mayor's Office and other City of Boston agencies.

Jon Bertolami – Director/Vice President of Construction, Wood Partners

Jon Bertolami is the Director/Vice President in charge of construction for the Northeast Region, including Massachusetts, New Hampshire and Rhode Island as well as the Tennessee office. He is responsible for all phases of construction in these areas, bringing over 20 years of experience in managing multifamily construction including over 7,500 multi-family housing units. Jon began his career as an assistant superintendent with Pulte Homes in 2004. In 2012 Jon joined Wood Partners, where he worked in various roles, including superintendent, project management, and now serving as Director/Vice President of Construction.

Jon earned a Bachelor of Science degree in Civil Engineering from Merrimack College in 2005. He has a Construction Supervisors license in the Commonwealth of Massachusetts.

Dave Snell – AIA, LEED AP BD+C / Principal, PCA Architecture

Dave Snell is a Principal at PACE Architecture with a keen understanding of market conditions and the drivers for successful development, excelling at the planning and design of mixed-use urban projects and public spaces that bring people together from all walks of life. Dave has over 20 years of experience in designing multifamily projects across New England, including a significant number of multifamily units, town homes, retail and commercial spaces, restaurants, hotels, public art gallery spaces, coworking spaces, and adaptive reuses.

Dave earned a Master of Architecture degree from Northeastern University in 2008. He is a registered LEED Accredited Professional in Building Design and Construction in Commonwealth of Massachusetts.

Qualifications – Completed Projects

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

Alta Revolution is a 329-unit, high-density, transit-oriented mixed-use development located at 290 Revolution Drive in Somerville's Assembly Square district. Developed by Wood Partners in partnership with Mitsui Fudosan America, the project represents the most recent wave of residential development within Assembly Row—one of Greater Boston's most successful large-scale urban redevelopment districts.

Just a three-minute walk from the Assembly Row MBTA Orange Line Station, the project consists of an eight-story, approximately 430,000-square-foot building incorporating a housing-led program with ground-floor retail, structured parking, and a robust public-realm interface. Alta Revolution delivers 329 rental units, including a diversity of unit types (studios through three-bedrooms and townhomes), with 20% of the units set aside as inclusionary affordable housing, fully compliant with Somerville's zoning and housing policy requirements.

Alta Revolution was entitled within the Assembly Square Mixed-Use District and required coordination across zoning, site plan approval, and inclusionary housing compliance. The project demonstrates the Wood Partners' ability to work effectively with the City of Somerville, Planning Board, and community stakeholders to advance a complex urban project through Somerville's public review process.

Qualifications – Completed Projects

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 On the Row is a 370-unit, high-density multifamily development located at 22 Mount Carmel Way near Worcester's Union Station and Shrewsbury Street corridor, one of the city's primary entertainment, dining, and employment districts. Developed by Wood Partners and completed in 2024, the project represents one of the largest and most significant new residential investments in downtown Worcester in recent years, focusing on a housing-first approach in partnership with municipal objectives.

The project consists of a five-story residential building constructed with a precast structured parking garage, delivering a substantial infusion of modern housing on a formerly underutilized urban site. Alta On the Row was designed as a catalyst for downtown revitalization, reinforcing Worcester's ongoing efforts to attract residents, employers, and private investment back into its urban core.

Alta On the Row was successfully delivered and stabilized.

Qualifications – Completed Projects

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 Oxbow is a 218-unit multifamily community located at 492 Boston Post Road in Wayland, Massachusetts, approximately 20 miles west of Boston. Developed and delivered by Wood Partners in 2022, the project transformed a long-encumbered, municipally owned parcel of land along the Sudbury River into a Class A residential community providing market-rate and income-restricted housing in a land-constrained suburban municipality. The land was sold by the Town of Wayland via an RFP process. Wood Partners was selected early in the pre-development timeline and navigated a complicated process, through the Covid-19 pandemic, to a successful land closing.

The development consists of three interconnected residential buildings with a podium-based parking and amenity structure, totaling approximately 218 apartments across one-, two-, and three-bedroom unit types, blending suburban scale with urban density by stepping the building massing and employing materials and proportions inspired by traditional New England forms. The project incorporates 55 income-restricted units, including a substantial active-adult (55+) component, reflecting a nuanced response to local demographic needs and housing policy objectives.

Alta Oxbow was built on a site with significant pre-development challenges, including prior municipal uses, environmental contamination, and infrastructure limitations. The property required extensive due diligence, remediation, and site preparation before vertical construction could begin, shifting a non-performing civic asset into productive use.

Qualifications – Completed Projects

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 French Hill is a 276-unit multifamily development located at 303 Lincoln Street in Marlborough, Massachusetts, adjacent to the Assabet River Rail Trail and within walking distance of downtown Marlborough amenities. Developed by Wood Partners in collaboration with Marcus Partners, the project broke ground in late 2023 and officially opened to residents in 2025, delivering one of the largest new residential communities in the city in recent decades.

The project consists of a five-story residential building offering one-, two-, and three-bedroom apartments supported by a precast parking garage and a comprehensive amenity package. Alta French Hill delivers 28 income-restricted affordable units, directly supporting local and state housing policy objectives for increased housing capacity near transit and jobs. The project also delivers over 9,500 SF of ground-level retail, activating the public realm along Lincoln St.

As part of the development, Wood Partners purchased land formerly owned by the Marlborough Economic Development Corporation (MEDC), a public-private partner of the city that focuses on supporting Marlborough's business community and making the city a more attractive place for residents, visitors and companies.

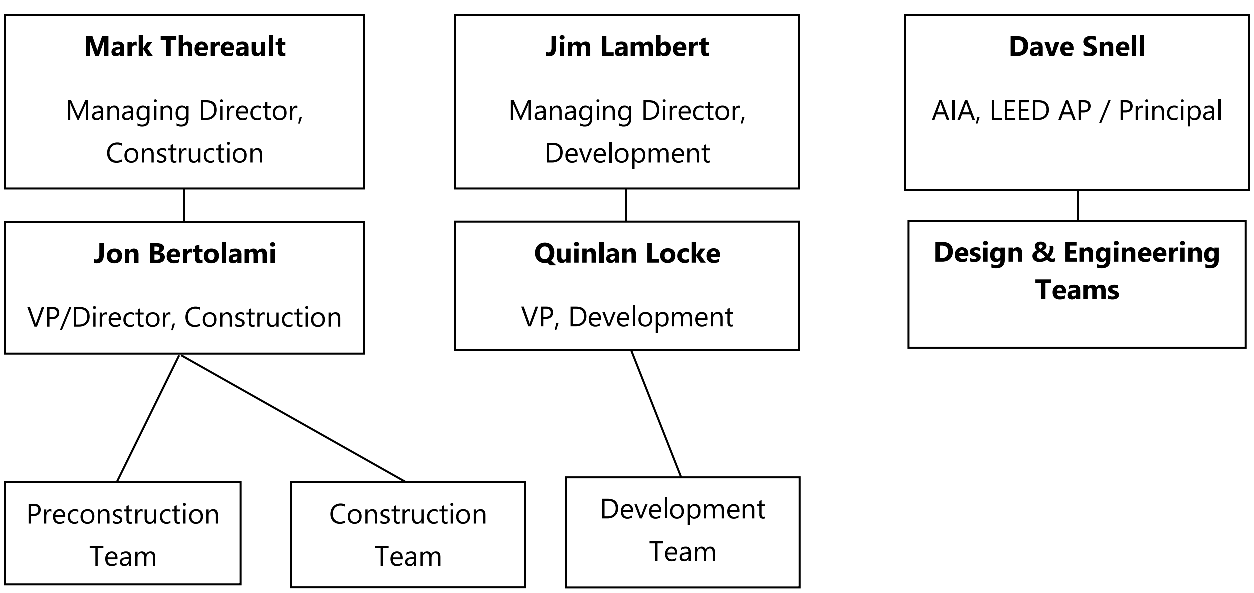
Team Organization

Wood Partners, in collaboration with PCA Architecture, offers the integrated development, design, and construction expertise necessary to deliver the City of Somerville's objectives for 90 Washington Street. Wood Partners' vertically integrated platform provides a clear and reliable path to financial return while delivering a dense, housing-led mixed-use program that includes affordable housing, neighborhood-serving ground-floor commercial uses, community space, and publicly accessible open space. PCA Architecture brings deep experience designing transit-oriented urban projects that balance efficient massing, high-quality public-realm design, and sensitive transitions to surrounding neighborhoods.

Together, the team has a strong record of advancing complex projects through collaborative rezoning and entitlement processes while meeting the City's sustainability requirements and diversity, equity, and inclusion goals, positioning the partnership to deliver a transformative redevelopment aligned with both Citywide objectives and community priorities.

WOOD PARTNERS

PCA



Appendix

DISCLOSURE STATEMENT FOR TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct **or** indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:
90 Washington St, Somerville, MA, 01801

(2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT:
Purchase

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
City of Somerville, Somerville Redevelopment Authority

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:
WP East Acquisitions, LLC

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

_____Lessor/Landlord _____Lessee/Tenant

_____Seller/Grantor ✓ Buyer/Grantee

_____Other (Please describe): ______________________________

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME	RESIDENCE
WP East Acquisitions, LLC	3715 Northside Pkwy NW, Suite 4-600, Atlanta, GA, 30327

*additional entities and/or individuals will be included at a later date

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

☑ NONE

NAME:	POSITION:

DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

WP East Acquisitions, LLC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

James Lambert 04 / 10 / 2026

AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

James Lambert, Vice President

PRINT NAME & TITLE of AUTHORIZED SIGNER

90 Washington Street, Somerville, MA

Wood Partners

Conceptual Design
04/10/2026

Architecture
Interiors + Planning

PCA

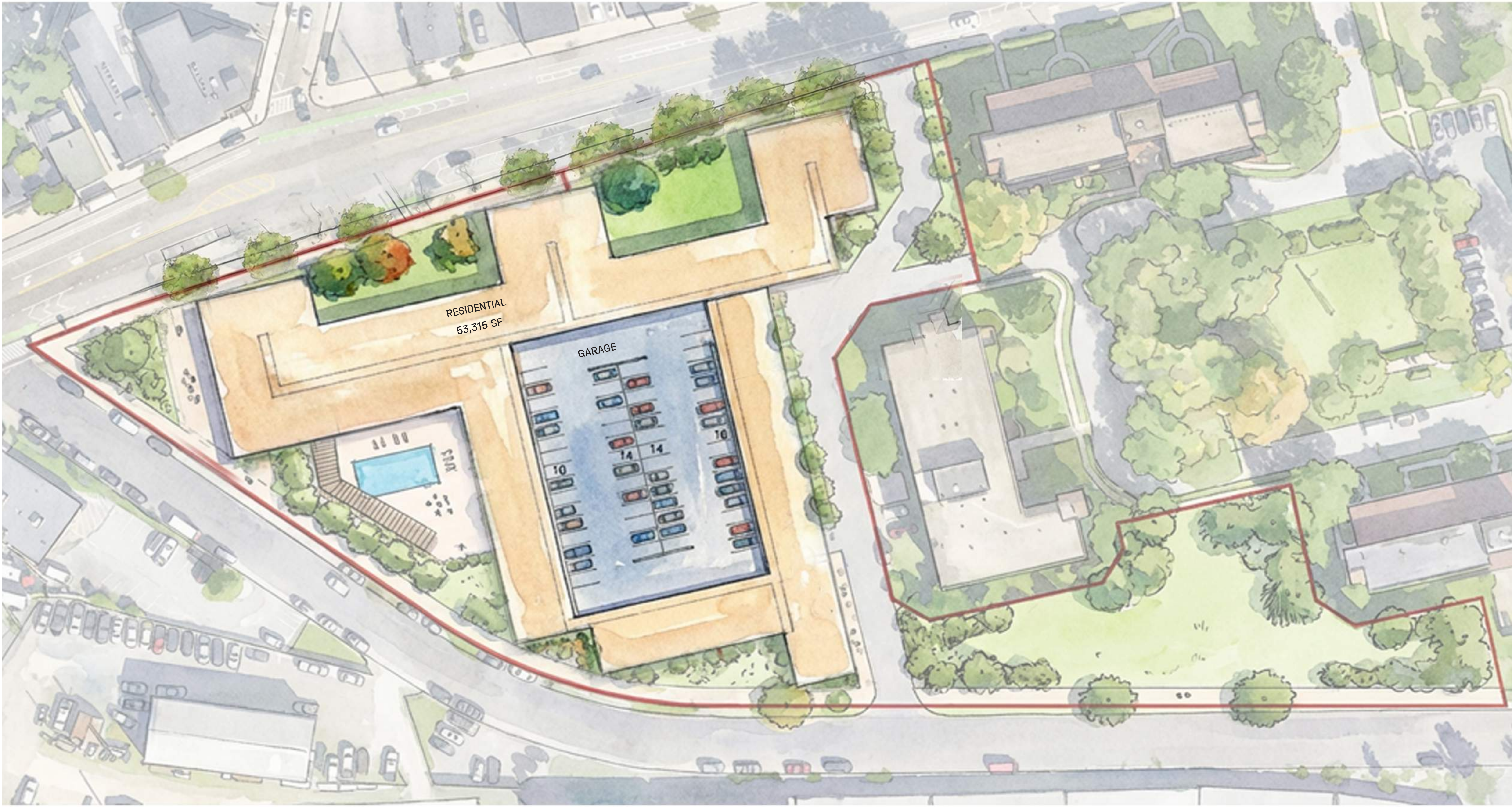
Ground Floor

	Residential SF	Amenity SF	Community SF	Retail SF	Garage SF	Garage Spaces
L1	23,835	14,930	5,770	14,735	23,374	59
L2	53,315	0	0	0	23,374	60
L3	53,315	0	0	0	23,374	60
L4	53,315	0	0	0	23,374	60
L5	53,315	0	0	0	23,374	60
L6	53,315	0	0	0	23,374	60
L7	53,315	0	0	0	23,374	60
Roof	0	0	0	0	0	0
Total	**343,725**	**14,930**	**5,770**	**14,735**	**163,618**	419

324	units
398	parking spaces

5% reduction for core/stairs/ADA/exhaust

Typical Upper Floors



0' 30' 60' 120'
Scale 1" = 60'