



**RFP BAFO – Revised Technical Proposal Submission for  
90 Washington St., Somerville, MA**





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June 29, 2026

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

**Re: Best and Final Offer (BAFO) – 90 Washington Street Mixed-Use Redevelopment**

Dear Members of the Selection Committee,

WP East Acquisitions, LLC (Wood Partners) is pleased to submit this revised Technical Proposal to the City of Somerville and the Somerville Redevelopment Authority in response to the Request for Best and Final Offers for the redevelopment of 90 Washington Street.

The proposal revises the 90 Washington Street project into a multi-building campus with approximately 418 units - a substantial increase in residential density – centered around a central publicly accessible open space to enhance community and retail space activation. The following major changes have been incorporated into the revised proposal.

- Building massings have been altered to include several buildings above grade, ranging from five to seven stories, with revised scaling and continued reinforcement of Washington Street as a gateway corridor.
- Parking has been reduced from approximately 398 to 244 total parking spaces and relocated into two separate underground parking areas.
- The shift to underground parking results in increased SF at grade between the buildings, allowing for publicly accessible spaces which connect the front of the site to the rear.
- Retail space has increased to roughly 14,906 SF, which is distributed across two primary frontages along Washington Street.
- A community space of 6,855 SF is also located along Washington Street at the ground level of Building IA, adjacent to the Cobble Hill Apartments

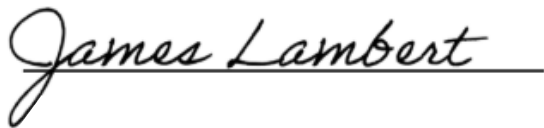
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The revised program will include 84 affordable units integrated throughout the buildings in compliance with Somerville's Inclusionary Housing Ordinance. The retail program at the ground floor will support neighborhood serving retail and commercial spaces, such as food & beverage tenants, pharmacies, and potentially local grocers.

We look forward to the next phases of this project. If selected as the developer, Wood Partners is ready and able to continue working with city staff, the Civic Advisory Committee, the City Council, and the SRA to advance this project forward and deliver a quality, mixed-use development in the City of Somerville.

Thank you again for your consideration.

Sincerely,

A handwritten signature in black ink that reads "James Lambert". The signature is written in a cursive style and is positioned above a solid horizontal line.

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

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# 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 multiple, integrated buildings comprised of 418 multifamily rental units organized above an active ground-floor and underground parking areas. Housing is supported by neighborhood-serving ground-floor retail, a dedicated community space, and on-site publicly accessible spaces which are woven through the site and connect the buildings together.

- **Total Residential Units:** 418 rental apartments
- **Affordable Units:** 84 units (20%), fully integrated
- **Approximate Gross Residential Area:** 429,603 square feet
- **Ground-Floor Retail:** ~14,906 square feet
- **Dedicated Community Space:** ~6,855 square feet
- **Residential Lobby & Amenities:** ~21,472 square feet (across all three buildings)
- **Underground Parking:** ~244 spaces (across two separate garages)

## Housing and Affordability Strategy

Housing is the primary driver of the project, delivering 418 new rental apartments in one of Somerville's most transit-rich locations. The development will fully comply with Somerville's Inclusionary Housing Ordinance, providing 84 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

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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, residential lobbies, and a dedicated community space. Retail uses will support neighborhood-serving tenants such as food and beverage, pharmacies & personal services, and daily-needs retail, and potentially a local grocer. Local grocers will be targeted for the larger retail space, which is designed to be subdividable in the event a local grocer is not attainable. Wood Partners will pursue early-stage retailer engagement and pre-leasing discussions to inform final space planning, including evaluating tenant depth, loading requirements, and parking expectations for grocery and food-oriented users.

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

## Site Planning, Massing, and Urban Design

The proposed building massings above grade reflect two seven-story residential structures which share an underground parking garage and a third five-story residential structure, which will have its own underground parking garage. There will be repeatable upper residential floors. The buildings as they are configured support construction efficiency, long-term operational performance, and a coherent urban edge along Washington Street and New Washington Street, while material variation and articulation will serve as the primary drivers of façade diversity, with recesses used selectively to support both unit efficiency and visual rhythm.

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 proposed open space strategy includes a central publicly accessible plaza and a connected internal pedestrian network, enhances buffering along the Cobble Hill edge, and strengthens site-wide connectivity consistent with the City's draft term sheet objectives. These areas will be publicly accessible and will support new connections through the site and outdoor seating areas to support commercial and retail tenants. The publicly accessible spaces will continue being defined in future phases of the project.

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Previously, Wood Partners proposed to convey a small area of excess land at the southeast corner of the site back to the City of Somerville. In this revised proposal, a new five-story building is proposed on the excess land. A summary is provided in the Excess Land section of this Technical Proposal.

## 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 unbundled underground 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.

The development will maintain required access along the eastern edge of the site and coordinate closely with the Cobble Hill Apartments ownership through design, permitting, and construction to manage access, logistics, and adjacency conditions.

## 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.

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## Diversity, Equity and Inclusion

Wood Partners will work with the City to establish measurable M/WBE participation goals and maintain a robust community engagement 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 now planned as a multi-phase construction effort following rezoning and transaction closing. The project will be fully permitted as one project. Construction phasing is still being considered, but the five-story building at the rear of the site is currently being contemplated as the final phase for construction. 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.

Phasing will be aligned with market absorption, financing strategy, and the City's milestone framework, with initial phases delivering the primary street presence and public realm improvements.

## Financial Feasibility, Risk Management 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 acknowledges that the final built project will be materially consistent with the development program, site plan, and massing framework presented herein, subject to refinement through the City's design review and entitlement processes. Wood Partners also acknowledges the site's status under the Massachusetts Contingency Plan and will seek to advance the property to a condition of No Significant Risk in coordination with a Licensed Site Professional.

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.

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# Development Program and Site Plan

## Residential Program

Residential uses represent the primary component of the proposed development, providing 418 new rental homes in one of Somerville’s most transit-rich locations. The size of the residential program will be approximately 429,603 gross square feet. The current design optimizes a balance between unit yield, construction cost, and absorption risk.

Additionally, 21,472 SF of space will be allocated to support the residential program, most of which will be located at the ground level of each building. 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, clubhouse, 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 20 percent of total units, 84 units as proposed, which will be distributed throughout the building and provided at required AMI tiers, subject to final confirmation.

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<b>PROPOSED RESIDENTIAL PROGRAM - TOTAL</b>			
<b>Unit Type</b>	<b>Unit Count</b>	<b>% of Total</b>	<b>Avg. Unit Size (SF)</b>
Studio	49	11.72%	545 SF
1 Bedroom	244	58.37%	736 SF
2 Bedroom	89	21.29%	1,120 SF
3 Bedroom	36	8.61%	1,407 SF
<b>Total</b>	<b>418</b>	<b>100%</b>	<b>853 SF</b>

<b>PROPOSED RESIDENTIAL PROGRAM - AFFORDABLE</b>			
<b>Unit Type</b>	<b>Unit Count</b>	<b>% of Total (Affordable)</b>	<b>Avg. Unit Size (SF)</b>
Studio	9	10.71%	545 SF
1 Bedroom	42	50.00%	736 SF
2 Bedroom	16	19.05%	1,120 SF
3 Bedroom	17	20.24%	1,407 SF
<b>Total</b>	<b>84</b>	<b>100%</b>	<b>924 SF</b>

### Commercial and Community Space

Approximately 14,906 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. There is a larger retail/commercial space of approximately 11,158 SF which will be designed to target a local grocer, but subdividable in the event a local grocer cannot be identified.

In addition to the ground-floor commercial space, approximately 6,855 SF of dedicated community space is proposed at the ground level. The community space will be further refined throughout the development process. The space is currently located along Washington Street, closest to the Cobble Hill Apartments. A new senior center has been contemplated in this space, which would include a large multi-purpose room, a small stage area, accessible bathrooms, a fitness studio, a classroom/conference room, and office space. Final uses for the community space will be determined in future phases of the project in collaboration with project stakeholders.

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## Site Layout

The site plan organizes the project within multiple building footprints at grade, with most residential units positioned above an activated ground-floor. The project is considering “walk out” style units at the ground level residential areas, subject to building and energy code review. Typical upper residential floors will allow for efficient and repeatable layouts that support construction feasibility and long-term operations.



Outside of the building footprints, publicly accessible open spaces and connections have been integrated throughout the site. These spaces have been refined based on stakeholder feedback to improve access around the site, support active uses, and breakdown building massings adjacent to residential uses.

Building massings and articulation will continue to 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.

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## Circulation and Parking

Vehicle access is consolidated to minimize curb cuts and pedestrian conflicts, with all parking spaces located within two separate underground garages below the buildings. Parking will be unbundled from residential rents and priced separately in accordance with City policy.

The underground garage entrances, as well as access to loading areas and the adjacent Cobble Hill apartment complex, will be located in a dedicated alley and shared service corridor to enhance the public realm experience. The shared alleyway will include a pedestrian-oriented section toward the rear of the site, adjacent to the Cobble Hill Apartments. In addition to optimizing short-term parking spaces along the street edges of the site, flexibility is provided in the garage to support spaces for the commercial and community 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.



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## Open Space and Public Realm

The revised plan substantially expands publicly accessible open space beyond the original plaza by introducing a connected internal open-space spine extending from Washington Street to the eastern edge of the site. This network of spaces improves permeability, enhances pedestrian circulation, and provides meaningful buffering adjacent to the Cobble Hill Apartments.

An open plaza area at the corner of Washington Street and New Washington Street will be provided, which will serve as the non-vehicular entrance to the site. This will serve as a transition area for those utilizing public transportation in the immediate area, creating a welcoming entry for those accessing the site by the MBTA system. 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.



## Excess Land

Woods Partners previously proposed 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. To increase residential density, a new building is proposed at that corner of the site. An option is outlined in the Financial Proposal which would allow the selection committee to revert this excess land back to the city instead of having it incorporated into the residential program.

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# 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 and parking standards which are unique to this parcel.

The proposed development program—approximately 418 multifamily units supported by underground 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 uses occupy this podium, reinforcing pedestrian activity and neighborhood-serving functions at grade.

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### **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.

### **Underground Parking below the Building Footprints**

Consistent with High-Rise District mobility principles and Somerville's transit-area parking standards, all parking is accommodated within underground garages. 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 418 units, including required inclusionary housing;
- supports mixed-use ground floors without constraining residential efficiency on upper levels;
- allows flexibility in building height, floorplate, and underground 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, parking uses, or open-space ratios—these would be incorporated through a High-Rise Special District that remains fully consistent with the underlying HR zoning intent.

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## 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, Due Diligence, and execution of a Land Development Agreement (LDA)
- 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

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**Jan 2027 – Feb 2027**

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

**Mar 2027 – May 2027**

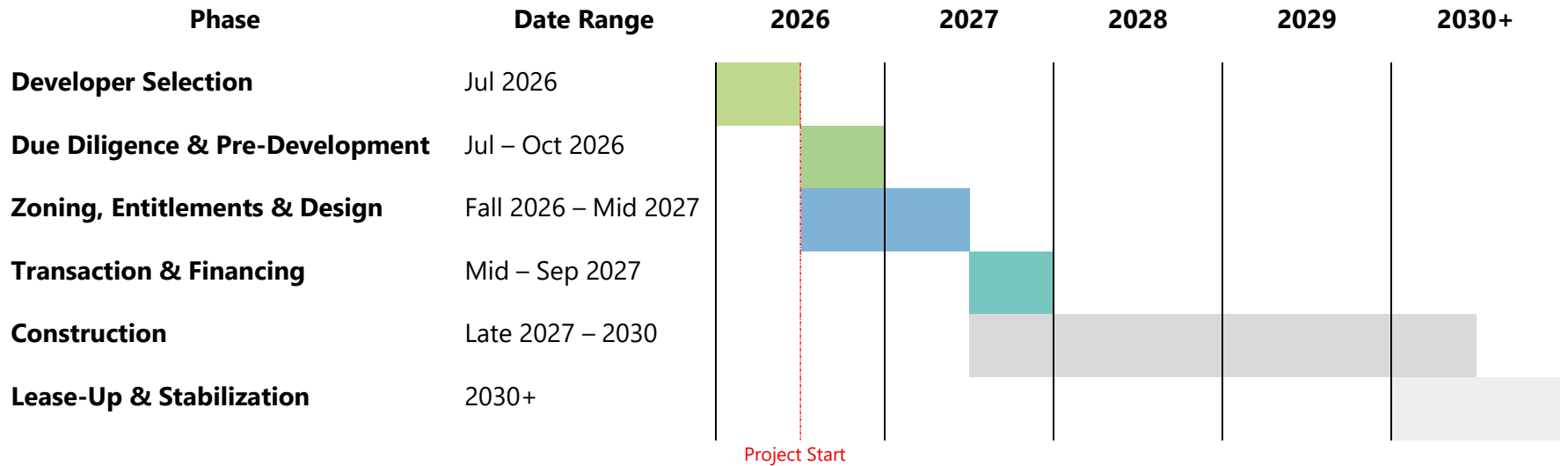
- UDC approval
- Planning Board Site Plan Approval
- Entitlement completion

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, underground 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.

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## Project Timeline



### 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.

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## Qualifications – Key Personnel

### Jim Lambert – Managing Director

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

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.

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## Qualifications – Key Personnel

### Quinlan Locke – Vice President, Development

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, with a specific focus on bringing transit-oriented housing to the region. Before he entered the real estate development world, Quinlan worked for the Mayor's Office of Neighborhood Services in Boston under the Mayor Walsh administration, bridging local businesses and community stakeholders with extensive opportunities and resources offered through the Mayor's Office and various City of Boston agencies.

Quinlan received a bachelor's degree from the University of New Hampshire and continues to serve his community as a member of various local non-profits.

### Jon Bertolami – Director/Vice President of Construction

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. Jon is responsible for all phases of construction in these areas.

Jon is a veteran multi-family construction manager with more than 20 years of experience in managing all types of residential 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.

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# 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.

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# 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

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## 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 downtown 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 both 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 on in the process and navigated a complicated process, including through the pandemic, through 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.

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# 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.

*Wood Partners is a Group of Limited Liability Companies*

## **Appendix**

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1 Hartwell Place, Lexington, Massachusetts, 02421

# 90 Washington Street, Somerville

Wood Partners

Concept Plans  
06/08/2026



Architecture  
Interiors + Planning

PCA

# Development Program Summary

BUILDING IA: 6/8 update

	Residential SF	Amenity SF	Community SF	Retail SF	Total SF	Total Units
L1	8,284	7,223	6,855	11,158	33,520	
L2	26,873	2,919	0	0	29,792	
L3	29,792	0	0	0	29,792	
L4	29,792	0	0	0	29,792	
L5	29,792	0	0	0	29,792	
L6	29,792	0	0	0	29,792	
L7	29,792	0	0	0	29,792	
<b>Total</b>	<b>184,117</b>	<b>10,142</b>	<b>6,855</b>	<b>11,158</b>	<b>212,272</b>	<b>184</b>

BUILDING IB: 6/8 update

	Residential SF	Amenity SF	Community SF	Retail SF	Total SF	Total Units
L1	17,440	8,540	0	3,748	29,728	
L2	27,491	1,600	0	0	29,091	
L3	29,091	0	0	0	29,091	
L4	29,091	0	0	0	29,091	
L5	29,091	0	0	0	29,091	
L6	29,091	0	0	0	29,091	
L7	29,091	0	0	0	29,091	
<b>Total</b>	<b>190,386</b>	<b>10,140</b>	<b>0</b>	<b>3,748</b>	<b>204,274</b>	<b>190</b>

BUILDING II: 6/8 update

	Residential SF	Amenity SF	Community SF	Retail SF	Total SF	Total Units
L1	10,068	1,190	0	0	11,258	
L2	11,258	0	0	0	11,258	
L3	11,258	0	0	0	11,258	
L4	11,258	0	0	0	11,258	
L5	11,258	0	0	0	11,258	
<b>Total</b>	<b>55,100</b>	<b>1,190</b>	<b>0</b>	<b>0</b>	<b>56,290</b>	<b>44</b>

Total SF	<b>472,836</b>
Total units	<b>418</b>
Total parking spaces (main site)	<b>218</b>
Total parking spaces (small site)	<b>26</b>

Ground Floor



Typical Upper Floors



**BUILDING IA**

RESIDENTIAL  
L2: 26,873 SF  
L3-6: 29,792 SF

AMENITY  
2,919 SF

AMENITY  
1,600 SF

RESIDENTIAL  
L2: 27,491 SF  
L3-6: 29,091 SF

**BUILDING IB**

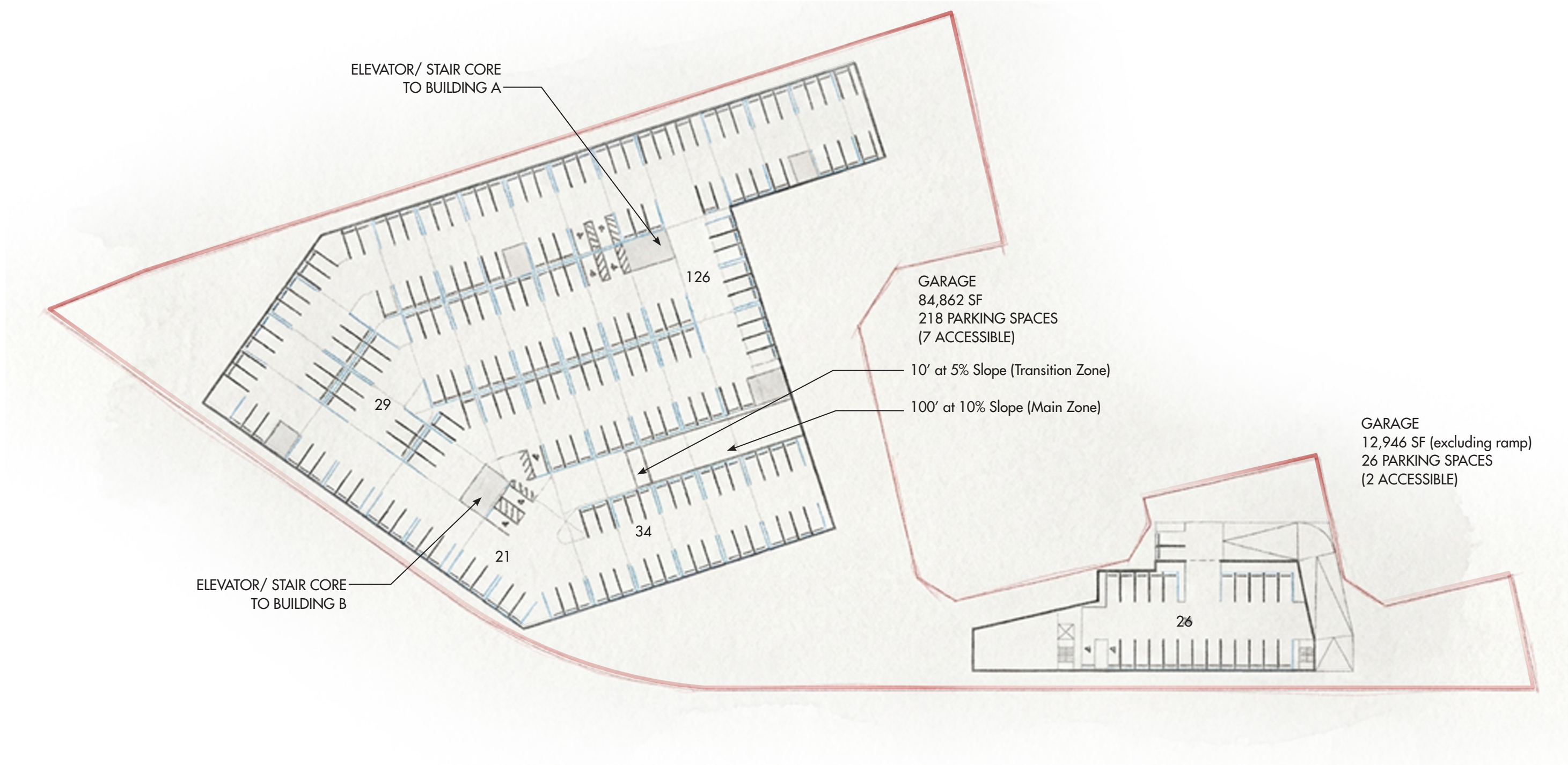
**BUILDING II**

0' 30' 60' 120'

Scale 1" = 60'



# Underground Parking Garage Floor



3D Views



