



CITY OF SOMERVILLE, MASSACHUSETTS
STRATEGY AND DEVELOPMENT DEPARTMENT
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Memo

To: Somerville City Council
From: Ben Demers, Senior Economic Development Planner, Strategy and Development Department
Date: Thursday, July 9, 2026
RE: Updated response to 90 Washington Street Request for Proposals (RFP)

The Somerville Redevelopment Authority (SRA) received two responses to the RFP for the redevelopment of 90 Washington Street, from Wood Partners and North River Leerink Manager LLC.¹ These responses comprised both a technical component (which included non-financial elements like site program and diversity strategies) and a financial component (which included the amount and timing of financial offers). Technical components have been made public throughout the review process, while the financial components have only been made available to the SRA and City Council.

Staff reviewed the original technical proposals with members of the 90 Washington Street Civic Advisory Committee (CAC) and City Council in April and May 2026 and collected feedback on how each of the two proposals could be improved. Staff used this feedback to negotiate improvements with the respondent teams during a Best and Final Offer (BAFO) period, which ended on June 29th. At the end of this period, Wood Partners provided a final updated proposal, while North River Leerink Manager LLC withdrew their application, citing challenges meeting programmatic goals and their required investment returns. The original technical components for the two responses are linked in the table below, along with the updated response from Wood Partners.

Development team	Original technical proposal	Updated technical proposal
Wood Partners	https://s3.amazonaws.com/somervillema-live/s3fs-public/WP-RFP-submission-90-washington-st-technical-proposal-combined-quinlan-locke.pdf	https://s3.amazonaws.com/somervillema-live/s3fs-public/wp-90-washington-st-rfp-bafo-submission-technical-proposal-revised.pdf
North River Leerink	https://s3.amazonaws.com/somervillema-live/s3fs-public/90-washington-street-sarah-bidgood.pdf ²	<i>Submission withdrawn.</i>

¹ The full text of the Request for Proposals can be found here: <https://s3.amazonaws.com/somervillema-live/s3fs-public/RFP-90-washington-street-202601.pdf>

² North River Leerink also made programmatic updates to their original proposal in their presentation to the CAC on April 29th, found here: https://s3.amazonaws.com/somervillema-live/s3fs-public/2026-04/90-washington-street-cac-20260428-materials-NRLpres_2182.pdf

Changes to Wood Partners’ proposal after the BAFO period include:

- An increase in the number of residential units from 324 to 418, achieved through building efficiencies and the addition of a 44-unit building (Building II) on the eastern “tail” portion of the site;
- A decrease in the number of parking spaces from 398 structured aboveground parking spaces to 244 belowground parking spaces;
- An increase in the amount of community space from 5,770 square feet (sf) to 6,855 sf and a proposal to program this space as a Senior Center;
- A breaking up of the building massing to create an internal pedestrian network;
- An option to exclude Building II from the final development and revert ownership of the land to the City/SRA.

Staff are now bringing Wood Partners’ updated proposal through a final review by the CAC, City Council, and SRA. At the City Council’s meeting on July 9th, staff will review proposal details and solicit feedback that will be conveyed to the SRA prior to them making a decision on July 13th about whether to select Wood Partners as the development partner or reject all proposals. A schedule of the full response review process (including remaining meetings) can be found below.

RFP Response Review Schedule

Date	Meeting/Party (SRA, CAC, City Council, Internal City)
April 8 th	CAC meeting to preview the flow of reviewing proposals.
April 10 th	Proposals due.
April 13 th -17 th	HR&A reviews proposals for completeness and prepares initial summary memo.
April 22 nd	CAC meeting to review proposals.
April 23 rd	City Council session to reorient Councilors to the review process.
April 28 th and 29 th	CAC interviews with respondents. (SRA members welcome to attend.)
May 5 th	CAC meeting to finalize recommendations to the City Council / SRA.
May 6 th	SRA regular meeting (project check-in).
May 11 th	City Council executive session to review proposals and determine two finalists.
May 19 th	SRA executive session to review City Council recommendations and give instructions for the Best and Final Offer (BAFO) period.
May 20 th -June 29 th	BAFO period.
July 1 st	SRA meeting and executive session to review updated proposals post-BAFO period and discuss negotiations.
July 7 th *	CAC meeting to review updated proposals post-BAFO period.
July 9 th *	City Council meeting and executive session to review updated proposals post-BAFO period.
July 13 th *	SRA meeting and executive session to select finalist.

*Dates added since last City Council presentation on 90 Washington Street.