

# Dave Traggorth

Dave's real estate career spans more than 11 years from construction to complex real estate finance. He started Traggorth Companies to provide high quality real estate asset and project management services for residential, commercial, and mixed-use ventures. Below is a snapshot of a portion of Dave's multi-family consultation experience.

## Project Experience Snapshot

### **Mosaic Residential Tower – Mission Hill, Boston, MA**

2011 - 2016, \$63M

146 unit mixed income rental and for-sale 11-story residential tower. Dave provides complete project management services to our client, which included conceptual design oversight, financial structuring, acquisition of affordable housing resources from City and State resources, and the advancement of permitting and approvals.

[www.mosaicbostoncondos.com](http://www.mosaicbostoncondos.com)

### **The Box District – Chelsea, MA**

2008 – 2015, \$40M

156 units of mixed-income residential across three buildings and 2.5 acres steps away from downtown Chelsea. Dave managed all aspects of each project from permitting through the lease-up. Project financing included historic tax credits, low income housing tax credits, conventional equity and debt, and state and federal sources of funding. Involved significant approvals and community process along with complex financing structure using low-income housing tax credits, new markets tax credits, and state affordable housing resources, and private equity. [www.boxdistrictliving.com](http://www.boxdistrictliving.com)

### **Off Centre Lofts – Jamaica Plain, MA**

2012-2014, \$6M

21 unit market rate studio and one-bedroom apartments created from a historic school house. The project involved complex City of Boston permitting as a unit within a master condominium campus. Project financing included conventional debt and equity. [www.offcentrelfts.com](http://www.offcentrelfts.com)

### **Cable Mills – Williamstown, MA**

2008-2016, \$26M

Conversion of a mill building and nine acre site across from Williams College into 61 lofts with future phases adding up to 21 for-sale units. Dave has led the project through planning, permitting, construction, and leasing. The project utilized state and federal historic tax credits alongside conventional debt and equity.

## Education

B.A. Business Administration

Furman University

M.C.P. Community Development/Urban Planning  
University of Maryland School of Architecture

## Affiliations

Member – Urban Land Institute

## Industry Experience

Residential and Retail Design and Construction

Master Planning/Smart Growth

Public Approvals and Permitting

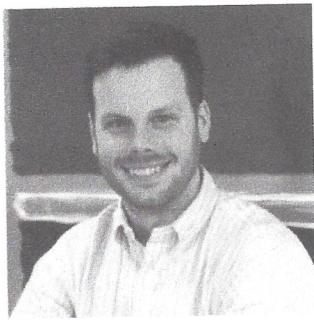
Public Funding and LIHTC Tax Credit Finance

Non-profit/For-profit Partnership and Collaboration

Property Acquisition & Feasibility

Residential Apartment and Condominium Marketing

Green Design & Solar Applications



# Dan Hubbard

Dan is a principal at Traggorth Companies with primary responsibility for the financial aspects of both our consulting and in-house development work. He previously worked with Mitchell Properties for 3 years as a project manager on a number of mixed-income residential projects. Below is a sample of his recent work experience developing both affordable and market-rate multi-family housing.

## Project Experience Snapshot

### **Langham Court Refinance – South End, Boston, MA**

2013, \$10M

Dan led the effort to renegotiate and refinance this 86 unit mixed income housing development using a HUD FHA permanent loan product. The result led to much greater cash flow for the tenant-run non-profit sponsor.

### **Parcel 24 North -- Chinatown, Boston, MA**

2014, \$38M

Fully affordable rental property attached to a 200+ unit market rate property where Dan led the closing of the affordable financing sources on behalf of the New Boston/Asian Community Development Corporation sponsor. The project utilized low-income housing tax credits as well as state and city affordable housing resources.

### **The Marais – South End, Boston, MA**

2010 - 2011, \$11M

8-unit luxury apartment development in Boston's South End completed in November 2011 and fully occupied on the day of opening. The Project involved a lengthy approvals process (Boston Landmarks, Historic, as well as Zoning) and various tiers of debt and equity including both public and private sources. Financing included the use of federal and state historic tax credits.

### **225 Centre – Jamaica Plain, Boston, MA**

2011 – present, \$46M

Supported an extremely complex closing process with public and private funding including new markets tax credits, low-income housing tax credits.

### **Atlas Lofts – Chelsea, MA**

2009-2010, \$16.5M

53-unit loft mixed-income apartment development in Chelsea, MA involved the rehabilitation of a 19<sup>th</sup> Century brick mill building. Project completed early in August 2010 and leased-up in 4 months.

## Education

B.A. History

Colgate University

## Affiliations

Member – Urban Land Institute

## Industry Experience

Residential Design and Construction

Tax Credit and Subsidy Options and Applications

Project Feasibility and Financial Modeling

Legal Structuring

Financial Closings

Residential Apartment and Condo Marketing

Solar Applications



**TC Selected Corporate Experience Snapshot**

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**Experience Summary Past 10 years**

Total Units 1,400  
Total Development Costs \$600,000,000  
Total Projects 30+

Project Name	Location	Owner/Sponsor	Description	Project Cost	Year of Completion	TC Role
1005 Broadway	Chelsea, MA	Traggorth Companies	38 units of affordable apartments with 5,000 square feet of community open space and waterfront access.	\$12M	TBD	Direct development, Joint venture
CCBA Tai Tung	Chinatown/South End, Boston, MA	Consolidated Chinese Benevolent Association (CCBA)	Financial planning and feasibility of a mixed use/mixed income site. Created an RFP to find a development partner	\$40M	TBD	Selected project management
United South End Settlements Strategic Planning	South End, Boston, MA	United South End Settlements	Implementation of real estate aspects of strategic plan including expansion of headquarters and disposition of real estate assets.	\$18M	TBD	Full project management
YES Headquarters	South End, Boston, MA	Youth Enrichment Services	Headquarters expansion feasibility and assessment. Negotiation of MOU and 35 year lease to be anchor tenant of a new non-profit community recreation facility.	\$6M	TBD	Full project management
Ace on Gould	Reading, MA	Traggorth Companies	55 rental apartments, mixed income, smart growth 40R immediately adjacent to the Reading commuter rail T-Stop and within the heart of Reading's downtown commercial district.	\$22M	2020	Direct development

**The Traggorth Companies LLC**  
50 Sumner Street  
Boston, MA 02110

[www.traggorthcompanies.com](http://www.traggorthcompanies.com)



**TC Selected Corporate Experience Snapshot**  
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Project Name	Location	Owner/Sponsor	Description	Project Cost	Year of Completion	TC Role
Olmsted Green	Boston, MA	Lena New Boston LLC	Multiphase new construction project including a 100 unit mixed income rental phase and 47 unit LIHTC rental phase.	\$60M	2019 and 2020	Selected project management
River Houses at Cable Mills	Williamstown, MA	Mitchell Properties LLC	New construction of 20 luxury riverfront duplex condominiums across the street from Williams College.	\$8.5M	2019	Full project management
87 Washington Street	Haverhill, MA	Traggorth Companies LLC	Historic rehabilitation of former shoe factory into 3,500 sf of street retail and 24 loft apartments. Sister property to J.M. Lofts	\$6.5M	2019	Direct Development
Huntington Ave Special Needs	Back Bay, Boston, MA	Cushing Properties	Feasibility, financial planning, HAP Contract Renewal, and MassHousing OAS application in preparation for the rehabilitation of 75 units of special needs housing. Utilizing historic tax credits and soft debt from DND/DHCD.	\$13M	2020	Selected project management
Warren Avenue Apartments	South End, Boston, MA	Tent City Corp	Occupied extensive rehab of 30 Low-Income units over 6 buildings in the South End. Included new long term financing and HUD contract to support the units.	\$7M	2019	Full Project Management



**TC Selected Corporate Experience Snapshot**

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Project Name	Location	Owner/Sponsor	Description	Project Cost	Year of Completion	TC Role
Residences at Fairmount Station	Hyde Park, MA	Traggorth Companies LLC/South West Boston CDC	27 affordable units over 27 parking spaces and community space. LIHTC and other State and City soft sources for affordable housing.	\$12M	2018	Direct Development
Oak Terrace	Chinatown, Boston, MA	Asian Community Development Corp.	Moderate rehab of 81 units with 4% LIHTC and refinance of MassHousing debt, renegotiation of subordinate debt.	\$35M	2017	Financial and Design Project Management
The Mosaic	Mission Hill, Boston, MA	Roxbury Tenants of Harvard	Mixed income new construction residential utilizing 9% low-income housing tax credits, federal and state funding. 145 units over 11 stories of affordable rental, affordable homeownership, and market rate condominium.	\$63M	2016	Full project management
RTH Early Education Center	Mission Hill, Boston, MA	Roxbury Tenants of Harvard	Planning, finance, and build-out of 9,000 sf, 90-child early education center.	\$5M	2017	Full project management
Restoration Housing	Mission Hill, Boston, MA	Roxbury Tenants of Harvard	Occupied moderate rehabilitation of 81 units across 17 units utilizing state and federal historic tax credits and 4% low income housing tax credits.	\$20M	2016	Full project management



**TC Selected Corporate Experience Snapshot**

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Project Name	Location	Owner/Sponsor	Description	Project Cost	Year of Completion	TC Role
Chelsea Flats	Chelsea, MA	Mitchell Properties	Mixed income residential consisting of 96 units across two buildings utilizing TIF districts for market rate housing, workforce housing, and low-income housing tax credits. Utilized modular construction techniques. <a href="http://www.boxdistrictliving.com">www.boxdistrictliving.com</a>	\$23M	2014/2015	Full project management
Parcel 24 North	Chinatown, Boston, MA	New Boston Fund/Asian Community Development Corp.	Fully affordable rental property attached to a 200+ unit market rate property. The affordable portion utilized low-income housing tax credits, HOME, AHTF, FCF, CBH and local funds.	\$150M / \$38M aff. portion	2014	Financial project management for low-income portion
JM Lofts	Haverhill, MA	Traggorth Companies LLC	18 market rate residential lofts over 4000 sf of retail in a historic 20,000 sf building. Utilized state and federal historic tax credits, TIF financing, private debt and equity. <a href="http://www.jmlofts.com">www.jmlofts.com</a>	\$6M	2016	Full project management, Direct Developer
Parcel 24 South	Chinatown, Boston, MA	Asian Community Development Corp.	51 units of all affordable condominiums utilizing DND and DHCD subsidy and low income housing tax credits.	\$20M	2016	Selected project management



**TC Selected Corporate Experience Snapshot**

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Project Name	Location	Owner/Sponsor	Description	Project Cost	Year of Completion	TC Role
Cable Mills	Williamstown, MA	Mitchell Properties	Mixed income 61 unit development utilizing DHCD soft subsidy resources on a nine acre site in Williamstown, MA next to Williams College. Utilized state and federal historic tax credits. <a href="http://www.cablemills.com">www.cablemills.com</a>	\$26M	2016	Full project management
Off Centre Lofts	Jamaica Plain, Boston, MA	Norbert Associates LLC	Jamaica Plain project with complex City of Boston permitting challenges. 21 lofts apartments converted from former historic school. <a href="http://www.offcentrelofts.com">www.offcentrelofts.com</a>	\$6M	2014	Full project management
225 Centre Street	Jamaica Plain, Boston, MA	The Community Builders/Mitchell Properties	Mixed income, mixed use residential and retail utilizing MassHousing construction and permanent lending, and private equity. Significant retail component with City of Boston loan funds. <a href="http://www.225centre.com">www.225centre.com</a>	\$43M	2013	Selected project management; ongoing asset management for retail
RTH Community Center	Mission Hill, Boston, MA	Roxbury Tenants of Harvard	28,000 SF Community center with fitness facility, full size gym, locker rooms, teen center, computer lab, meeting rooms, and youth lounge.	\$11M	2013	Full project management
Langham Court	South End, Boston, MA	Four Corners CDC	Refinance of a MassHousing SHARP property using a HUD FHA permanent loan product.	\$10M	2013	Full project management



**TC Selected Corporate Experience Snapshot**

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Project Name	Location	Owner/Sponsor	Description	Project Cost	Year of Completion	TC Role
The Marais	South End, Boston, MA	Mitchell Properties LLC	8 unit high-end luxury historic adaptive reuse of a former hotel and detox center. Utilized state and federal historic tax credits, private equity, mezzanine and permanent debt. <a href="http://www.marais-boston.com">www.marais-boston.com</a>	\$13M	2011	Full project management and asset management; converted to condos in 2017
The Atlas Lofts	Chelsea, MA	Mitchell Properties LLC	Mixed income residential utilizing local, state and federal historic tax credits mixed with private investor equity. <a href="http://www.boxdistrictliving.com">www.boxdistrictliving.com</a>	\$16.5M	2009	Full project management, and ongoing asset management
The Coolidge School	Watertown, MA	Mitchell Properties	Mixed-income 55+ development with a successful track record of sustained occupancy utilizing MassHousing construction and permanent financing along with state, federal, and low-income housing tax credits. <a href="http://www.coolidgeschoolapartments.com">www.coolidgeschoolapartments.com</a>	\$14M	2009	Asset management
700 Harrison	South End, Boston, MA	Mitchell Properties	TC continues to asset manage this 86 unit mixed-income for-sale property which full sold out in 2010. The project utilized federal and state funding sources.	\$40M	2007	Asset management

**Bob Murchison**  
**Fenix Partners**  
[bob.murchison@me.com](mailto:bob.murchison@me.com)  
**(617) 308-1961**

**Experience:**

- Yale University B.A. 1982
- Fidelity Investments Head of Trading 1992 to 2009
- Fenix Partners 2009 to Present

**Real Estate Development Projects:**

- Abbey Road, Sherborn MA (eighteen home 55+ community) 2016
- Portfolio of Bell Hill, Worcester triple decker homes (seventy (70) three bedroom apartments) developed 2019 to 2021
- Adaptive reuse eighteen (18) home new and historic in Auburndale MA 2021 to present

# Cutting-edge Technology, Rooted in a Legacy of Excellence

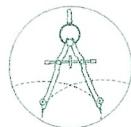


DGT Associates, Inc. is New England's premier surveying and engineering firm, providing a full catalog of services to a variety of stakeholders, from developers and construction managers to municipalities and homeowners.

Whether a residential boundary survey or a commercial headquarters site design, DGT's proven capabilities and expertise are designed to support the diverse needs of businesses, institutions and individuals.

We are committed to thoughtful innovation in the surveying and engineering industries. Our team is flexible and prepared to take on projects of varying scales, timeframes and complexity.

## Our Services



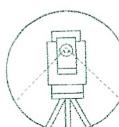
### **SURVEYING**

From start to finish, DGT delivers the surveying expertise to meet your project demands. Our fully licensed and certified field crews and technicians are trained and equipped to the highest standards of precision, safety and professionalism.



### **SUE/SUM**

A decisive factor in a project's success depends on accurately knowing the intricacies of your project's subsurface environment. When combined with underground utility records, subsurface utility mapping delivers the insights on which your team can rely.



### **ENGINEERING**

Our civil engineering team provides the precision and quality of service across small-to-large scale projects for a wide variety of clients and partners – including architects, attorneys, homeowners, commercial developers, municipalities, hospitals and private and public schools.

## Markets Served

- Municipalities
- Commercial Development
- Residential Development
- Higher Education
- Mixed Use
- Healthcare
- Utility Companies
- Energy Companies
- Public Transportation
- Airports
- Architects
- Engineers

**BOSTON / FRAMINGHAM / WORCESTER / CONNECTICUT**

[www.dgtassociates.com](http://www.dgtassociates.com)

## OUR HISTORY

**1877**

Aspinwall & Lincoln Civil Engineers and Surveyors founded in Boston

**1922**

John F. Hennessy establishes civil engineering practice in Brookline

**1926**

Aspinwall & Lincoln renamed to William S. Crocker, Civil Engineer in the 1930s

**1932**

New England Survey Service, Inc. (NESS) founded by H.B. Ullian

**1937**

Schofield Brothers established in Framingham

**1983-85**

Through acquisitions, Gunther Engineering of Boston becomes successor to Aspinwall & Lincoln, Wm. S. Crocker, NESS, and J.F. Hennessy Co.

**1996**

Digital Geographic Technologies, Inc. (DGT) is founded in Boston's Seaport District

**2006-11**

DGT acquires the assets and archives of Gunther Engineering and its predecessor firms, as well as Cullinan Engineering; DGT Survey Group North Shore LLC is formed with new office in Newburyport, Mass.

**2015**

Acquisition of Schofield Brothers; Worcester, Mass. office opens

**2017**

Acquisition of Sullivan Surveying.

**2018**

DGT Survey Group unveils new name and brand: DGT Associates

**2021**

DGT acquires Mattern Land Surveyors, a woman-owned firm with deep Connecticut roots. This acquisition signifies DGT's first office outside of Massachusetts.



## Surveying

From start to finish, DGT delivers the surveying expertise to meet your project demands. Our fully licensed and certified field crews and technicians are trained and equipped to the highest standards of precision, safety and professionalism.

### LAND SURVEYS

- ALTA/NSPS Land Title; BOMA; Existing Conditions; Flood Zones; Geodetic Control; Massachusetts Land Court; Riparian and Tideland Boundary
- Topographic and Right-of-Way Mapping
- Plans for: Certified Plots, Condominiums, Subdivisions
- Aerial Mapping and Photo Control
- G.L. Chapter 91 Tidal Licensing Studies
- Zoning Research and Studies

### CONSTRUCTION SUPPORT

- As-Built, Deformation Monitoring, Earthwork Volume
- Building (including High-Rise) and Site Work Control
- Construction Layout
- Settlement Levels

### 3D SERVICES

- 3D Laser Scanning (Ground-based LiDAR)
- Building Modeling: BIM, Existing Conditions, Façade Mapping
- Revit, 2D CAD Modeling and Drawing
- Forensic and Floor Flatness Surveys
- BOMA Floor Area Measurement
- Historic Resource and Site Documentation
- Legal, Forensic and Accident Scene Documentation

## SUE/SUM

A decisive factor in a project's success depends on accurately knowing the intricacies of your project's subsurface environment. When combined with underground utility records, subsurface utility mapping delivers the insights your team can rely on.

As a global leader in SUE/SUM services, we help our clients by creating detailed CAD and BIM maps of underground facilities at project sites.

- Subsurface Utility Engineering/Mapping to ASCE 38-02 Standard of Care
- Compilation and analysis of subsurface utility record plans and legacy documents
- Non-destructive remote sensing subsurface investigation technologies
- Ground-Penetrating Radar (GPR) Surveys and other shallow geophysical investigations
- Electromagnetic line detection and tracing
- Utility Mapping in BIM/Revit and 2D/3D CAD
- Creation and Management of Facility-wide Digital Utility Atlases

## Engineering

Our civil engineering team provides the precision and quality of service across small-to-large scale projects for a wide variety of clients and partners – including architects, attorneys, homeowners, commercial developers, municipalities, hospitals and private and public schools.

### SITE ASSESSMENT & PLANNING

Zoning, Regulatory, Wetland, Soil and Site Feasibility

### CIVIL/SITE DESIGN

Residential, Commercial, Subdivision, Roadways, Sewer and Water, Drainage, Pavement Layout, Flood Modeling, Site Utilities, Erosion, Sediment Control, Collaboration with Project Design Teams

### PERMITTING

Wetland, Riverfront, Stormwater Prevention, Site Plan, Subdivisions, MGL 40B, Boston Water and Sewer Commission, Scenic Roads, Curb Cut and Driveways, MESA and MEPA Filings, Peer and Professional Review, Municipal Consulting, Expert Witness Review and Testimony

### INSPECTION & CONSTRUCTION

#### ADMINISTRATION

Title 5 Inspections, Septic System, Shop Drawing Submittals, RFIs, PCOs, Construction-Related Sketch Plans, On-site Construction Inspection, Environmental Monitoring, Erosion and Sediment Control

### BOSTON

803 Summer St., Fl. 1  
Boston, MA 02127  
617-275-0541

### FRAMINGHAM

1071 Worcester Rd.  
Framingham, MA 01701  
508-879-0030

[www.dgtassociates.com](http://www.dgtassociates.com)

### WORCESTER

255 Park Ave., Ste 508  
Worcester, MA 01609  
508-752-9470

### CONNECTICUT

148 Route 2 Preston,  
Connecticut 06365  
860-889-1999

**DGT** **DGT Associates**  
Surveying & Engineering



## Bert E. Corey, PE

Engineering Department Manager

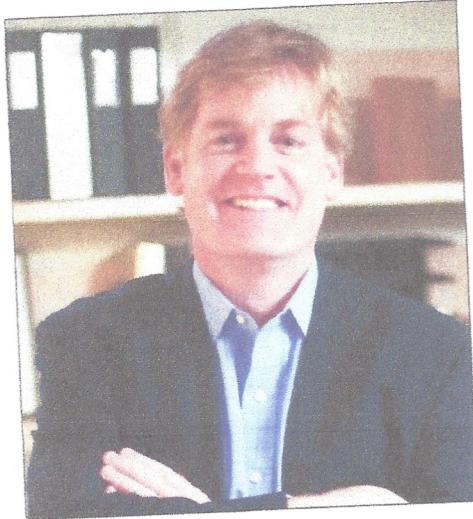
### FULL BIO

Bert is a licensed Professional Engineer, Soil Evaluator and Title 5 System Inspector in Massachusetts, with over 20 years of experience in the industry. In his role as Engineering Department Manager at DGT Associates, Bert manages a diverse array of commercial, industrial, residential and municipal projects of all scales. His responsibilities include conducting and overseeing all civil engineering site planning developments, roadway design, residential subdivisions, storm-water management, and creating sewage system designs and evaluations. Bert also has a background in soil testing and conveying site/property assessments.

Bert earned his B.S. in Civil Engineering from the University of Massachusetts at Lowell, and his M.S. in Environmental Engineering from Worcester Polytechnic Institute. Bert calls Northborough home, and enjoys hiking, woodworking, and all sports, particularly indoor soccer.

# DONALD POWERS AIA, LEED AP, CNU

## FOUNDING PRINCIPAL



Donald W. Powers has nearly three decades of experience in all aspects of architectural practice. His completed work includes urban and town planning, commercial and institutional buildings, affordable housing, historic restoration of landmark buildings, and single-family residences. In recent years, his work has concentrated on integrated, mixed-use planning and architectural design with the goal of creating truly diverse and vibrant neighborhoods. A 20-year association with the Congress for the New Urbanism and frequent collaboration with some of the best firms in the country doing traditional urban design has brought an expertise in the technique and art of creating livable communities and cherished places. Donald has a single minded vision to restore communities and save the world from sprawl.

### REGISTRATIONS

Registered Architect: Licensed in Rhode Island, Connecticut, Massachusetts, Michigan, and Virginia. LEED AP.

### EDUCATION

Harvard University, Graduate School of Design - *Cambridge, MA*  
Master of Architecture

University of Virginia, School of Architecture - *Charlottesville, VA*  
Bachelor of Science in Architecture  
Awarded Annual Design Prize

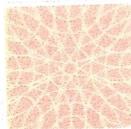
### PROFESSIONAL HISTORY

2000 - Present **Union Studio Architecture & Community Design**  
*Providence, RI*  
Principal & Founder

1993 - 1998 **Graham Gund Architects** - *Cambridge, MA*  
Project Architect/Designer

1992 - 1993 **Kyu Sung Woo Architects** - *Cambridge, MA*  
Architectural Designer

1987 - 1989 **Cooper Robertson + Partners** - *New York, NY*  
Architectural Intern/Designer



# DONALD POWERS AIA, LEED AP, CNU

## FOUNDING PRINCIPAL

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### AFFILIATIONS

Grow Smart Rhode Island - *Board of Directors*  
Congress for New Urbanism (CNU) - *Member*  
CNU | New England Chapter - *Board of Directors*  
Institute for Classical Architecture | New England Chapter - *Founding Board Member*  
City of Providence Zoning Commission, Subcommittee for Form Based Zoning - *Committee Chairman*  
CNU IX Providence (held in June of 2006) - *Executive Committee & Program Co-Chair*

### SPEAKING ENGAGEMENTS

**Small Housing Trends: Recession Survival Tactics & Moving Forward**  
Presented at the 12th Annual New Partners for Smart Growth Conference 2013

**Innovating Community Design and Mass Market Housing - and - Deconstructing the Mass Appeal and Continued Relevance of Traditional Architecture**  
Presented at Residential Architect magazine's *Reinvention 2012*

**The Real Deal: Implemented Incremental Urbanism**  
Presented at CNU 20, 2012

**Cottage Housing & Innovative Zoning**  
Presented at the 6th Annual Massachusetts Housing Institute

**Principles of Compact Cottage Court Development**  
Presented at Build Boston 2011

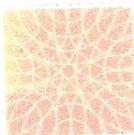
**Utopias: A Conversation**  
Presented at the List Art Gallery at Brown University 2011  
(a panel discussion responding to the David Winton Bell Gallery exhibition *Building Expectation: Past & Present Visions of the Architectural Future*)

**Planning and Designing Successful Mixed-Use Centers**  
Presented at the Healthy Places by Design Community Workshops 2011

**Small Site Development: Resources and Best Practices**  
Presented at the Massachusetts Municipal Association Conference 2011

**The "New" Increment of Urbanism: Opportunity & Technique**  
Presented at CNU NE 2009 (Donald Powers & Douglas Kallfelz)

**The Details of the New Urbanism: From Curb to Cupola - The Case for Simplicity**  
Presented at CNU 2007, CNU 2008, & CNU 2009 (with Douglas Kallfelz)





# Christina Carlson

RA, CPHC, LEED AP

## Associate Principal

With over a decade of experience at Union, Christina shapes our traditional neighborhood designs at all scales, from a small cottage court to a mixed-use urban center. She has a strong background in classical architecture, planning, and sustainability with a passion for applying these skills to build great communities with strong sense of place.

Christina has served on Boards of Directors for the New England Chapter of the Congress for the New Urbanism and the Rhode Island Chapter of the ACE Mentor Program, which introduces high school students to careers in architecture, construction, and engineering. Now she spends leisure time with her family, encouraging her own children's interests in roller coaster design, hockey, and inventing.

### EDUCATION

**University of Miami**  
*Coral Gables, FL*  
Master of Urban Design

**University of Notre Dame**  
*South Bend, IN*  
Bachelor of Architecture  
Honors: Valedictorian, Henry Adams  
Medal

### REGISTRATIONS & CERTIFICATIONS

Registered Architect  
Licensed in MA  
NCARB Certified  
LEED Accredited Professional  
Certified Passive House Consultant  
Congress for the New Urbanism  
Accredited

### RELEVANT EXPERIENCE

**Eastdale Village**  
**Kirchhoff Companies**  
*Poughkeepsie, NY*  
New walkable community with smart-growth principles and a mixed-use center.

**Fieldstone Way**  
**Northland Residential**  
*Wellesley, MA*  
A community connected to nature with the convenience of town living.

**Idea House**  
**This Old House Magazine**  
*Various Locations*  
Three unique New England homes featuring design that is both innovative and timeless.

**Emerson Green**  
**MassDevelopment**  
*Devens, MA*  
A new neighborhood focused on pedestrian-friendly streets, ample green space, and access to recreational amenities.

**Ludlow Cove Cottages**  
**Port Ludlow Associates**  
*Port Ludlow, WA*  
A cottage neighborhood situated to enjoy the beautiful vistas of Puget Sound.

**The Birdhouse**  
*Scarborough, ME*  
A renovated home whose code requirement-driven, narrow, three-story design creates its distinctive look.

# Christina Carlson

RA, CPHC, LEED AP



## EASTDALE VILLAGE

Poughkeepsie, NY

Inspired by traditional Northeast villages, this new neighborhood features a street of mom & pop shops where people shop, dine, and enjoy vibrant community events.



## IDEA HOUSE

Narragansett, RI

A modern beach bungalow with innovative features and timeless charm featured in This Old House Magazine.

## PROFESSIONAL AFFILIATIONS

Congress for the New Urbanism

Member, 2014-*Current*

NE Chapter, Board of Directors, 2014-2016

## COMMUNITY ENGAGEMENT

ACE Mentor Program, Rhode Island

RI Chapter, Board of Directors, 2010-2012

Mentor, 2008-2012

Roger Williams University

Frequent guest critic at design studios,  
2011-*present*

DESIGNxRI - Design Forward Program

Advance Cohort, Fall 2017

## FEATURED WORK

This Old House Magazine

October 2016

Farmhouse at Emerson Green

This Old House Magazine

October 2017

Beach House at East Matunuck

This Old House Magazine

October 2018

Beach-Town Bungalow

This Old House Magazine

November/December 2018

In Fine Detail

This Old House Magazine

2020 Season (TV)

Idea House Build: Cottage on the Cape

“Architecture is a civic art - one that shapes the very world around us. Every building bears the responsibility of contributing in a positive way to create homes, neighborhoods and places for people to love.”

Paul J. Haverty, Esq.

Blatman, Bobrowski, & Haverty, LLC

9 Damonmill Square, Suite 4A4, Concord, MA 01742

[paul@bbhllaw.net](mailto:paul@bbhllaw.net)

**Blatman, Bobrowski & Haverty, LLC, Concord, MA**

Partner, January 1, 2017 to Present

My practice is focused on representing private developers in the development process, with a continued strong focus on permitting, particularly permitting pursuant to G. L. c. 40B, §§ 20-23. I am also Town Counsel for the Town of Chelmsford, have acted as Special Town Counsel for numerous municipalities, and have represented many other municipalities on Chapter 40B applications as a consultant pursuant to the MHP Technical Assistance Program.

**Blatman, Bobrowski, Mead & Talerman, LLC, Newburyport, MA**

Senior Associate, April 2015 to December, 2016

My practice was focused upon representation of municipal clients, with a strong focus on permitting, including the comprehensive permit process. I also continued to represent developers seeking local permits, including comprehensive permit applications.

**Regnante, Sterio & Osborne LLP, Wakefield, MA**

Associate, September 2002 – March 2015

My practice consisted of representing clients seeking comprehensive permits pursuant to G. L. c. 40B, §§ 20-23. I represented developers in all facets of the comprehensive permit development process, including the project eligibility stage, representation before the local zoning board of appeals, representation at the Housing Appeals Committee, and subsequent litigation in the trial courts and appeals courts. I also represented some municipal clients while at this firm.

**Land Court Division of the Trial Courts, Boston, MA**

Law Clerk, September 2001 to August, 2002.

As law clerk for the Hon. Karyn F. Scheier, I participated in trials and motion sessions, assisted with the drafting of decisions, and conducted legal research on land use appeals.

#### **PUBLICATIONS**

Compelling Reasons Why the Legislature Should Resist the Call to Repeal Chapter 40B, 88 Mass L. Rev. 77.

Massachusetts Housing Appeals Committee Reporter – Case Commentary (2009-2015) (developer commentary) and 2019 to present (municipal commentary).

#### **EDUCATION**

Suffolk University Law School – JD, *magna cum laude*, 2001

Salem State College – BA *summa cum laude*, 1998