

# Christian G. Regnier

*Director*

[cregnier@goulstonstorrs.com](mailto:cregnier@goulstonstorrs.com)

Boston: +1 617 574 6591



---

Christian Regnier is a real estate development lawyer with expertise in a wide range of complex land use, sustainable development, and environmental matters. Chris helps developers navigate a regulatory environment with high barriers to entry by providing legal and strategic advice to obtain permits and approvals for urban and suburban projects. Chris also counsels developers, including developers of master planned projects, and owners on acquisitions, dispositions, and condominium creation.

Chris's work involves the permitting of mixed-use developments, multifamily, retail, office, hospitality, and institutional (educational and medical) projects throughout Boston and the Commonwealth of Massachusetts, including through Article 80 of the Boston Zoning Code, M.G.L. Chapters 40A, 40B, and 40R (Smart Growth), Chapter 91 (Waterways), and the Massachusetts Environmental Protection Act (MEPA). A significant portion of Chris's work including representing multifamily developers in the mid-Atlantic region and Massachusetts, including work on inclusionary and workforce housing programs.

Chris is an active participant in the firm's award-winning pro bono efforts. He also serves as a Co-Chair of the firm's Inclusion Advisory Committee, which focuses on advancing the firm's diversity and inclusion efforts.

## **Affiliations**

- Boston Bar Association
- *Pro bono* representation of Caritas Communities, Inc.
- *Pro bono* representation of Nuestra Comunidad Development Corporation in acquisitions and development projects

## **Admissions**

- Massachusetts

## **Education**

- Northeastern University School of Law (J.D., 2003)
- University of Vermont (B.A., 1996)

## **Representative Matters**

### **Acquisition for the Development of Everleigh Apartments in Richmond, Virginia**

Representation of Greystar on the acquisition of a 9-acre site in Richmond, VA for the development of Everleigh Apartments, a 165 unit luxury over 55 housing community.

### **Multifamily Projects**

Representation of a national multifamily developer in a variety of projects in Massachusetts including the due diligence, acquisition, permitting and development of a 206 residential unit project in Watertown, a 297 residential unit project in Medford and a 136 residential unit project in Needham approved via Chapter 40B. Representation of another national multifamily developer in a variety of projects in the mid-Atlantic region and Massachusetts. Projects include the due diligence, acquisition, permitting and development of a mixed-use project in Watertown, MA that includes 282 residential units and 11,000 square feet of retail space, and various projects in the mid-Atlantic region.

### **Pinehills Mixed Use Project**

Representation of the Pinehills LLC in all aspects of the permitting, dispositions and financings for the award winning Pinehills mixed-use project, a 3,000+ acre master-planned development in Plymouth, MA.

### **Retail Project**

Representation of General Growth Properties in the approvals and condominium creation for the phased construction of a 565,000 square-foot expansion plus 215 residential units at the Natick Mall in Natick, MA. Ongoing representation includes local and state permitting and approvals for a new Wegmans grocery store as an anchor tenant, as well as other projects at the Natick Mall.

### **Retail Projects**

Representation of The Stop+Shop Supermarket Company in the permits and approvals for two grocery anchored redevelopment projects in Boston, MA.

### **Office Project**

Representation of an owner/developer in the approvals for an approximately 350 foot high, 625,000 square foot office building in Boston, MA.

### **Hospital Projects**

Representation of the Massachusetts General Hospital in Institutional Master Plan approvals and associated permits and approvals for a new hospital building and museum building.

### **Dormitory Project**

Representation of the nation's largest developer, owner and manager of high-quality student housing apartment communities in the permits and approvals for a private 824 bed dormitory in Boston, MA.

### **Hotel and Condominium Project**

Representation of a private developer in all aspects of the permits and approvals for an approximately 400 foot high, mixed use development including hotel, residential and restaurant uses in Boston, MA.

### **Digital Sign Projects**

Representation of a national, innovative LED sign company in all aspects of local and state approvals for digital signs at a number of locations in Boston, MA.

## **Publications**

December 18, 2020

### **BPDA Approves Fair Housing Zoning Amendment**

October 5, 2020

### **Boston Conservation Commission Implements New Wetlands Ordinance**

February 2, 2020

### **Boston's Wetlands Ordinance Advances Climate Planning**

Banker & Tradesman

January 6, 2020

### **City of Boston Tackles Climate Change in Local Wetlands Ordinance**

June 2014

### **Comment Periods Begin for Boston's Newly Mapped Flood Hazard Areas**

June 2014

### **Special Committee Convened to Develop MEPA Climate Change Adaptation Policy**

May 2014

### **Flood Insurance Reforms Offer Little to Commercial Property Owners; FEMA Accepting Comments on Scope of NFIP Study**

April 2014

### **Boston Regulatory Initiatives Address Climate Change**