

Christian G. Regnier

Director

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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 serves as a Co-Chair of the firm's Inclusion Advisory Committee, which focuses on advancing the firm's diversity and inclusion efforts.

Chris also is the Chair of the NAIOP Government Affairs Committee where he works closely with representatives from NAIOP and other stakeholders on a variety of policy, legislative, regulatory, and other matters affecting the commercial real estate industry.

Accolades

- *Chambers USA*, Real Estate: Zoning/Land Use, Massachusetts, 2022-2025 (Band 2)

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.

Permitting of Large Multi-Family Project

Obtained state and local approvals on behalf of Quatterra for an approximately 396 unit apartment building in Everett, Massachusetts.

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.