

# Matthew J. Kiefer

*Director*

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Matthew Kiefer is a real estate development and land use lawyer whose practice is at the intersection of private initiative and public policy, focusing on obtaining parcel dispositions and entitlements from public agencies for complex urban projects. These include market-oriented, mixed-income and affordable housing; commercial and mixed-use projects; and facilities and master plans for universities, cultural institutions and other non-profits. He is a Fellow of the American College of Real Estate Lawyers and has been recognized by Chambers USA as “a pre-eminent force in development and land use work.”

In addition to his law practice, Matthew is a thought-leader in land use planning, design and development in Boston. He serves on the Advisory Board and Management Committee of ULI Boston; is an at-large member of the City of Boston’s Community Preservation Committee; is the immediate past Chair of the Boston Municipal Research Bureau, which supports best practices in municipal governance; and is an Honorary Member of the Boston Society of Architects and the American Institute of Architects.

Matthew currently teaches in the Urban Planning program and co-directs the real estate program at the Harvard Graduate School of Design. He has written and spoken widely on land use topics. He is a graduate of Boston University and the University of Michigan Law School, and was a Loeb Fellow at the Harvard GSD.

Matthew is the co-chair of the firm’s [Green Business](#) practice and its [Climate Change Resilience](#) Task Force.

## **Accolades**

- Elected to Honorary Membership, American Institute of Architects, 2020
- Chambers USA, Real Estate: Zoning/Land Use, Massachusetts, 2019 (Band 1)
- Lawyer of the Year, Best Lawyers® (2016, 2019): Land Use and Zoning Law
- Best Lawyers in America®, (2008-2017, 2020-2021): Land Use and Zoning Law -- Real Estate Law
- Elected to Honorary Membership, Boston Society of Architects, 2017

- Top Attorneys in Massachusetts, Boston Magazine, 2016
- "America's Leading Business Lawyers," Chambers USA 2005-2016
- American College of Real Estate Lawyers (ACREL), Elected Fellow, 2012
- Volunteer of the Year, Emerald Necklace Conservancy, 2011
- Martindale Hubbell Peer-Review Rated AV Preeminent™
- Martindale Hubbell™ Top Rated Lawyer in 'Land Use And Zoning,' 2013
- Massachusetts Super Lawyers 2019

### **Affiliations**

- Planning and Policy: Chair, 2014-2017, and current member of the Executive Committee, Boston Municipal Research Bureau; Advisory Board and Management Committee, ULI Boston; Contributing Editor, ArchitectureBoston Magazine
- Regulatory Reform: City of Boston Inclusionary Development Policy Mayor's Working Group; MEPA Climate Change Adaptation Advisory Committee; Chapter 91 Facilities of Public Accommodation Task Force
- Open Space: Co-founder, Emerald Network; Member, Trustees Collaborative for Open Space; Board Member, Emerald Necklace Conservancy, 1998-2014
- Historic Preservation: Board President, Historic Boston Incorporated, 2004-2016; Chair, Truro Historical Commission
- Teaching: Co-Director, Masters in Real Estate and the Built Environment Program and Lecturer, Harvard Graduate School of Design; Guest Lecturer, MIT Center for Real Estate

### **Admissions**

- Massachusetts

### **Education**

- University of Michigan Law School (J.D., 1982)
- Boston University (B.A., 1976)
- Harvard University (1995)
  - Loeb Fellow

## **Representative Matters**

### **Seaport District Projects**

Regulatory approvals for real estate developments throughout Boston's Seaport District, including apartments, condominiums, hotels, and tech, office and retail space.

**Phased Mixed-Use Developments**

Phased mixed-use developments in central Boston approved under the Planned Development Area provisions of the Boston Zoning Code, including the 6.3-million-square-foot Seaport Square on 23 acres in the Seaport and the Harrison-Albany project, a 700,000-square-foot residential and commercial development in the South End.

**Market-Rate, Mixed-Income and Affordable Residential Projects**

Market-rate, mixed-income and affordable residential projects in the Boston neighborhoods of Brighton, Dorchester, East Boston, Jamaica Plain and Roxbury, including compliance with Boston's Inclusionary Development Policy.

**State Waterfront Licensing Under Chapter 91**

State waterfront licensing under Chapter 91 for projects with path-breaking climate resilience strategies, including Clippership Wharf in East Boston, the Innovation and Design Building in the Ray Flynn Marine Park, and Building 114 and the Spaulding Rehabilitation Center in the Charlestown Navy Yard.

**Institutional Master Plan Approvals for Hospitals and Universities**

Institutional master plan approvals for major Boston hospitals and universities, including Massachusetts General Hospital, Northeastern University, and Berklee College of Music.

**Harvard University's Allston Campus**

Representation of Harvard University in the development of its Allston campus, including several business school facilities, a science and engineering building, a district energy plant and the revitalization of Barry's Corner with green spaces, a flood storage swale, pedestrian improvements and other community benefits.

**Facilities for Cultural Institutions**

Facilities for cultural institutions, including additions to the Boston Museum of Fine Arts and the Gardner Museum and new homes for the Boston Society of Architects, Historic Boston Incorporated and the Emerald Necklace Conservancy.

**Public-Private Partnerships for Public Open Space**

Formation, regulatory approvals, and funding options for public-private partnerships to create public open space, including representing The Trustees of Reservations in pursuing a destination park along Boston's historic waterfront, and the Martin Richard Foundation in completing Martin's Park in the Seaport.

**Adaptive Re-Use of Historic Buildings**

Adaptive re-use of historic buildings, including FP3, Channel Center, and 319 A Street in the Fort Point Channel historic district.

### **Historic Restorations Throughout Boston**

Historic restorations in the Back Bay, South End and Beacon Hill, including the Burrage Mansion, Zero Marlborough, 25 Beacon and Marais.

### **Developer Designations of Publicly-Owned Sites**

Developer designations of publicly-owned sites from the Boston Planning and Development Agency for projects in urban renewal areas; from the Boston Housing Authority for housing redevelopments in Mission Hill, Orient Heights and Charlestown; and from the Massachusetts Department of Transportation for land and air rights parcels including Columbus Center in the Back Bay, the Merano in the Bulfinch Triangle and Parcel 9 in Dudley Square.

## Community

Through sustained civic engagement, Matthew takes an active role in improving the city where he works and lives. He has been appointed by the Boston City Council to the Community Preservation Committee, which funds affordable housing, open space and historic preservation projects in Boston's neighborhoods.

In his teaching, writing and speaking about design, development and land use policy, Matthew encourages broad debate on how to thoughtfully reshape cities to meet their 21<sup>st</sup> century challenges.

## Publications

October 5, 2020

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

May 6, 2020

### **City of Boston Announces Staged Construction Restart, Outlines Expanded Categories and Key Dates**

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**

September 25, 2019

### **Cities Tap Hot Real Estate Markets to Expand Economic Opportunity**

May 14, 2018

**Navigating Rising Waters: The Public Waterfront Act**

Boston Bar Journal

April 10, 2018

**How Should Boston Fund its Future?**

Boston Globe

October 2017

**20/20 Hindsight: Did our investments position us for a bright future?**

ArchitectureBoston

March 2017

**It's the end of urban planning as we know it (and we feel fine)**

Boston Globe

August 2016

**Massachusetts Department of Housing and Community Development Approves Urban Renewal Plan Extensions**

April 2016

**Boston City Council Approves Urban Renewal Plan Extensions**

April 2016

**MassDEP Proposes Revisions to Facilities of Public Accommodation Regulations**

January 2016

**New Flood Hazard Maps Released for Boston**

January 2016

**Mayor Walsh Updates Boston's Affordable Housing Policy**

October 2015

**Does Restoration Trump Risk?**

Architecture Boston

June 2015

**What we should be asking about Boston's Olympics bid**

Boston Globe

June 2015

**Proposed Extensions for Boston's Expiring Urban Renewal Plans**

January 2015

**MEPA Releases Draft Policy on Climate Change Adaptation and Resiliency**

October 2014

**ULI Releases Report on Risks of Urban Flooding**

October 2014

**Walsh Administration Releases Eagerly-Awaited Housing Plan**

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**