

Kevin Maguire

Summary Statement

Kevin Maguire is an urban entrepreneur with more than 20 years of experience in the building, design and development fields. His experience includes work as a construction laborer, environmental engineer, construction manager, real estate consultant and housing developer. This breadth of experience, in addition to academic degrees in civil/environmental engineering and urban planning/development, gives Kevin unique exposure and insight into the personalities, perspectives and motivations of the various participants involved in the process of urban redevelopment. Kevin's passion, and ultimate motivation, is to contribute to the solution of contemporary urban issues be it from his professional position in built environment, from volunteer efforts in important community institutions or from analysis and discourse on an academic level. Urban innovation, from the perspective of Oxbow Partners, involves attracting, focusing and coordinating those stake holders with the talent, tolerance and passion to ensure the difficult process of change. Establishing trust via clear communication, insightful concepts, tireless execution is the key. Collaboration. Commitment. Results

EDUCATION

Harvard University

Graduate School of Design, Master in Urban Planning, 1998

Cornell University

Civil and Environmental Engineering, Bachelor of Science, 1990

PROFESSIONAL EXPERIENCE

Oxbow Partners LLC

CoFounder

Boston, Massachusetts

2006 - Current

Responsibilities: Co-Managing Member responsible for all aspects of starting and growing a mission-specific private development services company. Oxbow Partners was founded in 2007 to with the mission of contributing to the creation of sustainable communities of lasting value. This mission is realized via Oxbow Advisory and Oxbow Investments. Oxbow Advisory provides development expertise to support public and private organizations needing to implement complex physical initiatives in order to address important community priorities. Characterized by over-committed staff and volunteer committees, these organizations are in need of high-level development skills grounded in a spirit of partnership and with an ability to deliver high quality community scaled developments. Oxbow Investments is focused on the revitalization of undervalued properties adjacent to active Town Centers in addition to the creation of mixed income communities of 50 units or less where our experience with public subsidies, complex sites and multiple stakeholders can be applied to community supported initiatives. Oxbow Partners completed 'the Residences at 89 Oxbow' - the redevelopment of an antiquated Nike Missile Site in Wayland, MA into 16 units of work force housing targeted to first time home buyers. Selected by the Town of Wayland via a developer competition, 89 Oxbow is now seen as a case study for both the collaborative process between the Town and private developer as well as for the physical design of a community that integrates high-quality living, low impact site design and energy efficiency

Mitchell Properties LLC

Partner

Boston, Massachusetts

2004-2006

Responsibilities: Partner in charge of Development Operations for all new development ventures that totaled over \$100 million. Projects included: 700 Harrison - an 84 unit six-story steel framed condominium building located in Boston's South End including ground-floor neighborhood retail, two levels of below grade parking and a community garden for use by the Harrison Urban Gardner's. Financing sources included State and Federal HOME funds, State Affordable Housing Trust Funds, State Brownfield's Funds, City CDBG as well as private debt and equity; 19 Father Gilday Street (the Marais)- 8 unit luxury rehabilitation of historically significant building in Boston's South End; Atlas Lofts - 54 unit loft conversion in Chelsea, Massachusetts; Coolidge School - a 34 unit conversion of a historic school in Watertown in to rental units for individuals and couples over the age of 55.

**The Beacon Companies / Beacon Corcoran Jennison LLC**

Development Director

Boston, Massachusetts 1998-2004

Responsibilities: Development director for mixed income residential developments. Principle project was the HOPE VI revitalization of the Elm Haven public housing development in New Haven, Connecticut. Managed all issues relating to architecture, engineering, financing, local/state/ federal approvals, relocation, marketing, resident services and community hiring program. Served as primary interface with the Housing Authority of the City of New Haven, the City of New Haven, the Elm Haven Residents Council, neighborhood community groups and project stakeholders. Built adjacent to Yale University, Monterey Place involved the phased demolition of 428 housing units on 35 acres of land. This \$80 million redevelopment created rental apartments for three income tiers, for-sale housing units, and the creation of a neighborhood community center in conjunction with the renovation/expansion of an adjacent public school, the development of a linear park and the expansion of an existing neighborhood park. Project financing included Federal grant/loan funds, UDAG and capital funds from the City of New Haven, syndication of Federal 9% and 4% Low Income Housing Tax Credits, Federal Home Loan Bank Funds and private debt. Project was awarded the Professional Interest Area Award from the American Institute of Architects for Community Design in 2003. In addition to HOPE VI experience in New Haven and Pittsburgh, PA, Kevin managed the concept, design, financing and permitting of a 45-acre master planned community in Easthampton, MA, the central objective of which was to create a diverse intergenerational community with associated social service programming to facilitate the adoption of children from the state foster care system.

Project Management Advisors, Inc.**Real Estate Development Planning/Consulting**

Chicago, Illinois

Responsibilities: Accountable for the implementation of real estate services for public and private sector clients. Specific tasks included facility programming, real estate market analysis, financial modeling, construction administration, client relations and new business marketing. Project Manager for the privatization of student housing at California State University, Fresno. Program included capital needs study, competitive market analysis, legal steps to establish student housing as a private entity, issuance of bond funds and the implementation of a phased \$7 million capital program. Occupancy rose from 62% to 100% in the course of one calendar year.

LaSalle Partners / LaSalle Construction Ltd.**Construction Management**

Chicago, Illinois

Responsibilities: Accountable for completion of commercial construction projects within schedule and budget. Specific tasks included cost estimating, purchasing, contract administration and on-site supervision. Principle project was the full gut renovation of 231 S. LaSalle Street, the headquarters for Continental Bank of Illinois, which included completed mechanical, electrical, structural and architectural overhaul of a historically significant structure while maintaining full operations of the bank's headquarters.

Shell Oil Company / Royal Dutch Shell**Environmental Engineer**

Washington D.C. and Long Island, New York

Responsibilities: Technical support to the Gasoline Sales District within the Marketing Divisions of the Company. Specific tasks included developing and implementing physical maintenance program for retail service stations with Sales District, budgeting and implementing capital improvement projects and all related planning and interface with local government to implement underground storage tank (UST) replacement program as mandated by Federal and State EPA.

ACTIVITIES

Regional Housing Advisory Committee, Metropolitan Area Planning Commission

2012 - present

Local Barriers to Opportunity Based Development, Working Group, The Ford Foundation

2012



ACTIVITIES (cont'd)

- Institute for International Urban Development/International Center for Local/Regional Development, Ireland**
Advisor, 2009-2013
- Sudbury Assabet Concord (SuAsCo) River Watershed Community Council, Steering Committee**
2009 - 2012
- 495/MetroWest Partnership, Investor/Member of Water Resources Committee**
2008-2012
- Citizens Housing and Planning Association (C.H.A.P.A), Member**
2007 - Current
- The Treehouse Foundation, Board of Directors**
2004-2005
- Boston Partners for Education, Middle School Mentor**
2002-2004

PANELS, PUBLICATIONS and SPEECHES

- Think Regionally, Act Locally: Addressing Housing Needs in Western Mass Communities, April 2014**
Speaker, 'Mobilizing Local Resources' and 'Site Identification and Assessment'
- 7th Annual Massachusetts Housing Institute June 2013**
Featured Speaker and Development Resource
- 12th Annual Citizen Planner Training Collaborative, Panelist, Realizing Local Goals via Community Preservation Act**
- 6th Annual Massachusetts Housing Institute June 2012**
Featured Speaker and Development Resource
- 5th Annual Massachusetts Housing Institute - June 2011**
Featured Speaker and Development Resource
- National Institute for Regional and Spatial Analysis, National University of Ireland, Maynooth, April 2011**
Local Communities Taking Control of Underutilized Public Land - Redevelopment in Coordination w Community Needs
- American Planning Association, 2011 National Conference, April 2011**
Community Engagement in the Creation of Community Housing
- Massachusetts Community Preservation Coalition, April 2011**
Community Housing: Strategies for Effective Development
- Mass APA/MHP/CHAPA/DHCD - September 2010**
Fostering Local Support for Affordable Housing
- 4th Annual Massachusetts Housing Institute, June 2010**
Working with the Community to Shape the Development of Housing
- Massachusetts Association of Planning Directors (MAPD), June 2010**
Creating the Box - Demonstration Projects and their Impact on Public Policy
- 3rd Annual Massachusetts Housing Institute, May 2009**
A Case Study on Community Initiative - the Residences at 89 Oxbow
- SuAsCo River Visions, December 2008**
Low Impact Development and the Creation of Suburban Housing
- Mass APA Annual Meeting, May 2004**
Affordable Housing - Using Design, Innovation and Process to Get Along with Developers
- Beacon Companies Annual Meeting, November 1999**
The Physics and Anti-Physics of Urban Revitalizations

HONORS

- ULI Jack Kemp Award for Workforce Housing, 33 Comm, Newton Massachusetts 2010**
 - AIA PIA Award for Community Design, Monterey Place, New Haven Connecticut, 2003**
 - Pumpkin Carving Champion, Harvard Graduate School of Design, 1997**
 - Laurel Society Citation Award, Shell Oil Company, 1991**
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