



**Lewis Duane Jackson,  
President/CEO  
Urban Investment Associates, Inc.**

Mr. Jackson, an architect trained real estate developer, is President/CEO of Urban Investment Associates, Inc. (UIAI), a real estate development firm based in Boston, Massachusetts. His experiences as a developer, and formerly as Managing Partner of Migliassi/Jackson & Associates, Inc., Architects/Planners, include the design and construction of over \$800M of affordable, therapeutic, special needs and equity housing in the City of Boston and Commonwealth of Massachusetts. His administrative and management experiences include the construction of over 1000 dwelling units of new and rehabilitated affordable housing.

In addition Mr. Jackson's experience includes a mill conversion into the Hale and Dorr Legal Services Center for the Harvard University Law School and the design of the corporate headquarters for the Massachusetts Housing Finance Agency. He is versed in community based initiatives with extensive experience advocating for and interpreting community interest. His ability to translate and convert them into practical and feasible solutions, are extensive. He has represented numerous tenant groups providing technical advice for over 1500 public housing and affordable units in the City of Boston.

As a real estate developer, Mr. Jackson's architectural experience has enhanced his effectiveness. Urban Investment, started in 1985, has focused exclusively secondary and emerging market. Projects have included market-rate condominiums and financially structured affordable developments. Significant projects include Lucerne Garden, a 45-unit, mixed income, limited equity cooperative in Boston, numerous infill projects in the Fort Hill section of Roxbury and as replacement General Partner for Parmelee Court, a 74-unit mixed income housing development in the South End of Boston.

Project management and development experiences for non-profit sponsors include the design, permitting, construction, lease up and occupancy of Grove Hall's Mecca, a 77,000 square foot supermarket anchored retail center in the Grove Hall section of Roxbury, and the Warren/Palmer Building, a 30,000-square-foot mixed-use building in the Dudley Square section of Roxbury. Both projects involved structured financing, including HUD 108 Guaranteed Loans, Economic Development Initiative Loans, New Market Tax Credits and conventional debt.

Mr. Jackson is a graduate of Hampton Institute (University) and received his Master of City Planning and Master of Architecture degrees from the Massachusetts Institute of Technology. From 1993-1994 he completed a year of independent study as Loeb Fellow of the Harvard University Graduate School of Design. His biography is listed in numerous compendiums including Who's Who in the East and Who's Who in America.



## LEWIS DUANE JACKSON.

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### EDUCATION

Massachusetts Institute of Technology  
Cambridge, Massachusetts  
*Master of Architecture, 1978*  
*Master of City Planning, 1973*

Hampton Institute  
Hampton, Virginia  
*Bachelor of Arts, 1971*

Massachusetts Institute of Technology  
Center for Real Estate Development  
Cambridge, Massachusetts  
*Minority Developer's Executive Program*  
*Certificate of Completion 1988*

### PRIZES AND HONORS

1979 Progressive Architecture Award  
for Urban Design and Planning

1982 Outstanding Young Men of America  
United States Jaycees

Commonwealth of Massachusetts  
Division of Capital Planning and Operations  
Design and Construction Award  
1990 First Award Small Study

The American Institute of Architects  
1990 Citation for Excellence in Urban Design

### BIOGRAPHICAL LISTINGS

Who's Who in American Colleges  
and Universities, Edition 1971-72

Who's Who in the East, Edition 1986-87

Who's Who in the East, Edition 1988-89

Who's Who in America, Edition 1990-91

Who's Who in America, Edition 1991-92

Who's Who in America, Edition 1992-93

### FELLOWSHIPS

Loeb Fellowship 1993-1994  
Harvard University  
Cambridge, Massachusetts



## **PROFESSIONAL EXPERIENCE**

**Urban Investment Associates, Inc.**  
Real Estate Development/Consulting  
Boston, Massachusetts

**Migliassi/Jackson & Associates, Inc.**  
Architects Planners Urban Designers  
Boston, Massachusetts

**Lewis Jackson and Associates, Inc.**  
Architects/Planners  
Boston, Massachusetts

**Mintz Associates, Inc.**  
Architects/Planners  
Boston, Massachusetts

**Cambridge Seven Associates, Inc.**  
Cambridge, Massachusetts

**Wallace, Floyd, Ellenzweig, Moore, Inc.**  
Architects/Planners  
Cambridge, Massachusetts

**Urban League of Greater New Orleans**  
Heritage Square Planning Project  
New Orleans, Louisiana

## **PROJECT EXPERIENCE**

### **Housing**

*MHFA Demonstration Disposition Initiative Washington Heights r  
Housing Development / Boston, Massachusetts  
Substantial Rehabilitation-Tenant Representation/Advocacy*  
Provide technical support to tenant groups participating in state  
sponsored housing privatization initiative. Provide design  
technical support and construction administrative representation on  
substantial rehabilitation of 375 dwelling units of publicly  
supported housing in Dorchester, Massachusetts.

*MHFA Demonstration Disposition Initiative Sonoma/Maple  
Schuyler Housing Development / Boston, Massachusetts  
Substantial Rehabilitation-Tenant Representation/Advocacy*  
Provide technical support to tenant groups participating in state  
sponsored housing privatization initiative. Provide design  
technical support and construction administrative representation on  
substantial rehabilitation of 153 dwelling units of publicly  
supported housing in Dorchester, Massachusetts.

*MHFA Demonstration Disposition Initiative Franklin Park  
Housing Development Phase II / Boston, Massachusetts  
Substantial Rehabilitation*  
Overall management and coordination of the design and substantial



rehabilitation of 92 scatter-site, multifamily housing in Dorchester, Massachusetts. Construction included renovation of all unit kitchens, baths, public entries and corridors, and handicap accessibility and all systems.

*Dukes County Regional Housing Authority*

*Special Needs Housing (167-1) / Oak Bluffs, Massachusetts*

Overall management and coordination for the development of an eight person, two unit, staffed residence for persons with mental disabilities.

*Dukes County Regional Housing Authority*

*Special Needs Housing (689-1) / Tisbury, Massachusetts*

Overall management and coordination for the development of an eight person, two unit, staffed residence for persons with physical disabilities.

*300 Shawmut Avenue Lodging House / Boston, Massachusetts*

Overall management and coordination of historical restoration and conversion of a traditional South End row house into a fifteen single room occupancy (SRO) residence.

*438 Warren Street Lodging House / Roxbury, Massachusetts*

Overall management and coordination for substantial rehabilitation of an existing 4-story brick building into twenty single room occupancy (SRO) residence with one on-site residential dwelling unit.

*1734 Washington Street Lodging House / Boston, Massachusetts*

*Historic Restoration/Mixed Use Development*

Overall management and coordination of historic restoration and conversion of a masonry building into a thirty-three single room occupancy (SRO) with ground level commercial and retail space.

*Granite Properties, Codman Square Phase I and Phase II, Dorchester, Massachusetts*

*Moderate Income Housing Rehabilitation Project*

*Codman Square Housing Development Corporation*

Overall management and coordination for design of moderate and substantial rehabilitation of 331 dwelling units of subsidized housing located on scattered sites in the city of Boston.

*Granite Properties/Lena Park / Dorchester, Massachusetts*

*Moderate Income Housing Rehabilitation Project*

*Lena Park Community Development Corporation*

Overall management and coordination for design of moderate and substantial rehabilitation of 151 dwelling units of subsidized housing located on scattered sites in the city of Boston.

*Jacobs Place Housing Development / Boston, Massachusetts*

Overall management and coordination for design and construction of 30 dwelling units of low and moderate income equity housing in the Eire/Ellington Street neighborhood of Dorchester, MA.



*Boston Housing Authority / Boston, Massachusetts*  
Housing Modernization/Window Replacement  
Preparation of contract documents, cost estimating and construction administration for window replacement in scattered housing developments. Compounded cost of construction estimated at \$6,500,000.

*Lucerne Gardens / Dorchester, Massachusetts*  
*Winston-Lucerne Partnership*  
Overall management and coordination for design, preparation of construction documents and construction administration for 45 dwelling units located in a low and moderate income cooperative housing development, including day-care center and urban park within a Boston neighborhood.

*Linwood Court / Boston, Massachusetts*  
*Linwood Court Associates Realty Trust*  
Mixed income condominium development which involved the substantial rehabilitation of four twentieth century masonry row houses containing twenty-three tenements that were converted into twelve market rate owner-occupied dwelling units.

*The Manor at Fort Hill / Boston, Massachusetts*  
*Fort Avenue Realty Trust*  
Substantial rehabilitation and conversion of an 1858 wood frame Victorian structure in the historic Highland Park section of Roxbury into four 2-bedroom condominium dwelling units.

*Commonwealth Housing Development Completion*  
Preliminary design for the rehabilitation of 412 dwelling units of public housing under the Department of Housing and Urban Development/Turnkey Program.

*Cote's Block / Berlin, New Hampshire*  
Contract documents for a \$1.6 million conversion of a mill building into residential and commercial use.

## **Private Residences**

*Shelton J. "Spike" Lee Residence*  
*Martha's Vineyard, Massachusetts*  
Overall management and coordination of site selection, design and construction administration for a 5,000 square foot summer residence located on the island of Martha's Vineyard.

*Peter Norton Residence / Cinderella Cottage*  
*Martha's Vineyard, Massachusetts*  
Overall design, coordination and construction administration for selective historic rehabilitation of a private residence located on the island of Martha's Vineyard.

## **Commercial Offices**

*Jamaica Plain Legal Service Center / Boston, Massachusetts*  
Adaptive-reuse and renovation of a historical nineteenth century mill building into commercial offices for a community based legal service organization.



## **Commercial Rehabilitation**

*Dr. Richard Carr DDS / Boston, Massachusetts*

Project: Dental Office

Interior design of a general practice dental office including 8 operatories, laboratory, reception, office waiting and storage area, integrating it with existing pedodontic practice.

*Community Development Block Grant*

*Public Facilities Department / Boston, Massachusetts*

Commercial Load Program

Provide architectural services, including design, construction documents, cost estimating and construction administration for commercial rehabilitation of storefronts on scattered sites within the city of Boston.

## **Transportation & Infrastructure**

*Vent Shaft Building No. 5*

*Central Artery / Third harbor Tunnel Project*

*Boston, Massachusetts*

Design and construction of Ventilation Building No. 5 associated with the design and construction of the Central Artery / Third Harbor Tunnel.

*Parcel 7 / Garage, Commercial, Retail and Transit Rehabilitation*

*Central Artery / Third Harbor Tunnel Project*

*Boston, Massachusetts*

Design and construction of a 300 unit garage, commercial, retail space and renovation of grade and mezzanine levels of multi-modal mass transit station.

*Government Center Station / Dade County, Florida*

Preparation of contract documents for construction of the

Government Center Station in Dade County, Florida. Estimated

Cost: \$21,000,000.

*Alewife Station and Garage*

*Cambridge, Massachusetts*

Contract documents for \$75 million multi-modal transit station and garage.

*Central Station/Kendal Station Modernization*

*Cambridge, Massachusetts*

Schematic design for head house construction, platform extension and modernization.

## **Public Facilities Planning**

*Children's Museum Renovation and Addition/Programming*

*Boston, Massachusetts*

Develop, coordinate and oversee programming activities associated with the 10,000 square foot addition (including exhibition and program space) to the Children's Museum.

*Nawn Factory Orientation Center, Roxbury Heritage State Park*

*Roxbury Massachusetts*

Historic Renovation

Coordinate and oversee management of historic renovation of a brick factory at the Roxbury Heritage State Park for the Division of Capital Planning & Operations, Office of Programming, into an



**Urban Design/  
Project Management**

Orientation Center.

*Washington Street Reconstruction / Boston, Massachusetts*

Urban Design and Rehabilitation/Adaptive Reuse

Responsible for urban design of two miles of Washington Street from Dudley Station to Massachusetts Avenue, transit facilities design, rehabilitation and adaptive reuse of Historic Dudley Station and planning and integration with Dudley merchants and other groups in lower Roxbury.

**Community Advocacy/  
Technical Assistance**

*Nawn Factory Orientation Outreach Program*

*Roxbury State Park / Roxbury, Massachusetts*

Responsible for developing and implementing a nine week intensive design orientation program for nine Boston Technical High School seniors; including the development of a video documentary: **Design for Roxbury: A Learning Experience.**

*Washington Street Reconstruction / Boston, Massachusetts*

Community Participation Coordinator

Responsible for defining urban design issues and establishing design standards for the reconstruction of Washington Street between Dudley Station and the Holy Cross Cathedral.

Responsible for designing, coordinating and implementing a community input and review process associated with the project.

*Academy Home I Tenant's Council / Boston, Massachusetts*

Physical Inventory, Feasibility Analysis and Cost Estimating

Perform site survey and document existing conditions within a 221 dwelling unit, low income housing development in Boston and to determine and recommend physical improvements needed to meet Housing Quality and Sanitary Code Standards. Provide technical representation and advocacy for residents in negotiations with municipal and federal agencies.

*Mission Hill Extension Redevelopment Plan*

*Boston, Massachusetts*

Mission Hill Extension Local Tenants Policy Council

Provide technical assistance to local tenants council in design, cost evaluation, contract negotiations and all related activities associated with the rehabilitation and new construction of 301 dwelling units of public housing under the Department of Housing and Urban Development/Turnkey Program.

**Planning Feasibility**

*Chicago World's Fair Feasibility Study / Residual Analysis*

*Chicago, Illinois*

Arthur D. Little, Inc. / Cambridge, Massachusetts

Evaluate the residual benefit (social, physical and economic) of the proposed Chicago 1992 World Exposition to the City of Chicago and adjacent communities.

Document: **Feasibility and Benefits of the Chicago's  
World Fair**



*Washington Street Development Project*  
*Greater Roxbury Development Corp. / Boston, Massachusetts*  
Feasibility analysis of housing development alternatives for publicly owned vacant land parcels located along the Washington Street Corridor between Egleston Square and Dudley Station.

*St. Gabriel's Monastery Feasibility Study \**  
*Brighton, Massachusetts*  
Financial analysis of alternative residential uses for 25 acre site in Brighton, Massachusetts.

*Heritage Square Planning Project*  
*Urban League of New Orleans*  
*New Orleans, Louisiana*  
Feasibility Study and Strategic Planning  
To implement and devise an intervention strategy capable of reversing the economic and physical deterioration of the Central City neighborhood of New Orleans, Louisiana.

Document: **Final Report : Heritage Square Planning Project**  
**Technical Assistance Grant #09-6-01599**  
Department of Commerce/Economic Development Administration

*Housing Feasibility Study/Community Resources Group*  
*Cambridge, Massachusetts*  
Market analysis for adaptive reuse of former juvenile boy's home into subsidized family housing.

Document: **Housing Market Study for the Working**  
**Boys Home Site, Newton, Massachusetts**

*Arthur B. Cummings Management Consultants*  
*Peachtree, Georgia*  
Redevelopment compendium of federal grants available for the development of a new town in Peachtree, Georgia.

Document: **A Grant Strategy for Peachtree, Georgia**  
Written with Prof. Lawrence B. Susskind  
Massachusetts Institute of Technology

## TEACHING

**Northeastern University**  
Department of Afro-American Studies  
Boston, Massachusetts  
*Instructor*

## MEMBERSHIPS AND AFFILIATIONS CURRENT

**Andover Newton Theological Seminary**  
Newton, Massachusetts  
Board of trustees

**BayBank Boston / N.A.**  
Boston, Massachusetts  
Member Regional Advisory Board





**Massachusetts Community Banking Council**

Massachusetts Bankers Association  
Board of Directors

**Greater Boston One to One**

Leadership Committee  
Chairman, Economic Self Sufficiency Committee

**Minority Developers Association**

Boston, Massachusetts  
President 1991-1993  
Board of Directors

**Robert Taylor Society of Black Architects**

Boston, Massachusetts  
Member

**Massachusetts Association of Community**

Development Corporations (MACDC)  
Boston, Massachusetts  
Advisory Board

**Metropolitan Boston Housing Partnership**

Boston, Massachusetts  
Board of Directors

**Fuller Housing Trust**

Milton, Massachusetts  
Board of Directors