



David Cohen

Project Manager

FOCUS OF EXPERTISE: Energy analysis, design consulting and project development for high performance multifamily new construction.

CREDENTIALS: LEED AP Homes, LEED Green Rater, CPHC (Certified Passive House Consultant), Certified HERS Modeler.

EDUCATION: MS Sustainable Design, Jefferson University; BS Environmental Sustainability, Jefferson University

YEARS AT MaGRANN/OTHER FIRMS: 9 / 3

MEMBERSHIPS/AFFILIATIONS: Green Building United (GBU).

Profile

David is a project manager with a focus on both building greener homes and supporting successful project outcomes for our clients. As a seasoned consultant and project manager, he has worked with many national market rate and affordable developers, collaborating across teams to ensure projects are delivered in a timely and efficient manner, while enabling the design and construction process to reach for and achieve higher levels of sustainability.

David is responsible for the consulting and certification activities in support of above-code programs including ENERGY STAR Multifamily New Construction (MFNC), LEED Homes and Multifamily Midrise, DOE Energy Efficient Homes (formerly Zero Energy Ready Homes/ZERH), Enterprise Green Communities (EGC), National Green Building Standard (NGBS) and Passive House (Phius+), among others. He is also responsible for the field verification of projects pursuing LEED certification.

His experience with both the certification and verification process has helped clients throughout the design and construction stages, anticipating and preparing for any challenges they might encounter. By working proactively with clients, costs and timing are optimized while minimizing the need for disruptive redesign or other corrective measures later.

David's extensive portfolio of completed and in-progress projects is focused primarily on multifamily construction, with over 5000 LEED units certified and 3500 EGC units successfully guided through certification.

Professional Experience

Somerville Station

A market rate 4-story mixed use, multifamily LEED and ENERGY STAR certified project in multiple buildings at a complex, transit centered site in New Jersey.

Benning Road

This affordable 140-unit building in Washington DC achieved ENERGY STAR MFNC and Enterprise Green.

Hamilton at Eagleview

A market rate 156-unit project across 11 buildings, with a variety of building and construction types. This project included LEED and ESTR certification, and achieved Phius ZERO certification for the 32-unit senior residences building, the first to do so in Pennsylvania.

Old First House

An affordable 34-unit building including new construction, historical preservation, and commercial space. The project included EGC, Phius, DOE ZERH and ENERGY STAR certification.

The Faircliff

Located in Washington DC, 125 affordable units alongside 197 units of mixed use and mixed income housing pursuing Phius+ 2021, LEED Platinum, Zero Energy Ready Homes and ENERGY STAR MFNC.

Norris Homes 5

A mixed use transit oriented project in Philadelphia, providing 133 units at both market rate and affordable AML income levels. The project achieved EGC and ENERGY STAR certification.