



## MATEA KULUSIC

### Real Estate Development & Architecture Consultant

Matea is a real-estate developer and architectural consultant devoted to creating socially, economically and ecologically resilient communities through mixed-use developments. Her real-estate skills include financial modeling, proformas, construction draw schedules, real-estate market research and affordable housing finance. She has five years of architectural design experience working on multifamily, office, and retail projects in New York City. Taking a holistic approach to the built environment, she is highly motivated, detail-oriented, and dedicated to solving complex projects

#### EXPERIENCE

##### 2020 ULI/ Gerald D. Hines Student Urban Design Competition

"La Mezcla" Miami, FL: Winning Project Comprehensive design and real-estate development program for a large scale residential, commercial and retail project (with Columbia/Pratt team)

##### Gambino + LaPorta Architecture P.C.:

###### 356 Bowery

Renovation of an existing landmarked building, including the redesign of five residential units, one retail space, and historic storefront, as well as developing detailed presentations for Landmark Preservation Commission review

###### 1565 Broadway

Conducted comprehensive zoning analysis of an existing 4-story building located within New York's Special Midtown District (Theatre Sub District) that informed the repositioning and reuse

###### 21-23 Avenue B

Design, redevelopment, and subdivision of existing 4-story old-law tenement building into two 6 story multifamily buildings with ground floor retail

###### 109 West 27th Street

Interior design of an 43,000 SF, 11-story pre-war office building in Chelsea

###### 191 White Street - Howell, NJ

Collaborated with Stephen Siller Tunnel to Towers Foundation to design an accessible single-story residence for disabled veterans as part of their Smart Home Program

#### EDUCATION

##### Columbia University

M.S. Real Estate Development

##### Pratt Institute

Bachelor of Architecture  
Construction Management Minor  
Philosophy Minor

#### CERTIFICATIONS

OSHA 30 HOUR Construction Safety and Health Certification

Certification in Hotel Industry Analytics (CHIA)

#### AFFILIATIONS

Urban Land Institute  
Women's Leadership Initiative  
Communications Committee

American Institute of Architects  
Associate Member

Association of Croatian American Professionals

#### AWARDS

2020 ULI/ Gerald D. Hines Student Urban Design Competition Winner  
#1 out of 113 submissions  
"La Mezcla", Miami, FL  
Mixed-use real-estate development (with Columbia/Pratt team)

#### AWARDS

New York Society of Architects:  
Fred L. Liebmann Book Award

Pratt Outstanding Merit Award

Pratt Circle Award (GPA of 3.8 or higher)

*\*Projects based in NYC unless otherwise noted*