



## Real Estate Development and Planning

Development projects range from office buildings and mixed use facilities to large scale urban regeneration projects with complex negotiations between public and private stakeholders. Development has been adversely impacted by economic uncertainty over the past few years; however it continues to recover across real estate sectors and markets worldwide.

Our experience guiding commercial development projects gives our clients a competitive advantage. Clients seek us out because we deliver the full range of services necessary to conceive, implement and complete significant projects. Among the projects we have handled are city center and urban redevelopment projects, multi-party air rights developments, office towers with parking and retail components, multi-phased mixed-use projects, mixed use resort properties and lifestyle center developments.

Planning is key to successful real estate and project development. Our experienced planning team supports our clients through all phases of a development project, from planning appraisals, applications and agreements, to enforcement, appeals, inquiries and challenges.

We act on a wide range of projects, from major infrastructure projects to vast residential schemes. We work alongside public and private stakeholders and understand every element of the local planning systems, including complex applications, compulsory acquisition, environmental impact assessment and enforcement.

### CAPABILITIES

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#### Planning, zoning and consents

Planning, zoning and land use approval processes can vary dramatically from country to country and we are experienced at advising clients across the globe in every stage of the planning process, working to their schedule and ensuring documents are forensically robust and withstand scrutiny from authorities and other stakeholders. We are well versed in managing issues that arise in the gamut of developments including the complex issues presented by major infrastructure projects, urban development and regeneration projects, and transit oriented development.

#### Government incentives, TIF and site selection

We are a leader in assisting clients with tax increment financing (TIF) and other public incentives programs. Our experience enables us to assist private developers in identifying available public programs and leveraging the benefits of those programs for their

### KEY CONTACTS

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### RELATED SERVICES

- Construction and Engineering
- Construction and Engineering
- Litigation, Arbitration and Investigations
- Public Private Partnerships and PFI
- Real Estate Finance

### RELATED SECTORS

- Media, Sport and Entertainment

development projects.

In addition to our work on behalf of developers, we assist companies evaluating whether to relocate or develop a new headquarters, manufacturing plant or other facility needs to examine the legal, regulatory, and business differences among competing jurisdictions and sites. We evaluate: the availability of relevant economic development incentives; site acquisition and development matters; and the potential impact of different regulatory and political environments.

Further, we confirm and assure the legal ability of the jurisdictions to deliver the proposed incentives after the site is selected. We also negotiate binding legal agreements with relevant governmental entities.

## Environment

Among the environmental issues that a development project may need to address are impact assessments, permitting, site contaminating waste products and pollution. Our environmental team's practice covers all areas of environmental law; in addition, we can enlist our health and safety team as required to provide strategic advice in specialized fields such as construction and the responsibilities of senior management.

Joint ventures and other structures

The breadth of our tax, regulatory, corporate, and real estate experience enables us to effectively represent a broad array of clients in connection with the formation, structuring, acquisition and disposition of real estate joint ventures and other entity structures.

## Leasing

We represent a broad range of building owners and property managers - from single-asset holders to international real estate funds - in negotiating leases, subleases, assignments, management agreements and all other lease-related transactions.

## Dispute Resolution

Disputes can arise in even the most carefully managed development and we help clients avoid them by advising on potential issues at the earliest stages of projects. If a dispute does arise, we have skilled real estate litigation lawyers who can manage all of the litigation, arbitration, adjudication and alternative dispute resolution processes.

## EXPERIENCE

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- Advising the Atlanta Braves in all aspects of the development of a new Major League Baseball stadium in Cobb County, Georgia, and related entertainment district real estate development, including hotels, restaurants and retail.
- Obtaining land use approvals and entitlements to implement the Centennial Plan strategic framework to redevelop Chicago's Navy Pier, the most popular tourist destination in the Midwestern US.
- Advising a joint venture of the Fallon Company and Cornerstone Real Estate Advisers in connection with the development of Fan Pier, Boston's preeminent waterfront site. The project will involve over 3 million square feet of mixed-use development to include hotel, office, residential, retail and marine components.
- Advising Marriott Inc. in the City Centre development in Doha in which Marriott will operate a Renaissance Hotel, Marriott Executive Apartments and a Courtyard by Marriott Hotel.
- Advising ING Real Estate Development on its project development portfolio, including the Waterloo Shopping, Halle, Tubize FOC, Genk Shopping 1 and Gent Overpoort projects.
- Advising on a large-scale regeneration project in Halton, North-West England, centering on a proposed £500 million bridge across the River Mersey between Runcorn and Widnes, including applications relating to planning, listed buildings, highways, road user charging/tolling, railways, coast protection and the implementation of the suite of planning applications and variations that have been subsequently required.
- Advising Risanamento S.p.A. on its 296 acre former industrial zone in Milan known as Santa Giulia that is being regenerated to provide 60,000 residential units, retail, conference, hotel and leisure facilities and community infrastructure. Our assistance includes revising the town plan and managing all legal and administrative processes required to obtain its approval. We have also advised on environmental and public procurement matters.

- Advising The Carlyle Group on its joint venture high rise mixed use development with Leighton Properties in Brisbane, comprising an 18-storey residential tower, more than 3,500sqm of retail and commercial space and a 48- room boutique hotel.
- Advising the National Pension Scheme of Korea and Heitman International on the AU\$1 billion industrial real estate portfolio acquisition and development joint venture in Australia with ASX listed real estate group DEXUS.

## INSIGHTS

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### Publications

#### COVID-19: Update to compulsory purchase guidance

26 June 2020

The Ministry of Housing, Communities & Local Government's (MHCLG) planning update in mid-May stated that the government wants Compulsory Purchase Orders (CPOs) to progress during the COVID-19 pandemic.

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#### Planning and Environment Journal - Issue 2

17 March 2020

##### PLANNING AND ENVIRONMENT JOURNAL

Welcome to the second edition of DLA Piper's Planning and Environment Journal where our lawyers share their experience and knowledge of zoning and environmental issues in various jurisdictions. This edition is dedicated to Environmental Remediation procedures in the Netherlands and Spain.

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#### Coronavirus and the US commercial real estate sector

13 March 2020

Considerations on the impact of COVID-19 on commercial real estate agreements already in place.

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#### Planning and Environment Journal - Issue 1

5 December 2019

##### PLANNING AND ENVIRONMENT JOURNAL

This first issue of DLA Piper's Planning and Environment Journal is dedicated to planning tools in Italy and Denmark.

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08 Mar 2019

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## NEWS

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#### DLA Piper named Law Firm of the Year for Real Estate and Insurance at the JUVE Awards

30 October 2020

DLA Piper has been named Law Firm of the Year for Real Estate and Insurance at the JUVE Awards, in a ceremony which took

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place on Thursday 29 October.

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### **DLA Piper advises Prologis on largest-ever sale of logistics real estate assets in the UK**

29 October 2020

DLA Piper has advised global leader in logistics real estate Prologis, Inc. on the sale of a portfolio of buildings and land in the UK to real estate funds managed by Blackstone for GBP473 million (USD618 million).

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### **DLA Piper advises The Carlyle Group on the acquisition of prime French and German distribution logistics assets**

29 October 2020

DLA Piper has advised global investment firm The Carlyle Group (NASDAQ: CG) on its acquisition of a portfolio of 27 distribution logistics assets in France and Germany. The transaction is structured as a sale-and-leaseback.

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### **DLA Piper's 2020 Annual Global Real Estate *State of the Market Survey:***

28 October 2020

DLA Piper's survey examines the views of CRE experts on the trajectory of the economic recovery, investment trends, geographic hotspots and general market outlook, and demonstrates a shift in thinking since 2019, when 50 percent of survey respondents were moderately bullish and confident that the economy would continue to grow in the next 12 months.

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### **DLA Piper launches Real Estate AI/automation platform Release**

22 October 2020

DLA Piper today announces the launch of Release, an online, secure portal and platform for real estate clients which can be used to view and manage each step of a standard transaction and all the legal elements of a deal in one place – resulting in considerable time savings.

As well as providing clients with a dedicated dashboard that provides a simple, transparent and accessible way to view the progress of a matter and outstanding actions, Release will greatly improve the way clients instruct and provide information to DLA Piper. Through this, the document processing time will be reduced by over 90% and the platform allows for an overview of a matter to be quickly shared with other advisers and the DLA Piper team.

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### **DLA Piper advises Amnesty International on its spin-out of the Human Rights Consortium Scotland**

8 September 2020

DLA Piper has advised Amnesty International on the spin-out of the Human Rights Consortium Scotland (HRCS) as a separate, independent human rights organisation.

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### **New Partner for DLA Piper's Brussels Real Estate Practice**

7 September 2020

DLA Piper is further strengthening its Real Estate practice with the appointment of Joseph Spinks as a partner in its Brussels office. He joins the firm from Linklaters where his real estate experience was focused on acquisitions, disposals, developments

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and construction projects within the office, retail, logistics and care sectors.

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### **DLA Piper advises P3 Logistic Parks on the rental of commercial space to Makita Werkzeug GmbH**

27 August 2020

DLA Piper has advised P3 Logistic Parks GmbH on the rental of commercial space to Makita Werkzeug GmbH.

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### **DLA Piper advises GM Cruise on acquisition of Astyx**

8 July 2020

DLA Piper has advised GM Cruise Holdings LLC (GM Cruise) in connection with the acquisition of Astyx GmbH (Astyx) from Zukunft Ventures GmbH, a subsidiary of ZF Friedrichshafen AG, and the founders of Astyx.

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### **DLA Piper advises Katoen Natie on the acquisition of Nijhof Wassink**

7 July 2020

DLA Piper has advised Katoen Natie, an international logistics service provider and port operator, on the acquisition of the warehousing activities of Nijhof-Wassink in Poland, a family-owned company specialising in logistics.

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### **DLA Piper advises PZU on office lease agreement in Generation Park Y**

2 July 2020

DLA Piper has advised Grupa PZU, one of the largest financial institution in Poland and CEE, on the lease of 47,000 m<sup>2</sup> of office, retail and warehouse space, in Generation Park Y.

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### **DLA Piper advises Allianz Real Estate on the financing of the acquisition of Bishop's Square in Dublin by GLL Real Estate Partners**

7 May 2020

DLA Piper has advised Allianz Real Estate GmbH, the real estate investment arm of Allianz Group, on the provision of financing to an investment vehicle managed by GLL Real Estate Partners for the purchase of Bishop's Square in Dublin, Ireland.

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### **DLA Piper announces partnership promotions for 2020**

30 April 2020

DLA Piper is proud to announce that 67 lawyers have been promoted to its partnership. The promotions are effective as of April 1, 2020 in the United States and May 1, 2020 for EMEA and Asia Pacific. The promotions have been made across many of the firm's practice areas in 35 different offices throughout 13 countries.

Across the firm's practices globally, Corporate saw the largest intake of new partners with 19 promotions, followed by Litigation and Regulatory with 15. Intellectual Property and Technology and Finance and Projects had ten and eight promotions respectively, while there were six in Real Estate. Tax and Employment both had four, and there was one in Restructuring.

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### **DLA Piper advises Daiichi Sankyo on its new UK headquarters**

22 April 2020

Global law firm DLA Piper has advised pharmaceutical company Daiichi Sankyo UK, on the letting of its new UK headquarters, located in West London.

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### **DLA Piper advises Elite Partners Capital on the acquisition of the logistics park in Mszczonów**

24 March 2020

DLA Piper has advised Elite Partners Capital on the purchase of five warehouse buildings covering a combined area of more than 200,000 square meters located in a logistics park situated in a fast developing logistics centre on the south-west of Warsaw, one of the largest logistics transactions so far this year.

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### **DLA Piper lawyers named Acritas Stars**

10 March 2020

Acritas has named over 200 DLA Piper lawyers as 2020 Acritas Stars. Now in its fourth year, Acritas Stars highlights the stand-out lawyers in private practice as nominated by clients around the world. More than 3,000 senior in-house counsel feed into the nomination process to give a comprehensive view of highly recommended lawyers across the globe.

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### **DLA Piper Ukraine advises food chain Billa on lease extension flagship store in the Bessarabskyi Market in Kyiv**

21 February 2020

DLA Piper Ukraine real estate team has advised food chain Billa on securing a record 8-year lease extension agreement with Kyiv City Council for its flagship store in the Bessarabskyi Market in Kyiv.

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### **DLA Piper advises Guala Closures Group on the acquisition of the assets of Germany's Closurelogic**

6 January 2020

DLA Piper has advised the Guala Closures Group, one of the world leaders in the production of security closures for spirits and aluminium closures for wines, as well as one of the major world producer and distributor of aluminium closures for the beverage industry, on the acquisition of the activities of Closurelogic GmbH, the German producer specialised in the aluminium closures.

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### **DLA Piper advises Hahn Group on sale of Campus Center Lübeck**

18 December 2019

DLA Piper has advised Hahn Group on the sale of Campus Center Lübeck to real estate investment manager Nuveen Real Estate, which acquired the property for its German core retail platform.

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### **CRE executives cautiously optimistic: DLA Piper's 2019 *State of the Market Survey***

24 September 2019

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Despite concerns about a possible recession and the impact of global trade conflict, commercial real estate (CRE) executives are cautiously optimistic about the US CRE market over the next 12 months, according to DLA Piper's 2019 Global Real Estate *State of the Market Survey*.

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### **CRE executives cautiously optimistic: DLA Piper's 2019 State of the Market Survey**

24 Sep 2019

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### **DLA Piper continues Irish expansion with appointment of four new partners**

4 September 2019

DLA Piper today announces the appointment of four new partners to its recently opened Dublin office into four key practice areas of Finance and Projects (F&P), Intellectual Property and Technology (IPT), Tax and Real Estate. The new partners will be joined by three legal directors, as part of the firm's ongoing expansion in Ireland.

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### **DLA Piper advises Allianz Real Estate on the acquisition of EDGE Hafencity in Hamburg**

2 August 2019

DLA Piper has advised Allianz Real Estate on its acquisition of the office property EDGE Hafencity as part of an off-market forward deal. EDGE HafenCity Hamburg will be a 15-storey building with a total lettable area of approximately 22,500 sqm.

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### **DLA Piper advises Rolls-Royce on acquisition of Siemens' eAircraft business**

21 June 2019

DLA Piper has advised Rolls-Royce plc on the acquisition of Siemens' electric and hybrid-electric aerospace propulsion activities, eAircraft. The acquisition will accelerate the delivery of Rolls-Royce's electrification strategy and boost its ambition to play a major role in the "third era" of aviation. The completion of the transaction is expected in late 2019, following a period of employee consultation.

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### **DLA Piper announces launch of Artificial Intelligence practice**

14 MAY 2019

DLA Piper announced today the launch of its Artificial Intelligence practice, which will focus on assisting companies as they navigate the legal landscape of emerging and disruptive technologies, while helping them understand the legal and compliance risks arising from the creation and deployment of AI systems.

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### **DLA Piper advises GLO Properties on acquisition of ModeCentrum Hamburg**

30 APR 2019

DLA Piper has advised GLO Properties S.à.r.l. (GLO) on its acquisition of ModeCentrum Hamburg (MCH) from the owner and operator, the Luserke family, for more than EUR 100 million.

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1 APR 2019

DLA Piper is proud to announce that 77 lawyers have been promoted to its partnership. The promotions are effective as of April 1, 2019 in the United States and May 1, 2019 for EMEA and Asia Pacific. The promotions were made across many of the firm's practice areas in 43 different offices throughout 20 countries.

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## **Non-resident real estate investors bullish on Capital Gains Tax changes**

19 MAR 2019

Non-resident real estate investors are holding their nerve on UK investment strategies despite impending capital gains tax (CGT) changes coming into force next month and uncertainty around Brexit. According to a DLA Piper report, more than half (58 percent) of those polled expect the new tax code will have no impact on their investment strategy.

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## **DLA Piper makes Real Estate partner hire in Leeds**

5 MAR 2019

DLA Piper today announces that hospitality and leisure lawyer, Susan Samuel, will be joining the firm as partner in its Real Estate practice, based in Leeds.

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## **DLA Piper announces launch of Blockchain and Digital Assets practice**

26 FEB 2019

DLA Piper announced today the launch of its Blockchain and Digital Assets practice, which will offer strategic advice on a global basis to address the needs of companies implementing blockchain technology solutions and creating and deploying digital assets.

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## **DLA Piper's Global Real Estate Annual *State of the Market Survey***

14 FEB 2019

According to DLA Piper's Global Real Estate's Annual *State of the Market Survey*, a significant shift in cross-border investment in US commercial real estate is taking place, with a new country predicted to become the major source of non-US capital for US commercial real estate.

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