



## Kiinteistöjen kehittäminen ja kaavoitus

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.

### CAPABILITES

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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

### KEY CONTACTS

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### PALVELUT

- Rakentaminen ja tekniikka
- Rakentaminen ja tekniikka
- Riidanratkaisu
- PPP-projektit
- Kiinteistörahoitus

### SEKTORIT

- Vapaa-ajan palvelut
- Media, urheilu ja viihde

for their 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

#### **PropTech in the United States – where we're heading**

##### **Part II: Real estate security tokens - potential challenges, potential benefits**

4 September 2019

Real estate tokens offer a more efficient capital-raising process and more efficient management of investments, but at present there are legal and regulatory challenges.

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#### **DC becomes latest US jurisdiction proposing to increase its costly transfer taxes**

20 MAY 2019

The transfer tax rate in DC would exceed Virginia's by almost a factor of 10.

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#### **Project Development - Value-based shared living**

27 AUG 2018

Demographic and residential market developments mean that creative and innovative solutions to housing are required. New housing solutions emerge and old ones re-emerge and are further developed. An example of a reemerging trend is value-based shared-living residence projects. There are various types of shared living, for example, senior citizen residential homes. However, in the past couple of years, single people and families with children of all ages have also seen the potential of shared living. The main benefits for those in shared-living residences include:

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#### **Co-Living Developments in the UK**

16 AUG 2018

The search for community combined with the increasing costs of buying property in London and the South East of the UK have resulted in the growth of the co-living sector. Young, mobile workers used to the higher quality of student accommodation schemes are now seeking a similar product for their post-student life.

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#### **Trends in US housing**

31 JUL 2018

Elizabeth Friedgut and Mark Yura explore recent trends in US housing.

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### **DLA Piper achieves victory for Maryland Reclamation Associates**

6 November 2019

DLA Piper recently achieved a victory for its client, Maryland Reclamation Associates, Inc. (MRA), in a case filed against Harford County, Maryland.

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### **DLA Piper advises Phil Ruffin in US\$825 million acquisition of Circus Circus from MGM**

16 October 2019

DLA Piper represented real estate investor and Treasure Island owner Phil Ruffin in the US\$825 million acquisition of MGM Resorts International's Circus Circus hotel and casino property located on the Las Vegas Strip.

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### **DLA Piper partner Genève DuBois named to the *Daily Business Review's* Florida Trailblazers list**

8 October 2019

DLA Piper is pleased to announce that Genève DuBois, a partner in the firm's Real Estate practice, has been named to the *Daily Business Review's* 2019 Florida Trailblazers list.

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### **Jarrid King joins DLA Piper's Real Estate practice in New York**

7 October 2019

DLA Piper announced today that Jarrid King has joined the firm's Real Estate practice as a partner in the New York office.

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

24 September 2019

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 advises Clutter on its US\$152 million acquisition of the New York real estate portfolio of The Storage**

## **Fox**

23 September 2019

DLA Piper represented Clutter, an on-demand a tech-enabled storage company that manages the pickup, storage and retrieval of customers' belongings, in its US\$152 million acquisition of the New York-based real estate portfolio of The Storage Fox.

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## **Cara Nelson named to Massachusetts Lawyers Weekly's 2019 Top Women of Law**

2 August 2019

DLA Piper is pleased to announce that Cara Nelson has been named as one of the 2019 Top Women of Law by *Massachusetts Lawyers Weekly*.

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## **DLA Piper's Guy Flynn recognized on the *Business Journals'* national list of 2019 Legal Influencers**

8 July 2019

DLA Piper is pleased to announce that the head of the Maryland Real Estate practice, Guy Flynn, has been recognized on the Business Journal 2019 list of 100 notable attorneys from across the country.

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## **Vivek Chavan joins DLA Piper's Real Estate practice in Northern California**

3 July 2019

DLA Piper announced today that Vivek Chavan has joined the firm's Real Estate practice as a partner in Northern California, based out of the San Francisco office.

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## **Mike Bedke receives 2019 Medal of Honor Award from The Florida Bar Foundation**

28 June 2019

Mike Bedke, a DLA Piper Real Estate partner in the firm's Tampa and Miami offices, was one of two lawyers to receive the 2019 Medal of Honor Award from The Florida Bar Foundation.

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## **DLA Piper's Thanos Matthai receives the American Bar Association's 2019 On The Rise - Top 40 Young Lawyers Award**

28 June 2019

DLA Piper is pleased to announce that Boston-based associate Thanos Matthai has been selected by the American Bar Association for a 2019 On The Rise – Top 40 Young Lawyers Award.

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## **DLA Piper receives Real Estate and Franchise *Who's Who Legal* awards, Jay Epstien named Real Estate Lawyer of the Year**

20 MAY 2019

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DLA Piper is pleased to announce that *Who's Who Legal* has designated the firm as its Real Estate Firm of the Year and Franchise Firm of the Year, both for the 15th consecutive year.

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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 Shorenstein in purchase and financing of office, retail and parking at MiamiCentral Station**

13 MAY 2019

DLA Piper represented Shorenstein in the purchase and financing of the 2MC North Office Element and the 3MC Office, Retail and Parking Elements within MiamiCentral Station, a nine-acre mixed-use railroad station development complex known as Virgin MiamiCentral in downtown Miami.

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### **DLA Piper advises Greenland Atlantic Yards in joint venture with Brodsky Organization**

9 MAY 2019

DLA Piper represented affiliates of Greenland Atlantic Yards, the developer of the 22-acre development known as Pacific Park in Brooklyn, New York, in a joint venture with the Brodsky Organization to develop a US\$640 million, 800,000-square-foot, 500-plus foot tall multi-use tower at 18 Sixth Avenue.

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### **DLA Piper advises the International Center of Photography on the sale of its 250 Bowery location and the acquisition of its new location at Essex Crossing**

8 MAY 2019

DLA Piper represented the International Center of Photography (ICP) in connection with the sale of its 250 Bowery location, and the acquisition of its new location at Essex Crossing on the Lower East Side of Manhattan.

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### **Jeff Diener joins DLA Piper's Real Estate practice in San Francisco**

3 MAY 2019

DLA Piper announced today that Jeff Diener has joined the firm's Real Estate team as a partner in San Francisco.

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### **DLA Piper lawyers and practices ranked in latest Chambers edition**

30 APR 2019

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DLA Piper today announced that 158 of the firm's lawyers and 64 of its practices were ranked in *Chambers USA's* 2019 guide.

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### **DLA Piper advises the New York County Lawyers Association on sale of current headquarters at 14 Vesey Street and lease for new headquarters at 28 Liberty**

18 APR 2019

DLA Piper represented the New York County Lawyers Association (NYCLA) in connection with the sale of its current headquarters at 14 Vesey Street and its new lease at 28 Liberty Street.

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### **DLA Piper announces partnership promotions for 2019**

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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### **DLA Piper releases thought-provoking report on the future of Real Estate**

26 MAR 2019

Today's publication release follows a roundtable discussion hosted by DLA Piper and Cloudscrapers Exchange, attended by CEOs and senior professionals from major real estate companies.

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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 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

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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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### **DLA Piper Partner Jerold Neuman installed as board chair of the Los Angeles Area Chamber of Commerce**

1 FEB 2019

DLA Piper is pleased to announce that Jerold "Jerry" Neuman, a Real Estate partner in the firm's Los Angeles office, was installed as the 2019 Chair of the Board of the Los Angeles Area Chamber of Commerce at the organization's 2019 Inaugural Dinner.

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### **Jerold Neuman to be installed as board chair of the Los Angeles Chamber of Commerce**

31 JAN 2019

DLA Piper is pleased to announce that Jerold "Jerry" Neuman will be installed this evening as the 2019 Chair of the Board of the Los Angeles Area Chamber of Commerce.

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### **DLA Piper announces launch of Proptech practice**

23 JAN 2019

DLA Piper announced today the launch of its Proptech practice, which will enable the firm to better advise clients working at the intersection of the Real Estate and Technology sectors and further the firm's mission as the leading global business law firm.

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### **Fonda Duvanel joins DLA Piper's Real Estate practice in New York**

3 DEC 2018

DLA Piper announced today that Fonda Duvanel has joined the firm's Real Estate practice as of counsel in New York.

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### **DLA Piper advises EquiAlt on the formation and offering of its US\$500 million Qualified Opportunity Zone fund**

15 NOV 2018

DLA Piper represented EquiAlt LLC, in the formation and offering of their recently formed EquiAlt Qualified Opportunity Zone Fund, LP that purchases and develops properties within Qualified Opportunity Zones in Florida and other jurisdictions.

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### **Chris M. Smith joins DLA Piper's Real Estate practice in New York**

1 NOV 2018

DLA Piper announced today that Chris M. Smith has joined the firm's Real Estate practice as a partner in New York. He will serve as co-chair of the New York Real Estate practice.

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### **DLA Piper advises ASB Real Estate Investments in the US\$194.5 million sale of 400 Madison Avenue**

30 OCT 2018

DLA Piper represented ASB Real Estate Investments (ASB) in the recent sale of 400 Madison Avenue, a 180,000-square-foot office building near New York City's Grand Central Station, for US\$194.5 million to Daishin Securities.

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### **DLA Piper further expands UK Construction team**

30 AUG 2018

Global law firm DLA Piper has been joined by leading construction and infrastructure partner Sarah Thomas, along with four other lawyers.

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### **Mike Bedke awarded Florida Bar Association service award**

22 JUN 2018

Mike Bedke, a Real Estate partner in the DLA Piper Miami office, was awarded the John Arthur Jones Annual Service Award by the Florida Bar Association's Real Property, Probate and Trust Law section (RPPTL).

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### **DLA Piper Africa welcomes Zimbabwe member firm**

19 JUN 2018

DLA Piper Africa has announced that leading Zimbabwean law firm, Manokore Attorneys, is joining as the member firm in Zimbabwe.

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### **DLA Piper represents W.P. Carey in merger with Corporate Property Associates 17**

18 JUN 2018

DLA Piper represented W.P. Carey Inc. (NYSE: WPC), a publicly-traded, net lease REIT, in connection with its entry into a merger agreement with Corporate Property Associates 17 — Global Incorporated, a publicly-held, non-traded REIT.

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### **DLA Piper advises on redevelopment of Cook County Hospital building in Chicago**

31 MAY 2018

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DLA Piper represented Chicago real estate firms Murphy Development, Walsh Investors and MB Real Estate and Canada-based Plenary Group in connection with the redevelopment of the Old Cook County Hospital building as the first phase of a multi-phase development.

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DLA Piper is proud to announce that 62 lawyers have been promoted to its partnership. The promotions are effective as of 1 April 2018 in the United States and 1 May 2018 for EMEA and Asia Pacific. The promotions were made across many of the firm's practice areas in 42 different offices throughout 20 countries.

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### **Barbara Trachtenberg elected to American College of Real Estate Lawyers**

3 APR 2018

DLA Piper is pleased to announce that Barbara Trachtenberg, head of the firm's Boston Real Estate practice, has been elected to the American College of Real Estate Lawyers (ACREL).

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### **DLA Piper advises Asahi Shuzo in acquisition of site for its first sake brewing facility outside of Japan**

20 MAR 2018

DLA Piper represented Asahi Shuzo Co., Ltd. in the acquisition of the site for the company's first sake brewing facility outside of Japan.

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### **Maxine Hicks appointed to Atlanta's Park over GA400 nonprofit board**

8 MAR 2018

Maxine Hicks, head of the Real Estate practice in DLA Piper's Atlanta office, has been appointed to GA400's nonprofit board, which will oversee the next phases of planning, funding and development for Atlanta's award-winning park over GA400.

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### **Scott Kapp joins DLA Piper's Real Estate practice in Chicago**

8 MAR 2018

DLA Piper announced today that Scott Kapp has joined the firm's Real Estate practice as a partner in Chicago.

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### **DLA Piper advises international banks as mandated lead arrangers on US\$175 million secured term loan facility**

28 FEB 2018

DLA Piper has advised a consortium of five leading international banks led by Deutsche Bank AG as mandated lead arrangers in connection with a US\$ 175 million secured term loan facility to three Barbados borrowers, which indirectly own Excel Centre, a grade-A office tower with a total space of over 41,000 square meters located in Beijing's Financial Street.

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## **Bruce Saber and Gerald Shepherd join DLA Piper's Real Estate practice in New York**

23 FEB 2018

DLA Piper announced today that Bruce Saber has joined the firm's Real Estate practice as a partner and Gerald Shepherd has joined the practice as of counsel, both in the New York office.

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## **DLA Piper advises group of developers on purchase of Old Cook County Hospital**

17 JAN 2018

DLA Piper announced today that it counseled a private development team affiliated with Civic Health Development Group (CHDG) in the acquisition, through long-term ground leases, of the Old Cook County Hospital on Chicago's West Side.

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## **Maxine Hicks named *Law360* Real Estate MVP**

21 DEC 2017

DLA Piper is pleased to announce that *Law360* has named the head of the Atlanta office's Real Estate practice, Maxine Hicks, a 2017 Real Estate MVP. The publication's editors received more than 1,000 submissions with the final awards recognizing 157 attorneys spanning 32 practice areas.

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## **Amy Carbins of DLA Piper named to Bisnow's Women of Influence in Commercial Real Estate list**

13 DEC 2017

DLA Piper is pleased to announce that Amy Carbins, a partner in the firm's Real Estate practice, has been named to Bisnow's Women of Influence in Commercial Real Estate list.

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## **DLA Piper advises Goldman Sachs in US\$102 million sale of 15 industrial properties**

5 DEC 2017

DLA Piper represented Goldman Sachs in the sale of a real estate portfolio consisting of 15 industrial properties for US\$102 million to Plymouth Industrial REIT.

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## **DLA Piper's Keith Greenberg and Amy Carbins recognized for pro bono work by Earth Conservation Corps**

5 DEC 2017

Keith Greenberg, an associate in DLA Piper's Real Estate practice in Washington, DC, and Amy Carbins, a partner in the Real Estate practice, were recently recognized by nonprofit Earth Conservation Corps for their pro bono work for the organization.

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