



Meridian Development, Millenia project, Chula Vista, CA

Duane Morris represents a wide range of land developers and property owners in multiple jurisdictions at the local, state and federal levels. Our real estate development and land use attorneys have extensive experience with site assemblage and acquisition, planning, zoning, subdivisions, use permits, environmental issues and construction contracts. The laws, procedures and requirements for development projects necessarily vary by jurisdiction. Leveraging the firm's expansive geographic reach, Duane Morris real estate and land development attorneys in offices throughout the U.S. provide legal counsel, guidance and advice specific to the issues and needs of that region—from negotiating transfers of air rights in New York to redeveloping federal building sites in Washington, D.C., and from rewriting local zoning ordinances in Pennsylvania to guiding projects through the maze of environmental, water supply and coastal zone laws in California.

ACTIVE IN THE REAL ESTATE INDUSTRY

Several Duane Morris attorneys are active in professional associations, such as the Urban Land Institute, and serve in civic capacities as members of zoning boards, planning commissions and other development and regulatory bodies.

ACCOLADES

Chambers USA 2022 cites Duane Morris' Real Estate Practice and singles out its attorneys for their knowledge and experience. Chambers writes that Duane Morris "[a]dvises clients such as developers, financial institutions and investment managers on all aspects of transactional real estate issues. Also a popular choice of firm for its counsel on multifamily properties and projects in the healthcare sector. Capable of assisting both landlords and tenants with leasing issues."

Chambers
AND PARTNERS

PRINCIPAL AREAS OF PRACTICE

We assist clients with obtaining acquisition, construction and mezzanine financing and advise clients on a vast array of commercial, residential and industrial projects, including:

- ▶ DOWNTOWN HIGH-RISE TOWERS
- ▶ EDUCATIONAL INSTITUTIONS
- ▶ HOTEL RESORTS
- ▶ MARKET RATE AND AFFORDABLE HOUSING
- ▶ MASTER PLANNED COMMUNITIES
- ▶ MEDICAL FACILITIES
- ▶ RETAIL AND OFFICE BUILDINGS
- ▶ TOURIST ATTRACTIONS
- ▶ URBAN INFILL DEVELOPMENT

We coordinate all of the disciplines involved in land development, such as:

- ▶ AIR RIGHTS
- ▶ CLIMATE CHANGE
- ▶ DEVELOPMENT AGREEMENTS
- ▶ ENDANGERED SPECIES AND CRITICAL HABITATS
- ▶ ENVIRONMENTAL AND COASTAL REGULATION
- ▶ PLANNING AND ZONING
- ▶ SUBDIVISIONS AND PERMITS
- ▶ VESTED RIGHTS
- ▶ WATER SUPPLY

EXAMPLES OF OUR WORK

- ▶ Represented the **PHILADELPHIA ZOO** in obtaining all approvals for its 683-space parking garage, built at a cost of \$24 million.
- ▶ Representing the **UNIVERSITY OF THE SCIENCES** in obtaining approvals for two 400-bed dorms that will also house classrooms and retail.
- ▶ Represented a publicly traded realty trust (REIT) in connection with a land use and development application to redevelop a 26-acre site improved with a laboratory facility into a 474,600 square-foot office and innovation campus, which included an underground parking garage with over 1,600 spaces.
- ▶ Represented **LAS VEGAS SANDS CORPORATION** in connection with the obtaining of a casino permit and entitlements for construction of a \$900 million hotel/casino and retail center in Bethlehem, Pennsylvania. The site, the former Bethlehem Steel Corporation site, is the largest brownfields site in the eastern part of the United States.
- ▶ Represented a condominium in the sale of approximately 14,000 square feet of unused development ("air") rights to a neighboring developer that will redevelop the famous Matzoh Factory building on the **LOWER EAST SIDE OF MANHATTAN** into a high-rise residential building.
- ▶ Represented developer in purchase of approximately 40,000 square feet of unused development ("air") rights as part of the development of a new high-end 30-story residential building on **MANHATTAN'S UPPER EAST SIDE**. Representation included purchasing air rights from four neighboring properties and creating a single zoning lot out of this assemblage. Deal also required the inclusion of a "connector" property that would link all the air rights "seller" properties to the developer's property and obtaining special approval from the New York City Department of Buildings confirming that the development and air rights assemblage were zoning compliant.
- ▶ Represented **FRESENIUS MEDICAL CENTER**, a worldwide center involved in the dialysis treatment of kidney disease, in obtaining special approvals and consents from the New York City Department of Buildings to locate a state-of-the-art center for critically ill patients in the Bushwick neighborhood of Brooklyn.
- ▶ Represented **TRYKO HOLDINGS**, an operator of affordable housing developments and nursing homes on the East Coast, in obtaining a \$4,101,250 Grow NJ Award to construct a new office building in Brick, N.J.
- ▶ Outside co-general counsel, **WASHINGTON CONVENTION CENTER AUTHORITY**, in connection with the development and construction of a new \$850 million convention center.
- ▶ Acted as counsel for a state university-related organization in development of \$160 million **PROTON RESEARCH AND TREATMENT CENTER** that utilizes a linear accelerator to produce protons for targeted radiation treatments for cancer patients. Complex development involved a ground lease, project development agreements and project financing issues and solutions.
- ▶ Represented 180-acre marine theme park in **SAN DIEGO'S MISSION BAY PARK**, handling all City of San Diego and Coastal Commission environmental review and entitlement approvals for new master plan for development and renovation.
- ▶ Represented internationally famous 125-acre zoological gardens in **SAN DIEGO'S BALBOA PARK**, responsible for legal analysis, plan amendments and environmental review in connection with city approvals for major expansion of exhibit areas and parking facilities.

- ▶ Represented 1,800-acre safari, savannah, exotic animal park in **SAN DIEGO'S SAN PASQUAL VALLEY** in connection with environmental review and obtaining approvals for permits allowing long-term development, renovation and expansion.
- ▶ Represented national historic landmark hotel resort in **CITY OF CORONADO** in connection with future development issues related to the State Aeronautics Act and Airport Land Use Compatibility Plan.
- ▶ Redevelopment of **KAISER PERMANENTE'S GEARY CAMPUS** in San Francisco, including entitlement for the seismic upgrade of the original hospital and the east wing, construction of the new north wing, the medical office building at 2328 Geary Boulevard and entitlement for a medical office building on the parcel bounded by Geary Boulevard, Divisadero and O'Farrell Street.
- ▶ Amend Planning Code to create **FOURTH AND FREELON STREETS SPECIAL USE DISTRICT** and entitlement to redevelop the site for a new 300-unit residential building with ground-floor commercial and off-site affordable housing. Project required writing legislation reclassifying the property to allow market rate housing, increase the height to 85 feet and allow off-site affordable housing program outside the scope of the affordable housing ordinance in place.

OFFICE LOCATIONS & REACH



UNITED STATES

Atlanta	Los Angeles
Austin	Miami
Baltimore	New York
Boca Raton	Newark
Boston	Philadelphia
Cherry Hill	Pittsburgh
Chicago	San Diego
Dallas	San Francisco
Fort Worth	Silicon Valley
Houston	Washington, D.C.
Lake Tahoe	Wilmington
Las Vegas	

INTERNATIONAL

Hanoi	Myanmar
Ho Chi Minh City	Shanghai
London	Singapore

- > Also satellite offices, including Bangor and Portland, Maine; and Seattle, Washington
- > Alliances in Mexico
- > Leadership position with international network of independent law firms

FOR MORE INFORMATION, PLEASE CONTACT:

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