



Real Estate & Project Development



Building Success

If you want to plan or develop a real estate project in the City of Boston or the Commonwealth of Massachusetts, understanding and navigating the regulatory approval process is essential. Whether it's guiding a development through the extensive and detailed approval process in the City of Boston, or identifying and facilitating opportunities for real estate projects in the Commonwealth's 350 cities and towns, ML Strategies' in-depth experience can produce efficient and cost-effective results.

Led by a former executive director of the Boston Redevelopment Authority (BRA), our Real Estate & Project Development team can offer a clear roadmap for developers and planners to navigate their way through the complex requirements necessary to execute a project from start to finish, including M.G.L. Chapter 40B, M.G.L. Chapter 91, and City Article 80, and other State and Federal requirements.

What's more, as part of a large multidisciplinary law firm, ML Strategies regularly works closely with skilled attorneys in Mintz Levin's Real Estate, Environmental, Government Law, and Energy & Clean Technology practices when complex legal issues arise and to help facilitate everything from a small local project to a multi-community, mixed-use development complex covering large tracts.

Quick Facts

- Proven track record of developing and implementing effective solutions to assist clients in generating project support throughout the duration of their project
- Years of financial and community development experience, with subject matter expertise in all aspects of real estate redevelopment, finance, construction administration, and program management
- Easy access to legal counsel and representation through our parent company, Mintz Levin
- Provide other support activities as needed for each of the following development phases:
 - Strategic Planning
 - Pre-development
 - Development
 - Construction
 - Lease and Operations
 - Project Completion and Construction Close-Out



Success Stories

First Church of Christ, Scientist

Consultation and advisory services for the First Church of Christ, Scientist in developing a large-scale, urban revitalization plan for its 14-acre site centered within several downtown Boston neighborhoods, including zoning modification to allow an additional 950,000 square feet of new mixed-use space. The plan includes participation with other professional consultants in all aspects of community planning, historical landmarking, environment, development and project entitlements, and area impacts.

Procter & Gamble/Gillette

Assisted in developing a public master plan for 1.9 million square feet of mixed-use space on Gillette's properties, establishing project development goals for Boston's largest manufacturing entity, as part of the BRA's 100-acre planning area in the Fort Point channel. ML Strategies professionals interfaced with abutters, neighbors, public officials, and city, state, and federal agencies.

Manulife Financial

Worked with the Canadian-based Manulife Financial on the development, permitting, and construction of its U.S. headquarters (John Hancock), a 470,000-square-foot complex on a ground lease with the Massachusetts Port Authority in the Commonwealth Flats area of the Seaport District. ML Strategies provided outreach and collaborated with community groups, abutters, and elected officials to successfully manage the project from start to finish. The project required city, state, and federal approvals as part of this commercial port development and master-planning process. Due to its proximity to Logan International Airport, to issues related to funding for the adjacent roadway system, and to environmental and general development and permitting issues, the project required the approval of the Federal Aviation Administration (FAA), the State and Federal Highway Administration, the Massachusetts Bay Transportation Authority (MBTA), the Massachusetts Turnpike Authority, the Massachusetts Housing Department, and state and city regulatory agencies.

Seaport District

Represented the fee owner (News Corp.) of over one million square feet of land in the Seaport District of South Boston (the former McCourt property), providing legal and project development consulting and public relations services for the preliminary permitting of this 3,200 parking space area and 24-acre development site. This process included multilayered city, state, and federal regulatory agencies, including the BRA, FAA, MBTA, Central Artery/Tunnel Project, Department of Environmental Protection, Inspectional Services Department, and the Boston Area Pollution Control Commission.

Service Offerings

- Community Relations
- Entitlement Strategies
- Environmental Issues
- Historic Landmarking
- Institutional and Private Site Master Planning
- Introductions to Relevant Decision-makers and Opinion-makers
- Local, State, and Federal Regulatory Requirements
- Permitting
- Public Hearings and Presentations
- Real Estate Tax Challenges
- RFQ and RFP Coordination
- Zoning

Representative Clients

- Boston Autoport
- Boston Market Terminal
- Development Associates
- First Church of Christ, Scientist
- Lovejoy Wharf

For More Information

Visit our website to access success stories and learn more about our services, or contact us:

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