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Development

CALIFORNIA'S TOP 50 DEVELOPMENT LAWYERS

Editors Note

This year, we decided to take a different approach. We didn't pick a list of lawyers specifically devoted to real estate deals or municipal law. Our list this year is a collection of the state's top attorneys whose work in the development arena significantly impacted projects that are helping to shape the transformation of cities.

These lawyers and the others on our list are passionate about their work, and it shows in very tangible ways.

Nancy T. Scull

FIRM

Sheppard, Mullin, Richter & Hampton LLP

San Diego



SPECIALTIES

real estate

Scull is representing the developer of a major new urban town center — Millenia — in the city of Chula Vista.

The mixed-use development will include office, retail, residential, hospitality and civic uses.

Among her tasks, Scull said, "We worked with the city to create parking councils to help address the parking needs and requirements and create flexibility for shared parking arrangements among the areas within Millenia."

Scull also worked on the redevelopment of the Emeryville Public Market, advising her client on governance structure for the mixed-use project that features residential, office and retail components.

"The Emeryville Public Market combines existing and new uses into a dynamic center within Emeryville," Scull said.

There is interest in many of these mixed-use projects, she added, and not only from within the United States.

"We are seeing projects successfully marketing in Asia and Europe," Scull said. "Any developer within the major metropolitan areas needs to realize the potential market and even create a development and marketing program that will allow state and national and even international

marketing."

Her projects outside of California include the creation of an urban transit center in New Brunswick, N.J.

The mixed-use development includes retailers such as Target and Costco, along with residential, civic and retail uses.

"After years of working on the governance, Costco recently opened," Scull said. "The combination of so many types of uses promises to make this a focal destination within this area of New Jersey."

While the market for these urban centers is growing, Scull has observed a troubling trend

"There is a potential liability being imposed on developers," Scull said.

In that regard, she added, "We are working with many developer clients who are in the process of implementing new dispute resolution procedures."

Scull said that she also is seeing greater sensitivity to prevailing wage issues.

"With government subsidies, with joint development agreements involving public agencies, developers really need to understand what will and will not trigger prevailing wages for their projects," she added.

— Pat Broderick