

Darren M. Baird

Director

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Darren M. Baird focuses his practice on complex commercial real estate transactions and development for a broad array of owners, developers and lenders. Darren represents non-profit institutions in all aspects of their real estate and facilities, with a particular focus on academic medical centers and other health care providers as well as institutions of higher education. In this context, he has extensive experience in appearing before and negotiating with governmental agencies and authorities, negotiating and structuring joint venture agreements and ground leases with for-profit entities and in understanding and implementing measures to address 501(c)(3) governance, UBTI and credit rating agency concerns that may arise in such transactions.

Darren also represents a number of clients, ranging from non-profit developers to national multifamily REITS, in the acquisition, financing, permitting and development of housing developments, including those undertaken pursuant to M.G.L. Chapter 40B, the Department of Housing and Community Development's Local Initiative Program and M.G.L. Chapter 40R.

Prior to joining the firm, Darren worked as a judicial clerk to the Honorable Leon J. Lombardi, Land Court Department for the Massachusetts Trial Court. He also served as Chief Articles Editor for the *International Law Review* at Suffolk University School of Law.

Darren is co-Chair of the firm's Medical, Educational and Cultural industry group.

Accolades

- *Best Lawyers in America*® (2023-2025): Real Estate
- *Chambers USA*, Real Estate: Zoning/Land Use, Massachusetts, 2021-2024 (Band 2)
- Massachusetts Super Lawyers Rising Stars, 2009 - 2013

Affiliations

- Massachusetts Bar Association
- Real Estate Bar Association

Admissions

- Massachusetts

Education

- Castleton State College (B.A., *cum laude*, 1995)
- Suffolk University Law School (J.D., *magna cum laude*, 1999)

Representative Matters

Massachusetts Institute of Technology (MIT) Rezoning

Counsel to MIT in connection with its rezoning of approximately 14 acres in Cambridge, Massachusetts, that is currently the location of the United States Department of Transportation's Volpe Center.

High-Profile Institution of Higher Education Zoning and Development

Zoning and development counsel to a high-profile institution of higher education, with experience in rezoning of a 26-acre expanse of urban land adjacent to the institution's main campus, obtaining special permits for the development of 6 buildings in within the above 26-acre parcel, and numerous other land use and permitting matters.

AvalonBay Communities Development, Acquisition and Permitting Transactions

Counsel to AvalonBay Communities in connection with all aspects of their large-scale development transactions in multiple jurisdictions, including acquisitions and permitting. Also serve as national counsel to this client on investment transactions, including acquisitions and dispositions, on over \$1B of assets all over the country.

Major Teaching Hospital Counsel

Counsel to major teaching hospital in acquisition, leasing, permitting, development, construction, financing and master planning of numerous projects in the Greater Boston Metropolitan Area, ranging from hospital/clinical facilities to endowment real estate investments to life-science facilities and research laboratories.

Dana-Farber Cancer Institute Development and Construction

Counsel to Dana-Farber Cancer Institute in the development and construction of a 250,000 square foot clinical cancer facility in Boston and other permitting and land use matters.

Medical and Higher Educational Institution Master Campus Planning

Advise medical and higher educational institutions in numerous master planning in and around their campuses as well as with regard to non-facility related acquisition, development, financing, ownership and operational matters.

International Nonprofit Organization Development and Financing of Affordable Elderly Housing and Mixed-Income Developments

Representation of international non-profit organization in the development and financing of affordable elderly housing and mixed-income developments, including a housing development under the U.S. Department of Housing and Urban Development Section 202 Program and the refinancing of HUD direct loans for projects developed under the Section 202 Program.

International Religious Nonprofit Acquisition and Development of Community Center

Counsel to international religious non-profit in the acquisition and development of a 90,000 square-foot community center in the Upham's Corner area of Boston.

Lender and Insurance Company Mortgage Loans

Representation of institutional lenders and a national insurance company in numerous mortgage loans.

American Campus Communities: Collaborating to Benefit Students and Communities

The City of Boston launched an update to its comprehensive housing plan – "Housing A Changing City: Boston 2030" – designed to address housing needs at a time when Boston's population was growing faster than expected. The update set new goals for housing production, including the goal of improving the quality and quantity of student housing for college students to free up conventional housing units for the local community.

The City asked local colleges and universities to join the initiative and provide additional on-campus student housing. Our client, a major research university, didn't hesitate to answer the City's call.

Community

Hailing from Northern New Hampshire, Darren is an avid hiker and outdoorsman. Over the course of the last decade, Darren has become involved with several nonprofit entities that provide outdoor sports programming for individuals with mobility impairments, which range from individuals afflicted with amyotrophic lateral sclerosis ("ALS") to individuals that are missing limbs or portions of limbs.