

Marilyn L. Sticklor

Of Counsel

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Marilyn Sticklor is a real estate attorney who represents developers, handling all legal aspects of commercial and mixed-use developments.

Deeply experienced in land use, Marilyn has particular expertise in governmental permitting in Boston and suburban communities, as well as structuring of ownership and operational relationships in large mixed-use urban developments and suburban planned unit developments, tiered condominiums, multi-family housing, and acquisitions.

A former member of the firm's Executive Committee and various other firm management committees over a number of terms, Marilyn brings to her practice over 40 years of experience at Goulston & Storrs. She has been a speaker and seminar leader at various legal education programs, including programs sponsored by Massachusetts Continuing Legal Education (MCLE) and the International Council of Shopping Centers (ICSC) as well as in-house G&S legal education programs.

Accolades

- Martindale Hubbell™ Top Rated Lawyer in 'Land Use And Zoning', 2013
- Top Women Lawyers in the Northeast, Real Estate, Martindale Hubbell™, 2011
- Martindale Hubbell Peer-Review Rated AV Preeminent™
- Massachusetts Super Lawyer, 2004 and 2005

Affiliations

- Lecturer, Masters in Real Estate Program, Harvard Graduate School of Design
- Lecturer, Real Estate and the Built Environment Program, Harvard Graduate School of Design
- Commercial Real Estate Women (CREW), formerly New England Women in Real Estate (NEWIRE)
- NAIOP | Commercial Real Estate Development Association

- Board of Editors, Shopping Center Legal Update, International Council of Shopping Centers, 1999-2005
- Massachusetts Environmental Policy Act Revision Advisory Committee, 1997-1998
- Co-Chairperson, Massachusetts Permit Streamlining Legal Advisory Committee, 1994-1995
- Former member of Curriculum Advisory Committee, Massachusetts Continuing Legal Education
- Urban Land Institute
- Assistant Corporation Counsel, City of Boston, 1972-1976

Admissions

- Massachusetts

Education

- Barnard College (A.B., *cum laude*, 1969)
- Harvard Law School (J.D., 1972)

Representative Matters

Development of Bulfinch Crossing Project

Representation of National Real Estate Advisors, LLC and The HYM Investment Group, LLC in connection with development of the approximately 2.9 million square-foot Bulfinch Crossing project, in Boston, MA (on the approximately 4.8 acre site of the former Government Center parking garage), including the creation of a tiered, phased, mixed-use, office, retail and residential condominium.

Development of South Station 3-Phase Air Rights Project

Representation of Hines Interests Limited Partnership in development of South Station Air Rights Project, a mixed-use project to contain over 1.5 million square feet to be built over the South Station Transportation Center in Boston, MA. Representation includes master planning, zoning, permitting and entitlements for the three-phase project in Boston, MA, adjacent to and in air rights above an existing transportation center. This mixed-use project will include a combination of residential, office, hotel and retail and parking and has an emphasis on sustainable design and required considerations for historic preservation of the train station.

Expansion of Prudential Center and Development of Atlantic Wharf in Boston

Representation of Boston Properties (REIT) in connection with expansion of the Prudential Center, Boston, MA including 36-story office building, 11-story luxury residential building, 11-story office

building (888 Boylston) and supermarket, and in connection with construction of Atlantic Wharf, a mixed-use 31-story office and residential project on the waterfront, Boston, MA.

AvalonBay Communities Multifamily Residential Developments

Representation of AvalonBay Communities, Inc. in multi-family residential developments in Boston, MA including the Nashua Street Residences, the 45 Stuart Street Residences and the Exeter Residences.

Institutional Master Plan and Permitting for Boston Children's Hospital

Representation of Boston Children's Hospital in preparation of Boston Institutional Master Plan and in various land use matters for real estate development projects at the Core Campus in the Longwood Medical and Academic Area and other locations, Boston, MA, for real estate development projects in Brookline, MA (Brookline Place and facilities for long-term housing for patients' families) and various suburban locations.

Development of 350 Boylston Street and The Colonnade Residences in Boston

Representation of The Druker Company, Ltd. in development of 350 Boylston Street, a proposed office building in the Back Bay, and in connection with The Colonnade Residences, a 20-story luxury residential development integrated with The Colonnade Hotel in the Back Bay, Boston, MA.

Retail Podium and Multifamily Tower Over Massachusetts Turnpike in Back Bay

Land use, zoning and permitting counsel in connection with the proposed development of a retail podium and condominium multifamily tower to be built over the Massachusetts Turnpike in the Back Bay.

Land Use Matters Related To Boston's Copley Place Retail and Residential Expansion

Representation of Simon Property Group in connection with various land use matters relating to Copley Place and its Retail Expansion and Residential Addition Project, Boston, MA.

Boston University New Theater Building

Representation of Boston University in permitting School of Theater at 820 Commonwealth Avenue, Brookline, MA.

Permitting Counsel to Hotel Owners and Restaurants

Permitting counsel to various hotel owners and restaurants in Boston, MA including representation of CWB Boylston LLC in development and condominium structuring of The Mandarin Oriental Hotel and Residences.

Repositioning and Modifying Premier Office Buildings

Representation of Blackstone/Equity Office in repositioning/modifying various premier office buildings in Boston, MA.

Land Use and Planned Unit Development Structure for The Pinehills

Representation of Pinehills LLC, a joint venture between New England Development and The Green Company, in land use matters and planned unit development structure for The Pinehills, a 3,000

acre mixed-use development in Plymouth, MA including over 2,500 homes, planned retirement development, hotel and conference center, community and retail uses and four golf courses, including Jack Nicklaus and Rees Jones designed courses.

Land Use Matters and Planned Unit Development Structure for Legacy Farms

Representation of Legacy Farms LLC in land use matters and planned unit development structure for Legacy Farms, a master planned community on 730 acres in Hopkinton, MA to contain 940 homes and commercial uses.

Permitting and Development of Prominent Non-Profit Community Center

Representation of large nonprofit organization in the permitting and development of the Ray and Joan Kroc Corps Community Center in the Uphams Corner area of Boston, MA.

Anchor Shopping Center Development and Expansion

Representation of New England Development and other national developers in anchor shopping center documentation for original development and expansion of 11 super-regional shopping centers.

Publications

October 2017

9th Edition Massachusetts State Building Code Approved With Concurrency Period

September 2016

Massachusetts State Building Code Update: Amendments to 8th Edition adopted effective August 12th with Concurrency Period until January 1, 2017

April 2016

Boston City Council Approves Urban Renewal Plan Extensions

January 2016

Massachusetts State Building Code Update: 9th Edition Now Anticipated to be Issued with Concurrency Period

October 2015

Massachusetts State Building Code Update: 9th Edition Anticipated to be Issued without Concurrency Period

September 2014

Completed Condominium Units to be Exempted from ILSA Registration Requirements

August 1, 2012

Project Approvals Get Longer Shelf Life in Massachusetts

March 1, 2012

EPA Update: 2012 Construction Stormwater General Permit Requires Filings in Massachusetts and Washington, DC, by May 15, 2012

August 1, 2010

Massachusetts Extends Project Approvals for Two Years

May 1, 2010

Will New Green Building Codes Supplant LEED Rating?

January 2010

Massachusetts To Phase In A Stricter Building Energy Code, Just Behind DC-- New York State To Follow

November 19, 2009

Women Lawyers Facing Fewer Barriers on Partner Track

Boston Business Journal

June 1, 2009

Back Door to the Top

American Lawyer

November 2007

Massachusetts Highway Department Issues Revised and Streamlined Access Permit Regulations

February 1, 2006

An Inch of Prevention: How to Comply with the Fair Housing Act's Handicapped Accessibility Requirements

February 1, 2005

NewRegs: Revised Wetlands Regulations Streamline Procedures from Buffer Zone Area Beyond 50 Feet from Wetlands and Limit Appeal Rights

October 2003

EPA Promulgates New Construction Stormwater General Permit which Requires Filings in Massachusetts by November 3, 2003