

Michael M. Robinson

Director

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Michael Robinson is a real estate attorney. He counsels land owners, developers, REITs and lenders in connection with the conveyancing, planning, development and financing of all types of commercial real estate projects.

Michael has considerable experience in negotiating and drafting purchase and sale, construction, architectural, consulting and related contracts; condominium documents; construction and permanent financing documents; complex easement and cross-easement agreements; and ground leases, build-to-suit and other commercial leases.

Accolades

- *Best Lawyers in America*® (2013-2023): Real Estate Law
- *Lawyer of the Year, Best Lawyers in America*® (2015): Real Estate
- Martindale Hubbell Peer Review Rated AV Preeminent™

Affiliations

- Pro Bono work for All Hands and Hearts Smart Response, Inc.
- Member Massachusetts Continuing Legal Education Real Estate and Environmental Law Curriculum Advisory Committee, 2006 to present

Admissions

- Massachusetts

Education

- Harvard Law School (J.D., 1986)
- University of Chicago (B.A., 1983)

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, Construction and Financing of Causeway Project Adjacent to TD Garden

Representation of Boston Properties, Inc., in the development, construction, and financing of the more-than 1.5 million square-foot Hub on Causeway project adjacent to the TD Garden, in Boston, MA, including mixed-use, retail, office, hotel and residential elements, and an expansion of TD Garden and associated underground parking garage.

Sale-Leaseback of Design, Research and Development, and Manufacturing Facility

Representation of IGT in connection with the sale-leaseback of an approximately 1.25 million square-foot design, research and development and manufacturing facility in Reno, NV.

Development and Ground Lease for a Major Research University

Representation of a major research university in the metropolitan Boston area in connection with the development and ground lease of an 800+ bed high-rise, apartment-style, residence hall on Burke Street in Boston, MA

Redevelopment of Copley Place in Boston

Representation of Simon Property Group in connection with redevelopment of Copley Place, in Boston, MA, including its Residential Expansion and Retail Addition Projects, and the creation of a tiered, phased, mixed-use, office, retail and residential air rights lease condominium.

Massachusetts Convention Authority in the Development and Ground Leasing of Hotels

Representation of the Massachusetts Convention Center Authority in development and ground lease of the combined 510 room Aloft Boston Waterfront Hotel and Element Boston Waterfront Hotel on D Street, adjacent to the Boston Convention & Exhibition Center, in South Boston, MA.

Creation of a Tiered, Mixed-Use, Office, Retail and Residential Condominium

Representation of Boston Properties, Inc. in the creation of a tiered, mixed-use, office, retail and residential condominium at Atlantic Wharf, Boston, MA.

Design, Consulting and Construction Contracts for New England Development

Representation of New England Development in connection with design, consulting and construction contracts for the following (and many other) projects:

- Redevelopment of Palm Beach Marketplace, a retail shopping center in West Palm Beach, FL.

- Redevelopment of Chestnut Hill Square, a mixed-use, retail, residential and office project in Newton (Chestnut Hill), MA.
- Redevelopment of Pier 4, a mixed-use, retail and residential project in Boston (Seaport District), MA.

Ground Leasing for Major Medical Systems and Centers

Representation of Mass General Brigham and The Brigham and Women's Hospital, Inc. in connection with the ground leasing from the Commonwealth of Massachusetts and redevelopment of the Massachusetts Mental Health Center site on Fenwood Road and Vining Street in Boston, MA for use, including by the Massachusetts Department of Mental Health, as an approximately 550,000 square-foot mixed-use, office, clinical, research and mixed-income residential project and mental health care facility.

Northeastern University Construction Contracts for Interdisciplinary Science and Engineering Building

Representation of Northeastern University in connection with design and construction contracts for construction of the Interdisciplinary Science and Engineering Building in Boston, MA.

Joslin Diabetes Center Construction Contract for Translational Center for the Cure of Diabetes

Representation of Joslin Diabetes Center, Inc. in connection with construction contract for construction of the Translational Center for the Cure of Diabetes in Boston, MA.

Acquisitions and Development of the Prudential Center in Boston

Representation of Boston Properties, Inc. in the acquisition and further development of The Prudential Center, Boston, MA, the largest (over 3.5 million square feet) mixed-use facility in New England, including:

- Development and leasing of 890,000 square-foot office building at 111 Huntington Avenue.
- Development and sale of The Belvedere Condominium at 100 Belvedere Street.
- Development and leasing of Shaw's Supermarket at 53 Huntington Avenue.
- Development and sale of The Mandarin Oriental Boston Hotel and Residences at 776 and 778 Boylston Street.
- Development and leasing of the Exeter Residences, a high rise residential apartment project at 77 Exeter Street.
- Development of 425,000 square-foot office and retail building at 888 Boylston Street.

BXP: Redeveloping One of Boston's Iconic Destinations

Boston's Prudential Center is a marquee, mixed-use, urban center consisting of 3.6+ million square feet across approximately 20 acres located between Boylston Street and Huntington Avenue. It boasts four office towers, approximately 4,050 parking spaces, and a shopping and dining destination that is an important part of Boston's skyline, as well as a source of hometown pride.

When the center was purchased by BXP in 1998, it sparked a vision for the city inspired by the intersection of innovation and history. It would transform premier real estate into a destination. BXP's leadership set out to create an extraordinary team of internal and external professionals who could understand and execute the permitting and development plan needed to maximize investment and ultimately realize a vision for the city.

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.

Pro Bono – All Hands and Hearts

Michael and a team of other Goulston & Storrs lawyers have had the privilege, over the past several years, of being outside, pro bono counsel to [All Hands and Hearts Smart Response, Inc.](#) AHAHs is a US-based, 501(c)3 non-profit, humanitarian organization that provides on-the-ground, volunteer assistance to people around the world affected by natural disasters.

The Goulston & Storrs team has provided legal assistance to AHAH in connection with its successful efforts to forge relationships, and enter into public and private agreements, necessary to provide post-disaster clean-up and demolition services, construction of temporary and permanent housing, and re-construction of damaged and destroyed schools, in areas as diverse as Thailand, Nepal, New York, the Philippine Islands, Detroit, Haiti, North Carolina, the Caribbean islands, Malawi and elsewhere.

AHAH harnesses the generosity of volunteers from around the world to help their global neighbors who have seen their lives and homes devastated by earthquakes, tsunamis, hurricanes, typhoons and other natural disasters. The Goulston & Storrs team has also provided legal assistance to AHAH in connection with its recent merger with the Happy Hearts Fund. It is a great honor for us to be able to assist AHAH in pursuing these laudatory efforts.

Publications

March 16, 2020

Construction Suspension (MA) - COVID-19

September 2014

New Massachusetts Law Imposes Limits and Controls on Retainage under Construction Contracts