



STEVE PETERSON

Years of experience help distinguish Holland & Hart's team of real estate lawyers. Left to right are Beat Steiner, Marc Painter, Edyn Jessup and Chris Gunlikson. The team is also ready to help clients with new issues, including environmentally friendly "green" building projects.

## Holland & Hart real estate lawyers ready to solve 'green' building issues

**R**eal estate experience is what distinguishes the Holland & Hart LLP team of Marc Painter, Beat Steiner, Chris Gunlikson and Edyn Jessup. But what differentiates them from other local "dirt" lawyers is the breadth of knowledge and experience they can call upon to service their clients. There are nearly 375 attorneys practicing with Holland & Hart across seven Western states and Washington, D.C., with 20 of them in downtown Boulder.

"As clients grow, their businesses begin to cross into complex legal areas where it is important to have a firm that not only can spot these more subtle legal issues, but can organically address them all," Painter said. "I moved to Holland & Hart over five years ago because the clients in my real estate and corporate practice had needs in the tax, securities and intellectual property areas that we just couldn't handle through a smaller local firm."

Painter focuses on mixed-use developments, affordable housing, corporate, leasing and lending work. According to Painter, Steiner is a "real deity in the area" for corporate and real estate law, in particular complex resort development. Gunlikson's strengths lie in corporate and tax work related to real estate, and he's also one of a very small group of lawyers doing tax credit and affordable housing projects in the Western United States. Jessup works in all of these areas, but has additional experience in common interest communities, drafting complex covenants for mixed-use projects where the diverse needs of offices, restaurants and homeowners must be balanced.

In addition to representing the Winter Park Recreation Association, team members have worked on the Coburn mixed-

use project at 15th and Pearl streets, the Holiday Neighborhood and Eagle Place affordable housing in Lafayette.

Painter's particularly proud of the Eagle Place affordable housing project. His team negotiated complex easements and dedications, as well as the annexation, entitlement and acquisition of the land. The project involved a complex structure of public and private grants and financing, all pulled together to help the developer fulfill its goal of leading the nation in energy efficiency in affordable housing.

"Eagle Place is now a vibrant and exciting community with over 400 integrated solar panels and construction that exceeds Built Green standards by 250 percent," Painter enthused.

As real estate evolves, so does the Holland & Hart "dirt" team. Painter predicts that retirement, mixed-use and tightly planned communities will continue to pop up along the Front Range in response to demographic changes, including the aging of baby boomers.

Meanwhile, developers will grapple with tightened lending standards in response to the sub-prime mortgage crisis. But the most significant shift facing his clients, Painter predicts, is toward "green" building.

"Two years ago, developers who wanted to do more environmentally friendly projects couldn't find a buyer or a tenant willing to pay the extra cost. Now, the first question from potential buyers or tenants is what the LEEDS Certification or other Built Green certification level is on the project."

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**HOLLAND & HART** 

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**No. of employees:** 47 (Boulder), 799 (National)

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**Primary service:** Legal services

**Founded:** 1993 (Boulder) 1947 (National)