



Pierce Richardson

Partner

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OVERVIEW

Pierce Richardson is a partner in the firm's Real Estate practice. He focuses on transactional real estate law. His practice is concentrated on real estate development (industrial facilities, office, distribution and logistics, healthcare, university, and retail projects), including land acquisition, zoning and land development approvals, and utility, roadway, and other infrastructure development. He handles office and industrial leasing for a variety of tenant and landlord clients, including national leasing programs for corporate tenants, and is responsible for the firm's global office lease portfolio. He represents owners and developers in connection with the development, acquisition, and financing of solar and wind energy projects and other power generation facilities and natural gas production and processing facilities. Pierce represents borrowers and lenders in a variety of real estate financing transactions, with an emphasis on project development. A LEED Accredited Professional (LEED-AP), he serves as a practice group coordinator for the firm's Real Estate practice.

PROFESSIONAL BACKGROUND

Pierce has been with K&L Gates since 1986, and has been a partner since 1995.

ACHIEVEMENTS

- Recognized by *The Best Lawyers in America*® for Real Estate Law in Pittsburgh, PA 2012-2026
- Recognized by *Chambers USA* for Real Estate in Pennsylvania: Pittsburgh & Surrounds, 2024-2025
- Recognized by *The Legal 500 United States* as a Recommended Lawyer for Real Estate, 2024-2025
- Recognized by *The Best Lawyers in America*® as "Lawyer of the Year" for Real Estate Law in Pittsburgh, PA, 2022

PROFESSIONAL / CIVIC ACTIVITIES

- Allegheny County Bar Association (Real Property Section)
- Allegheny County Bar Foundation Fellow

- Western Pennsylvania Chapter of NAIOP – former member of Board of Directors
- Leadership Pittsburgh XIX
- International Council of Shopping Centers

SPEAKING ENGAGEMENTS

- Eastern Mineral Law Foundation 2021 Solar Energy Conference - Panelist in Panel Discussion on Land Issues in Solar Development, 26 January 2021
- “Tech Companies, Their Real Estate Needs and Their Impact on the Region”. NAIOP Pittsburgh Educational Program, 18 August 2016
- “Carnegie Mellon University and University of Pittsburgh Master Plan Updates”, NAIOP Pittsburgh Educational Program, 11 August 2014
- “Transforming Downtown - the Opportunities and Challenges of Adaptive Reuse”, NAIOP Pittsburgh Educational Program, 18 July 2013
- “Marcellus Shale Update”, NAIOP Pittsburgh Educational Program, 20 September 2013
- “Midstream Operations : Navigating Municipal Regulation”, K&L Gates Fifth Annual Appalachian Basin Oil & Gas Seminar, 27 April 2012 (Pittsburgh, PA)
- “Worldwide Corporate Real Estate Trends”, International Tenant Representation Alliance Spring 2012 Symposium, 30 March 2012 (Pittsburgh, PA)
- “Understanding Easements”, Pennsylvania Bar Institute Seminar, 24 June 2010 (Pittsburgh, PA)
- “Leasehold and Fixture Financing, Landlord Waivers and Subordinations – How to Get What You Want and Get What They Need”, ICSC Annual Law Conference, 26 October 2007 (Phoenix, AZ)

EDUCATION

- J.D., University of Akron School of Law, 1986 (*cum laude*)
- B.A., Miami University (Ohio), 1983

ADMISSIONS

- Bar of Pennsylvania
- United States District Court for the Western District of Pennsylvania

THOUGHT LEADERSHIP *POWERED BY HUB*

- 6 May 2025, FinCEN's New Reporting Requirements for Nonfinanced Residential Real Estate Transactions

- 20 September 2022 , Pennsylvania's Growing Electric Vehicle Charging Network: What's All the Buzz About NEVI Plans?
- 13 May 2020, COVID-19: Pennsylvania Notice Requirements in Eviction Proceedings Suspended Through July 10
- 10 March 2017, Last Call for 2017 Allegheny County Tax Assessment Appeals

NEWS & EVENTS

- 5 June 2025, K&L Gates Receives More Than 240 Firm, Individual Rankings in 2025 *Chambers USA* Guide
- 6 June 2024, K&L Gates Receives More Than 200 Firm, Individual Rankings in 2024 *Chambers USA* Guide
- 1 June 2023, K&L Gates Receives Firm, Individual Rankings in 2023 *Chambers USA* Guide
- 18 August 2022, More Than 350 K&L Gates Lawyers Named Among 2023 Best Lawyers in America, Ones to Watch
- 1 June 2022, K&L Gates Receives Firm, Individual Rankings in 2022 *Chambers USA* Guide
- 19 August 2021, Nearly 300 K&L Gates Lawyers Named Among 2022 Best Lawyers in America, Ones to Watch

AREAS OF FOCUS

- Real Estate
- Commercial Ownership, Leasing, and Management
- Construction and Infrastructure
- Land Use, Planning, and Zoning
- Oil and Gas
- Real Estate Development and Construction
- Real Estate Finance
- Renewables

REPRESENTATIVE EXPERIENCE

- In Re: Appeal of Penneco Environmental Solutions, LLC from the decision of The Zoning Hearing Board of the Borough of Plum, Commonwealth Court of Pennsylvania (No. 931 C.D. 2018) (denying claim by Plum Borough that substantive validity challenge brought by K&L Gates' client Penneco Environmental Solutions, LLC was not ripe for review, resulting in successful validity challenge and award of site specific relief under Allegheny County Common Pleas Court decision).

- Robert Paganico and Trona Paganico v. Zoning Hearing Board of the Municipality of Penn Hills, Commonwealth Court of Pennsylvania (No. 9 C.D. 2019) (upholding grant of use variance to K&L Gates' client Veterans Place of Washington Boulevard).
- Represented a private real estate investor in the dispositions of a former Kmart store in Liberty, Missouri, a former packaging production facility in New Philadelphia, Ohio, a former Heinz production plant in Los Angeles and an industrial facility in El Paso, Texas.
- Represent Google in connection with leases in Pittsburgh, Princeton and Boston.
- Represented a metals manufacturing company in various real estate matters relating to a separation transaction.
- Represent Power of 32 Site Development Fund Partners and Strategic Investment Fund Partners, two sources of private sector real estate financing sponsored by the Allegheny Conference and funded by the Pittsburgh corporate and foundation communities, in all real estate loan activities. Recent loan transactions involved representing the P32 fund in making a \$9 million loan to fund the construction of site improvements at the "Almono" mixed-use innovation hub in Pittsburgh and a \$9.6 million loan to fund development of infrastructure improvements to support the redevelopment of a 35 acre site along the Allegheny River in Pittsburgh.
- Represented Chambers Street Properties, a NYSE-listed REIT, in connection with significant office lease transactions or build-to-suit projects in suburban Philadelphia, Houston, Katy, Texas, Celebration, FL, Miramar, FL and Burlington, MA
- Represented a private university in connection with the acquisition and redevelopment of properties surrounding its main campus.
- Represented Allegheny Technologies Incorporated in connection with the \$1.0B redevelopment of its Brackenridge, Pennsylvania facility, including land acquisitions, roadway and utility relocations, zoning and permitting and tax assessment appeals.
- Represent the Pittsburgh Cultural Trust on all real estate matters, including facility development and leasing, land acquisitions and project developments in the Cultural District in downtown Pittsburgh.
- Represent Imperial Land Corporation in the development of two industrial parks in the Pittsburgh airport corridor, including land sales, infrastructure development, TIFS and other development assistance programs.
- Representing ITC Lake Erie Connector in connection with the development of a bi-directional electric transmission line connecting Canada and the United States across Lake Erie, including work relating to evaluation of alternative routes, site and right of way acquisitions, evaluation and pursuit of required zoning and land development approvals.
- Represent Competitive Power Ventures in connection with the development of the Fairview Energy Center, a 1,050 MW natural gas and ethane-fueled two-by-one combined-cycle electric generating station near Johnstown, Pennsylvania, that is currently under construction. Work included site selection advice, land acquisitions, zoning and land development plan approvals, and financing.