

Friday, November 5, 2021
9:00 AM – 10:15 AM

Workshop 20

Mixed Use Developments: Putting the Puzzle Together Today, Providing Flexibility to Rearrange Tomorrow

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OUTLINE:

- I. Introduction
- II. Mixed Use Developments Definition
- III. Mixed Use Developments Typical Project Types
 1. Multi-Block New Urbanism Development
 2. Vertical High-Rise Development
 3. Repurposed Regional Mall or Shopping Center
 4. Smaller Scale Projects
 5. Other
- IV. Mixed Use Developments Typical Ownership Structures
 1. Single Developer/Owner
 2. Multiple Owners
 3. Condominium
 4. Public/Private Ownership (Transportation Hubs, Parking, Streets, Green Space, Libraries, Other Governmental Offices)
- V. Mixed Use Developments Uses
 1. Retail
 2. Restaurants
 3. Entertainment
 4. Services
 5. Residential
 6. Hotels
 7. Office
 8. Governmental
 9. Schools
 10. Other
- VI. Underlying Governance Documents
 1. City Development Agreements
 2. Layered Declarations
 - a. Master Declaration
 - b. Phased Declarations
 - c. Use Declarations
 3. Condominium Documents
 - a. Master Condominium Declaration
 - b. Building or Use Specific Declaration
 4. Owner's Association
 5. Architectural Review Committee

6. Dispute Resolution Committee

VII. Operational Issues

1. Noise
2. Lighting
3. Parking
4. Delivery
5. Access
6. Elevators
7. Trash
8. Central HVAC Systems
9. Other Common Facilities

VIII. Allocation of Shared Expenses – What is Equitable?

1. Parking
2. CAM
3. Taxes
4. Insurance

IX. Reimagining Traditional Shopping Center Provisions – Do They Have a Role in Mixed Use Developments?

1. Exclusives
2. Use Prohibitions
3. Co-Tenancy
4. Parking Ratios
5. Hours of Operation

X. Issues Converting Existing Retail Project to Mixed Use

1. Existing Declaration
2. Existing Use Restrictions
3. Multiple Owners
4. Multiple Lenders
5. Remaining Retail Tenants
6. Demolition and Construction Staging Issues
7. Parking

XI. Lender Issues