

## INSIGHTS + NEWS

## Joshua Lee Smith Featured in “Home Field advantage: Local attorneys smooth the path for developers” in the Worcester Business Journal

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Developers are transforming the city of Worcester – from a rundown mall that has become a distribution facility to a former church that will become 400 apartments and a parking garage. Along with these types of developments, however, come legal issues such as zoning laws, historical and environmental concerns, and worried city residents.

While developers, high-profile tenants, and government officials often get credit for new projects, the land use attorneys operating behind the scenes are the individuals who ensure a project moves from concept to completion. The *Worcester Business Journal* recently highlighted the work of one of the firm’s real estate and land use attorneys, Joshua Lee Smith, and the work he has done to help smooth the path for developers in the city, especially when the developers are not local. Josh provided insight about his work:

“Knowing the players can be an advantage,” said Josh, noting that part of being successful at the job is to do as much homework early in the game as possible, including outreach, and that a local familiarity helps.

A prime example includes Atlanta-based Wood Partners, the developer building Alta on the Row at the former site of Our Lady of Mount Carmel Church in Worcester. While the developer has a Boston office, they used a local attorney, Josh, to guide their projects through the approval process.

Parking is an issue Josh is familiar with as well. He had to convince the Worcester Planning Board a 105-unit apartment building at 102 Temple St. could work with 72 parking spaces by stressing the project was transit-oriented, built close to Union Station and the Worcester Regional Transit Authority bus hub. In addition, the building is expected to have a bike room and management will offer a ride-share program. When speaking to the Planning Board, which ultimately approved the project, Josh stated:

“As this neighborhood has gone through this renaissance and resurgence of development, the city has become much more metropolitan and walkable.”

Continue reading “[Home Field advantage: Local attorneys smooth the path for developers](#)” on the *Worcester Business Journal* website.

