



# Thomas P. Witt

## Of Counsel

## Philadelphia

twitt@cozen.com | (215) 665-5578

### Practice Areas

- Real Estate
- Zoning, Land Use & Development
- Real Estate Development
- Real Estate Lease Restructuring

### Industry Sectors

- Education

### Education

- Temple University—James E. Beasley School of Law, J.D., *cum laude*, 1975
- Harvard University, M.A., 1969
- La Salle University, B.A., *magna cum laude*, 1968

### Bar Admissions

- Pennsylvania

### Affiliations

- American Bar Association
- Pennsylvania Bar Association
- Philadelphia Bar Association

### Awards & Honors

- Chambers and Partners USA, 2010-2024
- Best Lawyers in America, 2018-2025
- Pennsylvania Super Lawyers, 2006, 2008

Thomas has extensive experience in commercial real estate transactions, including sales, leasing, financing, brokers licensing, zoning, and land development regulation. His practice includes zoning, land use, and historic preservation for projects in Philadelphia, including the Comcast Center (which is the tallest building in the city), the luxury condominium 1706 Rittenhouse Square, and the National Museum of American Jewish History. He also handles sale leaseback transactions and the representation of office tenants in leasing. Tom has lectured on real estate practice and zoning, currently teaches a seminar at the University of Pennsylvania Law School in the practice of land use law, formerly taught the course in land use law at the University of Pennsylvania Law School, and is listed in *Who's Who in American Law*.

Tom served as co-chair of the Zoning and Land Use Committee of the Real Property Section of the Philadelphia Bar Association and was active on committees of the Philadelphia Bar Association and Development Workshop commenting on Philadelphia's 2012 Zoning Ordinance. He is also a member of the board of directors of Regional Housing Legal Services. Tom is a past president and current publications chair of the Bicycle Club of Philadelphia, chairs the advisory committee of the LaSalle University Art Museum, and, with his wife, Loretta, is past co-president of the Science and Art Club of Germantown. He also served on the board of Historic RittenhouseTown, and was recently elected Treasurer of Historic RittenhouseTown.

Tom earned his undergraduate degree, *magna cum laude*, from LaSalle College, his Master of Arts from Harvard University, and his law degree, *cum laude*, from Temple University. In 1968, he was a Woodrow Wilson Fellow.

### Experience

Represented a regional developer in connection with obtaining zoning entitlements for the new construction of a 46-story tower, consisting of 213 residential units, above an existing one-story building in Center City Philadelphia. The completed project will stand among the city's tallest residential towers.

Obtained zoning and land use approvals for a new office for Chubb that will occupy a state-of-the-art building in Philadelphia. Designed with the highest standards for sustainability, the new 18-floor, 438,000 rentable square foot structure is being developed by our client, Parkway Corporation.

Represented real estate developer Parkway Corporation in connection with the zoning, construction, leasing, and \$187 million financing of a new office tower at 2222 Market Street in Philadelphia. The 19-story tower will have 305,000 square feet of rentable space. This transaction drew on the experience of the firm's real estate; construction; corporate; tax; bankruptcy, insolvency & restructuring; and environmental attorneys.

Handled all land use issues for the Comcast Technology Center, currently in development.

A Center City Philadelphia full block site as a mixed use retail, multifamily apartment, and office project.

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The Pennsylvania Hospital Tower at 8th & Walnut Streets, a complex matter involving city ordinances and hearings before the City Council.

The Comcast Center, a 58-story tower and currently Philadelphia's tallest structure, an as-of-right development.

1706 Rittenhouse, a luxury residential tower voted one of the best 20 projects in North and South America by Urban Land Institute for 2011.

Numerous projects at The Navy Yard, including projects containing complex zoning issues as Philadelphia's regulations did not contemplate issues unique to the former Philadelphia Naval Shipyard. Cozen O'Connor represented the developer/landlord in the development and leasing of the new regional headquarters for GlaxoSmithKline in the Philadelphia Navy Yard Corporate Center.

Represented the SugarHouse Casino, on Delaware Avenue in Philadelphia, in negotiating its development agreement with the city and supervised obtaining multiple land use permits and handling ongoing operational expansion issues.

Representation of the applicant for a new casino at 8th & Market Streets.

Handling the permitting of the East Market development of apartments and retail space.

Representing a developer in forming a joint venture with a property owner for feasibility studies and development of a large vacant site on the periphery of Center City Philadelphia.

Handled the sale/leaseback of over 1,000 Rite Aid stores in approximately 20 states over a 10-year period, a significant minority of which were ground leased locations.

Represented the buyer in connection with the acquisition of an eight-building industrial portfolio, which included drafting and negotiating the purchase and sale agreement and conducting title and survey review.

Represented Rubenstein Properties Fund III, L.P. in connection with its acquisition of eight office buildings in the Indianapolis area for a total purchase price of \$162.9 million. In addition to negotiating the purchase agreement, obtained acquisition financing with future advances for the potential development of an amenities site on the property, and negotiated and finalized a joint venture with Strategic Capital Partners.

Represented University City Science Center in connection with a successful appeal before the Philadelphia Zoning Board of Adjustment, which granted the client a variance to replace signage on its building in West Philadelphia.

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