

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 (energy, 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 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 and data center development. Pierce represents borrowers and lenders in a variety of real estate financing transactions, with an emphasis on project development. He has served 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 2012-2027
- Recognized by *Chambers USA* for Real Estate in Pennsylvania: Pittsburgh & Surrounds, 2024-2026 (Band 1)
- Recognized by *The Legal 500 United States* as a Recommended Lawyer for Real Estate Mid-Market ($0-500m), 2026
- 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

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*

- 29 October 2026, Data Center Deep Dives: From Industrial Site to Data Center
- 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

- 4 June 2026, K&L Gates Receives Nearly 235 Firm, Individual Rankings in 2026 *Chambers USA* Guide
- 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
- Real Estate Development and Construction
- Real Estate Finance

INDUSTRIES

- Energy

- Oil and Gas
- Renewables

EMERGING ISSUES

- Data Centers and Energy Intensive Infrastructure

REPRESENTATIVE EXPERIENCE

- Represented a major aluminum manufacturing company in the sale of a former technical center in Westmoreland County, Pennsylvania, to a data center developer. The project included retention of ownership of two buildings occupied by our client, a long-term ground lease, and negotiation of a wastewater treatment services agreement.
- 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. Recently assisted Imperial Land Corporation in the formation of a joint venture with a power solutions provider and the on-site natural gas developer to offer turn-key solutions to data center developers.
- Represented a petrochemicals company in the development of its US$6.0 billion ethylene cracker facility in western Pennsylvania, including site evaluation, site acquisition, and zoning and land development plan approvals.
- Represented Elliott Company, a global manufacturer of turbines and compressors, in the development of a product testing facility on a brownfield site in Jeanette, Pennsylvania.
- Assisted a transformer manufacturer in obtaining zoning variances and approvals in connection with a significant expansion and renovation of its one million square foot transformer manufacturing operations in southwestern Pennsylvania.
- 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 for the development of an underground injection control well).
- Represent Competitive Power Ventures in all land acquisition activity for its US portfolio of wind and solar projects. Assisted with land acquisition, permitting, and financing of the Backbone Solar project in Garrett County, Maryland; the Maple Hill Solar projection in Cambria County, Pennsylvania; and the Rogue's Wind project in Cambria County and Clearfield County, Pennsylvania.
- Represented an integrated producer of carbon compounds and treated wood products in the sale of a former wood treatment plant in Denver, Colorado.

- Represented a global manufacturer of composite materials used in construction in the disposition of a surplus industrial property in Colorado. Also advised the client in various other real estate matters.
- Represented a global technology company in connection with leases in Pittsburgh, Pennsylvania; Princeton, New Jersey; and Boston, Massachusetts.
- Represented a metals manufacturing company in various real estate matters relating to a separation transaction.
- Represents 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 capital raise and real estate loan activities.
- Represented a private university in connection with the acquisition and redevelopment of properties surrounding its main campus.
- Represented 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, Pennsylvania.
- Represented 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. Work included site selection advice, land acquisitions, zoning and land development plan approvals, and financing.