

## DC Land Use, Zoning & Historic Preservation

The Goulston & Storrs Washington DC Land Use group assists clients on all types of land entitlement, zoning, and historic preservation matters, including the transactional aspects related to such matters. This group has deep experience navigating every aspect of land use, zoning, and historic preservation laws and regulations in the District of Columbia. The group closely coordinates with real estate transactional lawyers across the firm to provide comprehensive advice relating to such issues as: construction; local, state and federal tax, including tax credits; public policy advocacy; and non-profit groups.

Members of the group regularly appear before the DC Zoning Commission, the DC Board of Zoning Adjustment (BZA), the DC Historic Preservation Review Board (HPRB), the Mayor's Agent for Historic Preservation, the DC Zoning Administrator, the US Commission of Fine Arts (CFA) and Old Georgetown Board (OGB), and Advisory Neighborhood Commissions (ANC) and other community groups throughout the City. Our DC Land Use group also deals with the Federal review processes relating to portions of the District of Columbia.

Our attorneys work closely within both industry-focused and client-focused teams to assist clients in achieving their desired goals and objectives. We provide exceptional service to local, regional, and national clients by drawing upon broad and deep attorney knowledge and experience, a wide diversity of practice areas, and the broader resources of our firm's Boston and New York offices.

### Representative Projects and Transactions

- Representation of Hines Interests and Archstone in connection land use issues relating to the redevelopment of the approximately 10 acre Old Convention Center site in Downtown Washington DC, a high-visibility District disposition site that will dramatically enhance and infill the City's urban core. Worked with client on multiple agreements with the District governing such unique areas as a private developer rebuilding and temporarily maintaining the public street grid, constructing and maintaining sustainable design features, and transferring required uses between parcels.
- Representation of National Public Radio (NPR) in connection with the relocation of its headquarters and broadcast center to a historic landmark. Goulston & Storrs led NPR through the historic review process, appearing before the D.C. Historic Preservation Review Board and the Mayor's Agent for Historic Preservation to secure the necessary approvals for demolition and partial addition to the historic building. Also assisted NPR in connection with securing zoning entitlements from the Board of Zoning Adjustment, including allowing multiple antennas on the roofs of its expanded headquarters building.
- Representation of a multi-disciplined development team in connection to Skyland Shopping Center in Southeast Washington, the area's first pedestrian-friendly town center consisting of multiple buildings containing big box retail, small scale retail, multifamily properties and public outdoor space. Helped team secure many zoning

- entitlements necessary for the development and secured approval of the project from the D.C. Zoning Commission.
- Representation of an affordable housing developer in its entitlement process for the construction of a townhouse community in Ward 7 of Washington DC (Congress Heights), called “Eden Place”. The townhouse project will be comprised of 60 affordable townhouses and significant green amenity space.
  - Representation in connection with securing approval from the District of Columbia Zoning Commission for the redevelopment of an 8.9-acre parcel of land in Ward 5 of Northeast DC. The approved project will include @75,000-85,000 square feet of retail space and up to 825 residential units (including over 60 affordable housing units) on the property. The development will also include an Arts Walk that will provide studio space for local artists and an arts center that will provide a venue for community event.
  - Representation in connection with securing the zoning changes and related approvals required in order to construct a new water tower on the east campus of St. Elizabeth’s Hospital in southeast Washington DC. The proposed 175-foot tall water tower will facilitate the modernization and improvement of water infrastructure in southeast Washington, and will drastically improve both capacity and water pressure in that quadrant of the city. Also secured approval for amendments to the Zoning Regulations in order to permit the water tower use, followed by design approval of the tower itself, in Spring 2010. Also secured a waiver of the Height of Buildings Act from the Department of Consumer and Regulatory Affairs in order to authorize the height of the tower, and assisted DC Water in securing the necessary historic preservation approvals.
  - Representation of Giant/Stop & Shop/Ahold in connection to the redevelopment of a shopping center along Wisconsin Avenue. Assisted client with securing Zoning Commission approval for the project in addition to the necessary regulatory and permitting approvals.
  - Representation in connection with securing zoning approval for three critical new additions to Sibley Memorial Hospital’s campus in northwest Washington, DC. Also secured support from the community, as well as from the BZA for the zoning relief required to construct the improvements.
  - Representation of The George Washington University in connection with:
    - A wide variety of land use matters, including creating and updating the school’s Campus Plan, the Square 54 development with Boston Properties on the old George Washington hospital site, and the construction of new dorms.
    - The Schools Without Walls project, a public-private partnership with D.C. Public Schools to enable the University to acquire additional land for student housing and to give DCPS the funding it needed to move forward with the renovation and expansion of the historic Grant School. Our Land Use team developed the zoning strategy and advised both GW and DCPS on the historic preservation and zoning review processes.
    - The acquisition of Mount Vernon College and the subsequent establishment of the Mount Vernon Campus as a complement to its Foggy Bottom campus.

- Representation of Georgetown University in connection with the preparation and processing of its 2010 Campus Plan which will guide development of its 104 acre campus over the next 10 years. The 2010 Campus Plan will transform key areas of the campus by improving the quality and character of existing open spaces, adding 1.6 million square feet of new development, and meeting student space needs on campus including study space, social and dining space, and athletic and recreational space. In addition, the Campus Plan calls for the highest commitment to sustainability through solar panels, green roofs, carbon footprint reduction and LEED silver certification for all new buildings. Goulston & Storrs is leading Georgetown through the city agency and community approval process and public hearings will be held in late fall/early winter.
- Representation of L5K, LLC, a joint venture between Lowe Enterprises Real Estate Group-East, Inc., CIM, Neighborhood Development Company and Bundy Development Corporation, in the \$220 million mixed-use redevelopment project of City Vista in Washington, DC. This project was also a public-private partnership with the District of Columbia and was the result of extensive negotiations and documentation with the City. It now serves as the linchpin to the Mount Vernon triangle neighborhood.
- Representation of Lowe Enterprises in connection with the redevelopment of the Washington Hilton, which included handling the acquisition and negotiation of the hotel management agreement with Hilton, a \$325 million acquisition and renovation loan, and securing redevelopment entitlements from D.C. historic preservation and planning officials.
- Representation of GIBG Partners YL, LLC (a subsidiary of IBG Partners, LLC) in its redevelopment of the Yale Steam Laundry historic landmark in Washington, DC with two 130 foot condominium towers. The project involves extensive historic preservation, building code and zoning issues.
- Representation of Bozzuto Development Group on the site assessment and entitlement process for two properties in Washington, DC. Our team successfully prosecuted a re-zoning application to the Zoning Commission and an application to the Historic Preservation Review Board as well as a special exception and variance application to the Board of Zoning Adjustment.
- Representation of Parkside Residential LLC in a transit-oriented mixed use development project on 15.5 acres of land near the Minnesota Avenue Metrorail Station in Ward 7. The development has been recognized by the Smart Growth Alliance and received the Enterprise Green Communities Initiative Grant. Parkside is one of only 20 Promise Neighborhoods in the country, after having been designated as such by President Obama.
- Representation of multiple individual property owners and smaller developers relating to the expansion of existing structures or the redevelopment of parcels throughout the District of Columbia, including properties with such unique aspects as being located in historic districts and nonconformities.