

David A. Lewis

Associate

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Dave Lewis is a real estate attorney who focuses his practice in commercial real estate developments and transactional matters. He assists clients in the development of mixed-use, multi-family, retail, office, hospitality, renewable energy and professional sports projects in Washington, D.C. and other major urban markets nationwide.

In his transactional practice, Dave works with large institutional clients, including national REITs acquiring and developing properties in large urban markets. He also handles leasing matters for retail and office properties. Dave is an advisor on a range of topics related to shopping center and multifamily development, often serving as local counsel for both buyers and sellers of commercial properties.

For his land use clients, Dave handles a broad range of entitlement, zoning, permitting, development and historic preservation for projects across the District of Columbia. Dave represents clients of all sizes in front of regulatory and governing agencies in the District, including the Zoning Commission, the Board of Zoning Adjustment, the Historic Preservation Review Board, National Capital Planning Commission, and the Commission of Fine Arts, as well as a range of neighborhood and community organizations.

Dave has significant experience handling complex negotiations, resolving conflicts, and drafting easements and other documents between his clients and abutting property owners, utility companies, and government agencies involving all aspects of real estate development.

Dave is a member of the firm's [Climate Change](#) Task Force and plays a leadership role in the D.C. Chapter of the Harvard Real Estate Alumni Organization.

Affiliations

- Urban Land Institute, RE 101 Planning Committee
- Urban Land Institute
- Harvard Real Estate Alumni Organization, DC Chapter Co-Chair

Admissions

- District of Columbia
- Massachusetts

Education

- Georgetown University Law Center (J.D., *cum laude*, 2012)
- Harvard University (Masters of Urban Planning, 2009)
- Duke University (B.S., 2005)

Representative Matters

Advisor on FEMA Implications

Advised on the implications of FEMA flood plain designations and regulations on the development of new projects.

Developers and Institutions Obtaining Entitlements

Representation of developers and institutions in obtaining entitlements from the D.C. Zoning Commission, Board of Zoning Adjustment, and Historic Preservation Review Board.

International Grocery Store Operator Obtaining Permits and Ensuring Compliance

Assisted with obtaining permits and ensuring regulatory compliance for a first-of-its kind renewable energy technology for an international grocery store operator.

Landlord Lease Up and Redevelopment of Shopping Centers in New England

Represented Landlords in the lease up and redevelopment of shopping centers in Boston and elsewhere in New England.

Landlord Negotiation of Manhattan Commercial Buildings

Negotiation, on behalf of Landlords, of numerous office and retail leases for signature Manhattan commercial buildings.

National Multifamily REIT Acquisition and Disposition

Representation of a national multifamily REIT in acquisitions and dispositions involving thousands of units in the aggregate.

National Multifamily REIT Securing Entitlements

Representation of a national multifamily REIT in securing entitlements for more than 1,000 new units in transit-oriented projects.

Property Owners and Developers Advising on D.C. Zoning Regulations

Advising property owners and developers on rights and opportunities under the 2016 revisions to the D.C. Zoning Regulations.

**Real Estate Developer and a Boutique Hotel management Company Joint Venture
Washington, D.C.**

Representation of a joint venture between a real estate developer and a boutique hotel management company to obtain the necessary zoning entitlements to build a new, ground-up, 227-key lifestyle hotel in Washington D.C. Helped the client to purchase formerly federally-owned land on which to build the hotel. Continue to serve as a high-level consultant to the client in connection with the development of the property.

Redevelopment and Repositioning Counsel for 1.3 Million Square Foot Office Complex

Counsel for the redevelopment and repositioning of a 1.3 million square foot industrial, innovation, and maker-space office complex along an urban working waterfront.

Special Service Repositioning Counsel in Las Vegas

Counsel to a special servicer in its repositioning of a shopping center in Las Vegas, Nevada.

Blog Posts: Retail Law Advisor

This blog keeps you connected to timely developments and emerging issues in retail law and covers a wide range of topics related to the retail, restaurant and consumer industry. We invite you to learn more about Goulston & Storrs and our Retail, Restaurant & Consumer Group.

August 8, 2018

On Retailidential Densification: Unpacking the Jargon and Trends of Adding Residential Uses to Shopping Centers

Retail follows rooftops. Few real estate adages are more axiomatic. Increasingly, however, the reverse is becoming true, and rooftops, or residential uses, are cozying up to retail . We've written previously that residential developers are increasingly finding shopping centers...

March 7, 2018

Bringing Residential Uses to Existing Shopping Centers--A Win Win

Tenant curation, experiential retail , and social media-based marketing are thriving trends in today's brick-and-mortar shopping center industry. Retail is not the only real estate asset class susceptible to trends, and a recent dominant trend in the multifamily residential sector...

September 20, 2017

A Changing Retail Streetscape: Rethinking Shopping Center Parking Lots

A recurring theme of this blog is that e-commerce , mobile devices , and evolving technology are changing the retail landscape. It seems that technology shifts are also poised to change the retail streetscape. More particularly, changes to the...

February 15, 2017

ICSC Mid-Atlantic Conference & Deal Making Recap

With seemingly all of the country's attention focused on Washington DC lately, we snuck out of the District and across the Potomac River to National Harbor last week for ICSC's 2017 Mid-Atlantic Conference and Deal Making. The conference was...

August 24, 2016

Arriving Now: An Uber Alternative to Parking Validation

We previously wrote about how on-demand delivery services, such as Uber and its competitors Lyft and Postmates, have the potential to provide brick and mortar retailers with an answer to Amazon's delivery service. Services such as UberRush now allow...

June 22, 2016

Set Pickup Location: Uber Is Coming to Retail

On-demand delivery services, such as Uber and its competitors Lyft and Postmates, are increasingly taking steps that have the potential to offer a counterpunch to online retailers such as Amazon and may shake up the brick and mortar retail...

March 9, 2016

New Lease Accounting Rules Are Final: Retailers and, Ultimately, Landlords Can Expect Changes

We recently wrote about expected changes to the rules governing the way leases are accounted for on balance sheets and suggested the changes would have major implications for retailer tenants and longer term implications for landlords. Late last week, as...

January 20, 2016

Change in Lease Accounting Rules to Have Major Impact for Retailers, and Ultimately, Landlords Too

Rules governing the way leases are accounted for on balance sheet rules are expected to change in the first quarter of 2016 with major implications for retailer tenants and longer term implications for landlords. Today, real estate leases are generally...

August 19, 2015

Trends in Urban Grocery Store Development in Washington, D.C.

Continuing our coverage of trends in urban grocery store development , this post examines recent and ongoing activity in Washington, D.C., which is a leader in grocery-anchored, mixed-use redevelopment projects . It's not by accident that DC leads in...

Publications

August 3, 2015

Major Changes to District of Columbia Zoning Regulations

October 28, 2014

ULI Releases Report on Risks of Urban Flooding