

## David A. Lewis

*Director*

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Dave Lewis is a real estate attorney who focuses his practice on commercial real estate developments and transactions. He assists clients who develop mixed-use, multifamily, retail, office, hospitality, renewable energy and professional sports projects in Washington, D.C., the Mid-Atlantic region, and other major urban markets nationwide.

Dave represents large institutional clients, including national REITs and District and regional developers, in development-related transactions. He assists with the acquisition and development of properties in large urban and suburban markets. Dave advises on a range of topics related to multifamily and mix-used development, serving as counsel for buyers and sellers of commercial and multifamily residential properties.

On behalf of developer and institutional clients, Dave also handles a broad range of entitlement, zoning, permitting, development, and historic preservation public processes for projects within the District of Columbia. Dave represents clients pursuing development and redevelopment projects that require review and approval from regulatory and governing agencies in the District, including the Zoning Commission, the Board of Zoning Adjustment, Department of Buildings, Zoning Administrator, Public Space Committee, the Historic Preservation Review Board, National Capital Planning Commission, the Mayor's Agent for Historic Preservation, and the Commission of Fine Arts, as well as a range of neighborhood and community organizations.

Dave advises on emerging types of real estate development projects including the conversion of office buildings to multifamily residential apartments, hotels, and other uses, the densification of enclosed shopping malls and other shopping centers, the disposition and redevelopment of formerly federally-owned and District-owned property, and District regulations applicable to affordable housing and historic properties.

Dave has significant experience handling complex negotiations, resolving conflicts, and drafting easements, development agreements, 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.

### **Accolades**

- Lawdragon 500 X: The Next Generation Lawdragon List, 2023-2024

### **Affiliations**

- 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**

### **Multifamily Residential Development Projects**

Representation of developers in acquiring and assembling land for infill development in urban and suburban markets, including negotiating purchase and sale agreements, development agreements, and complex reciprocal easement agreements, pursuing and obtaining entitlements.

### **Enclosed Shopping Mall and Shopping Center Densification Projects**

Representation of developers in acquiring and assembling land for redevelopment of single-use enclosed mall and other shopping centers into mixed-use developments with vertical multifamily residential and other uses, including negotiating with major national retailers and mall lenders to modify recorded agreements, easements, and CC&Rs.

### **Office Building Conversions**

Assisting developers in renovating, demolishing, and otherwise converting office buildings to residential apartment, hotel, and other uses, including by obtaining entitlements and special

exceptions, working with neighboring property owners, negotiating contracts and development agreements, and working through environmental and contamination issues.

**Planned Unit Developments (PUD) and Design Review Cases before the D.C. Zoning Commission**

Representation of developers and institutions as part of PUDs, map amendments, and design review cases before the D.C. Zoning Commission and in negotiations with District agencies, community groups, and neighbors.

**Variances, Special Exceptions, Zoning Determinations, and Large Tract Review**

Representation of developers and educational, cultural, and arts institutions in obtaining entitlements from the D.C. Board of Zoning Adjustment and Public Space Commission, in obtaining determinations and building permits from DCRA, and in completing the Large Tract Review process.

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

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

**Navy Yard, Parkside, and Union Market**

Representation of developers as part of PUDs, map amendments, and design review cases before the DC Zoning Commission and in negotiations with District agencies, community groups, and neighbors in emerging DC neighborhoods such as Navy Yard, Parkside, and Union Market.

**Affordable Housing, Historic Preservation, and Former Federal and District-Owned Sites**

Advising developers and property owners on regulations and programs relevant to District affordable housing programs (e.g., the Housing Production Trust Fund), development of historic properties, and development and disposition of sites formerly owned by the federal government or District government.

**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.

**Private Schools and Cultural Institutions**

Assisting private schools and other educational and cultural institutions in the District on zoning, historic preservation, and other land use laws and with opportunities to unlock value in real estate holdings through new development and to rehabilitate historic buildings.

**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.

**Office and Lab Entitlements**

Represented a real estate developer in entitlements, permitting, and financing for construction of office and lab buildings.

**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.

**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.

**Land use approvals and strategy for professional sports organization**

Advised on land use, transportation, and real estate matters for a professional sports organization with a large suburban land holding.

**Special Service Repositioning Counsel in Las Vegas**

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