

# David Avitabile

*Director*

[davitabile@goulstonstorrs.com](mailto:davitabile@goulstonstorrs.com)

Washington, D.C.: +1 202 721 1137



---

David Avitabile is a real estate attorney who focuses his practice on land use and development. In his practice, David advises clients on all aspects of entitlement and permitting processes in the District of Columbia, including zoning, historic preservation, public space, building code compliance, and other local regulatory processes. He also represents clients in land use and development litigation at both the trial and appellate stages.

David works with a broad mix of clients, including those in the residential, educational, office, hospitality, and cultural industries. He advises on a wide range of development project types, ranging from ground-up construction to adaptive reuse and conversion of existing commercial buildings to new uses.

## **Accolades**

- *Chambers USA*, Real Estate: Zoning/Land Use, District of Columbia, 2019-2024

## **Admissions**

- District of Columbia
- Virginia

## **Affiliations**

- American Bar Association
- District of Columbia Building Industry Association (DCBIA)
- Higher Education Real Estate Lawyers (HEREL)
- Virginia Bar Association

## **Education**

- University of Virginia School of Law (J.D., 2005)
- Georgetown University (B.A., *magna cum laude*, 2000)
  - with honors

## Representative Matters

### **Georgetown University and Medstar Georgetown University Hospital Campus Plan and Approvals**

Representation of Georgetown University in the approval and implementation of its 2017 Campus Plan and related approvals for its clinical partner, MedStar Georgetown University Hospital, including advising Georgetown on all aspects of the planning, zoning, and community engagement process.

### **Forest City Washington Zoning, Planning, Historic Preservation Matters and Negotiation of Development Agreements**

Representation of Forest City Washington in zoning, planning, historic preservation, public space, and permitting requirements as well as the negotiation of development agreements with city agencies and entities related to the development of a new mixed-use neighborhood known as The Yards.

### **Multifamily Residential and Commercial Developer Approvals**

Counsels and represents multiple multifamily residential and commercial developers in zoning entitlement approvals, including planned unit development, design review and variance relief, as well as preservation, building code and public space approvals.

### **University and Nonprofit Institution Campus Plan Approval**

Counsels major universities and nonprofit institutions, including Georgetown University and The George Washington University, in connection with the approval of campus plans as well as new construction and related permitting, compliance and regulatory advice.

### **Adaptive Reuse and Conversion Approvals**

Extensive experience over a two-decade span representing both developers and institutions to secure approvals and address development issues associated with the adaptive reuse and conversion of existing office and commercial buildings to new uses, including residential, educational, and cultural uses.

### **Mixed-Use Development for Arts, Medical and Other Institutional Uses**

Representation of multiple private and non-profit organizations in the development and implementation of coordinated mixed-use developments for arts, medical, and other institutional uses.

### **BXP and the George Washington University Zoning and Public Space Approvals**

Representation of BXP and the George Washington University in connection with zoning and public space approvals for a proposed new trophy office and retail development at 2100 Pennsylvania Avenue, NW.

**Museum of the Bible Zoning, Historic Preservation and Permitting**

Representation of the Museum of the Bible in the zoning, historic preservation, public space and permitting requirements related to the establishment of a major new museum in Southwest Washington, D.C.

**Zoning, Public Space and Permitting Approvals and Agreement and Covenant Negotiations**

Representation of a major local commercial property owner in the zoning, public space, and permitting approvals as well as negotiation of related development agreements and covenants related to the construction of a major office building addition to an existing international organization's headquarters in Northwest Washington, D.C.

**Giant/Stop & Shop Zoning and Permitting Approvals and Related Appellate Litigation**

Representation of Giant/Stop & Shop on the zoning and permitting approvals as well as related appellate litigation for the development of a new grocery store and related mixed-use project in Northwest Washington, D.C.

**International Arts & Artists Dupont Circle Headquarters Acquisition, Financing and Land Use Approvals**

Representation of, on a pro bono basis, International Arts & Artists in the acquisition, financing, and land use approvals for a new headquarters in the Dupont Circle area of Washington, D.C.

**American Campus Communities: Collaborating to Benefit Students and Communities**

The City of Boston launched an update to its comprehensive housing plan – "Housing A Changing City: Boston 2030" – designed to address housing needs at a time when Boston's population was growing faster than expected. The update set new goals for housing production, including the goal of improving the quality and quantity of student housing for college students to free up conventional housing units for the local community.

The City asked local colleges and universities to join the initiative and provide additional on-campus student housing. Our client, a major research university, didn't hesitate to answer the City's call.