

Jeff C. Utz

Director

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Jeff Utz is a real estate lawyer with experience in matters involving land use and development, zoning, historic preservation, municipal law and urban renewal.

He represents clients in the development of mixed-use, residential, office, retail, institutional, and embassy/consulate/diplomatic mission projects throughout the District of Columbia.

Jeff counsels clients through a wide range of land use and zoning issues, representing them before virtually every public forum in the District of Columbia, including the Board of Zoning Adjustment (BZA), the Zoning Commission, the Foreign Mission Board of Zoning Adjustment (FMBZA), the Historic Preservation Review Board (HPRB), the National Capitol Planning Commission (NCPC), and the D.C. City Council.

Accolades

- District of Columbia Building Industry Association: Special Recognition for Leadership on the DC Comprehensive Plan
- *Chambers USA*, Real Estate: Zoning/Land Use, District of Columbia, 2020-2022 (Band 2)
- *Bisnow's* top "35 under 35" in Washington, D.C. Real Estate, 2007
- *Washington Business Journal* "Top Guns" Young Lawyer Award, 2007

Affiliations

- Board of Directors, The DC Golden Triangle Business Improvement District
- DC Building Industry Association (DCBIA)
 - Board of Directors
 - Co-Chair, Public Policy and Regulations Committee
- Jubilee Support Alliance (JSA), Past-President
- The Real Estate Group of DC

- DC Bar Association
- Virginia Bar Association
- American Bar Association

Admissions

- Virginia
- District of Columbia

Education

- University of Pennsylvania Law School (J.D., 2003)
- University of North Carolina (B.A., 1996)

Representative Matters

Jubilee Housing, Inc. Expands Affordable Housing Portfolio

Jubilee Housing, Inc. (“Jubilee”) provides affordable housing and supportive services to more than 700 economically disadvantaged individuals and families in Washington, D.C. The nonprofit turned to Goulston & Storrs when it was presented with the opportunity to expand its affordable housing portfolio through the acquisition of a 66-unit residential building, the Maycroft Apartments at 1640 Columbia Road, NW. Goulston & Storrs helped Jubilee develop a strategy to meet the cost of rehabilitation and obtain approval for the property’s desired uses, such as a child care center, that were not allowed as a matter of right.

Jubilee’s forty years of providing quality affordable housing in Washington, D.C. has led to a reputation that attracts off-market offers to adapt buildings to affordable housing use. With regard to the Maycroft opportunity, Goulston & Storrs worked with Jubilee to develop a winning strategy that takes advantage of zoning relief and implementation of historic preservation tax credits.

A Goulston & Storrs team went to work on the project as a natural extension of the relationship built through a history of land use representation and organizational support. In fact, attorneys Allison Prince, Paul Tummonds and Jeff Utz served sequential terms totaling almost eighteen years on the Board of the Jubilee Support Alliance. Goulston & Storrs was a natural fit.

To help meet the cost of rehabilitation, the firm helped shepherd the project through historic landmark designation and assisted the client in implementing an associated tax credit strategy. To allow the desired uses of a child development center, a teen education center and a job counseling center in a property zoned for only residential use, Jeff Utz led Jubilee through the Board of Zoning Appeals (“BZA”) process for special exception approval for each additional use.

Teamwork between the firm and Jubilee led to favorable results. The historic preservation tax credits gave Jubilee financing momentum to build a successful capital campaign, and the zoning relief came quickly in the form of a next-day summary order from the BZA. Most importantly, the neighborhood will soon benefit from the expansion of Jubilee's urban, affordable housing and its related services. Congratulations Jubilee!

About Jubilee

Since the organization's founding in 1973, Jubilee has been a model for programs around the country seeking effective responses to the urban affordable housing crisis. Jubilee provides quality housing in a supportive community to expand life options for people with low-incomes.

Land Use and Zoning for Eckington Yards

Representation of a joint venture in connection with all of the land use and zoning entitlements for Eckington Yards (1619 Eckington Place and 1500 Harry Thomas Way, NE) a Planned Unit Development project which is located in the Eckington neighborhood of Washington D.C. helped the client with a Zoning Map amendment for this property from industrial to mixed-use so that they may redevelop it into residential and commercial, including light industrial, space.

Land Use and Zoning Entitlements for 500-530 Morse Street NE

Representation of a real estate developer in connection with all of the land use and zoning entitlements for 500-530 Morse Street NE Planned Unit Development project and Zoning Map amendment, which is located in the Union Market district of Washington D.C. The firm helped the client with rezoning this property from industrial to mixed-use so that they may redevelop it into residential and commercial, including light industrial, space.

Land Use and Zoning Entitlement Efforts Within Union Market District of Washington D.C.

Representation of a developer in connection with several land use and zoning entitlements efforts within the Union Market District in Washington D.C., including the Second Stage Planned Unit Development project at 1270-1300 4th Street NE and the Second Stage Planned Unit Development project at 1309 5th Street NE. The firm has been helping the client with rezoning these properties from industrial to mixed-use so that they may redevelop it into residential and commercial, including light industrial, space while also assisting the client with overarching strategy guidance throughout the Union Market District. The firm also assisted with the public space permitting and Public Space Committee reviews of the public space surrounding these properties.

Land Use, Zoning and Historic Preservation Litigation

Actively involved in litigation related to land use, zoning and historic preservation issues.

Transactional Land Use and Development Rights

Advises clients on a variety of transactional matters, including acquisitions and dispositions, public private partnerships and the purchase and sale of density credits (essentially bonus development rights that have taken the place of transferable development rights (TDRs) and combined lot development rights (CLDs)).

Land Use and Zoning Entitlement Assistance for Foreign Mission

Representation of a foreign government in connection with the renovation of an embassy and the expansion of a consulate at 3401 Massachusetts Avenue, NW, including the assistance with review by the U.S. Department of State Office of Foreign Missions and the relevant application process to the Foreign Mission Board of Zoning Adjustment (FMBZA). The firm also assisted with the public space permitting review of the public space surrounding the property.

Assistance with Historic Preservation and Large Tract Review for Redevelopment of Large Ward 3 Parcel

Representation of a local developer in its purchase, master planning, and redevelopment of a ~10 acre site at 3900 Wisconsin Avenue, NW in Ward 3, including assistance with the Large Tract Review process, the Historic Preservation Review Board process, and the D.C. Public Space Committee, among other land use and development-related concepts.

Assistance with Land Use and Zoning Concepts during Site Due Diligence

Representation of a purchaser and development partners during their due diligence relating to potential site acquisition or joint venture pursuit, including the assessment of "highest and best use" and potential redevelopment options, along with review of potential redevelopment plans for zoning and land use compliance.

Publications

January 14, 2022

D.C. Zoning Commission Responds to Two of Attorney General's Inclusionary Zoning Proposals

May 4, 2021

Does D.C. need to protect industrial land from redevelopment? It's the latest comprehensive plan controversy.

Washington Business Journal

February 2018

Legislation Introduced to Amend the Framework Element of the Comprehensive Plan

August 2015

Major Changes to District of Columbia Zoning Regulations

May 2014

Major Changes to District of Columbia Stormwater Management Regulations