

## Phil T. Feola

*Of Counsel*

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Phil Feola is a real estate attorney whose practice involves counseling clients on land use, zoning, housing, planned unit developments, historic preservation, urban renewal, environmental law, real estate contracts, condemnation, administrative litigation and governmental licensing.

Phil is recognized by *Chambers USA* as "a highly sought-after land use lawyer on the (Goulston & Storrs) team." *Chambers USA* sources also say, "He is brilliant, talented, smart and creative."

Additionally, Phil handles civil litigation at the trial and appellate court levels related to zoning, historic preservation, environmental and local regulatory issues.

Before practicing law, Phil was a senior planner with the city of San Antonio, Texas and a planner for the city of Paterson, New Jersey.

### **Accolades**

- *Lawyer of the Year, Best Lawyers in America*® (2020): Litigation - Land Use and Zoning
- *Lawyer of the Year, Best Lawyers in America*® (2019): Land Use and Zoning
- *Best Lawyers in America*® (2009-2021): Land Use and Zoning, Litigation – Land Use and Zoning, Real Estate
- Martindale Hubbell Peer Review Rated AV Preeminent™
- "America's Leading Business Lawyers," *Chambers USA* 2008-2016
- Named one of Washington's "Best Lawyers", *Washingtonian* Magazine, 2009, 2011-2012
- 800+ Stars of the Bar, Washington's Best Lawyers, 2011
- Legal 500 US Directory, 2009
- Named to Super Lawyers, Washington, DC, 2014-2015, 2020

### **Affiliations**

- Adjunct Professor of Law, George Washington University

- American, District of Columbia and Maryland Bar Associations
- American Planning Association
- Lambda Alpha International
- Urban Land Institute

### **Admissions**

- District of Columbia
- Maryland

### **Education**

- Catholic University of America, Columbus School of Law (J.D., 1979)
- Florida State University (M.C.P., 1971)
  - City Planning
- University of Notre Dame (B.A., 1969)

## **Representative Matters**

### **Professional Sports Organization Zoning and Entitlements for Sports Arena**

Representation of a professional sports organization to secure zoning and entitlements for an open-air, 19,000 seat professional sports arena. In this process, assisted the client with design review, multiple impact analysis, document drafting, easements, construction contracts and abutters agreements. Also coordinated multiple professional and governmental agency assessments through this in-depth process.

### **Real Estate Company 3M Sq. Ft. Redevelopment of Property**

Long-term representation of a major real estate company in connection with the 3 million sq. ft. redevelopment of property located in an underserved section of Washington DC. Working with the client and the District to achieve a mixed-use, affordable and senior housing master plan that incorporates retail, office and transportation. We helped the client file the necessary applications for entitlements and permits so that they may move forward with infrastructure improvements.

### **Independent Schools Land Use Approvals**

Representation of a number of independent schools in the District in connection with securing the appropriate land use approvals for expanding both student and faculty population. Also handled the significant coordination with governmental agencies for the expansion of the school's physical facilities with ground-up construction.

## Community

Phil has represented So Others Might Eat (SOME), on a pro bono basis, for the past thirty years. In addition, he has represented, in real estate matters, a number of social service agencies and community organizations such as The Salvation Army, Community of Hope, The Green Door, Mary's Center, Arena Stage and Tudor Place.