

David S. Houston

dhouston@beankinney.com

ph: 703.284.7245

fx: 703.525.2207



PRACTICE AREAS

Commercial Leasing

Real Estate

Zoning & Land Use

INDUSTRIES

Real Estate Development &
Investment

Retailers & Restaurateurs

BAR AND COURT ADMISSIONS

Virginia, 1986

District of Columbia, 1981

David Houston is a shareholder of Bean, Kinney & Korman practicing in the areas of zoning and land use, commercial leasing, and real estate development. He specializes in the representation of commercial real estate developers, retail establishments, academic and nonprofit institutions, and other entities in all aspects of land use, zoning, and development. From securing necessary permits and approvals to ultimate construction and occupancy, David provides comprehensive analysis of zoning regulations, zoning ordinances and other land use restrictions, and offers strategic counsel for a multitude of complex development issues.

Throughout his career, he has appeared before many of the Washington Metropolitan Area's governmental public forums, including Boards of Supervisors, City Councils, Planning Commissions and other civic advisory organizations.

David has significant commercial leasing experience representing both landlords and tenants in transactions ranging from specialty retailers, theaters, and restaurants to in-line retail stores in regional malls, neighborhood shopping centers, freestanding sites, and mixed-use street-level developments.

EDUCATION

George Washington
University Law School,
J.D., 1981

University of Virginia,
B.P., 1978

AWARDS AND HONORS

Arlington Magazine, Top Attorney – Land Use/Zoning, 2019

Chambers USA, Leading Real Estate Attorney in Northern Virginia,
2007 – 2015

Virginia Business, Virginia's "Legal Elite: Real Estate/Land Use"
attorneys, 2013, 2022

AV® Preeminent Rating in both legal ability and ethical standards
from Martindale-Hubbell®

AFFILIATIONS

Urban Land Institute

NAIOP

American Institute of Certified Planners (AICP), American Planning
Association (former)

U.S. Green Building Council (USGBC) – LEED Green Associate
(former)

EXPERIENCE

- Lead counsel for the master developer of 18 acres in the City of Fairfax, Virginia that required comprehensive plan amendment, rezoning, and other land use relief to provide a mixture of commercial, community and residential uses.
- Land use counsel for the landowner/master developer regarding all zoning approvals for a 1.64 million square foot transit-oriented development located on the Silver Line in Fairfax County containing multi-family residential, senior living and care, office, retail, hotel, and mass transit parking facilities.
- Representation of a leading wholesale distributor of petroleum services in land use, zoning, and leasing matters for its retail

service station properties in Northern Virginia.

- Counsel for two major East Coast automobile dealers regarding land use and zoning entitlement matters and new construction projects in Chantilly, Virginia.
- Land use counsel representing contract purchaser/developer during a rezoning and special exception process to permit the expansion of an existing auto park near Dulles Airport.
- Representation of a leading global retailer regarding an expansion of existing warehouse clubs in Washington, DC metro area.
- Lead land use counsel for a major regional development company in the entitlement process for a new multi-family condominium community and retail development in the City of Fairfax, Virginia.
- Representation of national senior housing developers in the acquisition and zoning approvals for new assisted living and memory care facilities throughout Northern Virginia.
- Representation of a nonprofit organization regarding zoning entitlements for new affordable housing community in Fairfax, Virginia.
- Counsel for an independent private boarding and day school in land use planning and special exception approvals for its 370-acre campus outside of Washington, D.C.
- Representation of a public REIT in retail and restaurant lease transactions for several Washington, D.C. metropolitan area office and mixed-use developments.
- Representation of a national fitness company in lease transactions for several of its brands including health clubs and cycling studios.
- Lead counsel for a Mid-Atlantic developer for a proffered condition amendment in a mixed-use development in Tysons Corner, Virginia.
- Land use counsel for a national university in securing zoning entitlement for a new satellite campus in Northern Virginia.

PUBLISHED ARTICLES

2311 WILSON BOULEVARD, SUITE 500, ARLINGTON, VA 22201 | PHONE 703.525.4000 | www.beankinney.com

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- Madeira School campus plan wins county approval

BLOGS

- Changes to Fairfax County's Site-Specific Plan Amendment Process
Real Estate, Land Use & Construction Law, Monday June 13, 2022
- Five Things to Consider When Leasing to a Restaurant Tenant
Real Estate, Land Use & Construction Law, Tuesday July 16, 2019

NEWS

- Twenty-six Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys by *Arlington Magazine* Friday October 18, 2019
- David S. Houston Joins Bean, Kinney & Korman as a Shareholder
Wednesday February 13, 2019

BEYOND THE SUIT

Outside of the office, David is an avid golfer and tennis player, and enjoys biking, travel and spending time with his family and friends.