



Mixed-Use, Residential, Planned Communities and Condominiums

Our depth of knowledge and experience regarding all aspects of real estate development ensure that our attorneys structure such communities to be efficiently developed, marketed and operated. We are experienced in preparing covenants to govern the highest density, mixed-use, lifestyle centers as well as office parks, retail centers, single-family communities and condominiums. We structure master associations, condominium associations and sub-associations as necessary and appropriate to ensure the effective operation, governance and fiscal management of the community. With our extensive knowledge and experience regarding land use, acquisitions, public and private finance (including the use of community development authorities), condominium law, eminent domain and condemnation, environmental law, wetlands regulations, and construction law, Williams Mullen attorneys counsel developers through all stages of the development and successful marketing of new communities.

Experience

- Representation of developers of a mixed-waterfront community located in both the City of Richmond and the County of Henrico, Va., on more than one mile of urban riverfront property which will ultimately include 1,300 residential units, 500,000 square feet of office space, 150,000 square feet of retail space and a marina. Work involved creating new zoning districts in each jurisdiction and the corresponding rezoning to such districts in order to obtain desired uses as well as preparation of condominium registrations and declarations, townhouse declarations, and the master declaration governing the entire project. The firm also provided one of Virginia's first comprehensive environmental solution packages in conjunction with the Virginia Department of Environmental Quality (DEQ) to reclaim this long-standing industrial/Brownfield site and bring it back as a thriving residential and commercial community.
- Representation of developers of an 85-acre, mixed-use development containing two existing office buildings which campus will be expanded to include 300,000 square feet of retail space, 90,000 square feet of medical offices, 270,000 square feet of Class "A" office space and a 200 room full-service hotel. Engagement included preparation of a comprehensive set of easements, covenants, conditions and restrictions to govern the campus, as well as the formation of the property owners association.

- Representation of developer of a traditional neighborhood design (“TND”) community in Middlesex County, Va., and the Town of Urbanna, Va., that will contain over 700 homes on 825 acres, providing for four phases of development, 60% open space, a 50-acre historic area, retention of 62% of existing farmland, and conservation easements. The property is the oldest continuously farmed property in the United States. The firm successfully rezoned the property and prepared the complementary restrictive covenants and declarations as well as the organizational documents for the owner’s association and condominium associations.
- Representation of developers in connection with more than 100 residential subdivision, commercial and mixed-use condominium projects, including new construction, adaptive reuse and conversion projects.

Related News

- Cart Reilly Named to 2018 Millennials on the Move by CoVa BIZ Magazine
- Sean Hicks Named Chair of the Richmond Bar Association's Real Estate Section
- Preston Lloyd Named to 2018 Class of Up & Coming Lawyers by Virginia Lawyers Weekly
- C-VILLE: Valerie Long helps shape the city’s landscape
- Cart Reilly Named to Inside Business' Top 40 Under 40
- Valerie Long Named to Inaugural Class of ‘Influential Women of Law’ by Virginia Lawyers Weekly
- Williams Mullen Adds Experienced Real Estate Attorney Lori Schweller in Charlottesville
- Virginia Business Highlights Lori Schweller's Arrival at Williams Mullen
- Williams Mullen Strengthens Real Estate Practice with Addition of Steve Romine in Hampton Roads
- Cart Reilly Receives Norfolk & Portsmouth Bar Association's 2019 Walter E. Hoffman Award
- Williams Mullen Welcomes Three New Associates

Related Events

- AICPA National Real Estate Conference

Related Attorneys

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