Cooley

Amanda Williams

Special Counsel



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Reston

Land Use and Zoning
Proptech
Data Centers and Digital Infrastructure
Infrastructure, Energy and Real Estate

Amanda represents property owners and international, national and regional developers in all aspects of the land planning, zoning and development process. She has a particular focus on development matters related to data centers and related fiber optic conduit facilities, but also handles complex industrial, office, mixed-use, residential, healthcare, hotel and large planned community projects. Amanda regularly represents clients before state and local governing authorities, planning commissions, advisory commissions, and interested citizen organizations. Additionally, she advises clients on complex ownership and governance regimes for data center campuses and mixed-use developments, including the creation of condominium and subdivision structures, commercial and mixed-use property owners' associations, and reciprocal easement agreements.

Amanda's recent representative projects include:

- Vantage Data Centers, VA2 campus – 800,000 data center campus in Loudoun County, Virginia
- Vantage Data Centers, VA3 campus – 132-acre data center campus in Loudoun County, Virginia
- Entitlement and permitting of property to launch drone delivery services in Virginia and Texas
- Aligned Data Centers, IAD-03 – 450,000-square-foot, four-story data center in Loudoun County, Virginia
- Digital Realty, "Digital Dulles" – 424-acre (7.5 million-square-foot) data center campus in Loudoun County, Virginia
- EdgeCore Digital Infrastructure, AS01 – 400,000-square-foot data center in Loudoun County, Virginia
- Ashburn Corporate Center – 115-acre data center campus in Loudoun County, Virginia
- Loudoun Center – 2.6 million-square-foot data center campus in Loudoun County, Virginia
- Arcola Town Center – 350-acre mixed-use development with more than 1,000 residential units, 2.35 million square feet of data centers and 750,000 square feet of flex/retail in Loudoun County, Virginia
- Pulte, Tillett's View – 50-acre residential development with 199 townhomes and 101 single-family homes in Loudoun County, Virginia
- General Dynamics Headquarters – corporate headquarters facility for the Fortune 100 company in Reston, Virginia
- Kaiser Permanente, Caton Hill Medical Center – 250,000-square-foot state-of-the-art medical center in Woodbridge, Virginia

Education

University of Richmond School of Law JD, magna cum laude, Order of the Coif, 2015

Virginia Tech BA, English and Political Science, magna cum laude, 2012

Admissions & Credentials

Virginia

Rankings & Accolades

The Legal 500 US: Land Use/Zoning (2025)

Best Lawyers: Ones to Watch – Real Estate and Land Use (2021 – 2024)