Cooley

Mark Looney

Partner



mlooney@cooley.com

+1 703 456 8652

Reston

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

Mark focuses on assisting property owners and major developers with site selection, entitlement and development of some of North America's largest hyperscale and enterprise data center campuses and other complex real estate projects, including industrial, mixed-use, office, retail, residential, healthcare, hotel and planned community developments. Mark's work includes guiding clients through land use, infrastructure and regulatory approvals, as well as negotiating development agreements required to execute the approvals. Mark also advises clients on the public and community relations challenges associated with controversial developments and litigates when necessary to protect a client's approvals. Mark is regularly cited by Bloomberg Law and Law360 for his insights on data center-related legal and development matters.

Mark is recognized as one of the region's preeminent land use/zoning attorneys by Chambers USA – distinguished in Band 1 (2015 – 2025) and Band 2 (2011 – 2014) – and as a member of Chambers' #1 ranked real estate practice in northern Virginia (2008 – 2025). He also is recognized in Best Lawyers in America (2013 – 2020); Virginia Business magazine's Legal Elite highlighting Virginia's best lawyers (2014 – 2015); and The Legal 500 US for Real estate: Land use/zoning as a leading lawyer (2024 – 2025).

Recent re-zonings, concept plans, development plans and special exceptions Mark has worked on include:

- Compass Datacenter Digital Gateway – an 884-acre data center campus in Prince William County, VA, that is part of the largest data center campus in North America
- Parsons Business Park – a 90-acre data center campus in Prince William County, VA, that was sold to Amazon Web Services (AWS) post-approval
- Digital Dulles – a 450-acre data center campus in Loudoun County, VA, adjacent to Washington Dulles International Airport
- Quantum Park – a 2.5 million-square-foot office and data center campus on site of the former UUNet and Verizon facility
- EYA Kingstowne – a 174-unit townhome development in Alexandria, VA, on site of the former Top Golf facility
- EYA Tysons Ridge – a 104-unit townhome development in Tysons, VA, which replaced a 185,000-square-foot office building
- EYA Sutton Heights – a 50-unit townhome development in the city of Fairfax, VA, which replaced a

former church
- EYA Lake Fairfax Business Park – a mixed-use redevelopment containing 250 townhomes, 300 multifamily units and 15,000 square feet of retail space in Reston, VA (ongoing)
- Reston Next – a mixed-use development containing nearly 5 million square feet of office, residential, hotel and retail uses adjacent to the Reston Town Center metro station
- Oakton AT&T campus – a 33-acre mixed-use development containing 900 residential units and 120,000 square feet of retail space on site of the former AT&T regional headquarters (ongoing)
- Huntington Club – a mixed-use development containing 2.66 million square feet of residential, office and retail uses adjacent to the Huntington metro station, which replaces 334 existing residential condominiums
- Reston Station and Reston Station Promenade – a mixed-use development containing approximately 3 million square feet near the Wiehle-Reston East metro station
- Halley Rise – 3.5 million square feet of mixed-use development adjacent to the Reston Town Center metro station
- Reston Town Center – a 450-acre, mixed-use space of more than 7 million square feet in the Town Center District located along the Dulles Toll Road in Fairfax County, VA
- The Spectrum at Reston Town Center – a 750,000-square-foot office/hotel mixed-use redevelopment with 1,450 residential units
- Signature Site and Leidos HQ – a mixed-use development containing 560 residential units, 40,000 square feet of retail space and a 200,000-square-foot office building for Leidos headquarters
- General Dynamics Corporation – a corporate headquarters facility for the Fortune 100 company in Reston, VA
- StoneSprings Hospital Center – a medical campus with a 164-bed general acute care hospital and 400,000 square feet of medical office space in Loudoun County, VA
- Reston Hospital Center – 225,000 square feet of office space and a 152-bed expansion and enhancement of the medical campus in Reston, VA
- Tall Oaks Village Center – Redevelopment of a 70,000-square-foot shopping center with 156 residential units and 13,500 square feet of retail space

Education

George Mason University, Antonin Scalia Law School JD, cum laude, 2000

James Madison University BA, Political Science and Public Administration, 1991

Admissions & Credentials

Virginia

Rankings & Accolades

Chambers USA: Band 1 for Real Estate: Zoning/Land Use – Virginia: Northern (2020 – 2026)

The Legal 500 US: Leading Lawyer in Land Use/Zoning (2024 – 2026)

Best Lawyers in America

Washingtonian: Washington's Top Lawyers (2015)

The Virginia Business Journal: Legal Elite Real Estate/Land Use (2014)

The Washington Business Journal: One of the region's preeminent Land Use/Zoning Attorneys, "Young Gun" (2008), "Top Zoning Lawyer" – Finalist (2009)

The Virginia Business Journal: "Legal Elite – Virginia's Best Lawyers"

Richmond Magazine: "Rising Star"