



Mark M. Viani

Shareholder

Email: mviani@beankinney.com

Phone: 703.525.4000

Fax: 703.525.2207

2311 Wilson Boulevard

Suite 500

Arlington, VA 22201

OVERVIEW

Mark Viani is a shareholder with a varied practice that centers on commercial real estate and development (zoning and land use, real estate, environmental law), public utilities and infrastructure and public agency and local government law in Virginia, Maryland, and the District of Columbia.

Throughout his commercial real estate and development practice, Mark provides extensive services to clients throughout the region who have encountered growth management and increasingly complex legislative and regulatory issues during all phases of the development process.

He also assists clients with complex transactional matters, construction contracting and environmental compliance. In this regard, he has represented local, regional, and national developers on retail, office, residential and mixed-use projects, as well as industrial property owners and property developers, golf course developers, nonprofit and religious organizations, financial institutions, affordable housing providers and major medical institutions. He is a LEED Accredited Professional with knowledge of the law as it relates to the design, construction, and operation of green buildings.

Through his public utility and infrastructure practice, Mark represents major water and sewer authorities, natural gas and petroleum pipeline operators as well as traditional and renewable (solar, off-shore wind, and geothermal) power providers on matters ranging from general counsel work to the development and repositioning of utility facilities. He also assists clients with public-private partnerships on projects involving the development and operation of toll roads/ transportation infrastructure and affordable housing projects.

Through his public agency and local government law practice, Mark has assisted numerous public agency and local government clients, including two interstate compact commissions and a major urban business improvement district on a variety of legal matters in federal and state courts, administrative proceedings, and legislative matters.

Mark serves as the general counsel for the Prince William County Service Authority. Working with the Metropolitan Washington Council of Governments, he assisted the Commonwealth of Virginia, state of Maryland, District of Columbia with the formation and establishment of the Metro Safety Commission. He is a member of the Virginia Local Government Attorney's Association and Former Chair of the State and Local Government Section Council of the Maryland Bar Association.

Mark acts as Mid-Atlantic regional counsel for several national retail and institutional client and devotes a significant amount of time leading and assisting various community, civic, charitable, business, and professional organizations.

Prior to becoming a lawyer, Mark served as an officer in the 1st Cavalry Division of the U.S. Army in Texas and the Persian Gulf region. He was also previously a partner at the international law firm McGuire Woods LLP.

BAR & COURT ADMISSIONS

- Virginia, 1996
- District of Columbia, 1996
- Maryland, 1995
- U.S. Court of Appeals for the Fourth Circuit, 1996
- U.S. District Court for the District of Maryland, 1996
- U.S. District Court for the Eastern District of Virginia, 1996

EDUCATION

- University of Maryland School of Law, J.D., 1995
- Purdue University, B.A., 1988

AWARDS & AFFILIATIONS

Awards

- Best Lawyers in America in Land Use and Zoning Law, 2024-2026, Utilities Law, 2024-2025, Real Estate Law, 2025-2026
- Virginia Business Legal Elite in Real Estate/Land Use, 2019-2025
- Arlington Magazine, Top Attorney – Land Use/Zoning, 2019, 2021-2025

Professional Affiliations

- Urban Land Institute (ULI)
- Inaugural Regional Land Use Leadership Class
- Trends Conference Committee
- International Conference of Shopping Centers (ICSC)
- ICSC Mid-Atlantic Education Committee
- National Association of Industrial and Office Properties (NAIOP)
- Education Committee
- Government Relations Committee
- Northern Virginia Building Industry Association (NVBIA)
- Southeast Fairfax Development Corporation (SFDC)
- President of Board of Directors
- Economic Development Committee (former chair)
- Mount Vernon-Springfield Chamber of Commerce
- Chairman

- Economic Development Committee Chair (former)
- Mount Vernon Council of Community Associations (MVCCA)
- Co-chair (former)
- Planning & Zoning Committee Chair (former)
- Virginia Local Government Attorneys Association (LGA)
- Virginia Water and Wastewater Authorities Association (VWWAA)
- Fairfax County Affordable Housing Resources Panel (appointed by Fairfax County Board of Supervisors)
- Fairfax County Affordable Housing Preservation Task Force (appointed by Fairfax County Board of Supervisors)
- Association of the United States Army (AUSA)
- Army Historical Association
- 1st Cavalry Division Association
- The Federal City Council (former)
- Transportation Committee
- Economic Development Committee
- Greater Washington Board of Trade (former)
- Transportation and Economic Development Committee
- Maryland State Bar Association DC Bar Association
- Chair, State and Local Government Selection Council (former)
- Virginia State Bar
- District of Columbia Bar
- Lee-Mount Vernon Soccer Association
- Gunston Soccer Association
- Fort Hunt Youth Athletic Association