



REAL ESTATE STRATEGIES

The Kaufman & Canoles Real Estate Strategies Group is known for providing comprehensive representation to its real estate clients. Our goal is to make transactions happen while helping to manage the risks. We use our extensive legal knowledge and business insights to help you make more informed and balanced decisions no matter how complex the transaction.

AREAS OF CONCENTRATION

- Mixed Use Vertical and Horizontal Projects
- Residential
- Retail
- Office
- Public/Private Projects
- Health Care
- Hospitality/Resort
- Industrial
- Rezoning, Variances and Zoning Ordinance Text Amendments for all Types of Developments
- Development and Acquisition Due Diligence
- Environmental and other Permittings
- Environmental Due Diligence and Limitation of Liability
- Acquisitions & Financings
- Leasing
- Eminent Domain & Condemnation
- Inverse Condemnation

WHO WE ARE

Our practice group is composed of attorneys and other professionals who focus on transactional, development and land use matters as well as attorneys who focus on specialized related areas such as environmental law and tax planning. In many instances our attorneys work closely with members of our Public Finance Practice Group in structuring and implementing public/private partnerships.

Our group members possess a wealth of talent and experience and have a proven track record in handling a wide variety of both routine and complex real estate matters. Our group members pride themselves on providing counsel that goes beyond the completion of assigned legal tasks and adds value to our clients' projects.

REPRESENTATIVE MATTERS

- Represented a developer in the first state level public-private partnership project in Virginia under the Virginia Public Private Educational and Infrastructure Act
- Acted as Virginia counsel for multi-state parties in complex REIT restructuring, loan assignments, zoning matters and multiple office building acquisitions in Northern Virginia
- Represent a non-profit health care entity in its land assemblage, development planning and environmental, archaeological, historical, and transportation analysis, permitting and approvals for a multi-jurisdictional mixed-use project in the Williamsburg, Virginia area
- Represented a developer in the due diligence, environmental permitting, transportation permitting, Community Development Authority approval, financing, and acquisition of land for the development of a regional lifestyle (retail) center
- Represented the owner of a medical facility in an eminent domain case filed by VDOT, and obtained a settlement for the landowner in the amount of \$1.55 million, over \$1 million more than the original amount offered by VDOT
- Represented a land purchaser in the conception and implementation of a Brownfields development strategy for a waterfront mixed-use project formerly the site of a hazardous waste generator regulated by the Resource Conservation & Recovery Act
- Represented a developer in all aspects of the acquisition, financing, and preparing condominium documents for high-rise mixed-use (retail, office and residential) project in downtown Norfolk, including the sale of a portion of the developed project to a state agency
- Represented developer to establish vested property rights in non-conforming use of property and through all appeal levels, including the Virginia Supreme Court, against an adjacent property owner's challenge to the client's favorable land use determination
- Represented a non-profit foundation in connection with development of hotel, commercial buildings, research and development facilities and a residential village
- Successfully handled cases involving the taking, and partial taking, of residential and commercial properties, including vacant parcels in excess of several hundred acres, professional office buildings, medical office buildings and medical parks, big box retailers, grocery stores and shopping centers, hotels, farms, mining lands, banks, fast food and other restaurants, gas station and convenience stores, churches, and community association properties
- Served as local counsel to a national outlet mall developer in zoning, permitting, and approvals for phased development of an outlet center in James City County, Virginia.