



"Further revitalizing LoDo through signature mixed-use development projects like Dairy Block makes Colorado increasingly attractive to new business, workforce and tourism."

A Successful Mixed-Use Infill Development Project

Client: ZBlock Holdings LLC

The Issue

In an effort to maximize infill development in downtown Denver, ZBlock Holdings LLC, a joint venture among Grand American Inc., McWhinney and Sage Hospitality, spent the past four years developing an entire city block in lower downtown Denver known as Dairy Block. The mixed-use development incorporates new construction with three historic Windsor Dairy Block buildings and includes: 260,000 square feet of office space; the 172-room Maven Hotel; 60,000 square feet of retail and restaurant space featuring Milk Market, a 15,000-square-foot food hall operated by Bonanno Concepts; and a 394-space underground parking garage. Located just one block from Denver's Union Station, Dairy Block is in the center of Denver's transportation corridor allowing tenants, residents and visitors easy access to everything they need.

The Strategy

With proven experience in providing legal counsel to some of Denver's most noteworthy historic redevelopments—Denver's Union Station most recently—ZBlock Holdings LLC hired Brownstein to serve as lead counsel in negotiating the financing, the joint venture and the condominium documents for the project, as well as numerous management and property-related agreements. The deal required two separate financing/lending deals and hundreds of documents' worth of details including title/closing, lease and corporation organization counsel, various property, partnership and management agreements, easements and planned community documents. The Brownstein team implemented the planned community structure on this deal to allow the client to secure separate financing partners before construction even began.

The Impact

What was once an unappealing parking lot and rundown historical buildings is now a bustling infill development keeping more people in the downtown core and making a positive contribution to the Denver economy. With the first "activated alley" referred to as The Alley—a lively micro-district running from 18th and 19th between Blake and Wazee streets and home to an eclectic mix of Colorado retailers,

artisans, chefs and cocktail crafters—Dairy Block is a top downtown Denver destination. It is a true testament to what can be accomplished with successful joint ventures among groups committed to navigating complex redevelopment projects.

Meet The Team

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