



Carolynne C. White

Shareholder

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Denver, Colorado

Carolynne White is an experienced land use and public policy attorney, with strong state and local government relationships, and cutting-edge expertise. Her specialty is managing complex, controversial and challenging projects and navigating multiple regulatory environments for optimal outcomes for clients. Her strong local and state relationships with elected officials and staff statewide ensure that clients always have the best information and the best opportunity to be heard. Additionally, Carolynne is one of only 23 LEED-accredited attorneys in the state of Colorado.

Carolynne's practice focuses primarily on the zoning and entitlement process, with an emphasis on complex projects involving redevelopment, infill, brownfields, urban renewal, eminent domain, mixed use, transit-oriented development, PIFs and other public financing tools, and special challenges such as historic preservation. She has obtained entitlements for projects ranging from high-rise hotels to large-tenant retail to mixed use developments involving retail, office and residential components. Carolynne has also handled permitting for pipelines, compressor stations, and other mining and oil and gas-related facilities. She also serves as special and general counsel to a variety of governmental and quasi-governmental entities, such as urban renewal authorities, special districts and redevelopment authorities.

Previously, Carolynne served as co-chair of the firm's Real Estate Department.

Prior to joining Brownstein, Carolynne was the staff attorney for the Colorado Municipal League, where she worked on state legislation dealing with growth management, comprehensive planning, impact fees, zoning, annexation, subdivision, urban renewal, condemnation and special districts. Before that, Carolynne was a staff attorney for the Denver Water Board, where she focused on litigation in federal, state and administrative courts; drafting policies and procedures; and handling real estate transactions dealing with Denver Water property.

Previous Experience

Staff Attorney, Colorado Municipal League (1999-2004)

Staff Attorney, Denver Water Board (1994-1999)

Carolynne White is a distinguished and highly valued practitioner with in-depth expertise in zoning and land use matters. Market observers say she is "terrific and energetic; clients like her dynamism." - Chambers USA, 2019

Practices

Political & Regulatory Law, Real Estate, Green Building, Land Use, State & Local Legislation & Policy

Representative Matters

- Represented Simon Premium Outlets, part of the Simon Property Group, the leading US-based commercial real estate company and the largest real estate investment trust and largest shopping center operator in the US on the development of the new Denver Premium Outlet mall, on all aspects of the project, including

transactional, entitlements, and negotiation of an incentive package. The project is a \$134M, 94-acre premium outlet mall in Thornton, Colorado, and is expected to generate circa \$100M in revenue for the city of Thornton over its lifetime.

- Counsel to Evergreen/Clear Creek Crossing, the 100-acre mixed-use project in Wheat Ridge, Colorado, that includes a wide range of uses, including retail, hotel, multifamily residential and employment. Our Colorado-based real estate team negotiated a \$35M incentive and public finance package for the project.
- Successfully represented GCC Energy, LLC, operator of an existing coal mine in La Plata County, CO, in much contested negotiations and interim hearings with the Board of County Commissioners for a land use permit for continued mine operation ensuring that over 250 local miners' and truck drivers' jobs remained secure. This controversial project involved more than five years of public meetings and more than 47 technical expert reports for the King II coal mine, which produces circa one million tons of coal per year. The firm continues to advise Grupo Cementos de Chihuahua regarding on-going permit compliance issues and permitting for related facilities.
- Successful representation of municipality seeking over \$140 million in state funding for large-scale development projects under Colorado's Regional Tourism Act.
- Negotiated on behalf of a municipality an amended and restated development agreement and parks agreement with respect to a large master planned community.
- Represented CBS Outdoor Inc. on Denver compliance and land use issues involving outdoor advertising devices, including matters involving ordinance changes to the Denver sign code.
- Represented Alberta Development Partners, LLC in the development and financing of Cornerstar, a new mixed-use center containing 158 acres of retail and residential space in Aurora, Colorado. Brownstein handled the leasing and selling of portions of the center to national and regional retailers such as Target, Dick's Sporting Goods, Best Buy, Office Depot, 24 Hour Fitness and Sunflower Market.
- Counsel to Westminster Promenade West in its mixed-use redevelopment. The project includes commercial, multi-family residential, live-work, and vertically integrated office, retail and hotel space. Our work includes obtaining approval from Westminster City Council for an amendment to the Comprehensive Plan and Master Official Development Plan, and securing \$4.295 million in sales and admission tax incentives to support the project.

Community

Board of Directors, Adams County Economic Development

Board of Directors, Arvada Center for the Arts and Humanities

Board of Directors, Downtown Colorado, Inc.

Board of Directors, Economic Development Council of Colorado

Board of Directors, Metro North Chamber of Commerce

Board of Directors, Rocky Mountain Land Use Institute

Colorado State University Real Estate Council

Board of Directors, Florence Crittenton Services, 2009-2016

City and County of Denver, Zoning Task Force, 2005-2010

DU Law School Alumni Council, 1993-1999, 2006-2012

- Vice Chair, 2009-2011; Chair, 2011-2012

Metro State Foundation Board Member, 2008-2010

Sen. Michael Bennet Appointee, Bipartisan Selection Advisory Committee, 2015

Publications & Presentations

- Development Diagnostic,

July 2019

- Colorado Enacts Anti-SLAPP Law, *Brownstein Client Alert*, July 1, 2019
- The TIF Toolbox: Maintaining Successful Commercial Districts, Speaker, Colorado Municipal League Annual Conference, Breckenridge, CO, June 20, 2019
- Repeal on Statewide Ban on Rent Control Introduced in Colorado Senate, *Brownstein Client Alert*, April 8, 2019
- How Can Developers Avoid Problems Before They Arise?, *Brownstein Client Alert*, February 15, 2019
- When Are Tax Increment Revenues Federally Taxable?,
Brownstein Client Alert, February 6, 2019
- Colorado Bills that Could Affect Development in 2019,
Brownstein Client Alert, January 23, 2019
- 10th Circuit Issues Revised Opinion Clarifying When Individual Notice of Blight Determination Required,
Brownstein Client Alert, August 3, 2018
- Due Process Implications of Glendale's Appeals Ruling, Co-author, *Colorado Real Estate Journal*, August 1, 2018
- 10th Circuit Holds Colorado's Urban Renewal Statute Violates Due Process in M.A.K. Investment Group v. City of Glendale, *Brownstein Client Alert*, May 22, 2018

Education

- J.D., 1993, University of Denver Sturm College of Law
- M.P.A., M.U.R.P., 2006, University of Colorado at Denver
- B.A., 1987, University of New Mexico

Admissions

- Colorado
- U.S. District Court, District of Colorado
- U.S. Court of Appeals, Tenth Circuit
- U.S. Supreme Court

Recognition

Best Lawyers in America, 2013-2020

- Land Use and Zoning Law Lawyer of the Year, Denver, 2020

CREW Denver Top Achiever Award in Law, 2017

Chambers USA, 2016-2019

LEED Accredited Professional

5280 Top Lawyers, Real Estate, 2017

Top Women Lawyer, *Law Week Colorado*, 2011, 2018

Colorado Super Lawyers, 2006-2007, 2018-2019

Board of Governors, Colorado Bar Association, 1998-2000, 2003-2004, 2006-2008

Board of Trustees, First Vice President, Denver Bar Association, 2006-2007

Board of Trustees, Second Vice President, Denver Bar Association, 2003-2004

Editor, *Colorado Lawyer*, "Government and Administrative News" column, 1999-2006

Delegate to the ABA House of Delegates, Denver Bar Association, 1999-2005

Denver Bar Association Young Lawyer of the Year, 1999

Board of Directors, Legal Aid Foundation, 1995-1998

Membership

American Bar Association

American Planning Association

Colorado Bar Association

Colorado Bar Association Legislative Policy Committee, 1998-1999

Colorado Municipal League

Colorado Women's Bar Association

Denver Bar Association

International Council of Shopping Centers

National Association of Industrial and Office Properties

William E. Doyle Inns of Court, 1991-2009