



KAPLAN KIRSCH ROCKWELL

## Developer, City Have Big Plans for Former Gates Rubber Factory on South Broadway in Denver

*Denver7*

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Colorado news station Denver7 features some of the changes that the Denver community can expect with the highly-anticipated transformation of a mixed-use development in this article. The property, approximately 41 acres, sits vacant at I-25 and South Broadway and will include 2,500 different housing options, with at least 250 affordable units. Our firm was instrumental in the redevelopment process of this project. We represent the private purchaser and redeveloper of the site, one of the largest remaining redevelopment sites within the City and County of Denver. Our involvement has included negotiation of the purchase and sale agreement, project due diligence, negotiation of the environmental insurance policy, environmental cleanup and risk management, entitlements, use of special district and tax increment financing, railroad right-of-way issues, transit-oriented development, and private project financing.