



Sarah Rockwell

Sarah Rockwell’s practice emphasizes land use, real estate, and public and private sector negotiations. Sarah has practiced in both Colorado and California, representing both public and private sector clients in land use, real estate, entitlement, and municipal law issues associated with small and large-scale development projects, including transit-oriented development projects, airports and residential, industrial, and commercial development projects.

Sarah currently advises clients on real estate and land use issues associated with a variety of public and private sector development projects. She has advised on and prepared entitlement documents, real estate, public financing, and other project agreements, including agreements associated with public/private sector development projects. Sarah also has advised several airport clients on land use compatibility issues associated with land adjacent to the airports and counseled both public and private entities on the preparation of habitat conservation plans under the federal Endangered Species Act and other endangered species issues. Additionally, she has served as an expert witness in arbitration and court proceedings involving land use and zoning issues.

Representative Experience

Broadway Station (former Gates Site) Redevelopment, Denver, Colorado

Advising owner of the former Gates site in Denver, Colorado regarding land use, entitlement, zoning, and public finance issues associated with new mixed-use community at I-25 and Broadway

Peña Station, City and County of Denver, Colorado

Represented the City and County of Denver on a public-private partnership in connection with the Peña Station area transit-oriented development project, including negotiations with adjacent landowners, agreements related to \$50 million infrastructure financing, and real estate issues

Alameda Station, Denver, Colorado

Represented developer of the Alameda Station transit-oriented development project in negotiating, drafting, and finalizing agreements with the Regional Transportation District (RTD) and other parties associated with the purchase of property from RTD and development of a new transit plaza and associated private development

Federal Center Station Neighborhood, Lakewood, Colorado

Represented the City of Lakewood related to discussions with the General Services Administration regarding property



Partner

Denver Office
303.825.7000
srockwell@kaplankirsch.com

Areas of Practice

Endangered Species
Intergovernmental Agreements
Land Use and Zoning
Multi-Modal Transportation
Facilities
Planning and Development
Project Development
Public Meetings, Open Records,
and Participation in the Public
Process
Public-Private Partnerships
Real Estate Development and
Transactions
Transit-Oriented Development

Education

J.D., Boston University, 1985
Master’s in City Planning,
Massachusetts Institute of
Technology, 1985
B.A., Stanford University, 1980

Bar Admissions

Colorado
California



KAPLAN KIRSCH ROCKWELL

acquisition and development issues

Senior Care Facilities

Advised development of senior care facilities on real estate and entitlement issues associated with development of senior care projects

The Orchard Town Center, Westminster, Colorado

Represented developer of the Orchard Town Center in preparing master development agreement, entitlement documents, and other agreements with the City associated with the Orchard Town Center development

The Meadows, Castle Rock, Colorado

Advised owner of The Meadows project regarding real estate and habitat conservation planning issues associated with project

Professional and Civic Activities / Awards

- Downtown Denver Partnership Management Group (2009–Present)
- Denver Civic Ventures (2006–Present); current Vice Chair
- *Best Lawyers*[®] Summer Business Edition for Land Use & Zoning Law (2018)
- Member, Colorado ULI Executive Committee (2017)
- Colorado Women's Chamber of Commerce, Top 25 Most Powerful Women in Denver (2017)
- *Best Lawyers in America*[®] for Land Use & Zoning Law (2007–2019)
- *Super Lawyers*[®] for Land Use & Zoning Law; Real Estate Law (2006, 2008–2019)
- *Chambers USA*, Real Estate: Zoning/Land Use – Band 1 (2005–2018)
- *Best Lawyers*[®] Land Use & Zoning "Lawyer of the Year" award for Denver (2011, 2018)
- *5280's* Top Lawyer for Government Relations/Contracts/Lobbying Law (2015, 2019)
- Board of Directors, Winter Park Recreational Association (October 2012–September 2017; President, October 2016–September 2017)
- ULI Community Development Product Council (2014–2015)
- Regional Advisory Board, Rocky Mountain Land Use Institute (2004–Present)
- Board of Directors, Lowry Redevelopment Authority (Chair, August 2012–August 2013; Member, 1997–August 2013)
- Chair, Downtown Denver Partnership Housing Policy Task Force (2010, 2014)
- Member of Expert Roundtable on Affordable Housing and



KAPLAN KIRSCH ROCKWELL

Transit organized by the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Transportation (DOT) (2010)

- City and County of Denver Infrastructure Priorities Task Force/City Facilities Subcommittee (2006)
- Former Board Member, Colorado Preservation, Inc. (2005–2008)
- Former Board Member, Mile High Montessori Early Learning Centers (1995–2005)
- Colorado ULI Technical Advisory Panels (University Hill, Boulder; Oak Street Station, Lakewood; 10th and Sheridan, Lakewood; Englewood CityCenter)

Publications

Denver Green Roofs Initiative
11.10.17

Sharing the Wealth from Airport Expansions
April 1998

News

Settlement Agreement Reached on McClellan-Palomar Airport Development
04.01.19

5280 Magazine Releases Top Lawyer Rankings, Firm Attorneys Included
5280 Magazine
01.02.19

Four Partners Named as Best Lawyers® for 2019, One Selected as Lawyer of the Year
Best Lawyers® 2019
08.15.18

Developer, City Have Big Plans for Former Gates Rubber Factory on South Broadway in Denver
Denver7
06.07.18

Firm Client to Develop Over 40,000SF for Volkswagen Dealership
11.06.17

Denver City Tax Support to the Tune of \$90 million Could Aid Gates Redevelopment at I-25 & Broadway
The *Denver Post*
10.02.17

Sarah Rockwell Kicks Off New Dinner Program for ULI Colorado



KAPLAN KIRSCH ROCKWELL

09.12.17

Firm Client Helps with Building Ranch Community for Disabled
The *Littleton Independent*
09.08.17

National Western Center Framework Agreement Headed for
Final Approval
08.31.17

Sarah Rockwell Named as Denver's "Land Use & Zoning Lawyer
of the Year" by The Best Lawyers in America® for Second Time
08.16.17

The Best Lawyers in America® Announces Lawyer Rankings,
Firm Attorneys Included
Best Lawyers® 2018
08.15.17

Chambers USA Announces Legal Rankings, Firm Attorneys
Included
Chambers USA 2017
06.07.17

Colorado Women's Chamber of Commerce Lists Sarah Rockwell
in Top 25 Most Powerful Women in Denver for 2017
01.13.17

The Best Lawyers in America® Announces Lawyer Rankings,
Firm Attorneys Included
Best Lawyers® 2017
08.15.16

Chambers USA Announces Legal Rankings, Several Firm
Attorneys Selected for Inclusion
Chambers USA 2016
06.14.16

City of Lakewood Considers Acquisition of Acres of Land in
Unusual Land-for-Construction Exchange
The *Denver Post* and 9News
October 2015

Firm Client Officially Closes Financing and Begins Construction
on TOD Project
06.12.15

Chambers USA Releases Legal Rankings, Firm Partners
Included
Chambers USA 2015
06.08.15

Firm Attorneys Assist in Purchase Agreement for Familiar Site
Law Week Colorado and The *Denver Post*



KAPLAN KIRSCH ROCKWELL

Fall 2014

Chambers USA Announces Legal Rankings, Several Firm Attorneys Included
Chambers USA 2014
06.09.14

Chambers USA Announces Legal Rankings, Three Partners Selected for Inclusion
Chambers USA 2013
06.07.13

Attorneys Kaplan, Kirsch, Rockwell, and Potter Recognized as Super Lawyers for 2013
Super Lawyers
03.05.13

Chambers USA Announces Legal Rankings, Attorneys Included for 8th Consecutive Year
Chambers USA 2012
06.11.12

U.S. DOT Awards RTD \$280 Million Loan for EAGLE P3 Commuter Rail Project
12.02.11

Chambers USA Announces Legal Rankings, Two Founding Partners Included Again
Chambers USA 2011
06.09.11

Sarah Rockwell and Lori Potter Named 2011 Colorado Super Lawyers and Top 25 Women Lawyers in Colorado
Colorado Super Lawyers
2011

Sarah Rockwell Named as Denver's "Land Use & Zoning Lawyer of the Year" by The Best Lawyers in America®
10.26.10

Chambers USA Announces Legal Rankings, Two Founding Partners Included
Chambers USA 2010
06.10.10

Sarah Rockwell and Lori Potter Named 2010 Colorado Super Lawyers and Top 25 Women Lawyers in Colorado
Colorado Super Lawyers
2010

Presentations

A Practical Guide to Successful Land Use Approvals



KAPLAN KIRSCH ROCKWELL

Developer/Citizen Negotiation and Agreements

Airports: Balancing Economic Development and Community Interest

The ESA and Regulatory Takings

Top 10 Things a Lawyer Wants to Tell a New Construction Project Manager
11.07.18

Sarah Rockwell, Polly Jessen Guest Lecture on Construction Project Management
02.15.18

Crafting Development Agreements that are Win Wins for Municipalities and Developers
01.06.18

Development Agreements Between Municipalities and Private Parties
12.19.17

Crafting Development Agreements that are Win Wins for Municipalities and Developers
01.04.17

Development Agreements: Special Considerations for Public Entities
07.27.16

Planned Unit Developments: The Ups and Downs of Custom Zoning
12.11.14

Certainty in Uncertain Economic Times: Do Plans Make Sense Anymore?
03.13.14

Land Use Ethics
03.08.13

Affordable Housing and Transit-Oriented Development
03.04.11

Special Use Reviews
12.01.05

Structuring Multi-Phased Development Projects
05.13.04