



## Kylie Crandall

Partner

1800 Broadway, Suite 300, Boulder, CO 80302

P 303.473.4819

[kjcrandall@hollandhart.com](mailto:kjcrandall@hollandhart.com)

**Kylie has a diverse practice that focuses on broad aspects of real estate, water and project development, including acquisition, financing, water and land use planning, development, leasing, managing, and operating.**

Her client base includes a wide range of individuals and industries – from developers, municipalities, other governmental entities, lenders, natural resource, and energy companies to small business owners and farming and ranching families.

### PRACTICES

Project Development and Finance  
Residential and Community Development  
Resorts, Lodging, and Leisure  
Water Law  
Environmental and Natural Resources  
Real Estate Development and Finance  
Commercial Finance  
Multifamily and Affordable Housing  
Development  
Commercial Leasing  
Corporate  
Zoning and Land Use

### EDUCATION

University of Colorado School of Law,  
J.D., 2009  
Colorado State University, M.Ed., 2004  
Dean's List  
University of Colorado, B.A., 2003  
*magna cum laude*  
Dean's List

### BAR ADMISSIONS

Colorado

### EXPERIENCE

#### Project Development

Kylie regularly assists clients throughout the life-cycle of real estate and water development projects, and negotiates the contracts required for every stage, including the contracts required for acquisition, disposition, lease, and day-to-day operation.

#### Water

Kylie handles all facets of water law in Colorado, including guiding clients through water court litigation and related administrative proceedings, and assists in water quality and related environmental review and compliance.

#### Affordable Housing

Kylie represents clients in the acquisition, development, rehabilitation, financing, and restructuring of multifamily affordable and market rate housing projects. She also assists developers, lenders, housing authorities, and nonprofit organizations in navigating the intricacies of FHA/HUD insured loan programs.

#### Leasing

Kylie represents both landlords and tenants in a variety of commercial leasing matters involving both real estate and water, including leases for multi-tenant commercial office space, retail and restaurant leases, build-to-suit leases, ground leases, and agricultural, water, farm and grazing leases. Kylie handles all of the US leasing for a client operating in the outdoor industry.

#### Corporate

Kylie has experience developing solutions to the diverse business concerns of her various clients, including corporate organization and

governance issues.

## CLIENT RESULTS

Outside counsel for a large environmental and recreational development project to increase water storage for Front Range municipal and irrigation water providers.

U.S. counsel for an international water and real estate investment company in the acquisition, financing, development, and disposition of real estate and water rights.

Represented clients developing natural gas, solar and wind powered electrical generation projects in the development, implementation, and permitting of project water supplies.

Guides clients in the acquisition and disposition of large, historic ranches in Colorado, often including implementation of new land use and water development plans.

Borrower's counsel in significant public/private project in the central business district in Boulder, Colorado.

Water rights counsel for Colorado municipality seeking to secure significant recreational in-channel diversion water rights to enhance its recreational opportunities, which involves advising the client on many related issues including rights-of-way, municipal issues, complex Colorado interstate compact issues, and multi-state issues.

## PUBLICATIONS

"Environmental Aspects of Real Estate and Commercial Transactions: Acquisition, Development, and Liability Management, Fifth Edition," *American Bar Association*, Co-Author, 2021

"A Dialogue Between Generations," *The Colorado Lawyer*

## SPEAKING ENGAGEMENTS

"Commercial Leasing in Colorado," *Colorado Bar Association CLE*, January 16, 2020

## RECOGNITION

- Colorado Super Lawyers® Rising Stars, Energy & Resources, 2018

## PROFESSIONAL AND CIVIC AFFILIATIONS

- American Bar Association, Member
- Colorado Bar Association, Member
- Colorado Bar Association, Water Section, Secretary
- Boulder County Bar Association, Member