



## Rebecca Dow

Partner

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**Becky Dow brings a practical, owner-minded approach to assist her real estate clients in the development of residential and mixed-use communities and commercial projects.**

She has been on the front line of development and has in-depth knowledge of sophisticated real estate issues. She identifies and mitigates potential risk exposure for her clients.

**A Wide Range of Clients:** Among Becky's clients are one of the largest public home builders in the U.S.; developers of mixed-use and residential developments, hotel sites, office buildings, and multi-family projects; private homebuilders and condo developers; retail tenants; and purchasers and developers of resorts and fractional interest developments.

**Industry Insider:** Becky brings an insider's business perspective to real estate development. As senior vice president, legal, for one of the world's largest theatre circuits, she was responsible for retail leasing, acquisition, development, and construction work for more than \$500 million in projects – including more than 50 new theatres.

**Influencing New Laws:** Becky focuses not only on the existing laws governing the commercial and residential real estate industries, but also on proposed laws. She has lobbied at the State Capital on behalf of Colorado BUILDS and the Colorado Association of Home Builders and assisted with drafting legislation.

### EXPERIENCE

#### Commercial Real Estate

Becky works with commercial real estate owners in:

- Acquisition, options, due diligence, and subdivision process
- Land use, annexation, and entitlement
- Residential and mixed-use development, including condominiums
- Joint development agreements and special district funding agreements
- Document and form development for developers in the sale of homes to consumers
- Creating common interest ownership communities
- Retail and office leasing

### PRACTICES

Construction  
 Residential and Community Development  
 Zoning and Land Use  
 Resorts, Lodging, and Leisure  
 Real Estate Development and Finance  
 Commercial Leasing  
 Project Development and Finance  
 Project Development

### EDUCATION

University of Denver College of Law,  
 J.D., 1983  
 Order of St. Ives

University of Colorado, B.S., 1977  
*cum laude*

### BAR ADMISSIONS

Colorado

### **Construction and Design**

- Drafting and negotiating construction contracts, subcontracts, and professional services agreements to protect owners, including LEED-certified projects
- Public improvement agreements and subdivision improvement agreements
- Lot development agreements
- Joint development and cost-sharing agreements

### **Public Private Partnerships**

- Assist developers with public financing for infrastructure improvements
- Draft PIF and TIF covenants for public improvement financing
- Negotiate and draft infrastructure agreements on behalf of developers with municipalities

## **CLIENT RESULTS**

### **Commercial Real Estate**

Assist developer with acquisition and development of an 103-acre in-fill parcel near Littleton, with a projected value of the project in excess of \$150 million at build-out.

Representation of large national homebuilder in more than 40 projects in the Greater Denver Metro Area from acquisition, development, and sale of homes to consumers.

Represented master developer of 275-acre residential community in Aurora from acquisition, entitlement, public improvement financing, and sale of lots to homebuilders.

Outside general counsel for the master developer of a 21,400 acre master-planned community in Colorado from acquisition, entitlement through sales of lots to homebuilders.

Represented owner in \$10 million private equity financing for private home and multi-family builder.

### **Construction and Design**

\$33 million historic renovation of hotels and retail projects in California and Baltimore.

\$56 million construction contracts for four hotels in Las Vegas, NV.

\$18 million joint development and construction agreement for infrastructure for a mixed-use redevelopment of a golf course.

Created standardized vertical and land development construction and professional services agreements for national homebuilders to use throughout the U.S.

\$10 million LEED-Gold TOD mixed-use office and retail building in Lakewood, Colorado.

### Public Private Partnerships

\$200 million public-private wastewater agreement in Colorado Springs.

Facility Funding and Acquisition Agreement for \$17 million public improvements in Jefferson County.

Metro District Improvements Agreement (Construction and Reimbursement) for \$14 million infrastructure in Arapahoe County.

### PUBLICATIONS

"Housing Crisis in Colorado May Get Worse: Anti-Growth Initiatives Slated for Lakewood and Colorado," *Construction Law Blog*, August 10, 2017

"Construction Defect Reform in CO; HB 1279: Pluses, Pitfalls & Practical Pointers," *Construction Law Blog*, May 23, 2017

"Contractors and Design Professionals Beware: Homeowner Protection Act Extended to Senior Living Center," *Colorado Construction & Design Magazine*, Spring 2017

"Top 10 Contract Tips To Avoid Construction Defect Claims In Colo.," *Law360*, April 26, 2017

"Mitigation of Construction Defect Litigation- Top 10 Construction Contract Issues," *Construction Law Blog*, April 18, 2017

"The Latest (and Greatest) Colorado Construction Defect Reform Bill—SB17-156," *Construction Law Blog*, February 21, 2017

"Alphabet Soup? Understanding Current Financing Tools for Commercial and Retail Construction Projects (PIFs, TIFs, PICs, URAs, BIDs, GIDs, SIDs)," *Colorado Construction & Design*, March 2016

"Green Building: A Primer for Attorneys," *Chapter 30 in Colorado Construction Law*, Co-Author, 2015 and 2018 supplement

### RECOGNITION

- *The Best Lawyers in America*© Real Estate Law, 2009-2020; Land Use and Zoning Law, 2019-2020
- *Chambers USA: Leading Lawyers for Business*, Real Estate, 2008-2019
- *Who's Who Legal*, Real Estate 2015
- Colorado Super Lawyers®, Real Estate, 2007-2019
- Super Lawyers®, Corporate Counsel Edition
- *The Legal 500*, Construction, Real Estate and Environmental, 2009-2014
- *5280 Magazine* Top Lawyers, Real Estate, 2018

## PROFESSIONAL AND CIVIC AFFILIATIONS

- American College of Real Estate Lawyers, Fellow
- American Bar Foundation, Fellow
- Colorado BUILDS, Board of Directors
- HomeAid Colorado, Board Member, 2014-present
- CREC Subdivision Rules Task Force, Appointed Member, 2013-2014
- Colorado Association of Homebuilders, Board and Executive Committee Member, 2011-2014
- Colorado/Denver Bar Association, Representative and Nominating Committee, 2009-2010
- Colorado Bar Association, Real Estate Section Council, Member, Officer, and Past Chair
- Colorado Bar Foundation, Fellow
- American Bar Association, Real Property and Construction Sections, Member