

**The Gallegos Corporation**  
**Project: Dairy Block Alley Paving**

**Project Narrative**

The area surrounding the Dairy Block had been undergoing a renaissance when the owner of the Dairy Block development came to the city with a proposal. He was interested in developing the alley between his remodeled structures and new buildings – something to tie the old to the new. It was a novel idea in Denver, one that has been used in several cities across the country successfully. Denver looked at the proposal and felt it may be a way to add valuable land to a land-locked city – Denver is surrounded by other cities, hence the land-lacked comment. They approved the change to the plans; the project is complete and drawing large crowds.

**Solutions of Special Projects**

The City and County of Denver had long pondered what the effect would be to open select alleyways located in Downtown Denver for public use. That deliberation was answered as the full city-block development called *Dairy Block* opened. The project that re-purposed several 1900's warehouse structures into hotels, bars, apartments and shops opened this summer alongside the new construction. The difference between this and most inter-city developments: the alley that is normally used for trash and deliveries would be designed to include entrances into boutique shops and bars that open into the alley and includes special lighting effects for night time use.

The owners, along with representatives from the city of Denver, had toured several cities - New York and San Francisco were two - that felt there was a way to turn dark, rodent filled spaces into thriving destination zones for people to enjoy. Developing these areas keeps cities from becoming landlocked, helps to increase public spaces and turns dark alleys into green, healthy, safe, vibrant centers. The first developments into alleyways were in Chicago and Los Angeles where the decision was made to make alleys environmentally active using permeable pavements as a way to absorb rainfall and keep storm water from entering our waterways. Since then, Seattle and New York have moved forward with their projects and are seeing the benefits of additional outdoor space for people to meet and spend time shopping or dining.

**Excellence in Project Execution and Management/Team Approach**

Once the owners at Dairy Block decided to move forward with the alleyway, the contractor reached out to Gallegos for our assistance in sourcing stones and providing the labor to install the stone. The owners had a very select color palette, and, oh by the way, we want to open early. Only issue – the specified stones were from outside the United States - so fabrication and delivery schedules became a problem. Using the owners color palette, Gallegos was able to source materials from North America that were close enough to the original palette that the decision was made to move forward with the North American stones. We selected a fabricator that had facilities across North America so there was plenty of saw time available. The stone was cut and delivered before we needed the material.

### **Construction Innovations/State-of-the-Art Advancement**

Working closely with the contractor, Gallegos brought in enough materials for a mockup and to get final approval from the owner, contractor, architect and the city. Once approved, we moved quickly and assisted the contractor in coordinating the other trades required to get subsurface electrical, trench drain and sub-slab work complete so when our material arrived – from three different fabrication facilities across North America – we were ready and could meet the owner’s request to open early.

Our main issue was schedule based and had to do with the coordination of three fabrication facilities located across the United States and Canada to ensure they were all cutting to the same specification so we did not have much hand work to complete once the stone arrived on site.

### **Environmental/Safety**

This was not a challenging project when it comes to talking safety. We were in a closed environment and the only people working in the area besides our stone setters was the electrician and plumber, both of which were working hand-in-hand with our team. Our teams push safety, we area at a .56 EMR. At this time, we were learning about the new OSHA silica standards and as a masonry contractor, it felt like the new rules were targeting masons. We worked through the new guidelines, printing out the OSHA Table 1 requirements on a credit card sized document that the foreman could refer to when dealing with the new standard.

### **Excellence in Client service and/or Contribution to the Community**

This historic block located in Denver’s Dairy Block neighborhood was once home to Windsor Dairy, and is now a vibrant micro-district that boasts 15 shops, 18 restaurants, seven bars, a luxury coworking space, and a 172-room boutique hotel. A stomping ground for tastemakers, fun seekers and seasoned regulars, Dairy Block is your Denver destination, found. From the enticing atmosphere of The Alley to the local culinary concepts at Denver Milk Market—Dairy Block comes to life the more you explore.

The end-product is a visually stunning and aesthetically pleasing gathering spot in the heart of downtown Denver that attracts people from all generations to enjoy the outdoor nightlife.

In an alley.



















