

# Neighborhoods

PLACES TO LIVE, PEOPLE TO SEE IN COLORADO NEIGHBORHOODS

## RIVERFRONT PARK



PHOTOS: CHERYL UNGAR, COURTESY OF RIVERFRONT PARK

### THE ESSENTIALS

**STREET BOUNDARIES:** RIVERFRONT PARK RUNS FROM CHERRY CREEK ON THE WEST TO 20TH STREET, AND FROM COMMONS PARK SOUTH TO THE RAIL LINES OF THE CENTRAL PLATTE VALLEY.

**A TYPICAL RIVERFRONT PARK RESIDENCE:** A MODERN, LUXURY CONDO. WHILE THERE IS WIDE VARIETY, A TYPICAL PROPERTY IS A TWO-BEDROOM, TWO-BATH CONDO WITH 1,600 SQUARE FEET OF LIVING SPACE. SMART, OPEN FLOOR PLANS AND DESIGNS FOR MODERN LIVING ARE COMBINED WITH GOURMET KITCHENS, FIVE-PIECE BATHROOMS AND OTHER TOP-END MATERIALS AND AMENITIES.

**WHAT MAKES IT SPECIAL:** IT'S NEXT TO LODO, BUT IT'S NOT LODO. RIVERFRONT PARK HAS AN IDEAL URBAN LOCATION, A SHORT WALK OVER THE MILLENNIUM BRIDGE TO LODO, BUT WITH A NATURAL GEOGRAPHIC SEPARATION FROM DOWNTOWN THAT GIVES IT A UNIQUE, PEACEFUL, ALMOST SECLUDED AMBIENCE. BORDERED ON THREE SIDES BY PARKS YET STEPS FROM DOWNTOWN, RIVERFRONT PARK IS A TRULY URBAN COMMUNITY THAT HAS A SURPRISINGLY "GREEN" FEEL AND THAT IS ACTUALLY QUIET AT NIGHT! ALL THIS WHILE LIVING IN A NEWLY CONSTRUCTED, MODERN, LUXURY UNIT, AS OPPOSED TO A CENTURY-OLD REMODELED WAREHOUSE.

**WHERE IT IS...DOWNTOWN!** Riverfront Park is literally close to everything downtown—16th Street Mall and Larimer Square, Pepsi Center and

Coors Field, Denver Center for Performing Arts and Six Flags/Elitch Gardens, to name a few entertaining venues. It's also a short walk to REI,

Confluence Park, the Cherry Creek Path and the shops near 15th and Platte. Riverfront Park is critically centered next to the future hub of all the Light Rail lines—Union Station—and as FasTracks and the other phases are completed, the location will become that much more desirable.

### BACKGROUND...URBAN REDEVELOPMENT ON A GRAND SCALE.

Riverfront Park is part of the overall renaissance of the Central Platte Valley, long an industrial/rail zone ripe for redevelopment. Under Mayor Webb's leadership, the property that is now Riverfront Park was rezoned as residential in the 1990s, paving the way for growth. There are nine current developments within Riverfront Park, from the stunning new ultra-modern Glass House condos currently under construction to the Creekside Flats bordering the path to the out-of-sight luxurious Brownstones. Some 3,000 residential units are planned, 1,100 of which are complete.

### WHY IT'S HOT...REFINED, URBAN, PEDESTRIAN LIFESTYLE.

Riverfront Park residents experience and love the freedom of barely ever stepping into their cars, all while living in serene luxury. From their comfortable condos, these urbanites walk to all their everyday work and play activities: jobs downtown, playing with the dog in the park, shopping, restaurants, culture, entertainment and exercise on the Cherry Creek Path.

STORY: JON GOLDBERG

#### WHAT YOU'LL PAY...HALF A MIL TO

**START.** Riverfront Park is a high-end development in all aspects, and this applies to price as well. The average price for a unit is more than \$650,000 with larger penthouses and Brownstones selling for more than \$2.5 million. The area commands high prices per square foot, with an average of about \$500 and upwards of \$600.

#### WHO LIVES HERE...NEW URBANITES OF

**ALL AGES.** Residents of Riverfront Park, while diverse, all share a 21st-century urban philosophy and lifestyle that brings a hip excitement and wonderful sense of community. The average

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residents are in their early 50s and the population consists mainly of empty-nesters, second-home buyers, couples without children and divorced individuals—all of whom love city life.

#### AMBIENCE...A HIP, FRIENDLY

**NEIGHBORHOOD.** Urban but green, busy but welcoming, Riverfront Park exudes the city but maintains a laid-back community feel—no small accomplishment for a development on an old railyard. Next to LoDo but surrounded by parks, Riverfront Park is bustling with friendly, pedestrian

activity, and people are quick to say hello as they walk their dog, hop on their bikes or strap on their Rollerblades. As you wind down Little Raven Street, with huge parks on one side and striking residences on the other, you can literally see this neighborhood taking shape around you.

#### A PERFECT DAY IN RIVERFRONT

**PARK...NO CAR REQUIRED.** Grab your dog and stop by Ink! Coffee shop before strolling through Commons Park to the Cherry Creek Path, perhaps stopping to watch the kayakers at Confluence Park/REI. Pop into Zengo or McLoughlin's for lunch before wandering over the Millennium Bridge to shop at a boutique in Larimer Square and browse at the LoDo Tattered Cover. After a quick rest back at your condo, meet friends for a drink at Forest Room 5 before heading downtown again for dinner at Rioja followed by a play at the DCPA. When you're tired, walk home in 10 minutes to your oasis in the city, Riverfront Park.

*Thanks to Chris Frampton of East West Partners and Amy Padden, a Riverfront Park resident, for their assistance with this story.*

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# Fuller

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