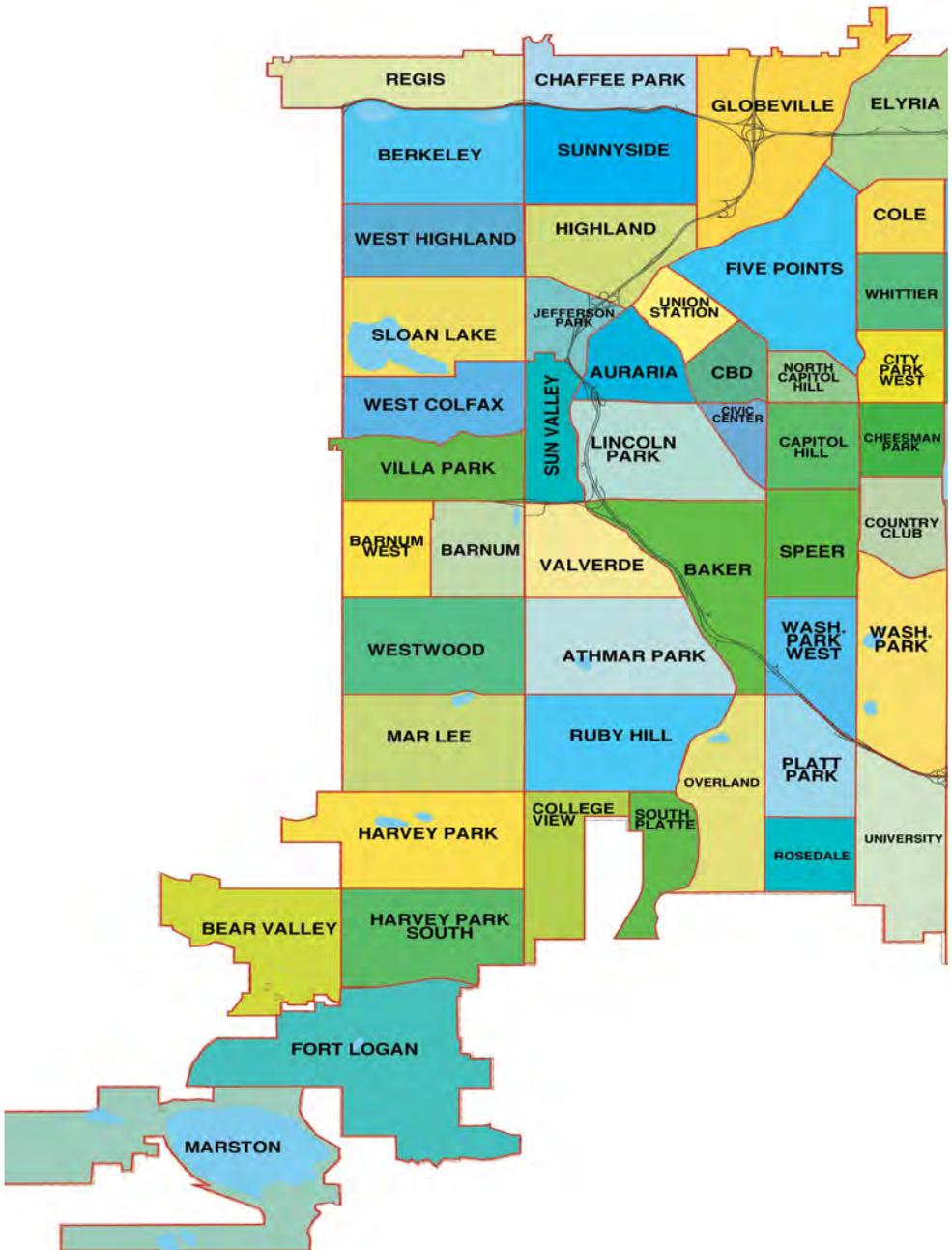
A scenic view of Denver at dusk. In the foreground, a large, ornate yellow building with a red roof and two towers sits on a platform over a calm lake. The building's lights are reflected in the water. In the background, the city skyline is visible, including the Colorado State Capitol dome and several skyscrapers, set against a backdrop of purple and blue mountains under a twilight sky.

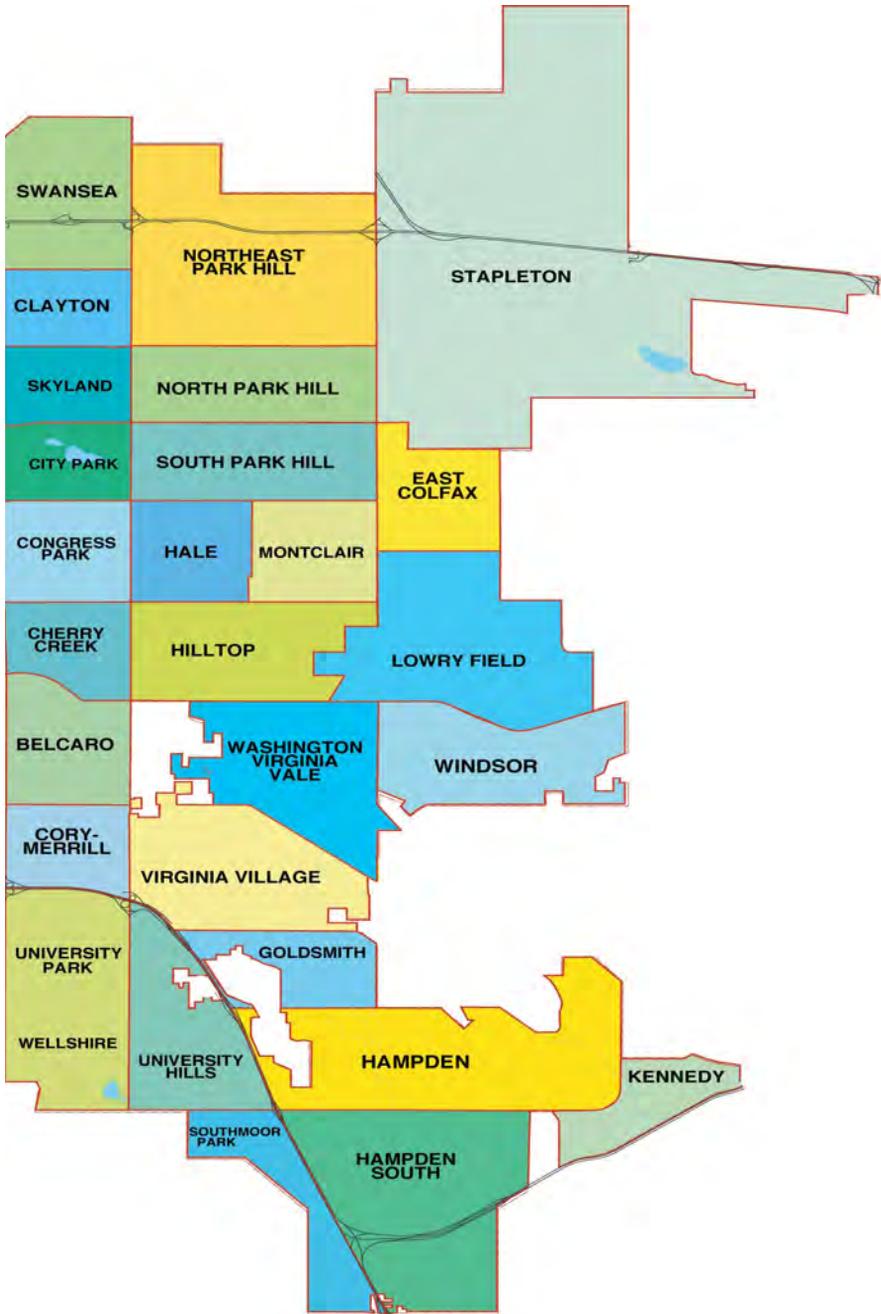
# Denver

## A GUIDE TO DENVER NEIGHBORHOODS

**MADISON & COMPANY**  
PROPERTIES

# DENVER NEIGHBORHOODS





# DENVER FACTS

## { MILE HIGH CITY }

- » 300 + Days of Sunshine
- » Colorado is home to nearly 230 established breweries, Denver brews more beer than any other city in the nation
- » The 13th step on the west side of the Colorado State Capitol Building is exactly 5,280 feet above sea level - one mile high
- » In Denver's rarified air, golf balls go about 10% farther than they would at sea level
- » The picturesque mountain panorama from Denver is 140 miles long. There are 200 visible named peaks including 32 that soar to 13,000 feet and above

### SCHOOL INFORMATION:

<http://www.dpsk12.org/>

### PARKS & RECREATION:

<http://www.denvergov.com/parksandrecreation>

# ALAMO PLACITA

Alamo Placita is a tucked away gem of a neighborhood encircled by Denver Country Club, West Wash Park, and Capitol Hill. Its central location, lush gardens, and historic homes make it a desirable core neighborhood with easy access to downtown, Cherry Creek, and Wash Park. The neighborhood is named after Alamo Placita Park which is located on the north side of Speer Boulevard between Ogden and Emerson Streets. In Spanish, it means Little Place of the Cottonwoods, so named for the cottonwood trees that naturally grew here. A few of the old trees can still be found in Alamo Placita Park and in the neighborhood. It is now a historically designated area in Denver and is a very charming, beautiful, and central neighborhood. The park for which this neighborhood is named has both a playground and a basketball court and blooms with flowers all summer long.

There is a variety of real estate available in the Alamo Placita neighborhood. The styles of architecture range from Queen Anne Style Victorians, Denver Squares, Cottage Style homes, to Bungalows. Over the last several years, due to the popularity and central location, homes have been appreciating in value. This neighborhood is within walking distance of the Governor's Mansion, restaurants, and shops.



## PARKS:

Alamo Placita  
Hungarian Freedom Park

## AREA INFORMATION:

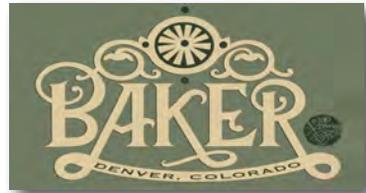
To Downtown..... 15 min  
To Shopping..... 5 min  
(Cherry Creek Mall)  
Major Highway (I-25)..... 10 min  
Grocery Store..... Safeway

Walk Score: 69  Bike Score: 69 

# BAKER

The Baker neighborhood is a diverse, dynamic neighborhood located in the urban core of Denver, Colorado. First plotted and developed in the 1870's, Baker has played a central role in the history of Denver. Today Baker enjoys a number of qualities and characteristics that make it a vibrant urban neighborhood. These include a diverse urban population, preserved historic homes, proximity to Broadway's Main Street development which promises diverse shopping, casual and fine dining, and an array of entertainment, as well as access to mass transit. Baker is one of the more eclectic and historic neighborhoods in Denver. It has been positively affected by the resurgence of successful businesses on the Broadway corridor.

The west side of the neighborhood boasts the Santa Fe Arts District. This is the hub of the Denver Arts scene and boasts the largest concentration of art galleries in Colorado, featuring more than 40 galleries, shops, and restaurants. On the first Friday of every month, galleries attract lively crowds when they open their doors to the public for the First Friday Art Walk. Baker is the home of the Queen Anne Victorian, and has been designated as a historic district. You can find many brightly painted Victorians, bungalows, and duplexes.



## PARKS:

Dailey Park  
Sunken Gardens

## AREA INFORMATION:

To Downtown..... 4 min  
To Shopping..... 10 min  
(Cherry Creek Mall)  
Major Highway (I-25)..... 5 min  
Grocery Store..... Albertsons

Walk Score: 88  Bike Score: 94 

# BELCARO

Named for the magnificent 54-room Georgian country estate and tennis pavilion built by Belcaro, this is one of Denver's most beautiful and desirable neighborhoods. It contains some of the city's most magnificent homes, including the spectacular Phipps Mansion.

The neighborhood is characterized by large homes, generously sized gardens, and peaceful, tree lined streets. The most spectacular properties are to be found in the center of the neighbor The Polo Grounds gated community and the historic Denver Country Club are to be found just to the north of Belcaro.

The Belcaro neighborhood is also within easy reach of some of Denver's most popular shopping and entertainment areas, although it is itself a quiet, predominantly residential area. The Cherry Creek shopping center, downtown Denver, South Gaylord Street and Bonnie Brae are all nearby. The Belcaro neighborhood is ideally situated for anyone who needs to commute into the city center, but wishes to spend their leisure time in a more relaxing environment.



## PARKS:

Bonnie Brae  
Pulaski Park

## AREA INFORMATION:

To Downtown..... 16 min  
To Shopping..... 15 min  
(Cherry Creek Mall)  
Major Highway (I-25)..... 5 min  
Grocery Store..... King Soopers

Walk Score: 62  Bike Score: 68 

# BERKELEY

The neighborhood of Berkeley lies in the center of Denver, in the area known as Northwest Denver. Berkeley Park has seen some rapid development in recent years, with many new businesses opening up in the area, and an influx of new residents drawn in by the beauty of the park and the charm of the neighborhood. The area is home to a good selection of restaurants, spas, and boutique stores, many of which are found along Tennyson Avenue.

There is a particularly high concentration of art galleries in the Berkeley area. This is a very artistic community and there always seems to be something going on, whether it is an evening of live music or a night of experimental theater. Tennyson Street is the center of the Berkeley community, and it has given its name to the Tennyson Street Cultural Association, which is responsible for many interesting events in the neighborhood. The Association organizes the First Friday Art Walk and runs the Oriental Theater, which hosts comedy, music, and movies. Many of the homes in the Berkeley area are in the style locally known as the Denver Square, although there are a range of different buildings from lofts to townhouses, to family homes.



## PARKS:

- Berkeley Lake Park
- Rocky Mountain Lake Park

## AREA INFORMATION:

- To Downtown..... 24 min
- To Shopping..... 42 min  
(Cherry Creek Mall)
- Major Highway (I-70)..... 5 min
- Grocery Store..... King Soopers  
Sprouts

Walk Score: 87  Bike Score: 73 

# BONNIE BRAE

Bonnie Brae is one of the most unique and attractive neighborhoods in Denver. It is predominantly a residential neighborhood with large family homes and peaceful, tree lined streets. There is a rich diversity of architectural styles. Many of the homes date from the 1930s and 1940s, but there are also some large new houses in the area. These new builds, which have replaced some of the ranch and Tudor style homes, are now considered characteristic of the neighborhood and are often highly sought after.



Bonnie Brae is a small community, which still feels something like a village despite having been surrounded by the city. There is an active neighborhood association that organizes social events such as the Bonnie Brae Wine Group. The neighborhood has a good selection of businesses that are within walking distance for most residents of the area. There are some particularly good cafes and restaurants in Bonnie Brae, as well as a range of useful stores. The Cherry Creek shopping center, Washington Park, and Downtown Denver can all easily be reached from Bonnie Brae, and this has made it a very desirable address. The famous homemade Bonnie Brae Ice Cream, Brae Tavern (some of the best pizza in Denver) are all anchors of this retail community.



## PARKS:

Washington Park  
Bonnie Brae Park

## AREA INFORMATION:

To Downtown.....	16 min
To Shopping.....	15 min
(Cherry Creek Mall)	
Major Highway (I-25).....	5 min
Grocery Store.....	King Soopers

Walk Score: 60  Bike Score: 70 

# CAPITOL HILL

Capitol Hill is one of the most eclectic and interesting neighborhoods in the city of Denver. It has a diverse community and is particularly popular with young people who enjoy the vibrant atmosphere and the abundance of studio and one bedroom apartments that are to be found in the neighborhood. Most of the homes in Capitol Hill are condos or multi-family homes. Capitol Hill also has plenty of beautiful single family homes, many of which are among the oldest in the city. Some of the larger mansions have recently been converted into offices. The properties of the neighborhood are just as diverse as its population.

Capitol Hill lies just to the Southeast of downtown Denver, which means that its residents are within easy reach of work or entertainment in the busy downtown area. Despite its proximity to downtown, it has a very different character from the business center of the city. The Colorado State Capitol is also nearby. Most of the buildings in Capitol Hill were built during the 1920s, giving the neighborhood an attractive and historic character. Capitol Hill is one of the most charming neighborhoods in Denver, and it has a distinctly artistic flavor. Both Jack Kerouac and Allen Ginsberg made their homes in this neighborhood. The apartment buildings on Sherman Street, between 10th and 11th streets are known as Poet's Row. Each of the apartment complexes are named after a different famous poet, such as Robert Frost or Emily Dickenson.



## PARKS:

Cheesman Park  
Capitol Hill

## AREA INFORMATION:

To Downtown.....	3 min
To Shopping.....	6 min (Cherry Creek Mall)
Major Highway (I-25).....	8 min
Grocery Store.....	Whole Foods King Soopers

Walk Score: 89  Bike Score: 95 

# CHERRY CREEK

The neighborhood of Cherry Creek in Denver is characterized by a mixture of the old and new. The properties here are built in a range of different ages and styles, with condos, townhouses, and some single family homes to be found. There is also a blend of residential and commercial areas within Cherry Creek, with quiet tree lined streets alongside some of the most popular shopping areas in Denver.

The commercial side of Cherry Creek is focused along East First Avenue, where both the Cherry Creek Shopping Center and the Cherry Creek North shopping district are to be found. The Cherry Creek Shopping Center caters to the upscale market, with many designer boutiques and chains. Cherry Creek North is a 16 block district that contains numerous art galleries, boutiques, spas, and restaurants. It is the hub of social activity in the neighborhood, with many events taking place in Fillmore Plaza, including Films on Fillmore during the summer, the North Ice Rink in the winter, and the local Arts Festival, which is usually held around the Fourth of July. The neighborhood has excellent transport links to the rest of the city, with four major roads and a number of bus routes servicing the area.



## PARKS:

Congress Park  
Pulaski Park

## AREA INFORMATION

To Downtown.....	10 min
To Shopping.....	1 min (Cherry Creek Mall)
Major Highway (I-25).....	8 min
Grocery Store.....	Whole Foods

Walk Score: 86  Bike Score: 79 

# CITY PARK/CITY PARK WEST

City Park and City Park West are home of the Denver Zoo and the Denver Museum of Nature and Science, which is one of the city's most popular attractions. City Park also has two lakes: Duck Lake and Ferril Lake. Boating and paddle boats are permitted in the park. For special events you can rent the picturesque boathouse. The interactive fountain is one of the most popular features of the park during the summer months when City Park also hosts a series of free concerts. The City Park Golf Course lies just to the north of City Park.

The Denver Museum of Nature and Science was built in 1908. Its situation on the high ground at the eastern edge of the park provided the museum with some of the best views of downtown Denver and the distant mountains that lie beyond it.



## PARKS:

City Park  
Cheesman Park  
Fuller Park

## AREA INFORMATION:

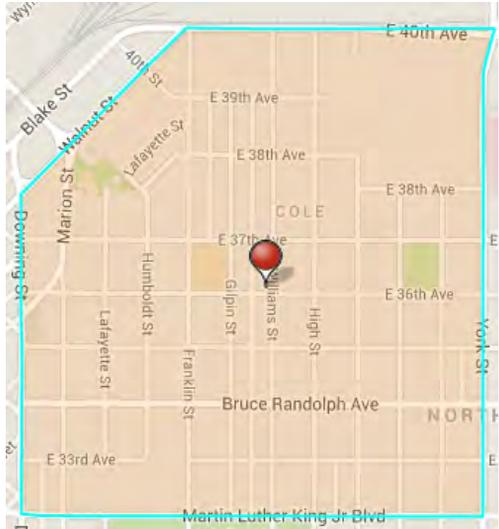
To Downtown.....	9 min
To Shopping.....	7 min
(Cherry Creek Mall)	
Major Highway (I-25).....	15 min
Grocery Store.....	Trader Joe's

Walk Score: 82  Bike Score: 93 

# COLE

The Cole neighborhood, which became part of the city in 1874, stretches from 32nd Avenue to 40th Avenue and from York Street to Downing Street. Cole Junior High School and the neighborhood itself are named after Carlos M. Cole, a superintendent of Denver's Public Schools who was instrumental in establishing junior high schools in Denver. More than half of the residential blocks were developed prior to 1900.

Several historic buildings remain, like the cleanly designed red brick and sandstone Wyatt School on 3620 Franklin Street, built in 1887 and named after its former principal George W. Wyatt.



## PARKS:

- Congress park
- Cheesman Park

## AREA INFORMATION:

- To Downtown..... 6 min
- To Shopping..... 3 min  
(Cherry Creek Mall)
- Major Highway (I-25)..... 15 min
- Grocery Store..... Trader Joes

Walk Score: 75  Bike Score: 88 

# CONGRESS PARK

Congress Park neighborhood features a range of properties including many Denver Squares and Bungalows. Most properties in this neighborhood tend to be fairly old, unlike some of the more recently redeveloped areas of Denver, although here are some high rise buildings dating from the 1960s. Other notable buildings include some Art Deco apartment blocks and the many grand houses along 7th Avenue. Part of the 7th Avenue Historic District falls within the neighborhood of Congress Park. This is one of the most interesting parts of the city, with a range of architectural styles including Victorian, Mission, Italianate, and Dutch Colonial homes.

The Congress Park Neighborhood Association is very active, running an annual series of lectures for residents on the preservation of the area's historic homes, as well as regular social events. Congress Park has many attractions of its own, and there are many small stores and family businesses tucked away in its historic streets. The Denver Botanic Gardens is one of the most popular attractions in the area. They have an amazing selection of plants and also host regular concerts during the summer months. The park has a range of sporting facilities including eight tennis courts, soccer, softball, baseball fields and multi-purpose sports fields, a basketball court, and an outdoor swimming pool. There are a number of picnic areas, a picnic pavilion, and a children's playground.



## PARKS:

Congress park  
Cheesman Park

## AREA INFORMATION:

To Downtown.....	6 min
To Shopping.....	3 min
(Cherry Creek Mall)	
Major Highway (I-25).....	15 min
Grocery Store.....	Trader Joes

Walk Score: 75  Bike Score: 88 

# CORY-MERRILL

Named after the schools in the area, Cory-Merrill was once part of the Town of South Denver (which had boundaries along the South Platte River, Alameda Avenue, Colorado Boulevard and Yale Avenue). It was founded in 1858 to be a dry town because its citizens didn't like the saloons that had taken over Denver. The Town of South Denver included polo grounds south of Cherry Creek, the University of Denver and the Seminary which was surrounded by land that later became the Bonnie Brae, Belcaro, and Cory-Merrill neighborhoods.

Today, the Cory-Merrill neighborhood is changing rapidly. Smaller homes built in the 1930s and after have been scraped, and large homes and multifamily duplexes have been built while maintaining some of the architectural integrity of the neighborhood. The five-year rebuild of Interstate-25 has finished, giving the neighborhood light rail service. Cory-Merrill's central location between downtown and the Tech Center and the strength of it's schools have made this a very desirable location.



### PARKS:

Bonnie Brae Park  
City of Brest Park

### AREA INFORMATION:

To Downtown.....	25 min
To Shopping.....	9 min
(Cherry Creek Mall)	
Major Highway (I-25).....	5 min
Grocery Store.....	Whole Foods King Soopers

Walk Score: 69  Bike Score: 69 

# DENVER COUNTRY CLUB



The Denver Country Club is located just west of the fashionable Cherry Creek shopping center and neighborhood. This area extends from Speer Boulevard north to 6th Avenue and from Downing Street east to Oak Street. The heart of the Country Club area is Country Club Place. It is a subdivision between Franklin and Race Streets. It was designed by William and Arthur Fisher who worked with prominent Boston architect, Frederic Law Olmsted Jr. in 1909.

Only 380 homes comprise this magnificent neighborhood, which is still inhabited by many of Denver's most social and politically elite. The large, sprawling lots, historic homes, and proximity to both the actual Denver Country Club and the Cherry Creek fashion mall make this area one of the most exclusive areas in Denver. Wide, tree lined streets add to the elegant atmosphere.



## PARKS:

James N. Manley Park  
Alamo Placita Park

## AREA INFORMATION:

To Downtown.....	21 min
To Shopping.....	2 min
(Cherry Creek Mall)	
Major Highway (I-25).....	5 min
Grocery Store.....	Whole Foods

Walk Score: 66  Bike Score: 89 

# EDGEWATER



The Edgewater neighborhood, located on the western edge of Sloan's Lake, is growing in popularity for young home buyers due to its accessibility to downtown Denver and affordable home pricing. Edgewater got its start as a cluster of fishing shacks in the early 1900s, but has since grown to a full town with its' own style and energy.

Edgewater Park, overlooking Sloan's Lake, is a great place for kids to play and hang out, for adults to meet and greet each other, and for dogs to run (on leash of course) near the water's edge. The town's mayor, city council, and business people feel that Edgewater's time has come to create a true neighborhood character. Based on the location of the park and lake, and the well-attended Dragon Boat Festival held each summer on the lake.



## PARKS:

Sloan's Lake Park  
Walker Branch Park

## AREA INFORMATION:

To Downtown.....	23 min
To Shopping.....	35 min
(Cherry Creek Mall)	
Major Highway (I-25).....	10 min
Grocery Store.....	Whole Foods

Walk Score: 69  Bike Score: 75 

Denver Neighborhood Guide

# FIVE POINTS



The Five Points neighborhood is named because it is located at the point where the diagonal grid of downtown Denver meets East Denver's rectangular grid, creating a five way intersection where Washington Street, 26th Avenue, 27th Street and Welton Avenue meet. The neighborhood lies within the east side of Denver. Five Points is one of the oldest neighborhoods in Denver. Much of the neighborhood's growth occurred during the 1860s and there are many interesting, historic properties still standing within the area. The light rail and the proximity of the neighborhood to downtown Denver have attracted many new people into the neighborhood.

The history of the neighborhood and its African-American heritage can be explored in the Black American West Museum and Heritage Center, which is located within Five Points. The Five Points neighborhood is today a far more diverse community than ever. It attracts people from all over Denver. Both the Five Points Jazz Fest and Juneteenth is still held in the neighborhood every year and are a major attraction. This festival celebrates the abolition of slavery.



## PARKS:

Lawson Park  
Benedict Park  
Fuller Park

## AREA INFORMATION:

To Downtown..... 5 min  
To Shopping..... 5 min  
(16th Street Mall)  
Major Highway (I-25)..... 10 min  
Grocery Store..... Safeway

Walk Score: 85  Bike Score: 94 

# GOLDEN TRIANGLE



The Golden Triangle is still undergoing many transformations. Denver's new justice center opened in late 2010. The Colorado State Judiciary building and Colorado State History Museum are scheduled to open in 2011. The Denver Art Museum's new wing was completed in fall 2006, further developing the neighborhood's art scene, which

includes various art galleries and the Curious Theatre Company. The neighborhood is bustling with vibrant businesses.

The Golden Triangle is one of the oldest neighborhoods in Denver, with many single family Victorian homes and bungalows built in the late 19th and early 20th centuries. Between 1904 and 1919, Denver Mayor Robert Speer completed his ambitious plan for the Civic Center area, adding many civic institutions and a neoclassic park to the north of the neighborhood. He placed a leafy concrete urban canyon around Cherry Creek, creating Speer Boulevard, the neighborhood's western and southern border. After World War II, the Golden Triangle became a business support area for the central business district. New condominium and loft developments came into the neighborhood, and many of the old supply stores and garages were transformed into restaurants, art galleries, and small offices.



## PARKS:

Sunken Gardens Park  
Civic Center Park

## AREA INFORMATION:

To Downtown.....	8 min
To Shopping.....	8 min (16th Street Mall)
Major Highway (I-25).....	10 min
Grocery Store.....	Tony's Market

Walk Score: 91  Bike Score: 96 

# HIGHLANDS

The Highlands is one of the most sought after addresses in Denver. With some of the city's most beautiful historic homes, recently redeveloped commercial areas, and excellent transport links to the city's business center in the downtown area, the Highlands has attracted a lot of attention. It is one of the most vibrant and interesting places to live in the city, with a diverse and active community.

During the early 19th century, immigrants from English, Scottish, Italian and German backgrounds flocked to the area. The street names in the area and many of the historic landmarks still bear the marks of the area's history in The Highlands contains some of the most historic and architecturally interesting buildings in Denver, which have been carefully preserved during the redevelopment of the area. The most interesting buildings in Highlands are in the Stonemans' Row and Potter-Highland Historic Districts. The neighborhood contains a variety of different homes, including many high end lofts and condominiums, many of which were built during the redevelopment that has taken place in the area since the 1990s. There are still many of the historic single family homes left in the area.

The Highlands neighborhood is one of the most attractive in the city due to the combination of wide, tree-lined streets, parks such as Highland Park, and historic homes. Highlands also has a wide range of shopping, dining, and entertainment venues. Highland Square is the main commercial area in the Highlands neighborhood. It contains a wide range of shops, boutiques, bars, and restaurants. Highlands Square attracts people from across the Denver region.



## PARKS:

Sloan's Lake Park  
Highland Park

## AREA INFORMATION:

To Downtown.....	17 min
To Shopping.....	17 min (16th Street Mall)
Major Highway (I-25).....	8 min
Grocery Store.....	Sprouts

Walk Score: 78  Bike Score: 82 

# HILLTOP

It is hard to believe that Denver's prestigious Hilltop neighborhood was originally developed as a country suburb of Denver. Today, this charming urban neighborhood, which is located just east of Cherry Creek, is in the center of the central Denver real estate.



Hilltop, which was primarily developed between 1920-1940, is widely known for its distinctive Tudor architecture but also features other architectural styles including colonials and more modern styles. Hilltop's residents take pride in larger lots that sit back further from the street than those in other Denver neighborhoods. Alleyways are noticeably absent due to the fact that Hilltop's lots were intended for automobiles rather than streetcars. The neighborhood gets its name from the higher elevation of the area, and therefore offers some wonderful views of the Front Range mountains.

Hilltop, which is bounded by Colorado Boulevard, Alameda, 6th Avenue, and Holly, is only a few minutes from downtown Denver and the Cherry Creek shopping district. Hilltop residents can easily access downtown Denver's rich entertainment and cultural opportunities. In addition, the historical Cranmer Park, one of three parks, provides endless recreational opportunities.



## PARKS:

Cranmer Park  
Robinson Park

## AREA INFORMATION:

To Downtown.....	16 min
To Shopping.....	4 min
(Cherry Creek Mall)	
Major Highway (I-25).....	15 min
Grocery Store.....	Trader Joe's

Walk Score: 54  Bike Score: 68 

# JEFFERSON PARK

Jefferson Park was created during the early 20th century on the site of a disused landfill. It was named after Thomas Jefferson in order to compete with Washington Park, which had recently been named. Jefferson Park, and the surrounding neighborhood of the same name, overlook downtown Denver from its situation in the area known as Northwest Denver. Stationed on a bluff above the city, the park has excellent views over the city, particularly the Central Platte Valley.

Excellent transport links connect Jefferson Park to the downtown area and the rest of the city. With downtown Denver and Highlands Square within easy reach, there are plenty of nearby opportunities for entertainment, dining, and shopping.



The main commercial area within the Jefferson Park neighborhood is Federal Boulevard, which offers a good selection of stores and restaurants. A diverse range of architectural styles can be found in Jefferson Park, due to the gradual way in which the neighborhood has been built up.

## PARKS:

- Jefferson Park
- Hallack Park
- Gates Crescent Park

## AREA INFORMATION:

- To Downtown..... 10 min
- To Shopping..... 10 min  
(16th Street Mall)
- Major Highway (I-25)..... 5 min
- Grocery Store..... King Soopers



Walk Score: 78  Bike Score: 82 

# LODO

The Lower Downtown area was the site of the original settlement that began when people came to the region in the 19th century in search of gold. The LoDo neighborhood is one of the best examples of urban redevelopment in Denver. The lower downtown area today is one of the busiest and most exciting neighborhoods in the region. Downtown Denver is full of shops, art galleries, and restaurants, but it also has a selection of residential properties, predominantly stylish lofts and luxurious apartments.

LoDo is a hub of cultural events and entertainment in the city. Attractions within the LoDo area include Denver’s Museum of Contemporary Art, the Children’s Museum of Denver, 16th Street Mall and Six Flags Elich Gardens. It is also the location of two of the major sporting venues in the city: Coors Field and the Pepsi Center arena.



The 16th street mall promenade runs for the length of 16 blocks, with shops, boutiques, restaurants, and outdoor cafes

along either side. The huge Tabor Center mall lies along this street, as does the Denver Pavilions, which is the perfect place to see a movie on an evening out.

## PARKS:

- Commons Park
- River Front Park
- Confluence Park

## AREA INFORMATION:

- To Downtown..... 5 min
- To Shopping..... 5 min  
(16th Street Mall)
- Major Highway (I-25)..... 10 min
- Grocery Store..... Natural Grocers



Walk Score: 94  Bike Score: 86 

# LOWRY

A planned mixed-usage area with distinct boundaries, the Lowry neighborhood has garnered awards and plenty of attention since it broke ground in 1996. With retail, education and recreation opportunities, corporate and residential real estate, plus parks and open space all within its three square miles, Lowry is a complete community. The centralized East Denver-West Aurora location is an easy commute to all points in the metro area. Its borders are defined by the previous, gated venue: Lowry Air Force Base. Hangars No. 1 and 2 remain as part of Wings Over the Rockies Aviation & Science Museum, where military planes are displayed indoors and out. Officers' quarters were transformed into distinctive duplexes; other government housing and buildings were turned into lofts, apartments, and business offices.

New construction includes an impressive parkway of million-dollar mansions on Sixth Avenue. Lowry's final completion date in 2011 includes a total of 4,600 homes and apartments with around 10,000 residents. A mix of private, charter schools, and those under the jurisdiction of Denver Public Schools cover pre-kindergarten ages to post high school with a small community college campus. Almost 30 percent of the neighborhood is dedicated to parks, trails, wetlands and open space.



## PARKS:

Crescent Park  
Kittredge Park  
Great Lawn Park

## AREA INFORMATION:

To Downtown.....	25 min
To Shopping.....	17 min
(Cherry Creek Mall)	
Major Highway (I-25).....	18 min
Grocery Store.....	Safeway

Walk Score: 66  Bike Score: 73 

# MAYFAIR (HALE)

Nestled between some of Denver's most sought after neighborhoods, Mayfair is a small community of friends and neighbors residing in a collection of tudors, bungalows, and ranches a short distance east of Downtown Denver. In 1885, Baron Walter Von Richthofen proclaimed Mayfair "The Beautiful Suburban Town of Denver" and advertised the area as a healthy alternative to the moral dilemmas of city living. The area now known as Mayfair became part of Denver in 1902 but was not officially named until after World War II when returning GIs settled in the area. The area was attractive to these men and their families for many of the same reasons that Mayfair is so popular today. With its wide streets, large lots, varied architecture, and proximity to Downtown Denver, Mayfair is truly an example of urban living with a suburban feel.

City Park is located just north of Mayfair near the Denver Zoo and the Museum of Nature and Science. Mayfair has its own shopping center at 14th and Krameria Street which has been serving the community for over fifty years, while Colfax Avenue boasts its own assortment of shops and restaurants on the northern border of the neighborhood. In addition, Mayfair is just up the street from the shops, restaurants, and special events found in Cherry Creek.



## PARKS:

Mayfair Park  
Lindsley Park

## AREA INFORMATION:

To Downtown.....	12 min
To Shopping.....	7 min
(Cherry Creek Mall)	
Major Highway (I-25).....	17 min
Grocery Store.....	Marczyk Fine

Walk Score: 66  Bike Score: 82 

# MONTCLAIR

The connection between the infamous “Red Baron” of World War I and the Montclair neighborhood can be found in Baron Manfred von Richthofen—he was the uncle of the “Red Baron” and the father of Montclair! Richthofen arrived in Colorado from Germany in 1877. A man of many interests, he started the Downtown Denver Real Estate Company in 1881, was a novelist, and was also a founding member of the Denver Chamber of Commerce. With Matthias P. Cochrane, Richthofen established the Montclair Town and Improvement Company in 1885. Though promoted as a healthy place to live, away from the smoke and fumes of the city, the Montclair neighborhood was not drawing residents. To demonstrate the wonderful quality of life there, the Baron decided to build a castle of his own at 12th and Olive. He had the Montclair ditch created, which was a lateral of the Highline Canal, eventually flowing into Montclair Park. The water supply enabled many flowers, trees, and shrubs to be planted and to thrive where the land had previously been essentially barren. In 1890, the Baron platted his own addition to Montclair and the building continued. With the Colorado Women’s College (1890) and the Fairmount Cemetery (1890), as well as the increasingly well-known reputation as a community for people suffering from lung-related illnesses, Montclair thrived. It was also home to the National Jewish Hospital and Agnes Memorial Sanatorium, one of the largest tuberculosis treatment centers in Colorado.



## PARKS:

Montclair Park  
Denison Park

## AREA INFORMATION:

To Downtown.....	23 min
To Shopping.....	13 min
(Cherry Creek Mall)	
Major Highway (I-25).....	17 min
Grocery Store.....	Safeway

Walk Score: 56  Bike Score: 73 

# OBSERVATORY PARK

Observatory Park offers the charm of a college town, the convenience of a central location, and the serenity of a traditional neighborhood where lovely historic homes and mature shade trees line the picturesque streets. With Denver University being one of the main focal points of Observatory Park you will find this to be a vibrant neighborhood. The newly streamlined I-25 corridor and Light Rail whisks commuters to Downtown, the Central Platte Valley, Denver Tech Center, and Park Meadows Mall. University, Colorado, and Yale also speed residents on their way, but many opt for a quiet stroll to one of the area's many delightful cafes, coffee bars, restaurants, convenience food outlets, and myriad retail stores.

Reminiscent of old-world villages, the quaint shopping districts at Old South Gaylord and South Pearl Street, offer bookshops, galleries, boutiques, and restaurants. At University Hills Plaza, Chez Artiste, a tri-plex movie house, showcases the finest independent films and foreign language cinema. For first-run features, there's Colorado Center Stadium 9, at Colorado and I-25 next door to Dave & Buster's arcade and restaurant. Steeped in Denver history, Observatory Park, a family oriented neighborhood with a dash of spice, offers a zesty blend of modern and traditional lifestyles and architecture.



## PARKS:

Observatory Park  
McWilliams Park

## AREA INFORMATION:

To Downtown.....	25 min
To Shopping.....	16 min
(Cherry Creek Mall)	
Major Highway (I-25).....	10 min
Grocery Store.....	Natural Grocers

Walk Score: 59  Bike Score: 86 

Denver Neighborhood Guide

# PARK HILL

Designed to showcase Mayor Speer’s City Beautiful program, Park Hill, located on high ground east of City Park, remains one of the most coveted neighborhoods in Denver. Shaded by stately American Elms, Park Hill’s exquisite thoroughfares, 17th Avenue, Forest, and Montview parkways, are among the most beautiful in the city. Today’s active families will find the charms of this vibrant community to be as compelling as ever.

Park Hill’s international mix of families enjoy short strolls to some of Denver’s finest cultural attractions and shopping. On the west is lake-graced City Park, home to the highly regarded Museum of Nature and Science, Gates Planetarium, IMAX Theatre, Denver Zoo, and Municipal Golf Course. Behind the museum, the “H-2-Odyssey” fountain delights children each summer with its sprightly array of water jets shooting geyser-like sprays high overhead.

Although residents enjoy a serene lifestyle sheltered from the urban hubbub, Park Hill is just 10 minutes by car from Downtown, world-renown Cherry Creek Mall Shopping District, and countless retail stores, restaurants, and hotels along Colorado Boulevard.



## PARKS:

- W.H. Ferguson Park
- Clayton Park
- Skyland Park

## AREA INFORMATION:

- To Downtown..... 10 min
- To Shopping..... 10 min  
(Cherry Creek Mall)
- Major Highway (I-70)..... 8 min
- Grocery Store..... King Soopers

Walk Score: 63  Bike Score: 78 

# PLATT PARK

The Platt Park Neighborhood is almost an extension of Washington Park. It lies just south of Washington Park on the other side of I-25 and to the west of the DU area. In the last few years, Platt Park has become well known for its pleasant shopping atmosphere & fine restaurants on Old South Pearl Street. The neighborhood is rich with sprawling mature trees, bungalows, Victorians, and pop tops. In recent years we have seen some scraper homes being replaced with new construction homes & duplexes. The Old South Pearl Street Business District in the heart of Platt Park, brightly lit at night by black street lamps reminiscent of old-fashioned gas lamps, is the drawing card of the neighborhood. All establishments are busy all week and jammed on Friday and Saturday nights. Interstate-25 is just a stone's throw away from Old South Pearl Street and residents can hop on the Light Rail at the Louisiana-Park Light Rail Station.

On sunny spring and summer mornings, residents stroll the street with family and friends and meet new ones while shopping the famous Farmers Market. Decker Library, a branch of the Denver Public Library, is just a few blocks away, snug up against James H. Platt Park. And if you've got some little ones ready for or already in elementary school, you can enroll them in the McKinley-Thatcher Elementary School, near Florida and Arizona streets, whose motto is "Soaring Into Literacy." Platt Park is popular because of its beautiful homes, old and new, and its close community feel.



## PARKS:

Platt Park  
Washington Park

## AREA INFORMATION:

To Downtown.....	17 min
To Shopping.....	13 min
(Cherry Creek Mall)	
Major Highway (I-25).....	3 min
Grocery Store.....	Whole Foods

Walk Score: 80  Bike Score: 84 

# POLO GROUNDS

In 1909 the Denver Country Club formed a polo team called the 'Freebooters' and began playing on the grounds of the Denver County Club. Understandably, the club golfers had a bit of a problem with this use, and in 1920 Ira and Albert Humphreys, Lafayette Hughes, and Laurence Phipps incorporated the Polo Club and purchased 160 acres of property for \$62,000. Lafayette Hughes created a Polo Club Home Owner's Association in 1946 in order to protect the remaining residents and to promote their continued privacy and seclusion. Following his death in 1958, 34 acres were sold to create the Polo Club Place Subdivision. By 1977, the former site of the polo club stables were being developed as condominiums and custom built homes.

Today it remains one of the most exclusive and secluded neighborhoods in the city in spite of its proximity to Cherry Creek and Downtown. Interesting that an unassuming, plain brown wooden fence along University Boulevard is now what helps Polo Club maintain its long standing goal of privacy.

## PARKS:

Pulaski Park  
City of Brest Park

## AREA INFORMATION:

To Downtown..... 15 min  
To Shopping..... 2 min  
(Cherry Creek Mall)  
Major Highway (I-25)..... 8 min  
Grocery Store..... Whole Foods



Walk Score: 70  Bike Score: 80 

# POTTER HIGHLANDS (LOHI)

The Potter Highlands Historic District lies just minutes above downtown Denver as a subdivision of the original town of Highland. Established in 1863 by Rev. Walter Potter, the 36- square block district is one of Colorado's largest residential historic districts full of Victorian, craftsman, and cottage style structures. Among the prominent Potter Highland homes is that of John Mouat at 37th And Bryant, owner of the region's largest lumber company, today best known as the Lumber Baron Inn & Gardens. Others include the Victorian Cottage of Hugh Mackay at 33rd and Alcott built entirely of grey stone with a matching carriage house, the elaborate Queen Anne on Bryant between 32nd and 33rd currently being renovated as the Fisher mansion. A walking bridge between LoHi and downtown was completed in 2008 and has made this area desirable for professionals working downtown. It has also made this neighborhood accessible to the light rail depot at Union Station, Coors Field, and all downtown has to offer.

Overlooking downtown Denver, Highlands is a resurgent center city neighborhood with a rich ethnic history. The community has been home to many waves of American immigrants. These Italian, Irish, German, and Mexican immigrants established the neighborhood's still-thriving churches, businesses, restaurants and cultural events. Today, Highlands is an eclectic urban neighborhood with great shops, restaurants, and a strong community.

## PARKS:

Hirshorn Park  
Highland Park

## AREA INFORMATION:

To Downtown.....	12 min
To Shopping.....	27 min
(Cherry Creek Mall)	
Major Highway (I-25).....	5 min
Grocery Store.....	Safeway



Walk Score: 68  Bike Score: 85 

# RIVERFRONT PARK

The real estate in Riverfront Park consists of new, commercial grade construction with avant-gard styling. Lofts, brownstones, condos, and penthouses boast opulent, high-end finishes that speak to their exclusivity and magnificence. Overnight security patrols, underground parking, and an optional concierge service make Riverfront Park living truly extraordinary.

Surrounded by several Denver landmarks, Riverfront Park promises many hassle-free opportunities for entertainment and relaxation. Located on the bank of the Platte River, 25-acre Commons Park offers a lush oasis of green in the downtown landscape. Joggers and walkers can take advantage of the Cherry Creek Bike Path, which runs through the heart of Riverfront Park. Backyards become superfluous when beautiful outdoor venues are within footsteps of the front door. Thrill seekers can head to Six Flags Elitch Gardens for an afternoon of coaster hopping and refreshing water rides. Baseball at Coors Field and basketball, hockey, arena football, lacrosse, and soccer at the Pepsi Center guarantee year-round fun for sports enthusiasts. Art galleries, gourmet restaurants, independent breweries, and pubs abound in nearby Lodo. Retail shops, a restaurant, and a coffee house line the large piazza at the center of Riverfront Park, providing easy access to everyday-living needs and services. Riverfront Park's central location makes life easy, convenient, and definitely more enjoyable.



## PARKS:

Confluence Park  
Centennial Park  
City of Cuernavaca Park

## AREA INFORMATION:

To Downtown.....	6 min
To Shopping.....	22 min
(Cherry Creek Mall)	
Major Highway (I-25).....	5 min
Grocery Store.....	King Soopers

Walk Score: 85  Bike Score: 85 

# SLOAN'S LAKE

Sloan's Lake is a neighborhood on the western edge of Denver and offers some of the most stunning views of both downtown Denver and the Rocky Mountains. Residents of the area tend to head outside their own neighborhood if they are looking for a night out, either to the city center or to the neighboring Highlands Square. Sloan's Lake is a family centered community. Although it does not have the same range of restaurants and boutiques as Highlands Square, the area has an excellent selection of basic stores where residents can pick up all of their necessities. The area is served by a number of good schools and boasts a wide selection of different family homes. Housing styles in Sloan's Lake include bungalows built during the 1920s, ranches from the 1940s, Victorian and Tudor style family homes, and new, postmodern style buildings.

The park that now surrounds Sloan's Lake is the second largest in Denver, and therefore it rarely feels crowded. Many people enjoy hiking, cycling and jogging around the park, which has many beautiful trails that wind around the lake it is possible to go boating and water skiing on the lake. There are also two children's playgrounds and plenty of areas to sit down with a picnic. Many of the locals come out to relax in the park during the summer evenings. One of the most exciting local events is the annual Dragon Boat Festival, which takes place on Sloan's Lake during the summer.



## PARKS:

Sloan's Lake Park

## AREA INFORMATION:

To Downtown.....	15 min
To Shopping.....	26 min
(Cherry Creek Mall)	
Major Highway (I-25).....	10 min
Grocery Store.....	Safeway

Walk Score: 58  Bike Score: 77 

# SOUTHERN HILLS/WELLSHIRE



The neighborhood is named after the Wellshire Golf Course which covers one-fourth of the area in the southeast corner. Originally a private country club, the city of Denver purchased the club back in the 1950s. Today, the Wellshire Golf Course is considered one of the best public courses in Denver. The Wellshire Inn located along Colorado Boulevard used to be the Clubhouse, but is now a popular event center and a favorite spot for weddings.

The Wellshire Neighborhood has curving streets, a quiet atmosphere, and lush green lawns. Also known as Southern Hills, this neighborhood is one where most of the homes are frame and ranch style brick houses built in the 1950s and 1960s. In recent years, some builders have begun to purchase older homes and replace them with new, larger homes. Even though the neighborhood is located in Denver County, some of the homes feed into the top ranked Cherry Creek School District. Others feed into high ranking DPS schools. Slavons is a highly ranked Denver Elementary School. Located in southeast Denver, just 1 mile south of the University of Denver, the Wellshire Neighborhood/Southern Hills is a sought after community for all types of home buyers.

## PARKS:

Mamie D Eisenhower Park  
McWilliams Park

## AREA INFORMATION:

To Downtown.....	28 min
To Shopping.....	20 min
(Cherry Creek Mall)	
Major Highway (I-25).....	10 min
Grocery Store.....	Sprouts



Walk Score: 40  Bike Score: 63 

# STAPLETON

Stapleton is one of the greenest neighborhoods in the Denver area. The neighborhood is located on the site of the city's old airport, but there are no signs of its past in the peaceful, clean streets and parks that are to be found there today, unless it is in the inspiration for the "Airfoils" sculpture that stands in the civic plaza. This piece of art was created from recycled airplane parts.



The architecture, green spaces, and public artwork have all been created with beauty and sustainability in mind. The redevelopment from the airport, which is still ongoing, has been carefully planned in order to create a new sustainable community. Stapleton is now an idyllic suburb, with its own shops and restaurants, open space and other recreational facilities, and new family homes. The neighborhood has a wide variety of different stores and restaurants. The main commercial areas are at Quebec Square, the Northfield at Stapleton shopping center and the East 29th Avenue Town Center.

Almost a third of the neighborhood has been set aside for recreational purposes. The neighborhood has an abundance of green space, including the Central Park that lies at the heart of the community. Although it is one of the newer neighborhoods in Denver, Stapleton has a vibrant and active local community.

## PARKS:

Central Park

## AREA INFORMATION:

To Downtown.....	39 min
To Shopping.....	30 min (Cherry Creek Mall)
Major Highway (I-25).....	10 min
Grocery Store.....	Sprouts



Walk Score: 36  Bike Score: 68 

# SUNNYSIDE

If Highlands was once the under appreciated neighborhood across the highway from Downtown, then Sunnyside was once the forgotten neighborhood to Highland's north. Today, Highlands is getting much of the respect it is due, and Sunnyside has assumed the mantle of under appreciated neighborhood. Bounded by Inca Street on the east and I-70 on the north, Sunnyside sits in the crook of Denver's transportation lifelines. Federal Boulevard and 38th Avenue round out the area's borders.

Thanks to the fact that neither interstate has an off ramp into Sunnyside, the neighborhood is a community of mostly single-family homes with some industrial and commercial areas to the north and east along existing and former railroad tracks. The homes in Sunnyside almost universally have yards in both front and back, and mature trees are the norm.

Sunnyside's gathering places include Chaffee Park and the Aztlan Recreation Center with its outdoor swimming pool and indoor basketball court and gymnasium facilities. The recreation center sits across from the Quigg Newton Center another local facility with a several rooms and offices serving as a contact point for an array of city services and local event. As a less well known neighborhood, home values in the area have appreciated, but remain lower than the adjacent Highlands area. With many of the same amenities, a large number of rehabbed homes, and great proximity to downtown, this is a lovely neighborhood for someone looking to live in North Denver without breaking the bank.

## PARKS:

Chaffee Park  
Pecos & 46nd Park

## AREA INFORMATION:

To Downtown.....	20 min
To Shopping.....	36 min
(Cherry Creek Mall)	
Major Highway (I-70).....	5 min
Grocery Store.....	Natural Grocers



Walk Score: 68  Bike Score: 80 

# DU/EVANSTON

This neighborhood around the University of Denver is a mix of brick bungalows, frame-and-siding, new contemporary townhomes and duplexes, old and new apartment buildings, and recent condo-projects. Many of the older homes are rented out to students as land-holders wait for further land appreciation. Along University you'll find a handful of recent successful condo projects and of course retail and restaurants that cater to the University faculty and students.

Bisecting the school is Evans, which provides more retail and restaurants. The light rail skirts along the highway and you'll find easy access to downtown or the tech center from the station near the University and Buchtel intersection. Crossing over the highway leads you to Wash Park. The University offers the community arguably Denver's best fitness center, the Ritchie Center, as well as continuing education courses and great concerts and performances at the Newman Center.

## PARKS:

- Harvard Gulch Park
- Chamberlin Observatory Park

## AREA INFORMATION:

- To Downtown..... 22 min
- To Shopping..... 14 min  
(Cherry Creek Mall)
- Major Highway (I-25)..... 5 min
- Grocery Store..... King Soopers



Walk Score: 78  Bike Score: 72 

# UNIVERSITY HILLS



Affectionately called “UHills” for short, this neighborhood is a flagship shopping district on South Colorado Blvd. Home to Sunflower Market, Keg Liquors, and the Chez Artiste Indie movie theater, UHills offers a somewhat suburban feel, yet the neighborhood is still located within the Denver city limits.

University Hills real estate has been revitalized due to the remodeling of the University Hills shopping area, which is located at the intersection of Colorado Boulevard and Yale. Many of the homes in University Hills were built in the 1950s, and quite a few of them have gone through upgrades and renovations in the past few decades. Some homes are still inhabited by their original owners, and others have been purchased by young couples with children. Eisenhower Park is a center piece of the neighborhood with a playground and miles of walking/running trails.

## PARKS:

Mami D Eisenhower Park  
McWilliams Park

## AREA INFORMATION:

To Downtown.....	30 min
To Shopping.....	23 min
(Cherry Creek Mall)	
Major Highway (I-25).....	5 min
Grocery Store.....	King Soopers



Walk Score: 74  Bike Score: 83 

# UPTOWN



Close to downtown commerce and nearby uptown hospitals, this neighborhood is roughly bordered by Logan, York St., 20th, 17th, and Park Avenue West. Uptown is a blend of modern developments, venerable brick apartments, and East Coast brownstones set against the gleaming silver backdrop of downtown's sky-scrapers.

The conversion of an abandoned hospital into upscale St. Luke's Lofts, the development of housing at Post Properties, and many other new developments, add density and activity to this once-neglected area. Other beautiful Victorian buildings and townhomes have also been lovingly refurbished into chic urban residences. Many of the newest and trendiest restaurants have moved into the neighborhood.

## PARKS:

- Civic Center Park
- Benedict Fountain Park
- City Park

## AREA INFORMATION:

- To Downtown..... 2 min
- To Shopping..... 12 min  
(Cherry Creek Mall)
- Major Highway (I-25)..... 10 min
- Grocery Store..... Safeway



Walk Score: 90  Bike Score: 98 

# VIRGINIA VILLAGE/VALE

Virginia Village is a residential area in the southeastern portions of Denver. It is bounded by Cherry Creek on the north, Monaco Parkway on the east, Evans Avenue on the south, and Colorado Boulevard on the west. Within Virginia Village are two of Denver's largest mid-century modernist neighborhoods, Krisana Park and Lynwood, as well as numerous scattered modern style homes. This neighborhood is close to Cherry Creek and bustling Colorado Blvd. It is very convenient to 1-25 and the Denver Tech Center.

Prior to the 1950's the land Virginia Vale now encompasses was apple orchards and farmland. Homes in this neighborhood are a combination of brick and frame, ranch style, and some two-story. A fun and interesting feature of this community is the Historic Four Mile House. On the banks of Cherry Creek, just four miles from downtown Denver, Four Mile Historic Park is a 12 acre oasis featuring Denver's oldest standing structure, pioneer exhibits, and special events for all ages that transport visitors to Colorado's frontier past. Once a wayside inn and stage stop for people traveling along the Cherokee Trail, Four Mile House and grounds are now the setting for unique activities including festivals and concerts.

## PARKS:

- Infinity Park
- Ash Grove Park
- Four Mile Historic Park

## AREA INFORMATION:

- To Downtown..... 26 min
- To Shopping..... 9 min  
(Cherry Creek Mall)
- Major Highway (I-25)..... 10 min
- Grocery Store..... King Soopers



Walk Score: 63  Bike Score: 68 

# WASHINGTON PARK

The neighborhood of Washington Park in South Central Denver is based on the large urban park of the same name. The area is also known as Wash Park, particularly by the locals. Its central position, excellent transport links to the rest of the city, and wealth of bars, restaurants and stores makes this one of the busiest neighborhoods in the city.

It is very popular both as a place to live and as an area in which to dine or relax. The park itself provides some relief from the city, offering residents and visitors a place in which to relax in the open air as well as some welcome greenery in the cityscape. The Washington Park area is actually made up of two adjoining neighborhoods, each with their own neighborhood association: Washington Park and Washington Park West. Both neighborhoods are usually considered as one.

The community is largely made up of young professionals, and many of the local bars and shops are aimed at this demographic. The area features numerous apartment buildings, particularly along the eastern edge of the park. There are also some affordable condos with views of Washington Park. The western side features more single family homes in the Victorian style. Many of the homes in Washington Park are bungalows, although there are also some two story houses.

## PARKS:

Washington Park

## AREA INFORMATION:

To Downtown.....	16 min
To Shopping..... (Cherry Creek Mall)	8 min
Major Highway (I-25).....	5 min
Grocery Store.....	Whole Foods



Walk Score: 56  Bike Score: 72 

# WEST COLFAX

The stretch of Colfax Avenue west of Federal Boulevard long has been known for its car dealerships, retro motels, pawn shops and check-cashing stores. Westword called Casa Bonita in the JCRS Shopping Center on Colfax “the world’s weirdest Mexican restaurant,” because of its cliff divers, pirate cave and staged gunfights, as well as its food. But in recent years, new transit-oriented-development (TOD) efforts, complementing West Colfax’s major bus line and light rail, have started cropping up along the street and helped revitalize areas around them.

Because of the new West Corridor light rail line and the recent popularity of the Sloans Lake neighborhood directly to the north, this part of Denver has started to thrive and property values have begun to appreciate.



## PARKS:

- Sloans Lake Park
- Sanchez Park

## AREA INFORMATION:

- To Downtown..... 14 min
- To Shopping..... 27 min  
(Cherry Creek Mall)
- Major Highway (I-25)..... 8 min
- Grocery Store..... Safeway

Walk Score: 60  Bike Score: 78 

# WHITTIER

Whittier is a historic Denver neighborhood northeast of Downtown, adjacent to Five Points and west of City Park. The neighborhood is predominantly single-family homes on tree-lined streets, most of them built in the early 20th century as Denver's population continued to expand eastward from Downtown and Denver's first "suburban" neighborhoods of Capitol Hill and Curtis Park. Early residents of this neighborhood first registered in 1868 included University of Denver founder Alfred Case and early Denver attorney Jacob Downing, who's also credited with promoting Denver's park system. Carpenters, bricklayers and metal workers also settled in Whittier, building Victorian, traditional Denver Square and Queen Anne-style homes.

Convenient access is available to retail, restaurants and services in Five Points and Uptown. City Park--one of Denver's biggest parks, and City Park Golf Course lie just east of Whittier. One of the most prominent landmarks in Whittier is St. Ignatius Loyola Church on the corner of 23rd & York Street in the neighborhood's southeast corner. The Gothic red brick church was completed in 1924 with twin bell towers. It was a prominent middle class congregation with more than 1,100 parishoner families in 1940. St. Ignatius Loyola has played an important role in bringing about racial integration in Denver and the neighborhood west of City Park. In 1996, Loyola church was placed on both the National and Colorado State Registers of Historic Places.



## PARKS:

Curtis Park  
Fuller Park

## AREA INFORMATION

To Downtown..... 6 min  
To Shopping..... 13 min  
(Cherry Creek Mall)  
Major Highway (I-25)..... 5 min  
Grocery Store..... Safeway

Walk Score: 76  Bike Score: 97 

# MADISON & COMPANY

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