

SPORTS SCORES



Madness grows by 3 teams

■ In new deal, men's hoops field expands to 68 teams; CBS, Turner split TV share, 1, 3C

By Eileen Blass, USA TODAY

NCAA champ: Duke's Lance Thomas.

USA TODAY

NO. 1 IN THE USA

■ **Pacino stars as Kevorkian, 1, 7D**



By Todd Pitt, USA TODAY

Vanessa Williams: In the all-star salute.

A musical bouquet to Sondheim

■ Composing legend honored in Broadway tribute. ★★½ review, 3D

Life on Vacation

A weekly look at the second-home market

Denver

Downtown revival riding high

By Larry Olmsted
Special for USA TODAY

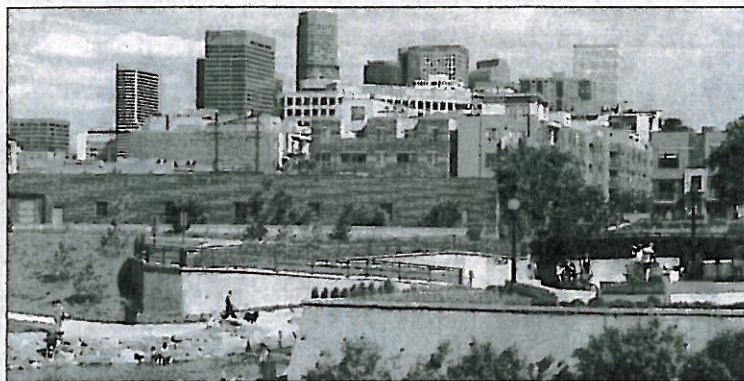
From L.A. to Chicago to Wall Street, urban revitalization is turning downtown business districts into vibrant residential and entertainment neighborhoods. But nowhere has this transformation been as dramatic as Denver.

"The big difference is that Denver was fortunate not to have torn down its historic district," says Chris Frampton of Slifer, Smith & Frampton Real Estate. "Suddenly we have a true pedestrian neighborhood in LoDo," as lower downtown is known.

Ironically, it was Denver residents who fueled Colorado's second-home expansion into the mountains. The trend has now come full circle: "Not everyone with a home in the mountains is a part-timer — some live there, and now they want a place in the city," says tourism spokesman Richard Grant. At the soon-to-open Four Seasons Private Residences downtown, nearly a third are second homes.

"Denver is unique in that it is so isolated," says Grant. "We're the largest city for 600 miles, and we have a huge drive market. When Coors Field (home of the Colorado Rockies) opened, we had season-ticket holders from 31 different states."

The transformation began in



Denver Metro Convention & Visitors Bureau

1995, when Coors Field opened. Now there are three major stadiums downtown. "Fifteen years ago, at most 5,000 people lived in a 1½-mile radius in downtown, and now there are 60,000."

The change was spurred by huge investment in infrastructure, including a convention center, city park, public library and art museum. Downtown is anchored by Union Station and the 16th Street pedestrian mall. The next phases are revamping the Theater District into what Grant calls "Denver's Times Square, with wider sidewalks, more trees and outdoor cafes," and redeveloping Union Station.



Source: ESRI USA TODAY

Best for

Outdoor enthusiasts who want a taste of city life, or vice versa.

Claim to fame

Denver has more than 200 parks — including Winter Park, a ski resort 50 miles away.

Don't miss

A great city to explore on two wheels, Denver just launched a citywide bike sharing program based on European models that will have 50 automated stations around town.

Getting there

A major hub for United, Denver International Airport is one of the nation's largest and will get its own light-rail link direct to Union Station.

Tourism information

denver.org

On the site of city's founding: Now it's Confluence Park, which has a specially made kayaking zone on the South Platte River.

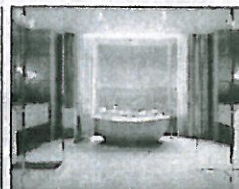


McCory James Photography

On the market: This condo is the last remaining new developer residence in the Riverfront Park planned community.

Midprice: \$810,000

Bedrooms: 2
Bathrooms: 2½
Size: 1,855 square feet
Features: Gourmet kitchen with stainless-steel appliances; cherry floors; fireplace; office; soaking tub and walk-in shower; large balcony; 10-foot ceilings; extra storage. Ownership includes athletic club membership.



Four Seasons Private Residences Denver

On the market: This apartment is on the 26th floor of the new Four Seasons Private Residences in the Theater District.

High price: \$3,822,000

Bedrooms: 3
Bathrooms: 3½
Size: 3,228 square feet
Features: Gourmet kitchen; media room; large balcony and oversized windows with mountain views; all-marble master bath. Building has outdoor pool deck, restaurant, spa, fitness center and access to all hotel amenities.

A look at three downtown Denver neighborhoods

- ▶ **Theater District.** Between Union Station and the Civic Center, this neighborhood includes the convention center and 16th Street Mall. Opening in mid-September, the Four Seasons has apartments from more than \$800,000 to \$13.7 million. The district is about to get a major makeover to create livelier streets with outdoor cafes.
- ▶ **Riverfront Park.** On Union Station's west side, it includes 11 residential buildings, with townhouses, condos and lofts. Opened in 2001, all but one were sold new; for resale, the range is \$220,000 to \$2.3 million. There's also shopping, dining and a riverfront park.
- ▶ **LoDo & Union Station.** LoDo is the historic warehouse district that includes sports stadiums and trendy eateries. The next major undertaking is the redevelopment of Union Station, including malls, pedestrian walkways and the new 17th Street Linear Garden. Another community "neighborhood" will feature 1,000 new residences, coming to the market within about two years.

Next week: Hudson Valley, N.Y.



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