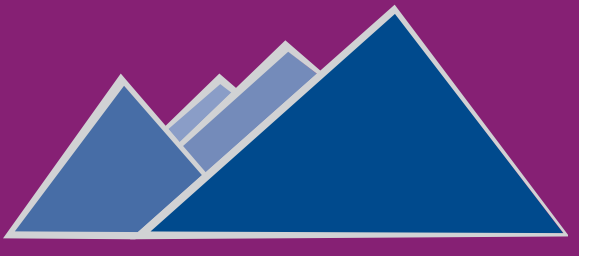


# GLENDALE CHERRY CREEK CHRONICLE



*From LoDo to the Dam*

THE FEARLESS VOICE OF THE CHERRY CREEK VALLEY —

MAILED TO HOMES AND BUSINESSES IN THE CHERRY CREEK VALLEY AND NORTHEAST DENVER

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## Governor's Park Next Target For High Density Developers

by Charles C. Bonniwell

The next apparent target for high density developers in Denver is *Governor's Park* at 7th and Logan. The small park is overlooked by Colorado's residence for its governor which was contributed for that purpose by the *Boettcher Foundation* in 1959. The mansion was built in 1908 and had been the residence of

Gladys Cheesman and her family, and then financial titan Claude Boettcher. The park was once part of the mansion's grounds.

The park has a small children's' playground although, at times, Mayor Hancock has let the park be overrun by homeless campers. The present threat to the park is not to build directly on the park, but to eliminate sunlight to the area and block

views of the Rockies with a massive apartment complex west of the park on the old *Racines* restaurant land that was recently sold to the high-density developer *AvalonBay*, a massive publicly traded real estate trust founded in Alexandria, Egypt, in 1978. It owns 79,636 apartment units and had \$2.3 billion in revenues last year. The complex will have 305 units as presently configured and have up to 13 stories.

In response the residents of the area formed *Citizens to Save Governor's Park* with representatives from the boards of the four largest condominium complexes in the area on the steering committee. The organization is headed up by longtime resident of the area Ryan Ross. Squaring off against a billionaire corporation and what is widely viewed as a corrupt *Denver Community*

*Continued on page 5*



**Governor's Mansion:** High density developers in Denver are looking for virtually any park or open space they can exploit. Developer AvalonBay hopes to build a 13 story, 305-unit apartment complex at the old *Racines* restaurant site which would prevent any afternoon light or mountain views for Governor's Park located behind the landmark Governor's Mansion.



**Birds Of A Feather:** Shannon Gifford, left, the mayor's Deputy Projects Officer, has been nicknamed the "Queen of Projects" for, inter alia, not recognizing being a CDOT commissioner for District 1 while being under the control of Mayor Hancock as an employee of the Mayor's office. Lawyer Tom Ragonetti, right, of the firm Otten and Johnson is known as one of the most effective lawyer lobbyists in Denver and is seen by some as an arch-enemy of Denver's neighborhoods on behalf of high-density developers. The two appear to be in cahoots to squash any bureaucratic opposition to AvalonBay's massive apartment complex which would seriously damage Governor's Park and the surrounding neighborhood.

## Glendale Hosts Rugby Crossover Camp To Attract Elite Athletes

by Laura Lieff

Elite competitors will have a new avenue to showcase their athletic talent. Taking place November 17 through 21, Glendale is hosting an invitation-only crossover camp that is designed to attract top athletes from non-rugby sports and teach them how to play rugby. The brainchild of Glendale's Director of Rugby and Manager Mark Bullock, the crossover camp will focus on recruiting American athletes who could become star rugby players.

"The majority of elite athletes in the USA were playing university sports and then would go on to the NFL, NBA, NHL, or the Olympics for track and field, wrestling etc., if good enough," Bullock explains. "The thought was, why not recruit those elite athletes to rugby once they have completed their university eligibility and/or were cut from professional teams."

According to Bullock, other rugby teams

are at the top of the world rankings because they have elite athletes playing for them. Conversely, the USA has done poorly in the *Rugby World Cup* over the years because the competitors have been good rugby players but not top athletes. He adds, "We want to change the equation. In the past, our top USA Men's National Team players have all come from other sports." By effectively converting elite athletes (who have previously been in scholarship university sports programs) into rugby players, Bullock hopes to mold them into World Cup-worthy competitors.

### New Method Of Recruitment

For those unfamiliar with the rugby world, and to use pop culture as an example, the notion of an athlete crossing over from one sport to the other has historically gone well. In *The Cutting Edge*, a college hockey star trains hard and becomes a gold medal-winning Olympic figure skater and,

*Continued on page 4*



Photo by Seth McConnell

## Bye Bye Bicycle Diagnosing Denver's Two-wheeled Theft Epidemic

*"When I was a kid, I used to pray every night for a new bicycle. Then I realized that the Lord doesn't work that way, so I stole one and asked him to forgive me." — Emo Phillips*

by Luke Schmalz

Irony rolls up and down the streets of the Mile High City, as many unhouset inhabitants — unable or unwilling to pay the skyrocketing rent rates — somehow cruise about upon top-of-the-line, state-of-the-art, high-end triumphs of transportation.

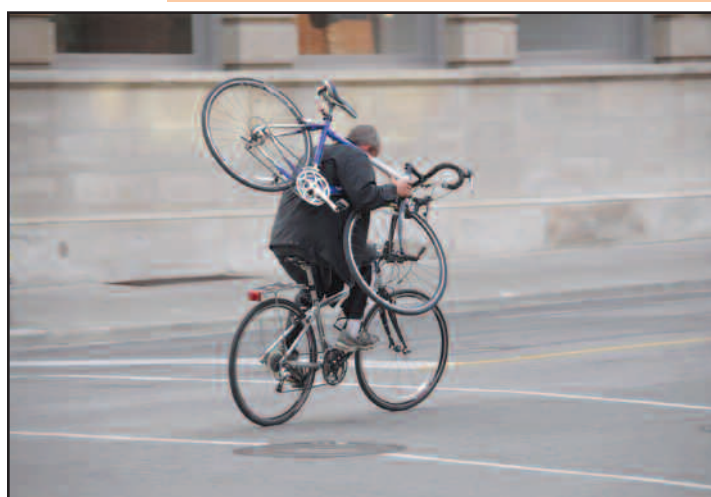
Bicycles as well as their various parts and components are legal tender among some folks, and are traded, bartered, bought and sold with fervor — as each new morning presents a fresh batch of bikes to the curbside marketplace that were acquired the night before.

As Denver transplants from *Silicon Valley* and the *Big Apple* snuggle up and snooze in their posh *Baker* bungalows and overpriced *Five Points* rentals, enterprising prowlers from adjacent areas creep about and help themselves to the easy pickings of low-hanging, two-wheeled fruit.

### Scenes Of The Crime

Backyards, side yards, garages, porches, storage rooms, carports and yes — the insides of residences — are not the only settings

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**Theft:** Someone riding one bike while carrying another may not have paid for either.

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# Glendale Hosts Rugby Crossover Camp To Attract Elite Athletes

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in *Cool Runnings*, track runners work hard and become a competitive bobsled team. But in real life, some might question whether or not a former track star, or former hockey, basketball, or baseball player can turn into a competitive rugby player. Based on the trial camp Bullock ran in 2018, he is confident it will work.

"We trained for a week and then played in the Aspen Ruggerfest where we lost our first two matches but improved each game," he remembers. "The last two matches we won quite readily as the players got better acquainted with the game, and how it is played, demonstrating that we can make the transition. Now our goal is to transition the players into a professional team to ultimately compete in a foreign competition and develop players for the USA National Team."

In preparation for the crossover camp, Bullock and his staff created a database comprised of approximately 3,000 athletes from collegiate football, basketball, wrestling, track and field, along with players from the NFL, XFL, CFL, and other sports. Additionally, similar to *Cool Runnings*, Bullock and his staff have worked with the USA bobsled program and learned about how they recruited crossover athletes for their program. By researching university athletic program websites, coach contacts, NFL websites, and team sites, they were able to accumulate a comprehensive list of athletes and then watched video, spoke to coaches, and found methods to contact the players who fit their criteria.

## Intriguing Sport

When asked whether these athletes are excited about rugby or if they know anything about the sport coming into the camp, Bullock says that so far, he has seen a mix. He explains, "Some have played, some have seen the sport, and others have just heard of it. One example is a wrestler, who



Photo by Justin Purdy

recently graduated from Stanford, told us he was intrigued by the sport and really liked the 'pile of guys in the middle,' referring to a scrum. And he wanted to be right in the middle of it."

Another example comes straight from the Glendale coaching staff. Defense Coach and Director of Amateur Rugby Luke Gross was a Division One basketball player on scholarship at *Marshall University* and was

randomly asked to play rugby while he was a graduate student. He accepted the offer and within a year he was on the *USA National Team*, earned a contract to play professionally in Europe, and ultimately played 12 years as a professional rugby player in England, Wales, and Italy.

## Talent Goes A Long Way

Overall, Bullock's goal for the crossover camp is to offer players professional contracts following the camp, and for these players to develop to the point where they are able to represent the USA and make the

team a contender at the Rugby World Cup. He says he expects a minimum of 40 athletes to attend the camp and contract offers will depend on performance during the camp.

"This is an experiment and we have a hypothesis that we can convert crossover elite athletes to become a high-performing rugby team," Bullock explains. "Not all hypotheses work out 100 percent but we will adjust and learn along the way, just as the athletes we will be introducing to the game will learn."

## Boulevard One In Talks For Grocer; Target Confirmed As The New Anchor

As first reported by the *Chronicle* in September, a small-format *Target* is officially opening as the anchor tenant in *Lowry's Boulevard One* development. Celeste Tanner, chief development officer for *Confluent*, also reveals they "are engaged in advanced negotiations to add a specialty grocer" to the project."

Being designed by Denver-based architectural firm *The Mulhern Group*, the 30,000-sq-ft, small-format space was originally scheduled as a *Lucky's Market*. Co developers *Kelmore* and *Confluent*, declined to estimate when the *Target* might open.

In addition to *Target*, other tenants confirmed for the *Exchange* site at *Boulevard One* are *SCL Health*, *Sushi Ronin*, *Mod Pizza*, *YogaSix* and *Logan House Coffee*.

### Anchor Tenant:

This is what the new small-format *Target* coming to *Lowry's Boulevard One* will look like. Denver-based *The Mulhern Group* is the architectural firm for the project.



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