

RiNo Art District

Annual Report 2016/17



**Building Bridges.
Breaking Ground.**



A Message from the RiNo Art District:

Years from now, when we look back at how far we have come, we will recognize this time as a critical turning point. A time in which we collectively defined who we are, what we stand for, what would define us.

The numbers in this report tell you a story of what can happen in a perfect moment of synergy, creativity and opportunity. What the numbers cannot capture is the spirit, soul and commitment that has been poured into RiNo every single day. The ferocity with which we are taking a stand to be better.

In the changing landscape of neighborhoods, no matter where you may be in the world, people anticipate a standard narrative. Creation. Gentrification. Stabilization. A creative rising giving way to status quo.

But what happens when that narrative is rewritten? When people who share a common passion for a place break the rules to create a new paradigm? When the foundation is laid for a community that is empowered to rise together?

There is no way to know for sure... but RiNo will be a leader in charting this new territory. This is the time when we will break new ground, reassemble old policies, protect our soul, and build new bridges to reconnect us, at a time when we all need it the most.

To the artists, small businesses, companies, developers, creators and visionaries who have brought us to this point, and are lighting the way forward... we thank you. This is the beginning of a new segment of RiNo's history—one that we collectively will nurture and guide.

—**Jamie Licko**, President

—**Andrew Feinstein**, RiNo Art District Co-Chair

—**Chandler Romeo**, RiNo Art District Co-Chair

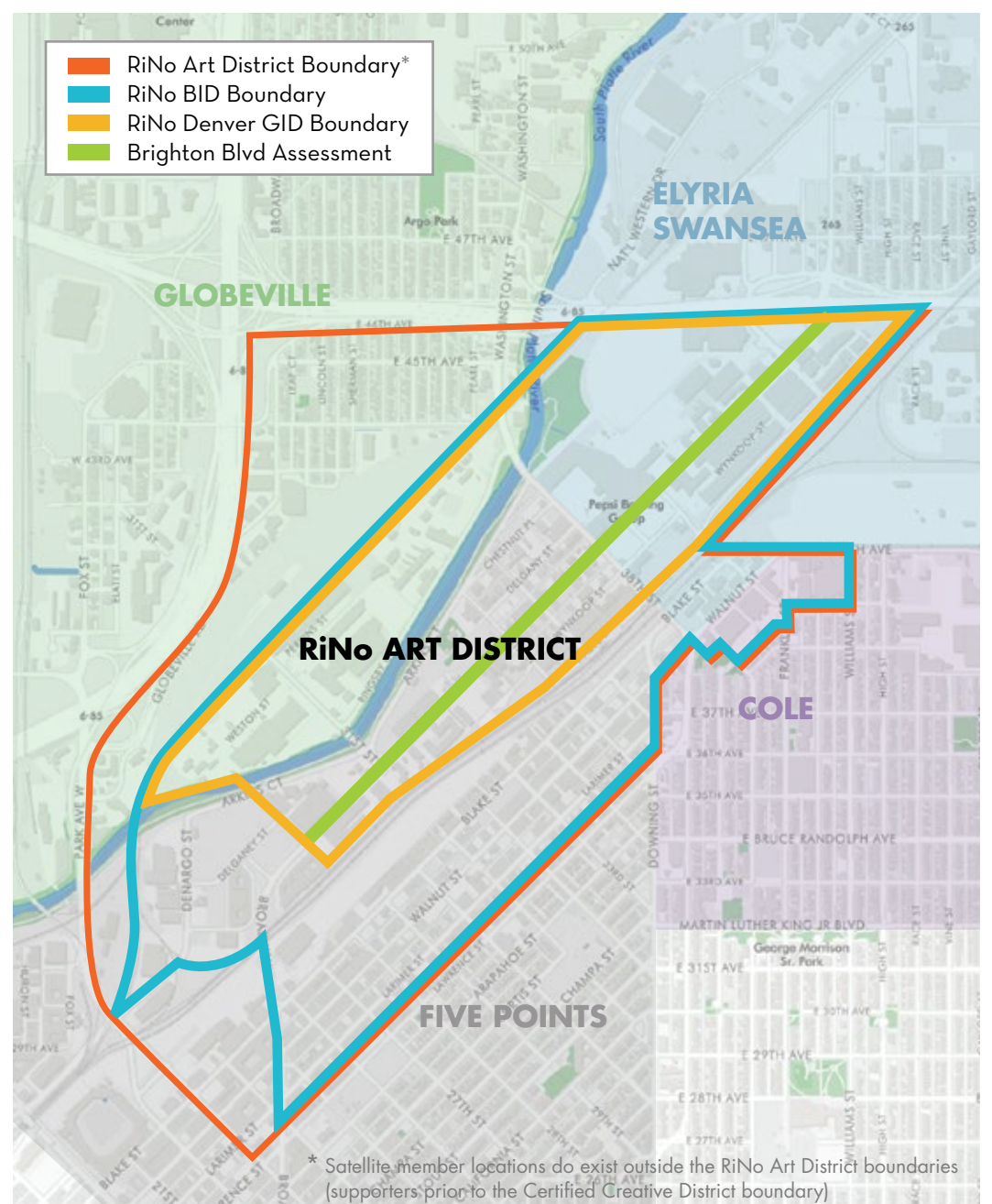
—**Justin Croft**, RiNo Business Improvement District Chair

—**Anne Hayes**, RiNo General Improvement District Chair



“We must redefine the American Dream so that it does not rest on the assumption that we can throw old places away and create new ones in the middle of nowhere.”

—William Fulton, Urban Planner and Author



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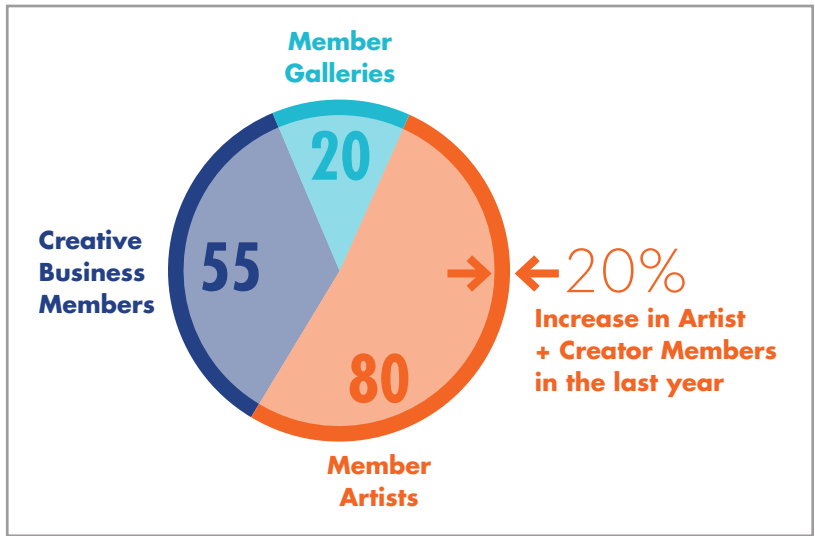
Trihex Photography

ARTISTS + CREATORS

Artists, musicians, makers, creators and entrepreneurial spirits are the heart and soul of RiNo’s economy. Though there have been threats to the viability of a long-term working artist community in RiNo, we continue to see artists and creators thrive here, and our efforts to support, advocate for and invest in our artist community will always be a primary focus of the RiNo Art District.

Who is RiNo’s Creative Community?

- ➔ A majority of RiNo’s creative community consists of individual artists rather than artist collectives. Working studios, maker spaces and industrial dirty space defines our character.
- ➔ RiNo is also home to the largest collection of DIY artist spaces in Denver.



- ➔ The RiNo Art District was founded in 2005 by 8 members (some locations had a general membership that included artists and businesses within it) and has grown to almost 300 in 2017. The breakdown:

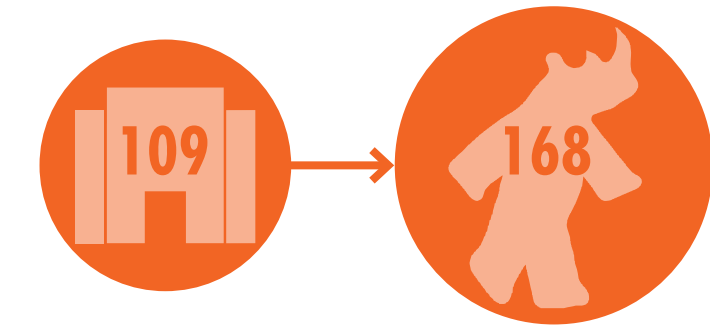
	2005	2017
CREATIVE BUSINESSES	6	55
ARTISTS	22	80
GALLERIES	6	20
BUSINESSES	2	139

Not all artists are members. Estimates of studios and of artists and makers working and/or exhibiting in RiNo:

35	STUDIOS	177
85	ARTISTS	430
15	MAKERS	140

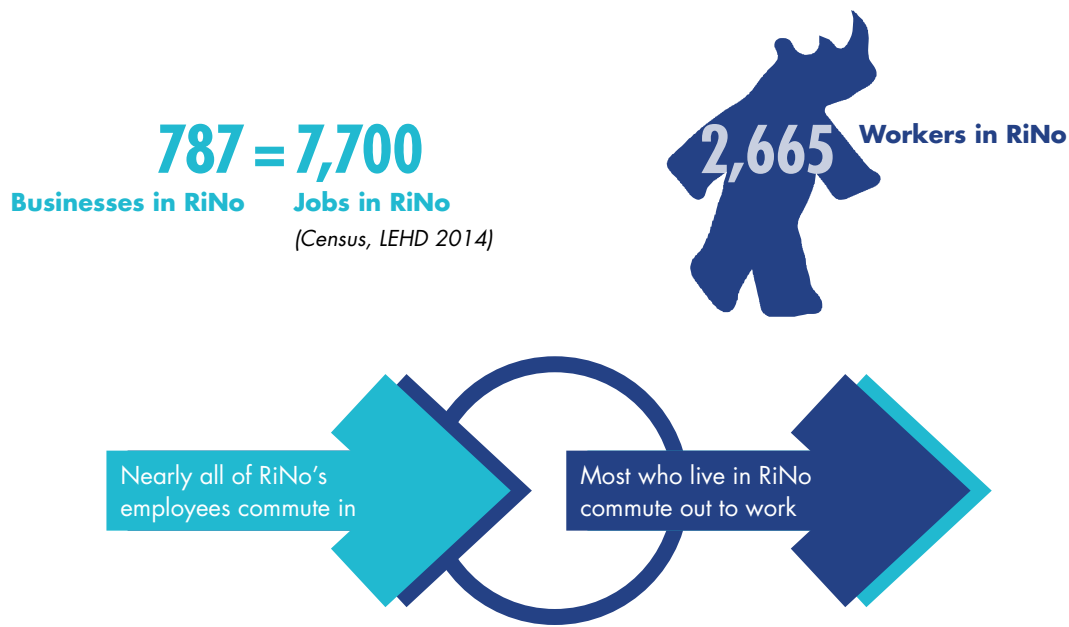


Leslie Jorgensen



Creative Businesses
(not all are members)

Creatives employed, including businesses such as blown glass manufacturing, furniture makers, jewelry creators and photography and videography studios.



The Source



New businesses opened in RiNo in last 4 years:

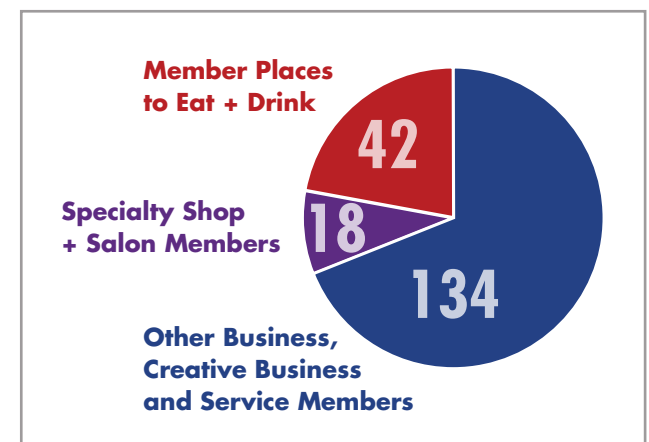
400

↑ 30%

(ESRI Business 2012; InfoGroup USA 2016)

BUSINESSES + EMPLOYMENT

In RiNo the local, entrepreneurial business reigns. Coffee, brews and incredibly eclectic food can be found here... but so too can custom furniture and home goods, boutique clothing, vintage jewelry, local food products, and more.



Small Business is RiNo's Forte

most occupy:

< 5,000 SF

most employ:



New Industry in RiNo

Adult Craft Beverage:

RiNo is home to 19 adult craft beverage producers and growing—including breweries, wineries, distilleries and cideries. In 2016, they came together to form Drink RiNo in an effort to strengthen collaborations.

Coffee:

There's no shortage of places to caffeinate in RiNo, with more that 8 locations who roast and brew here.

Food Halls:

RiNo pioneered the food hall concept in Denver, and has continued to evolve it. From The Source, to Denver Central Market and Zeppelin Station, the concept has evolved and transformed the way we gather.

Furniture + Design:

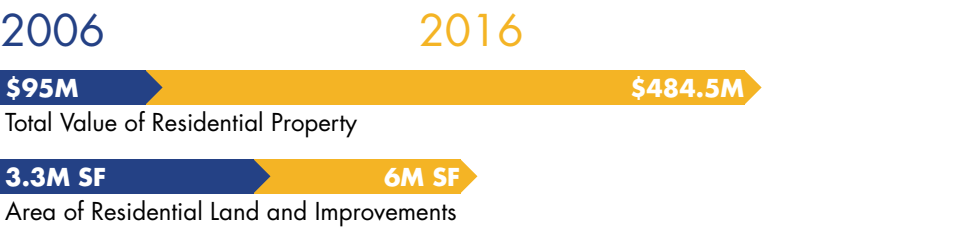
5 new furniture crafters joined the neighborhood in 2016-2017, joining dozens of other design firms who are crafting a new aesthetic coming out of RiNo.



DEVELOPMENT + INVESTMENT

From day to night, our landscape changes. A building is there, and then it's not. A new skyline is formed. Bridges are built. Roads are recreated. As we look ahead, we are focused on how we integrate what comes next into our RiNo fabric.

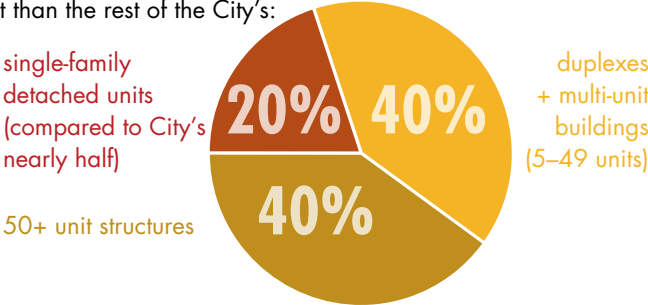
Residential Development



Residential growth has increased at a rate of about 3% per year since 2010:



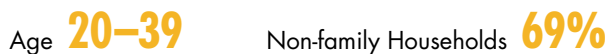
Housing stock is very different than the rest of the City's:



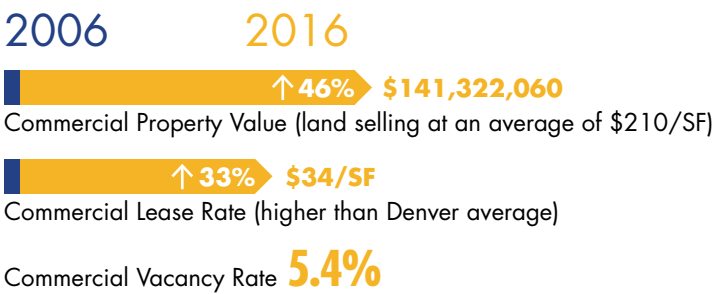
62% of residential units are rental units:



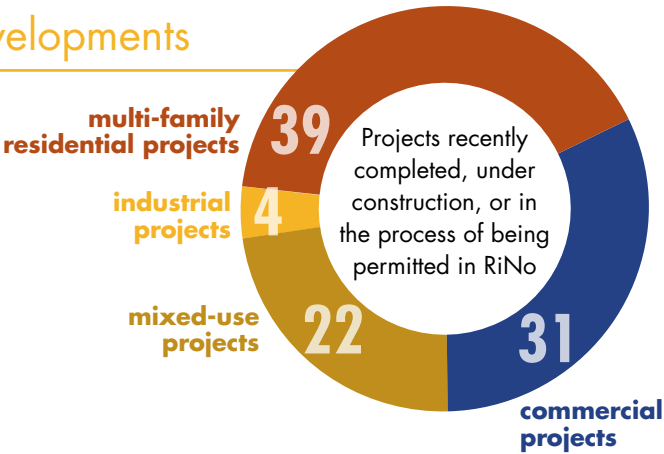
RiNo has a younger population on average than Denver County:



Commercial Development



Planned Developments



Denver Rock Drill



Ramble Hotel

HOTELS + TOURISM

Where hotels and tourism are concerned, RiNo is at the tip of the iceberg. But big things are coming.

New Developments

Ramble Hotel

The independently-owned 50-room boutique hotel is set to open at 25th and Larimer in late 2017, with New York-based Death and Co. as an anchor cocktail-room tenant.

The Source Hotel

The 100 room hotel will anchor The Source food hall when it opens in mid-2018 at 33rd and Brighton Blvd, featuring a rooftop pool deck, and a New Belgium brewery and will be operated by the same group that runs the St. Julien in Boulder.

Additional Hotels

Three additional hotels are proposed or in development in RiNo—one on RiNo's east side and two on RiNo's west side.


CRUSH 2016
(photo: Michael Ensminger)


First Friday @ Helikon Gallery

2016–2017 Events

Colorado Classic + Velorama

Pro-cycling race and festival coming to RiNo in August 2017

CRUSH

Street art event occurring annually in mid-September

Pabst Festival

Annual music festival block party occurring on Larimer in mid-May

First Fridays

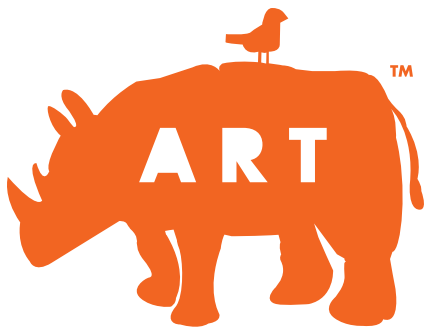
Every First Friday of the month, many RiNo galleries and businesses open their doors from 6–9pm for an evening art walk.

Final Friday

Community music walk + urban bazaar occurring on the final Friday of the summer months (May–August)

Denver Deluxe

Summer music festival block party presented by Park Burger occurring on Walnut Street in mid-June

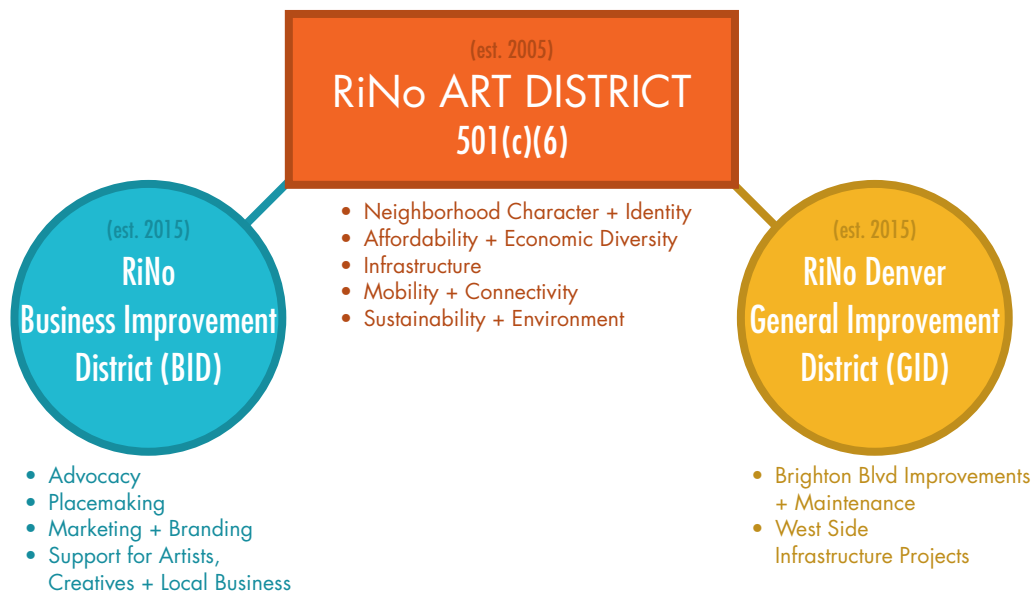


RiNo Art District

Our Structure

A complex structure of three separate organizations oversees the day-to-day management, programming, marketing and project development for the RiNo Art District neighborhood.

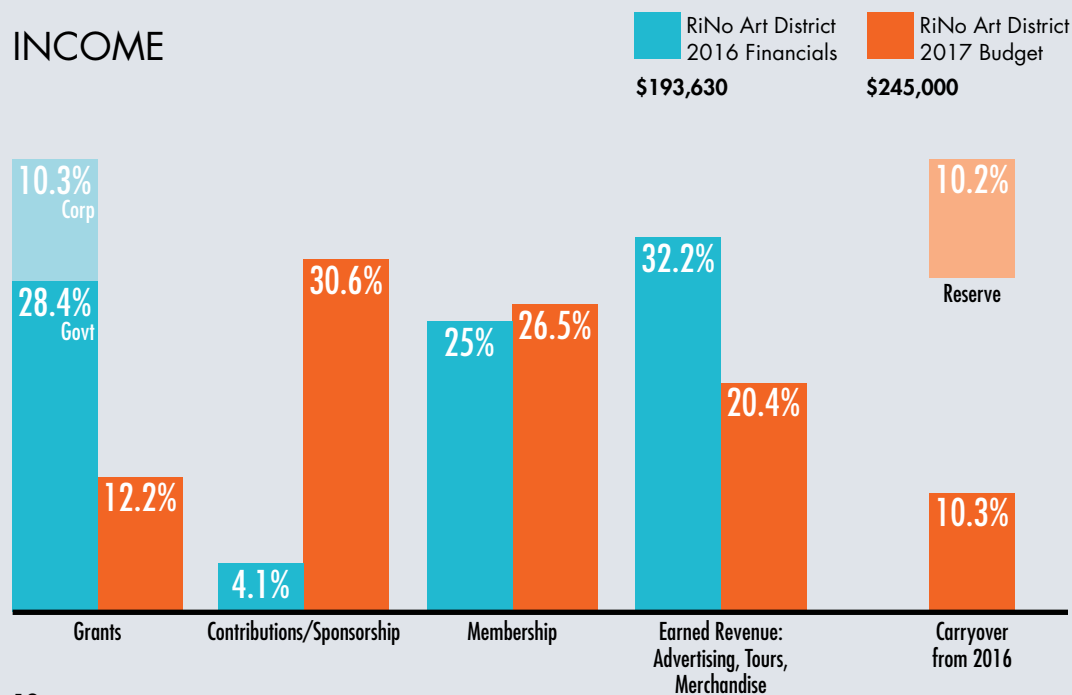
These three organizations include:



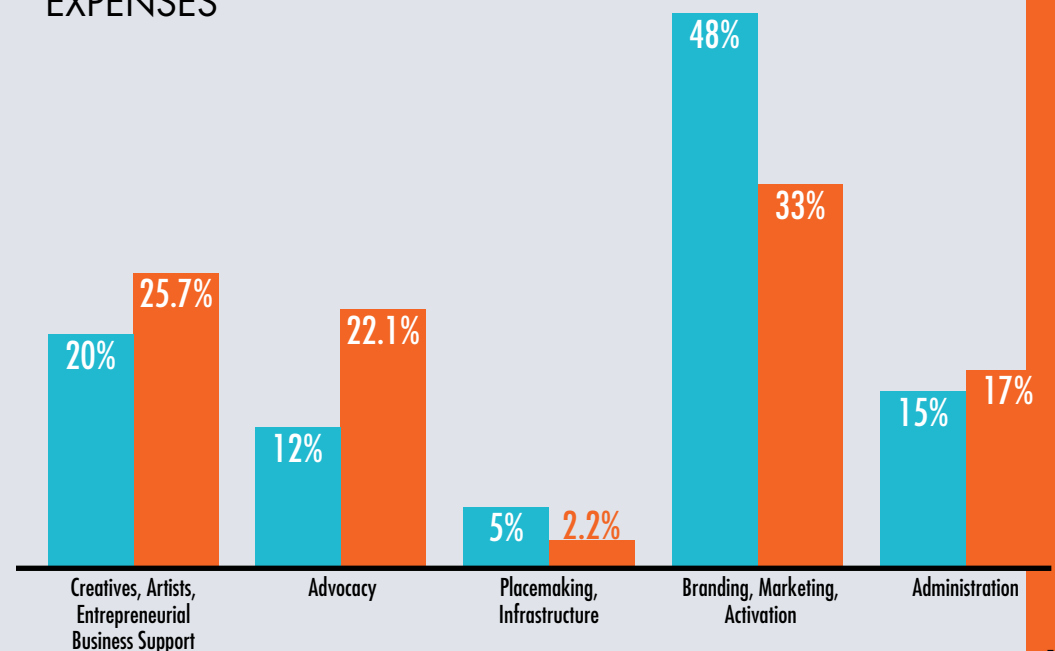
What the RiNo Art District Funds

The RiNo Art District is a 501(c)(6) nonprofit organization primarily funded by membership and other contributions. Funding from the organization goes towards advocacy, policy, efforts to build the RiNo brand, support of artists, creatives and entrepreneurs, and overall efforts to support the neighborhood character and preserve its heritage.

INCOME



EXPENSES



History

The RiNo Art District organization was started in 2005 by Tracy Weil and Jill Hadley Hooper, in an effort to catalyze the growing creative sector in the neighborhood. In 2007, the organization also became the Registered Neighborhood Organization (RNO) as a way to better represent increasingly diverse neighborhood interests. As RiNo grew, changed, and faced economic growth, the realities of a developing neighborhood meant that the RiNo Art District must find a way to expand its role in how the neighborhood would evolve. In 2015, RiNo championed the development of the RiNo Business Improvement District (BID) and RiNo Denver General Improvement District (GID) with the support of the neighborhood. The act of forming these districts, and uniting them into a consolidated structure, has given the organization a voice, representation, influence and leverage which has been—and will continue to be—critical to shaping how this neighborhood develops.

RiNo Art District Board Members

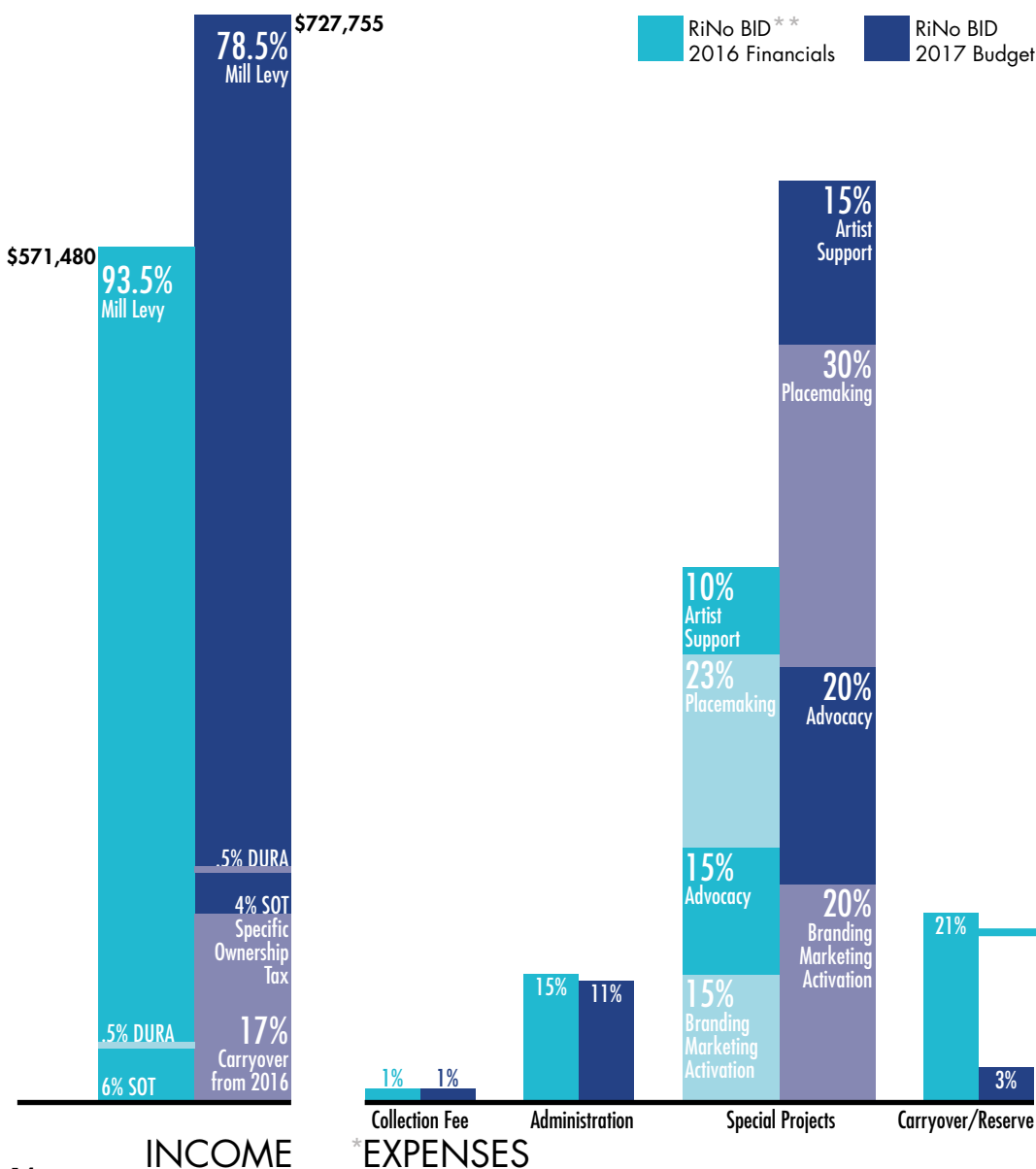
Andrew Feinstein (EXDO)—Co-chair
Chandler Romeo (Blue Silo Studios)—Co-chair
Rexford Brown (Pattern Shop Studio)—Secretary
Jonathan Kaplan (Plinth Gallery)—Treasurer
Tracy Weil (Weilworks + Farm 39)
Justin Croft (Zeppelin Development)
Sonia Danielsen (Bindery on Blake)
Cayce Goldberg (Helikon Gallery & Studios)
Vicki Sterling (Patron Supporter)
Anne Hayes (Westfield Development)
Jonathan Power (The Populist/Bar Fausto/Crema)
Adam Gordon (The Temple Denver)



Michael Ortiz, CRUSH 2016



Pat Milbery & Megan Walker, CRUSH 2016



RiNo Business Improvement District

About the RiNo BID

The RiNo Business Improvement District (RiNo BID) is a quasi-governmental, special district body that generates revenue for enhancements in RiNo through an assessment on commercial properties located within the nearly 1-square-mile boundary area. The RiNo BID assesses commercial property 4 mills on their assessed value annually to support its objectives.

What the RiNo BID Funds

The RiNo BID's resources are dedicated to projects and programming in four key areas—advocacy, placemaking, marketing and branding and support for RiNo's artists, creatives, entrepreneurs and local businesses.

BID Board Members

- Justin Croft** (Zeppelin Development)—President
- Sonia Danielsen** (Bindery on Blake)—Secretary
- Tai Beldock** (Erico Motorsports)—Treasurer
- Tracy Weil** (Weilworks + Farm 39)
- Andrew Feinstein** (EXDO)
- Bryan Slekes** (Great Divide Brewing Co.)
- Josh Fine** (Focus Property Group)
- Ari Stutz** (Downtown Property Services)

Carryover to 2017

As a startup BID, the organization took some time to get project procurement and delivery underway. This figure represents funds that are dedicated to specific projects but for which funds were not spent in the 2016 fiscal year.

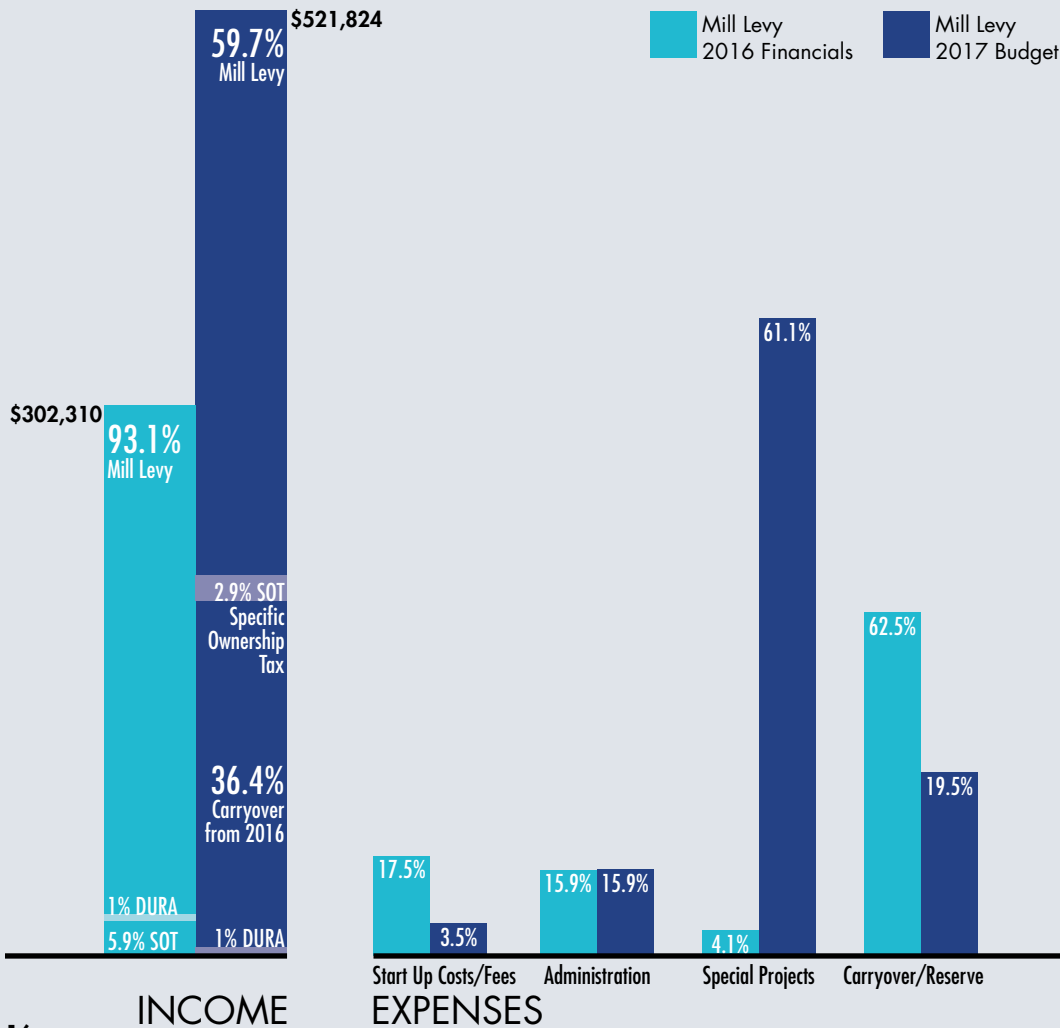
* Administrative expenses have been accounted for in the program areas

** These do not represent audited figures for the RiNo BID



What the RiNo Denver GID Funds

The RiNo Denver GID was established primarily to fund enhancements to Brighton Boulevard as well as its long-term maintenance. In the coming year, the district may also fund other infrastructure improvements and maintenance. In 2016, the RiNo Denver GID initiated a \$3M loan to support enhancements to the Brighton Boulevard reconstruction being funded by the City and County of Denver. The \$3M is dedicated for pedestrian and bicycle path lighting, trees and plantings and green storm water infrastructure and additional aesthetic improvements to the street.



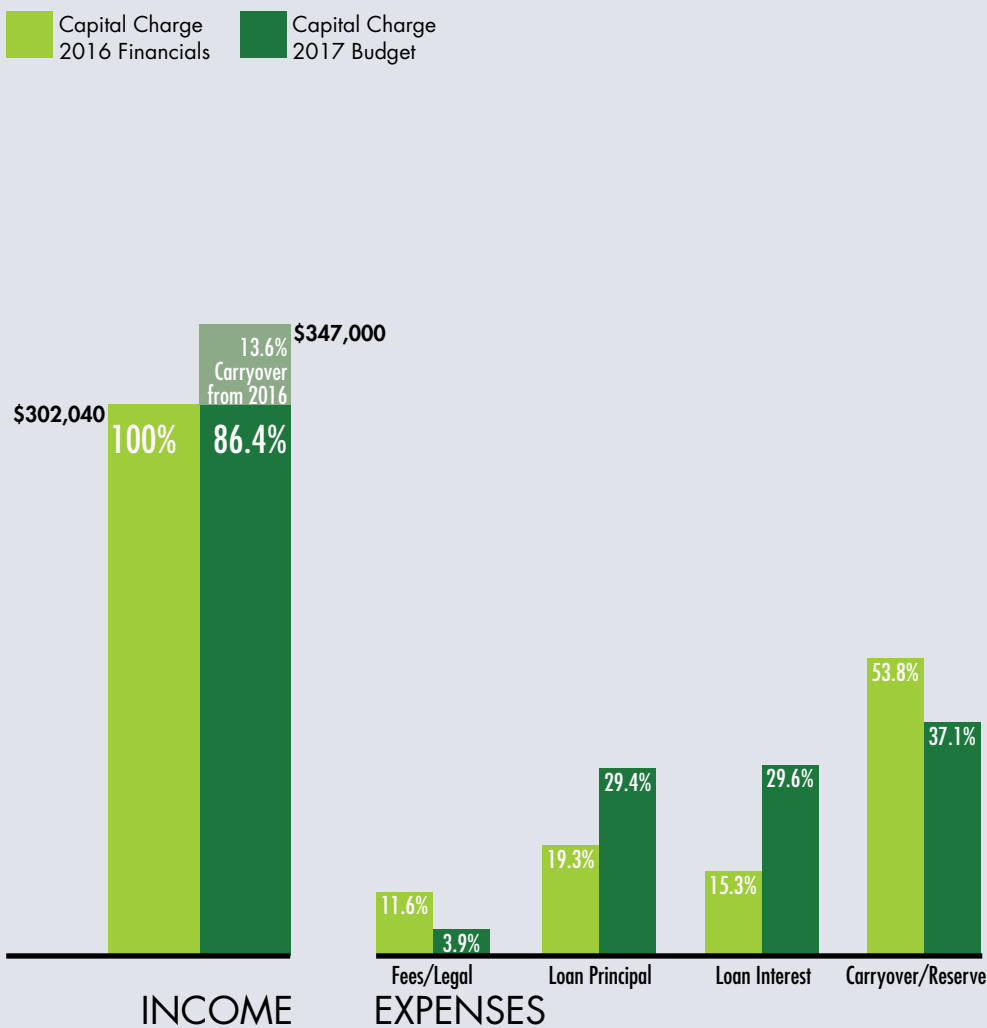
RiNo Denver General Improvement District

About the RiNo Denver GID

The Denver General Improvement District (RiNo Denver GID) is a quasi-governmental, special district body that generates revenue specifically for infrastructure and maintenance on the west side of RiNo. Revenues are generated through an assessment on commercial and residential properties located within the nearly 200 acre area. The RiNo Denver GID assesses commercial and residential property 4 mills on their assessed value annually to support its objectives. Additionally, the GID levies a capital charge to property owners with frontage on Brighton Blvd that will generate \$3M over the next 20 years to fund enhancements to the street.

GID Board Members

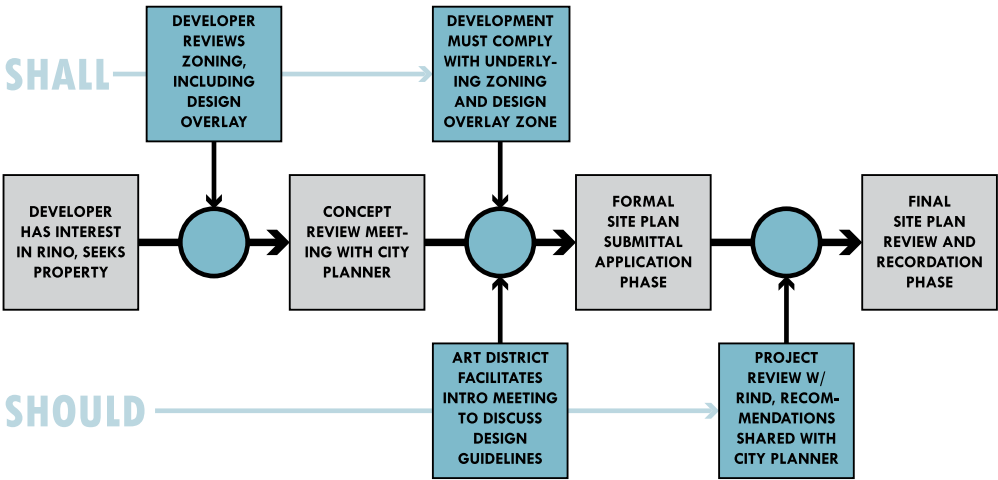
- Anne Hayes** (Westfield Development)—President
- Jason Winkler** (INDUSTRY)—Secretary
- Jonathan Kaplan** (Plinth Gallery)—Treasurer
- Larry Burgess** (Catalyst/L&M Capital Investments)
- Chris Woldum** (Zeppelin Development)
- Tom Gordon** (Iselo Investment Partners)
- Tracy Weil** (Weilworks + Farm 39)
- Roberto Eaton** (Pepsi)
- Bernard Hurley** (Menalto Development)
- Karen Good** (City of Denver Dept of Public Works)
- Councilman Albus Brooks** (District 9)



Where RiNo is Investing

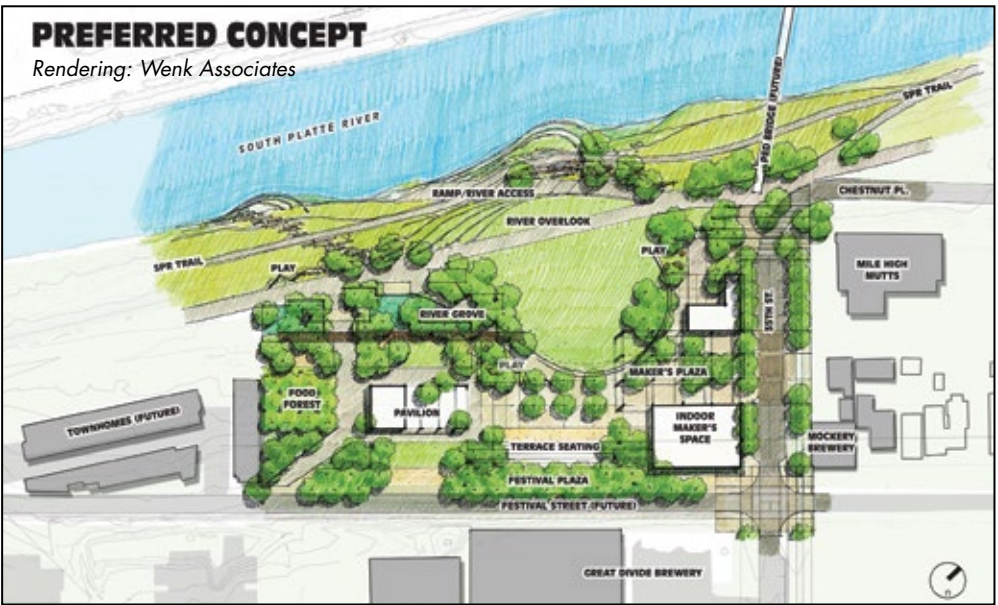
Design Guidelines and Design Overlay

Preservation of character and promoting a development culture that celebrates RiNo and ensures it is built out thoughtfully.



RiNo Park Buildings

In partnership with the City of Denver, working to ensure RiNo retains dedicated, affordable creative space in the heart of the new RiNo Park.



RiNo's mural event that is a catalyst for reflecting and diversifying the urban landscape and the unique voice of the community, bringing art out of the galleries and into the streets.



Celebrating RiNo as the epicenter of independent craft beverage manufacturers in Denver. RiNo has the largest concentration of craft beverage manufacturers in the U.S., with 15 craft brewery, cider, urban winery and distillery members in a 1-mile radius.



RiNo is giving a platform to the people who make and create in RiNo through a channel to sell and distribute their goods in the new RiNo Made retail store, which opens in November 2017.

NEIGHBORHOOD CHARACTER + IDENTITY

RiNo is industrial and gritty, entrepreneurial and creative. Things are made here. Art is created here. It's home to business and industry, and an increasing amount of development and new residents calling it home. As RiNo evolves, we are focused on ensuring that the character that has united this place remains, thrives and grows.



Issues + Opportunities

RiNo is an historically industrial neighborhood that's facing change that people want to put a name on—gentrification. Our roots are different than most neighborhoods though. We started as home to industry, and to a large extent we remain that way—a neighborhood of makers and creators. As we grow, we are becoming a new neighborhood, and we have a chance to do so in a way that protects our past and embraces the new, thoughtfully.



AFFORDABILITY + ECONOMIC DIVERSITY

We believe that it is possible to create a neighborhood that has a place and a space and opportunities for all. RiNo is pushing hard to change the paradigm of gentrification to a community that is empowered to rise together. The collective of artists, creative, entrepreneurs, businesses, developers and individuals that make up this dynamic area is committed to ensuring that we take care of each other.

Where RiNo is Investing

38th and Blake Station Area Height Amendments + Affordability Overlay

RiNo is going higher... the new A Line Station gives us an opportunity to create density around transit. But when we give density, we ask for something back. A new overlay will add requirements that as development comes, affordability will be incorporated.

Artspace

More than 100 dedicated, affordable work/live units for artists are coming to RiNo on the northern end of Brighton Blvd. We're investing in making that project a reality by 2019.

Safe Creative Spaces

This year has illuminated the challenges that artists of all kinds have creating in safe spaces. It's time for a change in how we see these spaces. We're challenging the City of Denver to think bigger, and making headway on ensuring there is a viable way to do this affordably.

Tiny Homes

Opportunities for all is the focus. From providing opportunities to the population experiencing homelessness to creative ways to do affordable live/work space, we're supporting innovative tiny home solutions for RiNo.

#whatunitesus

Art unites us. As does our diversity. RiNo is focused on not only knitting together our community, but also making it our duty and responsibility to ensure that the diverse communities that surround us are not isolated from that but instead are part of it.



Issues + Opportunities

The extraordinary amount of investment and attention coming to RiNo from the development community means space is becoming increasingly expensive, no question. We recognize that RiNo is at risk of becoming unattainable to those who have made the character of the district so unique. We also know it is critically important that we celebrate the importance of culturally significant, yet currently underserved neighborhoods who surround us. RiNo is committed to being a neighborhood that stands the test of time, and that means fighting hard to keep it accessible.



Gallery at GRACE



INFRASTRUCTURE

RiNo's story is that of an industrial hub, long forgotten about from an infrastructure perspective even as surrounding areas developed. Today, we're making up for lost time by investing with the City of Denver in infrastructure that connects us and provides for the neighborhood, creating spaces to unite us.

Issues + Opportunities

The north-south connections in RiNo are a critical focus immediately to ensure safety, slower traffic and a more accessible neighborhood. Larimer St. and Blake St. have gone two-way, Walnut is next. Meanwhile, Brighton Blvd. is undergoing a rebirth, from rundown industrial thoroughfare to the most modern urban street in Denver. Up next, sewing together the east-west sides of the neighborhood to wholly connect us and tie us into the neighborhoods that surround us.

Where RiNo is Investing

Brighton Blvd.

Brighton Blvd is the street that started it all for RiNo—the catalyst project that let RiNo put its mark on a massive project that will not only redefine us, but will serve as a new gateway to Denver. A long stretch of construction is ahead, but a spectacular outcome will be a RiNo gamechanger. Completion is slated for Spring 2019.

35th Street

The RiNo BID has been given a tremendous opportunity—to lead on design of what will be a critical east-west connector for RiNo. The goal? To make it a shared street with green infrastructure that treats 100% of our stormwater, prioritizes pedestrians and bicycles and sets a new standard street prototype for RiNo, and the City of Denver.

Lighting

The RiNo GID made a commitment to improve lighting and safety for RiNo westsiders so they can safely access neighborhood amenities and the riverfront. Implementation of that lighting commitment is a priority, with creative and artistic solutions likely to be part of the mix.

Infrastructure Advocacy

Infrastructure upgrades are desperately needed throughout RiNo as we face massive growth and activation. Safe places for pedestrians and bicyclists, as well as improved connectivity from east to west are our largest priority areas. RiNo has been focused on leading conversations to advance some of the most challenging projects with the City of Denver and other partners, notably an overhaul of the 38th St. Underpass, advancement on the 31st St. Pedestrian and Cycle Bridge and completion of a 2-way conversion for Walnut Street.

Amenities

The more people we welcome, the more we are aware that RiNo needs amenities for those people to utilize while here. This year, we'll invest in a strategy to add more seating, bicycle racks and storage, trash bins, bus stops and other amenities to serve our stakeholders and visitors too.



Photo: City of Denver

MOBILITY + CONNECTIVITY

Our approach is to be always forward-thinking—to design places for people, bicycles, transport, transit and cars in a balanced way, one that protects our community ecosystem and connects us safely to our neighbors.

Where RiNo is Investing

Parking, Mobility and Access Management Plan

The RiNo BID is advancing a comprehensive multi-modal parking, mobility and access strategy in coordination with the City of Denver. This work will be strategically aligned with recommendations coming out of two current City studies: the North Denver Cornerstone Collaborative Master Mobility Study; and the National Western Center Parking and Transportation Demand Management Study.

Drink RiNo Circulator

The Drink RiNo Circulator move people around the neighborhood (both east and west sides!) for FREE, each First Friday and every Saturday afternoon and evening. Jointly funded by Drink RiNo, the RiNo Art District and the RiNo BID, we'll look to grow the circulator's capacity in 2017.

Wayfinding

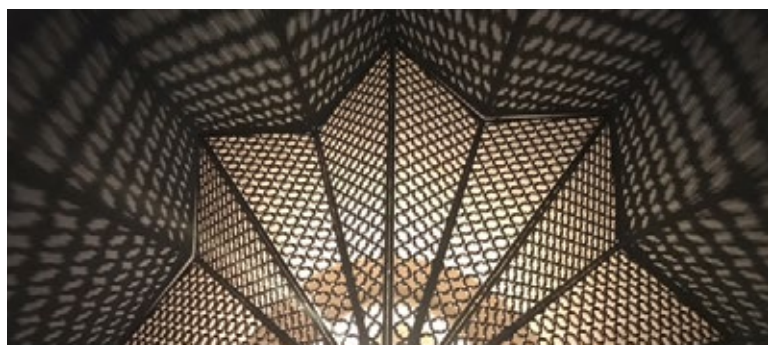
In 2016, RiNo invested in three new gateway signs to kickstart an overall RiNo wayfinding strategy. In 2017, we expand on the gateways and begin adding directional signage, for vehicles as well as pedestrians and cyclists.

Traffic Calming and Crosswalks

In partnership with our Curtis Park neighbors, RiNo has been working with the City to identify locations for added stop signs, slower traffic and crosswalks. In 2017, the RiNo BID will begin funding creative crosswalks throughout the neighborhood to increase pedestrian safety and bring some art to the streets.

38th St. Underpass Lighting + Art

A \$10,000 P.S. You are Here grant from Arts & Venues, some generous support from Blue Moon/Coors and contributions from the RiNo Art District will bring illumination and color to the 38th St. Underpass by Summer 2017, making the space safer for all users, while also shedding more light on the critical need to overhaul it permanently via widening and adding space to accommodate cyclists and pedestrians.



Issues + Opportunities

Connectivity and multi-modal access does not come easy in a neighborhood that was built for industrial traffic, is divided by rail lines, and is bordered on two sides by major highways. And yet, where mobility and connectivity is concerned we are making major headway:

- The opening of the 38th and Blake Commuter Rail station in 2016 brought transit to RiNo, and gives us a focal point to build off of in terms of improving circulation.
- Brighton Blvd. construction is underway, and by 2018/2019 will be open, bringing protected bike lanes and sidewalks to the busy street.
- The two-way conversion of Blake St. brought slowed traffic and bike lanes (with RiNos in them!). Next up—Walnut St.



38th St. Underpass: mural by Pat Milbery (above) and planned lighting design by Knomad (left)

SUSTAINABILITY + ENVIRONMENT

River is in our name and at the heart of our neighborhood. Taking care of the Platte River while creating an overall more sustainable district is of tremendous importance. Greening and investments in infrastructure that create a healthier environment are our focus.

Issues + Opportunities

The RiNo Art District straddles a vital riparian habitat, the S. Platte River, for a stretch of approx. 1.5 miles. Meanwhile, 60% of the total surface area in RiNo is impervious, or impenetrable to water, which means dirty stormwater goes right from our streets into the river.

Within the just over 1,000 acres that make up the RiNo Art District, there are currently only 11 acres of dedicated park and open land space. In addition to the riverfront, RiNo Promenade, RiNo Park and Globeville Landing Park, the neighborhood will need to find other ways to provide green space.

Additionally there is only 2.7% tree canopy coverage in RiNo (the Denver average is 19.7%). The RiNo GID will fund more than 400 new trees as part of Brighton Blvd. improvements, but adding to our tree canopy can't end there.

Where RiNo is Investing

EcoDistricts

The RiNo BID is advancing an application to become one of the country's first certified EcoDistricts. The program gives neighborhoods an opportunity to prioritize positive outcomes in equity, resilience and climate protection through innovative, scalable solutions.

Bioswales

Bioswales are landscape elements designed to concentrate or remove silt and pollution from surface runoff water... and they can come in all shapes and sizes. They will be a key amenity of Brighton Blvd. and the future 35th St. improvements, and we're working to pilot more around the neighborhood.

Neighborhood Greening Strategy

RiNo is advancing neighborhood greening by identifying opportunities to implement green walls, green roofs, community gardens and other opportunities and programming that celebrate the river.

RiNo Promenade

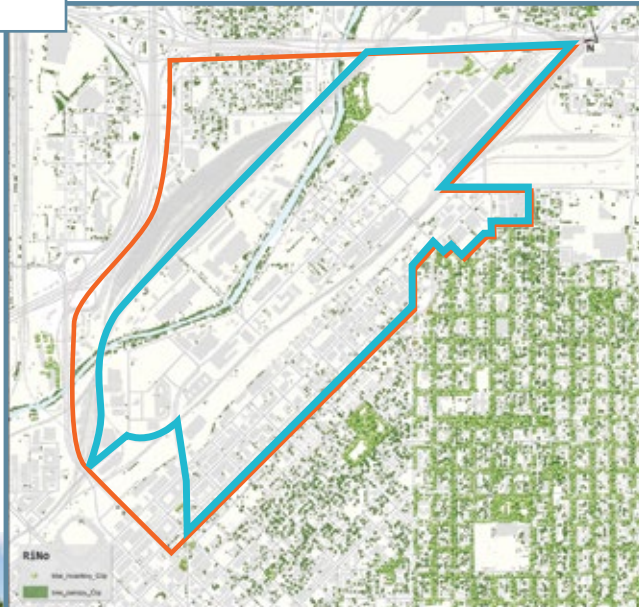
The RiNo GID made a sizeable contribution in 2017 to continue advancing design on the RiNo Promenade, which will transform Arkins Ct. into a riverfront pedestrian space that activates the area and creates connectivity along the entire riverfront stretch.

Contrast between impervious surfaces (white) and undeveloped areas (green).



■ RiNo Art District Boundary
■ RiNo BID Boundary

Location of trees in inventory and depiction of areas with tree canopy.



Maps/Data: excerpts from CU Denver study



Rendering: City of Denver



THANK YOU



To the RiNo Community

To our Members

To our BID/GID Ratepayers

To our Board Members

To the City/County of Denver



RiNo Art District Staff

Jamie Licko | President

Tracy Weil | Creative Director + Co-Founder

Alye Sharp | Communications Director

Eva Zimmerman | Membership + Art Director

Lindsey Hendershot | Crush Director + Special Projects

Amanda Kriss | Project Assistant



ART DISTRICT

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