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 Craft, 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
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.

![Circle diagram showing the breakdown of Creative Business Members: Member Artists 55%, Member Galleries 20%, and Member Businesses 20% with an increase of 20% in Artist and Creator Members in the last year.]

- 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:

<table>
<thead>
<tr>
<th>2005</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>55</td>
</tr>
<tr>
<td>22</td>
<td>80</td>
</tr>
<tr>
<td>6</td>
<td>20</td>
</tr>
<tr>
<td>2</td>
<td>139</td>
</tr>
</tbody>
</table>

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

Creative Businesses (not all are members)

Creatives employed, including businesses such as blown glass manufacturing, furniture makers, jewelry creators and photography and videography studios.
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: < 20

New Industry in RiNo

Adult Craft Beverage:
RiNo is home to 19 adult craft beverage producers and growing—including breweries, wineries, distilleries and ciders. 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 than 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

<table>
<thead>
<tr>
<th>2006</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>$95M</td>
<td>$484.5M</td>
</tr>
<tr>
<td>Total Value of Residential Property</td>
<td></td>
</tr>
<tr>
<td>3.3M SF</td>
<td>6M SF</td>
</tr>
<tr>
<td>Area of Residential Land and Improvements</td>
<td></td>
</tr>
</tbody>
</table>

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

- **2010–2016**: +5,000
- **2035**: +5,000

*Denver’s Department of Community Planning and Development projection*

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

- **20%**: single-family detached units (compared to City’s nearly half)
- **40%**: duplexes + multi-unit buildings (5–49 units)
- **40%**: 50+ unit structures

62% of residential units are rental units:

- **$9,999/mo**: Studio (335 SF)
- **$3,500/mo**: 2 bed/2.5 bath Townhome

RiNo has a younger population on average than Denver County:

- **Age**: 20–39
- **Non-family Households**: 69%

### Commercial Development

<table>
<thead>
<tr>
<th>2006</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>↑46% $141,322,060</td>
<td>$69M $484.5M</td>
</tr>
<tr>
<td>Commercial Property Value (land selling at an average of $210/SF)</td>
<td></td>
</tr>
<tr>
<td>↑33% $34/SF</td>
<td>$484.5M</td>
</tr>
<tr>
<td>Commercial Lease Rate (higher than Denver average)</td>
<td></td>
</tr>
</tbody>
</table>

Commercial Vacancy Rate **5.4%**

### Planned Developments

- **Projects recently completed, under construction, or in the process of being permitted in RiNo**
  - multi-family residential projects **39**
  - industrial projects **4**
  - mixed-use projects **22**
  - commercial projects **31**
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.

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
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:

- **RiNo Art District**
  (est. 2005)
  RiNo ART DISTRICT
  501(c)(6)
  - Neighborhood Character + Identity
  - Affordability + Economic Diversity
  - Infrastructure
  - Mobility + Connectivity
  - Sustainability + Environment

- **RiNo Business Improvement District (BID)**
  (est. 2005)
  RiNo Business Improvement District (BID)
  - Advocacy
  - Placemaking
  - Marketing + Branding
  - Support for Artists, Creatives + Local Business

- **RiNo Denver General Improvement District (GID)**
  (est. 2015)
  RiNo Denver General Improvement District (GID)
  - Brighton Blvd Improvements + Maintenance
  - West Side Infrastructure Projects

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.

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 unifying
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)

INCOME

<table>
<thead>
<tr>
<th>Income Source</th>
<th>2016 Financials</th>
<th>2017 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants</td>
<td>$12,000</td>
<td></td>
</tr>
<tr>
<td>Contributions/Sponsorship</td>
<td>4.1%</td>
<td></td>
</tr>
<tr>
<td>Membership</td>
<td>10.3%</td>
<td>10.2%</td>
</tr>
<tr>
<td>Earned Revenue: Advertising, Tours, Merchandise</td>
<td>30.6%</td>
<td>25.7%</td>
</tr>
<tr>
<td>Carryover from 2016</td>
<td>26.5%</td>
<td>22.1%</td>
</tr>
<tr>
<td></td>
<td>20.4%</td>
<td>15%</td>
</tr>
<tr>
<td></td>
<td>10.3%</td>
<td>17%</td>
</tr>
</tbody>
</table>

EXPENSES

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>2016 Financials</th>
<th>2017 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advocacy</td>
<td>12%</td>
<td>25%</td>
</tr>
<tr>
<td>Placemaking, Infrastructure</td>
<td>5%</td>
<td>33%</td>
</tr>
<tr>
<td>Branding, Marketing, Activation</td>
<td>20%</td>
<td>15%</td>
</tr>
<tr>
<td>Administration</td>
<td>15%</td>
<td>17%</td>
</tr>
</tbody>
</table>
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 Daniels (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.

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 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.

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 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.

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.

Issues + Opportunities
RiNo is 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.
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.

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.

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.
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.
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

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.

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.
**RiNo Art District Boundary**

**RiNo BID Boundary**

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**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.
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