

Department of Parks and Recreation (DPR)**RINO Art District Cooperative Agreement****Fact Sheet****Title:**

Agreement to authorize the RINO Art District to manage, maintain, and program two buildings in the newly constructed park at 35th St and Arkins Blvd.

History and Context:

In 2010, the Parks and Recreation Department purchased property near the intersection of 35th and Arkins Blvd, known then as Interstate Trucking, for the purpose of building a park. Anticipating the near future redevelopment of this industrial area, the Department negotiated the addition of the adjacent property on the corner of 35th and Arkins Blvd. which at the time was a City-owned building housing a police warehouse and automotive shop. It was the intention of the Department to remove the buildings prior to designing and building the new park.

In later discussions with the community to design the park, it was a nearly unanimous opinion that the buildings could and should be renovated to provide community programming, in particular the idea of a maker-space was very popular- a place with “wet” and “dry” equipment such as ceramics or a laser-cutter to create art work. This made sense given that RINO was the City’s first Art District and artists were rapidly being displaced from the once affordable neighborhood.

The Department, however, did not have the funding to renovate the buildings nor the staffing to run the programming as desired by the community. It was then agreed that the Department would issue a Request for Proposals to see if there was interest from the community to commit to raise funds, renovate the buildings, and provide community and park-related programming. The Department received three proposals, one of which was determined to be non-responsive, and selected the proposal led by the recently formed RINO Art District.

Purpose and Use of Agreement:

The purpose of this agreement is to ensure that the City and the RINO Art District both understand their responsibilities related to activities at the newly constructed park at 35th and Arkins Blvd.

The Art District intends to renovate, at their own cost, two buildings with an address of 1950 35th Street, located within the new City-owned park. The Buildings were formerly part of one building commonly known as 1900 35th Street, Denver, Colorado 80216, which the City has recently renovated by removing the center portion thereof, thereby creating east and west “halves”.

The Parties have agreed by a previously executed Assignment Agreement that after design, construction, renovation and improvement to the Buildings is completed to the City's satisfaction and approval, Art District will occupy, lease, operate and manage the Buildings for the benefit of the City, the Art District and the general public with programs and food and beverage responsive to the surrounding neighborhoods and reviewed and approved by the Department for a ten-year term.

Art District intends to sublease portions of the Buildings for operation, as set forth in this Cooperative Agreement. Currently, the uses include proposed sub leases with the Denver City Library, Redline Art Gallery, and Comal Food Cooperative. The Art District will be responsible for day to day maintenance and repairs. The City is responsible for any needed major capital repairs, typically exceeding \$7,500 in cost.