

City Clerk Filing #: 2015-0200-\_\_\_\_\_



September 30, 2016

**RiNo Business  
Improvement District**  
2901 Blake Street #165  
Denver, Colorado 80205

Michael Kerrigan  
City of Denver  
Department of Finance  
201 W. Colfax Avenue, Dept 1010  
Denver, CO 80202

**Board of Directors:**  
Justin Croft, President  
Sonia Danielsen, Secretary  
Tai Beldock, Treasurer  
Tracy Weil  
Andrew Feinstein  
Bryan Slekes  
Mike Mancarella  
Josh Fine  
Ari Stutz

Dear Michael:

Attached you will find the submission of our 2017 Operating Plan and Budget as well as the other required materials.

A few things to note:

- There were no material departures from the 2016 Operating Plan
- We have no planned or outstanding indebtedness.
- There were no audits conducted this year as it was our first year of operation.
- There are currently no bylaws in effect for the BID.

Please let us know if you require any further information, and thanks for all your support!

**Staff:**  
Jamie Licko  
*Executive Director*

Regards,

A handwritten signature in black ink that reads "Jamie Licko".

Jamie Licko  
Executive Director, RiNo Business Improvement District

Tracy Weil  
*Creative Director*

Alye Sharp  
*Communications Director*

Eva Zimmerman  
*Membership Director*

Marina Chotzinoff  
*Programs Director*

**RiNo BUSINESS IMPROVEMENT DISTRICT  
2017 Proposed Budget**

**GENERAL FUND**

	<b>Actual 2015</b>	<b>Budget 2016</b>	<b>YTD 2016</b>	<b>Proposed 2017</b>
<b>REVENUE</b>				
Property Taxes	0	554,087	534,323	577,755
Specific Ownership Taxes	0	25,000	20,879	25,000
Fees and Charges	0	0	0	0
Other	0	0	0	0
<b>Total Revenue</b>	<b>0</b>	<b>579,087</b>	<b>555,202</b>	<b>602,755</b>
<b>EXPENSES</b>				
Accounting	0	2,500	1,100	15,000
Audit	0	0	0	5,000
Programs	0	409,587	185,000	414,255
County Treasurer Fees	0	2,500	2,000	3,500
District Management	0	125,000	95,000	125,000
Insurance	0	5,000	1,000	5,000
Legal	0	7,000	2,000	7,500
Miscellaneous	0	2,500	0	2,500
<b>Total Expenditures</b>	<b>0</b>	<b>554,087</b>	<b>286,100</b>	<b>577,755</b>
<b>NET REVENUES</b>	<b>0</b>	<b>25,000</b>	<b>269,102</b>	<b>25,000</b>
Fund Balance - Beginning of Year	0	0	0	244,102
Fund Balance - End of Year	0	25,000	269,102	269,102
Emergency Reserve	0	25,000	25,000	25,000
<b>Total Ending Fund Balance</b>	<b>0</b>	<b>0</b>	<b>244,102</b>	<b>244,102</b>

\* Pleaste Note: Actual fund balance at the end of 2016 is expected to be \$100,000



## **RiNo Business Improvement District (BID) 2017 Operating Plan and Budget**

### **LEGAL AUTHORITY**

A BID in Colorado is organized pursuant to the Business Improvement District Act, Section 31-25-1201 et seq., Colorado Revised Statutes. The RiNo BID was created by adoption of ORD 15-0304 on June 1, 2015.

Following the adoption of the BID ordinance by Denver City Council, a TABOR election must be held to authorize the BID mill levy. Owners of commercial property within the proposed BID area, as well as lessees and residents of commercial property within the proposed BID area, are eligible to vote. A simple majority of voters returning the ballot must vote in favor of the BID assessments.

### **ABOUT RINO**

RiNo (River North) is an urban neighborhood just north of Downtown Denver comprised of industry and warehouses; an eclectic mix of small startups, restaurants, and creative businesses; and a state-certified art district that spans the neighborhood. Recently, the area has seen a strong influx of development from both the public and private sectors that is sparking change and concern over the future of RiNo, and what it will look like as it continues to grow. Stakeholders in the RiNo neighborhood have come together to create the BID for RiNo in order to strategically manage this growth and development, retain the unique and industrial character of the neighborhood, and keep the focus on the arts in RiNo, understanding it is the creative nature of the place that drives economic activity, tourism and quality of life.

### **BID OBJECTIVES**

This plan for the RiNo BID has been driven by the needs and voices of those invested in the neighborhood. The BID intends to look holistically at the entire RiNo BID area, with the purpose of preserving neighborhood character, promoting economic strength of the creatives, entrepreneurs and properties located within and ensuring appropriate neighborhood growth that promotes walkability, bikeability, sustainability and a cohesive neighborhood fabric.

Formation of the BID allows RiNo to be strategically managed as it evolves and grows. The BID's goals are to:

- Create a collective voice to accomplish the long-term goals of the neighborhood.
- Purposefully improve and advance RiNo while keeping it affordable for creatives, entrepreneurs and small businesses.
- Be an advocate for RiNo to influence and direct policy, develop strategic partnerships, and leverage its budget by attracting grants and additional funding, thereby providing financial sustainability.
- Retain RiNo's unique urban and industrial character, and keep the creative entrepreneurial spirit at the heart of RiNo.
- Create an accessible, desirable area where people want to visit, engage and invest.

### **BID BOUNDARIES**

The RiNo BID boundaries include a parcel of land lying in Sections 22, 23, 26, and 27, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

- Beginning at a point on the southerly right-of-way of I-70 at its intersection with the southeasterly property line of the Burlington Northern railroad, said point lying approximately 600 feet east of the South Platte River;
- Thence easterly, with the southerly right-of-way of I-70, to its intersection with the northwesterly property line of the Union Pacific railroad;
- Thence southwesterly, with the northwesterly property line of the Union Pacific railroad, to its intersection with the northeasterly right-of-way of vacated 40<sup>th</sup> Street, said right-of-way vacated by Ordinance 187 Series of 1925;
- Thence southeasterly, crossing the Union Pacific railroad property to the northerly right-of-way of 40<sup>th</sup> Avenue at its intersection with the northwesterly right-of-way of Blake Street;
- Thence easterly, with the northerly right-of-way of 40<sup>th</sup> Avenue, to its intersection with the centerline of Williams Street projected northerly;
- Thence southerly, with the centerline of Williams Street, to its intersection with the centerline of 39<sup>th</sup> Avenue;
- Thence westerly, with the centerline of 39<sup>th</sup> Avenue, to its intersection with the centerline of Franklin Street;
- Thence southerly, with the centerline of Franklin Street, to its intersection with the centerline of Lafayette Street;
- Thence westerly and southwesterly, with the centerline of Lafayette Street, to its intersection with the northeasterly property line of St. Charles Place Park;
- Thence northwesterly, southwesterly, and northwesterly, with the property lines of St. Charles Place Park, to the northernmost corner said park, and the rights-of-way of Walnut Street and Marion Street;
- Thence northwesterly, on a projection of the last line, to its intersection with the centerline of Walnut Street;
- Thence southwesterly, with the centerline of Walnut Street, to its intersection with the centerline of Downing Street;
- Thence southerly, with the centerline of Downing Street, to its intersection with the centerline, projected northeasterly, of the alley lying between Larimer Street and Lawrence Street;
- Thence southwesterly, with said alley centerline, to its projected intersection with the centerline of Broadway Street;

- Thence northerly, with the centerline of Broadway Street, to its intersection with the northwesterly property line of the Union Pacific railroad;
- Thence southwesterly and westerly, with the northwesterly and northerly property line of the Union Pacific railroad, to its intersection with the northwesterly right-of-way of Delgany Street;
- Thence southwesterly, with the northwesterly right-of-way of Delgany Street, to its intersection with the easterly property line of the Burlington Northern railroad;
- Thence northerly and northeasterly, with the easterly and southeasterly property lines of the Burlington Northern railroad;
- Thence northerly and northeasterly, with the easterly and southeasterly property lines of the Burlington Northern railroad, to the point of beginning.

The following map illustrates these boundaries:



**BID SERVICES**

The services that the BID plans to fund have been developed and prioritized by the property and business owners of RiNo, and include services as defined in Section 31-25-1212(1)(f) C.R.S. and improvements as defined in Section 31-25-1203(5), C.R.S.:

- **RiNo Advocacy:** The unified voice of RiNo on all matters related to preserving and advancing the neighborhood’s unique character through representation, promotion of planning and development, policy and partnerships. This includes:
  - Dedicated staff that can manage RiNo, advocate for RiNo needs, and focus on leveraging resources and improvements to the area. It is assumed that at the outset, the RiNo BID may assist in funding two (2) full-time staff to support the RiNo BID operations.
  - Serving as advocate and champion for RiNo on issues important to ensuring long-term sustainable growth, and acting as the influential, unified voice for the neighborhood that can be heard by the public, elected officials, developers and businesses and community partners.
  - Advocating on local policy initiatives, planning and development issues to promote new solutions to RiNo’s continued growth including accessibility, improved public transportation, regional parking solutions and shared parking alternatives (among other things) to ensure growth can be best managed.
  - Promoting and developing activities and programs to encourage healthy, active lifestyles and create a truly walkable, bikeable district.
  - Leveraging partnerships and developing strategies to increase participation among community leadership, surrounding neighborhoods, business and the City and County of Denver.
  - Advocating for funding from the City and County of Denver, State of Colorado and other funding sources and grantors to address critical neighborhood objectives.
  
- **RiNo Branding, Marketing, Activation:** The BID shall facilitate the development of the RiNo brand, as well as creating and delivering an experience that encourages locals and visitors to explore RiNo through marketing, events and programming. Projects include:
  - Further developing the RiNo brand to uniquely identify the neighborhood’s distinctive offer and future potential.
  - Producing targeted marketing and messaging on a local, regional and national level to promote visitation and investment in the area. This includes (but is not limited to) website and social media development and management.
  - Developing year-round programming and activities that bring in diverse demographic groups to experience and explore RiNo, including the development of signature RiNo events and activities.
  - Providing awareness, recognition, promotion and education about businesses and creatives in the district, including specific public and community relations in support of growing the RiNo district.
  - Working with, supporting and establishing partnerships with other art and creative districts in and around metro Denver and the State of Colorado.
  
- **RiNo Placemaking:** The BID shall work to retain the unique urban and industrial character of RiNo, integrating culture and creativity into the environment, delivering appropriate enhancements to the public realm, adding pedestrian amenities and activating the area. Projects include:
  - Advocating to the City and County of Denver for funding and prioritization of larger-scale infrastructure needs and investments in RiNo to ensure the district is safe, accessible and connected.

- Investing in the development and implementation of a comprehensive RiNo-branded wayfinding program for vehicles, pedestrians and bicyclists, as well as distinctive gateways into RiNo to define and brand the neighborhood.
  - Improving the aesthetics and functionality of RiNo’s public realm, sidewalks, streets and pedestrian areas. This includes (but is not limited to) adding amenities such as benches, bike racks and trash/recycling cans as well as public art, murals and creative projects to bolster the RiNo brand.
  - Working to leverage resources to improve the South Platte River, create parks, green spaces and public spaces, and implement sustainability investments and green stormwater solutions to provide a healthy neighborhood that encourages social interaction.
  - Undertaking creative neighborhood enhancements and interventions, including activating alleyways and pedestrian walkways and developing interesting places and spaces.
  - Promoting upkeep (as necessary) throughout the district to enhance existing maintenance by the City of Denver and property owners, working to help ensure visitors have a safe and pleasant experience.
- ***Business Support for RiNo Creatives and Entrepreneurs:*** The BID shall take a leadership role in keeping RiNo affordable and promoting its local talent, creatives and entrepreneurs through advocacy, programming and direct support, amplifying the creative and cultural offer in the district and promoting economy vitality. Projects include:
    - Sustaining and supporting the existing and developing creative and entrepreneurial community to protect their interests in RiNo as development progresses.
    - Developing programs to collaboratively fund business needs, including grants and no/low-interest loan programs to support small businesses and entrepreneurialism in RiNo, and keep the cost of doing business in RiNo affordable.
    - Supporting local creatives through collaborative projects, professional development, and artist-to-artist programs and networking.
    - Advocacy and funding for creatives and artists, including support for current and future studios and live/work space.
    - Promoting local businesses and creatives to increase their sales and profitability and creating community event and exhibition spaces.
    - Facilitating a space clearinghouse to refer creatives and entrepreneurs to available spaces.

This list of services provides overarching direction on where the BID will invest its resources. Specific work plans shall be developed annually by the RiNo BID Board, setting out the programs and budgets to be delivered in each fiscal year.

**BID REVENUE**

The RiNo BID shall utilize an assessment method that is based upon a percentage of assessed value. The RiNo BID assessment rate may never exceed .004 (4 mills) on the assessed value of real property (business personal property is excluded). In Colorado, assessed value of commercial property is 29% of actual value. **In 2017, the RiNo BID assessment rate shall be 4 mills on the assessed value of real property.** Only commercially assessed properties are assessed through the BID. Residential properties are not assessed in a BID.



In future years, the RiNo BID Board may decrease (and subsequently increase) the mill levy (so long as it never exceeds 4 mills). In order to do so, the following shall occur:

- The RiNo BID Board shall send out a notification to each commercial property owner in the RiNo BID notifying them of the proposed change and of a public meeting to be held.
- The RiNo BID Board shall then hold a public meeting to present the proposed mill levy change and reasons for the change, and hear comment.
- After that time, the BID Board may recommend a proposed mill levy change. This change must occur in line with the annual BID reporting period to Denver City Council (approved no later than December 5 of each year), and must be approved by City Council before the change occurs.

Each year, the RiNo BID Board will go through a process to certify the assessment rolls and determine each property owner’s yearly assessment, as well as the total RiNo BID budget. This occurs through the following:

- Each May, the City and County of Denver shall provide very preliminary new assessed value data, which the BID may use to preliminarily plan the budget for the coming year.
- By August 25, refined preliminary assessed value data shall be provided to the RiNo BID Board by the City and County of Denver.
- By September 30, the RiNo BID Board must file the operating plan and budget with the City and County of Denver for the next year.
- The City and County of Denver has 30 days after receipt of all required information from the BID to approve the operating plan. The City and County of Denver may request further information from the RiNo BID Board as needed. All final information must be filed and approved no later than December 5.
- By December 10, final assessed value data must be provided to the RiNo BID Board.
- By December 15, the RiNo BID Board must complete a public hearing, adoption of the budget and operating plan and final certification of the mill levy.
- The final budget of the RiNo BID must be filed with the State of Colorado by January 31.

**BID BUDGET**

In its second year of operations, the RiNo BID shall raise approximately \$602,755. The proposed second year BID budget and projects are as follows and more thoroughly reflected in the proposed, 2017 budget attached hereto as **EXHIBIT A**:

<b>Year Two Proposed RiNo BID Services</b>	<b>Budget Amount</b>
<p><b>RiNo Advocacy (20%)</b></p> <ul style="list-style-type: none"> <li>– Complete design guidelines and overlay with the City of Denver</li> <li>– Create priority list for RiNo funding needs, including but not limited to developing parking solutions and identifying critical infrastructure needs, while funding studies to address solutions</li> <li>– Take a lead role in directing RiNo policy and planning initiatives</li> <li>– Undertake a strategic parking and access study</li> </ul>	\$120,551
<p><b>RiNo Branding, Marketing and Activation (20%)</b></p> <ul style="list-style-type: none"> <li>– Establish local, regional, national marketing strategies</li> <li>– Develop year-round programming calendar and</li> </ul>	\$120,551

implement first events – Establish strategic partnerships with other creative districts	
<b>RiNo Placemaking (30%)</b> – Develop and implement RiNo gateways and wayfinding program – Design and implement programs to install locally created benches, bike racks and trash cans throughout RiNo	\$180,827
<b>RiNo Creatives and Entrepreneurial Business Support (15%)</b> – Develop support program and grant/loan tools to support creatives and entrepreneurs	\$90,413
<b>Administration and Operations (15%)</b>	\$90,413
<b>TOTAL</b>	<b>\$602,755</b>

*Note: Labor costs are incorporated into service areas.*

In addition to the resources identified in the BID budget above, the BID intends to leverage its funding by obtaining grants, donations, sponsorships, crowdsourcing and partnerships to provide a larger overall budget with which to advance and administer projects.

Each year the BID Board shall be responsible for presenting audited accounts for previous year's BID work. The BID Board will present a proposed budget and work plan for the upcoming year, to Denver City Council (no later than September 30 each year).

**BID BONDING**

The RiNo BID does not intend to issue bonds at the outset of BID operations. However, as allowed by law, the BID may issue bonds or other multiple year financial obligations if it is authorized to do so by its voters in a future election and a future operating plan. The election must comply with all applicable Federal, State and municipal requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.

**BID GOVERNANCE**

The BID statute allows for a board of 5 to 11 members who are BID electors. The initial RiNo BID board consists of nine (9) appointed members from the RiNo BID area. The following members are to be included in this mix:

- At least two (2) property owners from the Eastside of the RiNo BID area
- At least two (2) property owners from the Westside of the RiNo BID area
- At least two (2) artist/creative property owners – one (1) from the Eastside of the RiNo BID area, and one (1) from the Westside of the RiNo BID area
- At least one (1) RiNo business owner

*NOTE: The determination of the Eastside/Westside designation is determined by location in relation to the railroad tracks that divide the district.*

The initial board members of the RiNo BID are:

RiNo BID Board Member	Affiliation	Governance Representation	Initial Term	Consecutive Term
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Tracy Weil	RiNo Art District Chair, Artist	RiNo Business Owner	1 year	3 years
Justin Croft	RiNo Urban Improvement Committee Co-Chair, Zeppelin Development	Westside Property Owner	2 years	3 years
Sonia Danielsen	Bindery on Blake	Artist/Creative Property Owner – Eastside	3 years	3 years
Andrew Feinstein	RiNo Urban Improvement Committee Co-Chair, EXDO Management	Eastside Property Owner; Westside Property Owner	3 years	3 years
Bryan Slekes	Great Divide Brewing Company	Westside Property Owner	2 years	3 years
Mike Mancarella	Ironton Studios	Artist/Creative Property Owner - Westside	1 year	3 years
Tai Beldock	Erico Motorsports	Eastside Property Owner	1 year	3 years
Ari Stutz	Downtown Property Services	Eastside Property Owner	2 years	3 years
Josh Fine	Focus Property Group	Westside Property Owner; Eastside Property Owner	3 years	3 years

The terms of office shall be staggered to encourage continuity in BID governance. The length of the term is three (3) years and the consecutive term limit shall be two (2) terms. After a member has fulfilled two consecutive terms, that person may not be a member of the RiNo BID governing body for three (3) years before being reappointed.

The BID shall inform the City of Denver of any RiNo BID Board vacancy that comes to its attention. Appointment to the BID Board in future years shall occur as follows:

- The RiNo BID Board shall accept submissions of interest for the vacancy.
- The RiNo BID Board shall provide posted notice of a public hearing, hold a public hearing, and thereafter provide the City of Denver with one or more recommended nominees to fill the vacancy, taking into account the qualifications thereof, the desired diversity of the Board, and the nominee’s willingness to serve.
- The City shall review the recommendation and may require additional information from the Board or the nominee. The Mayor and City Council will approve all BID appointments.

**BID MANAGEMENT STRUCTURE**

The RiNo BID expects to contract with the RiNo Art District (RAD) organization to deliver its services. RAD is a 501(c)(6) membership organization that supports the development of the RiNo neighborhood.

Each year the RiNo BID Board shall develop a work plan and budget for the RiNo BID. Once agreed upon, the RiNo BID Board would expect to execute a services contract with the RAD Board to deliver their services. The BID Board has engaged Centro Inc. for administrative management.

#### **BID TERM**

BIDs in Colorado may be perpetual. However, the RiNo BID shall have an initial ten-year term. This allows for property owners to evaluate the BID's effectiveness prior to the end of the term.

The BID Board shall provide notice and conduct a public hearing during the ninth year of the BID's existence to obtain property owner comments on the BID's effectiveness and success. If the BID is deemed successful, the BID Board shall request that the City Council renew the BID by giving public notice, holding a hearing, and adopting an ordinance prior to the end of the ten-year initial term. If the BID is not considered to be successful, it shall sunset at the end of the initial term and terminate in accordance with all applicable laws and requirements. This process shall repeat every ten (10) years

#### **CITY SERVICES**

BID services shall be designed to supplement existing City services and will be in addition to City services that are currently provided in RiNo. BID services shall not replace any existing City services.

#### **ADDITION OF PROPERTIES TO THE BID**

Additional property may be added to the BID only after a petition is signed by the property owner, filed with the City of Denver, and approved by the Denver City Council after public notice and hearing pursuant to C.R.S. 31-25-1220.

#### **DISSOLUTION**

Under Colorado law, the BID may be dissolved following a public hearing if property owners representing at least 50% of acreage within the BID and at least 50% of total assessed value within the BID submit petitions for dissolution to City Council. City Council also retains discretion to initiate dissolution proceedings if the BID fails to submit an operating plan and budget for two successive years.

**EXHIBIT A**  
(Proposed 2017 Budget)

**RiNo BID Board Meetings  
September 2015-August 2016**

- SEPTEMBER 2015
- OCTOBER 2015
- NOVEMBER 2015
- DECEMBER 2015
- JANUARY 2016
- FEBRUARY 2016
- APRIL 2016
- JUNE 2016
- JULY 2016

## **RECORD OF PROCEEDINGS**

### **MINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS OF RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Wednesday, September 23, 2015, at 1:00 p.m. at INDUSTRY, 3001  
Brighton Blvd., Denver, Colorado

#### **ATTENDANCE:**

The organizational meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Sonia Danielsen  
Andrew Feinstein  
Justin Croft  
Bryan Slekes  
Ari Stutz

Also in attendance were: Jamie Licko of Centro Inc. and John and Karner of the City of Denver Department of Finance.

Directors Tai Beldock, Josh Fine and Tracy Weil were absent, absences excused.

#### **CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

#### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

#### **APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID Board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

September 23, 2015

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### **2016 BID OPERATING PLAN AND BUDGET:**

Ms. Licko shared that the BID Board is required each year to submit a subsequent year operating plan and budget for the BID, and that this is due by September 30. This year, the 2016 plan was completed as part of the petitioning process, however Ms. Licko presented a slightly updated version of the document reflecting the BID's updated assessment numbers for 2016, as well as changes to the board that have occurred since the BID's creation. Upon motion duly made, seconded, and unanimously approved, the 2016 BID Operating Plan and Budget were approved and will be submitted to the City of Denver by Ms. Licko.

### **BID CONTRACT WITH RINO ART DISTRICT:**

Ms. Licko shared an update on the transition planning process underway with the RiNo Art District (RAD) Board of Directors and committees to ensure they are operationally prepared to become the umbrella entity for the BID and GID and to explore how the Urban Improvement Committee (UIC) and RiNo Design Review Board (RIND) will be affected by the new operations. Ms. Licko noted that in mid-to-late October the BID Board will begin discussing a draft contract concept in which it can define how they will build their relationship with RAD.

### **P.S. YOU ARE HERE GRANT UPDATE:**

Ms. Licko provided an update on the two potential grants being pursued by the RAD with support of the BID and GID. The first grant regarding a creative lighting solution to address issues with the 38<sup>th</sup> Avenue Underpass is progressing. Ms. Licko has been working with the City of Denver and Xcel Energy to ensure the project would be feasible. A meeting to be held the afternoon of September 23 with both parties will clarify any issues. The second grant regarding an alley intervention on the east side of RiNo is still in discussions. Ms. Licko reporting she had met with Kephart Design and had a conversation with Director Stutz about the matter and will continue to pursue an idea related to alley enhancements as well as growing the Crush event. Board members present agreed that the BID should look at opportunities to support the Crush in RiNo going forward.

### **ARTIST GRANT-LOAN PROGRAM:**

Ms. Licko noted that at the next board meeting she would provide materials for discussion related to potentially creating an artist grant-loan program, per the discussion from the previous meeting. Ms. Licko noted she has obtained documents from a previous artist loan program administered by the City of Denver, and that these can serve as a foundation for a future program.



## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

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### **DURA AGREEMENT:**

Ms. Licko shared with the board a recommendation from BID Attorney Rick Kron that the BID move forward with conversations with Denver Urban Renewal Authority (DURA) regarding any future URA that may come into place within the RiNo boundaries in the future. Ms. Licko will be sending an email to DURA and CCing BID Board Chair Justin Croft, and will keep the board apprised of any further discussions.

### **URBAN INTERACTIVE STUDIOS PRESENTATION:**

Guests to the board meeting from Urban Interactive Studios (Beret O'Dell and Emily Krespin) and PlaceMatters (Ken Snyder) provided a brief presentation to the board regarding a concept they had for an interactive application to guide visitors around RiNo while also collecting information from them that may be useful to the BID Board. The BID Board noted this as a topic to revisit as we get into project development.

### **B-CYCLE STATION PLAN:**

Ms. Licko shared that the City of Denver design team working on Brighton Boulevard had noted that the North Denver Cornerstone Collaborative (NDCC) would be funding two B-Cycle Stations located on Brighton Boulevard, and that there had been further discussion about creation a RiNo-wide B-Cycle plan. The board noted concern that B-Cycle would only be located on the west side, and requested Ms. Licko to pursue further information and explore opportunities for the City to fund additional station on the East side of RiNo. Director Croft also noted the recent announcement of the Governor's \$100 million bike plan and suggested we see how that could benefit RiNo. Director Danielsen said she would follow up on the matter.

### **DESIGN GUIDELINES:**

Mr. Croft presented that the City of Denver has given the RiNo Art District \$15,000 to begin development of design guidelines with a consultant. This will get the process through to November, at which time the BID would work with the consultant to establish a contract of \$45,000 to complete the guidelines.

### **ELECTION UPDATE:**

Ms. Licko noted that within a week or so Centro would be providing information on who thus far had returned Designation of Elector forms, and would keep the board updated prior to ballots going out on October 12<sup>th</sup>.

**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

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**UPCOMING IMPORTANT MEETINGS:**

The BID Board determined that the next BID Board meeting will be October 21st from 12:00 to 1:00 PM at Industry, 3001 Brighton Blvd.

**ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

## **RECORD OF PROCEEDINGS**

### **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Wednesday, October 21, 2015, at 12:00 p.m. at Lounge35, 3500 Walnut St., Denver, Colorado

#### **ATTENDANCE:**

The organizational meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Sonia Danielsen  
Mike Mancarella  
Justin Croft  
Bryan Slekes  
Tai Beldock  
Tracy Weil

Also in attendance were: Jamie Licko and Alye Sharp of Centro Inc.; and Cliff Lind of Otak, Inc.

Directors Andrew Feinstein, Josh Fine and Ari Stutz were absent, absences excused.

#### **CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

#### **APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID Board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

#### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

#### **RiNo PARK UPDATE:**

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Ms. Licko presented the three concepts currently under consideration by the RiNo Park design team that will be presented at the next public meeting. The board discussed the pros and cons of each, as well as how the BID could possibly retain management of the park and use it as a source of revenue, as well as assist with fundraising for the park's construction. The three concepts and other considerations can be voted on through a survey at [www.RiNoParkDenver.com](http://www.RiNoParkDenver.com).

### **CONSOLIDATED WORK PLAN + BUDGET FOR 2016:**

Ms. Licko presented a draft work plan and budget for the RiNo Art District, BID, and GID for 2016. The draft included what each staff member will be responsible for as the districts become streamlined and begin working together next year.

### **CONTRACTS WITH RINO ART DISTRICT:**

Ms. Licko presented the RiNo organizational chart for next year and reminded the board to review the contract the Downtown Denver Partnership (DDP) has with the Downtown BID (emailed to the board prior to the meeting) as an example.

### **ELECTION UPDATE:**

Ms. Sharp presented the number of ballots mailed out for the BID and the GID and informed the board that she would keep them apprised of the number of ballots returned, as well as the final result the night of Election Day (November 3).

### **OTHER BUSINESS:**

Ms. Licko presented special sidewalk treatments the City will allow if the BID or GID would like to fund them, including a RiNo on a bike for the bike lanes and art-inspired crosswalks.

### **DESIGN GUIDELINES UPDATE:**

Cliff Lind from Otak, Inc., who is currently under contract for the next six months to develop design guidelines for RiNo, announced that he was currently gathering neighborhood thoughts on "what makes RiNo, RiNo," and similar items to distill into a guidebook. The guidelines are set to be "unguidelines", meant to capture the experience between people and buildings rather than dictating how buildings should look.

### **ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

October 21, 2015

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The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

## **RECORD OF PROCEEDINGS**

### **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Wednesday, November 18, 2015, at 1:00 p.m. at Lounge35, 3500 Walnut St., Denver, Colorado

#### **ATTENDANCE:**

The organizational meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Mike Mancarella  
Justin Croft  
Bryan Slekes  
Tai Beldock  
Tracy Weil  
Josh Fine  
Ari Stutz  
Andrew Feinstein

Also in attendance were: Jamie Licko and Alye Sharp of Centro Inc.; Eva Zimmerman of the RiNo Art District; TC Werner of Accounting for Mission; and Kelan Smith of Inherent Character.

Director Sonia Danielsen was absent, absence excused.

#### **CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

#### **APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID Board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

#### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

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Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

### **INTRODUCTION TO RiNo ACCOUNTANT:**

Ms. Licko introduced T.C. Werner, the accountant who will work for the RiNo Art District, RiNo BID, and RiNo GID. Ms. Werner discussed her role with RiNo, including all the accounting, billing, working with the bank, as well as her background with other public and nonprofit entities. She noted that she would provide the boards with monthly budgets of all entities.

### **BANK ACCOUNT OPENING UPDATE:**

Ms. Licko stated that we're working to open the bank accounts, but not before January 1, 2016 to avoid a costly audit for 2015.

### **LINE OF CREDIT:**

Ms. Licko stated that we'd like to ask Collegiate Peaks Bank to provide the BID with a \$60,000 line of credit based on projected funding needs prior to receiving 2016 assessments. The group voted unanimously to inquire about a \$100,000 line of credit.

### **REVIEW OF DRAFT BUDGET AND WORK PLAN:**

Ms. Licko presented the current draft work plan and budget, and the group discussed the current allocation of funding for consideration in the final budget. Specific topics of discussion were for the amount allocated to website design, and what the organization will do to address homelessness.

### **REVIEW OF WAYFINDING PROPOSAL:**

Mr. Smith of Inherent Character presented his proposal to the board to initiate a District Wayfinding, Identity Elements, and Interpretative study. He noted that North Denver Cornerstone Collaborative (NDCC) has already dedicated \$25,000 towards the first RiNo gateway sign at the 38<sup>th</sup> and Blake St. lightrail station. The first part of Mr. Smith's study to be voted on is a \$20,000 contract, to which the board agreed to defer a vote until the next meeting after reviewing the proposal.

### **UPCOMING IMPORTANT DATES:**

The following important dates were presented:

- GID Capital Charge Public Hearing – November 20, 3-4 PM at Industry
- GID + BID Mill Levy, Work Plan, + Budget Public Hearing – November 20, 4-5

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- PM at Industry
- RiNo Public Park Meeting – December 3, 5:30 PM at Industry
- Brighton Public Meeting – December 9, 5:40 PM at The Summit Church

**CONTRACT WITH CENTRO:**

The contract between the RiNo GID and Centro Inc. to provide management services in 2016 was presented to Director Croft, which he will consider and execute at a later date.

**ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board



**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Wednesday, December 16, 2015, at 10:30 a.m. at Industry, TAXI 2, 3457 Ringsby Ct., Denver, Colorado

**ATTENDANCE:**

The organizational meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Justin Croft  
Sonia Danielsen  
Bryan Slekes  
Tracy Weil  
Josh Fine  
Ari Stutz  
Andrew Feinstein

Also in attendance were: Jamie Licko and Alye Sharp of Centro Inc.; Eva Zimmerman and Marina Chotzinoff of the RiNo Art District; and Kelan Smith of Inherent Character.

Directors Mike Mancarella and Tai Beldock were absent, absences excused.

**CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

**APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID Board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

December 16, 2015

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### **UPDATED CONSOLIDATED WORK PLAN AND BUDGET:**

Ms. Licko announced that upon certification of the mill levy for the BID, the assessments to be collected went down by \$28,000. The budget was adjusted by allotting more funding to data analysis and placemaking, and fewer dollars toward the website.

### **BID SERVICES + PROGRAMS: WAYFINDING CONTRACT:**

Director Weil announced that the permit for the first four wayfinding signs had been obtained and that North Denver Cornerstone Collaborative (NDCC) would be providing \$25,000 toward the first sign. The board discussed Inherent Character's wayfinding contract and upon motion duly made and seconded, voted unanimously to approve the contract. Mr. Smith of Inherent Character was present to answer any questions and the board requested that he consider the following during his process:

- Planned construction
- 'Even-handed' engagement between the east and west sides of RiNo

### **BID SERVICES + PROGRAMS: AFFORDABILITY + ARTSPACE:**

The board discussed the funding request made by Artspace at the previous board meeting. Artspace requested \$150,000 to be split between the BID and the GID over two years. After discussion, the board voted unanimously to make a contribution of \$20,000 out of their artist affordability line item, contingent upon Artspace obtaining site control.

### **BID SERVICES + PROGRAMS: PARKING RFP SCOPE OF WORK:**

Ms. Licko updated the board on a meeting with NDCC, Public Works, and the City's parking consultant. NDCC is about to embark on two parking studies: a master transportation plan for the entire NDCC area, and a parking plan for National Western. Additionally, Public Works is reviewing on-street parking on the RiNo eastside and indicated that there were opportunities to partner together on a parking study for RiNo, with Public Works possibly paying for part of the study.

Ms. Licko reviewed the draft scope of work for a parking study and will sit with the City to revise it and will bring the revised version back to the board for further review. Ms. Licko reminded the group that we should also be looking at quick win considerations.

### **BID SERVICES + PROGRAMS: DATA AND ARTIST CENSUS:**

Ms. Licko informed the board that she had an initial meeting with an economic data firm and discussed different options that might work for RiNo. Because RiNo will need baseline data, the firm could help formulate what data are needed, as well as help to collect certain items. Data collection could also include an Artist Census campaign to find neighborhood artist counts. Ms.

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Licko will write a scope of work and bring to the board for review.

**RiNo TRANSITION PLAN FOR 2016:**

Ms. Licko noted that the plan is still a work in progress and that the BID and GID will continue to meet regularly for the next ~6 months.

**2016 STANDING MEETING SCHEDULE:**

The board agreed to meet every first Tuesday of the month at 4:00 PM, with the location to be determined.

**BID REPRESENTATION ON RiNo ART DISTRICT (RAD) BOARD:**

Ms. Licko reminded the group that there will be two representatives from each of the BID and GID boards, including the chair and one other director. Director Croft will serve on the RAD board as BID chair, and the group voted unanimously that Director Danielsen will be the other representative.

**GREEN STORMWATER UPDATE:**

Director Croft updated the board that RiNo has had initial meetings concerning what a RiNo-wide green stormwater solution would look like and that we will continue to investigate this in the future.

**BANKING UPDATE:**

Ms. Licko informed the board that the BID was approved for a \$100,000 line of credit, effective January 1, 2016.

**ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

## **RECORD OF PROCEEDINGS**

### **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Tuesday, January 5, 2016, at 4:00 p.m. at EXDO Management Offices,  
3535 Larimer Street, Denver, Colorado

#### **ATTENDANCE:**

The organizational meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Justin Croft  
Sonia Danielsen  
Bryan Slekes  
Tracy Weil  
Josh Fine  
Ari Stutz  
Andrew Feinstein  
Mike Mancarella  
Tai Beldock

Also in attendance was Jamie Licko Centro Inc.

#### **CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

#### **APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID Board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

#### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

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January 5, 2016

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### **CONSOLIDATED WORK PLAN AND BUDGET:**

Ms. Licko shared an update on the makeup of the new RiNo Art District board and discussed the primary decision-making responsibilities of the RiNo BID, GID and Art District board members going forward. There was a suggestion that we look at adding a brewery representative to the RiNo Art District board. There was also discussion about creating bylaws and banking protocols for the organization. The board vote unanimously to create banking protocols that would establish Ms. Licko, Director Croft (as board president) and Director Danielsen (as board secretary) as primary signers on the account, and that any check over the amount of \$500 would require 2 of the 3 signers. The board also discussed bylaws and attendance requirements, indicating that they would like to institute minimum attendance requirements for directors to retain their board seats. Ms. Licko will work with the board attorney and the City of Denver to advance these policy documents.

### **BID SERVICES + PROGRAMS: WAYFINDING CONTRACT:**

Ms. Licko updated the board that the contract with Mr. Kelan Smith to move forward with the wayfinding placement study had been executed and work is underway. Mr. Smith will attend the February BID Board meeting for a presentation on initial placement ideas for the signage which they BID board will have an opportunity to respond to.

### **BID SERVICES + PROGRAMS: AFFORDABILITY + ARTSPACE:**

Ms. Licko shared that Artspace had expressed its sincere thank you for the \$20,000 contribution to their pre-development fundraising efforts. In addition, Ms. Licko facilitate a conversation with the board regarding how they would like to best see the additional funds they had set aside for artist affordability used. Several key points were made as part of this discussion, including:

- It would be important to speak with Lisa Gedgaudas as Denver's Arts + Venues regarding where she sees opportunity to support artists
- The BID should be engaging artists in RiNo to identify their needs
- Explore opportunities to support young, emerging artists and help with build their resume and get exposure
- Identify opportunities to help artists with the business side of their operation
- Be a portal to connect artists to opportunities
- Identify ways for the BID to have space for exhibitions, events, etc. focused on the artist community

The board summarized that there are three key components to the support program that we need to consider: Locations for art; Funding for artists; and communicating where the art is. The BID staff will work to begin developing a program framework to based off this discussion and come back to the BID board at a future meeting with a recommended program of support.

### **2016 STANDING MEETING SCHEDULE:**

Ms. Licko shared with the board that four joint meeting of the RiNo Art District, BID and GID

## **RECORD OF PROCEEDINGS**

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boards have been set, all to align with the dates of the RiNo Socials. The dates for those meetings are March 30, June 29, September 28 and December 28. All meetings will start at 4 PM, and the locations will vary. Ms. Licko also passed around potential speakers and topic areas for upcoming neighborhood meetings and invited the board to share their thoughts.

### **OTHER BUSINESS:**

Ms. Licko shared a few other items of business, including:

- Announcing the temporary office space for the RiNo Art District at EXDO Management Offices
- Sharing the discussions that are underway with Zeppelin Development and DURA relating to the tax increment funding being returned to the district.

Several board members brought up other items to be discussed including:

- Question related to further work on the two-way conversions of Blake and Walnut Street. It was agreed with Emily Gloeckner with the NDCC would be invited to the next BID meeting to discuss this further with the board.
- Director Stutz raised some concerns over the amount of time it is taking to get permits in RiNo. It was agreed that Director Stutz, Director Croft and Ms. Licko would sit down with Steve Ferris who is currently consulting after serving in Development Services for the City of Denver, in order to identify what might be done neighborhood-wide to address this.

### **ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Tuesday, April 5, 2016, at 4:00 p.m. at EXDO Offices, 3535 Larimer St., Denver, Colorado

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Tracy Weil  
Andrew Feinstein  
Justin Croft  
Bryan Slekes  
Sonia Danielsen  
Ari Stutz  
Josh Fine  
Mike Mancarella  
Tai Beldock

Also in attendance were: Jamie Licko and Alye Sharp, RiNo Art District staff; Kelan Smith of Inherent Character LLC; Cliff Lind of Otak Inc.; and Emily Gloeckner of NDCC, City of Denver.

**CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

## **RECORD OF PROCEEDINGS**

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February 2, 2016

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### **RiNo WAYFINDING PRELIMINARY SITE LOCATIONS DISCUSSION:**

Mr. Smith presented the initial mock-up of locations for wayfinding signage and discussed two of the three types of signs to be implemented in the District.

The gateway signs, which will be placed around the perimeter of the District, will include two 'book-end' signs that are 20 feet high, to be placed at I-70 and Brighton, and Larimer + Broadway. Additionally, there will be three other 14-foot high entry point signs, and four to five 8-foot high 'District Identity' signs, with locations yet to be decided. In all, there are three sizes of gateway signs.

Additionally, there will be a series of vehicular directional wayfinding signs, but not pedestrian-specific signage. Mr. Smith presented an initial map of the District for placement, and noted that he will be at the February 11 RiNo Art District Annual Breakfast to request comments and suggestions on placement. The RiNo BID board should look at the map on the JPEG in Dropbox and submit their opinions to Ms. Licko on placement.

The final type of wayfinding signage is interpretative signage, but they won't be discussed until further down the road. At the next board meeting, Mr. Smith will discuss what goes on the directional signage.

### **RiNo DESIGN GUIDELINES PRESENTATION + DISCUSSION:**

Mr. Lind presented a brief overview of the current iteration of the design guidelines and overlay, and explained the difference between 'shall' and 'should' and how the final iteration will be a hybrid model of the two. The 'shall' intends to be part of the Design Overlay, to be written into the zoning code and compliance ensured by the City of Denver. The Design Overlay component is intended to move in concert with the 38<sup>th</sup> + Blake Station Area Height Amendments discussion.

The Design Guidelines will address the 'should' and will be provided to developers in a document provided by RiNo. The RiND (RiNo's design review committee) will communicate these and provide recommendations to developers; however, compliance with these guidelines is not required.

The RiND composition is expected to be finalized by March 1, and Mr. Lind will begin identifying subareas within RiNo that will have some sort of sub-criteria, or different guidelines to follow.

Mr. Lind will provide initial information and collect comments at the February 11 Annual Breakfast.



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February 2, 2016

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### **BLAKE/WALNUT TWO-WAY CONVERSION PRESENTATION + DISCUSSION:**

Ms. Gloeckner discussed the North Denver Cornerstone Collaborative (NDCC) mobility constriction and planning projects within the RiNo boundaries for 2016.

The Mobility Plan will address the 80-foot right-of-way currently in place and possibly give some of the right-of-way back to the development. For the construction and planning projects listed in the presentation, all funds have been identified. Ms. Gloeckner noted that Blake two-way conversion will begin immediately after the 33<sup>rd</sup> Outfall project, most likely in late summer, and will include room for parking and bike lanes. Expect to see formalized parallel parking in late spring, with no curb and gutter and a delineated parking area. Additionally, Ms. Gloeckner will reach out to Parking to meet with Walnut Street property owners and will keep in touch with the BID board to disseminate information.

For more information, see the RiNo Mobility Presentation in the RiNo Boards dropbox.

### **LINE OF CREDIT UPDATE:**

Ms. Licko announced that EXDO Management would be providing the RiNo Art District with \$50,000 loan, to be repaid at 6% interest. More details will be presented at the next meeting.

### **RiNo ANNUAL BREAKFAST:**

The first annual breakfast will take place on February 11, and RiNo will present their 2016 initiatives and invite discussion and comments from the community.

### **WEEKLY COMMUNIQUE TO BOARDS:**

RiNo staff intends to begin a weekly update to be sent to all three boards to keep everyone up-to-speed on current initiatives, events, and happenings.

### **ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Tuesday, April 5, 2016, at 4:00 p.m. at EXDO Offices, 3535 Larimer St., Denver, Colorado

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Tracy Weil  
Andrew Feinstein  
Justin Croft  
Bryan Slekes  
Sonia Danielsen  
Ari Stutz  
Josh Fine  
Mike Mancarella  
Tai Beldock

Also in attendance were: Jamie Licko and Alye Sharp, RiNo Art District staff; Kelan Smith of Inherent Character LLC; Emily Gloeckner of NDCC, City of Denver; and Steve Choi and Dave Shaw, City of Denver.

**CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

April 5, 2016

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### **BUDGET REVIEW:**

Ms. Licko handed out the consolidated budget and financials as of the end of March and noted that there would be some budget requests to be outlined later in the meeting.

### **RiNo WAYFINDING SIGNAGE:**

Mr. Smith presented the mock-up of locations for wayfinding signage and noted that they've ID'ed locations for the gateway signs, vehicular signage, and ped scale signage. They're currently now working on what the signs will say and finalizing the long-term strategy for district wayfinding.

As the first sign was fabricated, it became apparent that the budget would have to be increased by \$30,000. Upon motion duly made, seconded, and unanimously approved, the BID board approved an additional \$30,000 toward the wayfinding budget.

The next question to the BID board pertains to the proposed language for the pedestrian-scale signage, which will be sent out to the BID board via email for review. In the meantime, Inherent Character will continue to work on permitting and other necessary items.

### **RiNo MOBILITY + ACCESS MANAGEMENT RFP:**

Ms. Licko passed out the draft RFP for the RiNo mobility and access management study (also in Dropbox), and will take comments over the next month via email. Once she incorporates the board's comments, RiNo will shoot to have a consultant on board for August. The study will also look at bike and pedestrian issues, so it is truly an access rather than just a parking study, and will also look at the future, not just immediate need. The study also intends to work with private development as well as public infrastructure.

Ms. Licko has had successful meetings with Cindy Patton from Public Works, as well as with the City of Denver's parking consultants, and we should be able to collaborate and use some of the City's resources to conduct and enhance the study. The City has indicated that they will look at the RFP that RiNo produces and will let us know where they can pitch in.

Once the RFP is ready, the BID board will most likely create a task force that incorporates both board members and City staff to work directly on this project.

## **RECORD OF PROCEEDINGS**

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April 5, 2016

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### **DATA COLLECTION PARTNERSHIP WITH CU:**

Ms. Licko and Ms. Sharp have had initial conversations with the University of Colorado Denver College of Architecture and Planning about working with RiNo to collect important data on the residential, commercial, and creative landscape of the neighborhood. The professor we're working with, Carrie Markariwicz, has indicated that the data collection will be spread out over different departments and collected at different times utilizing both PhD researchers and masters students' capstone projects.

Ms. Licko passed out the timeline of the different data to be collected and when it's needed and asked that the board send any comments that they may have.

### **DESIGN GUIDELINES + OVERLAY UPDATE:**

Mr. Lind handed out the detailed schedule for the design guidelines and design overlay and reviewed how the two will work together.

Mr. Lind will soon meet with the RiNo Design Review Committee (the RiND) and will dig into how specific the guidelines/overlay should be and will provide feedback on existing RiNo developments. Director Croft will email out specific, detailed guidelines outline for feedback to the BID board soon. There will be a more thorough presentation at the next BID board meeting and Mr. Lind will discuss the engagement strategy, which will be led by the City of Denver.

Additionally, to complete the project, Mr. Lind and Otak, Inc. have requested an additional \$10,000. The board voted unanimously to move the budget money from placemaking, and will aim to make a strategy this year for benches and bike racks to be implemented next year.

### **CITY PROJECT UPDATE:**

Mr. Choi, the project manager for the 33<sup>rd</sup> Outfall Project, discussed the four phases of the project on the map. The project, which will lay all underground pipe and is intended to reduce the frequency and depths of flooding in the area, is set to begin in September of this year and is broken out into three phases. Each phase should take about a year or so, but the timing of these will overlap.

Ms. Gloeckner updated the board on the Walnut St. study and informed the group that two task orders are currently in: to create pedestrian space and temporarily formalize the parking, and to being identifying a two-way Walnut plan. The City's parking consultants, Kimlee Horn, will work with the BID board when the time is right.

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Finally, Ms. Gloeckner said that the outfall project might affect the timing of the two-way conversion of Blake St., but not by much.

**ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, June 6, 2016, at 4:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Tracy Weil  
Justin Croft  
Bryan Slekes  
Sonia Danielsen  
Ari Stutz  
Mike Mancarella

Also in attendance were: Jamie Licko and Alye Sharp, RiNo Art District staff; Cliff Lind, Otak Inc.

**CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

**UPDATE ON FINANCIALS:**

Ms. Licko announced that \$500K of the total budget had been collected for this year.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

June 6, 2016

Page 2

### **DURA AGREEMENT:**

Ms. Licko announced that the IGA with DURA to collect TIFF dollars from properties within the BID had been approved.

### **DESIGN GUIDELINES/DESIGN OVERLAY:**

Mr. Lind of Otak Inc. presented an update on the design guidelines and overlay, including a recap of the difference between the two. Additionally, Mr. Lind distributed the most recent design overlay draft for the board to review.

The design guidelines include suggested items to include in the development of properties within RiNo, while the design overlay will be written into the zoning code for the neighborhood and include required elements.

Mr. Lind also suggested that they were exploring the use of a point system to motivate new developers to comply with the suggested design guidelines, thus creating a “cultural norm.” This point system would also include something along the lines of a “Golden RiNo” for exemplary products of the design guidelines.

### **ARTSPACE FUNDING:**

Ms. Licko reminded the board that they had previously voted to give Artspace \$20K towards predevelopment contingent upon site control. Artspace has reached out to request the \$20K; however, they’ve currently achieved exclusive negotiating rights with Westfield, but not yet true site control. The agreement (sent to the board prior to the meeting) states that Artspace has until March of 2017 to gain site control, but they have indicated that they are working on the full details of gaining full site control now.

After discussion, the board voted unanimously to release the \$20K now so that the RiNo BID can be included on the list of donors to the Artspace predevelopment efforts.

### **BLAKE STREET UPDATE:**

Last month, RiNo received news from NDCC was that they were pushing back the two-way conversion of Blake Street to late summer due to a request by the Rockies. In response, RiNo wrote letter from the BID, RiNo Art District, as well as letters from stakeholders. This will be discussed at the next neighborhood meeting, and RiNo will reach out to the Rockies and NDCC and cite safety as their main concern for getting it done as soon as possible.



**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

June 6, 2016

Page 3

**WAYFINDING 2016 UPDATE:**

Ms. Licko announced that the materials for the additional wayfinding signs had been ordered, and that additional permitting is underway. Messaging for the pedestrian scale signs is also finished, with five arrows on each sign.

**STORMWATER INCREASE ISSUE:**

The board voted unanimously to write a letter informing the City of Denver that there is not enough information to conclusively increase the stormwater fee at this time. RiNo should be prepared to address more of these issues over time, but this will be discussed in more details at the board retreat on June 20.

**BIKE TO WORK DAY 2016:**

RiNo will be participating in this year's Bike to Work Day with a breakfast station with free burritos from Rackhouse Pub, and free coffee from Huckleberry Roasters. Other RiNo businesses will be participating, and we are expecting over 100 riders to come through the station.

**ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

---

Secretary to the Board

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, July 12, 2016, at 4:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Justin Croft  
Sonia Danielsen  
Mike Mancarella  
Andy Feinstein  
Tracy Weil  
Tai Beldock

Also in attendance were: Jamie Licko, Eva Zimmerman, Amanda Kriss, and Alye Sharp, RiNo Art District staff; Cliff Lind, Otak Inc.; Andy Mountain, GBSM; and GID board members Anne Hayes, Roberto Eaton, Larry Burgess, and Jason Winkler; and RiNo Art District board members Jonathan Power and Gina D'Ambrosio.

**CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Ms. Licko requested an update on any potential conflicts of interest for BID board members, with no updates reported.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

June 6, 2016

Page 2

### **RiNo DESIGN OVERLAY PRESENTATION:**

Director Croft and Mr. Lind of OTAK, Inc. presented the design overlay, which will mandate certain aspects of future development; the overlay is meant to work in tandem with the design guidelines, which are encouraged rather than mandated. Director Croft stated that there wasn't a lot of predictability with the guidelines alone. Other highlights from the presentation include:

- Rather than creating a binding document with too much detail, what are the MOST important, and those are what went into the overlay/zoning code.
- Other criteria that are important but don't want to mandate go into the RiNo guidelines document – only the things that minimize the worse, merchant/institutional-type models.
- No materials or finishes are included in the guidelines.
- The design overlay looks at how buildings interact with the public environment and includes ground floor activation, volumetric mass reduction, and first floor height to ceiling
- The document will continue to be revised as stakeholder and public meetings continue

### **AFFORDABLE HOUSING TAX:**

Director Feinstein presented that the City will be proposing to increase the mill levy and add a linkage fee, with the burden on RiNo retail and commercial/businesses, but less on single-family. Director Feinstein stated that he thinks the BID needs to take a stance on this soon and the board agreed that RiNo staff will write a letter on behalf of all boards expressing their concern over the burden.

### **DURA/TIF AND RiNo:**

Ms. Licko stated that we'll discuss this in more detail either at a later meeting, or within the Executive Committee; however, there is still blighted area around the station area that is being explored.

### **BOARD RETREAT OUTCOMES:**

Ms. Licko stated that RiNo is updating the 2017 work plan, budget, and staffing, as well as the district's current situation based on recommendations from GBSM.

We will discuss the budget and work plan at the next board meeting

### **ADJOURNMENT:**

**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

June 6, 2016

Page 3

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

**RINO BID**

Attendance October 2015-August 2016

	Sep-15	15-Oct	15-Nov	15-Dec	16-Jan	16-Feb	16-Apr	16-Jun	16-Jul	TOTAL MEETINGS ATTENDED
Sonia Danielson	X	X		X	X	X	X	X	X	8
Mike Mancarella		X	X	X	X	X	X	X	X	7
Ari Stutz	X		X	X	X	X	X		X	7
Josh Fine			X	X	X	X				5
Tai Beldock		X	X	X	X	X			X	6
Tracy Weil		X	X	X	X	X	X		X	8
Justin Croft	X	X	X	X	X	X	X		X	9
Andrew Feinstein	X	X	X	X	X	X	X		X	7
Bryan Slekes	X	X	X	X	X	X	X			8

**NOTICE OF SPECIAL MEETING  
AND PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Board of Directors of the RiNo BUSINESS IMPROVEMENT DISTRICT, within the City and County of Denver, State of Colorado, will hold a special meeting and public hearing at 10:00 a.m. on Wednesday, the 28th day of September, 2016, at the RiNo Art District offices, 2901 Blake St., Suite 165, Denver, Colorado, for the purpose of consideration of the RiNo BID 2017 budget, appropriations, and mill levy, and to conduct such other business as may properly come before the Board.

The meeting is open to the public.

**BY ORDER OF THE BOARD OF DIRECTORS:  
RiNo BUSINESS IMPROVEMENT DISTRICT**

**AGENDA**

Discussion and possible action regarding any or all of the following items:

1. Call to order
2. Public hearing, discussion and possible action to approve the 2017 budget, appropriations, and certification of the mill levy
3. Other Business
4. Adjourn

Dated this 27th day of September, 2016.



**RiNo Business  
Improvement District**  
2901 Blake Street #165  
Denver, Colorado 80205

**Board of Directors:**  
Justin Croft, President  
Sonia Danielsen, Secretary  
Tai Beldock, Treasurer  
Tracy Weil  
Andrew Feinstein  
Bryan Slekes  
Mike Mancarella  
Josh Fine  
Ari Stutz

**Staff:**  
Jamie Licko  
*Executive Director*

Tracy Weil  
*Creative Director*

Alye Sharp  
*Communications Director*

Eva Zimmerman  
*Membership Director*

Marina Chotzinoff  
*Programs Director*

### **RiNo BID 2016 Accomplishments... SO FAR!**

- The BID allowed the RiNo neighborhood to have paid staff support for the first time ever.
- Acquisition of a store-front office space which also serves as a neighborhood information center and meeting and office space for all BID business.
- Support for the 38<sup>th</sup> and Blake Station Area Height Amendments. The RiNo BID also funded the design overlay research and development and is working to finalize RiNo Design Guidelines.
- Support to the City of Denver for the conversion of Blake St. from one-way to two-way. The BID funded unique RiNo-branded bike lanes, the first time unique bike lanes have been allowed in the City of Denver. RiNo BID will maintain and continue to add more bike lanes going forward.
- RiNo BID partnered with the RiNo GID and RiNo Art District to develop a contract with CU Denver to do a complete data analysis of the neighborhood. CU is creating a data dashboard which will allow us to track a comprehensive set of key indicators as the neighborhood evolves.
- The RiNo BID is currently in the process of developing and then installing the neighborhoods first two creative crosswalks, at Larimer and 27<sup>th</sup>.
- The RiNo BID is financially supporting the 38<sup>th</sup> St. Underpass creative lighting project, which also won a \$10,000 P.S. You Are Here grant from the City of Denver.
- The RiNo BID has helped to fund a comprehensive new data-filled website for the RiNo neighborhood.
- The RiNo BID helped to financially support the Crush – RiNo’s annual street-art festival, drawing 15,000 over a two-day weekend in September.
- RiNo BID funded the implementation study for our wayfinding program and designed and installed the first 8 signs.
- The RiNo BID contributed \$20,000 to Artspace for pre-development, supporting the development of up to 100 affordable work-live units for artists in the neighborhood.

### **RiNo BID 2017 Plans**

- Development of a comprehensive multi-modal parking and access strategy for the neighborhood
- Management of 30% design for 35<sup>th</sup> Street
- Furthering the wayfinding installation
- A focus on piloting sustainable infrastructure in the neighborhood
- Development of a program to work more closely with the homeless
- Support for converting Walnut Street to two-way
- Continued significant support of the artist community
- And MUCH MORE!

RiNo Arts District

Phase I Report



**RIVER NORTH ART DISTRICT**

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## Summary Topics

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# RiNO RNO+BiD Geographic Area



Map 1. RiNo RNO+BiD boundary including parcels, building foot prints, streets, and major infrastructure

## Executive Summary

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This report contains the initial findings for elements of six of the requested topic areas; Business Landscape, Commercial Landscape, Residential Landscape, Quality of Life, Employment, and Transportation and Access.

The data in this report was collected for a constructed geographical area we refer to as the RiNo RNO+BID. This area includes all parcels within both boundaries, the RNO and the BID. We specify both in the name for the area since the BID boundary extends beyond the RNO boundary on the northeast corner of the RNO. In the rest of the district, the BID is contained within the RNO. By merging the two boundaries, we established the combined RiNo RNO+BID boundary.

**Question** B.1. How many businesses currently operate in RiNo?

**Answer** 787

**Data Source(s)** InfoGroup Business Data, Denver 2016 (mid-year)

**Description / Interpretation / Comparison**

Within RiNo's RNO and BID boundaries, there are 787 businesses. Of these, 77 have zero employees. This may indicate that although a particular business is registered to an address within RiNo, it may not physically operate in the area. It may also suggest sole proprietorships, or businesses established for legal purposes, e.g. Limited Liability Corporations. The remainder of the businesses (710) list more than one employee. In 2012, Esri Business Data estimated that there were 604 businesses in RiNo (a complete list will be provided separately in Excel). This translates to a 30% increase in the number of RiNo businesses between the end of 2012 and the middle of 2016. However, since these were separate data sources (Esri Business and InfoGroup), there may be differences in the data collection methods that attribute to some of the difference in total numbers between the two years, but we expect it may only make a 5% difference.

**Methods / Process**

Data was drawn from the 2016, mid-year InfoGroup Business Data Set provided by the Denver Office of Economic Development. Using the fields for latitude and longitude, each data point was displayed as a business in ArcMap and the businesses geographically within the RiNo RNO and BID were selected. The information for these businesses was exported and organized in Excel (B.1. Table 1).

---

**Question** B.2. What is the business distribution across industry sectors?

**Answer** Construction (5.8%), Manufacturing (8.1%), Wholesale (5.6%), Retail (13.1%), Information (5.2%), Real Estate and Rental and Leasing (5.1%), Professional, Scientific, and Technical Services (19.8%), Health Care and Social Assistance (2.8%), Arts, Entertainment, and Recreation (1.8%), Accommodation and Food Services (7.1%), Unclassified Establishments (10.0%), Other (15.5%) (See B.1. Table 2 for the county by NAICS 2-digit industry sector)

**Data Source(s)** InfoGroup Business Data, Denver 2016 (mid-year)

**Description / Interpretation / Comparison**

The top 3 industries in RiNo are Professional, Scientific, and Technical Services (19.8%), Retail (13.1%), and Manufacturing (8.1%). However, there is also a significant portion of businesses in the accommodation and food industry.

**Methods / Process**

Data taken from the InfoGroup data set were sorted using the unique NAICS and SIC codes. These were counted and organized in Excel.

---

**Table B1.2. Distribution of Businesses in RiNo RNO+BiD by 2-Digit NAICS Industry Code in Q1 2016**

<b>NAICS 2-digit</b>	<b>NAICS Description</b>	<b># of Businesses</b>
11	Agriculture, forestry, fishing and hunting	1
23	Construction	46
31	Manufacturing	24
42	Wholesale trade	13
44	Retail trade	27
48	Transportation and warehousing	44
51	Information	68
52	Finance and insurance	35
53	Real estate and rental and leasing	19
54	Professional, scientific, and technical services	1
55	Management of companies and enterprises	41
56	Administrative and support and waste management and remediation services	17
61	Educational services	40
62	Health care and social assistance	156
71	Arts, entertainment, and recreation	3
72	Accommodation and food services	18
81	Other services (except public administration)	11
99	Industries not classified	23

**Question** B.3. What is the size of RiNo businesses?

**Answer** See Exhibits B.3-1 and B.3-2

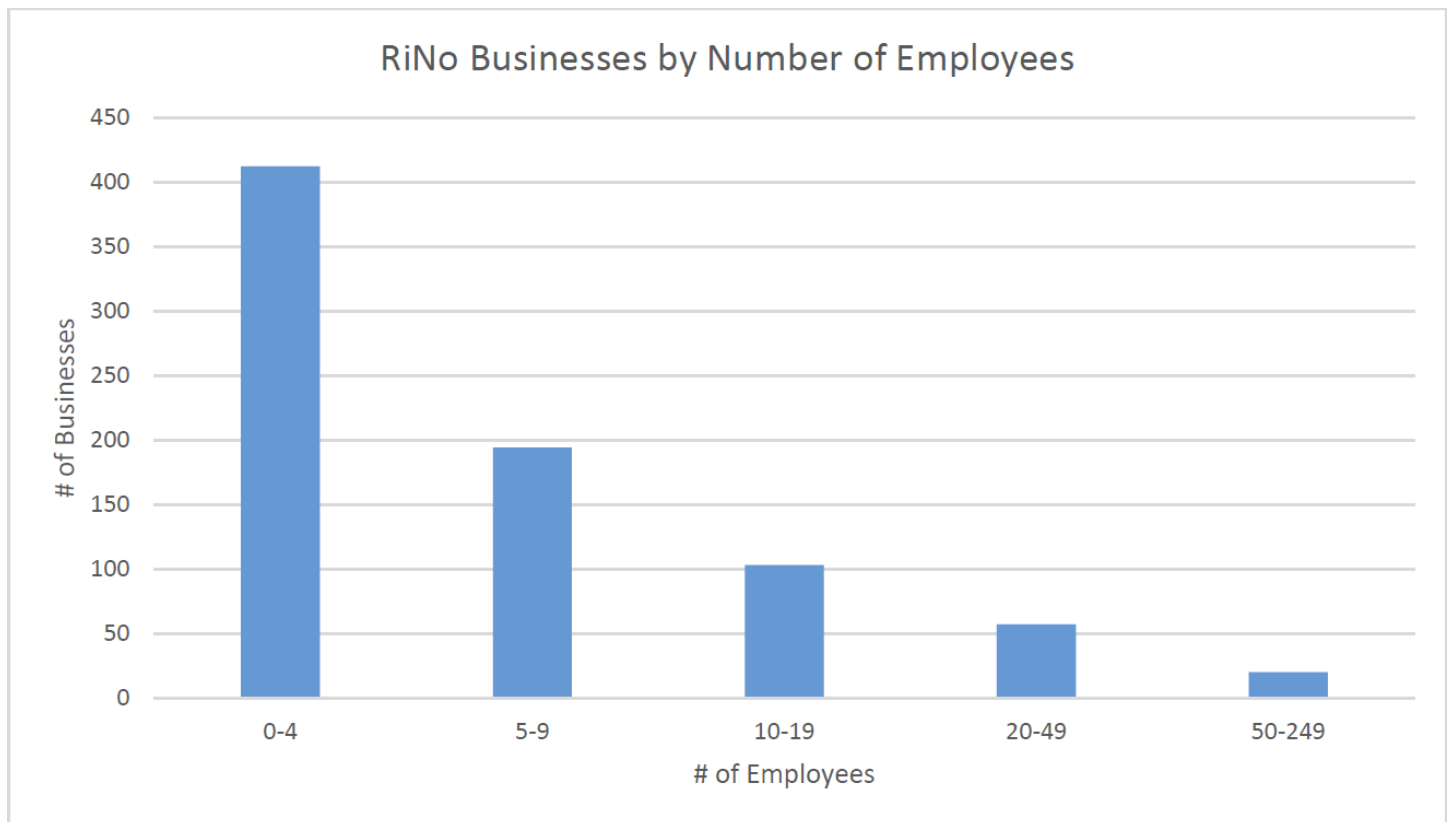
**Data Source(s)** InfoGroup Business Data, Denver 2016 (mid-year)

**Description / Interpretation / Comparison**

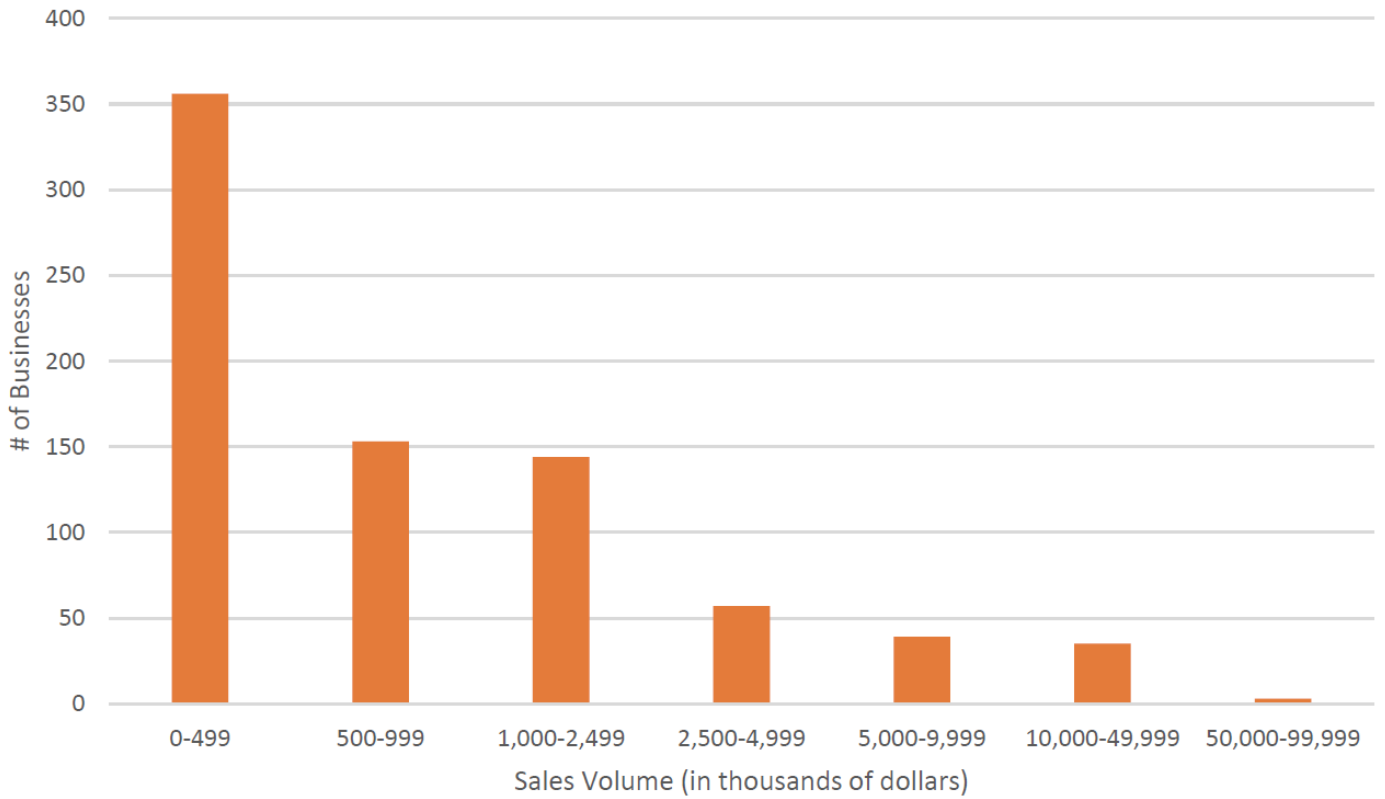
The majority of businesses in RiNo have between 0 and 4 employees, make less than \$500,000 per year, and use a space between 2,500 and 4,999 square feet. These businesses are primarily located along the central business corridor, with the larger businesses located to the north and east in less developed areas.

**Methods / Process**

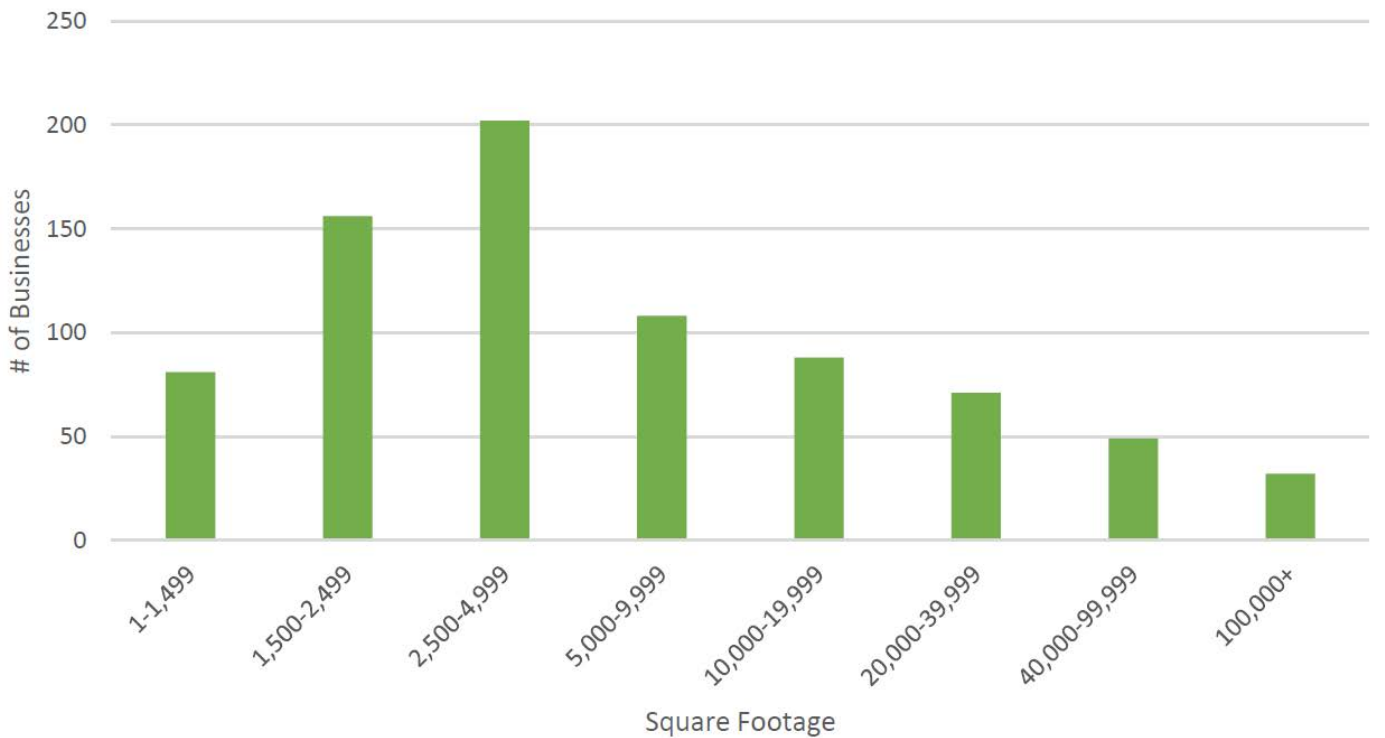
Businesses from InfoGroup data were sorted using number of employees ('LOCESDS'), annual sales volume ('LOCSVDS'), and square footage ('SQFOOTDS').



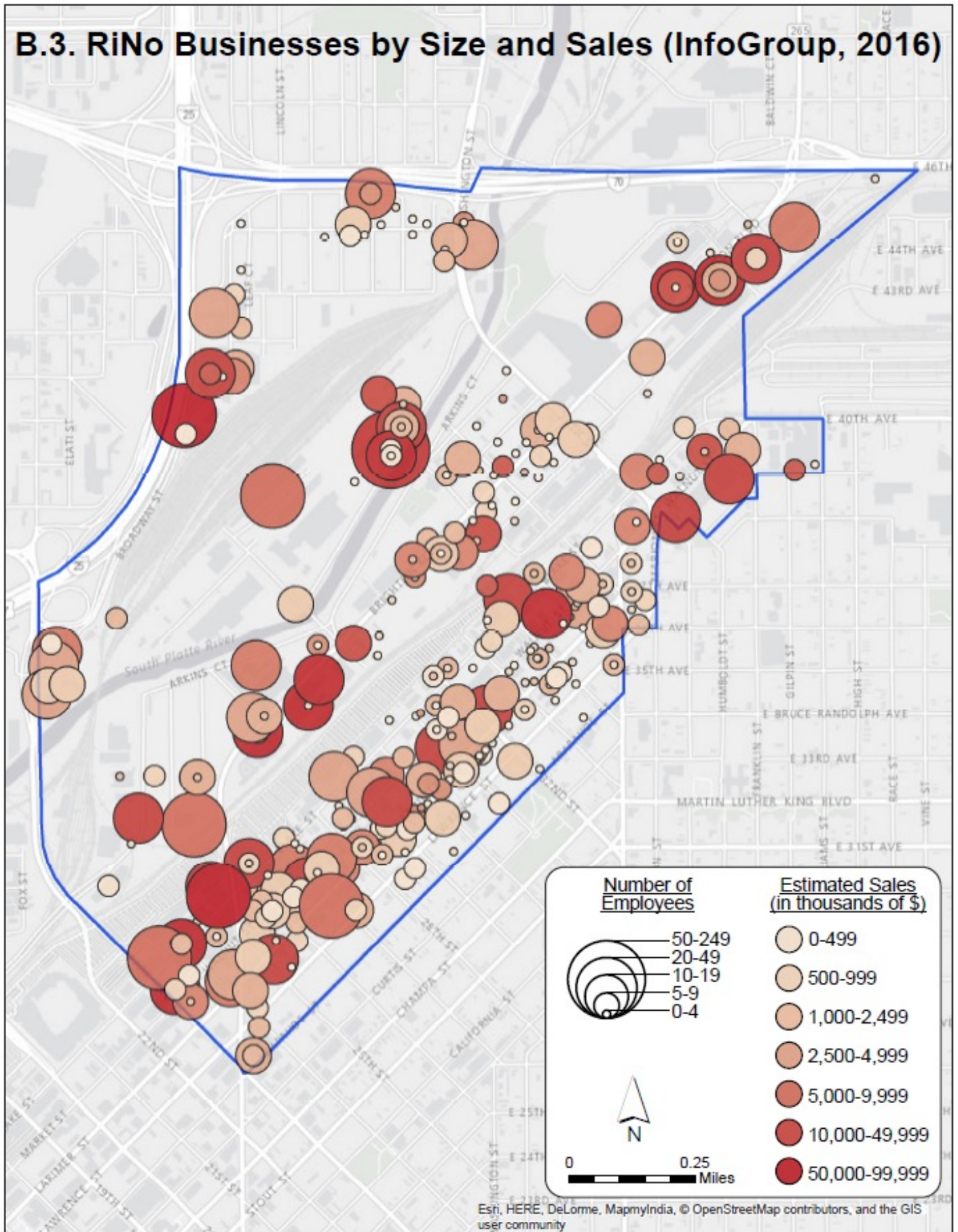
### RiNo Businesses by Annual Sales Volume



### RiNo Businesses by Square Footage



### B.3. RiNo Businesses by Size and Sales (InfoGroup, 2016)





**Question** C.1 What are the commercial real estate trends? What are lease rates/trends in rents?

**Answer**

**Data Source(s)** Denver Parcel Dataset 2016, 2011, 2006; Infogroup Data 2016

### **Description / Interpretation / Comparison**

We looked at three variables – the ratio of land value to land area, the ratio of total value (land value + improvement value) to land area, the ratio of improvement value to improvement area, and the ratio of improvement area to land area (floor-area ratio- FAR). Each of these attempts to show the relationship of value to space.

- As might be expected, land values closer to downtown Denver are higher, as well as along the Larimer / Blake/ Walnut commercial corridor.
- When taking into account total value of improvements and land, there are only a few standouts, but these correlate to dense high-rise development close to downtown versus the low-rise low-density development in most of the district.
- Looking at improvement values and improvement area, the story is muddled, with an indistinct pattern of development throughout the district, with small clusters of higher value improvements. The large parcel to the north is an outlier housing the rail multi-modal center.
- Similar to improvement value / improvement area, FAR – floor-area ratios, are disbursed, but in small clusters throughout the district, clusters being present along the commercial corridor.

### **Methods / Process**

#### *Square Footage of Commercial Spaces*

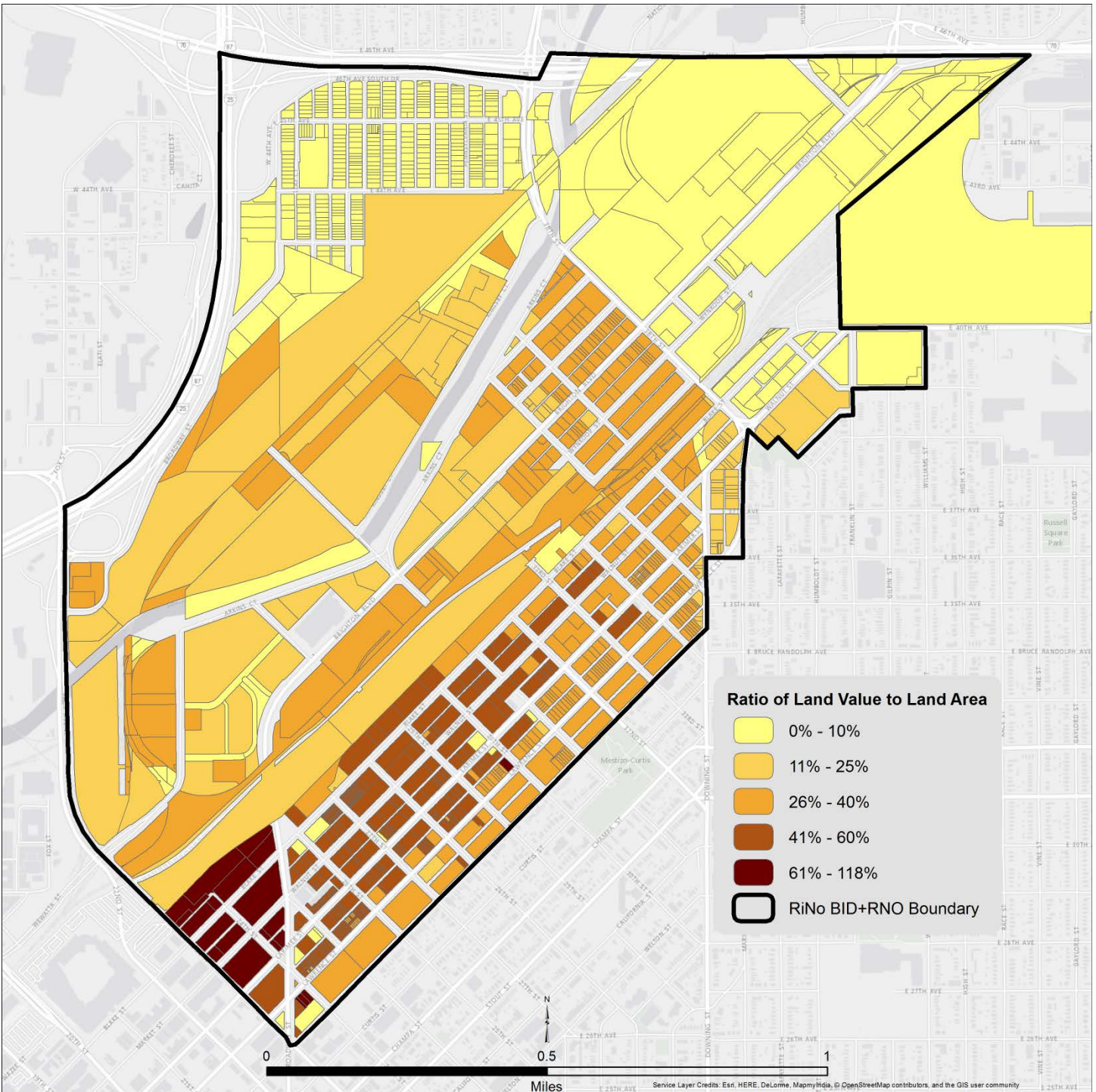
Combined Commercial Stats - Based on the Denver 2016 Parcels for the combined RiNo RNO/BID boundary, stacked parcels and unstacked parcels were separated into different datasets, then these datasets were queried using the Summary Statistics Tool in ArcGIS to summarize by Denver Property Class Code (PROP\_CLASS) the Frequency, Land Value, Improvement Real Value, Improvement Assessed Value, Total Value, Land Area, and Improved Square Feet for all parcels in the RNO/BID. The returns of the query were copied over to Excel and the commercial, industrial and mixed-use Property Classes were brought together from the stacked and unstacked parcels raw data.

#### *Space Specifications*

This information appears to only be available in the form of the Denver Property Class Codes, which do not include Class ratings (A, B, C) typically used in real estate to rate the quality of the space and location. Refer to table C\_1\_Commerical\_ParcelStats: Combined Commercial Stats to find summary value and square footage stats on types of commercial spaces.

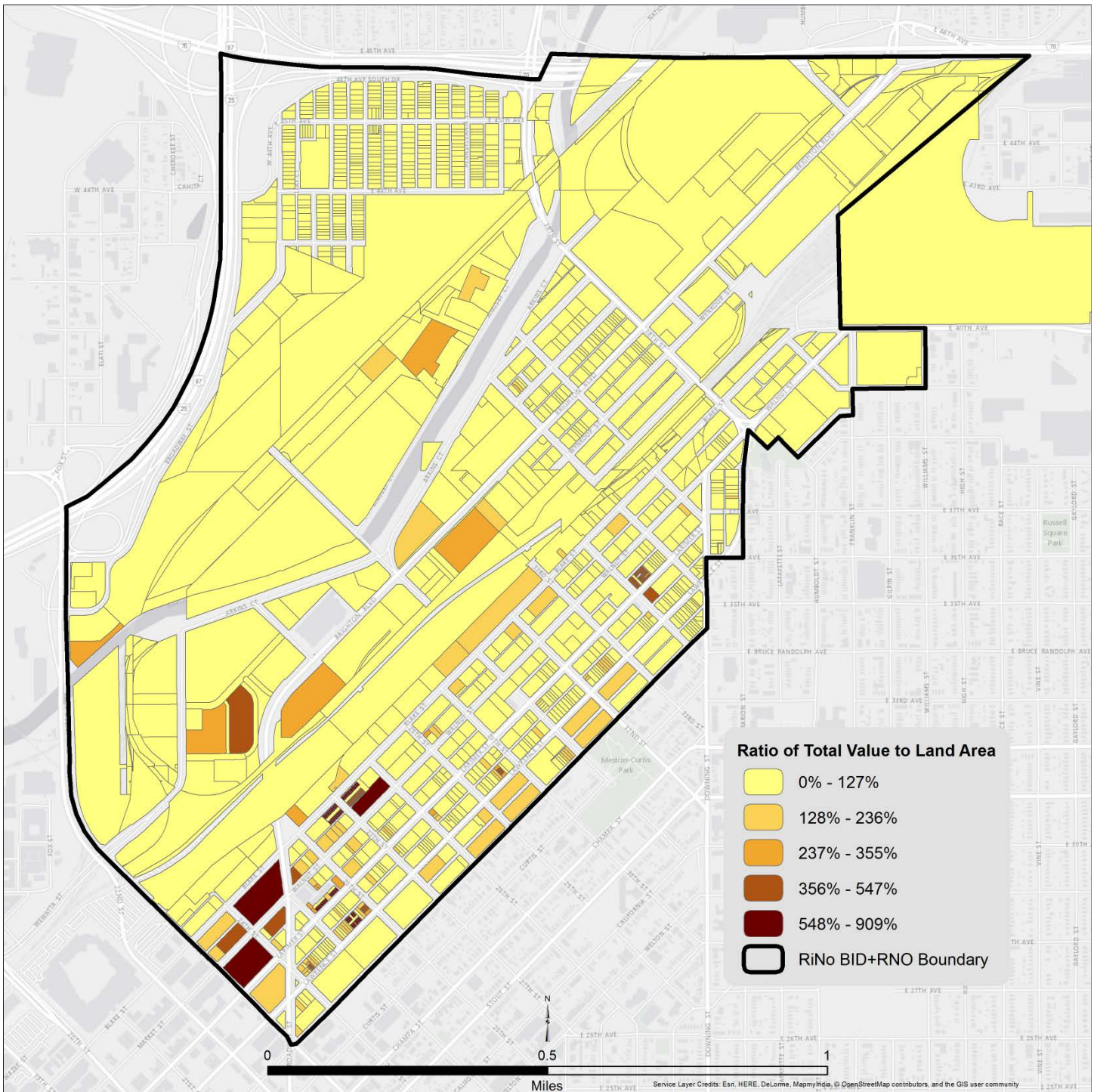
#### *Commercial Lease Rates over time*

C\_1\_Commercial\_ParcelStats: Compared Commercial Stats - Based on the Denver 2016, 2011, & 2006 Parcels for the combined RiNo RNO/BID boundary, stacked parcels and unstacked parcels were separated into different datasets, then these datasets were queried using the Summary Statistics Tool to compare Total Value by Denver Property Class Category (2016)/LANDUSE(2011,2006)



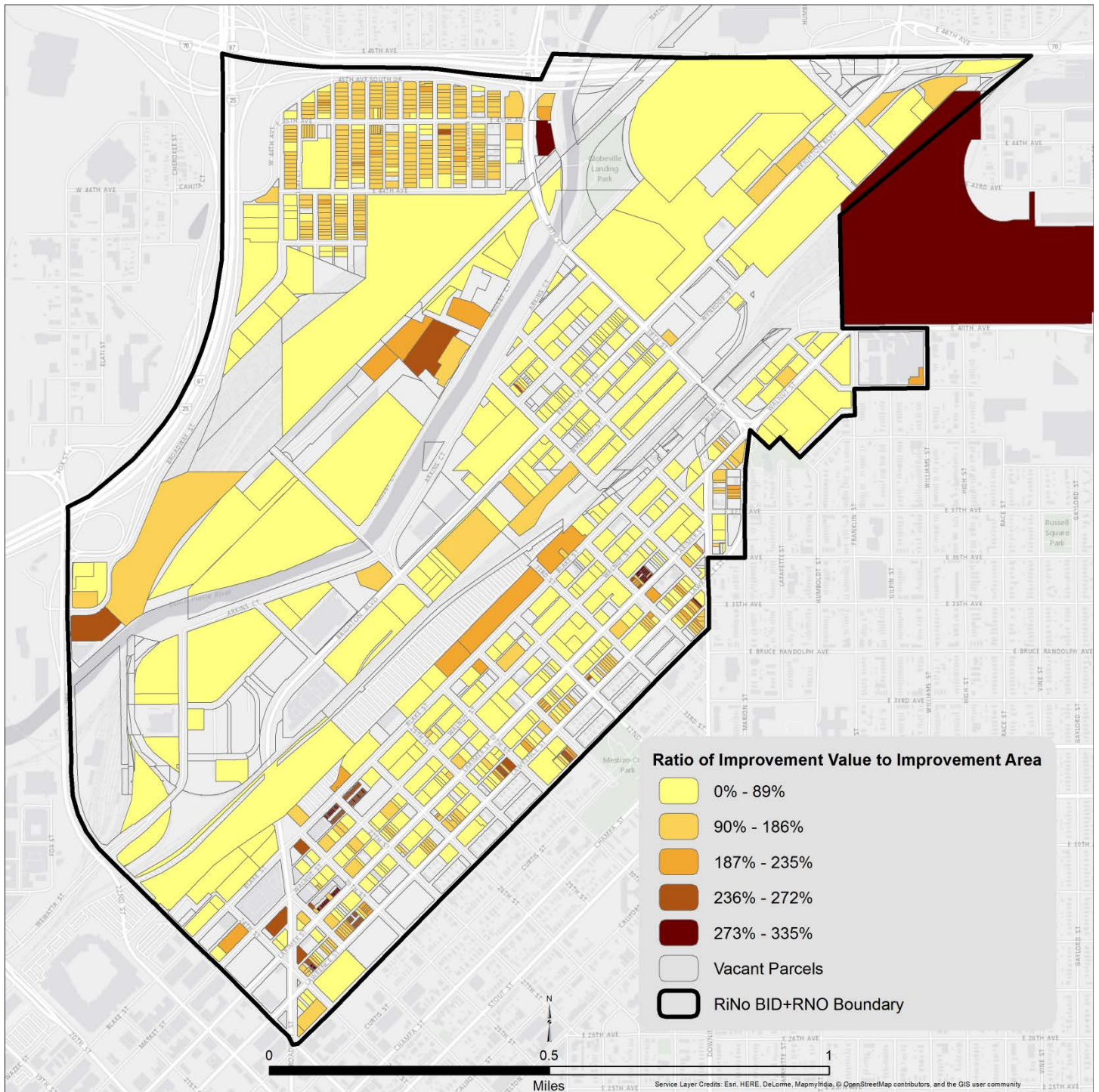
**Map C.1 Commercial Spaces by Land Value / Land Area.**

This map shows all of the commercial spaces by their land value, for stacked parcels this amount has been summarized to create a total value.



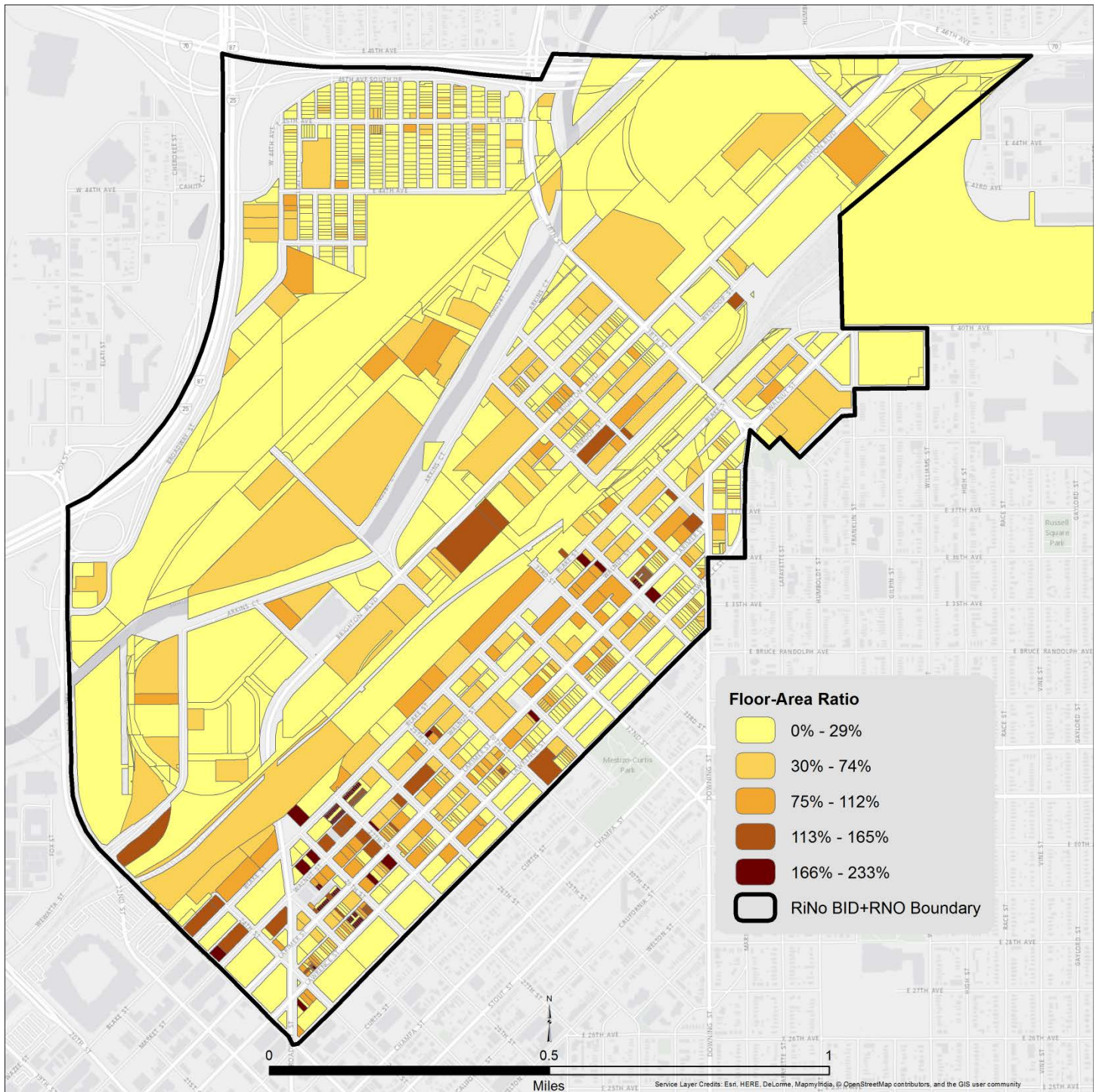
**Map C.2. Commercial Spaces by Total Value / Parcel Square Feet.**

This map shows all of the commercial spaces by their total value divided by the total square feet of the parcel, for stacked parcels the parcel square feet has been divide by the total value of all the stacked uses.



**Map C.3. Commercial Spaces by Improvement Value / Improvement Area.**

This map shows all of the commercial spaces by their improved area divided by their improvement value, for stacked parcels the sum of the improved values was divided by the sum of the improved square footages. Vacant parcels have no improvements and therefore no improvement value.



**Map C.4. Commercial Spaces by Improvement Area / Land Area.**

This map shows all of the commercial spaces by their improved area divided by their land area, for stacked parcels the sum of the improved values was divided by the sum of the improved square footages.

Summary Statistics Comparing Parcels Information from 2006, 2011, 2016 (see appendix for larger format tables)

All Districts		2006 Freq.	2006 Total Imp. SF	2006 Total Value	2006 Imp. Value / BLDG SF	2011 Freq.	2011 Total Imp. SF	2011 Total Value	2011 Imp. Value / BLDG SF	2016 Freq.	2016 Total Imp. SF	2016 Total Value	2016 Imp. Value / BLDG SF
0	UNKNWN	132	0	\$0	0	44	614977	\$0	0	35	285532	\$0	0
100	VACANT	100	0	\$8,331,700	0	117	0	\$33,443,100	0	90	0	\$27,409,600	0
1000	RESIDENTIAL	631	1455470	\$162,298,996	\$116.46	942	1422569	\$275,407,500	\$168.80	1087	1420500	\$767,627,100	\$279.61
2000	COMMERCE	522	6022096	\$277,559,900	\$80.84	548	5403854	\$415,278,900	\$83.10	505	5584904	\$558,695,800	\$86.46
2100	MIXU	12	106393	\$40,601,908	\$687.02	15	86592	\$80,058,600	\$1,365.01	6	16493	\$86,320,300	\$8,080.62
8000	STATE	55	3599	\$38,037,300	\$28.70	51	22699	\$72,412,400	\$37.13	54	50887	\$150,866,700	\$137.02
9000	POLITICAL												
9000	RELIGIOUS												
9000	EDUCATION												

Sub-District 1

LU Code	TYPE	Land Use Category	2006 Freq.	2006 Total Imp. SF	2006 Total Value	2006 Imp. Value / BLDG SF	2011 Freq.	2011 Total Imp. SF	2011 Total Value	2011 Imp. Value / BLDG SF	2016 Freq.	2016 Total Imp. SF	2016 Total Value	2016 Imp. Value / BLDG SF
0	UNKNWN	Unknown	-	-	-	-	-	-	-	-	1	4140	\$0	-
0	UNKNWN	Unknown	-	-	-	-	-	-	-	-	7	0	\$0	-
100	VACANT	Vacant Res Lots	-	-	-	-	1	0	\$808,500	-	1	0	\$93,800	-
300	VACANT	Vacant Ind Lots	25	0	\$1,564,200	-	24	0	\$9,220,700	-	20	0	\$8,020,700	-
1112	RESIDENTIAL	Single Family Residential	32	29277	\$3,895,100	\$99.26	33	36417	\$5,225,900	\$40.56	32	34770	\$5,257,500	\$18.59
1114	RESIDENTIAL	Rowhouses-Townhomes	-	-	-	-	-	-	-	-	2	3812	\$972,400	\$205.95
1125	RESIDENTIAL	Multi-Unit Residential (9+ units)	2	254449	\$16,910,296	\$49.57	1	120958	\$27,039,200	\$179.19	1	2137	\$228,300	\$62.10
1125	RESIDENTIAL	Multi-Unit Residential (9+ units)	-	-	-	-	-	-	-	-	3	244700	\$113,943,300	\$411.94
2112	COMMERCE	Merchandising	1	3470	\$183,300	\$23.57	1	3470	\$442,200	\$0.37	3	24251	\$5,572,300	\$150.21
2120	COMMERCE	Office	2	5942	\$462,000	\$24.10	1	4230	\$599,500	\$0.30	2	14230	\$1,820,200	\$44.11
2130	COMMERCE	Special Purpose	45	120969	\$10,167,900	\$39.94	40	75981	\$17,023,400	\$24.50	37	76890	\$20,990,400	\$48.49
2135	COMMERCE	Warehouse-Storage	40	699560	\$25,963,900	\$24.05	43	662680	\$45,150,000	\$14.14	1	4140	\$461,500	\$66.64
2135	COMMERCE	Warehouse-Storage	-	-	-	-	-	-	-	-	36	568221	\$44,256,000	\$21.45
2140	MIXU	Multi-Use, Com./Ind. and Res.	1	7141	\$258,600	\$30.08	1	4140	\$490,100	\$76.61	-	-	-	-
2150	COMMERCE	Partially Exempt Commercial	-	-	-	-	1	5468	\$2,056,700	\$0.24	-	-	-	-
3115	COMMERCE	Manufacturing	10	184800	\$6,816,900	\$22.36	10	184368	\$12,378,800	\$15.62	9	192673	\$18,021,300	\$25.46
8991	STATE	State Assessed	3	0	\$1,419,900	-	3	0	\$4,164,900	-	3	0	\$6,820,800	-
9139	COMMERCE	County Exempt - Commercial	8	21217	\$2,043,500	\$29.73	4	21217	\$1,608,800	\$30.31	9	271385	\$4,623,200	\$17.6
9149	POLITICAL	Political Subdivisions	-	-	-	-	-	-	-	-	1	0	\$100	-
9179	COMMERCE	Charitable - Commercial	1	41539	\$875,200	\$14.81	1	41539	\$1,357,700	\$7.04	1	41539	\$1,590,100	\$9.62
	UNKNWN		0	0	0	0	0	0	0	0	8	4140	0	0
	VACANT		25	0	1564200	0	25	0	10029200	0	21	0	8114500	0
	RESIDENTIAL		34	283726	20805396	148.8264063	34	157375	32265100	219.7446956	38	285419	120401500	174.65
	COMMERCE		107	1077497	46512700	178.5563491	101	998953	80617100	92.52089312	98	1193329	97335000	\$207.55
	MIXU		1	7141	258600	30.07982075	1	4140	490100	76.61111111	-	-	-	-
	STATE		3	0	1419900	-	3	0	4164900	-	3	0	6820800	-
	POLITICAL		-	-	-	-	-	-	-	-	1	0	100	-

Sub-District 2

LU Code	TYPE	Land Use Category	2006 Freq.	2006 Total Imp. SF	2006 Total Value	2006 Imp. Value / BLDG SF	2011 Freq.	2011 Total Imp. SF	2011 Total Value	2011 Imp. Value / BLDG SF	2016 Freq.	2016 Total Imp. SF	2016 Total Value	2016 Imp. Value / BLDG SF
0	UNKNWN	Unknown	1	0	\$0	0	1	12940	\$0	\$0.00	2	0	\$0	-
0	UNKNWN	Unknown	-	-	-	-	2	124134	\$0	\$0.00	-	-	-	-
100	VACANT	Vacant Res Lots	1	0	\$881,700	-	16	0	\$9,874,000	-	6	0	\$3,744,900	-
300	VACANT	Vacant Ind Lots	4	0	\$508,300	-	2	0	\$128,500	-	1	0	\$153,000	-
300	VACANT	Vacant Ind Lots	-	-	-	-	1	0	\$100	-	-	-	-	-
1125	RESIDENTIAL	Multi-Unit Residential (9+ units)	-	-	-	-	-	-	-	-	3	0	\$165,956,500	-
1130	RESIDENTIAL	Condominium	39	39079	\$10,225,100	\$239.81	39	39079	\$10,194,300	\$254.12	68	88383	\$28,014,800	\$249.78
2112	COMMERCE	Merchandising	1	12500	\$668,000	\$38.36	-	-	-	-	1	24208	\$2,512,500	\$57.07
2120	COMMERCE	Office	5	50935	\$12,606,700	\$154.77	5	146032	\$15,887,900	\$48.25	5	178837	\$19,922,300	\$5.84
2130	COMMERCE	Special Purpose	15	32366	\$5,120,400	\$34.76	11	1728	\$6,466,900	\$133.63	4	1728	\$6,004,700	\$31.08
2135	COMMERCE	Warehouse-Storage	17	472637	\$19,336,300	\$19.72	9	237487	\$25,342,600	\$25.12	8	294517	\$31,842,200	\$24.88
2140	MIXU	Multi-Use, Com./Ind. and Res.	1	16221	\$35,111,608	\$1,983.24	1	16221	\$61,311,800	\$3,788.72	1	2798	\$78,239,100	\$23,653.86
3115	COMMERCE	Manufacturing	4	8598	\$6,153,500	\$41.85	3	135054	\$7,294,000	\$5.50	3	137613	\$14,098,800	\$0.02
8991	STATE	State Assessed	15	0	\$6,600,200	-	14	0	\$2,029,500	-	16	0	\$32,788,400	-
9139	COMMERCE	County Exempt - Commercial	8	0	\$4,033,000	-	4	0	\$1,406,100	-	3	0	\$128,100	-
9149	POLITICAL	Political Subdivisions	-	-	-	-	1	0	\$8,568,300	-	11	352600	\$28,542,800	\$29.95
9159	RELIGIOUS	Religious Worship	-	-	-	-	1	41804	\$6,143,900	\$85.16	2	0	\$23,206,100	-
9179	COMMERCE	Charitable - Commercial	5	46412	\$12,173,200	\$193.24	1	73802	\$2,995,200	\$16.16	-	-	-	-
9529	COMMERCE	Warehouse-Museum	-	-	-	-	-	-	-	-	-	-	-	-
	UNKNWN		1	0	0	\$0.00	3	137074	0	\$0.00	2	0	0	\$0.00
	VACANT		5	0	1390000	\$0.00	19	0	10002600	\$0.00	7	0	3897900	\$0.00
	RESIDENTIAL		39	39079	10225100	\$239.81	39	39079	10194300	\$254.12	71	88383	193971300	\$249.78
	COMMERCE		55	700248	60091100	\$80.45	33	594103	59392700	\$45.73	24	636903	74508600	\$23.78
	MIXU		1	16221	35111608	\$1,983.24	1	16221	61311800	\$3,788.72	1	2798	78239100	\$23,653.86
	STATE		15	0	6600200	-	14	0	22029500	-	16	0	32788400	-
	POLITICAL		-	-	-	-	1	0	8568300	-	11	352600	28542800	\$29.95
	RELIGIOUS		-	-	-	-	1	41804	6143900	\$85.16	2	0	23206100	-

**Sub-District 3**

LU Code	VACANT	Land Use Category	2006			2011			2016		
			Freq.	Total Imp. SF	Total Value	Freq.	Total Imp. SF	Total Value	Freq.	Total Imp. SF	Total Value
0	UNKNWN	Unknown	1	0	\$0	1	0	\$0	1	0	\$0
0	UNKNWN	Unknown	5	0	\$0	2	150038	\$0	1	150038	\$0
300	VACANT	Vacant Ind Lots	8	0	\$1,059,300	8	0	\$90,000	1	0	\$100
300	VACANT	Vacant Ind Lots	-	-	-	-	-	-	6	0	\$193,600
2112	COMMERCE	Merchandising	1	10161	\$215,100	1	0	\$100	-	-	-
2125	RECREATION	Recreation	2	13655	\$894,500	2	13655	\$990,300	-	-	-
2130	COMMERCE	Special Purpose	1	0	\$100	16	18698	\$5,917,800	13	15483	\$5,424,100
2130	COMMERCE	Special Purpose	13	15728	\$2,721,600	17	483095	\$17,435,500	13	15483	\$5,424,100
2135	COMMERCE	Warehouse-Storage	1	388757	\$8,125,600	1	150038	\$8,714,700	16	476144	\$24,386,500
2135	COMMERCE	Warehouse-Storage	18	694840	\$16,311,500	5	27600	\$1,627,700	-	-	-
3115	COMMERCE	Manufacturing	2	27850	\$1,203,600	1	27850	\$1,237,100	1	102718	\$3,804,800
3115	COMMERCE	Manufacturing	-	-	-	1	102718	\$3,222,100	1	27850	\$1,250,000
8991	STATE	State Assessed	9	0	\$3,339,300	10	0	\$4,219,600	10	0	\$419,200
9129	COMMERCE	State Exempt Commercial	13	0	\$1,522,500	13	0	\$1,507,300	13	0	\$1,083,900
9139	COMMERCE	County Exempt - Commercial	9	181200	\$13,923,500	10	112159	\$15,843,100	9	112159	\$11,839,400
9149	POLITICAL	Political Subdivisions	-	-	-	-	-	-	12	0	\$2,242,800
9879	COMMERCE	Charitable Partial Exempt - Commercial	-	-	-	1	69653	\$4,289,100	1	69653	\$5,074,900
UNKNWN			6	0	\$0	3	150038	\$0	2	150038	\$0
VACANT			8	0	\$1,059,300	8	0	\$90,000	7	0	\$193,700
COMMERCE			58	1318536	\$44,023,500	66	991811	\$59,794,500	54	804007	\$52,863,600
RECREATION			2	13655	\$894,500	2	13655	\$990,300	-	-	-
STATE			9	0	\$3,339,300	10	0	\$4,219,600	10	0	\$419,200
POLITICAL			-	-	-	-	-	-	12	0	\$2,242,800

**Sub-District 4**

LU Code	TYPE	Land Use Category	2006			2011			2016		
			Freq.	Total Imp. SF	Total Value	Freq.	Total Imp. SF	Total Value	Freq.	Total Imp. SF	Total Value
0	UNKNWN	Unknown	91	0	\$0	22	67404	\$0	17	114692	\$0
0	UNKNWN	Unknown	25	0	\$0	14	157346	\$0	3	4510	\$0
100	VACANT	Vacant Res Lots	8	0	\$919,200	13	0	\$3,884,700	8	0	\$5,336,500
101	VACANT	Vacant Res Lots	1	0	\$61,000	2	0	\$1,854,400	3	0	\$455,000
200	VACANT	Vacant Com Lots	10	0	\$323,600	5	0	\$190,400	6	0	\$336,000
300	VACANT	Vacant Ind Lots	31	0	\$2,319,500	28	0	\$5,429,900	18	0	\$6,662,400
300	VACANT	Vacant Ind Lots	-	-	-	1	0	\$199,800	-	-	-
1112	RESIDENTIAL	Single Family Residential	105	118958	\$18,041,500	105	128301	\$21,092,000	6	914	\$198,700
1112	RESIDENTIAL	Single Family Residential	-	-	-	-	-	-	107	140795	\$33,649,600
1114	RESIDENTIAL	Rowhouses-Townhomes	13	17528	\$3,341,400	79	118068	\$29,917,300	129	201708	\$59,588,200
1115	RESIDENTIAL	Duplex-Triplex	10	27152	\$2,400,300	12	27691	\$2,879,000	11	1517	\$3,619,400
1120	RESIDENTIAL	Multi-Unit Residential (4-8 Units)	5	16519	\$1,619,600	5	14283	\$1,503,100	5	0	\$2,495,400
1125	RESIDENTIAL	Multi-Unit Residential (9+ units)	4	196272	\$8,123,100	4	54181	\$6,729,500	7	4184	\$13,584,100
1125	RESIDENTIAL	Multi-Unit Residential (9+ units)	-	-	-	-	-	-	6	0	\$50,669,900
1130	RESIDENTIAL	Condominium	118	125535	\$25,985,200	39	41079	\$11,035,600	321	363211	\$97,285,000
1130	RESIDENTIAL	Condominium	-	-	-	317	339251	\$74,506,800	4	-	-
2112	COMMERCE	Merchandising	16	67014	\$3,487,700	18	93376	\$6,190,500	4	8035	\$3,139,200
2112	COMMERCE	Merchandising	-	-	-	-	-	-	24	156859	\$19,294,800
2120	COMMERCE	Office	13	126777	\$7,182,700	22	149110	\$20,144,600	2	37364	\$4,337,700
2120	COMMERCE	Office	-	-	-	2	21195	\$2,259,200	31	437924	\$50,950,600
2125	RECREATION	Recreation	1	4025	\$285,800	1	3705	\$232,500	1	3705	\$194,700
2130	COMMERCE	Special Purpose	2	0	\$52,400	54	60236	\$13,212,200	1	3559	\$620,400
2130	COMMERCE	Special Purpose	47	93817	\$7,230,600	2	0	\$144,500	51	101722	\$23,110,500
2135	COMMERCE	Warehouse-Storage	88	819761	\$36,623,600	83	808954	\$54,533,300	2	10051	\$1,489,000
2135	COMMERCE	Warehouse-Storage	-	-	-	-	-	-	71	809158	\$70,572,900
2140	MIXU	Multi-Use, Com./Ind. and Res.	10	83031	\$5,231,700	13	66231	\$18,256,700	4	10096	\$7,522,500
2150	COMMERCE	Partially Exempt Commercial	1	14991	\$647,500	2	0	\$34,900	-	-	-
2230	COMMERCE	Special Purpose Improvements	-	-	-	2	4417	\$993,900	7	7406	\$1,273,400
2230	COMMERCE	Special Purpose Improvements	-	-	-	5	5084	\$1,096,200	-	-	-
3115	COMMERCE	Manufacturing	23	459474	\$14,802,800	20	353963	\$21,989,300	1	1875	\$237,500
3115	COMMERCE	Manufacturing	-	-	-	-	-	-	13	247035	\$20,220,800
8991	STATE	State Assessed	5	3599	\$2,413,100	4	3599	\$8,708,600	5	3599	\$13,221,700
9139	COMMERCE	County Exempt - Commercial	11	28792	\$5,204,200	5	9330	\$2,058,200	5	0	\$193,600
9149	POLITICAL	Political Subdivisions	1	27335	\$2,973,600	4	27335	\$13,173,300	20	28584	\$29,937,800
9159	RELIGIOUS	Religious Worship	7	50443	\$4,323,300	5	47689	\$5,995,500	6	72595	\$8,343,700
9169	EDUCATION	School - Private	2	16949	\$841,800	2	16949	\$1,320,800	1	5029	\$432,900
9179	COMMERCE	Charitable - Commercial	13	126494	\$7,281,300	13	82798	\$7,633,200	8	66084	\$6,976,900
9179	COMMERCE	All other Exempt - Commercial	-	-	-	3	0	\$1,500	-	-	-
9199	COMMERCE	All other Exempt - Commercial	-	-	-	-	-	-	5	0	\$623,400
9239	RESIDENTIAL	County Exempt - Residential	13	316045	\$28,680,000	13	80412	\$31,839,500	1	0	\$30,914,000
9239	RESIDENTIAL	County Exempt - Residential	-	-	-	1	109636	\$18,745,600	14	0	\$72,851,900
9249	RESIDENTIAL	Political Subdivision - Residential	2	45384	\$3,020,200	2	0	\$3,510,900	-	-	-
9279	RESIDENTIAL	Charitable - Residential	2	13292	\$846,400	1	11030	\$859,600	1	11030	\$1,006,600
9279	RESIDENTIAL	Charitable - Residential	-	-	-	1	1332	\$255,600	-	-	-
9299	RESIDENTIAL	All other Exempt - Residential	-	-	-	2	0	\$594,900	6	0	\$1,174,200
9859	COMMERCE	Religious Worship Part Exempt - Com.	1	0	271500	-	-	-	-	-	-
UNKNWN			116	0	\$0	36	224750	\$0	20	119202	\$0
VACANT			50	0	\$3,623,300	49	0	\$11,559,200	35	0	\$12,789,900
RESIDENTIAL			272	876685	\$92,057,700	581	925264	\$203,469,400	609	723359	\$367,037,000
COMMERCE			215	1737120	\$82,793,300	231	1588463	\$130,291,500	225	1887072	\$203,040,700
MIXU			10	83031	\$5,231,700	13	66231	\$18,256,700	4	10096	\$7,522,500
STATE			5	3599	\$2,413,100	4	3599	\$8,708,600	5	3599	\$13,221,700
POLITICAL			1	27335	\$2,973,600	4	27335	\$13,173,300	20	28584	\$29,937,800
RELIGIOUS			7	50443	\$4,323,300	5	47689	\$5,995,500	6	72595	\$8,343,700
EDUCATION			2	16949	\$841,800	2	16949	\$1,320,800	1	5029	\$432,900

**Sub-District 5**

LU Code	TYPE	Land Use Category	2006			2011			2016		
			Freq.	2006 Total Imp. SF	2006 Total Value	Freq.	2011 Total Imp. SF	2011 Total Value	Freq.	2016 Total Imp. SF	2016 Total Value
0 UNKNWN		Unknown	7	0	\$0.00	1	103115	\$0	2	12152	\$0
200 VACANT		Vacant Com Lots	-	-	-	1	0	\$100	1	0	\$11,900
300 VACANT		Vacant Ind Lots	2	0	\$450,800.00	5	0	\$1,423,000	5	0	\$2,056,500
1125 RESIDENTIAL		Multi-Unit Residential (9+ units)	-	-	-	-	-	-	1	0	\$11,768,500
1130 RESIDENTIAL		Condominium	-	-	-	-	-	-	44	41112	\$12,223,400
2112 COMMERCE		Merchandising	-	-	-	1	8701	\$4,145,700	1	8701	\$4,718,600
2115 COMMERCE		Lodging	1	0	\$2,500,100.00	1	13896	\$2,468,300	1	41308	\$4,856,500
2120 COMMERCE		Office	1	26649	\$1,249,800.00	2	55183	\$5,110,600	4	150954	\$34,206,500
2130 COMMERCE		Special Purpose	4	1921	\$1,667,900.00	5	7980	\$8,862,900	6	7980	\$8,368,400
2135 COMMERCE		Warehouse-Storage	5	304505	\$8,146,300.00	5	193786	\$10,115,200	2	14891	\$3,917,400
2230 COMMERCE		Special Purpose Improvements	-	-	-	21	46974	\$9,130,300	25	68111	\$15,930,200
8991 STATE		State Assessed	9	0	\$11,305,000.00	9	19100	\$22,855,300	10	44100	\$83,057,100
9129 COMMERCE		State Exempt Commercial	1	0	\$9,800.00	2	0	\$35,900	1	0	\$41,800
9139 COMMERCE		County Exempt - Commercial	6	0	\$320,300.00	2	0	\$859,900	3	68924	\$4,845,000
9149 POLITICAL		Political Subdivisions	6	563492	\$32,681,000.00	6	488905	\$40,460,500	12	531823	\$61,617,100
9239 RESIDENTIAL		County Exempt - Residential	-	-	-	1	42877	\$7,524,200	1	0	\$15,138,700
	UNKNWN		7	0	0	1	103115	\$0	2	12152	\$0
	VACANT		2	0	450800	6	0	\$1,423,100	6	0	\$2,068,400
	RESIDENTIAL		0	0	0	1	42877	\$7,524,200	46	41112	\$39,130,600
	COMMERCE		18	333075	13894200	39	326520	\$40,728,800	43	360869	\$76,884,400
	STATE		9	0	11305000	9	19100	\$22,855,300	10	44100	\$83,057,100
	POLITICAL		6	563492	32681000	6	488905	\$40,460,500	12	531823	\$61,617,100

**Sub-District 6**

LU Code	TYPE	Land Use Category	2006			2011			2016		
			Freq.	2006 Total Imp. SF	2006 Total Value	Freq.	2011 Total Imp. SF	2011 Total Value	Freq.	2016 Total Imp. SF	2016 Total Value
0 UNKNWN		Unknown	1	0	\$0.00	1	0	\$0	-	-	-
100 VACANT		Vacant Res Lots	3	0	\$74,800.00	4	0	\$125,600	3	0	\$93,100
101 VACANT		Vacant Res Lots	1	0	\$4,100.00	1	0	\$5,700	2	0	\$38,400
200 VACANT		Vacant Com Lots	2	0	\$92,300.00	2	0	\$138,400	3	0	\$146,400
200 VACANT		Vacant Com Lots	-	-	-	1	0	\$25,600	-	-	-
300 VACANT		Vacant Ind Lots	2	0	\$11,600.00	1	0	\$3,600	1	0	\$1,600
1112 RESIDENTIAL		Single Family Residential	274	237583	\$37,043,800.00	274	239952	\$20,056,400	275	242170	\$38,056,500
1114 RESIDENTIAL		Rowhouses-Townhomes	3	2952	\$465,800.00	2	1249	\$172,400	11	10548	\$1,627,700
1115 RESIDENTIAL		Duplex-Triplex	9	15445	\$1,701,200.00	10	15487	\$1,497,800	7	0	\$1,402,100
2112 COMMERCE		Merchandising	7	18816	\$1,225,300.00	6	15609	\$1,614,000	5	16173	\$1,628,700
2120 COMMERCE		Office	2	6218	\$418,600.00	2	5180	\$556,100	2	5691	\$753,300
2125 RECREATION		Recreation	-	-	-	-	-	-	1	8059	\$460,000
2130 COMMERCE		Special Purpose	10	10203	\$922,900.00	14	10203	\$1,331,800	10	9361	\$972,100
2135 COMMERCE		Warehouse-Storage	15	197431	\$10,279,500.00	17	270380	\$13,113,700	16	268056	\$15,541,600
2140 MIXU		Multi-Use, Com./Ind. and Res.	-	-	-	-	-	-	1	3599	\$558,700
3115 COMMERCE		Manufacturing	1	18477	\$574,700.00	-	-	-	-	-	-
8991 STATE		State Assessed	3	0	\$879,200.00	2	0	\$50,700	2	0	\$39,600
9129 COMMERCE		State Exempt Commercial	4	0	\$23,800.00	4	0	\$33,200	3	0	\$300
9139 COMMERCE		County Exempt - Commercial	12	10978	\$1,108,000.00	9	10978	\$1,234,800	5	9560	\$688,000
9149 POLITICAL		Political Subdivisions	2	71468	\$3,254,400.00	2	71468	\$4,049,500	3	71468	\$4,497,100
9159 RELIGIOUS		Religious Worship	1	1453	\$64,100.00	1	1453	\$82,700	1	1453	\$81,100
	UNKNWN		1	0	0	1	0	0	0	0	0
	VACANT		8	0	182800	9	0	298900	9	0	279500
	RESIDENTIAL		286	255980	39210800	286	256688	21726600	293	252718	41086300
	COMMERCE		51	262123	14552800	52	312350	17883600	41	308841	19584000
	RECREATION		-	-	-	-	-	-	1	8059	460000
	MIXU		-	-	-	-	-	-	1	3599	558700
	STATE		3	0	879200	2	0	50700	2	0	39600
	POLITICAL		2	71468	3254400	2	71468	4049500	3	71468	4497100
	RELIGIOUS		1	1453	64100	1	1453	82700	1	1453	81100

**Sub-District 7**

LU Code	TYPE	Land Use Category	2006			2011			2016		
			Freq.	2006 Total Imp. SF	2006 Total Value	Freq.	2011 Total Imp. SF	2011 Total Value	Freq.	2016 Total Imp. SF	2016 Total Value
0 UNKNWN		Unknown	1	0	\$0.00	-	-	-	1	0	\$0
300 VACANT		Vacant Ind Lots	2	0	\$61,300.00	1	0	\$40,100	5	0	\$65,700
1130 RESIDENTIAL		Condominium	-	-	-	1	1286	\$227,900	30	29509	\$6,000,400
2130 COMMERCE		Special Purpose	3	6768	\$694,200.00	6	183962	\$12,072,700	4	4271	\$737,100
2135 COMMERCE		Warehouse-Storage	8	520114	\$11,285,800.00	8	290077	\$8,673,300	8	322997	\$28,475,700
3115 COMMERCE		Manufacturing	2	54124	\$1,486,600.00	3	105124	\$3,890,800	1	51504	\$3,196,300
8991 STATE		State Assessed	11	0	\$12,080,600.00	9	0	\$10,383,800	8	3188	\$14,519,900
9129 COMMERCE		State Exempt Commercial	5	12491	\$2,225,700.00	5	0	\$307,800	6	2620	\$577,300
9139 COMMERCE		County Exempt - Commercial	-	-	-	4	12491	\$1,626,100	1	12491	\$1,493,100
9149 POLITICAL		Political Subdivisions	-	-	-	-	-	-	1	0	\$100
	UNKNWN		1	0	0	-	-	-	1	0	0
	VACANT		2	0	61300	1	0	40100	5	0	65700
	RESIDENTIAL		-	-	-	1	1286	227900	30	29509	6000400
	COMMERCE		18	593497	15692300	26	591654	26570700	20	393883	34479500
	STATE		11	0	12080600	9	0	10383800	8	3188	14519900
	POLITICAL		-	-	-	-	-	-	1	0	100



**Question** R.2. How many residents live in RiNo? What are residents' demographic characteristics?

**Answer** 4,828 people lived in RiNo as of 2010

**Data Source(s)** 2010 US Census, 2010-2014 American Community Survey (ACS) 5-year estimates

### **Description / Interpretation/ Comparison**

RiNo has a younger population (with a majority between 20 and 39 years of age) when compared to Denver County. The number of residents has also been increasing (at a rate of about 3% per year) since 2010. The percentage of non-family households in RiNo is also higher than that of Denver (69% for RiNo versus 53% for Denver). The majority population is white, although slightly more diverse than Denver as a whole.

- Sub-District 1 has the largest share of 20-29 year olds, most living alone, and 85% are white.
- Sub-District 2 has a more diverse age distribution of 20-29, 30-39, 40-49, and 50-59 year olds, most living alone, and 81% are white.
- Sub-District 3 has the largest portion of 30-39 year olds, 76% of whom live alone, and 84% are white. It also has very few households – only 25.
- Sub-District 4 has a diverse age distribution and a higher percentage of children age 0-9 years old, as well as more diverse family structures, and more diverse ethnic mix, with a larger number of Hispanic residents. It also has the largest number of households – 1,212.
- Sub-District 5 has a diverse age range, 81% of whom live alone, with a number of Hispanic residents similar to Sub-District 4.
- Sub-District 6 has the most evenly distributed age categories, family structures, and the largest Hispanic population. It also has the second largest number of households – 279.

### **Methods / Process**

Based on block level data from the 2010 census, about 4,828 people lived within the RiNo Study Area (RNO and BID) (see map R.2-1). Using this same data from the 2010 census, residents in each RiNo sub-district were characterized by age, race, and household structure (see RiNo Demographics Fact Sheet). More current data (from the 2010-2014 American Community 5-year estimates) only provided data at the block group level, which did not align well with the study area boundary. In order to characterize the area, data were selected from Block Group 1 from Census Tract 16 (16.01) and from surrounding block groups (see map R.2-2) using the 2010 Census and the 2010-2014 ACS 5-year estimates. Various demographic attributes for the RiNo study area and the selected block groups were then compiled and compared with Denver County, Colorado, and the United States (see R.2 Table 1 Residents' Demographics).

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# RiNo Demographics

Source: 2010 U.S. Census

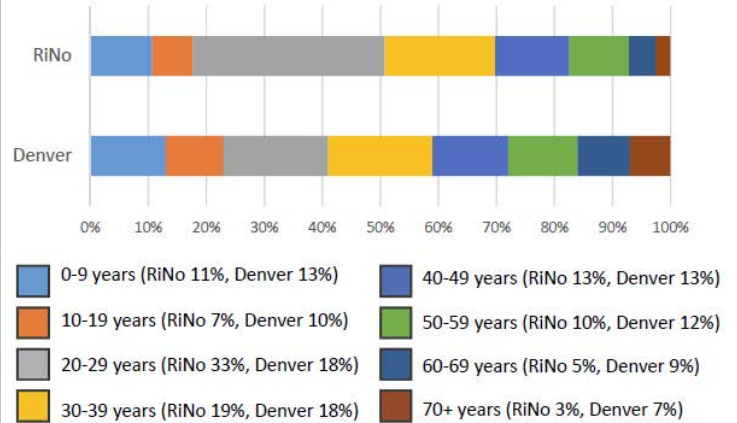
Minnesota Population Center. *National Historical Geographic Information System: Version 2.0*. Minneapolis, MN: University of Minnesota 2011.

# RiNo Study Area (RNO and BID)

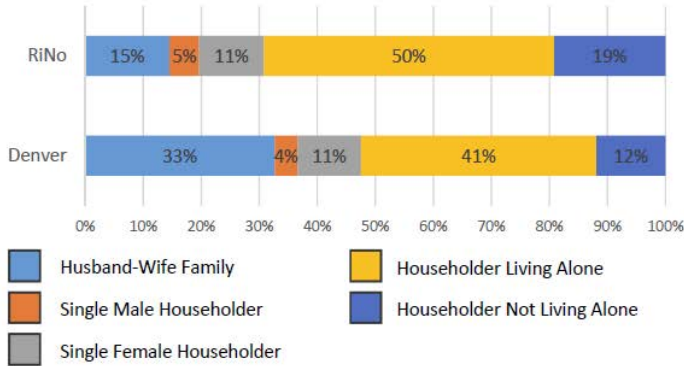
Total Population: 4,828



## Population by Age

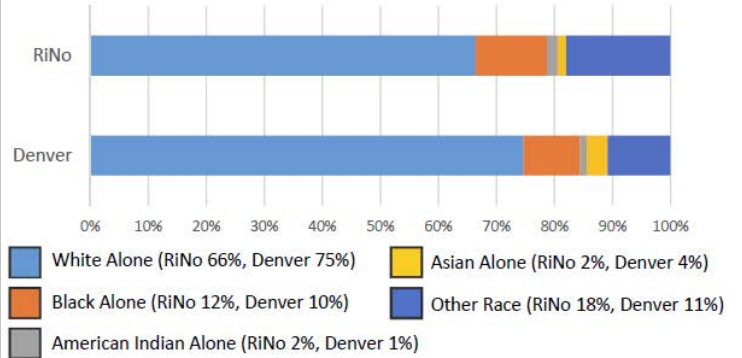


## Households by Family Structure



Households: 2,278

## Population by Race



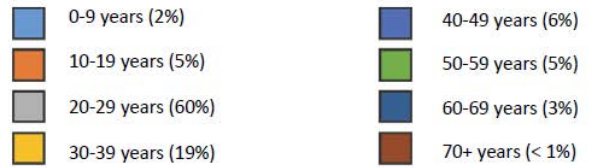
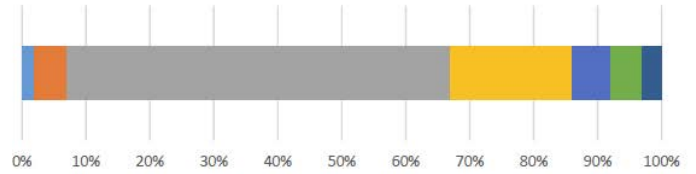
Hispanic Population: RiNo 37%, Denver 31%

# District 1

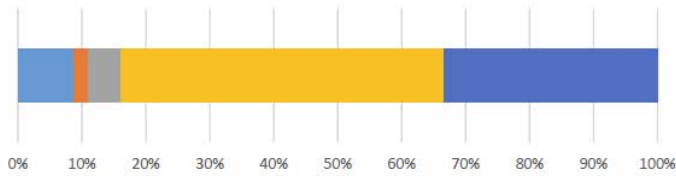
Total Population: 430



## Population by Age

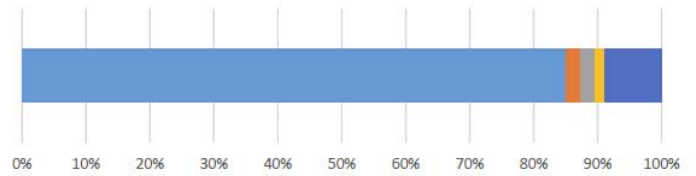


## Households by Family Structure



Households: 261

## Population by Race



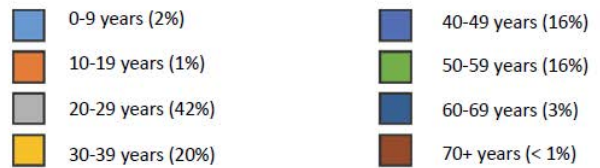
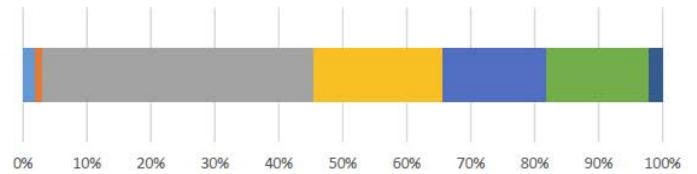
Hispanic Population: 18%

# District 2

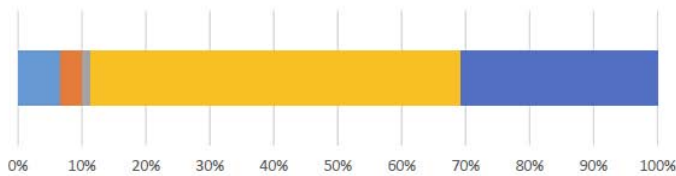
Total Population: 964



## Population by Age

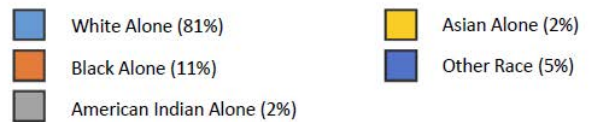
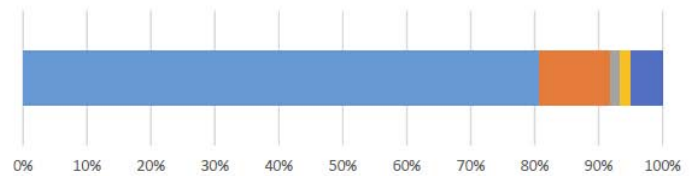


## Households by Family Structure



Households: 388

## Population by Race



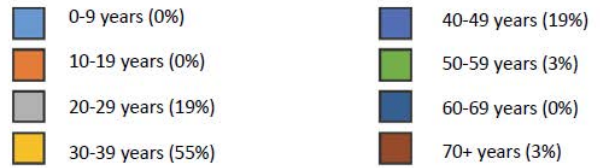
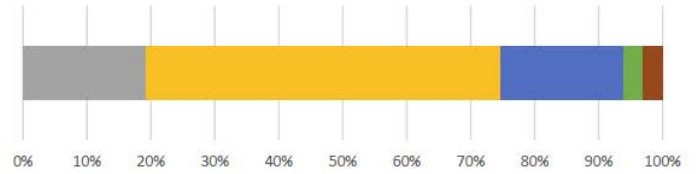
Hispanic Population: 13%

# District 3

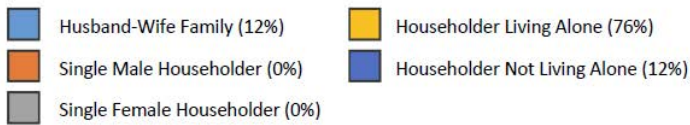
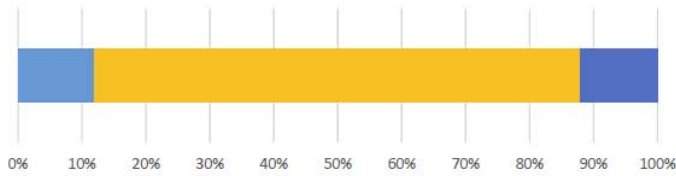
Total Population: 31



## Population by Age

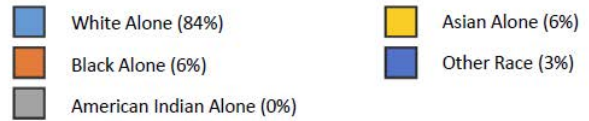
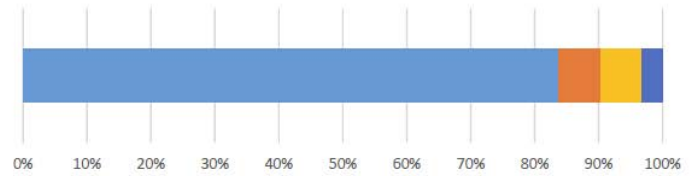


## Households by Family Structure



Households: 25

## Population by Race



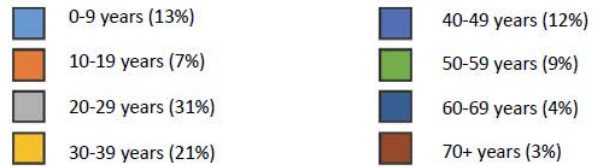
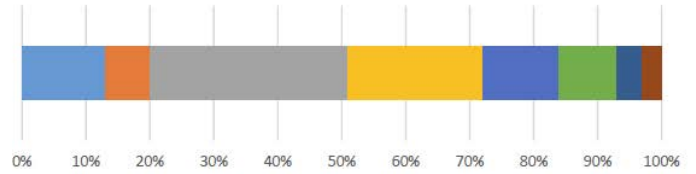
Hispanic Population: 0%

# District 4

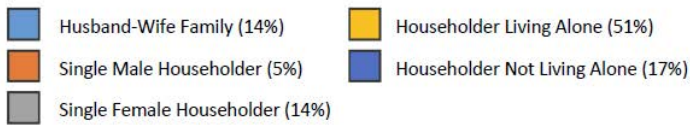
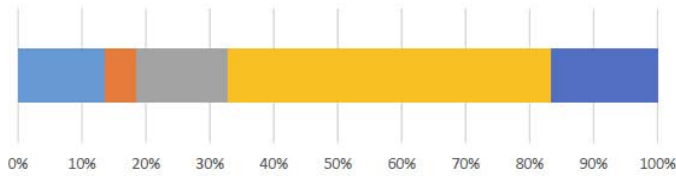
Total Population: 2,354



## Population by Age

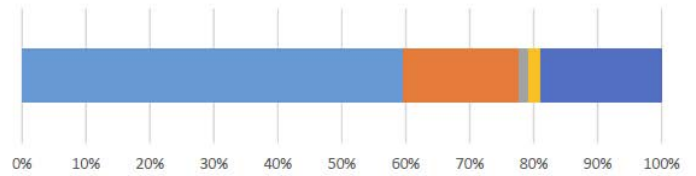


## Households by Family Structure



Households: 1,212

## Population by Race



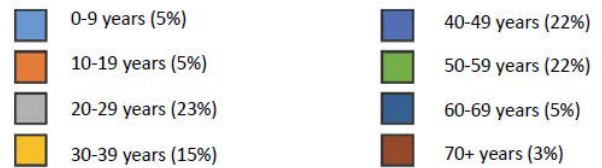
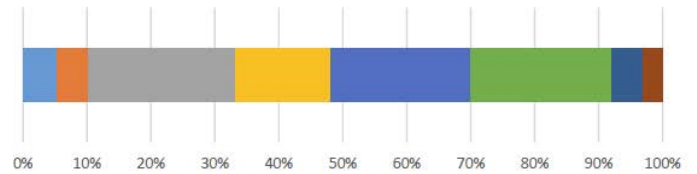
Hispanic Population: 33%

# District 5

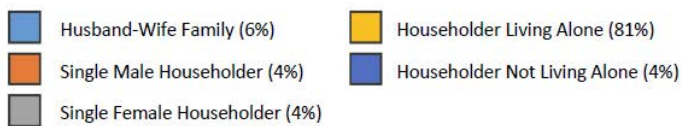
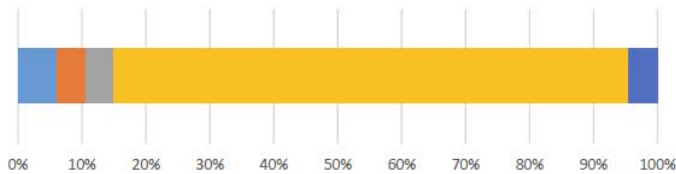
Total Population: 150



## Population by Age

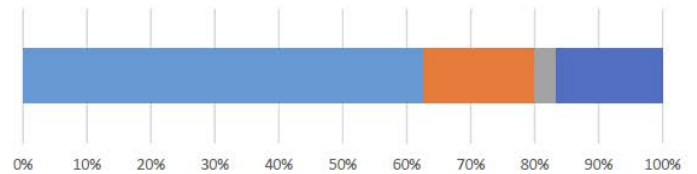


## Households by Family Structure



Households: 113

## Population by Race



Hispanic Population: 37%

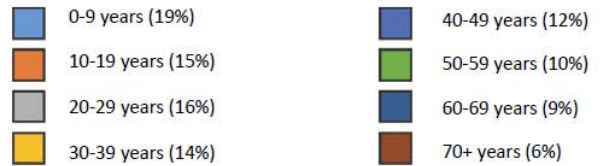
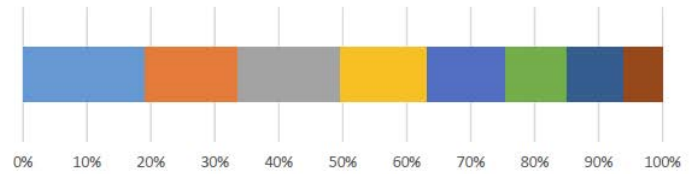


# District 6

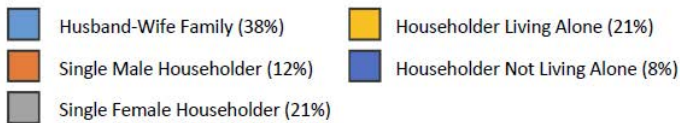
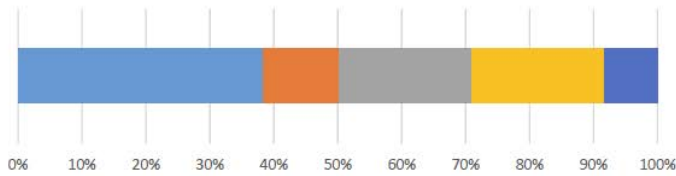
Total Population: 899



## Population by Age

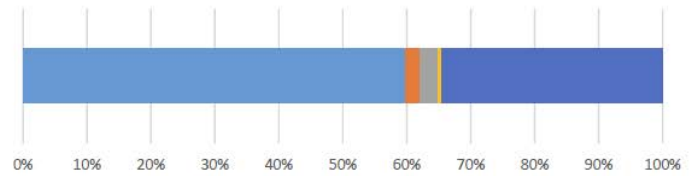


## Households by Family Structure



Households: 279

## Population by Race



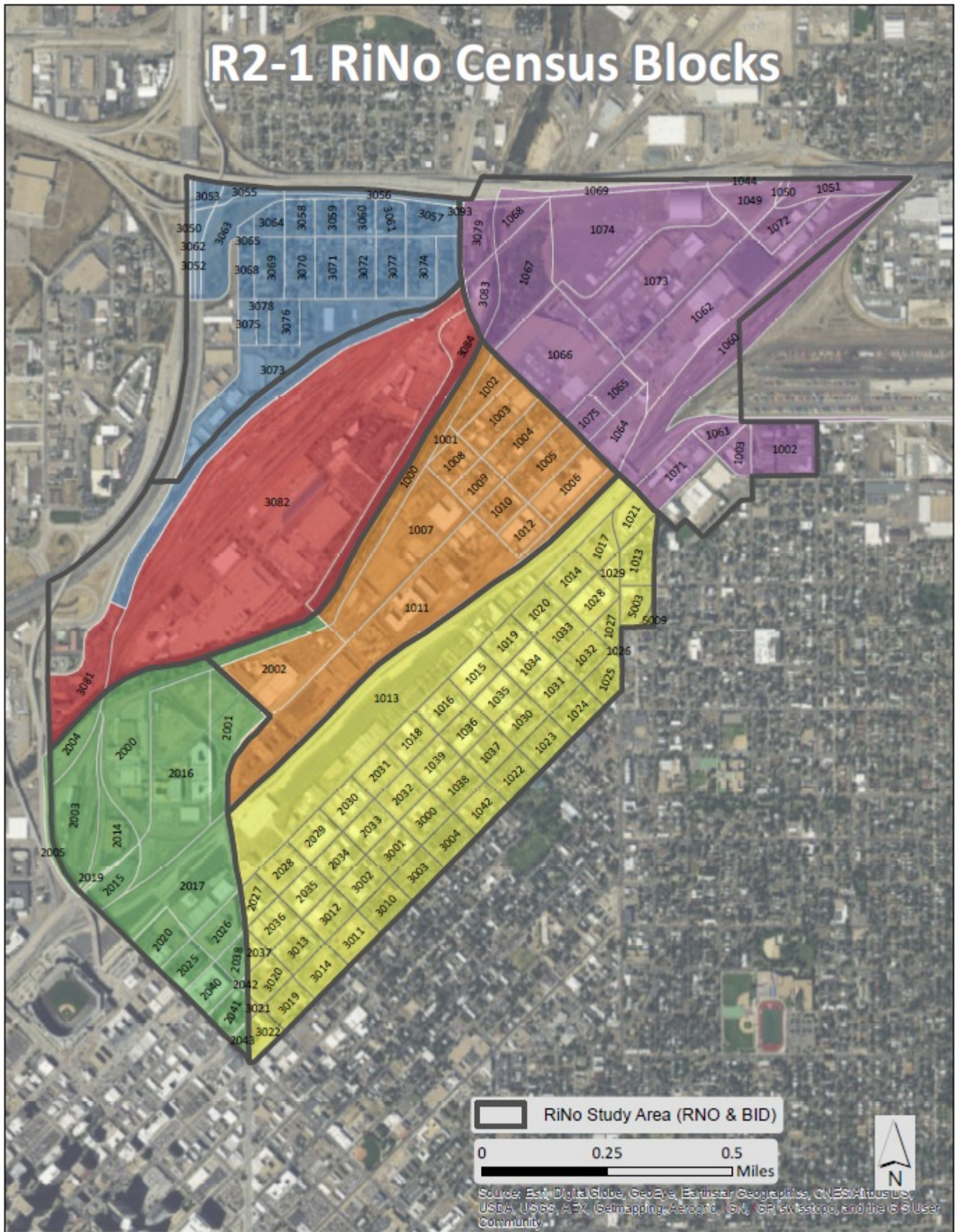
Hispanic Population: 83%

2010-2014 ACS	RiNo Block Groups	Denver	Colorado	United States
Total Population Estimate	13,006	633,777	5,197,580	314,107,084
Male	53.6%	50.0%	50.2%	49.2%
Female	46.4%	50.0%	49.8%	50.8%
Under 5 Years	6.1%	7.0%	6.5%	6.4%
5 to 9 Years	4.2%	6.2%	6.8%	6.5%
10 to 14 Years	3.5%	5.2%	6.6%	6.6%
15 to 17 Years	2.3%	2.7%	3.8%	...
18 to 19 Years	2.0%	2.2%	2.7%	6.8%
20 Years	0.9%	1.2%	1.4%	...
21 Years	1.2%	1.2%	1.4%	...
22 to 24 Years	9.7%	4.8%	4.2%	7.1%
25 to 29 Years	21.6%	11.2%	7.4%	6.8%
30 to 34 Years	13.1%	10.3%	7.3%	6.6%
35 to 39 Years	8.2%	8.1%	6.8%	6.3%
40 to 44 Years	6.8%	7.2%	6.8%	6.7%
45 to 49 Years	4.9%	6.0%	6.8%	6.9%
50 to 54 Years	5.4%	5.8%	7.2%	7.2%
55 to 59 Years	3.4%	5.6%	6.6%	6.6%
60 to 61 Years	1.1%	2.1%	2.4%	...
62 to 64 Years	2.0%	2.8%	3.3%	5.7%
65 to 69 Years	1.8%	3.5%	4.1%	4.4%
70 to 74 Years	0.9%	2.3%	2.8%	3.2%
75 to 79 Years	0.6%	1.7%	2.0%	2.4%
80 to 84 Years	0.4%	1.4%	1.4%	1.8%
85 Years and Older	0.0%	1.7%	1.4%	1.9%
White Alone	79.5%	74.7%	84.0%	73.8%
Black Alone	9.7%	9.8%	4.0%	12.6%
American Indian Alone	0.9%	1.1%	1.0%	0.8%
Asian/Native Hawaiian/Pacific Islander Alone	0.9%	3.6%	2.9%	5.2%
Other Race	9.0%	10.8%	8.1%	7.6%
Hispanic Population	31.5%	31.2%	20.9%	16.9%
Less than 9th Grade	6.2%	7.5%	4.0%	5.8%
9th to 12th Grade	9.2%	8.1%	5.6%	7.8%
High School Graduate	15.0%	19.6%	22.0%	28.0%
Some College	17.5%	19.9%	22.7%	21.2%
Associate Degree	4.1%	5.6%	8.2%	7.9%
Bachelor Degree	31.4%	28.7%	23.7%	18.3%
Graduate or Professional Degree	16.6%	18.4%	13.7%	11.0%

2010-2014 ACS	RiNo Block Groups	Denver	Colorado	United States
Housing Units	6,081	290,624	2,238,624	132,741,033
1 Unit Detached	21.8%	46.0%	62.9%	61.7%
1 Unit Attached	7.2%	7.7%	7.0%	5.8%
2 Units	5.5%	2.7%	1.8%	3.7%
3 to 4 Units	5.4%	3.5%	3.3%	4.4%
5 to 9 Units	4.2%	5.1%	4.7%	4.8%
10 to 19 Units	3.5%	8.6%	5.9%	4.5%
20 to 49 Units	12.8%	10.9%	5.4%	...
50 or More Units	39.1%	15.1%	4.9%	8.6%
Mobile Homes	0.6%	0.3%	4.2%	6.4%
Other Units	0.0%	0.0%	0.1%	0.1%
Occupied Units	89.2%	93.3%	89.3%	87.5%
Vacant Units	10.8%	6.7%	10.7%	12.5%
Owner-Occupied Units (of Total Units)	27.0%	46.4%	57.9%	56.3%
Renter-Occupied Units (of Total Units)	62.2%	46.9%	31.4%	31.2%
Median Housing Unit Value	\$245,214	\$281,323	\$254,527	\$175,700
Mortgage Units	1,441	102,613	958,148	49,043,774
Non-Mortgage Units	201	32,230	336,900	25,743,686
Monthly Costs with Mortgage	\$1,250-1,499	\$1,500-1,999	\$1,500-1,999	\$1,500-1,999
Monthly Costs without Mortgage	\$350-399	\$400+	\$400+	\$400+
Gross Rent	\$1,000+	\$750-999	\$750-999	\$750-999
Median Household Income	\$38,194	\$51,800	\$59,448	\$53,482
Household Income Less Than \$10k	9.8%	8.8%	6.1%	7.2%
Household Income \$10k-\$14,999	6.1%	5.5%	4.2%	5.3%
Household Income \$15k-\$19,999	6.0%	...	...	...
Household Income \$20k-\$24,999	2.7%	10.2%	9.2%	10.7%
Household Income \$25k-\$29,999	6.0%	...	...	...
Household Income \$30k-\$34,999	4.4%	10.2%	9.5%	10.2%
Household Income \$35k-\$39,999	7.6%	...	...	...
Household Income \$40k-\$44,999	1.2%	...	...	...
Household Income \$45k-\$49,999	3.1%	13.5%	13.3%	13.5%
Household Income \$50k-\$59,999	7.3%	...	...	...
Household Income \$60k-\$74,999	11.1%	16.5%	18.3%	17.8%
Household Income \$75k-\$99,999	11.1%	11.7%	13.2%	12.2%
Household Income \$100k-\$124,999	7.1%	...	...	...
Household Income \$125k-\$149,999	5.5%	12.0%	14.7%	13.0%
Household Income \$150k-\$199,999	7.0%	5.2%	6.0%	5.0%
Household Income \$200k or More	3.8%	6.4%	5.5%	5.0%

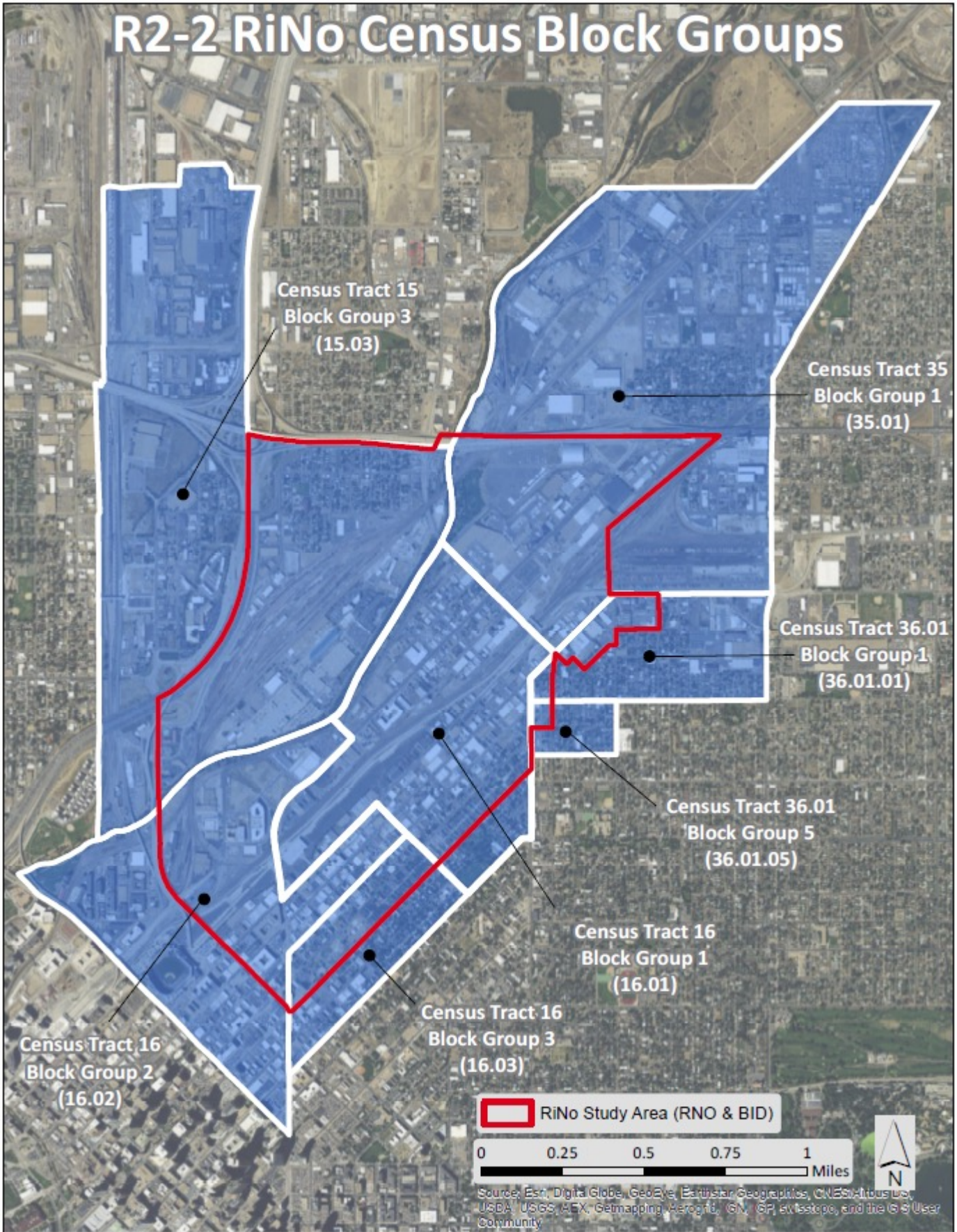
2010-2014 ACS	RiNo Block Groups	Denver	Colorado	United States
Employed Workers	7,898	334,730	2,560,703	143,435,233
Unemployed Workers	728	28,179	219,241	14,504,781
Mean Travel Time to Work	20-24 min	20-24 min	20-24 min	25-29 min
Work from Home	776	20,546	166,368	N/A
Commute in Vehicle	5,436	260,139	2,157,410	N/A
Commute on Public Transit	722	23,088	83,225	N/A
Commute on Bike	267	7,929	33,553	N/A
Commute by Walking	621	14,762	76,376	N/A
Households with No Vehicles	653	31,638	114,782	N/A
Households with 1 Vehicle	2,480	112,652	629,012	N/A
Households with 2 Vehicles	1,907	93,821	799,349	N/A
Households with 3 Vehicles	288	24,467	318,402	N/A
Households with 4 Vehicles	50	6,237	97,333	N/A
Households with 5 or More Vehicles	44	2,239	39,436	N/A
Poverty Rate (Individuals)	29.8%	15.9%	12.0%	14.8%

# R2-1 RiNo Census Blocks



Map R2.1 Residential Census Blocks by Sub-Districts

# R2-2 RiNo Census Block Groups



Map R2.2. Census Tracts and Block Groups in RiNo RNO + BID

## Crime

**Question** Q.1. What are current and historic Crime Levels in the RiNo RNO+BiD?

**Answer** Based on a summary of crimes from 2011 to YTD 2016, the average number of crimes per year from 2011 to 2015 is 3,499. Among the top categories of crime are those related to vehicle incidents, including traffic accidents, auto thefts, and traffic violations. On average, there are 409 traffic accidents, 255 auto thefts, and 91 other traffic violations, constituting 22% of all crimes. Other frequent crimes within the 44 categories include the sale of drugs, assault, public peace, liquor possession, burglary, weapons violation, and assaults. For a complete list of crimes by year at the summary level, see Table Q1.1. For a more detailed list including sub-categories within the 44 main categories, see Table Q1.2 in the appendix.

**Data Source(s)** City and County of Denver, Denver Police Department / Data Analysis Unit, Maintainer: City and County of Denver, Technology Services / DenverGIS Data, Maintainer Email: [denvergis@denvergov.org](mailto:denvergis@denvergov.org)

### **Description / Interpretation / Comparison**

The crime data we have analyzed spans from the beginning of January 2011 to the end of June 2016. We created a spreadsheet that shows all crimes organized into categories and category groups with summaries by the total 5-year count, annual average count, annual count by year, and the annual count as a percent of the 5-year average by year. We have also extracted each year of data into datasets which can be used to create maps of crime by year and by category. Areas are shaded from green to red indicating change over time – dark green is little or no change, while red is significant change.

### **Methods / Process**

The complete dataset was separated into year datasets based on the FIRST\_OCCURRENCE date field, indicative of when a crime began, there are also dates for LAST\_OCCURRENCE and REPORT\_DATE. Some crime is carried out over a long period of time, like some forms of fraud for example, and oftentimes crimes are not immediately reported. By using the FIRST\_OCCURRENCE field we can see the most accurate measure of what crime has occurred where and when. Each year of data was imported into our table in Excel and the derived values were calculated.

Table Q1.1. Summary of Crime Offenses by Type, 2011- YTD 2016 (sorted in descending order by 5-year total)

Summary by Offense Type	2011	2011 % of Avg	2012	2012 % of Avg	2013	2013% of Avg	2014	2014% of Avg	2015	2015% of Avg	2016 (to date)	2016 % of Avg	Total	Ann Avg
Traffic Accidents	376	92%	300	73%	352	86%	351	86%	441	108%	224	55%	2044	409
Theft Involving Automobile	226	89%	240	94%	234	92%	198	78%	234	92%	144	56%	1276	255
Criminal Trespass & Mischief	87	53%	105	64%	146	89%	172	104%	195	118%	118	72%	823	165
All other theft	70	47%	109	74%	129	88%	137	93%	192	130%	100	68%	737	147
Drugs Possess	45	43%	30	29%	110	105%	147	141%	98	94%	92	88%	522	104
Traffic-other	0	0%	0	0%	90	99%	164	180%	133	146%	69	76%	456	91.2
Drugs Sell	42	51%	22	27%	114	138%	129	156%	40	48%	66	80%	413	82.6
Assault	23	29%	26	32%	51	64%	89	111%	139	173%	73	91%	401	80.2
Public Peace	0	0%	0	0%	69	133%	64	124%	74	143%	52	100%	259	51.8
Liquor-possession	0	0%	1	2%	52	111%	84	179%	74	158%	23	49%	234	46.8
Burglary by force	50	111%	30	67%	42	93%	25	56%	34	76%	44	98%	225	45
Burglary no force	36	90%	25	63%	36	90%	38	95%	33	83%	32	80%	200	40
Aggravated Assault	21	59%	24	68%	25	71%	37	105%	49	138%	21	59%	177	35.4
Weapons Violation	12	42%	8	28%	21	73%	28	98%	37	129%	37	129%	143	28.6
Robbery	20	74%	21	78%	21	78%	30	111%	29	107%	14	52%	135	27
Involving Police	0	0%	2	8%	22	89%	38	153%	39	157%	23	93%	124	24.8
Threats-to-injure	6	27%	7	31%	25	112%	24	107%	31	138%	19	85%	112	22.4
Violation of an Order	5	29%	5	29%	13	76%	26	151%	24	140%	13	76%	86	17.2
Traffic-habitual-offender	1	9%	2	18%	7	64%	24	218%	18	164%	3	27%	55	11
Fraud	5	68%	7	95%	9	122%	4	54%	7	95%	5	68%	37	7.4
Vehicular Eluding	4	56%	4	56%	4	56%	10	139%	7	97%	7	97%	36	7.2
Harassment	3	50%	6	100%	6	100%	7	117%	5	83%	3	50%	30	6
Indecent-exposure	1	45%	0	0%	2	91%	2	91%	3	136%	3	136%	11	2.2
Forgery	2	91%	2	91%	0	0%	1	45%	5	227%	1	45%	11	2.2
Kidnaping & Imprisonment	1	50%	2	100%	2	100%	2	100%	0	0%	3	150%	10	2
Arson	2	111%	0	0%	1	56%	2	111%	2	111%	2	111%	9	1.8
Prostitution	3	214%	0	0%	1	71%	1	71%	2	143%	0	0%	7	1.4
Pawn-broker-viol	1	71%	0	0%	1	71%	1	71%	3	214%	1	71%	7	1.4
Failure-to-appear	0	0%	0	0%	2	143%	5	357%	0	0%	0	0%	7	1.4
Vehicular Violence	0	0%	1	125%	2	250%	0	0%	1	125%	0	0%	4	0.8
Other-environment-animal-viol	0	0%	0	0%	1	125%	0	0%	2	250%	1	125%	4	0.8
Littering	0	0%	0	0%	2	250%	0	0%	2	250%	0	0%	4	0.8
Illegal-dumping	1	125%	1	125%	2	250%	0	0%	0	0%	0	0%	4	0.8
Homicide	0	0%	1	125%	2	250%	0	0%	0	0%	1	125%	4	0.8
Stolen-property-buy-sell-rec	0	0%	0	0%	2	333%	0	0%	0	0%	1	167%	3	0.6
Escape	1	167%	0	0%	1	167%	0	0%	1	167%	0	0%	3	0.6
Bomb-threat	1	167%	0	0%	1	167%	0	0%	1	167%	0	0%	3	0.6
Window-peeping	0	0%	0	0%	0	0%	2	500%	0	0%	0	0%	2	0.4
Curfew	0	0%	0	0%	0	0%	0	0%	2	500%	0	0%	2	0.4
Accessory-conspiracy-to-crime	0	0%	0	0%	0	0%	0	0%	1	250%	1	250%	2	0.4
Reckless-endangerment	0	0%	1	500%	0	0%	0	0%	0	0%	0	0%	1	0.2
Liquor-sell	0	0%	0	0%	0	0%	0	0%	0	0%	1	500%	1	0.2
Extortion	0	0%	0	0%	0	0%	1	500%	0	0%	0	0%	1	0.2
Animal-cruelty-to	0	0%	0	0%	0	0%	0	0%	1	500%	0	0%	1	0.2



## Education Facilities

**Question** Q.2. Number and Size of educational facilities in RiNo

**Answer** There are 103 schools within 2 miles of the District, but only 4 fall within the District boundary.

**Data Source(s)** DRCOG Regional Schools

### **Description / Interpretation / Comparison**

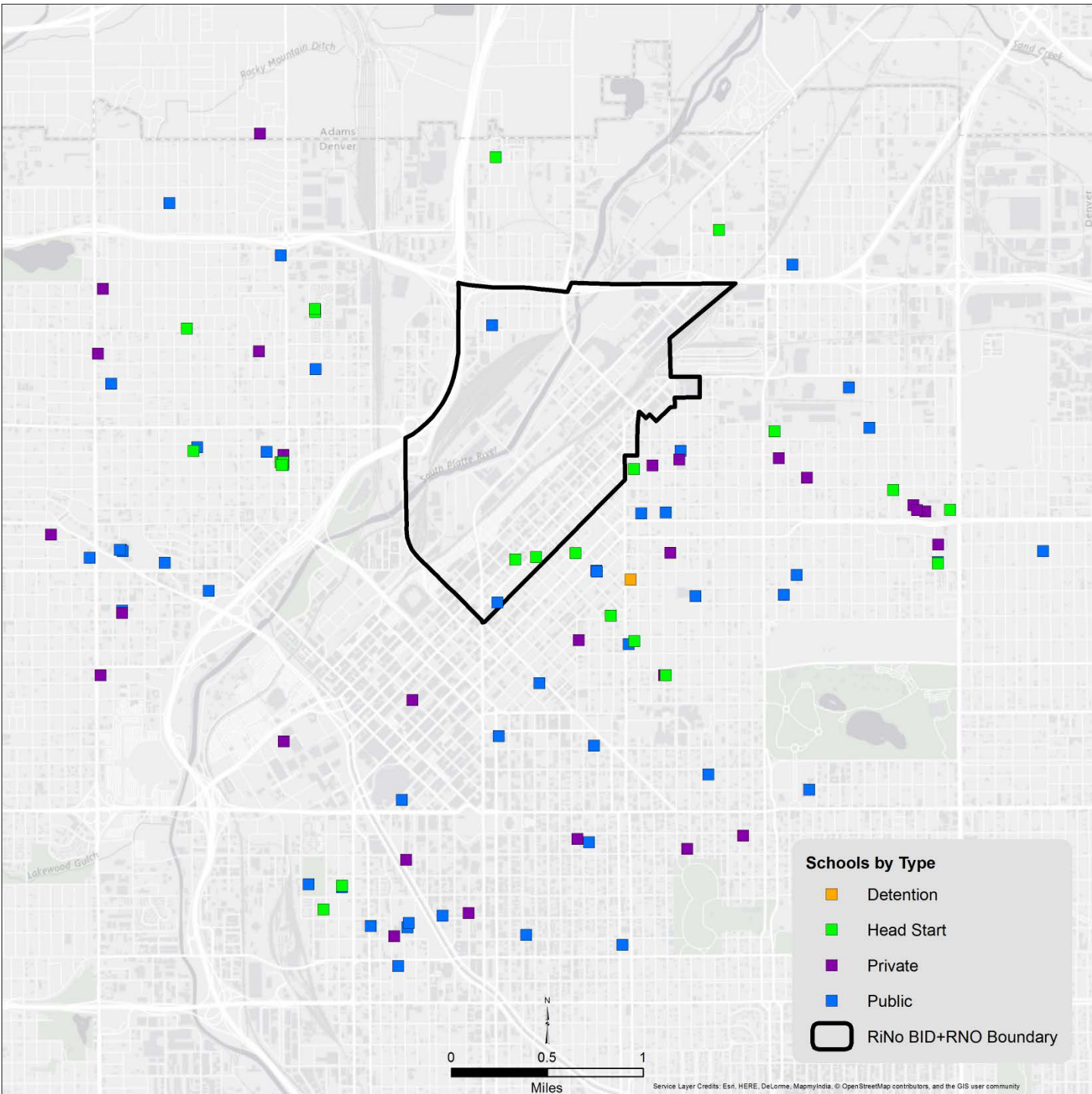
The schools described here may be public and/or private schools. We did not check each of these to verify their operational status or current name/affiliation. Most of these schools are to the south, east or west of the District and clustered in adjacent residential neighborhoods. Among the 103 schools within 2 miles of the District:

- 48 are public schools
- 28 are private schools
- 26 are Head Start programs
- 1 is a detention facility
  
- 12 are charter schools
  
- 66 offer Pre-Kindergarten
- 9 offer Kindergarten
- 20 offer through 12<sup>th</sup> grade

### **Methods / Process**

Select schools within 2 miles of District boundary and identify by lowest and highest grade

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Map Q2. Education Facilities in and near RiNo RNO + BID

**Question** Q.3. Number and size of health facilities in RiNo

**Answer** There are 66 health facilities, 3 trauma centers, and 11 federally qualified health centers within 2 miles of the District. Of those, only one – a federally qualified health center is within the district.

**Data Source(s)** CDPHE (2013), This data is 3 years out of date and needs to be updated and verified.

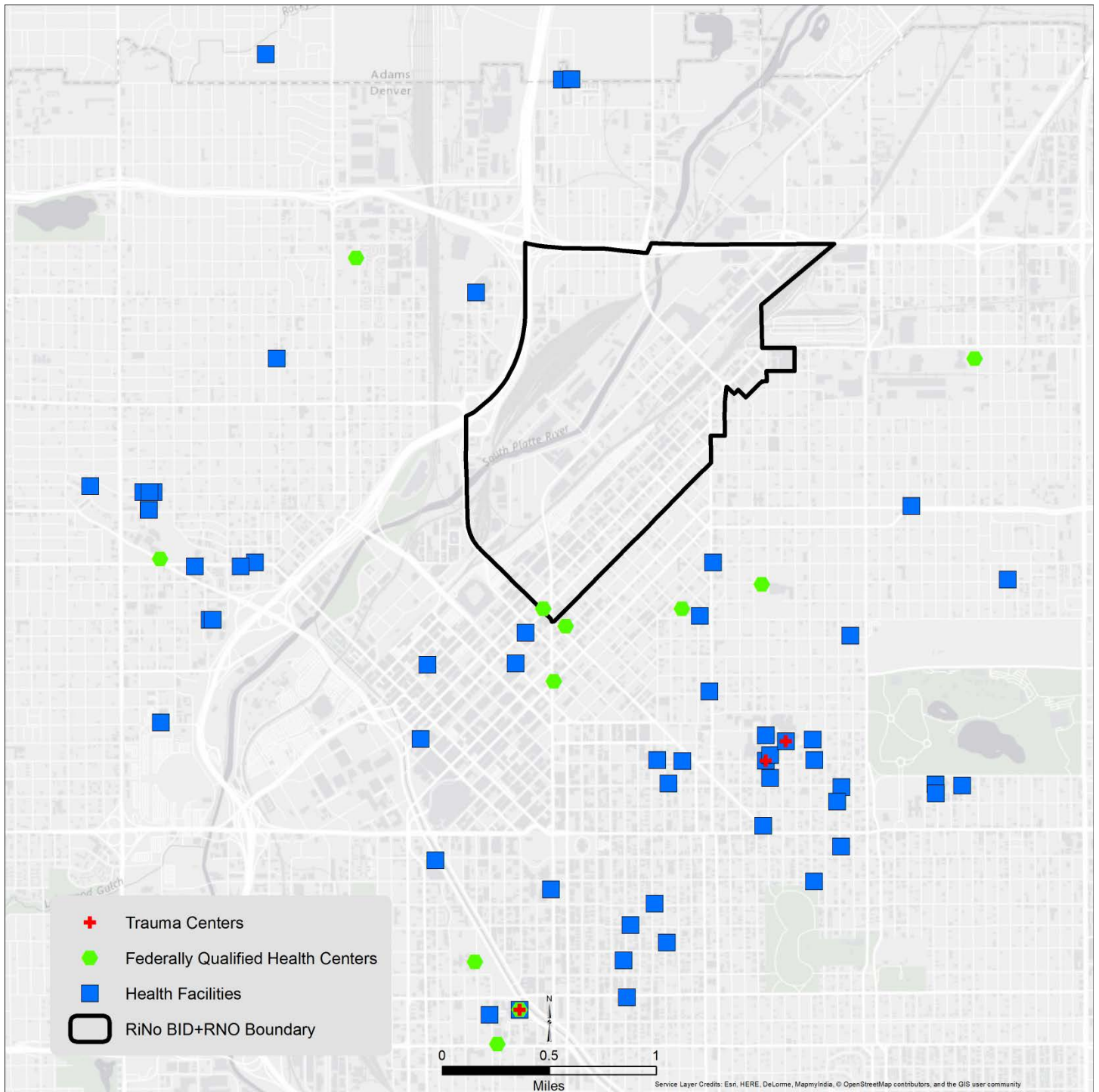
**Description / Interpretation / Comparison**

Health care access within Rino is virtually non-existent. There are a few within a half mile. But most residents will need to travel 1-2 miles for health services.

**Methods / Process**

Select health care facilities by type from CDPHE 20103 data.

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**Map Q3. Number and Size of Health Care Facilities in RiNo RNO + BID**

# TRANSPORTATION AND ACCESS in RiNo

## RiNo - Parking Usage & Demand: PRELIMINARY DRAFT ESTIMATES

**Question** T.4. How much commercial parking is available in RiNo?

**Answer** Using GIS and Property records at the parcel level, we have used two methods to calculate the potential parking supply. The first estimate based on the typical number of spaces per acre and an estimate of 289.3 acres of parking in RiNo yields an estimate of between 28,926 spaces at 100 spaces/acre and 49,174 spaces at 170 spaces/acre.

**Data Source(s)** Planimetric 2014 and Google Earth, and

### Description / Interpretation / Comparison

#### Methods / Process

Estimate 1: Rough Calculation based on acres of parking lot. Online searches revealed a pretty good range of possible counts per acre so I just did them all.

Parking Lot Acres	Total Parking Acres	Spaces / Acre				
		100/ac	120/ac	135/ac	150/ac	170/ac
	289.3	28,926	34,711	39,050	43,389	49,174

Estimate 2: More nuanced analysis of parking data. Large lots devoted exclusively to industrial/shipping activities were isolated into a Restricted Access Category based on a visual analysis using the most up-to-date imagery through Google Maps. In addition, some lots used intermittently by the public (Coors Field) were categorized as Limited Access or Limited Access G (Garage). Garages and Sheds were included from the building roofprints dataset and all structures with a footprint of less than 250 square feet were removed. Parking Lots - Planimetric 2014 dataset was used as foundation, islands and curbcuts were removed to aim at counting only parking lots and their circulatory routes and the dataset was modified to reflect new and removed buildings. This estimation also counts the 4 parking garages in the district, accounting for each by multiplying their acre based parking count by 5 floors, which has brought the total parking count up significantly.

Access	Type	# of Facilities	Range of Spaces / Acre				Total Acres
			100/acre	120/acre	150/acre	170/acre	
Garage/Shed	Impervious	382	817	960	1,200	1,360	8.0
Limited Access	Impervious	7	3,355	4,024	5,030	5,701	33.5
Limited Access G	Impervious	4	1,971	473	591	670	3.9
Potential	Impervious	302	14,256	17,093	21,366	24,215	142.4
Potential Restricted Access	Pervious	3	7	7	9	10	0.1
	Impervious	21	10,813	12,977	16,222	18,384	108.1
<b>Total Estimate</b>			<b>31,219</b>	<b>35,535</b>	<b>44,418</b>	<b>50,341</b>	<b>296.1</b>

**RiNo BID Steering Committee Contact Information**

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