State of the State: River North Art District (RiNo)

FORMATIV Development Company | Josh Marinos - COO & Jeff Jones - Finance Director
FORMATIV is a dynamic firm with a distinguished track record for creating transformative, mixed-use projects that grow communities and businesses. At its core, FORMATIV believes that great people do great things when their community is better connected.

With a combined 50+ years of experience, the visionary team focuses on building ecosystems that connect neighborhoods and people through real estate development and innovative new business ventures and in Colorado and beyond.

We thrive at the intersection of Visioning, Innovation, and Business Development.
What Makes Up RiNo?
+
What Surrounds It?
To Talk About The Future, We Must Understand The Past

As a former industrial hub, the RiNo Art District is a part of four historic neighborhoods, Five Points, Cole, Globeville and Elyria/Swansea. During the turn of the last century the area was home to foundries, pattern shops and industrial uses that helped drive the economic success of Denver. As industry moved out of the city’s core in the late 80s and 90s, the corridor was left with many vacant warehouses and failing infrastructure. During this time, artists began to populate the area as prices were affordable and the neighborhood backdrop was fertile ground for the eclectic nature of arts, artists and creatives, much like Brooklyn in NYC.

In 2004, local neighborhood leaders and the City of Denver began work on the River North Plan and ways to revitalize the area and in 2005, two local artists joined forces and created the River North Art District (RiNo) with the desire to create a creative community that would connect the artists that made the area their home.

Today, RiNo is home to creative businesses, architecture firms, art galleries, designers, furniture makers, illustrators, painters, media artists, photographers, sculptors, and more.
Across The Country This Pattern Has Been Followed: First Artists & Creatives Move Into A Fringe Neighborhood And Then Development Follows.

But What Has Made RiNo Unique?

• **Proximity** to Downtown
• Underutilized **land**
• **Adaptive Reuse** Opportunities / “Cool Factor”
• **Connectivity** to I70 and I25
• **City** Commitment
Denver’s Commitment to RiNo: Infrastructure

Brighton Boulevard Expansion
• The City committed to investing $25M into Brighton Boulevard
  • Access
  • Safety
  • Infrastructure
  • Multi-modal transportation
  • Parking

Denver’s Train to the Plane
• RTD Spend $1.2B on Light Rail Constructing
  • Last stop before Union Station – 38th & Blake Street
    • 4-minutes to Downtown
    • 33-minutes to DIA
    • 6% increase in boardings in 2018: 7 Million
Denver’s Commitment to RiNo: Public Space

RiNo Promenade
- Converting Arkins Court into a Public Park/Greenway Spanning from 29th to 38th Street
  - RiNo Park @ 34th Street
  - Globeville Landing Park @ 38th Street

Total Investment: **$12M+**
- P3 Partnership
Timeline: Under Construction
Denver’s Commitment to RiNo: Global Leadership

National Western Center

- **250-Acre** site just north of RiNo
- Redevelop to establish as a **year-round destination** that acts as the intersection of:
  - Agriculture
  - Education
  - Entertainment
  - Global thought leadership around the issues of water, health, environment, and energy

Key Stakeholders: City & County of Denver, Colorado State University, Western Stock Show Association, Denver Museum of Nature & Science, and History Colorado

Timeline: Phase I & II Complete 2024

Estimated Cost: **$765M** for Phase I & II; **$1B** Total
RiNo 2021
RiNo Has Caught The Attention Of The Biggest Names in CRE

**Institutional Capital Flow Into RiNo**
- Hines
- Beacon Capital
- Clarion
- Camden Reality Property Trust
- Amli
- Goldman Sachs
- Baupost Group
- BlackRock

**Corporate Companies Calling RiNo Home**

**Office**
- Home Advisor
- UC Health
- Kaiser Permanente
- Pandora
- Hitachi
- AEG Live
- Altera Mountain Company
- BOA
- Choozle
- Cloud Elements
- Corepower Yoga
- Snooze
- Uber

**Retail / Food & Beverage**
- Death & Co
- Shake Shack
- Odell Brewing
- Patagonia
- Burton
- The North Face / VF Corporation
FORMATIV'S Projects

- **INDUSTRY RINO STATION**: 3858 Walnut Street
- **WTC Denver**: 3800 Blake Street
- **INDUSTRY**: 3001 Brighton Blvd
- **Denargo Market**: 2650 Arkins Court
- **LOT Twenty Eight**: 2763 Blake Street
- **FORMATIV Office**: 2724 Walnut Street
- **Patternworks Residences**: 2750 Blake Street
FORMATIV Project

LOT Twenty Eight

2763 Blake Street

Development Team / Strategic Partners:
• FORMATIV
• OZ Architecture (Architecture)
• Brinkman (Contractor)

Schedule:
• Groundbreaking 2018
• Delivering 2020

Details:
• 45,000 SF Adaptive Reuse Development
• Mixed-Use; Four (4) Marquee Tenants
  • Boutique Fitness
  • Urban Winery
  • Offsite Meeting Concept
  • Restaurant
FORMATIV Project

World Trade Center Denver Office

3800 Blake Street

Development Team:
• FORMATIV
• Golub
• Swinerton (Contractor)
• OZ Architecture (Architecture)

Schedule:
• Groundbreaking 2020
• Delivering Q4 2021

Details:
• 320,000 SF Class A Office
• Lobby Forum / Training Rooms
• 14th Floor Tenant Business Club
• 15,000 SF Ground Floor Retail
• Falls Within Opportunity Zone
World Trade Center Denver Hotel

3850 Blake Street

Development Team:
- FORMATIV
- Kemmons Wilson Company
- Swinerton (Contractor)
- OZ Architecture (Architecture)

Schedule:
- Groundbreaking 2020
- Delivering 2022

Details:
- 250 Room Hotel
- 6,000 SF Sky Deck
- 7,000 SF Conference Center
- Falls Within Opportunity Zone
FORMATIV Project

Patternworks Residences

2750 Blake Street

Development Team:
• FORMATIV
• Swinerton (Contractor)
• OZ Architecture (Architecture)

Schedule:
• Groundbreaking 2020
• Delivering 2021

Details:
• 26 Luxury Residences
• Floor Plans Intended to Maximize Function & Take Advantage of Colorado’s Weather
• Sophisticated Interiors
• Private Balconies with City + Mountain Views
• Rooftop Tenant Deck
FORMATIV Project

Denargo Market

Development Team:
• FORMATIV
• Golub
• TRYBA (Architecture)

Schedule:
• Entitlements Underway
• Phase I Ground break 2021

Details:
• 13.1 Undeveloped Acres in RiNo Along South Platte River
• Opportunity for Micro-Urban Environment
  • Office
  • Live (Varied Income Levels)
  • Community
  • Public Gathering Space