

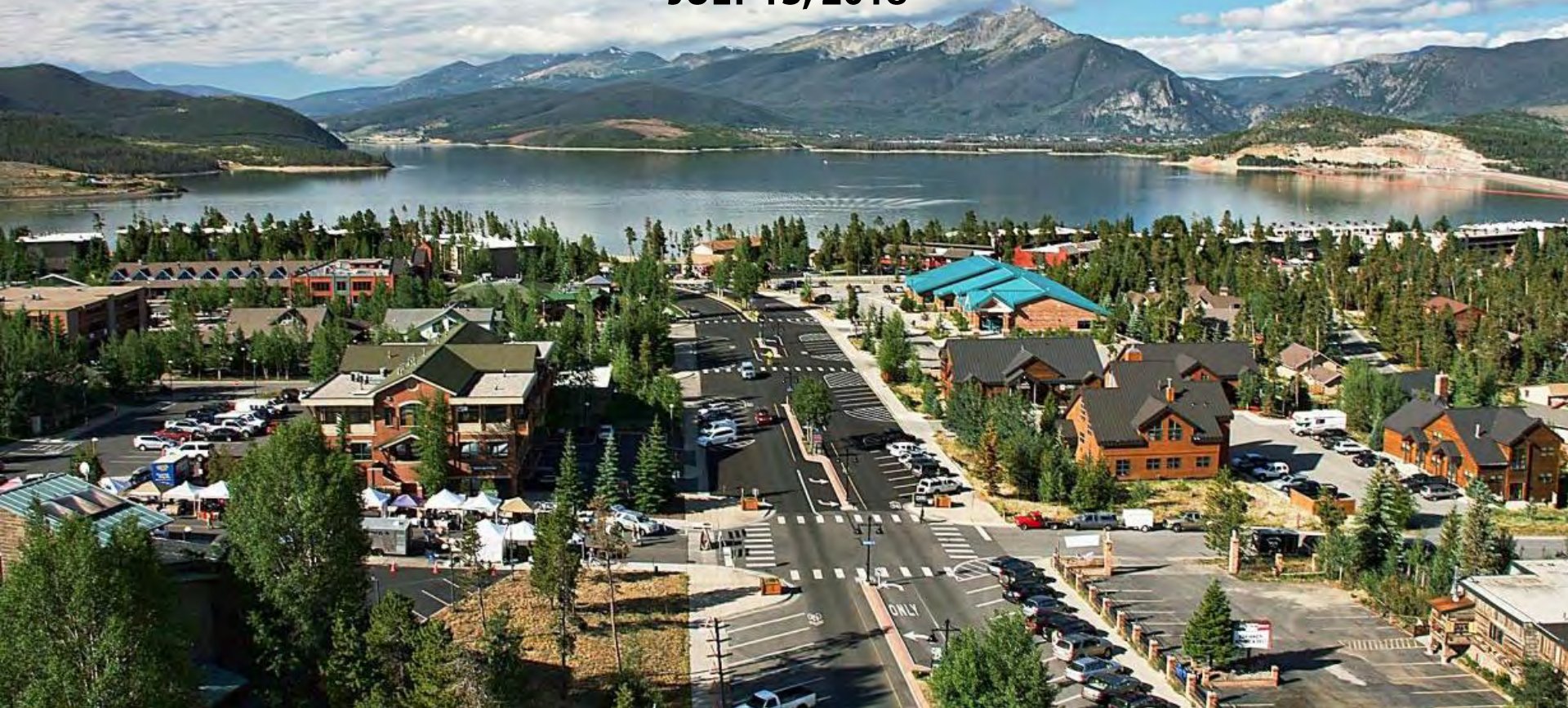


COLLEGE OF ARCHITECTURE AND PLANNING,  
UNIVERSITY OF COLORADO, DENVER

# REIMAGINING DILLON

2018 DILLON SUMMER STUDIO

JULY 13, 2018



Jeff Bader, Nora Bland, Joey Cathcart, Mark Christensen, Lorin Crandall, John Featherstone, Jenny Godwin, Jamie Grim, Rose Haag, Steph Leonard, Ashley McFarland, Mara MacKillop, Molly Marcucilli, Dillon McBride, Jackie Slocombe, Stefi Szrek, Andrew Williams, David Wise, and Korkut Onaran, Ph.D, (instructor).



## 2018 SUMMER DILLON STUDIO

- **FIRST IMPRESSIONS:  
VALUES AND CHALLENGES**
- **BACKGROUND RESERACH**
- **FIRST WEEK IN DILLON /  
RELIMINARY PRESENTATION**
- **BACK IN DENVER**
- **SECOND WEEK IN DILLON /  
TODAY'S PRESENTATION**
- **REPORT WRITING**





## TODAY'S PRESENTATION:

- I. VISION**
- II. HOUSING**
- III. CONNECTIONS /  
DILLON RIDGE  
MARKETPLACE  
REHABILITATION**
- IV. THE CORE AREA**
- V. LAKE FRONT  
REHABILITATION**





# VISION



## VISION

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## DILLON, COLORADO



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## CHALLENGES IDENTIFIED:

**Seasonality**



**Not a well  
known  
destination**

**Dormitory  
Community**



**No strong  
public realm**

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## CHALLENGES IDENTIFIED: SEASONALITY



- Dependence on summer tourism
- Difficulty with economic diversity

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## CHALLENGES IDENTIFIED: DORMITORY COMMUNITY



- Largely residential community
- Shortage of workforce housing
- Few year-round residents

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## CHALLENGES IDENTIFIED: NOT A WELL KNOWN DESTINATION

- Hidden on Highway 6
- Unknown by even Colorado residents



### VISION

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## CHALLENGES IDENTIFIED: NO STRONG PUBLIC REALM



- Few third spaces
- Limited retail options for tourists to peruse
- Buildings are not street oriented or human scale
- Not a comfortable pedestrian environment

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## VISION STATEMENT:



**The mountain lake context and wealth of recreational activities, an innovative small business community, and engaged population make Dillon a diverse, accessible, and vibrant year-round destination to work, live, and play within Summit County.**

### VISION

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## DILLON, COLORADO



### VISION

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## GOALS:



**Diversify local economy**

**Equitable income distribution**

**Create a more self-sufficient economy**

**Increase workforce housing**

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## TARGET AREAS:

**Tech/Small Business**



**Arts/Culture/Music**



**Outdoor Industry**



**Culinary**



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## TARGET AREA: TECHNOLOGY AND SMALL BUSINESS

Start-up, Inclusive, Dynamic

### Programs:

- Co-working space
- Makers space
- Business Incubator Events



### Strategies:

- Regional Economic Development Corporation
- Business incentives
- Streamlined, transparent development process and review
- Partner with apprenticeship programs

SUMMIT COUNTY  
ECONOMIC DEVELOPMENT CORPORATION



### VISION

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## TARGET AREA: ARTS, CULTURE, MUSIC

Vibrant, Interactive, Funky, Outdoors

### Programs:

- Pop-up and rotating art installations
- Artist in residence program
- “East Meets West” events
- Festivals and concerts

### Strategies:

- Creative RFP
- Partnerships with arts groups around the state
- Plan events



#### VISION

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## TARGET AREA: OUTDOOR INDUSTRY

Rugged, Adventurous, Stewardship

### Programs

- Trade Show
- Seasonal Demo Days
- Races
- Product Testing

### Strategies

- Partner with outdoor companies and the resorts
  - REI
  - Christy Sports
  - Vail/Keystone/Copper



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## TARGET AREA: CULINARY

Local, Fresh, Colorful, Grassroots

### Programs

- Festivals
- Pop-up spaces by marina

### Strategies

- Partner with CMC's Culinary Apprenticeship program
- Plan events



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## GENERAL STRATEGIES

- Creative RFP
- Urban Renewal
- Branding



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## Light Festival: Interactive, innovative, public, and temporary



### VISION

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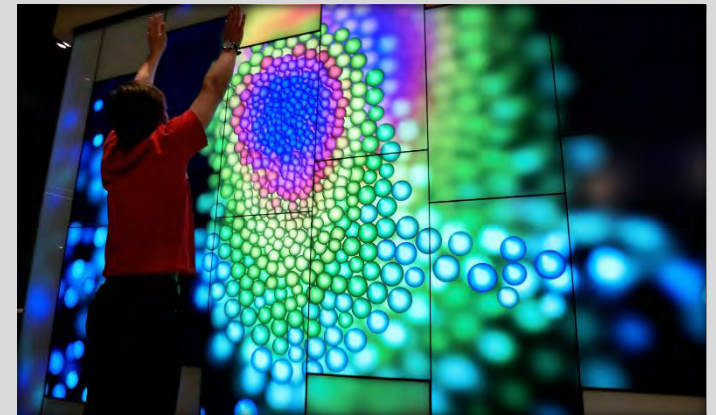
Artistic illuminated light-pole, Portland, OR



Interactive walk-through light exhibit, Portland, OR



Stationary lighted bunny-scape, Portland, OR



Interactive lighted hand-panel, Portland, OR

## VISION

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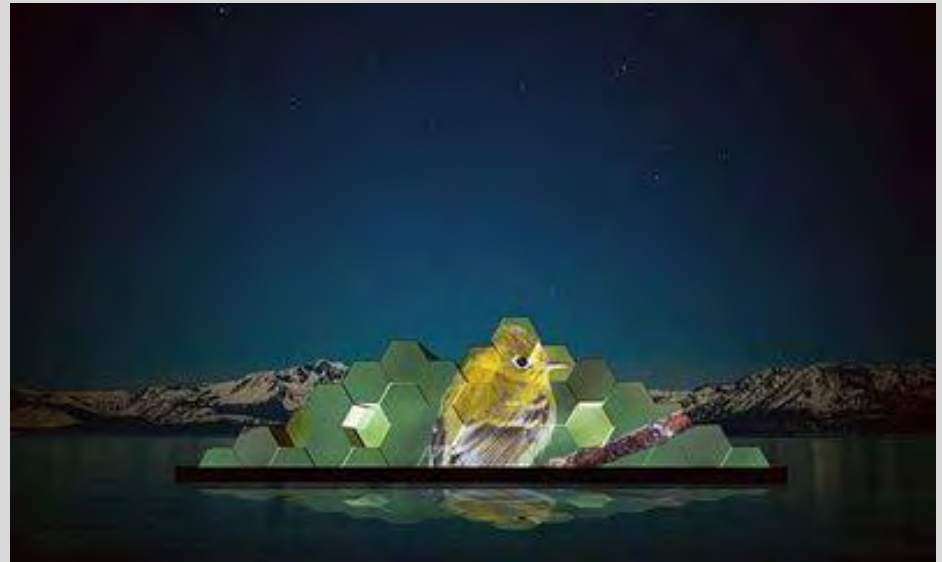
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## Installation art on the lake: Interactive, innovative, public, and temporary



Italian artist Edoardo Tresoldi's  
Phantom ship, Italy Bay of Sapri



Lake Tahoe Public Art: sponsored by Mia  
Hanak, Executive Director of Tahoe Public Art.

### VISION

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## Light - Bright: Interactive, innovative, public, and temporary



MONTRÉAL  
CRÉATIVE

Life-Sized Lite Brite at  
Montréal Créative, in  
collaboration with  
ARTVstudio



### VISION

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## Giant-sized pin-up art Interactive, public, and temporary



Pin-Up installation by Lulu Guinness, London



### VISION

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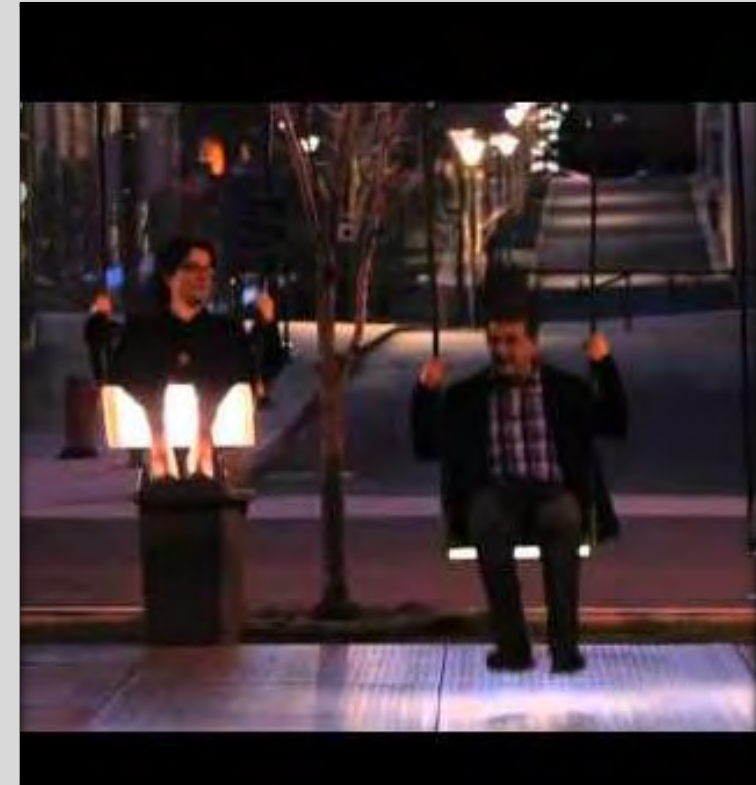
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## Musical Light Swings

Interactive, fun, innovative, public, and temporary



Musical Light Swings by Canadian design collective *Daily Tous Les Jours*, Toronto

### VISION

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## Art play in public of common utility elements



Hopscotch Crosswalk Colossus,  
Baltimore Office of Promotion  
and Arts, Baltimore



Electric Service Tooth Brush and Man-Hole Cover  
Over-Easy by street artist TomBobNYC, New York



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# HOUSING



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## AFFORDABLE HOUSING BARRIERS

- Lack of planned low-income housing (60% AMI and below) through 2020
  - Rental: 593 units needed, 76 planned
  - For sale: 227 needed, 0 planned
- Availability of financing
  - No Section 8
  - Inefficient dissemination of 5A and impact fees
  - Inconsistency of CHFA funding
- Lack of developable land
- Lack of density allowed
- Prohibitive zoning (parking, lawn, open space requirements)
- Community backlash

### HOUSING

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## HIGH-LEVEL POLICY & STRATEGY RECOMMENDATIONS

### Financial Strategies

- Allocate 5A tax revenues by readiness to proceed not proportional by jurisdiction
- Eliminate impact fee deferral option
- SCHA revisit Section 8 options

### Policy Strategies

- Affordable density bonus: allow development above maximum zoning allowance in exchange for 50% affordable units above base
- Affordable development in lieu of impact fee
- Zoning flexibility: reduce parking, lawn, and open space restrictions
- Engage private sector



## MODELS FOR AFFORDABLE HOUSING



### HOUSING

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## MODEL 1: DILLON RIDGE MARKETPLACE



### HOUSING

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## MODEL 1: DILLON RIDGE MARKETPLACE

### Recommended Housing Type

- Multi-use, Multi-family rental
  - Mixed-income
  - Case study: Pinewood Village II (2.9 acres)

### Implementation Strategies

- City Acquisition -> Experienced Developer
- Increase density
- Tax credits (4/9%)
- Local subsidy (5A, impact)
- Federal (rural grants, NHTF, FHLB)

#### 4% Tax Credit Model

|                       |      |
|-----------------------|------|
| Traditional Financing | 25%  |
| 4% LIHTC              | 25%  |
| Gap                   | 50%  |
| <hr/>                 |      |
|                       | 100% |

#### 9% Tax Credit Model

|                       |      |
|-----------------------|------|
| Traditional Financing | 15%  |
| 9% LIHTC              | 70%  |
| Gap                   | 15%  |
| <hr/>                 |      |
|                       | 100% |

#### HOUSING

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# MODEL 2: POST OFFICE REDEVELOPMENT

- Residential
- Ground-Floor Commercial

## USPS REDEVELOPMENT Lake Dillon Drive



### HOUSING

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## MODEL 2: POST OFFICE REDEVELOPMENT

### Recommended Housing Type

- Cohousing micro apartments, traditional market-rate apartments
  - For rent, mixed-income living aimed at transitional and lower-wage workers
  - Bring massing to the lot line, incorporate commercial development
  - Small units with shared facilities, 3 stories

### Implementation Strategies

Acquisition: public benefit conveyance, parcel exchange, or purchase

Reduce parking requirement

Finance strategy: discounted land and TIF (URA), federal & local subsidies, commercial lease

### Affordability

Flexible leases

Mixture of single and double units

Limited parking spaces, car share programming



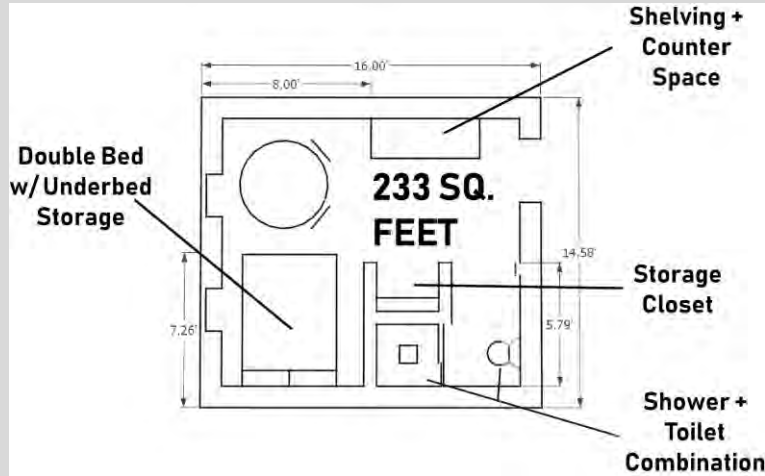
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## MODEL 3: ANNEXATION PARCEL



### HOUSING

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## MODEL 3: ANNEXATION PARCEL

### Recommended Housing Type

- Condominiums, Townhomes, Duplexes
  - For sale, Mixed-income living
  - Subdivide and new pedestrian infrastructure
  - Medium density
  - New transit connections

### Implementation Strategies

- City purchases lot and sells to private developer to subdivide
- Affordability
  - Community Land Trust Model
  - Restrictive covenants
  - Public-private partnerships
- Community Solar
  - Solar farm on site
  - Sell energy to users to help fund project
- Policy: PUD zoning for height and maximum residential



# A New Vision for Highway 6 & Dillon Ridge Marketplace

Transforming the barrier created by the current design of Highway 6 into a healthy town street that accommodates pedestrian & business activity

Google Earth

FINAL PRESENTATION

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## Connecting Across Highway 6



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## Highway 6 - Issues



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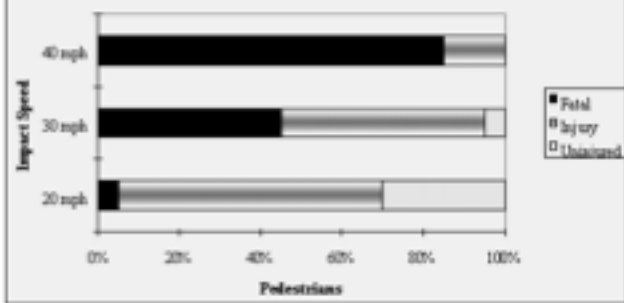
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# Road Diet Solutions for Highway 6

Figure 1. Vehicle Impact Speed and Pedestrian Injury Severity (from DETR)



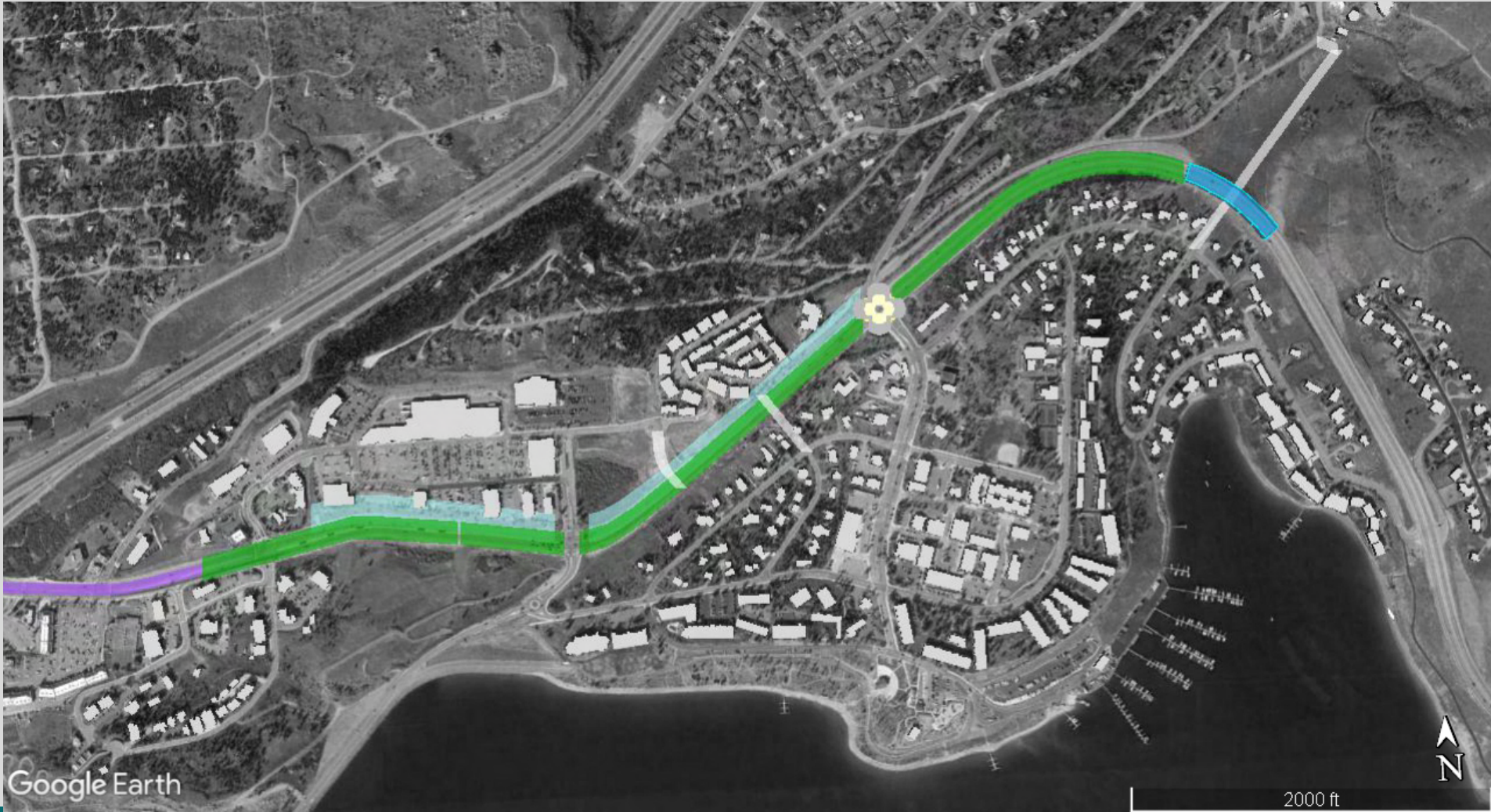
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# Road Diet Solutions for Highway 6



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## Connecting Across Highway 6



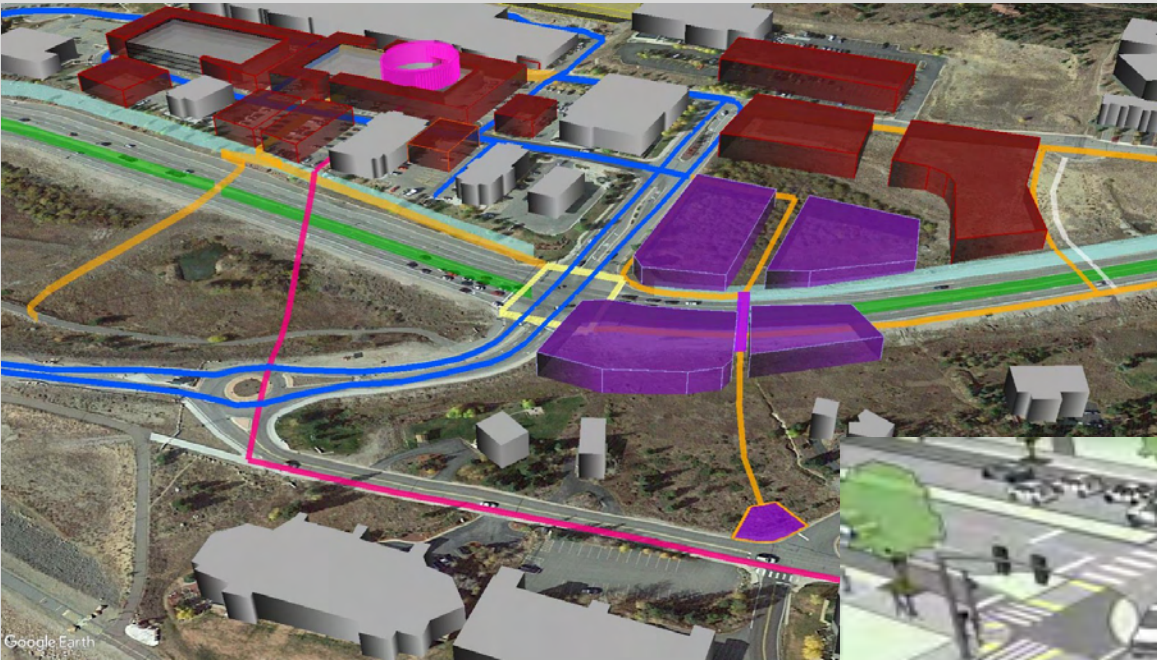
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# Intersection Improvements



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## Dillon Ridge Marketplace Issues



### FINAL PRESENTATION

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## Dillon Ridge – A mixed use, high density marketplace



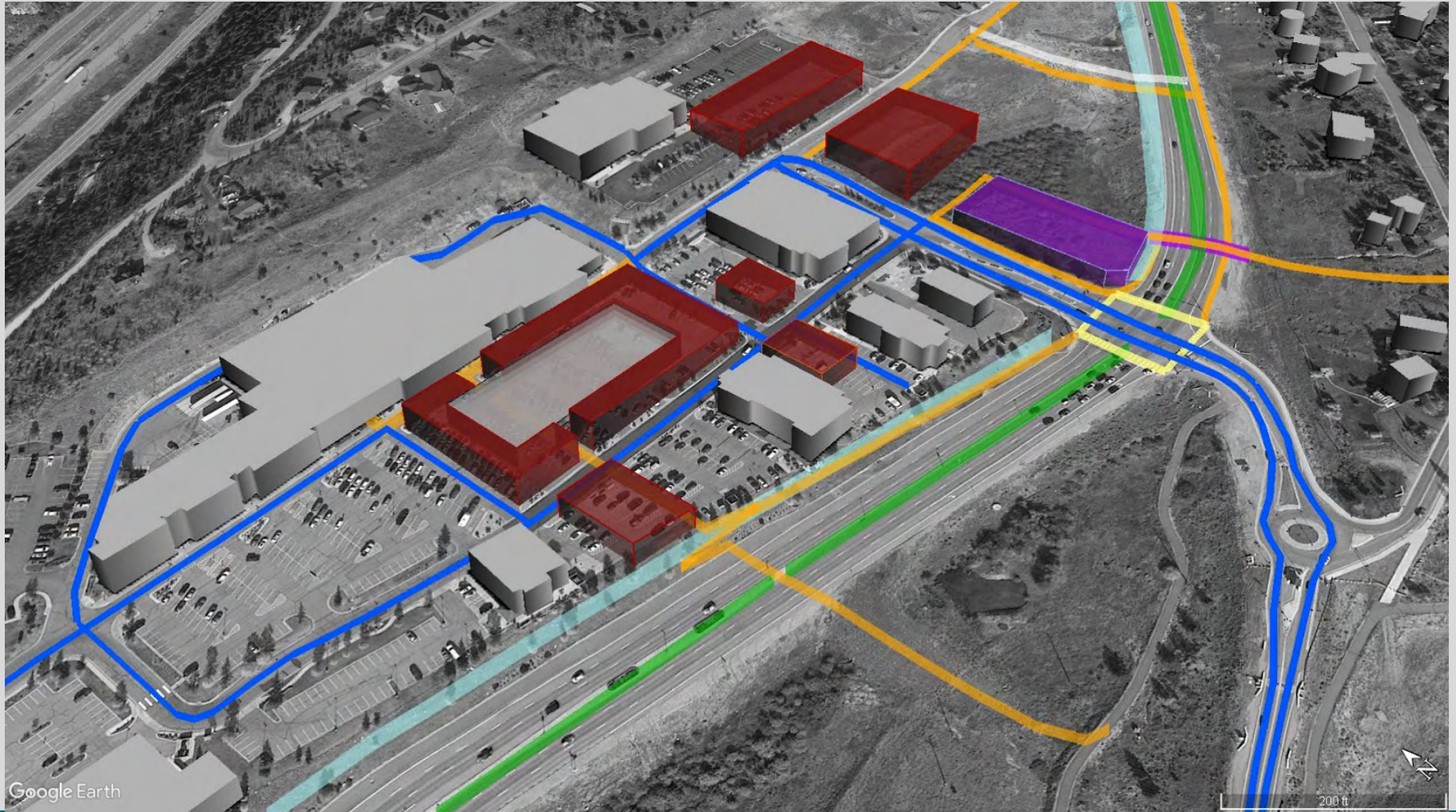
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# Dillon Ridge – Phase 1



Google Earth

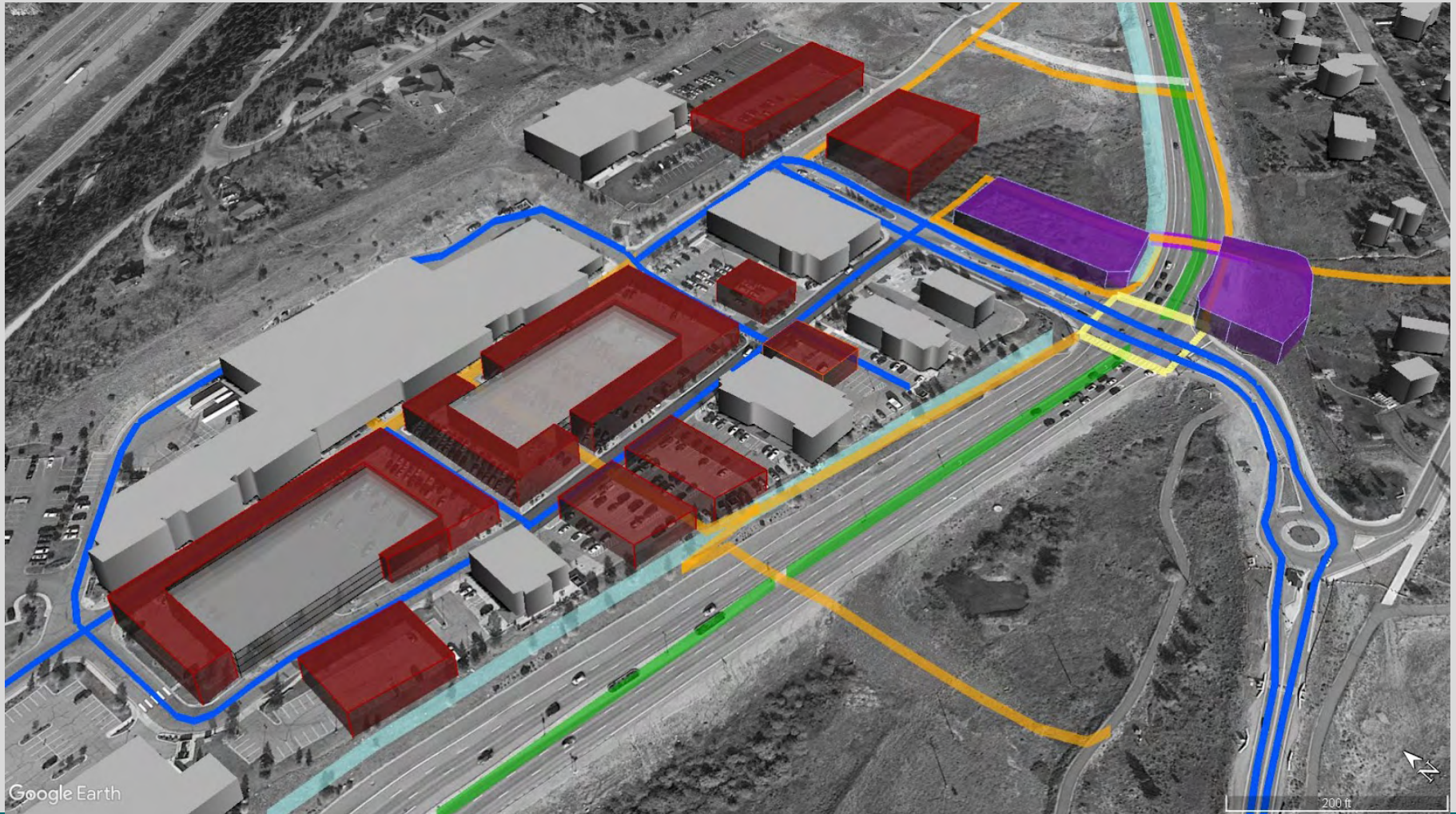
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# Dillon Ridge – Phase 2



## FINAL PRESENTATION

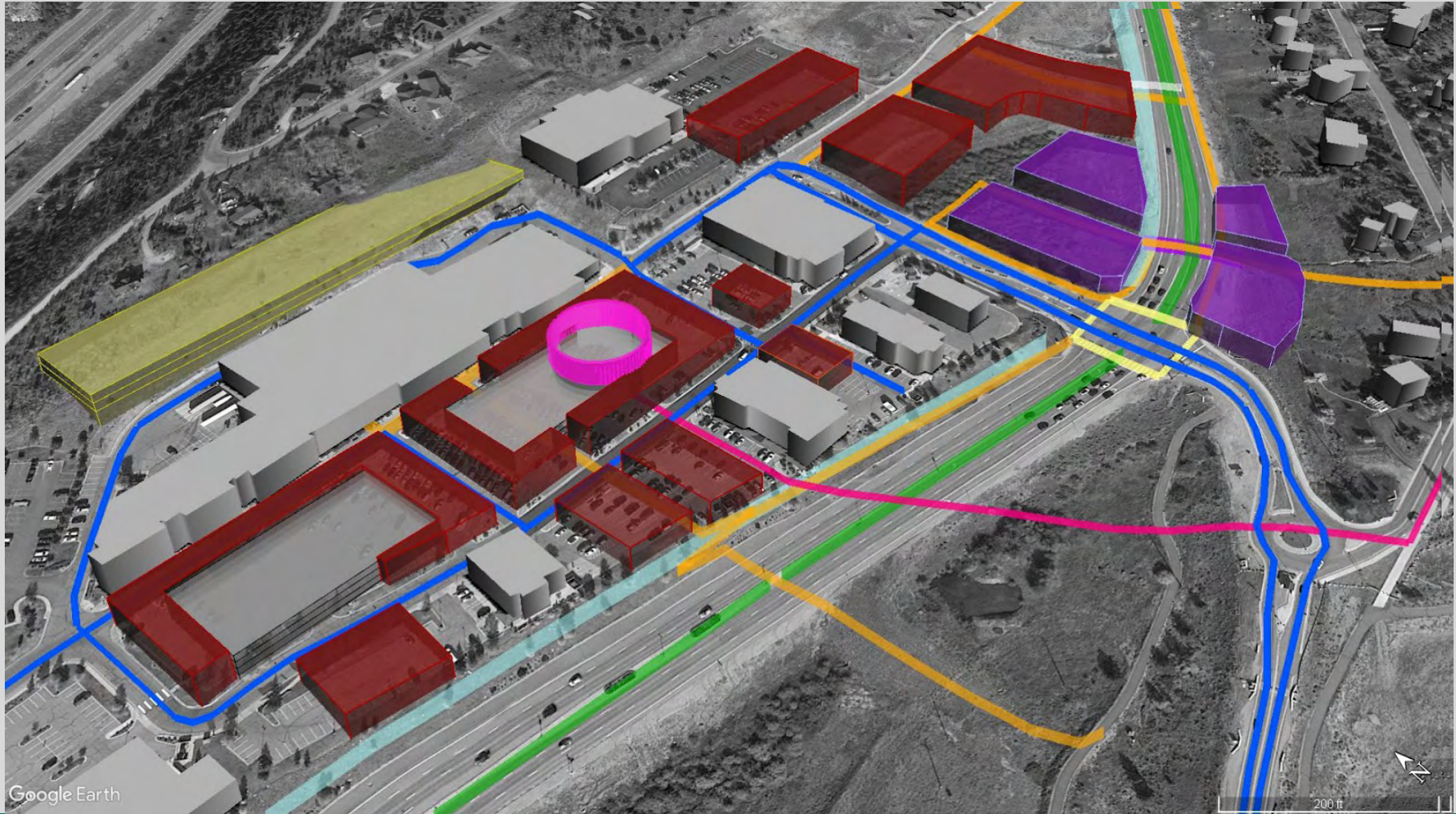
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# Dillon Ridge – Phase 3



## FINAL PRESENTATION

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## Goals:

To **decrease parking** and **increase mixed use** and liveliness in Dillon Ridge, allowing for a wider range of uses and a better use of space, providing **opportunities for development**

To create a **better pedestrian and bike environment** along Highway 6, to create slower speeds and safer driving to increase stops and to get drivers to notice Dillon more

To **create better connectivity** across Highway 6 between Dillon Ridge and Downtown Dillon



# THE CORE AREA

## Re-Imagining Lake Dillon Drive



### THE CORE AREA

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## REVITALIZATION VISION AND GOALS

**Create a vibrant, mixed-use destination that reflects our Mountain Lakestyle identity; is the preferred location for new and existing businesses, residents, and guests, and enhances the quality of life for all who venture here.**

### GOALS

1. Increase density and foot traffic.
2. Improve the overall appearance and instill a sense of community pride.
3. Diversify and expand Dillon's tax base.



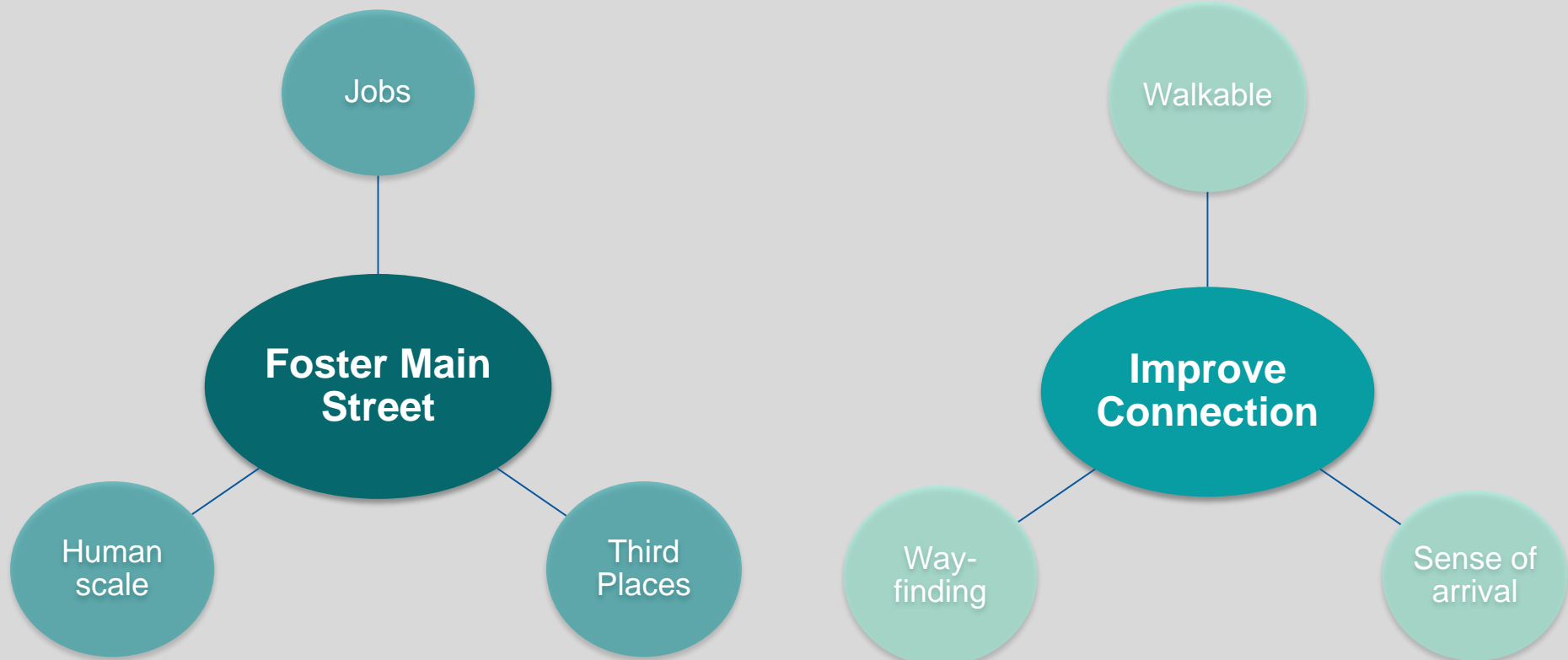
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## INTERVENTION GOALS



### THE CORE AREA

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## CORE AREA INTERVENTIONS

### Short Term

0-3 Years

- Install temporary parking pop-ups
- Revise sign code
- Repurpose and relocate Conoco signs

### Mid Term

3-5 Years

- Reconfigure ROW
- Reorient wayfinding and signage

### Long Term

5-  
10+Years

- Redesign La Riva del Lago commercial space
- Redevelop post office

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## SHORT TERM: PARKING POP-UPS

**Convert parking along Lake Dillon Drive to parallel parking to allow for pop-up uses.**

### **Examples:**

- Maker space for product companies
- Tiny house model space
- Rotating museum space
- Clothing boutique
- Active spaces
- Outdoor games
- Outdoor dining spaces
- Small performance spaces



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# SHORT TERM: PARKING POP-UPS

Map of potential parking pop-up locations.



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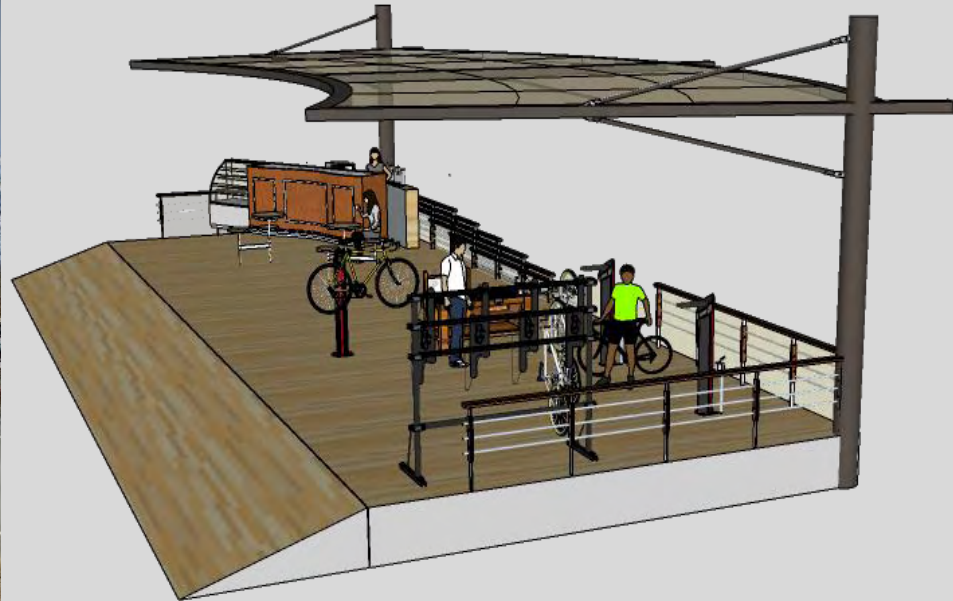
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## SHORT TERM: PARKING POP-UPS

Example: Multi-use outdoor coffee shop and tasting room.



### THE CORE AREA

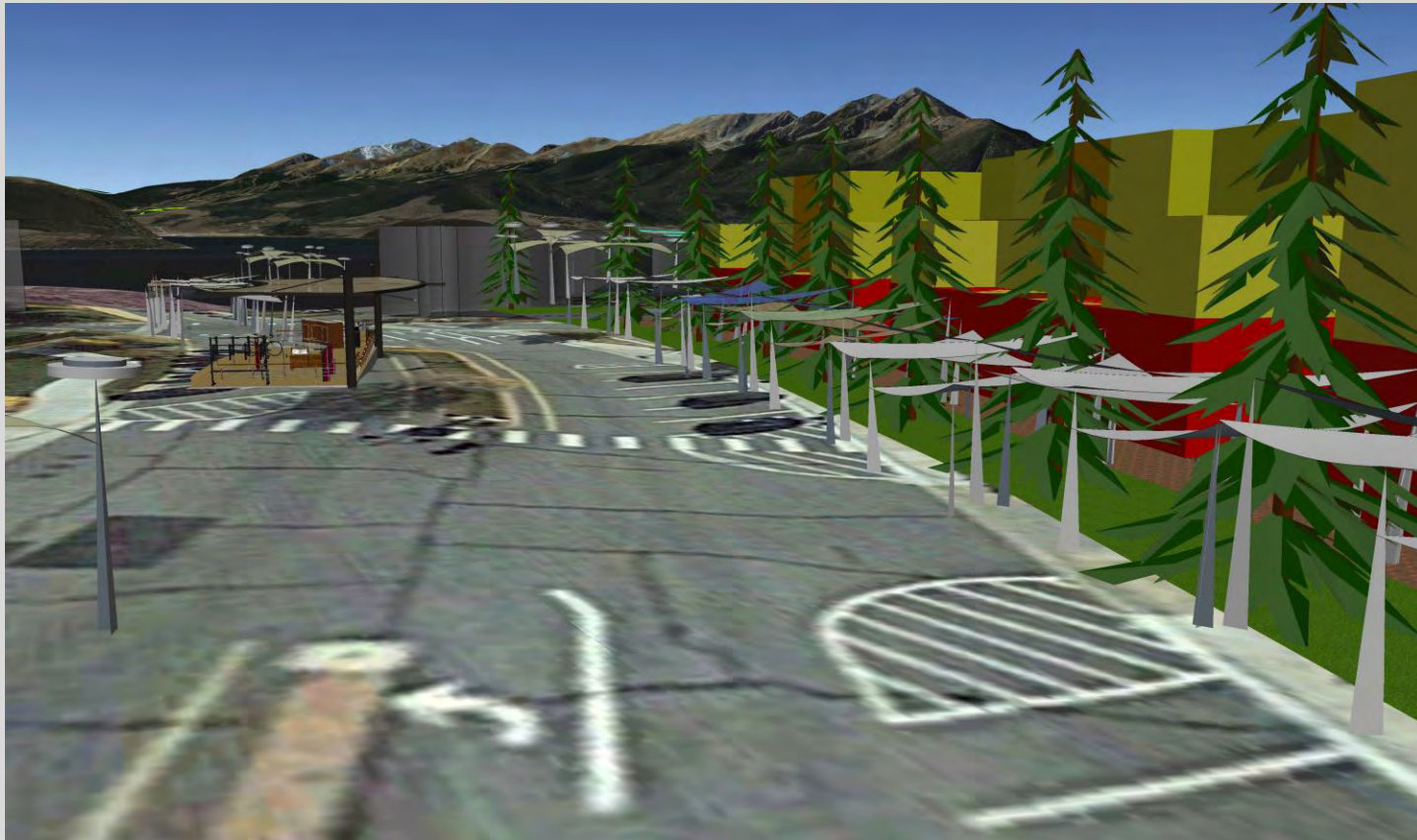
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## SHORT TERM: PARKING POP-UPS

Example: Outdoor multipurpose spaces along Lake Dillon Drive.



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## SHORT TERM: SIGN CODE RECOMMENDATIONS

### SIGNAGE SHOULD:

- Speak to Dillon's character, architectural style
- Consider auto, pedestrian and bike visibility
- Highlight tourist destinations
- Encourage artistic expression in promotion
- Represent the needs of business owners
- Approach advertising space creatively
  - Light post banners
  - Bus bench/shelter signs (currently prohibited)
- Streamline permitting for special event signs
  - Multi-applicant bundling
- Thoughtfully encourage flexibility
  - Sandwich boards
  - Sidewalk sales
  - Pop-up shops



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## SHORT TERM: SIGNAGE

Repurpose and relocate Conoco signs to highlight “Dillon Town Center”.



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## SHORT TERM: SIGNAGE



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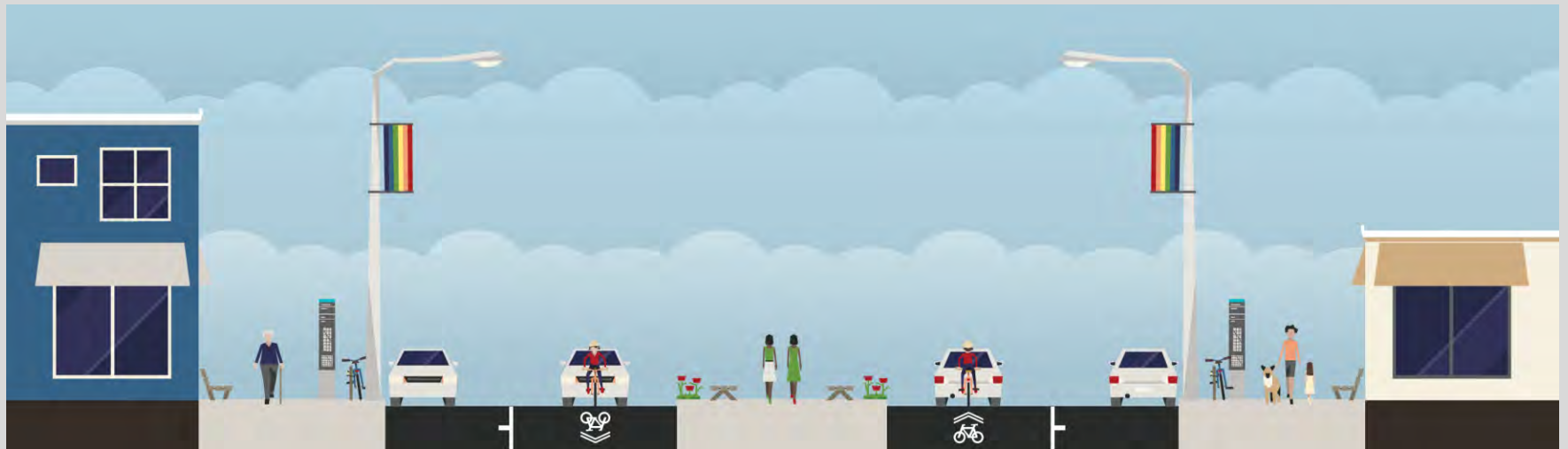
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## MID TERM: REDESIGN RIGHT OF WAY

### Recommendations

- 14' drive lanes, 11' parking lanes
- 8' pedestrian ROW
- Remove turn lane
- Install wayfinding signs
- Convert median to walkable space



### THE CORE AREA

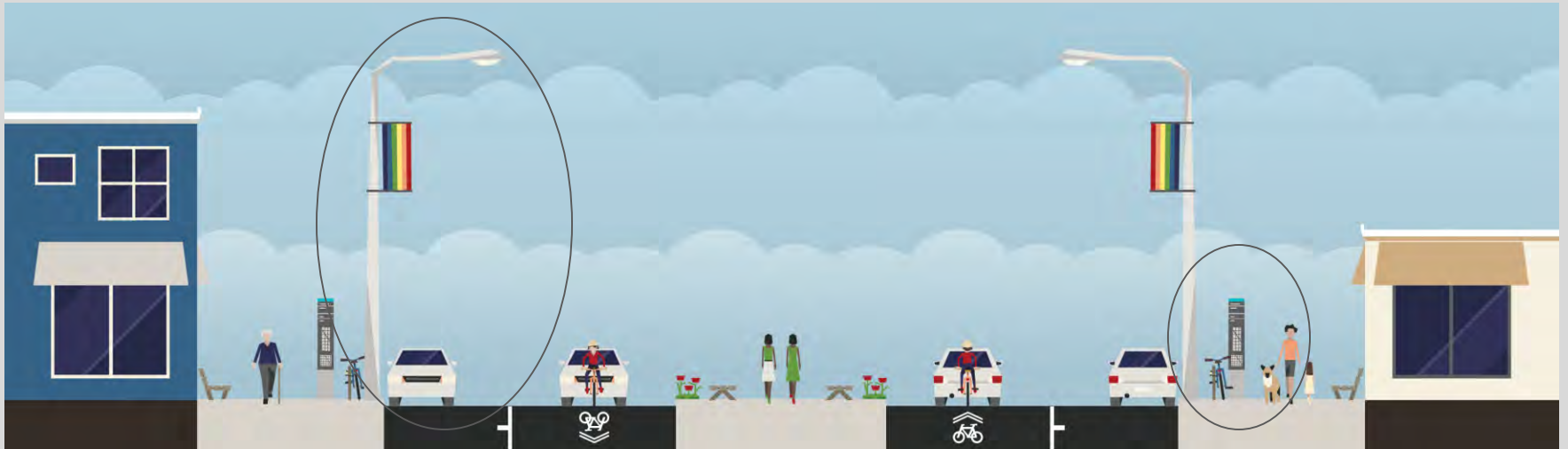
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## MID TERM: WAYFINDING AND SIGNAGE

**Install pedestrian-oriented signage and wayfinding**



### THE CORE AREA

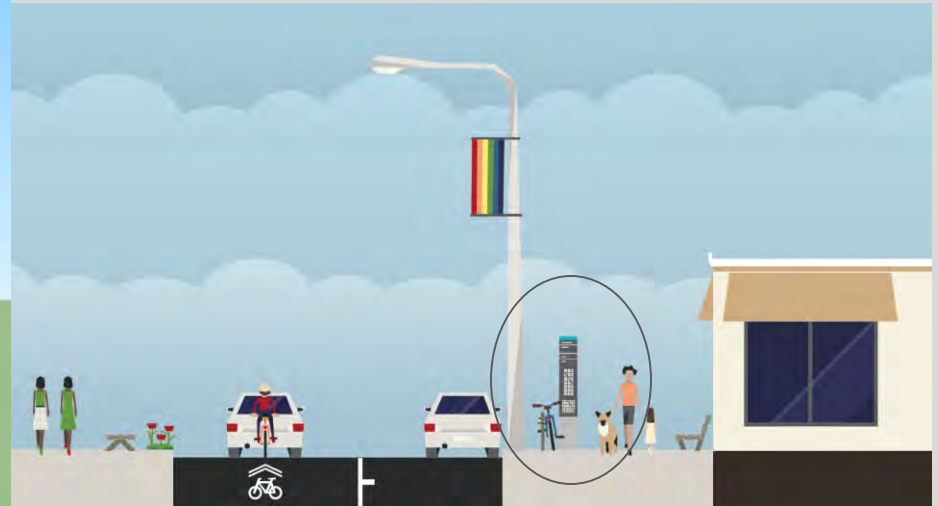
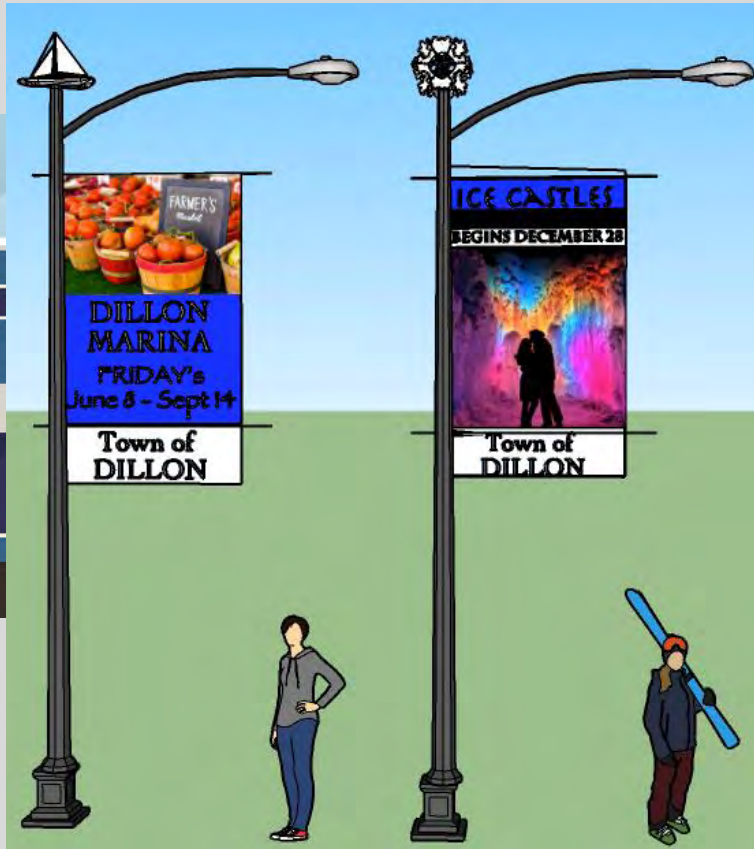
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## MID TERM: WAYFINDING AND SIGNAGE

Install pedestrian-oriented signage and wayfinding



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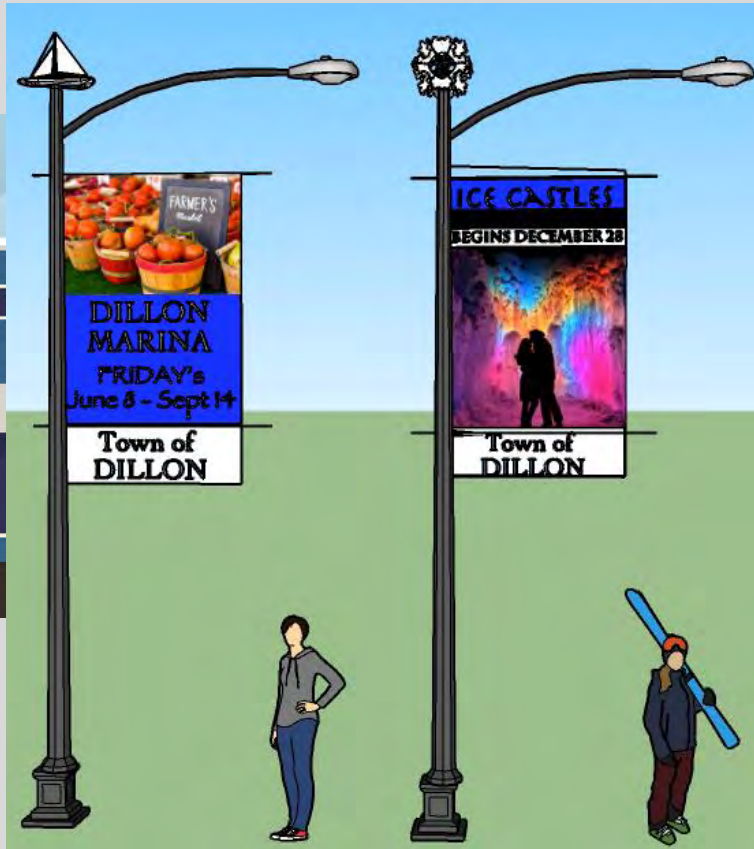
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## MID TERM: WAYFINDING AND SIGNAGE

### Install pedestrian-oriented signage and wayfinding



#### THE CORE AREA

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## LONG TERM: REDEVELOP MALL

**Rationale:** Largest parcel (2.35 acres) in the core area; High retail vacancy; inward orientation; unfriendly pedestrian environment



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## LONG TERM: REDEVELOP MALL

**Opportunity:** Retrofit to create (a) opportunities for indoor/outdoor communal space, and (b) more reasons to linger along Main Street.



Expanding the indoor space to front the street could catalyze future retail opportunities between the mall & main street.

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## LONG TERM: REDEVELOP MALL

### Implementation Strategy

- Utilize Urban Renewal Authority
- Utilize blight study
- Eminent domain over retail section of Riva Del Lago Mall
- Town puts out redevelopment RFP for redesign of the retail section of the mall
- Reapportion the retail space for existing retail and new commercial development in logical orientation

#### THE CORE AREA

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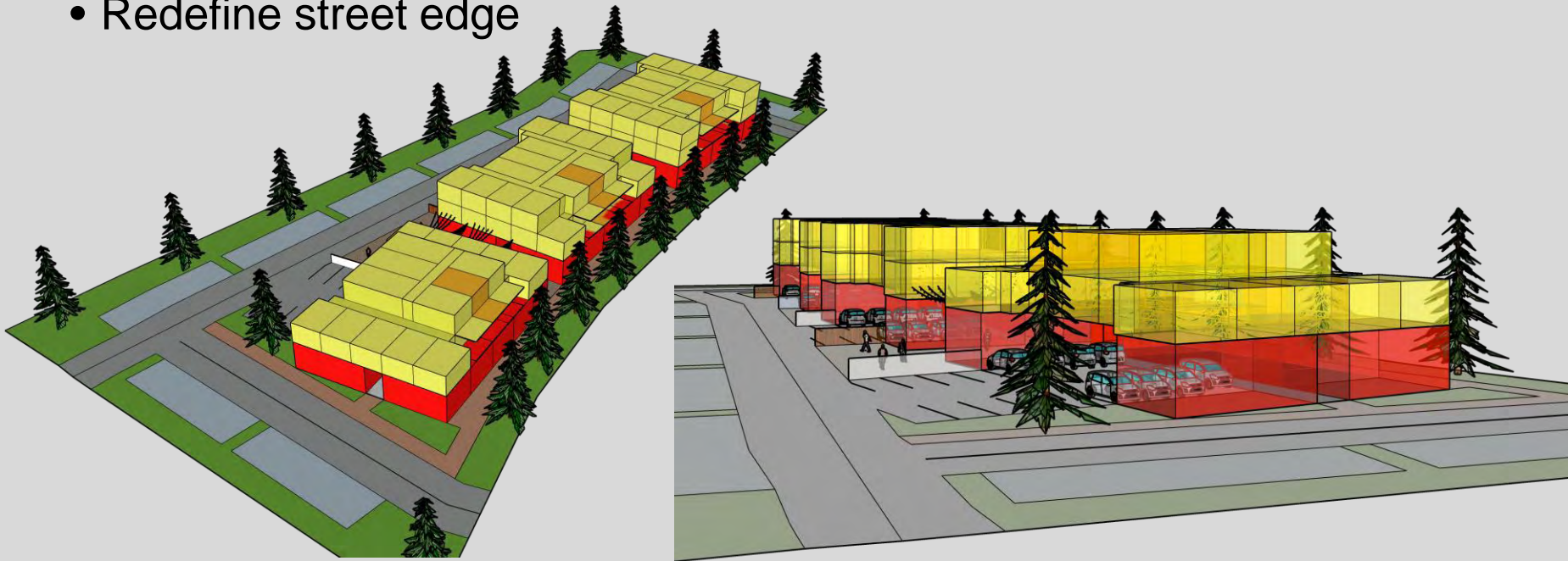
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## LONG TERM: REDEVELOP POST OFFICE

### Workforce housing opportunity

- 80% of USPS customers willing to accommodate new locations
- Efficiency units and TOD = 40% reduction in parking
- 78 units and 10,600 ft<sup>2</sup> of retail and office space
- Redefine street edge



### THE CORE AREA

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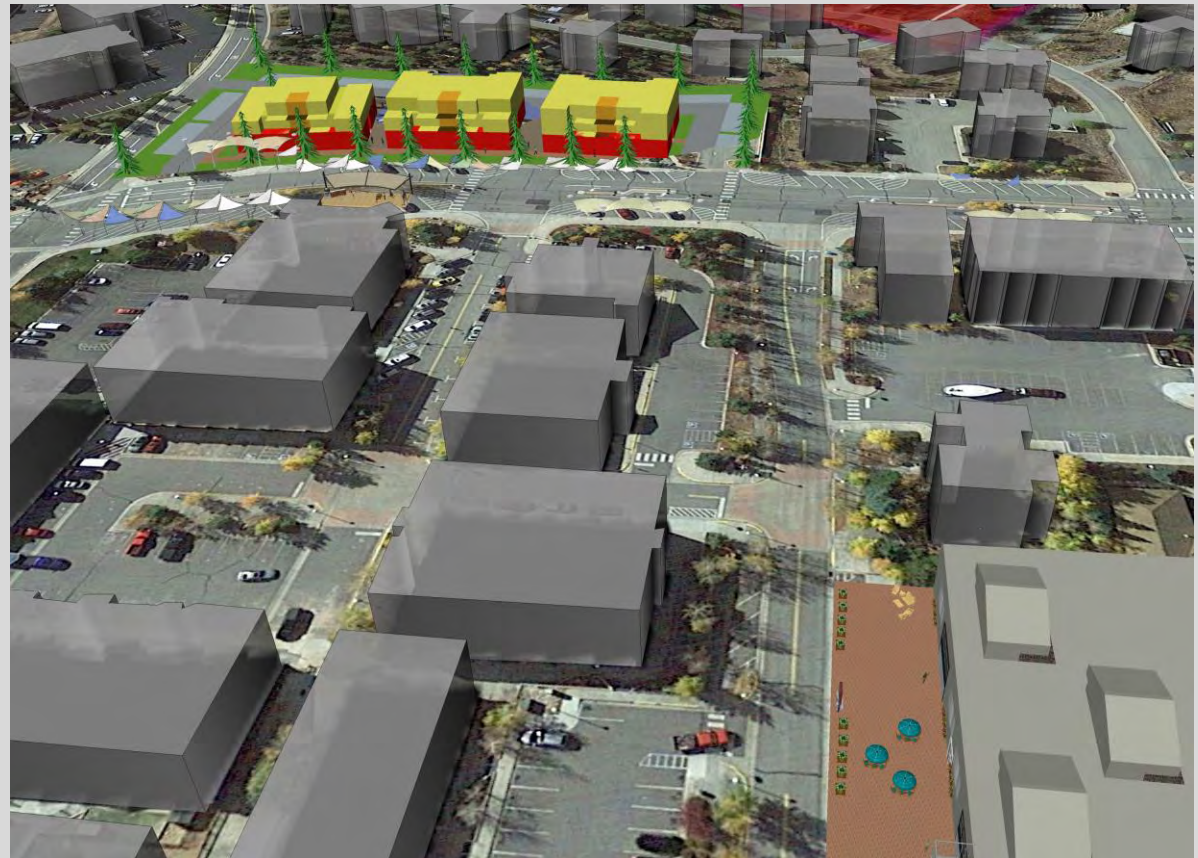
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## LONG TERM: REDEVELOP POST OFFICE

### Goals and Objectives

- Second largest parcel (2.22 acres) in core
- Lacks density (FAR of 0.2)
- Mixed use development with retail and workforce housing
- Relocate to Dillon Ridge Market Place and issue an RFP to create work-live housing.



### THE CORE AREA

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## CORE AREA MATRIX

|             | Improvement                   | Implementation  | Partnerships  | Cost     |
|-------------|-------------------------------|---|---|----------|
| 0-3 YEARS   | <b>Parking pop-ups</b>        | Coordinate dates; identify vendors and best locations   | Business owners, entrepreneurs                                | \$       |
|             | <b>Sign code revisions</b>    | Host conversation with City staff and businesses; modify code to meet local advertising needs       | City of Dillon, business owners                               | \$       |
|             | <b>Repurpose Conoco signs</b> | Engage local artists to re-design eye-catching, well-placed city promotion                          | CDOT, local creatives, City staff                             | \$       |
| 3-5 YEARS   | <b>Right of way</b>           | Outline necessary space for improved ROW navigation; construct timeline for construction            | City engineers, staff, residents, business owners             | \$\$\$   |
|             | <b>Wayfinding and signage</b> | Outline coordinated effort to construct effective wayfinding  | Summit County, graphic specialists, business stakeholders     | \$\$     |
| 5-10+ YEARS | <b>La Riva del Lago</b>       | Work with Urban Renewal Authority; release RFP for re-development                                   | Condo owners, current and future businesses occupying complex | \$\$\$\$ |
|             | <b>Post Office</b>            | Identify location in Dillon Ridge Markeplace; auction current parcel for in-fill or new development | USPS, current business owners, future space occupants         | \$\$\$\$ |

### THE CORE AREA

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# LAKEFRONT REDEVELOPMENT



## LAKEFRONT REDEVELOPMENT

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## Marina Master Plan

- Create a walkable waterfront
- Emphasize mixed-use approach to development
- Establish clear, defined separation of uses

## Comprehensive Plan

- Marina as focal point for entire community
- Expand and improve Marina facilities





## MARINA VISION









### LAKEFRONT REDEVELOPMENT

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## Service Uses Map Key

-  Boat Crane
-  Signage
-  Paddleboard Rentals
-  Maintenance
-  Boat Parking
-  Road Construction



2008 Marina Plan



Proposed

### LAKEFRONT REDEVELOPMENT

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## PROGRAMMING

- Flat 14ers app
- Ski swap
- Educational workshops
- Pop-Ups
  - Boutiques
  - Coffee
  - Bike repair



### LAKEFRONT REDEVELOPMENT

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# ACCESS IMPROVEMENTS



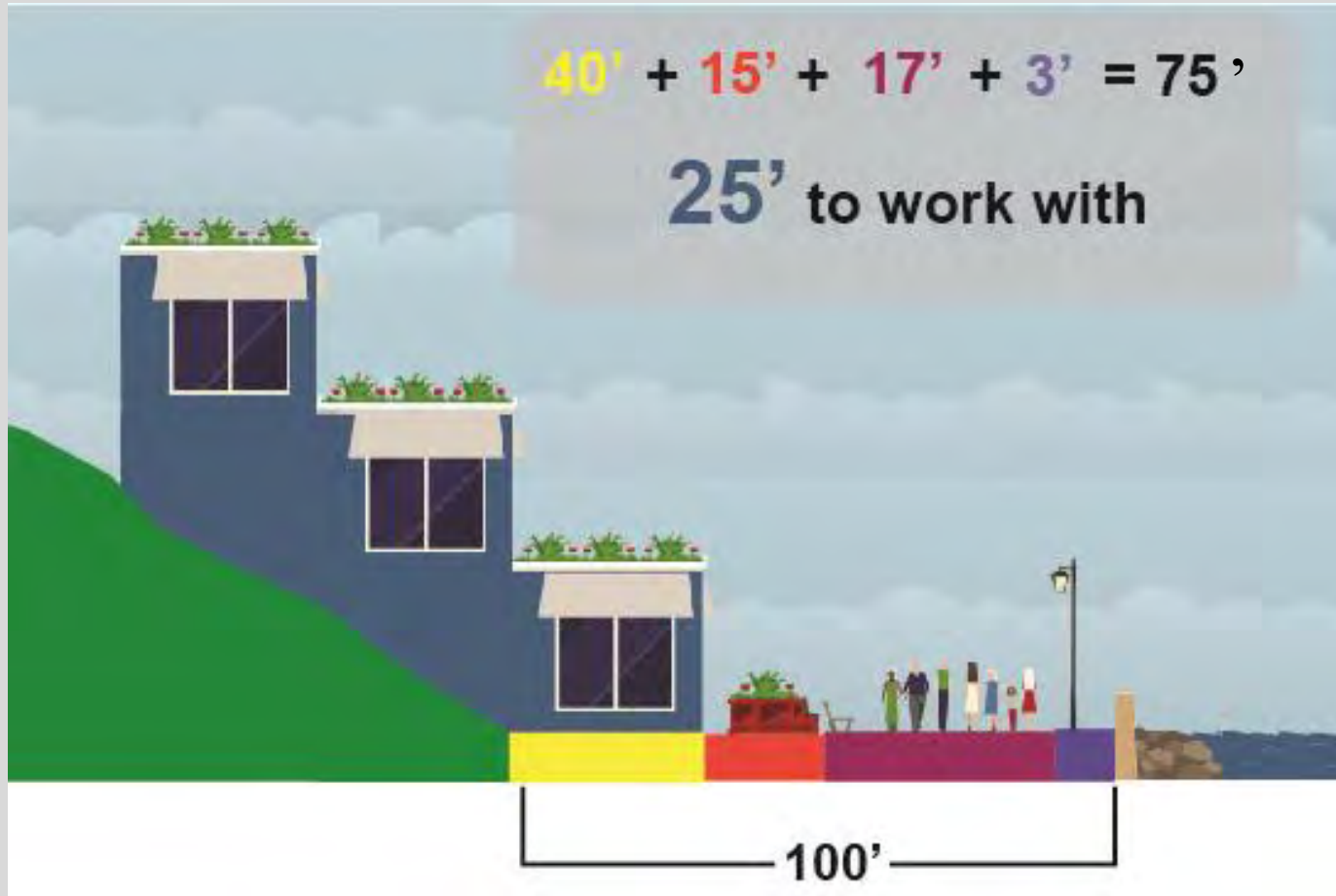
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# DILLON BOARDWALK



## LAKEFRONT REDEVELOPMENT

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# MIXED-USE DEVELOPMENT



## LAKEFRONT REDEVELOPMENT

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## MIXED-USE DEVELOPMENT



### LAKEFRONT REDEVELOPMENT

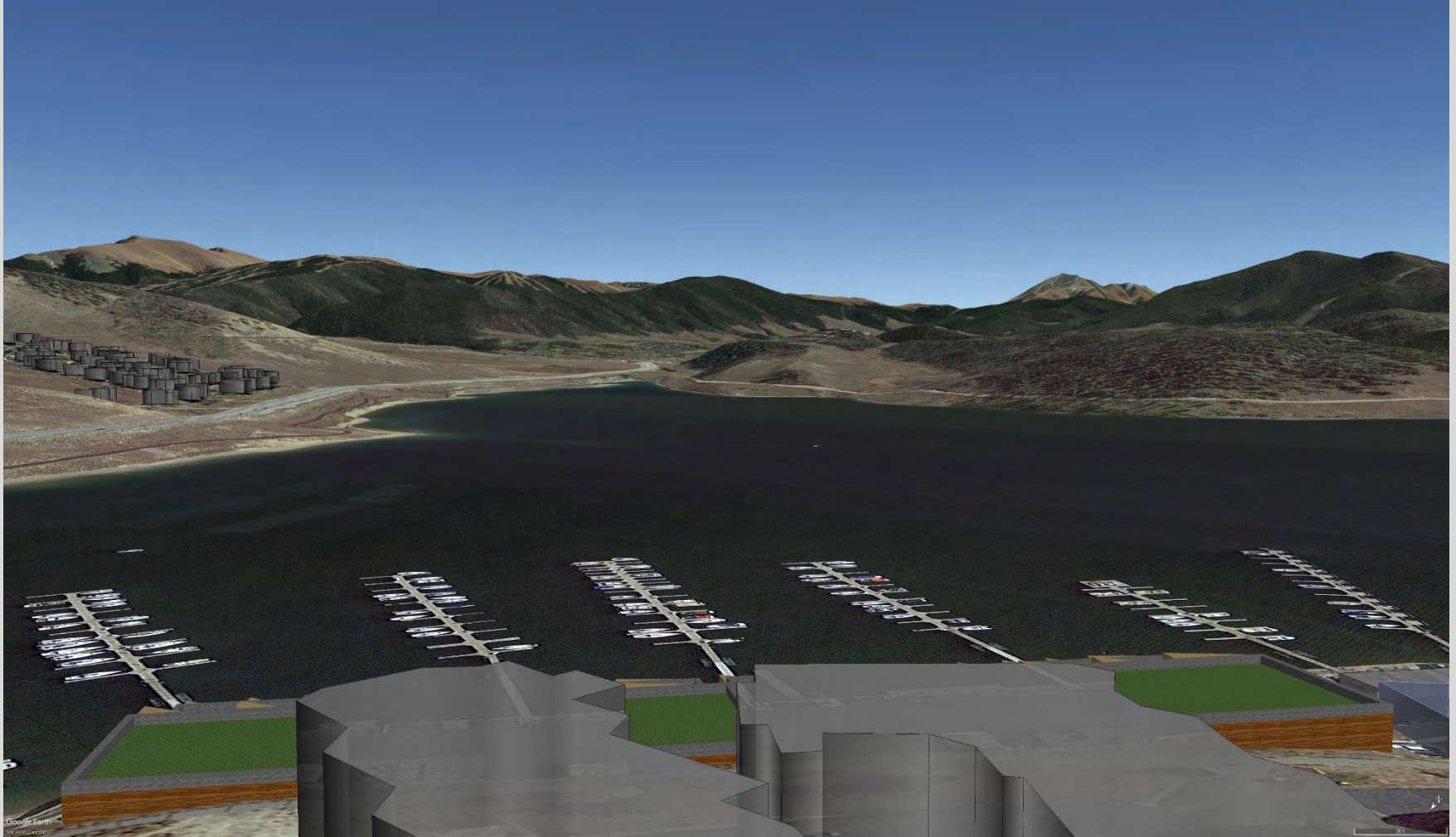
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# MIXED-USE DEVELOPMENT



## LAKEFRONT REDEVELOPMENT

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## IMPLEMENTATION

### Policies

- Zoning
  - New Lakefront Mixed-Use District

### Partnerships

- Existing businesses
- Targeted industries

### Physical Improvements

- Excavation of hillside
- Road/access improvements





THANK YOU  
QUESTIONS?