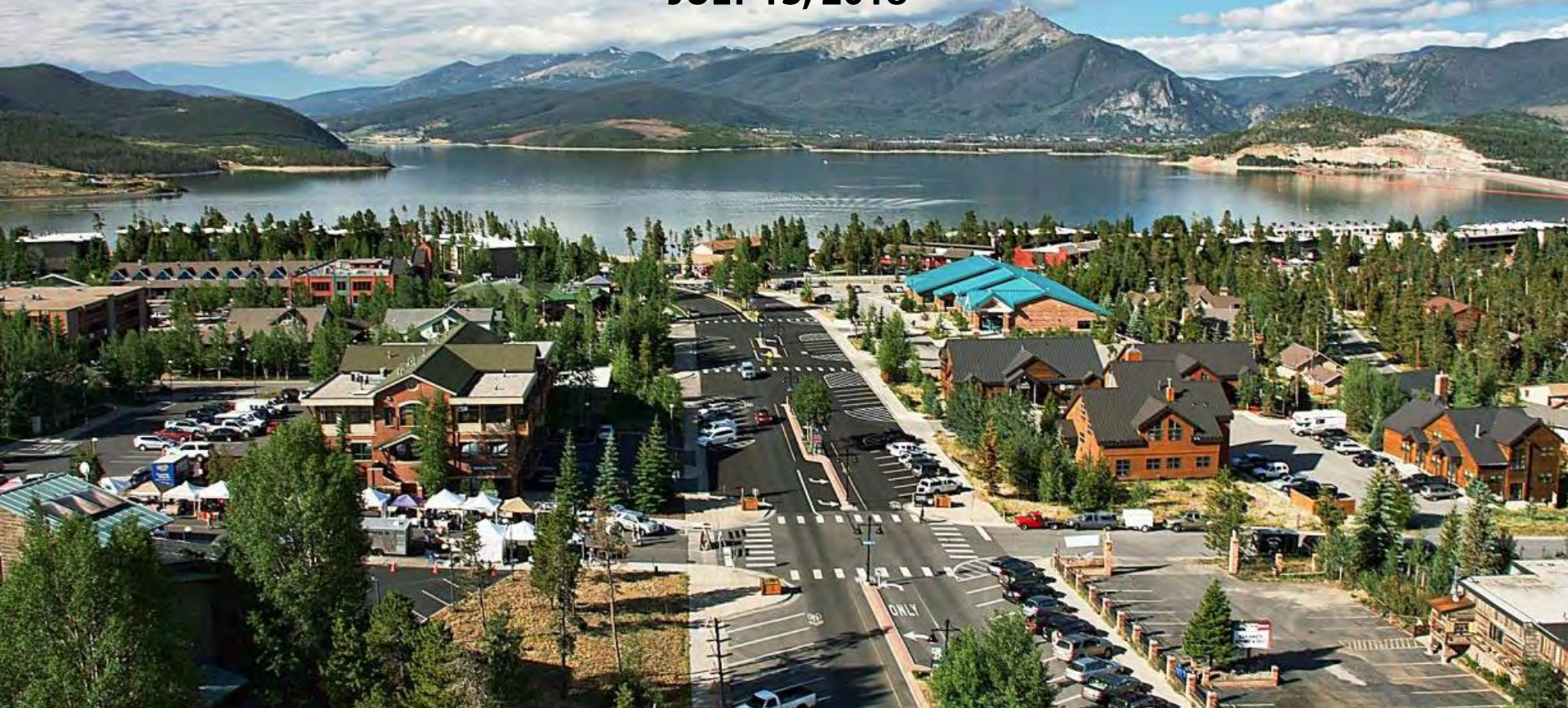




COLLEGE OF ARCHITECTURE AND PLANNING,
UNIVERSITY OF COLORADO, DENVER

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

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).

July 13, 2018



VISION

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).

July 13, 2018



CHALLENGES IDENTIFIED:

Seasonality



**Not a well
known
destination**

**Dormitory
Community**



**No strong
public realm**

VISION

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).

July 13, 2018



CHALLENGES IDENTIFIED: SEASONALITY



- Dependence on summer tourism
- Difficulty with economic diversity

VISION

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).

July 13, 2018



CHALLENGES IDENTIFIED: DORMITORY COMMUNITY



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

VISION

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).

July 13, 2018



CHALLENGES IDENTIFIED: NOT A WELL KNOWN DESTINATION

- Hidden on Highway 6
- Unknown by even Colorado residents



VISION

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).

July 13, 2018



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

VISION

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).

July 13, 2018



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

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).

July 13, 2018



DILLON, COLORADO



VISION

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).

July 13, 2018



GOALS:



Diversify local economy

Equitable income distribution

Create a more self-sufficient economy

Increase workforce housing

VISION

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).

July 13, 2018



TARGET AREAS:

Tech/Small Business



Arts/Culture/Music



Outdoor Industry



Culinary



VISION

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).

July 13, 2018



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

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).

July 13, 2018



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

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).

July 13, 2018



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



VISION

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).

July 13, 2018



TARGET AREA: CULINARY

Local, Fresh, Colorful, Grassroots

Programs

- Festivals
- Pop-up spaces by marina

Strategies

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



VISION

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).

July 13, 2018



GENERAL STRATEGIES

- Creative RFP
- Urban Renewal
- Branding



VISION

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).

July 13, 2018



Light Festival: Interactive, innovative, public, and temporary



VISION

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).

July 13, 2018



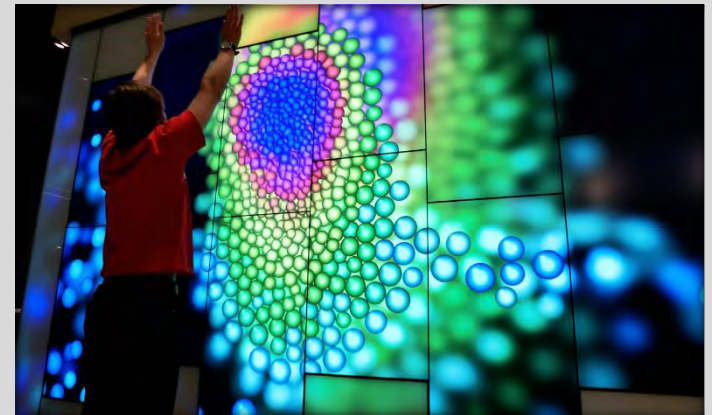
Artistic illuminated light-pole, Portland, OR



Interactive walk-through light exhibit, Portland, OR



Stationary lighted bunny-scape, Portland, OR



Interactive lighted hand-panel, Portland, OR

VISION

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).

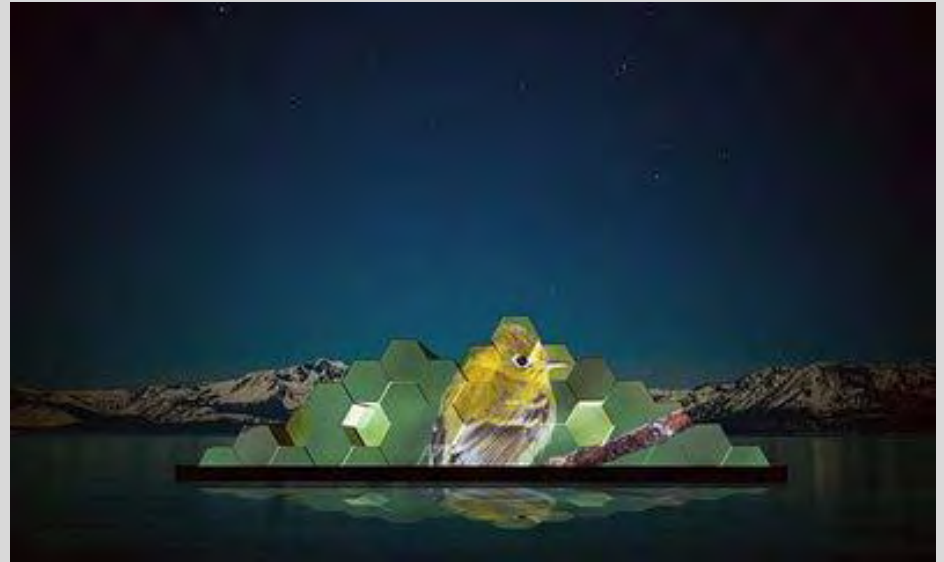
July 13, 2018



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

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).

July 13, 2018



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



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



VISION

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).

July 13, 2018



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



Pin-Up installation by Lulu Guinness, London



VISION

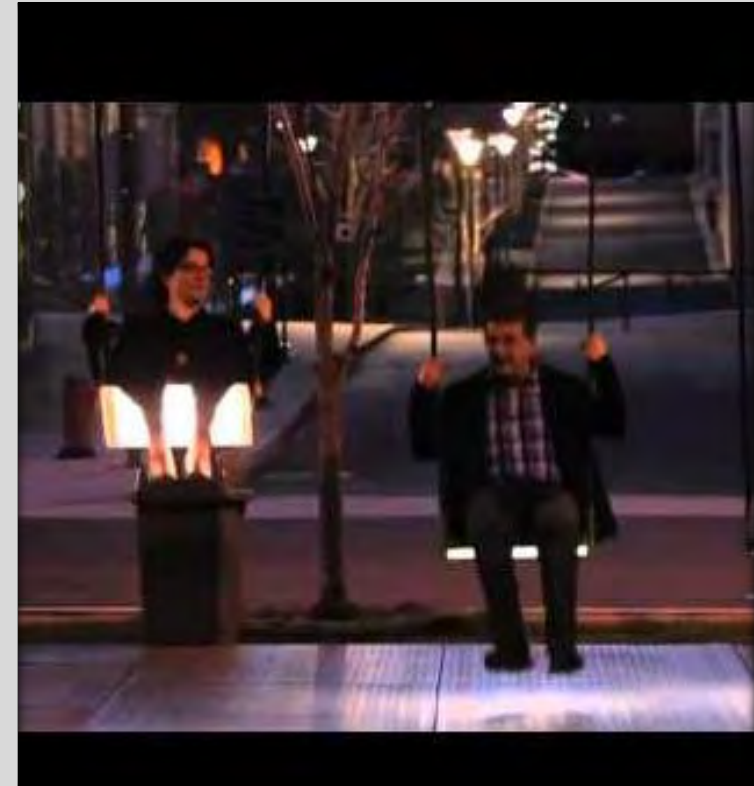
Jeff Bader, Nora Bland, Joey Cathcart, Mark Christensen, Lorin Crandall, John Featherstone, Jenny Godwin, Jamie Grim, Rose Haag, Steph Leonard, Ashley McFarland, Mara MacKillop, Molly Marcucilli, Dillon McBride, Jackie Slocombe, Stefi Szrek, Andrew Williams, David Wise, and Korkut Onaran, Ph.D, (instructor).

July 13, 2018



Musical Light Swings

Interactive, fun, innovative, public, and temporary



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

VISION

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).

July 13, 2018



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



VISION

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).

July 13, 2018



HOUSING



HOUSING

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).

July 13, 2018



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

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).

July 13, 2018



HIGH-LEVEL POLICY & STRATEGY RECOMMENDATIONS

Financial Strategies

- Allocate 5A tax revenues by readiness to proceed not proportional by jurisdiction
- Eliminate impact fee deferral option
- SCHAs 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

HOUSING

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).

July 13, 2018



MODELS FOR AFFORDABLE HOUSING



HOUSING

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).

July 13, 2018



MODEL 1: DILLON RIDGE MARKETPLACE



HOUSING

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).

July 13, 2018



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%
	100%

9% Tax Credit Model

Traditional Financing	15%
9% LIHTC	70%
Gap	15%
	100%

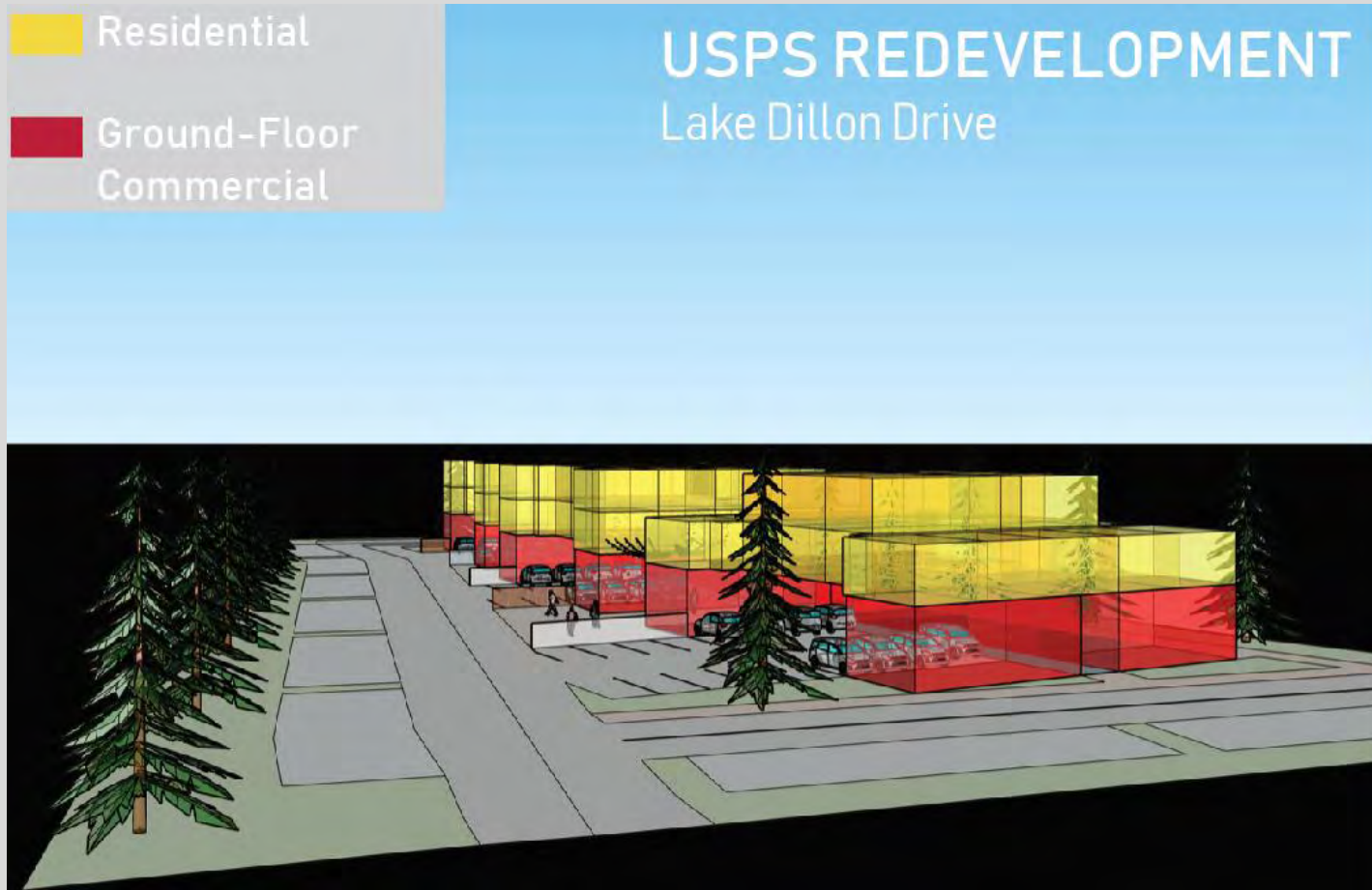
HOUSING

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).

July 13, 2018



MODEL 2: POST OFFICE REDEVELOPMENT



HOUSING

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).

July 13, 2018



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



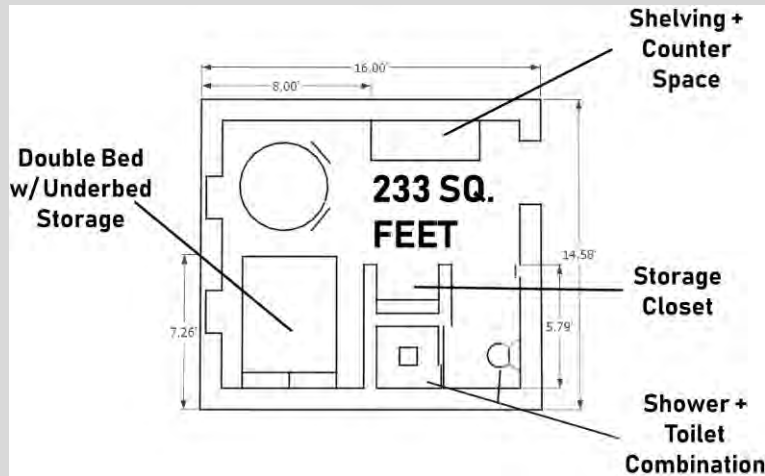
HOUSING

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).

July 13, 2018



MODEL 2: POST OFFICE REDEVELOPMENT



HOUSING

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).

July 13, 2018



MODEL 3: ANNEXATION PARCEL



HOUSING

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).

July 13, 2018



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

HOUSING

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).

July 13, 2018



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

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).

July 13, 2018



Connecting Across Highway 6



FINAL PRESENTATION

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).

July 13, 2018



Highway 6 - Issues



FINAL PRESENTATION

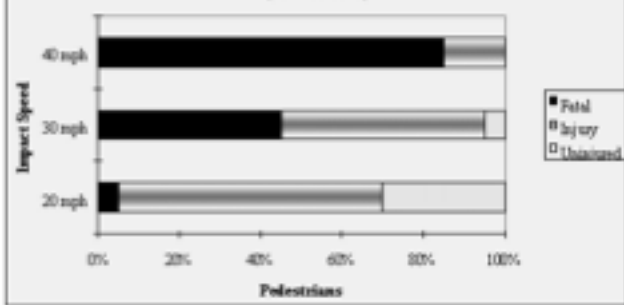
Jeff Bader, Nora Bland, Joey Cathcart, Mark Christensen, Lorin Crandall, John Featherstone, Jenny Godwin, Jamie Grim, Rose Haag, Steph Leonard, Ashley McFarland, Mara MacKillop, Molly Marcucilli, Dillon McBride, Jackie Slocombe, Stefi Szrek, Andrew Williams, David Wise, and Korkut Onaran, Ph.D, (instructor).

July 13, 2018



Road Diet Solutions for Highway 6

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



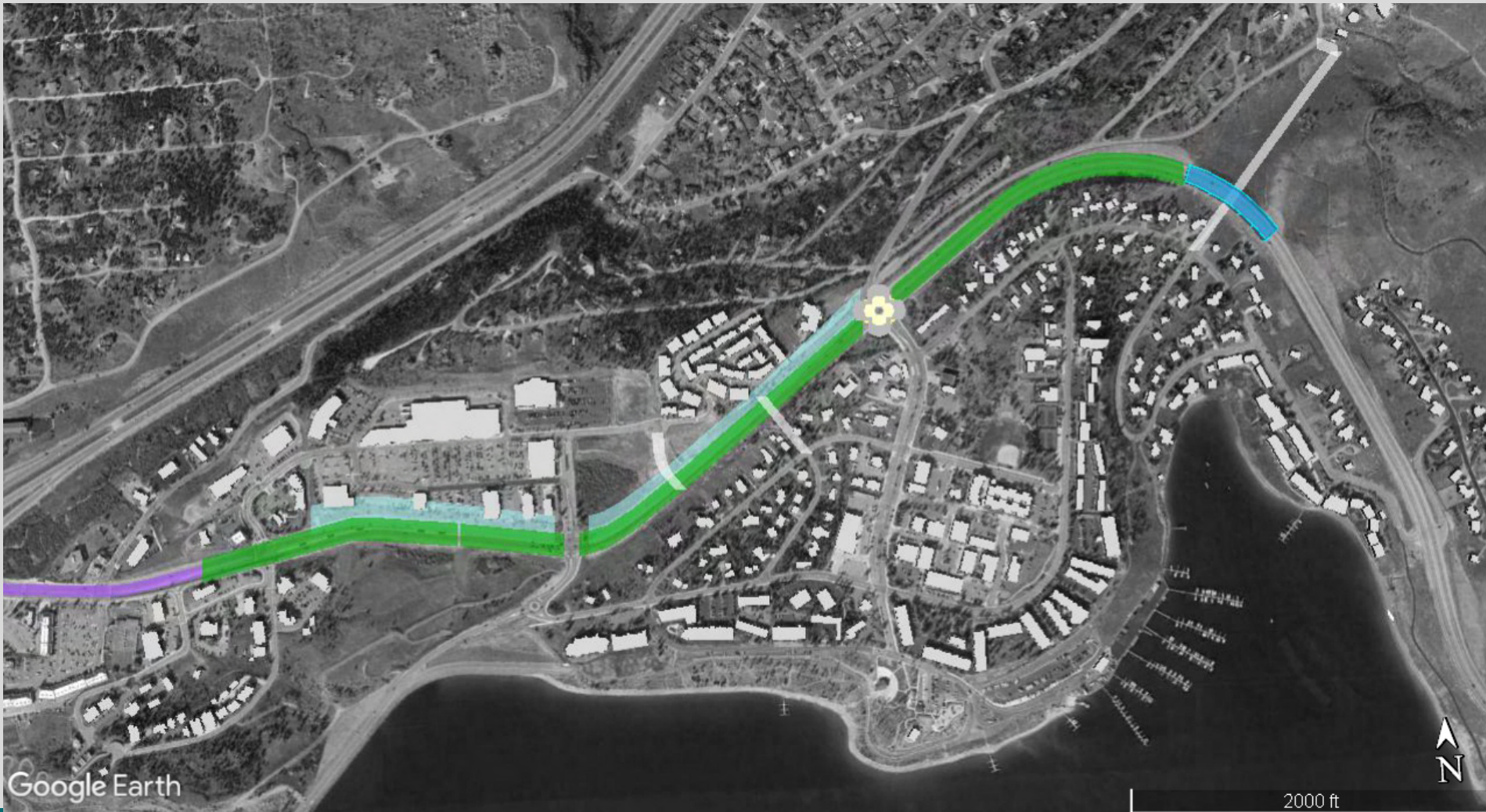
FINAL PRESENTATION

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).

July 13, 2018



Road Diet Solutions for Highway 6



FINAL PRESENTATION

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).

July 13, 2018



Connecting Across Highway 6



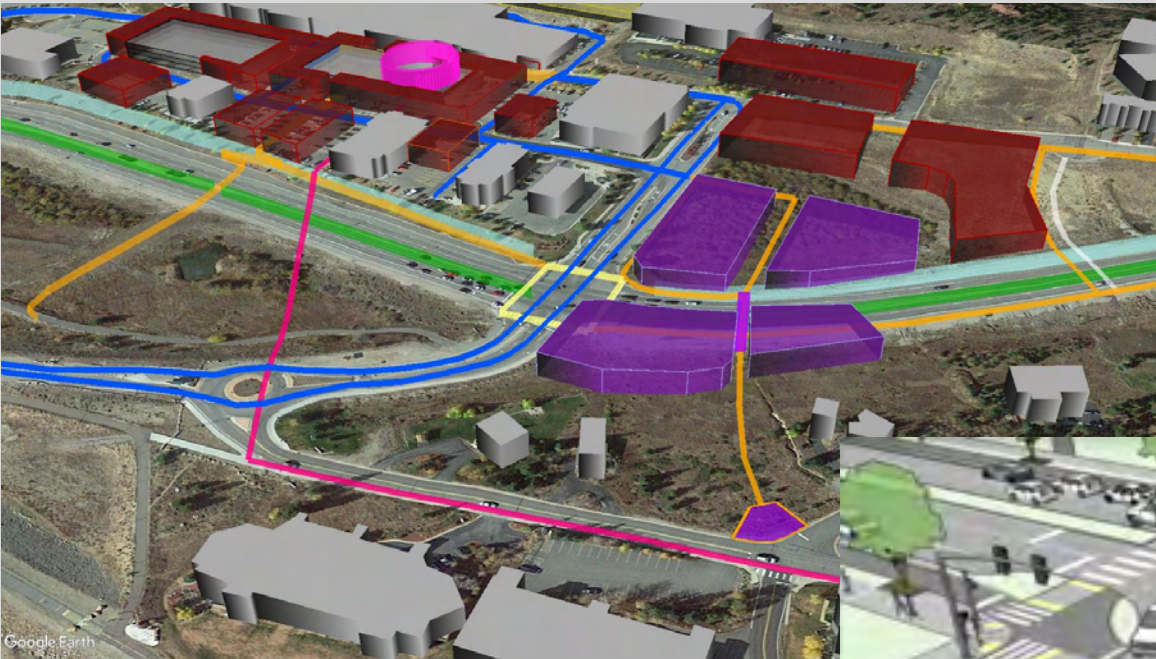
FINAL PRESENTATION

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).

July 13, 2018



Intersection Improvements



FINAL PRESENTATION

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).

July 13, 2018



Dillon Ridge Marketplace Issues



FINAL PRESENTATION

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).

July 13, 2018



Dillon Ridge – A mixed use, high density marketplace



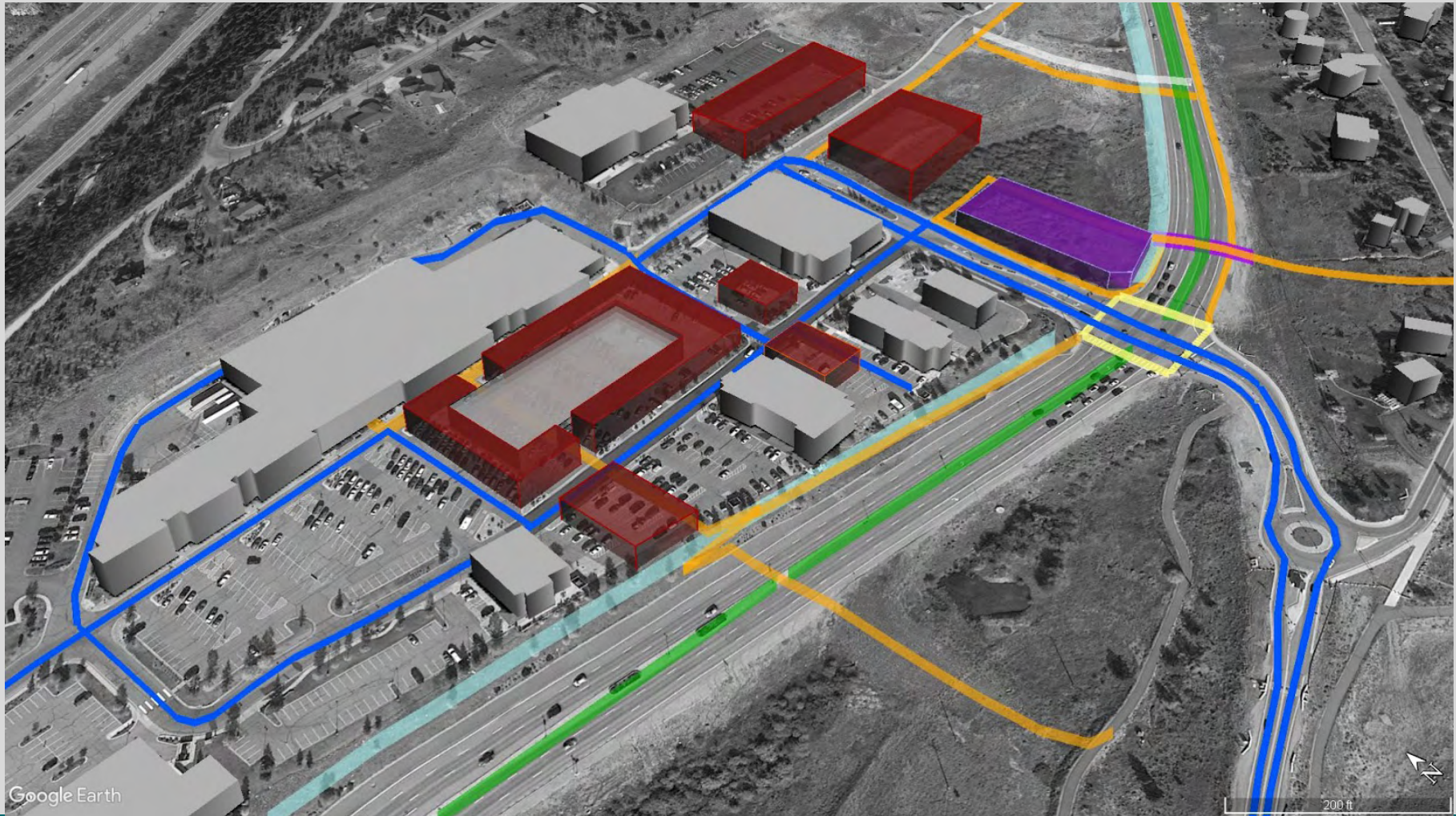
FINAL PRESENTATION

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).

July 13, 2018



Dillon Ridge – Phase 1



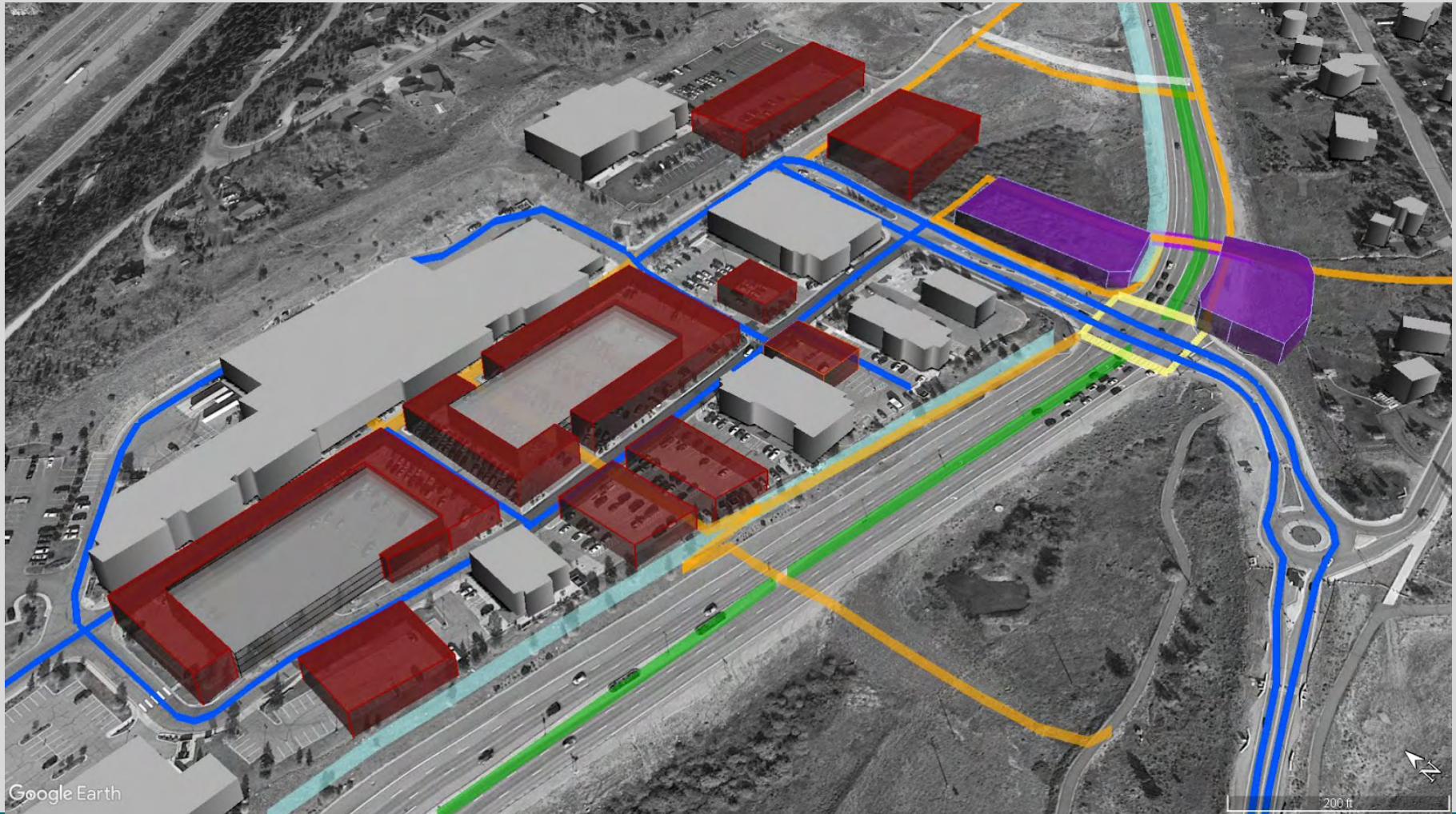
FINAL PRESENTATION

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).

July 13, 2018



Dillon Ridge – Phase 2



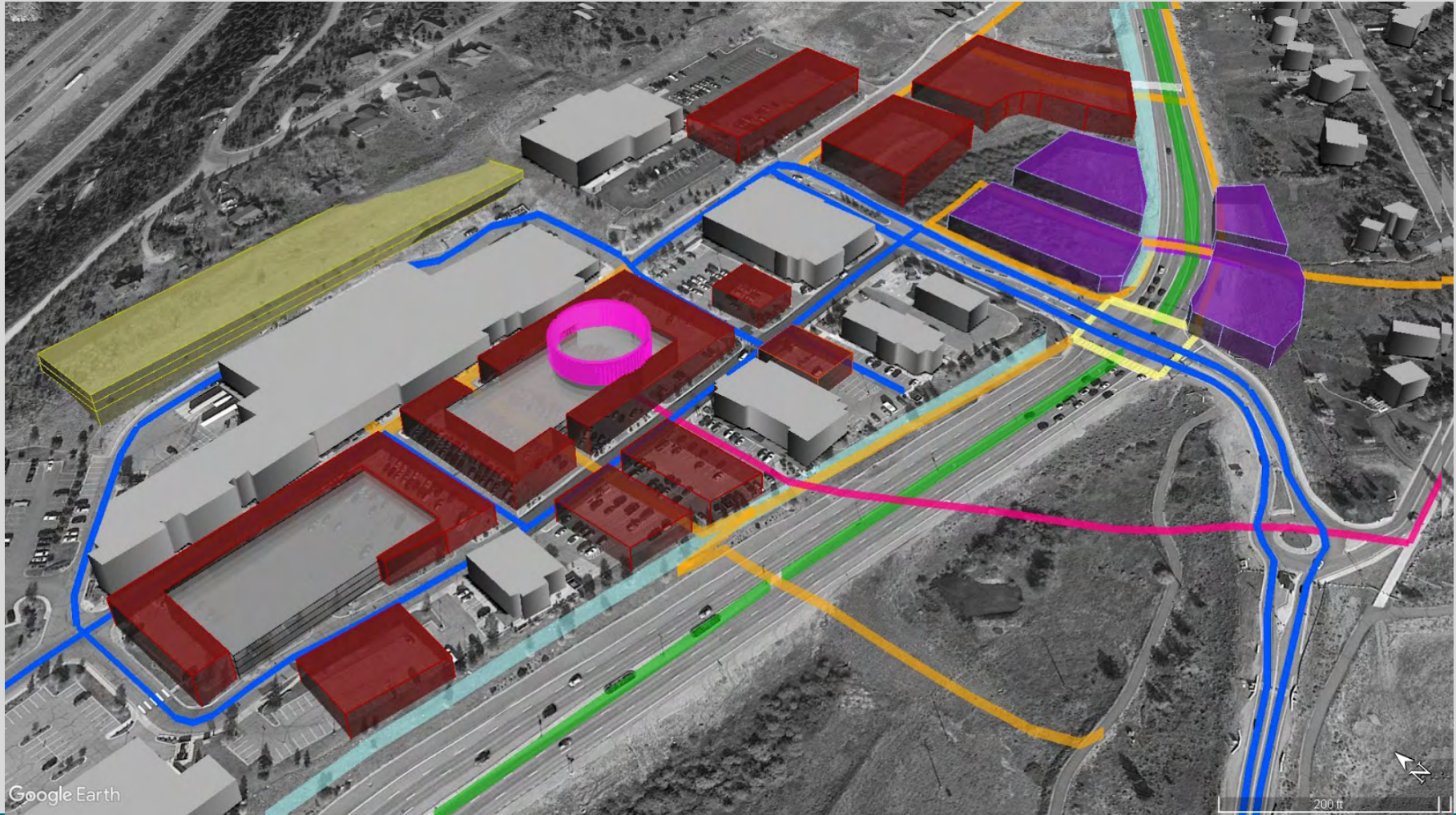
FINAL PRESENTATION

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).

July 13, 2018



Dillon Ridge – Phase 3



FINAL PRESENTATION

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).

July 13, 2018



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

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).

July 13, 2018



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.



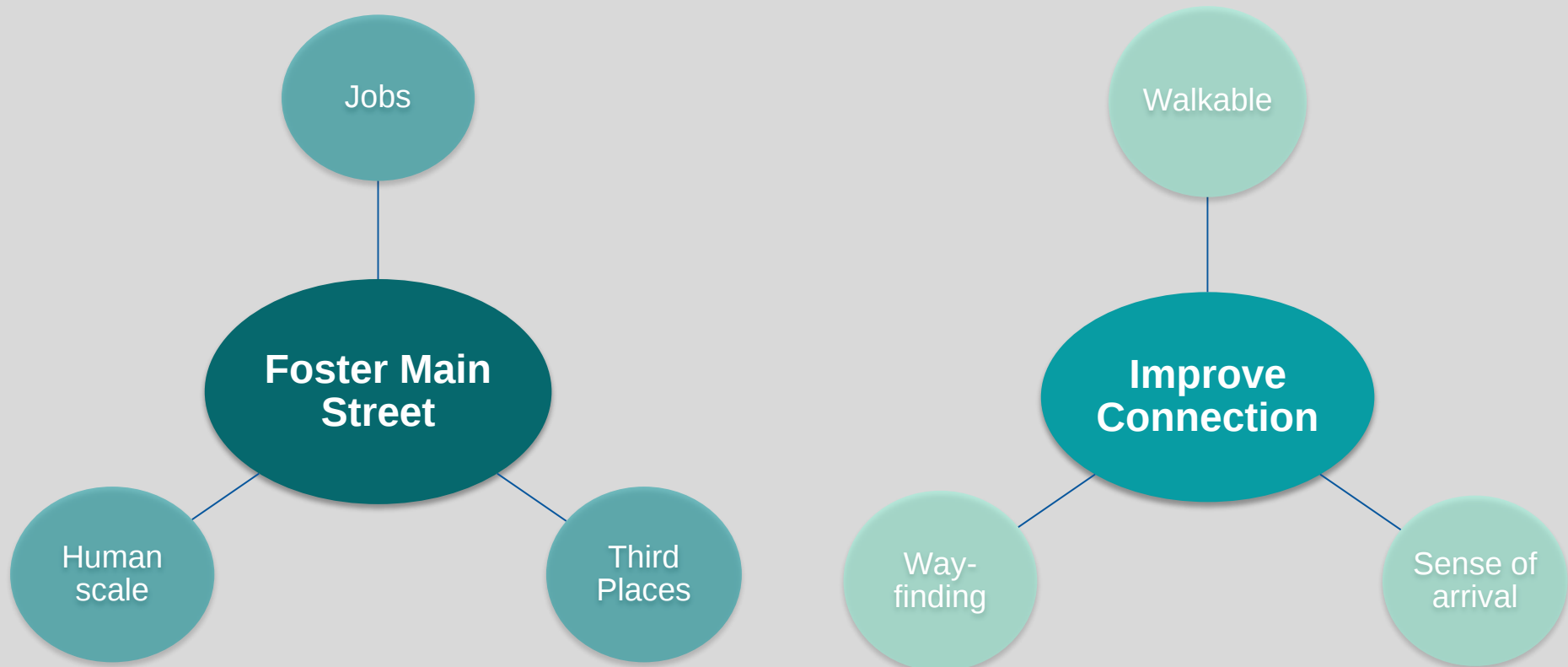
THE CORE AREA

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).

July 13, 2018



INTERVENTION GOALS



THE CORE AREA

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).

July 13, 2018



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

THE CORE AREA

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).

July 13, 2018



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



THE CORE AREA

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).

July 13, 2018



SHORT TERM: PARKING POP-UPS

Map of potential parking pop-up locations.



THE CORE AREA

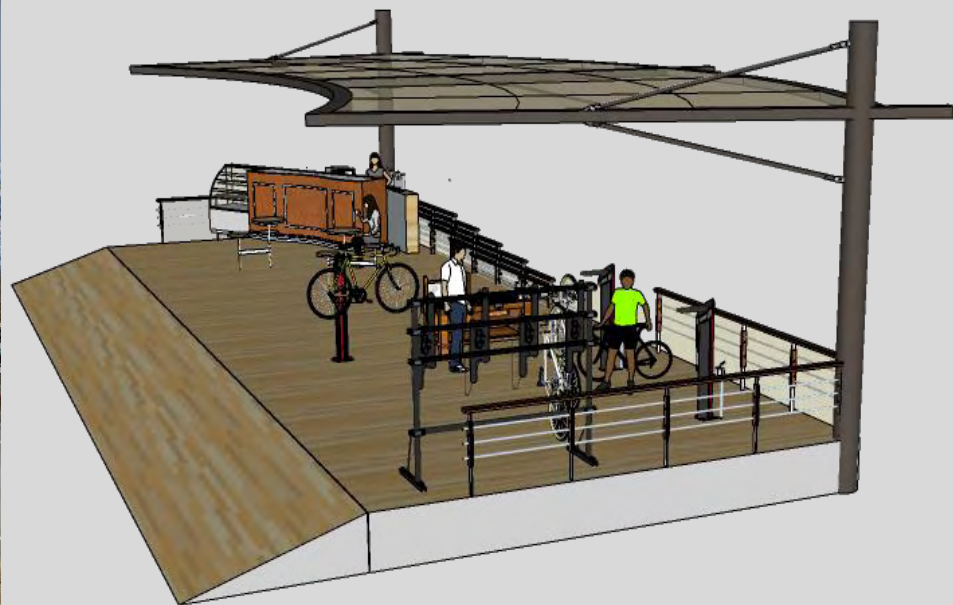
Jeff Bader, Nora Bland, Joey Cathcart, Mark Christensen, Lorin Crandall, John Featherstone, Jenny Godwin, Jamie Grim, Rose Haag, Steph Leonard, Ashley McFarland, Mara MacKillop, Molly Marcucilli, Dillon McBride, Jackie Slocombe, Stefi Szrek, Andrew Williams, David Wise, and Korkut Onaran, Ph.D, (instructor).

July 13, 2018



SHORT TERM: PARKING POP-UPS

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



THE CORE AREA

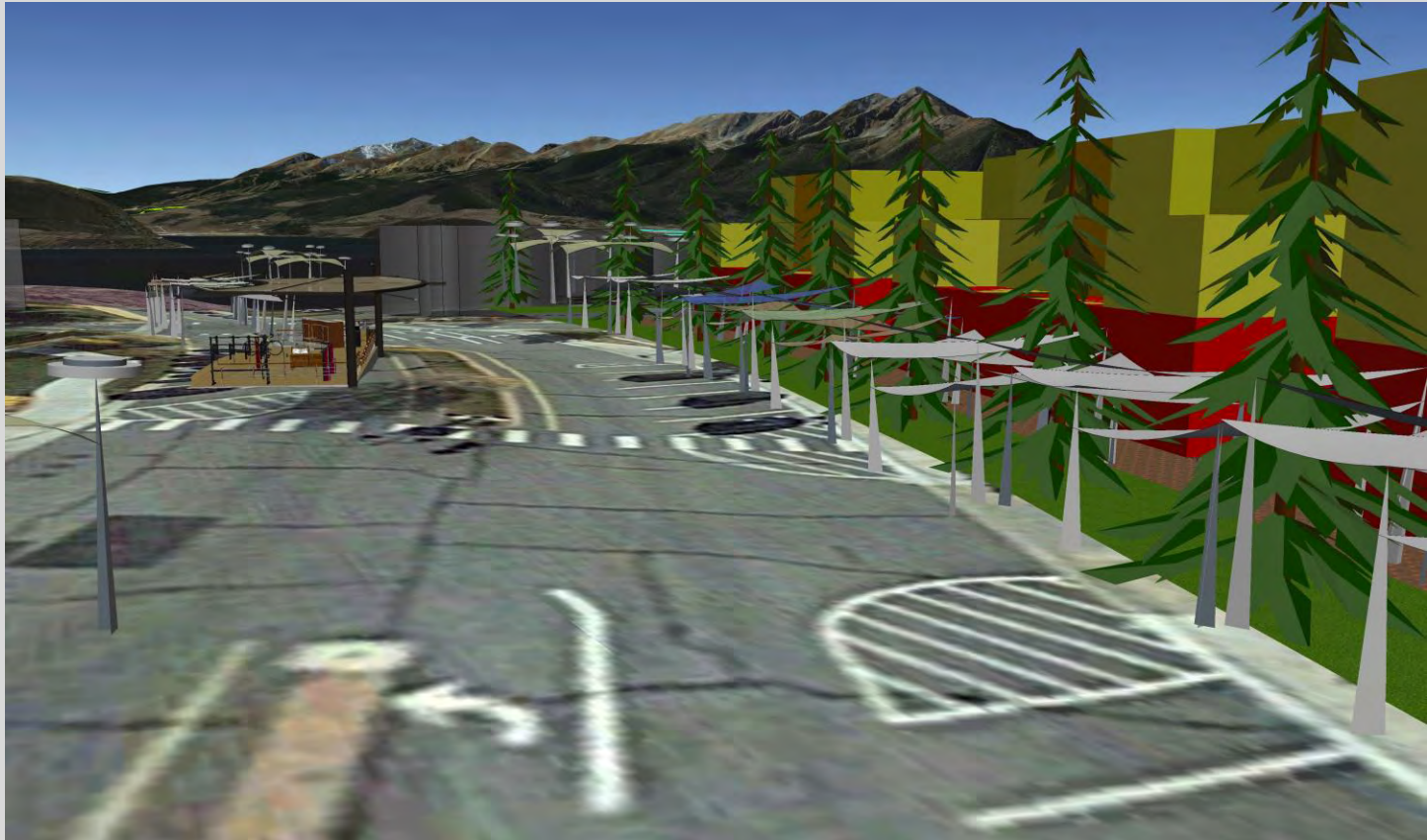
Jeff Bader, Nora Bland, Joey Cathcart, Mark Christensen, Lorin Crandall, John Featherstone, Jenny Godwin, Jamie Grim, Rose Haag, Steph Leonard, Ashley McFarland, Mara MacKillop, Molly Marcucilli, Dillon McBride, Jackie Slocombe, Stefi Szrek, Andrew Williams, David Wise, and Korkut Onaran, Ph.D, (instructor).

July 13, 2018



SHORT TERM: PARKING POP-UPS

Example: Outdoor multipurpose spaces along Lake Dillon Drive.



THE CORE AREA

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).

July 13, 2018



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



THE CORE AREA

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).

July 13, 2018



SHORT TERM: SIGNAGE

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



THE CORE AREA

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).

July 13, 2018



SHORT TERM: SIGNAGE



THE CORE AREA

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).

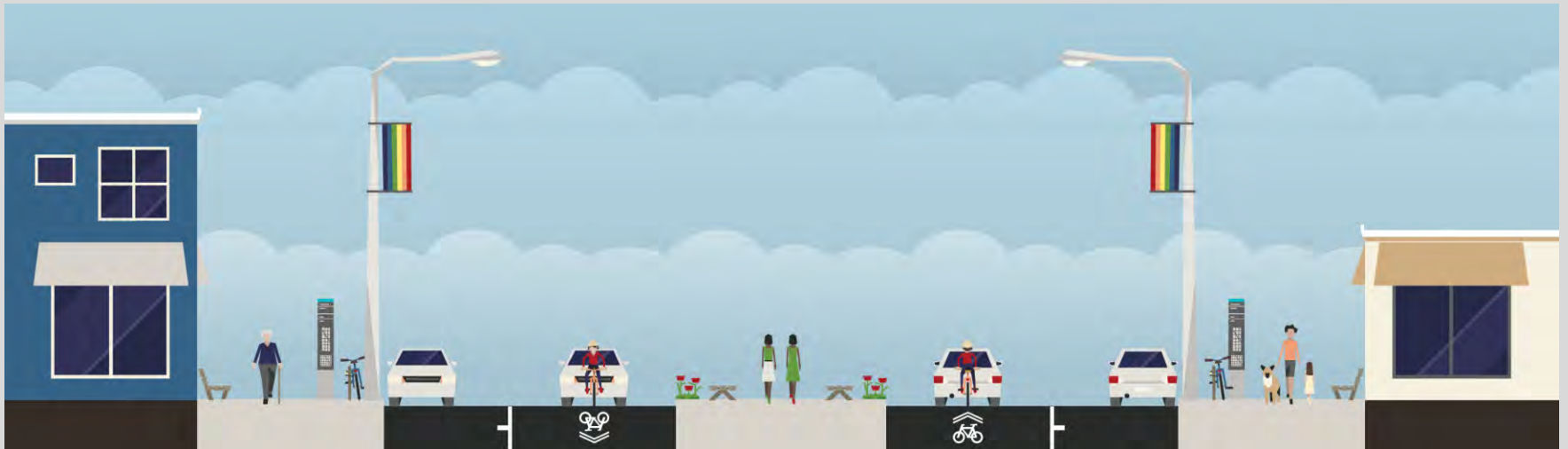
July 13, 2018



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

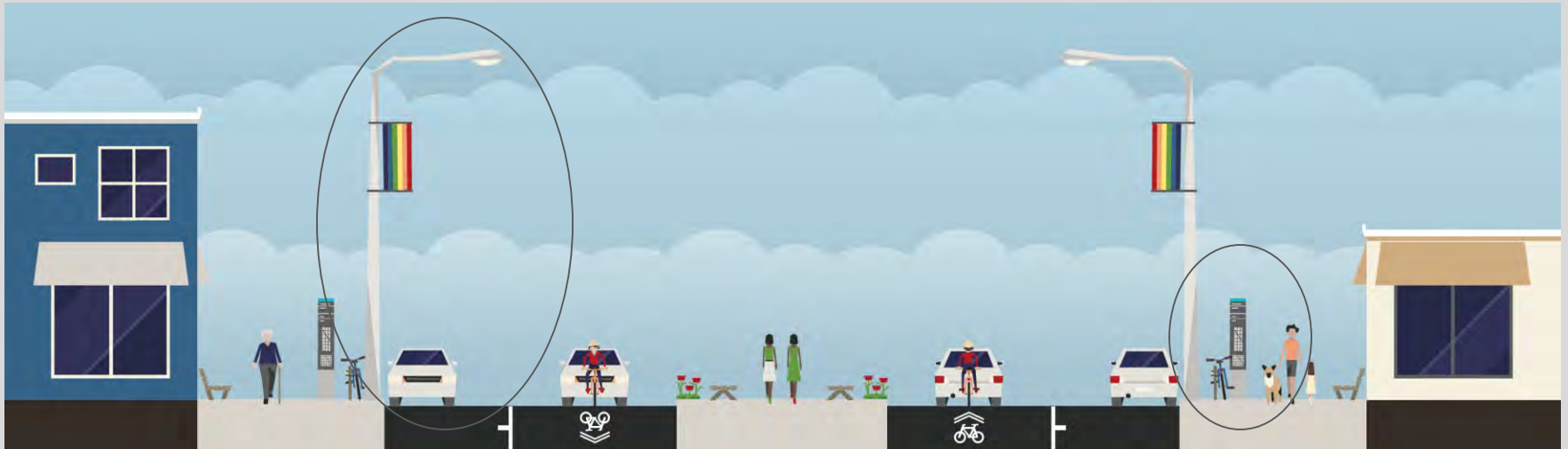
Jeff Bader, Nora Bland, Joey Cathcart, Mark Christensen, Lorin Crandall, John Featherstone, Jenny Godwin, Jamie Grim, Rose Haag, Steph Leonard, Ashley McFarland, Mara MacKillop, Molly Marcucilli, Dillon McBride, Jackie Slocombe, Stefi Szrek, Andrew Williams, David Wise, and Korkut Onaran, Ph.D, (instructor).

July 13, 2018



MID TERM: WAYFINDING AND SIGNAGE

Install pedestrian-oriented signage and wayfinding



THE CORE AREA

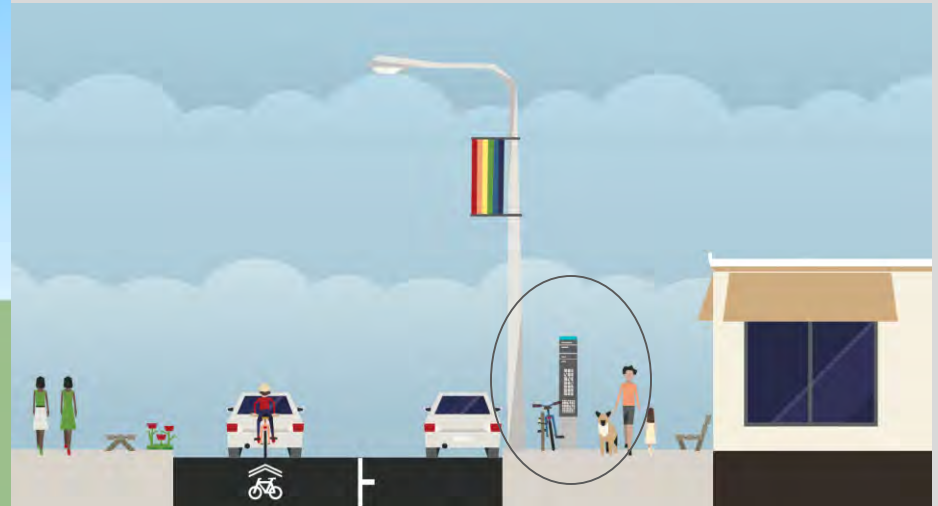
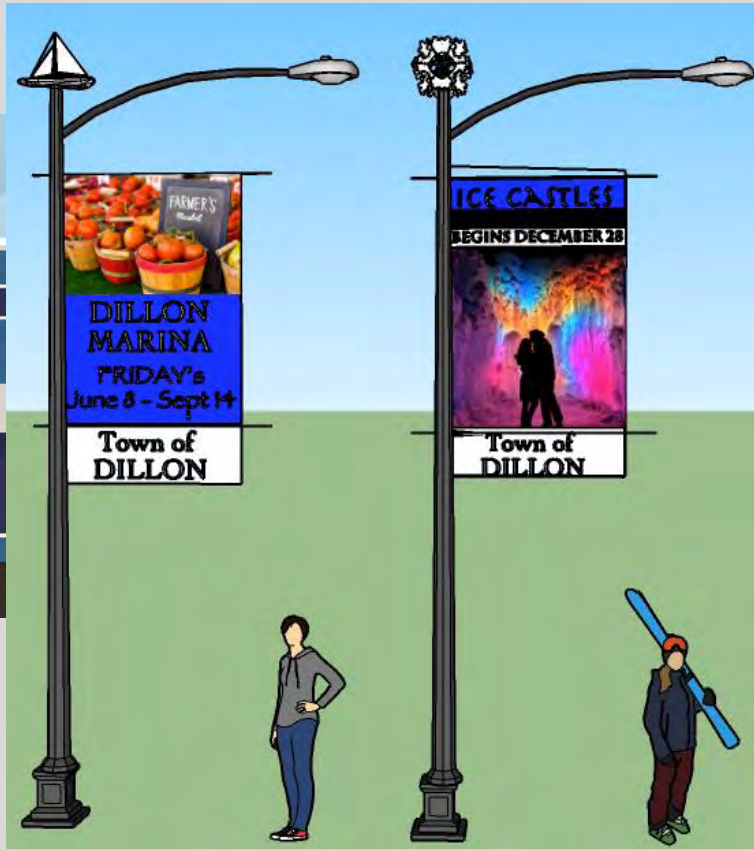
Jeff Bader, Nora Bland, Joey Cathcart, Mark Christensen, Lorin Crandall, John Featherstone, Jenny Godwin, Jamie Grim, Rose Haag, Steph Leonard, Ashley McFarland, Mara MacKillop, Molly Marcucilli, Dillon McBride, Jackie Slocombe, Stefi Szrek, Andrew Williams, David Wise, and Korkut Onaran, Ph.D, (instructor).

July 13, 2018



MID TERM: WAYFINDING AND SIGNAGE

Install pedestrian-oriented signage and wayfinding



THE CORE AREA

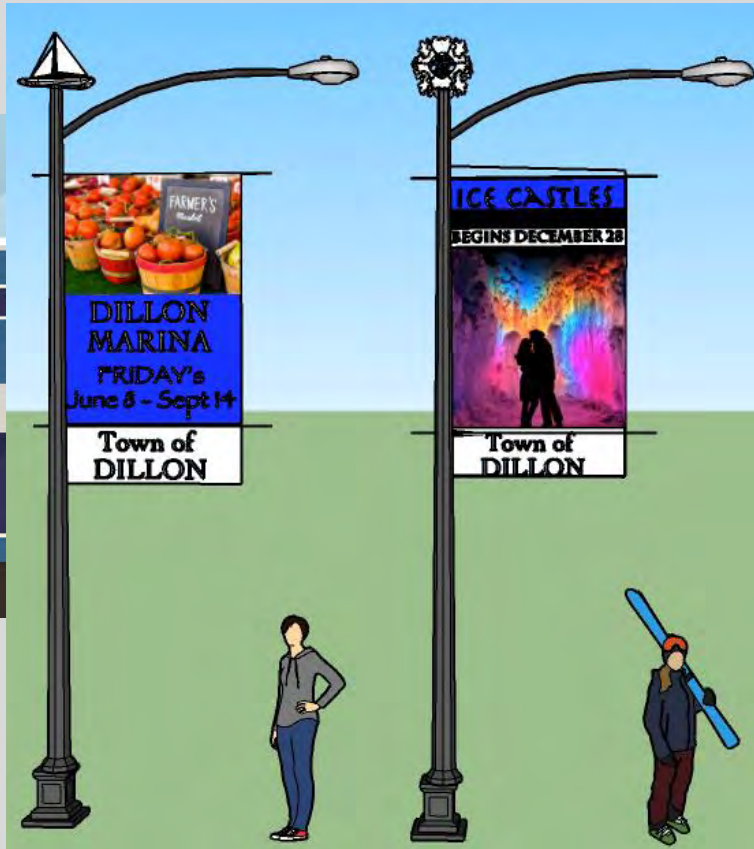
Jeff Bader, Nora Bland, Joey Cathcart, Mark Christensen, Lorin Crandall, John Featherstone, Jenny Godwin, Jamie Grim, Rose Haag, Steph Leonard, Ashley McFarland, Mara MacKillop, Molly Marcucilli, Dillon McBride, Jackie Slocombe, Stefi Szrek, Andrew Williams, David Wise, and Korkut Onaran, Ph.D, (instructor).

July 13, 2018



MID TERM: WAYFINDING AND SIGNAGE

Install pedestrian-oriented signage and wayfinding



THE CORE AREA

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).

July 13, 2018



LONG TERM: REDEVELOP MALL

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



THE CORE AREA

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).

July 13, 2018



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.

THE CORE AREA

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).

July 13, 2018



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

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).

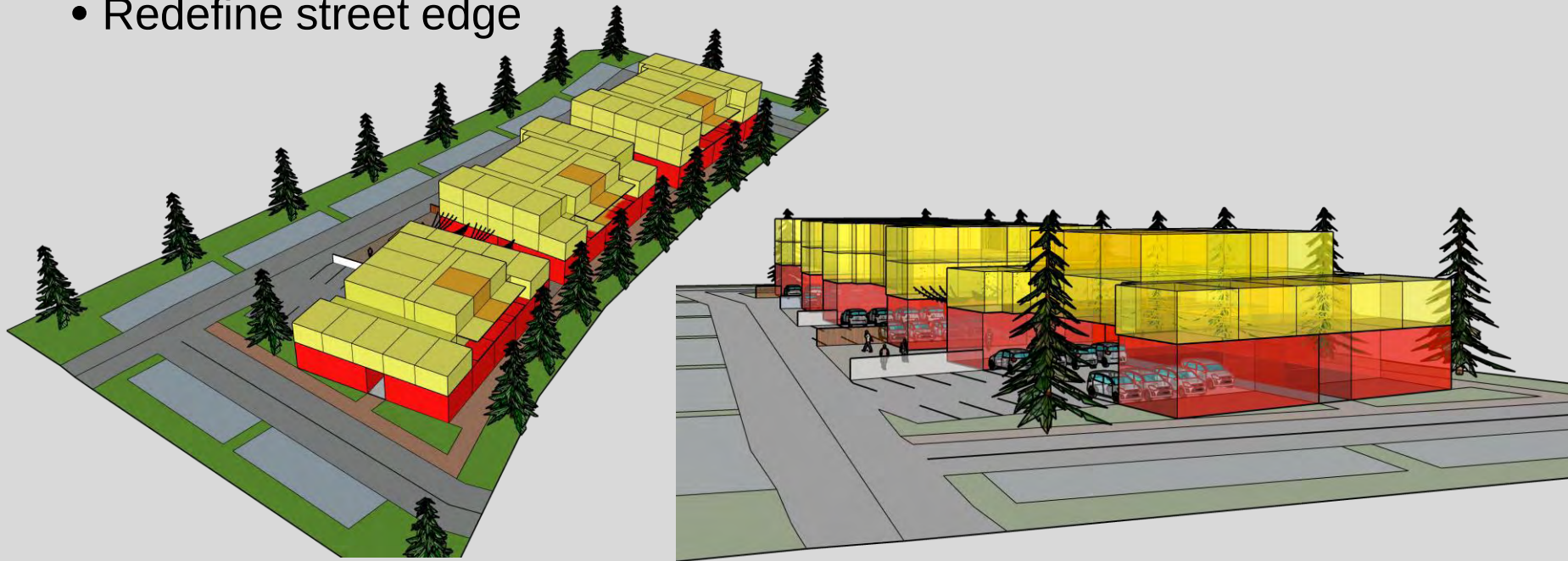
July 13, 2018



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 ft² of retail and office space
- Redefine street edge



THE CORE AREA

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).

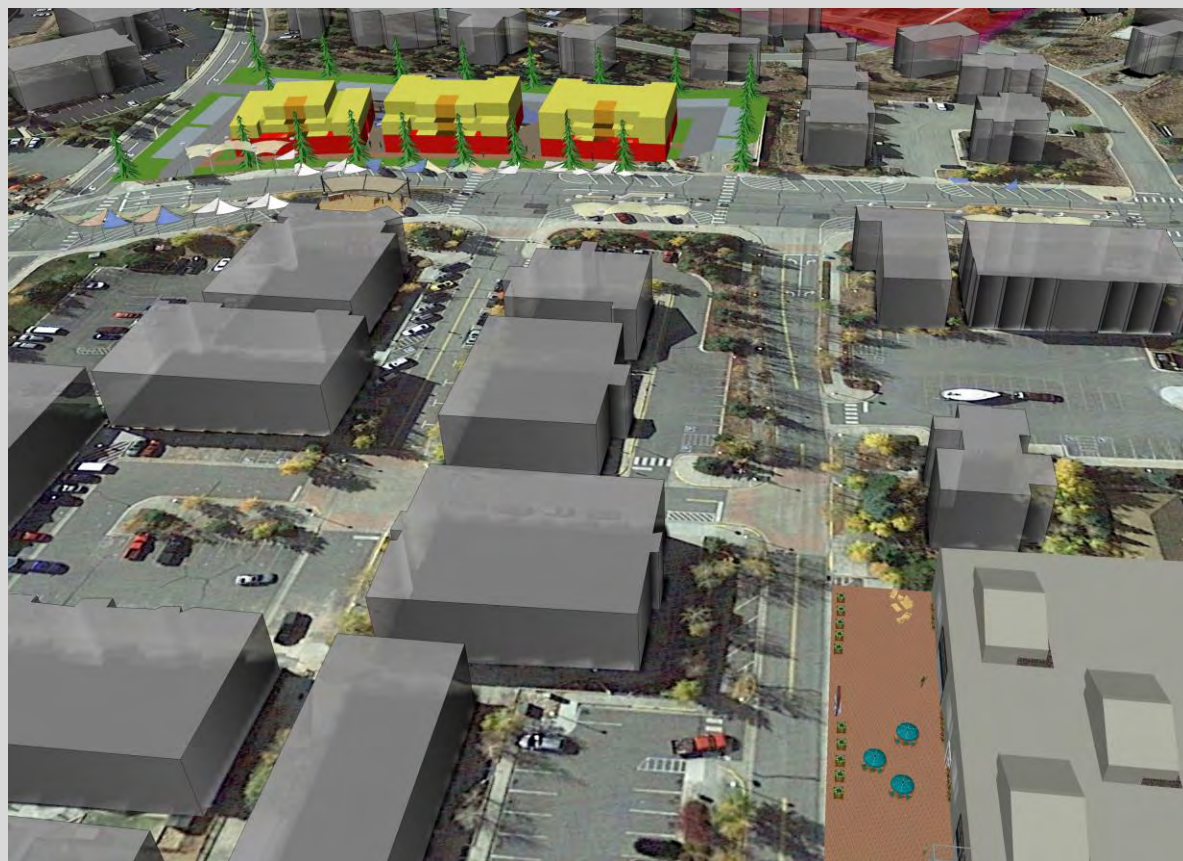
July 13, 2018



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

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).

July 13, 2018



CORE AREA MATRIX

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

THE CORE AREA

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).

July 13, 2018



LAKEFRONT REDEVELOPMENT



LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



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



LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



MARINA VISION



LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



Service Uses Map Key

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



2008 Marina Plan



Proposed

LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



PROGRAMMING

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



LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



ACCESS IMPROVEMENTS



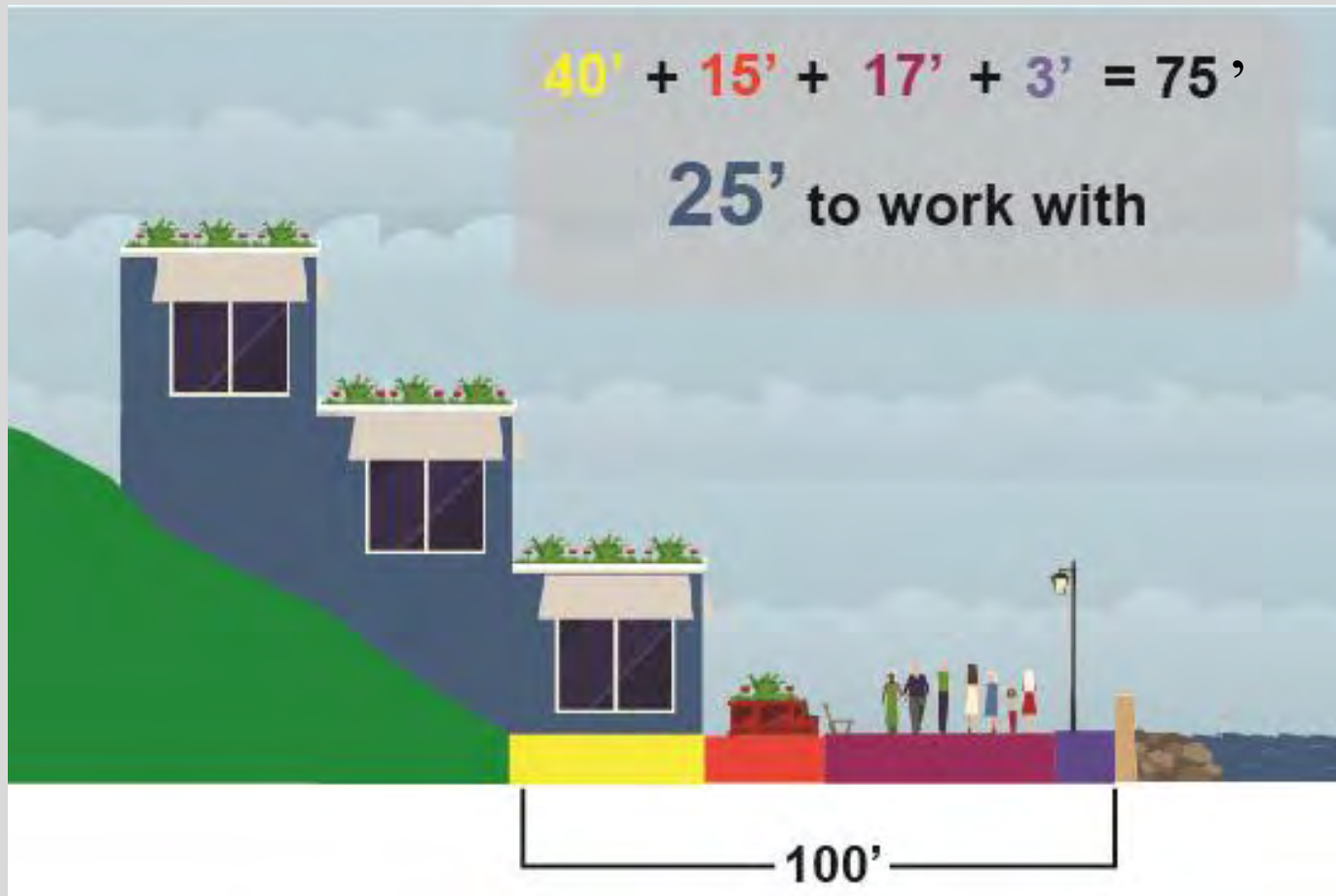
LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



DILLON BOARDWALK



LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



MIXED-USE DEVELOPMENT



LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



MIXED-USE DEVELOPMENT



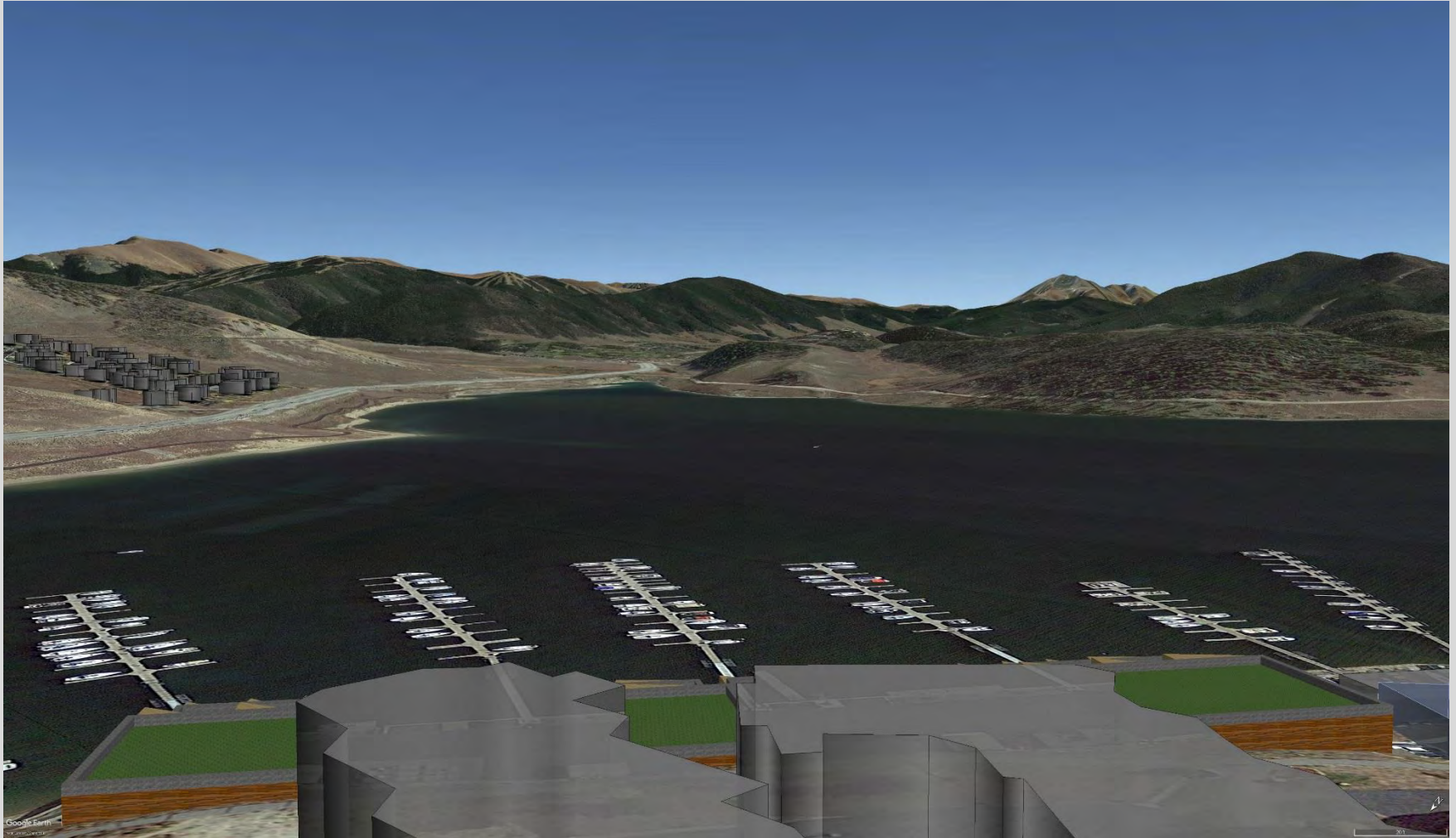
LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



MIXED-USE DEVELOPMENT



LAKEFRONT REDEVELOPMENT

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).

July 13, 2018



IMPLEMENTATION

Policies

- Zoning
 - New Lakefront Mixed-Use District

Partnerships

- Existing businesses
- Targeted industries

Physical Improvements

- Excavation of hillside
- Road/access improvements





THANK YOU QUESTIONS?

LAKEFRONT REDEVELOPMENT

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).

July 13, 2018