

# EDAC Priorities Preliminary Poll

September 2022

# Priority 1

- One. Request that the Town Council discuss the potential to allow **zoning changes**, such as town **height restrictions**. If **building height** increases are a consideration **underground parking** can be accommodated. EDAC needs their guidance so we can make decisions with future recommendations.
- One. Increasing the number of people who live [ **residential density** ] in Town core. Focus on adding **density** to the **town core** via **redevelopment** of **commercial** / town owned land into **multifamily projects**. We need people to live in the town to support any **new commercial projects** you hope to bring in. It's unrealistic to assume we will be able to poach customers from Breck/Silverthorne in the short term so we really need to get a higher population base into the Town if we want to **attract A+ businesses**.
- One. **Town Core**
- One. Study the MSA plan [ **Town Core Master Plan** ] and see what we can implement - working on getting the **infrastructure** in at the **Marina**. Look and **reassess the Tikki Bar** and other improvements to **marina**
- One. Removal or complete redo of the **Payne Building**. It is a serious impediment to fulfilling the vision of **town core redevelopment**. I cannot imagine any tenants who would want to invest in retail/f and b (think **coffee shop**, etc . . . ) deciding to movements the building. And continue to **develop the open space/green space/walkability/connectivity** with an emphasis on drawing people to the **lakefront**.
- One. The town should invest in a **parking structure** so that we are able to have enough parking to **support businesses and events**. **Centralized parking** would also make more land in the **town core** available for **commercial** and **residential** use.
- One. Develop a plan to **build/attract customer facing businesses** to the **town core** to **give people a place to meet centrally and gather socially**.
- One. **Parking Garage [ Structure ]**

# Priority 2

- Two. Determine whether the town will **charge developers for the land**, such as occurred with Sail Lofts, or will they **retain and maintain the "envelopes" that surround the properties**, or some combination of the two.
- Two. **Simplifying the permitting and construction process**. Overall the Town is quite easy to work with here but I can tell you that doing anything, even something as simple as installing a door in a commercial unit, can be extremely time consuming and costly. This needs to be simplified and there are ways to utilize the Town **staff**, who are great to work with, to assist here, IMO.
- Two. **Marina**
- Two. Look at the **Town Core redevelopment - Payne building** and those buildings that need work - figuring out solutions with the business owners. **Town to purchase and redevelop** is needed.
- Two. **Emphasize the arts** in order to **attract** folks to the **downtown core**. There should be an opportunity to **leverage the amphitheater** in this effort. Losing the Lake Dillon Theater Co. was a big blow but there is more to the **arts** than just community theater.
- Two. The town should form a committee to **promote arts and culture within the town core**. The goal of the committee should be to recommend ways the town can **encourage public art and spaces for art** within the **town core** area
- Two. **Bring back events to the town of Dillon to town core, events** of all sizes.
- Two. **Increased Resident Density**

# Priority 3

- Three. Create a plan that is attractive enough to present to **building owners** to **motivate** them to take action on **facade/property improvements**.
- Three. **Parking** - 5 years ago the Town had a **parking consultant** come in and conduct a study. The end result showed the Town had 500 **excess parking spots** so the Town sold off a few for the Sail Loft projects. While that was a fantastic idea at the time, it now has created a host of other problems. My personal belief is the Town needs a fairly large **public parking structure** somewhere nearby to handle all of the traffic we hope to create. Would potentially be a great use of **DURA funding**. Or, **amend the code** to allow for **greater density without additional parking**.
- Three. **Workforce housing**
- Three. **Work with investors** - and **help business owners** to **build** and **create density** in the town.
- Three. Continue the solid work that **staff** has done regarding **creating events** like the **hockey tournament**. The **ice on the lake** for 3-4 months can be very attractive for a number of **events** (assuming the DWB is supportive).
- Three. The town should reexamine **building codes and zoning regulations** that would allow for **more density** in the **town core** area while still **preserving the character** of the town that **residents** appreciate.
- Three. Enhance **micro transportation** throughout the town of Dillon in order for people to get from one part of town to another **without the reliance of their own personal vehicle**. This could be helpful for local employees within Dillon as well.
- Three. **Increased retail and mixed use**, including **restaurants**, **coffee shops** and another **hotel**

# Priority 4

- Four. Select a **town plan** that fits with the guidance provided by Town Council. Create **timelines and budgets, select developers**, get Council approval and **present the plans to residents**.
- Four. Lean into use of **DURA funds**. There are many ways to do this and the Town should be approaching all current **business partners** for **ideas** and **brainstorming**.
- Four. **Codes**
- Four. **Retail** and **coffee shops** - talk with inventors [ **investors** ] for **solutions** and **ideas**
- Four. Begin the process of thinking about **relocating the fire station to the cemetery property**.
- Four. The town should have a plan for how to **move government buildings out of the town core** so that there is more space for **residential and commercial developments**.
- Four. Create better **incentives** for people to add **accessory apartments** to existing structures so they create more **local housing** and they can benefit from additional income for their family.
- Four. **Marina restaurants** and **retail shops (replace Tiki Bar)**

# Priority 5

- Five. **Coffee shop!**
- Five. Find a way to **market local businesses** around **Town events** (concerts/lake events) in order to support their efforts.
- Five. **Parking** - We have already implemented **paid overnight parking** with Interstate Parking - figure out where **parking structure** could be place and a **year-round restaurant**
- Five. The town should continue to **invest** substantially in the **waterfront** along Lake Dillon, promoting **commercial** usage as close to the shore as is **environmentally responsible**. The town should **disincentive parking along the waterfront**
- Five. **Create** better **way-finding** and information about **trail etiquette** to **educate people** about taking care of our **forests** and **preserving the way things are** here so they will **remain beautiful** in years to come.
- Five. Implementing **Town Core Master Plan** as approved - **park, walking path, gathering places**

# Highlights of Priorities 1-5

Zoning changes. Height restrictions. Building height. Underground parking. Residential density. Density. Town core. Redevelopment. Commercial. Multifamily projects. New commercial projects. Attract A+ businesses. Town Core. Town Core Master Plan. Infrastructure. Marina. Reassess the Tikki Bar. Marina. Payne Building. Town core redevelopment. Coffee shop. Develop the open space/green space/walkability/connectivity. Lakefront. Parking structure. Support businesses and events. Centralized parking. Town core. Commercial. Residential. Build/attract customer facing businesses. Town core. Give people a place to meet centrally and gather socially. Parking Structure. Charge developers for the land. Retain and maintain the "envelopes" that surround the properties. Simplifying the permitting and construction process. Staff. Marina. Town Core redevelopment. Payne building. Town to purchase and redevelop. Emphasize the arts. Attract. Downtown core. leverage the amphitheater. Arts. Promote arts and culture within the town core. Encourage public art and spaces for art. Town core. Bring back events to the town of Dillon to town core. Increased Resident Density. Building owners. Motivate. facade/property improvements. Parking. Parking consultant. Excess parking spots. Public parking structure. DURA funding. Amend the code. Greater density without additional parking. Workforce housing. Help business owners. Build. Create density. Staff. Creating events. Hockey tournament. Ice on the lake. Events. Building codes and zoning regulations. More density. Town core. Preserving the character. Residents. Micro transportation. Without the reliance of their own personal vehicle. Increased retail and mixed use. Restaurants. Coffee shops. Hotel. DURA funds. Business partners. Ideas. Brainstorming. Codes. Retail. Coffee shops. Investors. Solutions. Ideas. Relocating the fire station to the cemetery property. Move government buildings out of the town core. Residential and commercial developments. Incentives. Accessory apartments. Local housing. Marina restaurants. Retail shops. Replace Tiki Bar. Coffee shop. Market local businesses. Town events. Parking. Paid overnight parking. Parking structure. Year-round restaurant. Invest. Waterfront. Commercial. Environmentally responsible. Disincentive parking along the waterfront. Create. Way-finding. Trail etiquette. Educate people. Forests. Preserving the way things are. Remain beautiful. Town Core Master Plan. park, walking path, gathering places.

# Priority Cloud

