

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
NOVEMBER 2ND, 2016 PLANNING AND ZONING COMMISSION MEETING**

DATE: October 21, 2016

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 06-16, Series of 2016; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A NEW DILLON AMPHITHEATER FACILITY LOCATED AT 201 LODGEPOLE STREET, DILLON, COLORADO.

SUMMARY:

The Town received a Level III Development application for the construction of a new Dillon Amphitheater Facility located at 201 Lodgepole Street, Dillon, Colorado. The Town of Dillon has submitted the application for this proposed facility. The proposed Dillon Amphitheater Facility will include (4) four new buildings that would replace the existing (4) four Buildings. The project includes ADA accessibility improvements, a new pedestrian event plaza, an enlarged lower plaza between the stage and the concrete seating bowl, a new loading dock area and backstage parking zone, widened sidewalks and stairways and additional landscaping.

Application Type:	Level III Development Permit
Development Name:	Dillon Amphitheater
Project Architect:	Sink Combs Dethlefs, Denver , CO
Project Address:	201 Lodgepole Street
Lot/Block/Subdivision:	Dedicated Town Park Land per Reception No. 108838
Parcel Zoning:	POS (Parks and Open Space)
Allowed Building Height:	35' plus an additional 8' for non-habitable architectural elements
Allowed Yards (Setbacks):	To be determined by the Planning and Zoning Commission
Allowed Building Coverage:	To be determined by the Planning and Zoning Commission

AMPHITHEATER HISTORY

The Dillon Amphitheater has been a major asset to the Town of Dillon for over 30 years. The current configuration amphitheater was created back in the mid 1990's, when a new stage building was constructed and a third section was added to the concrete seating bowl.

Prior to the mid 1990s improvements, the amphitheater consisted of two of the concrete bleacher sections and different stage building as seen in the 1991 aerial photo below. It is easy to forget that not too long ago, the amphitheater was surrounded by a thick tall forest prior to the Lodgepole Pine Beetle epidemic which killed 90% of the trees in the park.



Dillon Amphitheater Aerial Photo Dated, September 22, 1991.

PARCEL INFORMATION:

The Parcel that the amphitheater sits on is a piece of land dedicated as parks property in 1968 under Summit County Reception Number 108838. This publicly owned parcel is the tract of waterfront land between the condominiums and Dillon Reservoir, and extends from Gold Run Circle on the east end to the Dillon Dam Road on the west end.

The parcel dedication language is as follows:

“...have laid out and platted the same into a park and streets as shown here on and do hereby dedicate to the perpetual use of the public, the platted park for cultural and recreational purposes for the benefit of all citizens, and streets, as shown hereon.”

The Dillon Amphitheater is the main “cultural” facility presently constructed on the parcel, and upgrading and rebuilding the facility is consistent with the dedication language on the plat.

OVERVIEW OF THE PROJECT AND IMPROVEMENTS:

In general, most of the existing amphitheater and the existing four (4) buildings will be demolished except for the concrete seating bowl. The major goals of the proposed facility are as follows:

- Increased Restroom Capacity
- Better Concession facilities and offerings
- Ticket Box Office for the possibility of hosting several paid concerts each year
- Increased internal circulation
- Flatten out the grass seating bowl for comfort
- Widen stairways and provide better lighting after shows
- Improved ADA access and more accessible seating options
- Maintain and improve the dancing area next to the stage.
- Add water and sewer facilities to the stage building
- Add greenrooms/dressing rooms for performers behind the stage
- Add a loading dock

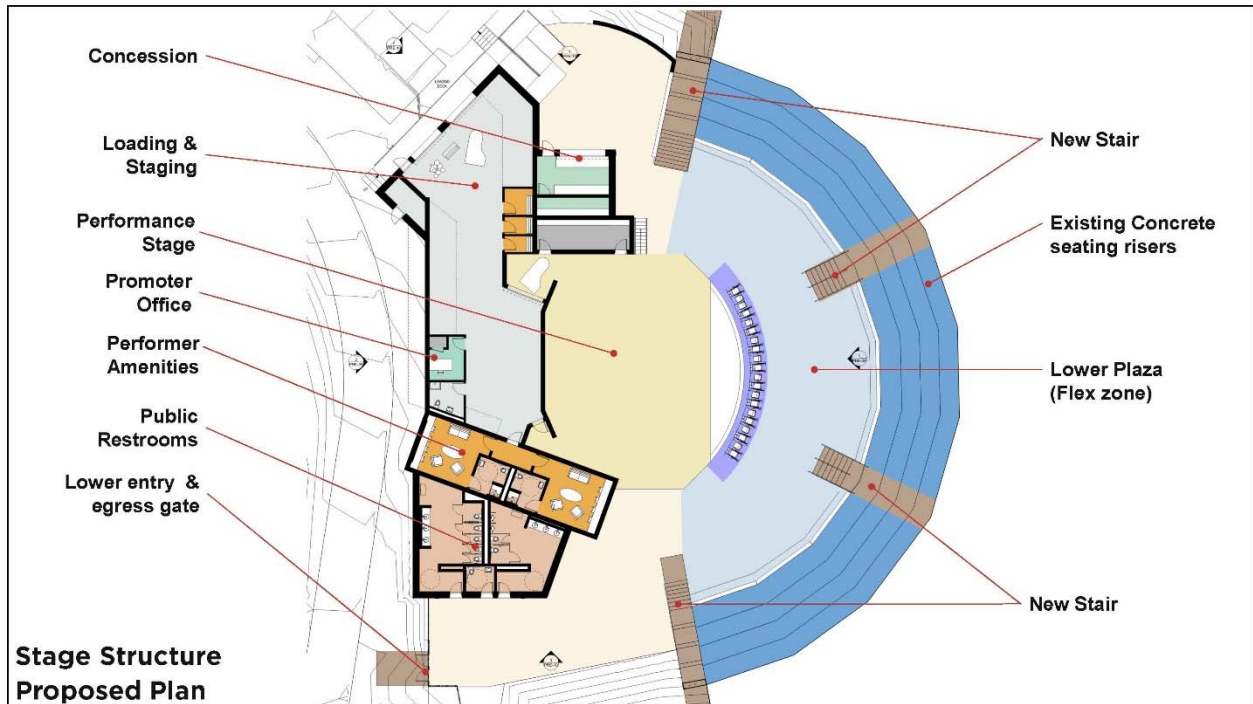
STAGE BUILDING AND LOWER PLAZA:

The new stage building will consist of (2) two greenrooms to accommodate two different acts. Each greenroom will be equipped with an accessible bathroom complete with a shower. The green rooms will have furniture and a makeup counter and mirror setup.

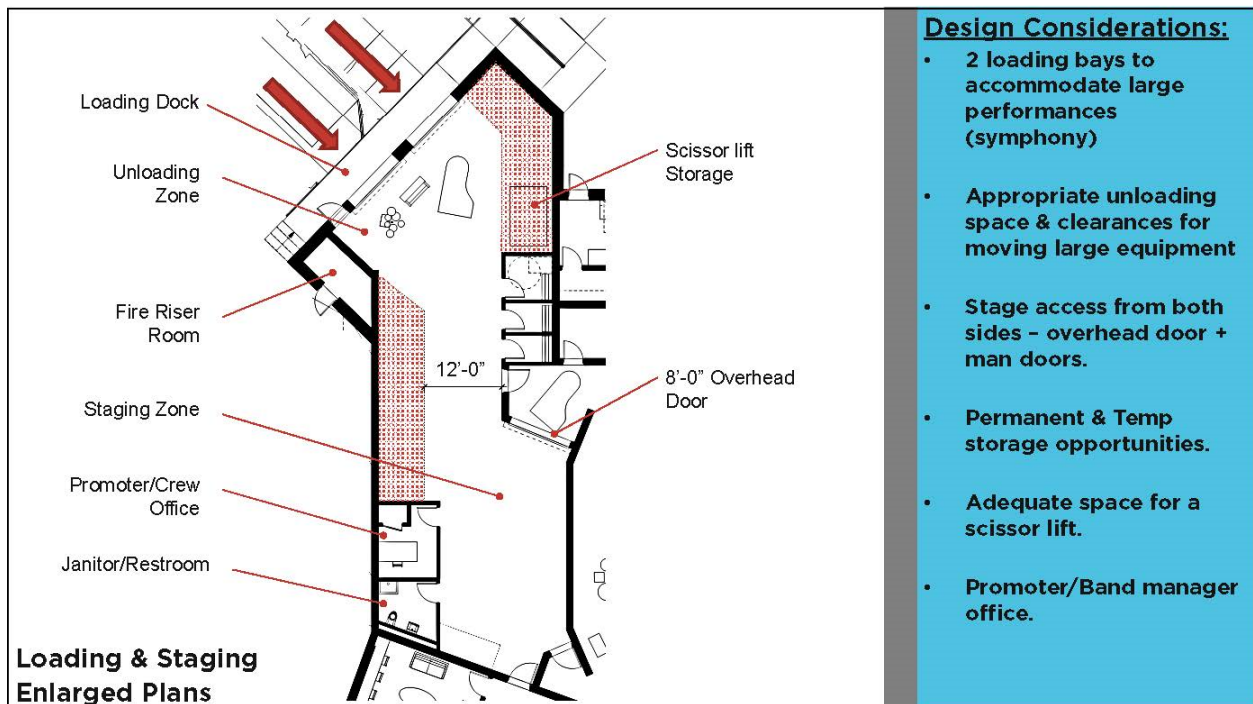
The backstage area is expanded to provide storage and an office for tour managers. Three additional dressing rooms are also designed in the backstage area. A janitorial closet with an additional restroom was added for backstage workers and employees who do not have access to the greenrooms. The backstage storage area will also accommodate a genie lift for working on overhead lighting and sound equipment.

The stage building will also have a small concession located on the street side of the building.

A new permanent sound booth will also be constructed at the back of the center concrete seating bowl.



The stage will be served by a new loading dock with two bays. One bay will be at grade level for small acts that come in cars and vans; a second loading bay will be designed with a 4' dock height to accommodate larger acts and trucks that carry large equipment such as pianos and timpanis.



Next to the dock area on the north side of the building is a small backstage parking area with an accessible parking space and a trash enclosure.

The stage building will also have a new restroom facility located at the lower plaza level. The restroom will have 4 men’s stalls, 5 women’s stalls and a family restroom. It is contemplated that these restrooms would be open during the summer months to accommodate recreation path users and fishermen. This will be a great community asset.

Performer Enlarged Plans

Design Considerations:

- 2 Green rooms each with an accessible shower, per promoter recommendations.
- Shared green room entrance to save space and preserve privacy
- Janitor closet with backstage restroom for crew & staff use.
- Accessible restrooms with appropriate view baffles.
- Accessible family restroom.

The new stage is larger than the present stage and is designed to accommodate a full orchestra. The stage will be designed to be 42” above the lower plaza in order allow concrete seating bowl spectators to see over the dancers.

Performance Stage Enlarged Plan

Design Considerations:

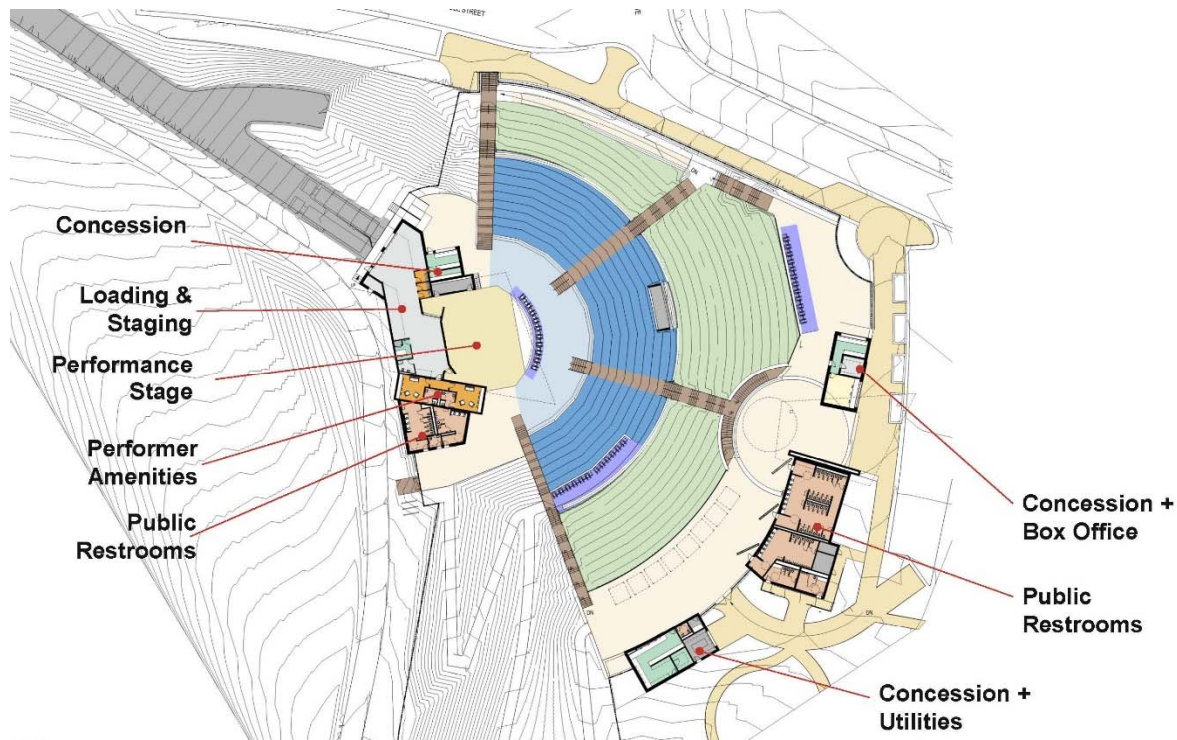
- Stage is ~42’ wide by 63’ deep, standard is 40’x60’ if square.
- Adequately sized to accommodate a _____ piece orchestra.
- Doors located around corners to shield backstage areas
- 3 changing rooms in addition to green rooms (large acts)
- Concession with 2 points of sale located out of direct sight.

The new lower plaza area in front of the stage is a flexible space and can be programmed with temporary seating if needed for a paid concert event.

The loading dock and lower backstage parking area is access by a 12% access ramp to meet the grade challenges between the Lodgepole street grade and the Amphitheater Stage building. At this time, the Town Code does not have any requirements with regards to loading dock ramps. After checking with trash haulers, trucking companies and tour bus companies, the Town Engineer as concluded that a 12% grade will reasonably accommodate most vehicles that need backstage access. It should be noted, that in general the amphitheater is summer/fall venue and won't typically be used in the winter for performances.

SITE AND GRASS SEATING BOWL IMPROVEMENTS:

The grass seating bowl will be regraded to a 19.5% grade which is much lower than the existing bowl which can be in the 35% grade range. This will be much more comfortable to sit on. The stairs will be rebuilt through the grass seating bowl with an effective 8' width to better accommodate internal circulation. A new retaining wall along Lodgepole Street will drop the grass seating bowl about 4' below the street grade. A new 5' wide sidewalk behind the north grass seating bowl has been added to allow circulation within the venue.



The site will have two major access points at the upper level. The first access point is off the main parking lot between the box office building and bathroom building. A covered roof element between the buildings will draw people to this entry point. A secondary entrance will be located to the northwest of the grass seating bowl in the same location as existing. A third entry point off the recreation path will be installed to the south of the stage building.

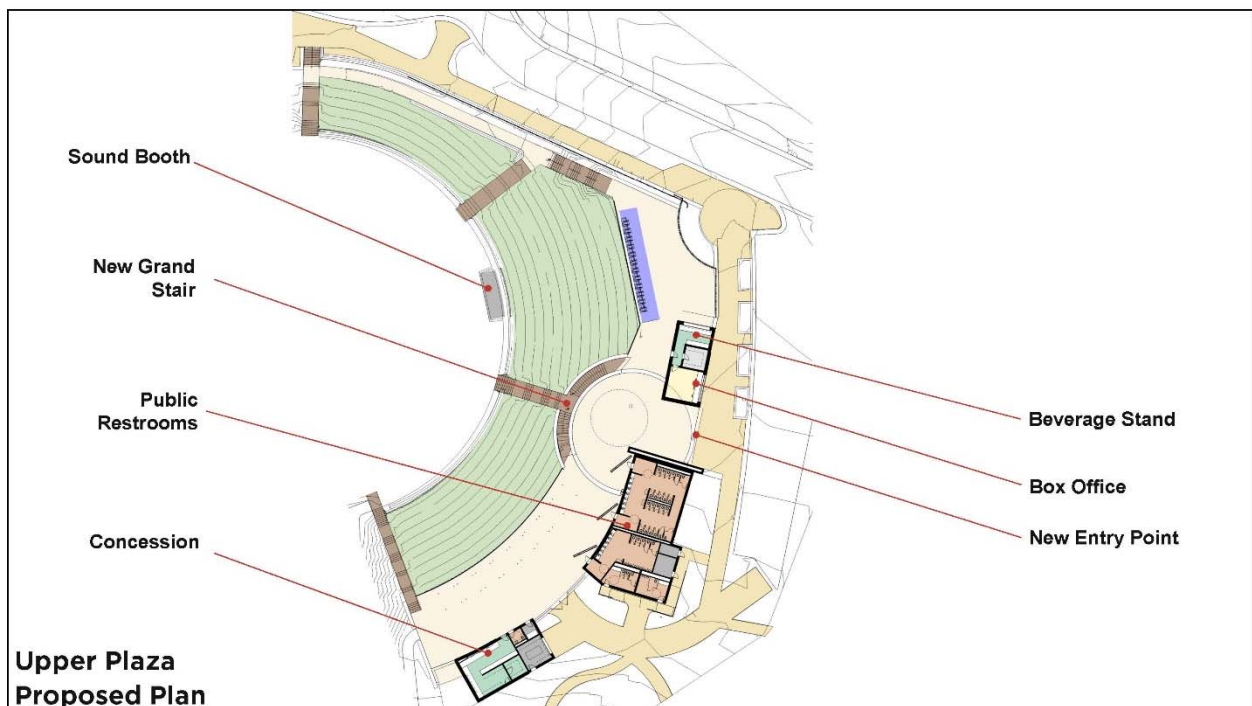
A new handicap ramp to the south of the concrete and grass seating bowls will be constructed to get from the upper plaza level all the way down 27' vertical feet to the lower plaza area. The new ramp will be designed with a large flat park segment half way down. This ramp will also provide access to a new Accessible seating area at the top of the concrete seating bowl on the south side. The mid-level park element will replace the historical pocket park located next to the existing recreation path. Three lookouts will be constructed to reinstall some of the historical pocket park elements and get these viewpoints almost 20' above the existing path.

A new stairway section will be added along the south end of the grass and concrete seating bowl.

A new perimeter will be installed around the entire facility to establish a liquor control boundary. The fence along Lodgepole Street and the main plaza will only be 36"-42" high. The lower fence separating the bike path and the amphitheater will be 6'-7' high and will have a gate to access the lower restrooms from the recreation path.

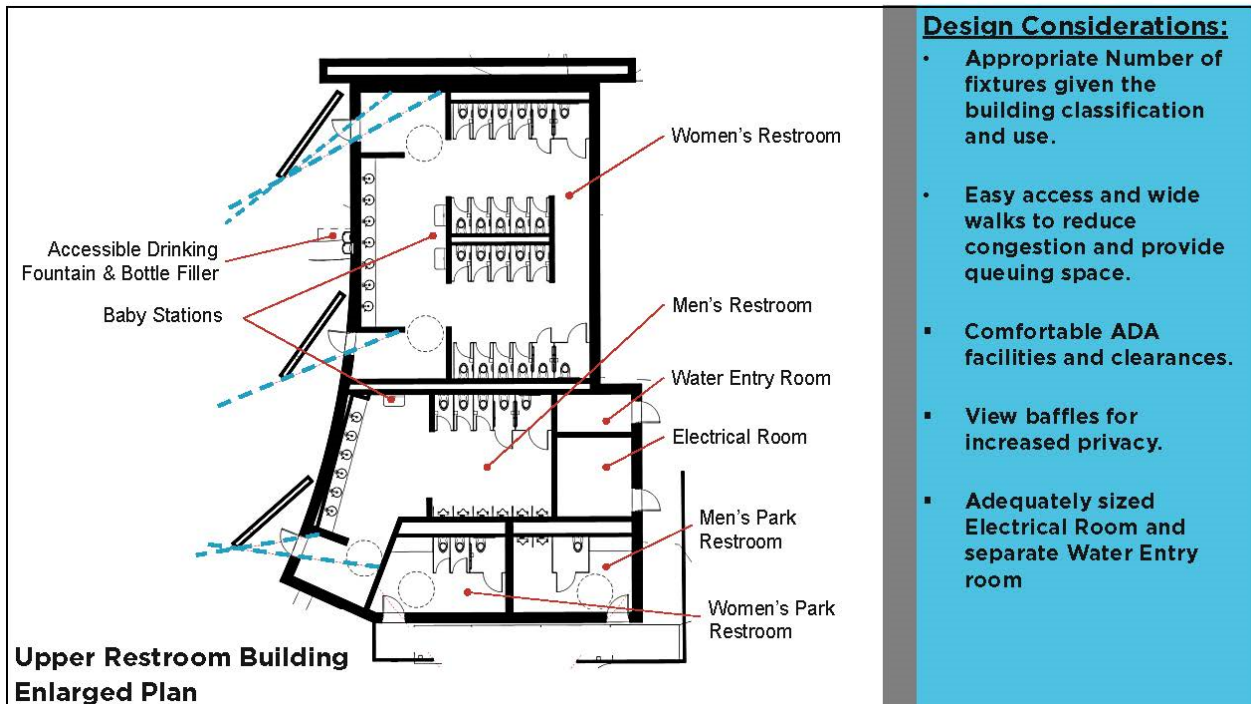
UPPER PLAZA IMPROVEMENTS AND BUILDINGS:

The Upper Plaza area will consist of three new buildings and a space for farmer's market booths. The buildings were aligned in a north south direction similar to the existing configuration.

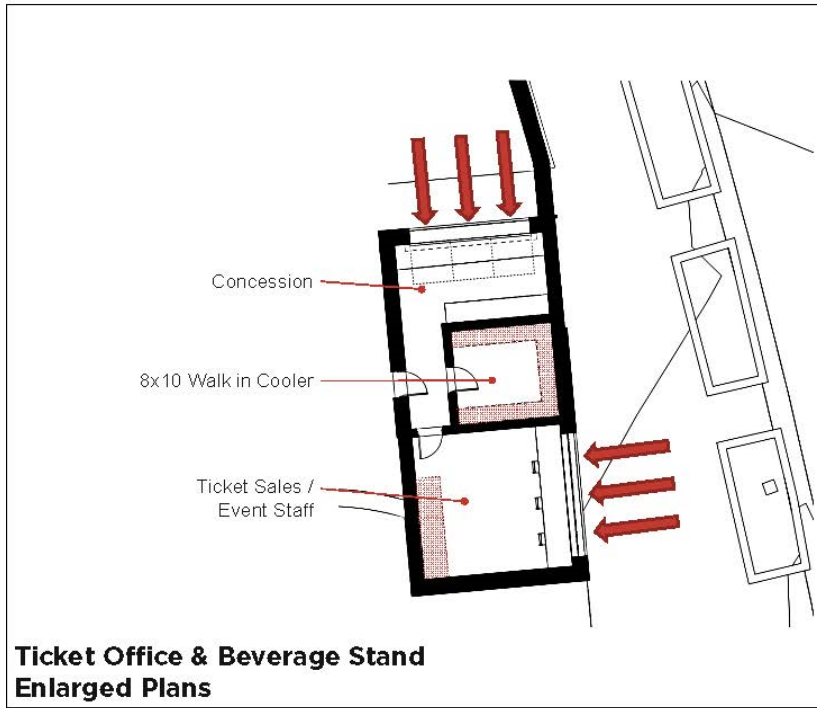


A new upper plaza area will be constructed to the west of the bathroom and concessions building which can support up to (8) eight 10'x10' farmer's market booths for additional food or drink options. The new plaza area will be accessed by a concrete service drive between the concessions and bathroom building which allows vendors to drive from the parking to the upper plaza area.

One of the highest priorities with the new amphitheater was to increase restroom capacity. Presently this large facility is served by 4 men's and 4 women's restroom stalls which is very inadequate. The Town typically provides 10 or more portable restroom units during the summer to help meet the demand. The new building will have 11 men's restroom stalls and 22 women's stalls. This building will also have a new park side men's restroom with three stalls, and a companion park side women's restroom with 3 stalls as well. These additional 6 restroom spaces are accessed off the south side of the building and are intended to be used all summer long for park and pavilion users during the day and early evening. The main amphitheater restrooms would be locked during the day except for events in the amphitheater, to minimize cleaning.



A new box office building will be constructed north of the bathroom building. Half of this building will be a wine/beer concession and the other half will be a ticket booth with ticket windows along the parking lot side of the facility. A walk in cooler will be constructed in the middle of the building to store kegs, wine and soda. West of the box office building a large block of accessible seating will be maintained along a wall above the center grass seating bowl. See the figure on the next page.

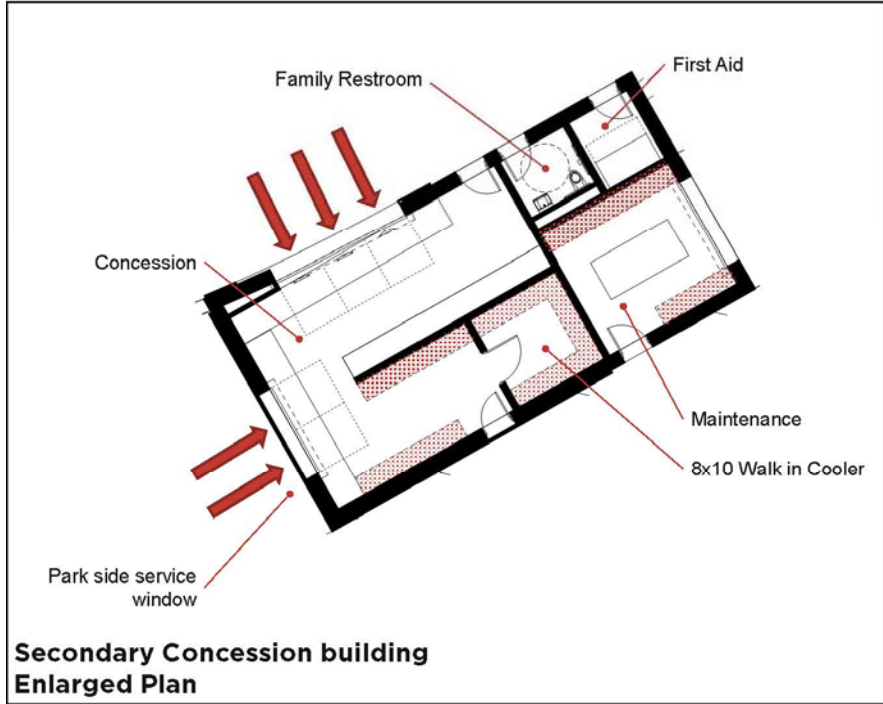


Design Considerations:

- Appropriate space for 3 points of sale.
- 10' Deep concession stand allows for 3'-6" service counter, 30" back counter, and adequate circulation
- Concession window not facing performance stage (light).
- Queuing space out of major circulation.
- Direct Access to walk-in cooler.
- Storage Opportunities.

**Ticket Office & Beverage Stand
Enlarged Plans**

A new concessions building is proposed south of the new bathroom building. This concession building will also have a small garage for park maintenance, a first aid room and an additional family restroom.



Design Considerations:

- Concession can serve both event and park.
- Appropriate space for 3 points of sale on Event side; 2 points of sale on Park side.
- Standard 10' Deep concession stand.
- 8x10 walk-in cooler.
- Adequate queuing
- Accessible Family Restroom.
- Parks Storage with room for a Mule Truck
- Small first aid with treatment table

**Secondary Concession building
Enlarged Plan**

PROPOSED ARCHITECTURE AND MATERIALS:

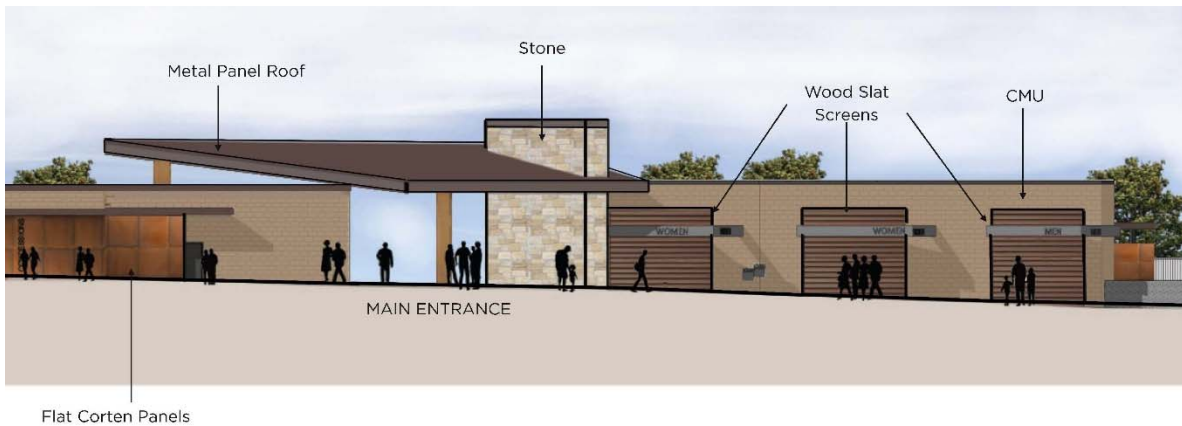
The proposed exterior of the buildings will be constructed with a combination of natural stone, CMU block, and wood siding/simulated wood siding, architecturally finished metals, and standing seam metal roofs. Color renderings of the stage and the box office/bathroom building are presented below.



Wood, Stone, & Steel

Main Entrance Elevation

Main entrance from the Parking Lot on the east side of the facility.



Wood, Stone, & Steel

Plaza Building- West Elevation

Back side of the Box Office and Restroom building facing the seating bowl and stage



Wood, Stone, & Steel

Stage Front Elevation

Front side of the new stage building – View from the center seating bowl



Wood, Stone, & Steel

Stage Building – Lake Side Elevation

Lake side of the new stage building

VISUAL IMPACT ANALYSIS:

The following three pages show photos of the proposed stage building before and after the construction from three different viewpoints. The architect was successful at maintain view corridors and limiting the impacts of the new facility to the views of the lake.

These drawings are presented to show the massing of the structure in relation to their surroundings.



STREET LEVEL VIEW - BEFORE



STREET LEVEL VIEW - AFTER:





HOTEL VIEW - BEFORE



HOTEL VIEW - AFTER:





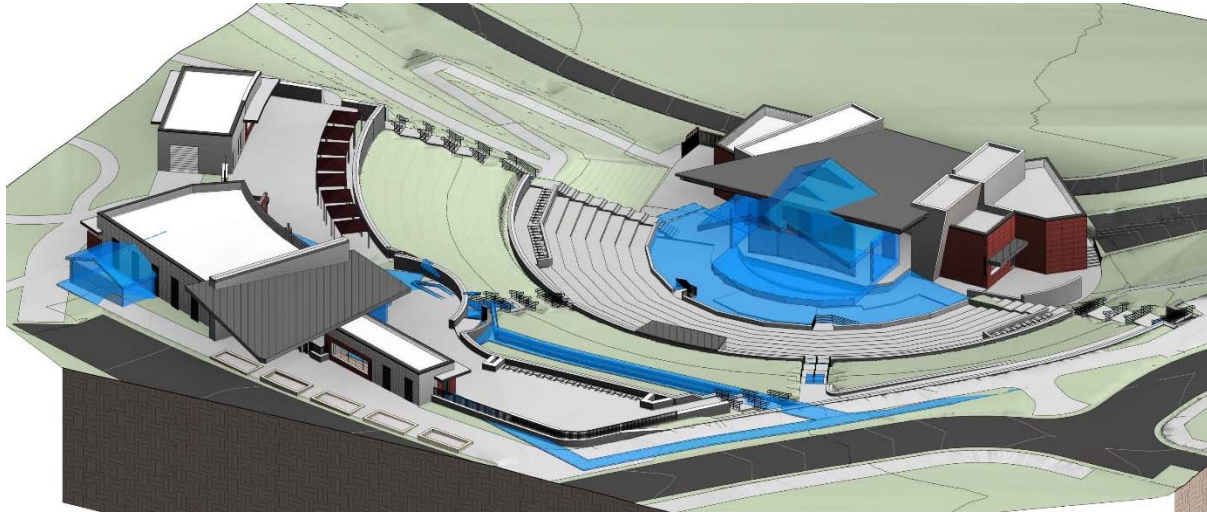
SPECTATOR VIEW - BEFORE



SPECTATOR VIEW - AFTER:



The following axonometric drawing shows how the old buildings, colored in blue, relate to the proposed buildings.



CODE ANALYSIS:

Permitted Uses: The proposed amphitheater facility is permitted as an accessory use in the Parks and Open Space (POS) zone district.

Yards (Setbacks): The POS zone district does not have any established setback requirements. Since the proposed facility is centered around the existing concrete seating bowl, the buildings were sited to accomplish the goals outlined above and provide ample space for circulation on all sides of the buildings.

Building Height: The POS zone district allows buildings that are 35' in height plus an additional 8' for architectural elements.

The stage building is 36.5' high, the southeast tip of the roof is the part that exceeds the 35' building height and is allowed by the additional 8' for architectural elements. So the stage building meets the requirements of the code.

The box office/bathroom building has a maximum height of 23.25', which peaks at the shared roof element between the two buildings.

The standalone concessions building has a height of 15.43'.

COMPLIANCE WITH THE DILLON COMPREHENSIVE PLAN:

The proposed facility is in compliance with the Town of Dillon Comprehensive plan and the improvement of this facility is listed as a community goal as follows:

Section 8: Community Facilities and Utilities, Section II. Town of Dillon Facilities, states that:

“Of these facilities, the marina and amphitheater are economic generators for the community as each brings visitors into the community for various events and activities.

The amphitheater was recognized by the community as an important asset and should be maintained and improved.”

So the improvement of the Dillon Amphitheater is a community goal as set forth in the Town of Dillon Comprehensive Plan.

PUBLIC NOTICE:

A public notice for this Level III development review at the November 2nd, 2016 Town of Dillon Planning And Zoning Commission meeting, was published in the Summit County Journal on Friday, October 21st, 2016, which meets the 7-14 day notice requirement.

A sign was posted on at the intersection of Lake Dillon Drive and Lodgepole Street next to the existing amphitheater fence on Friday, October 21, 2016.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 06-16, Series of 2016.

PLANNING AND ZONING COMMISSION ACTION:

The Planning and Zoning Commission may approve the application, choose to deny the application, or may continue the review of this application at a future meeting and request additional information.

ACTION REQUESTED: Motion, Second, Roll Call Vote.
Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Dan Burroughs, Town Engineer

Town of Dillon Planning Case No. 2016.107