



Town of Dillon

Urban Renewal Plan

Town of Dillon, Colorado

July 21, 2009

Prepared for:

Dillon, Colorado Town Council

Prepared by:

Leland Consulting Group



Town of Dillon

Urban Renewal Plan

Town of Dillon, Colorado

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Town of Dillon, Colorado

1.0 Introduction

1.1 Preface

This *Town of Dillon Urban Renewal Plan* (the “Plan” or the “Urban Renewal Plan”) has been prepared by the Dillon Urban Renewal Authority (the “Authority”) for the Town of Dillon (“Town”). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “Act”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

1.2 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for an urban renewal project. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the Town Council must find that the presence of those conditions of blight, “substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.”



The *Town of Dillon Conditions Survey*, prepared by Leland Consulting Group, dated October, 2008, which is attached hereto as **Attachment 1** (the "**Blight Study**"), demonstrates that the Town of Dillon Conditions Survey Area ("**Study Area**"), as defined in the Blight Study, is a blighted area under the Act.

1.3 Other Findings

The Area is appropriate for one or more urban renewal projects and other undertakings authorized by the Act to be advanced by the Authority. One or more projects could require the demolition and clearance of certain public and private improvements within the Area as provided in this Plan. If this is the case, such actions will be determined to be necessary to prevent the spread of deterioration and/ or eliminate unsafe, obsolete and other uses detrimental to the public welfare

It is the intent of the Town Council in adopting this Plan that the Authority exercise all powers authorized in the Act which are necessary, convenient or appropriate to accomplish the objectives of this Plan. Further, it is the intent of this Plan that the Authority exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised. This Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the Town Council.



1.4 Urban Renewal Area Boundaries

The proposed Town of Dillon Urban Renewal Area (the “Urban Renewal Area” or the “Area”) includes all properties within the Town limits as delineated in **Figure No. 1** and described in the legal description presented in the **Appendix**. The boundaries of the Area generally include 1,488 acres of land (including a portion of the reservoir). For the purposes of this analysis, 655 parcels (not including individual condominium units), were aggregated into 65 survey blocks, totaling 820 acres. As per the Statute, the legal description controls the boundary description in case of any conflict.

1.4.1 Map of Urban Renewal Area (Figure 1)

The Urban Renewal Area map is presented as **Figure No. 1** on the following page.

2.0 Definitions

Act - means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

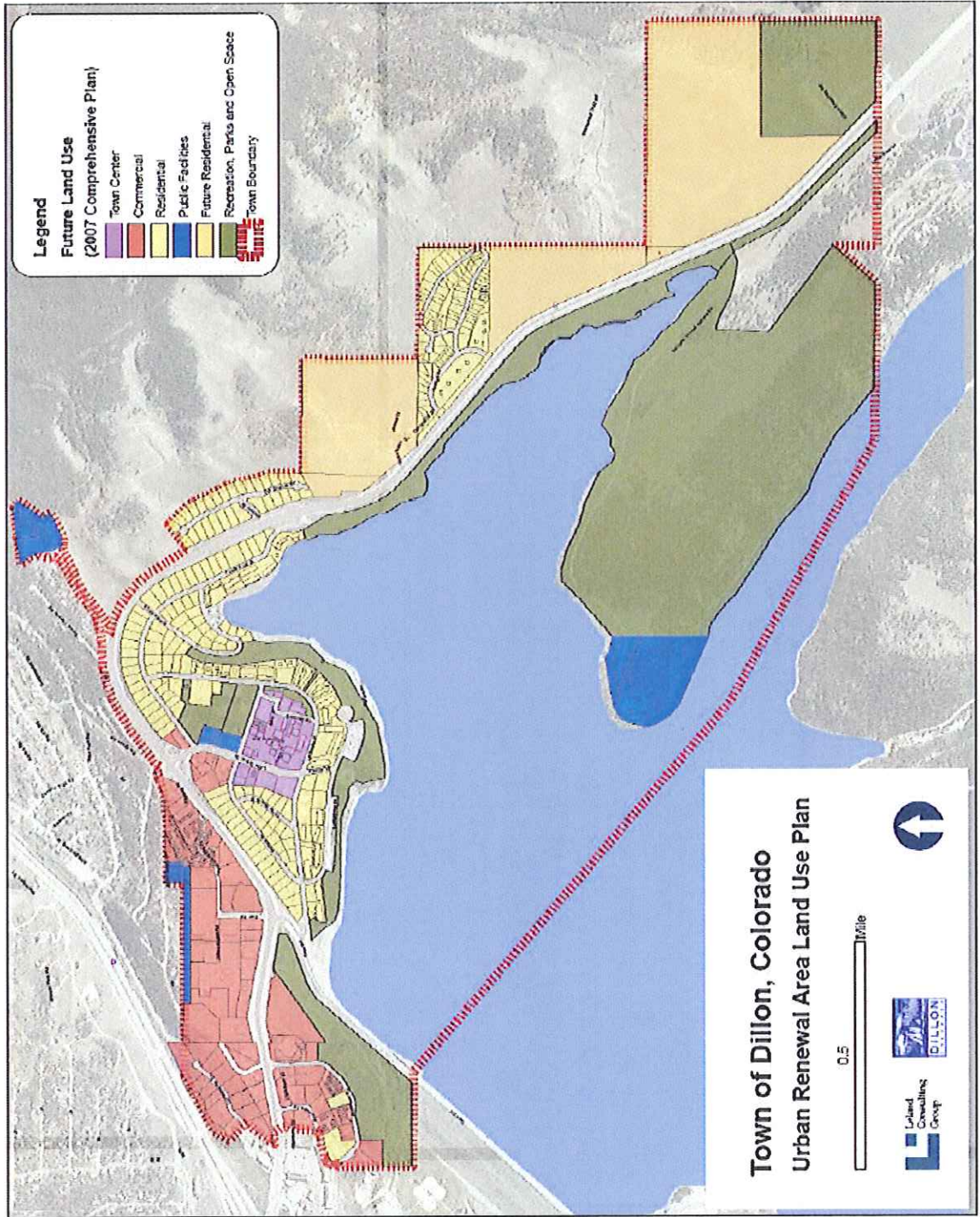
Area or Urban Renewal Area - means the Town of Dillon Urban Renewal Area as depicted in **Figure 1** and legally described in **Appendix I**.

Dillon Comprehensive Plan - means the *Town of Dillon Comprehensive Plan Update 2008*, as such plan has been or may be amended from time to time.

Authority - means the Dillon Urban Renewal Authority.



Figure 1:





Blight Study – means the *Town of Dillon Conditions Survey*, prepared by Leland Consulting Group, dated October, 2008, attached hereto as **Attachment 1** and incorporated herein by this reference.

Town – means the Town of Dillon, a home-rule municipal corporation of the State of Colorado.

Town Council – means the Town Council of the Town of Dillon.

Town Tax or Town Taxes – means, collectively, the tax imposed by the Town on certain transactions.

Comprehensive Plan – the *Town of Dillon Comprehensive Plan Update 2008* (the “Comprehensive Plan”).

Cooperation Agreement – means any agreement between the Authority and Town, or any public body (the term “public body” being used in this Plan as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Report – means the *Town of Dillon Summit County Impact Report* prepared by Leland Consulting Group, dated April, 2009, attached hereto as **Attachment 2** and incorporated herein by this reference.

Improvement District – means a special district created to make improvements, typically to public space infrastructure, in a given area.

Plan or Urban Renewal Plan – means this *Town of Dillon Urban Renewal Plan*.



Property Tax Increment Area - means that portion of the Area designated as a property tax increment area, as defined and pursuant to the procedures set forth in this Plan.

Redevelopment / Development Agreement - means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

Sales Tax - means the municipal sales tax imposed by the Town on certain transactions.

Sales Tax Increment Area - means any portion of the Area designated as a sales tax increment area, as defined and pursuant to the procedures set forth in **Section 7.3** of this Plan.

Study Area - means the geographic territory defined for the Blight Study, the boundaries of which are coterminous with the Area boundaries.

Tax Increment Area - means a portion of the Area designated as a Property Tax and/or Sales Tax Increment Area, as defined and pursuant to the procedures set forth in this Plan.

3.0 Purpose of the Plan

The purpose of this Plan is to reduce, eliminate and prevent the spread of blight within the Area and to stimulate growth and investment within the Area boundaries. To accomplish this purpose, the Plan promotes local objectives expressed in adopted community plans with respect to appropriate land uses, private investment and public improvements, provided that the delineation of such objectives shall not be construed to require that any particular project necessarily promote all such objectives. Specifically, the *Town of Dillon Urban*



Renewal Plan seeks to advance the vision of the priorities of the *Town of Dillon Parks and Recreation Master Plan 2007, Dillon Town Center Vision and Direction 2007, Dillon Town Center Revitalization Strategy 2007, Dillon Marina Master Planning Report 2008 and Dillon Economic Revitalization Advisory Committee Report 2008*. These plans speak to significant portions of the Urban Renewal Plan Area and address a comprehensive list of goals and objectives related to community revitalization.

Within the Urban Renewal Area, uses and product types which can respond to market conditions over time; further the goals and objectives of the *Town of Dillon Comprehensive Plan Update 2008*, and other community adopted plans, as well as any other relevant policy document; leverage the community's investment in public improvement projects; and, contribute to redevelopment of and elimination of blight within the Area will be encouraged.

While the principal goal of the urban renewal effort, as required by the Act, is to afford maximum opportunity, consistent with the sound needs of the Town as a whole and to develop and rehabilitate the Area by private enterprise; it is not intended to replace the efforts of area business development or marketing organizations.

The rehabilitation and redevelopment of properties within the Area will be accomplished through the improvement of existing, and construction of new, structures and infrastructure, attraction of new investment and reinvestment, and prevention of deterioration of properties in the Area. The effort will involve the Authority and Town Council with participation and cooperation by the private sector.

While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in



the Area, the Town will regulate land use and building requirements. At a minimum, all projects of the Authority within the Area shall comply with all applicable municipal requirements.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the Town, the area must be determined to be a “blighted area” as defined in Section 31-25-103(2) of the Act, which provides that, in its present condition and use, the presence of at least four of the following factors in the area, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) *Slum, deteriorated, or deteriorating structures;*
- (b) *Predominance of defective or inadequate street layout;*
- (c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) *Unsanitary or unsafe conditions;*
- (e) *Deterioration of site or other improvements;*
- (f) *Unusual topography or inadequate public improvements or utilities;*
- (g) *Defective or unusual conditions of title rendering the title nonmarketable;*
- (h) *The existence of conditions that endanger life or property by fire or other causes;*
- (i) *Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) *Environmental contamination of buildings or property;*
- (k.5) *The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*
- (l) *If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present conditions and use and, by reason of the presences of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.*



The Act also provides that, if private property is to be acquired by the Authority by eminent domain, at least five of the factors specified in Section 31-25-103(2)(a) to (2)(l) must be present.

The general methodology for conducting the Blight Study is to: (i) define the Study Area; (ii) gather information about the Study Area, such as right-of-way and parcel boundaries, aerial photography, etc.; (iii) evaluate evidence of blight through field reconnaissance of the Study Area to document observed physical conditions of blight; and, (iv) collect data about blight factors that are not visually observable.

Establishment of the Area as an urban renewal area will allow for public resources and revenues to effectively target the removal of blight and installation of infrastructure to advance the Town's vision as expressed in the following mission statement:

"Dillon as a vibrant community with a proud history and an exciting future that enhances its unique recreational, economic, and environmental characteristics. The Town is dedicated to providing high quality services to its residents, businesses, and guests through responsive government and through enhancement of cultural and recreational activities in a pedestrian-friendly environment."

Among the 11 qualifying factors identified in the Act, the Blight Study identified the presence of the following eight blight factors in the Study Area:

- (a) Slum, Deteriorated and Deteriorating Structures
- (b) Predominance of Defective or Inadequate Street Layout
- (c) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
- (d) Unsanitary or Unsafe Conditions



- (e) Deterioration of Site or Other Improvements
- (f) Unusual Topography or Inadequate Public Improvements or Utilities
- (h) Existence of Conditions that Endanger Life or Property by Fire or Other Causes
- (k.5) Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements

The condition, (g) of Section 31-25-103(2), defective or unusual conditions of title rendering the title non-marketable, was not investigated.

5.0 Plan's Relationship to Local Objectives and Appropriate Land Uses

5.1 General Description

Implementation of this Urban Renewal Plan supports the objectives and requirements of the *Town of Dillon Comprehensive Plan Update 2008* with respect to development and redevelopment. As development occurs in the Area, it shall conform to the *Comprehensive Plan* and any subsequent updates, the Town Building and Zoning Codes and any rules, regulations, and policies promulgated pursuant thereto, any site-specific planning documents that might impact properties in the Area including, but not limited to, Town-approved site, drainage, and public improvement plans, and any applicable Town design standards, all as in effect and as may be amended from time to time.

Existing conditions present within the Area will be remedied by the proposed Plan, but will need to first be identified as a priority public investment item by the Authority in consultation with the Town and community. Improvements will be phased as the market allows and funded in part by tax increment revenues.



5.2 Relationship to Dillon Comprehensive Plan

A general plan for the Town, known as the *Town of Dillon Comprehensive Plan Update*, was adopted in 2008. The Authority, with the cooperation of the Town, private enterprise and other public bodies, will undertake projects and activities described in this Plan in order to eliminate the conditions of blight identified herein while implementing the goals and objectives of the *Town of Dillon Comprehensive Plan Update 2008* and subsequent updates. Specific elements of the *Town of Dillon Comprehensive Plan Update 2008*, and any subsequent updates, which this Plan advances, include the following (taken verbatim).

Town of Dillon Comprehensive Plan Update 2008

Section 3. Economic Overview

Goals and Policies

Goal: To broaden and enhance Dillon's long-term viability while at the same time establishing the Town Center with a unique and lasting sense of place.

Policies: Strive to provide an economic environment that helps promote, expand and strengthen commercial activities.

Encourage a diversified economic base for the community that emphasizes niche markets and supports retail, while strengthening the viability of businesses and is compatible with the environmental resources of the community.

Promote economic development in a responsible manner with due consideration to public cost, energy availability, land use compatibility, and transportation access.

Goal: To revitalize the Town Center utilizing opportunities for economic expansion, tenant stabilization and



diversification aimed at strengthening Dillon's year-round economy.

Policies: Research alternative incentives to attract new businesses. These could include incentives for taxes, creation of public gathering spaces, zoning, financing, parking, and increased density facilitated through an Urban Renewal Authority (URA).

Encourage the preservation and enhancement of commercial development and redevelopment in the Town Center as a method to better serve residents and visitors.

Continue to evaluate the Town Center and identify additional improvements that can improve the economic climate of the community.

Section 6. Land Use Element

Land Use Guidelines

The Town has been working towards integrating its multiple master plans into a unified vision. Through this process, several medium and high-priority projects were identified. The Town should work to develop implementation plans and budgets to achieve these goals over the next three to five years.

Residential. The Town, through its comprehensive planning process, is trying to achieve diversity in housing types and densities to provide a choice to Dillon year-round residents as well as second homebuyers. Through the *Comprehensive Plan*, the municipal zoning ordinance, and capital improvement program, it is hoped that a diversity of housing types can be achieved.

Town Center. The Dillon Town Center was improved by the community in the early to mid 1990's through extensive streetscape and street improvements. The Town needs to continue to build on these improvements and encourage private investment in the Town Center that will strengthen the economic climate in downtown Dillon. The Leland Study and the *Dillon Town Center Vision and*



Direction Report both recommended the formation of an Urban Renewal Authority. The formation of an Urban Renewal Area encompassing the Town Center areas will provide funding mechanisms for incentives to promote redevelopment of outdated and underused commercial spaces, as well as provide an opportunity to develop housing for year-round residents. The key to revitalization will be to bring more people for longer periods of time to the Town Center to dine, shop, and enjoy public spaces and spectacular views.

The West Entry Monument was developed near the Town line between Dillon and Silverthorne. This entry monument complements the entry monument at Lake Dillon Drive. Further efforts should continue to use design elements from these projects to enhance the character of Dillon and provide continuity between the Town Center and the Highway 6 commercial corridor.

Goals and Policies

Goal: To improve the Dillon Town Center, and create a focal point for the community that contains civic, commercial, cultural, entertainment, and recreational activities that can be utilized throughout the year.

Policies: Encourage future commercial development to improve the Dillon Town Center capable of providing services and amenities for the community.

Analyze potential uses for the Dillon Town Center and strive to keep it as a community focal point, rather than allowing its importance to diminish.

Create an incentive program to encourage the redevelopment of existing buildings that no longer meet Town design standards, nor provide for uses that encourage additional commercial activity within the Town Center. This new incentive program should be matched with regulations (such as vertical zoning) to create the desired hardscapes and tenant mix for the Town Center.



Section 9. Implementation

Town Center Revitalization

Implement the recommendations of the Dillon Economic Revitalization Advisory Committee *Town Center Vision and Direction Report*. Recommendations include the formation of an Urban Renewal Authority as well as development of an incentive plan to encourage redevelopment and investment in the Town Center.

5.3 Relationship to Other Community Plans

Implementation of this Urban Renewal Plan will be consistent with development objectives expressed in all community adopted and accepted documents including the *Town of Dillon Parks and Recreation Master Plan 2007*, *Dillon Town Center Vision and Direction 2007*, *Dillon Town Center Revitalization Strategy 2007*, *Dillon Marina Master Planning Report 2008* and *Dillon Economic Revitalization Advisory Committee Report 2008*. Primary planning goals and objectives identified and described in these documents which support urban renewal activities are presented in the Appendix section of this report.

6.0 Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. In the case of this Plan, it is the Authority's intent to provide incentives to stimulate private investment in cooperation with property owners and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will be key to the Authority's strategy for preventing the spread of blight and eliminating existing blight conditions. Reliance on powers such as eminent domain will only



be considered as a final option, as determined by the Town Council, to achieve the objectives of this Plan.

6.1 Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or cause others to, install, construct, and reconstruct any public improvements.

Additionally, the Authority may, or cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Finally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements in the Area, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

Public projects are intended to stimulate (directly and indirectly) private sector investment in and around the Area. The combination of public and private investment will assist in the investment and reinvestment of the Area with a greater intensity and quality of viable residential, commercial, employment and mixed-use sub-areas supported by multiple forms of transportation and public spaces contributing to the overall economic well-being of the community.

As described in **Section 4.0** of this Plan, eight qualifying conditions of blight, as defined in Section 31-25-103(2) of the Act, are evident in the Area. This Plan proposes addressing each of these conditions through completion of the following public improvements and facilities:

- (a) Slum, Deteriorated and Deteriorating Structures: building improvements including facades, fencing and out-buildings;



- (b) Predominance of Defective or Inadequate Street Layout: improved access and circulation within interior parcels (including to lake Dillon Theater and commercial businesses); completion of incomplete streets; and, roadway repairs;
- (c) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness: (see Predominance of Defective or Inadequate Street Layout);
- (d) Unsanitary or Unsafe Conditions: pedestrian improvements; ADA improvements; lighting; bike paths; and deferred maintenance items including cracked and buckled sidewalks;
- (e) Deterioration of Site or Other Improvements: improvements to parking surfaces;
- (f) Unusual Topography or Inadequate Public Improvements or Utilities: undergrounding of overhead utilities; increasing water flow and electrical capacity;
- (h) Existence of Conditions that Endanger Life or Property by Fire and Other Causes: sprinklering of commercial buildings; enhanced water flow capacity; and, improved access for emergency vehicles;
- (k.5) Existence of Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings or Other Improvements: site assemblage; site prep; and, assistance with post-development leasing strategies.

6.2 Other Improvements and Facilities

There could be other non-public improvements in the Area that may be required to accommodate development and redevelopment. The



Authority may assist in the financing or construction of these improvements.

6.3 Development Opportunities – Catalyst Projects

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development throughout the Area and fund future public improvements. The aggregate impact of potential investment within the Area is reflected in the Impact Report in **Attachment 2**.

6.4 Development Standards

All development in the Area shall conform to applicable rules, regulations, policies and other requirements and standards of the Town and any other governmental entity which has jurisdiction over all or any portion of the Area.

In conformance with the Act and the Plan, the Authority may adopt design standards and other requirements applicable to projects undertaken by the Authority in the Area. Unless otherwise approved by Town Council, any such standards and requirements adopted by the Authority shall be consistent with all other Town zoning and development policies and regulations.

6.5 Variations in the Plan

The Authority may propose, and the Town Council may make, such modifications to this Urban Renewal Plan as may be necessary provided they are consistent with the *Town of Dillon Comprehensive Plan Update 2008* and any subsequent updates, as well as the Act, or such amendments



made in accordance with this Plan and as otherwise contemplated by this Plan.

The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

6.6 Urban Renewal Plan Review Process

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for implementing key projects to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for future Plan review:

- (a) The Authority may propose modifications, and the Town Council may make such modifications as may be necessary provided they are consistent with the *Town of Dillon Comprehensive Plan Update 2008* and any subsequent updates, as well as the Act.
- (b) Modifications may be developed from suggestions by the Authority, property and business owners, and Town staff operating in support of the Authority and advancement of this Plan.
- (c) A series of joint workshops may be held by and between the Authority and property and business owners to direct and review the development of Plan modifications.



6.7 Project Financing and Creation of Tax Increment Areas

While projects within the Area are planned to be primarily privately financed, it is the intent of the Town Council in approving this Urban Renewal Plan to authorize the use of tax increment financing by the Authority to assist with the development of these projects. Urban renewal authorities in Colorado are authorized by statute (C.R.S 31-25-105) to borrow money and accept advances, loans, grants and contributions from public or private sources, and to issue bonds to finance their activities or operations. In practice, an accepted method for financing urban renewal projects is to utilize incremental property tax and / or municipal sales tax revenues attributable to the redevelopment in the project area to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by the Authority.

The boundaries of the Urban Renewal Area shall be as set forth in **Appendix I**. As more fully set forth herein this **Section 6.7**, it is the intent of Town Council in approving this Plan to authorize the use of tax increment financing by the Authority as part of its efforts to undertake and advance the Plan.

6.8 Property Acquisition and Land Assemblage

The Authority may acquire property by negotiation or any other method authorized by the Act, including the power of eminent domain, except that any proposal to acquire property under the power of eminent domain may not include property zoned as residential under the Dillon municipal code, which includes the Residential Estate, Residential Low Density, Residential Medium Density and Residential High Density



zoning designations. Any Mixed Use zoning designation, or its equivalent, shall not be considered a residential zoning designation under this Plan. However, the Authority may acquire any property, regardless of zoning designation, under the power of eminent domain if the owner of the property in question requests a “friendly condemnation” process and consents in writing to acquisition of the property by eminent domain by the Authority. Any proposal to acquire property under the power of eminent domain must be approved by the Town Council via ordinance, and in accordance with the Act.

The Authority may temporarily operate, manage and maintain property in the Area. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

6.9 Relocation Assistance

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the Authority will adopt a relocation plan in conformance with the Act.

6.10 Demolition, Clearance, Environmental Remediation, and Site Prep

In carrying out this Plan, it is anticipated that the Authority may, on a case-by-case basis, elect to demolish and clear buildings, structures and other improvements. Additionally, development activities consistent with this Plan, including but not limited to Development or Cooperation Agreements, may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and



other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements pursuant to this Plan, if in the judgment of the Authority, such buildings, structures and other improvements cannot be rehabilitated in accordance with this Plan. The Authority may also undertake such additional site preparation activities as it deems necessary to facilitate the disposition and development of such property.

6.11 Property Disposition

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. Real property or interests in real property may be sold, leased or otherwise transferred for uses in accordance with the Act and this Plan. All property and interest in real estate acquired by the Authority in the Area that is not dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of this Plan and the Act.

6.12 Redevelopment and Rehabilitation Actions

Redevelopment and rehabilitation actions within the Area may include such undertakings and activities as are in accordance with this Plan and the Act, including without limitation: demolition and removal of buildings and improvements as set forth herein; installation, construction and reconstruction of public improvements; elimination of unhealthful,



unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, provision of land for needed public facilities. The Authority may enter into Cooperation Agreements and Redevelopment/Development Agreements to provide assistance or undertake all other actions authorized by the Act or other applicable law to redevelop and rehabilitate the Area.

6.13 Redevelopment / Development Agreements

The Authority is authorized to enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Plan. Such Redevelopment/Development Agreements, or other contracts, may contain such terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Plan and the Act, and may further provide for such undertakings by the Authority, including financial assistance, as may be necessary for the achievement of the objectives of this Plan or as may otherwise be authorized by the Act.

Existing agreements between the Town and private parties that are consistent with this Plan are intended to remain in full force and effect.

6.14 Cooperation Agreements

For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. The Town and the Authority recognize the need to cooperate in the implementation of this Plan and, as such, Cooperation Agreements may include, without



limitation, agreements regarding the planning or implementation of this Plan and its projects, as well as programs, public works operations, or activities which the Authority, the Town or such other public body is otherwise empowered to undertake and including without limitation, agreements respecting the financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements.

The Authority will consider and may enter into Cooperation Agreements with any public body within the boundaries of which property taxes collected as a result of a public levy, or any portion of said levy, will be subject to allocation or division pursuant to C.R.S. 31-25-107(9). The Cooperation Agreements may provide for the allocation of responsibility among the parties to the agreement for payment of the quantifiable costs of any additional public infrastructure or services necessary to offset the impacts of an urban renewal project, and for the sharing of revenues.

7.0 Project Financing

7.1 Public Investment Objective

It is the intent of the Plan that the public sector play a significant role in urban renewal efforts as a strategic partner. However, experience has proven that a critical component to the success of any urban renewal strategy is participation by both the public and private sectors.

Leveraging of resources will be key as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Typical public infrastructure investments may include, but are not limited to: unifying streetscape elements (but for



specific modifications made on private property); improving access and circulation; improving streets and parks; providing for infrastructure improvements; completing utilities; and, creating special districts or other financing mechanisms.

7.2 Authorization

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation: issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; advancement of reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

7.3 Project Revenues

7.3.1 Tax Increment Financing

The Plan contemplates that a primary method of financing projects within the Area will be through the use of property tax and Town Tax increments. The Authority shall be authorized to pledge all or any portion of such property tax and Town Tax



increment revenues for financing public infrastructure that benefits the Area pursuant to one or more Cooperation Agreements.

7.3.2 Distribution of Tax Revenues

As specified in any amendment to this Plan which creates a new Tax Increment Area as set forth herein, property taxes and/or Town Taxes levied after the effective date of the approval of such amendment shall be divided for a period commencing on the date of Town Council approval of such amendment and continuing for a period not-to-exceed twenty-five years in accordance with Section 31-25-107(9) of the Act and the terms of any applicable Cooperation Agreement.

7.4 Other Financing Mechanisms / Structures

The Plan is designed to provide for the use of tax increment financing as one tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act. The Authority is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this Plan to use the tools either independently or in various combinations. Given the obstacles associated with development, the Authority recognizes that it is imperative that solutions and resources be put in place which are comprehensive, flexible and creative.



8.0 Severability

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.



Town of Dillon

Urban Renewal Plan

Town of Dillon, Colorado

Appendix I:

Urban Renewal Legal Description

All real property located within the town boundary limits of the Town of Dillon, Colorado.



Town of Dillon

Urban Renewal Plan

Town of Dillon, Colorado

Appendix II:

Dillon Community Plan References

- Town of Dillon Parks and Recreation Master Plan 2007
- Dillon Town Center Vision and Direction 2007
- Dillon Town Center Revitalization Strategy 2007
- Dillon Marina Master Planning Report 2008
- Dillon Economic Revitalization Advisory Committee Report 2008



TOWN OF DILLON PARKS AND RECREATION MASTER PLAN 2007

Areas of Focus:

Based on the community needs assessment for this Parks and Recreation Master Plan, the following areas of focus were identified and form the basis of the Plan goals and objectives.

- *Park Improvements* - The Marina, Marina Park and the Amphitheatre were identified as key assets to improve upon. Public input indicated that improvements in Town Park were needed and that other than the tennis courts, the park is underutilized. There was also an interest to link park improvements with an economic development strategy for the Town Center.
- *New Parks and Facilities* - Dillon does not have an indoor recreation or multi-purpose facility. The public process demonstrated there is some interest in exploring possible new facilities including: an indoor multi-purpose rental / community facility and a plaza in the Town Center.
- *Trails / Circulation / Wayfinding* - A need was identified to improve pedestrian and bike circulation and connections through Dillon and increase wayfinding and park signage and identity.
- *Land Management / Maintenance* - While the Town of Dillon is blessed with natural beauty and staff that are dedicated to maintaining the lands and facilities, there are challenges in this area. The pine beetle devastation presents a large challenge to land managers in the Summit County area. This issue has had an impact on staffing resources and will continue to impact park operations and budgets in the coming years.



- *Recreation Programs & Special Events* – The Town holds many successful summer events that attract both residents and visitors, including the summer concert series at the Amphitheatre and the Farmer’s markets. There is interest in expanding special events and programs (for both winter activities and cultural arts year-round).
- *Marketing & Communications* – Based on the public process, there appears to be a need to expand marketing efforts for available parks and recreation opportunities in Dillon. Awareness of programs was listed as the single most important factor that the Town could improve to increase the frequency of use of Dillon’s parks and recreation facilities.
- *Organizational Management* – Several Departments have responsibilities related to parks and recreation planning and operations and there is no dedicated staff for parks and recreation management as a focus area. In addition, the Town of Dillon currently has very low cost recovery for parks and recreation services and funding for park capital improvements is limited.
- *Partnership Development* – Dillon currently has several program and funding partnerships and additional opportunities exist for partnerships and / or alternative funding; however, there is no overall partnership policy, plan or allocated resources for pursuing these types of opportunities.

DILLON TOWN CENTER VISION AND DIRECTION 2007

Vision and Concepts (Committee Recommendation)

The Town of Dillon wishes to create a unique and sustainable Town Center through creative redevelopment efforts that will bring new vitality and emphasize the Town’s

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natural mountain beauty and lakefront setting. Important aspects of this vision for a new Town Center include:

- Creative design and memorable architecture that emphasizes pedestrian placemaking in such a way as to create a new, unique experience that is compelling for people living, working or visiting Dillon.
- Ensuring compatibility between existing development, new commercial development, new residential development and new public amenities.
- Thoughtful creation of pedestrian linkages within the Town Center that integrate connections to the Dillon Marina, Marina Park and the Dillon Amphitheatre.
- Commercial development that creates economic diversity to improve and sustain year-round vitality.
- Public amenities that emphasize cultural activities and attractions, and lend themselves to a creation of a sense of place.
- A mix of housing opportunities that emphasizes year-round residency.
- Improved communication and collaboration between the Town of Dillon and Dillon business community.

Redevelopment/in-fill projects and amenities that have been identified for consideration include:

- Full-service hotel/conference center
- Community/Performing Arts center
- A central focal point such as a plaza or other social gathering area
- New restaurants/convenience/specialty retail/office space
- A gateway feature on entrance to the Town Center
- A diverse mix of new residential units, both stand alone and above specialty retail stores



- A parking strategy that will facilitate efficient and strategic land use, and promote pedestrian activity
- Creative walkways, landscapes, park space, street scenes and public art will be given high priority and must be highly refined

The Town of Dillon will consider strategic public/private partnerships that facilitate the Town's vision for the new Town Center. Examples include tax and fee rebates, land donations/write-downs, financing districts, public infrastructure improvements, zoning assistance, streamlined development review.

Key Economic Revitalization Priorities (Committee Recommendation)

A. Key Public Realm Improvements

Community projects through public and/or private partnerships for pride of place, sense of community and as economic catalysts.

With pedestrian placemaking as the primary goal, the following lists examples of possible public projects to forward this goal.

(not in priority order)

1. New structured and underground parking
2. Redesign of Lake Dillon Drive including a substantial pedestrian parkway with landscaping, art and design features to the lakefront.
3. New town square to accent the Town Center public venue and arrival
4. New community gathering centers
 - a. Public, year-round, indoor recreation opportunities
 - b. Meeting rooms
 - c. All ages gathering
 - d. Event venue



- e. Other public uses
- 5. New Town Hall/Government Center
- 6. New Performing Arts/Event Center
- 7. Comprehensive pathway system
- 8. Lake front enhancements
- 9. Landscape enhancements
- 10. Marina and Town Park redesign
- 11. Right of way design
 - a. Wayfinding
 - b. Street improvements
 - c. Lighting
- 12. Event design
- 13. Town identity/landmark program
- 14. Public art

DILLON TOWN CENTER REVITALIZATION STRATEGY 2007

Key priorities of the strategy include those presented below:

- Housing Policy / Initiatives
- Land Acquisition / Policy
- Parking Strategy
- Multi-Purpose Facility Feasibility
- Urban Renewal District
- Special Districts
- Business Advisory Council
- Revised Vision Statement
- Align Plans, Budgets, Regulations
- Benchmarking Program

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- Economic Incentive Policy
- Income-Producing Lakefront Improvements
- Formalize Events Programming
- Linkages, Public Spaces, Gateways
- Loan Pools, Grants
- Repurpose Public Spaces
- Wayfinding Program
- Tourism Board Partnership
- Design / Sign Standards
- Marketing / Promotion
- Corridor Overlay (Highway 6)

DILLON MARINA MASTER PLANNING REPORT 2008

1.0 Executive Summary

1.1 *Vision*

The purpose of this project is to provide a comprehensive master plan for the Dillon Marina and its upland facilities that will serve as a catalyst for future development along the Town's waterfront and surrounding areas.

A symbiotic relationship exists between the Dillon Marina and surrounding areas. It is important to recognize this interdependence and consider how improvements to the marina will influence future development along the waterfront. It is equally important to understand how the surrounding areas and existing urban fabric influence future development of the marina.



1.2 *Guiding Principles*

- Facilitate the creation of and realization of a Town vision for the Dillon waterfront.
- Emphasize the Dillon waterfront as an inherently public asset to be shared by everyone
- Maintain the quality of water within the Dillon Reservoir in accordance with its status as a pristine body of water.
- Create a walkable waterfront that serves as the unifying theme and connective tissue of Dillon's waterfront.
- Establish a clear separation of the marina's public and service related areas.
- Include amenities that support year-round use of the waterfront.
- Link and provide multiple destinations along paths and trails to create a dynamic waterfront experience.
- Maximize the usefulness and efficiency of the marina's service area.
- Acknowledge the Dillon waterfront as part of the existing Town fabric and an influential contributor to future development.
- Respect the site's historical identity and build upon its cultural significance.
- Emphasize a mixed-use approach to development in an effort to diversity uses and users.
- Maximize public accessibility wherever site conditions permit.
- Facilitate coordination between public and private entities for long-term social, economic and ecological success.
- Encourage public participation to ensure a community acceptance and support.
- Develop a long-term phased approach that is flexible enough to accommodate changes that will occur throughout the process.
- Support continuous management of the waterfront and associated amenities to insure perennial success.



5.0 Goals and Objectives

5.1 Goals

Throughout the interview and data acquisition process, a series of common goals were identified. These goals were used in discussions of the potential marina improvements.

- Create a shared community vision for the waterfront.
- Provide the Town of Dillon with a practical plan for maintenance, upgrading, and expansion of the Dillon Marina.
- Develop the Dillon Marina into a regional destination with multiple sub-destinations within it.
- Improve the linkages between the marina, park, amphitheatre and Town Center.
- The Dillon Marina improvements are to act as a catalyst for the revival of the Town Center.
- Provide expansion of appropriate parking opportunities. Keep parking capacity apace with facility growth. Develop mechanisms for sharing parking among different user groups.
- Improvements to the marina should b based on available or expected funds (enterprise zone revenues).
- Changes to the marina must consider the impact to users of adjacent facilities (amphitheatre, farmers market, condominiums).
- Marina revitalization is a long-term on-going process.

5.2 Objectives

The objectives identified during the interview and comment cycle include the reasons for going through the master planning process.



- Ensure the proposed development fits within the community's vision.
- Achieve growth of marina revenues.
- Integrate seasonal activities into the project; extend the usable season of the facilities.
- Replace and improve aging portions of marina.
- Increase accessibility of facilities to public.
- Increase ADA accessibility where possible.