


Master Plan & Downtown Vision Plan



reating a new Vision for the historic City of Creek Cripple, Thomas & Thomas has been contracted to assist the City and its citizens in mapping a planning process that captures the vision; lays out and documents the strategies needed to meet their five, ten and twenty year community goals.

The planning process is built on the Team's Core Planning Values:

- ♦ To understand and protect the natural and regional context of the community.
- ♦ To create community dialogue and understating of community resources.
- ♦ To document and protect long-term community vision.



3D Planning Model

THOMAS  THOMAS
PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

CRIPPLE CREEK MASTER PLAN

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The Master Plan & Downtown Vision Plan

The Planning Team has conducted an extensive inventory and analysis of existing land use, transportation and infrastructure systems, land ownership, past development patterns and current development projects. The inventory has been used to establish a base line analysis of current land use impacts for future comparison. Additional consideration is being given to the Downtown District.

The second major task included Public engagement and the surveying of the community and key stakeholders. The Team introduced a unique set of digital planning and consensus building tools into the process. Between the inventory and public workshops, the Team is building a comprehensive model that will allow the Planning Team and Advisory Committee to generate a series of development scenarios and test their economic and land use impacts. These planning tools also allow the Planning Team to take the project to the key stakeholders and community to test drives the concepts.

The model will provide the community a three dimensional perspective of all aspect of the decision making process.

Over the next few months the planning team will be completing the Master Planning Process, documenting the vision, mapping the future plans and providing consent on a dynamic new plan for the future of Cripple Creek.

Community Values & Measure of Master Plan Performance

- Infill/redevelopment lands in city should be first priority for future growth
- Maintain/create open space connections to adjacent public lands
- Walkable/pedestrian friendly future development
- Minimize development impact to the natural environment
- Diversify the economy by promoting a broad range of employment
- Promote a range of attainable housing choices for all citizens
- Promote Cripple Creek as a regional recreation destination
- Create systems of parks and trails that link homes to jobs and recreation
- Leverage existing public facilities and infrastructure to grow efficiently
- Promote significant new housing opportunities in and near downtown