

# Cripple Creek Form-Based Code

## Development Code Workshop

### Summary

Over a two day period (August 11<sup>th</sup> & 12<sup>th</sup>) the planning and design team of *Thomas & Thomas and 180 Degree Design* met with approximately 30 community members and stakeholders to discuss the issues and goals of a new planning code for the City. They brought the design process to town and set up a temporary office on 4<sup>th</sup> Street in the lower level of the Carr Manor. For the two days, the doors were open to the community and they were invited to stop-in and share their ideas and participate in the development of the new code.

#### **Topic Discussed:**

##### **Planning**

- Transitions from one building/zoning district to another
  - Building mass, land use and views
- Market flexibility in the land use
- Walkability
  - Downtown and neighborhoods
  - Parking locations
  - Big community events
- Historic roots
  - Bennett Ave is at the center of the community's historic character
  - It should always be a part of every development decisions
  - Cripple Creek should stay as Cripple Creek
- Bennett Ave
  - Street-scape
  - Signage/lighting
  - Anchors and nodes

##### **Zoning**

- Protect existing zoning entitlements
- More mixed-use flexibility
- Added value

##### **Transportation**

- Streetscapes
  - Overall community appeal
  - Bennett and the commercial core is a priority
  - Mid-block passages, treatments
- Parking, on-street and parking garages
  - Public vs. private
    - ADA
    - Employee
    - Truck
  - Bennett Ave-highest and best use
  - Location for parking garages and treatments
    - Mix use
- Elevated sidewalks
  - Connection between parking garages and hotels
  - Not over Bennett
- Sidewalk enlargement and activities
  - Outdoor dining
  - Outdoor retail displays

- Winter sidewalks
  - Shadows and ice

#### **Subdivision**

- Lot Standards
- Street Standards

#### **Building**

- Building setbacks
  - Zero setback / frontages?
    - In the core
    - In the neighborhood (25' wide lots)
  - Historic facades and additional building stories
- Glass and window treatments
  - Visibility
  - Back lighting
  - Glare on the gaming machines
- Building height and sightlines
  - Unlimited
  - Existing
- Building Styles from downtown to the neighborhoods
- Historic District Regulations
  - What to keep / change

#### **Site / Lot Design**

- Lighting safety vs. decorative
  - Too much or too little
  - Public vs. private
- Landscape standards
  - Native plantings?
  - Street-scape
  - Bennett Ave

#### **Signs**

- Signage and Banners
  - Size, style and locations
  - Temp vs. permanent
  - Public and private

#### **Process**

- New lever of historic preservation and interpretation
  - Bennett-High
  - Special considerations for specific sites or districts (museums)
  - Residential
- Authority and enforcement
  - Clarity

The planning team will be working over the 7 to 8 weeks to provide the first round of code recommendations/alternatives for the public to review. This will be the first of many reviews over the next eight months to finalize and new development code for the city.

The planning team is always looking to hear from the residents and stakeholders about concerns and issues that need to be addressed or corrected with the new code. If you have information that you believe to be important for the team to hear about, please call or write!

#### **Contact Information:**

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- City Planning, Larry Manning at 689-3905 or [planning@cripple-creek.co.us](mailto:planning@cripple-creek.co.us)

- See the City's website for updates and FAQ's [www.cripplecreekgov.com](http://www.cripplecreekgov.com)