TOWN OF CAVE CREEK

CAVE CREEK
ARIZONA

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TOWN CORE PLAN

Adopted by Resolution of the Town Council on April 2, 2012 (Res. No. R2012-03)
RESOLUTION NO. R2012-03

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL
OF THE TOWN OF CAVE CREEK, MARICOPA COUNTY,
ARIZONA, FINDING CERTAIN FACTS AND ADOPTING
THE PROPOSED GENERAL PLAN AMENDMENT OF
THE ADOPTED GENERAL PLAN OF TOWN OF CAVE
CREEK, ARIZONA.

WHEREAS, A.R.S. §9-461.06 provides for the adoption of amendments
to the General Plan by resolution of the Town Council after appropriate notice.
The Town Council desires to adopt and endorse the following amendments to
the General Plan described herein; and

WHEREAS, the Town has consulted with, advised and provided an
opportunity for official comment by public officials and agencies, the county,
appropriate school districts, associations of governments, public land
management agencies, other appropriate government jurisdictions, public service
corporations, civic, educational, professional and other organizations, together
with property owners and citizens; and

WHEREAS, the Planning Commission of the Town having held a public
hearing and provided notice of such hearing by publication of Notice in the
Sonoran News at least fifteen (15) days and not more than thirty (30) days prior
to the hearing; and

WHEREAS, the Mayor and Town Council held a public hearing on the
proposed amendment to the General Plan and notice of such hearing was
published in the Sonoran News at least fifteen (15) days and not more than thirty
(30) days prior to the hearing; and

WHEREAS, the proposed amendment would have the effect of replacing
the existing Town Core Plan – adopted in the year 2000 – with a new Town Core
Plan (Exhibit 1).

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND TOWN
COUNCIL OF THE TOWN OF CAVE CREEK, ARIZONA AS FOLLOWS:
Section 1. Required Notice and Hearings Given and Held

The Mayor and Council of the Town of Cave Creek, Arizona find and determine that Notice has been given in the manner required by A.R.S. § 9-461.06 of the proposal of the Town to adopt an amendment to the General Plan of the Town of Cave Creek and that each of the required publications have been made in the Sonoran News, a newspaper of general circulation in the Town.

Section 2. Date of Adoption

The proposed amendment to the General Plan of the Town of Cave Creek, Arizona shall be deemed to have been adopted as of the date of this Resolution.

Section 3. Approval Process

The proposed amendment to the General Plan of the Town of Cave Creek, Arizona, as depicted in Exhibit 1, and as adopted by this Council is hereby approved and adopted as required by the General Plan Amendment Process as outlined in A.R.S. §9-461.06 and the Town of Cave Creek General Plan.

PASSED AND ADOPTED BY the Mayor and Town Council of the Town of Cave Creek, Arizona, this 2nd day of April, 2012.

FOR THE TOWN OF CAVE CREEK:

Vincent Francia, Mayor

ATTESTED TO:

Carrie A. Dyrek, Town Clerk

APPROVED AS TO FORM:

Marlene Pontrelli
Town Attorney
# Town Core Plan

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Town Core Plan

Acknowledgements

The creation of the Town of Cave Creek Town Core Plan was accomplished through the hard work and dedication of elected and appointed Town officials, town staff and the residents who make the town their home.

Cave Creek Town Council

Vincent Francia, Mayor
Shelley V. Anderson, Councilwoman
Dick Esser, Councilman
Tom McGuire, Councilman
Ernie Bunch, Vice Mayor
Jim Bruce, Councilman
Steven LaMar, Councilman

Cave Creek Planning Commission

Dan Baxley, Chairman
John Abram, Commissioner
Ray Fontaine, Commissioner
Rae Iverson, Commissioner
Reg Monachino, Vice Chairman
Ted Bryda, Commissioner
John Ford, Commissioner
Peter Omundson, Commissioner

Cave Creek Town Staff

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Marie Carsia, Assistant Planner
Ian Cordwell, Planning Director
Bambi Muller, Trails Planner
Larry Sahr, Contract Planner

Additional Support

Patrick Grady, Moderator
Vision

The Cave Creek Town Core exemplifies a sense of place and authenticity incorporating an eclectic and diverse mix of thriving and creative businesses, housing opportunities and life styles, while honoring the beautiful Sonoran desert that surrounds it.

Introduction

The Town of Cave Creek Town Core Plan ("the Plan") presents a major opportunity to promote the character, attraction and western culture of the Town Core ("the Core"). The Plan outlines the components that will make such a vision a reality. It builds upon existing assets, capitalizes upon significant uses and features of the natural environment. The Plan addresses the development of privately and publicly owned parcels of land within the Core. With the formal adoption by the Town Council ("the Council"), this document will serve as a guide in making decisions that effect the future development of the Core.

Guiding Principles

The range of actions presented and identified in the Plan were selected based on a foundation of guiding principles which, while general in nature, were consistent with the issues identified during this planning process by the citizens of the Town of Cave Creek ("the Town"). Those guiding principles are identified as follows:

- The Town Core is the center of the community’s history and is the key to its identity.
- The Town values its downtown and desires to give preference to the development and use of the Core.
- Growth areas within the Core should focus on sites where desired types of development are likely to be most successful while achieving economies of scale; support existing service systems; and maintain land use compatibility with other property in the vicinity.
- The Core should provide attractive public spaces and facilities and be an exciting place to live, work and play.

Location

Beginning at the intersection of East Cave Creek Road and North Scopa Trail and extending parallel to Cave Creek Road north to the East LaSalle Road alignment and south to the East Skyline Drive alignment; thence west along East Cave Creek Road to its intersection with North Spur Cross Road then extending parallel to North Cave Creek Road west to the North Conestoga Trail alignment and East to the North Basin Road alignment; thence south along North Cave Creek Road to a point 275 feet (+/-) south of East Carriage Drive to its terminus, an area of approximately one and a quarter (+/-) square mile.
Town Core Plan

Town Core Area Map: See Appendix A, Map 1 - Town Core Area Map for details.

Existing Attributes

Introduction:

Cave Creek's Town Core is rich with historic resources, different architectural styles, archeological treasures and a unique natural setting. With its eclectic character, the Core remains the single most significant tourist draw for the community.

Existing Attributes that constitute and define the Core are characterized by:

- Historic buildings;
- Specialty shops and general retailing;
- Eateries, fine restaurants, bars, lounges;
- Galleries, museums, parks, and trails;
- Studios and professional offices;
- Mixed residential forms;
- An amalgam of styles, shapes, materials and details;
- Traffic calmed streets, shared with pedestrians and bicyclists;
- Desert vistas.

Challenges / Opportunities

- Support the development of a coordinated marketing theme that celebrates the local flavor;
- Strengthening of the community's existing economic assets while expanding and diversifying its economic base;
- Positioning the Town Core for new development in the future;
- Advance regional partnerships with the other governmental entities in the area;
- Marketing the Town Core as a regional tourist destination;
- Facilitating the hosting of large groups of people;
- Alleviating conflicts between business development and environmental protection efforts;
- Getting multiple interests working toward common goals;
- Regional population growth;
- Balancing the mix of land uses;
- Choices and tradeoffs the community must make when values conflict;
- Working relationships with surrounding jurisdictions despite differing goals;
- Coordination of regional traffic and water management issues;
- Identifying the necessary infrastructure improvements needed in the Town Core, prioritizing those upgrades & allocating funding to complete them.
Land Use

Introduction:

In the past, downtown retail main streets served as the historic centers of communities. Today, they are being supplanted by shopping malls, power centers and most recently, lifestyle centers. With this in mind, historic downtown retail is often one of the most complex and difficult land uses to preserve.

It is essential to strengthen the Town Core through thoughtful land use planning that accommodates new growth in a manner which creates new business opportunities, builds upon the historic and cultural past, maximizes existing infrastructure use and encourages multi-modal transportation opportunities.

Land Use:

1. **GOAL:** Promote a balance of land uses and facility development that reflects and enhances the Core’s character (e.g., visitor attractions, specialty shopping, & museums).
   a. **ACTION:** Adopt the Town Core Land Use Plan as contained herein.

2. **GOAL:** Respect the physical, social, functional, historical and cultural attributes when approving development plans within the Core.

3. **GOAL:** Strengthen the identity and image of the Core as an historic center by expanding cultural and leisure facilities and activities.

4. **GOAL:** Create and maintain safe multi-use open space areas within the Core.

5. **GOAL:** Invigorate the Core by the establishment of active pedestrian-scaled mixed use districts for shopping, restaurant, entertainment, office and compatible residential uses.
   a. **ACTION:** Amend the Zoning Ordinance - Town Core Commercial (TCC) zoning designation so as to allow for mix uses as identified above.

6. **GOAL:** Restrict residential development within certain areas of the Core where live music would be most desirable.
   a. **ACTION:** Create priority areas for live music within the Core.
   b. **ACTION:** Consider the acoustical impact on existing and future Core residential development at the time of use approval.
Mixed Uses:

1. GOAL: Promote a vibrant mix of retail shops, restaurants, art galleries and professional services such as architects and attorneys.
   a. ACTION: Amend the Zoning Ordinance - Town Core Commercial (TCC) zoning designation to allow for mix uses as identified above.

2. GOAL: Encourage a wide mix of uses that offer retail and commercial services along street level; and business/office and residential on upper floors.
   a. ACTION: Amend the Zoning Ordinance - Town Core Commercial (TCC) zoning designation to allow for mix uses as identified above.

3. GOAL: Assure appropriate buffering and screening between dissimilar uses, particularly between residential and commercial uses.
   a. ACTION: Re-evaluate the buffering and screening regulations for the Town Core Commercial (TCC) zoning designation.

Districts:

The Plan offers the opportunity to establish activity districts in the Core that promote similar synergies.

1. GOAL: Enable each individual district within the Core to maintain or develop a distinct identity while together creating a coherent Core.
   a. ACTION: Amend the Zoning Ordinance - Town Core Commercial (TCC) zoning designation so as to allow for the creation of distinct use districts within the zone.

2. GOAL: Recognize and celebrate the geographic distinctions and the architectural character of the various areas that make up the Historic Town Core.

3. GOAL: Position each district so as to capture and maximize market niches without creating polarized or competing districts.

Land Use Plan: See Appendix A, Map 2 - Town Core Land Use Plan for details.

Circulation

Introduction:

Citizen and visitor convenience and enjoyment are critical for the vitality of the Town Core area. Special emphasis should be placed upon:

- Helping to create a sense of community;
Town Core Plan

- Creating a memorable experience for visitors and residents alike;
- Effectively separating pedestrians and autos.

Circulation:

1. GOAL: Enhance the Town's quality of life by providing an efficient, safe, convenient and aesthetically pleasing transportation system for the movement of people, goods and services.
   
a. ACTION: Contract with the Town's consulting Traffic Engineer for the development of a Town of Cave Creek Master Transportation Plan that incorporates a specific Town Core Area element.
   
b. ACTION: Create an interconnected Town Core Street Plan that links land use and transportation and that supports existing and future Core land uses.
   
c. ACTION: Within the Master Transportation Plan identify prospective transportation corridors within the Core that can provide alternative access options necessary to meet both existing and future traffic demands.
   
d. ACTION: Analyze the potential impact of all new development, within the Core, on the existing transportation system and for conformity to the Town adopted Transportation Plan.
   
e. ACTION: Identify within the Master Transportation Plan potential cross-town collector linkages used to relieve bottle-necks and to provide for emergency access.

2. GOAL: Provide for a balanced transportation system that gives mobility to all segments of the community.

Circulation Plan Map: See Appendix A, Map 3 - Town Core Circulation Plan for details.

Streetscape

Introduction:

Streetscape, as defined in this document, means the appearance or view of the Cave Creek Road corridor as located within the Town Core

Streetscape:

1. GOAL: Develop a comprehensive Town Core Streetscape Plan with a focus on local themes.
   
a. ACTION: Create a Master Town Core Streetscape Plan that identifies transition areas, edges and gateways, and that recommends strategies for their preservation and enhancement.
2. **GOAL:** Develop common streetscape design elements that serve to create a unified and coherent streetscape expression. Include room for unique elements that reflect the character, history and development objectives of the Core.
   
a. **ACTION:** Create a Master Town Core Streetscape Plan that identifies approved common design elements.
   
b. **ACTION:** Utilize informational kiosks throughout the Core that include displays on the history of the Town, meeting notices, local information and a public bulletin board.

3. **GOAL:** Utilize traffic improvements and supplemental landscaping to abate negative vehicle impacts on the Core's desired pedestrian orientation while creating new frontage exposure for other properties.

4. **GOAL:** Incorporate the use of public and private outdoor social gathering and circulation spaces (e.g., monument square, plazas, shade walks, porches) within the Core's streetscape.

5. **GOAL:** Expand and improve the Core's streetscape so that people will want to visit and spend time in the community.
   
a. **ACTION:** Create a partnership between the Town and APS with the purpose of planning for and undergrounding of the overhead utilities along Cave Creek road between Carriage Drive and Scopa Trail.

6. **GOAL:** Enhance the pedestrian environment within the Core by utilizing treatments from a Town adopted streetscape palette.
   
a. **ACTION:** Adopt a Master Town Core Streetscape Plan that identifies the accepted streetscape design palette.

**Streetscape Design Palette to include but not limited to:**

- Plazas, squares, courtyards & extra-wide sidewalks;
- Planters or hanging baskets;
- Sitting space;
- Public art;
- Special paving;
- Benches and historic light fixtures;
- Drinking fountains & horse troughs;
- Shade structures and trees;
- Entry signage;
- Landscaping;
- Short-term bicycle storage and bike racks.

**Plaza:**
Town Core Plan

1. GOAL: Develop a multi-use plaza located in the heart of the Town Core.

   a. ACTION: Create a Master Town Core Streetscape Plan that identifies the potential location of a plaza within the Core. Included within the plan would be the proposed mechanisms for the funding of the acquisition of the site and the construction of the plaza.

   Recommended Plaza Functions/Purpose:

   • Designated civic assembly space in the Core;
   • Accommodation for a variety of public gathering and seasonal events year-around;
   • Safe and inviting setting for public events and other gathering;
   • Durable, long-lasting design that requires low maintenance.

Pathways

Introduction:

Pathways, as defined in this document, mean the paths and trails including on-street bicycle lanes; off-street bicycle trails; pedestrian and equestrian paths and trails; multiple use easements; trailheads; and staging areas that encompass the Town Core area.

Pathways:

1. GOAL: Develop a pedestrian/bicycle/equestrian pathway system within the Core that serves as an amenity for current and future Town residents and visitors.

   a. ACTION: Create within the Master Trails Plan a Core specific pathway element to address pathway issues unique to the Town Core.

2. GOAL: Ensure that the safety of pedestrians, bicyclists and equestrians utilizing the pathways system within the Core is the number one priority.

3. GOAL: Identify and provide for pathways and trails in all future transportation projects.

   a. ACTION: Within the Town's Master Transportation Plan identify prospective pathway corridors specific to the Town Core area. Respect and mitigate the impact on said corridors when planning future transportation projects.

4. GOAL: Provide for adequate pedestrian access and connectivity within and between commercial areas and adjoining residential neighborhoods.

5. GOAL: Encourage pedestrian movement through good designs, safe crossings, and identifiable connections.

   a. ACTION: Periodically review and update the Town's Technical Design Guideline No. 5 – Trails.
Town Core Plan

Pathways Plan Map: See Appendix A, Map 4 - Town Core Pathways Plan for details.

Site Design

Introduction:
Site Design governs how buildings relate to one another, their location and to the surrounding natural environment.

Site Design:

1. **GOAL**: Identify the Core area’s essential qualities, its distinctive characteristics and its vision for its physical development.
   a. **ACTION**: Protect the Core’s character through dedicated open space buffers and protected view corridors.

2. **GOAL**: Develop Site Design Guidelines that contribute to the Town remaining a community where the constructed environment complements its natural physical and cultural setting.
   a. **ACTION**: Institute flexible design guidelines that achieve creative, varied, context-sensitive building designs and site planning solutions.
   b. **ACTION**: Develop opportunities/incentives for incorporating sustainable design and construction practices within the Core.
   c. **ACTION**: Develop design and buffering techniques to reduce and control light and noise pollution.
   d. **ACTION**: Utilize energy efficient design and site planning techniques (e.g., solar orientation, thermal mass, increased insulation, xeriscape landscaping).
   e. **ACTION**: Encourage equestrian access.

Building Orientation:

1. **GOAL**: Create streetscapes that are attractive to pedestrians, create a sense of enclosure and provide activity and interest along the street edge of the building.
   a. **ACTION**: Create a Master Town Core Streetscape Plan along with Architectural Design Guidelines that achieve the goals as outlined above.

2. **GOAL**: Design and implement innovated, context-sensitive solutions to protect developed areas and unique natural features from localized flood damage;
Parking

Introduction:

Citizen and visitor convenience and enjoyment are critical for the vitality of the Town Core area. Special emphasis should be placed upon:

- Creating a memorable experience for visitors and residents alike;
- Effectively separating pedestrians and autos;
- Shopper friendly parking.

Parking:

1. GOAL: Create greater flexibility in Core parking.
   a. ACTION: Identify public/private parking areas suitable for use as shared parking facilities.
   b. ACTION: Within the Master Transportation Plan investigate the potential for the implementation of on-street parking within the Core.
   c. ACTION: Create incentives for developments which offer additional parking areas for the public.

2. GOAL: Provide for adequate parking within the Core area.
   a. ACTION: Prepare a long-term Town Core Parking Plan that maximizes the use of shared parking facilities.
   b. ACTION: Integrate subsidiary parking spaces (e.g., garages, potential shared parking areas) in all site plan designs.
   c. ACTION: Feature designated bicycle and horse parking areas within the Core.

3. GOAL: Minimize the visual impacts of parking lots on the Core area.
   a. ACTION: Amend the Zoning Ordinance - Town Core Commercial (TCC) zoning regulations so as to provide for the location of off-street parking to the rear or side of the building.
   b. ACTION: Amend the Zoning Ordinance - Town Core Commercial (TCC) zoning regulations so as to incorporate landscaping and shade islands within all parking areas.
Town Core Plan

c. ACTION: Amend the Zoning Ordinance - Town Core Commercial (TCC) zoning regulations so as to require the design of parking areas that achieve the desired buffering effect while not obstructing view when entering and exiting to the street.

Signage

Introduction:

Signage in the Town Core should contribute to the overall visual quality of the Core and enhance the pedestrian experience of the area.

Signage:

1. GOAL: Reduce signage lighting impacts on night skies.

2. GOAL: Emphasize simple and bold sign graphics in keeping with the historic theme of the Core.

3. GOAL: Develop a public signage palette with varying sizes, poles and ornamentation, colors, fonts and logos.
   a. ACTION: Create and adopt a technical design guideline specific to signage including signage in the Town Core.

Sign Design Guidelines to include but not limited to:

- Signs to be constructed of wood or metal;
- Signs to be wall mounted;
- Sign graphics to be carved, applied, painted or stained;

Economics & Growth

Introduction:

Throughout its history the Town Core has been a major economic asset to the community. Today, the Core continues to be the major visitor attraction for the Town supporting a vibrant commercial and residential area, arts and entertainment venues, hotels, restaurants, coffee shops, bookstores, and museums, among other tourist and retail uses.

Within the Town there is an expressed concern that local Core retail businesses may be displaced by new development that can out-pay and out-perform these businesses. The community does not want the Core to end up with the same shops and restaurants that can be found in any regional shopping center.

Economics:

Strengths:
Town Core Plan

- Location;
- Local architecture;
- Pedestrian scale;
- Natural environment.

Weaknesses:

- Seasonality of activities;
- Location at the edge of the region.

Requirements:

- The Town Core must be market responsive;
- Infrastructure must be protected and retained;
- Public policy must support Town Core development;
- Public-private partnerships are encouraged;
- The Town Core must enhance our western cultural heritage.

Growth:

1. GOAL: Maintain a vibrant local business environment that contributes to the unique character and economic diversity of the Core.

2. GOAL: Encourage neighborhood-oriented businesses that are generally of a smaller scale, but that also contribute to sales tax revenues and, equally important, assures the availability of goods and services for area residents in close proximity to homes and workplaces.

3. GOAL: Develop, invest in and maintain the amenities and attractions that draw visitors to the community.

4. GOAL: Enhance the character of the Core so as to retain its historic attraction as a tourist destination and encourage a mix of businesses needed to support that tourism as well as local citizen shopping and service needs.

   a. ACTION: Adopt a Master Town Core Streetscape Plan.

5. GOAL: Position the Town as a regional tourist destination center.

6. GOAL: Encourage retail development in the Core that is largely tourism oriented businesses but that also includes the arts, cultural, entertainment and hospitality services.

7. GOAL: Utilize mixed use planning techniques, incorporating residential functions to add to the activity and vitality of the Core.

8. GOAL: Preserve the historic assets of the Core and promote the arts and cultural amenities so as to increase the economic capacity of the Core.
Town Core Plan

9. GOAL: Promote a positive image of the commercial area that encourages consumers and investors to live, work, shop and play and invest in the Core.
   a. ACTION: Adopt a Master Town Core Streetscape Plan.

Historic Preservation

Introduction:

The protection and preservation of the Town’s historic and cultural resources in the form of commercial buildings, residences, neighborhoods, businesses and archeological sites is critical in maintaining and enhancing the Core’s character as well as sustaining tourism.

Remain true to our past. History shapes the community’s future. An appreciation of the community’s roots, the terrain and scenic surroundings cannot be understated.

Historical Preservation:

1. GOAL: Encourage Core businesses to preserve, renovate and maintain building facades that would enhance the historic character of the Core.

2. GOAL: The design of new buildings should be compatible with the scale and character of existing historic structures.
   a. ACTION: Advance a façade improvement program to preserve the historic character of structures located within the Core.

3. GOAL: Recognize and respect the Core’s historic character.

4. GOAL: Ensure that historic elements and the Core’s unique character are evident in public improvement projects.

Cultural Resources

Introduction:

Today’s Cave Creek continues to culturally enrich residents and visitors in the visual and performing arts. Located in an historic setting unmatched elsewhere in the state, these amenities along with libraries and museums afford residents and visitors alike a unique cultural experience.

Cultural Resources:

1. GOAL: Provide for high-quality and distinctive public art elements in public improvements projects.
Town Core Plan

a. ACTION: Create a Public Arts Commission to consider, evaluate and recommend to the Town Council public art components for infrastructure improvements projects.

b. ACTION: Establish an Artist Directory that lists the names, address, phone numbers and specialization of local Artists and Craftsman.

2. GOAL: Build upon the strong volunteer support for the various activities and organizations within the Town. Volunteerism in the Town is an asset of both monetary and qualitative importance.

3. GOAL: Continue the support for and the promotion of the expansion of cultural offerings, including theaters, museums and festivals within the Core.

Natural Areas

Introduction:

The Town Core public realm is a collection of outdoor spaces that provides an open and inviting atmosphere for young and old alike. Cave Creek’s character relies as much on its broad vistas and upper Sonoran Desert environment as its “old west” theme. The scenery and outdoor living attributes along with trails, parks and community programs exemplify the American West and the Cave Creek lifestyle.

Maintaining the integrity of the natural environment, preserving open space and protecting significant natural features, such as Black Mountain and other public and privately owned hillside areas surrounding the Town Core, from development continues to be an ongoing challenge.

The complexity of this environment demands careful planning to avoid serious degradation in the future and further serves to mitigate the potential for wildfire damage to the community.

Natural Areas are:

- For public use;
- Sited as a focus of activity and development, not leftover space;
- Adaptable for a variety of activities both active and passive;
- Incorporate sustainable practices.

Natural Areas:

1. GOAL: Promote and celebrate open space projects that capitalize on the Core’s unique natural environment.

2. GOAL: Marshal scarce community resources so as to carefully target and manage public investments in open space or natural landmarks.

   a. ACTION: Identify innovative public and private preservation mechanisms.
Town Core Plan

3. GOAL: Promote a rate of growth that allows for the preservation and protection of critical areas of open space, environmental habitats and significant natural, prehistoric and historic resources.
   a. ACTION: Seek out and identify the community's desired balance between preserving natural areas and environmental quality and the need for economic prosperity.

4. GOAL: Include sensitive areas, riparian resources, wildlife habitat/corridors, native vegetation and hillsides as preservation priorities.
   a. ACTION: Allow for creativity in development configurations and densities so as to preserve natural space.

5. GOAL: Provide for green connections to major attractors within the Core.
   a. ACTION: Create and adopt a Master Trails Plan that contains a Core specific pathway element that provides for connections to major attractions within the Core.

6. GOAL: Promote the Desert Awareness Park as a delightful Sonoran Desert experience for visitors and residents.

7. GOAL: Enhance and preserve the Desert Awareness Park and encourage its use by the community.

Appendix A

Map 1 – Town Core Area Map (page 17 of 20)
Map 2 – Town Core Land Use Plan (page 18 of 20)
Map 3 – Town Core Circulation Plan (page 19 of 20)
Map 4 – Town Core Pathways Plan (page 20 of 20)
TOWN CORE PLAN
TOWN OF CAVE CREEK

Town Core Study Area

Legend
- Study Area Boundaries
- Town Boundaries
- Parking Boundaries

Map 1

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Land Use Plan

Legend
- Open Space
- Desert Rural
- Medium Density Residential
- High Density Residential
- Commercial Use
- Mixed Use
- Public Facilities

Symbols
- Town Core Boundary
- Town Boundary
- Potential District Location

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Revised by Resolution: R2017-15
TOWN CORE PLAN
TOWN OF CAVE CREEK
Pathway Plan