ECONOMY

SOCIETY

ENVIRONMENT

SUSTAINABILITY
evolve
evolve
evolve
Land Use
Team Recommendations:

• Bastrop should consider adopting a Form based or Smart Code and Regulating Plan for the study area.

• Use street “types” as the generator of Built Form Standards.

• Create street typologies and street hierarchies.

• The Bastrop Comprehensive Plan should be thoroughly overhauled/rewritten to reflect community vision.
“Allowing communities to decide what they want to “be” rather than allowing developers to determine what they should become.”
INTRODUCTION TO FORM BASED CODE

- Mixed-Use and Diverse Neighborhoods
- Lively and Vibrant Public Realm
- Better Pedestrian Experience
- Emphasis on Streetscape
- Predictable Physical Result
- Easier to Use
- Encourages Independent Development by Multiple Property Owners
- Defining and Codifying a Neighborhood’s DNA
WHAT DO WE MEAN BY FORM?

Transect Diagram

© DUANY PLATER-ZYBERK & COMPANY
IMPLICATIONS

- Independent Development by Multiple Property Owners
- Reduced Need for Large Land Assemblies and Mega Projects
- Variety of Residential Types
- Varied Densities
- Compact Design & Smart Land-Use
- Enhanced Transit
- Mixed-Use Neighborhood Centers within Walking Distance of Most Residents and with Access to Major Arterials
PATTERNS

- Setbacks vs. Build-to Lines
- Building Breaks
- Lot Size and Coverage
- Frequency of Public Entrances
- Percentage of Window Glazing
- Number of Stories
ADVANTAGES

- Prescriptive
- Shorter, More Concise
- Organized for Visual Access and Readability
- Eliminates Need for Design Guidelines
- Easier to Enforce, Interpret, & Determine Compliance
- Requires Less Oversight by Discretionary Review Bodies
- Saves Time and Money
- Fosters Less Politicized Planning Process
- Promotes Healthy Civic Interaction
BENEFITS

- Community
- Municipality
- Businesses

Creates a Framework for:
- Defining and Codifying a Neighborhood’s DNA
- High Quality Built Environment
- Multi-Purpose/Mixed-Use Destinations
- Lively and Vibrant Public Realm
- Better Pedestrian Experience
- Reinforcing Historic Fabric
- Great Placemaking
- Maximizing Revenues & Commercial Opportunity
THE PROCESS

Engaging:

- Community Members & Organizations
- Planning and Zoning
- Real Estate Developers

At:

- Meetings
- Charrettes
- Tours
“Begin with the map and end with the map.”
GOALS

Listening
Identifying Values
Developing a Vision
Forming Partnerships

Capacity Building
- Shared Leadership
- Community Ownership
ACTIVATING THE PLACE

Form Based Code Sets the Stage for Community Building, Placemaking and Community Ownership.
Green Infrastructure
Green Infrastructure: Definition

Green infrastructure generally refers to systems and practices that use or mimic natural processes to infiltrate, evapotranspirate, or reuse stormwater or runoff on the site where it is generated. (US EPA)
Green Infrastructure: Local Precedence
Study Area Watershed Analysis

- Residential drainage sub-basins
- Commercial drainage sub-basins
- Gil’s Branch (capacity constrained) drainage sub-basins
Gil’s Branch Drainage Basin
Flood Mitigation Strategies

1. High-flow bypass and creek preservation
2. Upstream improvements (smaller natural systems)
3. Natural floodplain & habitat preservation (not a detention pond)
Typical Commercial Drainage Basin

- Capture and reuse on-site
- Attenuate and slow flows
- Water quality treatment
Typical Residential Drainage Basin

- Attenuate and slow flows
- Water quality treatment
- Protect downstream systems
Local Resources

Lady Bird Johnson Wildflower Center, Austin, TX
Next Steps: Design Standards

- LEED/Sustainable Sites Initiative
- Green Parking Lot Design Standards
- Street Design Manual
Next Steps: Identify and Prioritize

<table>
<thead>
<tr>
<th>Site #</th>
<th>Site Name</th>
<th>Location</th>
<th>SITE CHARACTERISTICS SUBTOTAL (5-15 points)</th>
<th>ECOLOGICAL / HYDROLOGICAL SUBTOTAL (5-15 points)</th>
<th>ECONOMIC / COST SUBTOTAL (5-15 points)</th>
<th>SOCIAL / COMMUNITY SUBTOTAL (5-15 points)</th>
<th>TOTAL SCORE (20-60 points)</th>
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<tbody>
<tr>
<td>10</td>
<td>E Main St Cascade</td>
<td>E Main St between Spring St SE &amp; 2nd Ave E</td>
<td>9</td>
<td>13</td>
<td>11</td>
<td>13</td>
<td>46</td>
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<tr>
<td>6</td>
<td>Village center</td>
<td>Intersection of Colchester Dr E and E Main St</td>
<td>12</td>
<td>8</td>
<td>11</td>
<td>14</td>
<td>45</td>
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<tr>
<td>39</td>
<td>Alaska Ave E Detention Pond</td>
<td>Big retention pond off Alaska Ave E between E Harrison St and E Polk Ave</td>
<td>13</td>
<td>13</td>
<td>7</td>
<td>11</td>
<td>44</td>
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<tr>
<td>15</td>
<td>Manchester Community Church</td>
<td>Between Madrone Ave E, Cedar St E &amp; E Chester Pk</td>
<td>13</td>
<td>12</td>
<td>8</td>
<td>9</td>
<td>42</td>
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<tr>
<td>29</td>
<td>E Raintree Ln</td>
<td>E Raintree Ln</td>
<td>8</td>
<td>8</td>
<td>13</td>
<td>7</td>
<td>41</td>
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<tr>
<td>60</td>
<td>E Spouse St Cascade</td>
<td>Between Valley Ave E and Spring St SE</td>
<td>13</td>
<td>13</td>
<td>10</td>
<td>9</td>
<td>41</td>
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</table>
Protect and enhance Gil’s Branch

Stormwater as an amenity
Urban Design
Economic Strategy
Bastrop is going to grow.

<table>
<thead>
<tr>
<th>Medium Growth Scenario</th>
<th>2010</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bastrop County Population</td>
<td>82,000</td>
<td>112,000</td>
<td>149,000</td>
<td>193,000</td>
</tr>
<tr>
<td>annual growth rate</td>
<td>3.5%</td>
<td>3.2%</td>
<td>2.9%</td>
<td>2.6%</td>
</tr>
<tr>
<td>Bastrop City Households</td>
<td>2500</td>
<td>3,400</td>
<td>4,600</td>
<td>5,900</td>
</tr>
<tr>
<td>change</td>
<td>900</td>
<td>1,100</td>
<td>1,300</td>
<td></td>
</tr>
</tbody>
</table>
Get ahead of growth. Use it to improve downtown, not disturb it.
housing strategy

demographic shifts
• aging population
• younger generation

provide a mix of housing products and prices for the future
housing strategy

Farm Lots: Preserve and Enhance
Town Lots: Infill and Rehabilitate
Chestnut Corridor: Redevelopment Opportunity
## infill vacant lots

<table>
<thead>
<tr>
<th>Housing Infill</th>
<th>acres</th>
<th>units</th>
<th>new lot size</th>
<th>typical dim.</th>
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</thead>
<tbody>
<tr>
<td>Farm Lots</td>
<td>2.2</td>
<td>16</td>
<td>on 6000 sf lots</td>
<td>54 x 110</td>
</tr>
<tr>
<td>Town Lots</td>
<td>6.8</td>
<td>69</td>
<td>on 4500 sf lots</td>
<td>40 x 110</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>9.0</strong></td>
<td><strong>84</strong></td>
<td></td>
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</tbody>
</table>
infill vacant lots

Farm Lots

Town Lots
chestnut street corridor

- coordinate market feasibility with design

<table>
<thead>
<tr>
<th>Sample Goals</th>
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<th></th>
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</thead>
<tbody>
<tr>
<td>City Growth</td>
<td>1,100</td>
<td>new households by 2030</td>
</tr>
<tr>
<td>New Retail Spending</td>
<td>$22,700,000</td>
<td></td>
</tr>
<tr>
<td>New Retail Space</td>
<td>80,000 square feet (3 blocks)</td>
<td></td>
</tr>
<tr>
<td>Downtown Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>80</td>
<td>units</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>200+ units</td>
<td></td>
</tr>
<tr>
<td>New Employment Space</td>
<td>80,000 square feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>230</td>
<td>new workers</td>
</tr>
</tbody>
</table>
historic district parking strategy

- perception
- map and count the spaces
- articulate the strategy
- management
chestnut street parking strategy

- build a system of parking alleys
- share parking
don’t

• don’t allow surface parking lots on the street
employment

• leverage opportunities
  – Austin Community College
  – St. David’s Hospital

• existing success:
  – alternative energy
  – bio-tech
employment

play to your strengths

• small town feel
• access to nature
• cheap flexible space
• attractive housing stock

these are things that the creative class are looking for
economic development

• fix the code
• establish a community vision and plan for downtown...
• ...and the city as a whole.
• revise the comprehensive plan
don’t let sprawl sap the energy away from downtown
Tourism & Vitality
Tourism & Vitality

• Creative Economy

What is it?

A new development paradigm that links economy, culture, technology and social/ life style aspects.

Artists, architects, musicians, dancers, web designers and gaming programmers, film and photographers, fashion, crafters, advertising, graphic designers, advertisers, printers and publishers, and communications as well as research and development.
Tourism & Vitality

• Creative Economy Recommendations
  – Review exiting studies and make your own
  – Identify who and what assets exist in your community
  – Explore options to use those assets:
    • Human resources
    • Physical resources
  – Build for the creative economy
Tourism & Vitality

• BASTROP: “Welcome to the Most Historic Small Town in Texas”

• Now…how do you get them to stay and spend contribute to the economy?
Tourism & Vitality

• Sustainable Recommendations
  – Identify role of existing assets/events
  – Create an events strategy to maximize the link between asset and target market
  – Develop criteria to test event against and use it to select or tweak current or new events

• New museum, businesses, cuisine, arts, and recreation
Tourism & Vitality

• Connectivity and Reality

Recommendations:
– Use of established and new pedestrian and biking trails … signs and new technology … QR codes, apps, etc
– Nodes … recreation, historic downtown core and add new Arts and Creative District
– Public art and green spaces

• Reality check … walk vs drive
Tourism & Vitality

• What not to do:
  – Do not put a parkette in the vacant building space in downtown
    • Build a new building here
    • In the interim, seek examples of “pop up” retail and other uses.
Don’t let change happen TO you. Plan and be prepared.
Don’t be afraid to be BOLD.