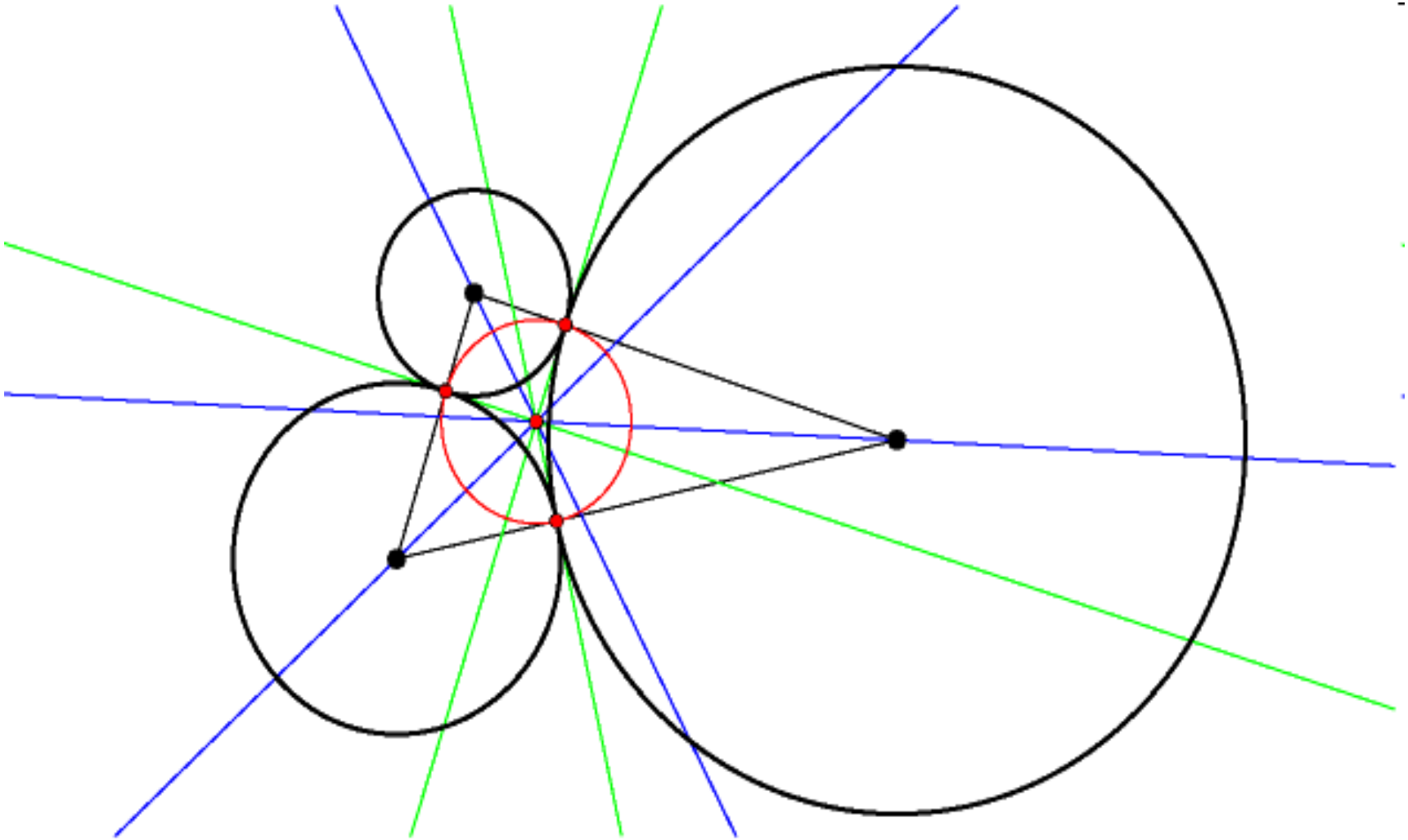
Bastrop, TX SDAT

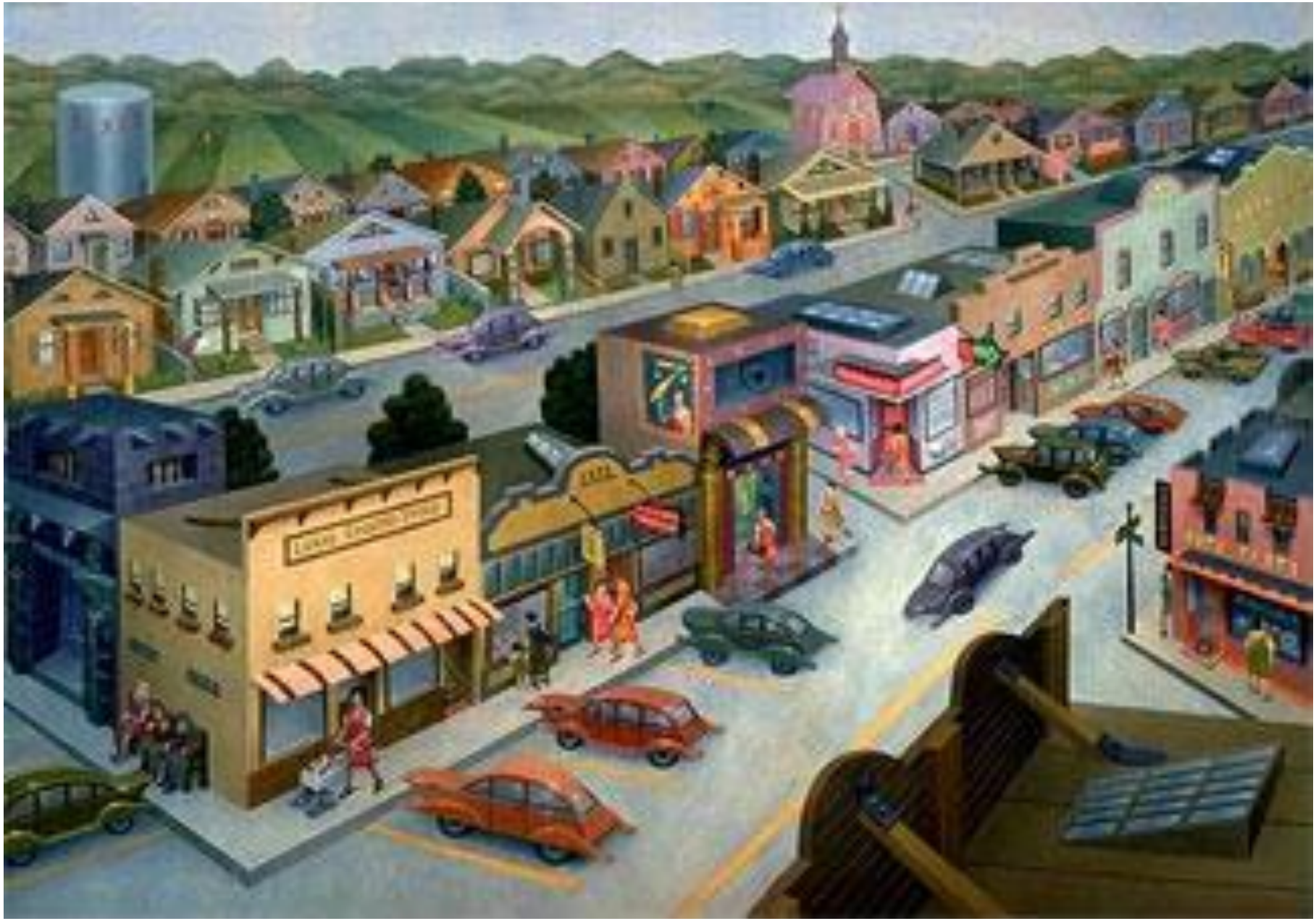
AIA Communities by Design

ENVISION. CREATE. SUSTAIN.

always
walking
love
fresh
fun
lifestyle
neighborhood
enthusiasm
anti-sprawl
connectivity
walkability
shop
welcoming
life
meets
comfortable
living
worth
locally
sustainability
home
transportation
connection
density
grow
air
accessing
accessible
eat
freedom
place
togetherness
breathe
smart
convenience
community
bicycling
health
users
feeling
comforts
equals
balance
learn
play
spaces
vibrant
work
activity
reach
nature
happier

ECONOMY
SOCIETY
SUSTAINABILITY
ENVIRONMENT





evolve
evolve
evolve

BASTROPTX
Heart of the Lost Pines / Est. 1832

Mina Elementary
Bastrop Public Library
Spring St
Ramos Restaurant No 2
Anita's Cafe
Pecan St
Hill St
Fayette St
Bastrop Tire & Automotive
Chestnut Square
Chestnut St
Curves
150
Baxters On Main
Jefferson St
Martin Luther King Dr
Haysel St
Pine St
Walnut St
Main St
Water St
Austin St
Firemans Park
Emile Elementary School
Emile St
Bastrop Commons Park
Cedar's Mediterranean Grill
College St
Bastrop River RV Park
Jack in the Box
Old Austin Hwy
Texas Grill
71
21
35

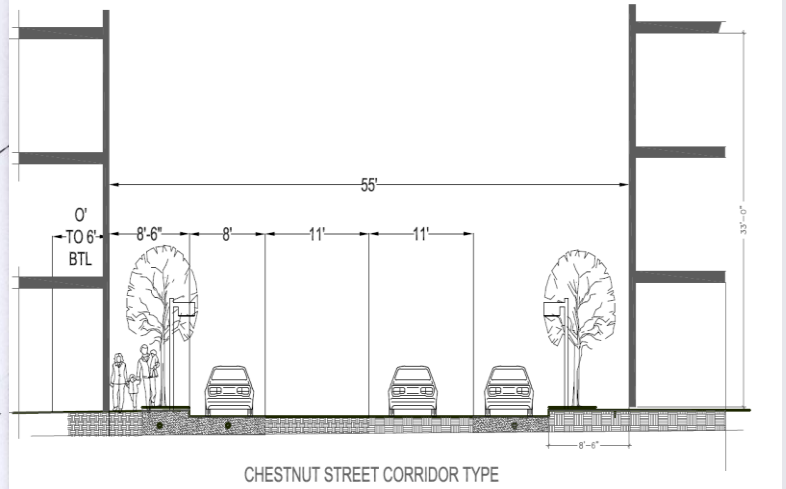
Land Use

FORM BASED CODES

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.

FORM BASED CODES



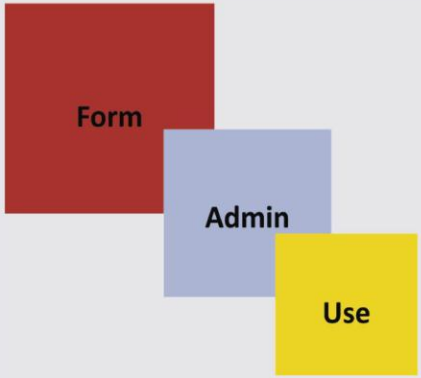
CHESTNUT STREET CORRIDOR TYPE

"Allowing communities to decide what they want to "be" rather than allowing developers to determine what they should become."

INTRODUCTION TO FORM BASED CODE

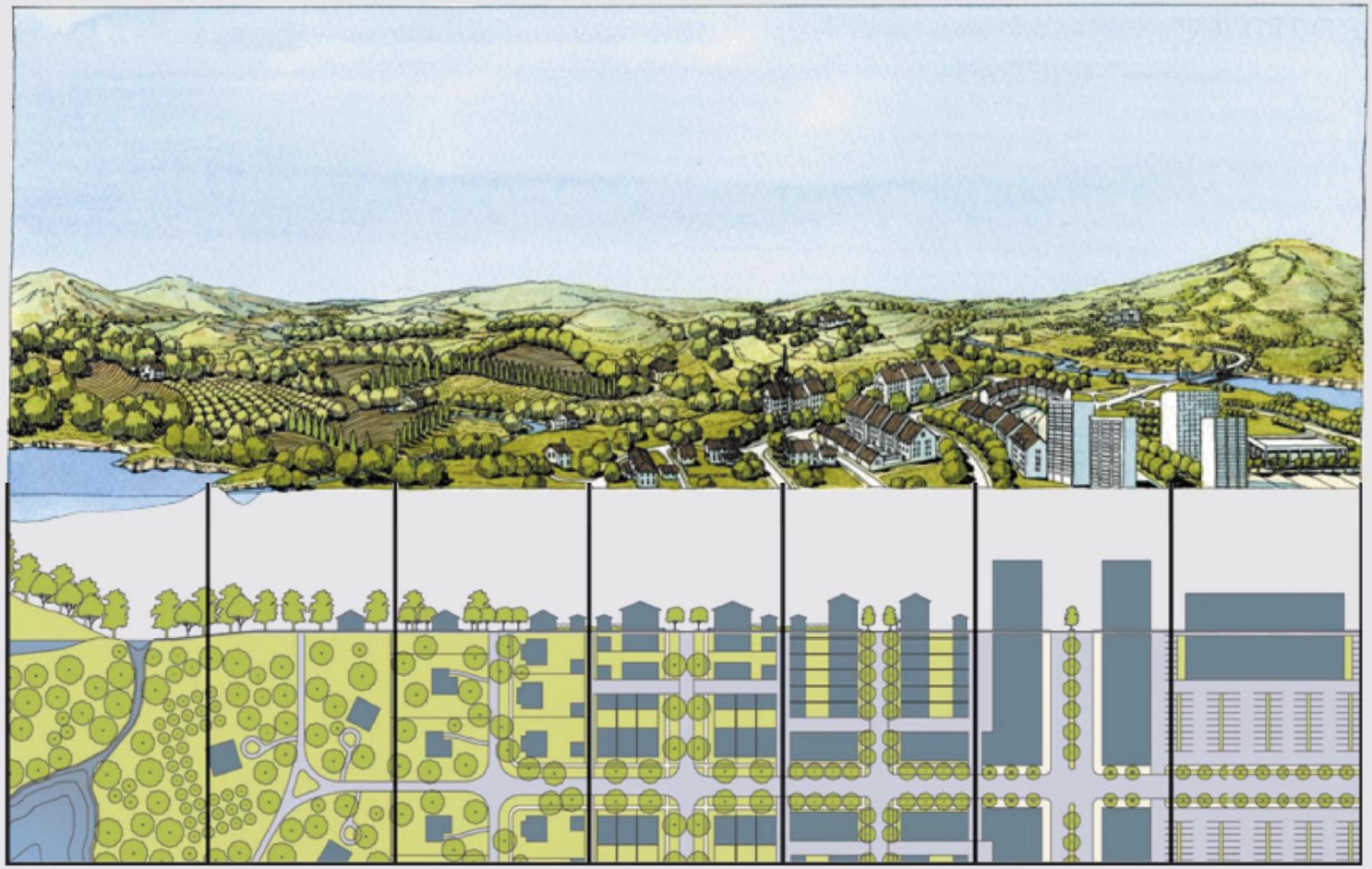
Traditional Zoning Code

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

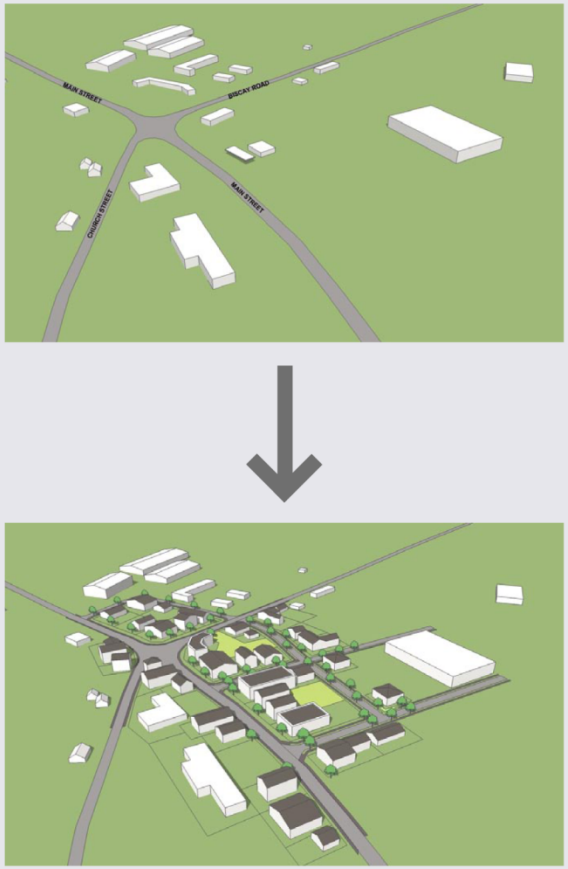
WHAT DO WE MEAN BY FORM?



Transect Diagram

© DUANY PLATER-ZYBERK & COMPANY

IMPLICATIONS



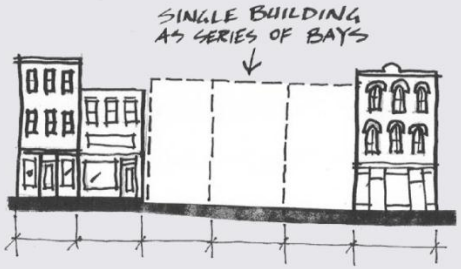
- Independent Development by Multiple Property Owners
- Reduced Need for Large Land Assemblies and Mega Projects
- Variety of Residential Types
- Varied Densities
- Compact Design & Smart Land-Use
- Enhanced Transit
- Mixed-Use Neighborhood Centers within Walking Distance of Most Residents and with Access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

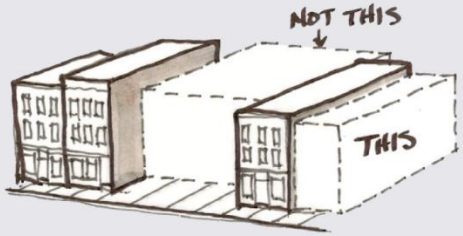
PATTERNS

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

← VS. ↓

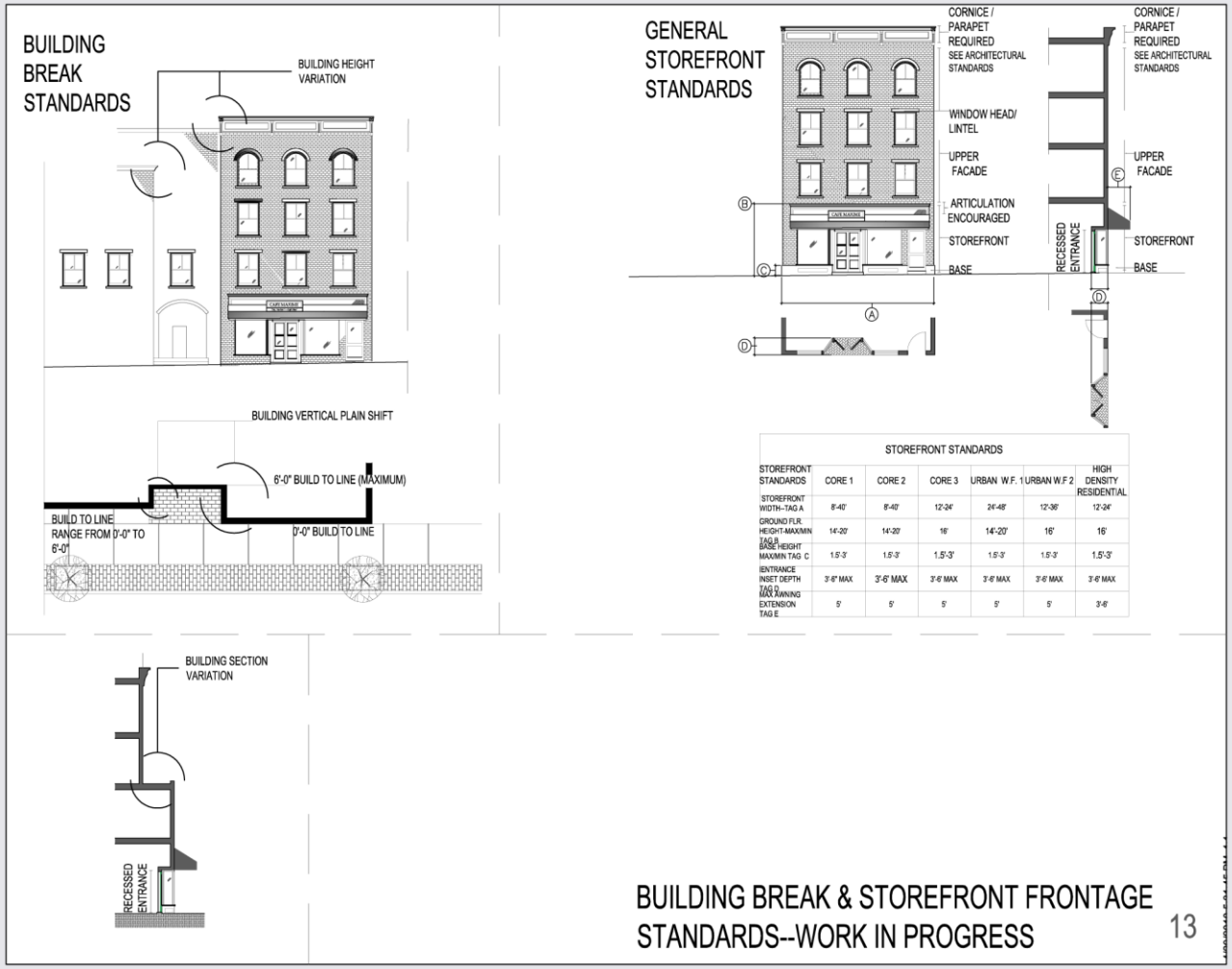
↑ VS. →





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



STOREFRONT STANDARDS	CORE 1	CORE 2	CORE 3	URBAN W.F. 1	URBAN W.F 2	HIGH DENSITY RESIDENTIAL
STOREFRONT WIDTH--TAG A	8'-40'	8'-40'	12'-24'	24'-48'	12'-36'	12'-24'
GROUND FLR HEIGHT-MAX/MIN TAG B	14'-20'	14'-20'	16'	14'-20'	16'	16'
BASE HEIGHT MAX/MIN TAG C	1.5'-3'	1.5'-3'	1.5'-3'	1.5'-3'	1.5'-3'	1.5'-3'
ENTRANCE INSET DEPTH TAG D	3'-6" MAX	3'-6" MAX	3'-6" MAX	3'-6" MAX	3'-6" MAX	3'-6" MAX
MAX AWNING EXTENSION TAG E	5'	5'	5'	5'	5'	3'-6'

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:

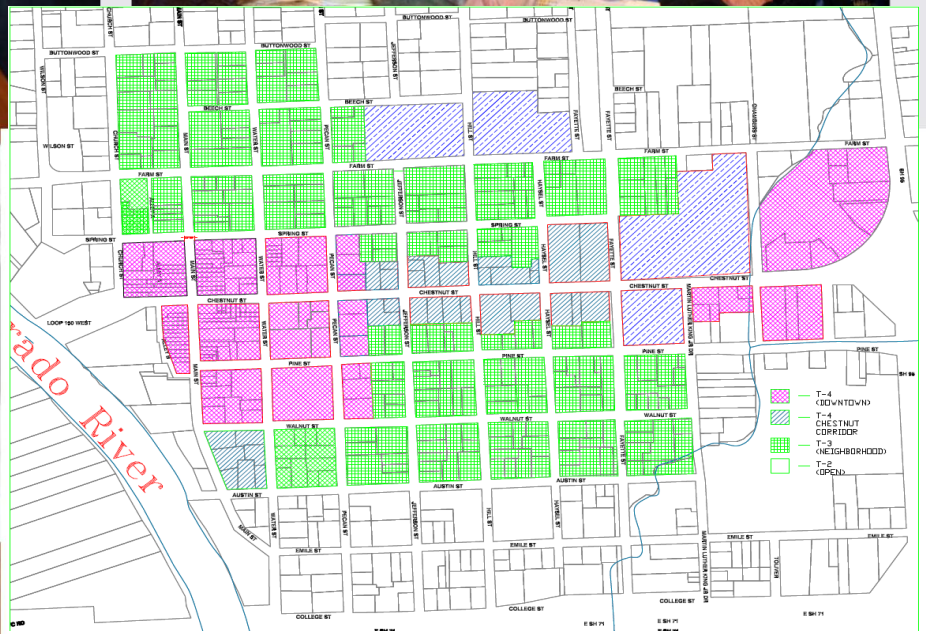
- Community Members & Organizations
- Planning and Zoning
- Real Estate Developers

At:

- Meetings
- Charrettes
- Tours

THE WORKING DOCUMENT

"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.

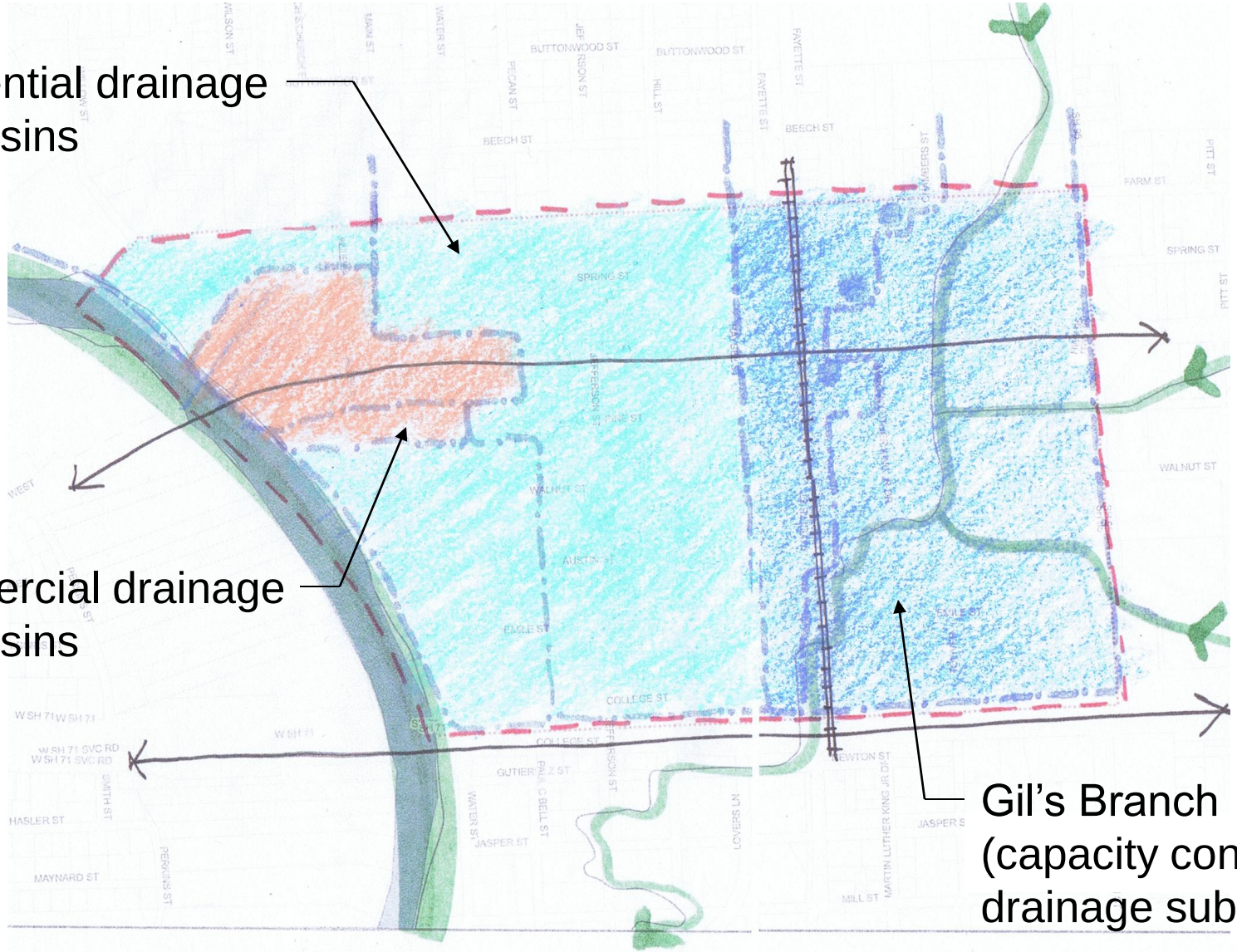
Green Infrastructure

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)

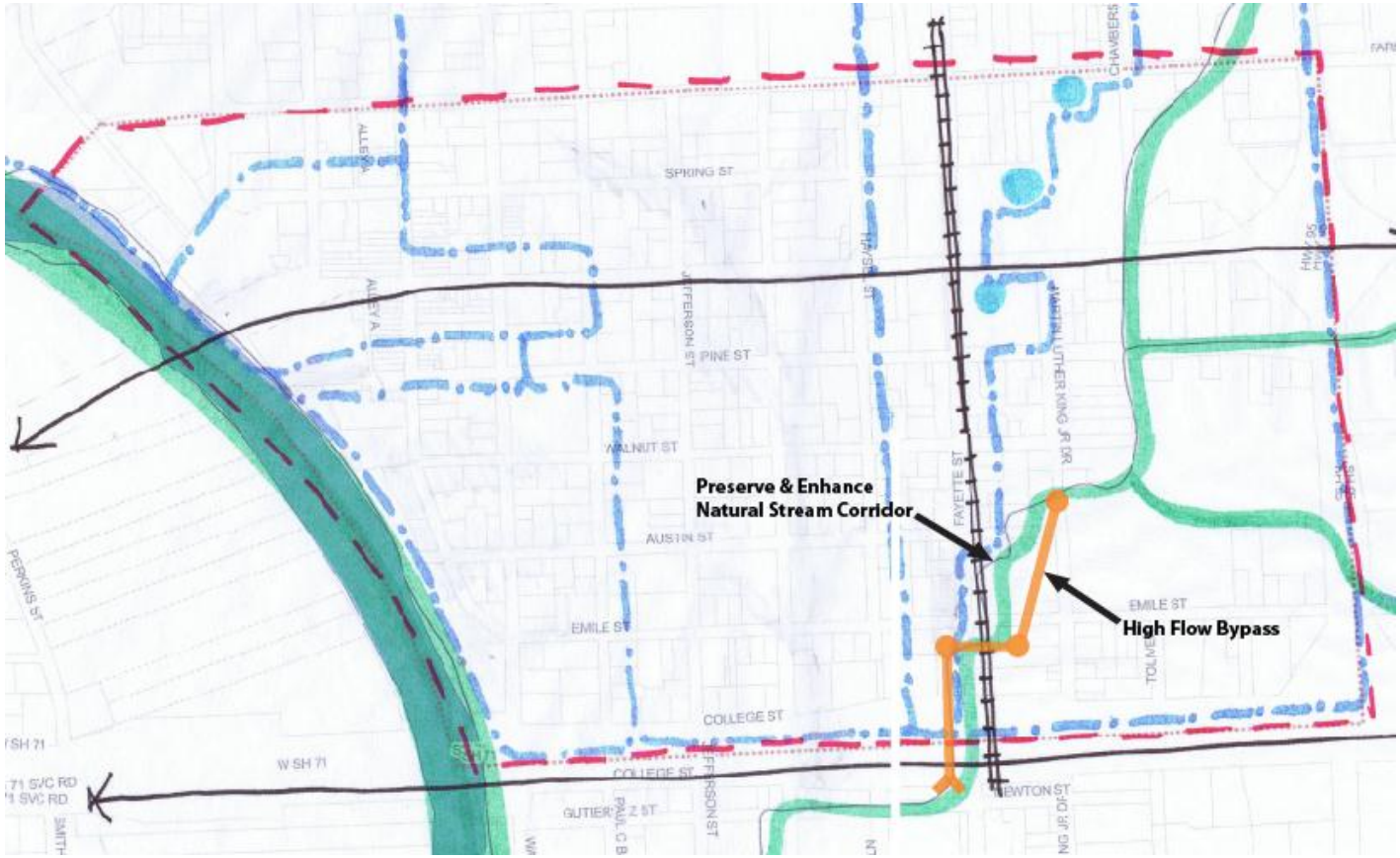
Green Infrastructure: Local Precedence

Study Area Watershed Analysis



Gil's Branch Drainage Basin

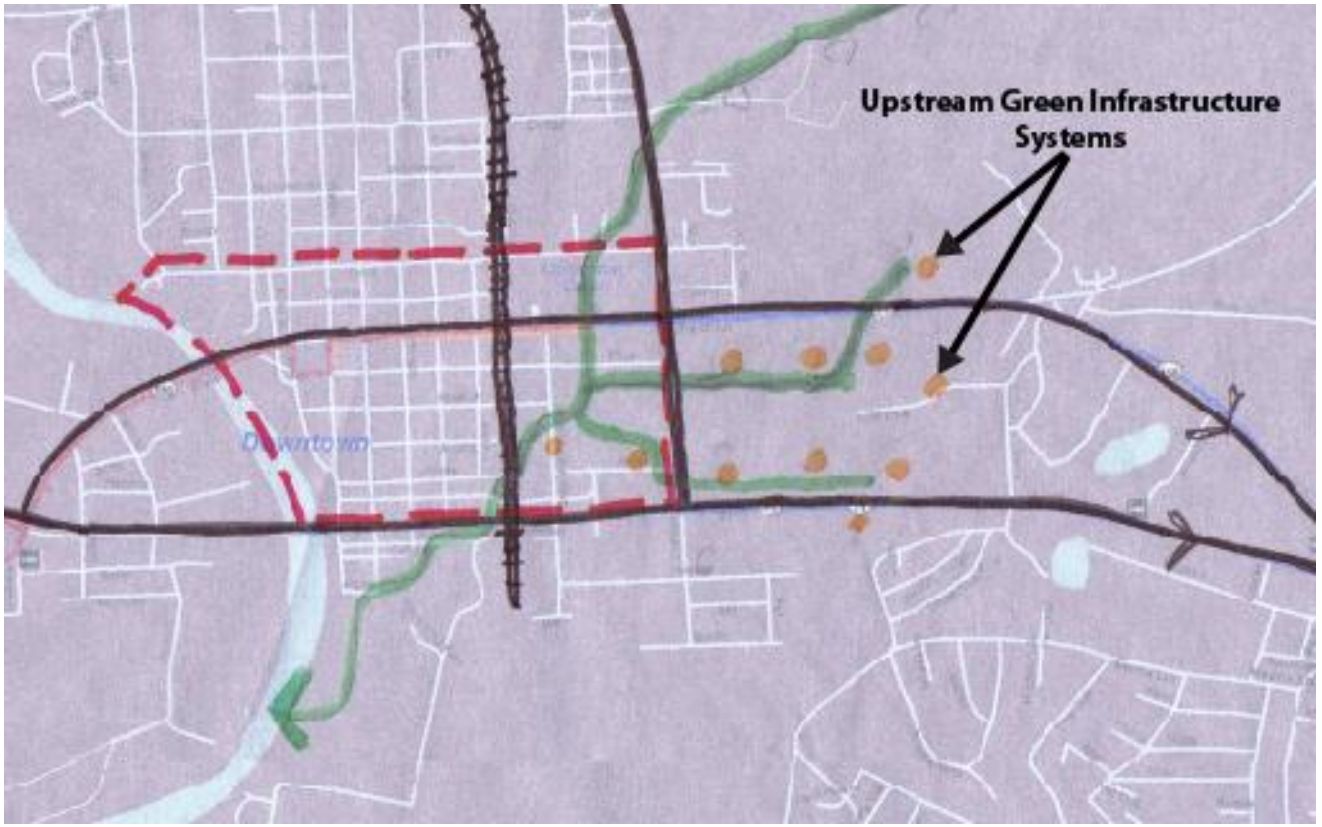
Flood Mitigation Strategies



1. High-flow bypass and creek preservation

Gil's Branch Drainage Basin

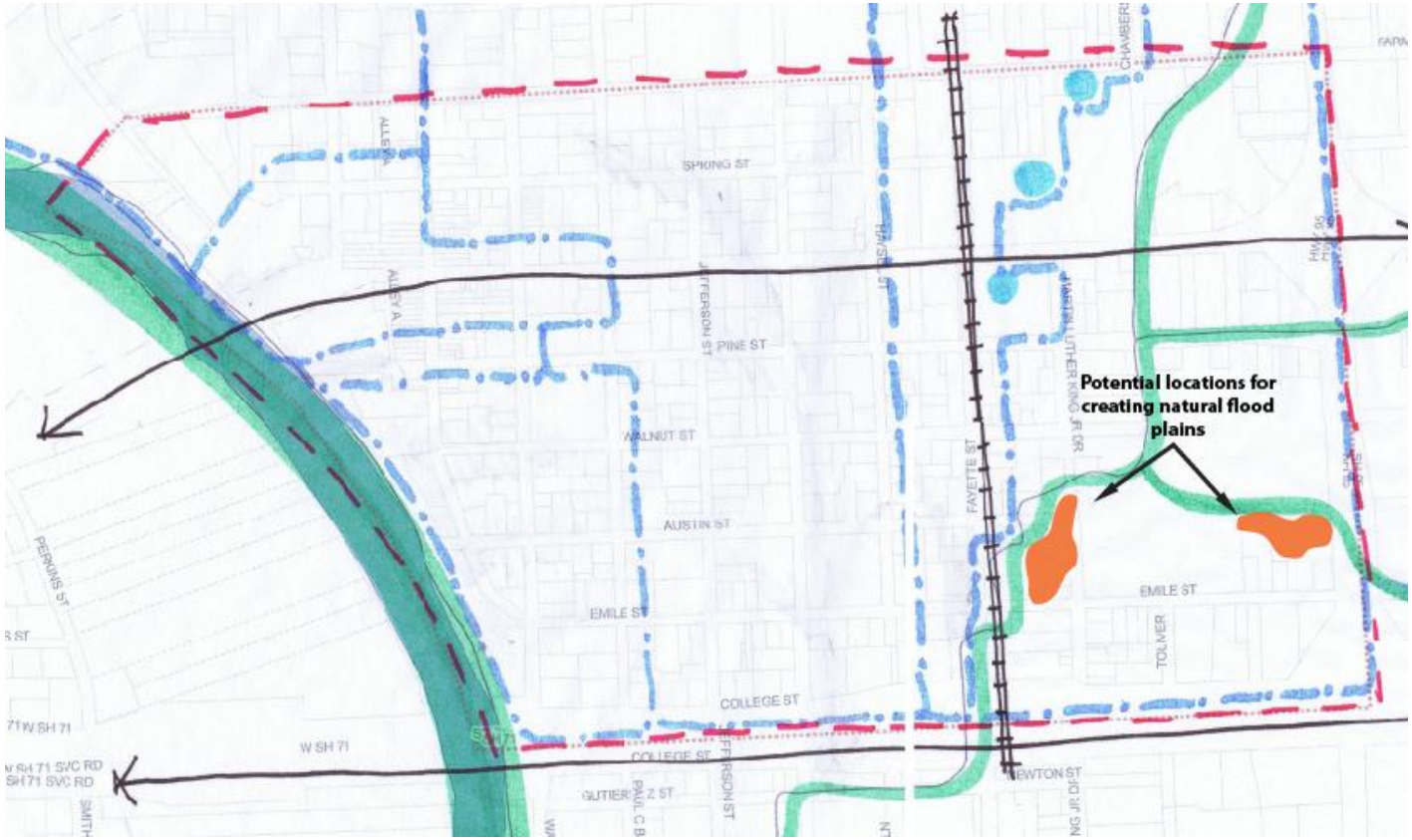
Flood Mitigation Strategies



2. Upstream improvements (smaller natural systems)

Gil's Branch Drainage Basin

Flood Mitigation Strategies



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

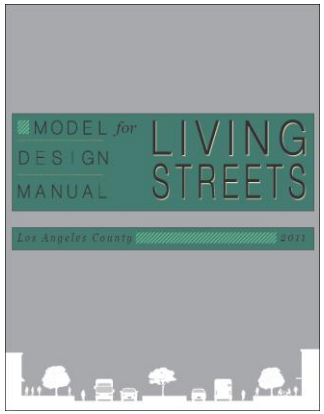
Local Resources

Lady Bird Johnson Wildflower Center, Austin, TX

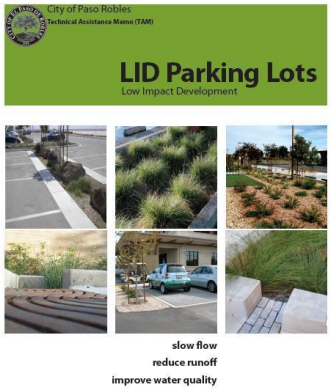
Next Steps: Design Standards

- LEED/Sustainable Sites Initiative
- Green Parking Lot Design Standards
- Street Design Manual

THE SUSTAINABLE SITES INITIATIVE™

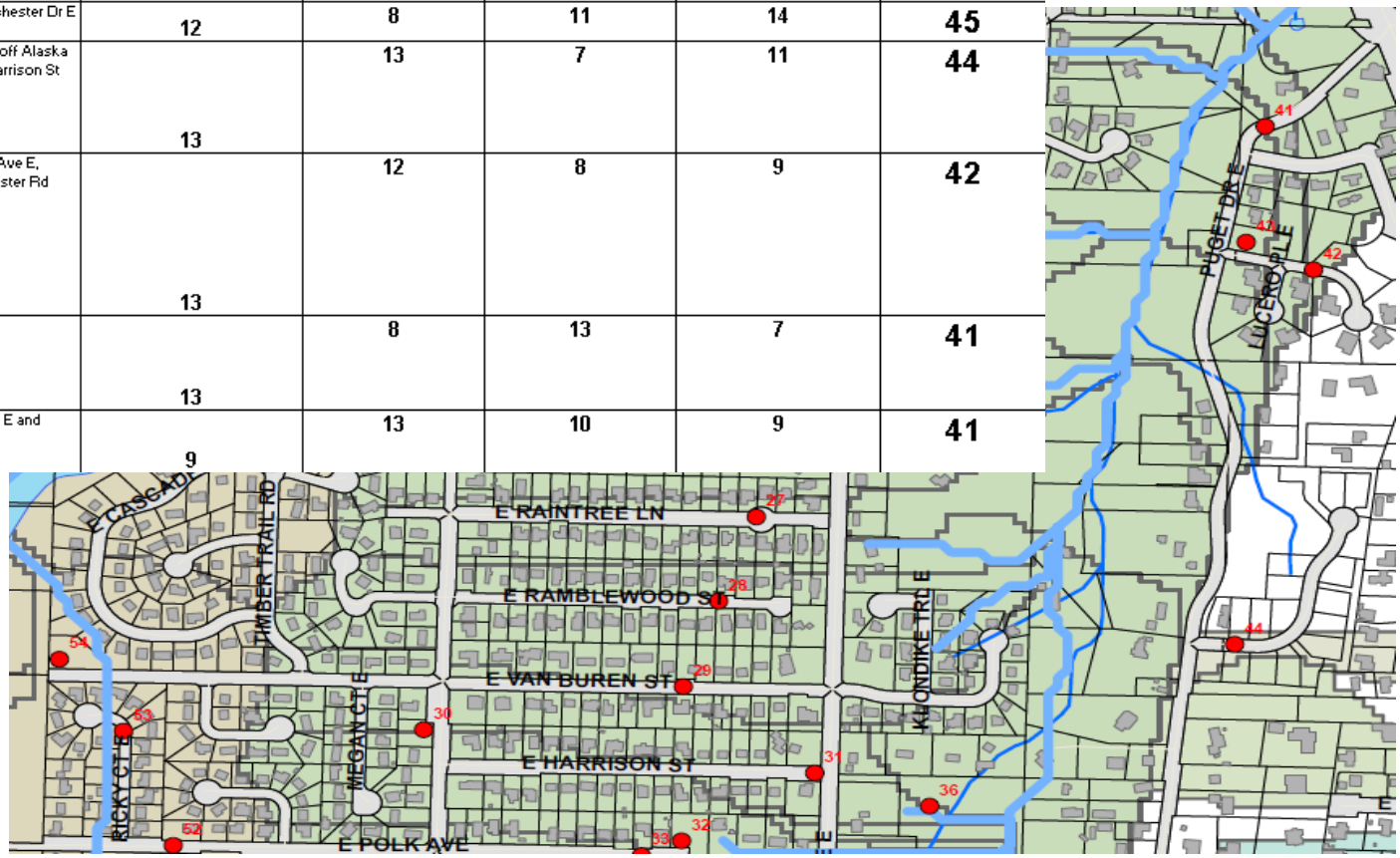


U.S. GREEN BUILDING COUNCIL
LEED
USGBC



Next Steps: Identify and Prioritize

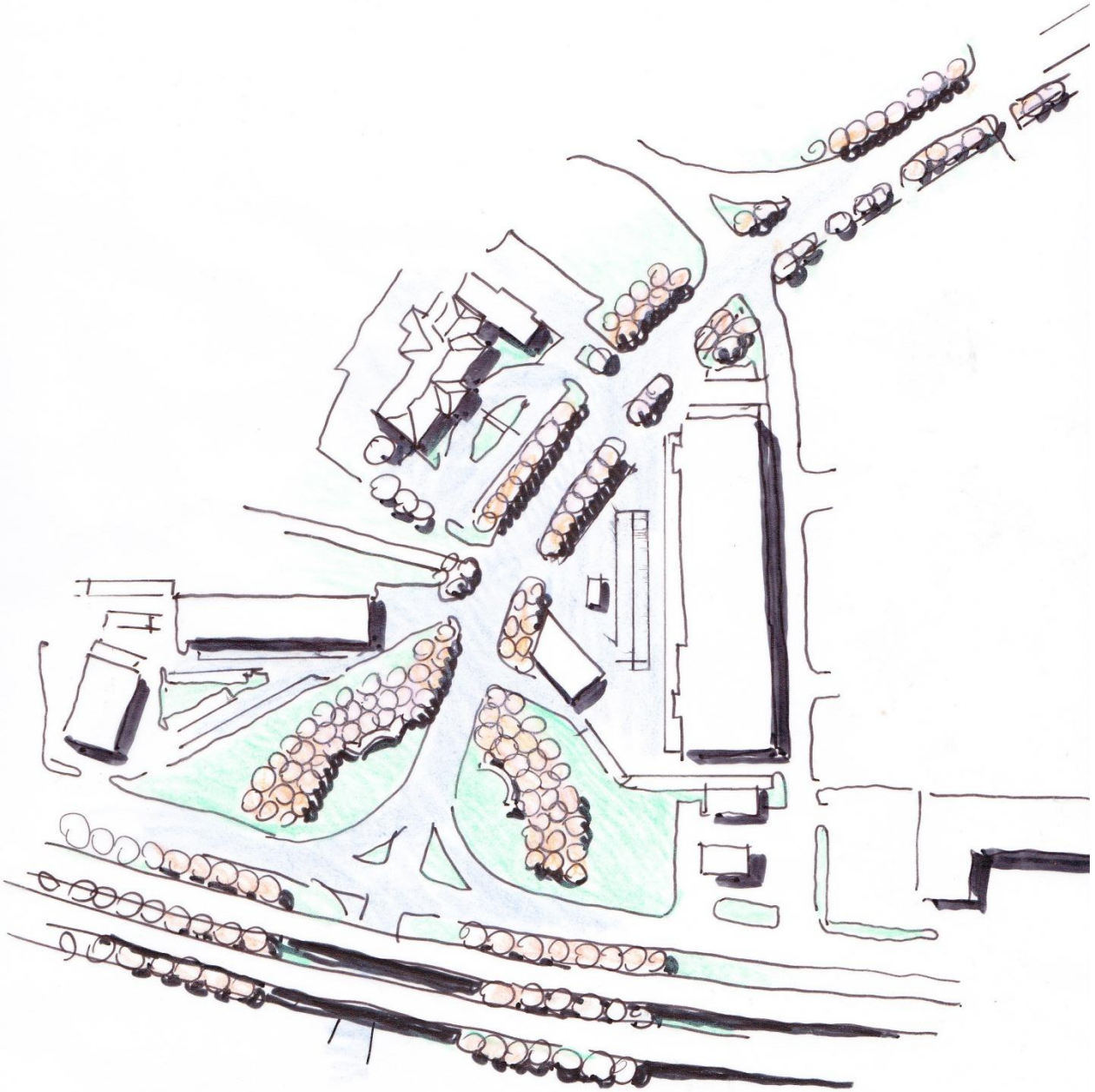
PROJECT DESCRIPTION			SITE CHARACTERISTICS SUBTOTAL (5-15 points)	ECOLOGICAL / HYDROLOGICAL SUBTOTAL (5-15 points)	ECONOMIC / COST SUBTOTAL (5-15 points)	SOCIAL / COMMUNITY SUBTOTAL (5-15 points)	TOTAL SCORE (20-60 points)
Site #	Site Name	Location					
10	E Main St Cascade	E Main St between Spring St SE & 2nd Ave E	9	13	11	13	46
6	Village center	Intersection of Colchester Dr E and E Main St	12	8	11	14	45
39	Alaska Ave E Detention Pond	Big detention pond off Alaska Ave E between E Harrison St and E Polk Ave	13	13	7	11	44
15	Manchester Community Church	Between Madrone Ave E, Cedar St E, & E Chester Rd	13	12	8	9	42
29	E Raintree Ln	E Raintree Ln	13	8	13	7	41
68	E Spruce St Cascade	Between Valley Ave E and Spring St SE	9	13	10	9	41

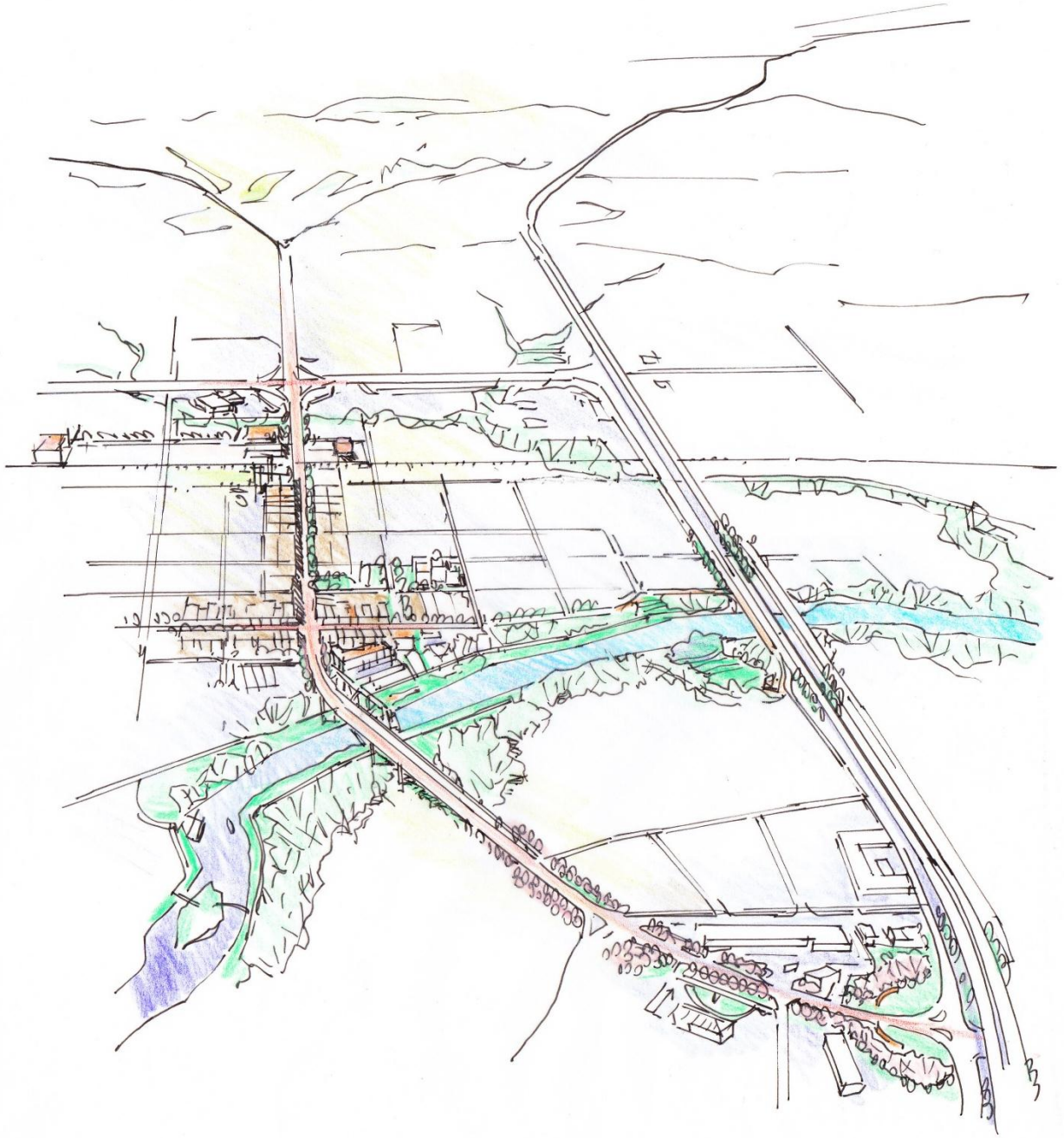


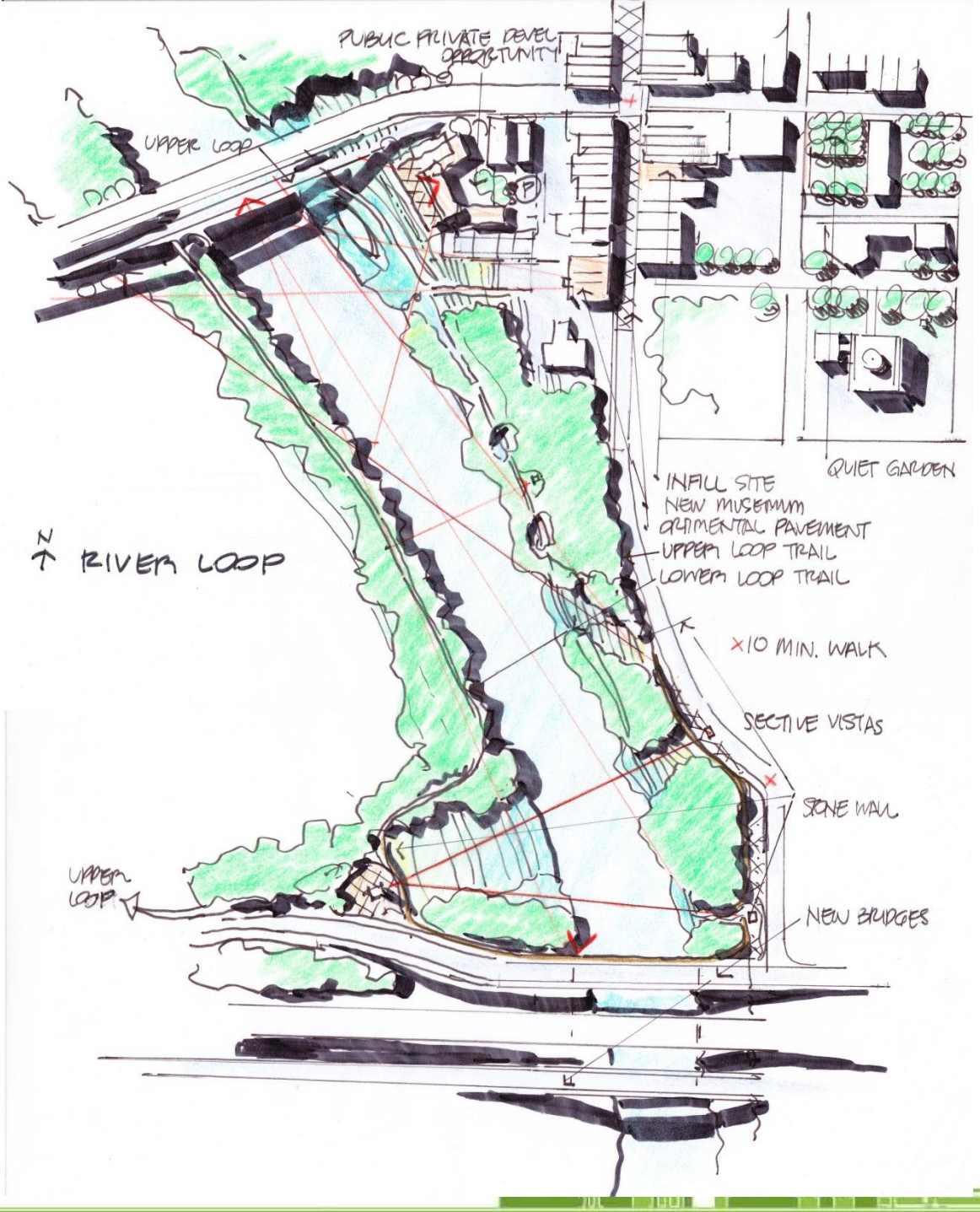
Protect and enhance Gil's Branch

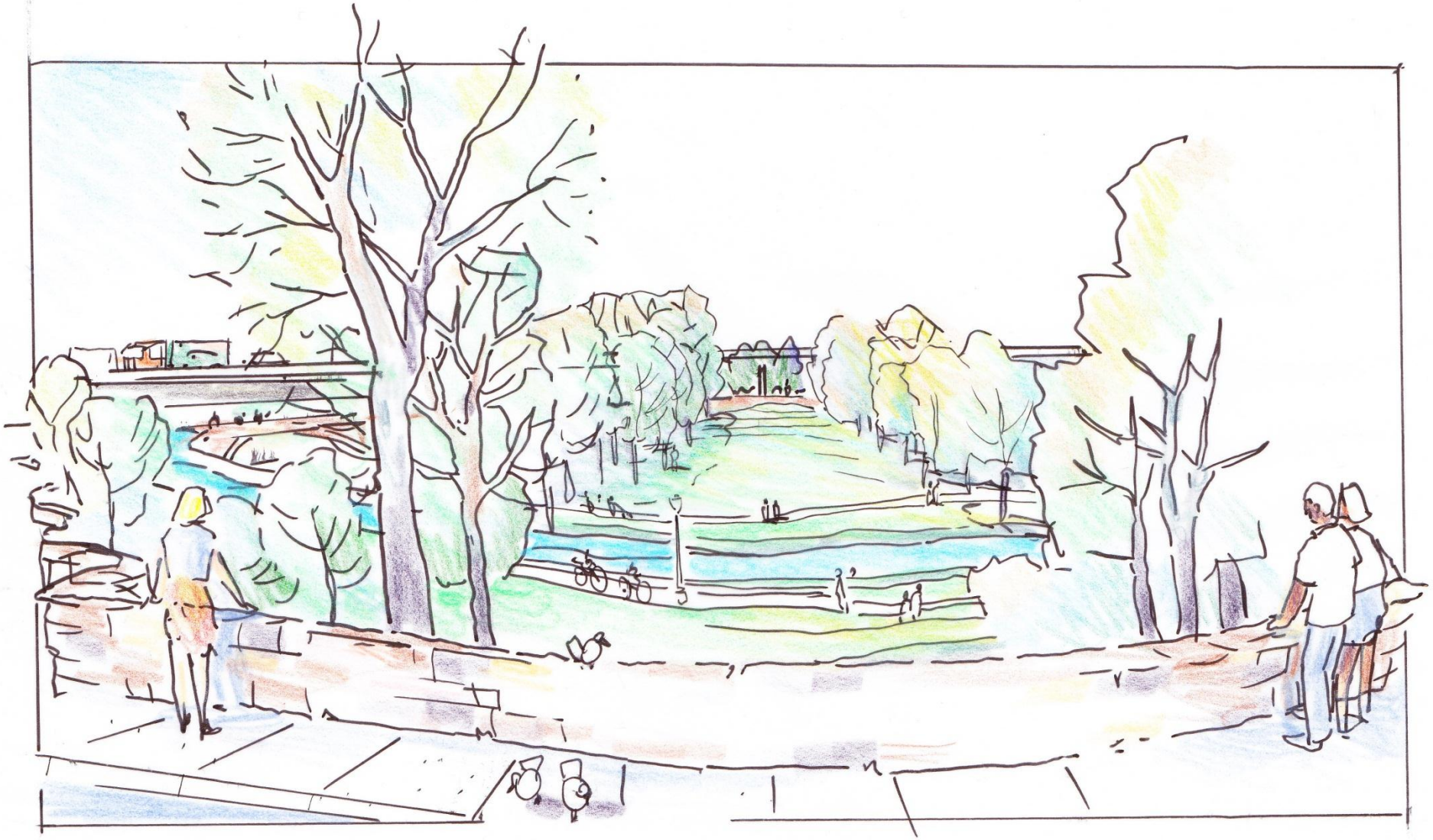
Stormwater as an amenity

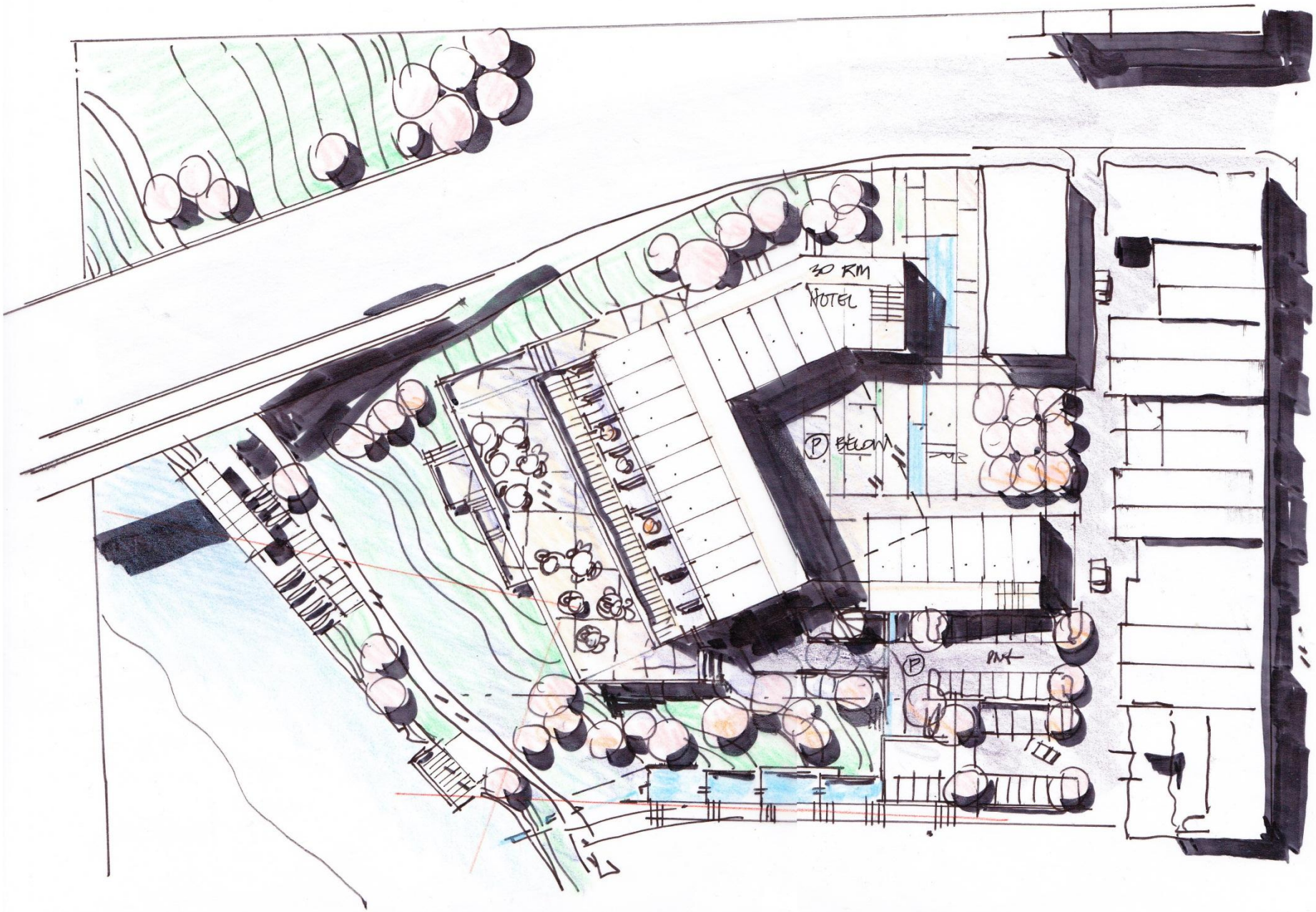
Urban Design

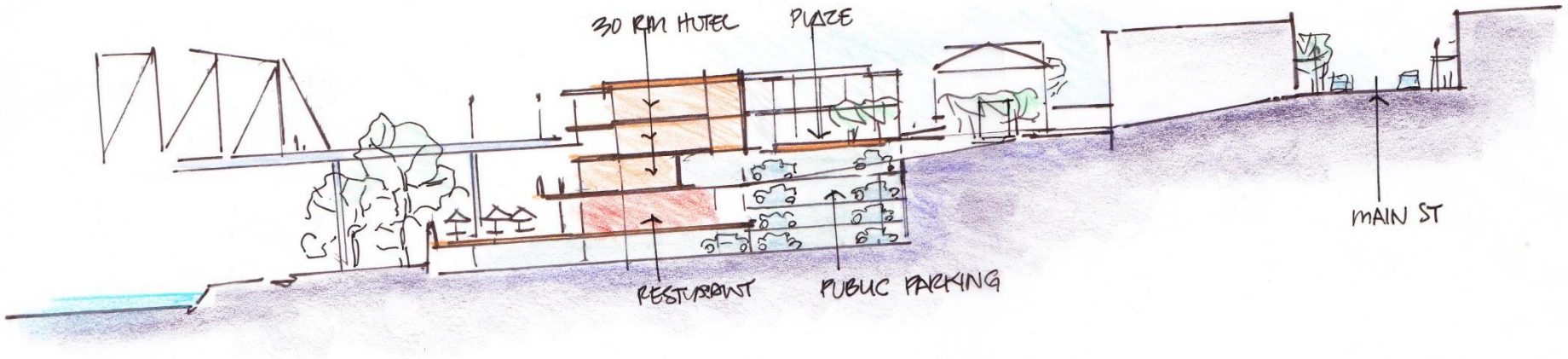


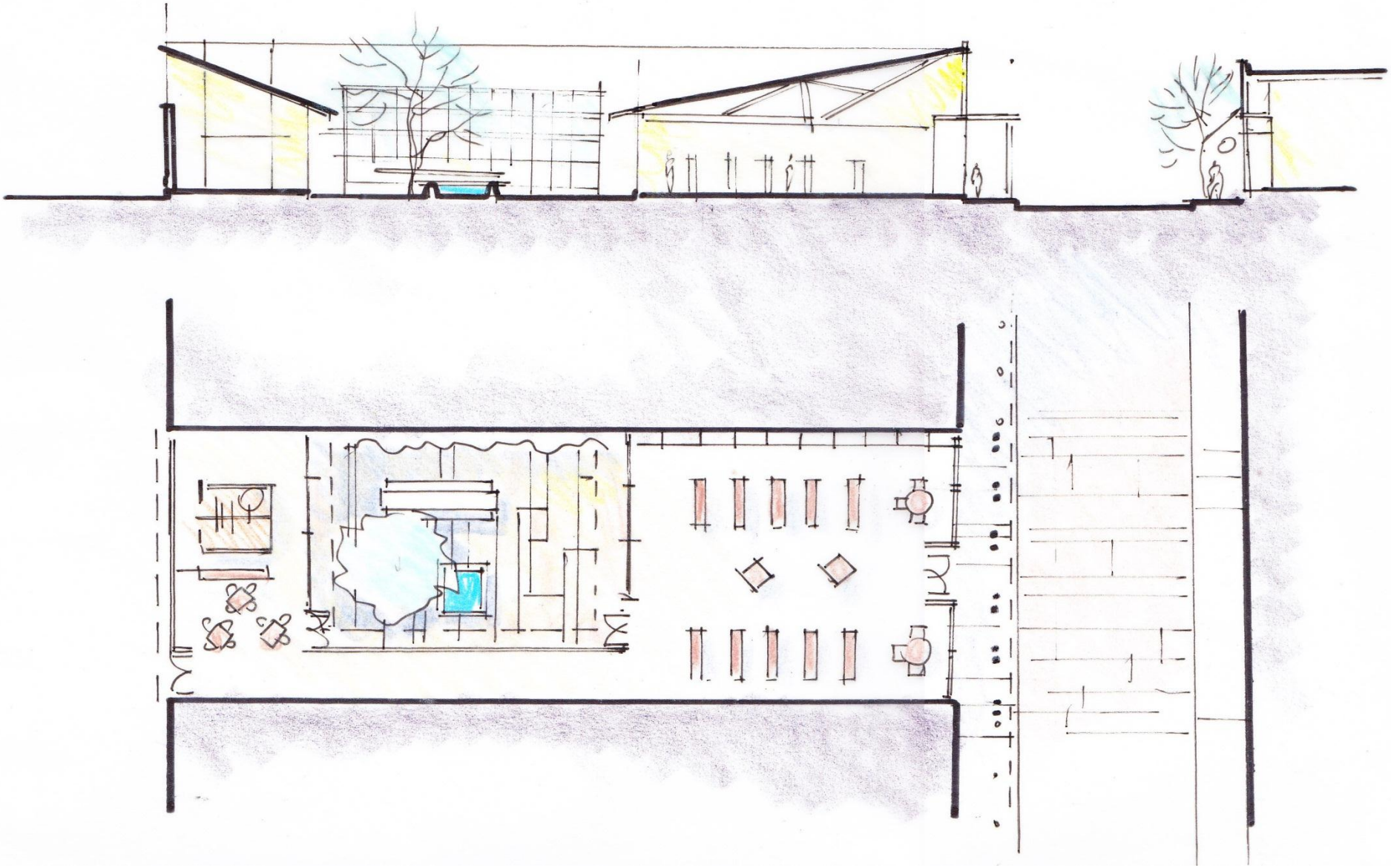


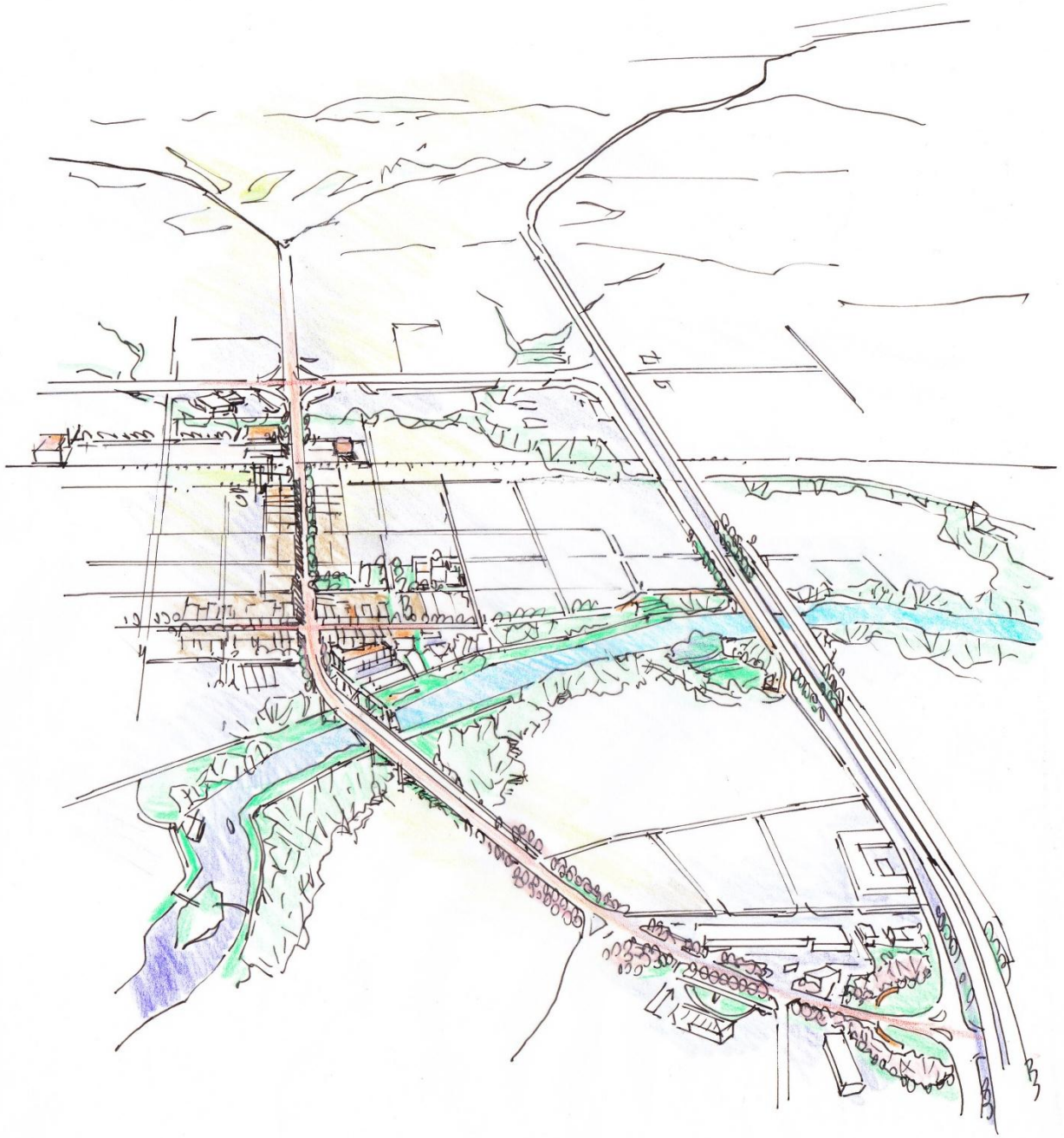

PUBLIC PRIVATE DEVEL OPPORTUNITY
UPPER LOOP
QUIET GARDEN
INFILL SITE
NEW MUSEUM
ORNAMENTAL PAVEMENT
UPPER LOOP TRAIL
LOWER LOOP TRAIL
N
RIVER LOOP
10 MIN. WALK
SECTIVE VISTAS
STONE WALL
UPPER LOOP
NEW BRIDGES




30 RM
HOTEL
P
BELOW
P
PKG


30 RM HOTEL
PLAZE
MAIN ST
RESTAURANT
PUBLIC PARKING





Economic Strategy

Bastrop is going to grow.

Medium Growth Scenario	2010	2020	2030	2040
Bastrop County Population	82,000	112,000	149,000	193,000
annual growth rate	3.5%	3.2%	2.9%	2.6%
Bastrop City Households	2500	3,400	4,600	5,900
change		**900**	**1,100**	**1,300**

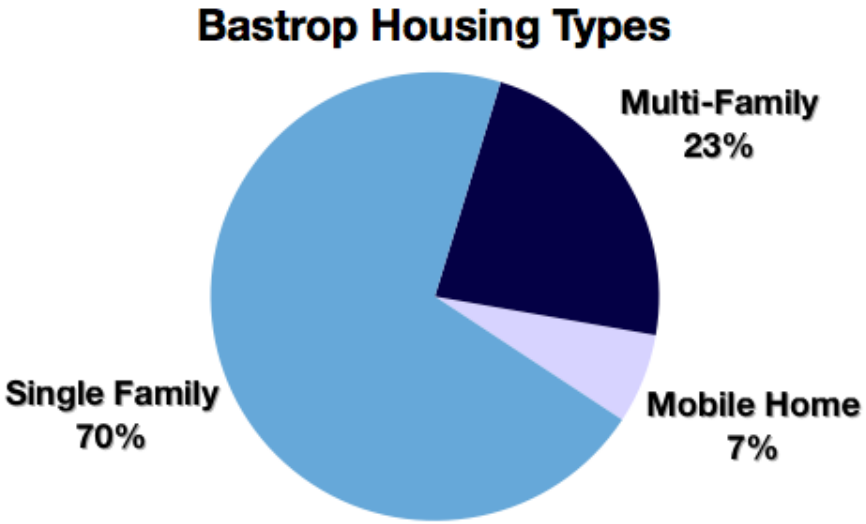
Get ahead of growth.
Use it to improve downtown, not disturb it.

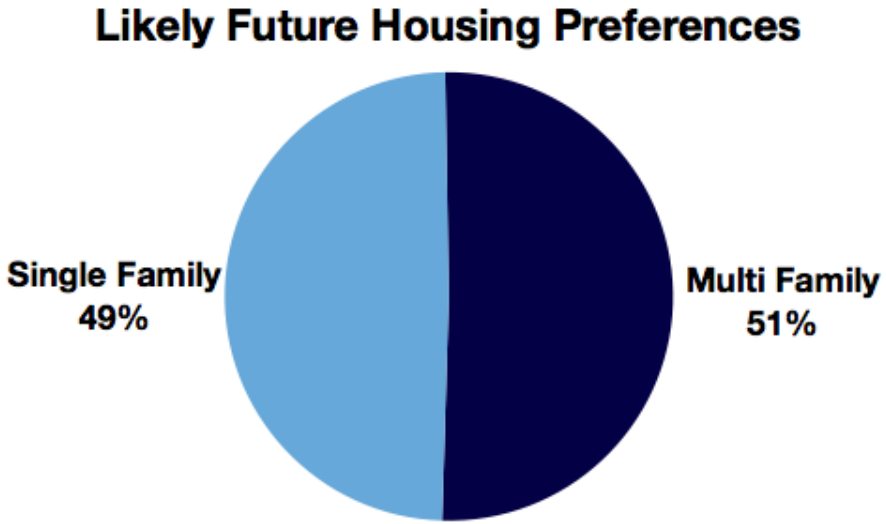
housing strategy

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

Housing Infill	acres	units	new lot size	typical dim.
Farm Lots	2.2	16	on 6000 sf lots	54 x 110
Town Lots	6.8	69	on 4500 sf lots	40 x 110
Total	**9.0**	**84**		

infill vacant lots

Farm Lots

Town Lots

chestnut street corridor

- coordinate market feasibility with design

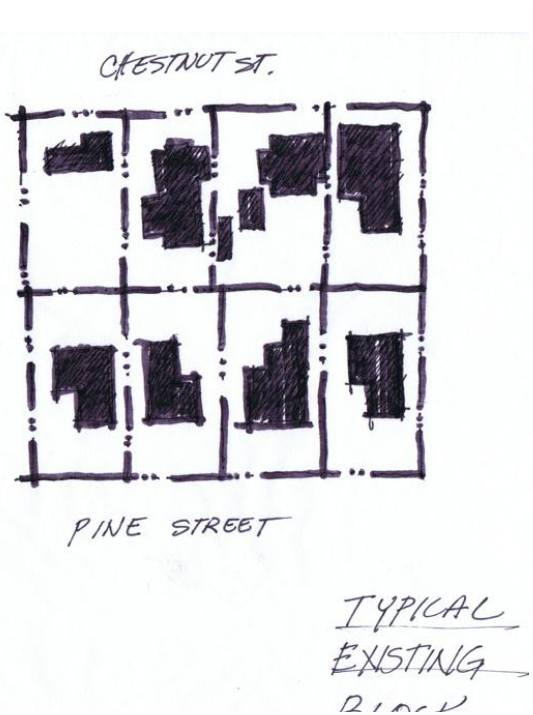
Sample Goals			
City Growth	1,100	new households by 2030	
New Retail Spending	$22,700,000		
New Retail Space	80,000	square feet	(3 blocks)
Downtown Housing			
Single Family	80	units	
Multi-Family	200+	units	
New Employment Space	80,000	square feet	
	230	new workers	

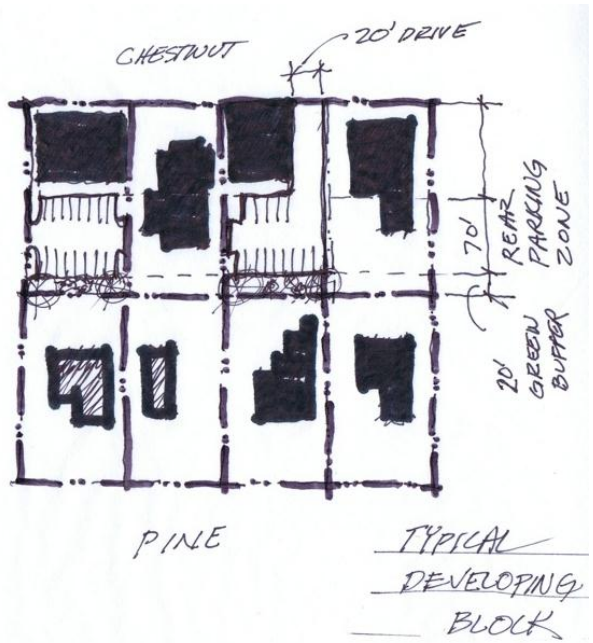
historic district parking strategy

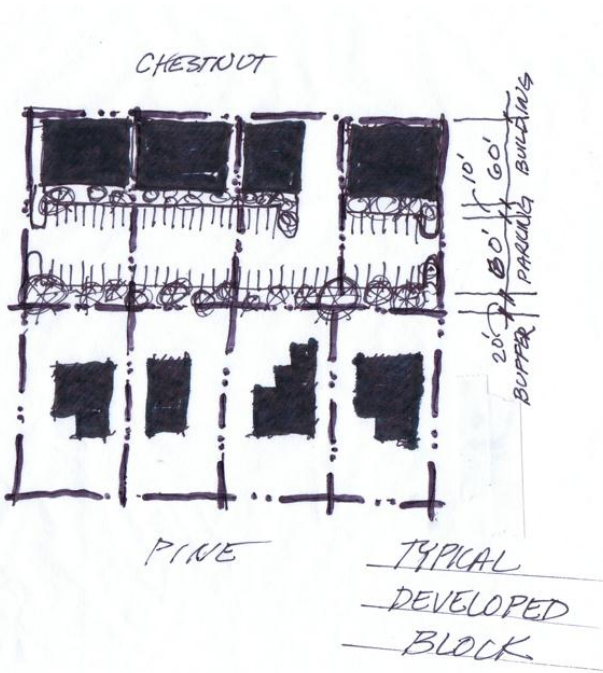
- perception
- map and count the spaces
- articulate the strategy
- management

chestnut street parking strategy

- build a system of parking alleys
- share parking

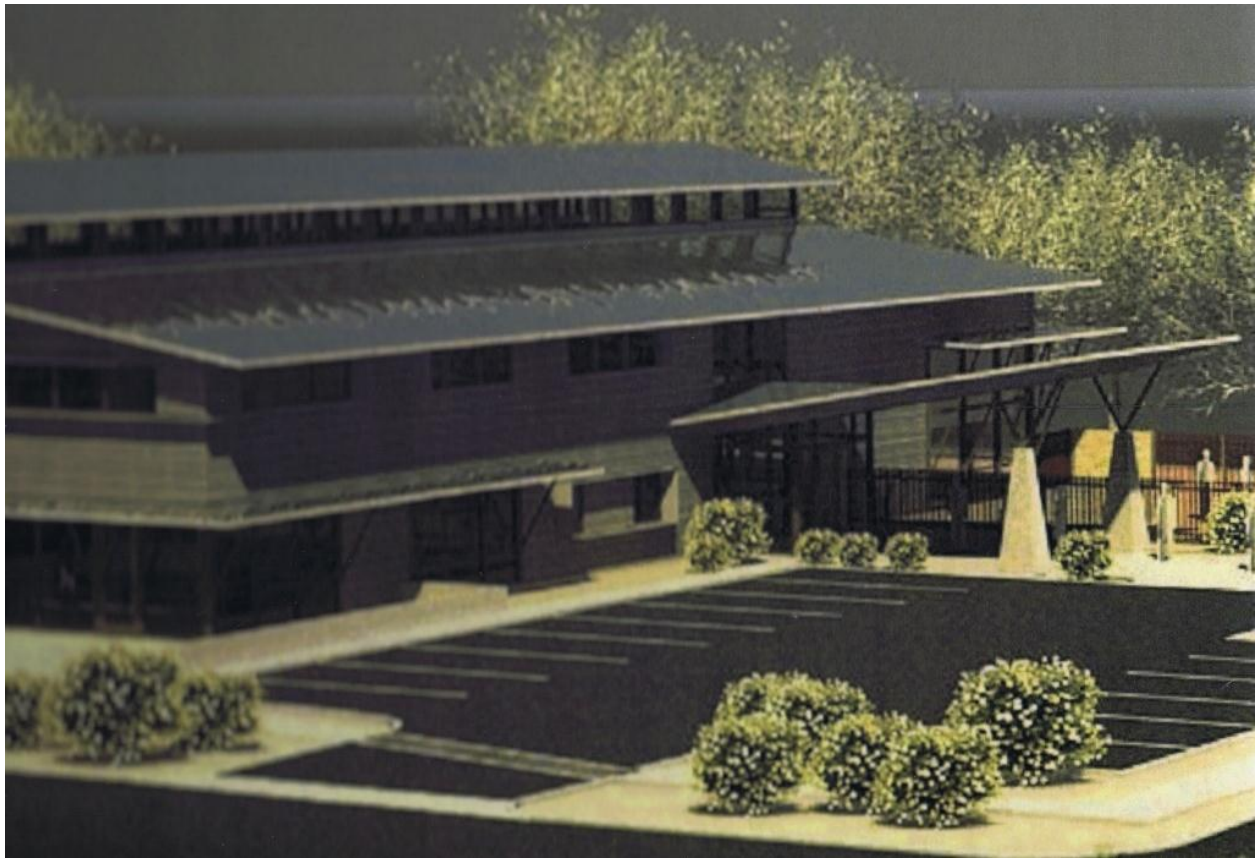






don’t

- 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

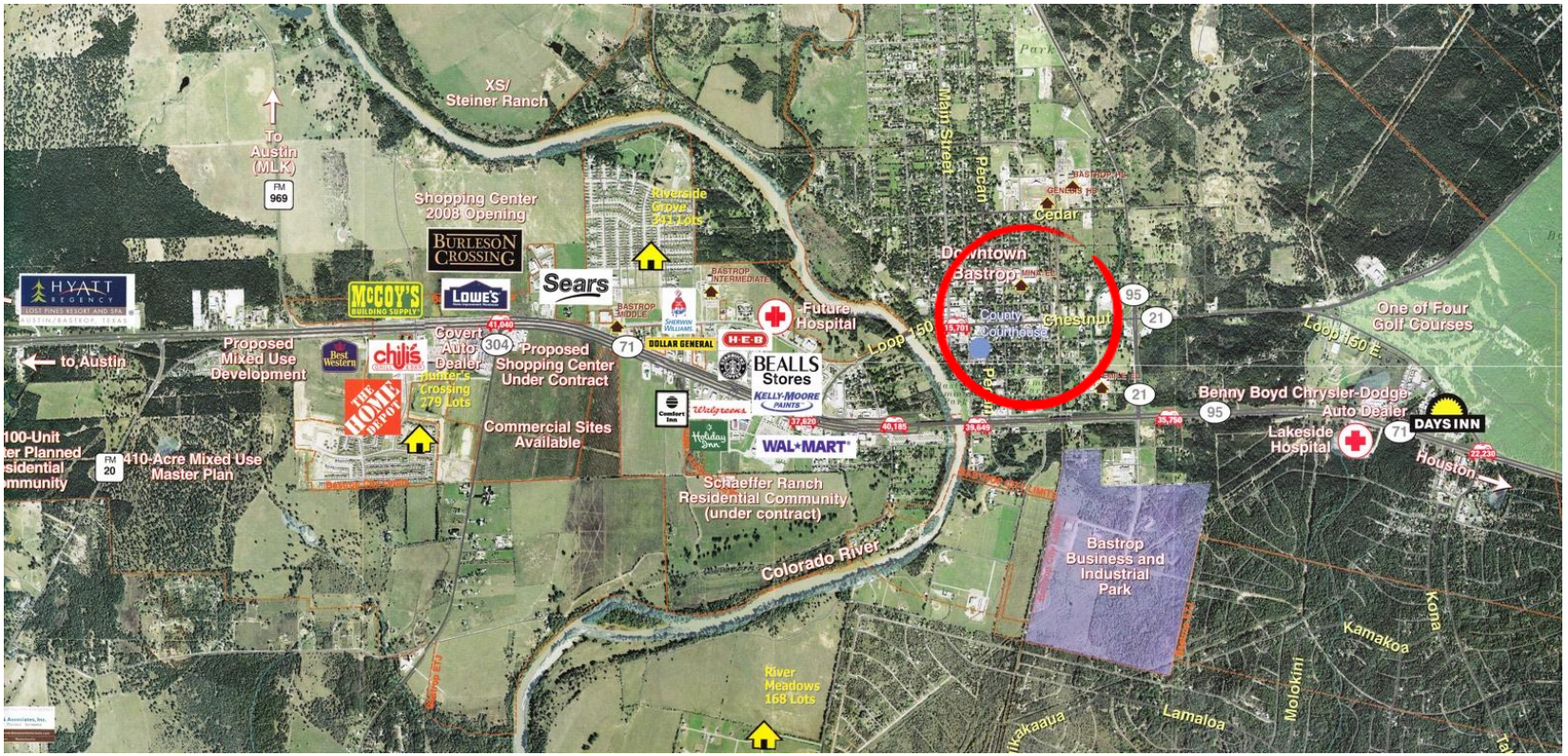
economic development

- fix the code
- establish a community vision and plan for downtown...
- ...and the city as a whole.

- revise the comprehensive plan

don’t

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 tweek current or new events

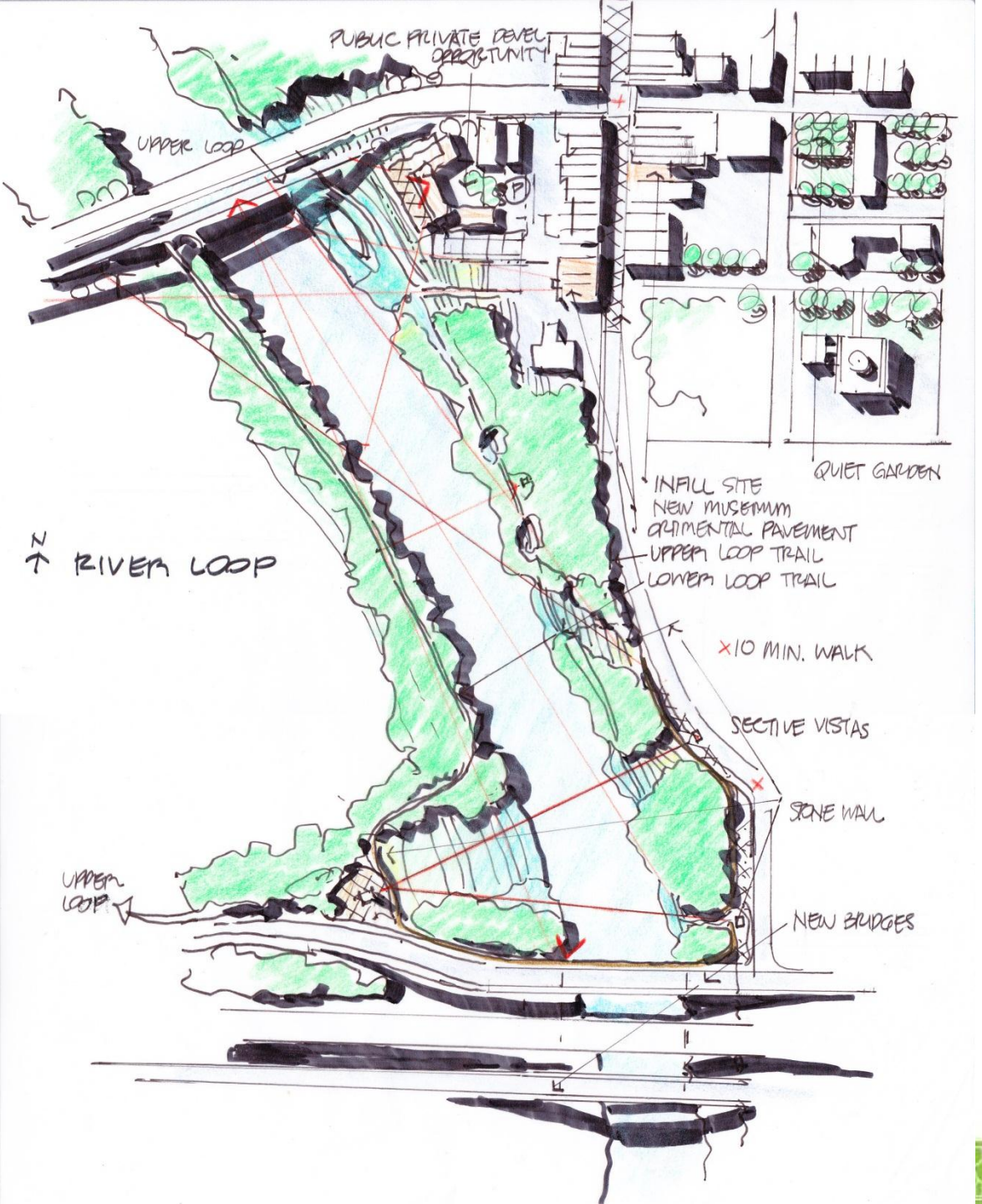
    - New museum, businesses, cuisine, arts, and recreation

Tourism & Vitality

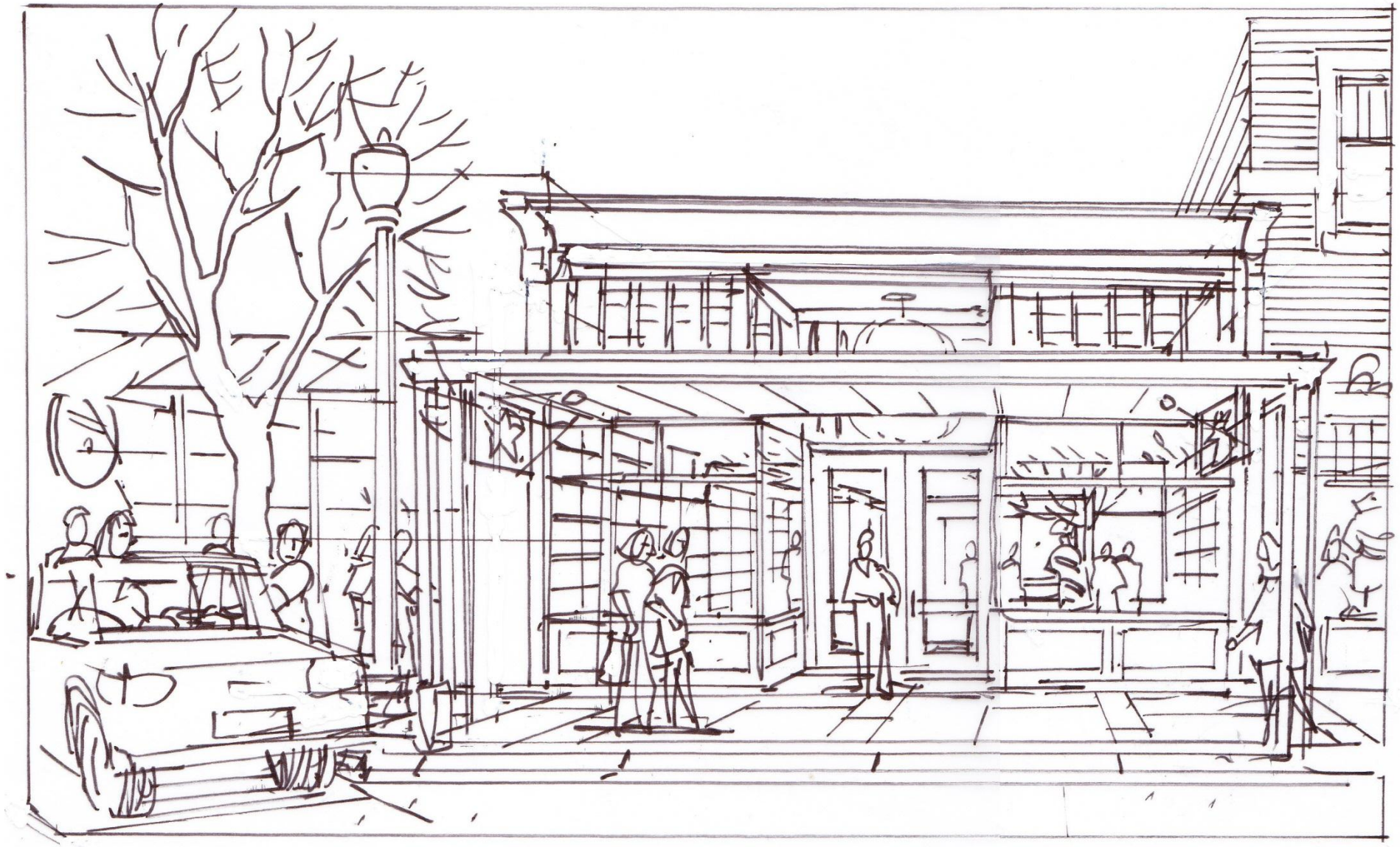
- Connectivity and Reality Recommendations:
  - Use of established and new pedestrian and biking trails …signs and new technology …QR codes, apps, etc
  - Nodes …recreation, historic downtown core and add new Arts and Creative District
  - Public art and green spaces
- Reality check … walk vs drive

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**.