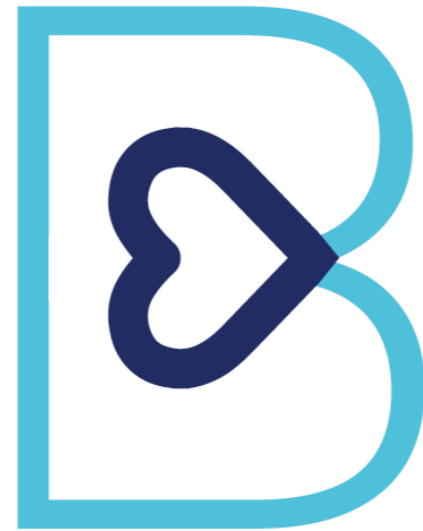


NEVER DOUBT
◆◆ THAT A
SMALL GROUP OF
THOUGHTFUL
COMMITTED
CITIZENS ◆◆
CAN CHANGE
THE WORLD;

◆ INDEED
IT'S THE ONLY
THING THAT
EVER HAS. ◆

Margaret Mead

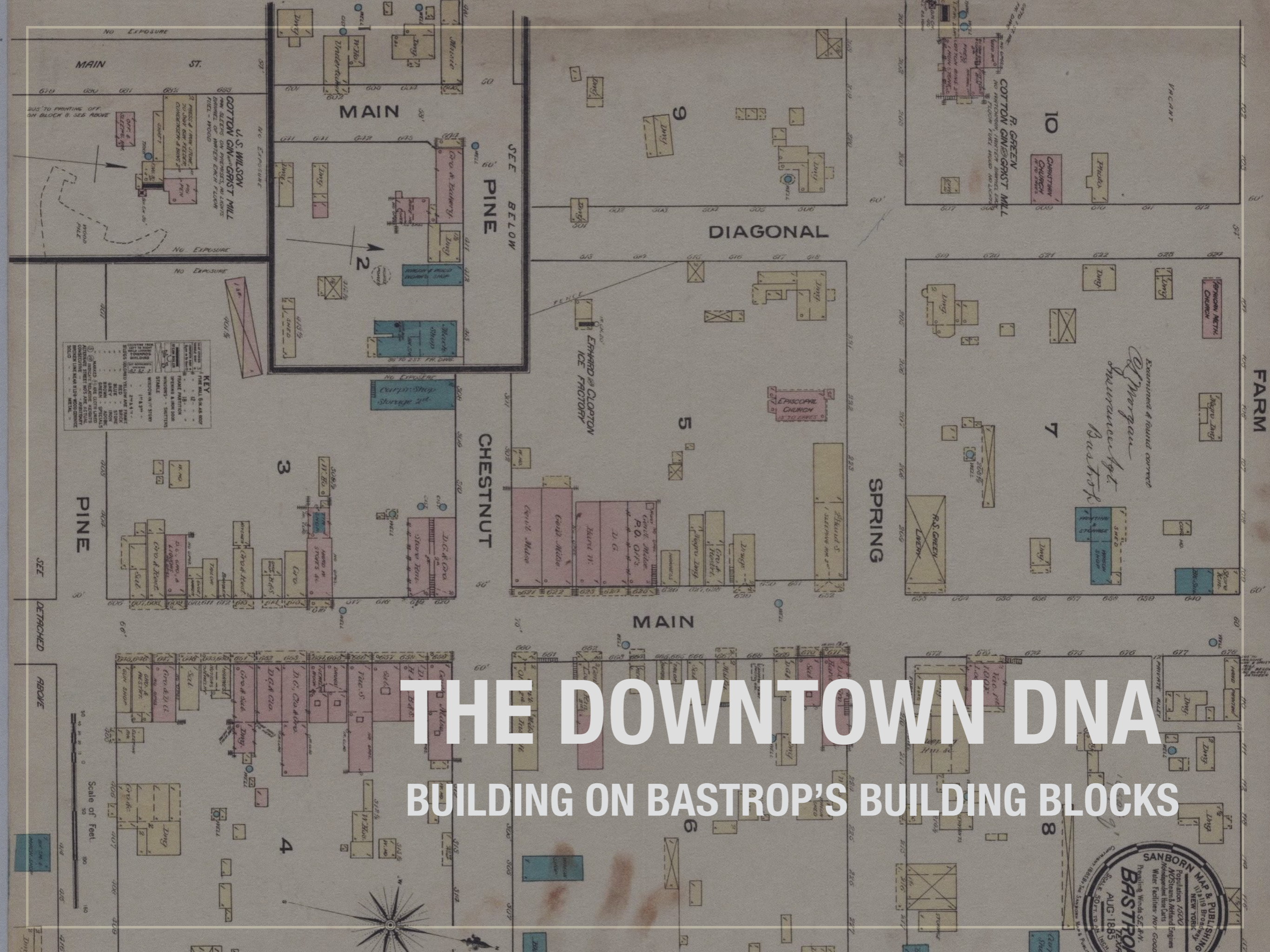


BUILDING BASTROP

HONORING OUR AUTHENTIC PAST.
PLANNING FOR OUR SUSTAINABLE FUTURE.

simple**city**design

THE DOWNTOWN DNA BUILDING ON BASTROP'S BUILDING BLOCKS



**WHO BELIEVES THE COMMUNITY
SHOULD HAVE A SAY IN THE
FUTURE BUILDOUT OF THE CITY?**



IF YOUR BUMPER STICKS OUT INTO THE STREET AN OFFICER YOU WILL SURELY MEET





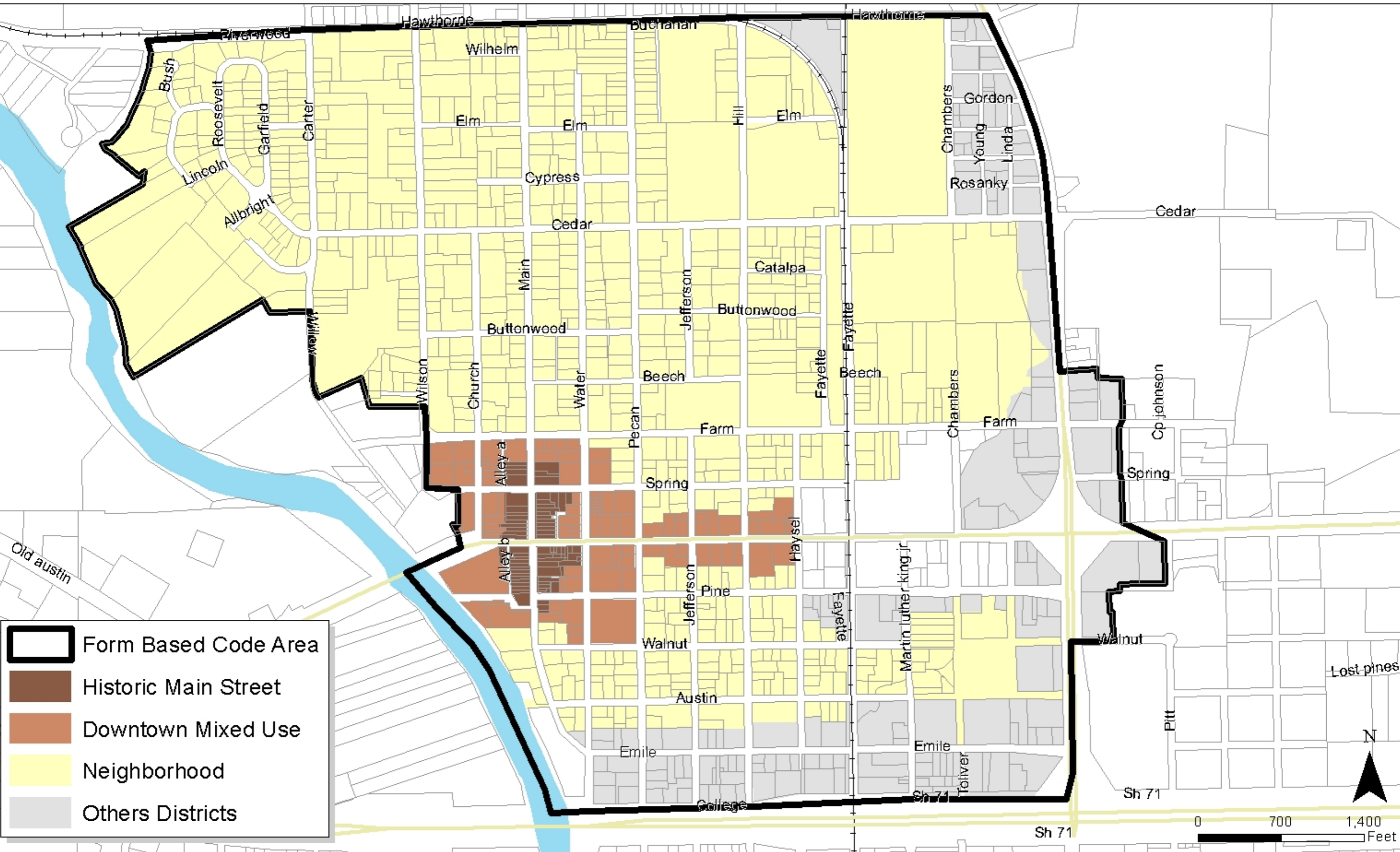
PROJECT

DOWNTOWN DNA

THE FINDINGS

10/18/18

THE CITY OF BASTROP



September 4, 2018

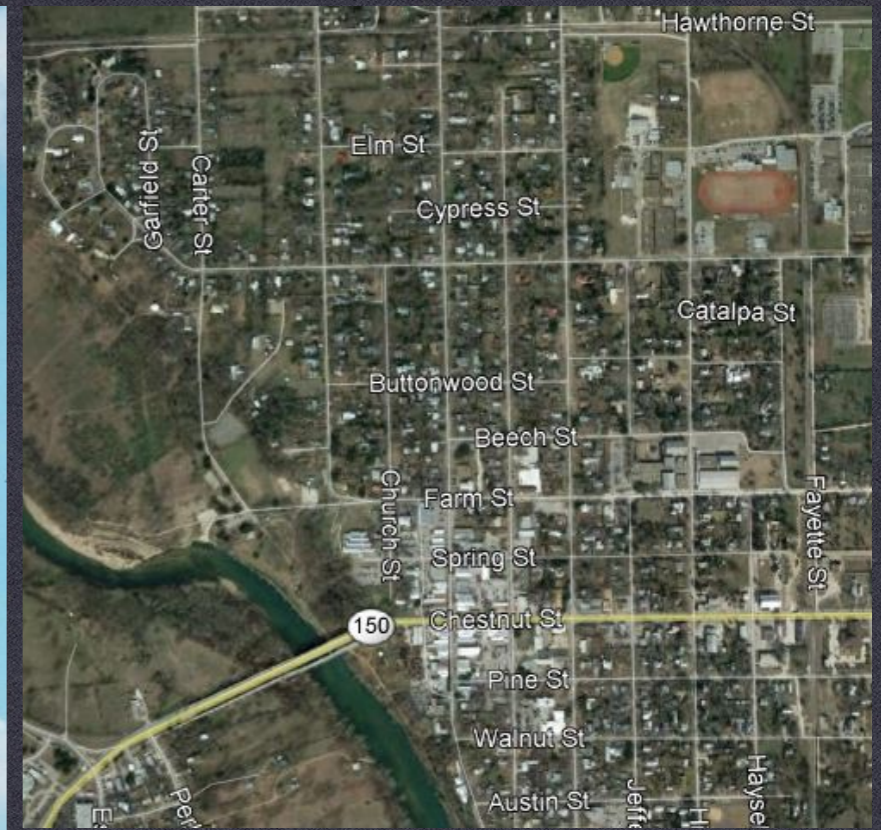
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Downtown Bastrop Character Areas

Key Components of Downtown

- * The street grid
- * The organization of buildings
- * Access to nature, civic space, and schools
- * A fiscally responsible complete neighborhood
- * Case studies



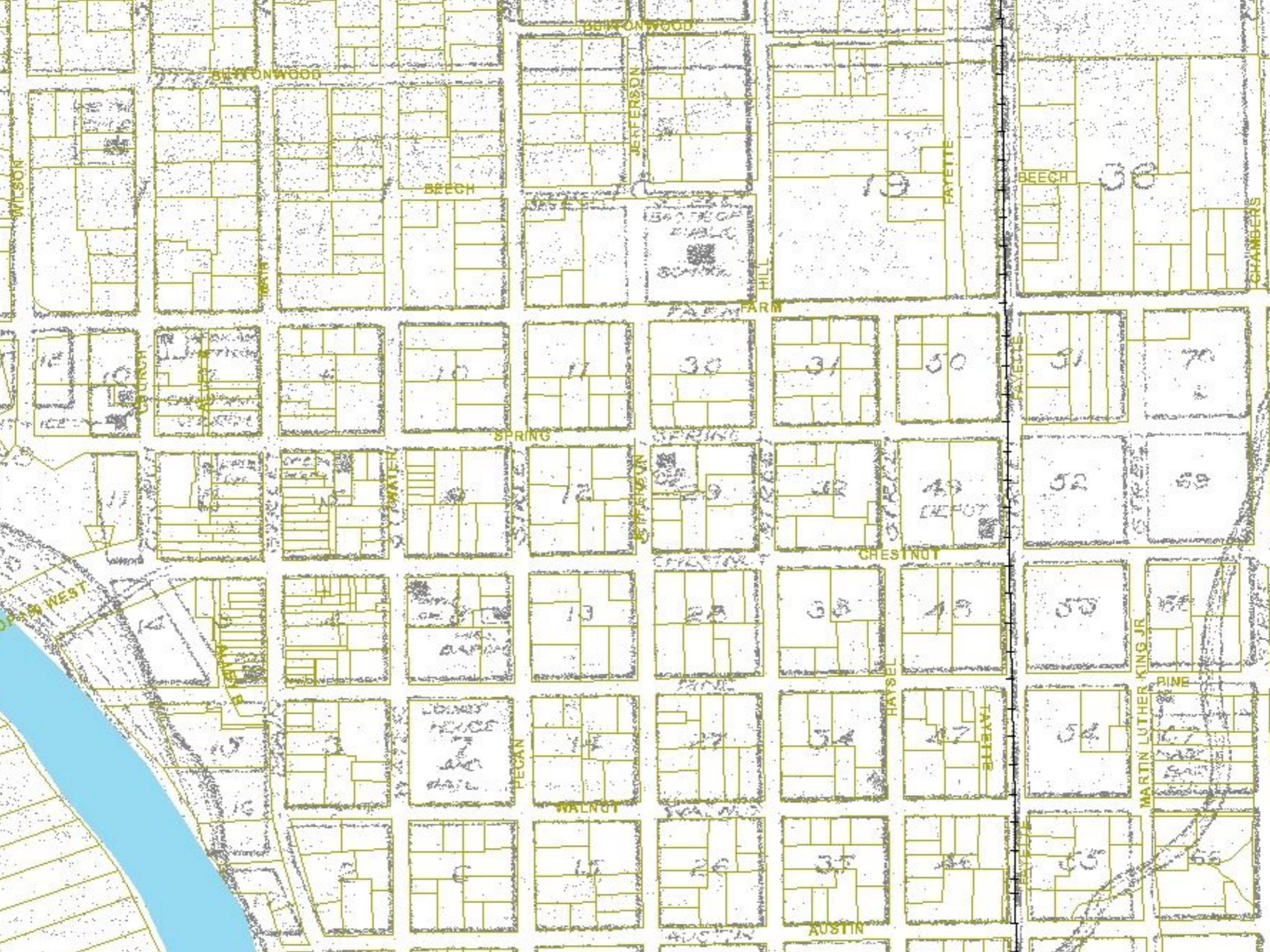


THE WALKABLE STREET GRID

NIMBLE.

LOVELY.

SIMPLE.



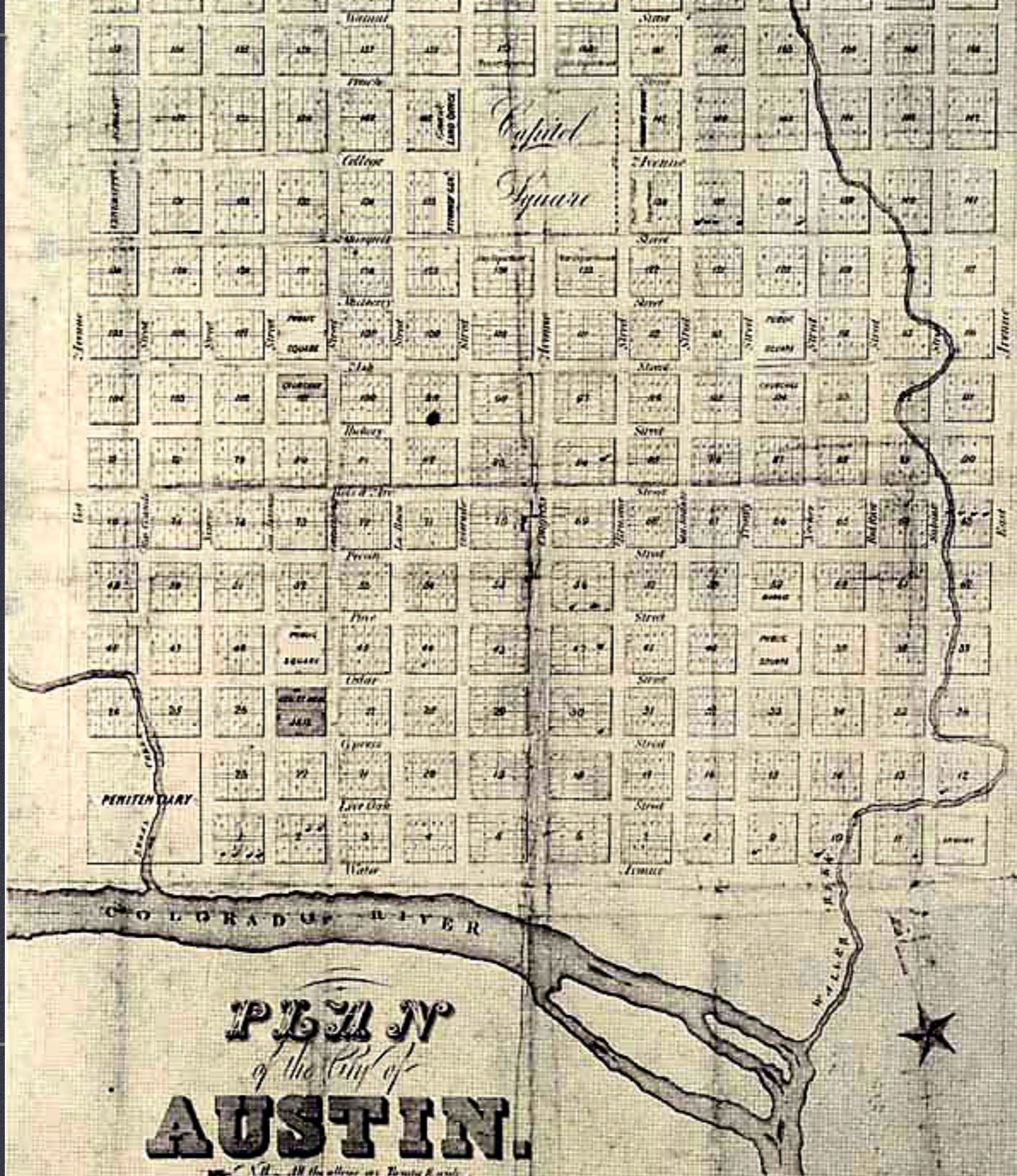


DRAWN BY AUG. KOCH

- 1. Court House.
- 2. Academy.
- 3. Episcopal Church.

BIRD'S EYE VIEW OF
BASTROP
 BASTROP COUNTY TEXAS
 1887.

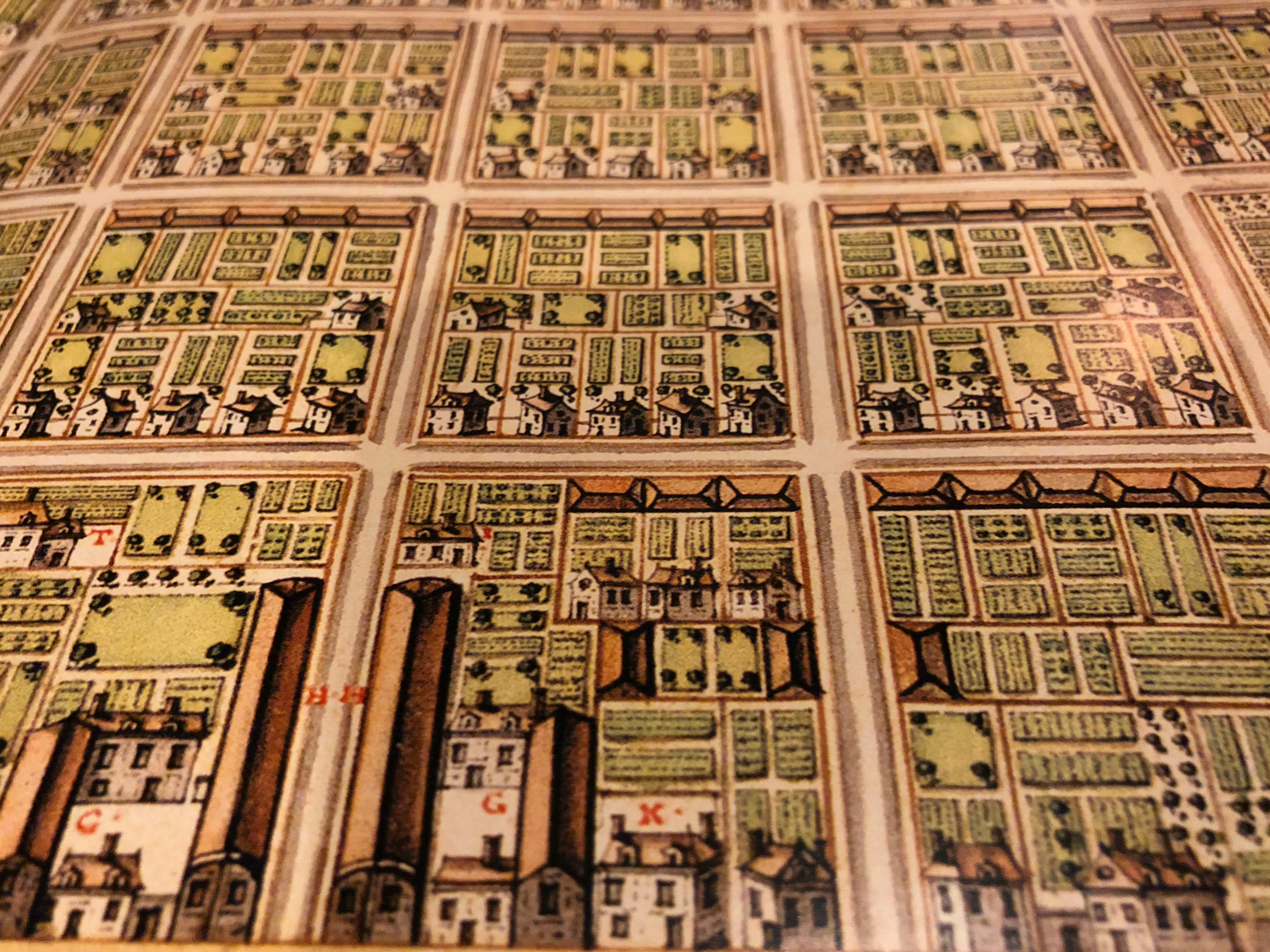
- 4. M. E. Church.
- 5. Rom. Cath. Church.
- 6. Masonic Temple.



PLAN
of the City of
AUSTIN.

All the alleges are Tenants & co. etc.
 from the Republic of Texas, Co. 12, Vol. 10, West, Sec. 13, 1856.

Surveyed by J. P. McLean & Co. 1856.



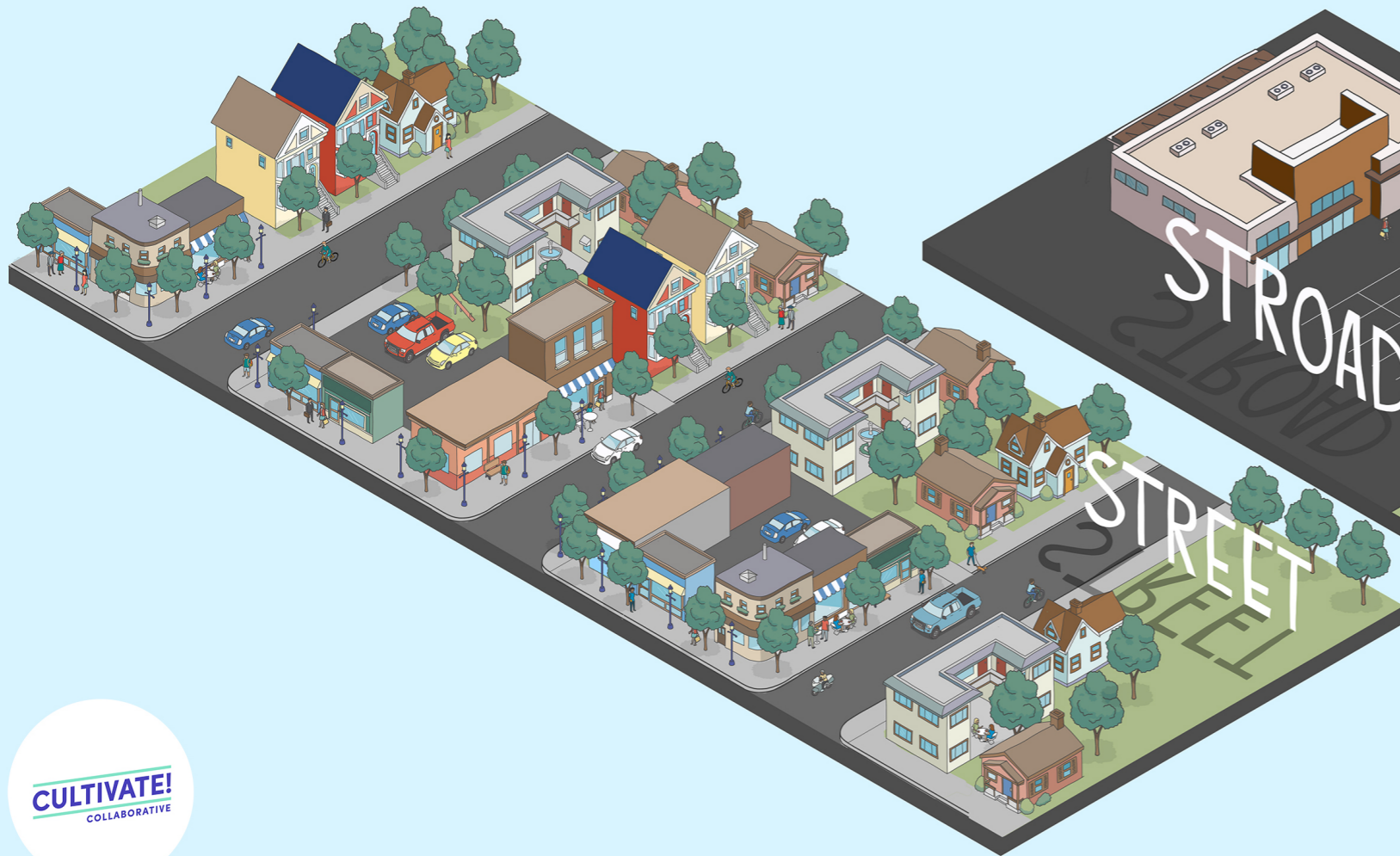
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CAFÉ

SPECIALS
• FRITATA
• FRENCH TOAST
• LOCAL PRODUCE

CAFÉ



OPEN
HISTORIC
PASTROP

FLORIDA
FXV-2211
MIAMI BEACH



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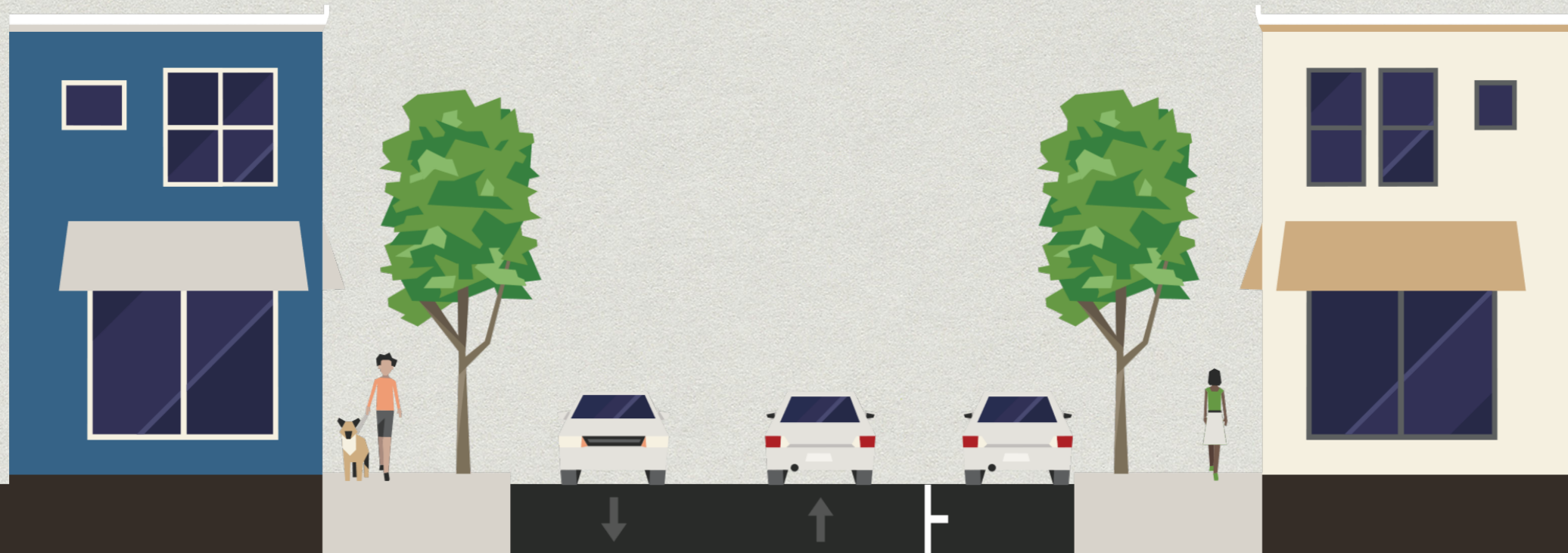
TX-150 Loop

WORK ZONE
TRAFFIC FINES DOUBLE

©2017 Google



50' ROW, 1:2 Height to Width





BUILDING ORGANIZATION

A DEFINED STREET WALL



Piney-Creek
CHOP HOUSE



COLUMBIAN RIVER
WINERY

DEE & ABSTRACT

NO
PARKING



ARTS & CRAFTS

Blueberry

OPEN

BOYS





ONLY

LEFT
TURN
SIGNAL

19 FT 0 IN

ONLY

ONLY

RIGHT
TURN
SIGNAL

KFC

CVS
pharmacy

McDonald's

BUENA
VISTA

DONUTS

THE
DONUT
PALACE



ICE CREAM SHOP

KANCE KLASIKA
6-18-18

Democratic Party

TO KEEP GETTING BY
BE SURE Y
PENCILS ON
EXCEED SIGN

F150
XLT



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Home & Pharmacy

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River
Country
Sporting
Goods



Colorado
Canoe
Livery

321-4661

EQUIP. WEAR
ATHLETIC
CAMPING

DOMESTIC
RENTALS
TUBES
TENTS
ETC.

MAIN STREET
BUSINESS SUITES

NIK SHEHU
REALTY GROUP

BLUEBONNET
HOME HEALTH

LOCK DRUG STORE

BASTROP
Goldsmith Silversmith

1001A
Bastrop Goldsmith Silversmith
Bastrop, LA 71202
512.838.1361
www.bastropgoldsmith.com

HILL ST



709



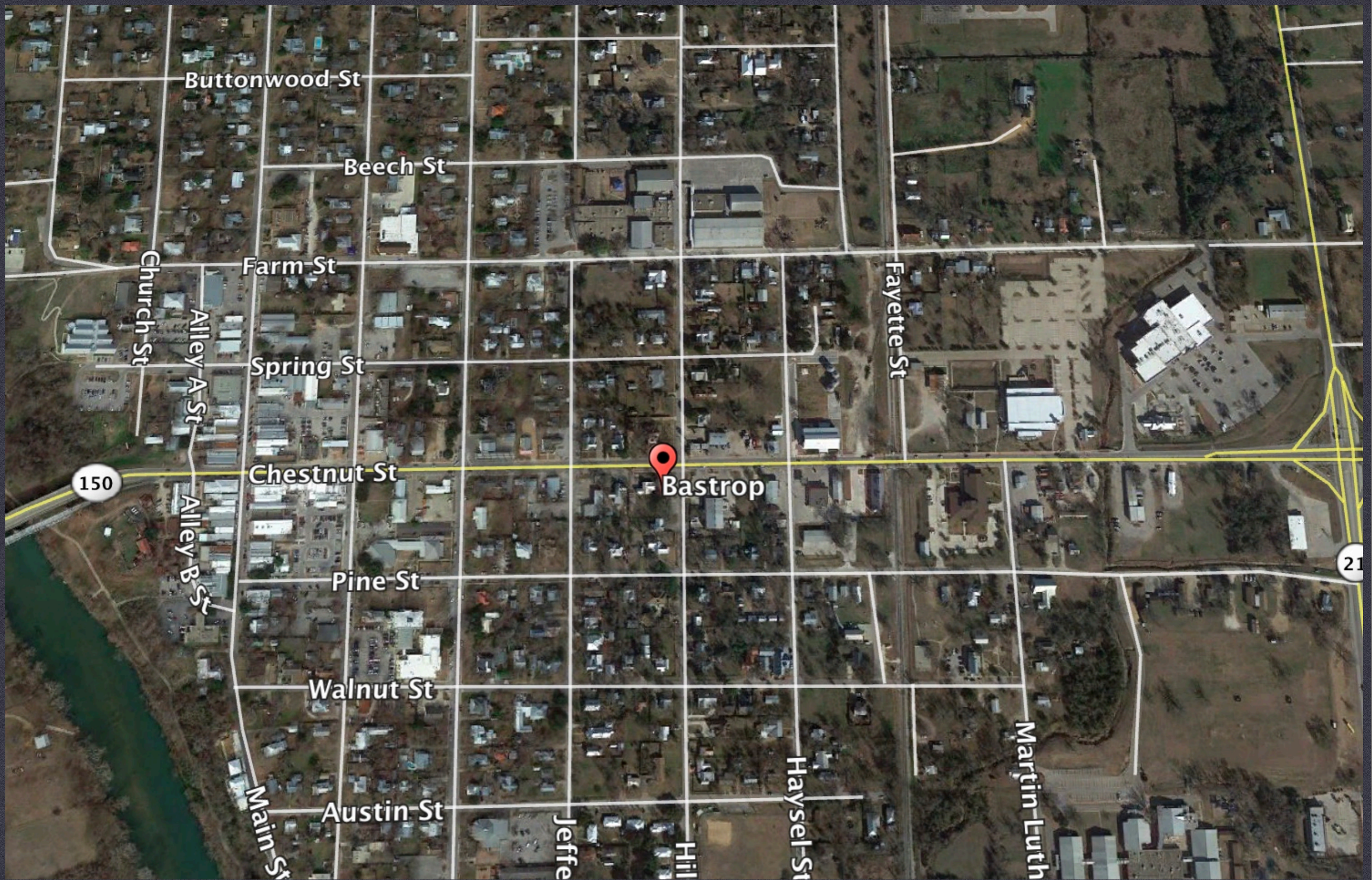
ACCESS TO NATURE, CIVIC SPACE, AND SCHOOLS

NATURE IS OUR RELIEF.

CIVIC SPACE IS WHERE WE GATHER .

SCHOOL IS WHERE WE LEARN.





FISCALLY SUSTAINABLE

ITS BEEN HERE AND WORKING 186 YEARS AND WILL FOREVER HOLD ITS VALUE



THE BUILT FORM IS FLEXIBLE, MAKES MONEY, & CREATES COMMUNITY

THE PATTERN OF DOWNTOWN IS RESILIENT

Case Studies

- * 707 Chestnut St.
- * 1107 Pine St.
- * 910 Water St.





707 Chestnut St.

UNITS PER ACRE	34
LOT SIZE	1,265 SF
LOT WIDTH	
LOT DEPTH	55'
BUILDING COVER	66%
IMPERVIOUS COVER	90%
PRIMARY FRONTAGE TYPE	Shopfront
PRINCIPAL BUILDING HEIGHT	2 stories
FIRST FLOOR ABOVE GRADE	At-Grade
BUILDING ORIENTATION	Fronts to Main Street
BUILDING % AT SETBACK	100%
FRONT SETBACK	0'
SIDE SETBACK	0'
REAR SETBACK	13'
OUTBUILDING HEIGHT	None
OUTBUILDING SETBACK	None
GROUND LEVEL FUNCTION	Commercial
PRIMARY BUILDING MATERIAL	Brick
ARCHITECTURAL STYLE	Victorian Commercial
DWELLING UNIT SIZE	900 SF
YEAR STRUCTURE BUILT	1885-1896 (Sanborn)
PARKING	None (shared in rear)
LIGHTING	None
LANDSCAPING	None
SIGN TYPE 1	Wall Sign
SIGN SIZE	2' x 20'
SIGN TYPE 2	Blade Sign
SIGN SIZE	2' x 3'





Piney-Creek
CHOP HOUSE



NO
PARKING



GRAND RIVER
WINERY

ESTABLISHED 18
GRAND ABSTRACT
1894

Blueberry

OWENS

P

WELCOME TO OUR CITY



1107 Pine St.

# OF UNITS	8
UNITS PER ACRE	10
LOT SIZE	.0816 acres
LOT WIDTH	170'
LOT DEPTH	165'/230' (irregular)
BUILDING COVER	12%
IMPERVIOUS COVER	13%
PRIMARY FRONTAGE TYPE	Yard
PRINCIPAL BUILDING HEIGHT	1 story
FIRST FLOOR ABOVE GRADE	1' above Grade
BUILDING ORIENTATION	Fronts to Pine Street
BUILDING % AT SETBACK	100%
FRONT SETBACK	18' for primary
SIDE SETBACK	0'-5' min
REAR SETBACK	17' min
OUTBUILDING HEIGHT	1 story
OUTBUILDING SETBACK	20' side, 17' rear
GLAZING	20%
GROUND LEVEL FUNCTION	Residential
PRIMARY BUILDING MATERIAL	Wood
DWELLING UNIT SIZE	1,584 SF; 432 SF; 168 SF
YEAR STRUCTURE BUILT	1885/1942 (CAD)
PARKING	On-site: undesignated behind main structure
LIGHTING	None
LANDSCAPING	10+ mature trees
FENCE TYPE	Hedgerow

UNITS PER ACRE	N/A
LOT SIZE	1,072 SF
LOT WIDTH	27'
LOT DEPTH	42'
BUILDING COVER	58%
IMPERVIOUS COVER	70%
PRIMARY FRONTAGE TYPE	Shopfront
PRINCIPAL BUILDING HEIGHT	1 story
FIRST FLOOR ABOVE GRADE	At-Grade
BUILDING ORIENTATION	Fronts to Water Street
BUILDING % AT SETBACK	100%
FRONT SETBACK	0'
SIDE SETBACK	0' & 8'
REAR SETBACK	15'
OUTBUILDING HEIGHT	None
OUTBUILDING SETBACK	None
GROUND LEVEL FUNCTION	Commercial
PRIMARY BUILDING MATERIAL	Wood
ARCHITECTURAL STYLE	Vernacular
DWELLING UNIT SIZE	N/A
YEAR STRUCTURE BUILT	1935 (CAD)
PARKING	None (on-street)
LIGHTING	None
LANDSCAPING	None
FENCE TYPE	Privacy
SIGN TYPE 1	Wall Sign
SIGN SIZE	1' x 2'



910 Water St.



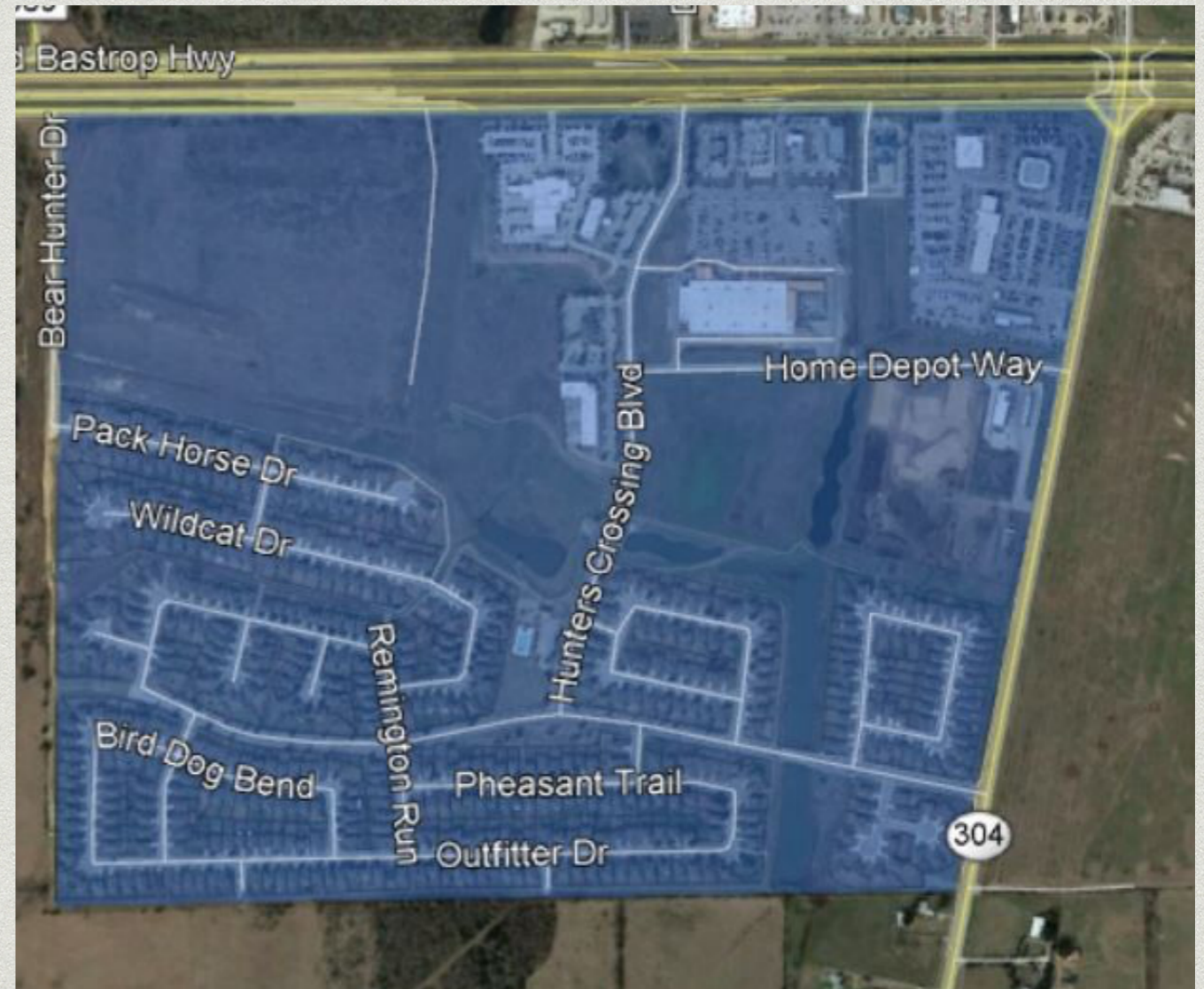
Oaxis

Longview

STREET GRID



CURRENT CODE



406 ACRE DEVELOPMENT PATTERN COMPARISON

Going Forward

- * Upcoming Events:
 - * The Rodeos
 - * The Design Rodeo
 - * November 29-30
 - * The Code Rodeo
 - * December 13-14



BUILDING BASTROP

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PLANNING FOR OUR SUSTAINABLE FUTURE.

simplecitydesign.

ENGAGE
COLLABORATE
DESIGN
CODE



**SAVE THE DATE FOR A
BUILDING BASTROP DESIGN RODEO**

November 29 & 30 | 924 Main Street

Mark your calendars and plan to join the City of Bastrop for a fun and interactive discussion about growing the authentic Bastrop design we all know and love! There will be several opportunities to engage and collaborate with City staff and the Simplecity Design team over the course of both days; specific times will be shared soon. Attendees will see examples of Bastrop's updated building codes and have a chance to ask questions, provide feedback and more.

LEARN MORE

CityOfBastrop.org/BuildingBastrop
BuildingBastrop@cityofbastrop.org | 512-588-8181



QUESTIONS, COMMENTS, OR THOUGHTS?

THANK YOU

CityofBastrop.org/BuildingBastrop

BuildingBastrop@cityofbastrop.org | 512-588-8181