

BASALT 2007 MASTER PLAN TYPOLOGIES

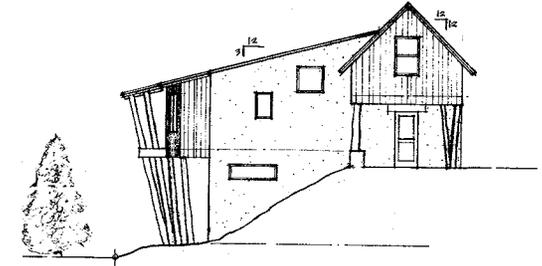
HILLSIDE OVERLAY



GOALS:

- Building design should step down the slope of existing topography, where the grade of the slope allows;
- Cluster development or reduce density to minimize site impacts;
- Reduce building size along with the use of natural materials to compliment site characteristics and reduce visibility from down slope;
- Maintain a significant setback from ridgelines and the top of steep slopes;
- Concentrate tree and shrub planting on the downhill side of buildings to obscure building mass and grading impacts.

Neighborhoods within environmentally sensitive areas along our highly visible hillside sites with steep slopes require their own set of design and character standards. These sites warrant careful site planning to preserve site amenities. As a prerequisite for development, reduced densities and/or clustering may be required due to the nature of site constraints.



Concentrate tree and shrub planting at the toe of buildings to obscure their mass and grade impacts from down slope.



DISCOURAGED

ENCOURAGED



EXISTING GRADE



Adapt building design and massing to the contour of the existing slope. Reduce overall mass by dividing buildings into smaller building blocks.



Adapt building design and massing to step down with the existing slope, wrap with contours and create form to fit with the slope.

Minimize site grading and retaining walls to the maximum extent possible.



Minimize exterior lighting and window glazing to reduce light pollution,

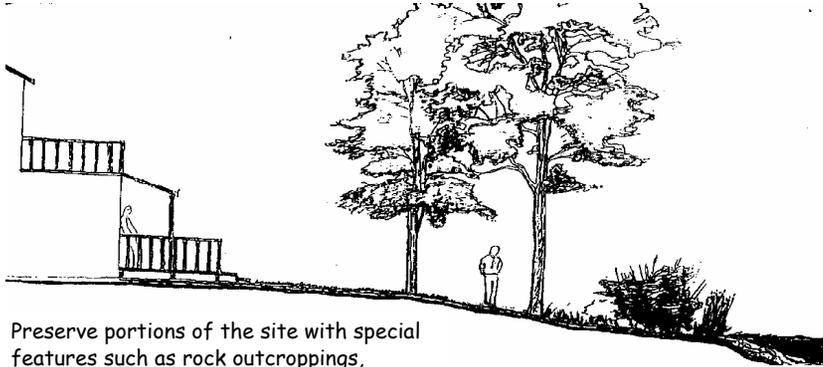
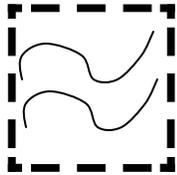


Sharing open areas instead of separating individual yards can decrease the sense of density and reduce environmental impacts. Eliminate unnecessary fencing of private yards.

BASALT 2007 MASTER PLAN TYPOLOGIES



RIVERFRONT OVERLAY



Preserve portions of the site with special features such as rock outcroppings, springs, ponds, and similar water features.

GOALS:

- Minimize site disturbance: preserve natural vegetation with an emphasis on critical habitat and riparian areas;
- Maintain compliance with the ESA River Master Plan and setback requirements;
- Comply with ESA floodplain and water quality requirements;
- Preserve public viewsheds and provide for public access, where possible;
- Encourage development that steps away from the river.



Maintain compliance with the River Master Plan requirements for Reach II and recommendations from the 2002 River Master Plan Implementation Committee.

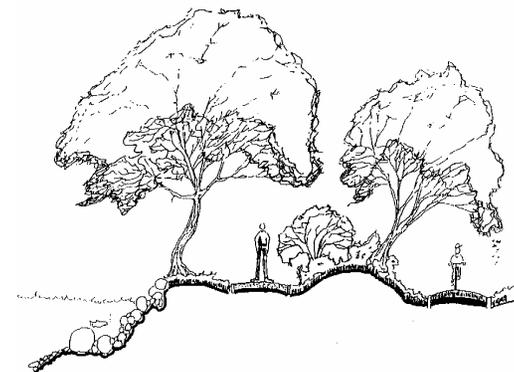
Minimize exterior lighting and window glazing to reduce light pollution and energy consumption.

Design site drainage to minimize erosion, preserve water quality and preserve soil stabilization.



Respect and preserve existing native vegetation and riparian habitat, including standing dead trees. Existing mature vegetation can also help screen development from adjacent activities. Preserve and protect side channels and flood plain areas.

Public access to rivers for fishing and water recreation is very important. River trails, boat ramps, and small parks provide these opportunities.

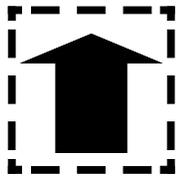


Primitive trails with minimal impact should be located in riparian zones. More active trails should be located outside natural areas.



BASALT 2007 MASTER PLAN TYPOLOGIES

RESIDENTIAL AFFORDABLE OVERLAY

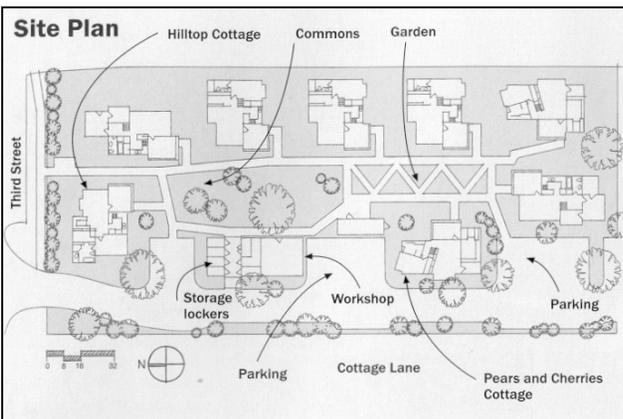
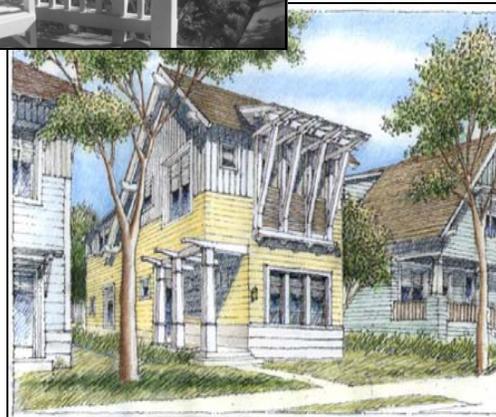


GOALS:

- Utilize small and narrow-lot development patterns (8-10 du/acre), small house size, and simple finishes to achieve affordability;
- This neighborhood should provide an opportunity for family-oriented, single-family living while taking advantage of the economic benefits of greater density and simpler architectural finishes to limit construction costs;
- Emphasize pedestrian-friendly streets and connections to other neighborhoods;
- Minimize impacts of the automobile on street width, parking, and home designs;
- Encourage affordable development to be constructed with future expandability potential, but limit the cost recovery potential to ensure that units remain affordable.

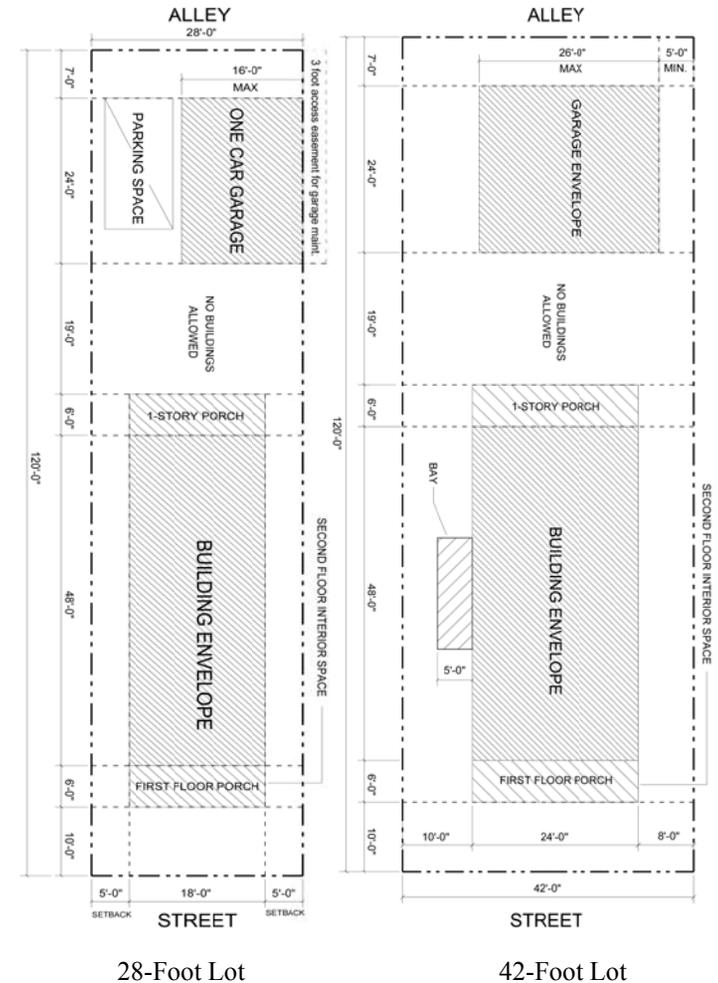


Innovative small-house design with simple materials creates attractive affordable solutions.



Emphasis on diversity of design, pedestrian access, social interaction and limiting the impact of the automobile are desired aspects of this neighborhood type. In addition, traditional architectural elements such as porches, dormers and bay windows are encouraged.

Encourage human interaction through porches and neighborhood parks and utilize alleys, where possible, for parking and circulation.



28-Foot Lot

42-Foot Lot

Dimensions shown for lot widths, etc. are for example purposes and should not be considered inflexible.

Narrow Lots

Allow greater density through smaller and narrower lots and restrict the ability to combine lots to create larger houses in existing and proposed neighborhoods.

BASALT 2007 MASTER PLAN TYPOLOGIES

MANUFACTURED HOUSING OVERLAY

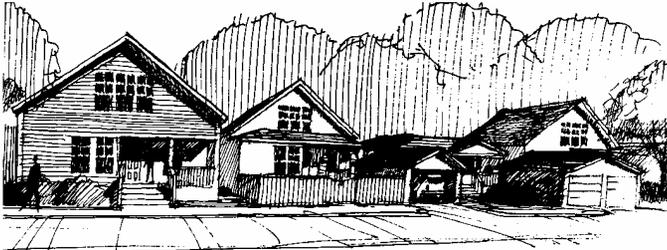


GOALS:

- Encourage home ownership of lots;
- Utilize energy efficient materials and apply the Town's energy code to ensure long-term affordability and quality materials;
- Strive for consistency with the affordable single-family and mixed-density residential neighborhood typologies, including narrow lot widths and higher densities.



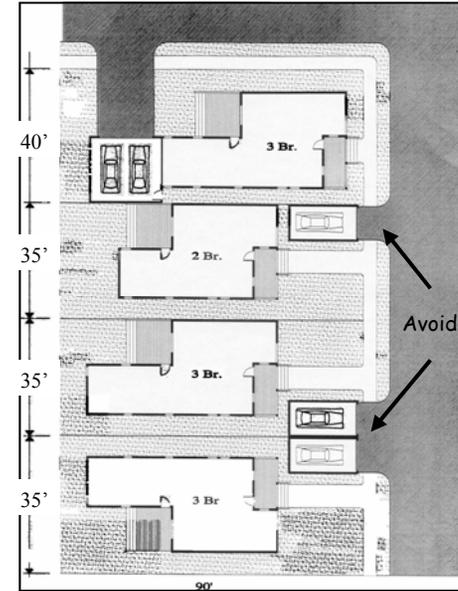
It is vital, in light of the fact that most residents of this type of development are heavy transit riders, to locate near transit and provide safe, pleasant, and well lighted connections to transit.



Encourage mix of single-story and two-story homes.

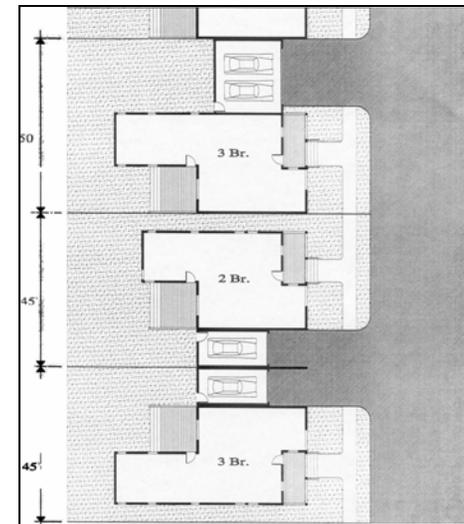
Small accessory buildings can be added to provide storage behind units.

Avoid garages that extend beyond the house towards the street. Garages should be recessed or reached by alley access. Parking can be provided between modular units or in separate, small, dispersed parking areas.



Limit curb cut to standard driveway widths to avoid creation of parking lots in front yards.

Dimensions shown for lot widths, etc. are for example purposes and should not be considered inflexible.



Wider profile manufactured homes, consistent with existing development patterns and housing types in the neighborhood are preferred.

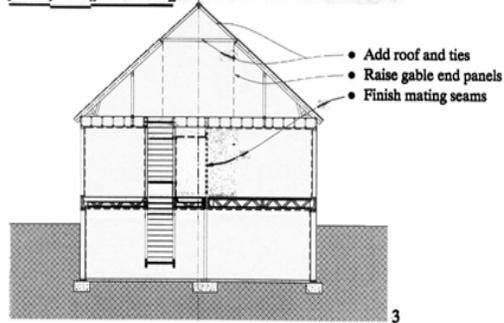
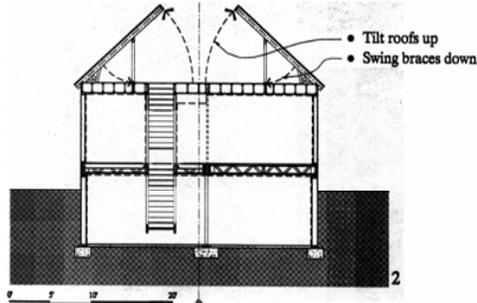
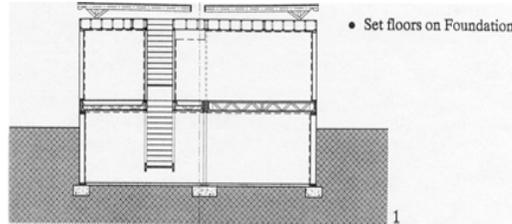
BASALT 2007 MASTER PLAN TYPOLOGIES

MANUFACTURED HOUSING OVERLAY



Front Elevation

Manufactured housing units come in many different designs, from traditional to modern. This model is very small and reflects the cottage design.



This series of drawings illustrates how multiple story manufactured homes are set up on site.

Using different colors on the exterior and trim adds character and increases visual appeal.



Front Elevation

Pitched roof designs are preferred over flat roofs.

Useful pedestrian improvements and attractive streetscaping should be included in the neighborhood design.

Each neighborhood should incorporate play areas for children, or be connected to existing parks, playgrounds, and other public amenities.



Side Elevation



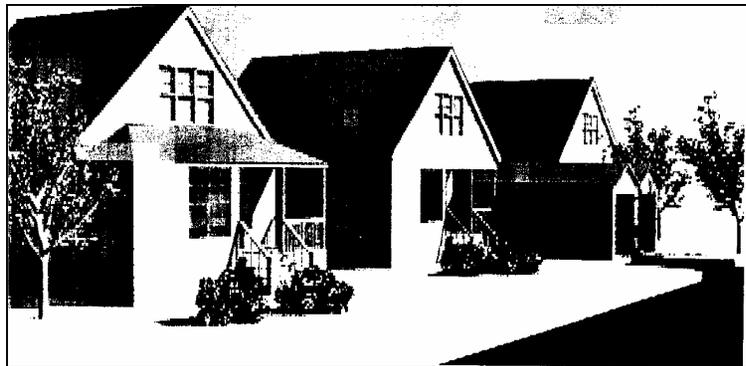
Floor Plan



Low-clearance roof with flat center portion

Low-clearance roof

These four elevations show how modular units can be combined into more interesting housing types.



The size and shape of these modular units along with their orientation to the street creates a small-town feel.



Expansion attic extended over front porch

Low-clearance roof with site-built attic over flat center portion

BASALT 2007 MASTER PLAN TYPOLOGIES

NEIGHBORHOOD SINGLE-FAMILY RESIDENTIAL

- GOALS:**
- Encourage increased housing stock diversity in existing and proposed neighborhoods;
 - Increase density by encouraging small homes on small lots;
 - Encourage the use of pedestrian friendly elements like front porches and minimize the use of landscaping, fencing, or walls that obstruct the view of a residence from the public right-of-way;
 - Retain existing trees and native vegetation to the greatest extent practical;
 - Preserve open space in conjunction with in-fill and redevelopment opportunities.



Encourage home offices and businesses with low impacts, including special limitations to reduce impacts.

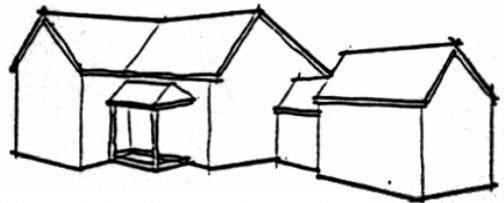


Here the fence and landscaping are low and allow views of the residence. The house also includes elements like the front porch, side pergola and skylight windows.



Retain existing trees and native vegetation on the lot and plant drought-resistant grasses, shrubs, and flowers.

Increase diversity by allowing detached structures.



Divide buildings into a series of discrete masses that appear smaller in scale. Avoid large garage footprints.



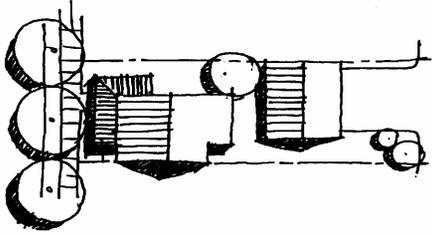
Use doors and windows that are similar in scale to those seen traditionally in residential areas of Basalt and that clearly define the primary entrance.



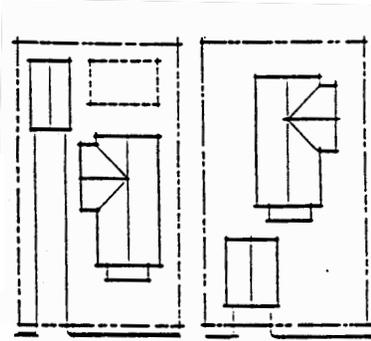
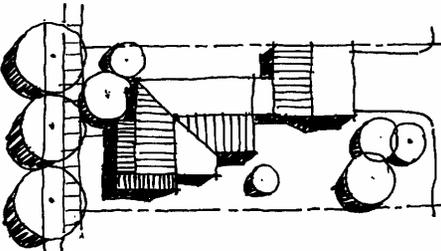
The illustrations include many options for increasing density and diversity in existing neighborhoods, such as adding accessory dwelling units, home offices, and businesses. These refinements will result in neighborhoods with more character, greater diversity in design, more opportunities for social interaction, and ultimately, better utilization of the land within the urban growth boundary.

BASALT 2007 MASTER PLAN TYPOLOGIES

NEIGHBORHOOD SINGLE-FAMILY RESIDENTIAL



In residential areas, locate garages to the rear and buffer the edges of each property from adjacent properties. Utilize alley vehicular access and parking.



Yes

No

This photo depicts small lots and a traditional grid system.



Small houses on small lots preserve more land for open space and help maintain small-town character.

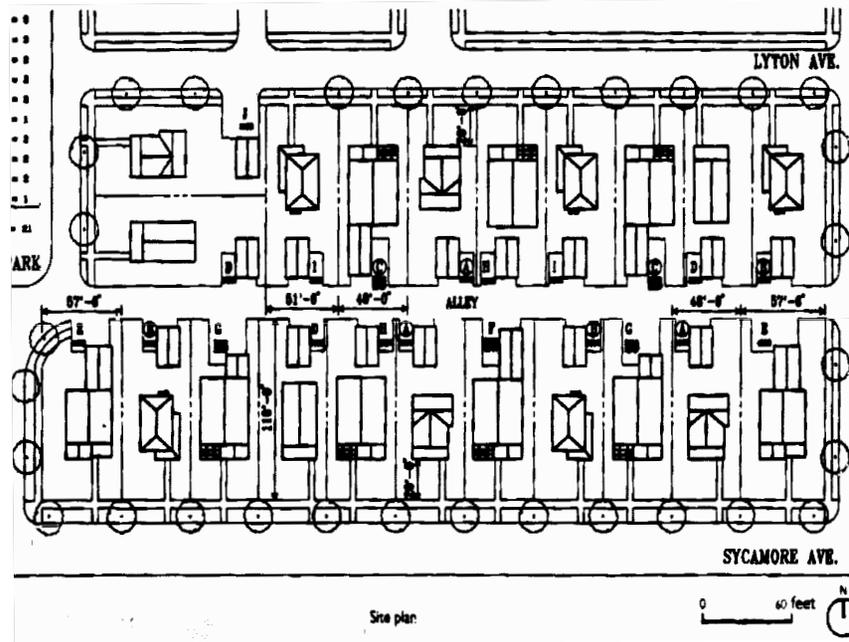


Place homes adjacent to streets or active pathways to increase visual access to open space. Single loaded streets adjacent to open space increase the benefits of open space and create natural transition areas.

Utilize corner lots for ADUs and duplexes. Orient entries to adjoining streets.

Take advantage of alternate points of access on corner lots.

Maintain landscaping breaks between parking, limit parking area widths on alleys to three spaces.



When alleys are not a viable alternative, and if garage must be accessible from the street, garage must be setback from facade and, if possible, detached.

Minimize driveway widths and impermeable surfaces. Use alternative paving materials such as gravel, grass, blocks, etc.

BASALT 2007 MASTER PLAN TYPOLOGIES

NEIGHBORHOOD MULTI-FAMILY RESIDENTIAL

GOALS:

- Development should be designed to integrate into the surrounding neighborhood, de-emphasize automobiles and parking as these are Basalt's classic transit-oriented, multi-family neighborhoods;
- Encourage increased density, diversity of unit types and affordable housing;
- Reflect the scale and character of existing multi-family neighborhoods in Basalt;
- Density for new and infill development should be based on a "minimum-density" approach that respects a scale appropriate for the surrounding area and the town of Basalt;
- Incorporate pedestrian friendly elements such as porches and utilize architectural techniques for minimizing the apparent scale and massing of multi-unit structures.



Porch elements soften relationship to street. Limit the use of landscaping which obstructs views of dwellings from the public right-of-way.

Parking for these areas is to be located within the middle of blocks, off alleys, in garages, or underground. Disperse parking and include on-street parking. Alleys should be used for vehicular and service access and parking whenever practical. Care should be taken so that streetscapes are not dominated by garage doors or surface parking lots and that access to underground parking does not negatively impact pedestrian, streetscape activity, and the adjacent neighborhood.



Keep multi-family development in scale with existing buildings and maintain a small town character.



Retain natural vegetation. Use fences and porches to create public and private open spaces. Also design the site to provide easy connections to existing transit facilities, bike paths and major trails.

Use architectural treatment of roofs and facades to reduce scale and mass of multi-unit buildings.



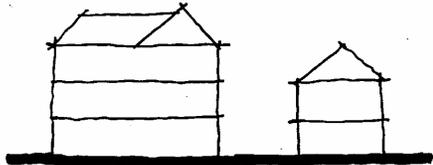
New multi family or affordable housing should be integrated into the scale of the adjacent neighborhood.

BASALT 2007 MASTER PLAN TYPOLOGIES



NEIGHBORHOOD MULTI-FAMILY RESIDENTIAL

2.5 fl. max



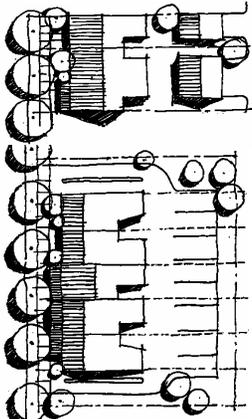
Alley access

2.5 fl. max



No alley access

Attached units (1-2 lots)



15'
30'
Alley access

No alley access



Dimensions shown for lot widths, etc. are for example purposes and should not be considered inflexible.



Different dwelling types; efficiencies, one and two bedrooms, can be combined into buildings that look like larger town homes.



The use of porches facing a pedestrian path creates opportunities for casual resident interaction and enhances safety. Incorporate connections to transit, bike paths, parks, open space, and civic activities.

Avoid large building blocks by articulating building volumes to preserve the small-town scale at the street level.



A multi-family residential complex with units surrounding open space. Building volumes are articulated to enhance the human scale.



BASALT 2007 MASTER PLAN TYPOLOGIES

NEIGHBORHOOD MIXED-DENSITY RESIDENTIAL

GOALS:

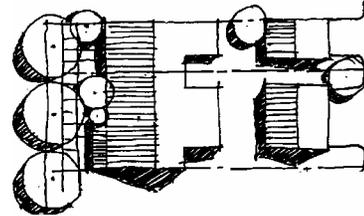
- The key element of this neighborhood is diversity and, as a result, it may have the greatest potential for meeting Basalt's community character goals;
- Encourage density and diversity through the use of narrow lots, flexible lot configurations and a mix of lot and home sizes;
- Incorporate zero-lot-line and single-family, cottage lots, as well as duplex, townhouse, and other medium-density options;
- Encourage affordable housing units, detached accessory structures, accessory units, and home occupations.

While allowing for flexible arrangements of unit sizes and types and a few mid-size dwelling units, retain sufficient control to ensure that the neighborhood does not gentrify to large non-affordable dwelling units.

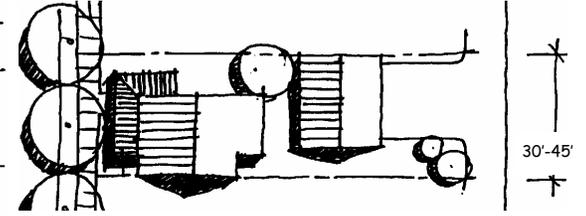
The matrix to the right illustrates how the subdivision of land into 15-foot increments facilitates the mixing of residential unit types in a neighborhood allowing for detached accessory structures and home occupations.

Provide pedestrian friendly streets utilizing the Basalt Complete Streets Manual and, where possible, include alleys in site layouts.

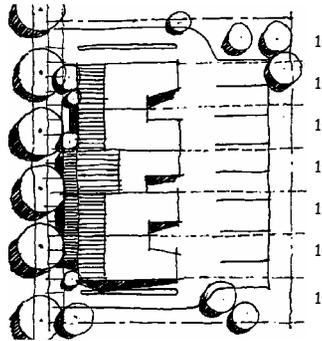
The 15-foot Increment



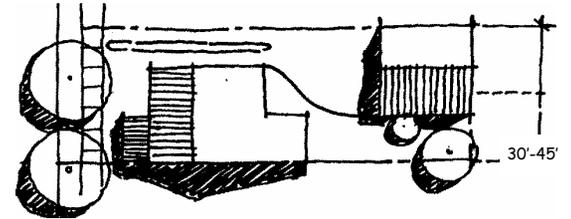
Attached residential unit with alley access



Zero-lot-line residential unit with alley access

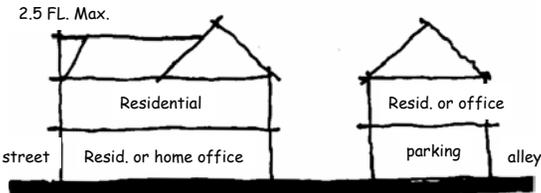


Attached residential unit with no alley access

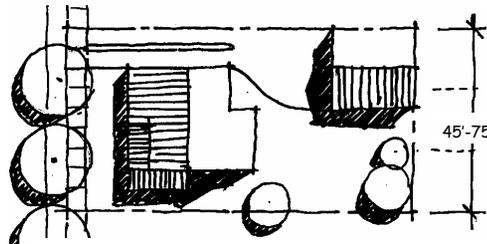


Zero-lot-line residential unit with no alley access

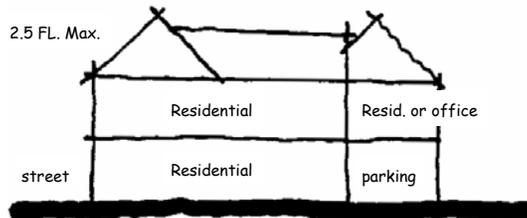
Dimensions shown for lot widths, etc. are for example purposes and should not be considered inflexible.



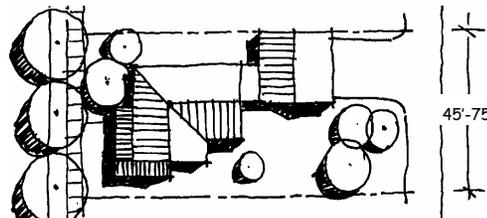
Detached, zero-lot-line residential unit w/alley access



Detached residential unit with alley access



Attached, zero-lot-line unit w/no alley access



Attached residential unit with alley access



BASALT 2007 MASTER PLAN TYPOLOGIES

MIDLAND AVENUE COMMERCIAL/MIXED USE

GOALS:

- The character of this area reflects a commercial focus incorporating medium to high intensities.
- Development in this area should act in harmony with the other existing development in the vicinity by continuing the pattern of varied plate heights, cornice heights, number of stories, and roof lines.
- Development in this area should embody a small-town character and sense of place.
- Restaurant and retail uses should exist on the first floor; office and retail space should be located on second floors; and residential uses should be allowed on the uppermost floors of buildings.
- Maintain and create pedestrian alleys to add interest to the streetscape and better serve pedestrian traffic.
- This neighborhood contains most of the Town's historic resources, which shall be preserved.



On-street parking and high-quality pedestrian and streetscape amenities are the defining elements of this neighborhood. One of the primary goals of the Town Center is to embody the small-town character and sense of place currently found in East Basalt. It is, and should remain, a rich, lively, and pleasant streetscape environment that encourages people to use it to stroll, linger, and mingle. Street elements such as wide sidewalks, street furniture, trees, store fronts, lighting, and street-side activities are crucial to creating this environment. Care should be taken so that streetscapes are not negatively impacted by garage doors or surface parking lots and that access to any parking does not negatively impact pedestrians, streetscape activities, and the surrounding neighborhood.



Midland Avenue's built environment personifies a small, western town's business district or town center. The streetscape contains a variety of roof heights, plate heights, cornice heights/detailing, and is constructed with simple, traditional materials. New development on Midland Avenue should be compatible with these characteristics and be of a consistent scale with the existing buildings.



Pedestrian alleys create links between neighborhoods that pedestrians can use without fearing conflicts with automobiles. Pedestrian alleys also help provide needed breaks in the built streetscape and often create unique areas for retail.



BASALT 2007 MASTER PLAN TYPOLOGIES

TOWN CENTER COMMERCIAL/MIXED USE

GOALS:

- The character of these areas reflects a commercial focus, incorporating medium to high intensities;
- Provide high quality public and civic spaces;
- Town Center development should emulate certain design elements that are present in the Midland Avenue Commercial typology, but be clearly unique in scale and style;
- Emphasize transit connections including improved transit stops and shelters;
- Utilize grid system with moderate block sizes and incorporate on-street parking and high-quality streetscape amenities;
- Restaurant and retail uses should be located on the first floor and residential uses should be incorporated on the upper floors in the Town Center;
- Development should step back the third floor and maintain varied rooflines in the Town Center.

We should provide high quality public and civic spaces in the Town Centers. These spaces are important because they are where community members come together and mingle. Providing quality public space, such as a town square or plaza, is important because it serves much the same function as the living rooms in our homes. Our streets and sidewalks are the most important and prevalent public spaces in our community.



Combine two and three story elements to reduce mass and uniformity. One larger building can be designed to appear like multiple smaller buildings by utilizing different material pallets, varied rooflines, and external ceiling heights on different portions of the building. Incorporating one story elements and awnings into Town Center development provides a pedestrian scale and identity.

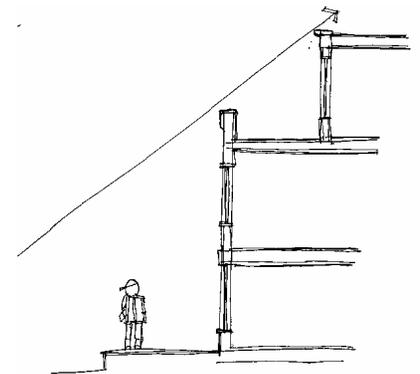


Transit connections and amenities are important elements of the Town Center and should be treated this way. These elements are an important part of the civic environment, not merely a functional necessity. They should be embellished in order to enrich the transit users' experience and add to the surrounding area's vitality.



Parking in the Town Center is to be located on-street and where possible off of an alley or underground. Care should be taken so that streetscapes are not negatively impacted by garage doors or surface parking lots and that access to any parking does not negatively impact pedestrians, streetscape activities, and the surrounding neighborhood.

Stepping back the third story adds private spaces for residential uses and makes the building look smaller at street level.



BASALT 2007 MASTER PLAN TYPOLOGIES

VILLAGE COMMERCIAL/MIXED USE

GOALS:

- The character of the areas in this typology reflects a commercial focus, incorporating medium to high intensities and commercial uses that are primarily locally serving;
- Locally serving commercial uses should be located on the first floor and office/ accessory residential uses should be incorporated on the upper floors;
- Utilize grid system with moderate block sizes and incorporate on-street and off-street parking when appropriate;
- Development should step back the third floor and maintain varied rooflines;
- Emphasize transit connections including improved transit stops and shelters.



Allow for accessory residential use on the upper stories of the buildings in the Village Commercial area. Residential use helps to ensure that these areas will be occupied and used throughout the day and night, thus remaining a dynamic place to live and work.



First-story elements like awnings and porches add a pedestrian scale to larger neighborhood commercial buildings.



Village commercial development should incorporate a rich, lively, and pleasant streetscape environment that encourages people to use it. Street elements such as wide sidewalks, street furniture, trees, store fronts, lighting, and street-side activities are important in this typology.



Combine two and three story elements to reduce mass and uniformity. Stepping back the third story adds private spaces for residential uses and makes the building look smaller at street level.

BASALT 2007 MASTER PLAN TYPOLOGIES



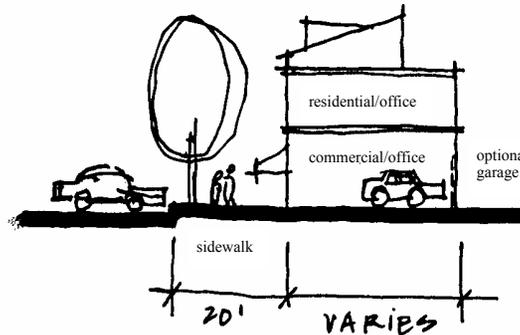
WORK MIXED-USE

GOALS:

- Combine commercial and industrial businesses and provide accessory residential uses on upper stories where appropriate;
- Encourage integration of employee housing as an essential part of the mixed-use component of this typology;
- Create economic opportunities for small, locally-owned and start-up businesses, and enable businesses to provide affordable housing to their employees and the community;
- Reduce construction cost while maintaining architectural interest through the creative use of building materials, exterior finishes and imaginative detailing;
- Building configurations and site layouts should buffer accessory residential uses from higher impact industrial activities;
- Utilize on-street parking along with alley vehicular access and alley or underground parking whenever practical.
- This typology should primarily consist of commercial/office space and not be dominated by residential use.



Mixed use buildings should orient the ground floor and street access to business uses and activities that will generate pedestrian traffic and enliven the streetscape. This will reserve the quieter portions of the site and upper levels for residential uses. Residential uses should be clearly accessory.



Use of architectural elements and varied plate heights can be used to soften the streetscape of an industrial area even when combined with commercial doors and other defining elements of an industrial business.



Development of residential amenities should occur at an appropriate scale consistent with that of the surrounding neighborhood.

The building to the right is an example of creatively using building materials and exterior finishes to reduce construction costs while still maintaining architectural interest.

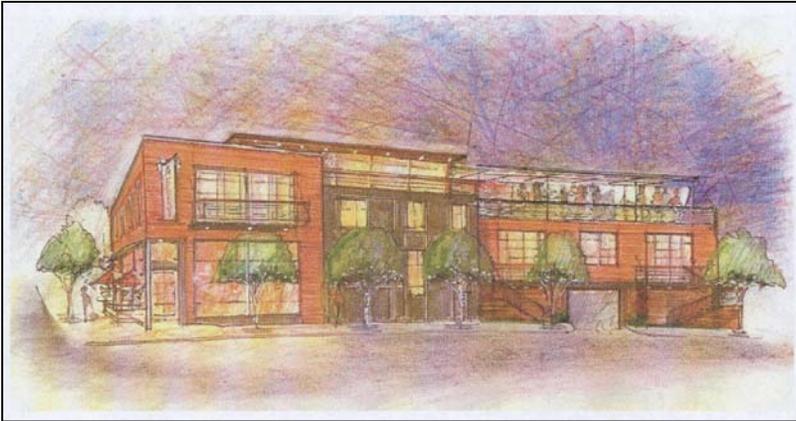


BASALT 2007 MASTER PLAN TYPOLOGIES

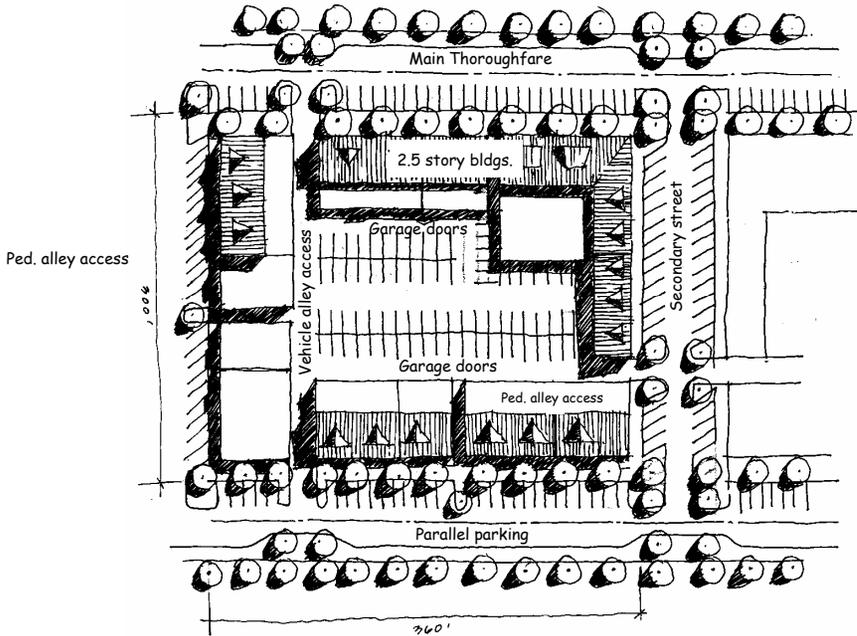


WORK MIXED-USE

Successful live/work mixed use projects must provide good pedestrian and bicycle connections to the surrounding areas, public and private open space, a variety of transit options, and appropriate treatment of the boundaries to the adjacent neighborhoods. There are some work activities that should be isolated from the surrounding neighborhood for safety and environmental reasons.



This illustration shows two and three-story mixed-use buildings with creative detailing including awnings, balconies, railings, varying facade treatment and streetscape improvements such as ample sidewalks, trees and outdoor dining area.



Mid-block pedestrian alleys provide pedestrian connections and break up the streetscape. Mid-block pedestrian alleys should be incorporated in mixed-use areas when practical.

The sketch above shows one example of a mixed-use development with simple design features that support live/work mixed-use opportunities. Note the central parking court with garages for residents, mid-block pedestrian access and multi-story buildings. New development should also be located close to transit or provide pedestrian connections to transit and transit-oriented mixed-use areas.

Mixed-use street with commercial uses at the street front on the main floor and residential or office uses above. On-street parking buffers pedestrians from traffic on the street.



BASALT 2007 MASTER PLAN TYPOLOGIES

PARKS/SCHOOLS/COMMUNITY FACILITIES

GOALS:

- Address needs and interests of all segments of the population and include activities as varied as concerts, cultural events, tot lots, walking and biking trails, active recreation, skateboarding, Nordic skiing, and nature observation and enjoyment;
- Create hierarchy of public parks including small intimate parks, neighborhood parks, and larger recreational areas;
- Emphasize pedestrian-friendly accessibility and strong connections to other neighborhoods and facilities.

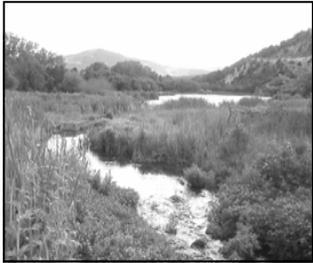
A
Swing and flowers



B
Fisherman's Park



C
Lake Christine



Establish a hierarchy of open spaces with (A) urban activities in town center, (B) park area for passive uses at town edges, and (C) nature preserve areas with limited access in critical habitat and other special locations, and (D) active ball fields.

D Baseball Field Complex



Create additional active recreation parks owned and managed by the Town to assure flexibility in scheduling and programming.



Important landmarks serve as gathering places for the community and help maintain a cohesive society.



The elements that make a community and its landscape special extend beyond the visual, as they are often an intangible combination of sensory appeal and cultural tradition.



Create opportunities for pedestrian traffic between activity centers by providing and maintaining attractive and safe walkways.

BASALT 2007 MASTER PLAN TYPOLOGIES

PARKS/SCHOOLS/COMMUNITY FACILITIES



Provide space for meetings and events, as well as office space for volunteer groups, nonprofit civic and religious organizations. Incorporate these spaces into public areas and joint-use facilities located within the Town Center, convenient to trails, sidewalks, and transit facilities. They should emphasize pedestrian-friendly accessibility and strong connections to other neighborhoods. These public and civic elements should avoid reliance on the automobile and auto-oriented designs.



Civic structures such as bridges, town halls, post offices, and fire stations can be a source of pride for the community.

Address needs and interests of all segments of the population and include activities as varied as concerts and cultural events, tot lots, walking and biking trails, active recreation, skateboarding, Nordic skiing, and nature observation and enjoyment.



Expand opportunities for community gardens.



Create small and intimate spaces within the overall park site plan. Design elements should reflect Basalt's history and character, our western traditions, mountain setting, and our relationship to rivers, fishing, railroads, and agricultural lands. Creation of pocket parks in town centers, residential, and rural areas of town add quality open space.



BASALT 2007 MASTER PLAN TYPOLOGIES

AGRICULTURAL MIXED USE

GOALS:

- Attempts to preserve open lands, view sheds, and historical agricultural buildings are part of an overall policy of maintaining a clear and well-defined edge to the developed portions of Town;
- Encourage use of a rural vernacular and roof lines in designing new structures to emulate the rural character of existing development;
- Utilize cluster development concepts, and agricultural and open space preservation easements. Emphasize use of clustering at the edge of agricultural neighborhoods and where transitions to other uses occur.

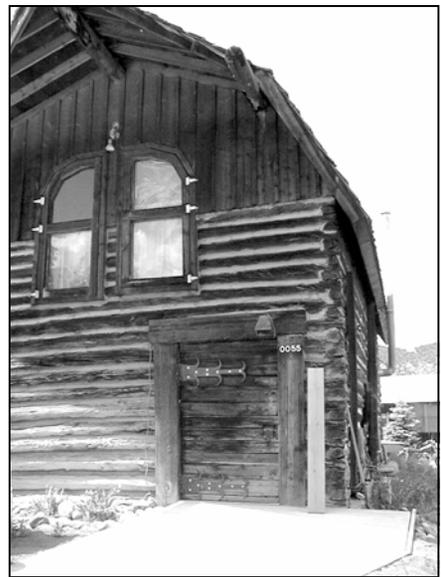
Provide for agricultural and rural areas surrounding the Town as they historically have been a critical part of defining Basalt's community character.

Maintain sufficient agricultural area to help assure economic viability.

Fences, landscaping, and similar features should be modeled after traditional agricultural forms.



Maintain building's vernacular form and character regardless of use.



Classic agricultural development tucks into the hillside and discourages ridgeline development.

Diversify agriculture including organic, greenhouse, community garden, and similar alternative uses.

New structures should emulate local agricultural buildings.



Preserve, reuse, and restore existing agricultural buildings. Keeping down the true size and bulk of buildings in this neighborhood can go a long way in preserving agricultural character. Use of vernacular materials such as log and wood siding preserves rural feeling. Informal arrangement creates rural character.

Include employee housing options in both detached and attached buildings.



Uses should maintain historic levels of traffic, rural type parking, and access improvements.

Encourage agricultural support business.

Use single loaded streets or pathways as a transition and buffer for agricultural areas.