

Planning for Downtown Basalt

The Big Questions:

1. If existing commercial is vacant and struggling, will building more help?
2. Does the existing population density alone warrant more commercial or do we need to increase local population?
3. Why did businesses move to Willits if they did? Are rents better? Were they able to purchase the space there and not in downtown?
4. So, what is wrong with our existing downtown? Is it the uses? Parking (lack or excess?) Cost of space? Nothing?
5. Where is the current ‘center’ of town? Where do we want it to be?

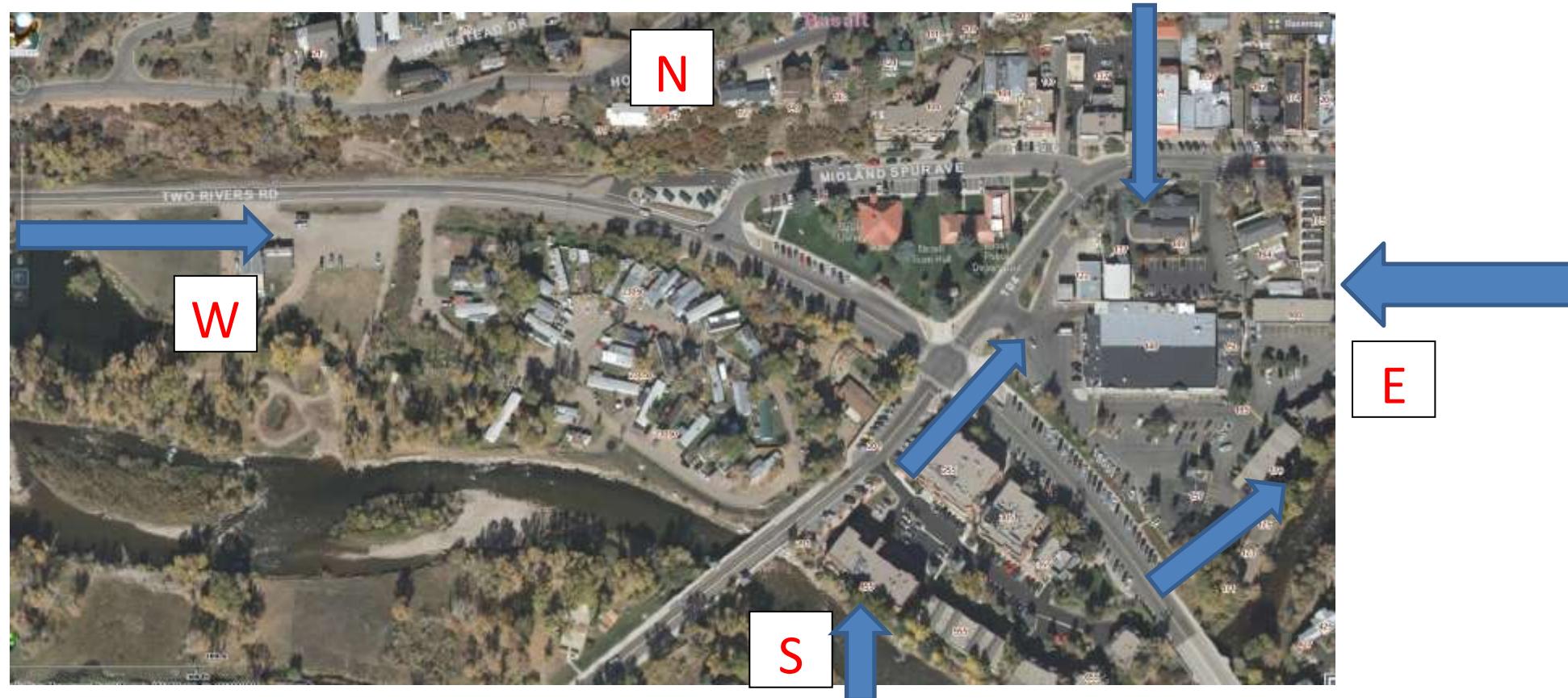
Assumptions:

- ***Commercial supply and demand*** is most often driven by population and by proximity to population.
- A current goal is to ***add vitality and ‘life’*** to downtown Basalt.
- Attracting more ***visitors and residents will provide*** more ‘life’ and ***more opportunity*** for profitable commercial space.
- Residents of Basalt and surrounding ***want to attract more visitors and residents*** to downtown Basalt.
- We believe that ***creating*** commercial, office and perhaps residential ***opportunities will make*** the downtown ***more desirable*** to residents and visitors.

Existing Conditions:

Existing Barriers to pedestrian connectivity between Downtown and Walking Distance:

1. North - Elevation change from Residential in Homestead Road area to Commercial Core
2. South - No major pedestrian connection from South of Two Rivers Road to Core, either from 4-way stop or from Riverside Plaza to Clark's Market property
3. East - Many residential neighborhoods to the East are beyond 1000' perceived walking limit from Core, even across existing bridge at Riverside Drive.
4. West – No vehicle separated walking access from Tacqueria to Core, Library, Riverside, etc.
5. Beyond – Southside – Highway 82 crossing, and distance from business and residential to a highway crossing.

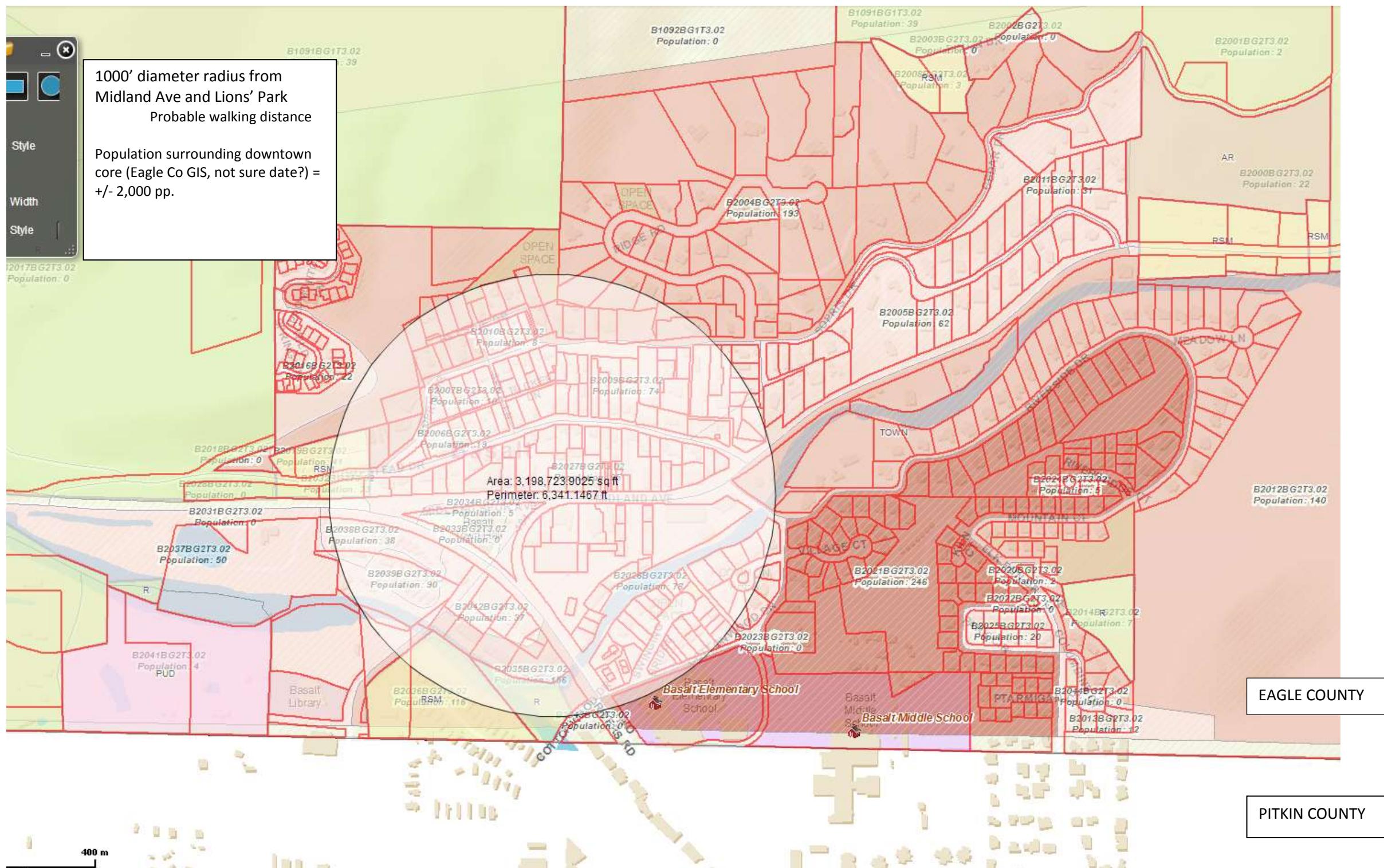


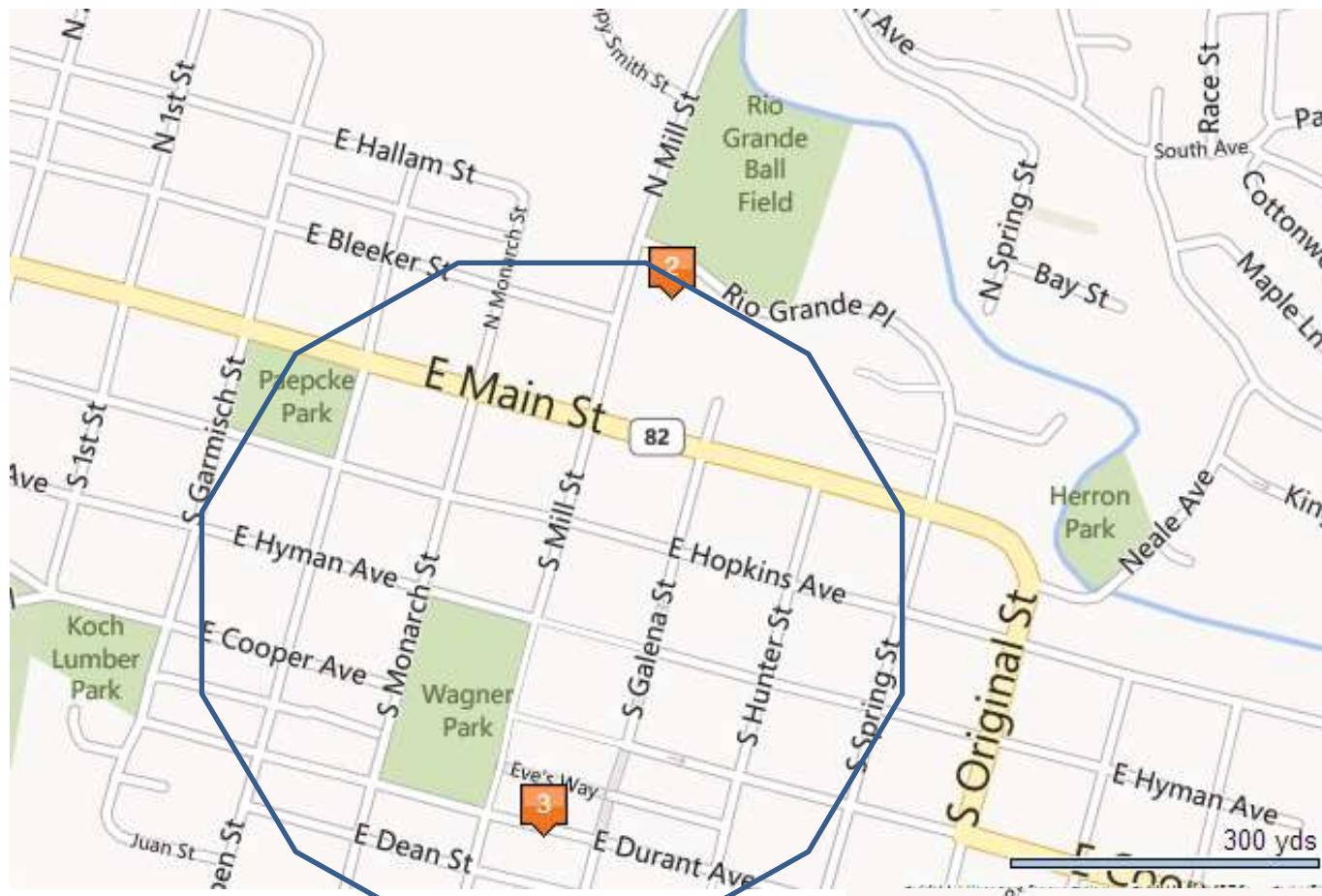
Other Potential barriers to connectivity from other modes:

1. Rio Grande Bike Path has become a major local and visitor attraction. The path completely misses downtown Basalt, after new bridge at Wingo
2. Vehicle entrances at Basalt Ave and Two Rivers Road do not visually align with downtown and do not give enough incentive for passers-by to enter
3. Many residential neighborhoods are just far enough for people to drive.
4. If American people get in their cars, they need parking close to businesses. If we don't provide that, we lose them to Willits for sure. Current parking is adequate for current uses, but may not be for future.
5. Bus stops and access bypass the core, so people don't have to walk through the core.

HOW DO WE EXAMINE WALKABILITY:

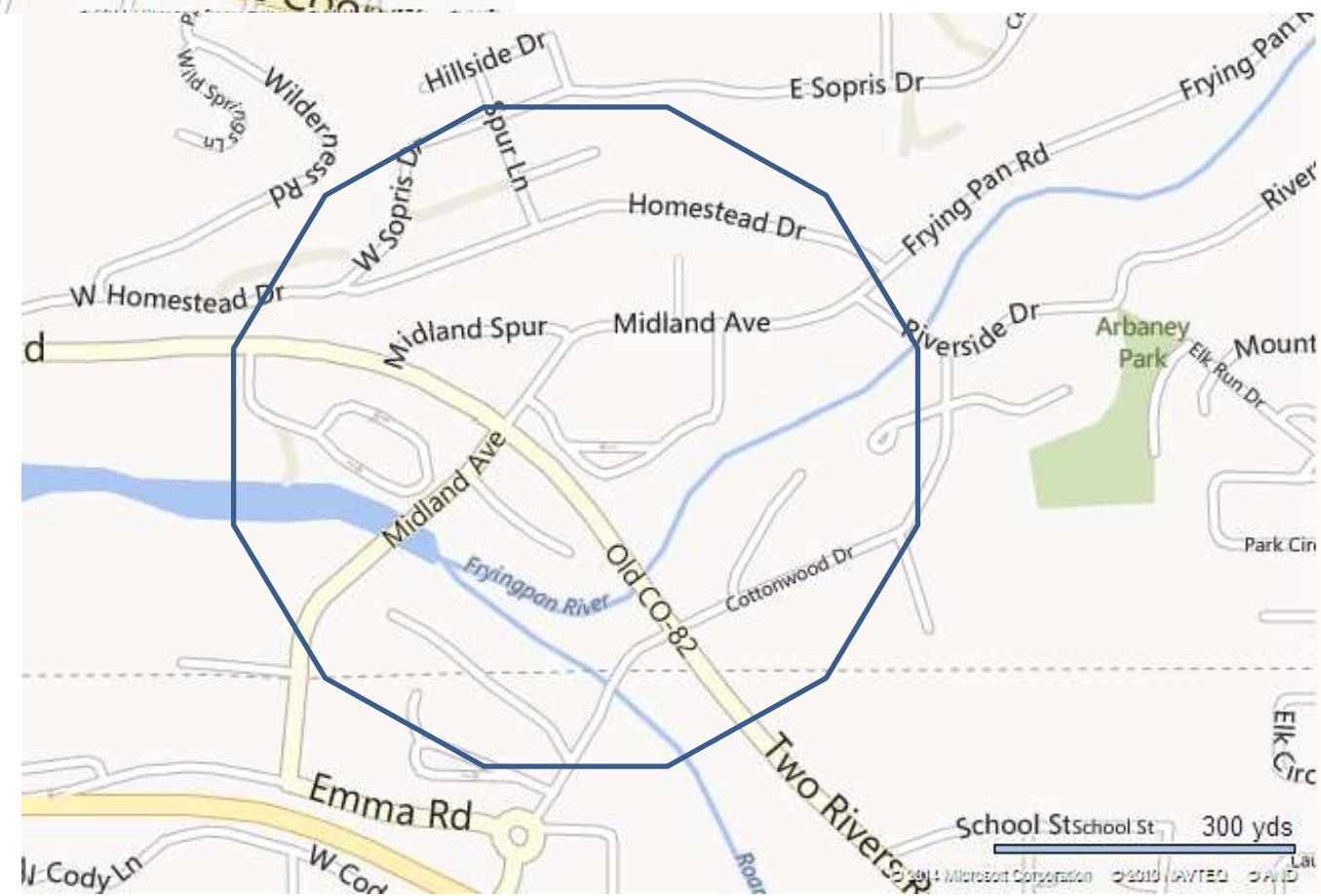
Distance, Experience, Desirability of Destination (or purpose)





This outline represents approximately 1000' Radius from Rio Grande Parking Garage in Aspen.

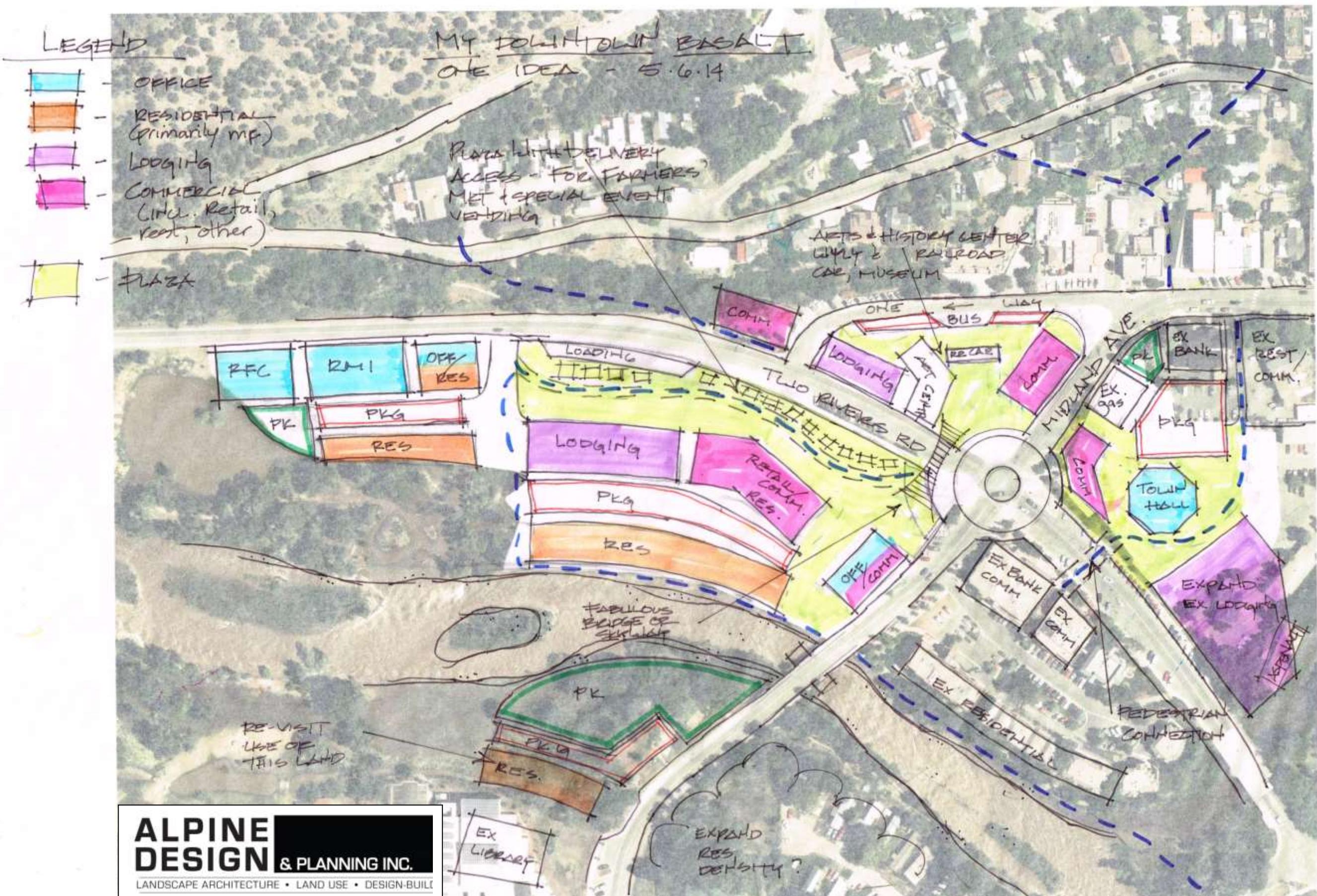
Most people won't park the garage and walk into town!

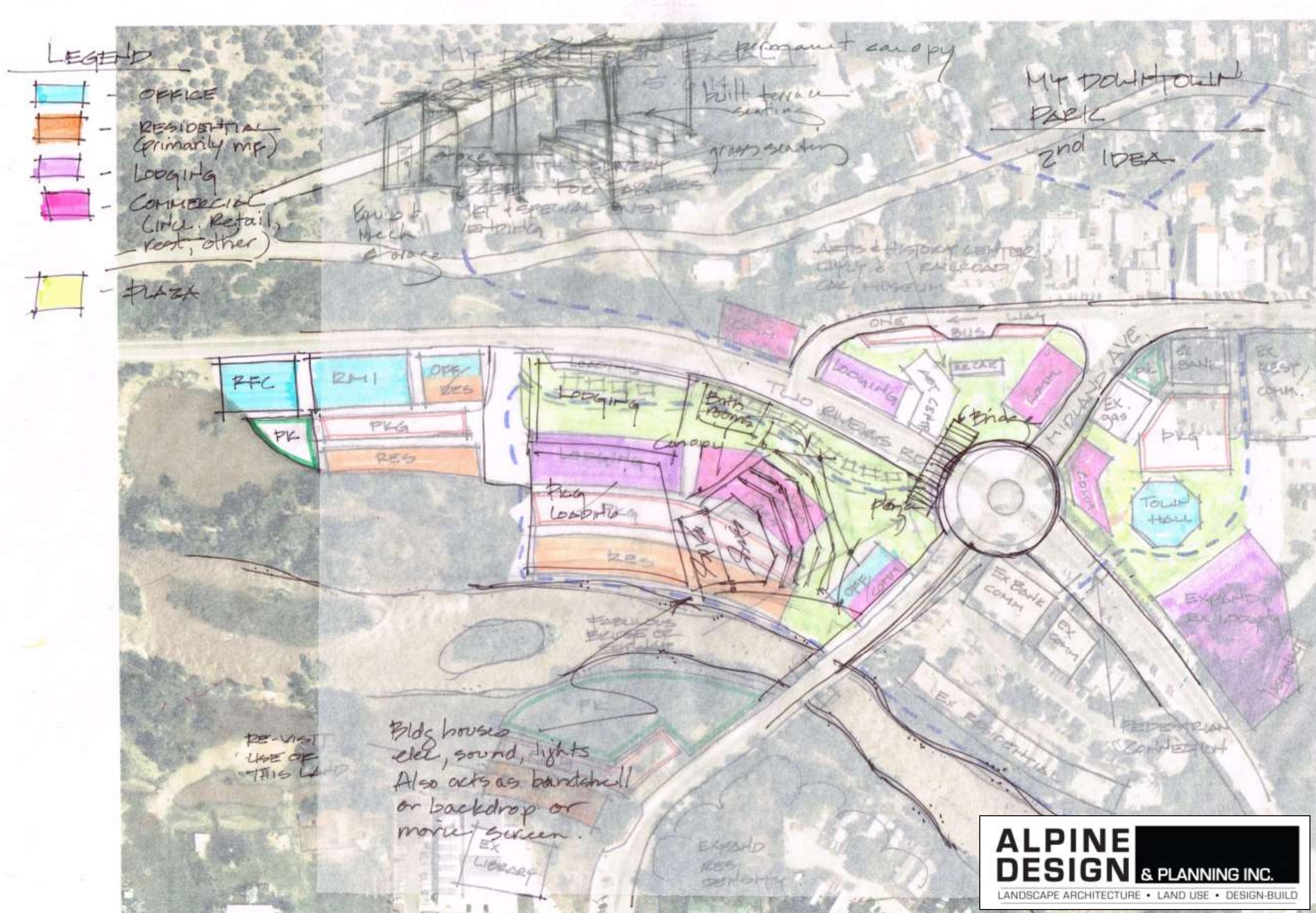


This outline represents approximately 1000' Radius from Midland Ave / Midland Spur intersection in Basalt.

What activities, spaces, & uses might encourage locals and visitors to come and stay in downtown?

- Greater access to rivers (both Fork and Pan) for walkers, fisherman, water sports people
 - How about a kayak park
 - More (any) paths along rivers
- More ways to view river activities such as boating and fishing
 - Viewing of kayak and fishing from cantilevered decks off of current bridges
 - Beginner fly fishing pond off of river viewed from parks or bridges
- Better bike access and experience
 - Bring Rio Grande riders into downtown before they cross Wingo bridge above the RF Club
 - Provide bike route up the Pan
 - Emphasize or clarify bike connections at Willits Lane and the old Highway (underpasses etc, trail system on south)
 - Connect Rio Grande at High School with Hwy 82 crossing. Path currently dead ends at commercial spaces (Basalt Ave?)
 - Bridge over, not under pass Highway 82. Experience is much better, construction is much faster.
 - Better connection for bikers from roundabout into downtown
- Better pedestrian connections between existing neighborhoods and downtown
- Better pedestrian connections to and through existing commercial areas of downtown
 - From Riverside Plaza to Clark's properties
 - From Clark's/Aspenalt areas to downtown
 - At 4-way stop – Bridge over traffic could be beautiful
 - Create connection from new RFC and RMI to downtown
 - Move summer farmers' market to other end of town?
- Create fun things to see and do in the downtown
 - Historical – Railroad museum? Public interest / historical / art films as well?
 - Arts
 - Visual - Add to Wyly Arts Center and add 'community room' for classes projects etc.
 - Performance - Create space for outdoor or indoor theater, music and dance
 - Create plazas or areas with public sculpture, fountains, seating
 - Create places for active sports – roller skating, ice skating, volleyball ...
 - Create places for passive sports – croquet, bocce, horseshoes, people watching
- Create more commercial density (retail, restaurant, office) in existing and new areas – provide new parking with
- Create more residential density (single family, multi family, rental) in existing and new areas
- Add and expand lodging opportunities





ALPINE DESIGN & PLANNING INC.