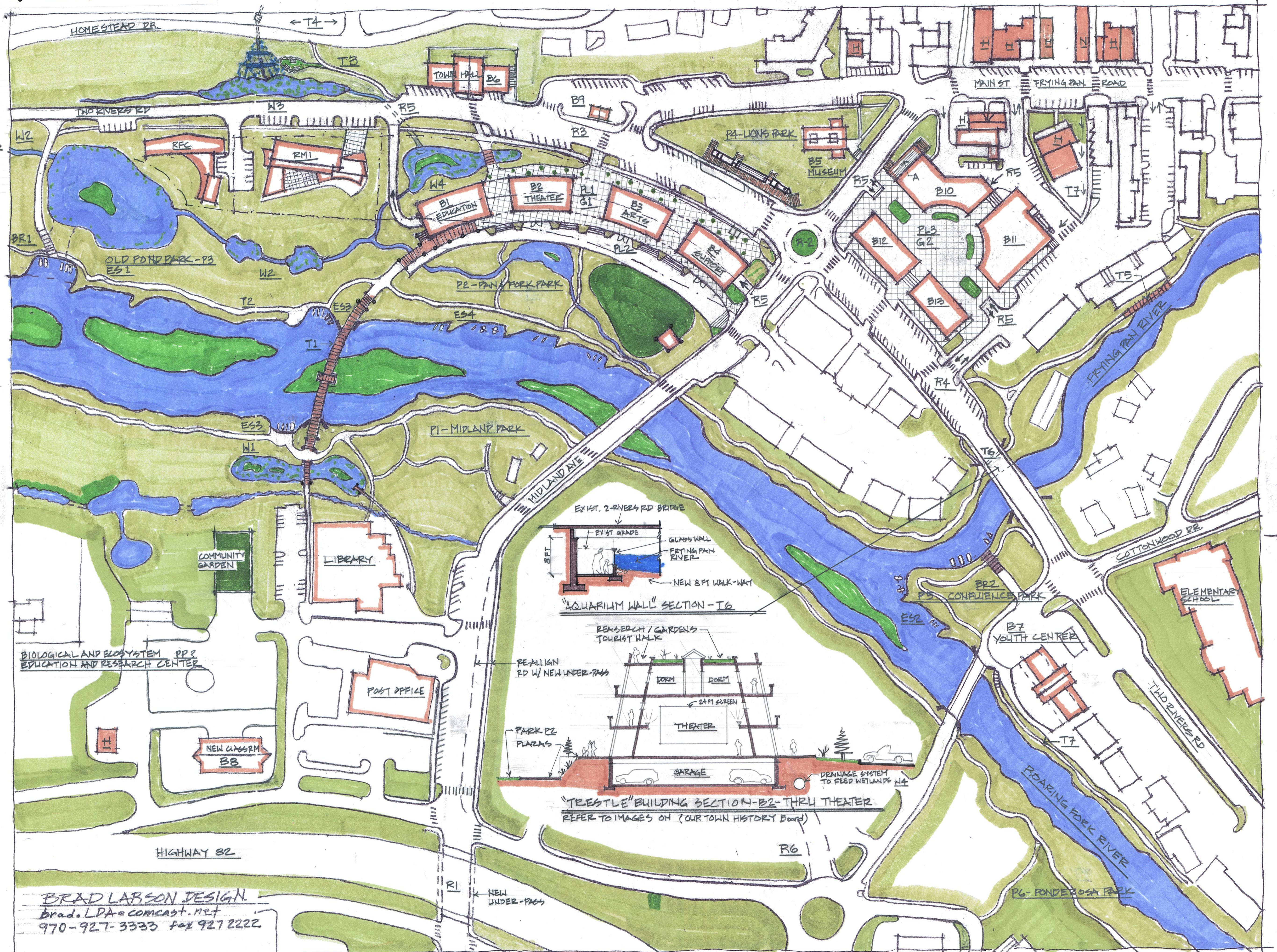


# Our Town Planning

Basalt ~ 2014 ~ by Laurel & Brad Larson

## LEGEND

- A - ACTIVITY
- B - BUILDING
- BR - BOAT RAMP
- ES - EXIST. STRUCTURE
- G - PARKING GARAGE
- H - HISTORICAL
- L - LANDSCAPING
- P - PARK
- PL - PLAZA
- PP - PUBLIC PRIVATE PARTNER
- R - ROAD IMPROVEMENT
- S - STREAM OR RIVER
- T - TRAIL



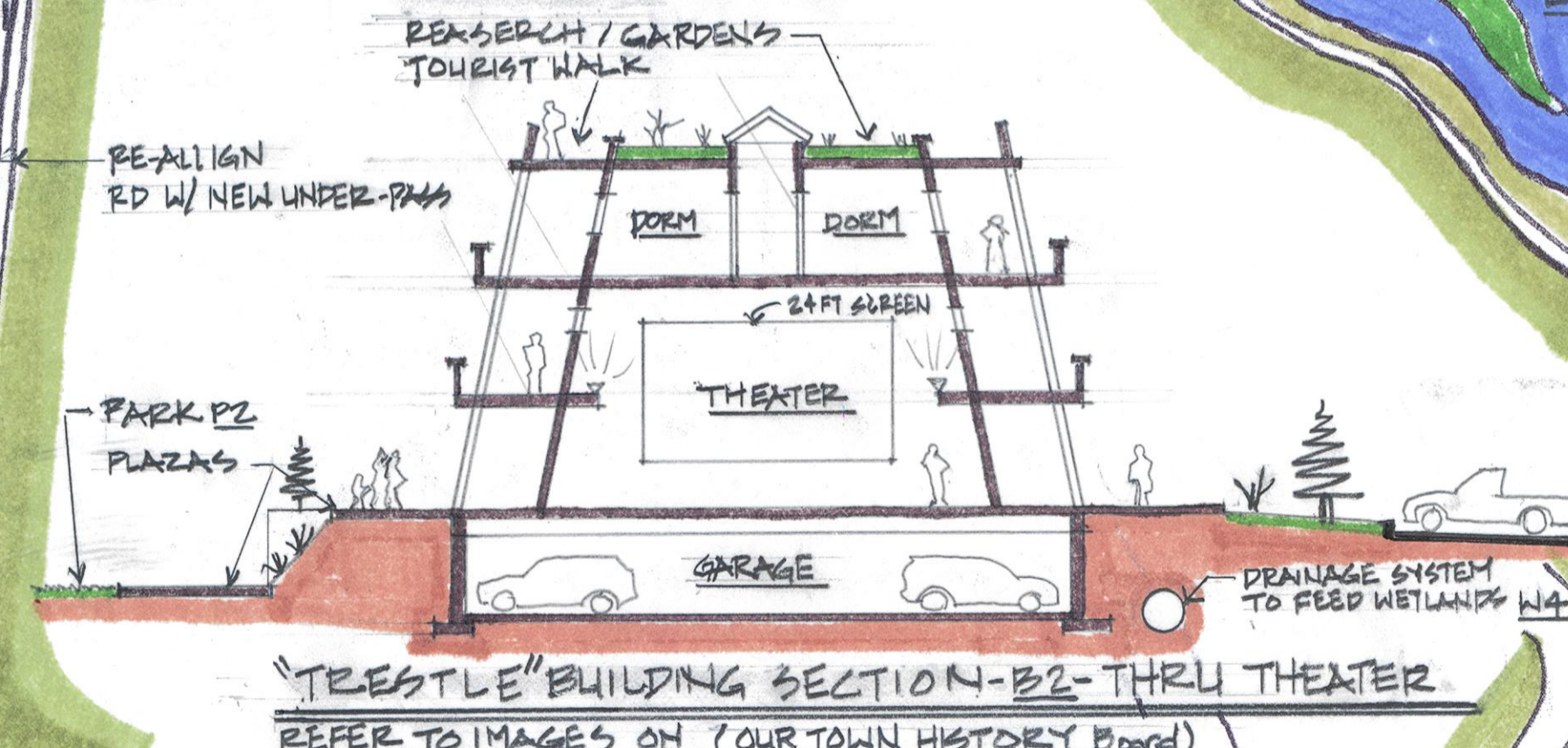
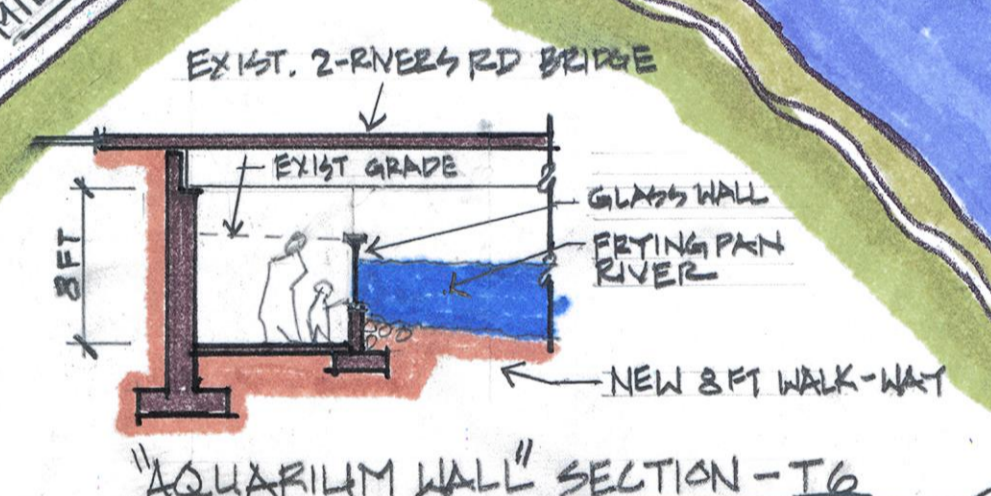
BIOLOGICAL AND ECOSYSTEM  
EDUCATION AND RESEARCH CENTER

NEW CLASSRM  
B8

POST OFFICE

LIBRARY

COMMUNITY GARDEN



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## **Our Town Planning**

*Recommendations by Brad and Laurel Larson with help and inspiration from Judy Baum and many friends.*

### **Vision:**

- If we do what is good for the community first, it will be good for the developer, tourist and economy. We have the goods!
- First we need to have affordable housing for people to live here. Like Aspen, if you grew up in Basalt you probably can't afford to stay in Basalt without help from the community.
- Second, we need to seize the moment with RMI and RFC and turn Basalt into a college town focused on Energy Efficiency, Sustainability and Ecosystem Restoration. Why not be, a world leader in these fields?
- Third, we need to attract tourists by giving them comfortable and welcoming places, (for free) where they will want to hang out. We need to provide free or inexpensive activities such as History, Hiking, Boating, Fishing, Bicycling, Bird Watching all with an interconnected trail system.
- We need to let the Basalt Town Government have the ability to generate income other than through taxes and fees. In that we are saying;  
The town needs to own Buildings 1 thru 8 proposed in this plan by Larson Design & Associates. They may only need to generate a modest income so the tenants and non-profits can focus on higher education and the arts with a sustainable rental agreement and or subsidy.
- Create Architectural Zones so we can enhance both the old historic feel that everybody loves while embracing today's innovative architecture.

### **Legend for Plan reference**

**A – Activities**

**B – Building**

**BR- Boat Ramp**

**ES- Eddy Structure**

**G – Parking Garage**

**H – Historical**

**P – Park**

**PL- Plaza**

**R – Road**

**T – Trail**

**W- Wetlands**

## **Buildings: (B)**

### **Trestle Buildings – Buildings #1, #2, #3, #4**

The Trestle Building is inspired by the wood trestle profiled on “Our Town History” board. The Building incorporates a Parking Garage, two Plaza Levels, Second Level and Third Level. The upper levels could be used for Offices, Classrooms, Dorms or Housing. This is just a base concept. If the trestle complex is too revolutionary architecturally, the buildings could take on any form but the density is about right as drawn. All spaces can be leased out independently of the core concept of this presentation based on the needs of the non-profits and the needs to maintain and pay for the complex.

You can see a building section of the Trestle Building on the “Our Town Planning” board. The section is cut through the Theater Building #2. This section doesn’t show the second level that would occur on the other buildings. The roof is a green roof. It would have gardens for growing food, teaching sustainability and or seedlings for habitat restoration in the rocky mountain region. As a tourist attraction you would allow tourist to access the roof for a bird’s eye view of the town and surrounding nature trails or just watch your kids in the park.

The second level walkway and third Level would be the only continuous part of the building. This is to help break up the mass of the overall complex. The breaks in the building start at the plaza and extend up to the floor of the 3<sup>rd</sup> level. This allows pedestrians to see through the buildings and provide a covered area for shade or weather. The parking garage is continuous as well but not visible from the park or street.

**Building #1- Educational Building** This building could be used to enhance the local schools and institutes in all areas educational. Why not have folks come down from Aspen to hear great lectures rather than the opposite? It can function like the Given Institute use to operate in Aspen before it was sold and demolished. You could go to the Given Institute and here lectures from some of the smartest people on the planet. Usually for free. Fortunately we still have many of those folks living here or coming here to the valley for vacation.

- Educational building complementing RMI, RFC and CMC.
- Open it up to CMC to enhance their Sustainability major. If we gave CMC a home here in Basalt the opportunities are endless. They have proven to be a great asset to Colorado in providing low cost and high quality education for all.
- The building would have Classrooms, Lecture Hall, Dormitory, Administration.

### **Building #2- Theater Building**

Be able to rent it like the City of Aspen rents the Wheeler Opera House but much more affordable. The space is large enough to accommodate 200 +/- seats. It would have a stage but could function as a black box theater as well. Other uses:

- Lectures
- Concerts
- Digital Movies
- See building section on the “Our Town Planning” drawing.

**Building #3- Arts Center Building** Wily Arts Center has proven what they do is important to our town and may need a home. They would be a great tenant for this building. Functions would include:

- Classes where all ages can find their art talent in all areas of art.
- Gallery where people can sell their art and as well generate income to support their lease space.
- The second level could incorporate dance and yoga classes.
- The opportunities are endless.

**Building #4- Park and Trestle Complex Support Building** When using the park it would be great for you or your children to get anything you need without getting in your car or crossing the street. The upper two levels can function or be rented multiple ways. Support would only need to occur at Plaza Level.

- Restaurant
- Refreshments and Park Supplies
- Boating and Fishing Gear
- Includes public toilets.

• **Building #5- Visitors Center w/Native American, Railroad, Ranching & Heritage**

**Museum** Repurpose Town Hall to a railroad/heritage/ ranching museum highlighting early families and their contributions. The existing Town Hall building is in close proximity to the original locomotive maintenance garage. It has some of the basic forms of the locomotive garage and could easily be remodeled to look like it.

- Add copulas and redesign to look more like original locomotive maintenance garage.
- Gift Shop to help pay for docents and utilities.
- Includes public toilets.

**Building #6- Town Hall**

- Two story building with citizen access and needs on street level and Administration above.

**Building #7 Youth Center**

- Repurpose 7-11 building or build on top of to create a place for indoor activities.
- All outdoor activities are available across the street at the elementary school.
- Possible public / private partnership.
- Includes public toilets.

**Building #8- Biological and Ecosystem Classroom and Research Facility**

- If current owners were willing to sell we could create a fabulous facility for educating students in Habitat and ecosystem protection and restoration.
- Include classes in sustainable living, ranching and hands on operations.
- It could be a good fit for CMC's current sustainability program.
- Open up area for community garden.

## **Building #10, #11, #12 and #13 and G2**

- Private Developer should maximize entire piece of property with 100% below grade parking garage.
- Work with neighboring business to share garage/costs. Like Alpine Bank and Tempranillo
- Refer to R5 for Garage entrances and exits.
- Have Clarks or a new owner (given a new building) provide a Trader Joes or Whole Foods market experience. (Just copy them and keep it affordable.)
- Keep the old town architectural theme.
- Design would need to emphasize pedestrian connectivity to Cuvee complex
- Provide a covered porch boardwalk type deli overlooking Midland Ave. See A

**Boating: (BR) and (ES)** Create a safe Class 1 and 2 section of river for family boating. (Class 5 boating is the most extreme.) This section would start at Fisherman's Park and end at RFC. There are currently no easy places in this section of river to "eddy out" or load your boat. Why not bring that opportunity to town. There are plenty of places above and below this section that are more challenging and a wave structure could be built for a kayak park.

### **Boat Ramp #1 Old Pond Park**

- Use existing road & spillways for loading and landing boats.
- Large enough to drop off or pickup Dory or Raft size boats.
- Use to enhance RFC educational boating trips.
- Enhance river rescue operations.

### **Boat Ramp #2 Confluence Park**

- Geared more for commercial river trips picking up Aspen guests.
- Large enough to drop off or pickup Dory or Raft size boats.
- Enhance river rescue operations

**Eddy Structures (ES)** Provide safe egress points along the river to park your boat. Go into town for supplies, enhance river rescue operations, talk to your friends, adjust or repair your boat. Creates clam water for fish habitat.

### **ES #1**

- Create large enough eddy structure to accommodate 8 boats
- Use to enhance RFC educational boating trips. See BR#1

### **ES #2**

- Create 2 eddy structures to enhance boat landing at the Roaring Fork and Frying Pan confluence. Once you get your boat 10 feet into the frying pan it is easy to pull back up to proposed boat ramp BR-2
- Use to enhance commercial and private boating trips. See BR#2

### **ES #3**

- Use bridge abutment structure to accommodate 8 boats

### **ES #4**

- Create large enough eddy structure to accommodate all types of boat parking.

## **Park (P)**

### **P #1 Midland Park**

- Follow plans and recommendations by existing conceptual plan.

### **P #2 Pan and Fork Park**

- Follow plans and recommendations by existing conceptual plan.

### **P#3 – Old Pond Park**

- Follow plans and recommendations by existing conceptual plan.
- Add a Boat Ramp See BR-1

### **P #4- Lions Park**

- Create a History Park to display and educate people in our history. Profile Native American's, ranching and Railroads. See B5
- Create a interpretive path to display and explain all things rusty, ranching and railroad

### **P #5 –Confluence Park**

- Create a safe easy place to load and unload full size river boats.
- See recommendations under BR2
- Allow commercial trips from Aspen to use this ramp and bring tourist to town rather than returning to Aspen from the Lazy Glen boat ramp 2miles up river.

### **P#6 – Ponderosa Park**

- Add more benches if they could be anchored for high water events.

## **Plaza (PL)**

### **Plaza #1, Trestle Plaza**

- Covers Parking Garage G1
- Create pedestrian friendly area to hang out overlooking P2 and PL2

- Owned by TOB.

### **Plaza #2 Pan and Fork park level Plaza**

- Enhance Park experience with a hard surface See existing Conceptual Plan on TOB website.

### **Plaza #2 Clarks Market Plaza**

- Covers Parking Garage G2
- Enhance direct pedestrian access from Main St. to Gold Rivers Ct. (Cuvee)

### **Road Improvement (R)**

#### **R #1 Hwy 82 Underpass**

- Build the under pass for cars and pedestrians.
- Align with road on other side of Hwy.
- Re-align road by post office for straight shot to Big-O.

#### **R #2 Midland and Two Rivers Road Round-a-bout**

- Redesign intersection for a 50' diameter rotary intersection.
- Provide low-grow landscaping for clear pedestrian sight lines.
- Pedestrian right-of-way will work better than 4-way stop even with proposed growth.
- Commission nice sculpture for center of rotary.

#### **R #3 New Bus stop location.**

- Moves bus activity further from round-a-bout intersection.
- Drops visitors from Aspen directly in front of Trestle Building.

#### **R #4 Parking and Riverside Access Road**

- Build road down to parking garage and adjacent commercial buildings.
- Relieves congestion from round-a-bout intersection.

#### **R #5 Parking Garage entrance or exit**

**Trails:** We have many wonderful trails but most are fragmented and do not connect to other trails

#### **Trail #1**

- Create a handicap-friendly pedestrian bridge connecting P1 to P2 Use the bridge to connect the library to educational buildings at Pan and Fork
- Constructed with railroad theme.
- Large enough for public works to drive maintenance equipment between P1 and P2

## **Trail #2**

- Connect P2 to Old Pond Park river trail to downriver trail

## **Trail #3**

- Create a Hanging Lake experience with benches using existing overflow creek from Wilds Trail

## **Trail #4**

- Directional signs to Wilds Trail and Lake Christine.

## **Trail #5**

- Create a boardwalk on the Frying Pan by passing private property (with permission) to connect Swinging Bridge Trail to P5

## **Trail #6 Aquarium Wall**

- Aquarium Wall Trail under Frying Pan Bridge. This would connect the Frying Pan trail with trail back to P2 along condo river trail. This would require dropping the trail below river level. (See drawing)
- Main purpose: River ecosystem and fly fishing education
- Second: Tourist Attraction.
- Provide healthy fish food dispenser and lights.
- It could become like the petting zoo at the bottom of Rudie dam.

## **Trail #7**

- Extend or connect existing trail with private property owner's permission.

## **Wetlands (W)**

### **W#1**

- These wetlands are part of Midland Park under construction and are a good design.

### **W#2**

- These wetlands are part of Pan & Fork Park conceptual design and it is good design.

### **W#3**

- These wetlands are existing and are fed from the wilds trail. They could be manmade but have been at this location for decades. Please refer to T3 for recommendations.



#### **W#4**

- These wetlands are existing and can be enhanced and restored to help soften the hardscape of any proposed development in this location. The natural water flow can be used to augment W2