

**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 in appropriate places on the upper floor.
- 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.

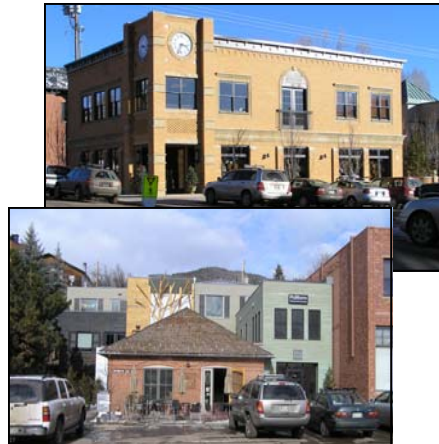
**MIDLAND AVENUE COMMERCIAL/MIXED USE**



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 height and 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.

