

An aerial, monochromatic photograph of a town, likely Entrada, New Mexico. The image shows a winding river or road through the center, with various buildings, including a large multi-story structure on the right and a large open area on the left. The overall tone is muted and historical.

Entrada Combined PZ-TC WORKSHOP

March 6, 2018

Entrada Refresher

- Beginnings
- Entrada Concept
- Zoning











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FAR



DE L



PLAZA DE ROLES



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UNA AMPOLLA PARA CADA NECESIDAD DE TU PIEL

Nº1 EN FARMACIAS



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Historical Timeline

2013

Zoning (Ord 703)

Development Agreement (Res 13-17)

Preliminary Plat (Res 13-32)

2015

PID/SAP (Ord 741)

Development Plan (Ord 759)

Design Guidelines (Ord 760)

Final Plat (Ord 761)

CVS Site Plan (Ord 762)

Primrose Site Plan (Ord 763)

2016

CVS construction

Retail Corner Site Plan (Ord 771)

Amphitheater Site Plan (Ord 777)

Gas Well Site Plan (Ord 778)

Restaurant Row Site Plan (Ord 779)

Block J Residential Site Plan (Ord 783)

Primrose Daycare construction

Block I Residential Site Plan (Ord 795)

2017

CVS opens for business

Primrose opens for business

Phase 2 Development Plan (Ord 830)

Sales Office construction

Block E Residential Site Plan (Ord 837)

Retail Corner construction

Block E residential construction

2018 to-date

Block I Amended Site Plan (Ord 847)

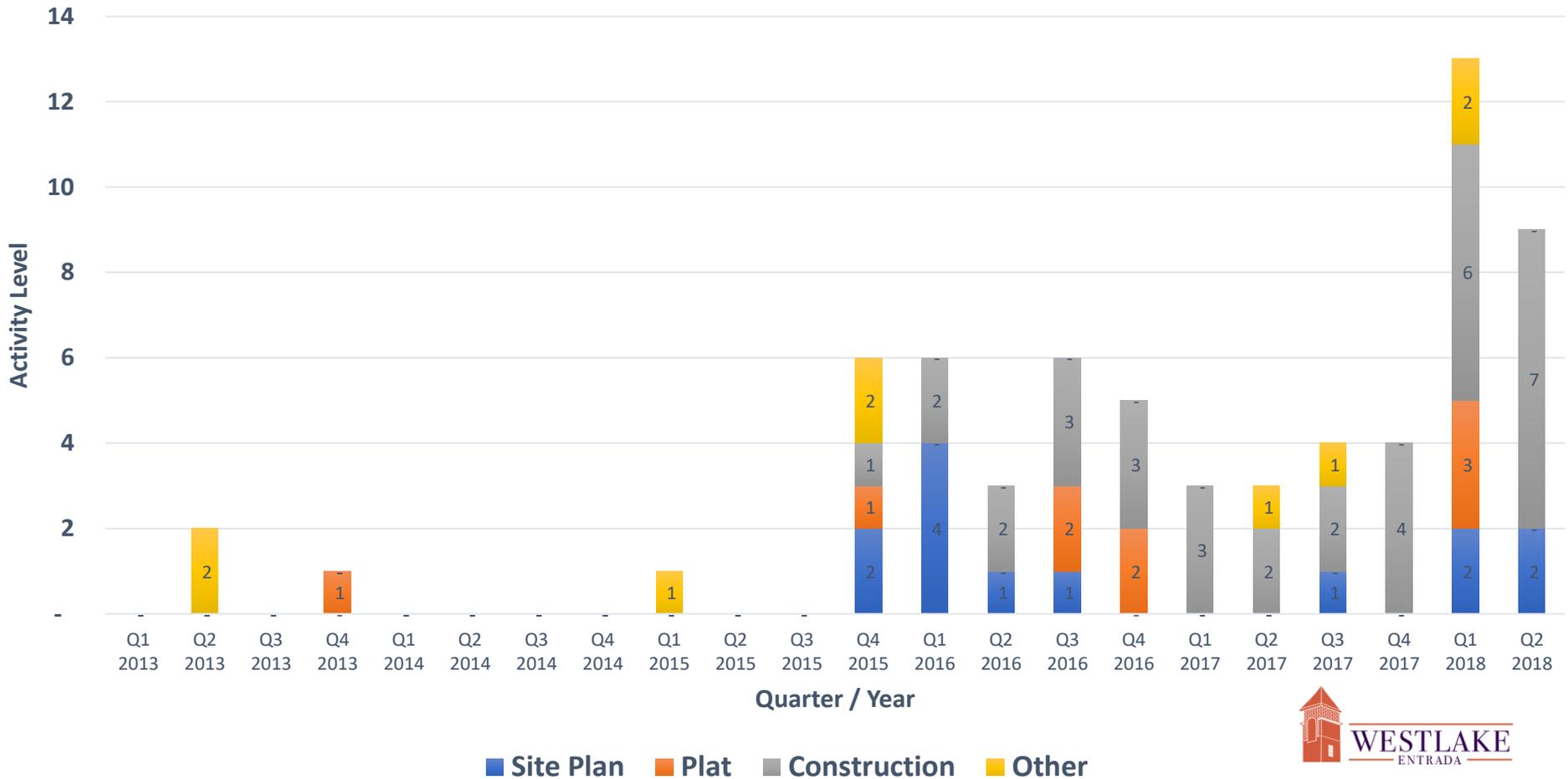
Block J residential construction

Block I residential construction

Restaurant A of Restaurant Row construction

Entrada Activity Levels

Entrada Activity



Drone Flyover

Public Improvements Status

- Streets (100%)
 - Sewer (100%)
 - Water (100%)
 - Canal (99%)
= Overall (99%)
- Outstanding Items
 - Lighting
 - Signage
 - Traffic Signal

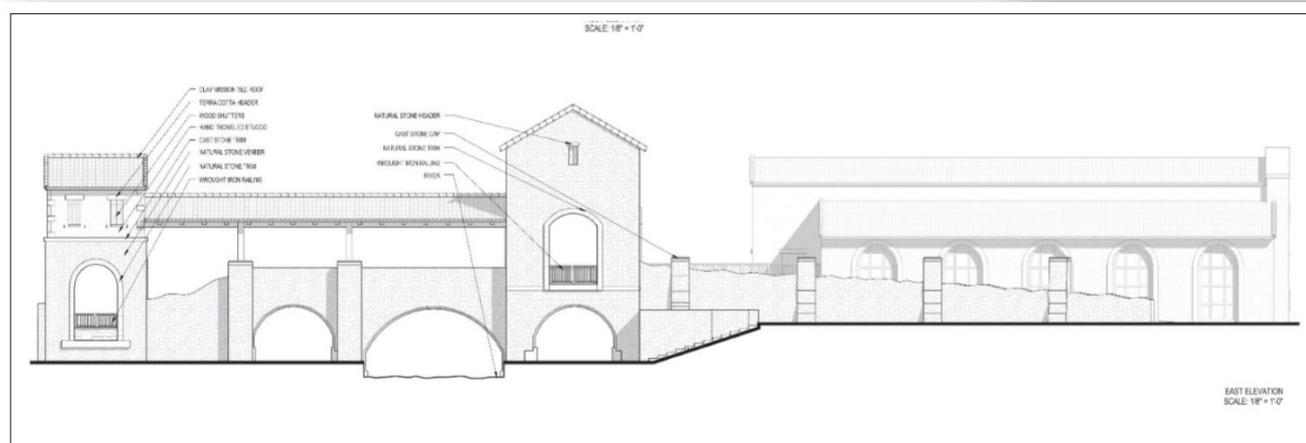
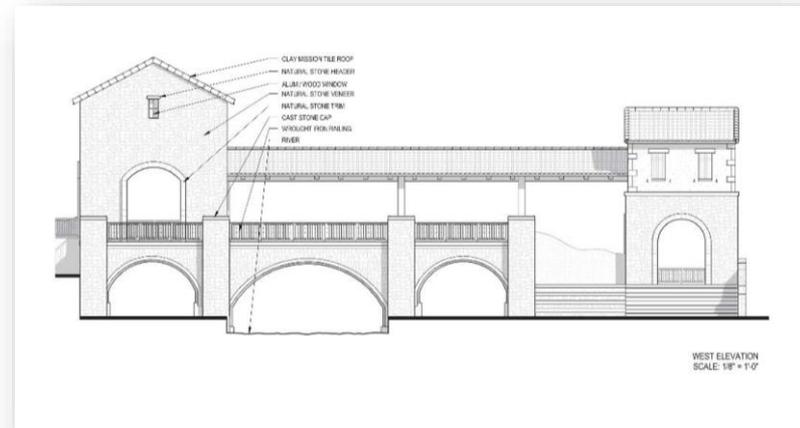
Bridges

- Vehicular
- Pedestrian



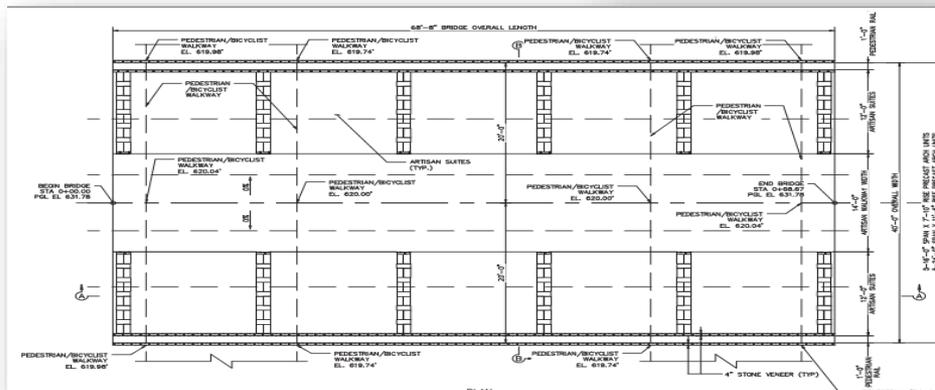
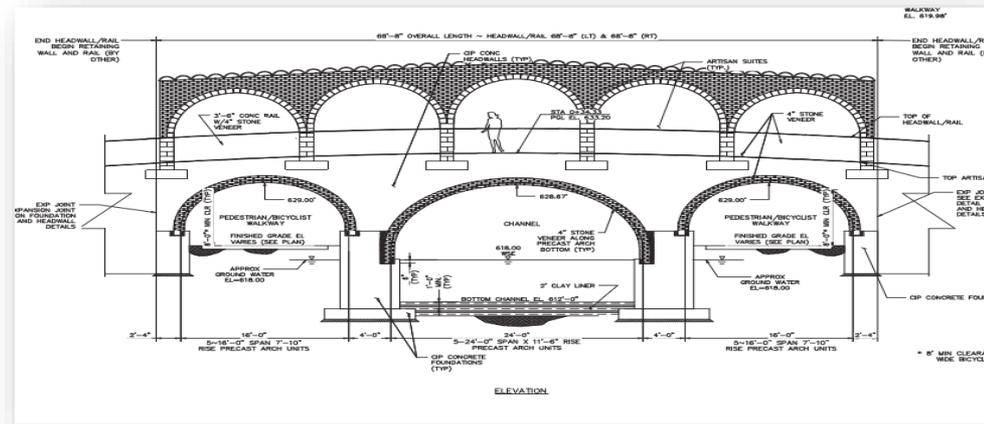
Pedestrian Bridge (Original)

- Approved Design by Merriman
- Identifying **Tower**
- **Covered** walkway
- Gathering space / **Terrace**



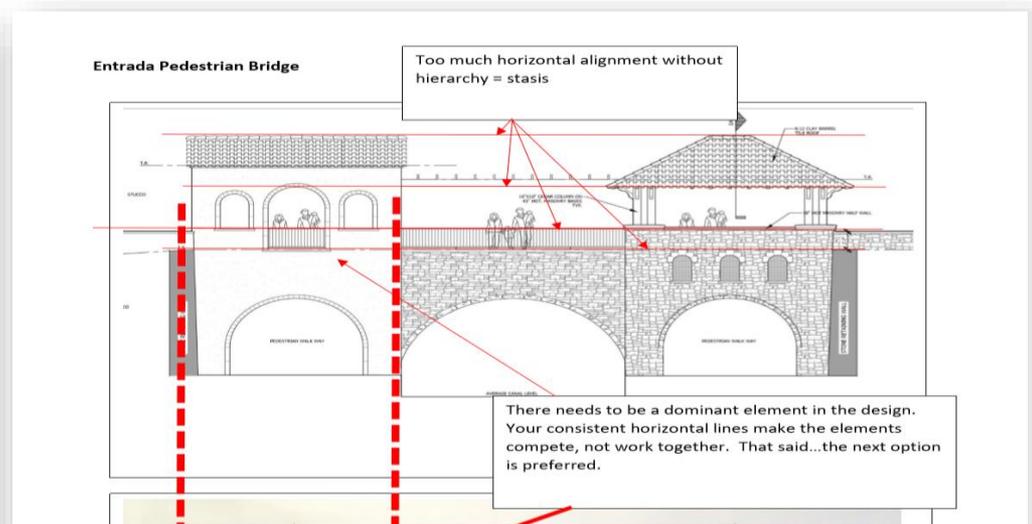
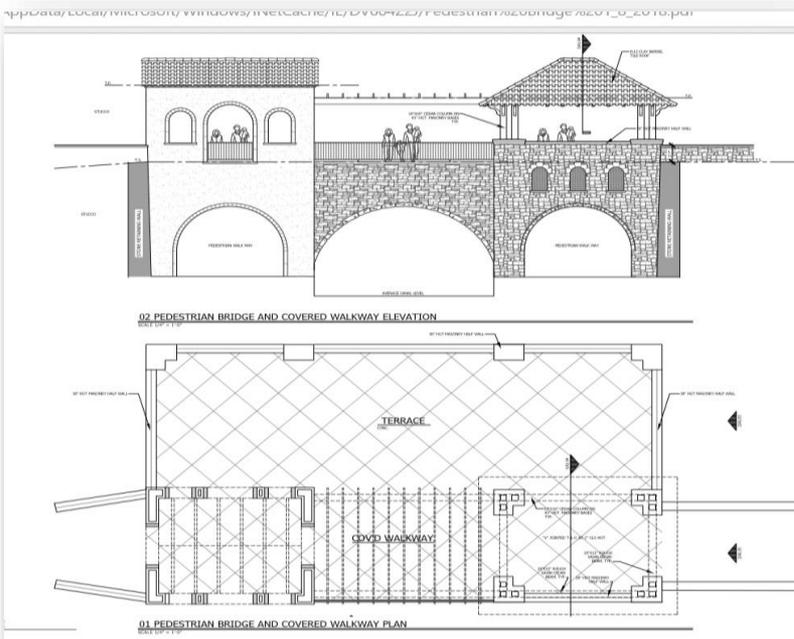
Pedestrian Bridge (Revised Design)

- Revised Design attached to the Civil set
- Lacks Tower
- Lacks gathering space
- Lacks covered walkway



Pedestrian Bridge (Comments)

- Applicant's second design response with Town comments



Pedestrian Bridge (Current Proposal)

- Applicant's current design proposal



Parking Study

- Parking
- SH 114 Frontage Roads

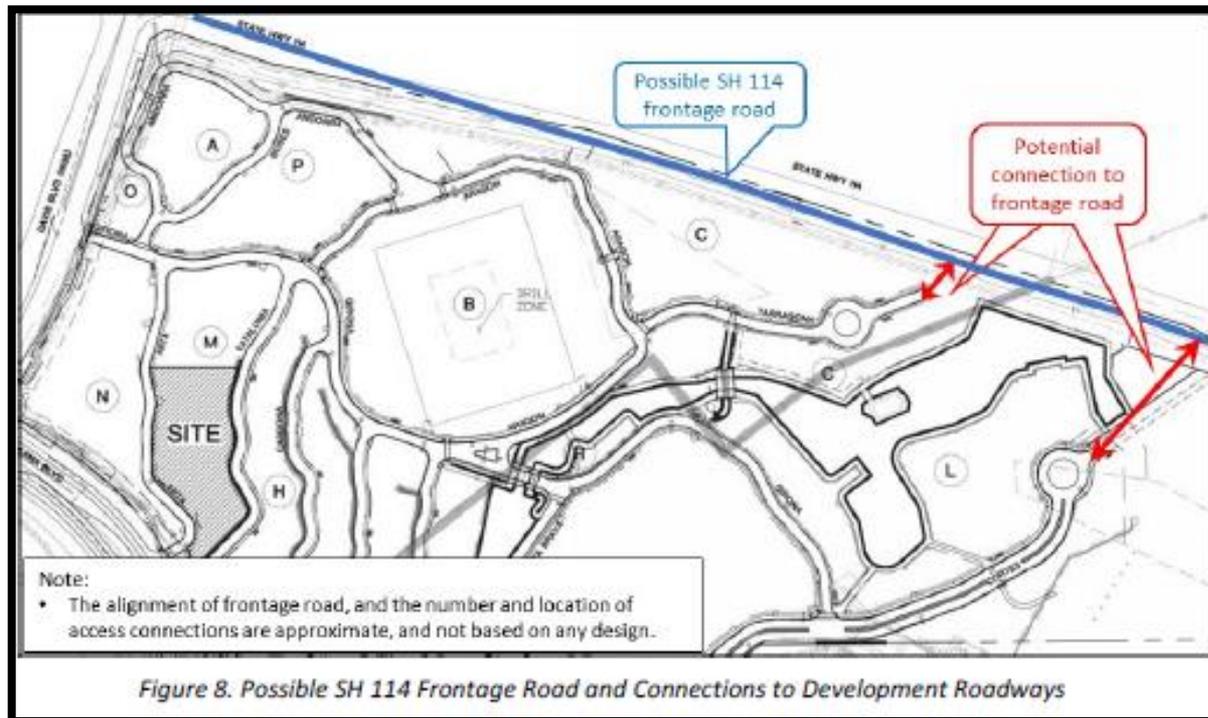
Parking

- Additional parking for amphitheater
- Shared parking agreement
- Additional guest spaces for residential units



SH 114 Frontage Roads (under discussion with TxDOT)

- Potential access points off of:
 - Tarragona (Restaurant Row)
 - Cortes (near Phase 2)



Entrada Status Map



Retail Corner
 SP | Ord 771 | 2-22-16
 RP | Ord 809 | 12-12-16

Amphitheater
 SP | Ord 777 | 03-28-16

Restaurant Row
 SP | Ord 779 | 3-28-16

Gas Well Pad Site
 SP | Ord 778 | 3-28-16

Chapel / Reception Hall

Town Hall
 RP | Ord 810 | 12-12-16

Phase 2
 DP | Ord 830 | 06-19-17

CVS
 SP | Ord 762 | 12-14-15
 FP | Ord 761 | 12-14-15

Primrose
 SP | Ord 763 | 12-14-15
 FP | Ord 761 | 12-14-15

Block E (Comillas Court)
 SP | Ord 837 | 9-11-17
 RP | Res 18-10 | 2-26-18

Block I (Piedra Court)
 SP | Ord 847 | 2-26-18
 RP | Ord 794 | 9-19-16

Block J (Catalonia Court)
 SP | Ord 783 | 4-25-16
 RP | Ord 791 | 8-22-16

BUILDING LEGEND

- Site Plan Submitted
- Site Plan Approved
- Building Permit Submitted
- Building Permit Issued
- Building Completed

Residential Unit Count / Commercial SF Ratios

Ord 703; Section III

Year 1 (01/14/2016)

10 free residential units	45,000 commercial a/c must be permitted for units 11-30 residential	30 residential units max
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Year 2 (2017)

90 residential units max	45,000 commercial a/c must be complete to exceed 31+ residential units	Ratio of 1,500:1 after 31+ residential units
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Year 3 (2018, Current Year)

170 residential units max	45,000 commercial a/c must be complete	Ratio of 1,500:1
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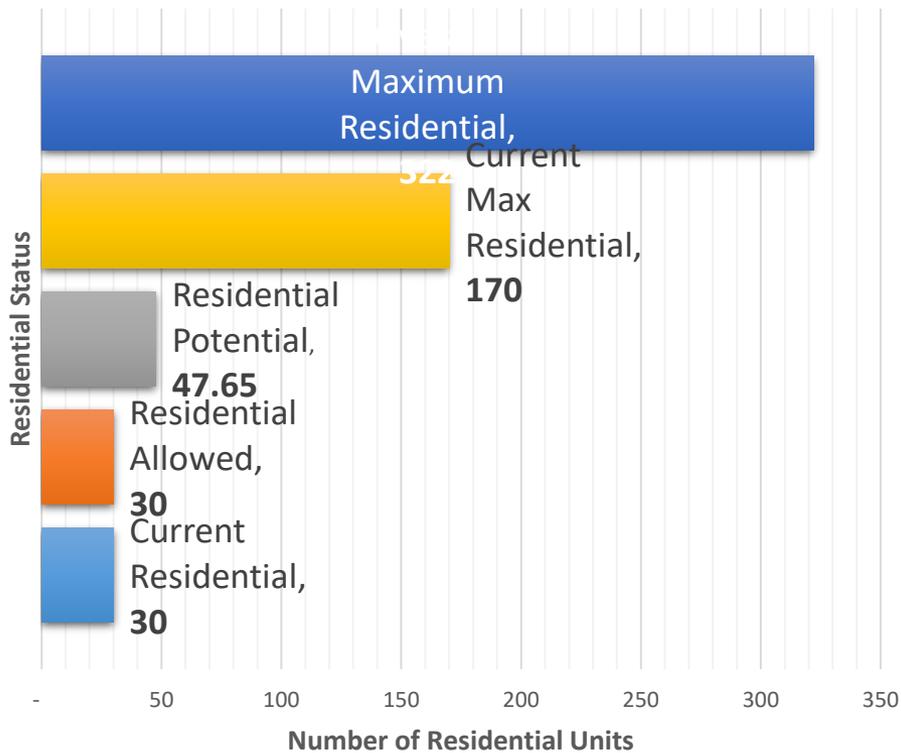


Year 4 (2019)

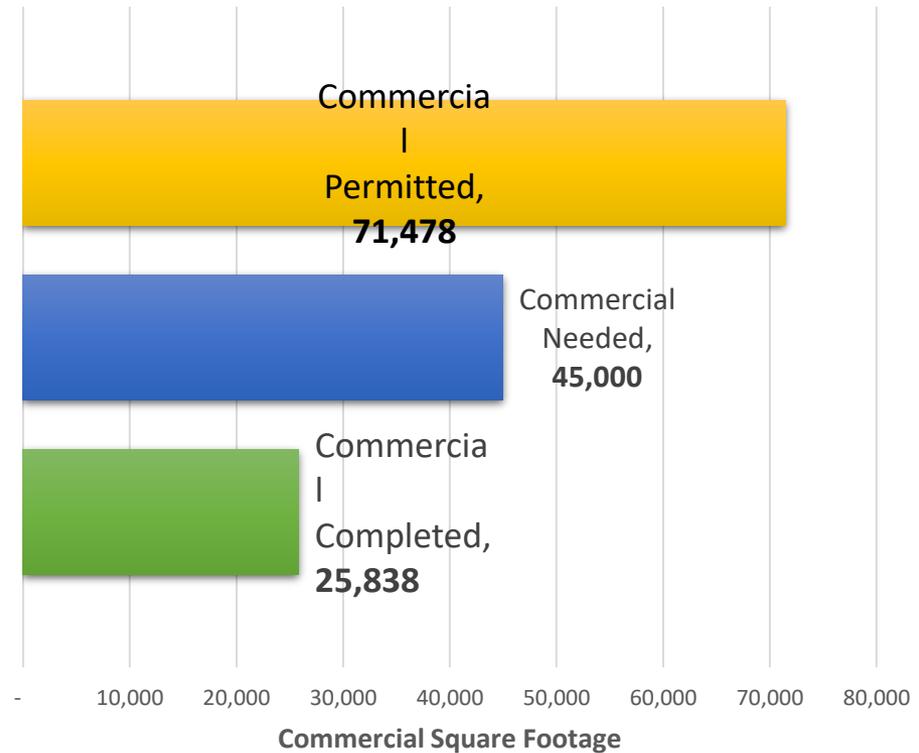
322 residential max	45,000 commercial a/c must be complete	Ratio of 1,500:1
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Residential-Commercial Ratios

Residential Units



Commercial Square Footage

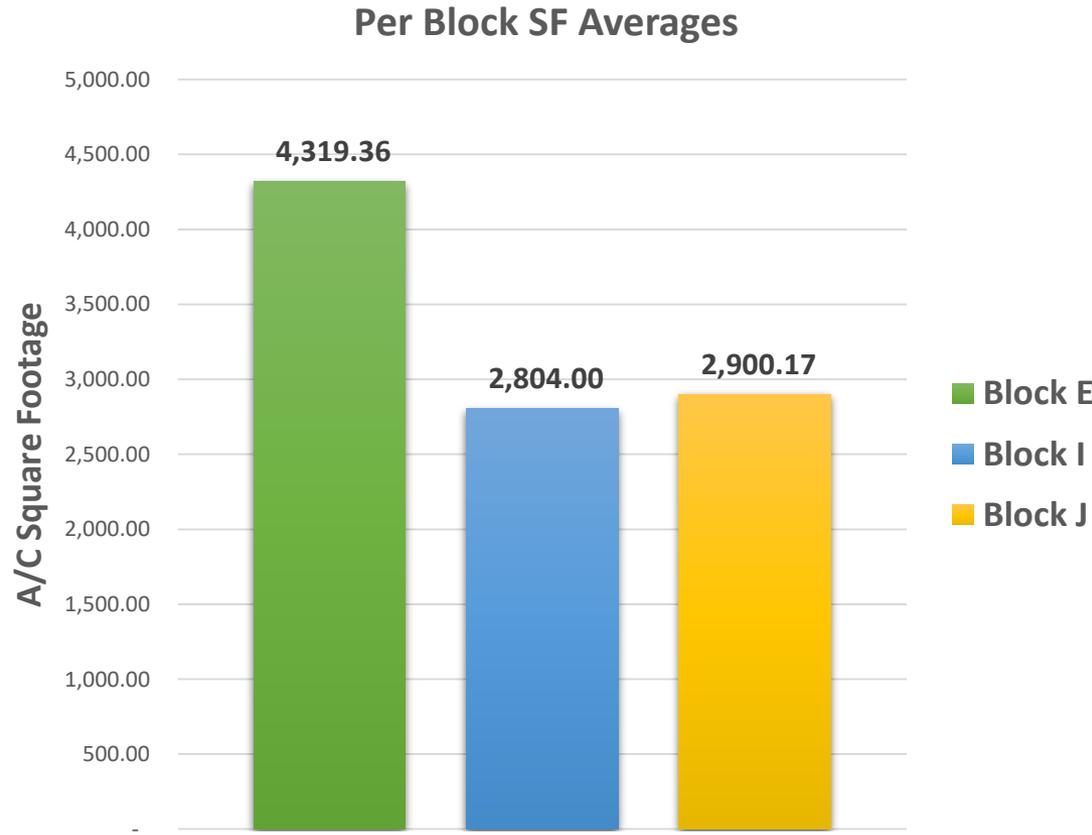


Residential Projects

- Current
- Marketing
- Future

Current Residential

- Block E (12 SFR)
- Block I (12 SFR)
- Block J (6 SFR)
= 30 SFR under construction



Marketing Residential



Future Residential

- Block D (12 SFR)
 - Block E (5 SFR)
 - Block F (20 SFR)
 - Block G (24 SFR)
 - **Block H (31 SFR)**
 - Block M (24 SFR)
 - Block P (11 SFR)
- ~ 127 SFR anticipated



Commercial Projects

- Completed
- Under Construction
- Ready to Issue
- Under Review
- Future

Completed Commercial

CVS – 2/6/17



Primrose – 5/31/17



Commercial Issued / Ready to Issue

Issued

- Sales Office
- Retail Corner
- Restaurant Row
 - Restaurant A

Ready to Issue

- Gas Pad Parking Garage



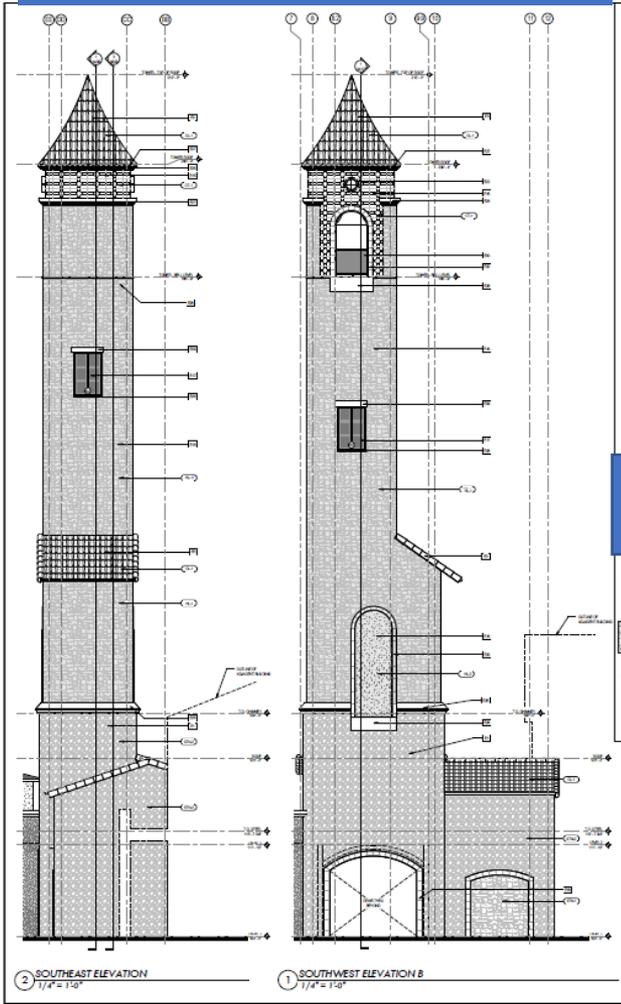
Retail Corner Tower

- Original Design
- New Design
- Panel showcase

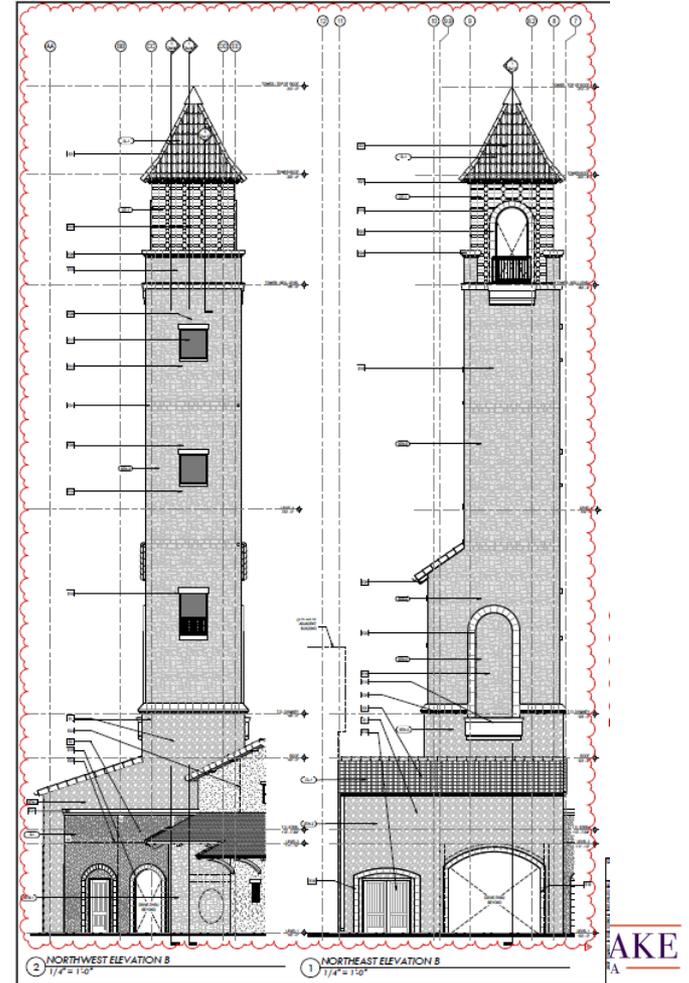


Retail Corner Tower

Oct 11, 2016

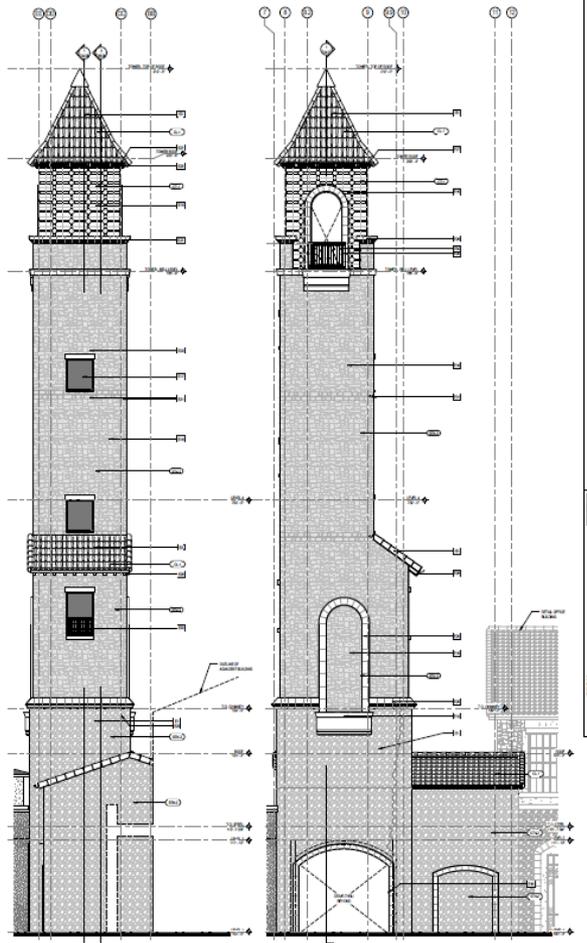


Feb 14, 2017



Retail Corner Tower

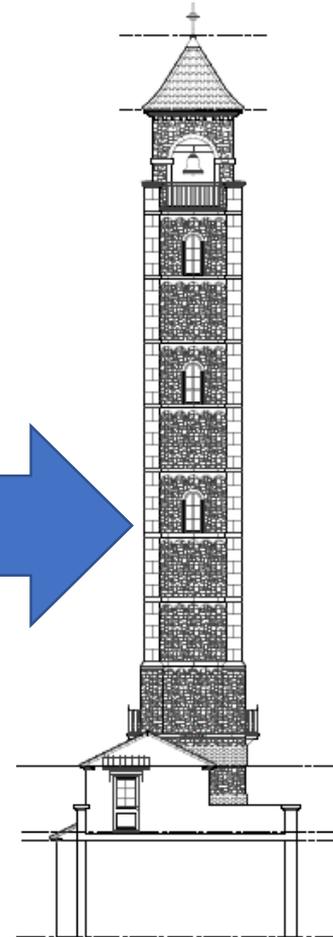
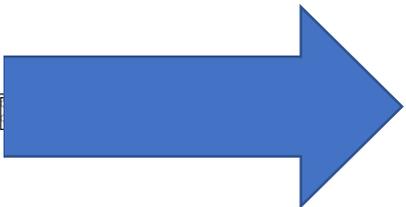
Sept 1, 2017



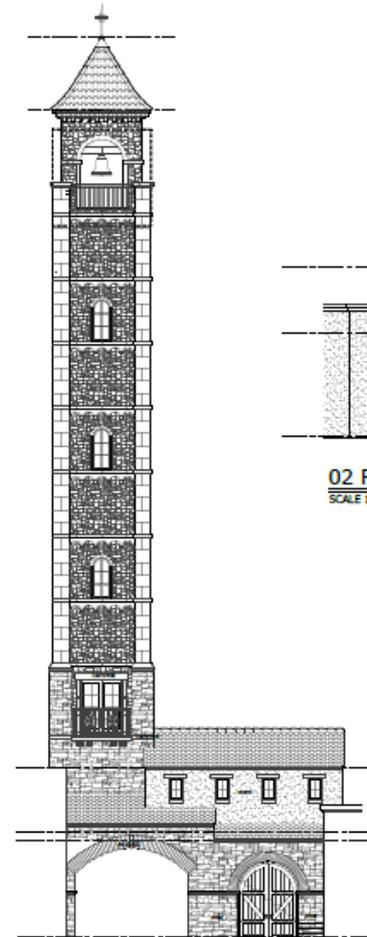
2 SOUTHEAST ELEVATION
SCALE 1/4" = 1'-0"

1 SOUTHWEST ELEVATION B
SCALE 1/4" = 1'-0"

Jan 25, 2018



04 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



03 REAR ELEVATION
SCALE 1/8" = 1'-0"

02 R
SCALE 1/8" = 1'-0"

Retail Corner Tower (Original Elevations)

- Currently approved Merriman Design
- Not conducive to the use of a thin set stone or use of a material like Stone Coat
- Cannot hide required expansion/control joints



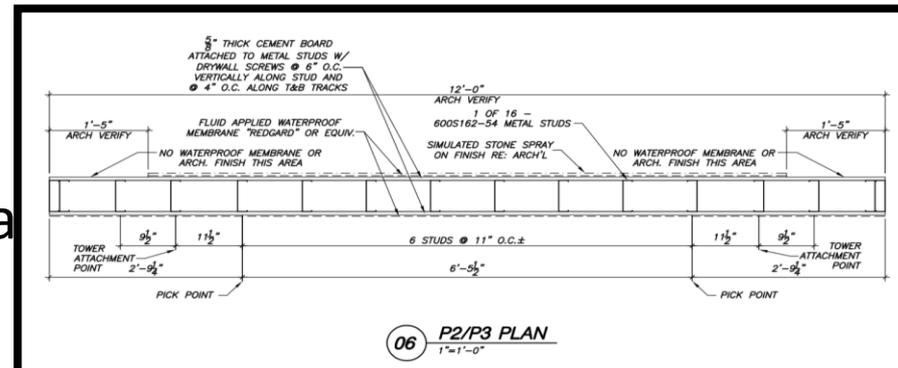
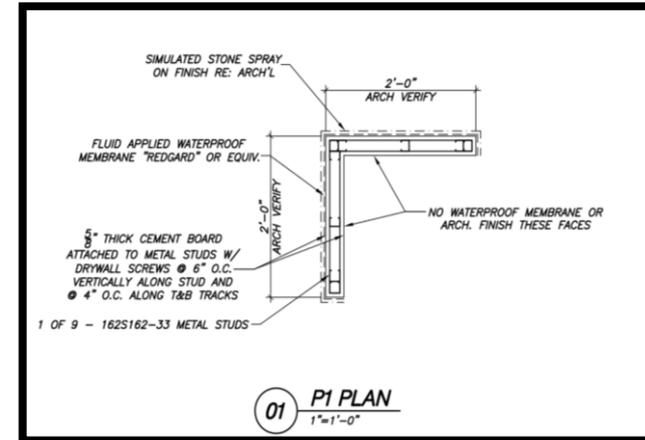
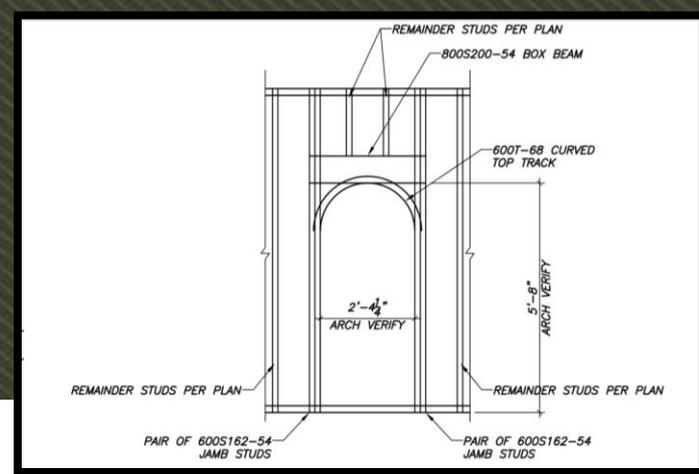
Retail Corner Tower (New Elevations)

- Current design
- Vertical corners and horizontal bands allow the introduction of needed expansion and control joints
- Applies traditional stone construction techniques



Retail Corner Tower (Details)

- Shop built spandrel panels
- Control design and execution quality
- Employs established construction techniques
- Town can approve sample panel with assurance that the controlled shop environment will implement sample over entire construction
- Bottom 30 ft. is traditional unit stone masonry and upper portion is stonecoat on metal lath, over gypsum boards with a vapor seal



Commercial Under Review

Building Permit Review

- Amphitheater



Site Plan Review

- Chapel & Reception Hall
- Plaza Mayor

Future Commercial

For Building Permit

- Gas Pad Buildings
- Restaurant Row
 - Building B
 - Building C
- Amphitheater

For Site Plan Approval

- Block P
- Block M/N
- Block L
- Girona Commercial
- Block R
- Block C

Plaza Mayor

- Archetype
- Layout
- Renderings
- Hotels
- Additional Housing (Condos)

***Please note the Plaza Mayor
is under staff review.***

Plaza Mayor (Archetype)

- Plaza San Marco
(Venice, Italy)
- Plaza Salamanca
(Salamanca, Spain)
- Applicant chose **Plaza Salamanca**

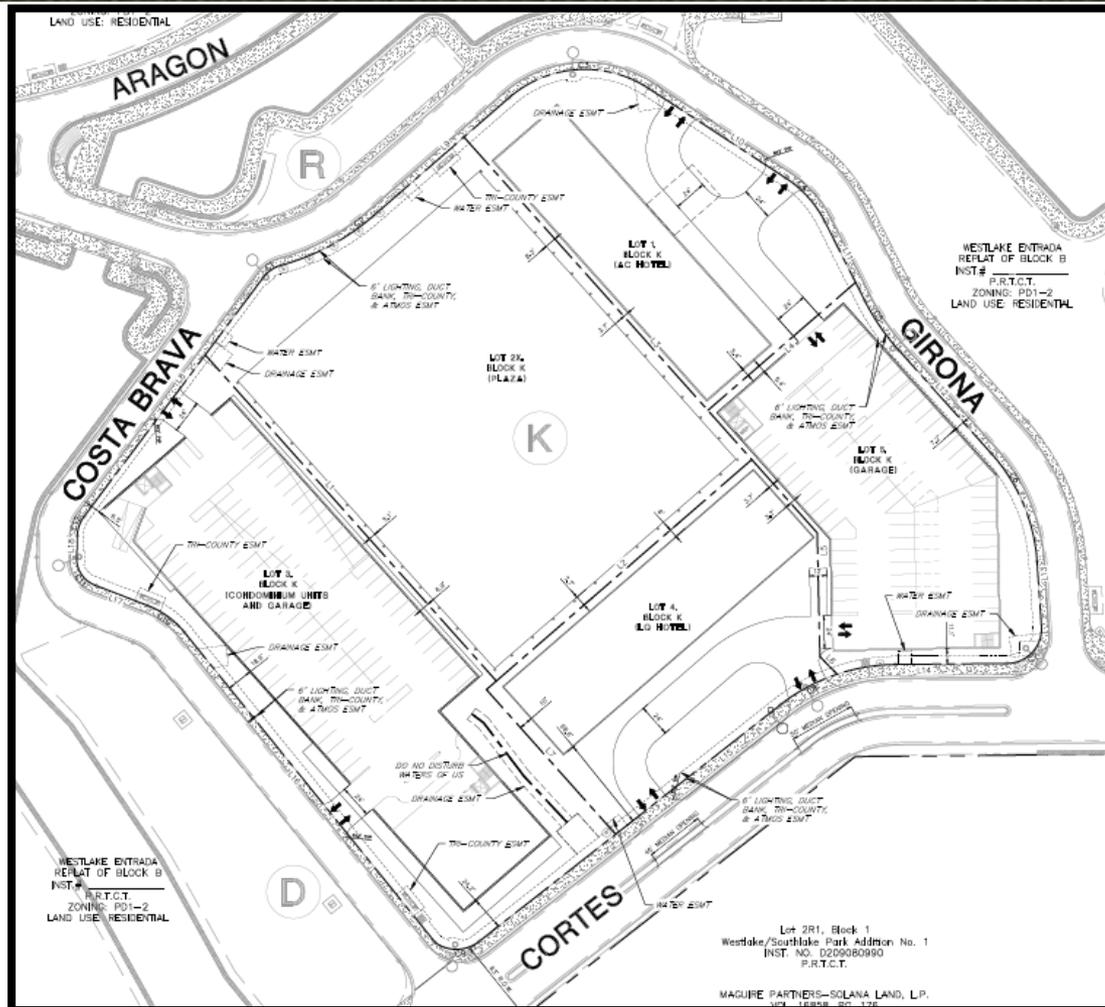
Key Development Features:

Plaza Mayor Entrada: A key feature of any European is the Plaza, where many important public gatherings, speeches and rites of passage of the Village Residents occur. Within Westlake Entrada, this specific portion of the development is designed to imitate the Plaza San Marco and the Plaza Mayor Salamanca, in shape, size and pedestrian scale. Exterior elevations of this conglomerate of structure will imitate the two Plazas and several other architecturally significant Spanish Building including the Monestario el Escorial and Las Huelgas.

Several key Village components will be provided within this Plaza including some but maybe not all of following: Residential, Office, Medical Office, Hotel, Retail, Restaurant, Independent Living and Assisted Living. Artisan Suites on a temporary and/or

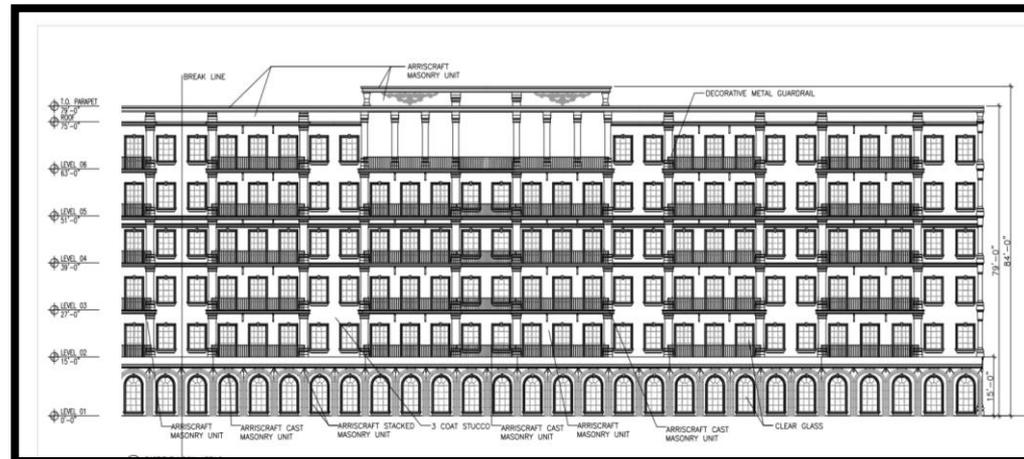
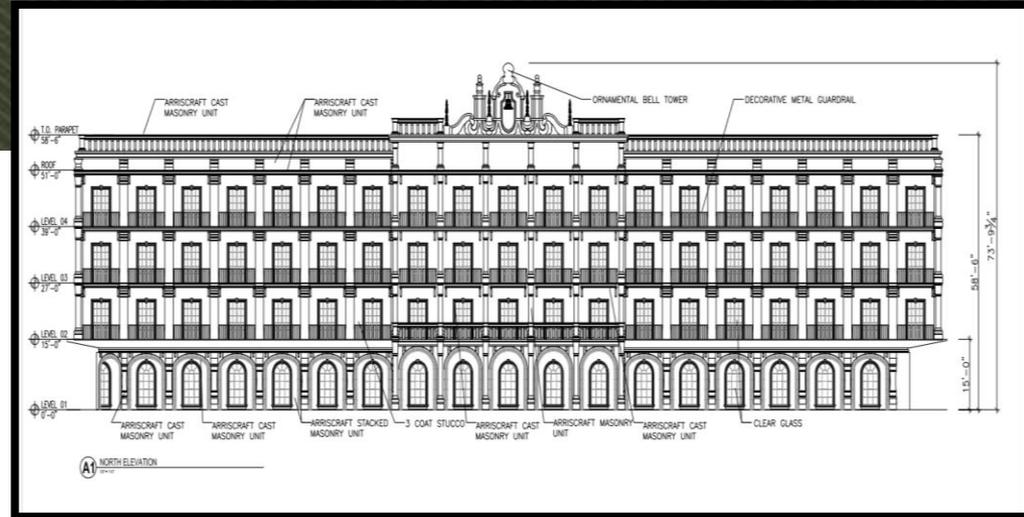


Site Plan (Under Review, Not Final)



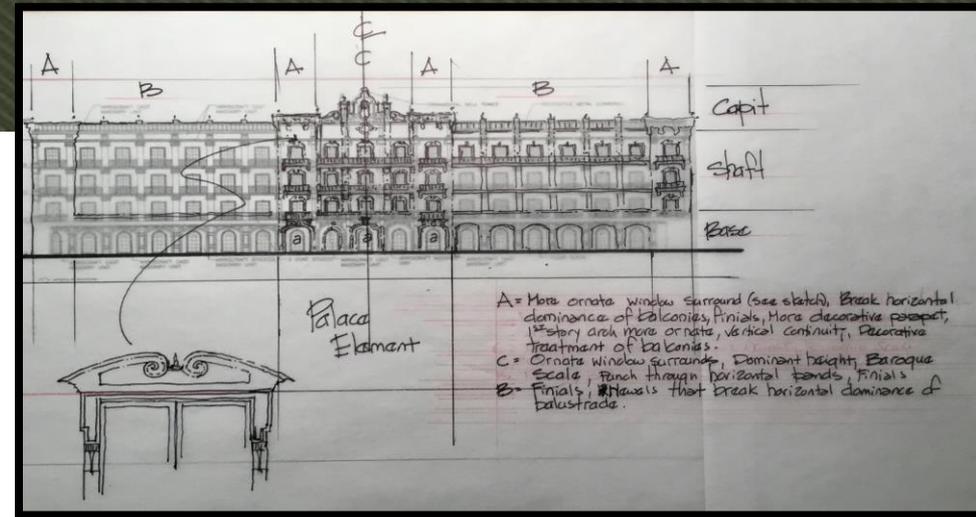
Plaza Mayor (Original)

- Rhythmic features but needing **Baroque Opulence**
- Provides a good framework
- Needs more detail



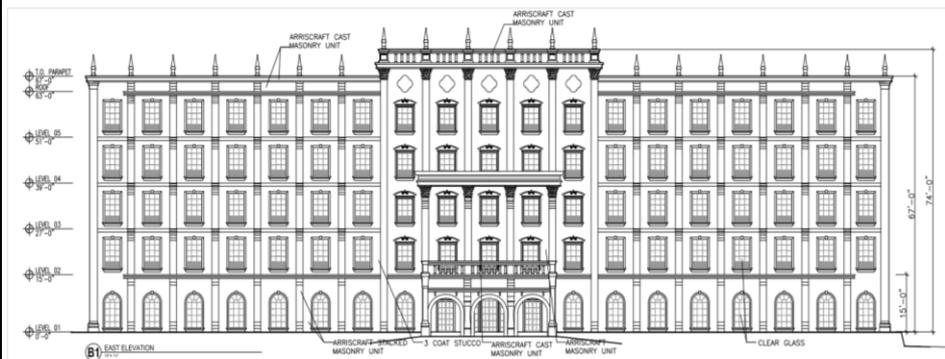
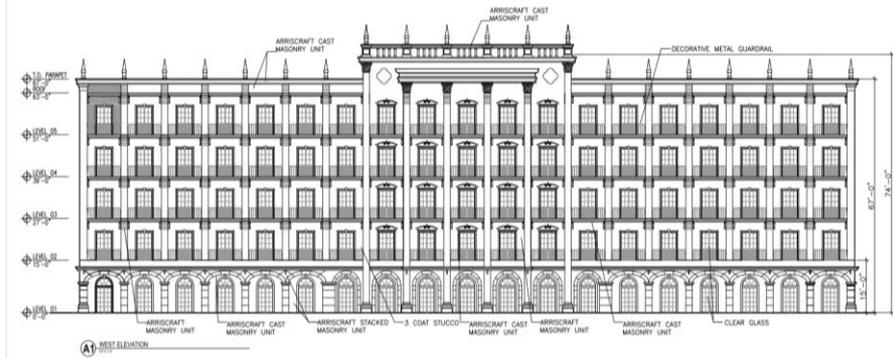
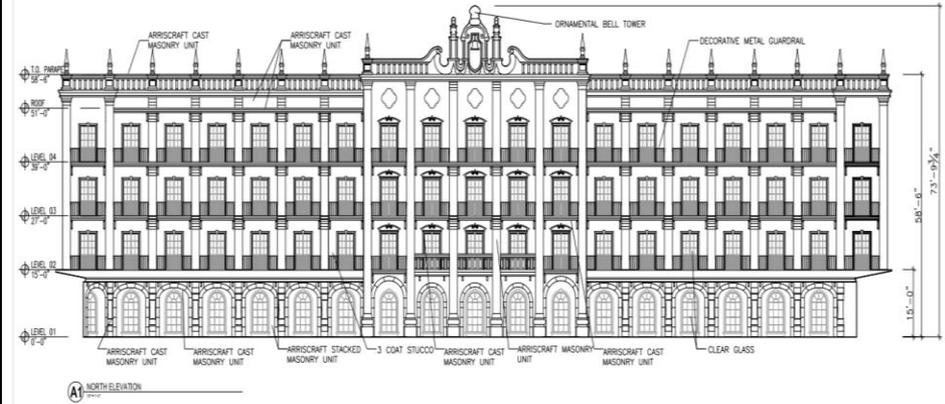
Plaza Mayor (Comments)

- Penetration of harsh horizontality with vertical ornament
- More classical detail
- More hierarchical form
- More opulence



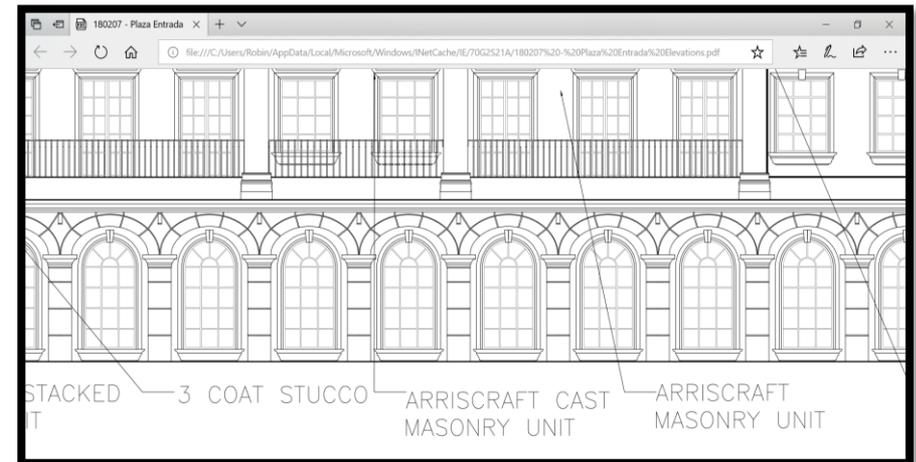
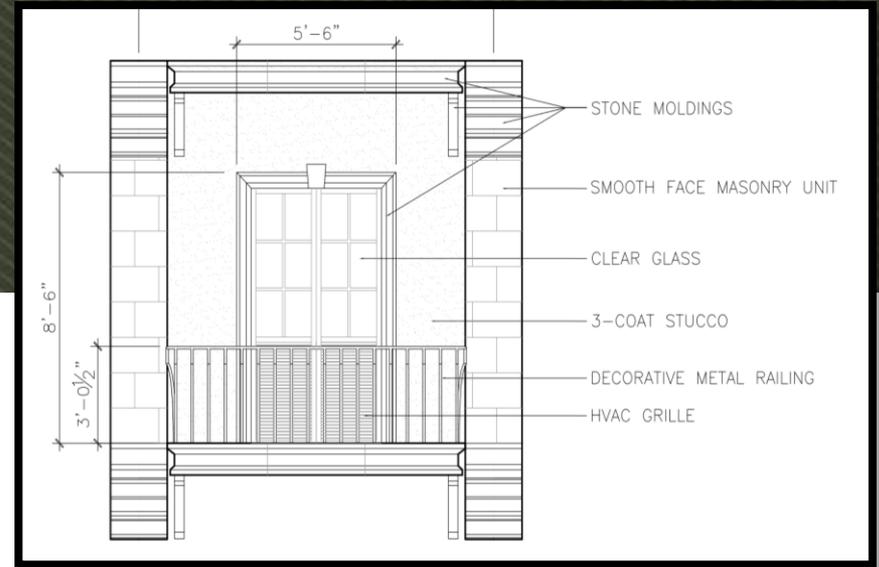
Plaza Mayor (Most Recent)

- Vertical extension
- Classical order
- Classical ornamentation
- More hierarchical form
- More detail at the Plaza level



Plaza Mayor (Most Recent)

- **Attention to details** like concealing HVAC vents behind balcony rails
- Enhancement of **arcade supports** to match buildings referenced in the PD



Public Art

- Ideas & Concepts
- Locations (Ord 759/776)
- Programming

Locations

D. See comments for "C". This functions like a development sign and will be visually contrasted with the CVS signage. Move to here

E. This would be better placed as part of the Amphitheater fore-plaza. Here people at the theater or restaurant can more intimately experience the work

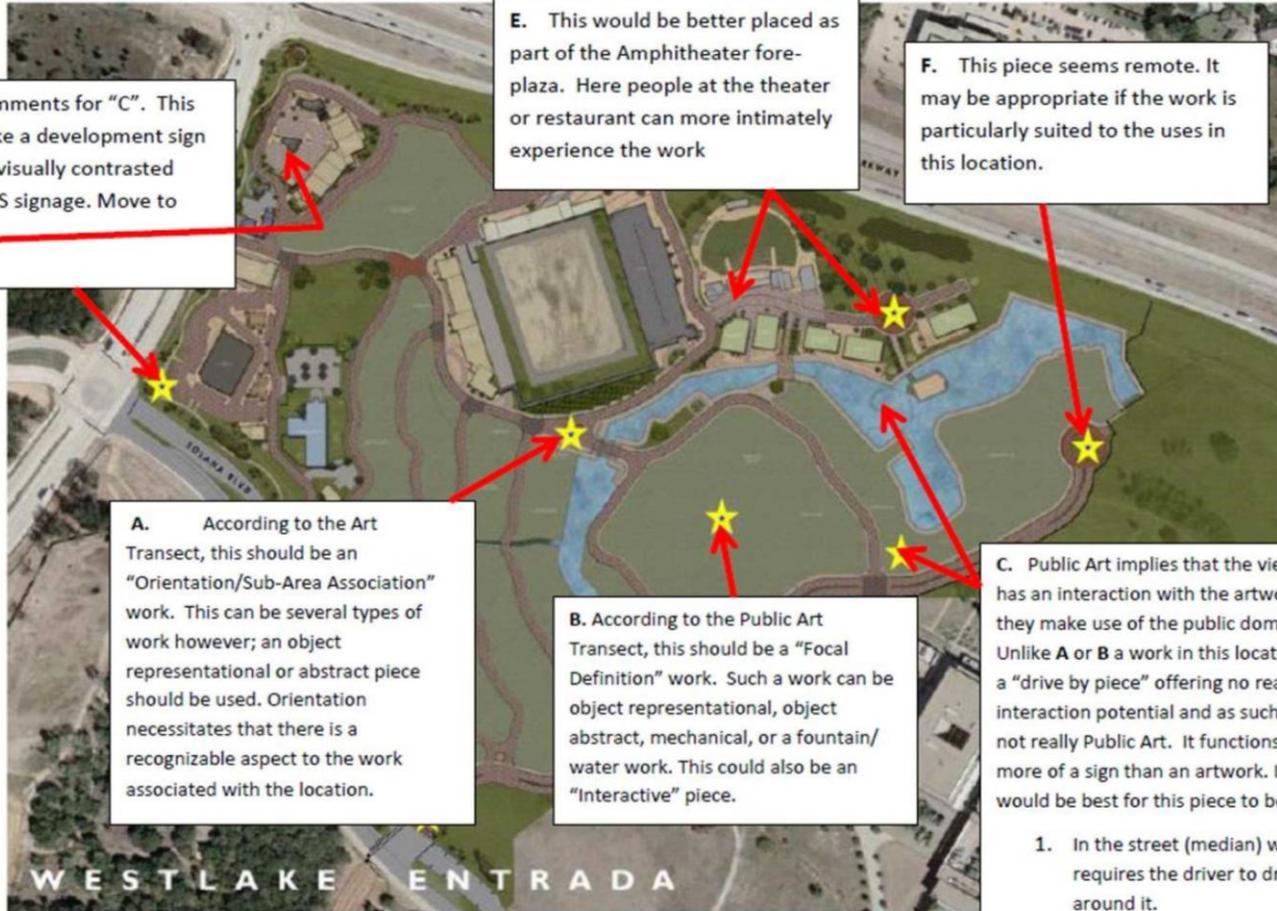
F. This piece seems remote. It may be appropriate if the work is particularly suited to the uses in this location.

A. According to the Art Transect, this should be an "Orientation/Sub-Area Association" work. This can be several types of work however; an object representational or abstract piece should be used. Orientation necessitates that there is a recognizable aspect to the work associated with the location.

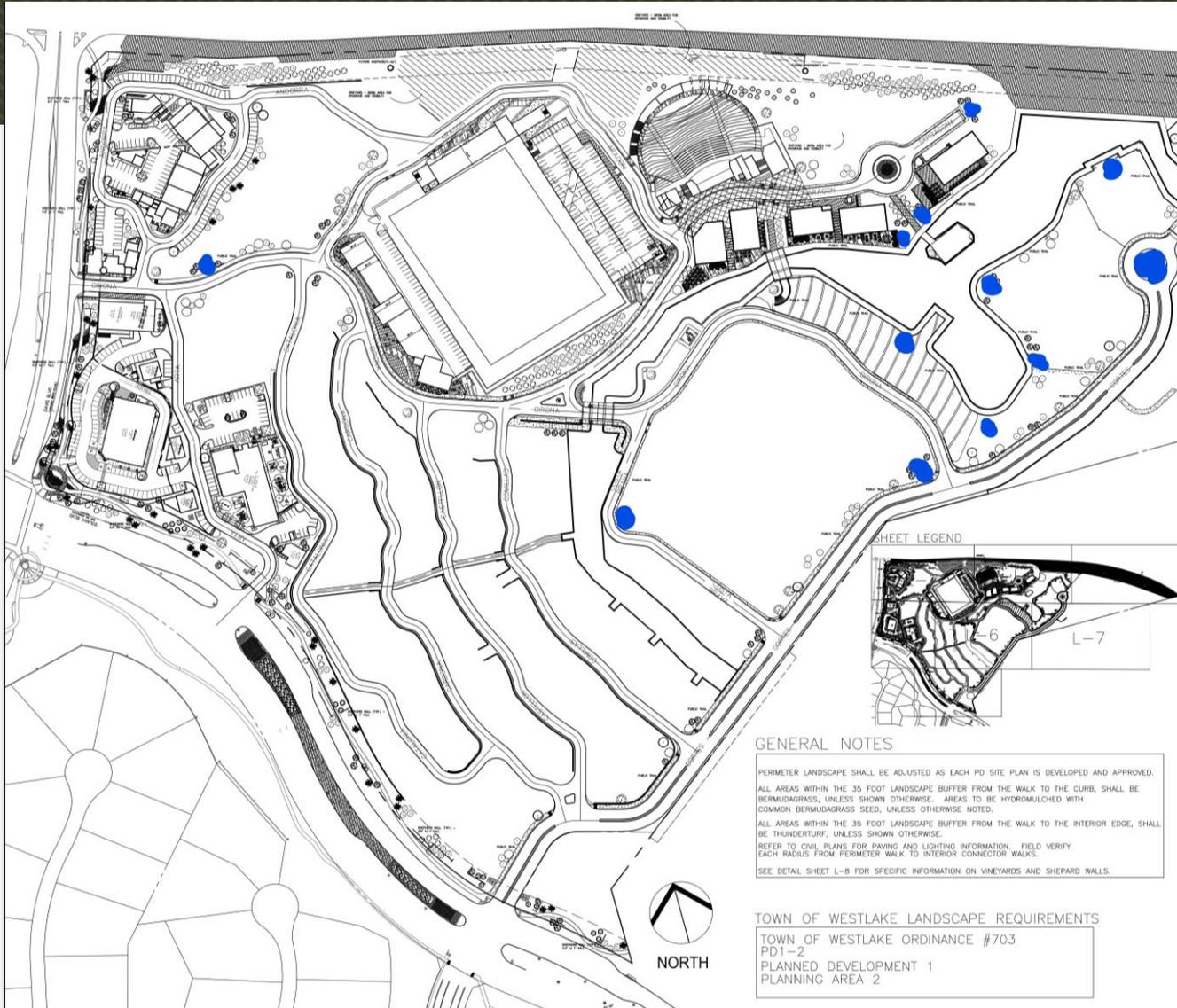
B. According to the Public Art Transect, this should be a "Focal Definition" work. Such a work can be object representational, object abstract, mechanical, or a fountain/water work. This could also be an "Interactive" piece.

C. Public Art implies that the viewer has an interaction with the artwork as they make use of the public domain. Unlike **A** or **B** a work in this location is a "drive by piece" offering no real interaction potential and as such is not really Public Art. It functions as a more of a sign than an artwork. It would be best for this piece to be:

1. In the street (median) which requires the driver to drive around it.
2. In the water where it becomes part of the water experience.
3. Along a trail or in a public gathering area.



Locations



GENERAL NOTES

PERIMETER LANDSCAPE SHALL BE ADJUSTED AS EACH PD SITE PLAN IS DEVELOPED AND APPROVED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE CURB, SHALL BE BERMUDAGRASS, UNLESS SHOWN OTHERWISE. AREAS TO BE HYDROMULCHED WITH COMMON BERMUDAGRASS SEED, UNLESS OTHERWISE NOTED.

ALL AREAS WITHIN THE 35 FOOT LANDSCAPE BUFFER FROM THE WALK TO THE INTERIOR EDGE, SHALL BE THUNDERTURF, UNLESS SHOWN OTHERWISE.

REFER TO CIVIL PLANS FOR PAVING AND LIGHTING INFORMATION. FIELD VERIFY EACH RADIUS FROM PERIMETER WALK TO INTERIOR CONNECTOR WALKS.

SEE DETAIL SHEET L-8 FOR SPECIFIC INFORMATION ON VINEYARDS AND SHEPARD WALLS.

TOWN OF WESTLAKE LANDSCAPE REQUIREMENTS

TOWN OF WESTLAKE ORDINANCE #703
PD1-2
PLANNED DEVELOPMENT 1
PLANNING AREA 2



Leasing Activity

- Working leases
- Prospects
- Proposed Merchandising Strategy
- Leasing map

Entrada Leasing Map



Proposed Merchandising Plan

Commercial Corner

Starbucks	2,300 SF
Spirit Shop	1,280 SF
The Fitasmith	
Club Pilates	
Hair Salon	2,800
Castle Nail Spa	
Available	3,400
Available	2,300
Sales Center	3,400

Block N

CVS	14,000
Mixed-use	8,200 SF (9 units)
Condo Office	16,400
Live Work	3,400
Live Work	3,100
Office	2,300
Office	3,600
Primrose	12,000

Block M

Townhomes 24

Block P

Grailey's	6,500
Mixed-commercial	
Residential	11 Units

Block F

Cluster	17
Villas	3

Block G

Cluster	21
Villas	3

Block H

Cluster	27
Villas	4

Block J

Cluster 16

Block I

Townhome 12

Block E

Cluster	14
Villas	3

Block B

Commercial 38,500

Block K

Condominiums	158 Est
LQ Hotel	
Parking Garage	
AC Hotel	

Block C

Future commercial

Block L

Town Hall

Block D

Townhome 12

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Existing Activity

- Commercial Corner
 - Starbucks
 - Spirit Shop
 - Club Pilates
 - Castle Nail Spa
 - The Fitsmith
 - Vacant: 2,400 SF (Zoe's Kitchen, MOD Market)
- Lot P
 - Contract Working
- Lot P Frontage
- Gas Pad
- Food Hall/Indoor Market
- Restaurant Row
 - Turn the Tables Hospitality
 - Southern Proper Hospitality
 - Stephan Courseau concept

Questions ?