

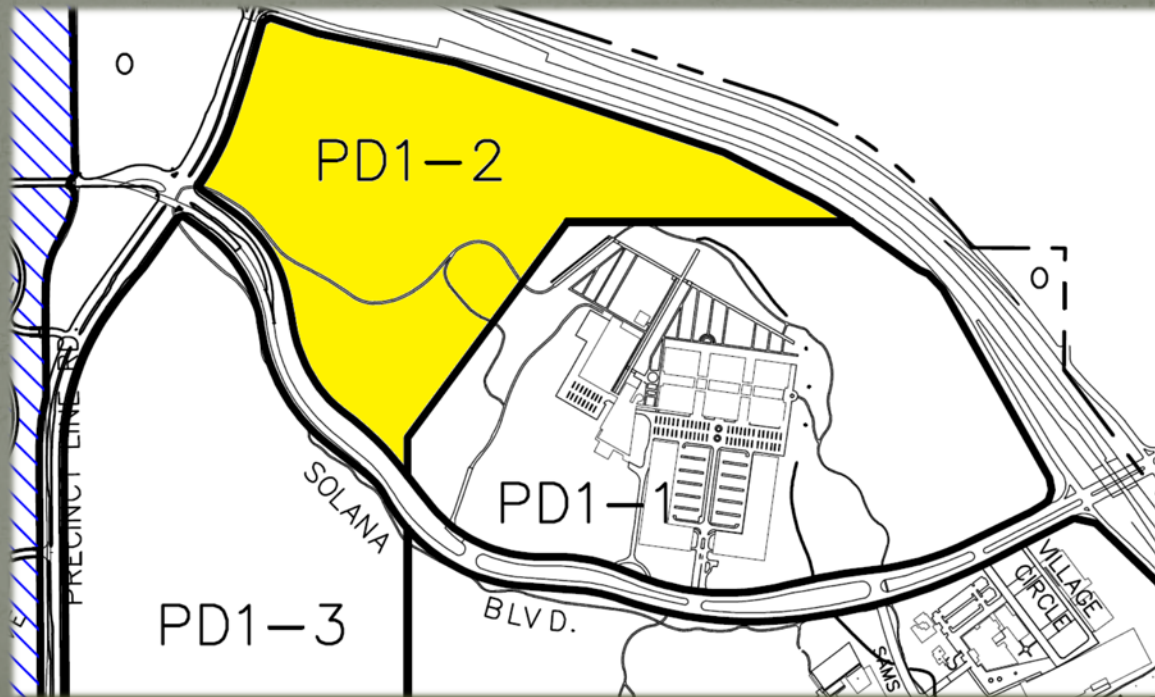
Entrada

Achieving the Vision

November 9, 2015

History – The Beginning of Entrada

- 85 Acres at FM 1938 and SH 114
- Acquired by current owners in 2012
- Staff and developer explored the opportunities



A Vision is Born

- Mixed use
- Utilize a Spanish village design
 - Select a region of Spain to emulate - Catalonia
- Not a typical mixed use project:
 - Very high quality
 - Architecturally unique
 - Strong sense of place



The Major Challenges

- Achieving the vision under economic pressure
- Ensuring high build quality and design
- Building a non-typical mixed use development in a suburban market near existing retail
- Maintaining the vision over the long haul

Key Tools for Meeting Challenges & Achieving the Vision

- A strong zoning ordinance
 - Planned Development District
- Strong design standards
 - Emphasis on design, design, design!
- Good execution of both zoning and design
- Recognition that design emphasis must be on both public and private spaces



Key Design Issues to Watch

- Needs to be a sophisticated interpretation of the Catalanian archetype
- Street, open space, and water feature layout
- Street design and pavement type

Key Design Issues to Watch (2)

- Commercial building placement, adjacencies, and blending
 - Avoid pad site look
 - Massing and Placement
 - Parking
- Bridge Design
- Public Art



Key Design Issues to Watch (3)

- Master Lighting Plan
- Strong Design Standards
- Landscaping and Retaining Walls
- Residential Design, Layout, and Placement

Key Zoning Issues to Watch

- Adherence to permitted and special uses
- Timing & ratio of residential construction to commercial construction
- Adherence to design standards
- PD Site Plans

Where We Are At Today

- Mass grading started & water feature excavated
- Retaining walls around water feature started
- TCMUD water line removed
- Paver & curb sections agreed to
- Retaining wall section design agreed to
- Civil engineering plans near completion
- Permit issued for sanitary sewer trunk lines

Regulatory Steps Approved

- Zoning approved*
- Development Agreement
- Economic Development Agreement
- Preliminary plat approved
- Development Plan approved
- Visitor Center site plan approved

What Remains to Be Done

- Build Infrastructure
- Complete Design Guidelines (P&Z Adoption)
- Adhere to those standards
- Unwavering focus on design

What Remains to Be Done (2)

- Ensure high quality commercial buildings that do not resemble pad sites
- Ensure residential layout that is consistent with the vision of a Catalonian Spanish Village
- Strong attention to detail on PD Site Plans