

Development Update
3/13/23

LOVETT

Since 1980

LOVETT
HOMES

LOVETT
COMMERCIAL

INTOWN
HOMES

LOVETT
INDUSTRIAL

LOVETT
RESIDENTIAL

Awards and Recognition

- Sole two-time ULI Winner
 - Capitol Oaks – ULI First Place Winner (2011)
 - Sawyer Yards – ULI First Place Winner (2018)
- B&B Butchers – Good Brick Award (2016)
- Sawyer Yards –Urban Land Institute (ULI) Americas Awards For Excellence Winner (2021)
- POST – HBJ Landmark Award: Rehabilitation & Renovation (2022)
- POST & Printhouse – Preservation Houston: Good Brick Award (2022)





Design Narrative

Lovett is proposing a zoning change to accommodate a new Planned Development of single-family homes on approximately 33 acres. Located directly south of the Plaza at Solana, the new Planned Development will maintain the values and priorities of the Town of Westlake through:

- high quality architecture and urban planning
- principals of New Urbanism
- walkability and connection to nature
- consistent attention to detail through Development Architect review
- creating a “sense of place” with distinctive design
- understanding the Comprehensive Plan and Building Quality Manual

INTRODUCTION: Preliminary Design Process

“an environment designed around the true needs of individuals, conducive to the formation of community and preservation of the landscape”

-Andres Duany

Andres Duany

“Father of New Urbanism”



- 1971: Received undergraduate degree in Architecture and Urban Planning from Princeton University
- 1974: Graduated with Masters from Yale School of Architecture
- 1977: Co-founded the Miami firm Arquitectonica with wife Elizabeth
- 1980: Started Duany Plater-Zyberk & Company

Andres is an Architect and Urban Planner who pioneered a vision for sustainable urban development and implementation for over three decades.

- Founder of the Congress for the New Urbanism
- Pioneered Developed SmartCode – a form-based zoning code, adopted by numerous municipalities.

Rosemary Beach, Florida

- Neo-traditional community located on the East End of Scenic Highway 30A
- 107 acres – private homes including gulf front real estate and public spaces
- Pedestrian lanes, footpaths, and boardwalks interconnect neighborhoods
- Homes listed from \$3.6M – \$8.7M
- Average 3,000 SF lots



Seaside, Florida

- One of the first Master Planned Communities developed in the US
- New Urbanism architecture in the heart of 30A
- 80 acres – ½ mile of beach frontage homes
- Walkable downtown – a standard for live, work, play lifestyle integration
- Homes listed from \$3.3M – \$12.8M



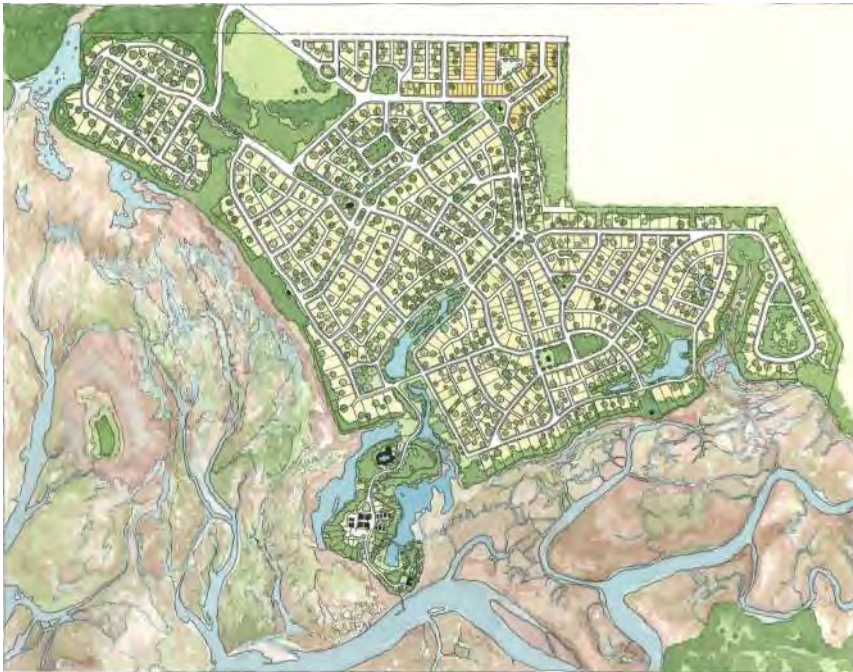
I'On, South Carolina

- Stately architecture with Southern tradition and low country style
- 243 acres of land with homes surrounding a village square
- Natural amenities include a wildlife refuge, 6 miles of walking trails, an outdoor amphitheater, 2 lakes, and 12 pocket parks



Habersham, South Carolina

- Single family, condos, market lofts with commercial storefronts, and townhomes
- 300-acre development with waterfront park spaces
- Sunset tower, river retreat pavilion, and deep-water dock are all connected by nature trails



DPZ
CODESIGN



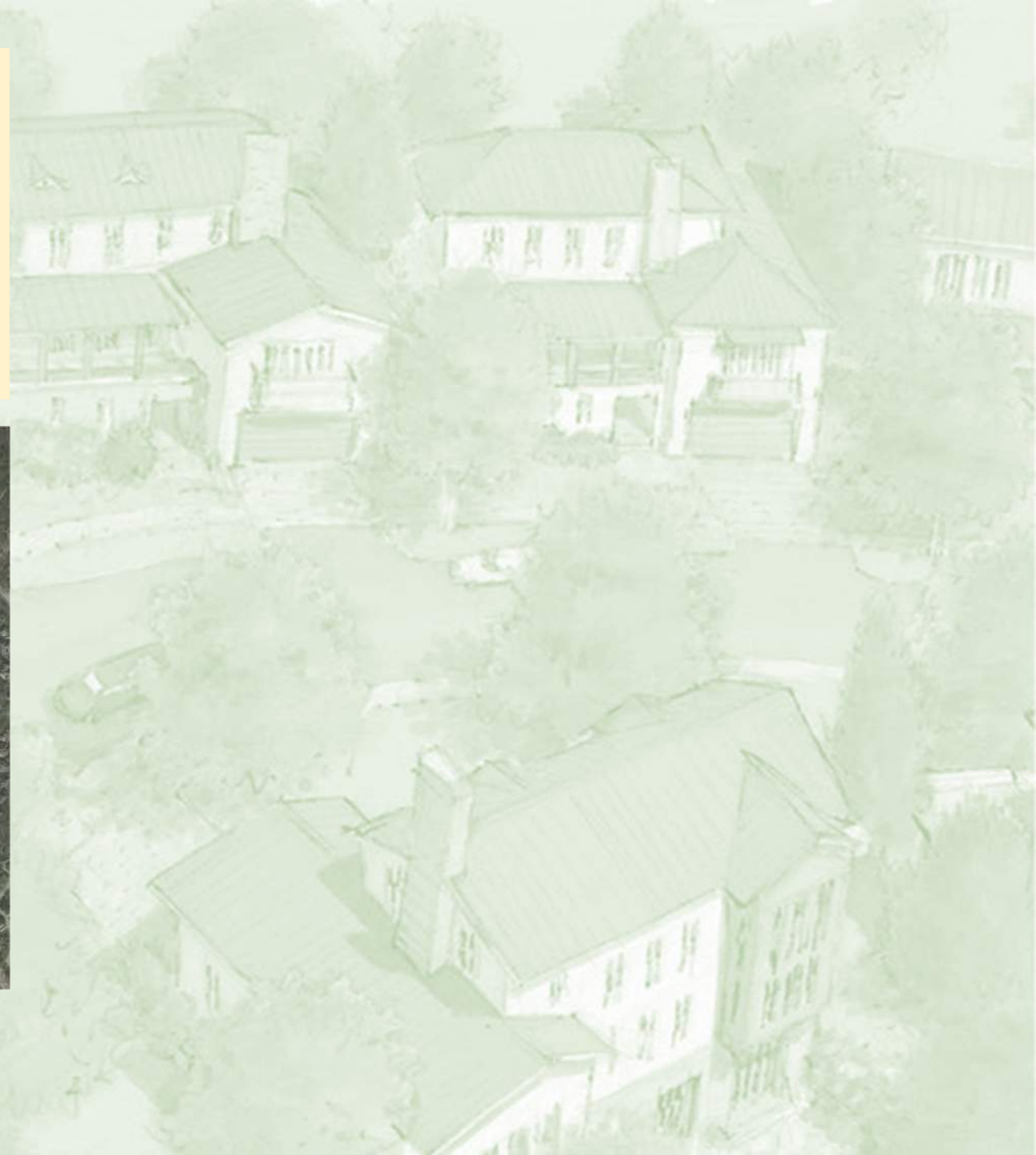
Alys Beach, Florida

- Homes listed up to \$14.3M
- Average lot = 3,000 SF



Westlake Site Challenges

1. Topography / Grading
2. Gas Well Flat Pad
3. Natural Features – Kirkwood Branch
4. “Community Identity” across different site conditions



1. Topography / Grading

This site presents an opportunity to showcase Westlake's geographic diversity by featuring the dramatic changes between Waterways, Bottom Lands, and Slopes Over 5%. The site has approximately 75' of elevation change.

"A key component of the pastoral beauty of Westlake is the number of rising land promontories supported by steeper slopes. These steeper slopes are sensitive to grading and expensive for development. The steep slope settings are the landmark land forms that give Westlake its distinctive character."

-Westlake Comprehensive Plan Update p. 66

Our topographic study naturally resulted in a street loop with 2 basic development zones to minimize the amount of sitework and grading:

1. larger sloped lots with detached homes
2. denser flat lots located on the former Gas Well site



2. Gas Well Flat Pad

An abandoned gas well site exists near the peak of the landmark promontory. This flat pad has no existing trees, so it is well-suited to smaller lots with denser housing types like detached and attached townhomes. This pad more closely resembles the “Uplands” geographical classification, and is therefore compatible with greater development density and coverage as outlined in the Comprehensive Plan.

*“Uplands: **Low sensitivity to development.** Flatter grade conditions in this area make them less sensitive to the impacts of coverage. Coverage in upland areas will have less impact than other areas. The flatter land profile can accommodate coverage.”*

-Westlake Comprehensive Plan Update p. 72



3. Natural Features – Kirkwood Branch

The site includes dramatic transitions between ecologies, geographies, and land uses. The boundary between this site and The Plaza at Solana occurs along Kirkwood Branch.

*“An ecotone is a transition area between two biomes. It is **where two communities meet and integrate**...Much of what the citizens of Westlake have identified as particular views and visual qualities that speak to the core identity of Westlake include the dramatic landscape of this ecotone region.”*

-Westlake Comprehensive Plan Update p. 185

This dramatic transition area is a natural opportunity to make a connection between residential and commercial uses in a way that highlights the ecological diversity and natural beauty of Westlake.

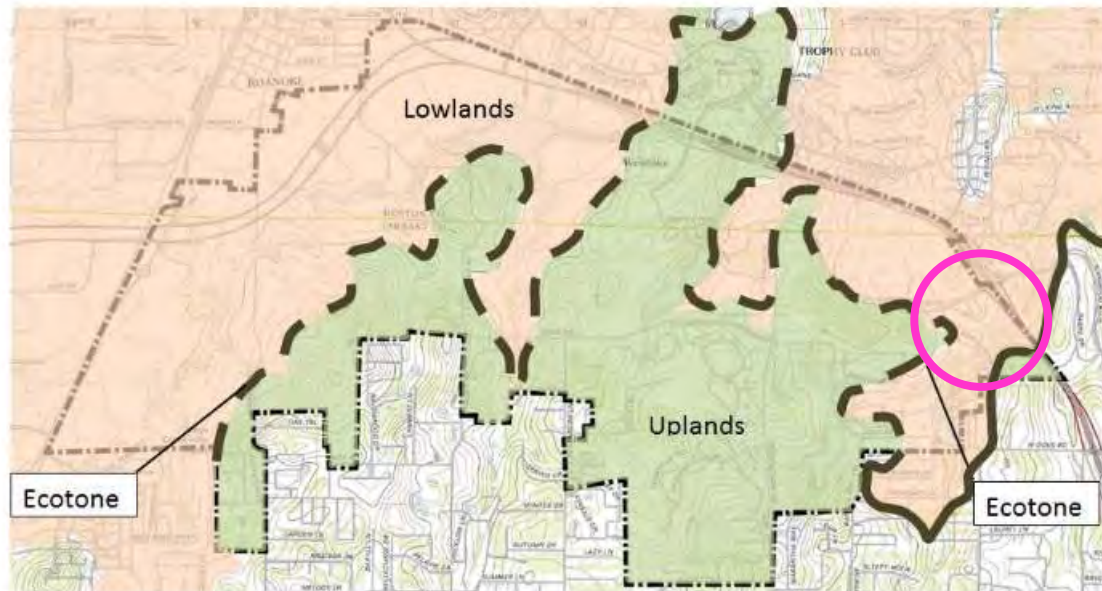


Figure 122: Ecotones of Westlake



4. Community Identity

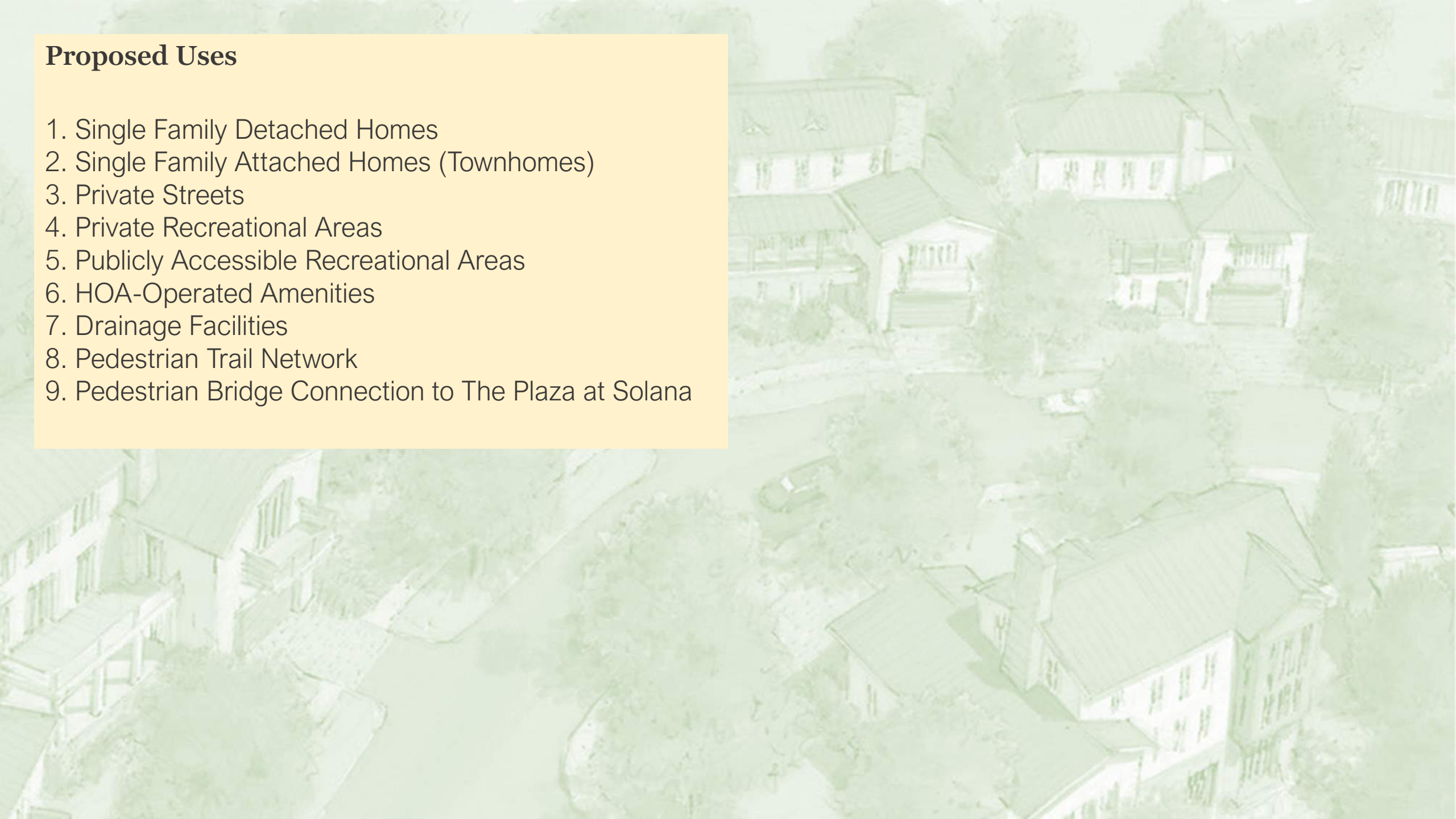
Key methods to create a sense of place and community identity include:

- Consistent material palette
- Human scale and proportion
- Walkability and connection to the surrounding context
- Timeless design and durable construction
- Natural integration with landscape features



Proposed Uses

1. Single Family Detached Homes
2. Single Family Attached Homes (Townhomes)
3. Private Streets
4. Private Recreational Areas
5. Publicly Accessible Recreational Areas
6. HOA-Operated Amenities
7. Drainage Facilities
8. Pedestrian Trail Network
9. Pedestrian Bridge Connection to The Plaza at Solana



Site Plan

96 Homes (9,468 SF avg. lot size)
25.6% Open Space

1. Entry
2. Entry Plaza w/ Guest Parking
3. Community Amenity Space
4. Picnic Park
5. Central Green
6. Pedestrian Greenways
7. Trail System
8. Kirkwood Branch Natural Area
9. Bridge Connection to Solana



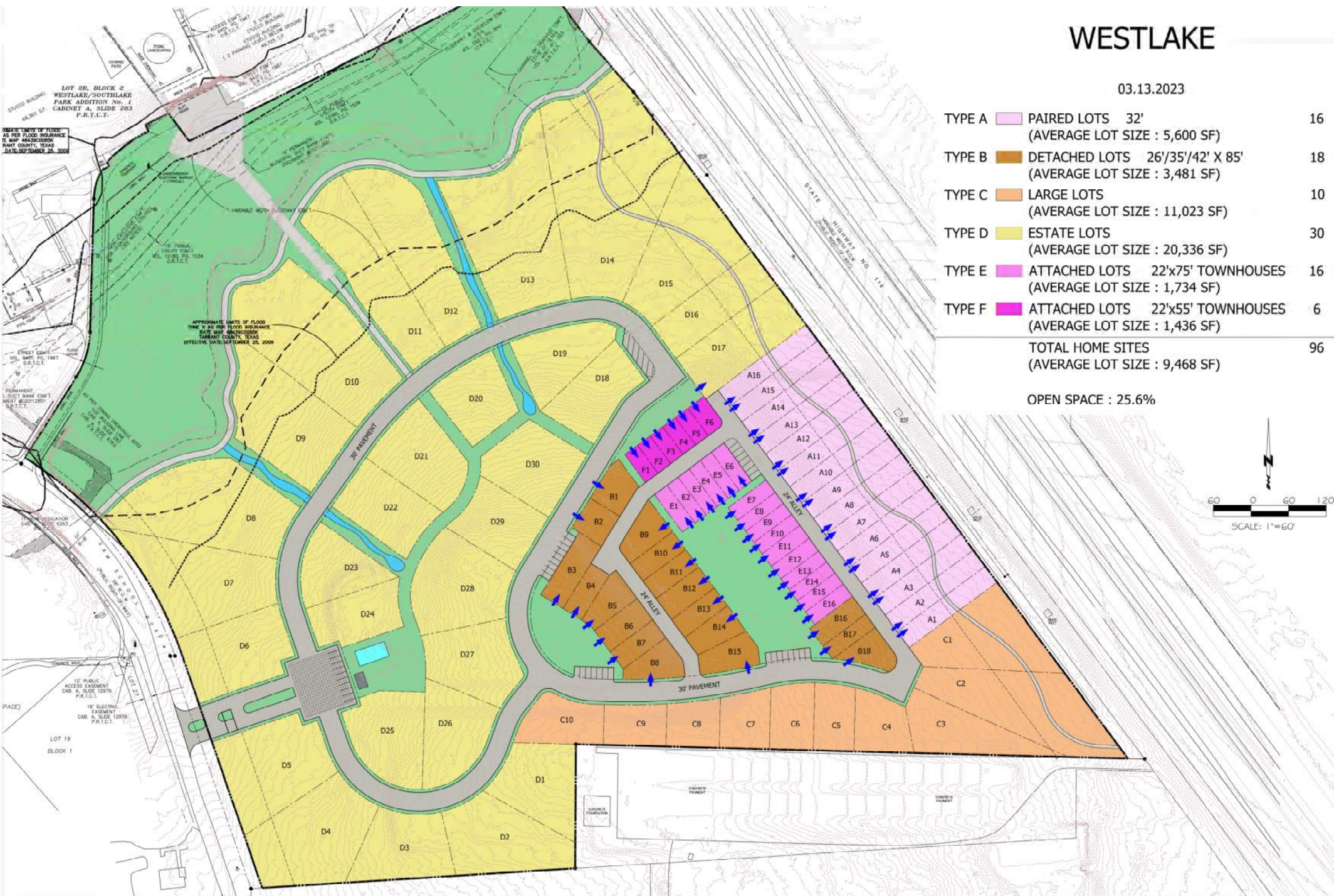
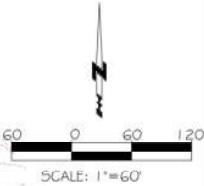
NOTE: ALL DESIGNS ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

WESTLAKE

03.13.2023

TYPE A	PAIRED LOTS 32'	16
	(AVERAGE LOT SIZE : 5,600 SF)	
TYPE B	DETACHED LOTS 26'/35'/42' X 85'	18
	(AVERAGE LOT SIZE : 3,481 SF)	
TYPE C	LARGE LOTS	10
	(AVERAGE LOT SIZE : 11,023 SF)	
TYPE D	ESTATE LOTS	30
	(AVERAGE LOT SIZE : 20,336 SF)	
TYPE E	ATTACHED LOTS 22'x75' TOWNHOUSES	16
	(AVERAGE LOT SIZE : 1,734 SF)	
TYPE F	ATTACHED LOTS 22'x55' TOWNHOUSES	6
	(AVERAGE LOT SIZE : 1,436 SF)	
TOTAL HOME SITES		96
(AVERAGE LOT SIZE : 9,468 SF)		

OPEN SPACE : 25.6%



Community Design and Quality Standards

-All homes are subject to review by the Development Architect to maintain the highest level of quality and design consistency throughout the development.

(Ludwig Fontalvo-Abello was an architect and planner for the Rosemary Beach masterplanned community)

-Lots are categorized into one of 5 distinct types, with corresponding home types

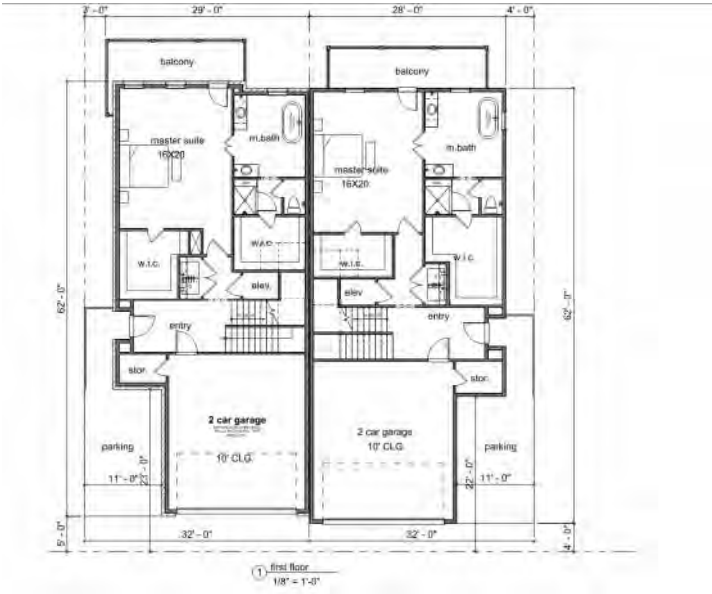
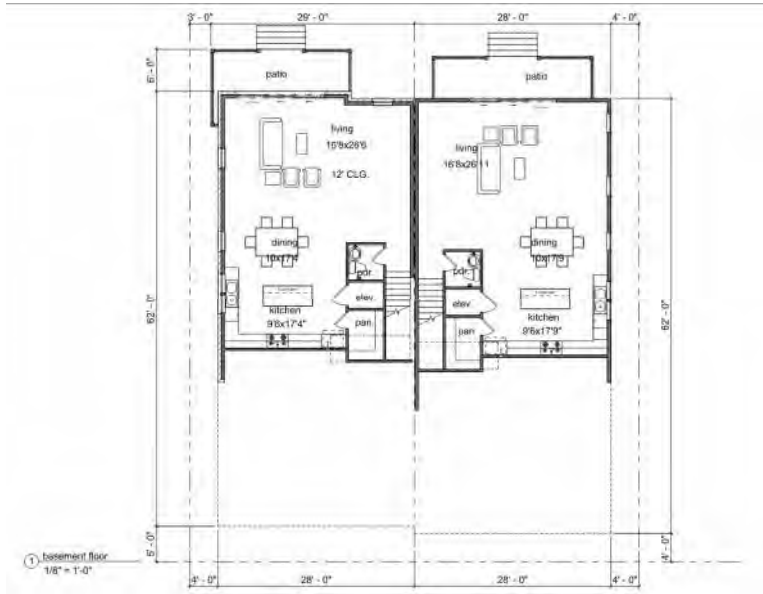
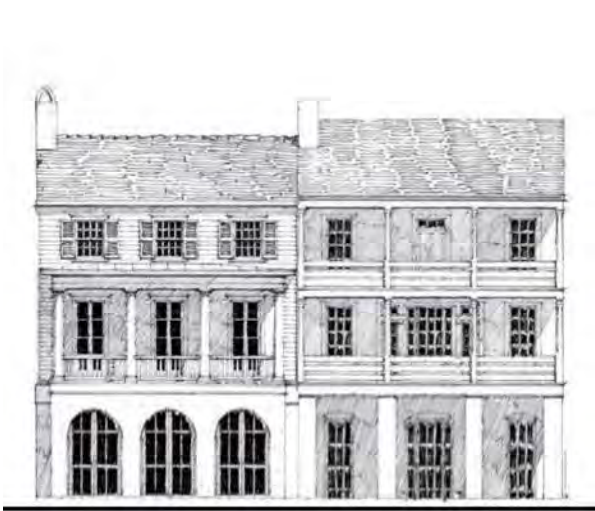
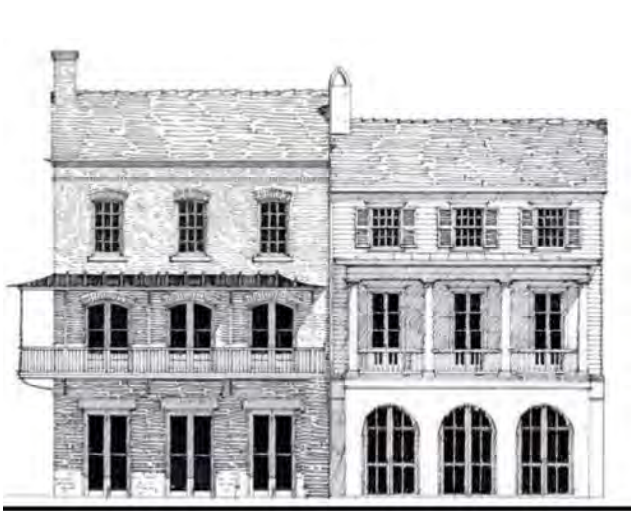
-Guidelines are set forth for each type to determine size, setbacks, relation to streets, massing, height, and architectural character

Section 3: Residential Construction Quality Standards

This section sets forth the desired standards that should be implemented when designing a residential structure in Westlake. These standards are intended to:

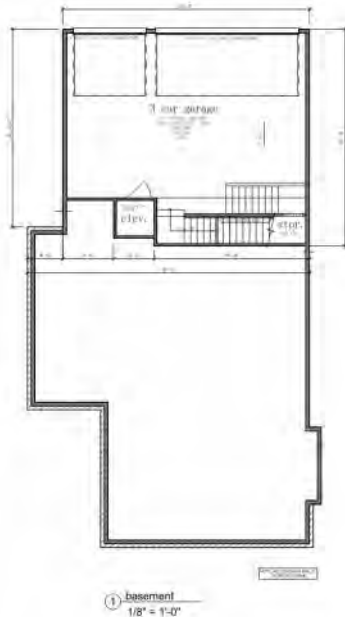
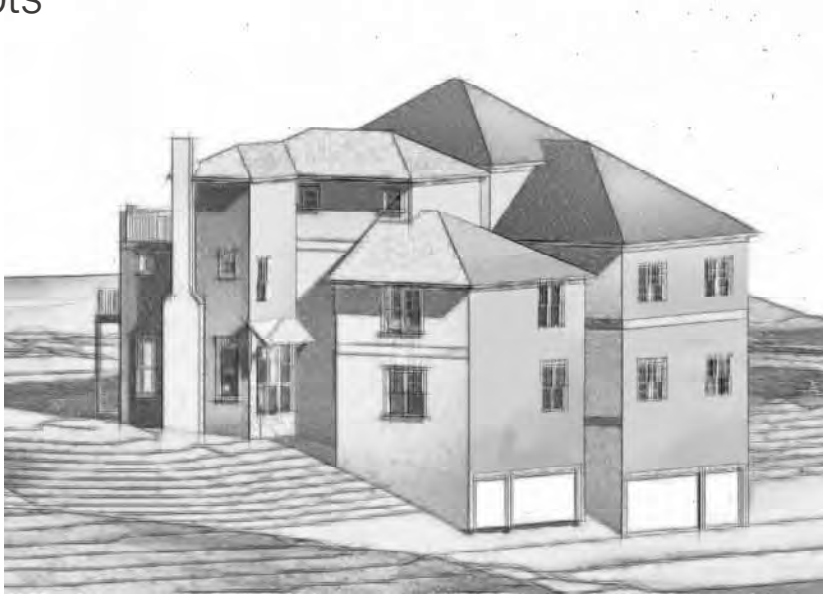
- Establish uniformity in the enduring quality of Westlake's residential building stock;
- Preserve the general character of Westlake's residential fabric;
- Promote a consistent attention to detail;
- Yield a distinctive visual character wherein the particular dimensionality, relief, and/or visual texture that results from quality construction methods is apparent.

TYPE A – Paired Lots – Attached Townhomes
32' Wide



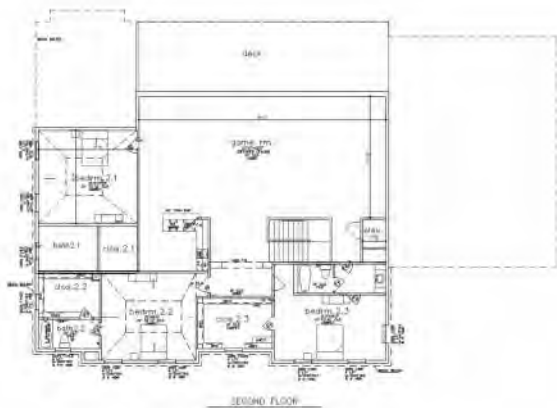
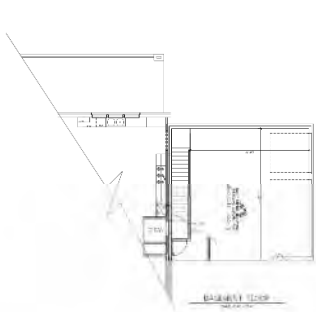
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TYPE B – Detached Patio Homes Small Lots



NOTE: ALL DESIGNS ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

TYPE C&D – Detached Homes
Large and Medium Lots



NOTE: ALL DESIGNS ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

TYPE C&D – Detached Homes

Large and Medium Lots



NOTE: ALL DESIGNS ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

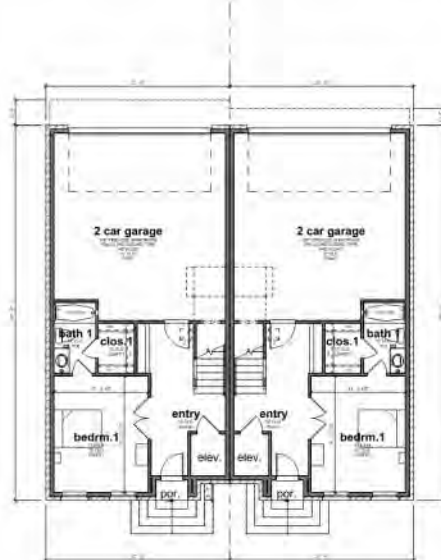
TYPE E – Attached Townhouses

22'x75'

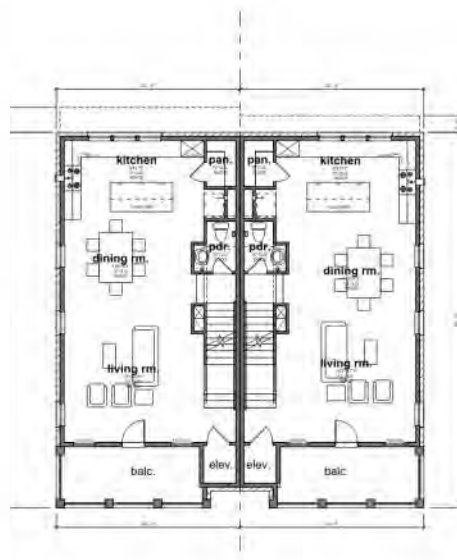


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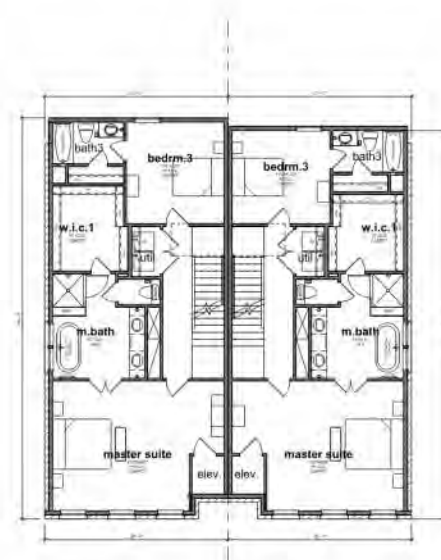
TYPE F – Attached Townhouses



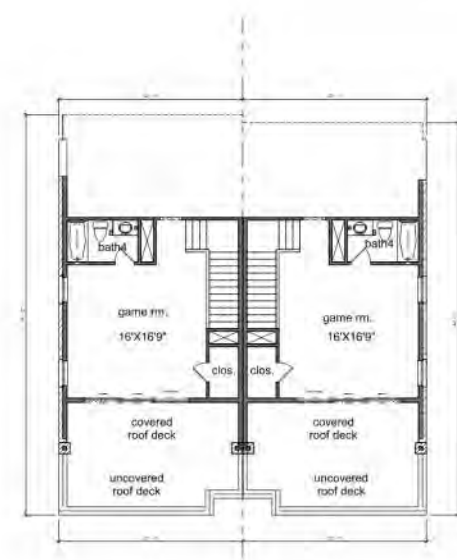
1 first floor
1/8" = 1'-0"



1 second floor
1/8" = 1'-0"



1 third floor
1/8" = 1'-0"



1 roof terrace
1/8" = 1'-0"

NOTE: ALL DESIGNS ARE FOR CONCEPT PURPOSES ONLY. FINAL RESULTS MAY VARY

SECTION 3:

Landscaping, Open Space, and Natural Areas

“Historically...development has been contextualized to fit within the natural landscape...Contextualization, which grows from a commitment to landscape integrity, is what has helped to preserve the property values sustained in Westlake.”

-Comprehensive Plan Update p. 74

Elements of Landscape and Common Areas

1. General Landscape Design Intent
2. Neighborhood Identity Signage
3. Entry Court with Guest Parking
4. Community Amenity Space
5. Picnic Park
6. Central Green
7. Internal Pedestrian Network
8. Drainage
9. Kirkwood Branch
10. Trail Network (Town of Westlake)
11. Connection to Solana



1. General Landscape Design Intent

The site is located in the Eastern Cross Timbers Ecoregion. In keeping with the BQM and Comprehensive Plan, the landscape design will strive to restore the natural mosaic of the region by prioritizing native planting and naturalistic grouping of plants.

“Westlake is characterized by its complex and varied landscape. Therefore, the design of any building in Westlake should make every effort to accommodate the character, profile, and natural mosaic of the indigenous landscape.”

-Building Quality Manual p. 6

“Any...PD Development Plan... should make effort to restore natural features, natural systems, natural pattern, and/or natural mosaic.”

-Building Quality Manual p. 14

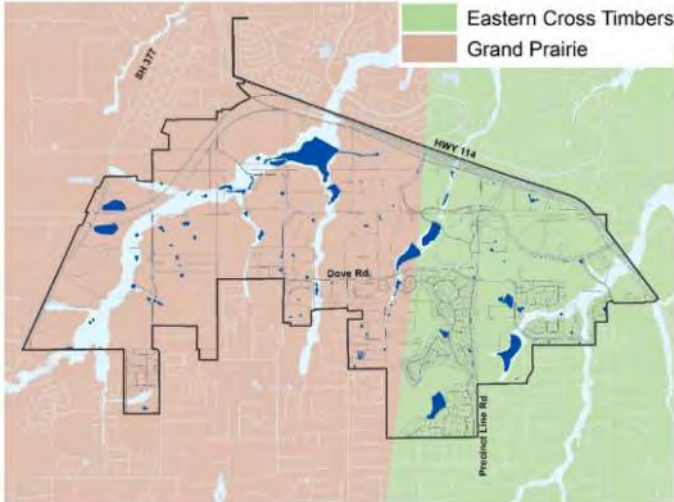


Figure 62: The Ecoregions of Westlake



2. Neighborhood Identity Signage / Controlled Access

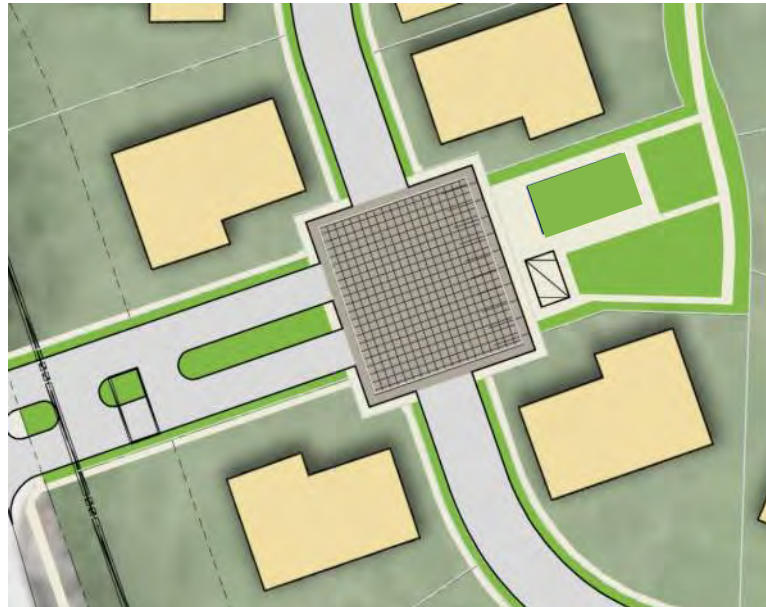
Entry to the site will be marked by a neighborhood identity sign and a vehicular access gate. Signage and gate infrastructure will be designed in keeping with the overall aesthetic of the community and integrate into the landscape. Depending on homeowner feedback, a guardhouse may be included.



3. Entry Court with Guest Parking

4. Community Amenity Space

Residents and their guests will enjoy access to shared amenities and open space. A limited amount of dedicated guest parking will be provided in a central plaza location.



5. Picnic Park

This community green space will take advantage of the natural landscape and slope to provide a casual gathering place for residents.



6. Central Green

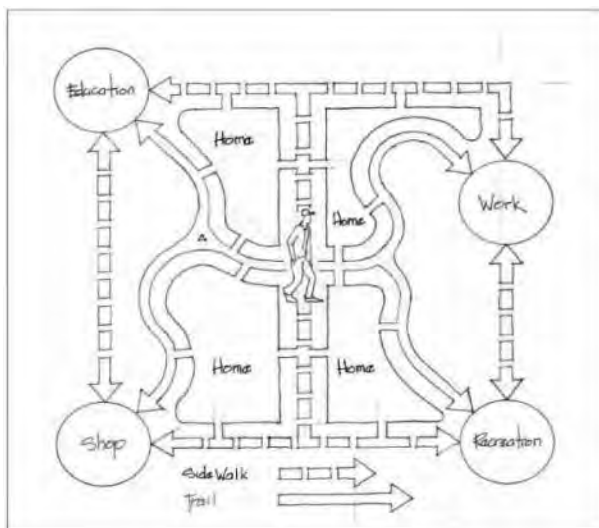
A more formalized greenspace will function as a grand lawn that can be used for larger resident events or everyday recreation.



7. Internal Pedestrian Network

- “Complete pedestrian pathways coming to the subject property that can be completed within or across the subject property*
- Provide connection from points of pedestrian origin with the subject to pedestrian facilities and trails serving the subject property*
- Anticipate the emergence of pedestrian pathways that can be extended by future development in close proximity to the subject property and provide the opportunity for such pathway.”*

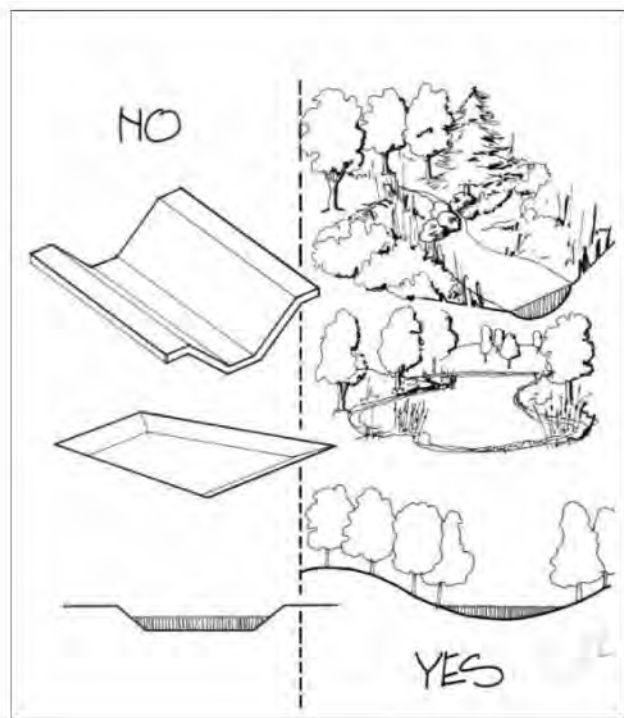
-Building Quality Manual p. 15



8. Drainage

- “-Minimize structured means of water management*
- Maintain natural land shapes and forms in the creation of detention / retention facilities and created drainage ways*
- Restore and extend the natural fabric*
- Respect natural systems that flourish within natural systems”*

-Building Quality Manual p. 18



18



9. Kirkwood Branch

The natural waterway and flood zone will be a defining feature of the development, as well as providing a connection to The Plaza at Solana to the north.

***Natural Preserve / Landmark Landforms:** Areas of relatively undisturbed landscape (sometimes a restored landscape) for the purpose of maintaining the presence and health of natural systems (such as water flow), tree and other vegetative communities, and ecotone diversity. Meant more to be viewed than used, limited public use promotes environmental understanding and contemplative connection with the native landscape of Westlake without over burdening the natural mosaic with active use. These areas should include landmark landforms distinctive of Westlake and termini of the vistas that residents enjoy.*

-Comprehensive Plan p. 189



10. Trail Network (Town of Westlake)



11. Connection to Solana

Explore how to partner with the Town and The Plaza at Solana

- benefit to retail establishments

- benefit to Hotel with direct connection to trails and natural area



