



TEXAS
BELTERRA™
COMMERCIAL



LIVE. WORK. SHOP. PLAY.



Belterra Commercial, a 106 acre mixed-used development, is located within the ETJ of Dripping Springs, Texas. With the overall objective of offering an environment with quality amenities, distinctive architectural style and a lifestyle where you can live, work, shop and play, Belterra Commercial will be the heart of the community, a public space providing interconnectedness through commercial and recreational opportunities.

Surrounded by an enviable mix of residential and commercial uses, Belterra Commercial has the demographics, acres, and land mass to support a broader shopping base than is currently being served.

DRIVING DISTANCE

Downtown Austin	16 Miles
Dripping Springs	6.7 Miles
Hill Country Galleria	12 Miles
Southpark Meadows	15 Miles
The Domain	24 Miles

PUBLIC PARK

A large public park will be located at the southeast end of the Belterra Commercial development. The park will provide a variety of areas for relaxing and recreation.



The retail plaza is characterized by an interesting and lively setting where fine food, wine and music come together in a romantic and intimate space.



RETAIL DISTRICT



HILL COUNTRY ARCHITECTURE

Belterra Commercial will be characterized by architecture with an appropriate human scale. Architectural style will include a Hill Country vernacular complementing the existing architectural style at Belterra. Buildings along the street will not exceed a maximum height of two stories to contribute to the creation of a pedestrian friendly environment through the provision of glazing, shading and shelter at the pedestrian level. Individual building design will reflect the unique character and reinforce the identity of community as a whole. Belterra Commercial will be designed in response to the climatic demands of this region and environment.

A rich materials palette will incorporate a variety of colors and textures. The range of material and color will be integrated throughout reinforcing continuity and community.

A mix of natural and man-made materials will be used to evoke a sense of richness and liveliness. Regional materials are encouraged, provided that they are permanent, low-maintenance, naturally weathering and sustainable.

SUSTAINABILITY

The design will respect and enhance the unique climate, topography, vegetation and context of Dripping Springs. The mixed-use nature of the project will help reduce automobile traffic. The layout will also provide a safe and comfortable environment for walking and cycling. The design principles applied to the master plan of Belterra Commercial will promote a sustainable community and enhance the quality of life to all who visit.

The environmental aspect of the design focuses on several core values and may include: conserving natural resources, creating places for health and well being, and promoting beauty through traditional architectural values and horticulture. Some methods to achieve these results include rainwater harvesting, water reuse, integration of existing topography and landscape, water detention, renewable resources, recycle building materials and more.



RESIDENTIAL DISTRICT



The residential area is located within walking distance to offices and retail components, providing easy access to shopping, dining, and entertainment activities.

The office building at Belterra Commercial is conveniently located near the west entrance of the community and within walking distance to retail and residential components.

OFFICE PARK





GROSS AREAS

Parcel A	22.80 acres
Parcel B	13.63 acres
Parcel C	13.43 acres
Parcel D	7.34 acres
Parcel E	18.52 acres
Parcel F	5.00 acres
Parcel Buffer	15.99 acres
Pond	7.95 acres
Proposed Roads	7.95 acres
Total	106.35 acres



LIFE WIDE OPEN



Dean Koleada,
Project Manager

Eric Willis,
Director of Operations & Finance

Doug Goss,
Project Manager

3809 Juniper Trace, Suite 203
Austin, TX 78738
512.402.1790

Gensler

Todd Runkle, Managing Director
todd_runkle@gensler.com

John F. Mapes, Senior Associate
john_mapes@gensler.com

221 West 6th Street, Suite 1150
Austin, TX 78701
512.867.8100

www.gensler.com