

CANVAS AT CASTLE ROCK



PLAN REVIEW



LOCATION

Address: NWC Crystal Valley Parkway
and Plum Creek Blvd.

Current Zoning : Multifamily



OBJECTIVES



THOUGHTFUL COMMUNITY

Design and develop a community resembling the surrounding area and sensitive to views



INTENTIONAL PRODUCT

The homes are designed to look and feel more like custom single family homes than traditional multifamily units



OPTIMAL, UPSCALE LIVING

No maintenance, no lawncare, and no upkeep for residents. All professionally managed and maintained to be kept in pristine condition at all times



Reinventing leasing. So that you can reinvent home.

CANVAS at CASTLE ROCK

A gorgeous residential community that offers the residents of Castle Rock an unmatched living experience by combining the benefits of living in an attached single-family home including, a private yard, attached garages with the benefits of resort-inspired amenities and professional property management.



COMMUNITY DESCRIPTION

- The high-end community will feature resort inspired amenities **to provide a market leading living experience** and unique housing solution such as:
 - Well appointed landscaping
 - Pool
 - Artificial turf game lawn, viewing park and walking trails
 - Outdoor pavilion and grilling areas
 - Dog Park
 - Clubhouse with a fitness room, leasing office, and community gathering room
 - Open green spaces and promotion of natural features
- Maintenance and landscaping will be handled by an on-site maintenance technician, creating a hassle-free environment for residents and **keeping the community in pristine “country club” like condition at all times**
- Each home will have a private yard, attached garage, and patio



COMMUNITY DESCRIPTION

DEMOGRAPHIC

- Similar Watermark communities have proven to be dynamic in nature and have attracted all types of demographics, including:
 - Retirees and baby boomers looking to downsize and enjoy the comforts of hassle-free living
 - Millennials
 - New and established families not wanting to deal with the upkeep or burden of a home
- The **average household income** of residents at Watermark communities **is over \$150,000**

This upscale communities offer residents the best of single-family and apartment living, your own walls and a yard without the upkeep and the burden that home ownership entails

REPLICATED SUCCESS

- One of Watermark's similar communities in Maple Grove, MN was recently awarded **as one of the top multifamily communities in the entire state of Minnesota**. The Watermark team is excited to bring this concept to Castle Rock.



MEET THE TEAM

The development team is a dynamic group of local individuals (to the greater Denver area) dedicated to providing the best for residents and the surrounding community.

WATERMARK PROPERTIES- *Wheaton, IL & Castle Rock, CO*

Watermark Properties is a multifamily real estate developer specializing in providing a truly unique living experience for its residents. Watermark communities distinguish themselves by revolutionizing the way people live through intentional design, hospitality inspired service, and a resident first ideology.

CAGE ENGINEERING- *Denver, CO*

Cage Engineering is one of the nation's leading civil and land planning firms. With a robust understanding of the local Denver market and an intimate site optimization understanding, Cage lays the foundation for an outstanding development.

DANIELIAN ASSOCIATES- *Irvine, CA*

Guided by our strong core values (Ingenuity, Integrity, Collaboration, Responsiveness, Passion, and Excellence), the Danielian team focuses on creating memorable spaces with a keen sense of place, connectivity to the environment, and a dynamic street scene. By bringing land planning and architectural services together into one cohesive team and working as a single point of contact for our clients, we can achieve results that truly bring a soul and spirit into each community and create a strong community context.

STELLA- *Denver, CO*

Stella Color + Design works in partnership with builders, developers and architects to create unique community color systems that please the eye, drive more traffic and ultimately bring more residents to homes.

WATERMARK ASSET MGMT- *Wheaton, IL & Castle Rock, CO*

Watermark Asset Management was established for the sole purpose of maximizing operational efficiencies and asset performance of Watermark Equity Group's Build to Rent portfolio. In recognition of the completely unique demands of this new asset class, it was quickly determined both traditional multifamily and standard single family asset management are obsolete. This division of Watermark was created to focus on optimizing and executing through all stages of a build to rent development- from design, to building, to delivery, to continual lease up, ongoing management, and finally exit. We've built a nuanced management framework anchored in our thorough understanding of the Build to Rent sector and disciplined asset management fundamentals for an end result of maximized returns to our partners and a complete living experience for our residents.



CURRENTLY APPROVED



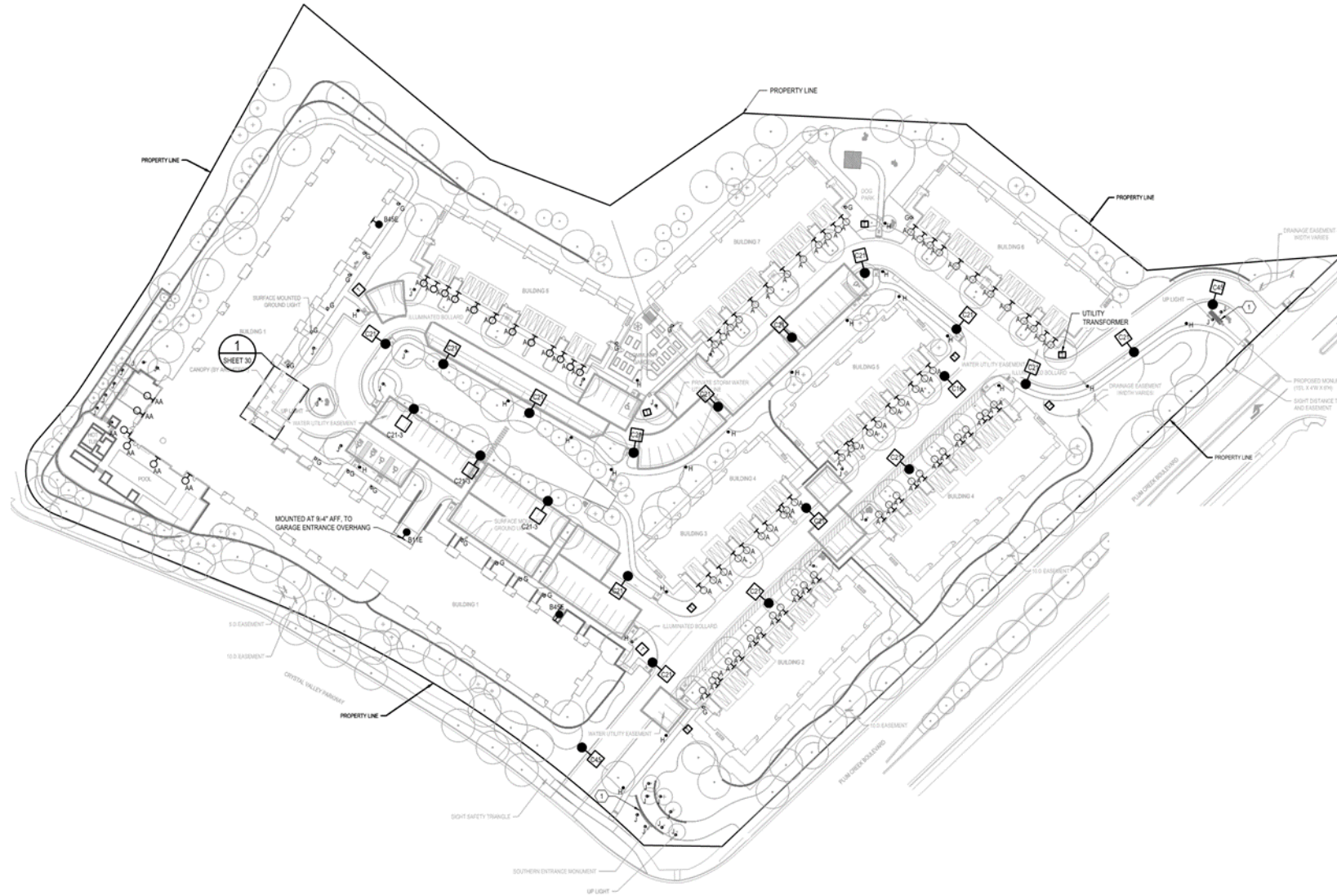
CURRENTLY APPROVED



CURRENTLY APPROVED



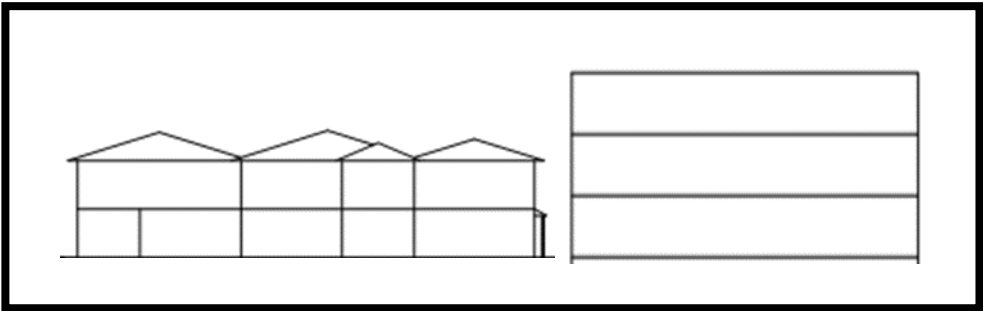
CURRENT APPROVED SITE PLAN



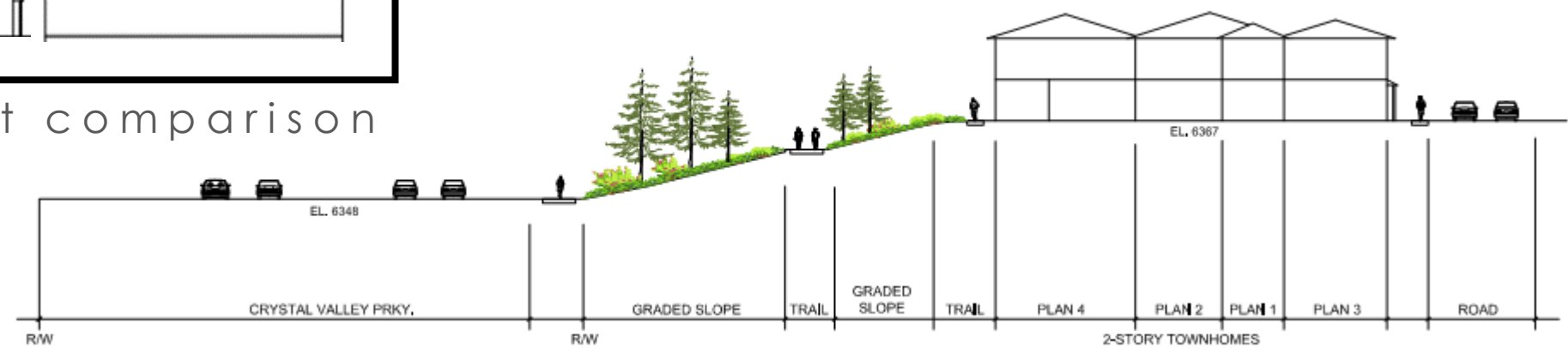
DIFFERENCES

	Currently Approved	Proposed
Density	155 units	102 units
Building Height	35ft+ (up to 3 stories)	Approx. 25ft max (1-2 stories)
Product Type	Traditional MF/Townhomes	Townhome style
Use of Retaining Walls	Approx. 25ft+ in west corner	Minimal

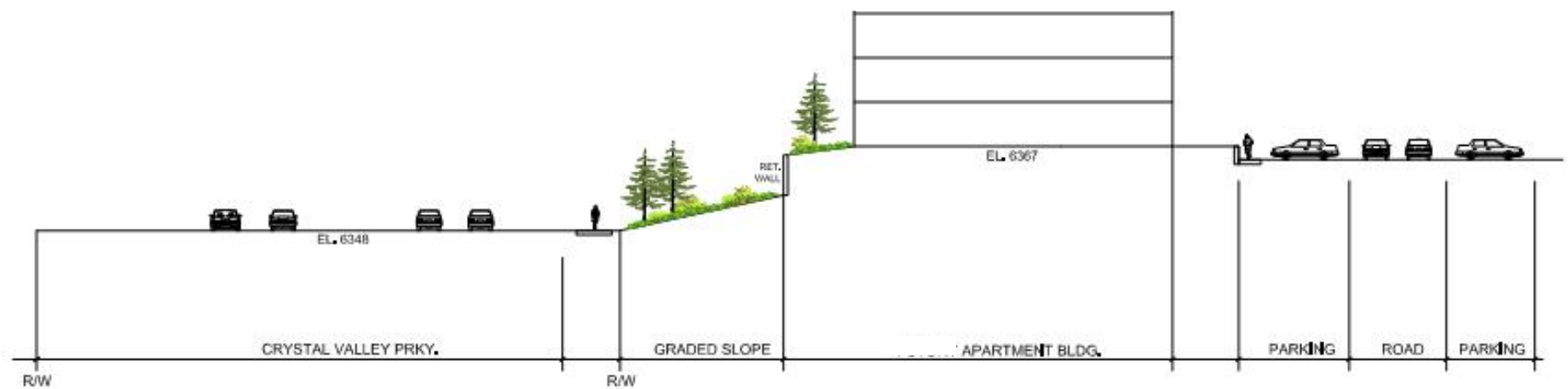




Building height comparison



PROPOSED SITE PLAN



APPROVED SITE PLAN

PROGRESS UPDATE AND MODIFICATIONS



Site Plan



ELEVATIONS



Elevations- Clubhouse



CLUBHOUSE SCHEME REVERSED

CANVAS at CASTLE ROCK

Amenity Rendering



Elevations



THANK YOU



QUESTIONS?



WATERMARK AWARD WINNING COMMUNITIES





Watermark's Award-Winning Communities



Watermark's Award-Winning Communities



Watermark's Award-Winning Communities



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WATERMARK