

Talus Flats



Project Overview

- **One, Four-Story Mixed Use Building:**
 - 111 Residential Units (1,2, & 3 Bedrooms)
 - Integrated Clubhouse
 - Restaurant Space
 - 2 Private Courtyards
 - 16 Internal Garages

Project Overview

- **Design Priorities:**
 - Building-Forward (intersection of Mercantile/Future)
 - Complementary materials/color choices
 - High quality exterior/interior finishes
 - Contribute to activity center

Project Overview

- **Clubhouse/Amenities:**
 - Leasing Center/Office Space
 - Reception area/coffee bar
 - Kitchen/Club Room – seating, televisions, pool table
 - Fitness Center
 - Courtyards (2) – Spa, Fireplace, Play Space, Seating, Grills
 - Dog Park
 - Valet Trash Collection

Clubhouse & Amenities



Project Overview

- **Restaurant Space:**
 - Tenant to be determined
 - 2-story interior volume
 - Kitchen space prepared with utility connections
 - Grease interceptor to be installed with initial construction
 - Outdoor seating along Mercantile

Interiors



Interiors



Thank You

- Castle Rock Development Company
- Garrett Design Team
- Town of Castle Rock Staff

