

# Meadowmark Senior Housing



- Ulysses Development Group LLC (“UDG”) is a Denver-based developer of multifamily housing nationwide, capitalizing on current dynamics in the national housing market
- UDG's staff has considerable development experience on an institutional and national scale



Connor Larr, Partner

Connor Larr is a partner of UDG. Prior to helping Yoni found UDG, Connor served as a vice president at the Related Companies in New York City, overseeing all aspects of ground-up development across various asset classes in and around the NYC metro area, totaling over \$4 billion in development and acquisitions. Prior to his time at Related, Connor started his career at Citigroup. Connor is a graduate of Johns Hopkins University.



# Vicinity Map



# View (West)



railroad

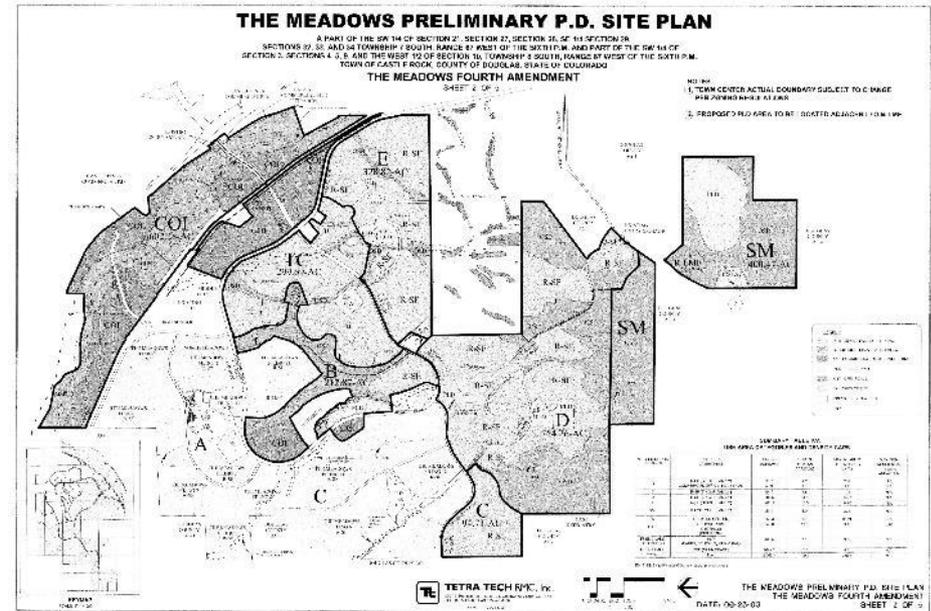
Access from  
Timber Mill  
Pkwy

Site

East Plum  
Creek

# The Meadows PD Zoning

- The site is zoned The Meadows PD Amendment 4 and senior housing is a permitted use.
- In the PD the site is identified as Neighborhood Commercial, Office, Industrial (C-O-I)
- UDG believe a senior residential use on this site is optimal to industrial or other non-residential use
- Permitted Uses include:
  - Senior housing and other health care or senior living facilities
  - Any industrial uses except those prohibited by the Castle Rock Municipal code
  - Commercial uses
  - Hospital, nursing home, assisted living facility
  - Office & warehouse
  - Research facilities and laboratories
  - Restaurants and retail
  - Transit terminals/ park-and-ride facilities
  - Churches
  - Veterinarian clinics
  - Schools



# Proposed Use

- **Proposed Use**
  - 200 units of **senior independent living**, restricted to those **55+** years in age
- **Why Senior Independent Living?**
  - 20.7% of the Town's population is 55+ years old
  - 48% of Castle Rock's 55+ population are still working totaling 19% of the Town's total labor force<sup>1</sup>
  - There is currently few independent living communities in Castle Rock
  - **This community will offer a high-quality housing option for seniors who work and live in the community**
- **Who are the target tenants?**
  - The project will be targeted to those 55 years and older making up to ~\$65,000-\$70,000 annually
  - The goal of our community is for Castle Rock residents to be able to comfortably age in place



# Neighborhood Outreach

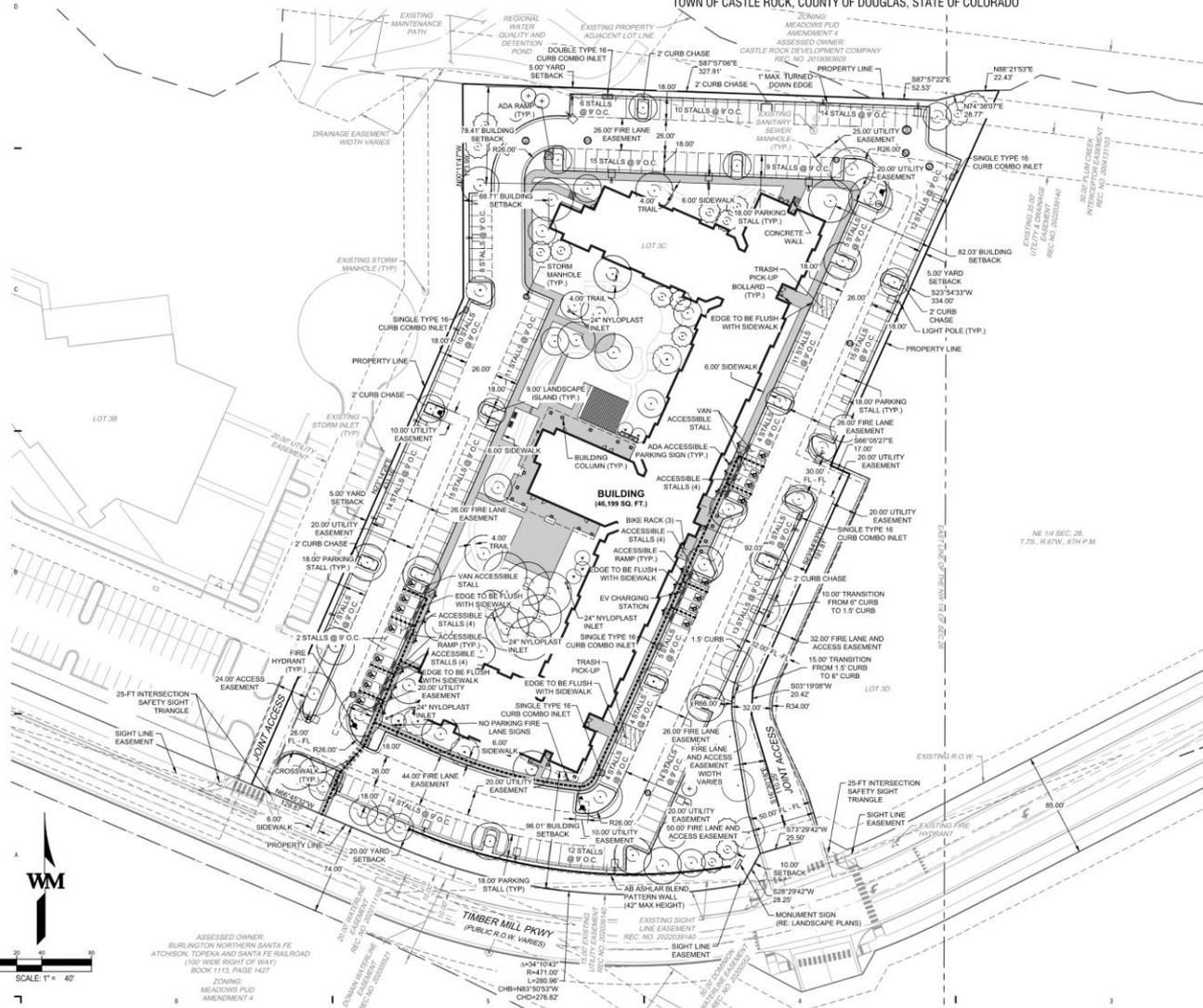
- First neighborhood meeting was held on May 17, 2022
- Second neighborhood meeting was held on August 30, 2022.
- Third neighborhood meeting was held on January 11, 2023
- Generally supportive of development proposal



# Site Plan

## SITE DEVELOPMENT PLAN LOT 3C THE MEADOWS FILING NO. 19 PARCEL 2N AMENDMENT NO. 1 THE MEADOWMARK

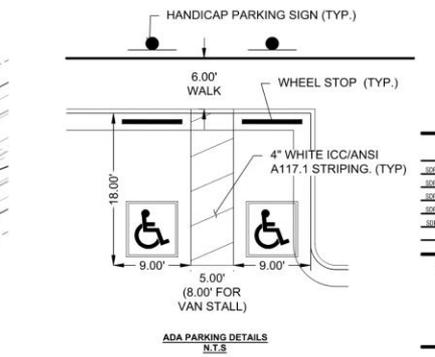
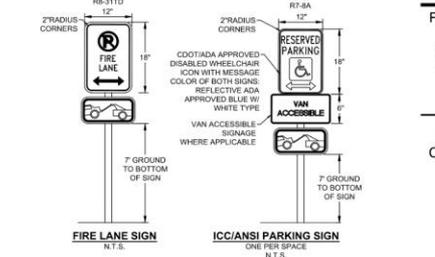
A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGEND:**

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB
- PROPOSED HANDICAP PARKING
- PROPOSED FIRE LANE AND DRAINAGE EASEMENT
- EXISTING UTILITY EASEMENT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FCC W/ KNOX HARDWARE
- KNOX BOX W/ APPROVED HARDWARE
- PROPOSED WATER METER
- PROPOSED SIGN
- PROPOSED SIDEWALK
- 6" FCC PER GEOTECH REPORT
- 5" FULL DEPTH ASPHALT PER GEOTECH REPORT
- PARKING LIGHT
- PROPOSED LIGHTS (POLES & BUILDING)
- EXISTING LIGHT POLE
- SIGHT TRIANGLE

- NOTES**
- ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
  - ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS.
  - ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.



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PREPARED FOR:  
CASTLE VIEW OWNER, LLC

LANDSCAPE CERTIFICATION:

**DATE:**

ISS 01	05/20/2022
ISS 02	08/23/2022
ISS 03	10/26/2022
ISS 04	10/26/2022
ISS 05	10/26/2022

**SHEET TITLE:**  
SITE PLAN

# Onsite Amenities



outdoor seating  
areas



fitness room



wildflower  
areas



community/  
craft room



yoga deck

# Building Renderings

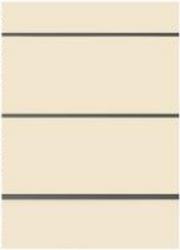


# Building Renderings



# Building Materials

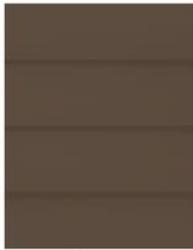
FIBER CEMENT SIDING



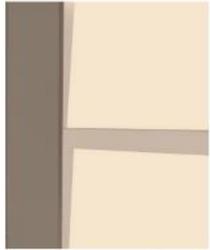
8" EXPOSURE  
SMOOTH  
MORNING SUN



5" EXPOSURE  
TRADITIONAL  
BEESWAX



5" EXPOSURE  
SMOOTH  
HICKORY SMOKE



TRIM SIZE VARIES  
SMOOTH  
GRIFFIN



TRIM SIZE VARIES  
SMOOTH  
GRIFFIN



TRIM SIZE VARIES  
SMOOTH  
CUT THE MUSTARD



- ASPHALT SHINGLE
- GUTTER SYSTEM
- TRIM-GRIFFIN
- VINYL WINDOWS TAN
- TRIM-GRIFFIN
- TRIM-MUSTARD
- EXPOSED GLULAM
- BRICK



ROOF



ASPHALT SHINGLES  
MOJAVE TAN



GUTTER SYSTEM  
MEDIUM BRONZE

MISC.



VINYL &  
COMPOSITE  
WINDOWS  
TAN



EXPOSED GLULAM  
DOUGLAS FIR

BRICK



MODULAR - EBONY SMOOTH



ACCENT BRICKS - EBONY GRAIN



FIELD REFERENCE IMAGE

# Thank you!



**ULYSSES**  
DEVELOPMENT  
GROUP

