

Meadowmark Senior Housing



ULYSSES
DEVELOPMENT
GROUP

SW
SHOP
WORKS
STUDIO

- 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

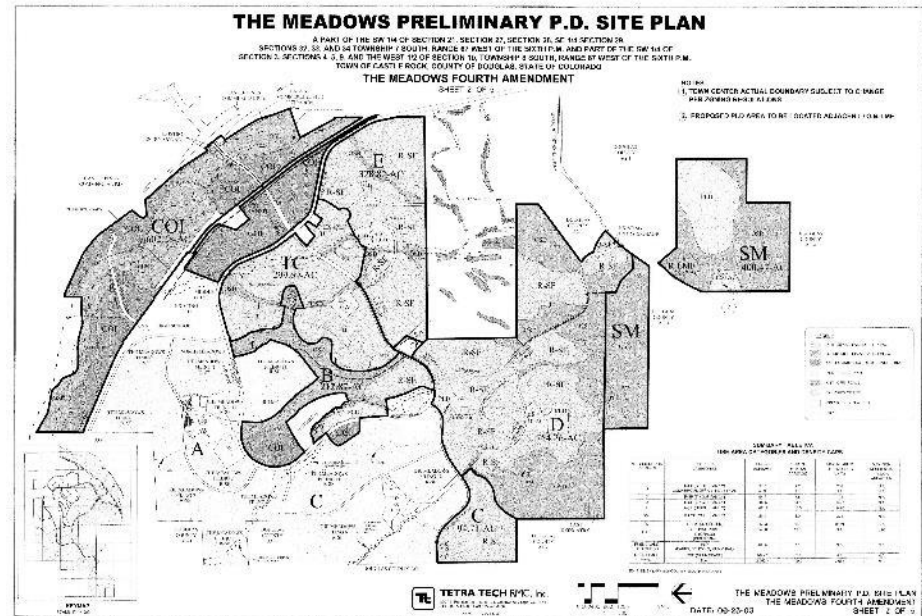


View (West)



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 force¹
 - 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

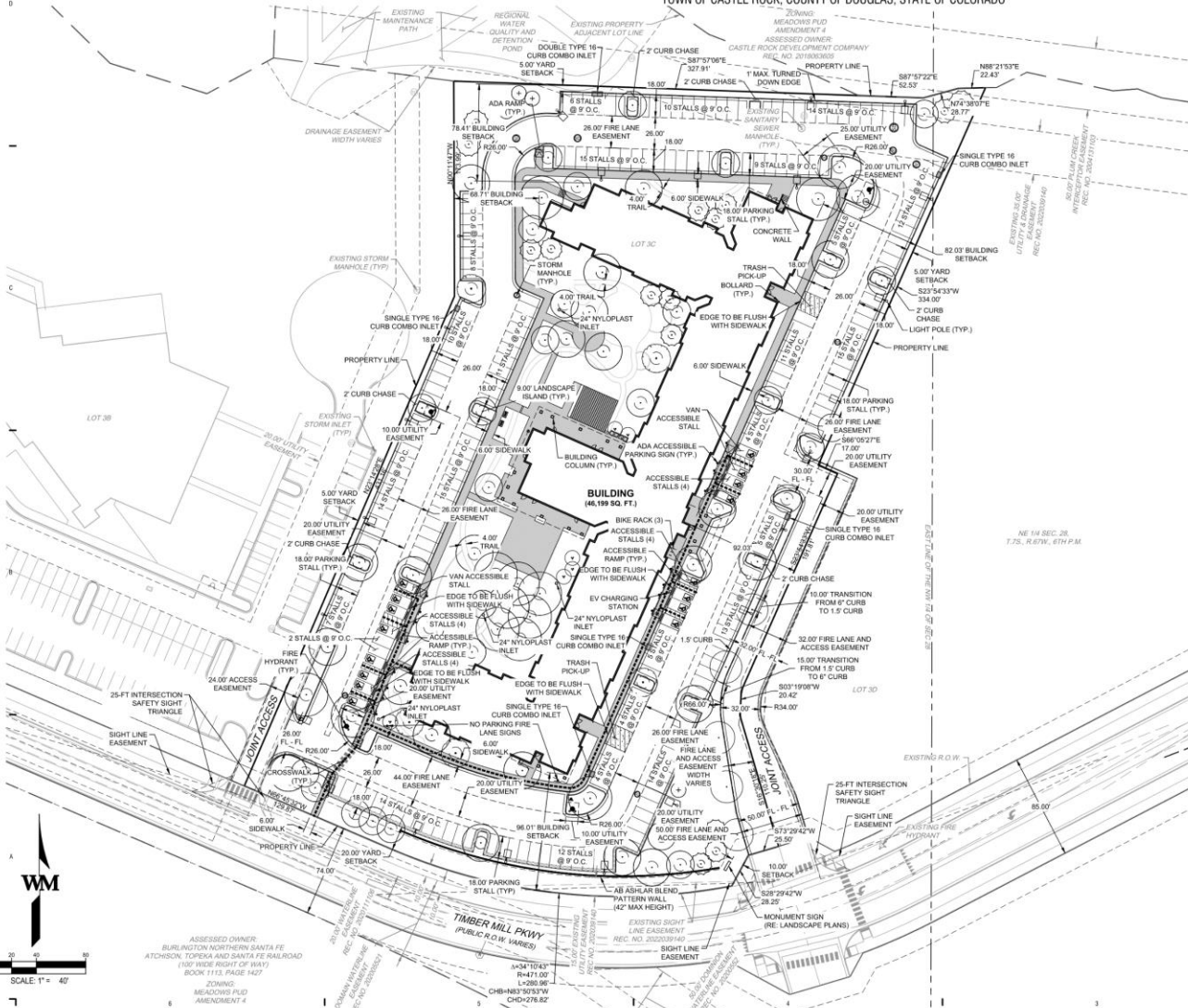


Site Plan

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



NOTES

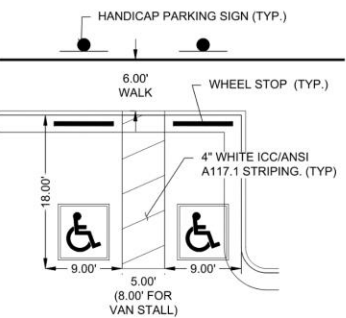
- ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PAVES.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.



FIRE LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS

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
- ICG111.1 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 COUNT
- PROPOSED LIGHTS (POLES & BUILDING)
- EXISTING LIGHT POLE
- SIGHT TRIANGLE



ADA PARKING DETAILS

N.T.S.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 S. Broadway Suite 120 Denver, CO 80209
P: 303.561.1333 wmalcomb.com

PREPARED FOR:

CASTLE VIEW OWNER, LLC

LANDSCAPE CERTIFICATION:

DATE:

SOP 01	05/26/2022
SOP 02	06/22/2022
SOP 03	10/26/2022
SOP 04	10/26/2022
SOP 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

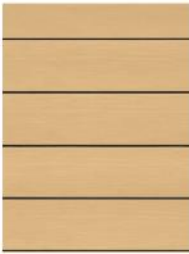


Building Materials

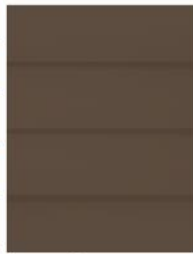
FIBER CEMENT SIDING



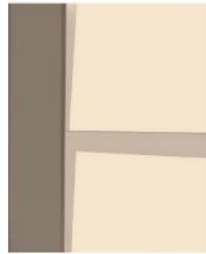
8" EXPOSURE
SMOOTH
MORNING SUN



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.

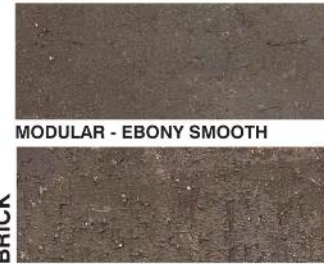


VINYL &
COMPOSITE
WINDOWS
TAN



EXPOSED GLULAM
DOUGLAS FIR

BRICK



MODULAR - EBONY SMOOTH

ACCENT BRICKS - EBONY GRAIN



FIELD REFERENCE IMAGE

Thank you!



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CONSTRUCTION