

# Talus Flats



# Project Overview

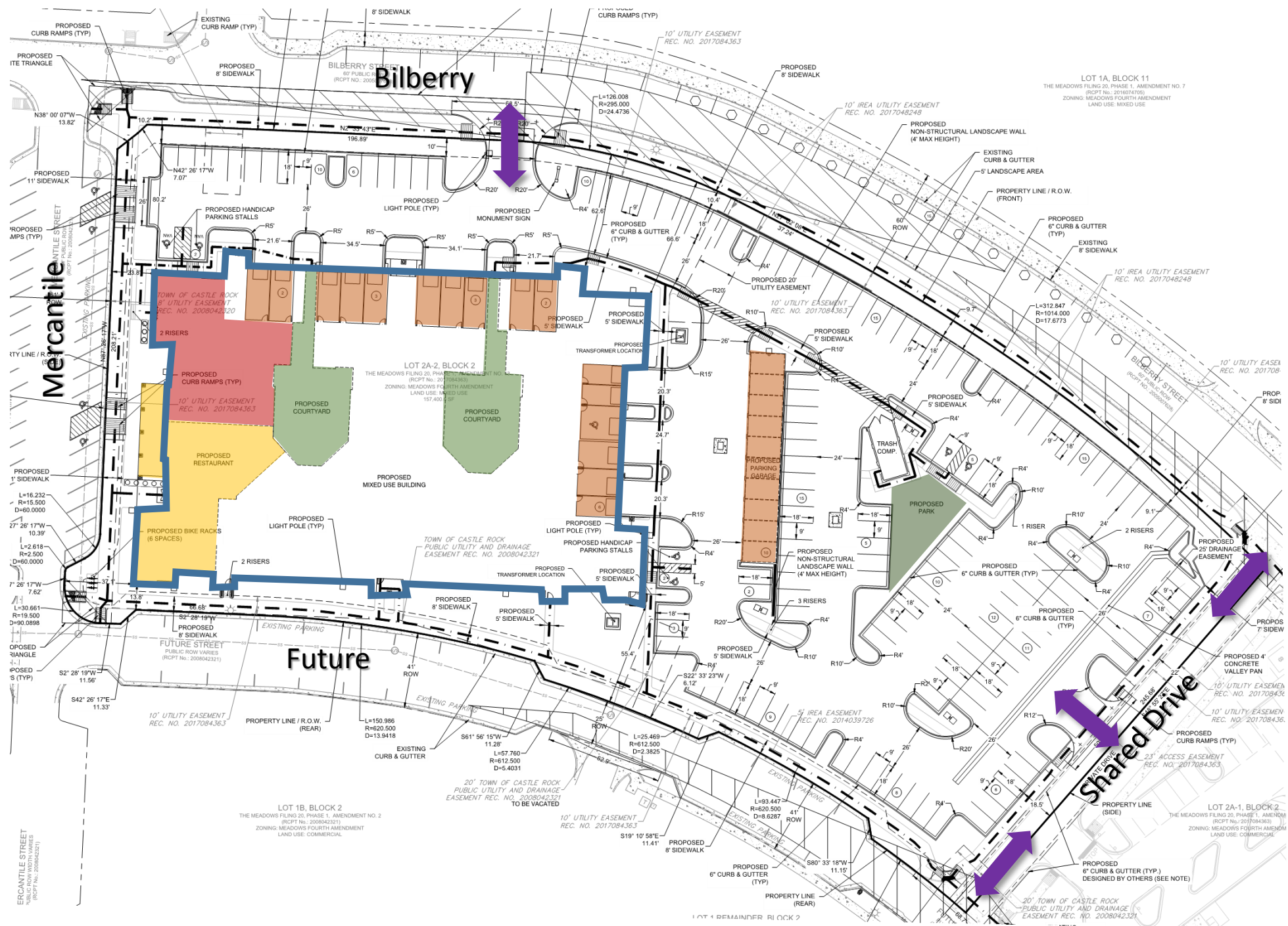
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- **One, Four-Story Mixed Use Building:**
  - 111 Residential Units (1,2, & 3 Bedrooms)
  - Integrated Clubhouse
  - Restaurant Space
  - 2 Private Courtyards
  - 16 Internal Garages

# Project Overview

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



Bilberry

Mercantile

Future

Shared Drive

ERCANTILE STREET  
(RPT No. 2008042321)

LOT 1B, BLOCK 2  
THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 2  
(RPT No. 2008042321)  
ZONING: MEADOWS FOURTH AMENDMENT  
LAND USE: COMMERCIAL

20' TOWN OF CASTLE ROCK  
PUBLIC UTILITY AND DRAINAGE  
EASEMENT REC. NO. 2008042321  
TO BE VACATED

10' UTILITY EASEMENT  
REC. NO. 2017084363

LOT 1 REMAINDER BLOCK 2

20' TOWN OF CASTLE ROCK  
PUBLIC UTILITY AND DRAINAGE  
EASEMENT REC. NO. 2008042321

LOT 1A, BLOCK 11  
THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 7  
(RPT No. 2016071705)  
ZONING: MEADOWS FOURTH AMENDMENT  
LAND USE: MIXED USE

LOT 2A-1, BLOCK 2  
THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 1  
(RPT No. 2017084363)  
ZONING: MEADOWS FOURTH AMENDMENT  
LAND USE: COMMERCIAL

# Project Overview

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- **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

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- **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

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

