

# Preliminary Design Review Agenda

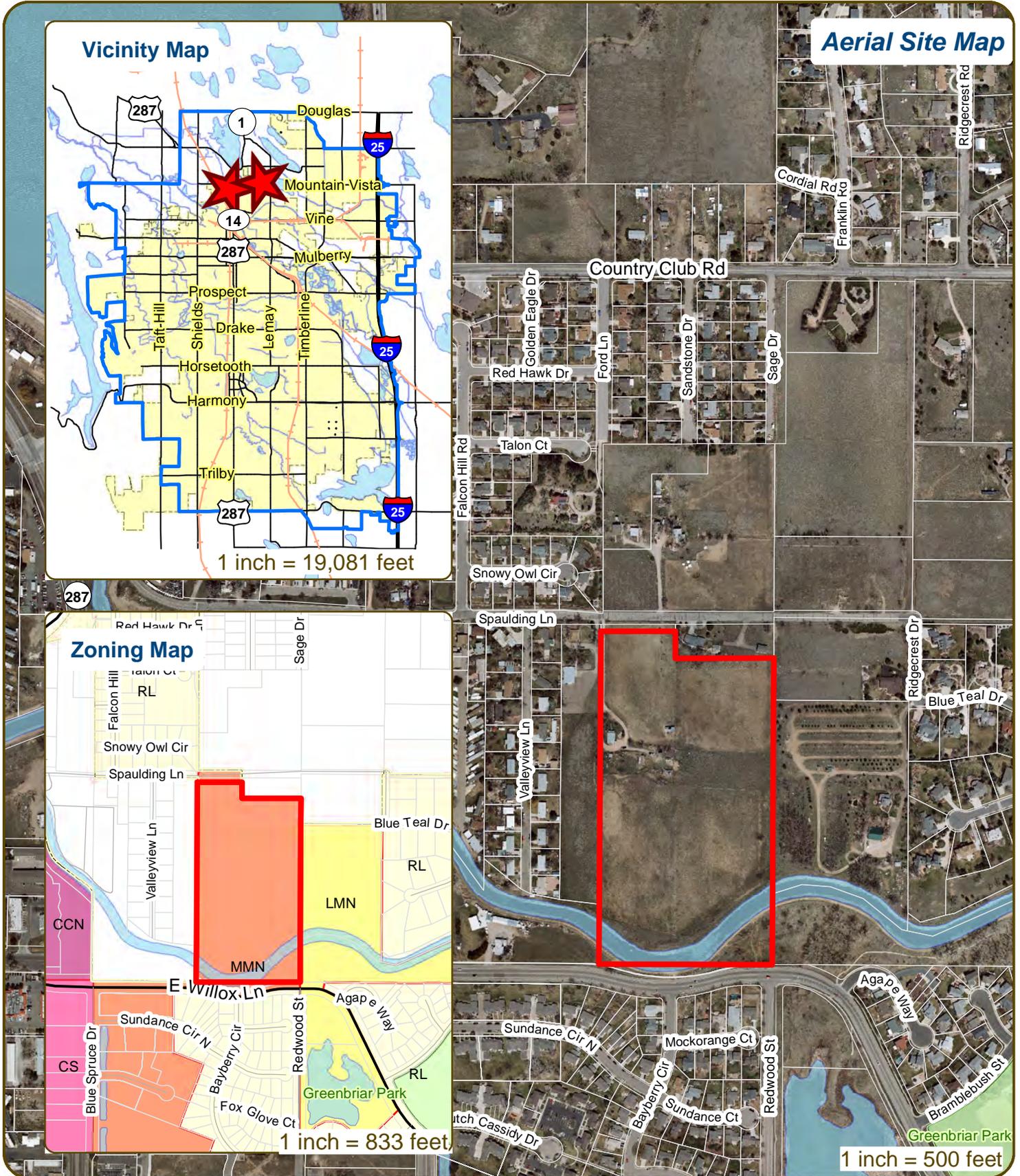
Schedule for 11/14/18  
281 Conference Room A

---

## Wednesday, November 14, 2018

Time	Project Name	Applicant Info	Project Description		
8:30	Watermark at Fort Collins  PDR180014	Chris Alexander Watermark Residential (317) 853-5420 <a href="mailto:calexander@watermarkapartments.com">calexander@watermarkapartments.com</a>	This is a request to build a multi-family development consisting of two- and three-story buildings with a total of 300 units at 501 Spaulding Lane (parcel #9836300013). The proposed plan shows a clubhouse on the southeast corner of the site which overlooks the detention area planned for the development. Three-story buildings have been planned on the eastern side of the site along Redwood Street. The western portion of the site offers a two-story attached garage product type. The architecture is intended to compliment the development south of the Redwood extension. Access to the site is currently taken from Spaulding Lane to the north. The proposed plan includes the extension of Redwood Street from the south with two curb cuts off the planned extension into the site. A total of 505 parking spaces are proposed on the site with 50 of those in attached garages. The proposed project is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner	Clark Mapes
				DRC	Brandy BH

# Watermark at Fort Collins Multi-Family



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than Wednesday at noon two weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$500)

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Project Name

Project Address (parcel # if no address)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required)

Zoning Proposed Use Existing Use

Total Building Square Footage S.F. Number of Stories Lot Dimensions

Age of any Existing Structures

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

\*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

---

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information: Please See Attached Project Narrative
  - (a) What are you proposing/use?
  - (b) What improvements and uses currently exist on the site?
  - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
  - (d) Describe site design and architecture.
  - (e) How is your proposal compatible with the surrounding area?
  - (f) Is water detention provided? If so, where? (show on site plan)
  - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
  - (h) What is being proposed to treat run-off?
  - (i) How does the proposal impact natural features?
  - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
  - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
  - (l) Have you previously submitted an application?
  - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
  - (a) Project site boundary and adjacent property uses
  - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
  - (c) Existing and proposed landscaping (Will trees be removed?)
  - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
  - (e) Existing natural features (Will these be impacted by the proposal?)
  - (f) On and off site improvements
  - (g) Location of detention, drainage and water quality features
  - (h) Emergency vehicle access and fire hydrant locations

## Fort Collins Preliminary Design Review

### 2.) Project Narrative

a.) What are you proposing/use?

**Medium density multifamily development consisting of both 2 and 3 story buildings. The development will be approximately 300 units.**

b.) What improvements and uses currently exist on the site?

**One single family home and multiple small supporting farm buildings. The land appears to be used for agricultural purposes.**

c.) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

**The proposed plan assumes two curb cuts off of the planned extension of Redwood Ct. The roads within the site will provide ease of access to all dwelling units while providing ample parking for the entire development. Sidewalks are planned throughout the entire site to ensure walkability to all other units and amenities. These sidewalks will all tie in to the planned sidewalks of the Redwood extension.**

d.) Describe the site design and architecture.

**The current proposed plan shows a clubhouse on the south east corner of the site which overlooks the detention area planned for the development. Three story buildings have been planned on the eastern side of the site along Redwood with another curb cut at the north eastern corner. The western portion of the site offers a two-story attached garage product type. The architecture is intended to compliment the development south of the Redwood extension.**

**Please see the attached Watermark Overview for representative examples of the unique site plans and designs we offer.**

e.) How is the proposal compatible with the surrounding area?

**The vision of this development is to connect the north side of the canal with the downtown area by providing an innovative and aesthetically pleasing design that will complement the community's surroundings. With our individual apartment homes and amenity packages, Watermark plans to provide a high-end apartment community for the citizens of Fort Collins with convenient access to employment and retail.**

f.) Is water detention provided? If so, Where?

**Water detention is provided on the southern portion of the site. This can be seen on the attached density study.**

g.) How does the site drain now (on and off site)? Will it change? If so, what will change?

**The site currently drains south towards the canal. The proposed development will honor the existing contours and watershed, and will be controlled per Fort Collins stormwater management requirements.**

h.) What is being proposed to treat run-off?

**The current plan has dedicated space for detention and water treatment. The final plan will meet Fort Collins requirements regarding stormwater.**

i.) How does the proposal impact natural features?

**The development will add impervious area north of the canal. However, all additional stormwater will be detained on site before reaching the canal as well as abiding by Fort Collins requirements.**

j.) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

**It is believed that the current structures do not have automatic sprinklers. Fire suppression in the new structures will be designed for the proposed development per Fort Collins fire suppression requirements.**

k.) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

**Redwood Ct. currently terminates at E. Willox Lane, at the south border of our site. The extension of Redwood Ct. north to Spaulding Lane is critical to our development as it will provide connectivity for our residents, south to downtown Fort Collins. This extension north is restricted by the canal and required right-of-way outside of our land control. A solution to these restrictions will require further research and discussion.**

l.) Have you previously submitted an application?

**No**

m.) What specific questions do you want addressed?

**Is there any information available on the extension of Redwood Ct.?**

**From the planning department's point of view, can you shed light on the feasibility of this project?**

### **3. Site Plan**

a.) Project site boundary and adjacent property uses

**Shown on density study**

b.) Proposed circulation system.

**Shown on density study**

c.) Existing and proposed landscaping

**Not shown on plan but will be designed per Fort Collins requirements as the project progresses.**

d.) Existing and proposed buildings

**Shown on density study**

e.) Existing natural features

**Shown on density study**

f.) On and off-site improvements

**Shown on density study**

g.) location of detention, drainage, and water quality features

**Shown on density study.**

h.) Emergency Vehicle access and hydrant locations

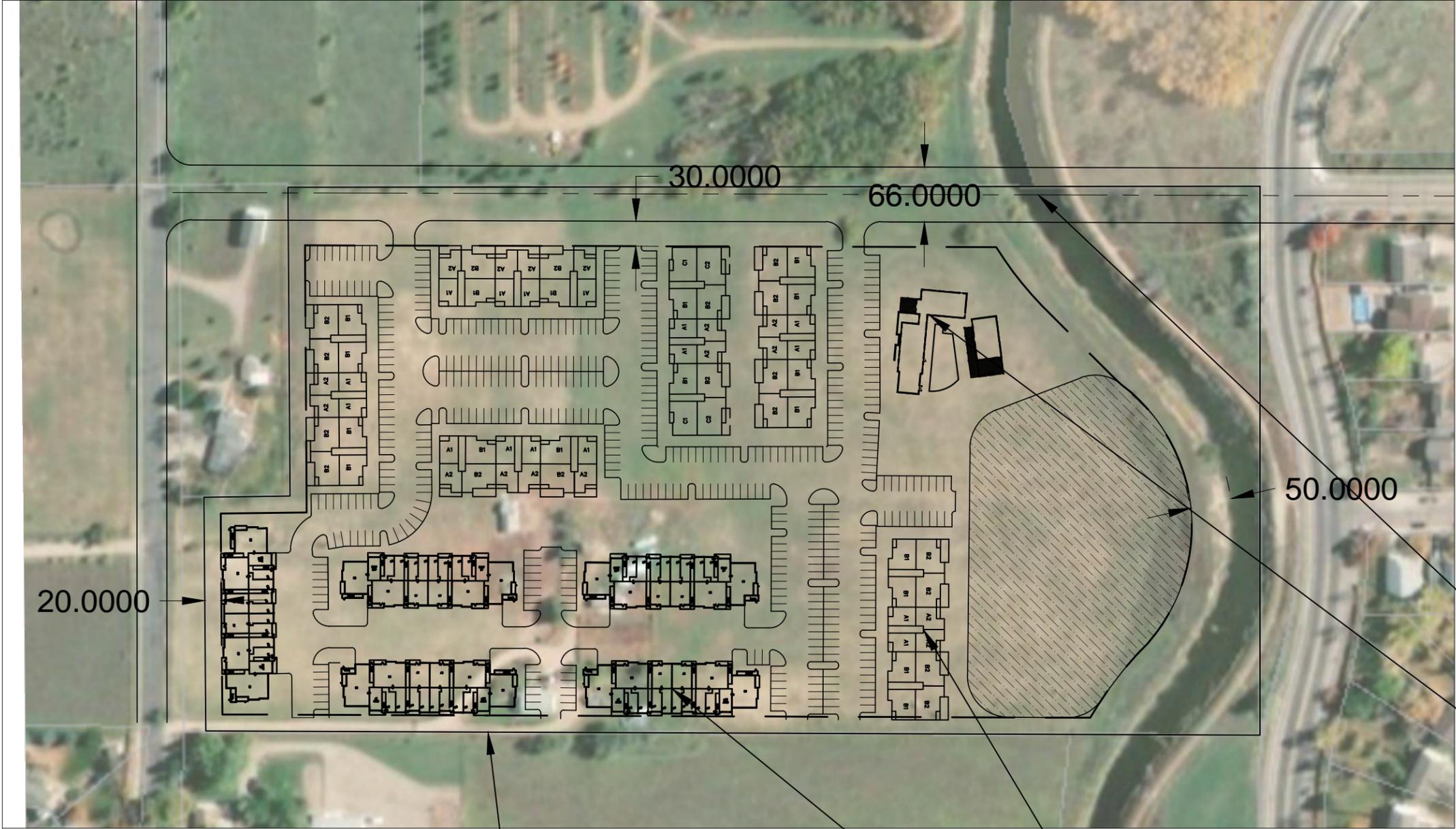
**No hydrant locations shown at this time but as design progresses they will be included per Fort Collins requirements.**

**WATERMARK**  
FORT COLLINS, CO

DENSITY STUDY | 18-1005  
 (5) 2 STORY ATTACHED GARAGE BUILDINGS  
 (6) 3 STORY GARDEN STYLE BUILDINGS  
 (1) STAND ALONE CLUBHOUSE

**SITE SUMMARY**

SITE AREA: 18.29± ACRES  
 TOTAL UNITS: 296 UNITS  
 DENSITY: 17.82 UNITS/ACRE  
 PARKING: 505 SPACES (1.71 RATIO)  
 - SURFACE: 455  
 - GARAGES: 50 ATTACHED GARAGES



PROPOSED BRIDGE

CLUBHOUSE

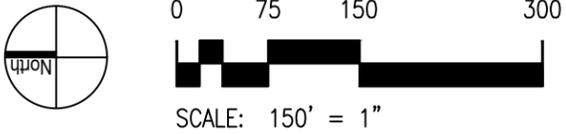
3-STORY 36 UNIT  
GARDEN STYLE BUILDING

2-STORY  
ATTACHED GARAGE BUILDING



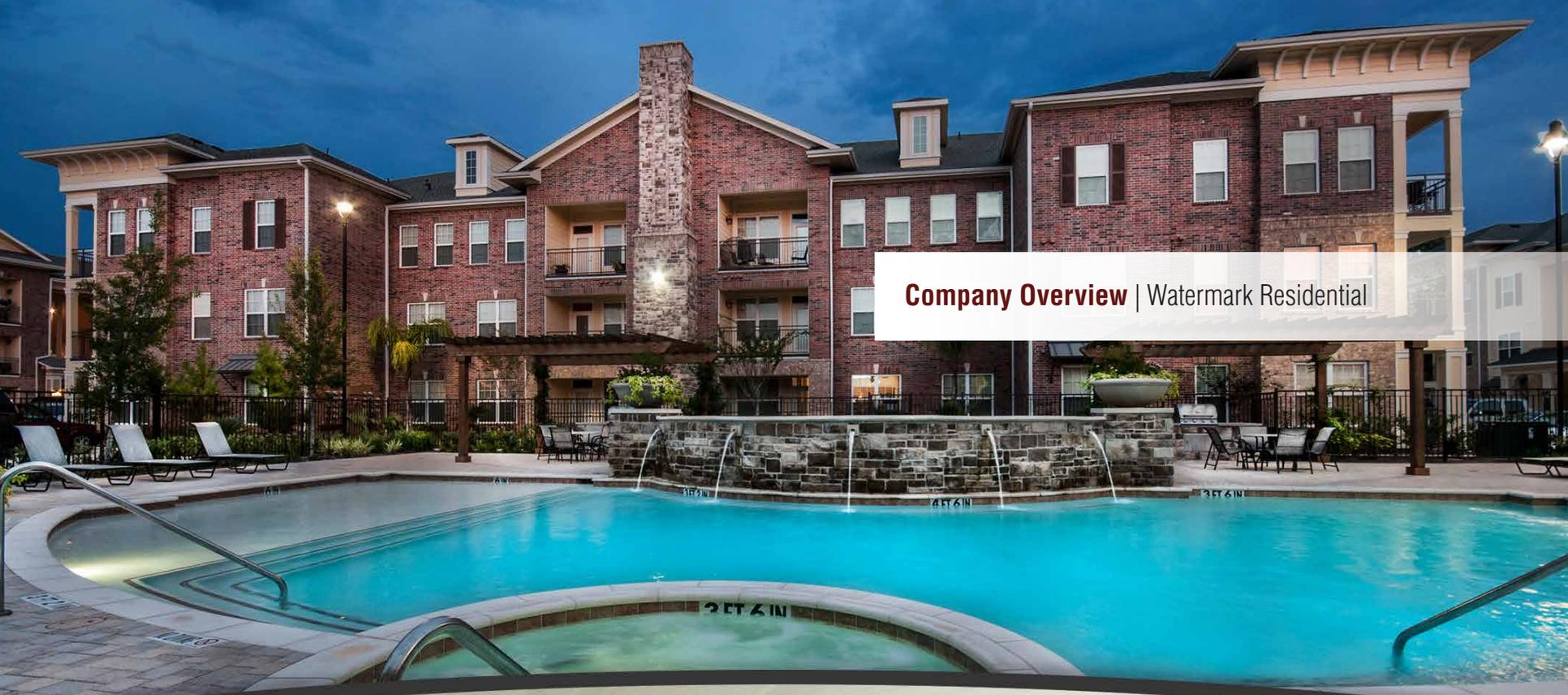
PARCEL BOUNDARY

Existing buildings (demo)



DETENTION (2 AC.)





**Company Overview** | Watermark Residential



**Watermark**  
RESIDENTIAL

**Paul Thrift**

Principal  
Thompson Thrift & Watermark Residential  
812.242.1151  
pthrift@thompsonthrift.com

**Josh Purvis**

Managing Partner  
Watermark Residential  
317.454.8021  
jpurvis@watermarkapartments.com

**Brian Southworth**

Vice President of Acquisitions  
Watermark Residential  
317.454.8027  
bsouthworth@watermarkapartments.com

**Michael W. Margason**

Director of Acquisitions, West Region  
Watermark Residential  
317.454.8023  
mmargason@watermarkapartments.com

**Dave Englert, CCIM**

Director of Acquisitions, Midwest Region  
Watermark Residential  
317.454.8018  
denglert@watermarkapartments.com

**Tyler Sauerteig**

Director of Acquisitions, Southeast Region  
Watermark Residential  
317.454.8019  
tsauerteig@watermarkapartments.com

**Carrie Thrift LaFay**

Vice President of Corporate Development  
Thompson Thrift & Watermark Residential  
317.454.8016  
clafay@watermarkapartments.com

## Table of Contents

- Watermark Residential: Company Overview ..... 1
- The Watermark Team ..... 2
- Watermark Residential Business Model..... 4
- Watermark Project Locations ..... 6
- Big House<sup>®</sup> Design Features ..... 7
- e-Urban<sup>®</sup> Design Features ..... 14
- Interior Features ..... 21
- Community Features..... 27
- Complete List of Multifamily Projects..... 41

## WATERMARK RESIDENTIAL: COMPANY OVERVIEW

Watermark Residential is the multifamily division of a vertically integrated company which constructs and operates apartments and retail shops nationwide. Headquartered in Terre Haute, Indiana, Thompson Thrift was founded in 1986 by John Thompson and Paul Thrift. Within the last ten years, the company has constructed more than 2 million square feet of retail and nearly 9,000 apartment units nationwide with a combined value of well over \$1 billion in successful projects.

In creating Watermark, John Thompson and Paul Thrift brought together the resources necessary to build a premier multifamily development company. Their unique combination of expertise and experience in the areas of multifamily development, construction and management has provided the company with a foundation for success.

Watermark's multifamily communities epitomize the company's commitment to quality and value and exhibit meticulous attention to detail. Innovative and aesthetically pleasing designs complement their respective community's surroundings and care is taken to ensure that amenity packages and individual apartment homes are superior. As a result, Watermark has earned recognition as one of the nation's top multifamily builders.

From the beginning, Thompson Thrift has sought projects that will have a positive and transformative impact on the communities in which we are located. Our main focus is quality. This commitment to quality is grounded in a solid foundation of basic values and fundamentals, and is made possible by providing a full array of in-house development and construction services and dedicated staff.



John Thompson and Paul Thrift

## THE WATERMARK TEAM

Watermark team members bring to the company an impressive and wide-ranging record of success in the multifamily industry. Their considerable experience is reflected in the various roles they fill with Watermark. These include:

- Brokerage
- Development
- Finance
- Construction
- Site Selection
- Leasing
- Property Management
- Legal
- Accounting



**Josh Purvis**

Managing Partner

Josh has spent his entire career in the apartment development industry, with over 40 projects built to date. He oversees the daily activities of Watermark Residential, with emphasis on cost controls and lease up.



**Brian Southworth**

Vice President of Acquisitions

Brian leads a team of underwriters and analysts who identify sub-markets across the country meeting Watermark's selection criteria, using an extensive network of brokers to identify sites. Once Brian gains site control, his team tracks occupancy and financial performance of nearby apartment communities throughout the life of the project. One of Brian's principal responsibilities is to maintain the project proforma.



**Carrie Thrift LaFay**

Vice President of Corporate Development

Carrie has over 10 years of experience at Thompson Thrift, with involvement across all our companies and product types. She is responsible for developing, implementing and managing our equity funding strategy and investor relations program.



**Steve Shaver**

Vice President of Construction

Steve's group represents the interests of the project ownership throughout the construction process. His team is made of seasoned construction professionals who interact with the general contractor, government inspectors and utility service providers to deliver projects within the schedule and financial goals, without sacrificing quality.

## THE WATERMARK TEAM



**Jessica Tuttle**

Senior Director of Development

Jessica Tuttle is a Senior Director of Development at Watermark Residential. She is responsible for all aspects of a multifamily project for Watermark Residential, from reviewing the financial feasibility of a project in early due diligence phases, to entitling the land and acquiring permits from the municipality for construction.

Prior to joining Watermark, Jessica was a civil engineer at Kimley-Horn and worked extensively throughout Indiana in providing a multitude of civil engineering services.



**Aimee O'Connor**

Vice President of Property Management

Aimee oversees the lease up and tenant retention efforts for Watermark. A veteran of the industry, Aimee makes it a point to visit every property on a bi-weekly schedule. Aimee manages two regional property managers (Watermark staff) who interact daily with on-site leasing staff. Most of Watermark's properties are managed by national property management groups.



**Greg Buckhout**

Vice President of Capital Services

Greg is a former commercial banker and is responsible for the procurement and debt financing of all Thompson Thrift Development projects. His principal focus is to maintain relations with our current lenders and grow banking partnerships.



**Cindy Gordon**

Senior Vice President Chief Financial Officer

Cindy has over 30 years in the accounting field. With more than 18 years at Thompson Thrift Development, Cindy oversees all financial aspects of project development and disposition, responsible for all accounting, financial reporting and treasury management. Cindy oversees our accounting and finance staff.



**Brian Fritts**

General Counsel

Brian's legal practice has focused on the real estate development and construction industries for over 15 years, with experience both as outside and in-house counsel to multiple national developers. Brian oversees all legal aspects of a project's development, from due diligence through disposition. He oversees the Law Department and focuses on ensuring that legal risks are adequately identified and mitigated.

## WATERMARK RESIDENTIAL BUSINESS MODEL

### Watermark Residential

Watermark Residential, our multifamily development division, focuses on the construction and operation of Class “A” apartment developments in affluent suburban locations in the Midwest, West and Southeast.

Established in 2008, Watermark emerged as a national leader in the development and construction of upscale multifamily communities. Since its founding, the company has steadily expanded its presence to include projects across the country. In the process, Watermark earned recognition as one of the nation’s top multifamily builders.

In creating Watermark, John Thompson and Paul Thrift brought together the resources necessary to build a premier multifamily development company. Their unique combination of expertise and experience in the areas of multifamily development, construction and management has provided the company with a foundation for success. As a result, Watermark’s multifamily communities epitomize the company’s commitment to quality and value and exhibit meticulous attention to detail. Innovative and aesthetically pleasing designs complement their respective community’s surroundings and care is taken to ensure that amenity packages and individual apartment homes are superior.

### The Watermark Business Model

Watermark is committed to developing high-end apartment communities in strong submarkets that demonstrate a high barrier to entry and a proximity to new retail, upscale single family homes and employment centers – while being visible and accessible from major thoroughfares. This disciplined business model reduces risk and maximizes returns.

After a suitable location is found, a full due diligence package is created. The current and future multifamily supplies are determined. Every project is exhaustively phone and physically shopped. City officials are queried about building permits that have been submitted or are anticipated. The development team, including in-house counsel and the capital group, analyzes the project for potential development and construction risks before proceeding further.

Watermark desires to create multifamily communities that exemplify its commitment to quality and style. To this end, each market is studied and project attributes are chosen that harmonize with the surrounding environment. Care is taken to ensure that Watermark’s amenity package and units are on par with or superior to others in the market. Overall rental rates are determined on the basis of current market conditions. Rents are not trended in the first-year analysis. Ultimately, if the project does not meet established return parameters based on current economic conditions, it will not move forward.

**Watermark Residential was ranked 12th among the nation’s top 25 multifamily general contractors by MFE magazine**



## The Market Site Selection Process

Watermark follows a methodical and thorough market selection process in order to achieve its goal of creating desirable, high-end multifamily housing that produces superior risk-adjusted returns.

The first step in the process is to identify sites in growth markets or markets with a need for additional multifamily housing. Each year this exercise begins with an assessment of more than 100 markets throughout the United States. The resultant rankings are based on 15 criteria, which include Macro MSA supply-and-demand analysis and various quality-of-life indices.

Ultimately, these rankings provide a strong foundation for identifying the best-possible markets and deciding which of them to pursue. By not setting geographical barriers for its expansion, Watermark can choose from among the most stable growth markets in the country. While it is conducting this facet of the evaluation process, the Watermark team continues to consult its database of more than 1,000 investment real estate and land brokers nationwide to help identify other strong markets.

Once the team identifies a suitable macro market, efforts begin to locate the area's submarket that best meets Watermark's standards.

### The site criteria for Watermark projects include:

**Easily accessible and visible from major roads and highways.** Exposure to major traffic counts increases walk-through traffic in a project and helps maximize lease-up.

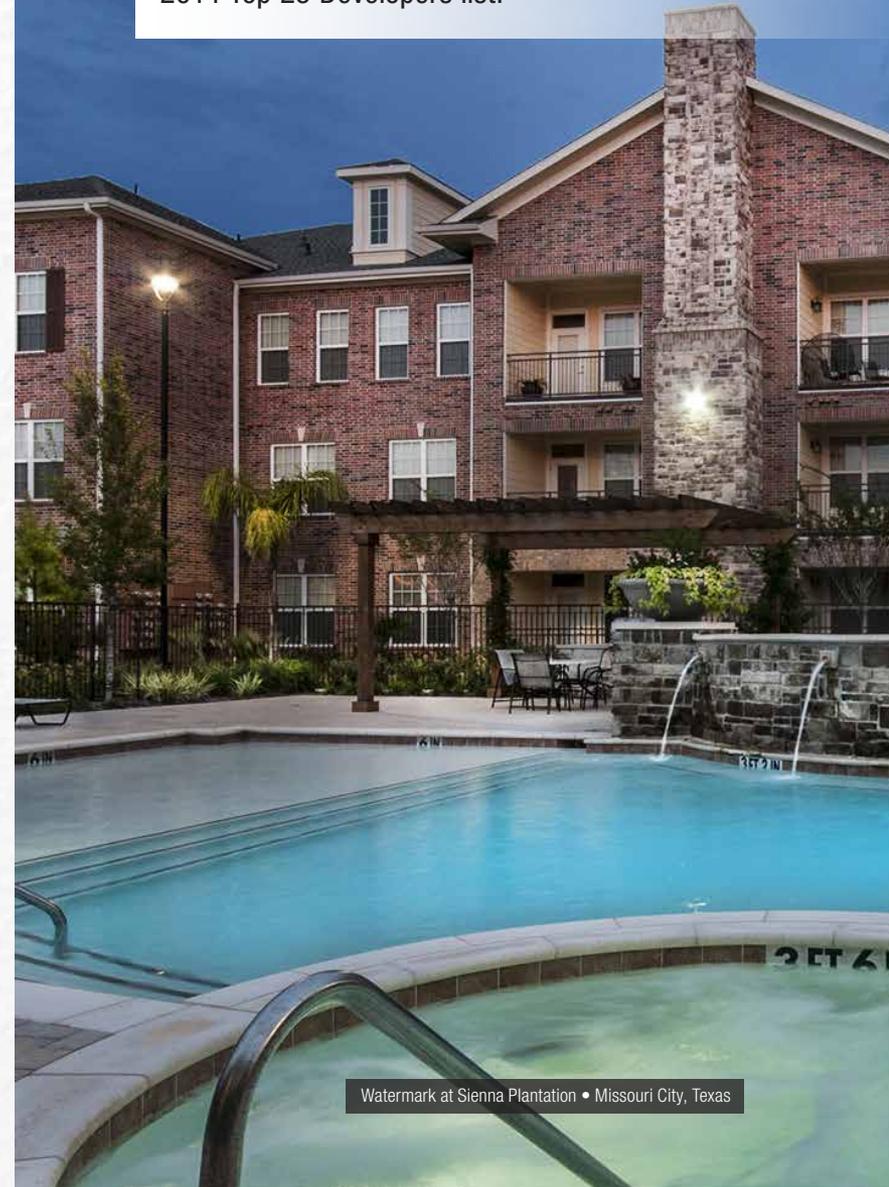
**Near places of employment.** Convenience to his or her workplace is a major factor in a resident's decision to lease at a given location.

**Near new retail growth.** Beyond adding convenience for residents, this factor represents an easily recognizable indicator of growth in a submarket. Watermark confirms the submarket's growth through its own analysis.

**Near high-end housing.** Residents want to live in an area that is considered exclusive based on the presence of well-kept, high-end homes in low-crime areas.

**High barriers to entry.** Watermark seeks to develop sites in markets with high administrative and geographic barriers to entry that limit the amount of new competition.

Watermark Residential was ranked 15th on MFE magazine's 2014 Top 25 Developers list.



# WATERMARK PROJECT LOCATIONS

Watermark Residential has earned national recognition as one of the nation's top multifamily builders, placing 15th on MFE magazine's Top 25 Developers list. We focus on the construction and operation of Class "A" multifamily developments in affluent suburban locations in the Midwest, Southeast and Southwest. Since closing on our first land site in 2010, we have developed more than 30 projects totaling nearly 9,000 units. Watermark's corporate office is in Indianapolis, IN.



- Multifamily projects completed or in development
- ★ Watermark office location

## BIG HOUSE® DESIGN FEATURES

Over the last decade, multifamily housing has been trending toward apartments that have the amenities, privacy, space and convenience of single-family homes but without the mortgage and the maintenance. At the forefront of this movement is the “Big House®” concept created by Dallas-based Humphreys and Partners Architects.

- Each home has its own private front door, avoiding common corridors
- Most homes have direct access to their own attached garage with detached garages available
- Enclosed private stairs for all upper units
- Walk-out balcony or porch in each unit
- Aesthetic appearance and design
- Premium interior finishes
- Great community atmosphere
- Updated design features all rear-entry garages, which minimizes “seas of parking” visible from roadways



BIG HOUSE® DESIGN



The Villas at Sienna Plantation • Missouri City, Texas



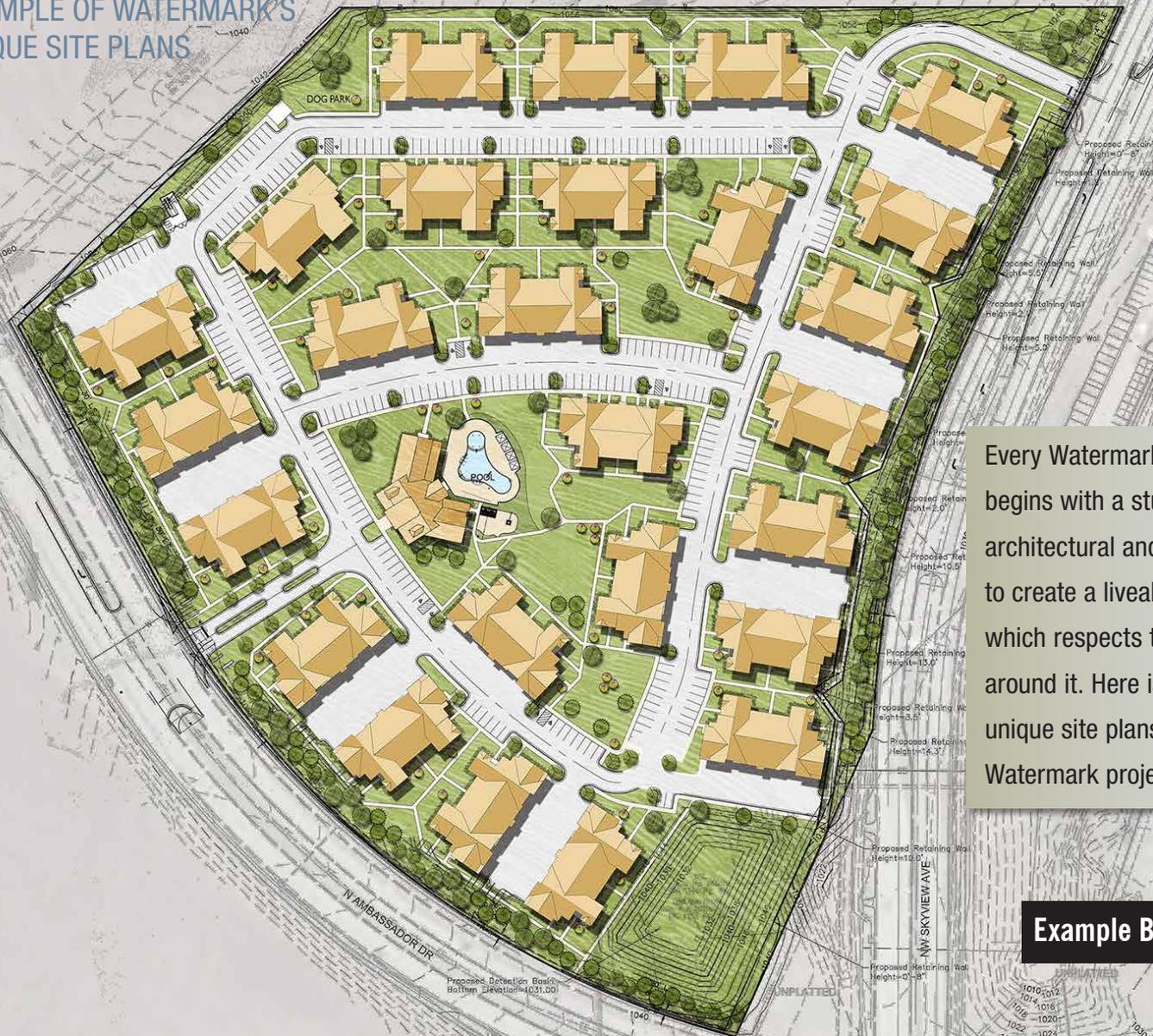








## EXAMPLE OF WATERMARK'S UNIQUE SITE PLANS



Every Watermark community begins with a study by Watermark's architectural and engineering staff to create a liveable community which respects the environment around it. Here is an example of the unique site plans which distinguish Watermark projects.

**Example Big House® Site Plan**

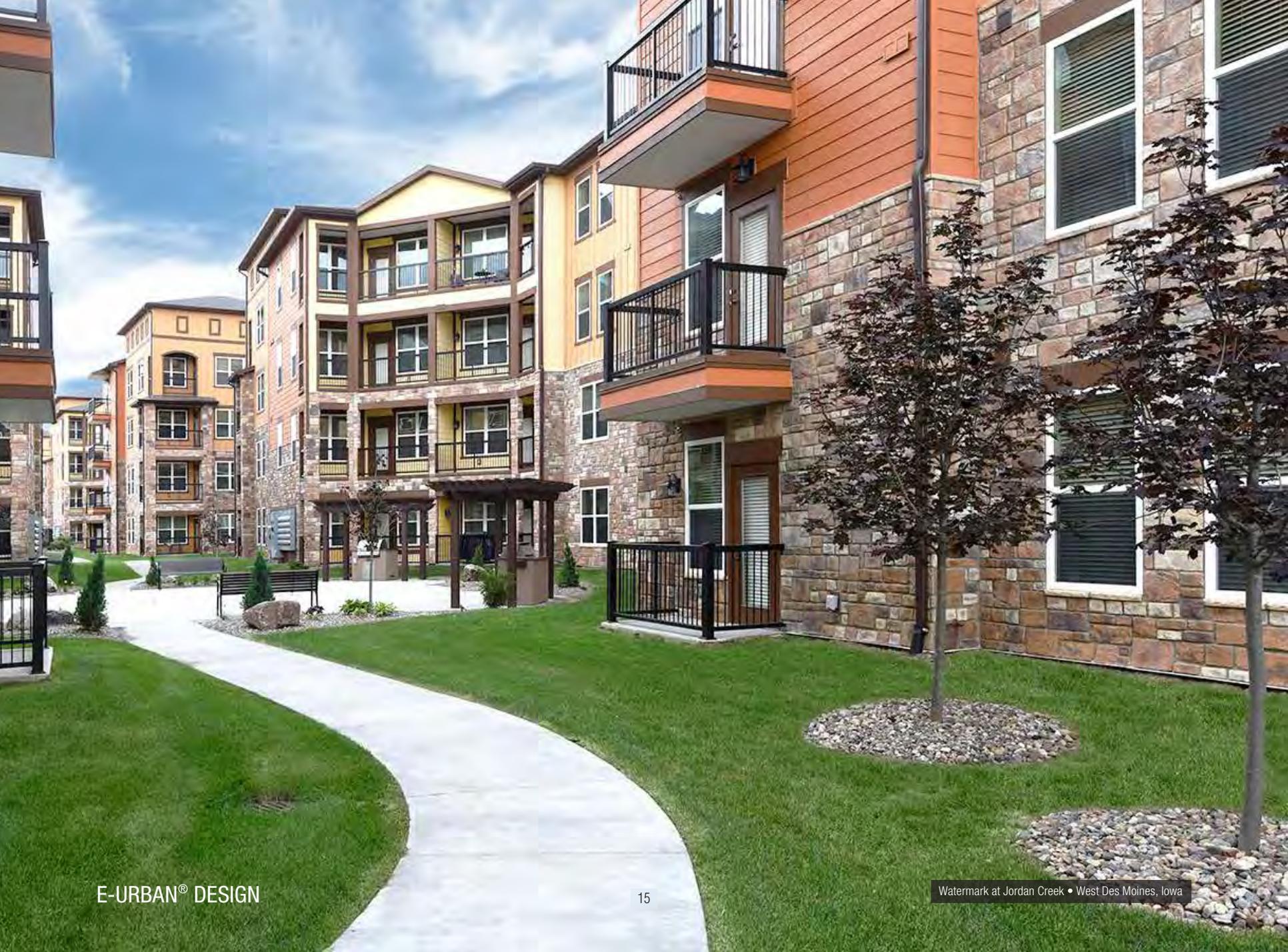
## E-URBAN® DESIGN FEATURES



Award-winning Humphreys & Partners Architects revolutionized the mid-rise multifamily development through the creation of the nationally acclaimed “e-Urban®” design. With multiple lobbies in each building, short corridors and in some cases, elevators, residents enjoy style and convenience with a focus on luxury.

- Spacious, open floor plans
- Stylish interiors
- Multiple lobbies and short corridors
- Elevators in some buildings
- Walk-out balconies or porches
- Attractive courtyards and common areas

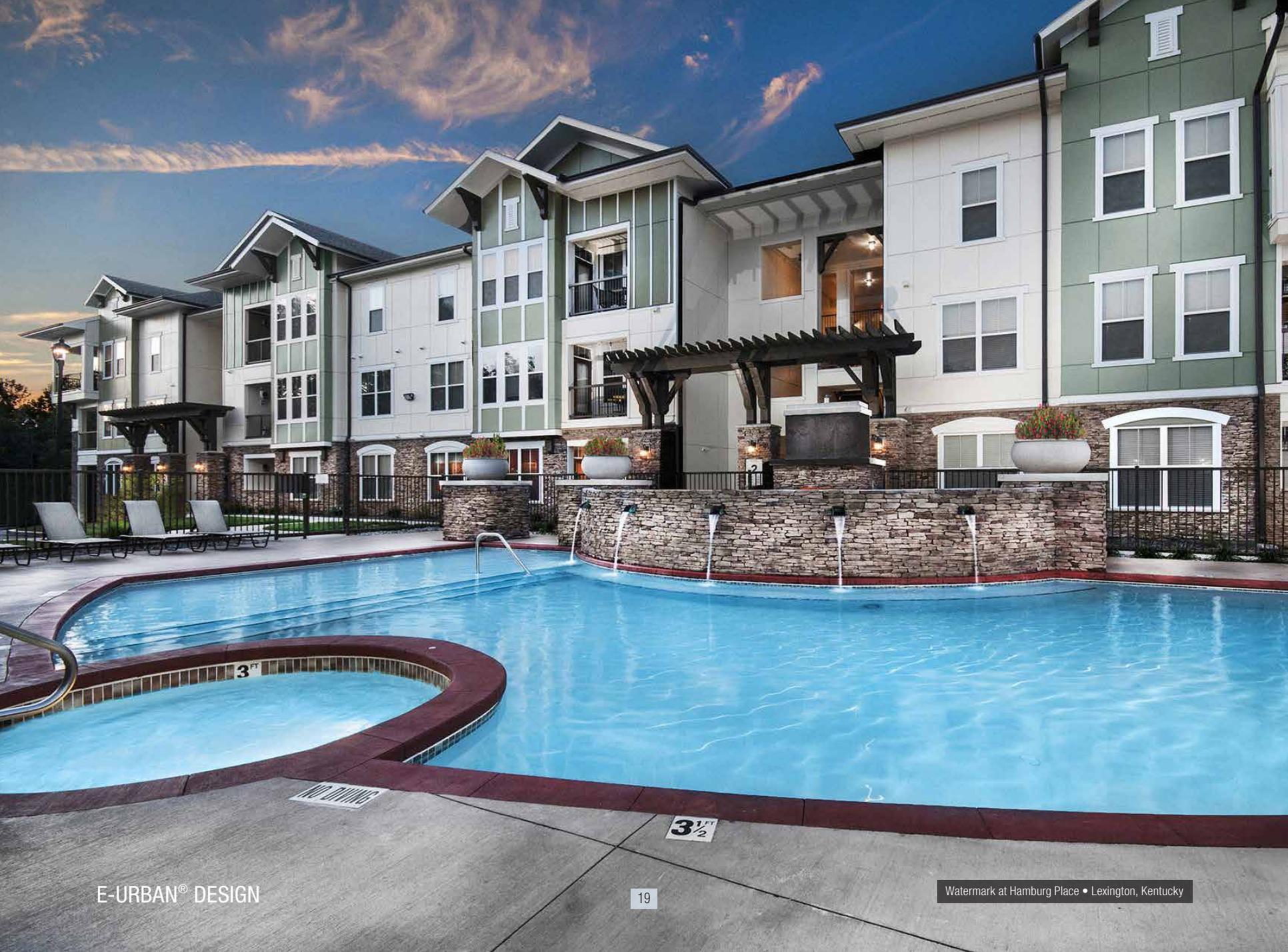












EXAMPLE OF  
WATERMARK'S  
UNIQUE SITE PLANS



Sample e-Urban Site Plan

Every Watermark community begins with a study by Watermark's architectural and engineering staff to create a liveable community which respects the environment around it. Here is an example of the unique site plans which distinguish Watermark projects.



## INTERIOR FEATURES

### Interior Features

Our apartment homes include class "A" premium interior finishes, creating a lifestyle experience focused on luxury. Spacious, open floor plans and superior amenities demonstrate Watermark's dedication to quality.

- Gourmet bar-kitchens with 3cm-thick granite or quartz countertops, tile backsplashes
- Stainless steel appliances: smooth glass cooktop stoves and side-by-side refrigerators
- Granite or quartz countertops and framed mirrors in bathrooms
- Nine-foot ceilings with designer light fixtures
- Walk-in closets and garden tubs
- Full-size washers and dryers included in each unit
- Private balconies and patios

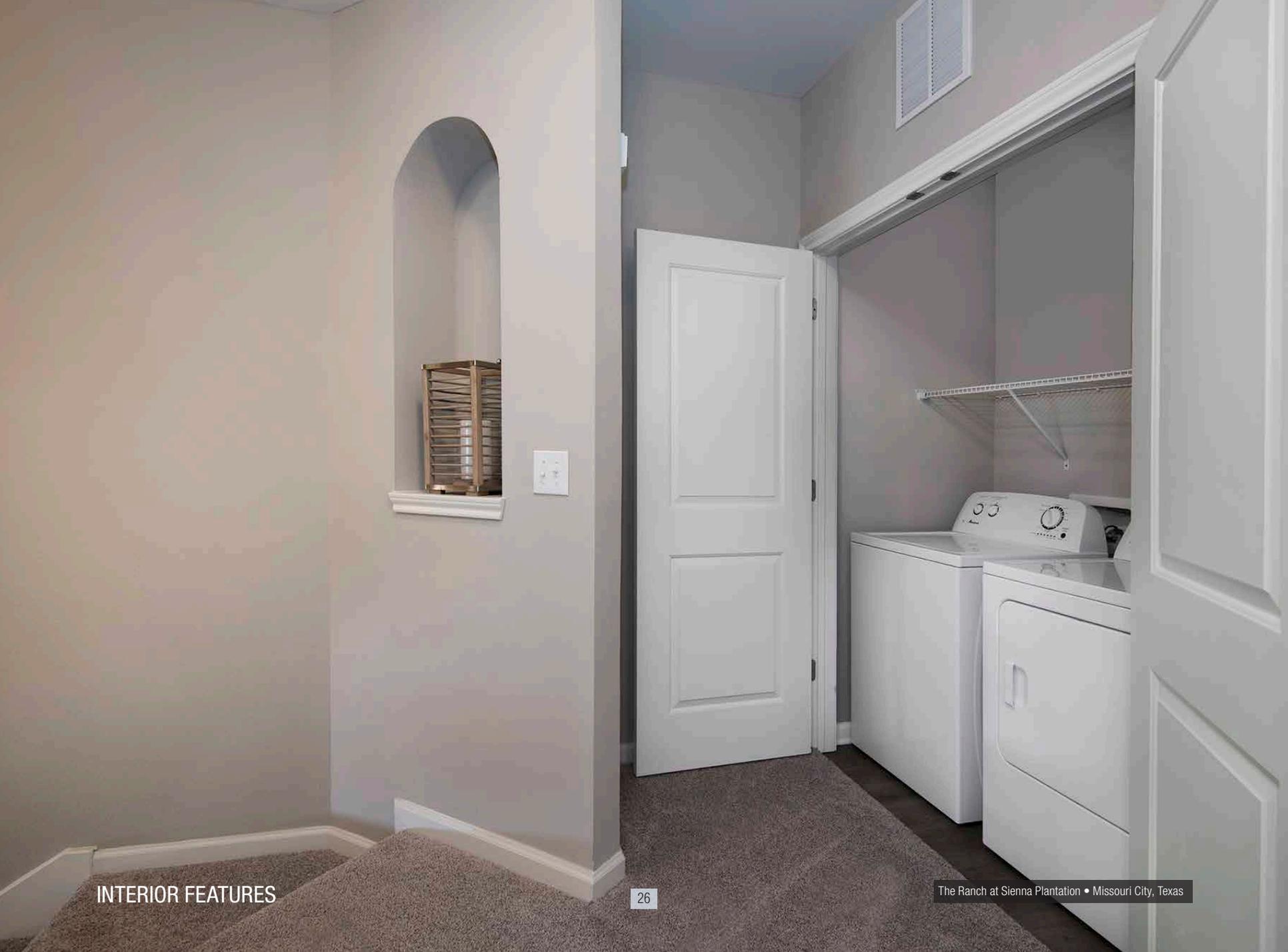




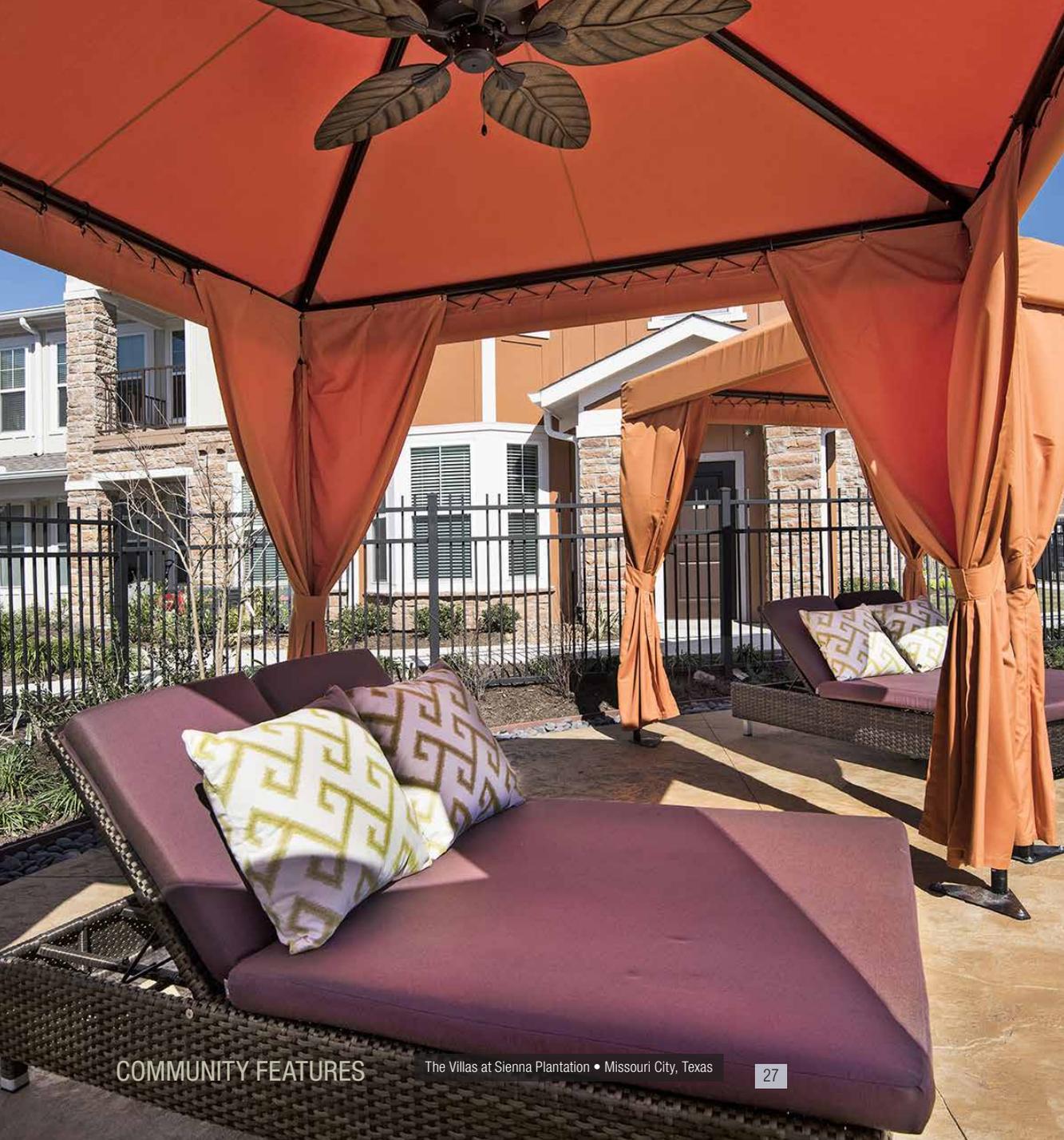








INTERIOR FEATURES



## COMMUNITY FEATURES

### Community amenities:

Watermark's commitment to providing the highest amenities in the market go as far as concierge trash removal, state-of-the-art fitness centers and WiFi surrounding the clubhouse. Various combinations of the following features are enjoyed at our properties:

- Professionally-decorated clubhouses with TVs, kitchens, conference rooms, technology centers, coffee bars, gaming dens, movie lounges and screened-in porches
- WiFi hot spots throughout clubhouse and pool area
- 24-hour fitness centers with state-of-the-art cardiovascular, free weight, circuit and core training, Fitness On Demand™ virtual training kiosks, spinning rooms and kids' play areas
- Resort-style swimming pools with cabanas, poolside hammocks, entertainment areas with gas grills, sand volleyball courts, fire pits
- Courtyards with water features
- Pet-friendly with Bark Parks and Doggie Spas
- Bike repair shops and bike parking plazas
- Community gardens
- Fitness trails, boulder climbers, sport courts, sandpits and playgrounds
- Gated access
- 24-hour emergency maintenance
- Valet trash and recycling service



Watermark  
PLANTATION  
Future  
Resident  
Parking

Handicap  
Parking

Leasing  
Information Center  
Mon, Tues, Thurs, Fri  
9:00am - 5:00pm  
Sat 10am - 4pm  
Sun 12pm - 5pm  
Watermark  
PLANTATION  
EST. 1988

NO PARKING TOW AWAY ZONE





Watermark at Katy Ranch • Katy, Texas • Photo earned Kodak Gallery of Excellence, Judges Choice and Grand Imaging Awards







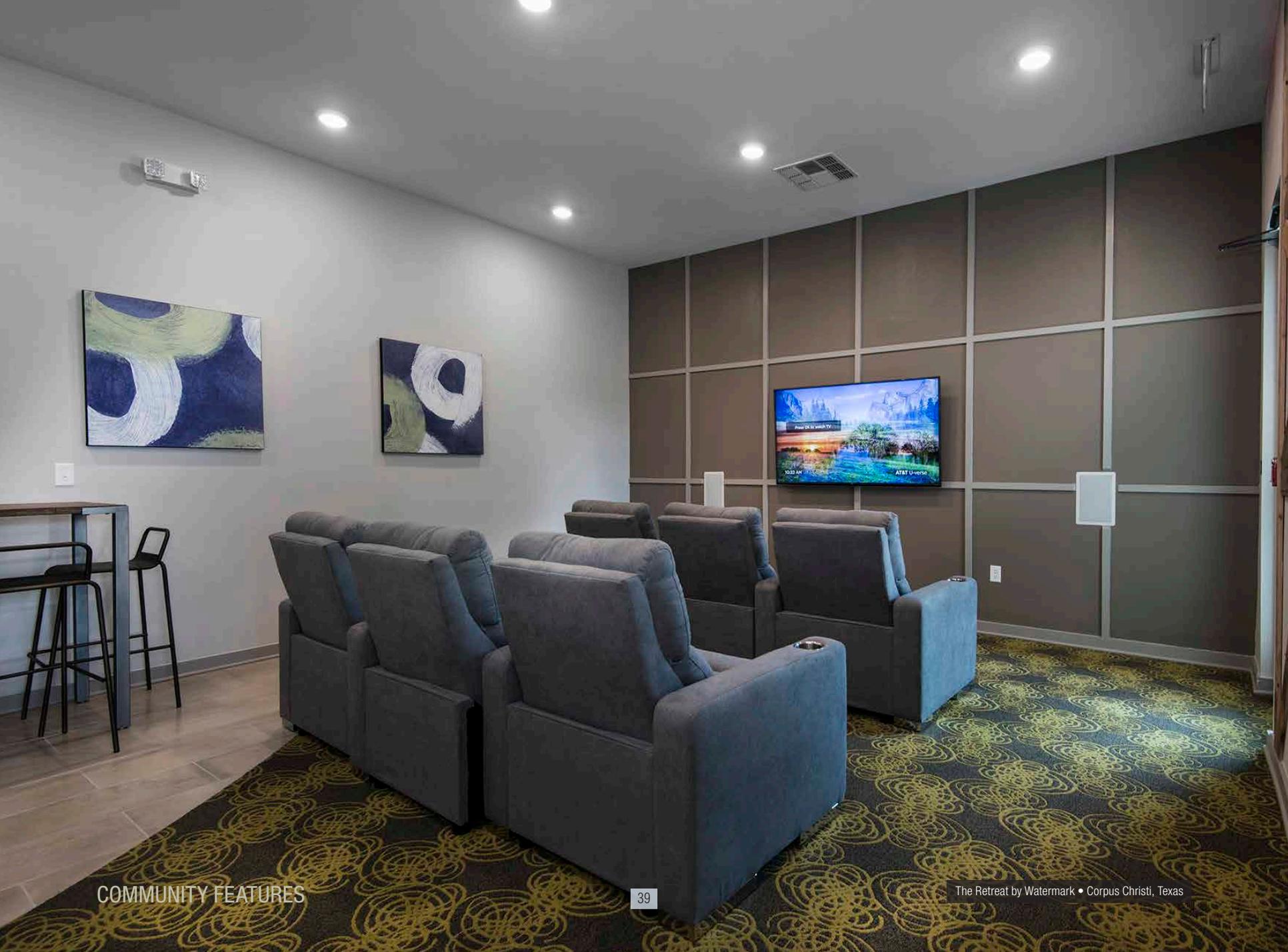














**BARK PARK**  
Please be courteous  
and pick up after  
your pets. 🐾 🐾

## COMPLETE LIST OF MULTIFAMILY PROJECTS



**Watermark at EastChase**  
Montgomery, Alabama  
272 Units  
Financing: HUD-221 D4



**Sycamore Terrace Phases I & II**  
Terre Haute, Indiana (Indianapolis MSA)  
250 Units  
Financing: Edgar County Bank



**Watermark at Quail North**  
Oklahoma City, Oklahoma  
240 Units  
Financing: HUD-221 D4



**Watermark at Hamburg Place**  
Lexington, Kentucky  
150 Units  
Financing: Associated Bank



**Watermark at Sienna Plantation**  
Missouri City, Texas (Houston MSA)  
240 Units  
Financing: HUD-221 D4



**Watermark at Indian Lake Village**  
Hendersonville, Tennessee (Nashville MSA)  
206 Units  
Financing: US Bank



**Watermark at Katy Ranch**  
Katy, Texas (Houston MSA)  
260 Units  
Financing: Key Bank



**Watermark on Hurstbourne**  
Louisville, Kentucky  
270 Units  
Financing: Huntington Bank



**Watermark at Barker Cypress**  
Cypress, Texas (Houston MSA)  
318 Units  
Financing: Bank of America



**Watermark on Cumberland**  
Fishers, Indiana (Indianapolis MSA)  
220 Units  
Financing: Huntington Bank

## COMPLETE LIST OF MULTIFAMILY PROJECTS



**The Villas at Sienna Plantation**  
Missouri City, Texas (Houston MSA)  
190 Units  
Financing: Wells Fargo



**Watermark at Jordan Creek**  
West Des Moines, Iowa  
176 Units  
Financing: Associated Bank



**Watermark at Southlands**  
Aurora, Colorado  
300 Units  
Financing: Bank of America



**The Villas by Watermark**  
Zionsville, Indiana (Indianapolis MSA)  
266 Units  
Financing: Key Bank



**Watermark at Harmony**  
Spring, Texas (Houston MSA)  
308 Units  
Financing: BMO Harris



**Watermark at Walker Commons**  
League City, Texas (Houston MSA)  
368 Units  
Financing: Wells Fargo



**Watermark on Mainstreet**  
Parker, Colorado (Denver MSA)  
306 Units  
Financing: Bank of America



**Watermark at Spring Cypress**  
Tomball, Texas (Houston MSA)  
328 Units  
Financing: Fifth Third Bank



**The Ranch at Sienna Plantation**  
Missouri City, Texas (Houston MSA)  
312 Units  
Financing: Compass Bank



**The Reserve at Quail North**  
Oklahoma City, Oklahoma  
280 Units  
Financing: Huntington Bank

## COMPLETE LIST OF MULTIFAMILY PROJECTS



**The Retreat by Watermark**  
 Corpus Christi, Texas (Houston MSA)  
 324 Units  
 Financing: Bank of America



**Watermark on Walnut Creek**  
 Rogers, Arkansas  
 220 Units  
 Financing: Associated Bank



**Watermark at Steele Crossing**  
 Fayetteville, Arkansas  
 306 Units  
 Financing: Fifth Third Bank



**Watermark at Harvest Junction**  
 Longmont, Colorado (Denver MSA)  
 276 Units  
 Begin Construction: June 2016  
 Financing: US Bank



**Watermark on Twenty Mile**  
 Parker, Colorado (Denver MSA)  
 294 Units  
 Begin Construction: October 2016  
 Financing: BMO Harris



**Watermark at First Creek**  
 Denver, Colorado  
 264 Units  
 Begin Construction: December 2016  
 Financing: Cross First



**Watermark at Chesterfield Village**  
 Chesterfield, Missouri  
 345 Units  
 Begin Construction: February 2017  
 Financing: Simmons Bank



**The Villas on Fir**  
 Mishawaka, Indiana  
 290 Units  
 Begin Construction: April 2017  
 Financing: First Merchants Bank



**Watermark at Bridge Street Town Centre**  
 Huntsville, Alabama  
 244 Units  
 Begin Construction: August 2017  
 Financing: First Merchants Bank



**Watermark on Union**  
 Colorado Springs, Colorado  
 244 Units  
 Begin Construction: October 2017  
 Financing: Bank of America

## COMPLETE LIST OF MULTIFAMILY PROJECTS



**Watermark at Tiffany Springs**  
Kansas City, Missouri  
276 Units  
Begin Construction: October 2017  
Financing: Associated Bank



**The District**  
Fishers, Indiana  
260 Units  
Begin Construction: October 2017  
Financing: Fifth Third Bank



**Watermark at Gateway Place**  
Gilbert, Arizona  
250 Units  
Begin Construction: June 2018  
Financing: Prospect Bank



**The Haven by Watermark**  
Denver, Colorado  
206 Units  
Begin Construction: July 2018  
Financing: Prospect Bank



**Watermark at Grand Parkway**  
Spring, Texas  
336 Units  
Begin Construction: December 2018  
Financing: Prospect Bank



*Excellence.  
Service.  
Leadership.*

