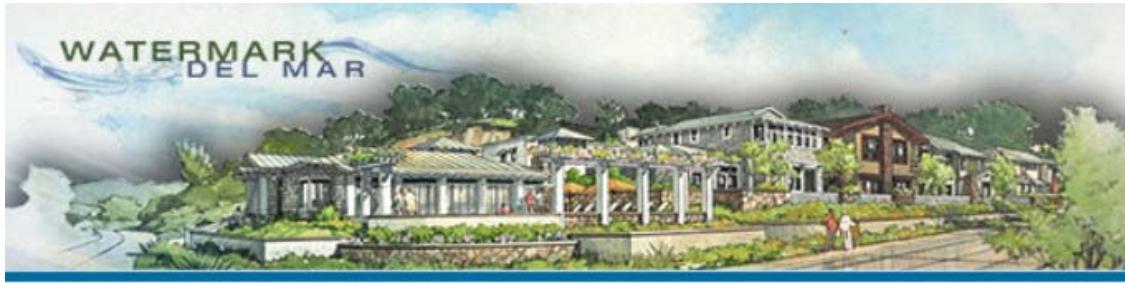


February 16, 2016



What is Watermark Del Mar?

Watermark Del Mar is a new residential community proposed at the intersection of Jimmy Durante Boulevard and San Dieguito Drive. This community will transform what is now a vacant lot into a welcoming northern gateway to Del Mar.

The project includes 48 new homes in a unique mix of one- and two-story buildings designed in a timeless, coastal-inspired architectural style. All of Watermark Del Mar's homes will be built to high-quality, "for sale" standards. While the majority of the homes will be market rate, the current project proposes to designate seven of the homes as affordable, with up to four of the affordable homes proposed to be deeded to the City.

Want to learn more about Watermark Del Mar? Email us at info@WatermarkDelMar.com to request a meeting with the project team.

Watermark Del Mar kicks off review process with CPP meetings

In late January, the Watermark Del Mar team hosted two Community Participation Program (CPP) meetings to officially begin the project review and community engagement process for Watermark Del Mar. Held on the project site, these meetings allowed nearby residents and property owners the opportunity to see project plans, renderings, elevations, and view a computer-simulated video of the project. Attendees were invited to provide comments and input and have their questions answered by the project team.

Nearly 100 people attended the meetings. The large majority of comments received were positive and the project received broad support. The top comments and discussion topics included:

- **Support for Architecture and Design:** The coastal-inspired design of the project was very favorably received with near unanimous positive feedback.
- **Support for Affordable Housing component:** Attendees supported the affordable housing offerings included in the project.
- **Land use support:** Attendees noted their support for residential use at the site as opposed to the previously approved Riverview Office Complex and the current vacant lot condition.
- **Unit count and density concerns:** A density range of 20 to 25 units per acre is identified for the site by the City in its Housing Element and the proposed project is at the lowest end of this range at 20.5 units per acre. The project has been reduced from previous designs of 57 units and 54 units to stay within the preferred range yet minimize the total number of units on-site.
- **Traffic related concerns:** As noted to attendees, the current Watermark Del Mar project will result in less traffic than the previously approved Riverview Office Complex and, once completed, eliminate seasonal race-track and fair grounds parking at the site.

A report summarizing the comments and responses from the Watermark Del Mar team has been submitted to the City and mailed to all meeting participants. You can access that report and view details of comments and responses on the [project website](#).