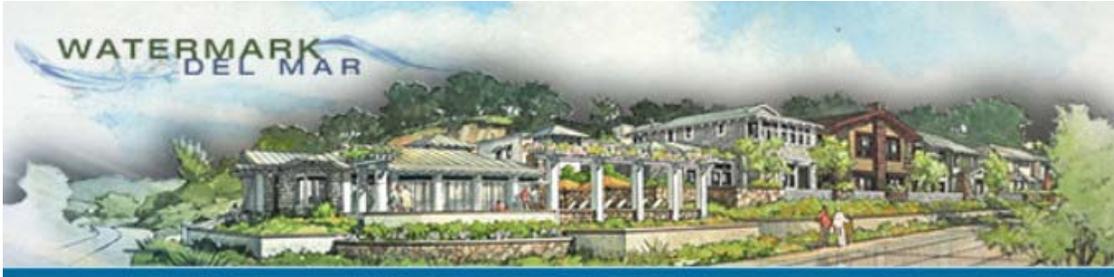


March 14, 2016



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.

SECOND PUBLIC WORKSHOP SCHEDULED FOR MARCH 24

We hosted our first public workshop to seek comments from the public on Thursday, March 10. Thank you to those members of the community that participated and shared your thoughts about Watermark Del Mar! This input will help us as we make refinements to the project plans.

For those who were unable to attend, you still have an opportunity to give us your feedback. The second public workshop will be held on Thursday, March 24.

Public Workshop #2

Thursday, March 24, 2016

6:00-8:00 pm

L'Auberge Del Mar - Platinum Ballroom

1540 Camino Del Mar, Del Mar, CA.

Workshop participants will have the chance to review project information, offer specific comments and input, and engage with members of the project team. Information featured at the workshops will include:

- Design, use, and density
- Affordable housing component
- Environmental issues
- Traffic and parking
- Pedestrian access and connectivity

We look forward to seeing you there!

WATERMARK DEL MAR PRESENTED TO DRB AND PLANNING COMMISSION

On February 24 and March 8, the Watermark Del Mar team provided informational presentations to the Del Mar Design Review Board (DRB) and Planning Commission. The presentations helped ensure that the members of the DRB and Planning Commission have the foundational information they will need as the project moves through the review process and eventually comes before them for a vote. Some of the key points presented in the presentations included:

development at a density of 20-25 units per acre in the City of Del Mar's approved Housing Element, a component of the Del Mar Community Plan.

- The density of the project has been reduced over time as a result of community input, from 57 units (almost 25 units per acre) to 48 units today (close to 20 units per acre).
- The traffic generation from the project would be significantly reduced from the Riverview office project that is currently approved for the site.
- Most of the homes will be offered at market rate, with seven of the 48 units proposed as affordable housing. Four of the affordable homes will be donated to a non-profit corporation of the City's choosing.
- All homes will be built to exceptional high-quality, for-sale standards, and parking will be accommodated in an underground garage, concealed from view.

The project was well-received, and members of both boards offered comments and feedback for the team's consideration. Several members of the public attended the meetings, most of whom spoke in favor of the project.

Videos of the presentations are available on the [City's website](#).



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