

# FRUITION KEENESBURG COLORADO

**Board of Trustees Hearing** 8.15.2022







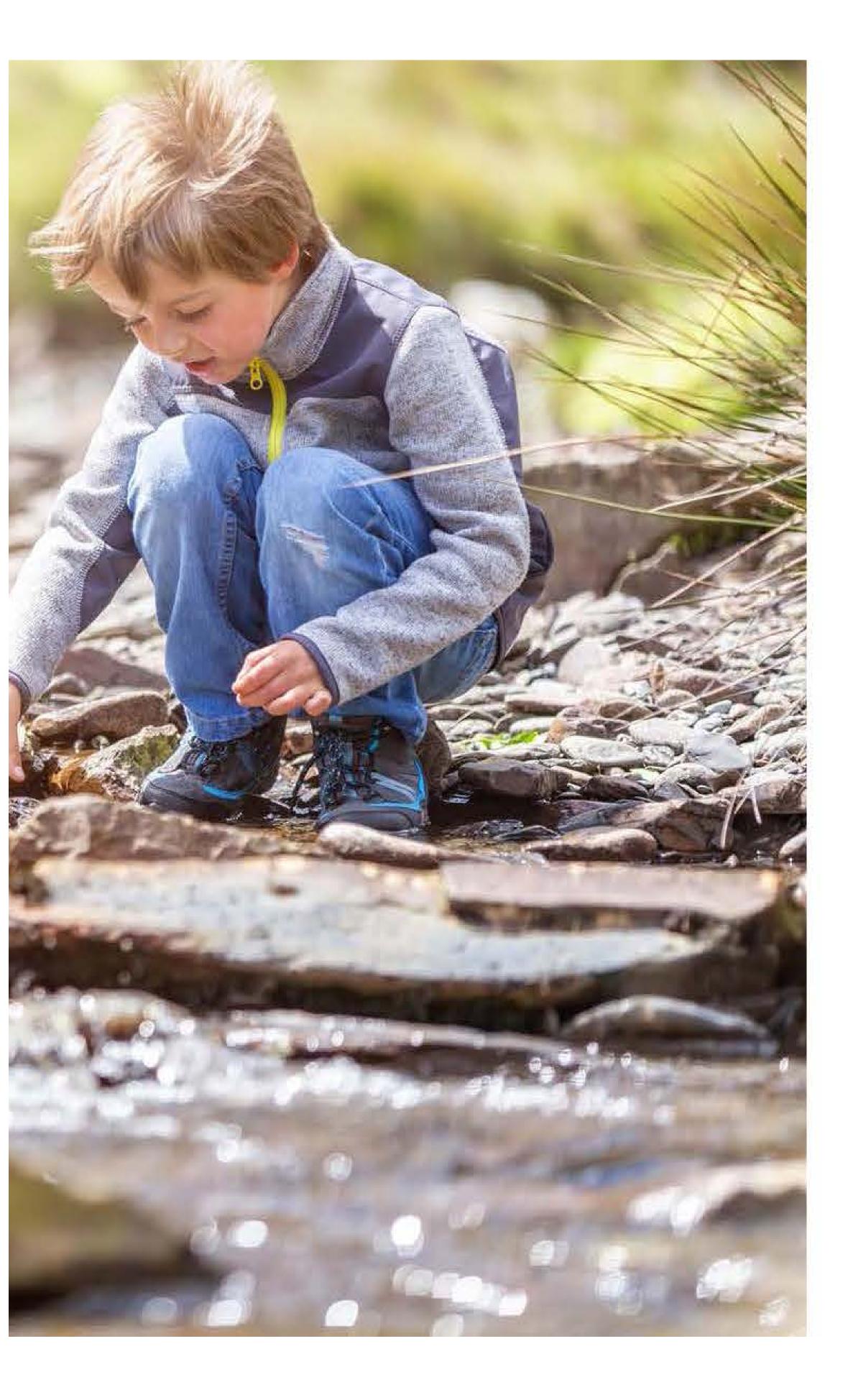


## FRUITION

DEFINITION: noun. *Attainment of anything desired; realization;* accomplishment: enjoyment, as of something attained or realized.

## WATER, ETHOS AND INNOVATION COME TO FRUITION





## THE PRINCIPLES OF FRUITION: WATER



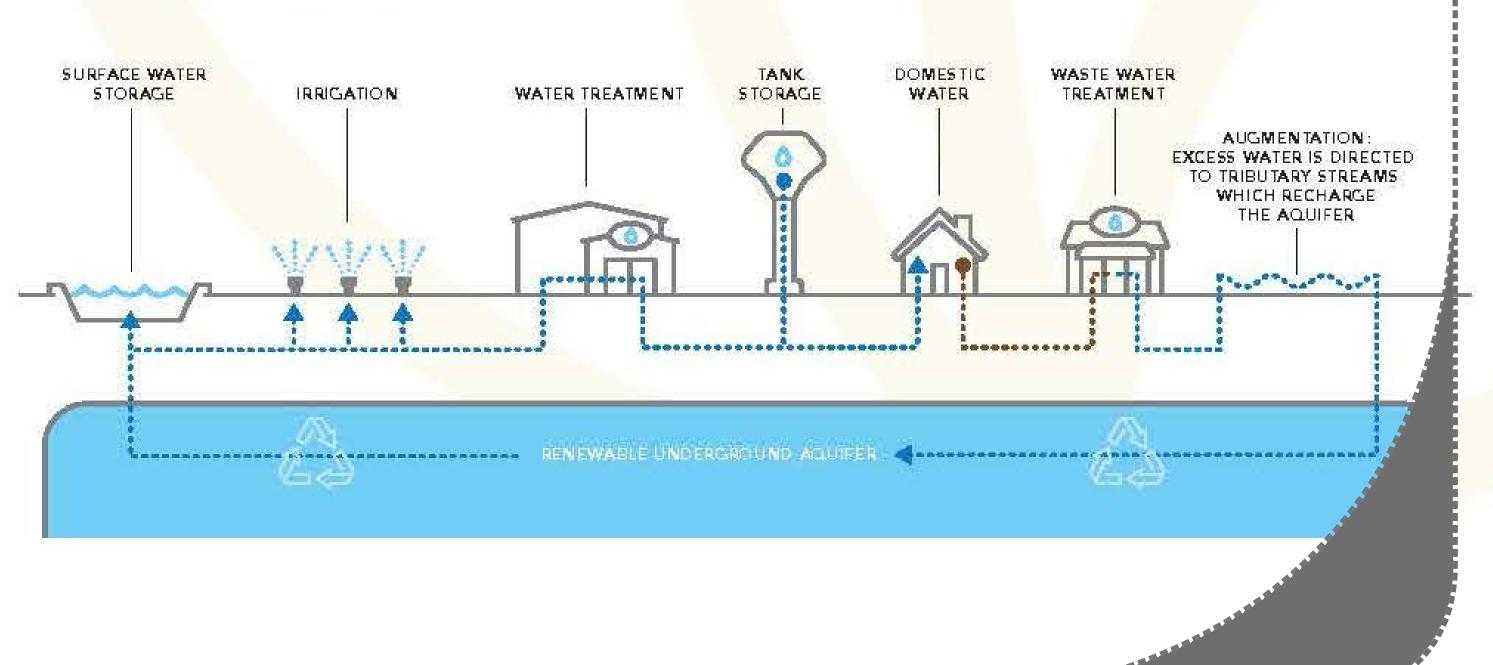
Fruition, Colorado is where the precious resource of water aligns with the underground ethos.

Water will be sustainable here affording a comforting peace of mind for many generations to come.

> Fruition, Colorado's proprietary water infrastructure ensures harchictor ad quae epedic temposam hiciat. Si quis net, il ella cer isquam nobite dellore iuntion.



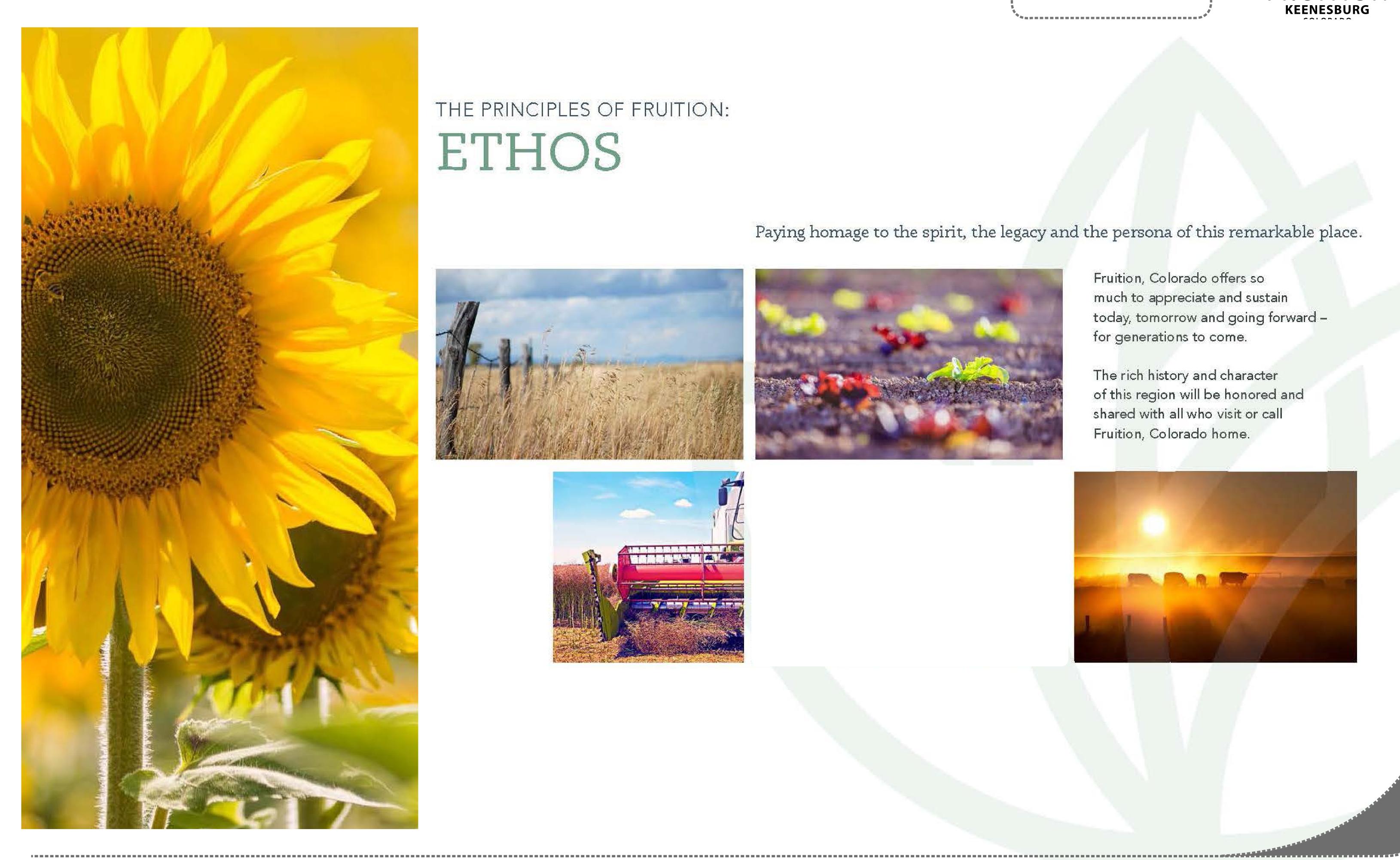






#### "Water is the driving force of all of nature."

- LEONARDO DA VINCI



## THE PRINCIPLES OF FRUITION: ETHOS



### Paying homage to the spirit, the legacy and the persona of this remarkable place.



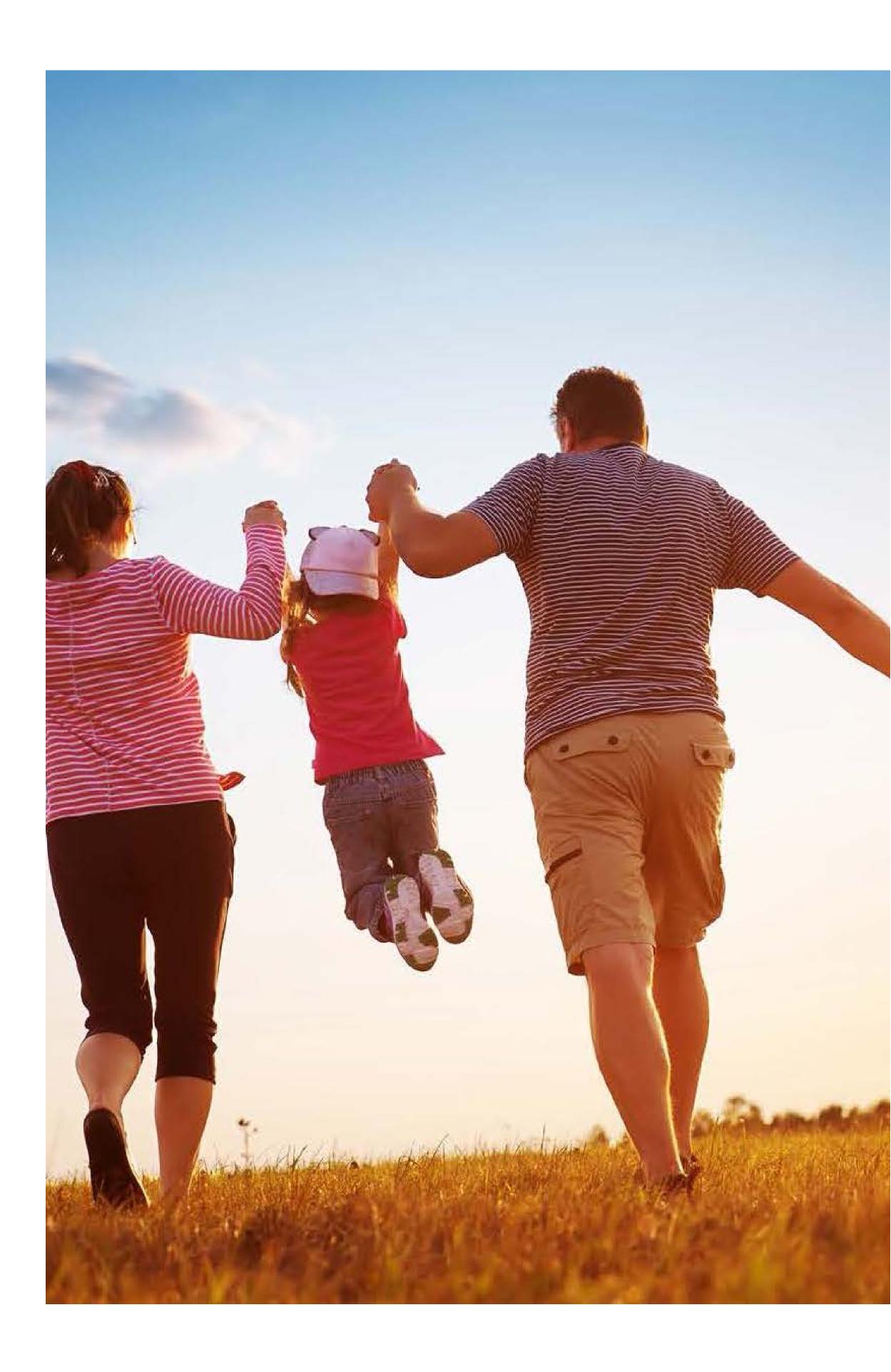




Fruition, Colorado offers so much to appreciate and sustain today, tomorrow and going forward – for generations to come.

The rich history and character of this region will be honored and shared with all who visit or call Fruition, Colorado home.





## THE PRINCIPLES OF FRUITION: INNOVATION



Forward thinking sustainable resources supported by innovative community infrastructure represent a new paradigm and approach to community development.

At Fruition, Colorado, a new design in home ownership will mean the promise of a beautiful home in a safe and secure neighborhood can be a reality for everyone.





Seeing opportunities to make a difference and doing things differently.



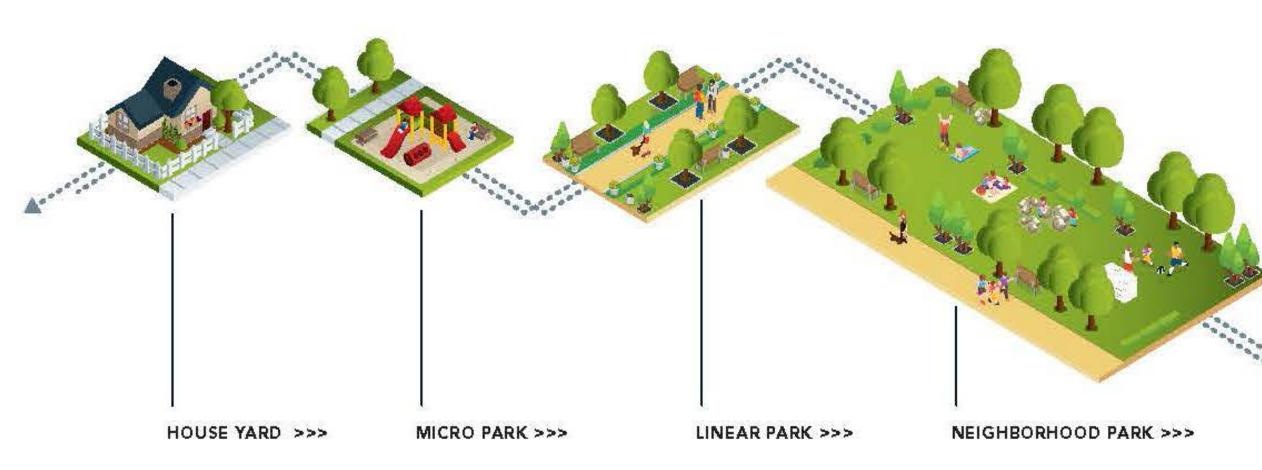


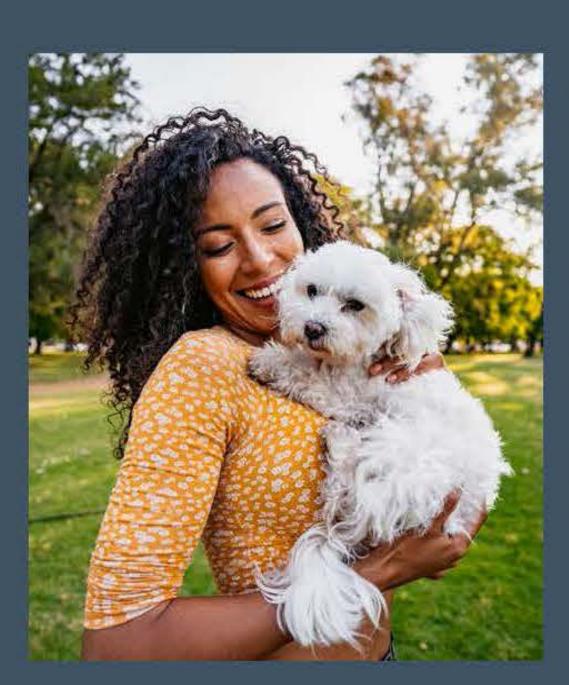
### FRUITION, COLORADO RESIDENT EXPERIENCE

### "That feeling you get when it's easy to be neighborly."

Neighborhood design will focus on creating a sense of security and a scale of experience that residents identify with and take pride in.







### "Here you can walk in the park, take a path... take a deep breath and feel better."

Outdoor opportunities will include passive, personal experiences. Neighborhood parks and authentic gathering areas create opportunities for interaction and a sense of being connected.

REGIONAL PARK



### "That feeling of owning a great home in a great neighborhood."

Efficient design, construction and financing of homes will result in giving access to a broader and ever-increasing market.



## **Regional Significance** > Connectivity to Northern Communities:

- Keenesburg
- Greeley
- Fort Lupton
- Brighton

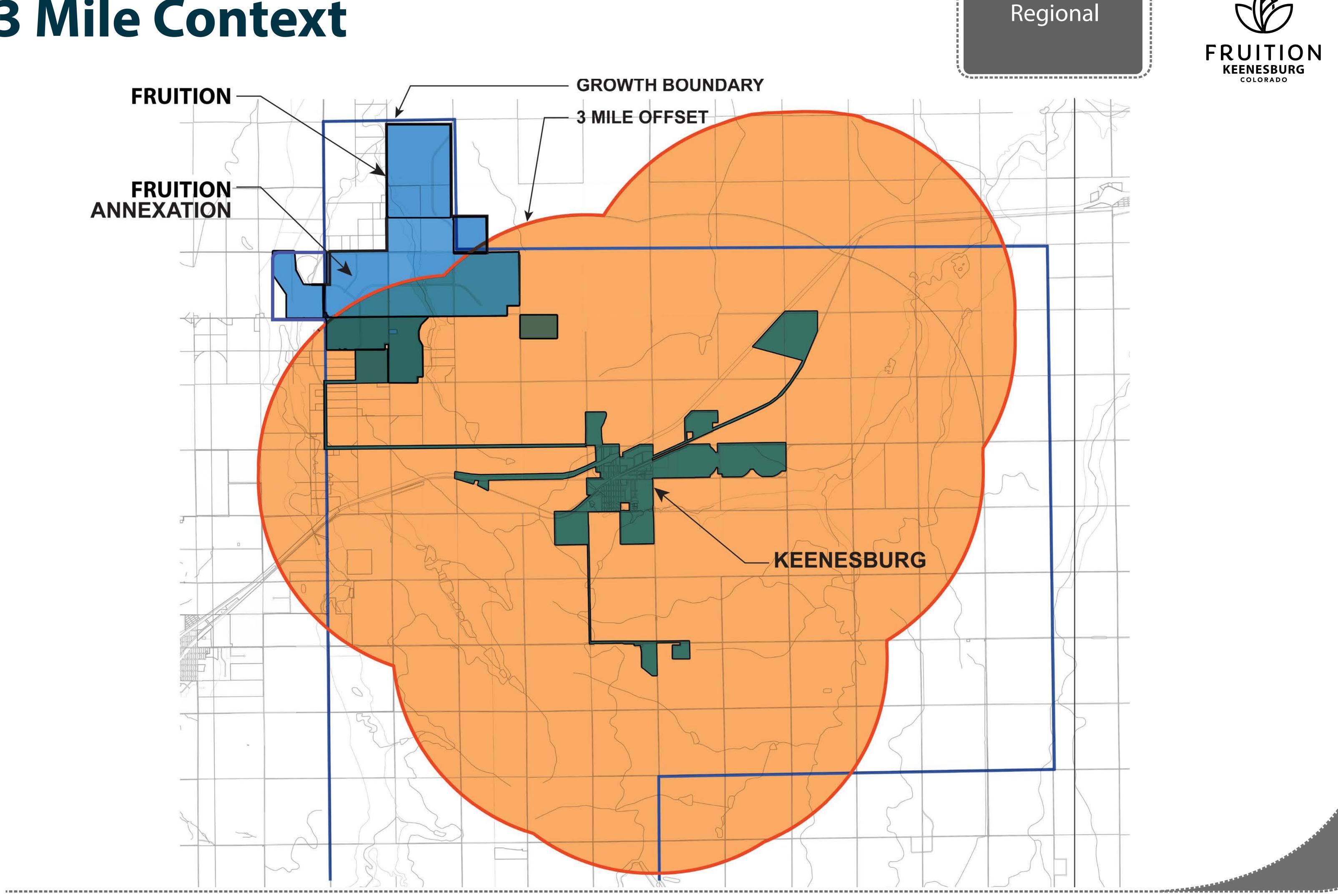
> Connectivity to Denver & DIA







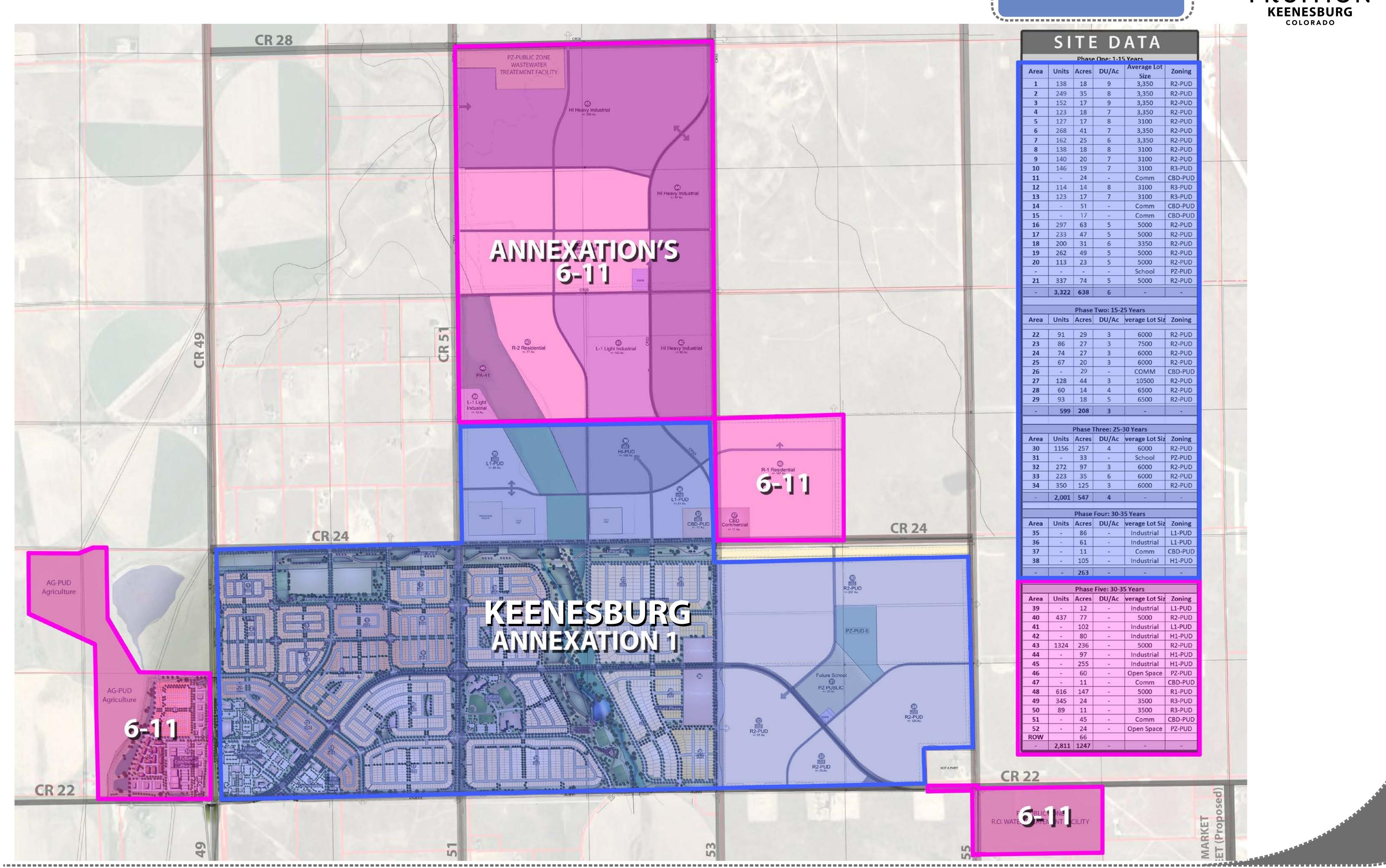
## **3 Mile Context**







# Annexation Areas



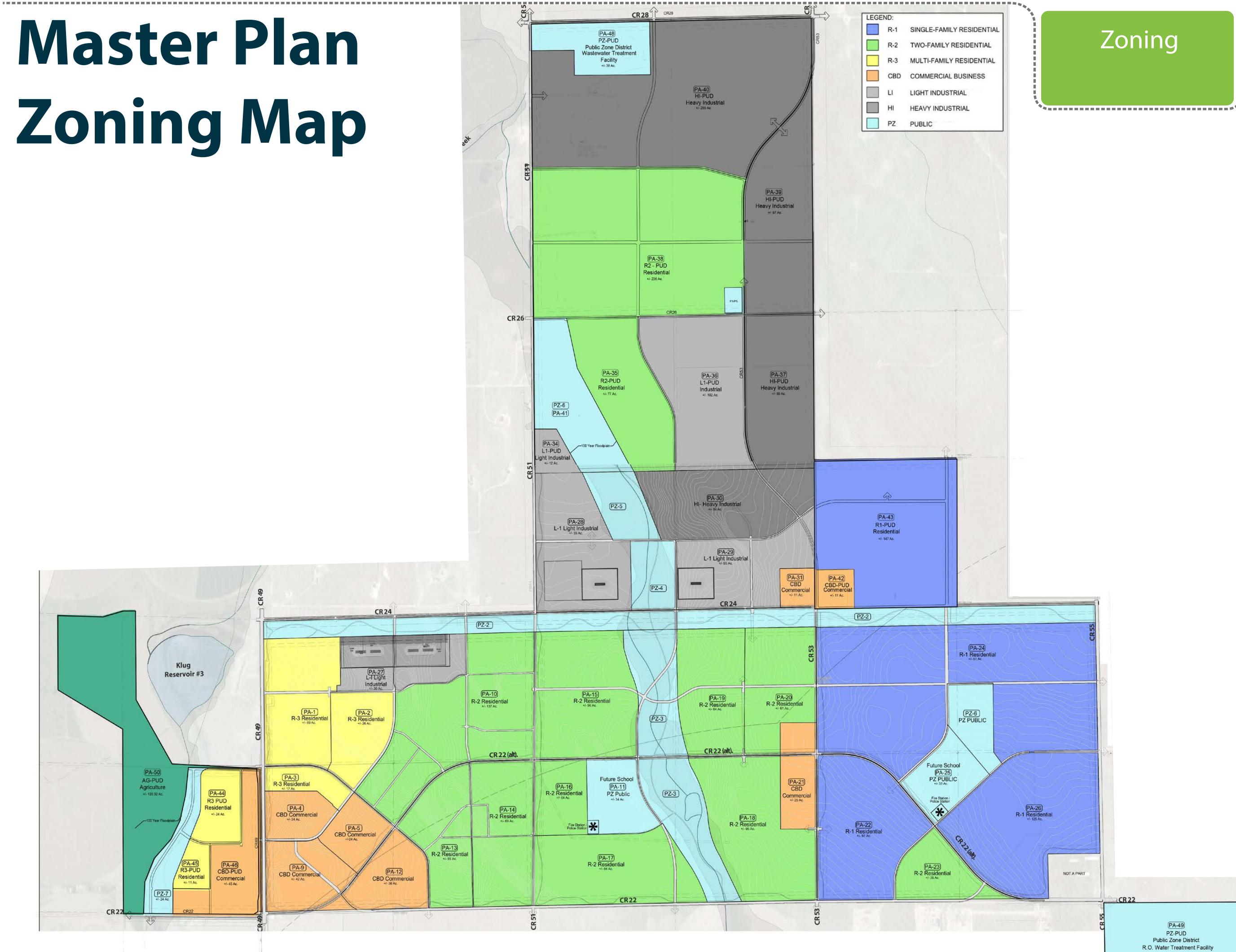
### Master Plan

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	SI	TE	E D	ΑΤΑ	
		Phase	One: 1-15		
Area	Units	Acres	DU/Ac	Average Lot Size	Zoning
1	138	18	9	3,350	R2-PUD
2	249	35	8	3,350	R2-PUD
3	152	17	9	3,350	R2-PUD
4	123	18	7	3,350	R2-PUD
5	127	17	8	3100	R2-PUD
6	268	41	7	3,350	R2-PUD
7	162	25	6	3,350	R2-PUD
8	138	18	8	3100	R2-PUD
9	140	20	7	3100	R2-PUD
10	146	19	7	3100	R3-PUD
11	-	24	-	Comm	CBD-PUD
12	114	14	8	3100	R3-PUD
13	123	17	7	3100	R3-PUD
14	-	51	-	Comm	CBD-PUD
15		17	2.24	Comm	CBD-PUD
16	297	63	5	5000	R2-PUD
10	237	47	5	5000	R2-PUD
17	233	31	6	3350	R2-PUD
19	262	49	5	5000	R2-PUD
20	113	23	5	5000	R2-PUD
20	115	23		School	PZ-PUD
21	337	74	5	5000	R2-PUD
21				5000	12-100
	3,322	638	6	1997 - 19	(4)
		Dhar	Turo: 15-2	5 Voore	
Area	Units	Phase	Two: 15-2	5 Years verage Lot Siz	Zerler
Area	Units	Acres	DU/AC	verage Lot Siz	Zoning
22	91	29	3	6000	R2-PUD
23	86	27	3	7500	R2-PUD
24	74	27	3	6000	R2-PUD
25	67	20	3	6000	R2-PUD
26	-	29	-	COMM	CBD-PUD
27	128	44	3	10500	R2-PUD
28	60	14	4	6500	R2-PUD
29	93	18	5	6500	R2-PUD
	599	208	3		
	555	200	5		
	1	hase	Three: 25-3	30 Years	
Area	Units	Acres	DU/Ac	verage Lot Siz	Zoning
30	1156	257	4	6000	R2-PUD
31		33	7.47	School	PZ-PUD
32	272	97	3	6000	R2-PUD
33	223	35	6	6000	R2-PUD
34	350	125	3	6000	R2-PUD
					112 1 00
-	2,001	547	4	-	
		Phase	Four: 30-3	5 Years	
Area	Units	Acres	DU/Ac	verage Lot Siz	Zoning
35	4	86	-	Industrial	L1-PUD
36		61	-	Industrial	L1-PUD
37		11	-	Comm	CBD-PUD
38		105	7.8)	Industrial	H1-PUD
12	1.00	263	1 12	22	127
		203			
		Phase	Five: 30-3	5 Years	
Area	Units	Acres	DU/Ac	verage Lot Siz	Zoning
39	-	12	242	Industrial	L1-PUD
40	437	77	-	5000	R2-PUD
41		102		Industrial	L1-PUD
42	- <u>Ş</u>	80		Industrial	H1-PUD
43	1324	236	120	5000	R2-PUD
	-	97		Industrial	H1-PUD
44	-	255	2 <b>8</b> 0	Industrial	H1-PUD
44	-	60	1.73	Open Space	PZ-PUD
		11	12	Comm	CBD-PUD
45	-			5000	R1-PUD
45 46	- 616	147			and the state of t
45 46 47	- 616 345	147 24	: :	3500	R3-PUD
45 46 47 48			-		R3-PUD R3-PUD
45 46 47 48 49 50	345	24 11	-	3500	R3-PUD
45 46 47 48 49 50 51	345 89	24 11 45		3500 Comm	R3-PUD CBD-PUD
45 46 47 48 49 50	345 89	24 11		3500	R3-PUD

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-			-	-

# Master Plan Zoning Map



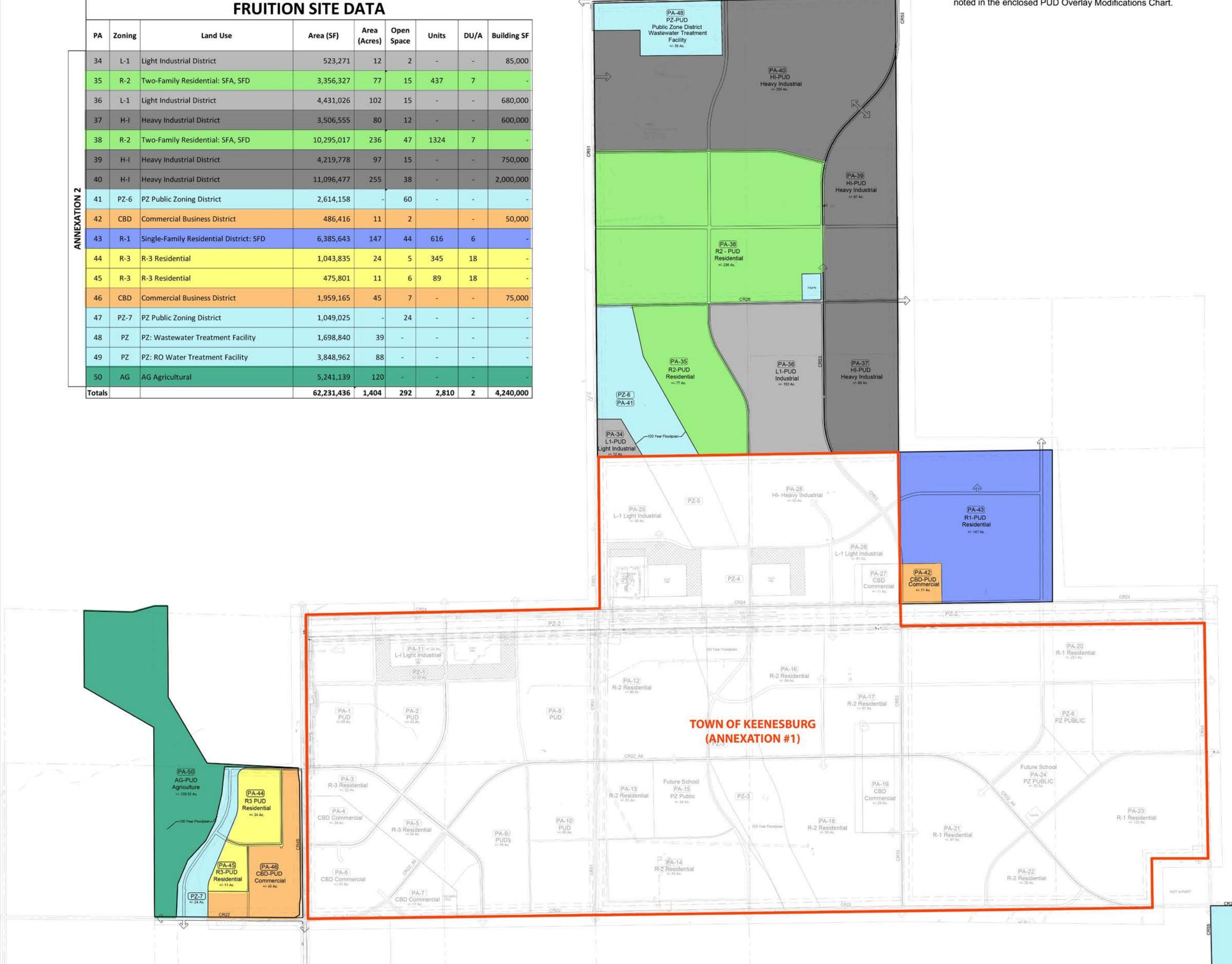




NOT A PART CR22 PA-49 PZ-PUD Public Zone District R.O. Water Treatment Facility +/- 85.36 Ac.

# **Annexation 2: Zoning**

	FRUITION SITE DATA									
	РА	Zoning	Land Use	Area (SF)	Area (Acres)	Open Space	Units	DU/A	Building SF	
	34	L-1	Light Industrial District	523,271	12	2	ŝ		85,000	
	35	R-2	Two-Family Residential: SFA, SFD	3,356,327	77	15	437	7	-	
	36	L-1	Light Industrial District	4,431,026	102	15	-	-	680,000	
	37	н-і	Heavy Industrial District	3,506,555	80	12	-		600,000	
	38	R-2	Two-Family Residential: SFA, SFD	10,295,017	236	47	1324	7	-	
	39	н-і	Heavy Industrial District	4,219,778	97	15	÷	- 38	750,000	
2200	40	H-I	Heavy Industrial District	11,096,477	255	38	Ŧ	-	2,000,000	
ON 2	41	PZ-6	PZ Public Zoning District	2,614,158	-	60	-			
XATI	42	CBD	Commercial Business District	486,416	11	2			50,000	
ANNEXATION	43	R-1	Single-Family Residential District: SFD	6,385,643	147	44	616	6	-	
-	44	R-3	R-3 Residential	1,043,835	24	5	345	18	-	
	45	R-3	R-3 Residential	475,801	11	6	89	18	-	
	46	CBD	Commercial Business District	1,959,165	45	7	÷	(=)	75,000	
	47	PZ-7	PZ Public Zoning District	1,049,025	-	24		-	-	
	48	PZ	PZ: Wastewater Treatment Facility	1,698,840	39		5		-	
	49	PZ	PZ: RO Water Treatment Facility	3,848,962	88	3)	-	-	-	
	50	AG	AG Agricultural	5,241,139	120	ar	-		-	
	Totals			62,231,436	1,404	292	2,810	2	4,240,000	



CR28

# 

#### PUD Zoning:

1. All uses within the PUD Zoning will follow all straight zoning code regulations within the Town's straight zone designation in Chapter 16 unless otherwise noted in the enclosed PUD Overlay Modifications Chart.

### Master Plan

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F	RUITION KEENESBURG	

PUD Overla	y Modified Regulation	on
Zoning: PZ-PUD W	/astewater Treatement Fa	cility
Existing Standard	Current PZ Requirement	Proposed PZ Requirement
Allowable Uses	Wastewater Treatment and Water Treatment Facility only allowed as a use by Special Review	Wastewater Treatment and Water Treatment Facility shall be a use by right.
Minimum lot area: Nonresidential	10,000	10,000
Maximum Building or Structure Height (feet)	35	17
Maximum Height of Accessory Uses	15	1
Maximum Number of Stories	3	1
Minimum Lot Width (feet)	30	3
Maximum Floor Area Ration: Nonres	0.75	0.7
Front Yard Setback	(Principal and Accessory	Jses):
Arterial	20	1
Major Collector	10	1
Local	10	
Side Yard (Principal Uses):	10	
Side Yard (Accessary Uses):	5	
Rear Yard:	10	2

Minimum Landscaped Open Space

7	Zoning: R2-PUD	
Existing Standard	xisting Standard Current R-2 Requirement	
Minimum Lot Area (Square Feet)	6,000	2,500
Minimum Dwelling Space (Square Feet)	700	700
Maximum Building or Structure Height (feet)	35	35
Maximum Height of Accessory Uses	15	15
Maximum Number of Stories	3	3
Minimum Lot Width (feet)	50	35
Off-street Parking	3	1
Front Yard Setbac	k (Principal and Accessory Us	es):
Arterial	20	15
Major Collector	20	10
Local	20	5
Side Yard (Principal Uses):	5	5
Side Yard (Accessary Uses):	5	5
Rear Yard (Pincipal Uses):	20	5
Rear Yard (Accessory Uses):	5	5
Maxi	mum Lot Coverage:	
		1.12.23

20%

30%

Minimum Landscaped Open Space

2	Coning: R3-PUD	
Existing Standard	Current R-3 Requirement	Proposed R-3 Requirement
Minimum Lot Area (Square Feet)	6,000	2,500
Minimum Dwelling Space (Square Feet)	600	700
Maximum Building or Structure Height (feet)	35	35
Maximum Height of Accessory Uses	15	15
Maximum Number of Stories	4	
Minimum Lot Width (feet)	50	3
Off-street Parking	n/a	
Front Yard Setbad	k (Principal and Accessory Use	es):
Arterial	20	1
Major Collector	20	1
Local	20	
Side Yard (Principal Uses):	5	
Side Yard (Accessary Uses):	5	5
Rear Yard (Pincipal Uses):	20	3
Rear Yard (Accessory Uses):	5	
Maxi	mum Lot Coverage:	
Minimum Landscaped Open Space	45%	20%

PA-49 PZ-PUD Public Zone District R.O. Water Treatment Facility +/- 88.36 Ac.

# Zoning Enlargement

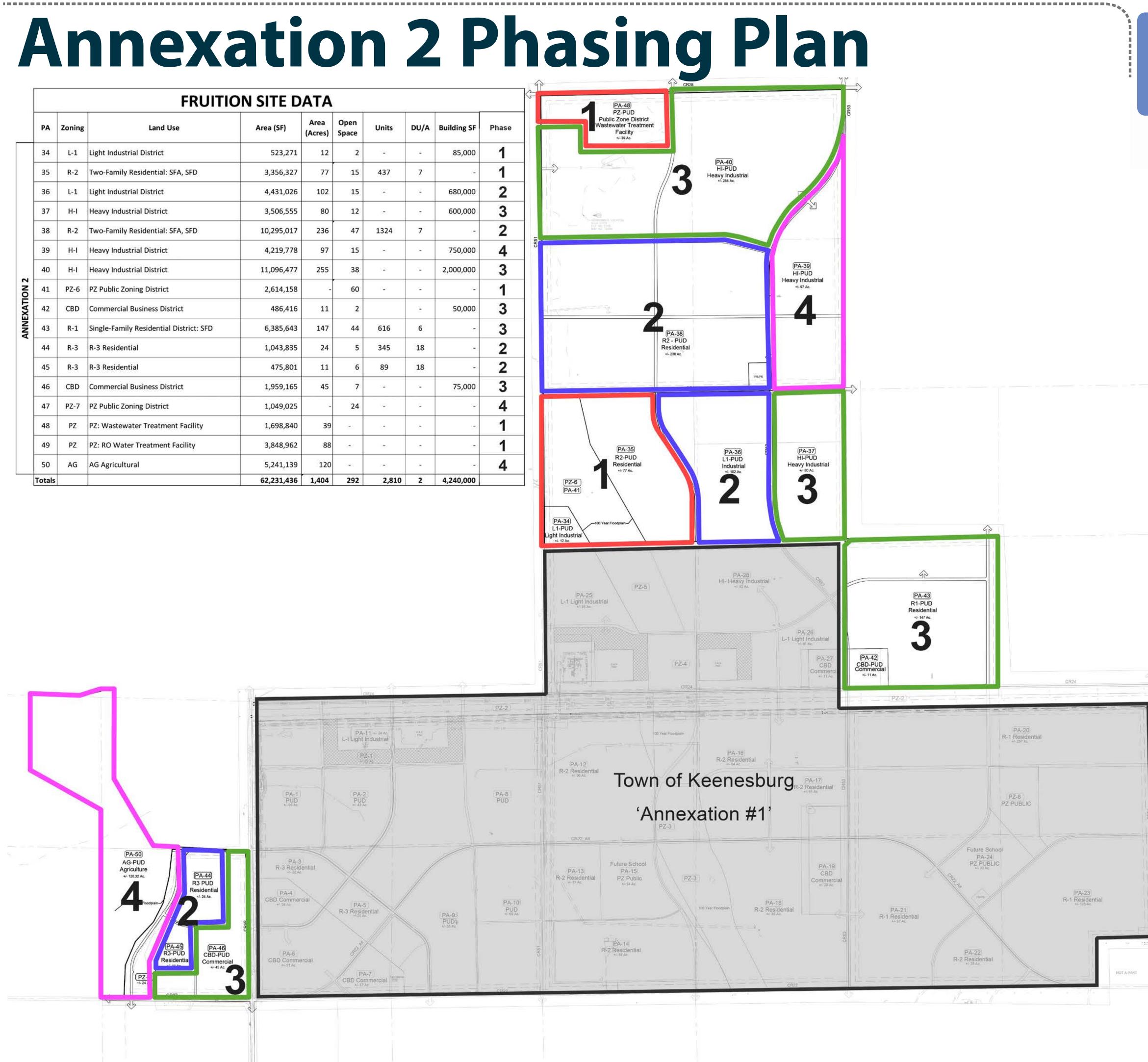
	FRUITION SITE DATA									
	PA	Zoning	Land Use	Area (SF)	Area (Acres)	Open Space	Units	DU/A	Building SF	
	34	L-1	Light Industrial District	523,271	12	2	84	di se	85,000	
	35	R-2	Two-Family Residential: SFA, SFD	3,356,327	77	15	437	7	-	
	36	L-1	Light Industrial District	4,431,026	102	15	<i>3</i> 8	175	680,000	
	37	H-I	Heavy Industrial District	3,506,555	80	12	-		600,000	
	38	R-2	Two-Family Residential: SFA, SFD	10,295,017	236	47	1324	7	-	
	39	H-I	Heavy Industrial District	4,219,778	97	15	-	-	750,000	
_	40	H-I	Heavy Industrial District	11,096,477	255	38	<b>3</b> (		2,000,000	
ON 2	41	PZ-6	PZ Public Zoning District	2,614,158	-	60		-	-	
XATI	42	CBD	Commercial Business District	486,416	11	2		17-1	50,000	
ANNEXATION	43	R-1	Single-Family Residential District: SFD	6,385,643	147	44	616	6	2	
	44	R-3	R-3 Residential	1,043,835	24	5	345	18	1.7	
	45	R-3	R-3 Residential	475,801	11	6	89	18	-	
	46	CBD	Commercial Business District	1,959,165	45	7	-		75,000	
	47	PZ-7	PZ Public Zoning District	1,049,025	5	24	с. С		-	
	48	PZ	PZ: Wastewater Treatment Facility	1,698,840	39		-		-	
	49	PZ	PZ: RO Water Treatment Facility	3,848,962	88	141	- 27	14.	-	
- 3	50	AG	AG Agricultural	5,241,139	120		1981		-	
Т	otals			62,231,436	1,404	292	2,810	2	4,240,000	



### Master Plan



PA	Zoning	Land Use	Area (SF)	Area	Open	Units	DU/A	Building SF	Phase
rA .	Zoning	Land Use	Alea (SF)	(Acres)	Space	Onits	DU/A	building or	Fliase
34	L-1	Light Industrial District	523,271	12	2	2 <b>4</b> )	2	85,000	1
35	R-2	Two-Family Residential: SFA, SFD	3,356,327	77	15	437	7	220	1
36	L-1	Light Industrial District	4,431,026	102	15		1000	680,000	2
37	H-I	Heavy Industrial District	3,506,555	80	12	65	38	600,000	3
38	R-2	Two-Family Residential: SFA, SFD	10,295,017	236	47	1324	7	200	2
39	H-I	Heavy Industrial District	4,219,778	97	15		×	750,000	4
40	H-I	Heavy Industrial District	11,096,477	255	38	5 <b>2</b> 6	2	2,000,000	3
41	PZ-6	PZ Public Zoning District	2,614,158	-	60	-	2	(3 <u>1</u> -)	1
41 42 43	CBD	Commercial Business District	486,416	11	2			50,000	3
43	R-1	Single-Family Residential District: SFD	6,385,643	147	44	616	6	679	3
44	R-3	R-3 Residential	1,043,835	24	5	345	18	5 <b>.</b>	2
45	R-3	R-3 Residential	475,801	11	6	89	18	5 <b>-</b> 1	2
46	CBD	Commercial Business District	1,959,165	45	7	- 22	i.	75,000	3
47	PZ-7	PZ Public Zoning District	1,049,025	-	24	6 <u>2</u> 1	8	1	4
48	PZ	PZ: Wastewater Treatment Facility	1,698,840	39		27.5	হ	170	1
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Totals			62,231,436	1,404	292	2,810	2	4,240,000	

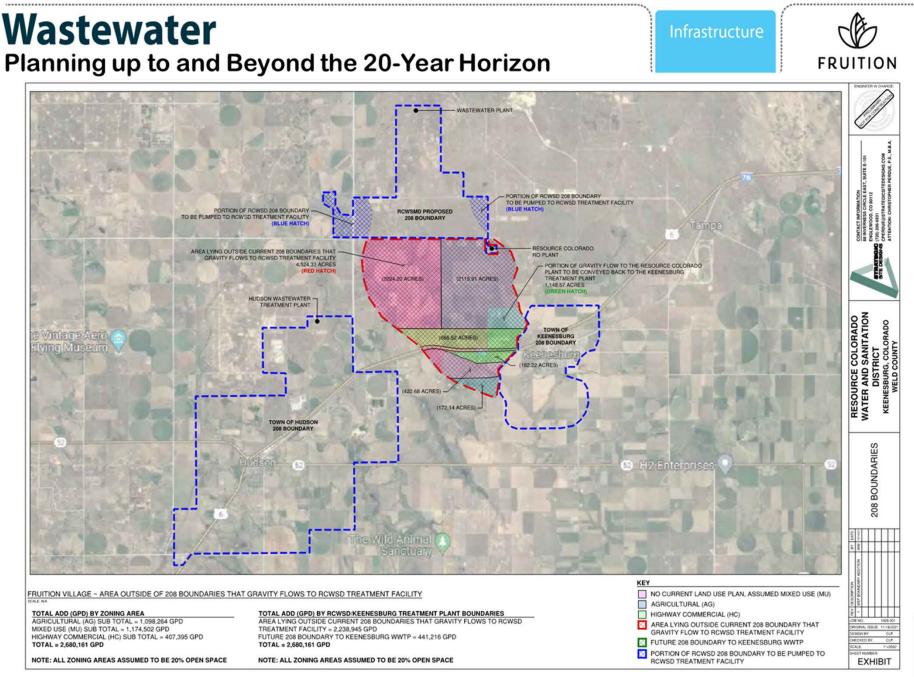


### Master Plan

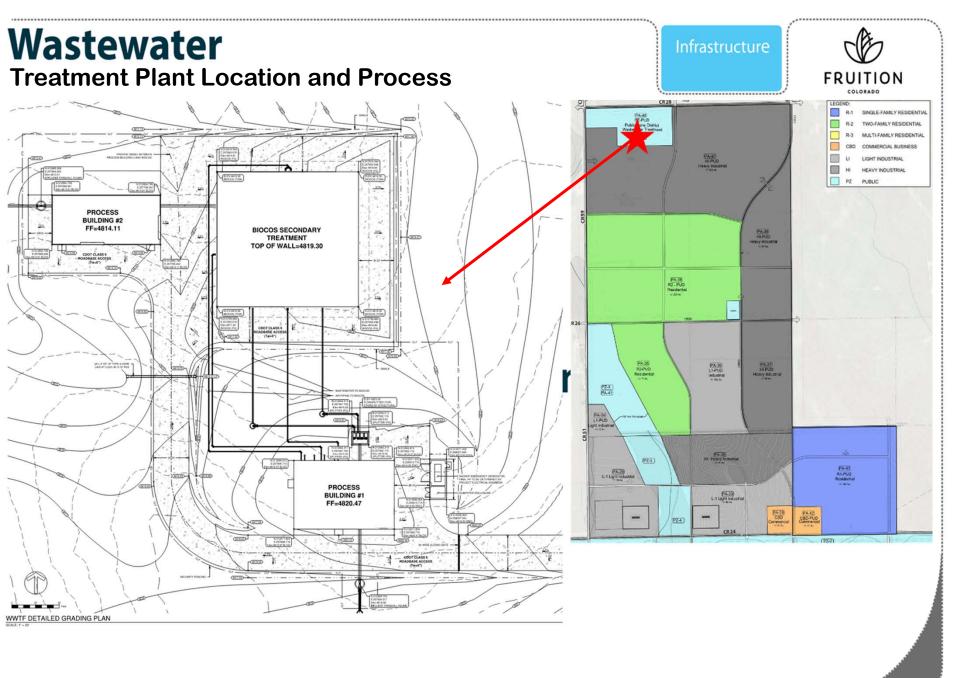


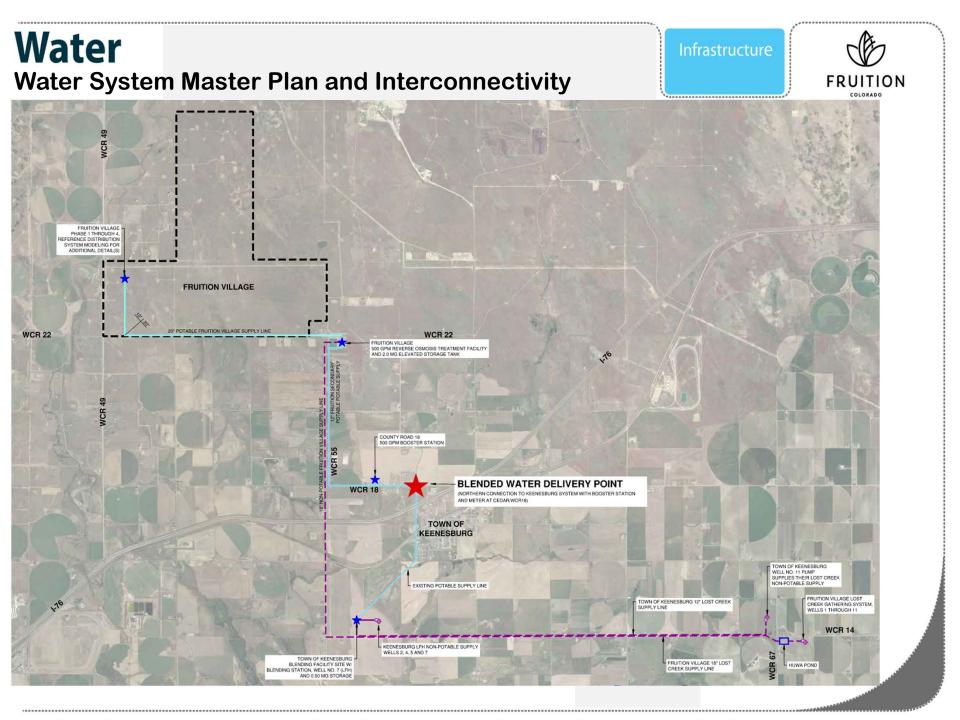
PA-49 PZ-PUD Public Zone District R.O. Water Treatment Facility +/- 88.36 Ac.

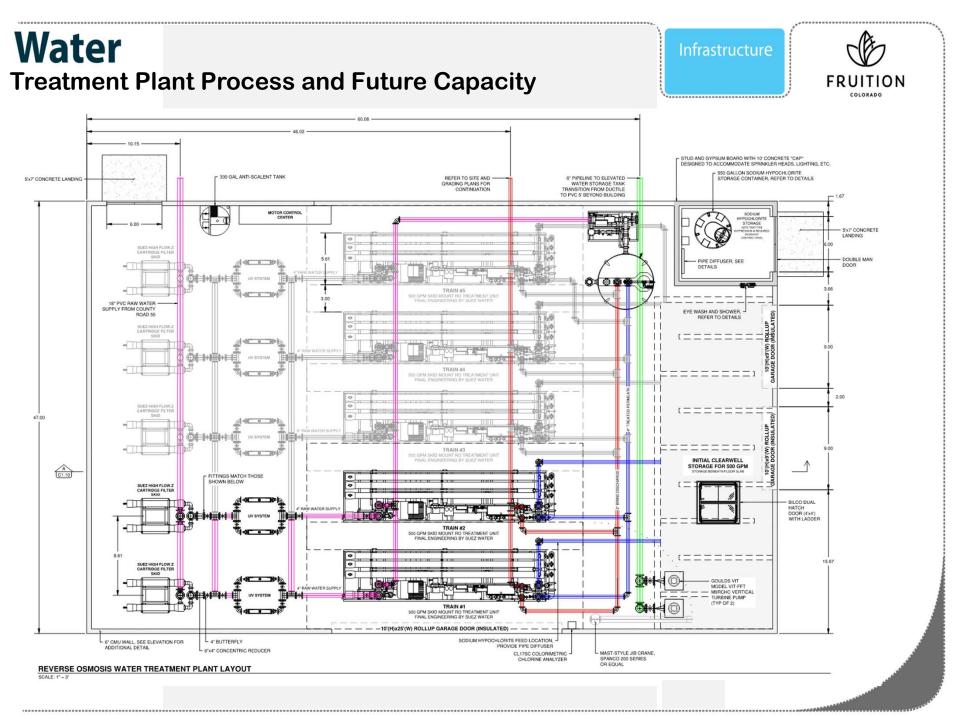
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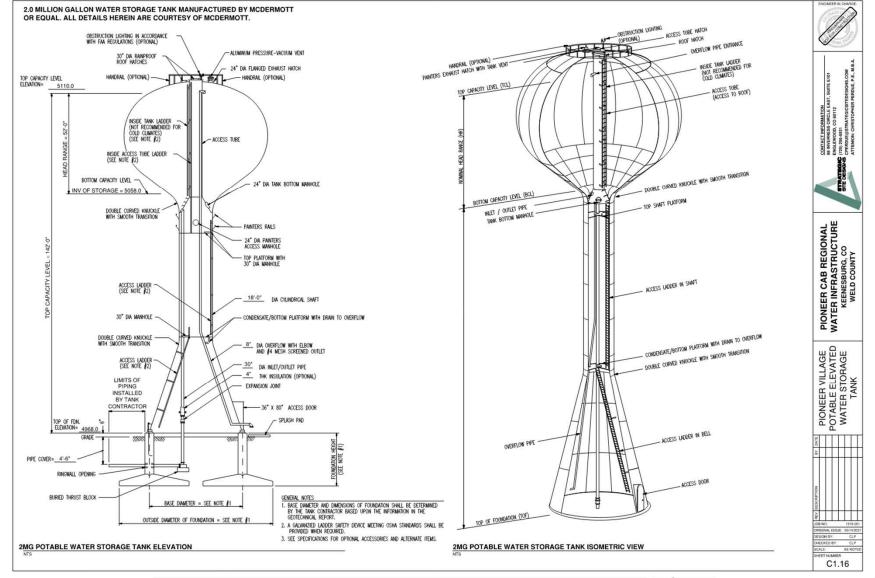


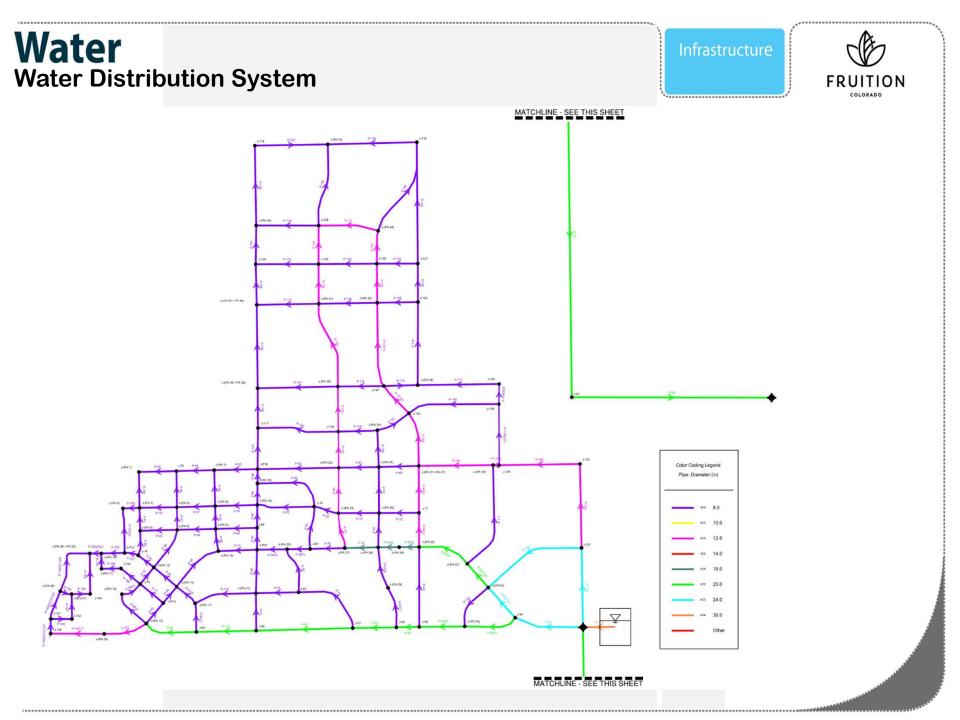


#### Water Potable Water Storage

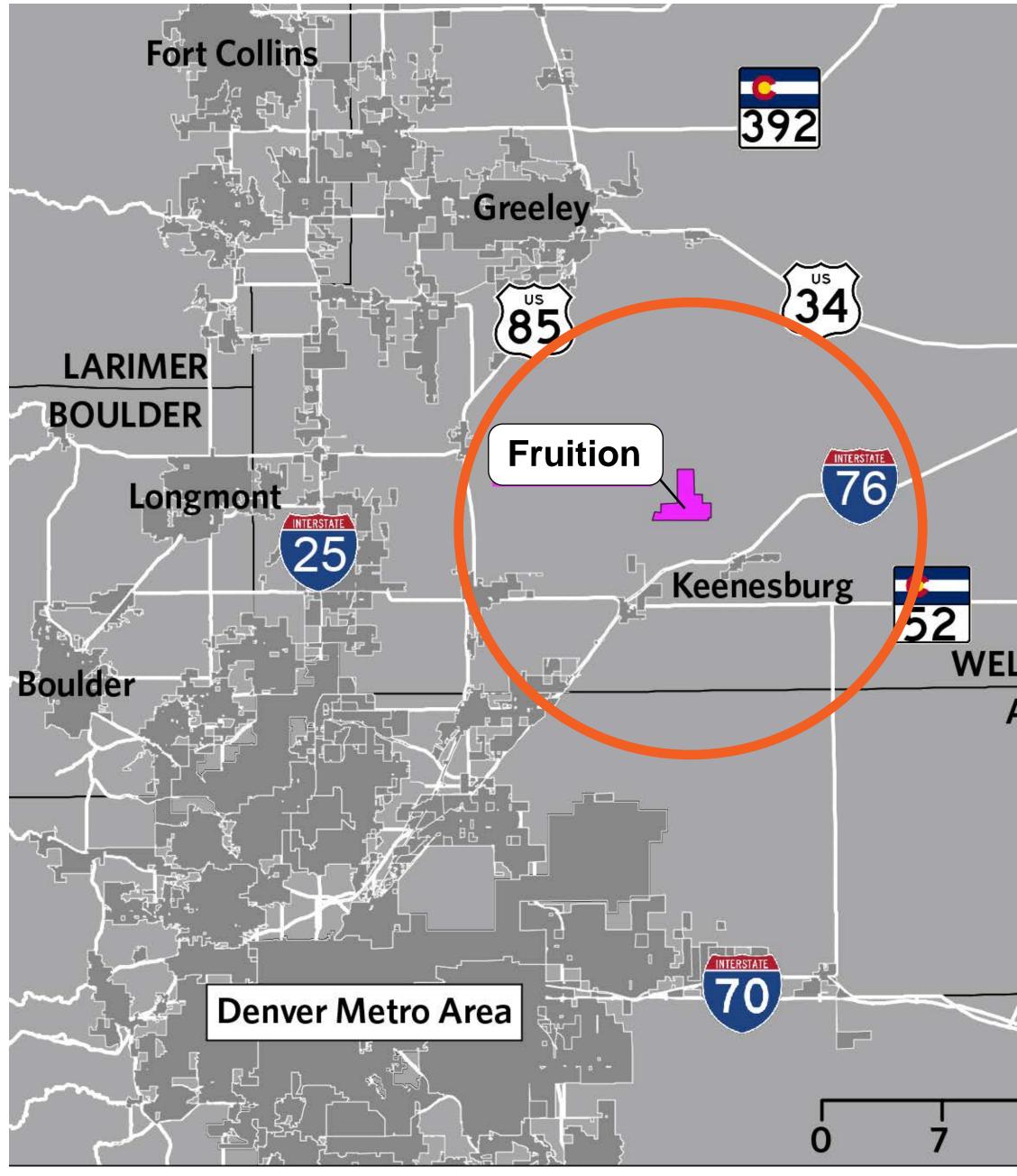
Infrastructure



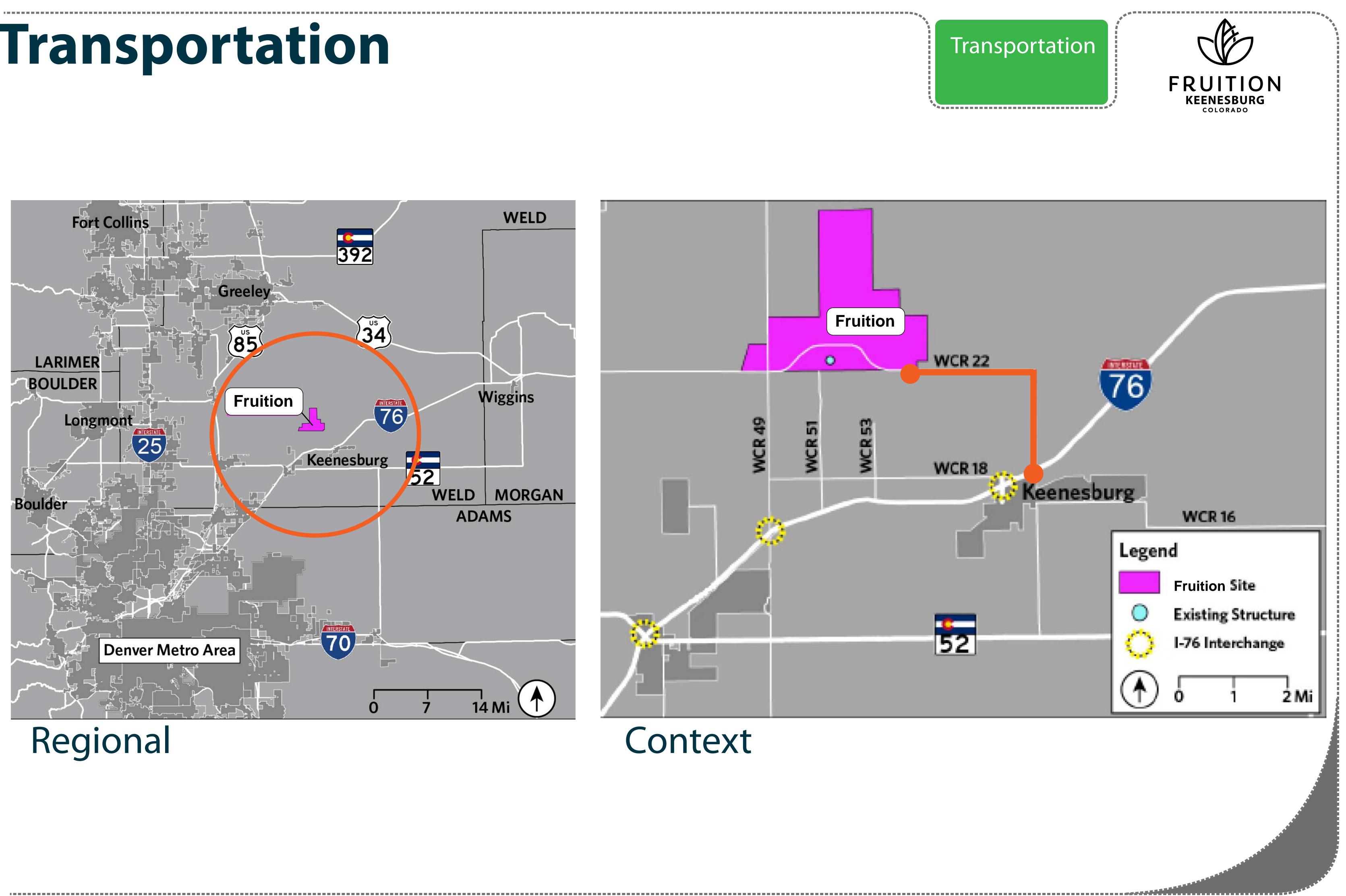


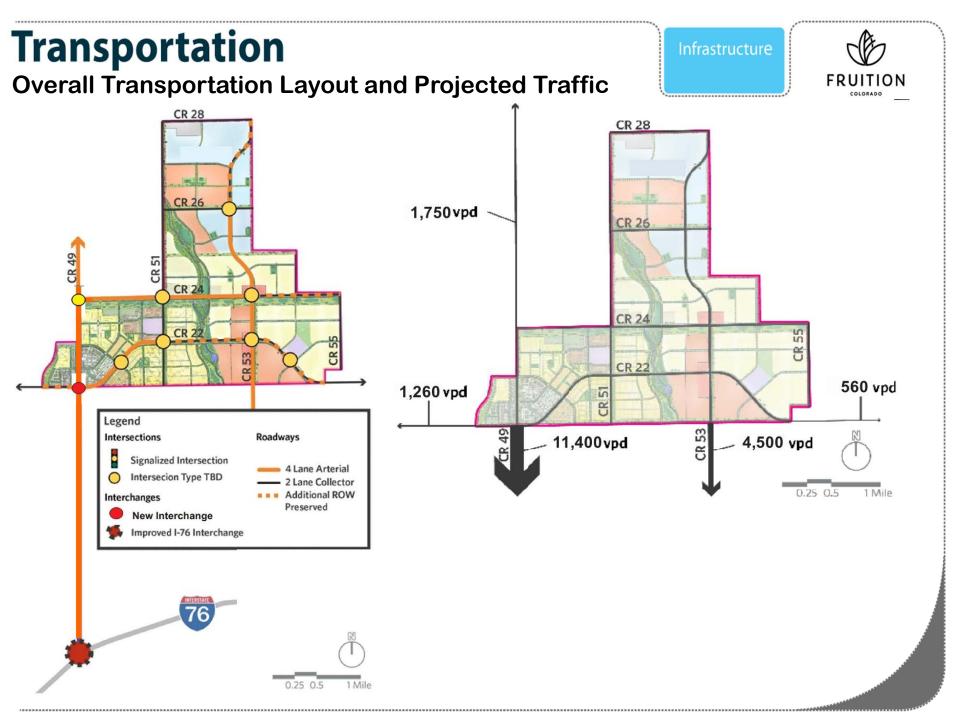


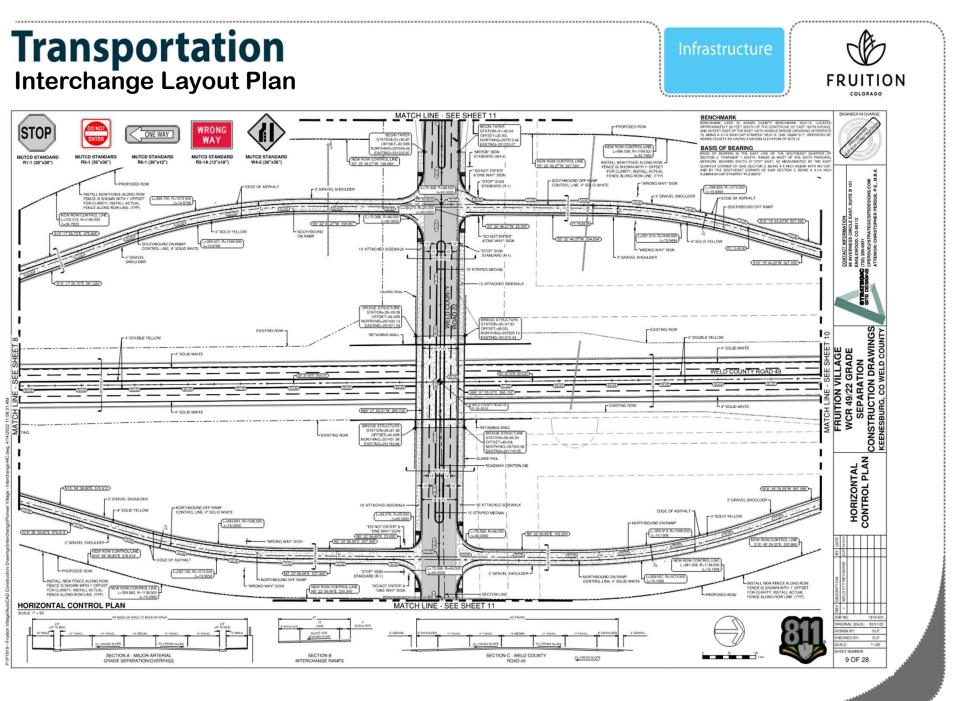
# Transportation



## Regional



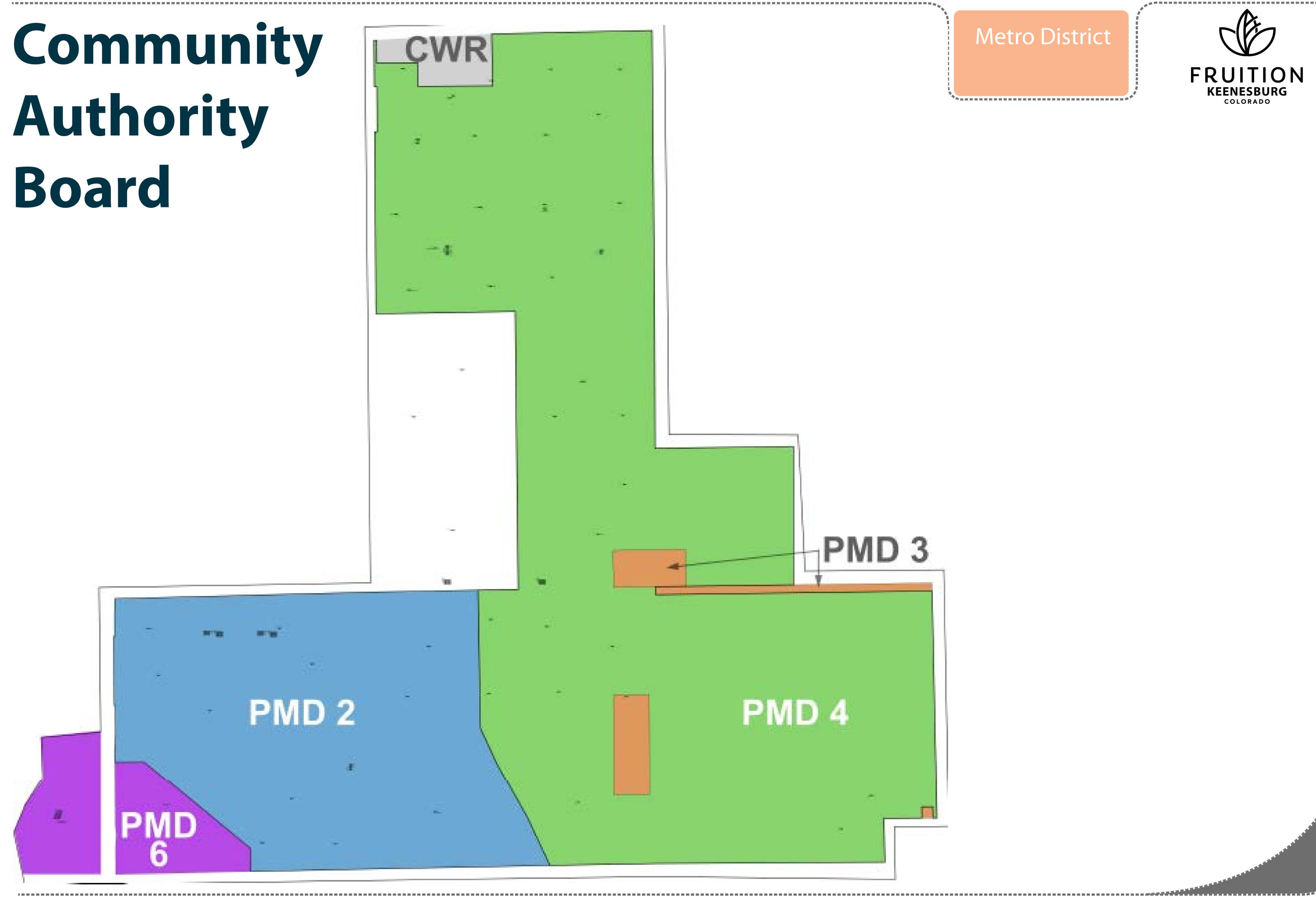








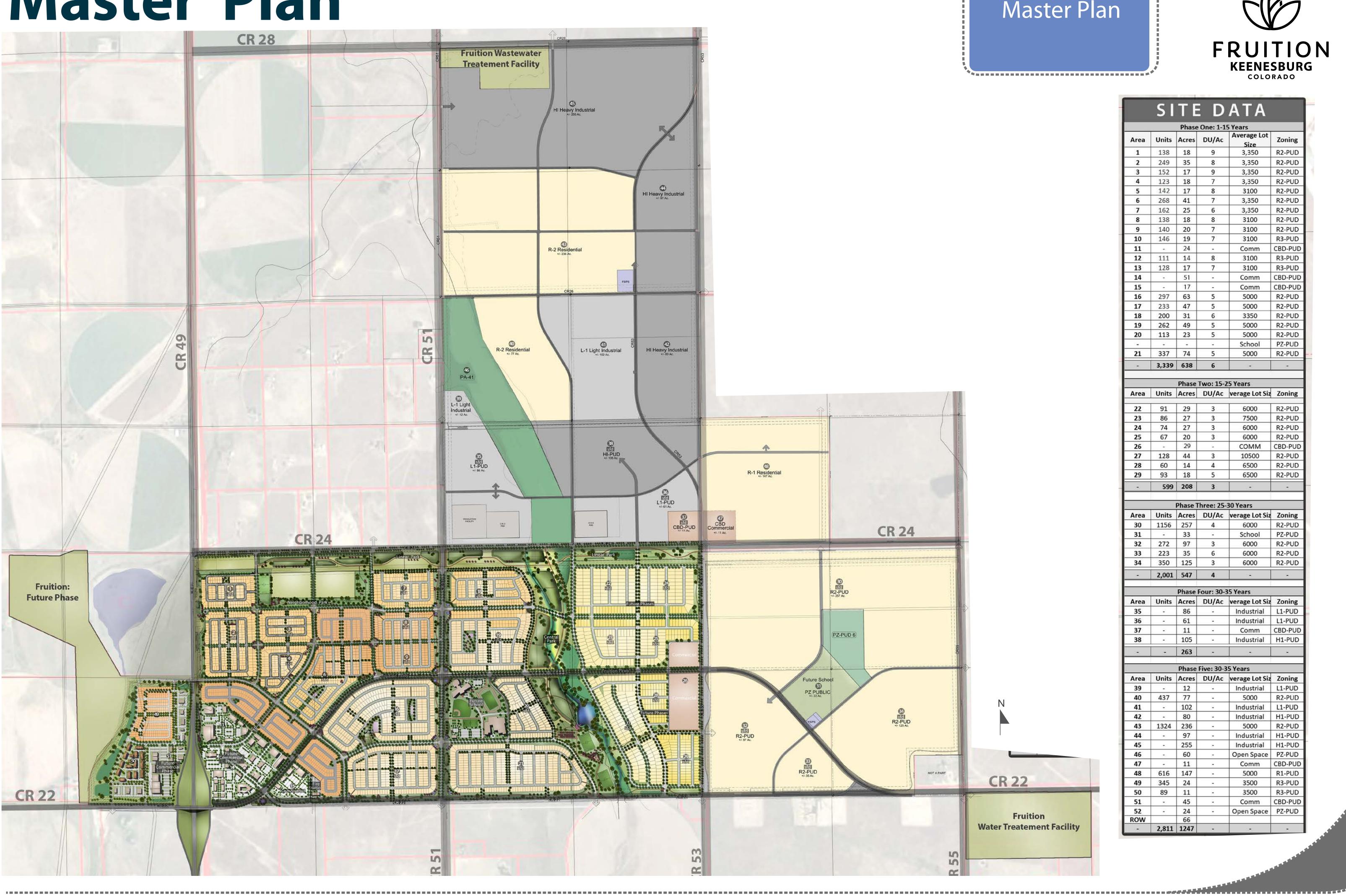
# Authority Board







### Master Plan



### Master Plan



	SI	TE	E D	ATA	
			one: 1-1		
A	Units			Average Lot	Zaning
Area		Acres	DU/Ac	Size	Zoning
1	138	18	9	3,350	R2-PUD
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5	142	17	8	3100	R2-PUD
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7 8	162 138	25 18	6	3,350 3100	R2-PUD R2-PUD
9	138	20	7	3100	R2-PUD
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	3,339	030	0		
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				1.0.080.0000	
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32	272	97	3	6000	R2-PUD
33	222	35	6	6000	R2-PUD
	223	1		6000	
34	350	125	3	6000	R2-PUD
		125 547	3 4	-	
34	350	547	4	-	
-	350 <b>2,001</b>	547 Phase	4 Four: 30-3	- 35 Years	R2-PUD -
34 - Area	350	547 Phase Acres	4	- 85 Years verage Lot Siz	R2-PUD - Zoning
34 - Area 35	350 <b>2,001</b>	547 Phase Acres 86	4 Four: 30-3 DU/Ac -	- 85 Years verage Lot Siz Industrial	R2-PUD - Zoning L1-PUD
34 - Area 35 36	350 <b>2,001</b>	547 Phase Acres 86 61	4 Four: 30-3	- 35 Years verage Lot Siz Industrial Industrial	R2-PUD - Zoning L1-PUD L1-PUD
34 - Area 35 36 37	350 2,001 Units - - -	547 Phase Acres 86 61 11	4 Four: 30-3 DU/Ac - - -	- 85 Years verage Lot Siz Industrial Industrial Comm	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD
34 - Area 35 36	350 <b>2,001</b>	547 Phase Acres 86 61 11 105	4 Four: 30-3 DU/Ac -	- 35 Years verage Lot Siz Industrial Industrial	R2-PUD - Zoning L1-PUD L1-PUD
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34 - Area 35 36 37 38	350 2,001 Units - - -	547 Phase Acres 86 61 11 105 263	4 Four: 30-3 DU/Ac - - - - -	- 35 Years verage Lot Siz Industrial Industrial Comm Industrial -	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD
34 - Area 35 36 37 38 -	350 2,001 Units - - - -	547 Phase Acres 86 61 11 105 263 Phase	4 Four: 30-3 DU/Ac - - - - Five: 30-3	- S Years verage Lot Siz Industrial Industrial Comm Industrial - S Years	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD H1-PUD -
34 - Area 35 36 37 38 - Area	350 2,001 Units - - -	547 Phase Acres 86 61 11 105 263 Phase Acres	4 Four: 30-3 DU/Ac - - - - -	- S Years verage Lot Siz Industrial Industrial Comm Industrial - 5 Years verage Lot Siz	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD H1-PUD - Zoning
34 - Area 35 36 37 38 - Area 39	350 2,001 Units - - - - - - - - - - - - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12	4 Four: 30-3 DU/Ac - - - Five: 30-3 DU/Ac -	- S Years verage Lot Siz Industrial Industrial Comm Industrial - S Years verage Lot Siz Industrial	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD H1-PUD - Zoning L1-PUD
34 - Area 35 36 37 38 - 38 - Area 39 40	350 2,001 Units - - - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77	4 Four: 30-3 DU/Ac - - - - Five: 30-3 DU/Ac - -	- S Years Verage Lot Siz Industrial Industrial Comm Industrial - S Years Verage Lot Siz Industrial S000	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD H1-PUD - Zoning L1-PUD R2-PUD
34 - Area 35 36 37 38 - 38 - Area 39 40 41	350 2,001 Units - - - - - - - - - - - - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102	4 Four: 30-3 DU/Ac - - - - Five: 30-3 DU/Ac - - - -	- S Years verage Lot Siz Industrial Industrial Comm Industrial - S Years verage Lot Siz Industrial 5000 Industrial	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD H1-PUD - Zoning L1-PUD R2-PUD L1-PUD
34 - Area 35 36 37 38 - Area 39 40 41 42	350 2,001 Units - - - - - - - - - - - - - - - - - - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102 80	4 Four: 30-3 DU/Ac - - - - Five: 30-3 DU/Ac - - - - - - - - - - - - - - -	- S Years Verage Lot Siz Industrial Industrial Comm Industrial - S Years Verage Lot Siz Industrial 5000 Industrial Indust	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD H1-PUD - Zoning L1-PUD R2-PUD L1-PUD H1-PUD
34 - Area 35 36 37 38 - Area 39 40 41 42 43	350 2,001 Units - - - - - - - - - - - - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102 80 236	4 Four: 30-3 DU/Ac - - - - Five: 30-3 DU/Ac - - - -	- S Years Verage Lot Siz Industrial Industrial Comm Industrial - S Years Verage Lot Siz Industrial 5000 Industrial Industrial S000	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD H1-PUD CBD-PUD H1-PUD R2-PUD L1-PUD R2-PUD R2-PUD
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34 - Area 35 36 37 38 - 38 - 40 41 42 43 44 45	350 2,001 Units - - - - - - - - - - - - - - - - - - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102 80 236 97 255	4 Four: 30-3 DU/Ac - - - - - - Five: 30-3 DU/Ac - - - - - - - - - - - - - - - - - - -	S Years Verage Lot Siz Industrial Industrial Comm Industrial S Years Verage Lot Siz Industrial S 100 Industrial	R2-PUD - Zoning L1-PUD CBD-PUD H1-PUD CBD-PUD R2-PUD L1-PUD R2-PUD H1-PUD R2-PUD H1-PUD H1-PUD H1-PUD
34 - Area 35 36 37 38 - - Area 39 40 41 41 42 43 44 43 44 45 46	350 2,001 Units - - - - - - - - - - - - - - - - - - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102 80 236 97 255 60	4 Four: 30-3 DU/Ac - - - - - Five: 30-3 DU/Ac - - - - - - - - - - - - - - - - - - -	S Years Verage Lot Siz Industrial Industrial Comm Industrial Comm Industrial S Years Verage Lot Siz Industrial S000 Industrial Industrial S000 Industrial Industrial Open Space	R2-PUD - Zoning L1-PUD L1-PUD CBD-PUD H1-PUD 7 Zoning L1-PUD R2-PUD L1-PUD R2-PUD H1-PUD R2-PUD H1-PUD R2-PUD H1-PUD R2-PUD
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34 - Area 35 36 37 38 - - Area 39 40 41 42 43 40 41 42 43 44 45 46 43 44 45 46 47 48 49	350 2,001 Units - - - - - - - - - - - 1324 - - 1324 - - 1324 - - - 1324 - - - 1324 - - - - 1324 - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102 80 236 97 235 60 11 147 24	4 Four: 30-3 DU/Ac - - - - - - - - - - - - - - - - - - -	S Years Verage Lot Siz Industrial Industrial Comm Industrial Comm Industrial SVerage Lot Siz Industrial S000 Industrial Industrial S000 Industrial Industrial Open Space Comm S000 3500	R2-PUD Zoning L1-PUD L1-PUD CBD-PUD H1-PUD CBD-PUD R2-PUD L1-PUD R2-PUD H1-PUD R2-PUD H1-PUD R2-PUD CBD-PUD R1-PUD R3-PUD
34 - Area 35 36 37 38 - 38 - 40 41 42 43 40 41 42 43 44 45 46 43 44 45 46 47 48 49 50	350 2,001 Units - - - - - - - - - - - - 1324 - - 1324 - - 1324 - - - 1324 - - - - 1324 - - - - - - - - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102 80 236 97 255 60 11 147 24 11	4 Four: 30-3 DU/Ac - - - - - - - - - - - - - - - - - - -	<ul> <li>Frease Lot Siz</li> <li>Industrial</li> <li>Industrial</li> <li>Comm</li> <li>Industrial</li> <li>Comm</li> <li>Industrial</li> <li>S Years</li> <li>Verage Lot Siz</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <l< td=""><td>R2-PUD - Zoning L1-PUD CBD-PUD H1-PUD CBD-PUD R2-PUD L1-PUD R2-PUD H1-PUD H1-PUD H1-PUD R2-PUD CBD-PUD R2-PUD CBD-PUD R3-PUD R3-PUD</td></l<></ul>	R2-PUD - Zoning L1-PUD CBD-PUD H1-PUD CBD-PUD R2-PUD L1-PUD R2-PUD H1-PUD H1-PUD H1-PUD R2-PUD CBD-PUD R2-PUD CBD-PUD R3-PUD R3-PUD
34 - Area 35 36 37 38 - - 40 41 42 43 40 41 42 43 44 45 46 43 44 45 46 47 48 49 50 51	350 2,001 Units - - - - - - - - - - - 1324 - - 1324 - - 1324 - - - 1324 - - - 1324 - - - - 1324 - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102 80 236 97 235 60 11 147 24	4 Four: 30-3 DU/Ac - - - - - - - - - - - - - - - - - - -	Frage Lot Siz Industrial Industrial Industrial Comm Industrial S Years Verage Lot Siz Industrial Industrial S Years Verage Lot Siz Industrial Solo Industrial Industrial Industrial Solo Industrial Industrial Industrial Solo Solo Solo Solo Solo Solo Comm	R2-PUD Zoning L1-PUD L1-PUD CBD-PUD H1-PUD R2-PUD L1-PUD R2-PUD H1-PUD R2-PUD H1-PUD R2-PUD CBD-PUD R3-PUD R3-PUD CBD-PUD CBD-PUD
34 - Area 35 36 37 38 - 38 - 40 41 42 43 40 41 42 43 44 45 46 43 44 45 46 47 48 49 50	350 2,001 Units - - - - - - - - - - - 1324 - - 1324 - - 1324 - - - 1324 - - - 1324 - - - - 1324 - -	547 Phase Acres 86 61 11 105 263 Phase Acres 12 77 102 80 236 97 255 60 11 147 255 60 11 147 24 11	4 Four: 30-3 DU/Ac - - - - - - - - - - - - - - - - - - -	<ul> <li>Frease Lot Siz</li> <li>Industrial</li> <li>Industrial</li> <li>Comm</li> <li>Industrial</li> <li>Comm</li> <li>Industrial</li> <li>S Years</li> <li>Verage Lot Siz</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <li>Industrial</li> <li>S000</li> <l< td=""><td>R2-PUD - Zoning L1-PUD CBD-PUD H1-PUD CBD-PUD R2-PUD L1-PUD R2-PUD H1-PUD H1-PUD H1-PUD R2-PUD CBD-PUD R2-PUD CBD-PUD R3-PUD R3-PUD</td></l<></ul>	R2-PUD - Zoning L1-PUD CBD-PUD H1-PUD CBD-PUD R2-PUD L1-PUD R2-PUD H1-PUD H1-PUD H1-PUD R2-PUD CBD-PUD R2-PUD CBD-PUD R3-PUD R3-PUD



**CR 22** 

Fruition Water Treatement Facility

# Parks & Open Space Master Plan





### > Over 16+ Miles of 150' Wide **Linear Parks and Easement** Corridors

### > Over 550+ Acres of Parks & Open Space

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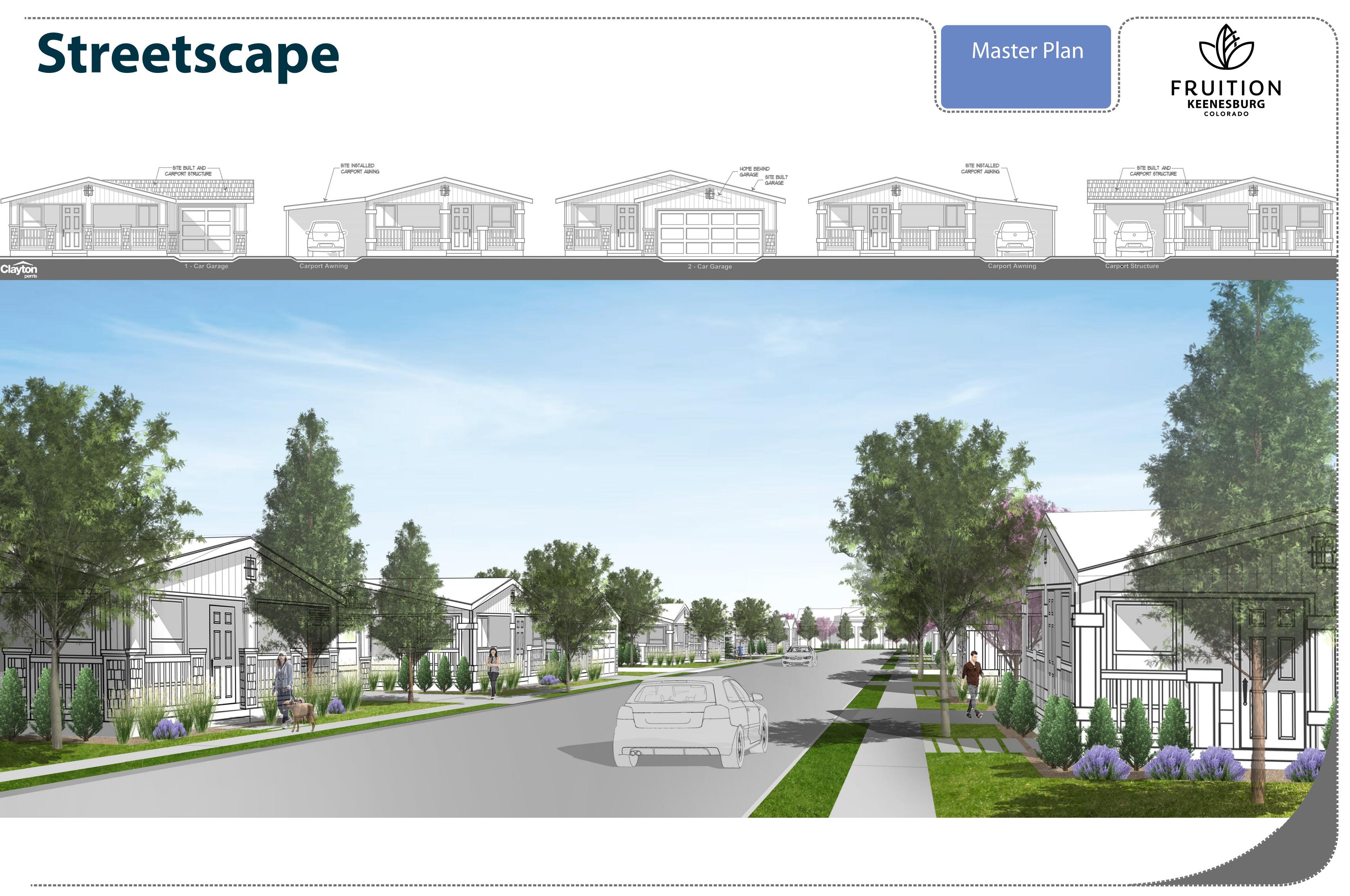


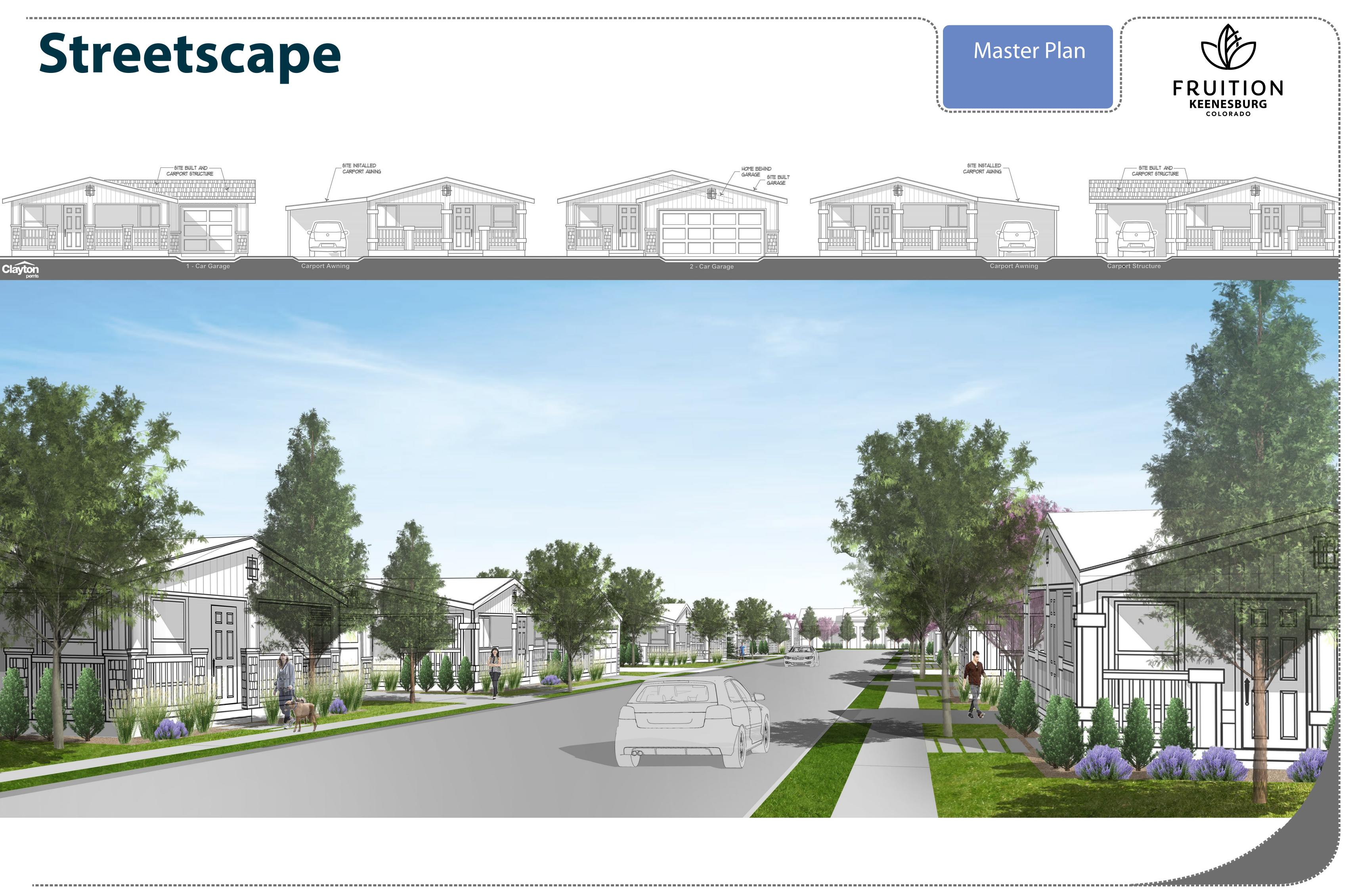


## Aerial View









# Manufactured Home Models









### Master Plan



# National Home Models



ELEVATION / 2



### Master Plan



# Equestrian Trails



#### Equestrian Trail in R.O.W.



#### Equestrian Crossings



# Amenities



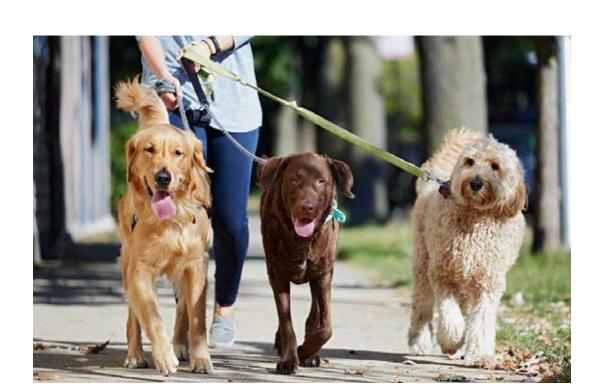
POOL



### RECREATION



RUNNING







### COMMUNITY



### **NEIGHBORHOOD PARKS**



AMPHITHEATER



### CLUBHOUSE





### WALKING













### Master Plan





### BARN



### BIKING



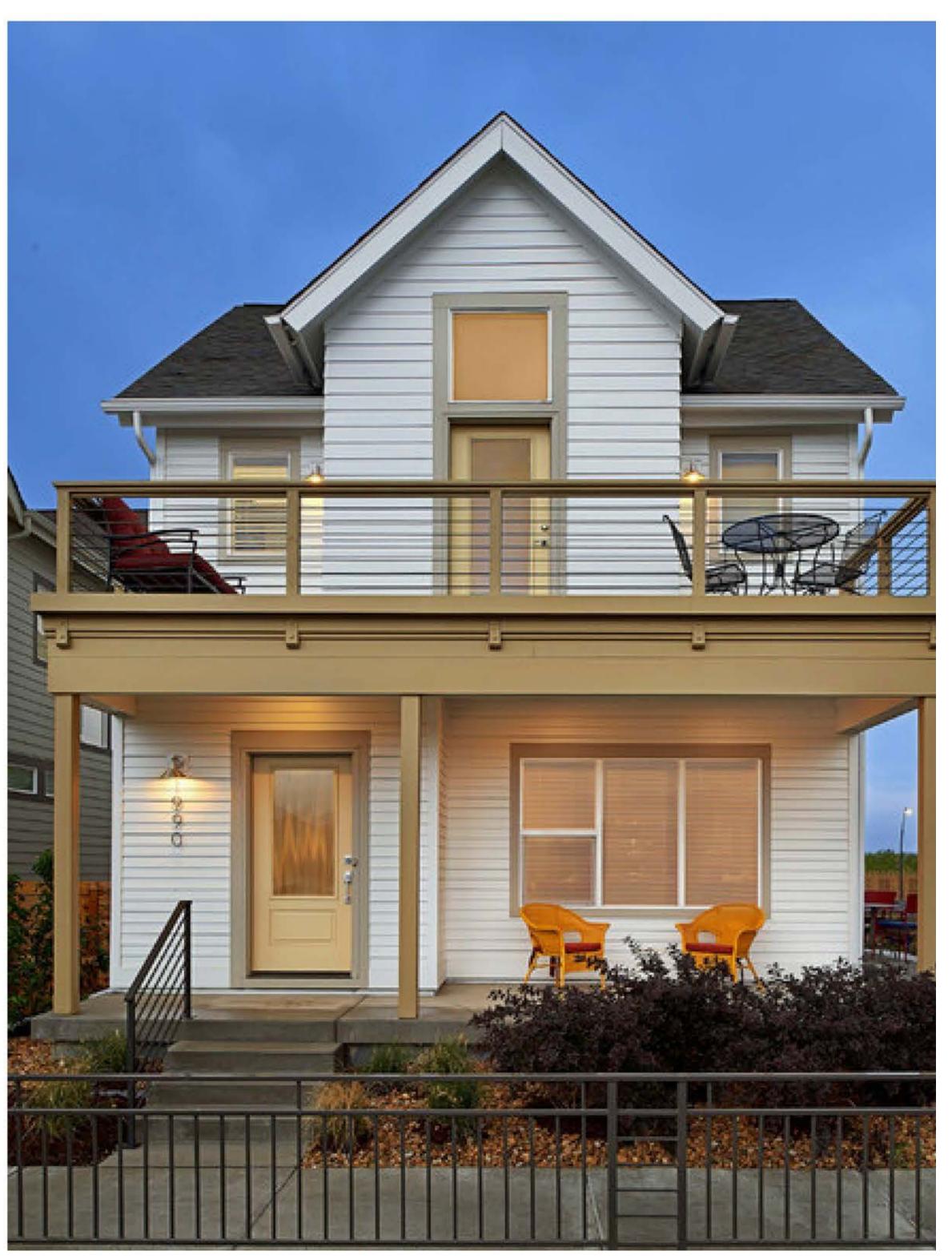
**OPEN SPACES** 

# **Residential** > Single Family Detached







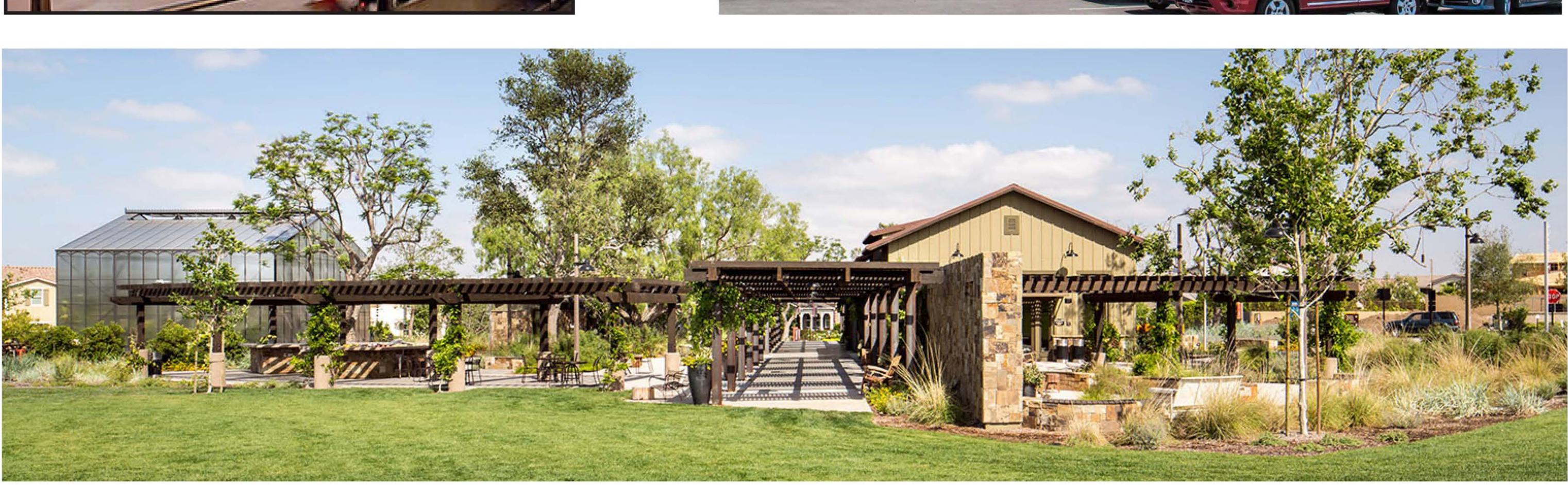






## **Commercial** > Retail









### Master Plan



# Industrial Campus









### Master Plan



# 2022 Bond Issued

## > 2022 Infrastructure Bond Closed and was Issued July 2022

## **Bond will go towards:**

- Wastewater Treatement Facility
- Water RO Treatement Facility
- Infrastructure: Utilities: Stormwater, Sanitary Sewer and Water Systems

- Street systems, Parks and Open Space

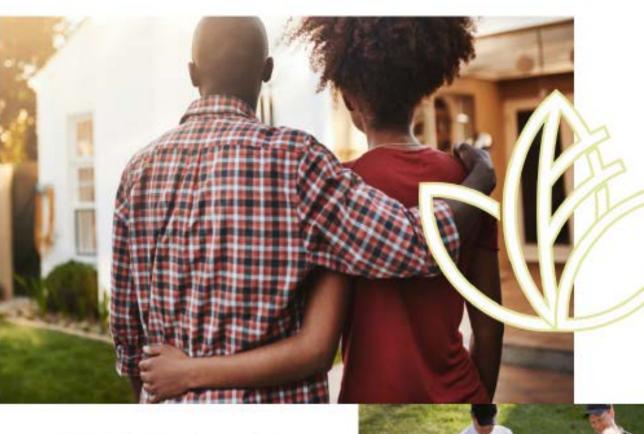




### **Publications + Resources** PRESSROOM

FRUITION Live here. Flourish here.

New homes, parks, trails and possibilities come to Fruition.



That feeling you get when it's easy to be neighborly.

Your new community has been carefully planned and designed to reflect your wants and needs and to offer you everyday opportunities to interact with neighbors sharing in the simple pleasure of connecting it

#### FRUITION WEBSITE

### Builder

DATA & ANALYSIS DESIGN MONEY BUILDING IA

DS > HOUSING INNOVATIONS CONTAIN COSTS AMID

Posted on: April 14, 2022

f ♥ in

#### HOUSING INNOVATIONS CONTAIN COSTS AMID **RISING RATES**

New Colorado subdivision of site-built and factory-built homes offers solutions to the "new normal" housing market.

Brought to you by Fannie Mae



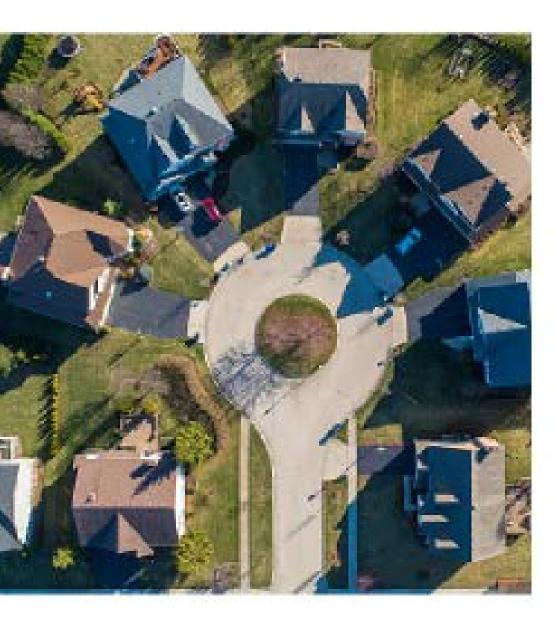
#### **BUILDER PUBLICATION**



### **Exurbia Rising** by Joel Kotkin

Joel Kotkin is the Presidential Fellow in Urban Futures at Chapman University and executive director of the Urban Reform Institute. Read his essay on how affordable, safe, healthy, communities are vital to maintaining our country's greatest asset: the families creating the next generation.

#### READ MORE ⊖



### The Next American Cities by Urban Reform Institute

Urban Reform Institute (URI) is a 501(c)(3) national think tank. URI focuses on the study of cities as generators of upward mobility. This white paper, The Next American City, offers an answer to the problem plaguing those living in and around major cities.

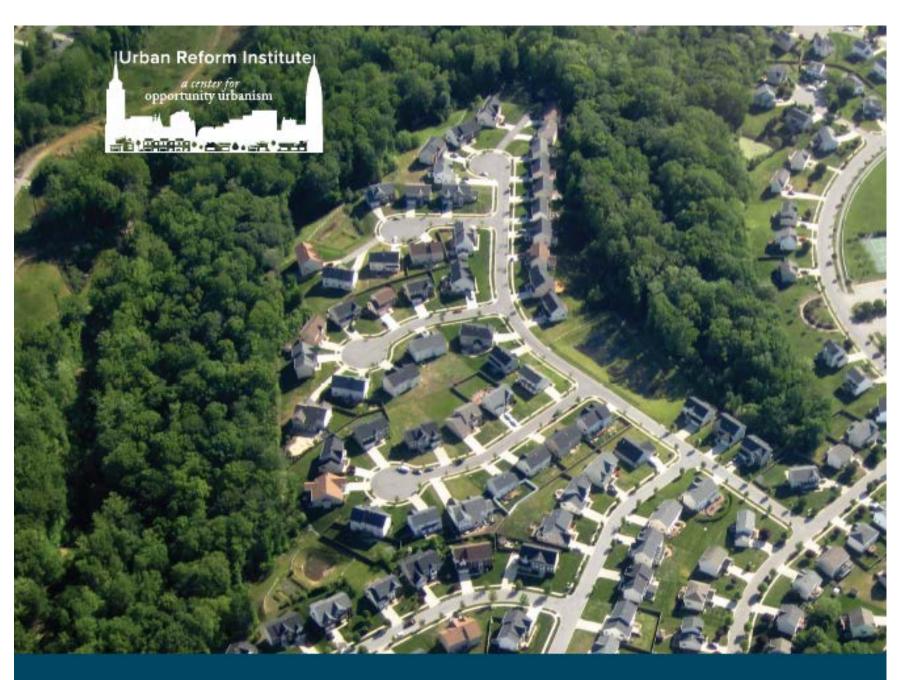
### Fruition Colorado featured on Builder Online

Read about how Fruition Colorado's housing innovations. contain costs amid rising rates. This new Colorado community of site-built and factory-built homes offer solutions to the "new normal" housing market.



READ MORE (->





### THE NEXT AMERICAN CITIES

January 2022

### **NEXT AMERICAN CITIES**



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#### **FANNIE MAE VIDEO**