



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**

COLORADO



THE PRINCIPLES OF FRUITION: WATER

“Water is the driving force of all of nature.”

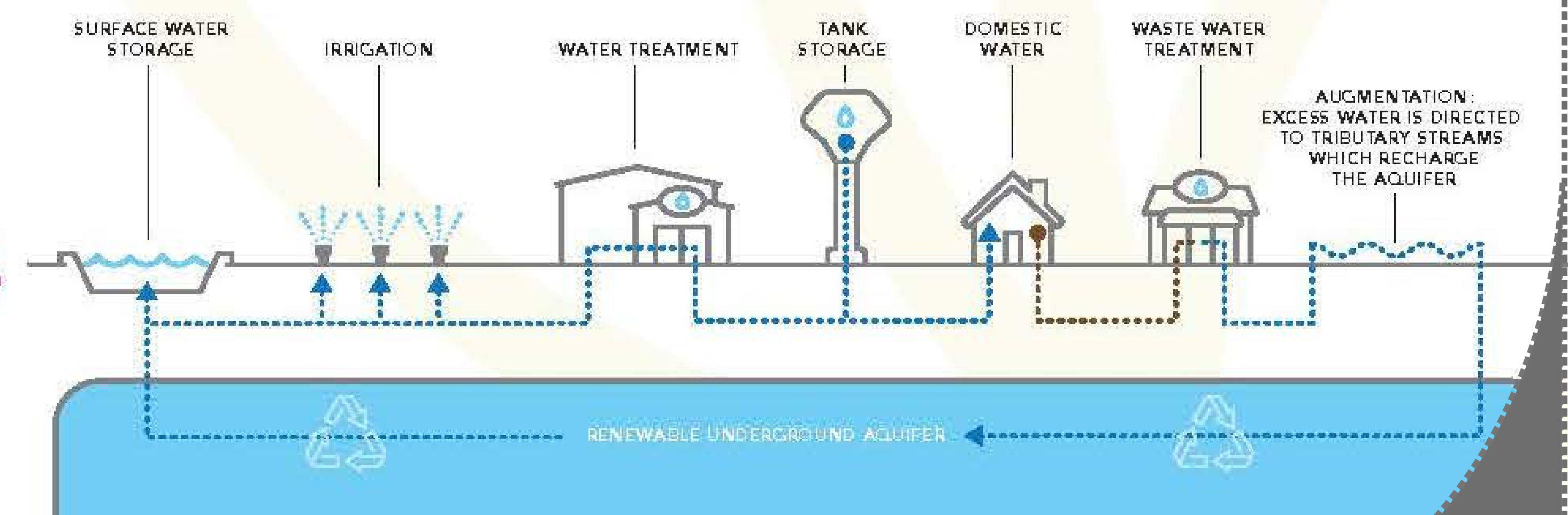
— LEONARDO DA VINCI



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.





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

Seeing opportunities to make a difference and doing things differently.

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.



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.



“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.

“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.

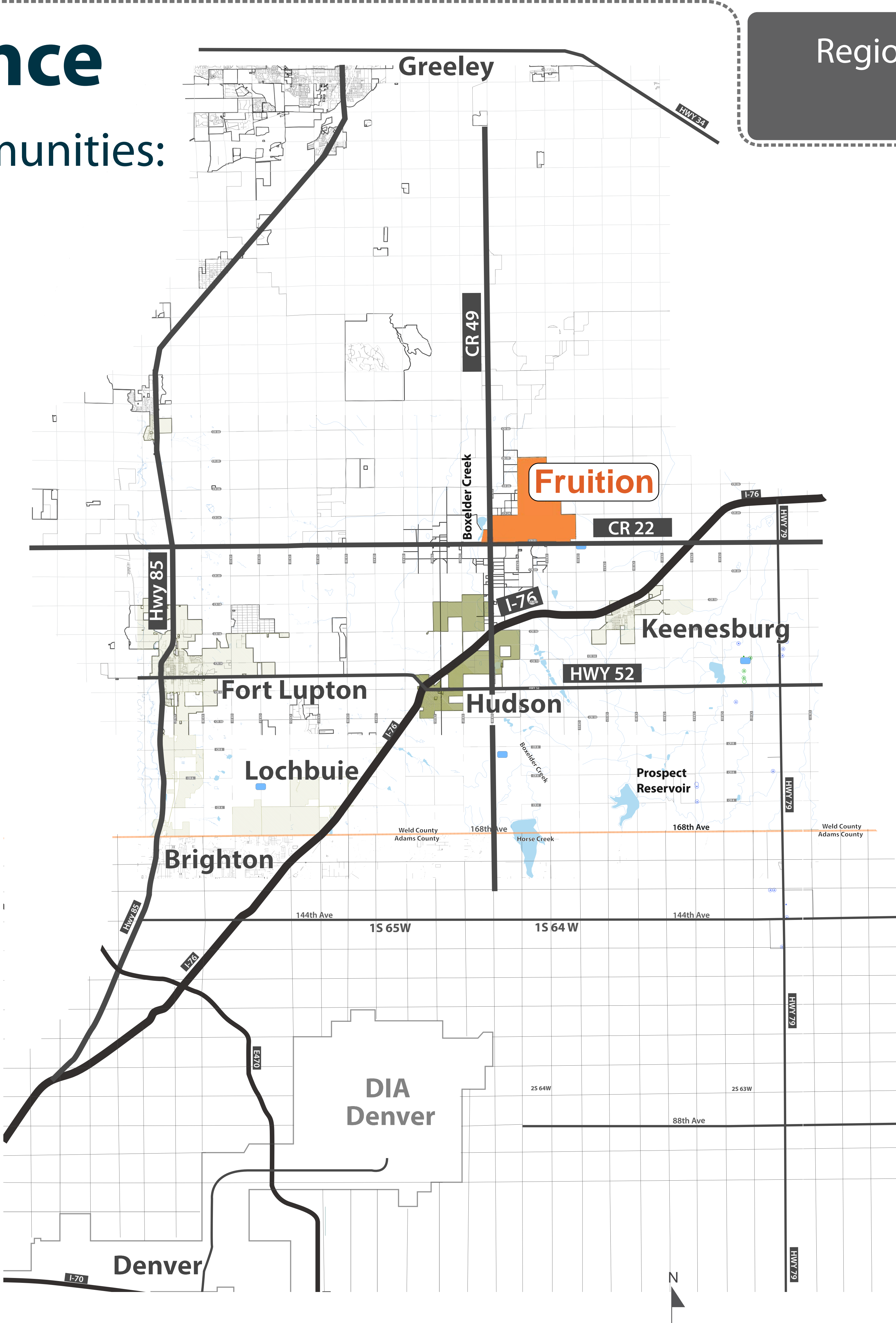


Regional Significance

> Connectivity to Northern Communities:

- Keenesburg
- Greeley
- Fort Lupton
- Brighton

> Connectivity to Denver & DIA

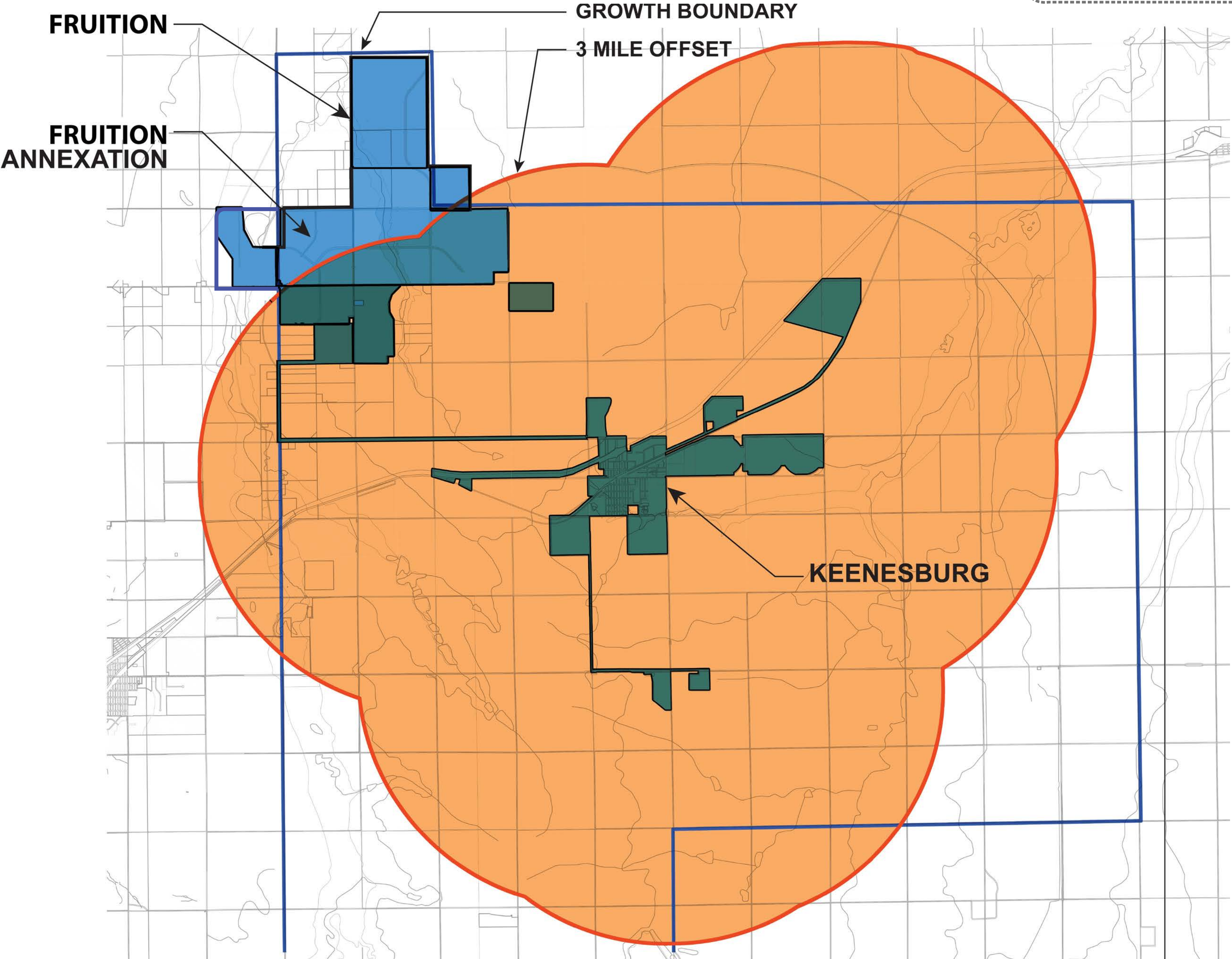


Regional



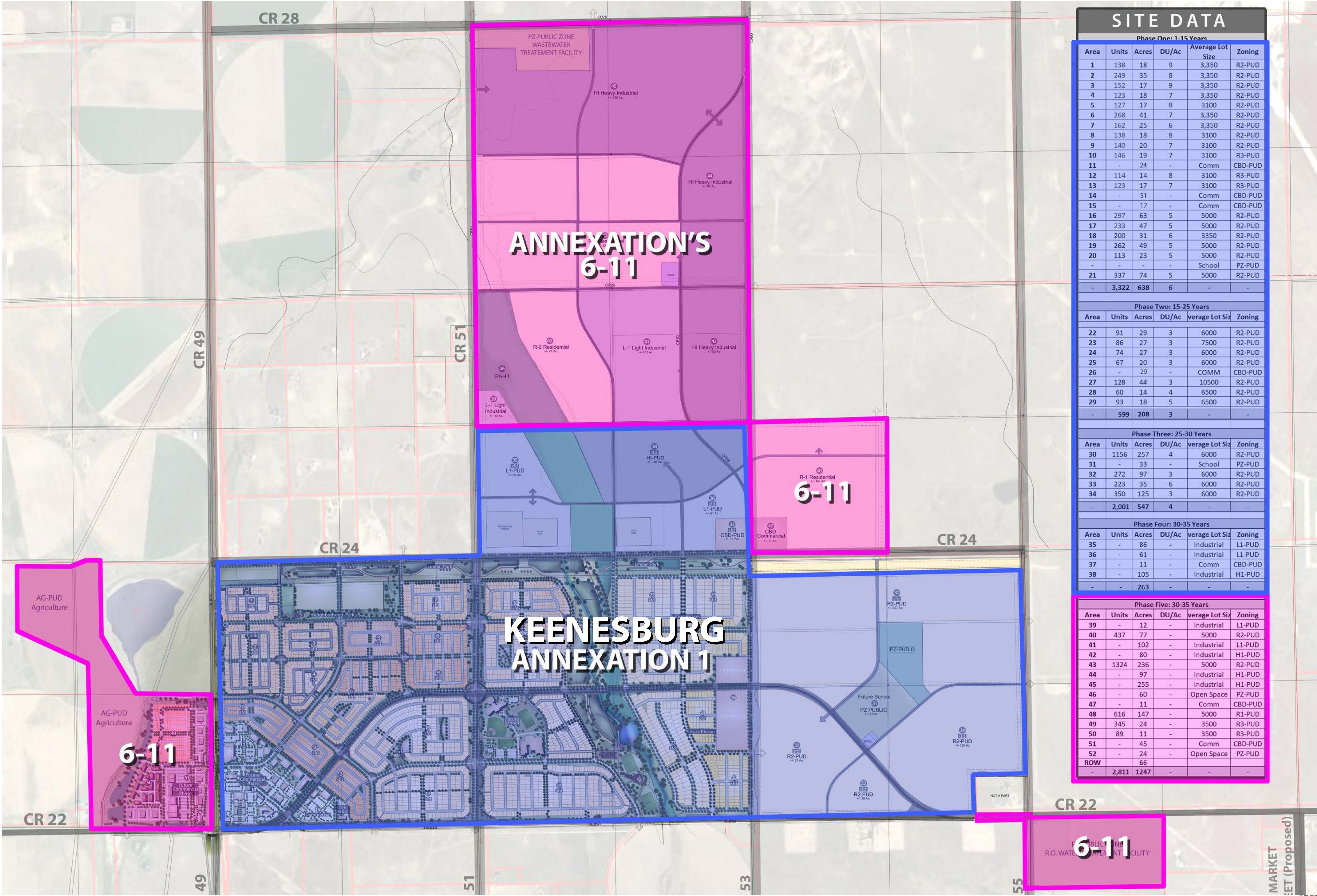
3 Mile Context

Regional



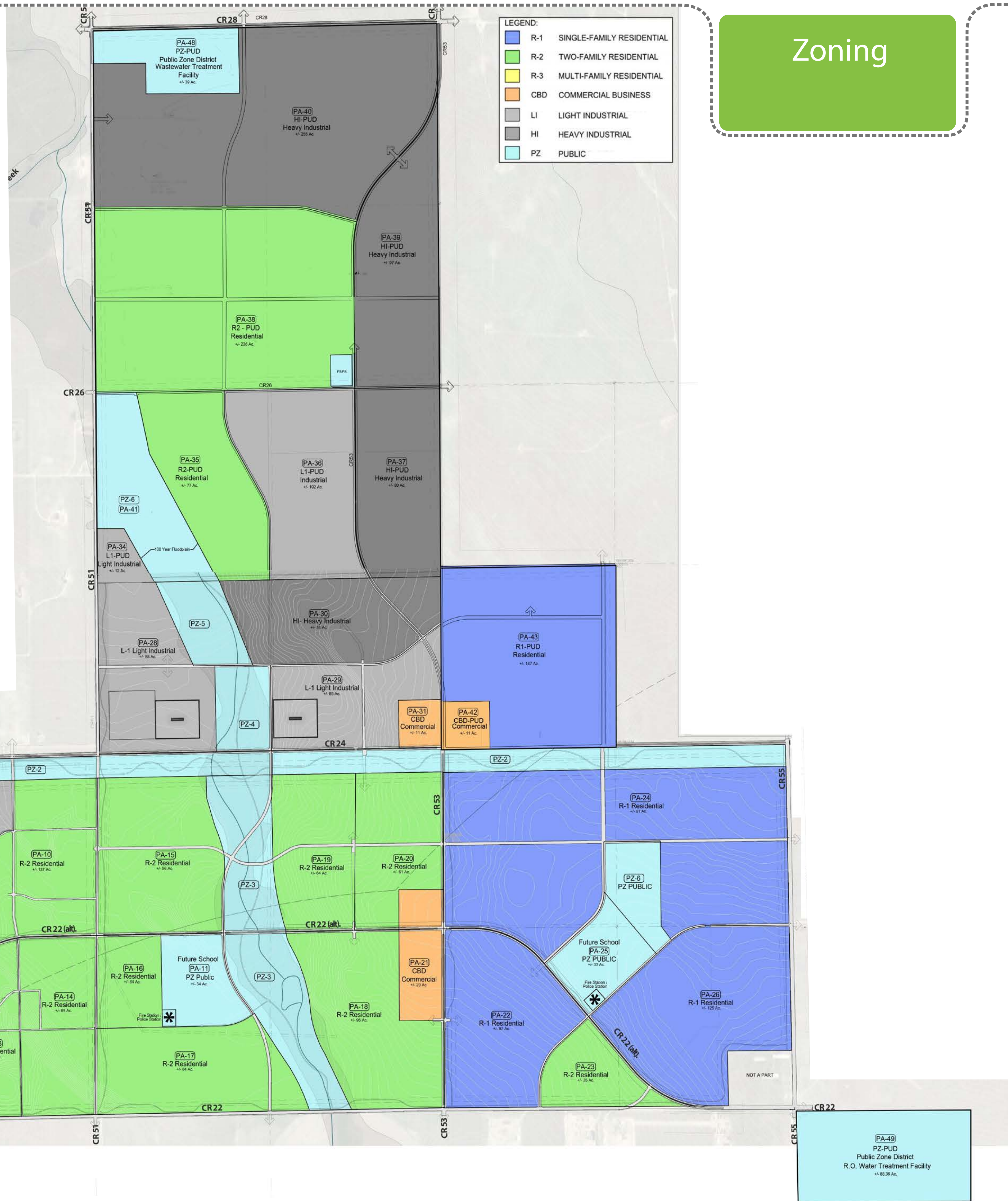
Annexation Areas

Master Plan



SITE DATA					
Phase One: 1-15 Years					
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
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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	-	Comm	CBD-PUD
16	297	63	5	5000	R2-PUD
17	233	47	5	5000	R2-PUD
18	200	31	6	3350	R2-PUD
19	262	49	5	5000	R2-PUD
20	113	23	5	5000	R2-PUD
-	-	-	-	School	PZ-PUD
21	337	74	5	5000	R2-PUD
-	3,322	638	6	-	-
Phase Two: 15-25 Years					
Area	Units	Acres	DU/Ac	Average 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
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Phase Three: 25-30 Years					
Area	Units	Acres	DU/Ac	Average Lot Siz	Zoning
30	1156	257	4	6000	R2-PUD
31	-	33	-	School	PZ-PUD
32	272	97	3	6000	R2-PUD
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Phase Four: 30-35 Years					
Area	Units	Acres	DU/Ac	Average Lot Siz	Zoning
35	-	86	-	Industrial	L1-PUD
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38	-	105	-	Industrial	H1-PUD
-	-	263	-	-	-
Phase Five: 30-35 Years					
Area	Units	Acres	DU/Ac	Average Lot Siz	Zoning
39	-	12	-	Industrial	L1-PUD
40	437	77	-	5000	R2-PUD
41	-	102	-	Industrial	L1-PUD
42	-	80	-	Industrial	H1-PUD
43	1324	236	-	5000	R2-PUD
44	-	97	-	Industrial	H1-PUD
45	-	255	-	Industrial	H1-PUD
46	-	60	-	Open Space	PZ-PUD
47	-	11	-	Comm	CBD-PUD
48	616	147	-	5000	R1-PUD
49	345	24	-	3500	R3-PUD
50	89	11	-	3500	R3-PUD
51	-	45	-	Comm	CBD-PUD
52	-	24	-	Open Space	PZ-PUD
ROW	-	66	-	-	-
-	2,811	1247	-	-	-

Master Plan Zoning Map



Annexation 2: Zoning

Master Plan



FRUITION SITE DATA									
PA	Zoning	Land Use	Area (SF)	Area (Acres)	Open Space	Units	DU/A	Building SF	
ANNEXATION 2	34	L-1	Light Industrial District	523,271	12	2	-	-	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	H-1	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-1	Heavy Industrial District	4,219,778	97	15	-	-	750,000
	40	H-1	Heavy Industrial District	11,096,477	255	38	-	-	2,000,000
	41	PZ-6	PZ Public Zoning District	2,614,158	-	60	-	-	-
	42	CBD	Commercial Business District	486,416	11	2	-	-	50,000
	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	-	-	-	-
	49	PZ	PZ: RO Water Treatment Facility	3,848,962	88	-	-	-	-
50	AG	AG Agricultural	5,241,139	120	-	-	-	-	
Totals			62,231,436	1,404	292	2,810	2	4,240,000	

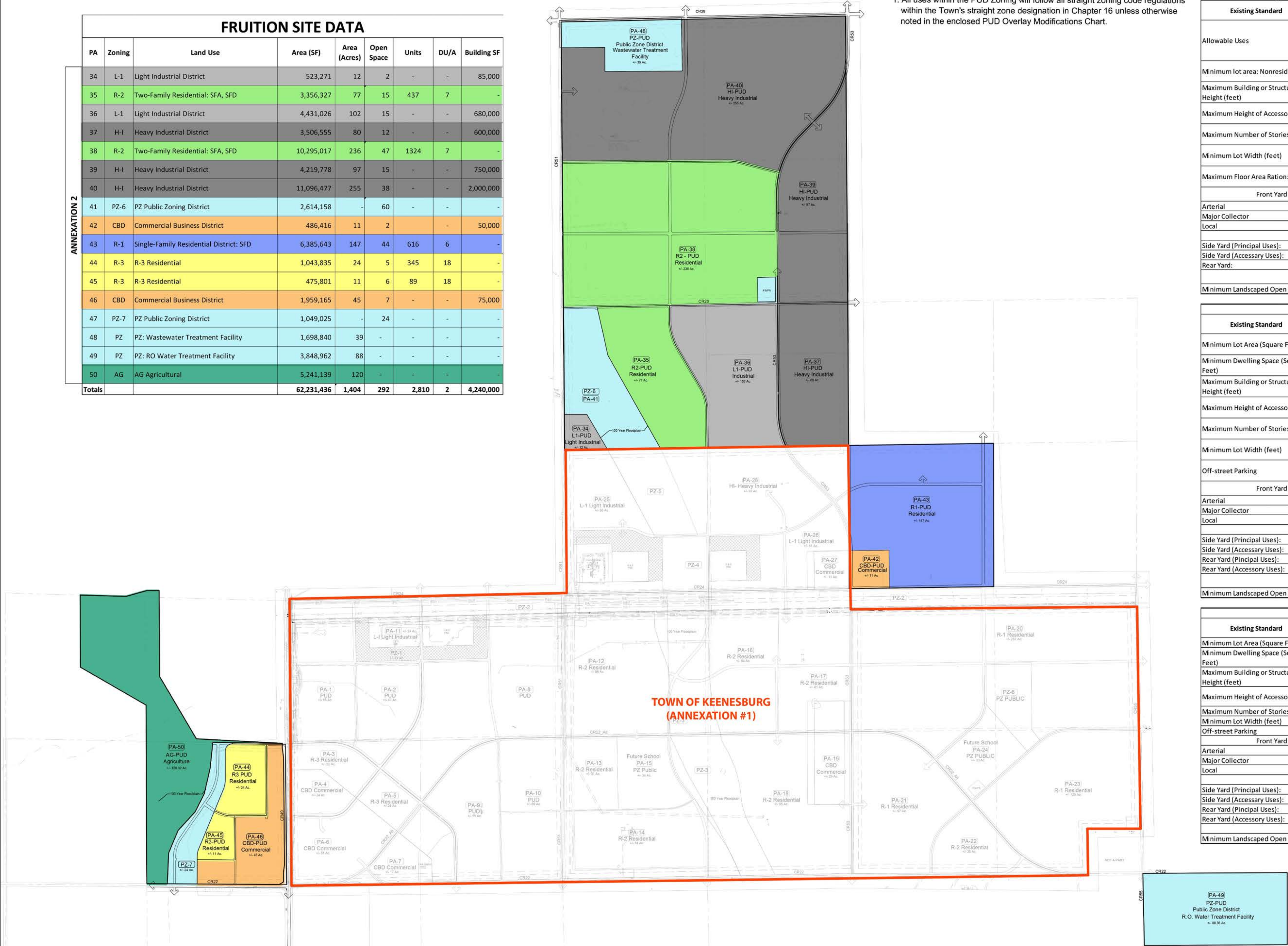
PUD Zoning:

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.

PUD Overlay Modified Regulation		
Zoning: PZ-PUD Wastewater Treatment Facility		
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	170
Maximum Height of Accessory Uses	15	15
Maximum Number of Stories	3	3
Minimum Lot Width (feet)	30	30
Maximum Floor Area Ratio: Nonres	0.75	0.75
Front Yard Setback (Principal and Accessory Uses):		
Arterial	20	15
Major Collector	10	10
Local	10	5
Side Yard (Principal Uses):	10	5
Side Yard (Accessory Uses):	5	5
Rear Yard:	10	5
Maximum Lot Coverage:		
Minimum Landscaped Open Space	20%	20%

Zoning: R2-PUD		
Existing Standard	Current R-2 Requirement	Proposed 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 Setback (Principal and Accessory Uses):		
Arterial	20	15
Major Collector	20	10
Local	20	5
Side Yard (Principal Uses):	5	5
Side Yard (Accessory Uses):	5	5
Rear Yard (Principal Uses):	20	5
Rear Yard (Accessory Uses):	5	5
Maximum Lot Coverage:		
Minimum Landscaped Open Space	30%	20%

Zoning: 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	3
Minimum Lot Width (feet)	50	35
Off-street Parking	n/a	1
Front Yard Setback (Principal and Accessory Uses):		
Arterial	20	15
Major Collector	20	10
Local	20	5
Side Yard (Principal Uses):	5	5
Side Yard (Accessory Uses):	5	5
Rear Yard (Principal Uses):	20	5
Rear Yard (Accessory Uses):	5	5
Maximum Lot Coverage:		
Minimum Landscaped Open Space	45%	20%

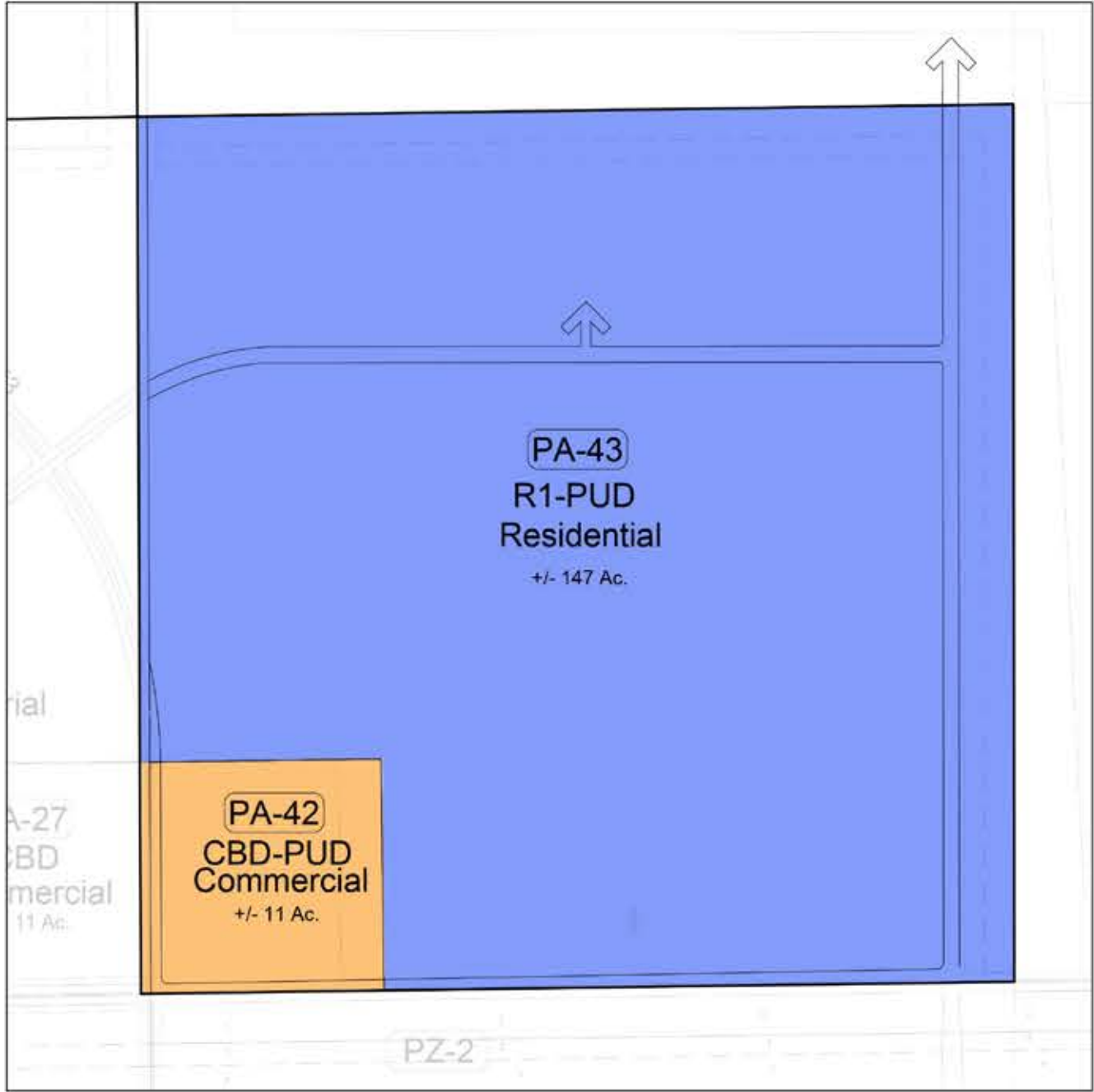
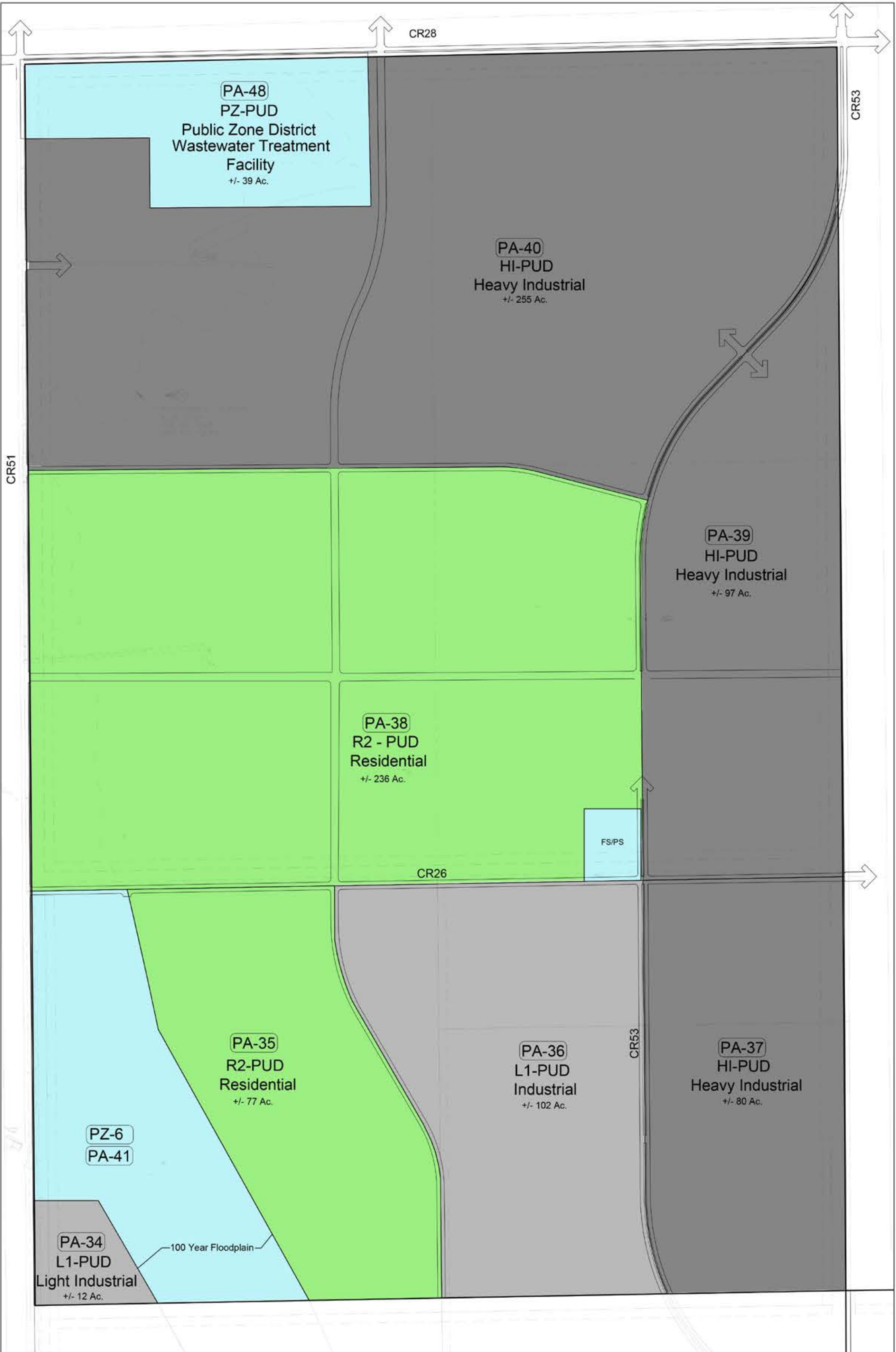


Zoning Enlargement

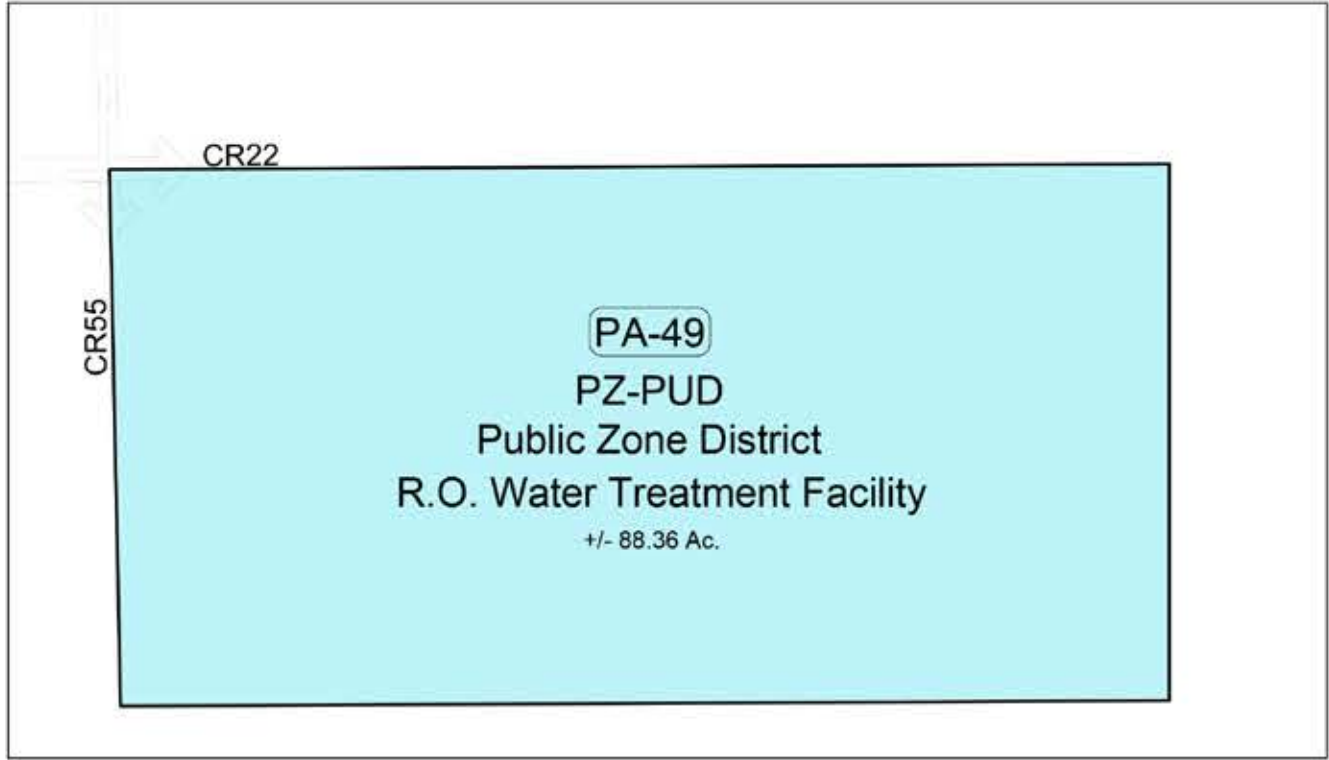
Master Plan



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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	H-1	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-1	Heavy Industrial District	4,219,778	97	15	-	-	750,000
40	H-1	Heavy Industrial District	11,096,477	255	38	-	-	2,000,000
41	PZ-6	PZ Public Zoning District	2,614,158	-	60	-	-	-
42	CBD	Commercial Business District	486,416	11	2	-	-	50,000
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	-	-	-	-
49	PZ	PZ: RO Water Treatment Facility	3,848,962	88	-	-	-	-
50	AG	AG Agricultural	5,241,139	120	-	-	-	-
Totals			62,231,436	1,404	292	2,810	2	4,240,000



MAP AREA 7



MAP AREA 14

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.



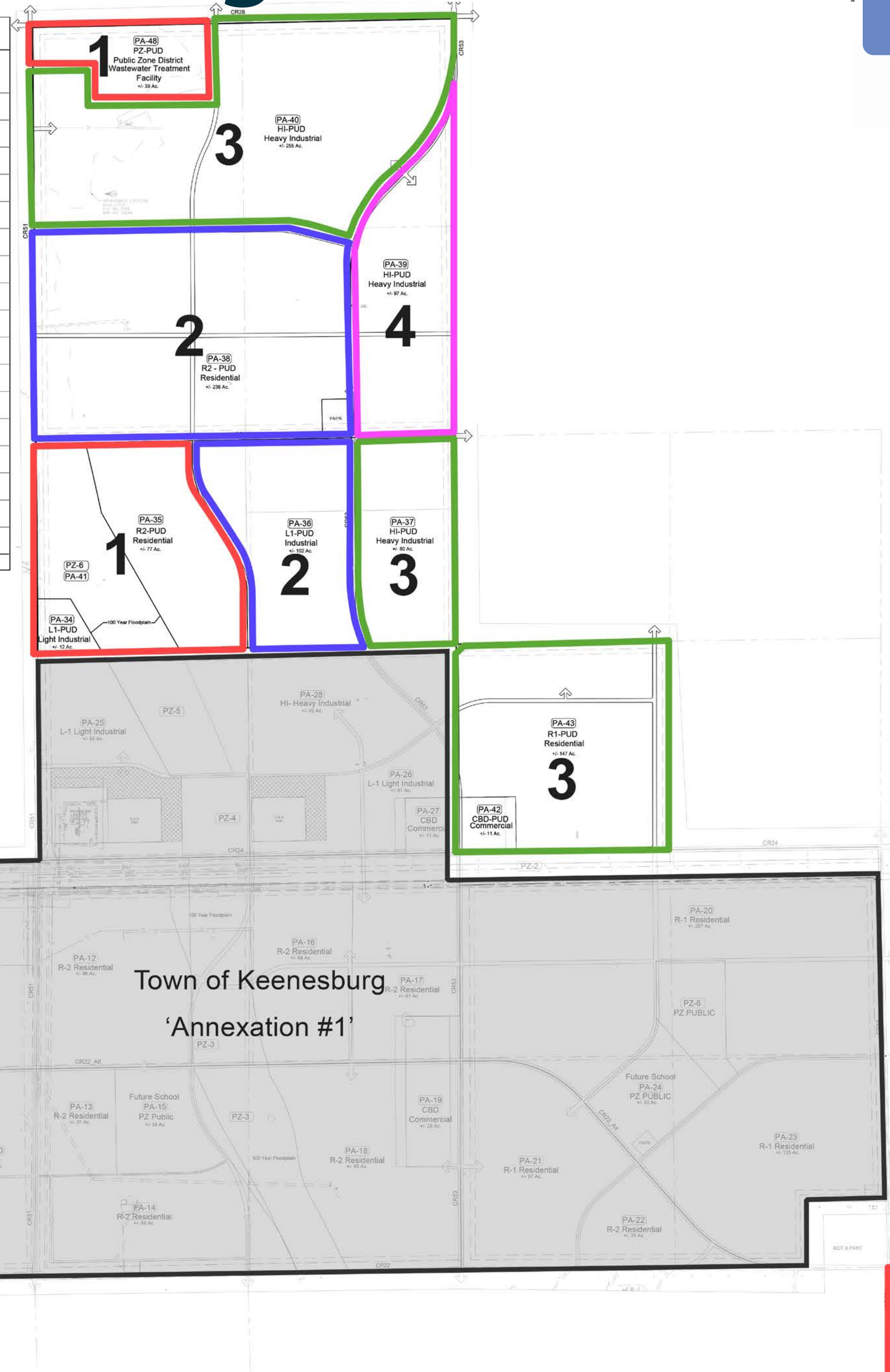
Annexation 2 Phasing Plan

Master Plan



FRUITION SITE DATA

	PA	Zoning	Land Use	Area (\$F)	Area (Acres)	Open Space	Units	DU/A	Building SF	Phase
ANNEXATION 2	34	L-1	Light Industrial District	523,271	12	2	-	-	85,000	1
	35	R-2	Two-Family Residential: SFA, SFD	3,356,327	77	15	437	7	-	1
	36	L-1	Light Industrial District	4,431,026	102	15	-	-	680,000	2
	37	H-I	Heavy Industrial District	3,506,555	80	12	-	-	600,000	3
	38	R-2	Two-Family Residential: SFA, SFD	10,295,017	236	47	1324	7	-	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	-	-	2,000,000	3
	41	PZ-6	PZ Public Zoning District	2,614,158	-	60	-	-	-	1
	42	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	-	3
	44	R-3	R-3 Residential	1,043,835	24	5	345	18	-	2
	45	R-3	R-3 Residential	475,801	11	6	89	18	-	2
	46	CBD	Commercial Business District	1,959,165	45	7	-	-	75,000	3
	47	PZ-7	PZ Public Zoning District	1,049,025	-	24	-	-	-	4
	48	PZ	PZ: Wastewater Treatment Facility	1,698,840	39	-	-	-	-	1
49	PZ	PZ: RO Water Treatment Facility	3,848,962	88	-	-	-	-	1	
50	AG	AG Agricultural	5,241,139	120	-	-	-	-	4	
Totals				62,231,436	1,404	292	2,810	2	4,240,000	



1

PA-49
PZ-PUD
Public Zone District
R.O. Water Treatment Facility
v. 03.30 Ac.



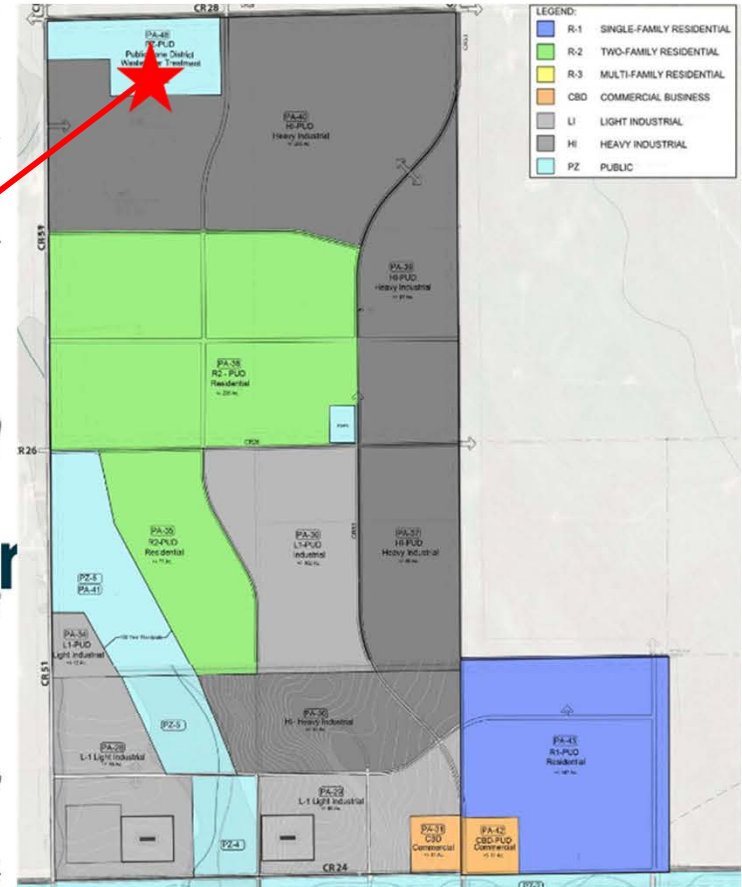
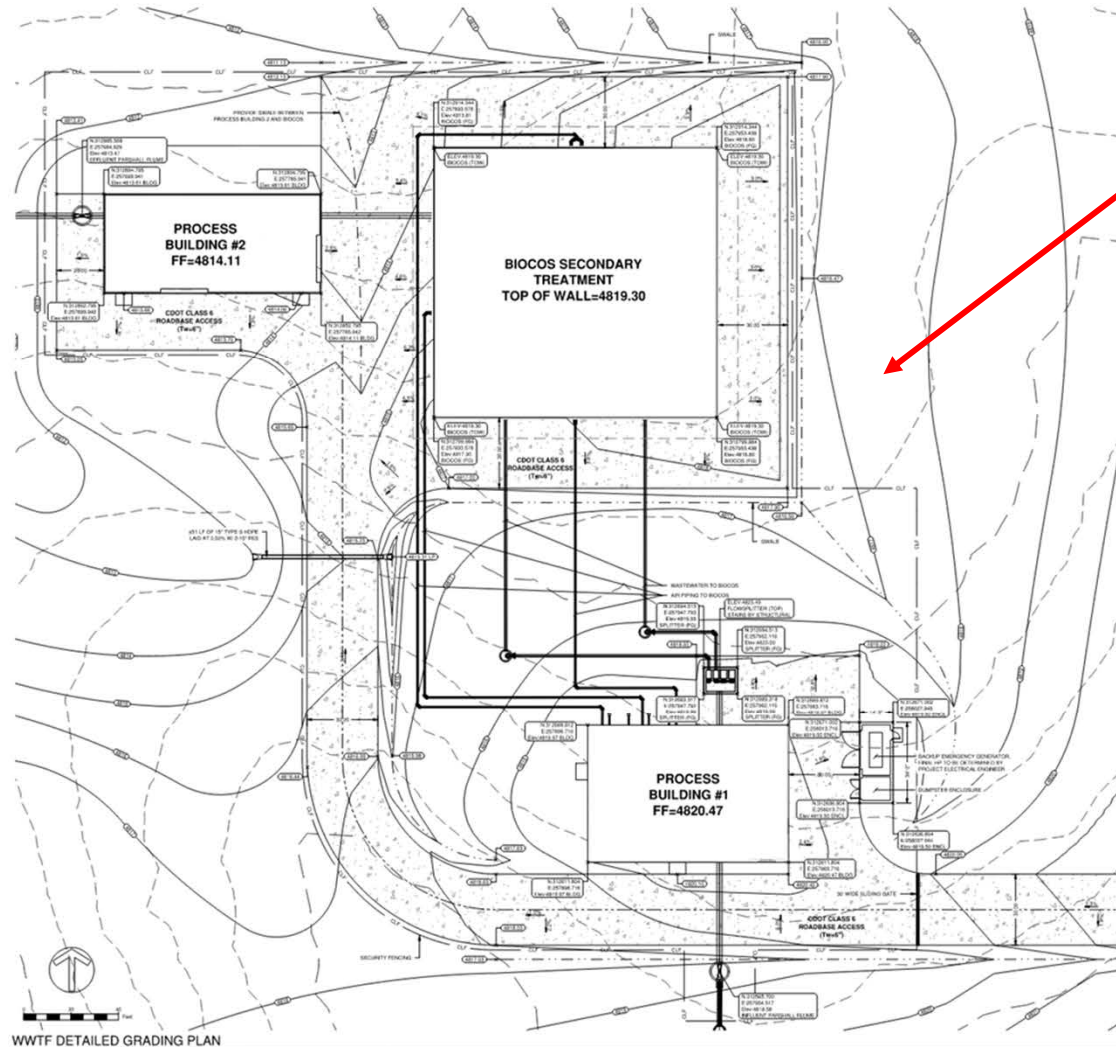
Wastewater

Treatment Plant Location and Process

Infrastructure



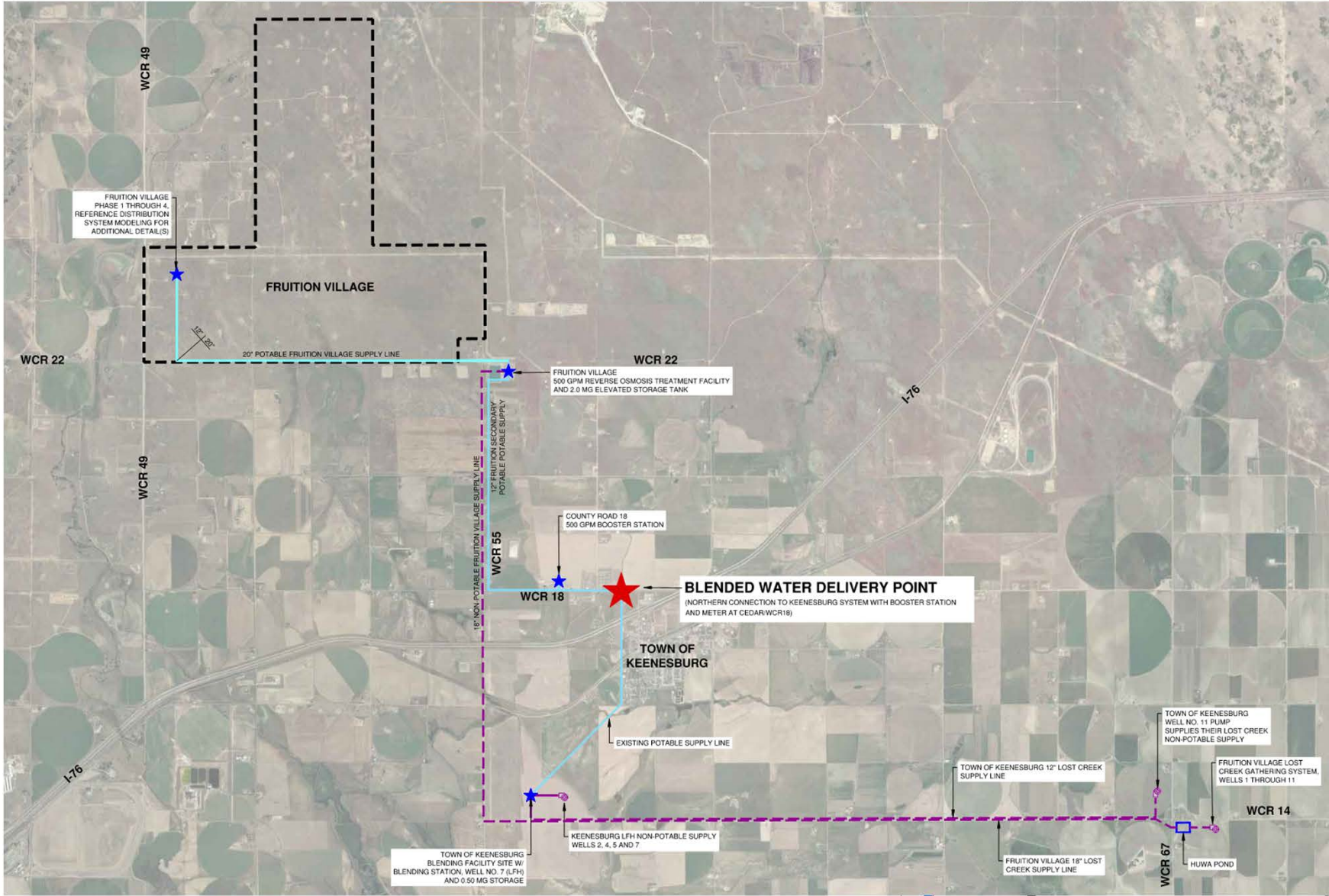
FRUITION
COLORADO



Water

Water System Master Plan and Interconnectivity

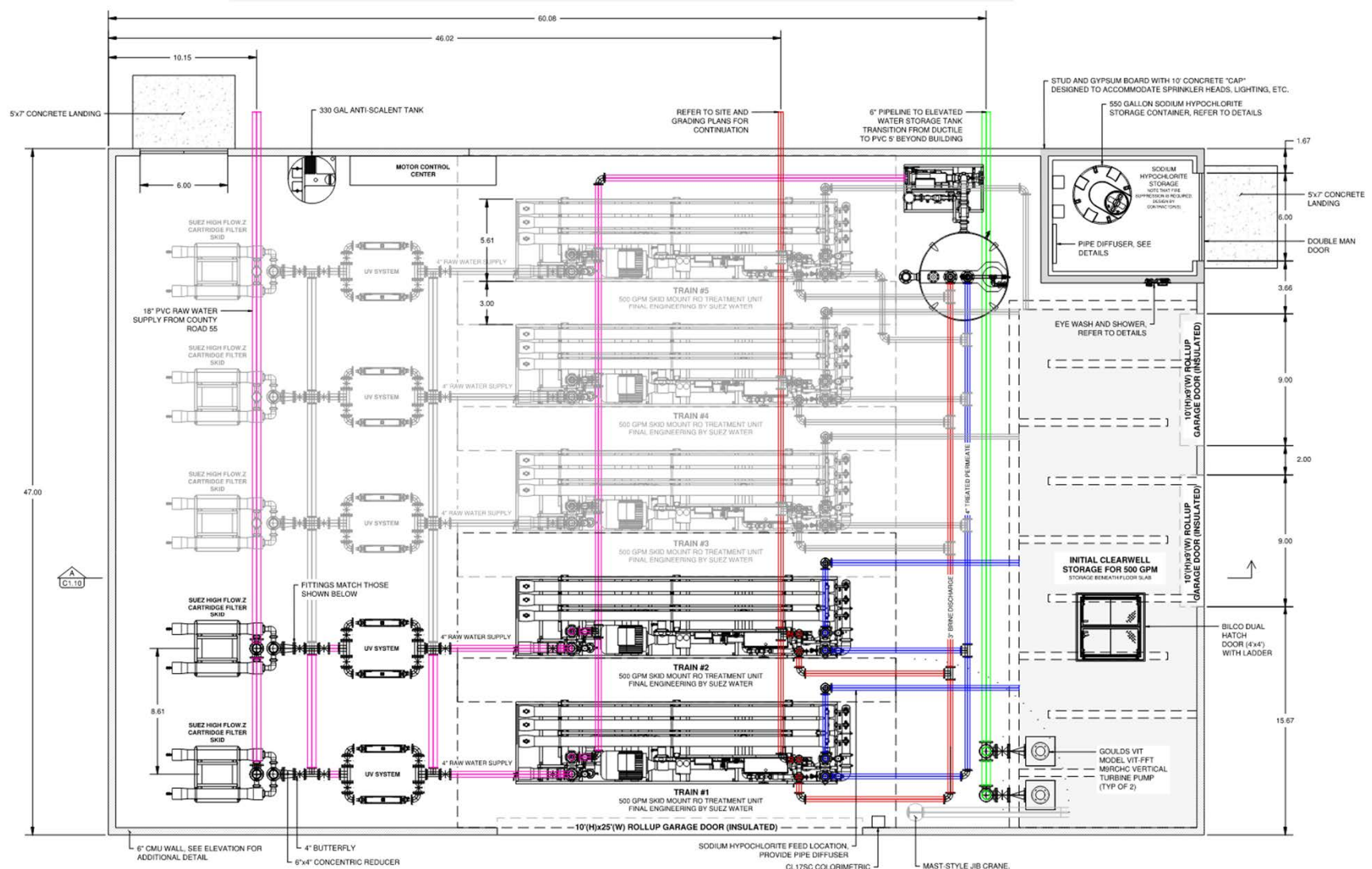
Infrastructure



Water

Treatment Plant Process and Future Capacity

Infrastructure



REVERSE OSMOSIS WATER TREATMENT PLANT LAYOUT
SCALE: 1" = 3'

Infrastructure



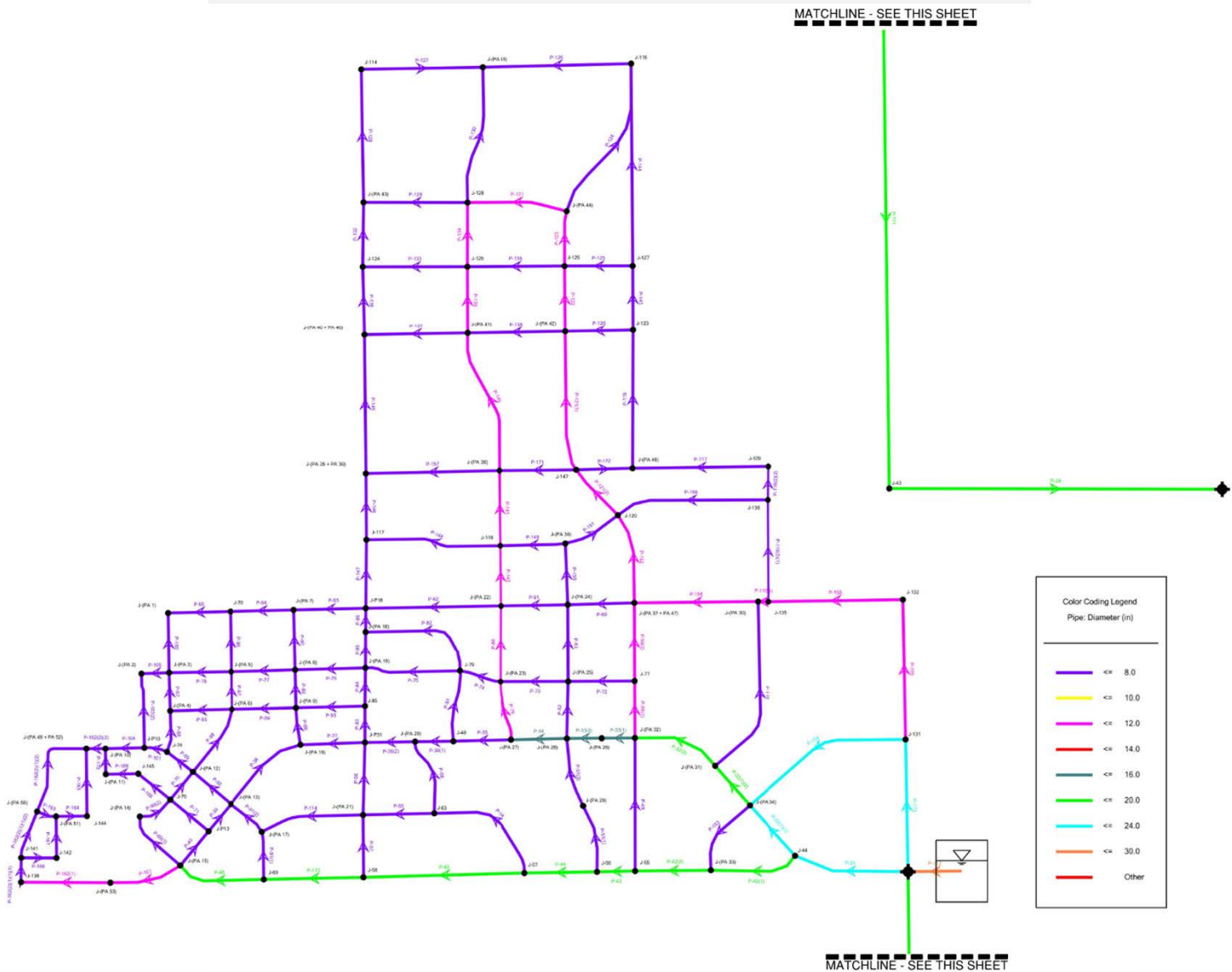
2MG POTABLE WATER STORAGE TANK ISOMETRIC VIEW
NTS

[illegible]

Water

Water Distribution System

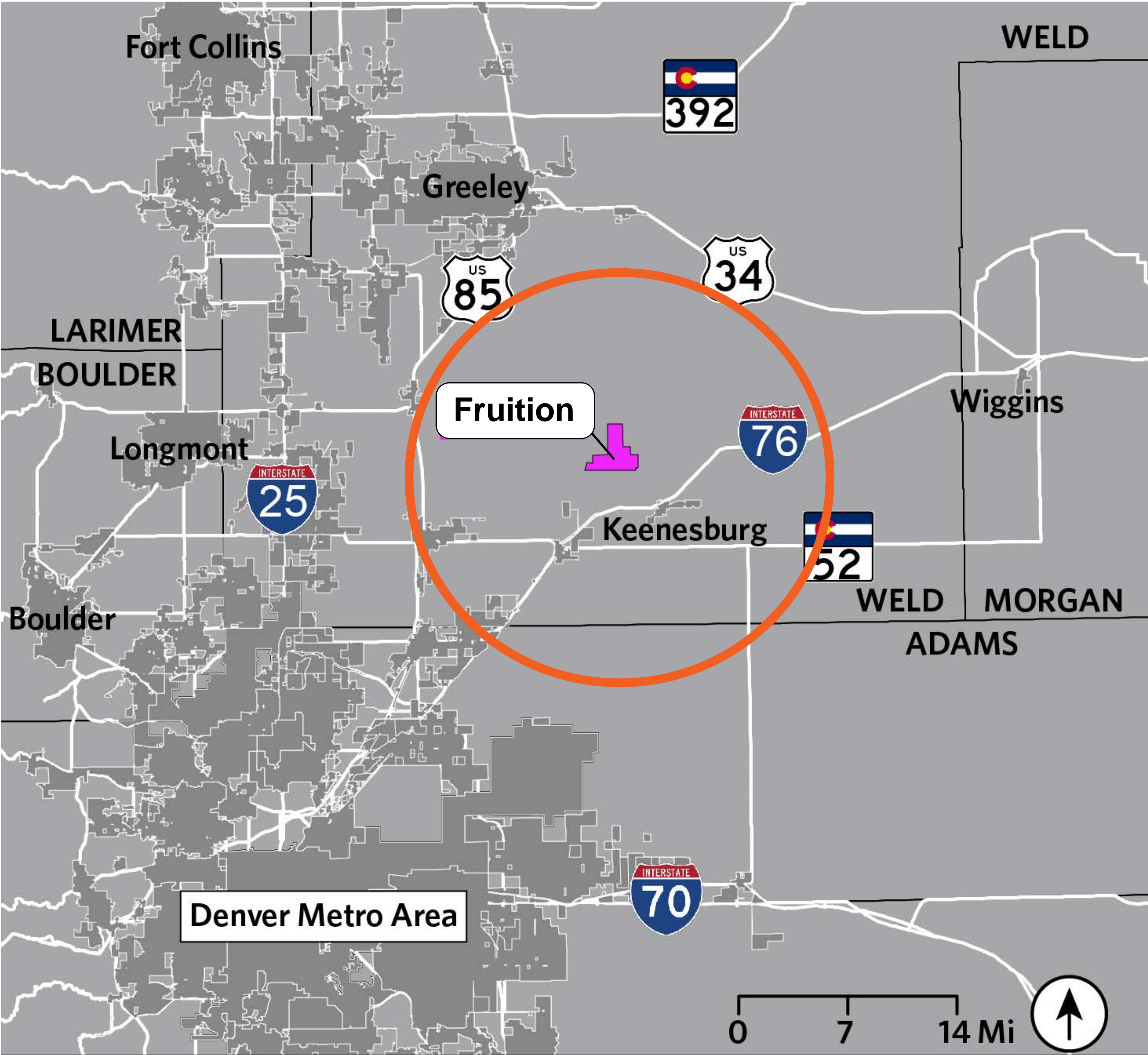
Infrastructure



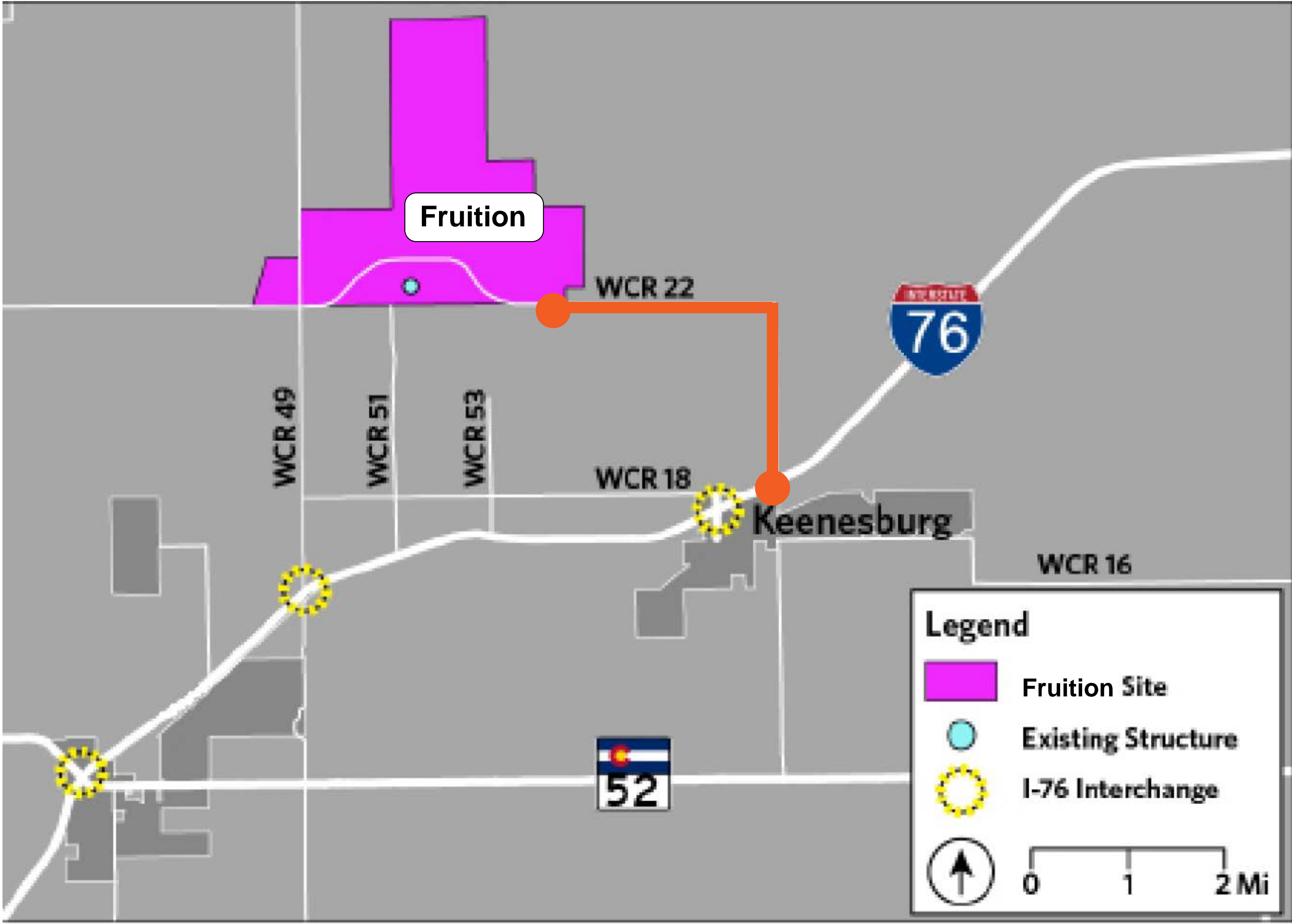
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30.0	<= 30.0
Other	Other

Transportation

Transportation



Regional

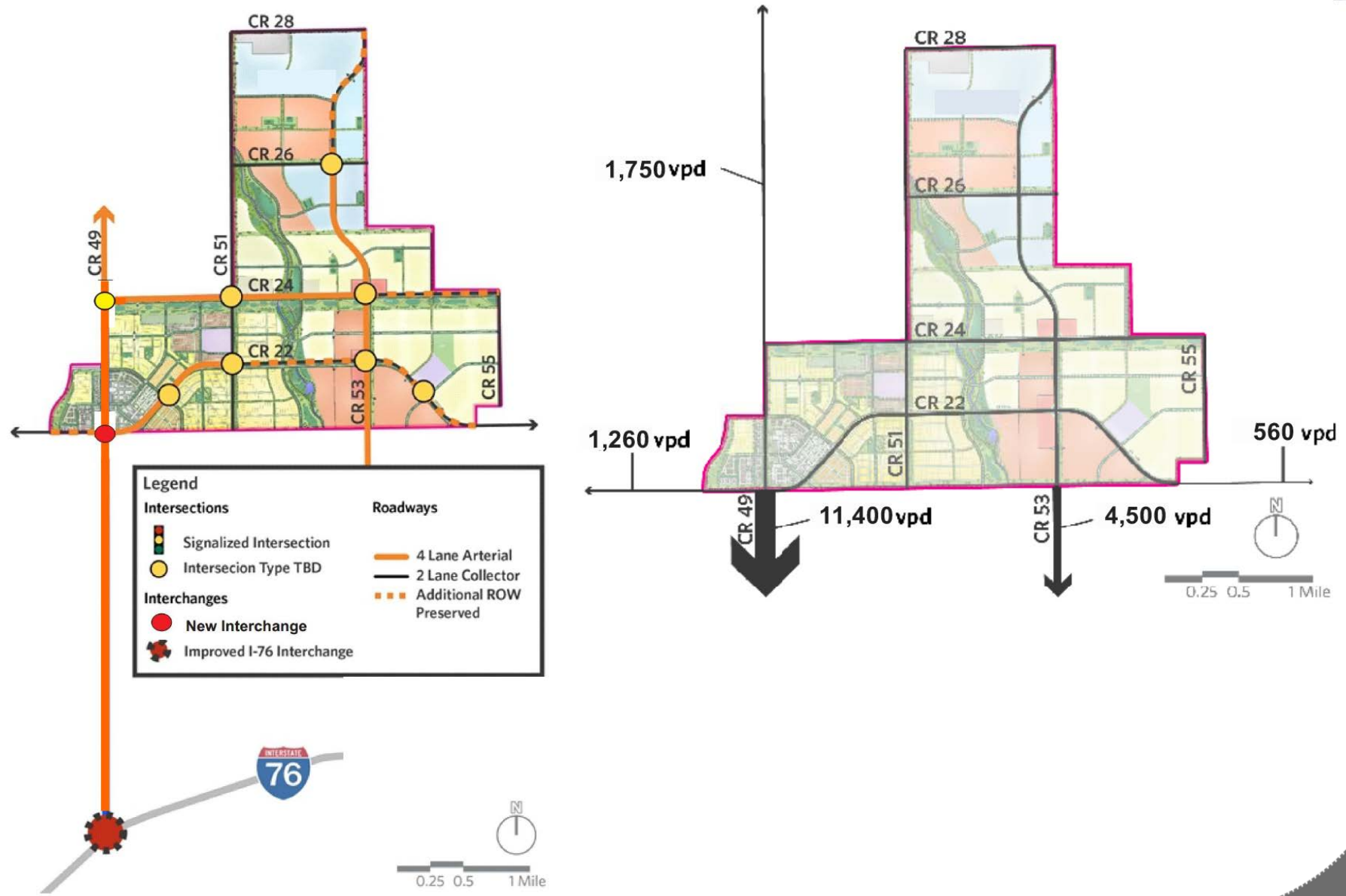


Context

Transportation

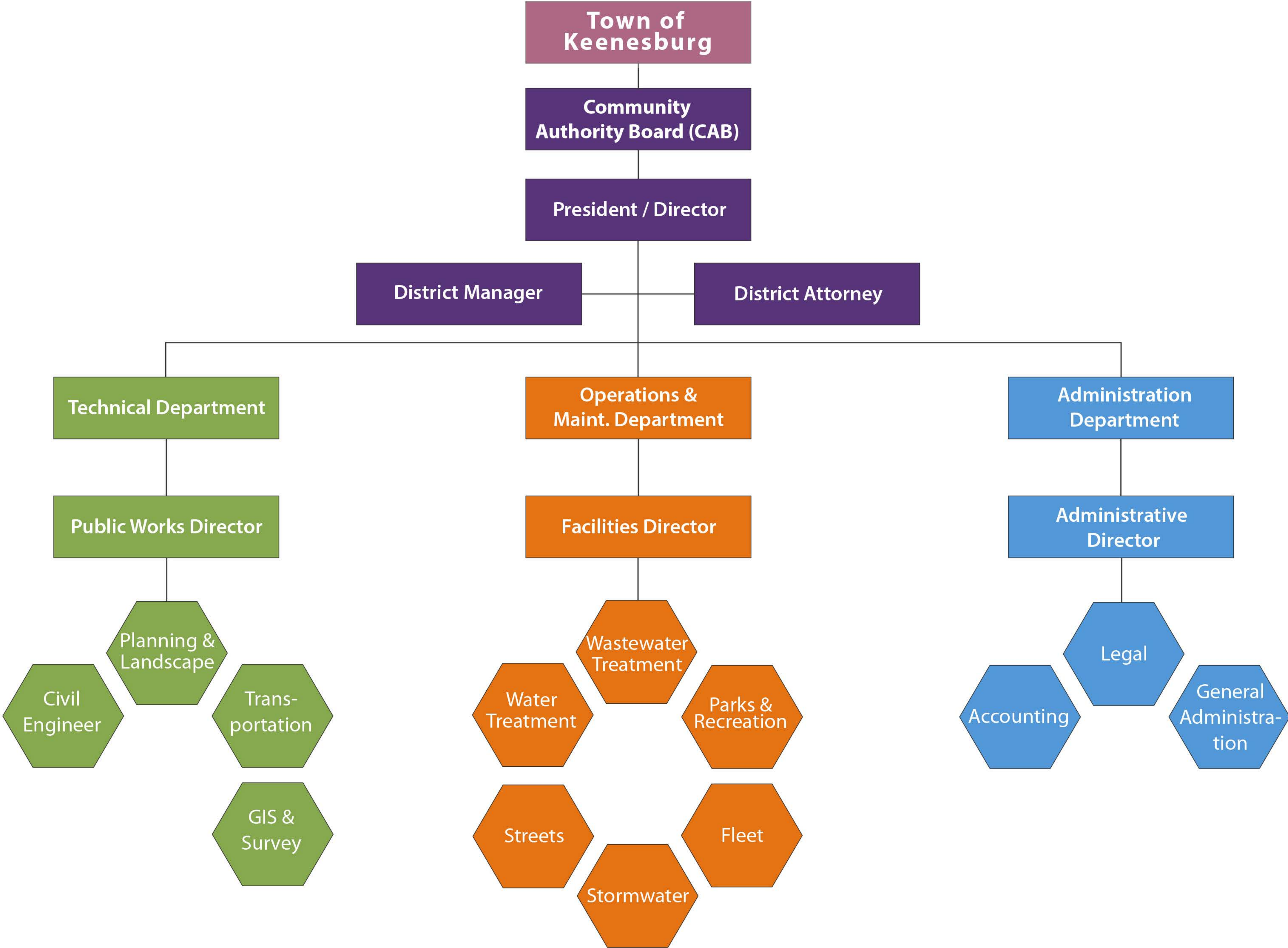
Overall Transportation Layout and Projected Traffic

Infrastructure



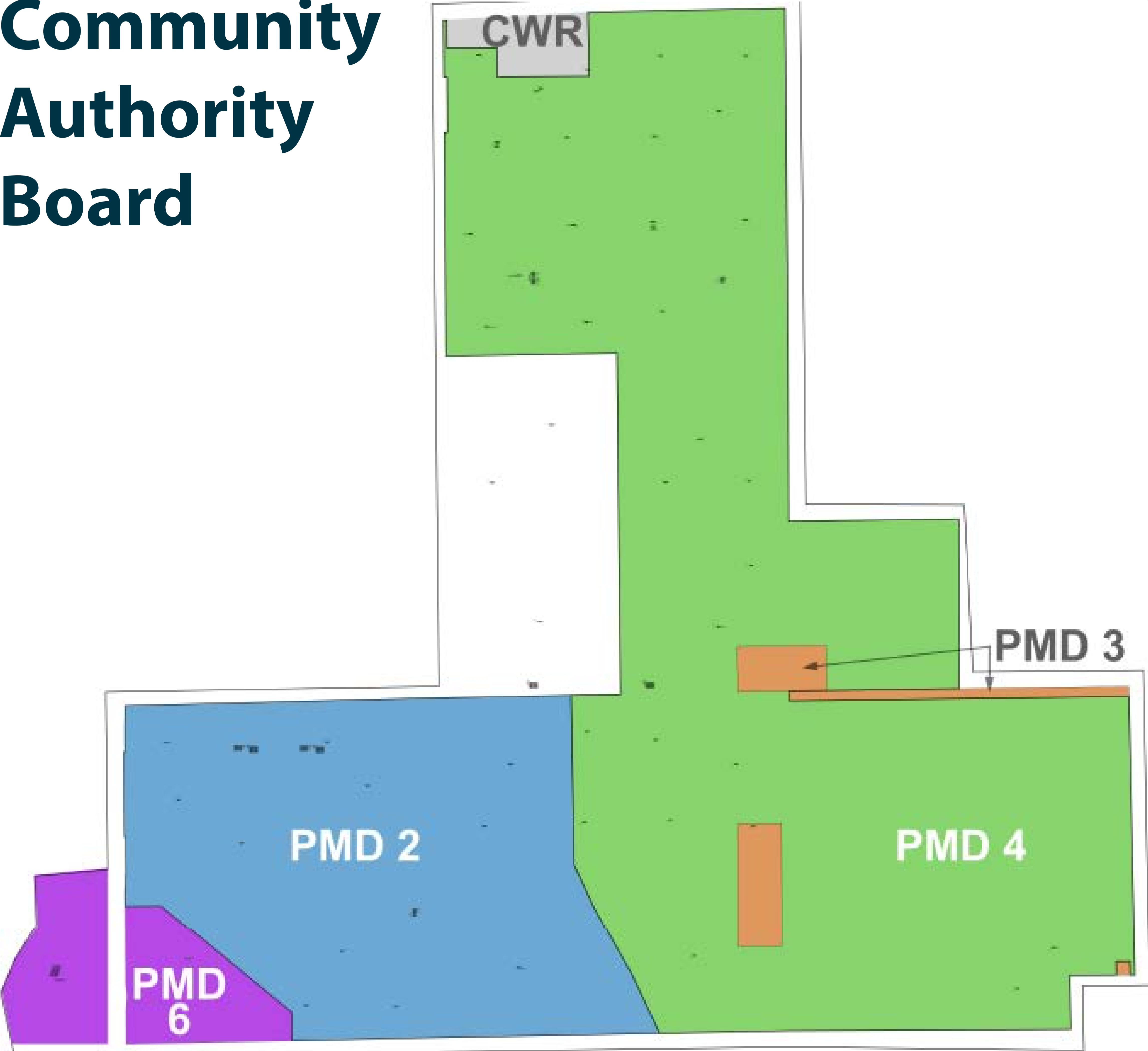
Community Authority Board

Metro District



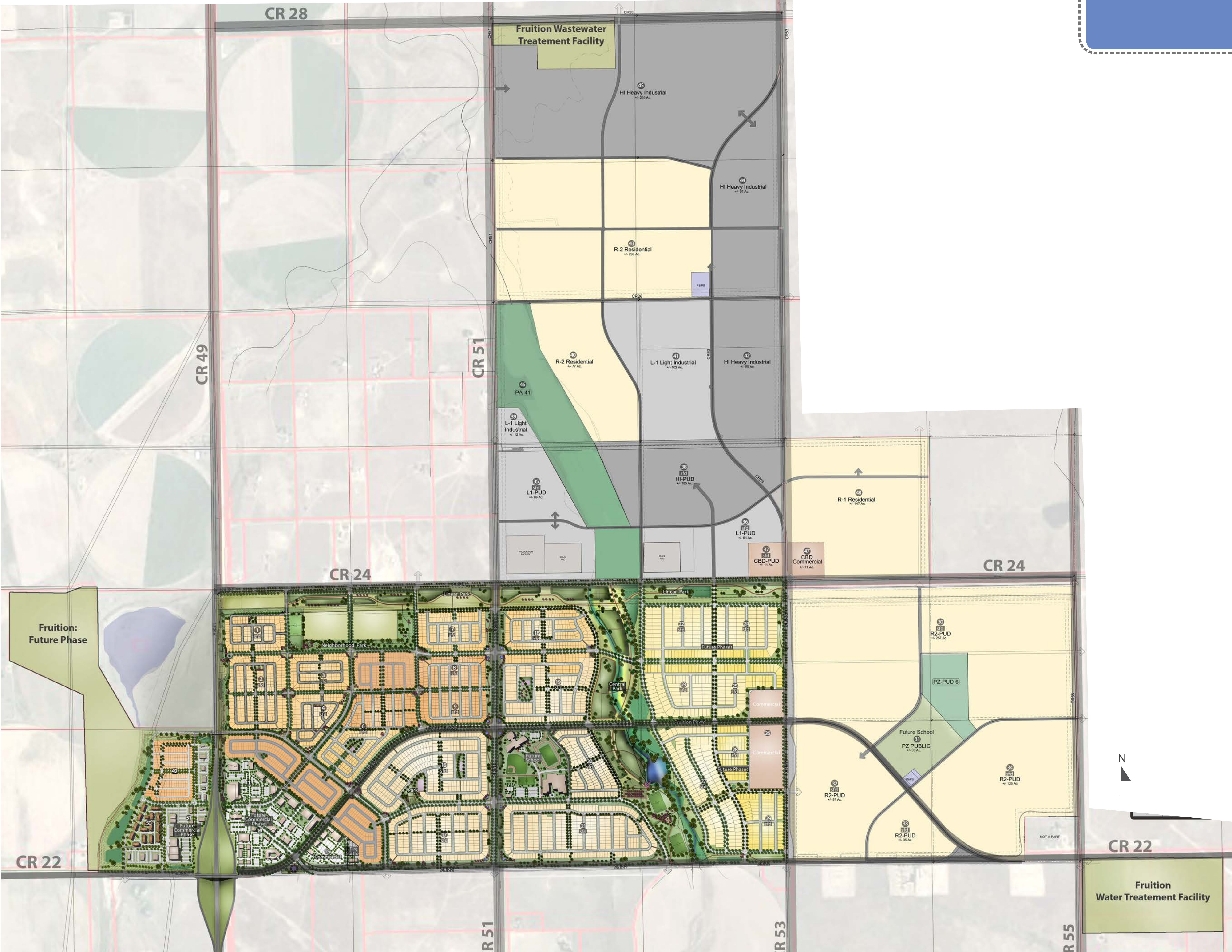
Community Authority Board

Metro District



Master Plan

Master Plan



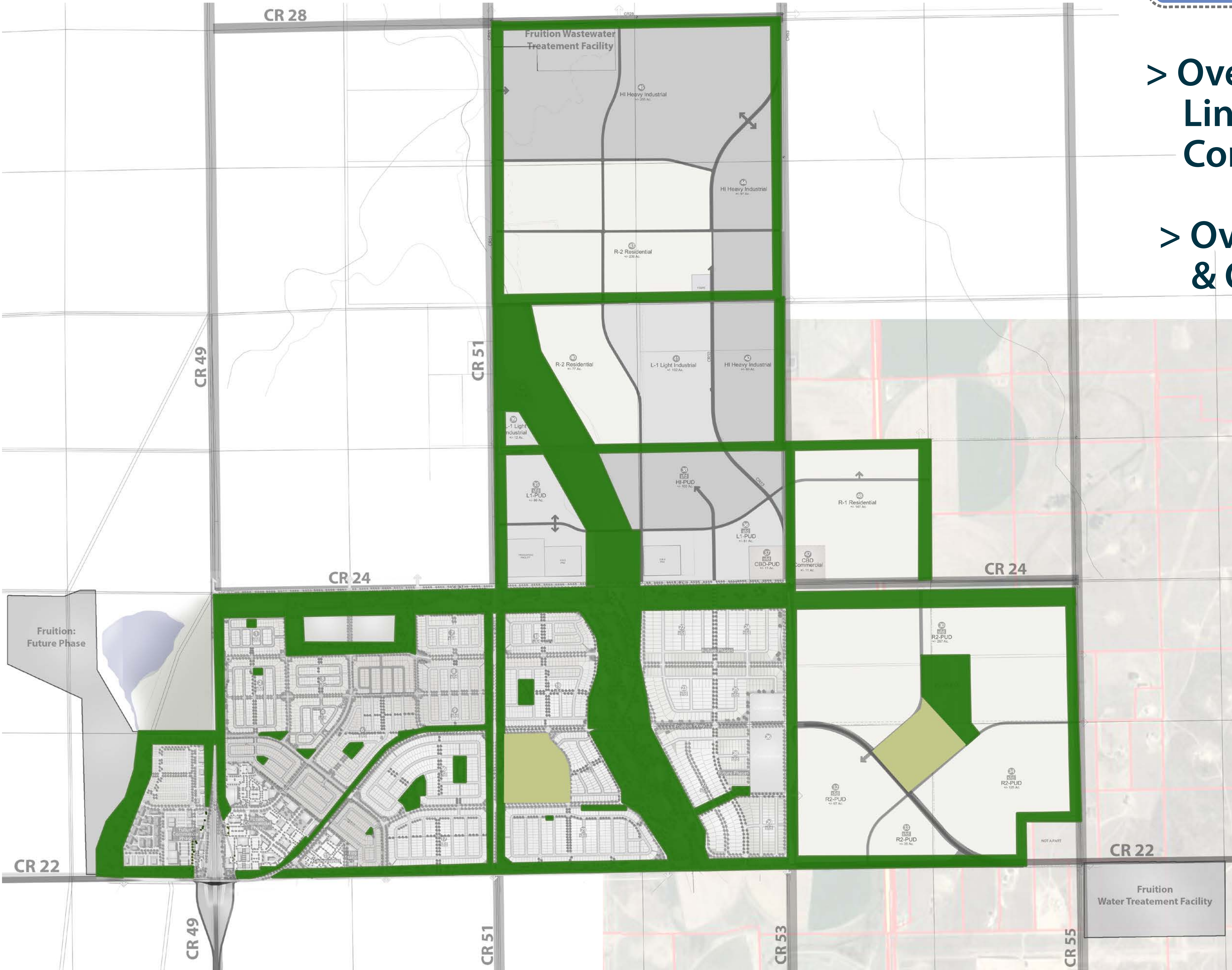
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-	2,811	1247	-	-	-

Parks & Open Space Master Plan

Master Plan



- > Over 16+ Miles of 150' Wide Linear Parks and Easement Corridors
- > Over 550+ Acres of Parks & Open Space



Aerial View

Master Plan



Streetscape

Master Plan



Manufactured Home Models

Master Plan



National Home Models

Master Plan



Equestrian Trails

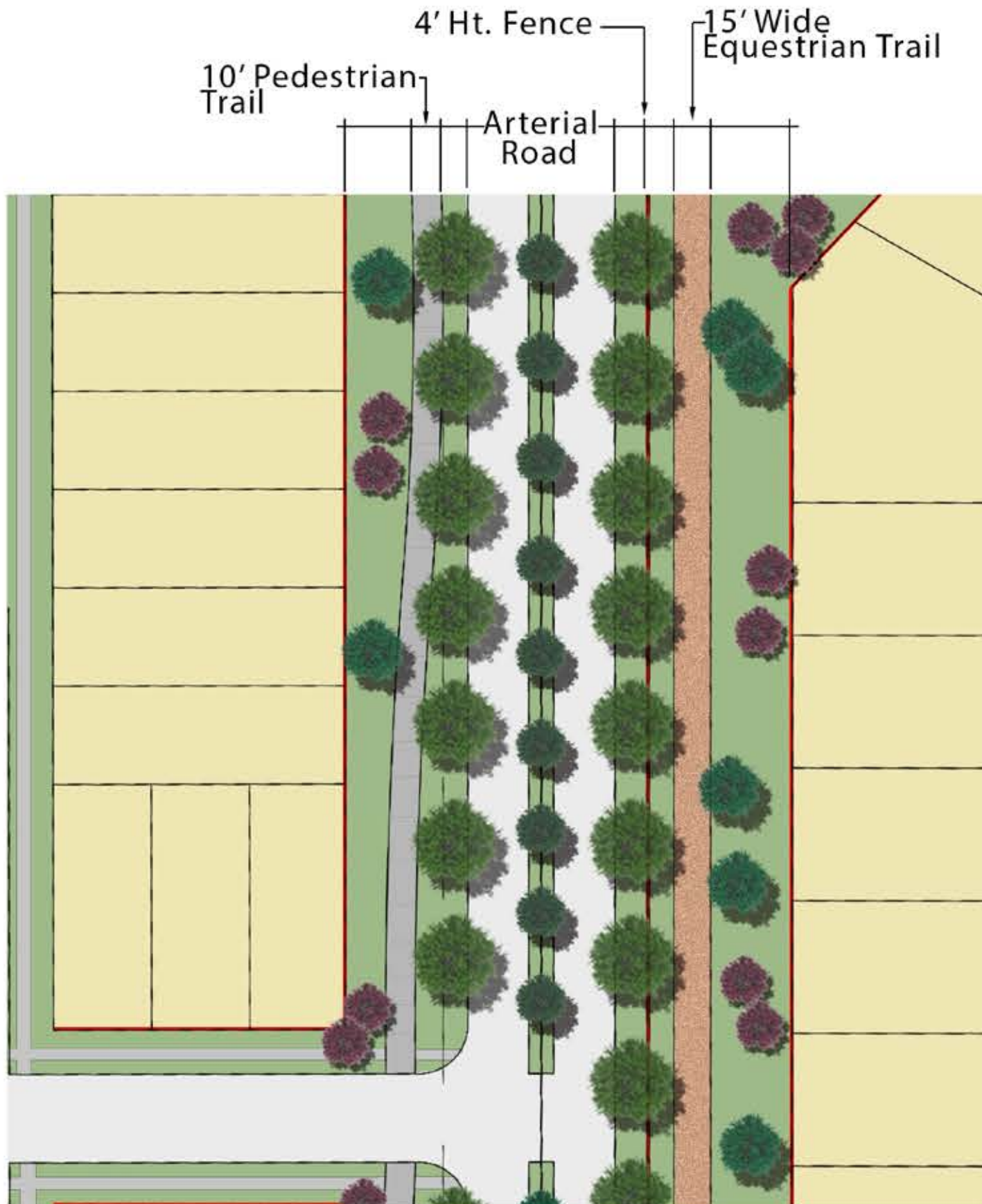
Master Plan



Equestrian Trail in R.O.W.



Equestrian Crossings



Arterial Road Plan View



Amenities

Master Plan



POOL



RECREATION



AMPHITHEATER



CLUBHOUSE



BARN



RUNNING



WALKING



BIKING



COMMUNITY



COMPETITION



NEIGHBORHOOD PARKS

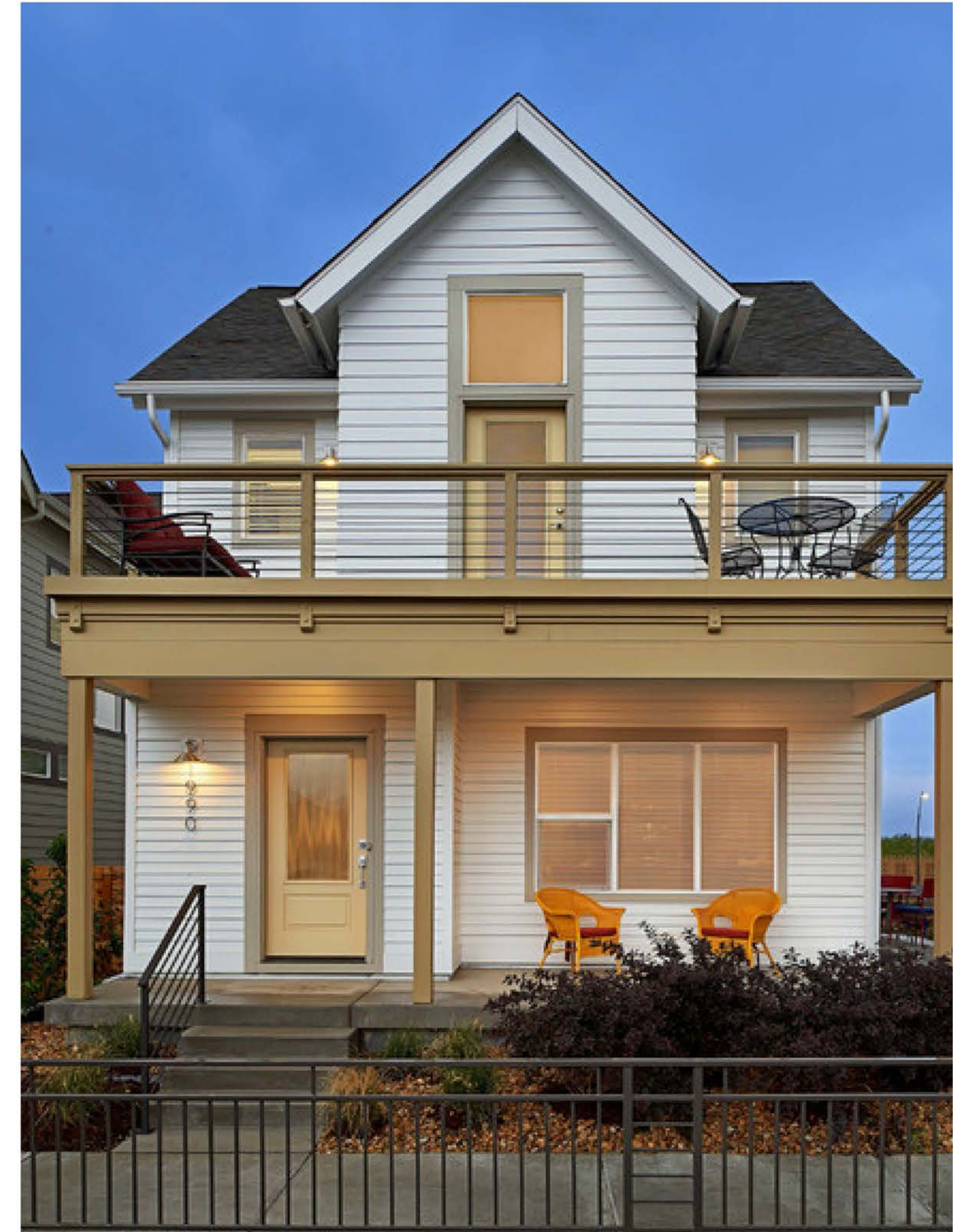


OPEN SPACES



Residential > Single Family Detached

Master Plan



Commercial > Retail

Master Plan

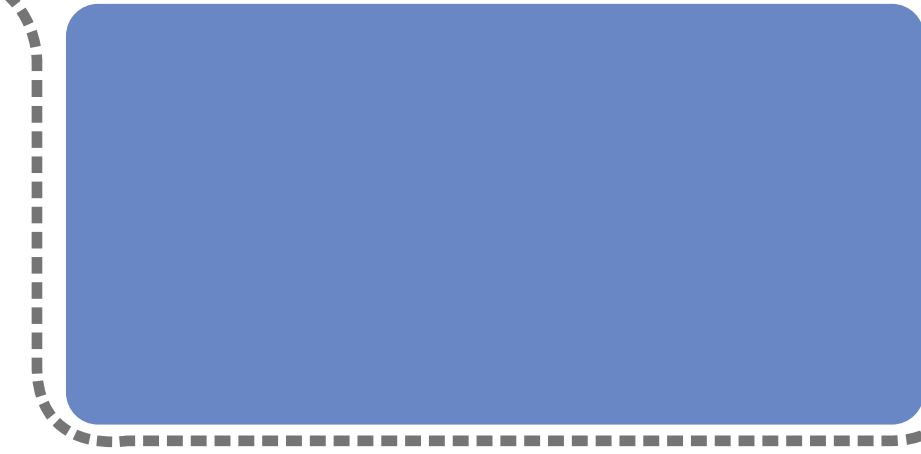


Industrial Campus

Master Plan



2022 Bond Issued

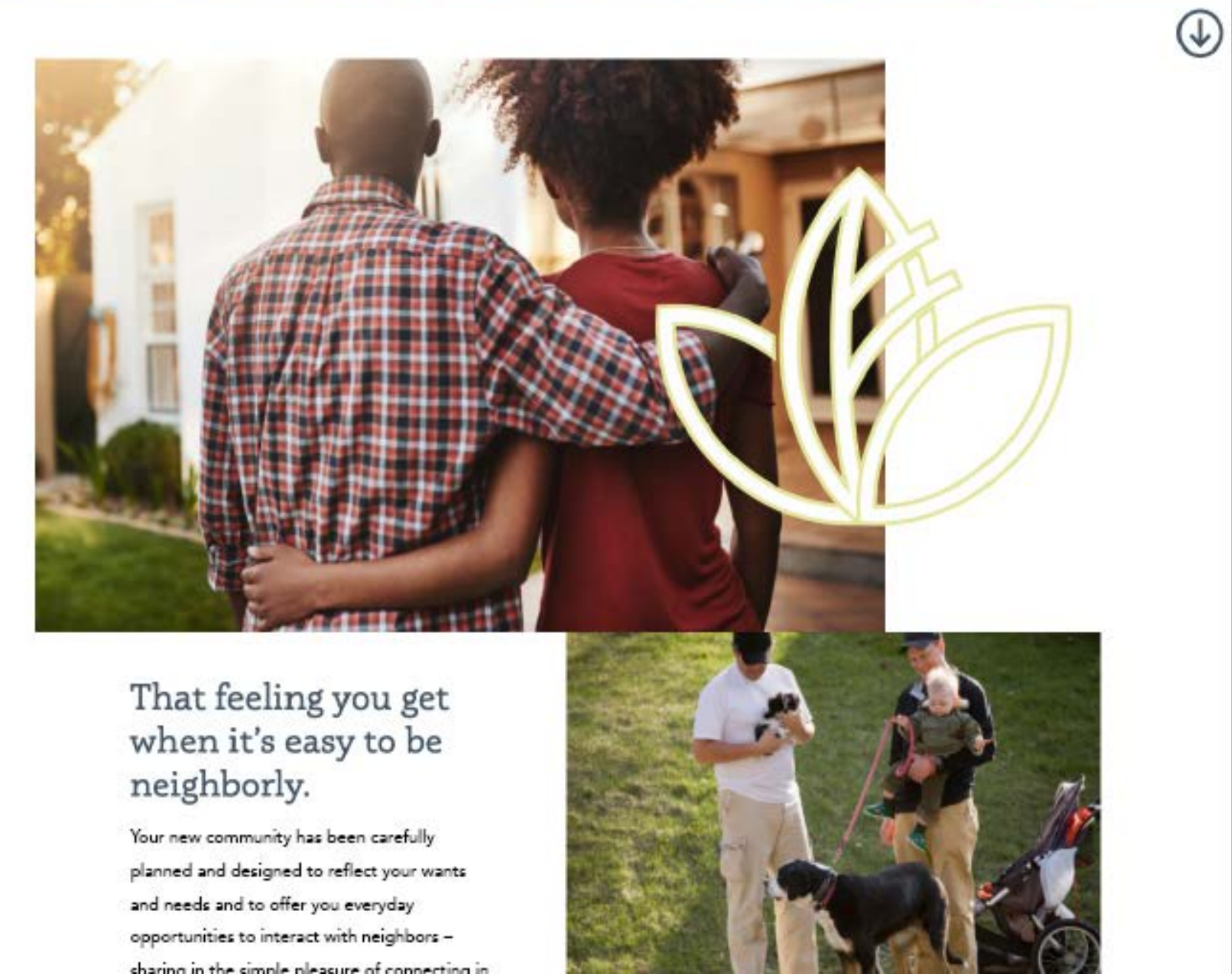


> 2022 Infrastructure Bond Closed and was Issued July 2022

Bond will go towards:

- Wastewater Treatment Facility
- Water RO Treatment Facility
- Infrastructure: Utilities: Stormwater, Sanitary Sewer and Water Systems
- Street systems, Parks and Open Space

Publications + Resources



FRUITION WEBSITE



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

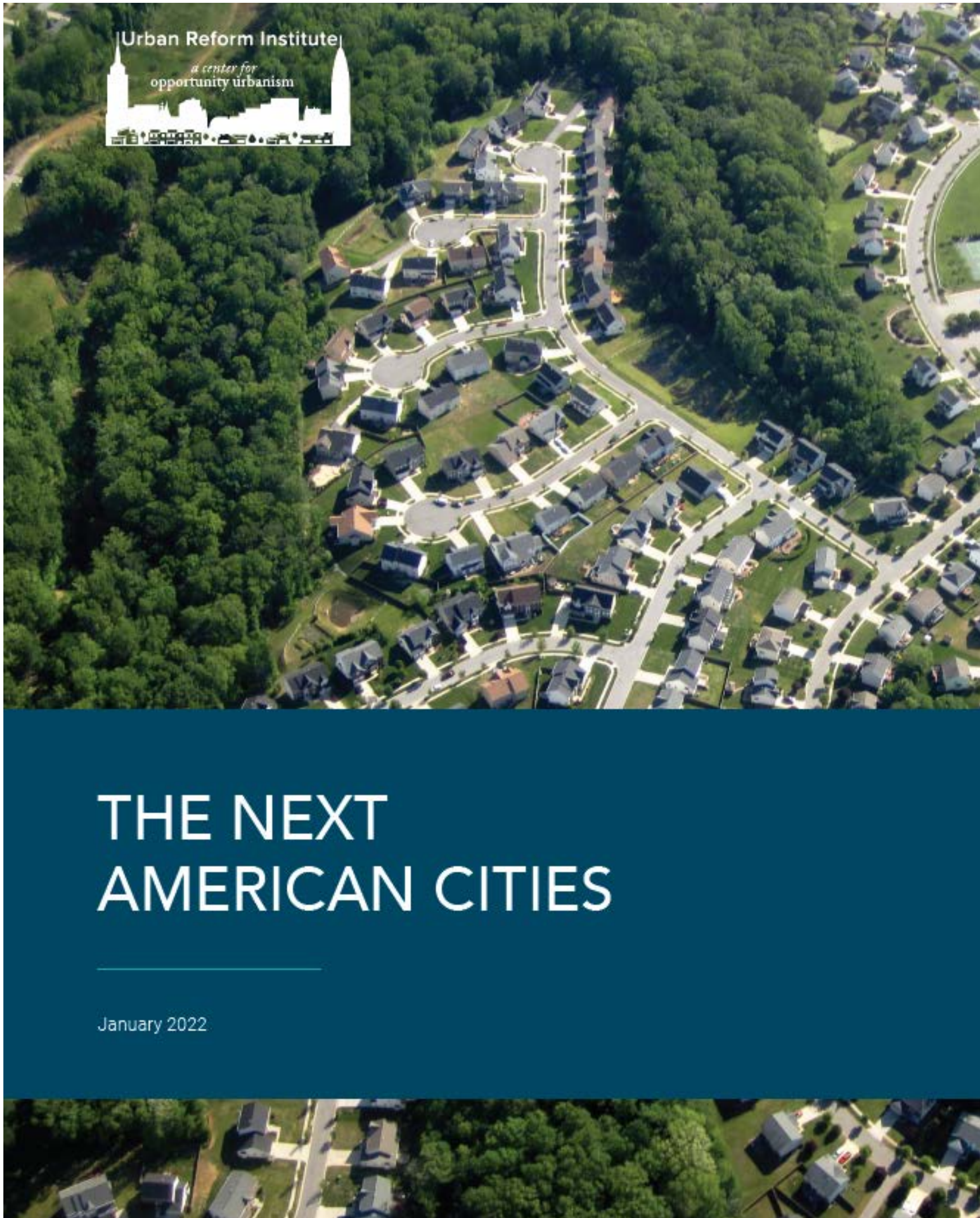
Urban Reform Institute (URI) is a 501(c)(3) national think tank. URI focuses on the study of cities as generators of upward mobility. This white paper, The Next American City, offers an answer to the problem plaguing those living in and around major cities.

READ MORE →

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 →



NEXT AMERICAN CITIES



FANNIE MAE VIDEO