



DELANTERO PUD

- ❖ City Council Hearing
- ❖ June 7, 2022



**DELANTERO
TEAM**



Stratus Companies
8480 E. Orchard Rd, Suite 1100
Greenwood Village, CO 80111



PLANNER / LANDSCAPE ARCHITECT
LAI Design Group
88 Inverness Cir. E., Bldg J, Suite 101
Englewood, CO 80112



TRAFFIC ENGINEER
LSC Transportation Consultants, Inc.
1889 York St.
Denver, CO 80206



CIVIL ENGINEER
CWC Consulting Group
9360 Teddy Lane, Suite 203
Lone Tree, CO 80124



WATER CONSULTANTS
MSK Consulting, LLC
7157 S. Andes Circle
Centennial, CO 80006

DELANTERO VICINITY MAP

- MASTER PLANNED COMMUNITY
- FIRST AG-BASED COMMUNITY IN NORTHERN COLORADO
- LOW IMPACT DEVELOPMENT
- LIVE, WORK, & PLAY APPROACH TO COMMUNITY PLAN

PROPERTY ACREAGE: +/- 822 ACRES



DELANTERO DEVELOPMENT CONTEXT



DELANTERO EXISTING SITE CONDITIONS



**VIEW
SOUTHWEST**



VIEW NORTHEAST



VIEW WEST

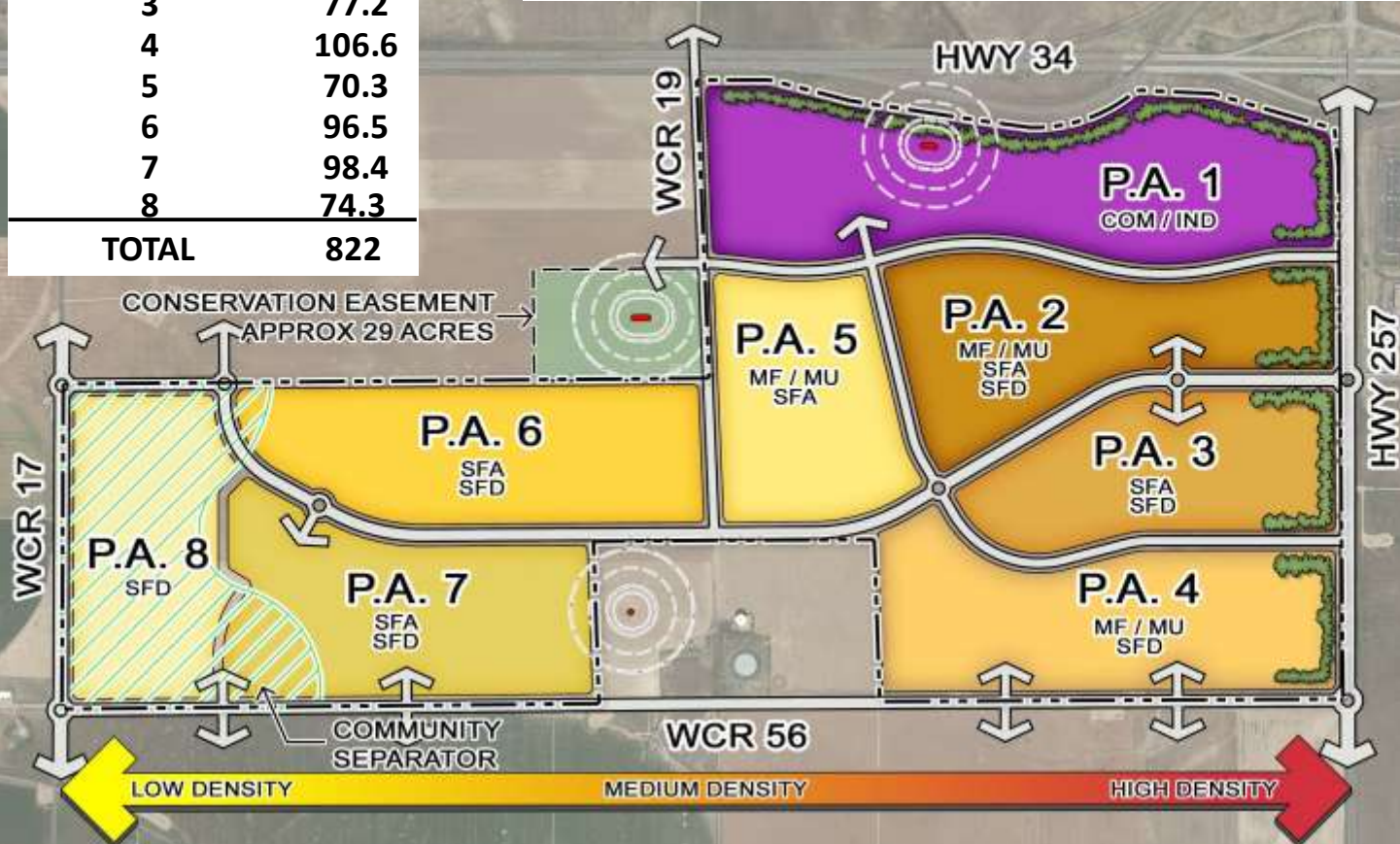
DELANTERO PROPOSED PUD PLAN

PLANNING AREA ACRES

1	143.5
2	93.5
3	77.2
4	106.6
5	70.3
6	96.5
7	98.4
8	74.3
TOTAL	822

RESIDENTIAL UNIT TYPES

	MIN. DENSITY	MAX. DENSITY	MIN. LOT SIZE	MAX. BLDG. HT.
APARTMENTS OR CONDOMINIUMS (MF / MU)	14 DU/AC	45 DU/AC	N/A	75'
TOWNHOMES (SFA)	12 DU/AC	24 DU/AC	1,000 SF	45'
TWO-FAMILY HOMES (PAIRED HOMES, SFA)	6 DU/AC	12 DU/AC	2,000 SF	45'
SINGLE FAMILY DETACHED - SMALL (SFD)	5 DU/AC	10 DU/AC	2,200 SF	45'
SINGLE FAMILY DETACHED - MEDIUM (SFD)	4 DU/AC	6 DU/AC	4,000 SF	45'
SINGLE FAMILY DETACHED - LARGE (SFD)	3 DU/AC	5 DU/AC	6,000 SF	45'
SINGLE FAMILY DETACHED - ESTATE (SFD)	3 DU/AC	4.5 DU/AC	9,000 SF	45'
TOTAL RESIDENTIAL UNITS	MIN. 2,415	MAX. 5,841		



DELANTERO ILLUSTRATIVE LAND USE PLAN



Note: For illustrative purposes only.

ILLUSTRATIVE VILLAGE PLAN



Note: For illustrative purposes only.

DELANTERO COMMERCIAL & INDUSTRIAL LAND USES P.A. 1

LAND USE	MAX FLOOR AREA RATIO	UNOBSTRUCTED OPEN SPACE	PARKING	MAX. BLDG HT.	ALLOWABLE SQ. FT.
COMMERCIAL / MIXED-USE	0.4	20%	PER CITY CODE BASED ON USE	75'	1,209,680
INDUSTRIAL / MIXED-USE	0.4	20%	PER CITY CODE BASED ON USE	50'	695,217



COMMERCIAL EXAMPLES



INDUSTRIAL EXAMPLES



Note: For illustrative purposes only. Final design is subject to change.

DELANTERO RESIDENTIAL LAND USES P.A. 2 & 4

- MULTI-FAMILY (APARTMENT OR CONDOMINIUM)
- PAIRED HOMES
- SFD MED
- SFD SMALL



SFD SMALL EXAMPLE



SFD MEDIUM EXAMPLES



PAIRED HOMES EXAMPLE



MULTI-FAMILY EXAMPLES



Note: For illustrative purposes only. Final design is subject to change.

DELANTERO

RESIDENTIAL LAND USES

P.A. 3, 5, 6, & 7

- MULTI-FAMILY (APARTMENT OR CONDOMINIUM)
- PAIRED HOMES
- TOWNHOMES
- SFD MED
- SFD SMALL



MULTI-FAMILY EXAMPLE



PAIRED HOMES EXAMPLE



SFD MEDIUM EXAMPLE



TOWNHOMES EXAMPLE



SFD SMALL EXAMPLES



DELANTERO RESIDENTIAL LAND USES P.A. 8

- SFD ESTATE
- SFD LARGE



SFD ESTATE EXAMPLES








SFD LARGE EXAMPLES



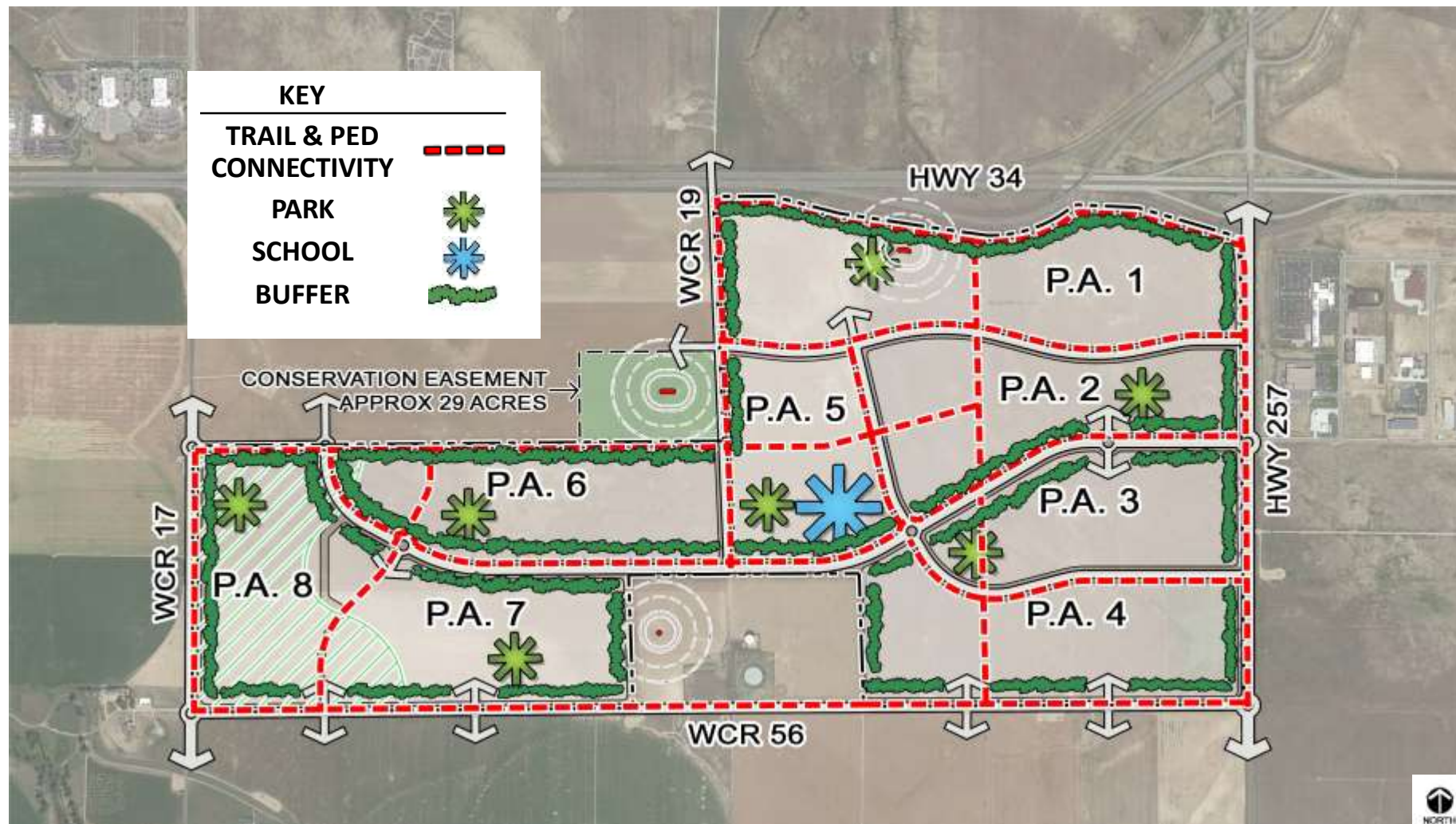
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DELANTERO CONCEPTUAL PHASING PLAN

PHASE		ACRES
PHASE 1		254
PHASE 2		278
PHASE 3		117
PHASE 4		89
PHASE 5		84
TOTAL		822



DELANTERO CONCEPTUAL PARKS, OPEN SPACE, & TRAILS



DELANTERO VEHICULAR CIRCULATION

STREETS

- WELCOME RESIDENTS & VISITORS TO INTERACT
- CONNECT NEIGHBORHOODS IN A SHARED PUBLIC SPACE
- CREATE A STRONG SENSE OF COMMUNITY
- FOSTER SOCIAL ACTIVITY

KEY

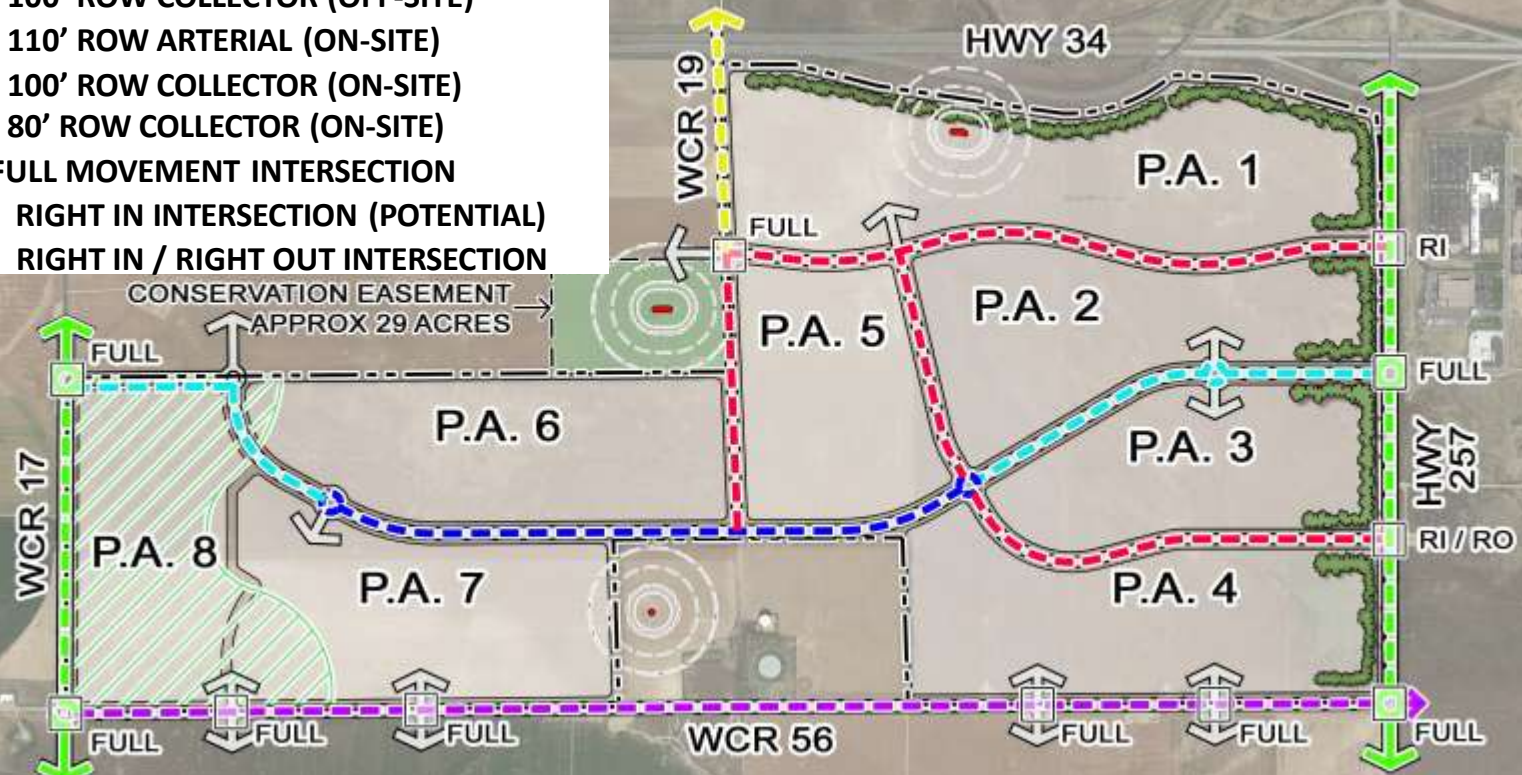
- 120' ROW MAJOR ARTERIAL (OFF-SITE)
- 120' MINOR ARTERIAL (OFF-SITE)
- 100' ROW COLLECTOR (OFF-SITE)
- 110' ROW ARTERIAL (ON-SITE)
- 100' ROW COLLECTOR (ON-SITE)
- 80' ROW COLLECTOR (ON-SITE)

FULL FULL MOVEMENT INTERSECTION

RI RIGHT IN INTERSECTION (POTENTIAL)

RI / RO RIGHT IN / RIGHT OUT INTERSECTION

CONSERVATION EASEMENT
APPROX 29 ACRES



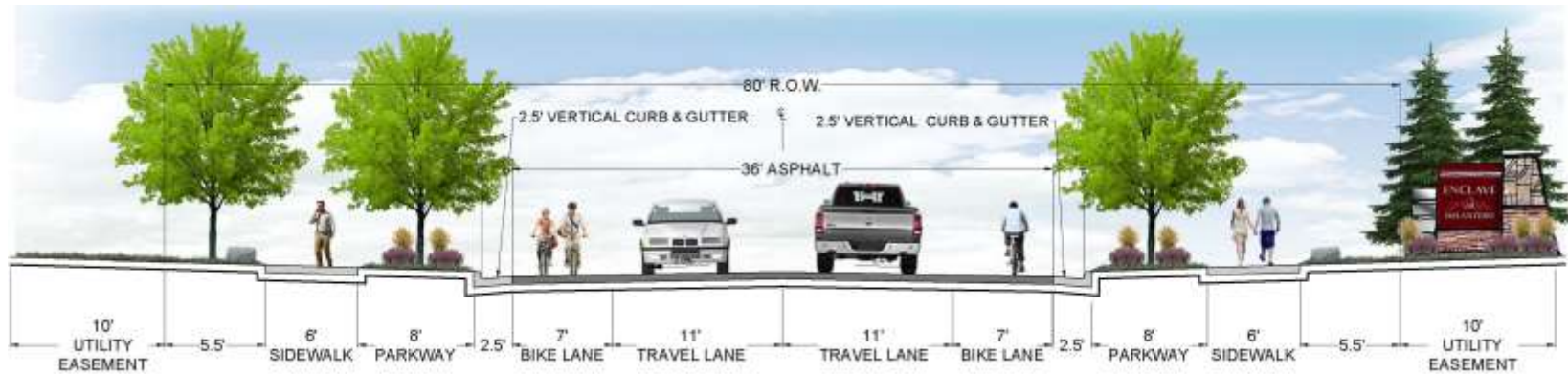
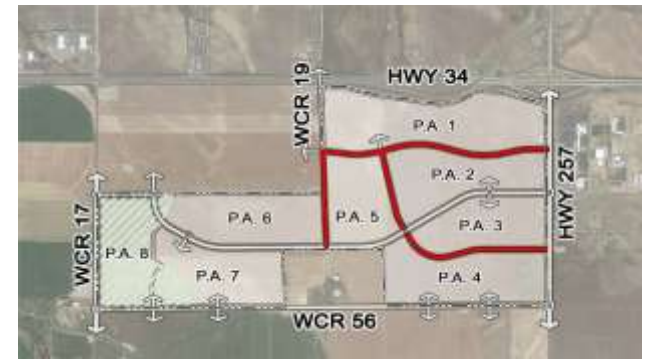
DELANTERO SPINE ROAD – 4 LANES

EXAMPLES OF DESIGN ELEMENTS

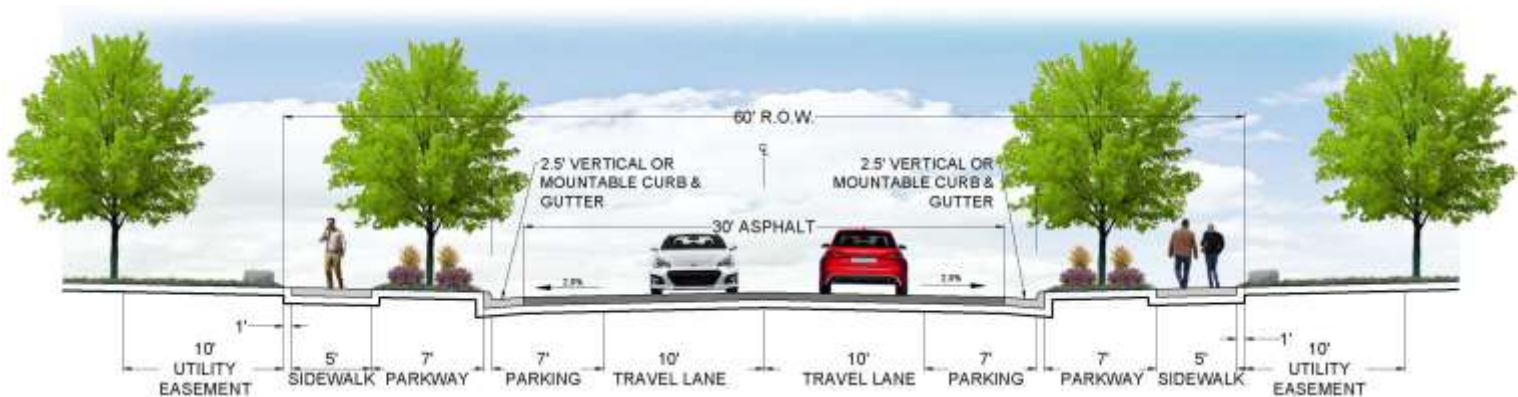
- ART
- BIKE LANES
- DETACHED SIDEWALKS
- LANDSCAPED MEDIANS
- LANDSCAPED BUFFERS
- PEDESTRIAN CROSSWALKS
- PUBLIC TRANSPORTATION SHELTERS
- SIGNAGE
- SITE FURNISHINGS
- STORMWATER MANAGEMENT
- STREET LIGHTING
- STREET TREES
- TRAFFIC CALMING MEASURES



DELANTERO COLLECTOR & LOCAL ROADS

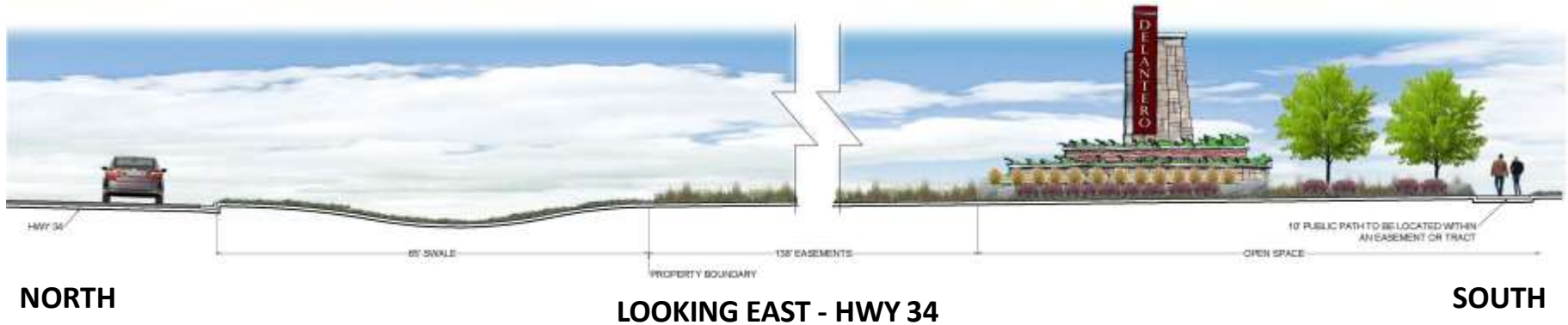
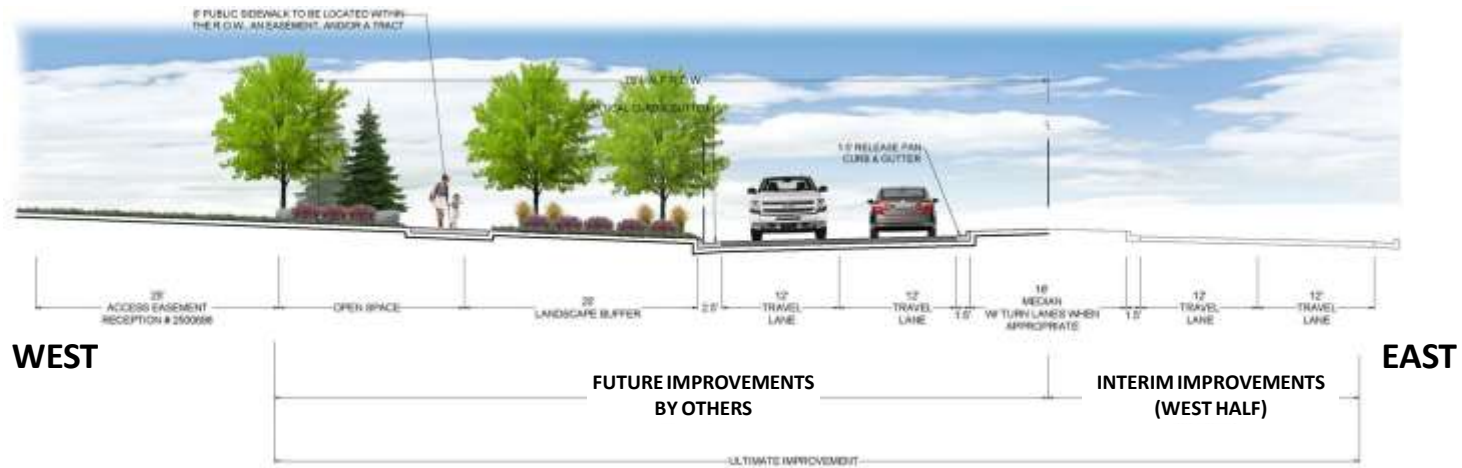


COLLECTOR ROAD

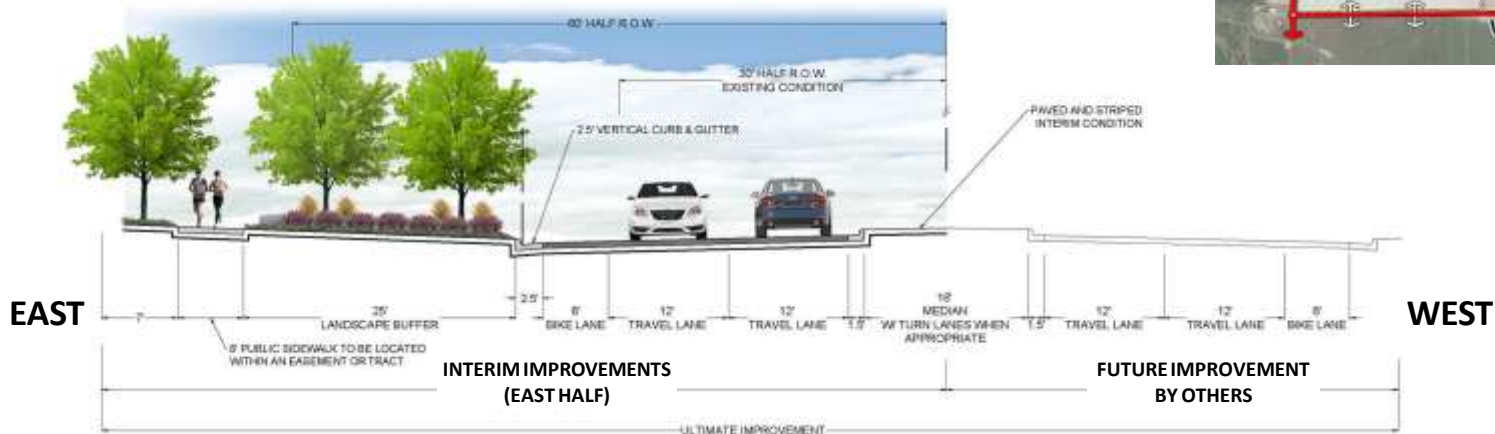


LOCAL ROAD

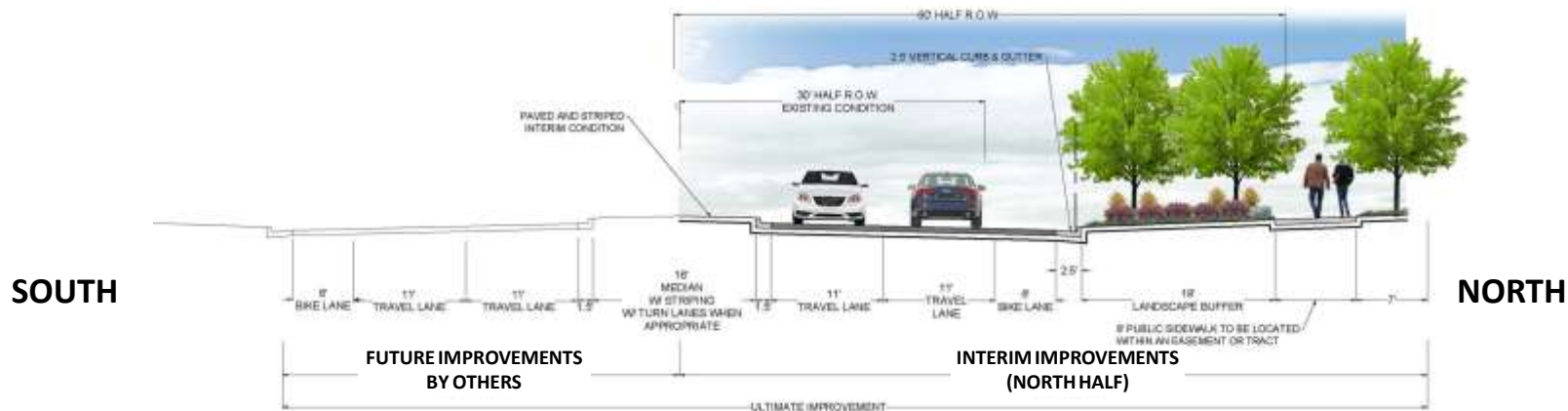
DELANTERO HWY 34 & HWY 257



DELANTERO WCR 17 & WCR 56



LOOKING SOUTH - WCR 17



LOOKING WEST - WCR 56

DELANTERO PARKS

OPEN SPACE

OPEN SPACE REQUIRED – 126 ACRES

30% OF RESIDENTIAL AREA (421 ACRES)

OPEN SPACE PROPOSED – 186 ACRES

INCLUDES 25 ACRES COMMUNITY PARK
AND 40 ACRES OF NEIGHBORHOOD PARKS

- **COMMUNITY PARK (MIN. 25 ACRES)**
- **NEIGHBORHOOD PARKS (MIN. 8 ACRES)**
- **COMMUNITY AGRICULTURE / RANCH OPEN SPACE (MIN. 8 ACRES)**
- **POCKET PARKS (MIN. OF 0.3 ACRES & MAX. OF 1 ACRE)**
- **DOG PARK (MIN. 8 ACRES)**



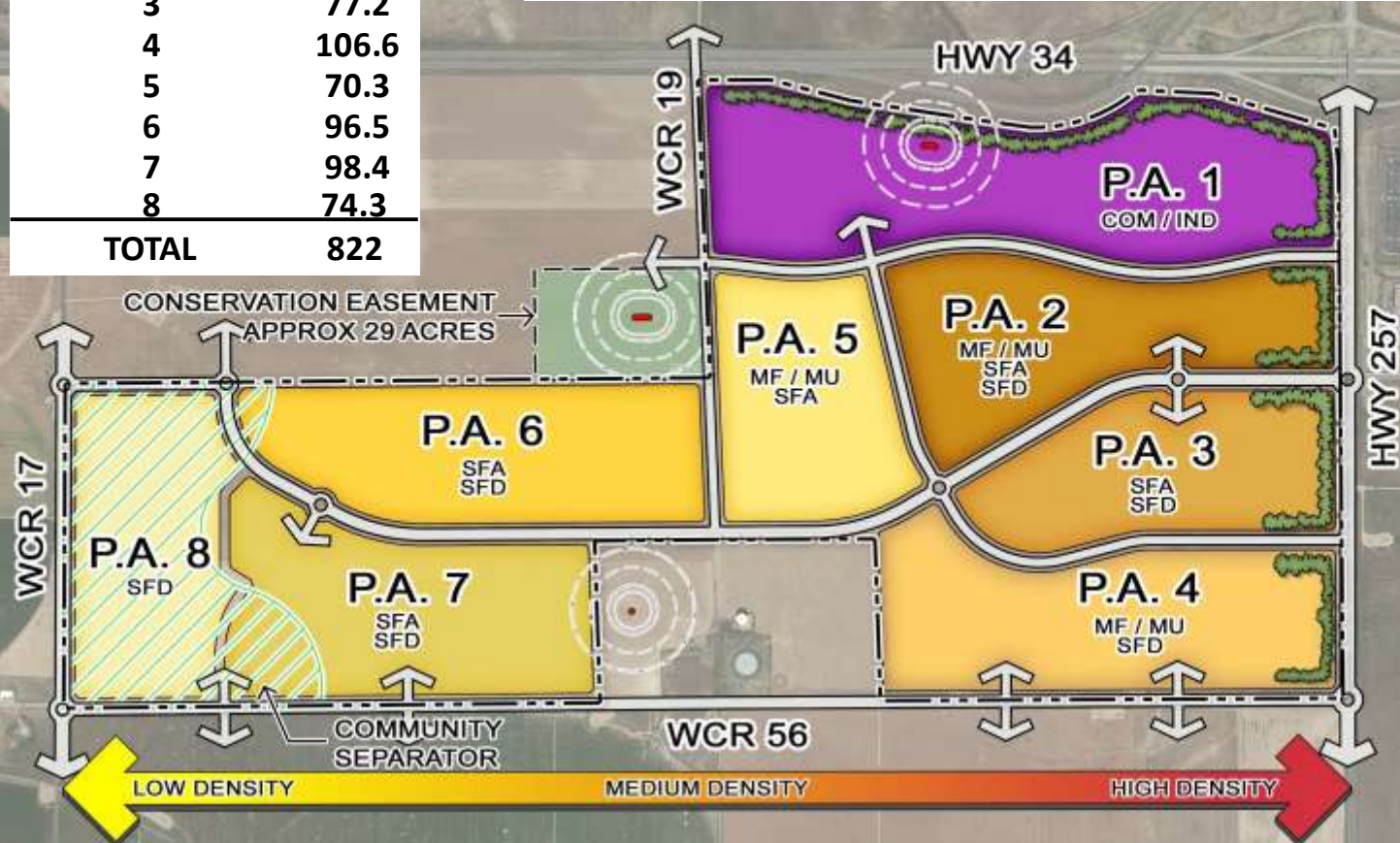
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THANK YOU



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Architecture ■ Planning & Entitlements ■ Visual Media ■ Landscape Architecture ■ Real Estate Advisory