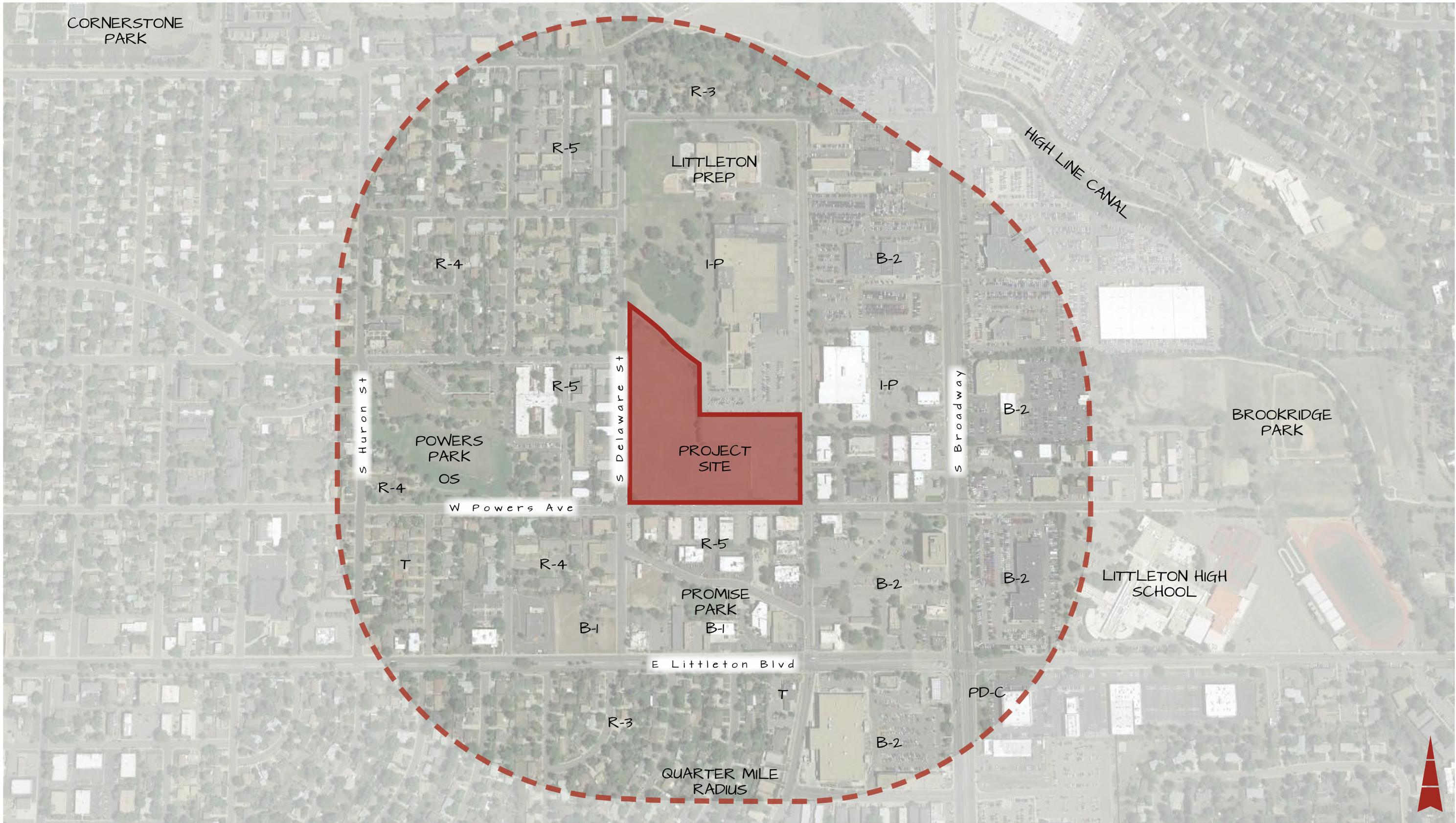




# DELAWARE AND POWERS DEVELOPMENT LITTLETON, COLORADO

DECEMBER 14, 2018



VICINITY MAP

DELAWARE & POWERS DEVELOPMENT  
 Littleton, Colorado

December 14 2018



**15 YEARS**  
**Redland**  
 WHERE GREAT PLACES BEGIN

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 1500 West Canal Court, Littleton, Colorado 80120  
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**SITE TABULATION**

■ Single-family Detached 99 lots  
 26' x 50', 28' x 50' lots  
 22' x 41' building envelope

TOTAL 99 lots  
 8.580 acres 11.5 du/ac

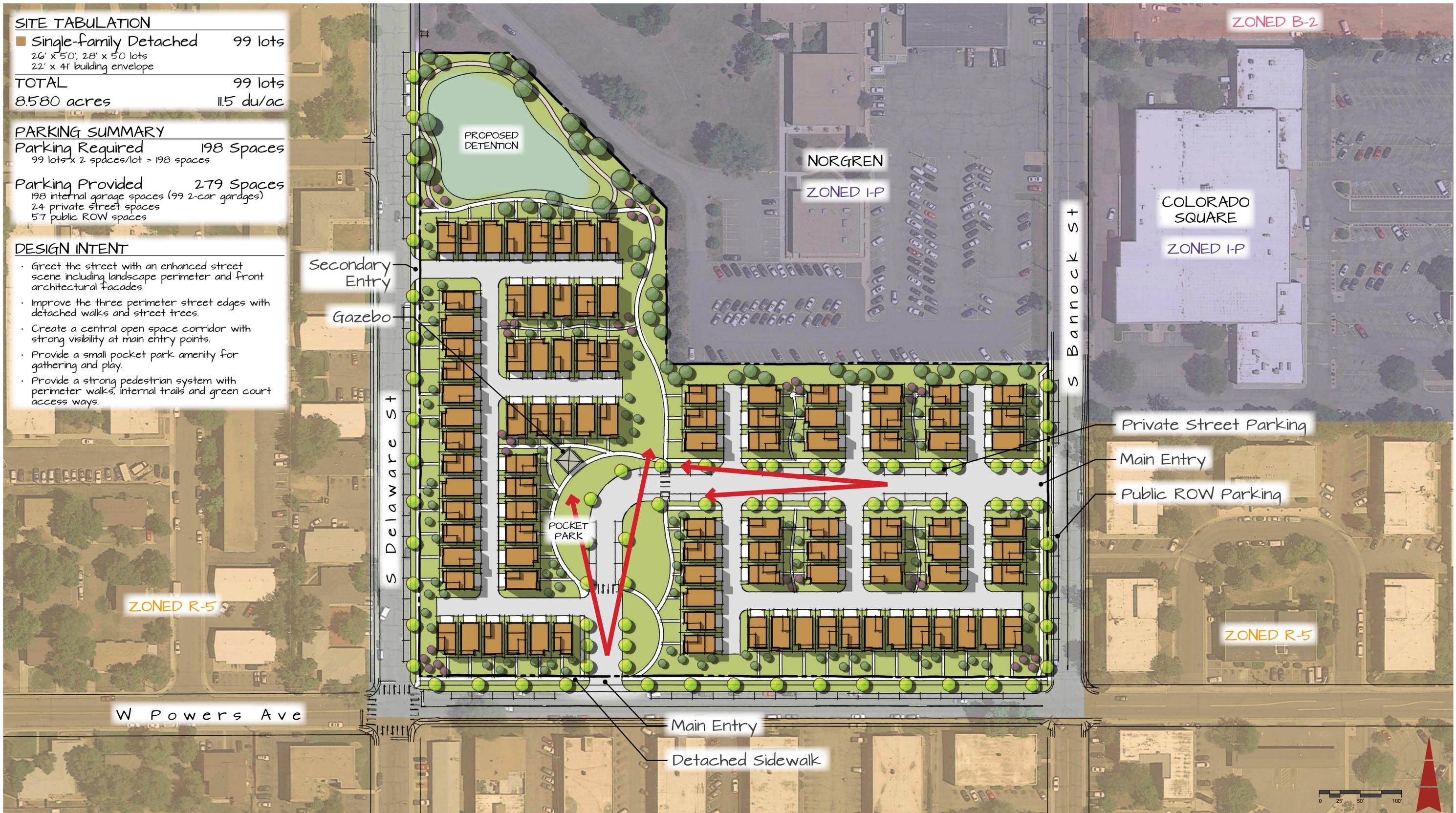
**PARKING SUMMARY**

Parking Required 198 Spaces  
 99 lots x 2 spaces/lot = 198 spaces

Parking Provided 279 Spaces  
 198 internal garage spaces (99 2-car garages)  
 24 private street spaces  
 57 public ROW spaces

**DESIGN INTENT**

- Greet the street with an enhanced street scene including landscape perimeter and front architectural facades.
- Improve the three perimeter street edges with detached walks and street trees.
- Create a central open space corridor with strong visibility at main entry points.
- Provide a small pocket park amenity for gathering and play.
- Provide a strong pedestrian system with perimeter walks, internal trails and green court access ways.



**CONCEPTUAL SITE PLAN**

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 Littleton, Colorado



**OPEN SPACE SUMMARY**

Open Space Required 50%  
 373,740 sf x 50% = 186,870 sf

Open Space Provided 50%  
 Common spaces: 149,496 sf 40%  
 On-lot: 37,374 sf 10%

**LEGEND**

- Common Open Space
- On Lot Open Space



**OPEN SPACE DIAGRAM**

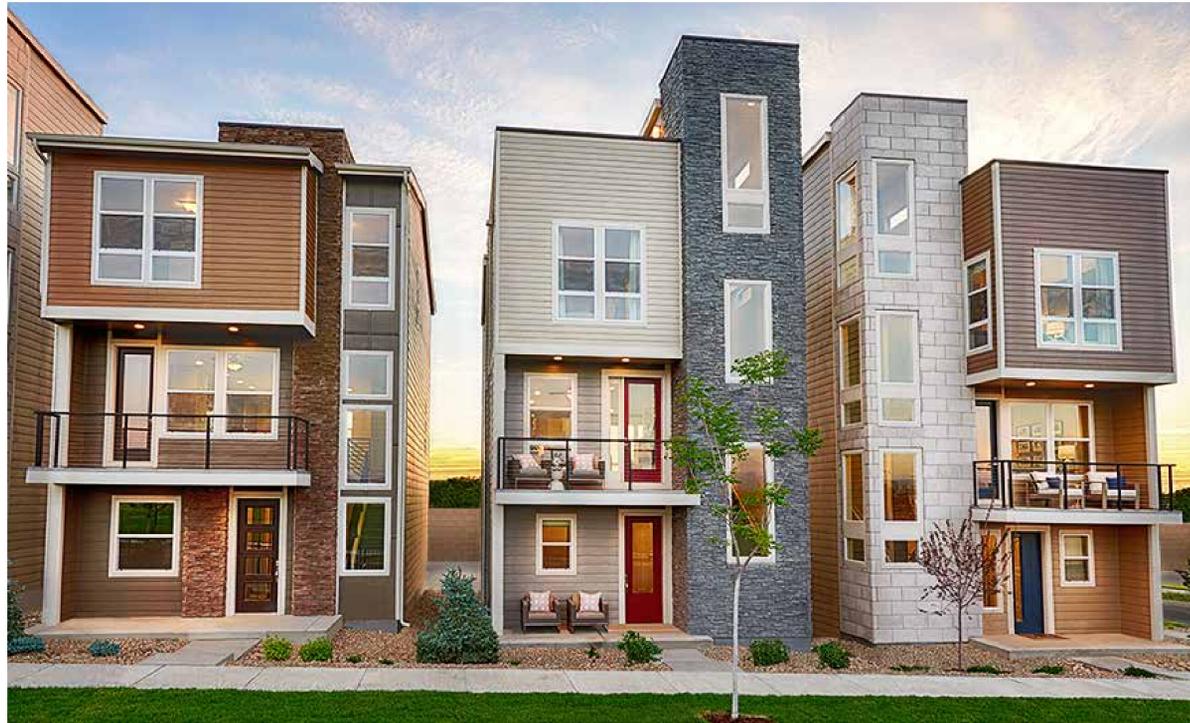
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**10 YEARS**  
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# PROPOSED NEIGHBORHOOD CHARACTER

DELAWARE & POWERS DEVELOPMENT  
Littleton, Colorado

The Proposed Neighborhood Character board(s) are "Conceptual Only" to illustrate possible housing scenarios and does not represent any final proposed commitment or condition. The Proposed Neighborhood Character board(s) intend to help envision the potential of the project and are subject to changes and refinement per market conditions. All images are used for illustrative purposes only, they are found from different sources and are assumed to be public domain and are displayed under the fair use principle.

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Bird's Eye View



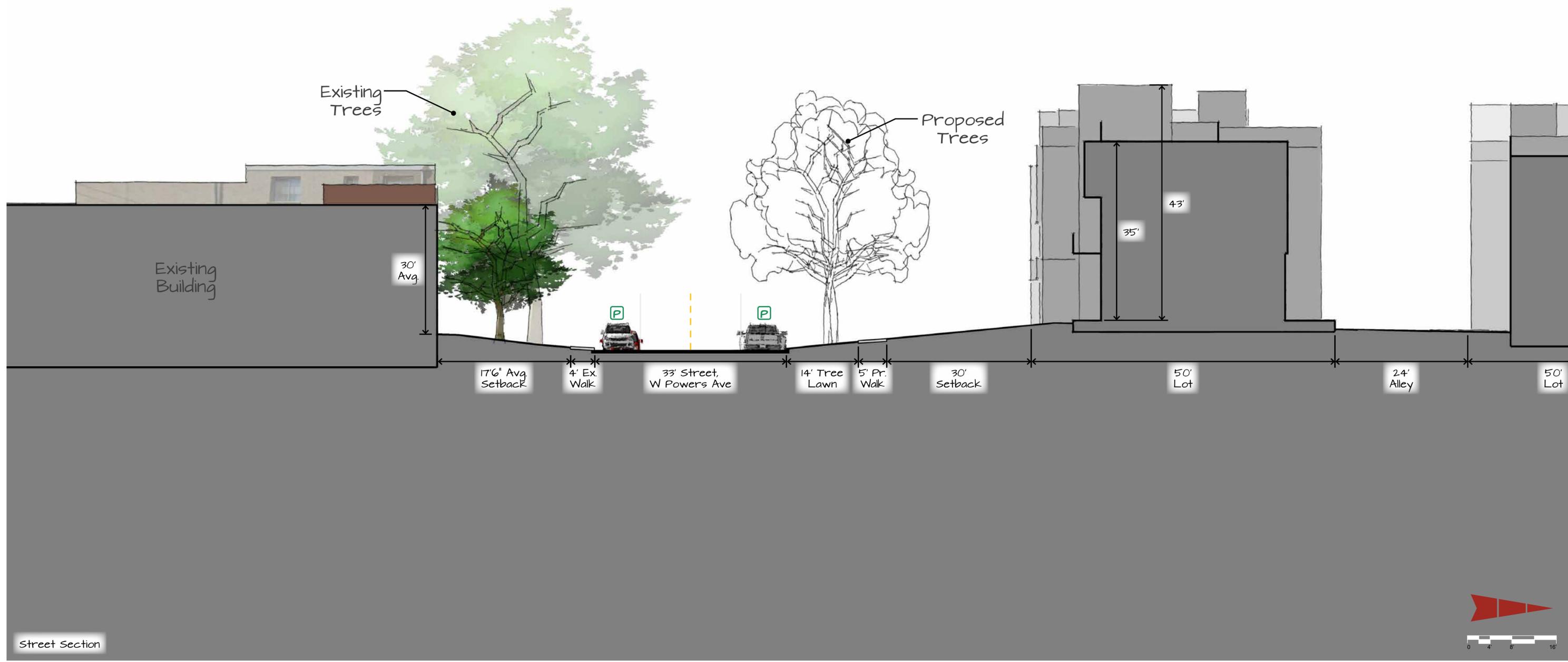
Street Level

# BUILDING MASSING STUDY

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# STREET SECTION

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**YEARS**  
**TEN** Redland  
WHERE GREAT PLACES BEGIN

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