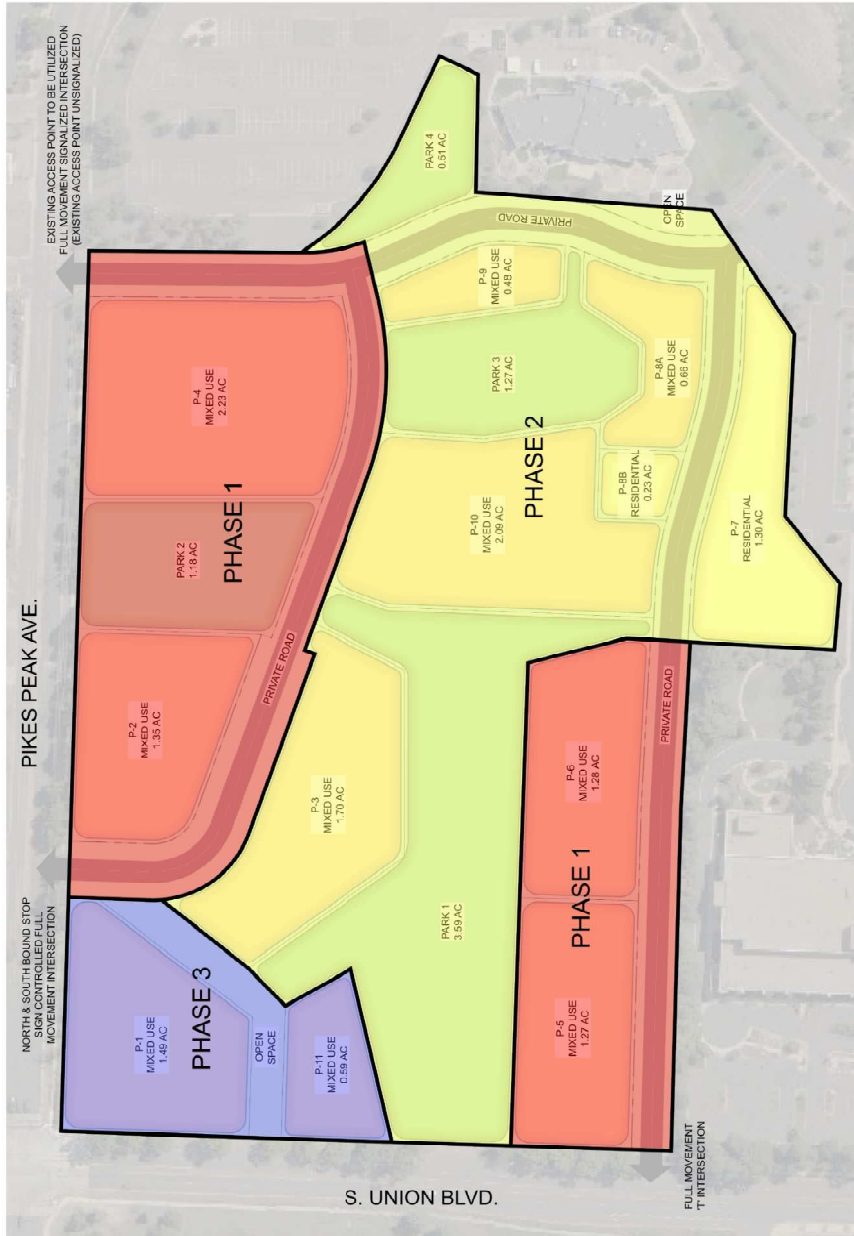


- LEGEND**
- PHASE 1
 - PHASE 2
 - PHASE 3



DEVELOPMENT SCHEDULE

PHASE	TIMELINE	SINGLE-FAMILY	MULTI-FAMILY	RETAIL (SF)	OFFICE (SF)	CIVIC (SF)	HOTEL
1	2005 - 2005	68	605	42,017			
2	2005 - 2005	22	54	32,554	150,920	30,510	200
3	2030 - 2045		205	3,515		27,370	

NOTE: TIMELINES AND THE DEPICTION OF PHASING AREAS ARE NOT BINDING AND ARE ONLY INCLUDED HEREIN FOR THE PURPOSE OF ILLUSTRATING THE POTENTIAL FOR SITE BUILD-OUT. ACTUAL PHASING AND OVERALL TIMELINES WILL BE DEPENDENT UPON MARKET CONDITIONS AND MAY BE AFFECTED BY A VARIETY OF FINANCING MECHANISMS (E.G., FORMATION OF A METROPOLITAN DISTRICT, INCLUSION INTO THE URBAN RENEWAL AUTHORITY, ETC.).

GENERAL NOTES

PRELIMINARY

NO	REVISION/ISSUE	DATE
1	CITY COMMENTS #1	1/24
2	CITY COMMENTS #2	2/24
3	CITY COMMENTS #3	3/24

PRINTERS HILL
UPH PARTNERS, LLC
COLORADO SPRINGS, CO
PHASING PLAN



PROJECT NO.	LUPL-22-0010	SHEET	3
PROJECT NO.	2302461	DATE	2/23/24
PROJECT NO.	2223/24	PROJECT	HRC GREEN VERTX
		DATE	02/23/24



GENERAL NOTES

PROJECT MANAGEMENT/LANNING:
 CRAIG COSSLEY
 VERTEX CONSULTING SERVICES
 715 233 8608
 CRAIG.COSSLEY@VERTEX.CS.COM

MASTER PLANNING/LANDSCAPE ARCHITECT:
 SASAKI ASSOCIATES, INC.
 514 17th STREET, SUITE 250
 COLORADO SPRINGS, CO 80902
 719 233 3352

CIVIL ENGINEERING/LANNING:
 COLLEEN MCKAY - CIVIL ENGINEER
 1875 REEFARCH FAIRWAY, STE 250
 COLORADO SPRINGS, CO 80902
 719 233 8608
 CMCKAY@HARGREEN.COM
 PSTU@HARGREEN.COM

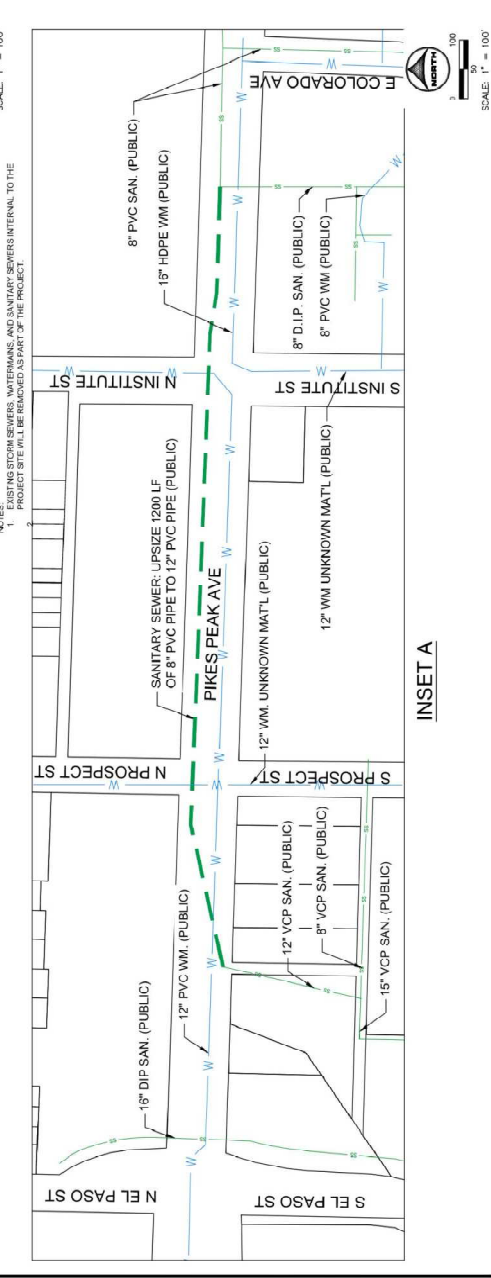
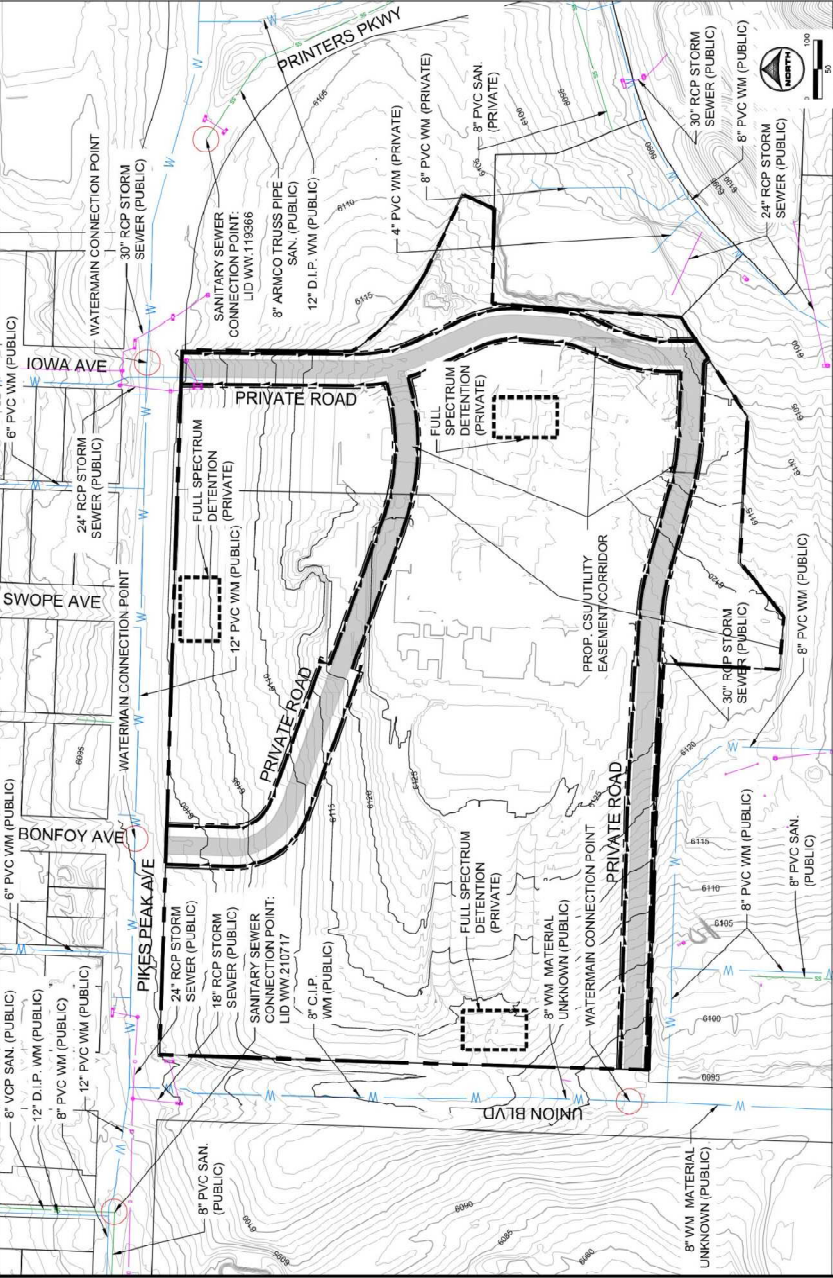
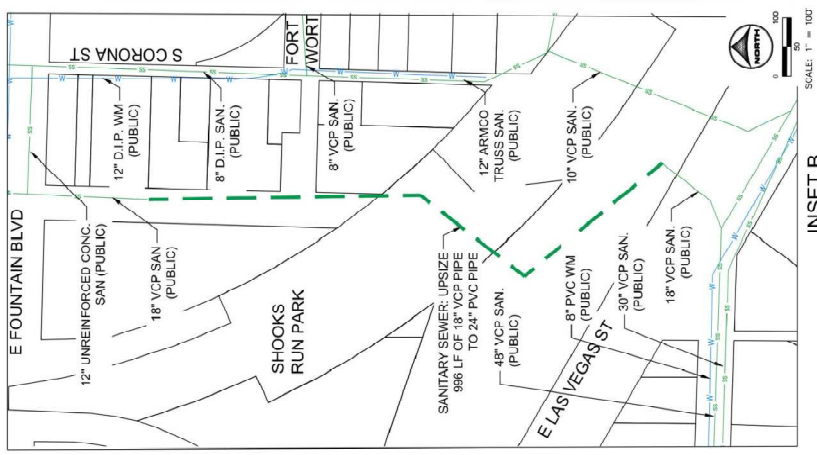
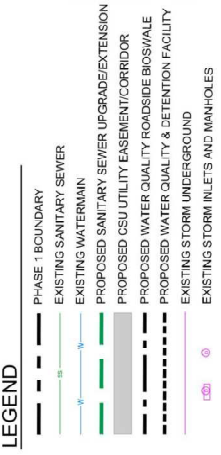
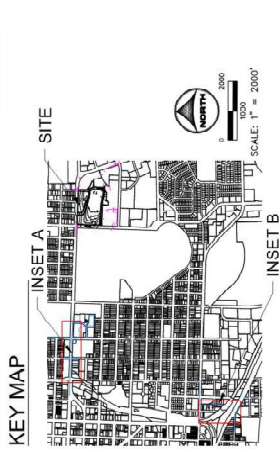
SURVEYOR:
 MATT KOSOV, P.L.S.
 AZTEC CONSULTANTS, INC.
 PROJECT MANAGER
 LITTLETON, CO 80120
 303.713.1688
 MK2752@AZTECCONSULTANTS.COM

PRELIMINARY		NO.	REVISION/ISSUE	DATE
1	CITY COMMENTS #1	1/24		
2	CITY COMMENTS #2	2/24		
3	CITY COMMENTS #3	3/24		

PRINTERS HILL
 UPH PARTNERS, LLC
 COLORADO SPRINGS, CO
 PRELIMINARY
 UTILITY AND PUBLIC
 FACILITY PLAN



SHEET	4	OF 5
PROJECT NO.	LUP12-23-010	
DATE	2/23/24	
APPROVED		
PREPARED		



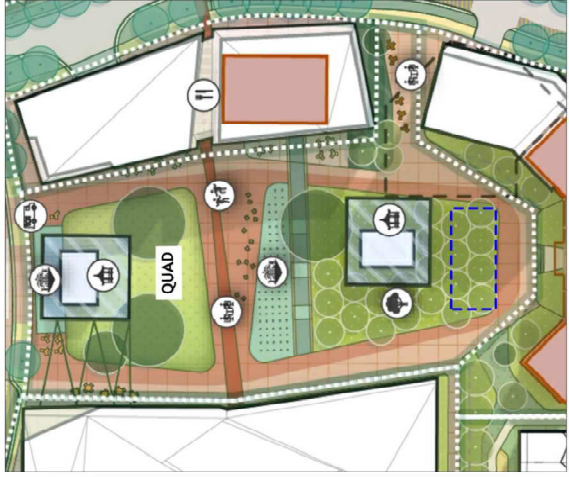
NOTES:
 1. EXISTING STORM SEWERS, WATERMANS, AND SANITARY SEWERS INTERNAL TO THE PROJECT SITE WILL BE MAINTAINED AS PART OF THE PROJECT.



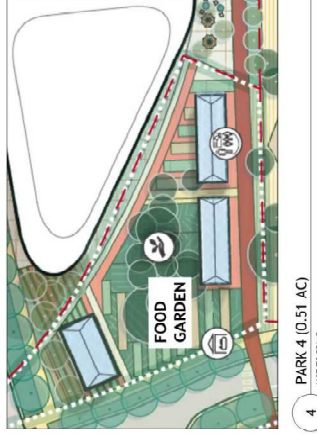
1 PARK 1 (3.59 AC)
NOT TO SCALE



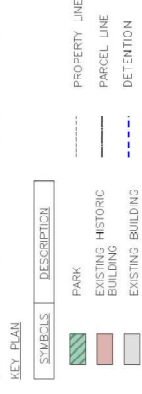
2 PARK 2 (1.18 AC)
NOT TO SCALE



3 PARK 3 (1.27 AC)
NOT TO SCALE



4 PARK 4 (0.51 AC)
NOT TO SCALE



GENERAL NOTES
1. ALL SEATING AREAS DEPICTED WITHIN THE PARKS ARE TO BE PROVIDED BY THE COMMON USE. ALL COMMERCIAL OR INDUSTRIAL USES ARE TO BE PROVIDED BY THE COMMON USE WITHIN THEIR RESPECTIVE PARCEL. EMPLOYEES.

PRELIMINARY

NO.	REVISION/ISSUE	DATE
1	CITY COMMENTS #1	1/24
2	CITY COMMENTS #2	2/24
3	CITY COMMENTS #3	3/24

PRINTERS HILL
UPH PARTNERS, LLC
COLORADO SPRINGS, CO
PARKS PLAN



PROJECT NO.	LUP1-23-C010
PROJECT NO.	2309461
DATE	2/23/24
DESIGNED BY	Sasaki
APPROVED BY	Vertex
SHEET	5
	OF 5



SCALE: 1" = 80'

GENERAL NOTES

- ALTHOUGH THE SITE QUALIFIES FOR PARKING REDUCTIONS ACROSS ALL USES, THERE IS NO PARKING DEMAND DUE TO PROJECTED MARKET DEMAND NEEDING 1.2 STALLS PER UNIT.

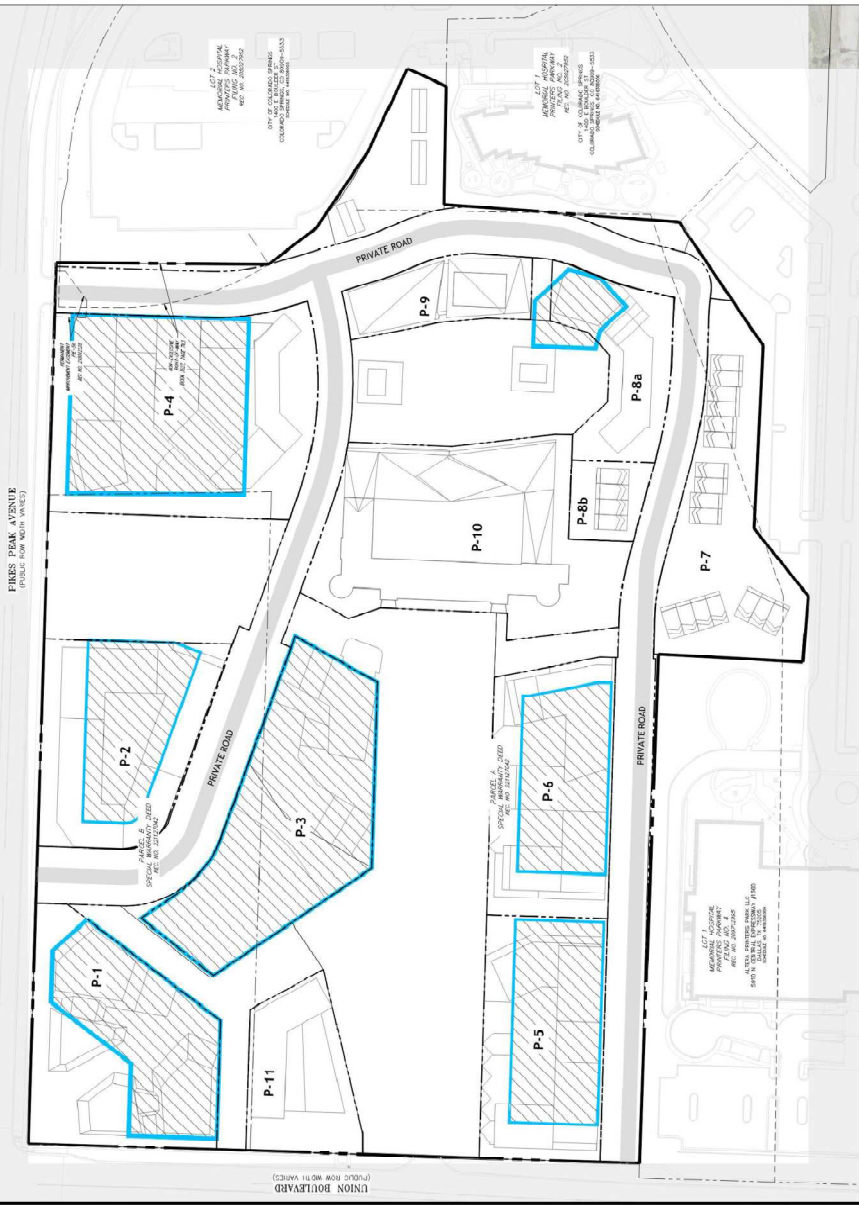
LEGEND

SYMBOLS	DESCRIPTION
[Symbol]	STRUCTURED PARKING
[Symbol]	UPH PROPERTY LINE
[Symbol]	PROPERTY LINE
[Symbol]	PARCEL LINE
[Symbol]	EASEMENT

COLORADO SPRINGS PARKING STANDARDS

Building Use	Parking Rate Per Code	Proposed Parking Ratio	Bicycle Parking Per Code	Notes
Studio or 1 bed 1 stall / unit	1 stall / 1 unit	1.1 stalls / unit	0.5 spaces / 1,000 SF of GFA	Parking requirements for 3-bedroom units, (250) units, (250) units, and units, and units. This unit. This unit. This unit. This unit. This unit.
2 beds / 1,800 SF of GFA	0.5 stalls / guest room	1.1 stalls / 1,800 SF of GFA	0.5 spaces / 1,000 SF of GFA	
3+ beds / 2 stalls / unit	1 stall / 6 theater seats	1.1 stalls / 750 SF of GFA	1.0 spaces / 1,000 SF of GFA	
Office	2 stalls / 1,000 SF of GFA	2.0 stalls / 1,000 SF of GFA	0.5 spaces / 1,000 SF of GFA	
Hotel or Motel	0.5 stalls / guest room	0.5 stalls / guest room	0.5 spaces / 1,000 SF of GFA	
Entertainment or Recreation, Indoor	1 stall / 1 theater seat	1.1 stalls / 750 SF of GFA	1.0 spaces / 1,000 SF of GFA	
Library, Museum, or Cultural Facility	1 stall / 750 SF of GFA	1.1 stalls / 750 SF of GFA	1.0 spaces / 1,000 SF of GFA	
Restaurant	1 stall / 400 SF of GFA	2.0 stalls / 1,000 SF of GFA	0.5 spaces / 1,000 SF of GFA	Parking requirements for restaurant and retail uses.
Retail Sales, Medical	1 stall / 400 SF of GFA	2.0 stalls / 1,000 SF of GFA	0.5 spaces / 1,000 SF of GFA	
Park	Determined by Park Board			

Reduction Type	Reduction Percentage	Notes
Green Infrastructure	5%	Green infrastructure to include bioswales, rain gardens, and permeable surfaces.
Bike Route or Trail Proximity	5%	Bike route or trail proximity parking reduction is subject to bike infrastructure conditions around the site on Pike's Peak Blvd. Maximum 100 ft. based on the CDS Bike Infrastructure Plan, based on the CDS Transit Proximity parking reduction.
Transit Proximity	5%	Transit proximity parking reduction assumes the City of Colorado Springs approves additional bus stop along the route and the build-out of transit shelters.
Shared Parking	20%	Parking reduction percentage based on Table 74.10B of the City Code of Colorado Springs. Subject to change based on property-use mix.
Total Reduction	35%	Total parking reductions cannot exceed 40%.



UPH Site Parking Metrics		
Maximum Parking Required (* Including Parking Reduction)	1,504	
Total Parking Provided (325 SF / Stall)	1,834	
* Parking Reduction	35% reduction on all uses EXCEPT residential.	
Off-Street Bicycle Parking Required / Provided	657	140
Secured Off-Street Bicycle Parking Required / Provided		

PRELIMINARY

1 CITY COMMENTS #1 1/24

2 CITY COMMENTS #2 2/24

3 CITY COMMENTS #3 3/24

PRINTERS HILL
UPH PARTNERS, LLC
COLORADO SPRINGS, CO

PARKING PLAN



SHEET	6	OF 6
PROJECT NO.	LUPIL-23-0010	
PROJECT NO.	2309461	
PROJECT NO.	243324	
PROJECT NO.	33899	
PROJECT NO.	Vertex	

