

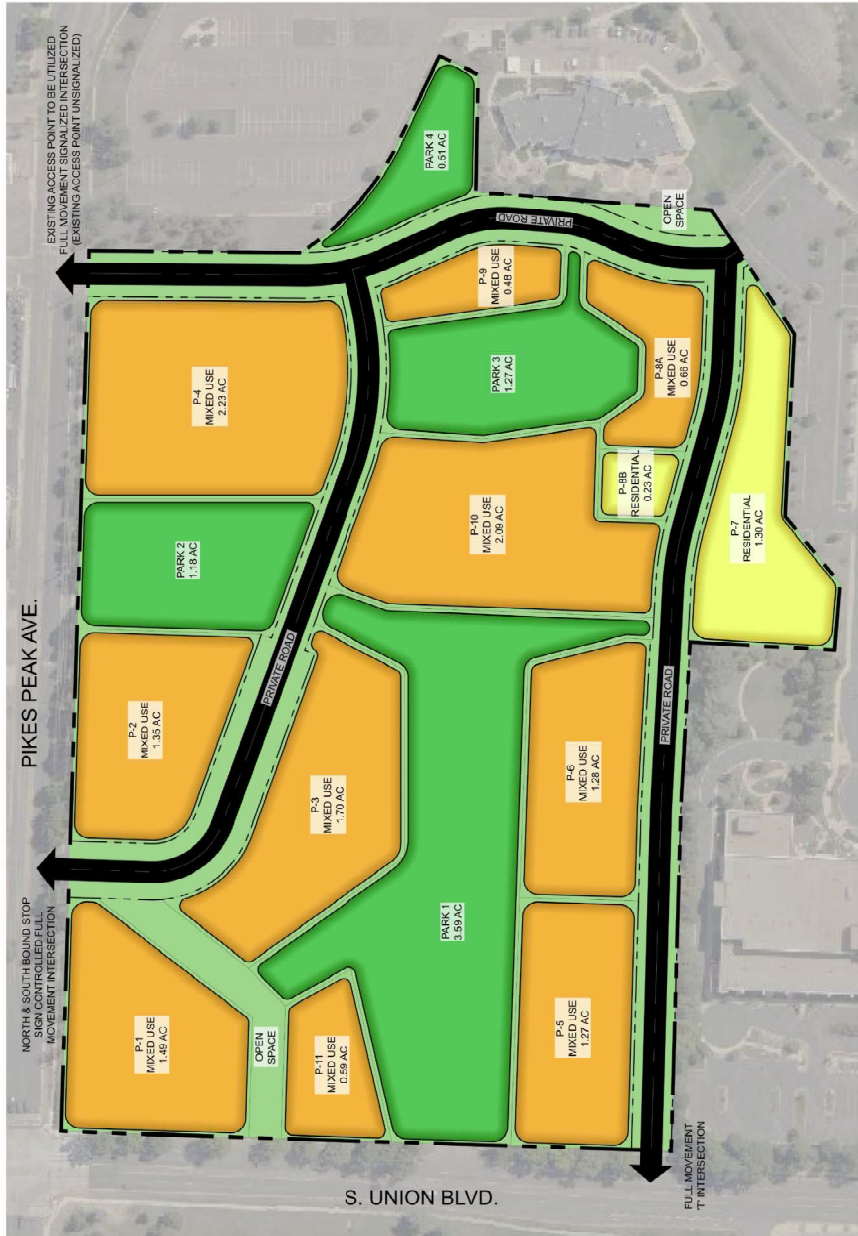
LEGEND

- RESIDENTIAL
- MIXED USE
- PROPOSED ROADWAY
- PROPERTY BOUNDARY
- PROPOSED R.O.W.

MAXIMUM BUILDING HEIGHT (PER MAX. ZONING)	
PARCEL NO.	MAXIMUM BUILDING HEIGHT (FEET)
1	85'
2	85'
3	66'
4	85'
5	85'
6	66'
7	65'
8A	66'
8B	65'
9	65'
10	65'
11	85'

DEVELOPMENT STANDARDS ADJUSTMENT

A CONCURRENT APPLICATION FOR A DEVELOPMENT STANDARDS ADJUSTMENT (DSSA) IS BEING SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR REVIEW BY THE PLANNING AND ZONING DEPARTMENT.



PARCEL NO.	ACREAGE	DWELLING UNITS	DENSITY (DU/AC)	SQUARE FOOTAGE	HOTEL ROOMS
P-1	1.49	206	139.2	38,332	17,741
P-2	1.35	199	149.3	33,890	15,890
P-3	1.70	19	11.2	3,084	3,084
P-4	2.23	153	68.6	13,015	13,015
P-5	1.27	18	14.2	16,845	16,845
P-6	1.28	136	106.3	33,290	33,290
P-7	1.50	17	11.3	2,859	2,859
P-8A	0.66	54	81.8	14,521	14,521
P-8B	0.23	18	79.1	5,888	5,888
P-9	0.49	4	8.2	36,678	36,678
P-10	2.09	200	95.7	89,647	89,647
P-11	0.59	4	6.8	1,916	1,916
TOTAL	14.57 AC	945		47,504	47,504

PARCEL NO.	ACREAGE	LAND USE CATEGORY	LAND USES	DWELLING UNITS	DENSITY (DU/AC)	SQUARE FOOTAGE	HOTEL ROOMS
P-1	1.49	MIXED USE	MULTIFAMILY, RETAIL	206	139.2	38,332	17,741
P-2	1.35	MIXED USE	MULTIFAMILY, SINGLE FAMILY ATTACHED, RETAIL	199	149.3	33,890	15,890
P-3	1.70	MIXED USE	COMMERCIAL RETAIL	19	11.2	3,084	3,084
P-4	2.23	MIXED USE	MULTIFAMILY, COMMERCIAL RETAIL	153	68.6	13,015	13,015
P-5	1.27	MIXED USE	MULTIFAMILY, COMMERCIAL RETAIL	18	14.2	16,845	16,845
P-6	1.28	MIXED USE	MULTIFAMILY	136	106.3	33,290	33,290
P-7	1.50	RESIDENTIAL	SINGLE FAMILY ATTACHED	17	11.3	2,859	2,859
P-8A	0.66	MIXED USE	MULTIFAMILY	54	81.8	14,521	14,521
P-8B	0.23	RESIDENTIAL	SINGLE FAMILY ATTACHED	18	79.1	5,888	5,888
P-9	0.49	MIXED USE	OFFICE	4	8.2	36,678	36,678
P-10	2.09	MIXED USE	COMMERCIAL RETAIL	200	95.7	89,647	89,647
P-11	0.59	MIXED USE	COMMERCIAL RETAIL	4	6.8	1,916	1,916
TOTAL	14.57 AC			945		47,504	47,504

PARK / OPEN SPACE TABLE	
PARCEL NO.	ACREAGE
P-1	3.59 AC
P-2	1.18 AC
P-3	1.27 AC
P-4	0.51 AC
P-5	0.53 AC
TOTAL	7.08 AC

ACREAGE TOTALS	
AREA	ACREAGE
PARCELS	14.67 AC
PARKS/OPEN SPACE	7.08 AC
RIGHT OF WAY	4.46 AC
TOTAL	26.21 AC

GENERAL NOTES

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

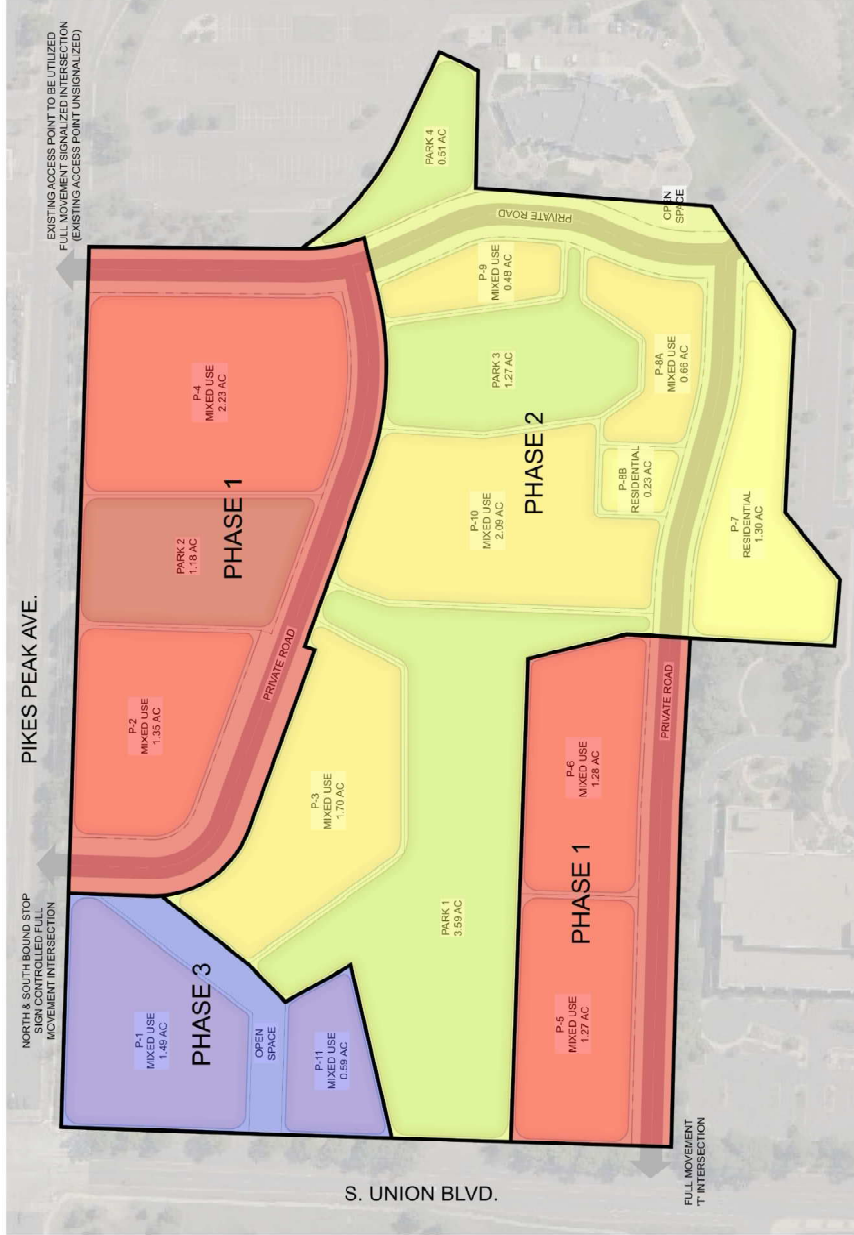
PRINTERS HILL
UPH PARTNERS, LLC
COLORADO SPRINGS, CO
LAND USE PLAN



PROJECT NO.	LUPL-23-0010
PROJECT NO.	2302461
DATE	2/23/24
PROJECT NAME	PRINTERS HILL
PREPARED BY	PROGREEN, VERTEX
SHEET	2
OF 6	



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



DEVELOPMENT SCHEDULE

PHASE	TIMELINE	SINGLE-FAMILY	MULTI-FAMILY	RETAIL (SF)	OFFICE (SF)	CIVIC (SF)	HOTEL
1	2015 - 2035	68	605	42,017			
2	2015 - 2045	22	54	32,554	150,820	30,519	200
3	2030 - 2045		206	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

EXISTING ACCESS POINT TO BE UTILIZED
FULL MOVEMENT SIGNALIZED INTERSECTION
(EXISTING ACCESS POINT UNSIGNALIZED)

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
PROJECT NO.	2302461
DATE	2/23/24
DESIGNED BY	HRC GREEN
CHECKED BY	VERTEX
DATE	02-23-24



GENERAL NOTES

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

MASTER PLANNING/LANDSCAPE ARCHITECT:
 SASAKI ASSOCIATES, INC.
 514 17th STREET, SUITE 250
 COLORADO SPRINGS, CO 80902
 719 523 3352

CIVIL ENGINEERING/LANNING:
 COLLEEN MCKAY - CIVIL ENGINEER
 1875 REEFARCH FAIRWAY, STE 250
 COLORADO SPRINGS, CO 80902
 719 523 3352
 C.MCKAY@HARGREEN.COM
 PSTU@HARGREEN.COM

SURVEYOR:
 MATT KOSOV, P.L.S.
 AZTEC CONSULTANTS, INC.
 PROJECT MANAGER
 1111 17th STREET, SUITE 101
 LITTLETON, CO 80120
 303.713.1688
 KOSOV@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

VERTEX

VERTICAL ENGINEERING
 1000 PARKWAY, SUITE 100
 COLORADO SPRINGS, CO 80902
 PH: 719 523 8608

SASAKI

SASAKI ASSOCIATES, INC.
 514 17th STREET, SUITE 250
 COLORADO SPRINGS, CO 80902
 PH: 719 523 3352

HARGREEN

HARGREEN DEVELOPMENT LLC
 1875 REEFARCH FAIRWAY, SUITE 250
 COLORADO SPRINGS, CO 80902
 PH: 719 523 3352

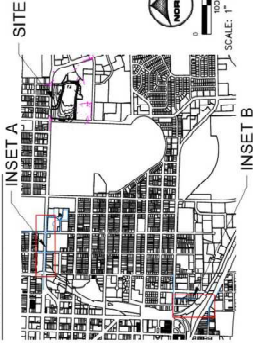
PROJECT NO.
 LUP14-23-C010

DATE
 2/23/24

PREPARED BY
 HARGREEN, VERTEX

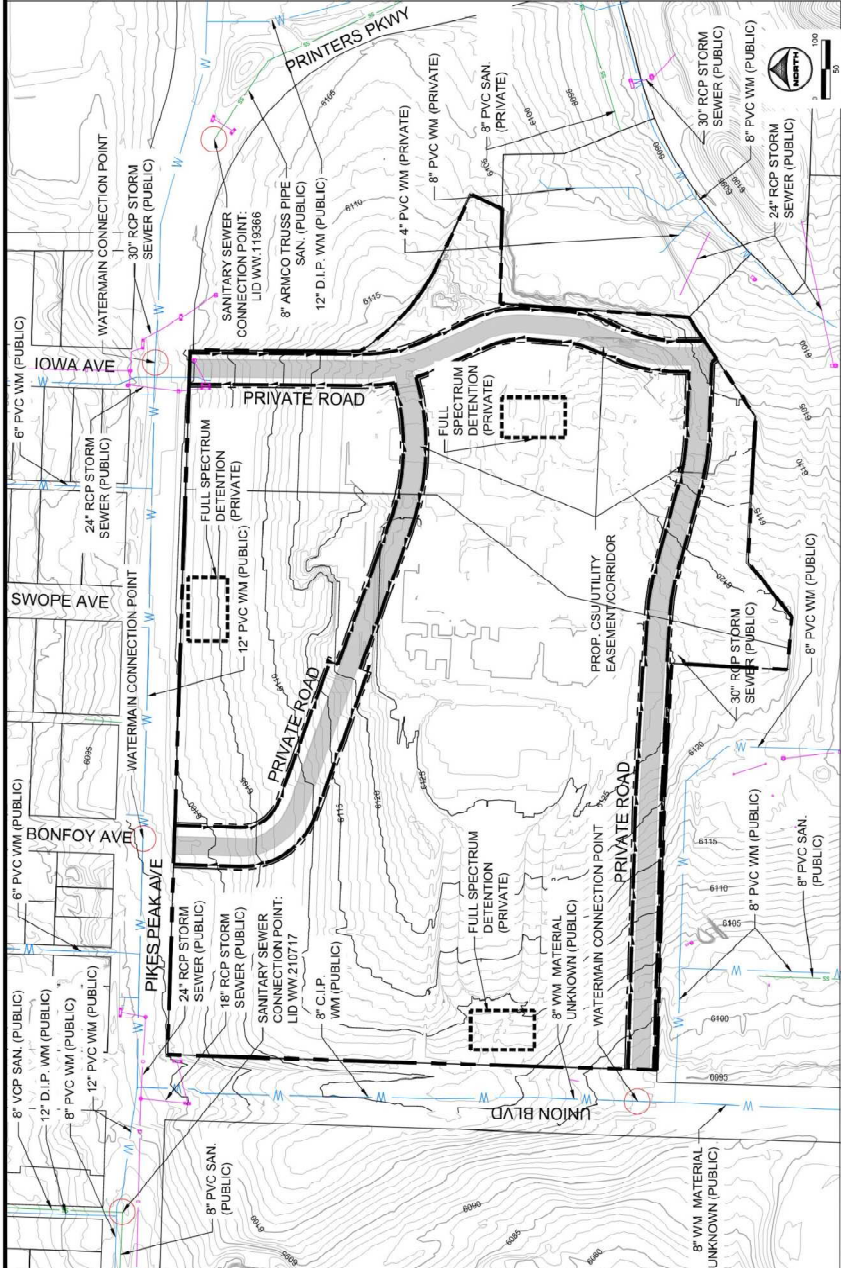
SHEET
 4 OF 5

KEY MAP



LEGEND

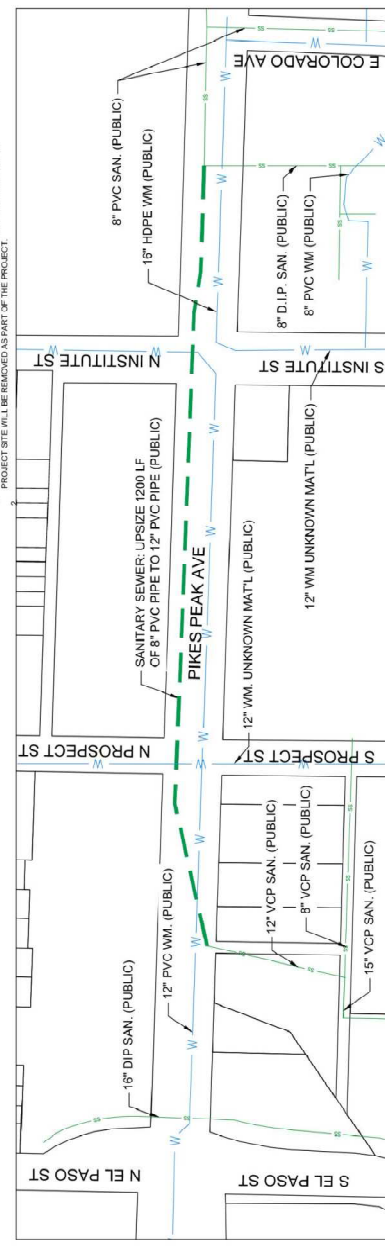
- PHASE 1 BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED SANITARY SEWER UPGRADE/EXTENSION
- PROPOSED CSU UTILITY EASEMENT/CORRIDOR
- PROPOSED WATER QUALITY ROADSIDE BIOSWALE
- PROPOSED WATER QUALITY & DETENTION FACILITY
- EXISTING STORM UNDERGROUND
- EXISTING STORM INLETS AND MANHOLES



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

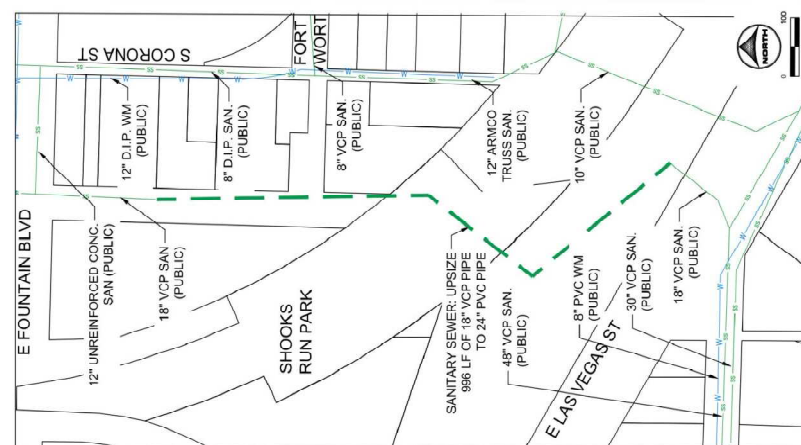
SCALE: 1" = 100'

INSET A



SCALE: 1" = 100'

INSET B



SCALE: 1" = 100'

GENERAL NOTES

1. ALL SEATING AREAS DEPICTED WITHIN THE SITE PLAN ARE INTENDED FOR COMMON USE. ALL COMMERCIAL OR INDUSTRIAL USES ARE TO BE LOCATED WITHIN THEIR RESPECTIVE PARCEL BOUNDARIES.

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**

VERTEX
MULTIMEDIA SERVICES
1000 S. WASHINGTON AVE.
COLORADO SPRINGS, CO 80902
PHONE: 719.733.1800

SASAKI
SASAKI ASSOCIATES, INC.
1000 W. WASHINGTON AVE.
COLORADO SPRINGS, CO 80902
PHONE: 719.576.1000

H2Green
H2GREEN DEVELOPMENT LLC
1000 W. WASHINGTON AVE.
COLORADO SPRINGS, CO 80902
PHONE: 719.576.1000

PROJECT NO.	LUP123-0010
PROJECT NO.	2309461
DATE	2/23/24
DESIGNED BY	Sasaki
APPROVED BY	Vertex
SHEET	5
OF 5	



KEY PLAN

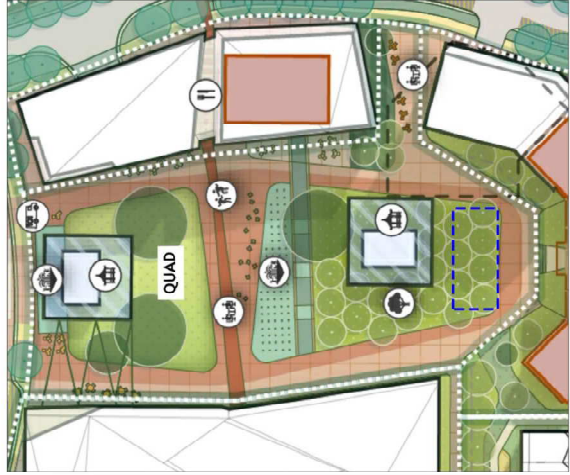
SYMBOLS	DESCRIPTION
[Green hatched box]	PARK
[Red hatched box]	EXISTING HISTORIC BUILDING
[Grey hatched box]	EXISTING BUILDING
[Dashed line]	PROPERTY LINE
[Solid line]	PARCEL LINE
[Dotted line]	DETENTION



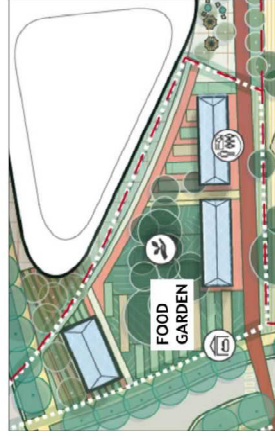
1 PARK 1 (3.59 AC)
NOT TO SCALE



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



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.

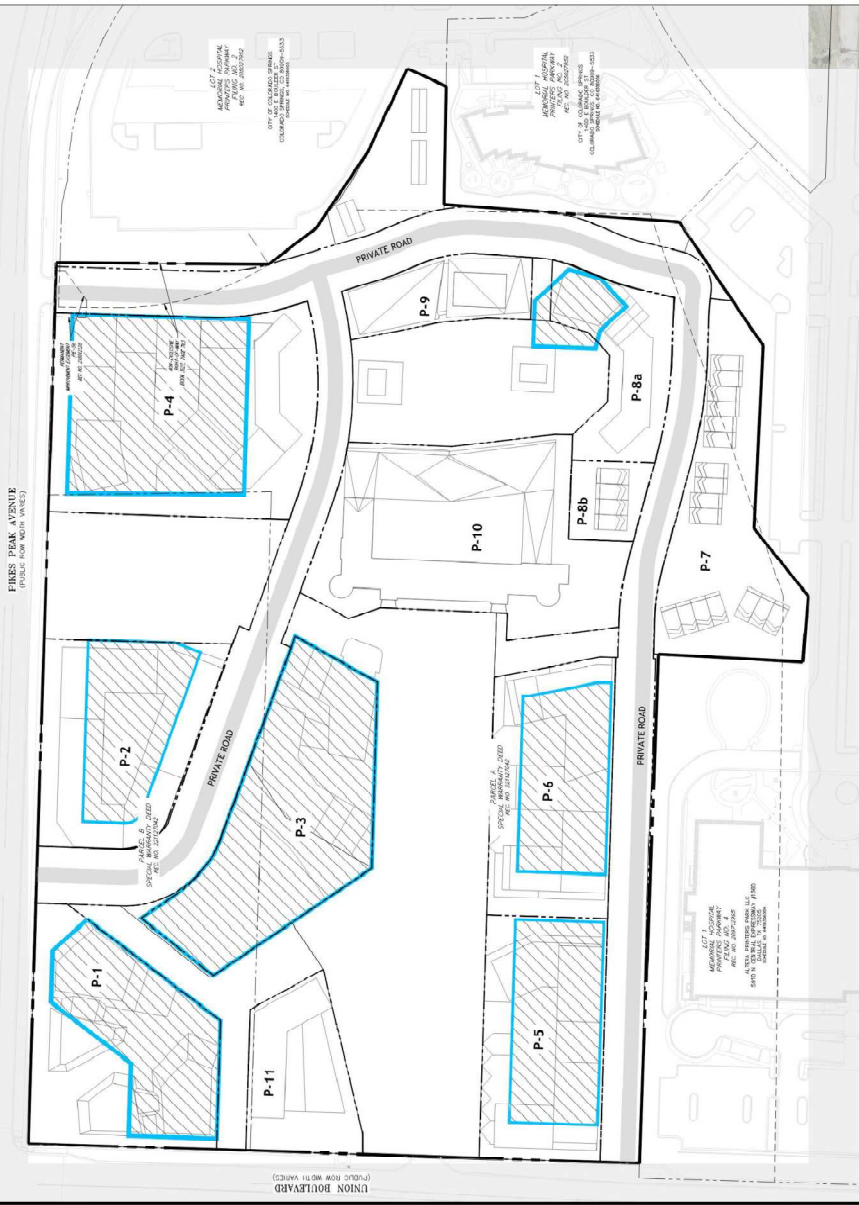
LEGEND

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 / 750 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	0.5 spaces / 1,000 SF of GFA	
Office	2 stalls / 1,000 SF of GFA	2.35 stalls / 1,000 SF of GFA	0.5 spaces / 1,000 SF of GFA	
Hotel or Motel	0.5 stalls / guest room	1.1 stalls / 750 SF of GFA	0.5 spaces / 1,000 SF of GFA	
Entertainment or Recreation, Indoor	1 stall / 4 theater seats	1.1 stalls / 750 SF of GFA	0.5 spaces / 1,000 SF of GFA	
Library, Museum, or Cultural Facility	1 stall / 750 SF of GFA	1.1 stalls / 750 SF of GFA	0.5 spaces / 1,000 SF of GFA	
Restaurant	1 stall / 400 SF of GFA	2.35 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	2.35 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 10% 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	140 / 140

PRELIMINARY

1 CITY COMMENTS #1 1/24

2 CITY COMMENTS #2 2/24

3 CITY COMMENTS #3 3/24

NO. REVISION/ISSUE DATE

PRINTERS HILL
UPH PARTNERS, LLC
COLORADO SPRINGS, CO

PARKING PLAN



PROJECT NO.	LUPIL-23-0010
PROJECT NO.	2309461
PROJECT NO.	243324
PROJECT NO.	33899
DATE	6
DATE	OF 5

