UNION PRINTERS HOME LAND USE PLAN

LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTIONS

THE COMBINED DESCRIPTION OF PARCELS A AND B

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO; INCLUDING LOTS 1 THROUGH 13, BLOCK A, AN UN-NUMBERED 100 FOOT WIDE TRACT, LOTS 1 THROUGH 28, BLOCK B, A PORTION OF TRACT C AND BLOCK E OF THE REFILING PLAT OF THE FIRST ADDITION TO KNOB HILL AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN BOOK N AT PAGE 9 OF THE EL PASO COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;

THENCE NORTH 00°24'54" EAST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 60 FEET;

THENCE SOUTH 89°32'31" WEST A DISTANCE OF 174.55 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD EXTENDED SOUTHERLY;

THENCE NORTH 02°25'41" EAST ON SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 1,362.74 FEET TO THE SOUTHWEST CORNER OF LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 4 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 209712995 OF THE EL PASO COUNTY RECORDS;

THENCE CONTINUE NORTH 02°25'41" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD AND THE WESTERLY LINE OF SAID LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4, A DISTANCE OF 546.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THE PREVIOUS COURSE IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION. THE DIRECTION IS BASED ON THE RECORDED PLAT OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4 AND THE LINE IS MONUMENTED BY A PK NAIL AND WASHER "CCES PLS 30118" ON THE SOUTH AND A 5/8 DIAMETER REBAR AND 1-1/2" DIAMETER ALUMINUM CAP "CCES PLS 30118" ON THE NORTH.

THENCE SOUTH 87°46'27" EAST A DISTANCE OF 20.00 FEET TO THE APPARENT EASTERLY RIGHT-OF WAY LINE OF UNION BOULEVARD AS PRODUCED SOUTHERLY FROM THE REFILING PLAT OF THE FIRST ADDITION TO KNOB HILL AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK N AT PAGE 9 OF SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING** OF THE TRACT DESCRIBED HEREIN;

THENCE NORTH 02°25'41" EAST ON THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD A DISTANCE OF 832.93 FEET TO THE NORTHWEST CORNER OF BLOCK E OF SAID REFILING PLAT AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 100 WIDE PIKES PEAK AVENUE;

THENCE SOUTH 87°34'10" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PIKES PEAK AVENUE AND THE NORTH LINE OF SAID BLOCK E, BLOCK A, THE UN-NUMBERED 100 FOOT WIDE TRACT, BLOCK B AND BLOCK C OF SAID REFILING PLAT A DISTANCE OF 1291.91 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 2, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 205027652 OF THE EL PASO COUNTY RECORDS;

THENCE SOUTH 01°02'53" WEST ON SAID NORTHERLY EXTENSION A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY BOUNDARY OF SAID LOT 32 AND LOT 1 OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 2;

1.) THENCE SOUTH 01°02'53" WEST A DISTANCE OF 284.26 FEET;

2.) THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 31°55'06", AN ARC DISTANCE OF 206.12 FEET; THE LONG CHORD OF WHICH BEARS SOUTH 47°59'34" EAST A DISTANCE OF 203.47 FEET;

3.) THENCE SOUTH 63°57'07" EAST A DISTANCE OF 127.14 FEET;

4.) THENCE SOUTH 26°02'53" WEST A DISTANCE OF 58.00 FEET;

5.) THENCE NORTH 86°19'45" WEST A DISTANCE OF 161.00 FEET;

6.) THENCE SOUTH 04°53'13" WEST A DISTANCE OF 321.63 FEET TO THE NORTHEASTERLY CORNER OF THE AFORESAID LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 4;

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4;

1.) THENCE SOUTH 56°32'14" WEST A DISTANCE OF 203.47 FEET;

2.) THENCE NORTH 86°29'30" WEST A DISTANCE OF 249.10 FEET;

3.) THENCE SOUTH 51°48'50" WEST A DISTANCE OF 118.50 FEET;

4.) THENCE NORTH 84°32'23" WEST A DISTANCE OF 90.33 FEET;

5.) THENCE NORTH 05°46'16" EAST A DISTANCE OF 195.77 FEET;

6.) THENCE NORTH 86°13'44" WEST A DISTANCE OF 228.36 FEET;

7.) THENCE NORTH 87°46'27" WEST A DISTANCE OF 466.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 26.209 ACRES, (1,141,666 SQUARE FEET), MORE OR LESS.

PROJECT DESCRIPTION

THIS PROJECT INCLUDES ±26.21 ACRES OF LAND IN THE CITY OF COLORADO SPRINGS NEAR DOWNTOWN COLORADO SPRINGS. THIS LAND USE PLAN PROPOSES A MIX OF LAND USES INCLUDING SEVERAL TYPES OF RESIDENTIAL, MULTI-USE, RETAIL, OFFICE, CIVIC, OPEN SPACE, AND PARKS. THE GOAL OF THE PROJECT IS TO HELP ACHIEVE THE OVERALL VISION OF THE CITY OF COLORADO SPRINGS BY PROVIDING A COMBINATION OF INNOVATIVE SPACES AND A MIX OF USES THAT COHESIVELY HOUSES AND PROVIDES RETAIL AND OFFICE FRONTAGE. THE PROPOSED PROJECT WILL BE A UNIQUE ADDITION TO COLORADO SPRINGS WITH HIGHLY SOUGHT AFTER MULTI-FAMILY AND HIGHLY ATTRACTIVE PUBLIC SPACES AND ACTIVITIES.

GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD WAIVER PREPARED BY KUMAR & ASSOCIATES, INC., DATED OCTOBER 20, 2023. A COPY OF SAID WAIVER HAS BEEN PLACED WITHIN FILE LUPL-23-0010, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID WAIVER.
2. ALL ROADWAYS WITHIN THE DEVELOPMENT WILL BE PRIVATELY CONSTRUCTED AND MAINTAINED.
3. THE DESIGN AND CONSTRUCTION OF ALL INTERSECTION IMPROVEMENTS FOR PRIVATE ROADWAYS INTERSECTING CITY ROADWAYS SHALL APPROVED BY THE CITY.
4. ALL SUBDIVISION PROPOSALS SHALL HAVE PUBLIC UTILITIES AND FACILITIES SUCH AS SEWER, GAS, ELECTRICAL, AND WATER SYSTEMS LOCATED AND CONSTRUCTED TO MINIMIZE FLOOD DAMAGE.
5. ALL SUBDIVISION PROPOSALS SHALL HAVE ADEQUATE DRAINAGE PROVIDED TO REDUCE THE EXPOSURE TO FLOOD DAMAGE.
6. ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH SUBDIVISION PLATS.
7. DENSITY RANGES SHOWN ON THE LAND USE PLAN SHALL BE APPLIED TO THE OVERALL CUMULATIVE AREA FOR EACH LAND USE AS LONG AS 945 UNITS TOTAL FOR DEVELOPMENT IS NOT EXCEEDED. FINAL DENSITY FOR EACH PARCEL SHALL BE DETERMINED AT TIME OF DEVELOPMENT PLANS. THE DENSITY FOR EACH INDIVIDUAL PARCEL MAY FLUCTUATE OUTSIDE OF THE PROVIDED DENSITY RANGE OF EACH LAND USE CATEGORY, PROVIDED THAT THE DENSITY OF THE OVERALL CUMULATIVE AREA FOR EACH LAND USE CATEGORY FALLS WITHIN THE APPROVED DENSITY RANGE OF THE LAND USE PLAN.
8. A DEVELOPMENT PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ANY VERTICAL CONSTRUCTION TO ADDRESS SPECIFIC ZONING REQUIREMENTS.
9. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL OR STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
10. ANY EXISTING EASEMENTS THAT ARE TO BE VACATED, WILL BE DONE BY SEPARATE PROCESS THROUGH THE REAL ESTATE SERVICES VACATION PROCESS.
11. BASED ON FEMA FIRM MAP 08041C0733G DATED DECEMBER 7, 2018, THE SITE IS ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
12. THE FORMATION OF THE PRINTER HILL METROPOLITAN DISTRICT IS ANTICIPATED NOVEMBER, 2024.
13. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
14. THIS DOCUMENT DOES NOT CONSTITUTE AS A FINAL PLAT NOR PRELIMINARY PLAT, NOR CAN IT ACT AS A DOCUMENT FOR CONSTRUCTION.
15. PRINTERS HILL METROPOLITAN DISTRICT(S) SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF ALL WATER QUALITY/DETENTION FACILITIES WITHIN THE DEVELOPMENT.
16. THE DEVELOPER IS REQUIRED TO REMIT A COMBINED TOTAL AMOUNT OF $50,000 TO COVER THE DEVELOPERS PROPORTIONATE SHARE OF FUTURE ANTICIPATED TRAFFIC SIGNALS LOCATED AT THE PROPOSED WEST SITE ACCESS/UNION BOULEVARD INTERSECTION AND PIKES PEAK AVENUE/IOWA INTERSECTION.

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - LAND USE PLAN
SHEET 3 - PHASING PLAN
SHEET 4 - PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
SHEET 5 - PARKS PLAN
SHEET 6 - PARKING PLAN

SITE DATA

OWNER/APPLICANT:	UPH PARTNERS, LLC 13521 NORTHGATE ESTATE DRIVE SUITE # 200 COLORADO SPRINGS, 80921
SITE ADDRESS:	101 S. UNION BOULEVARD
TAX ID NUMBERS:	6416300042, 6416300041
CURRENT ZONING:	R-5/IP (MULTI-FAMILY HIGH/PROVISIONAL OVERLAY)
PROPOSED ZONING:	MX-L (MIXED USE LARGE SCALE)
TOTAL SITE AREA:	26.209 AC
EXISTING LAND USE:	VACANT/VACANT CONVALESCENT HOSPITAL
DEV. SCHEDULE:	SEE SHEET 3 - PHASING PLAN

A CONCURRENT ZONING MAP AMENDMENT (REZONING) IS BEING PROPOSED TO REZONE THE PARCELS FROM R-5 TO MX-L. THE DIMENSIONAL STANDARDS FOR THE MX-L ZONING DISTRICT ARE INCLUDED BELOW:

MX-L: MIXED USE LARGE SCALE ZONING DISTRICT STANDARDS

DISTRICT AREA (MINIMUM)	10 ACRES
LOT AREA (MINIMUM)	N/A
LOT WIDTH (MINIMUM)	N/A
MAXIMUM HEIGHT	GENERAL: 65 FEET LOTS WITH ARTERIAL FRONTAGE: 85 FEET (AND AS IDENTIFIED WITH DVSA-23-0004)
SETBACKS	
FRONT AND SIDE STREET	N/A
SIDE - INTERIOR	N/A
CORNER LOT - SIDE STREET	N/A
REAR	N/A
LOT COVERAGE	N/A

PARK LAND DEDICATION CALCULATIONS

BASED UPON THE STANDARDS SET FORTH IN RESOLUTION 23-21 PARKLAND FEE SCHEDULE

HOUSING TYPE	ESTIMATED MAX NO. OF UNITS	NO. OF UNITS PER STUCTURE	ACRES OF DEDICATION PER UNIT	TOTAL ACRES OF LAND DEDICATION REQUIRED	ACRES OF NEIGHBORHOOD PARK REQUIRED
SINGLE-FAMILY ATTACHED	80	2-4	0.0063	0.42 AC	3.97
MULTI-FAMILY HOUSING	865	50+	0.0041	3.55 AC	

HOUSING TYPE	ESTIMATED MAX NO. OF UNITS	NO. OF UNITS PER STUCTURE	ACRES OF DEDICATION PER UNIT	TOTAL ACRES OF LAND DEDICATION REQUIRED	ACRES OF COMMUNITY PARK REQUIRED
SINGLE-FAMILY ATTACHED	80	2-4	0.0064	0.51 AC	4.75
MULTI-FAMILY HOUSING	865	50+	0.0049	4.24 AC	

PARK NOTES

1. ALL PARKS AND OPEN SPACE WILL BE CONSTRUCTED, OWNED AND MAINTAINED BY THE PRINTERS HILL METROPOLITAN DISTRICT.
2. THE NEIGHBORHOOD PARKS, ALL MINI PARK PLAZAS, AND SPECIAL PURPOSE PARKS WHICH ARE DETERMINED TO SATISFY THE PLDO FOR NEIGHBORHOOD PARKS (THROUGH AN ALTERNATIVE COMPLIANCE AGREEMENT) WILL BE DEVELOPED, OWNED, AND MAINTAINED BY THE PRINTER HILL METRO DISTRICT. THESE PARKS WILL MEET THE REQUIREMENTS OF CITY CODE 7.4.307.F TO INCLUDE: THE NEIGHBORHOOD PARK SITE DESIGNS ARE SUBJECT TO THE PARKS, RECREATION, AND CULTURAL SERVICES ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO ANY CONSTRUCTION AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARK PURPOSES. PLDO NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED BY THE TIME 50% OF THE BUILDING PERMITS WITHIN THE APPLICABLE PHASE HAVE BEEN PULLED.
3. FINAL PARK SIZE AND EXACT LOCATION WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. STORM WATER DETENTION AREAS RELATED TO ANY DRAINAGE, AND AREAS ENCUMBERED BY EASEMENTS, CANNOT COUNT TOWARDS PLDO REQUIREMENTS.
4. COMMUNITY PARK OBLIGATIONS ARE TO BE MET BY FEES IN LIEU OF LAND DEDICATION, THOUGH THIS MAY BE REVISITED AND REVIEWED ADMINISTRATIVELY AT TIME OF SUBSEQUENT DEVELOPMENT PLAN SUBMITTALS.

CITY APPROVAL

GENERAL NOTES

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MASTER PLANNING/LANDSCAPE ARCHITECT
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CIVIL ENGINEERING/PLANNING
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PHIL STUEPFERT - PLANNING
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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

COVER SHEET

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HRGreen
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PHONE: 719.300.1143

CITY FILE NO.: LUPL-23-0010
PROJECT NO.: 2302461
DATE: 2/23/24
PREPARED: HRGREEN APPROVED: VERTEX
SHEET 1 OF 6

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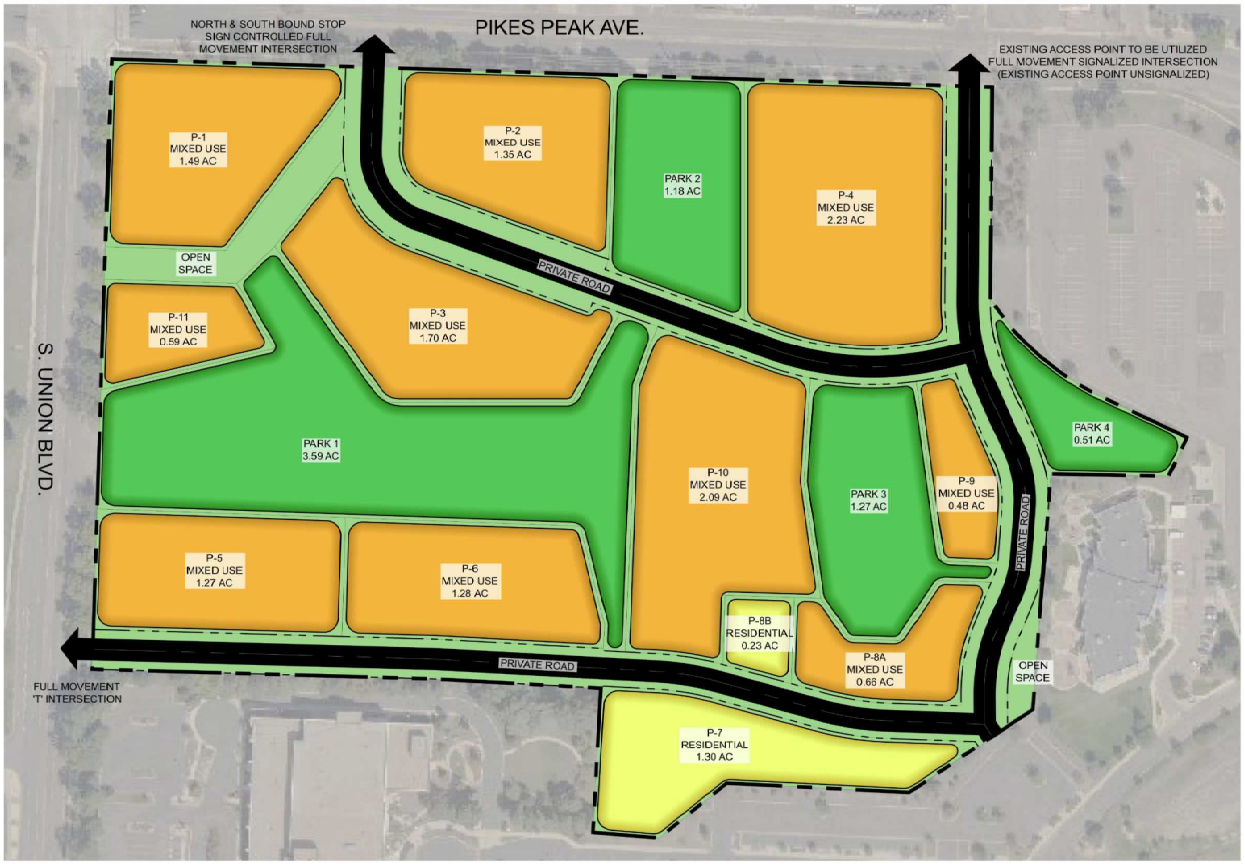

LEGEND

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

MAXIMUM BUILDING HEIGHT
(PER MX-L ZONING)

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

DEVELOPMENT STANDARDS ADJUSTMENT

A CONCURRENT APPLICATION FOR A DEVELOPMENT STANDARD ADJUSTMENT, DVSA-23-0004, FOR HEIGHT INCREASES IS ON FILE WITH THE COLORADO SPRINGS PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT.

LAND USE SUMMARY

PARCEL NO.	ACREAGE	LAND USE CATEGORY	LAND USES	DWELLING UNITS	DENSITY (DU/AC)	SQUARE FOOTAGE	HOTEL ROOMS
P-1	1.49	MIXED USE	MULTI-FAMILY	206	138.2	308,232	
			RETAIL			11,741	
P-2	1.35	MIXED USE	MULTI-FAMILY	162	129.3	13,950	
			SINGLE FAMILY ATTACHED	19			
			RETAIL			3,084	
P-3	1.70	MIXED USE	CIVIC			30,519	
			OFFICE			103,015	
			COMMERCIAL RETAIL			5,984	
P-4	2.23	MIXED USE	MULTI-FAMILY	153	70.4	198,270	
			SINGLE FAMILY ATTACHED	4			
			COMMERCIAL RETAIL			33,290	
P-5	1.27	MIXED USE	MULTI-FAMILY	160	140.2	146,645	
			SINGLE FAMILY ATTACHED	18			
			COMMERCIAL RETAIL			2,829	
P-6	1.28	MIXED USE	MULTI-FAMILY	136	119.5	143,521	
			SINGLE FAMILY ATTACHED	17			
			COMMERCIAL RETAIL			5,893	
P-7	1.30	RESIDENTIAL	SINGLE FAMILY ATTACHED	18	13.9	36,678	
P-8A	0.66	MIXED USE	MULTI-FAMILY	54	81.8	80,847	
			COMMERCIAL RETAIL			1,916	
P-8B	0.23	RESIDENTIAL	SINGLE FAMILY ATTACHED	4	17.4	8,629	
P-9	0.48	MIXED USE	OFFICE			47,504	
			COMMERCIAL RETAIL			13,616	
P-10	2.09	MIXED USE	HOTEL			200,000	200
			COMMERCIAL RETAIL			11,038	
P-11	0.59	MIXED USE	CIVIC			27,370	
			RETAIL			3,515	
TOTAL	14.67 AC			945		1,428,583	200

PARK / OPEN SPACE TABLE

PARK	TYPE	ACREAGE	MAINTENANCE
1	NEIGHBORHOOD PARK	3.59 AC	METROPOLITAN DISTRICT
2	OPEN SPACE/MINI-PARK/PLAZA	1.18 AC	METROPOLITAN DISTRICT
3	OPEN SPACE/MINI-PARK/PLAZA	1.27 AC	METROPOLITAN DISTRICT
4	OPEN SPACE/MINI-PARK/PLAZA	0.51 AC	METROPOLITAN DISTRICT
5	OPEN SPACE	0.53 AC	METROPOLITAN DISTRICT
	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

NORTH

0 46 92

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

LAND USE PLAN

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PHONE: 719.390.4140

CITY FILE NO. LUPL-23-0010	SHEET 2 OF 6
PROJECT NO. 2302461	
DATE 2/23/24	
PREPARED HRGREEN / APPROVED VERTEX	

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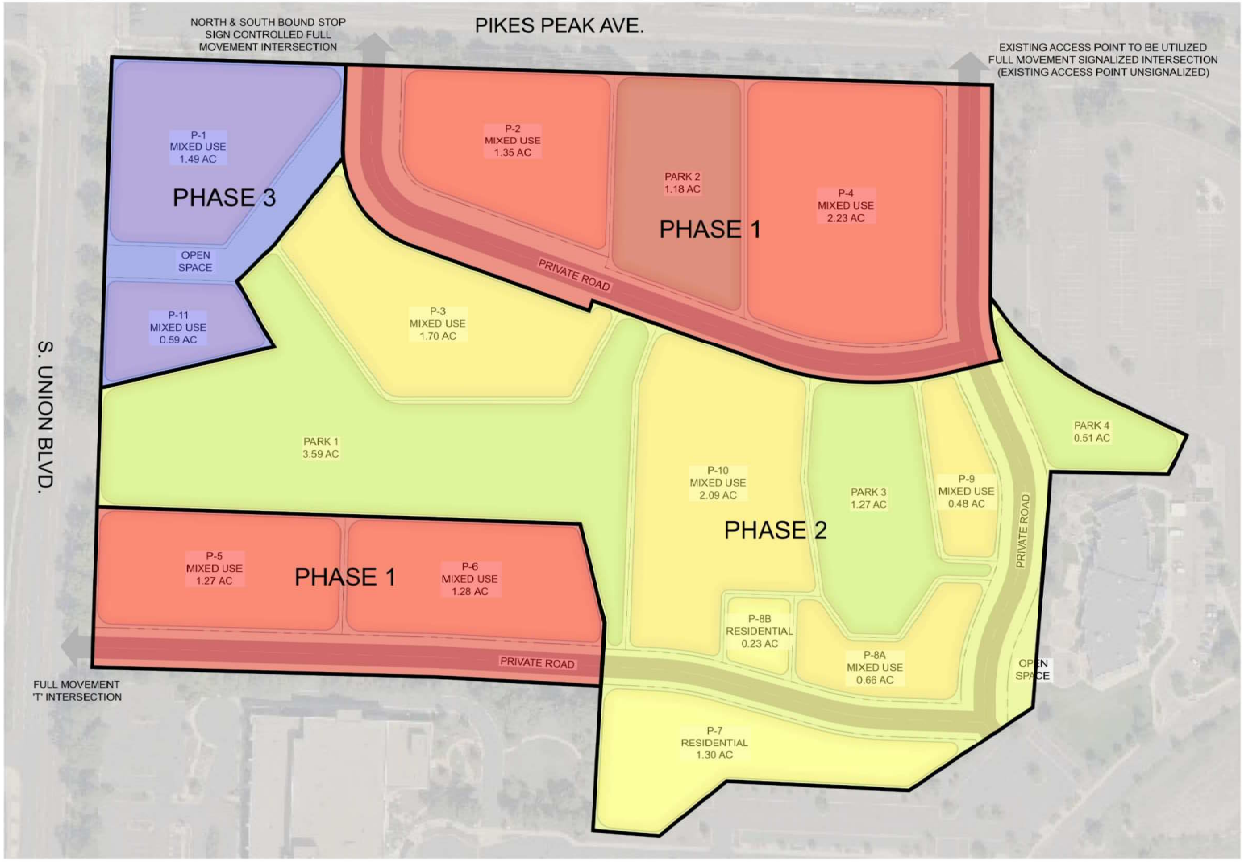

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

DEVELOPMENT SCHEDULE

PHASE	TIMELINE	SINGLE-FAMILY	MULTI-FAMILY	RETAIL (SF)	OFFICE (SF)	CIVIC (SF)	HOTEL
1	2025 - 2035	58	605	42,017			
2	2025 - 2045	22	54	32,554	150,920	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 MECHANISM (E.G., FORMATION OF A METROPOLITAN DISTRICT, INCLUSION INTO THE URBAN RENEWAL AUTHORITY, ETC.).

NORTH

0 46 92

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

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PHONE: 719.300.4140

CITY FILE NO. LUPL-23-0010
PROJECT NO. 2302461
DATE 2/23/24
PREPARED HRGREEN APPROVED VERTEX
SHEET 3 OF 6

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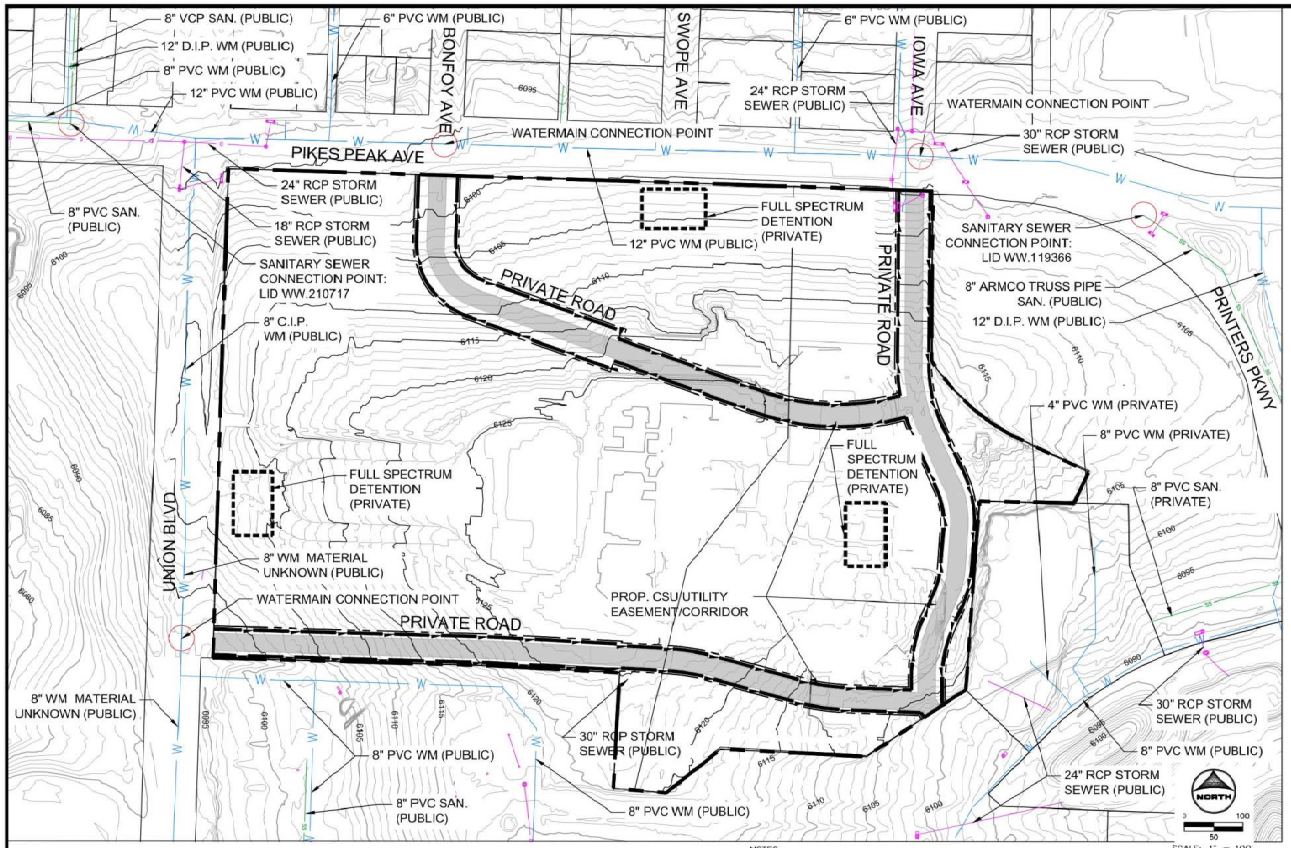
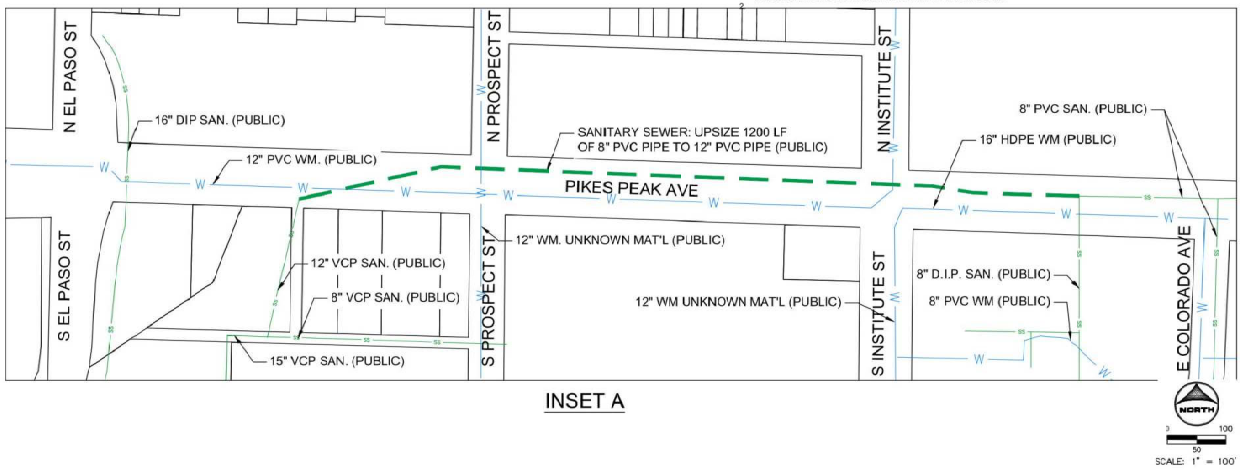
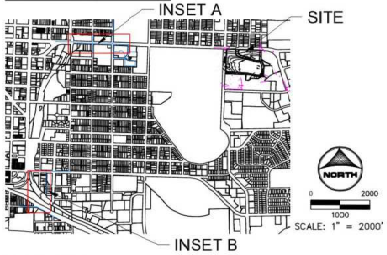


NOTES:
1. EXISTING STORM SEWERS, WATERMAINS, AND SANITARY SEWERS INTERNAL TO THE PROJECT SITE WILL BE REMOVED AS PART OF THE PROJECT.



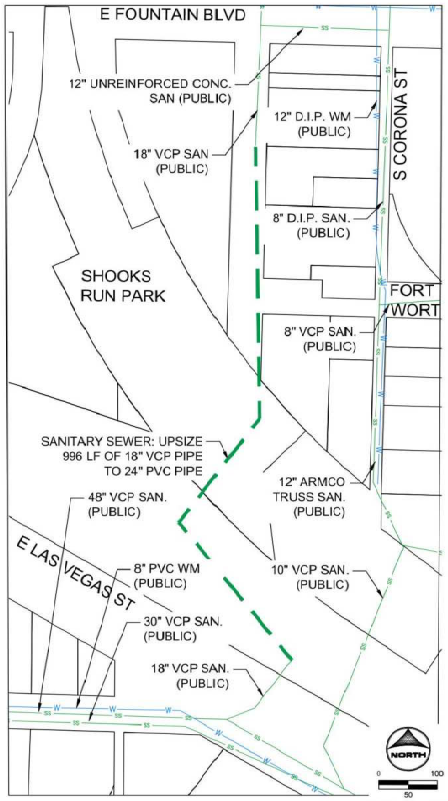
INSET A

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



INSET B

GENERAL NOTES

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PHIL STUEPFERT - PLANNING
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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

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CITY FILE NO. LUPL-23-0010	SHEET 4 OF 6
PROJECT NO. 230246.1	
DATE 2/23/24	
PREPARED HRGREEN APPROVED VERTEX	

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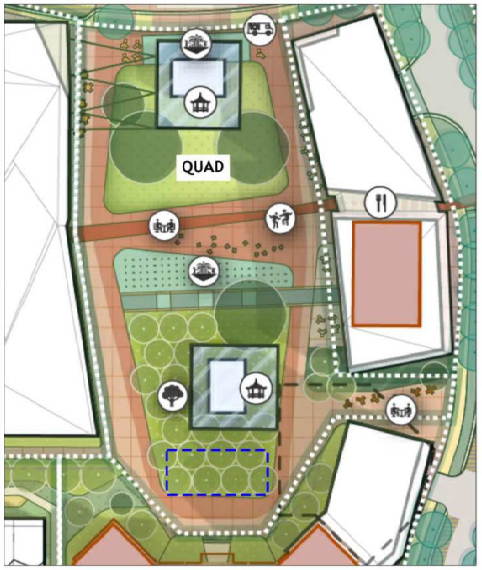
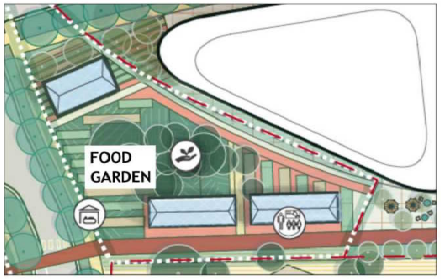
1 PARK 1 (3.59 AC)
NOT TO SCALE

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

KEY PLAN

SYMBOLS	DESCRIPTION		
	PARK		PROPERTY LINE
	EXISTING HISTORIC BUILDING		PARCEL LINE
	EXISTING BUILDING		DETENTION

GENERAL NOTES

1. ALL SEATING AREAS DEPICTED WITHIN PARKS IS PLANNED AS PLAZA SPACE WITH THE POTENTIAL FOR TEMPORARY SEATING FOR COMMON USE. ALL COMMERCIAL OR RETAIL-DEDICATED SEATING AREAS ARE CONTAINED WITHIN THEIR RESPECTIVE PARCEL ENVELOPES.

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

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CITY FILE NO. LUPL-23-0010
PROJECT NO. 2302461
DATE 2/23/24
PREPARED Sasaki
APPROVED Vertex
SHEET 5 OF 6

NORTH
SCALE: 1" = 80'

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LEGEND

SYMBOLS	DESCRIPTION
	STRUCTURED PARKING
	UPH PROPERTY LINE
	PROPERTY LINE
	PARCEL LINE
	EASEMENT

COLORADO SPRINGS PARKING STANDARDS

Parking Required per City Code of Colorado Springs

Building Use	Parking Ratio Per Code	Proposed Parking Ratio	Bicycle Parking Per Code	Notes
Dwelling, Multi-family	Studio or 1 bd: 1 stall / unit	1 stall / apt unit 1.1 - 1.2 stalls / condo unit	0.5 spaces / 1,000 SF of GFA	Parking requirement assumes (5%) 3-bedroom units, (25%) 2-bedroom units, and (70%) 1-bedroom units. This amalgamates to 1.2 stalls / unit.
	2 bds: 1.5 stalls / unit			
	3+ bds: 2 stalls / unit			
Office	2 stalls / 1,000 SF of GFA	2 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 / 6 theater seats	1 stall / 6 theater seats	1 spaces / 1,000 SF of GFA	
Library, Museum, or Cultural Facility	1 stall / 750 SF of GFA	1 stall / 750 SF of GFA	1 spaces / 1,000 SF of GFA	
Restaurant	1 stall / 300 SF of GFA	2.85 stalls / 1,000 SF of GFA	0.5 spaces / 1,000 SF of GFA	Parking requirements assumes an equal distribution of restaurant and retail uses.
Retail Sales, Medium	1 stall / 400 SF of GFA		0.5 spaces / 1,000 SF of GFA	
Park	Determined by Park Board			

Parking Reductions per City Code of Colorado Springs

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 build-out as a part of this project, as well as the assumption there will be bike corridors around the site on Pikes Peak Ave, and Printers Pkwy, based on the COS Bike Master Plan.
Transit Proximity	5%	Transit proximity parking reduction assumes the City of Colorado Springs approves additional bus stops along existing local lines adjacent to the site and the build-out of transit shelters.
Shared Parking	20%	Parking reduction percentage based on Table 7.4.10-B in the City Code of Colorado Springs and is 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)	Total Parking Provided (325 SF / Stall)	*Parking Reduction	Off-Street Bicycle Parking Required / Provided	Secured Off-Street Bicycle Parking Required / Provided
1,504	1,834	35% reduction on all uses EXCEPT residential.	657	140

GENERAL NOTES

1. ALTHOUGH THE SITE QUALIFIES FOR PARKING REDUCTIONS ACROSS ALL USES, THERE IS NO PARKING REDUCTION APPLIED TO RESIDENTIAL USES DUE TO PROJECTED MARKET DEMAND NEEDING 1-1.2 STALLS PER UNIT.

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

PARKING PLAN

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CITY FILE NO. LUPL-23-0010
PROJECT NO. 2302461
DATE 2/23/24
PREPARED Sasaki
APPROVED Vertex
SHEET 6 OF 6

NORTH
SCALE: 1" = 80'

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