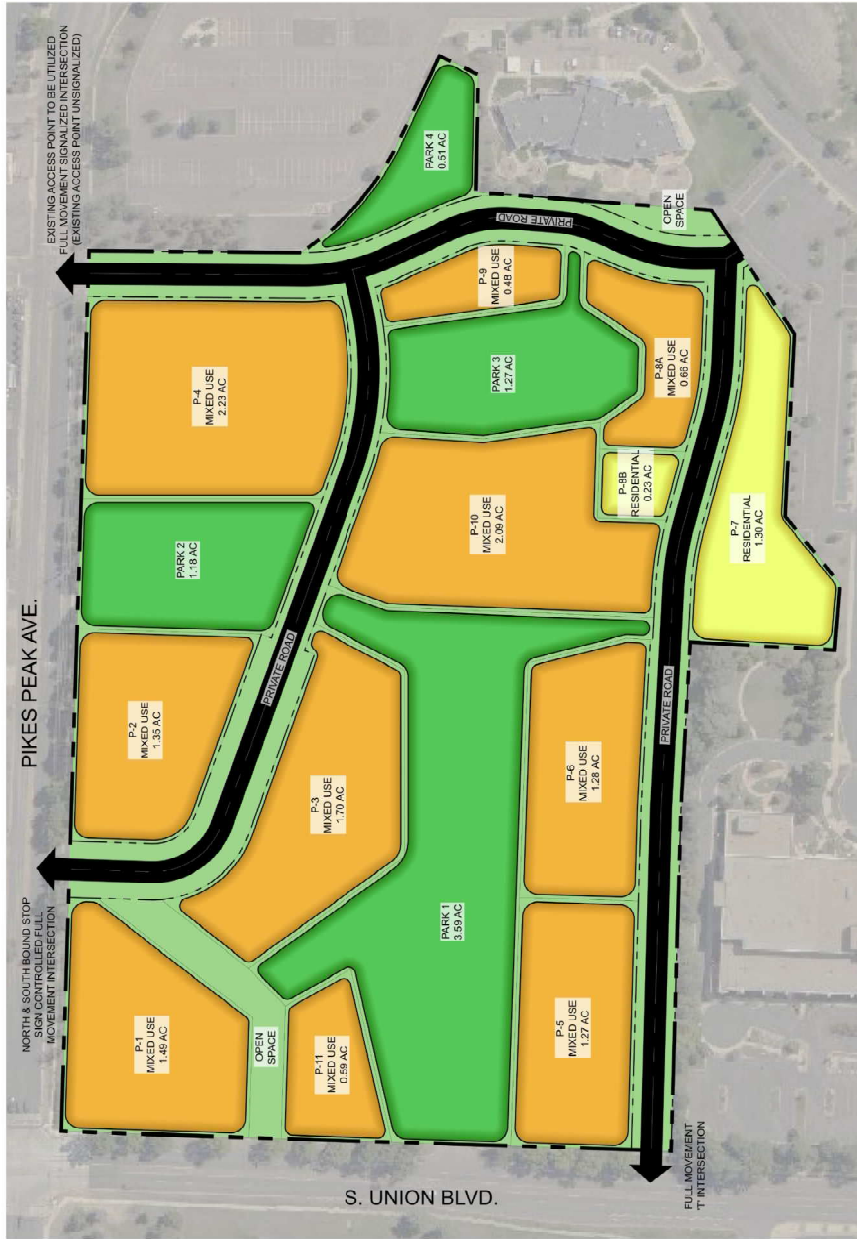




LEGEND

- 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	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 STANDARDS ADJUSTMENT (DSPA) IS REQUIRED FOR ANY DEVELOPMENT THAT WILL VIOLATE THE DEVELOPMENT STANDARDS FOR ANY OF THE FOLLOWING:

GENERAL NOTES

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
LAND USE PLAN

VERTEX
CONSULTING SERVICES
1000 N. W. 10TH AVE. SUITE 100
DENVER, CO 80202
PHONE: 773.723.8888

SASAKI
SASAKI ASSOCIATES, P.C.
1000 N. W. 10TH AVE. SUITE 100
DENVER, CO 80202
PHONE: 773.723.8888

HRC
HRC
1000 N. W. 10TH AVE. SUITE 100
DENVER, CO 80202
PHONE: 773.723.8888

PROJECT NO.	LUPL-25-0010	SHEET	2
PROJECT NO.	2302461	DATE	2/23/24
PROJECT NO.	2302461	DATE	2/23/24
PROJECT NO.	2302461	DATE	2/23/24

PARK / OPEN SPACE TABLE

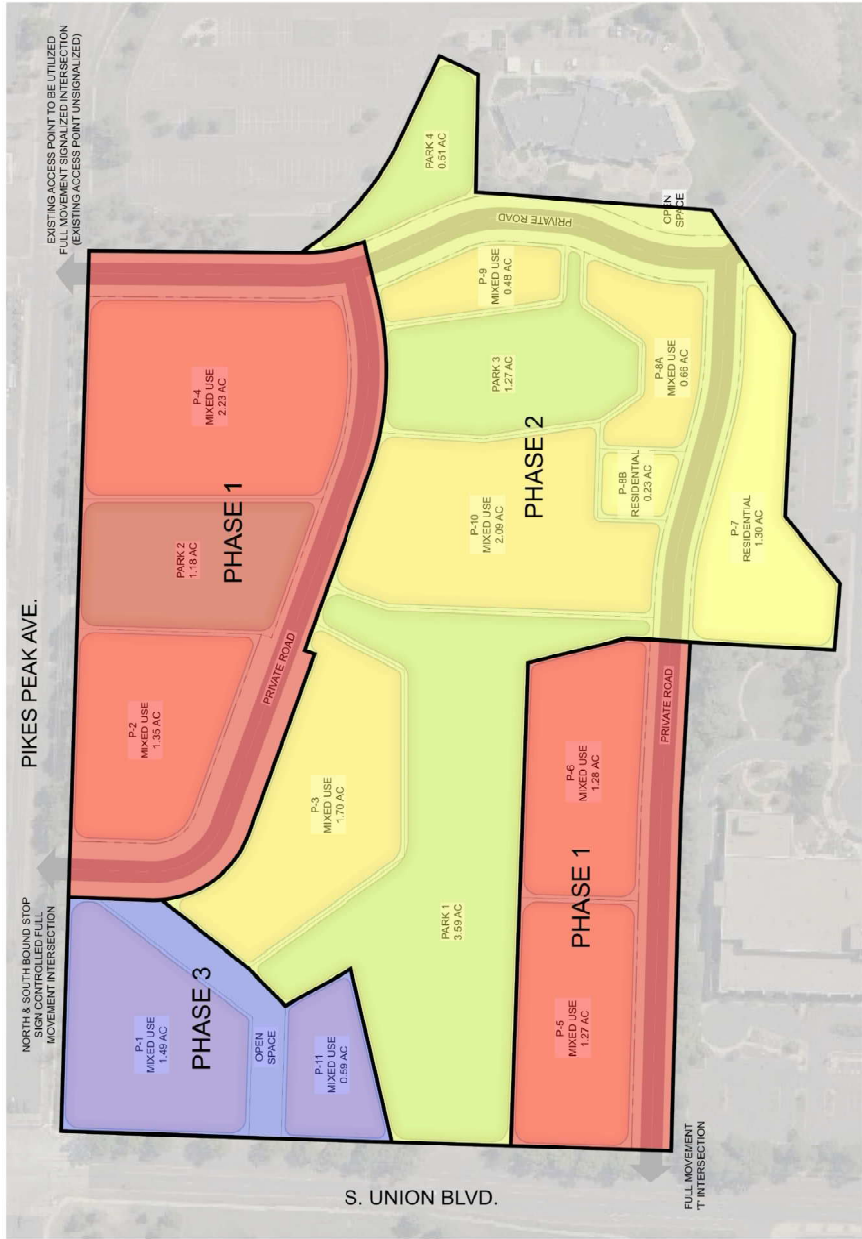
PARCEL	TYPE	ACREAGE	MAINTENANCE
1	NEIGHBORHOOD PARK	3.59 AC	METROPOLITAN DISTRICT
2	OPEN SPACE/MINI-PARK/PLAZA	1.18 AC	METROPOLITAN DISTRICT
3	OPEN SPACE/MINI-PARK/PLAZA	1.27 AC	METROPOLITAN DISTRICT
4	OPEN SPACE/MINI-PARK/PLAZA	0.51 AC	METROPOLITAN DISTRICT
5	OPEN SPACE	0.53 AC	METROPOLITAN DISTRICT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

LAND USE SUMMARY

PARCEL NO.	ACREAGE	LAND USE CATEGORY	LAND USES	DWELLING UNITS	DENSITY (DU/AC)	SQUARE FOOTAGE	HOTEL ROOMS
P-1	1.48	MIXED USE	MULTI-FAMILY	206	139.2	38,532	17,741
P-2	1.35	MIXED USE	MULTI-FAMILY	199	143.3	13,080	
P-3	1.70	MIXED USE	MULTI-FAMILY	19	11.2	3,004	
P-4	2.23	MIXED USE	MULTI-FAMILY	193	86.6	13,015	
P-5	1.27	MIXED USE	MULTI-FAMILY	162	127.4	33,290	
P-6	1.28	MIXED USE	MULTI-FAMILY	136	106.3	18,273	
P-7	1.30	MIXED USE	MULTI-FAMILY	17	13.1	1,815	
P-8	0.66	MIXED USE	MULTI-FAMILY	54	81.8	8,647	
P-9	0.23	MIXED USE	MULTI-FAMILY	4	17.4	8,029	
P-10	2.69	MIXED USE	MULTI-FAMILY	4	1.5	47,504	
P-11	0.59	MIXED USE	MULTI-FAMILY	4	6.7	11,338	
TOTAL	14.57 AC			945		1,428,383	200

- 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	69	605	42,017			
2	2035 - 2045	22	54	32,554	150,920	30,519	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.).

PIKE'S PEAK AVE.

NORTHBOUND STOP SIGN CONTROLLED FULL MOVEMENT INTERSECTION

S. UNION BLVD.

FULL MOVEMENT T-INTERSECTION

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

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

GENERAL NOTES

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
PHASING PLAN

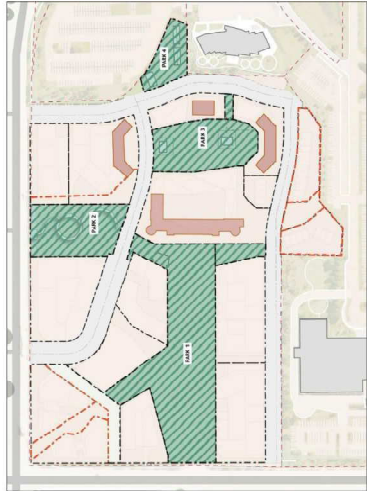
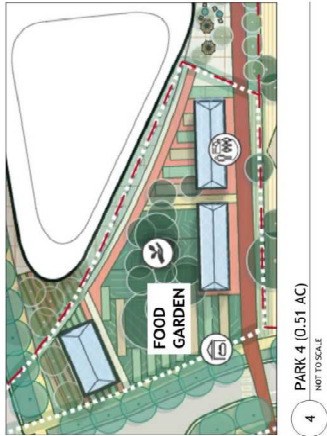
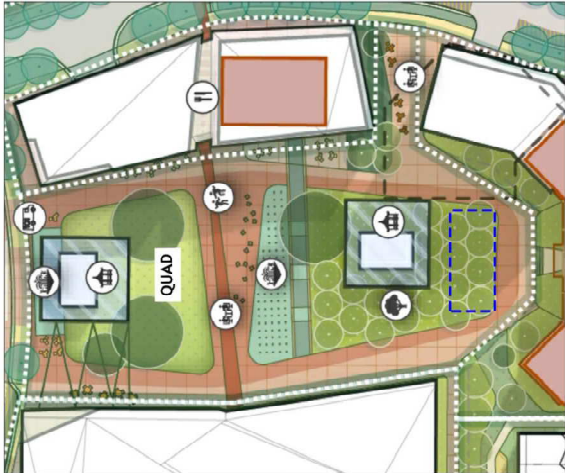
VERTEX
CONSULTING SERVICES
1001 N. PULASKI AVE. SUITE 100
COLORADO SPRINGS, CO 80909
PHONE 719.570.8888

SASAKI
SASAKI ASSOCIATES, P.C.
1001 N. PULASKI AVE. SUITE 100
COLORADO SPRINGS, CO 80909
PHONE 719.570.8888

HRC HRCgreen
1001 N. PULASKI AVE. SUITE 100
COLORADO SPRINGS, CO 80909
PHONE 719.570.8888

PROJECT NO.	LUPL-25-0010	SHEET	3
PROJECT NO.	2302461		
DATE	2/23/24		
DESIGNED BY	PROGREEN	APPROVED BY	VERTEX
			OF 6





KEY PLAN	
SYMBOLS	DESCRIPTION
	PARK
	EXISTING HISTORIC BUILDING
	EXISTING BUILDING
	PROPERTY LINE
	PARCEL LINE
	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			
	CITY COMMENTS #1	1/24	
	CITY COMMENTS #2	2/24	
	CITY COMMENTS #3	3/24	
P.	REVISION/ISSUE		DATE

PRINTERS HILL
UPH PARTNERS, LLC
COLORADO SPRINGS, CO

VERTEX
Consulting Services
VERTEX CONSULTING SERVICES
466 E. PIONEER AVE. SUITE 150
COLDWATER SPRINGS, CO 80523
PHONE: 719.733.9605

SASAKI
SASAKI ASSOCIATES, INC.
414 14TH STREET, SUITE 200
DENVER, COLORADO 80202
PHONE: 617-523-5352

HRGreen
HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS CO 80923
PHONE: 719.300.1143

GENERAL NOTES

1. ALTHOUGH THE SITE QUALIFIES FOR PARKING REDUCTIONS ACROSS ALL USES, THERE IS NO PARKING REDUCTION DUE TO PROJECTED MARKET DEMAND NEETING 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



PROJECT NO.	LUPL-23-0010
PROJECT NAME	2309461
DATE	2/23/24
DESIGNED BY	Sasaki
APPROVED BY	Vertex
SHEET	6
OF 6	

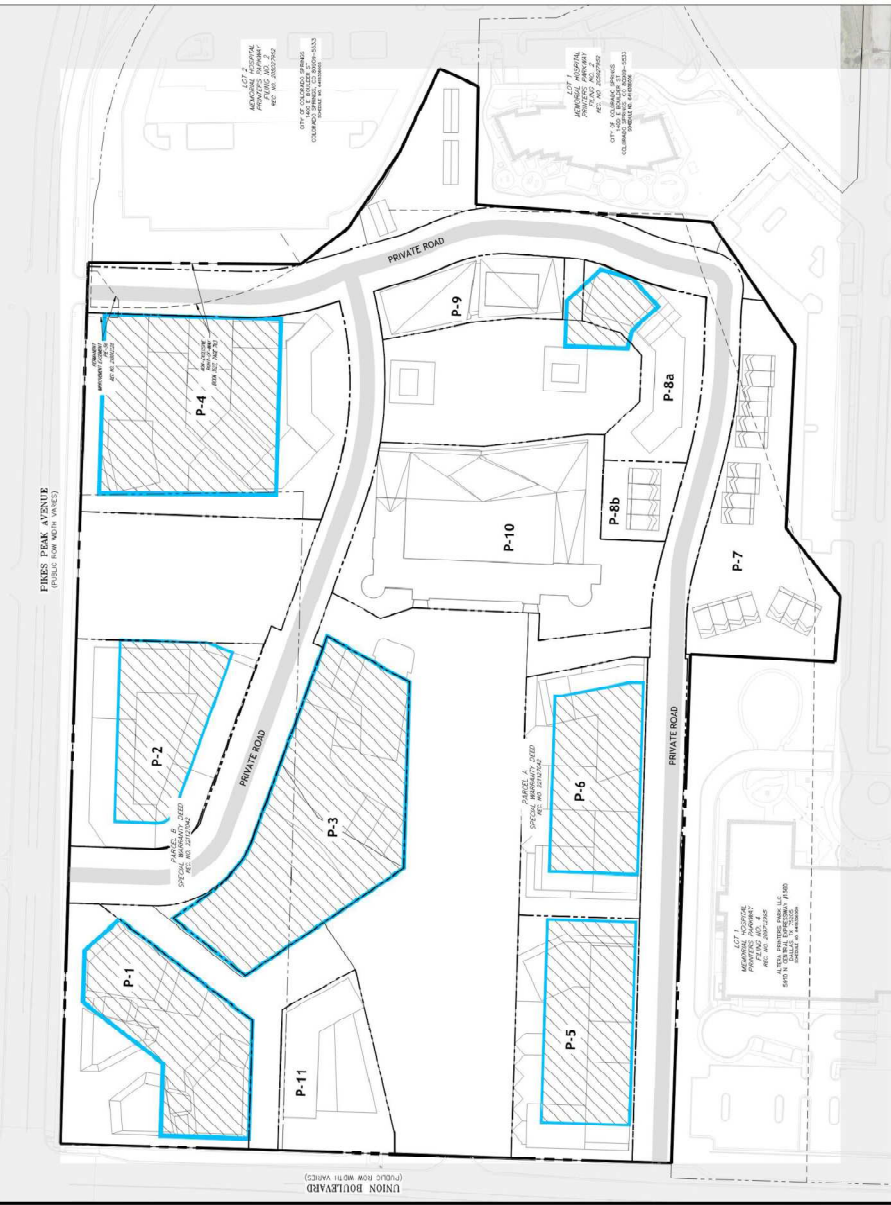
LEGEND

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

COLORADO SPRINGS PARKING STANDARDS

Parking Required per City Code of Colorado Springs			
Building Use	Parking Ratio Per Code	Proposed Parking Ratio	Notes
Studio or 1 bed 1 unit / unit	1 stall / 1 unit	1 stall / 1 unit	Parking requirement is 1.2 stalls per unit, (25%) reduction is allowed for units, and 1.2 stalls per unit. This unit is a 1.2 stall / unit.
2 units / 1.5 units / unit	1.5 stalls / unit	1.5 stalls / unit	0.5 spaces / 1,000 SF of GFA
3+ beds 2 units / unit	2 stalls / unit	2 stalls / unit	0.5 spaces / 1,000 SF of GFA
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 / 400 SF of GFA	2.85 stalls / 1,000 SF of GFA	Parking measurements equal to the amount of restaurant and retail uses.
Retail Sales, Medium	1 stall / 400 SF of GFA	2.85 stalls / 1,000 SF of GFA	0.5 spaces / 1,000 SF of GFA
Park	Determined by Park Board		0.5 spaces / 1,000 SF of GFA

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 reduction is subject to bike infrastructure as the amount on there will be bike corridors around the site on Pikes Peak Blvd. and Pikes Peak Blvd. based on the CTS
Transit Proximity	5%	Transit proximity parking reduction assumes the City of Colorado Springs approves additional bus stops along the route and the build-out of transit shelters.
Shared Parking	20%	Parking reduction percentage based on Code 74.10.8 of the City Code of Colorado Springs. Shared parking is 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



SCALE: 1" = 80'