

# UNION PRINTERS HOME LAND USE PLAN

LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST 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 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17; THE NORTHWEST QUARTER OF THE SOUTHWEST 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 10, BLOCK 2, AN UNNUMBERED 100 FOOT WIDE TRACT LOTS 1 THROUGH 28, BLOCK 8, A PORTION OF TRACT A AND BLOCK 10 OF THE REFILING PLAT OF THE FIRST ADDITION TO A SUBDIVISION PLANNED AND DEVELOPED BY WELLS FARGO BANK, N.A. (THE "2015 SUBDIVISION") AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 16;

THENCE NORTH 09°25'41" EAST, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 66 FEET;

THENCE SOUTH 89°25'41" WEST, A DISTANCE OF 114.95 FEET TO INTERSECT THE EASTERN RIGHT-OF-WAY LINE OF UNION BOULEVARD EXTENDING SOUTHWEST;

THENCE NORTH 11°02'29" EAST, ON SAID SOUTHWESTLY EXTENSION AND THE EASTERN RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 1,987.7 FEET TO THE SOUTHWEST CORNER OF LOT 1, MEMORIAL HOSPITAL PARKWAY SUBDIVISION, LUNG MEMORIAL HOSPITAL PARKWAY; THENCE SOUTHWEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 250.00 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE CONTINUE NORTH 02°29'41" EAST, ON SAID EASTERN RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 1,987.7 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, MEMORIAL HOSPITAL PARKWAY SUBDIVISION, LUNG MEMORIAL HOSPITAL PARKWAY; THENCE SOUTHWEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 250.00 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 89°25'41" WEST, A DISTANCE OF 200.00 FEET TO THE APPARENT EASTERN RIGHT-OF-WAY LINE OF UNION BOULEVARD AS SHOWN ON THE 2015 SUBDIVISION PLANNED AND DEVELOPED BY WELLS FARGO BANK, N.A. (THE "2015 SUBDIVISION") AND BEING MORE PARTICULARLY DESCRIBED HEREIN;

THENCE NORTH 02°29'41" EAST, ON THE EASTERN RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 833.89 FEET TO THE SOUTHWEST CORNER OF BLOCK 8 OF SAID REFILING PLAT AND A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF 100 WIDEPARKWAY AVENUE;

THENCE SOUTH 89°25'41" EAST, ON SAID SOUTHWESTLY EXTENSION AND THE EASTERN RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 1,987.7 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, MEMORIAL HOSPITAL PARKWAY SUBDIVISION, LUNG MEMORIAL HOSPITAL PARKWAY; THENCE SOUTHWEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 250.00 FEET TO THE EAST LINE OF SAID LOT 1;

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### PROJECT DESCRIPTION

THIS PROJECT INCLUDES 28.21 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-FAMILY, RETAIL, OFFICE, CIVIC, OPEN SPACE, AND PARKS. THE GOAL OF THE PLAN IS TO PROVIDE A MIX OF LAND USES THAT COMPLEMENT EACH OTHER AND PROVIDE RETAIL AND OFFICE SPACE. 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

- THIS PROPERTY IS SUBJECT TO THE FINANCING, SO MANY AS MANY AS CONDUCTIONS OF A GEOGRAPHIC AREA HAS BEEN PREPARED BY KIMBLE ASSOCIATES, INC. DATED OCTOBER 20, 2023. A COPY OF SAID AGREEMENT HAS BEEN PLACED WITHIN FILE LUP-22-030, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM 30 SOUTH NEWMOA AVE, SUITE 200, COLORADO SPRINGS, CO 80901 FOR MORE INFORMATION.
- ALL ROADWAYS WITHIN THE DEVELOPMENT WILL BE PRIVATELY CONSTRUCTED AND MAINTAINED.
- THE DESIGN AND CONSTRUCTION OF ALL INTERSECTION IMPROVEMENTS FOR PRIVATE ROADWAYS INTERSECTING CITY ROADWAYS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL SUBDIVISION PROPOSALS SHALL HAVE PUBLIC UTILITIES AND FACILITIES SUCH AS SEWER, GAS, ELECTRICAL, AND WATER SYSTEMS LOCATED AND CONSTRUCTED TO MINIMIZE FLOOD DAMAGE.
- ALL SUBDIVISION PROPOSALS SHALL HAVE ADEQUATE EROSION CONTROL TO PREVENT THE EXPOSURE TO EROSION DAMAGE.
- PERMITS SHALL BE OBTAINED FROM THE CITY OF COLORADO SPRINGS AND ANY APPLICABLE STATE AND FEDERAL AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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### GENERAL NOTES

PROJECT MANAGER: CRAIG DUSSEY  
VERTIX CONSULTING SERVICES  
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CRAIG.DUSSEY@VERTIXCS.COM

MASTER PLANNING AND SCAPING ARCHITECT:  
SASAKI ASSOCIATES, INC.  
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303.733.5352

CIVIL ENGINEERING/PLANNING:  
COLLEE MOHAMMAD - CIVIL ENGINEER  
1975 REEFARCH PARKWAY, STE 230  
COLORADO SPRINGS, COLORADO 80902  
303.733.5352  
COLLEE.MOHAMMAD@HGRGREEN.COM

SURVEYOR:  
JAMES W. HERRON, P.E.  
PROJECT MANAGER  
AZTEC CONSULTANTS, INC.  
10130 S. RICHMOND AVE., SUITE 101  
LITTLETON, COLORADO 80120  
303.733.5352  
JW.HERRON@AZTECCONSULTANTS.COM

### SHEET INDEX

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

### SITE DATA

OWNER/DEVELOPER: UPH PARTNERS, LLC  
1021 NORTHMOBILE SPITE DRIVE  
COLORADO SPRINGS, COLORADO 80901

SITE ADDRESS: 101 S. UNION BOULEVARD

TAX ID NUMBER: 648198662-641030041

CURRENT ZONING: R-5F MULTI-FAMILY HIGH-PROFESIONAL OVERLAY

PROPOSED ZONING: M-L MIXED USE LARGE SCALE

TOTAL SITE AREA: 28.21 AC

EXISTING LAND USE: VACANT/VAQUANT CONVALESCENT HOSPITAL

DEVELOPMENT: SEE SHEETS 3 - PARKING PLAN

A CONCURRENT ZONING MAP AMENDMENT REZONING IS BEING PROPOSED TO THE M-L MIXED USE LARGE SCALE ZONING DISTRICT STANDARDS DISTRICT AREA (MINIMUM 19 ACRES)

LOT AREA (MIN MAX): NA

LOT WIDTH (MINIMUM): NA

GENERAL 65 FEET  
LOTS WITH AFRONTAL FRONTAGE 65 FEET  
(AND AS DETERMINED WITHIN D-34-35-004)

MAXIMUM HEIGHT: NA

NO. OF SIDE STREET: NA

CORNER LOT - SIDE STREET: NA

REAR: NA

LOT COVERAGE: NA

### 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



SHEET NO. 1 OF 6

PROJECT NO. LUP123-0010

DATE: 2/23/24

PREPARED BY: HGRGREEN - ARCHITECT

VERTIX CONSULTING SERVICES

### PARK LAND DEDICATION CALCULATIONS

BASED UPON THE STANDARDS SET FORTH IN RESOLUTION 23-31 THROUGH FEE SCHEDULE

HOUSING TYPE	MIN. NO. OF UNITS PER ACRE	DEDICATED LAND REQUIRED	PARKS REQUIRED
SINGLE FAMILY ATTACHED	24	3.0000	3.97
MULTIFAMILY ATTACHED	50	0.0000	3.97
MULTIFAMILY HOUSING	24	3.0004	4.75

### PARK NOTES

- ALL PARKS AND OPEN SPACE WILL BE CONSTRUCTED OWNED AND MAINTAINED BY THE PRINTERS HILL DEVELOPMENT.
- THE NEIGHBORHOOD PARKS, ALL MINI PARK 2, 3S, AND SPECIAL BIPODENSE PARKS WHICH ARE DETERMINED TO SATISFY THE FLOOR FOR NEIGHBORHOOD PARKS (HIGH ANIMAL TERRAIVE COMPLIANCE AGREEMENT) WILL BE DEVELOPED OWNED, AND MAINTAINED BY THE PRINTERS HILL DEVELOPMENT. THE NEIGHBORHOOD PARK SITE DESIGN IS SUBJECT TO THE PARKS RECREATION AND CULTURAL SERVICES ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO ANY PERMITS WITHIN THE APPLICABLE PHASE HAVE BEEN FILLED.
- PERMITS WITHIN THE APPLICABLE PHASE SHALL BE COMPLETED BY THE TIME 50% OF THE BUILDING NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED BY THE TIME 50% OF THE BUILDING PERMITS WITHIN THE APPLICABLE PHASE HAVE BEEN FILLED.
- COMMUNITY PARK DEDICATIONS ARE TO BE METY FEES IN LIEU OF LAND DEDICATION. THOUGH AND AREAS ENCOURAGED BY EASEMENTS, CANNOT TOWARDS FLOOR REQUIREMENTS. DEVELOPMENT PLAN SUBMITTALS.

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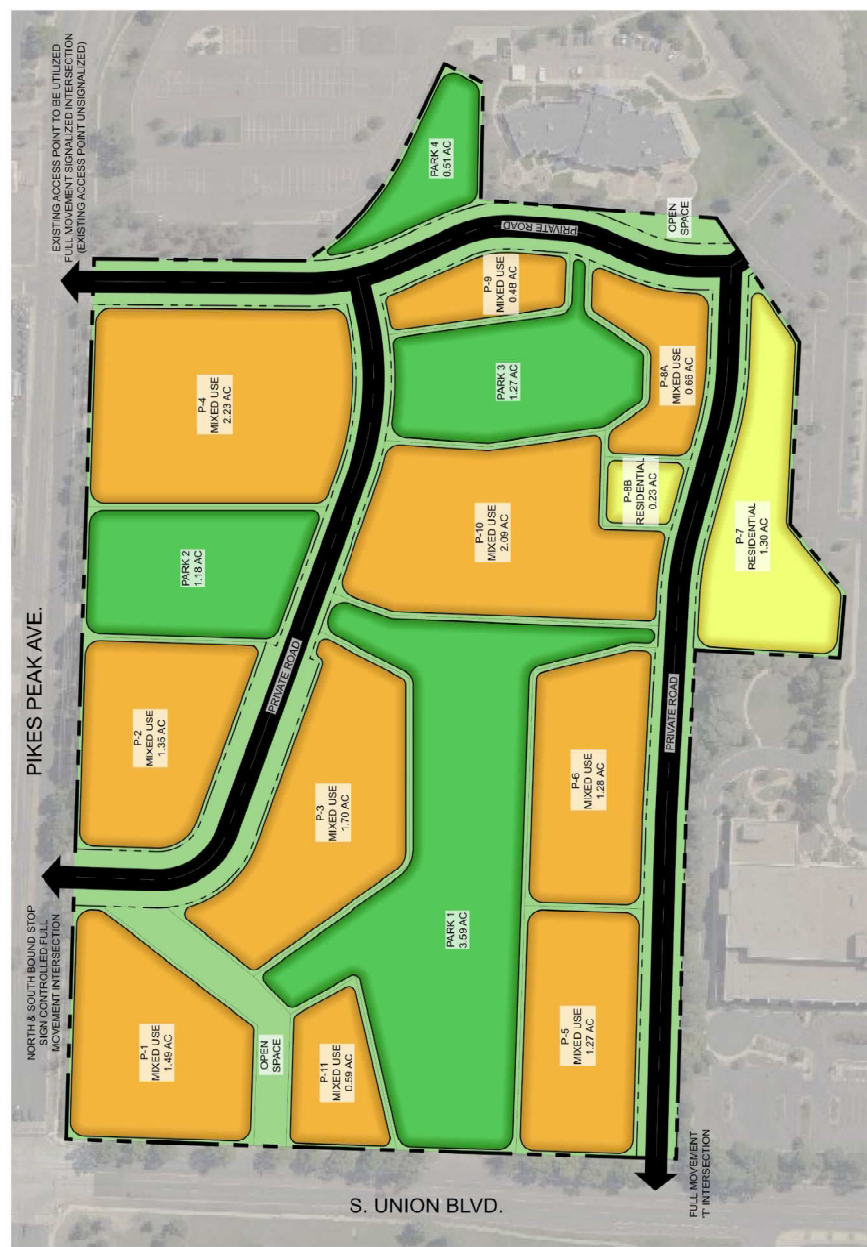
### LEGEND

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

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 (DSDA) IS BEING FILED WITH THE COLORADO SPRINGS PLANNING AND ZONING DEPARTMENT.



#### PARK / OPEN SPACE TABLE

PARK	TYPE	ACREAGE	MAINTENANCE
1	NEIGHBORHOOD PARK	3.59 AC	METROPOLITAN DISTRICT
2	OPEN SPACE/MINI-PARK/PIAZA	1.18 AC	METROPOLITAN DISTRICT
3	OPEN SPACE/MINI-PARK/PIAZA	1.27 AC	METROPOLITAN DISTRICT
4	OPEN SPACE/MINI-PARK/PIAZA	0.51 AC	METROPOLITAN DISTRICT
5	OPEN SPACE	0.53 AC	METROPOLITAN DISTRICT
	<b>TOTAL</b>	<b>7.08 AC</b>	

#### ACREAGE TOTALS

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

#### 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	MULTIFAMILY RETAIL	206	139.2	38,292	1,741
P-2	1.58	MIXED USE	MULTIFAMILY RETAIL	199	129.3	13,690	0
P-3	1.70	MIXED USE	SINGLE FAMILY ATTACHED RETAIL	19	3.04	3,084	0
P-4	2.23	MIXED USE	COMMERCIAL RETAIL	193	130.015	13,015	0
P-5	1.27	MIXED USE	MULTIFAMILY	4	7.04	3,290	0
P-6	1.28	MIXED USE	MULTIFAMILY	182	142.21	16,845	0
P-7	1.50	RESIDENTIAL	MULTIFAMILY	17	116.5	14,521	0
P-8A	0.66	MIXED USE	SINGLE FAMILY ATTACHED	18	13.9	5,688	0
P-8B	0.23	RESIDENTIAL	MULTIFAMILY	54	86.647	6,647	0
P-9	0.49	MIXED USE	COMMERCIAL RETAIL	4	31.8	1,916	0
P-10	2.69	MIXED USE	OFFICE	4	17.4	8,929	47,504
P-11	0.59	MIXED USE	COMMERCIAL RETAIL	1	16.8	3,016	200
<b>TOTAL</b>	<b>14.57 AC</b>			<b>945</b>		<b>142,833</b>	<b>200</b>

### GENERAL NOTES

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

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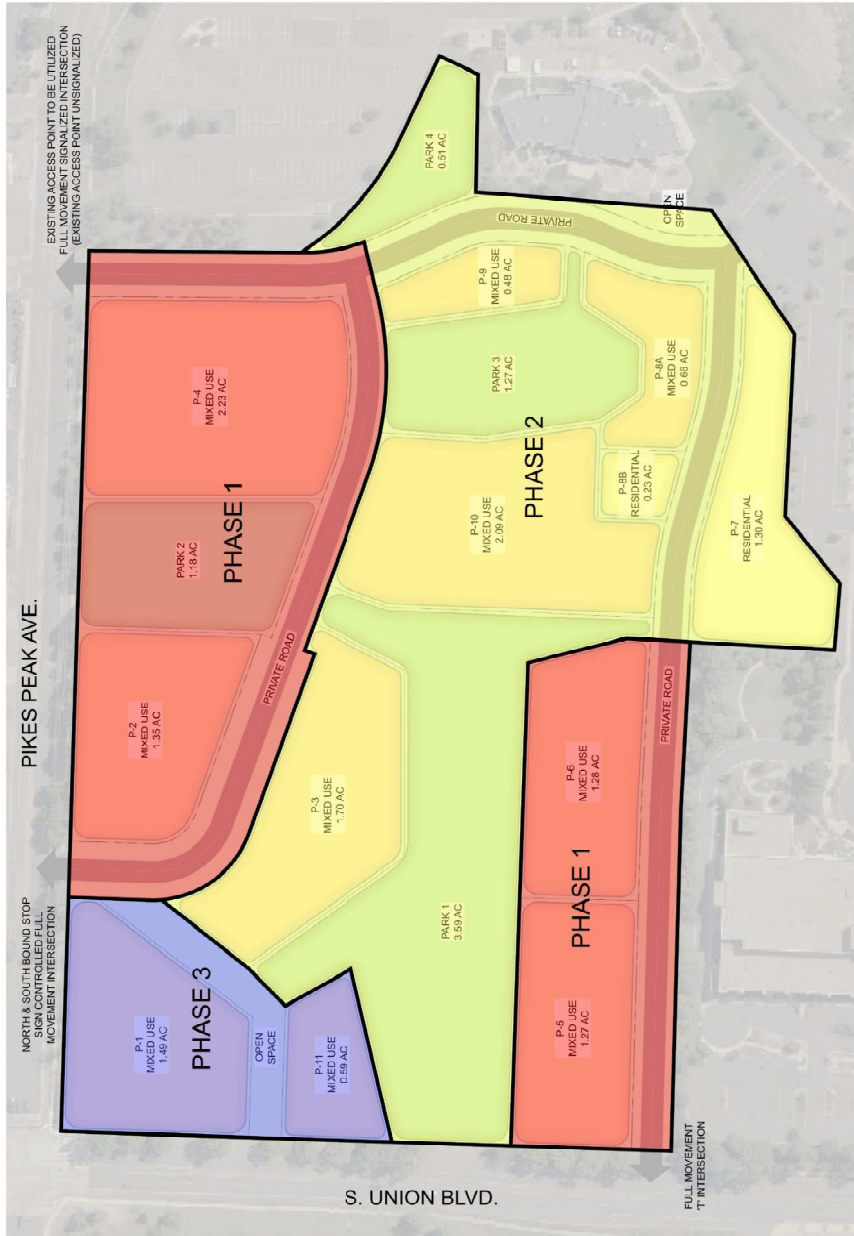
### PRELIMINARY

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  
LAND USE PLAN



- 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		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

**PRELIMINARY**

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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	DATE	
PROJECT NO.	HRC GREEN	PROJECT	VERTX
PROJECT NO.		PROJECT	OF 6



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  
 1975 REEFARCH FAIRWAY, STE 250  
 COLORADO SPRINGS, CO 80902  
 COLLEEN.MCKAY@HGRGREEN.COM

SURVEYOR:  
 STEVE PETER @ HGRGREEN.COM

PROJECT MANAGER:  
 AZTEC CONSULTANTS, INC.  
 302 713 1808  
 K52752503@AZTECCONSULTANTS.COM

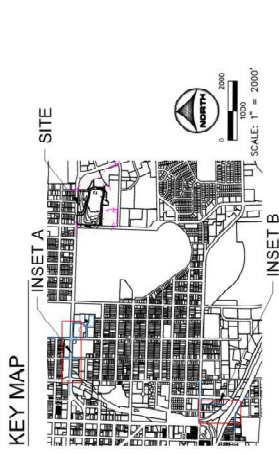
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PRINTERS HILL  
 UPH PARTNERS, LLC  
 COLORADO SPRINGS, CO  
 PRELIMINARY  
 UTILITY AND PUBLIC  
 FACILITY PLAN

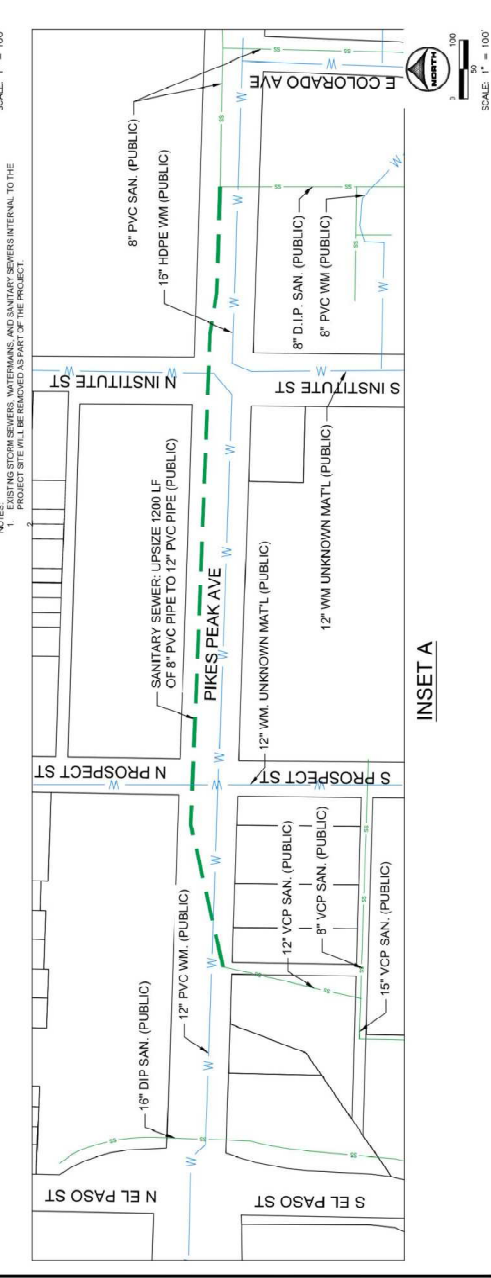
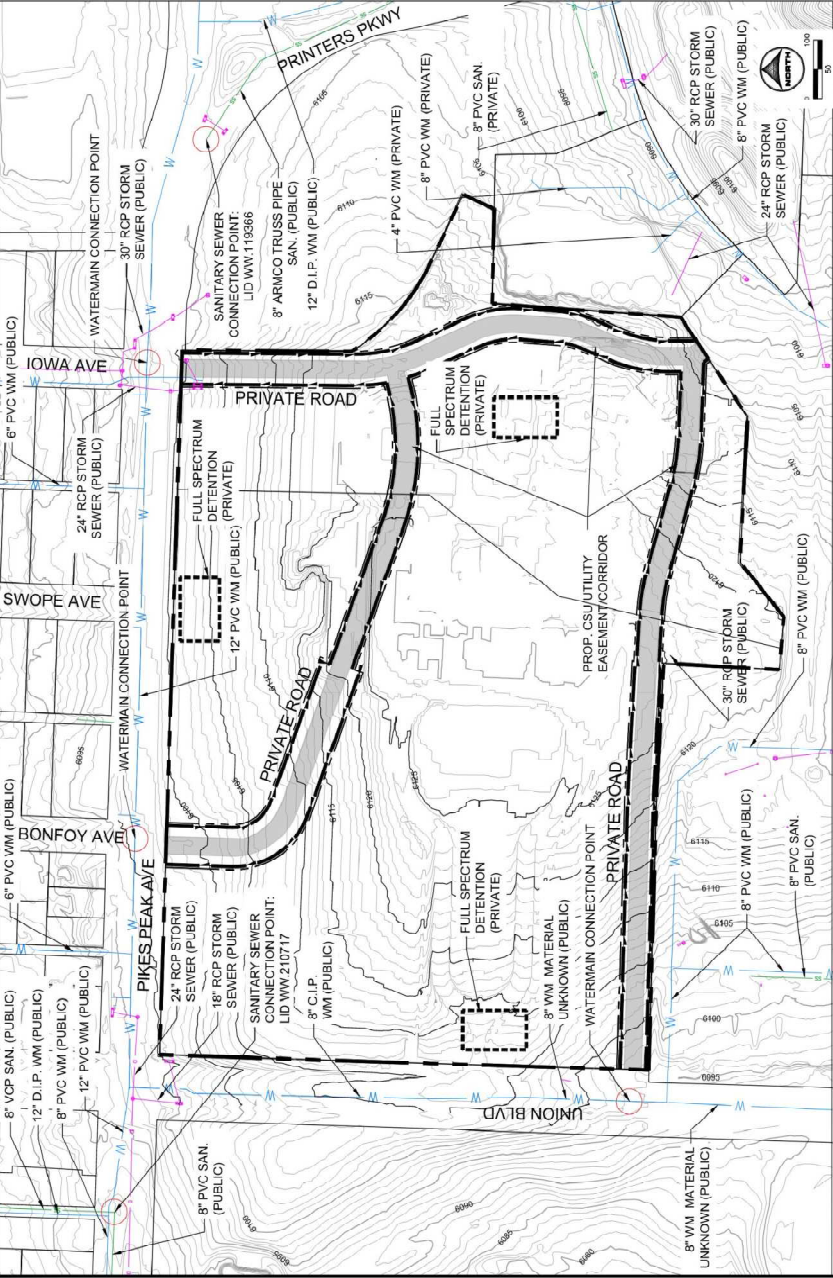
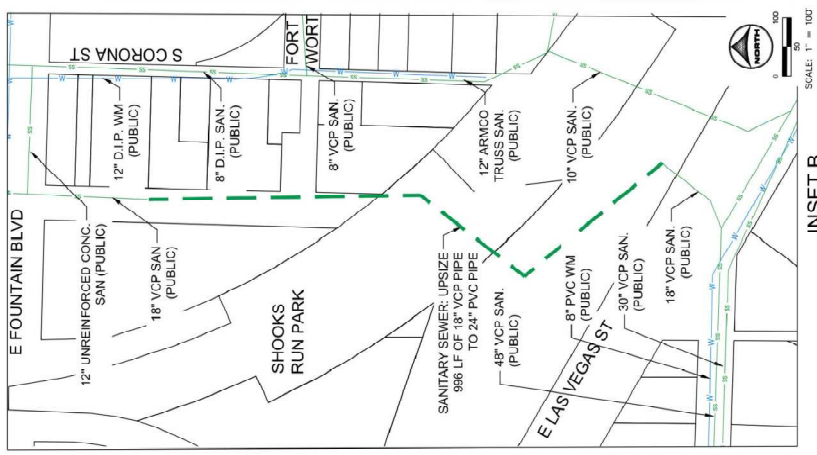


PROJECT NO.	LUP14-23-C010
PROJECT NAME	2332461
DATE	2/23/24
APPROVED	
BY	
FOR	

SHEET 4 OF 5



- 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.



SYMBOLS	DESCRIPTION
[Green hatched box]	PARK
[Red hatched box]	EXISTING HISTORIC BUILDING
[Grey hatched box]	EXISTING BUILDING

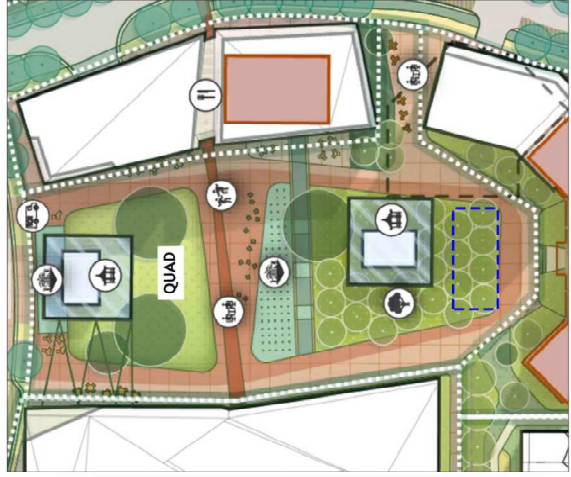
SYMBOLS	DESCRIPTION
[Dashed line]	PROPERTY LINE
[Solid line]	PARCEL LINE
[Dashed blue line]	DETENTION



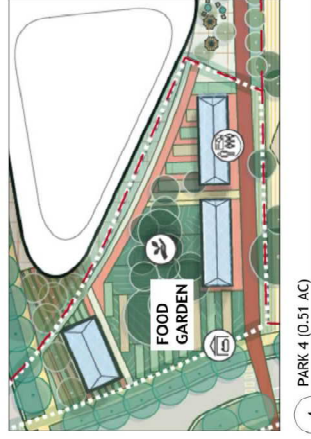
1 PARK 1 (3.59 AC)  
NOT TO SCALE



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

GENERAL NOTES:  
1. ALL SEATING AREAS DEPICTED WITHIN THE PARK ARE SUBJECT TO THE CITY'S POTENTIAL FOR TEMPORARY SEATING. PLEASE CONTACT THE CITY OF COLORADO SPRINGS TO DETERMINE SEATING REGULATIONS AND REQUIREMENTS WITHIN THEIR RESPECTIVE PARCEL EMPLOYEES.

PRELIMINARY

NO.	REVISION/ISSUE	DATE
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PRINTERS HILL  
UPH PARTNERS, LLC  
COLORADO SPRINGS, CO  
PARKS PLAN



PROJECT NO.	LUP1-23-0010
PROJECT NO.	2309461
DATE	2/23/24
DESIGNED BY	Sasaki
APPROVED	Vertex
SHEET	5
OF 5	



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.

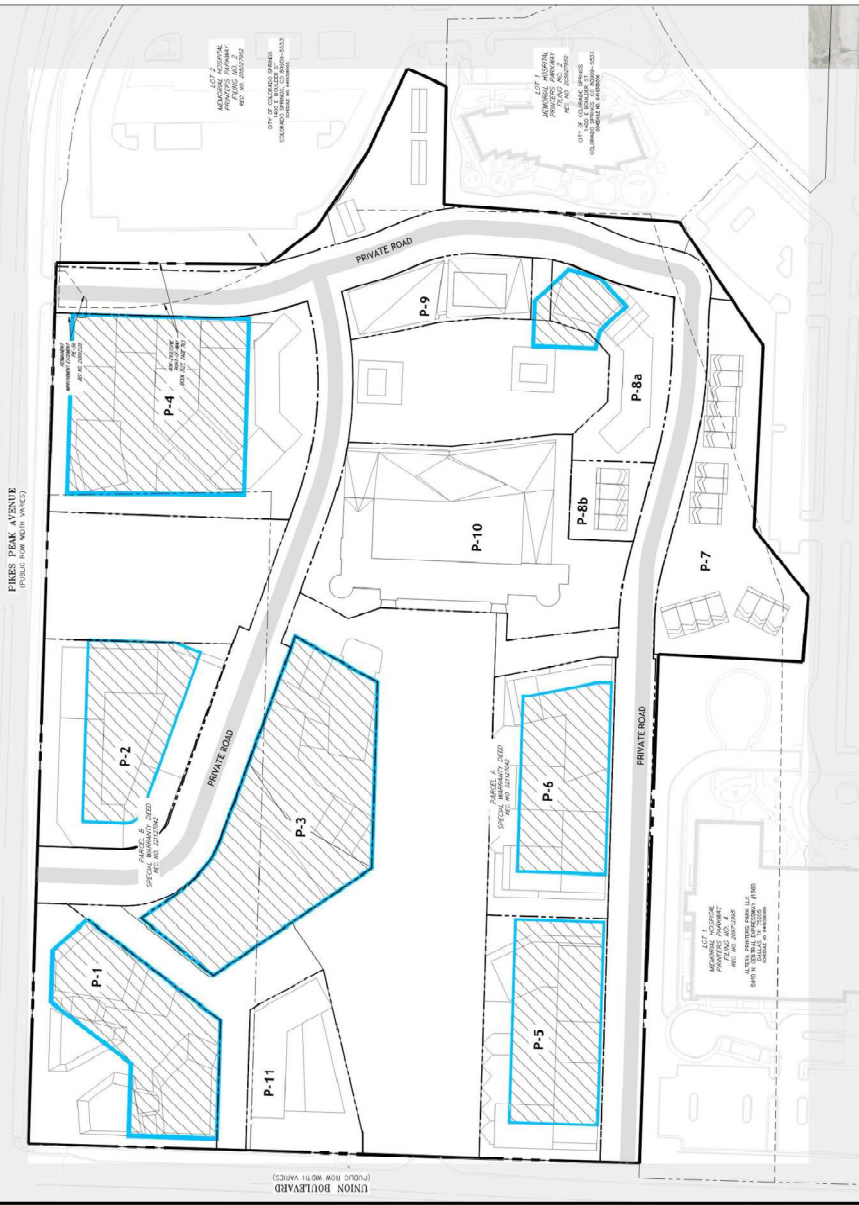
LEGEND

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, (750) units, and 1 (750) units. 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.
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.
<b>Total Reduction</b>	<b>35%</b>	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
Secured Off-Street Bicycle Parking Required / Provided	140

**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



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



SCALE: 1" = 80'