

Quick Facts

Applicant/Property Owner

Applicant: Vertex Consulting

Owner: UPH Partners

Address / Location

101 South Union Boulevard

TSN(s)

6416300041, 6416300042

Zoning and Overlays

Current: R-5 (Multi-Family High) R-5 P (Multi-Family High with Provisional Overlay)

Proposed: MX-L (Mixed-Use Large Scale)

Site Area

26.21 acres

Proposed Land Use

Residential, Commercial, Retail, Office, Parks & Recreation, Public/Institutional and Activity Center

Applicable Code

Unified Development Code

Project Summary

This project, known as Printers Hill, is located at 101 South Union Boulevard, the Union Printers Home site, and includes concurrent applications for a zone change, Land Use Plan, and a Development Standard Adjustment for the associated 26.21-acre site. The proposed zone change to MX-L (Mixed-Use Large Scale) would allow for residential, commercial, retail, parks & recreation, public/institutional and activity center uses. The land use plan illustrates the proposed land use configuration, access and circulation, intended infrastructure and overall intent. The Development Standards Adjustment is requested for a maximum building height of 160 feet, where 65 feet is required, and to provide amenities of public open spaces, corridors, parks, public art, community garden, mini-park plazas and greater architectural designs.

File Number	Application Type	Decision Type
ZONE-23-0032	Zone Map Amendment	Quasi-Judicial
LUPL-23-0010	Land Use Plan	Quasi-Judicial
DVSA-23-0004	Development Standards Adjustment	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Union Printers Addition Ord. 2829	December 26, 2023
Subdivision	Unplatted	N/A
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

Site History

The 26.21 acres that are associated with the application became a part of the City in 1962 as the Union Printers Addition. At the time of annexation the proposed location was zoned R-5 (Multi-Family High). The Union Printers Home was initially built in 1892 and was created as a site for rest and respite and for treatment of various ailments, including tuberculosis and “Printer’s Lung”, however by 1970 the advances in printing technology, health care, and medical advances, led to a decline in membership and the decision was made to sell a significant portion of the land to the Schuck Corporation. Some of the structures were abandoned as they could no longer be kept up to code as hospitals nor meet requirements for nursing home residential facilities. In 2014 the property was sold to a private nursing home group before permanently closing in 2020. The current owners purchased in 2021.

Applicable Code

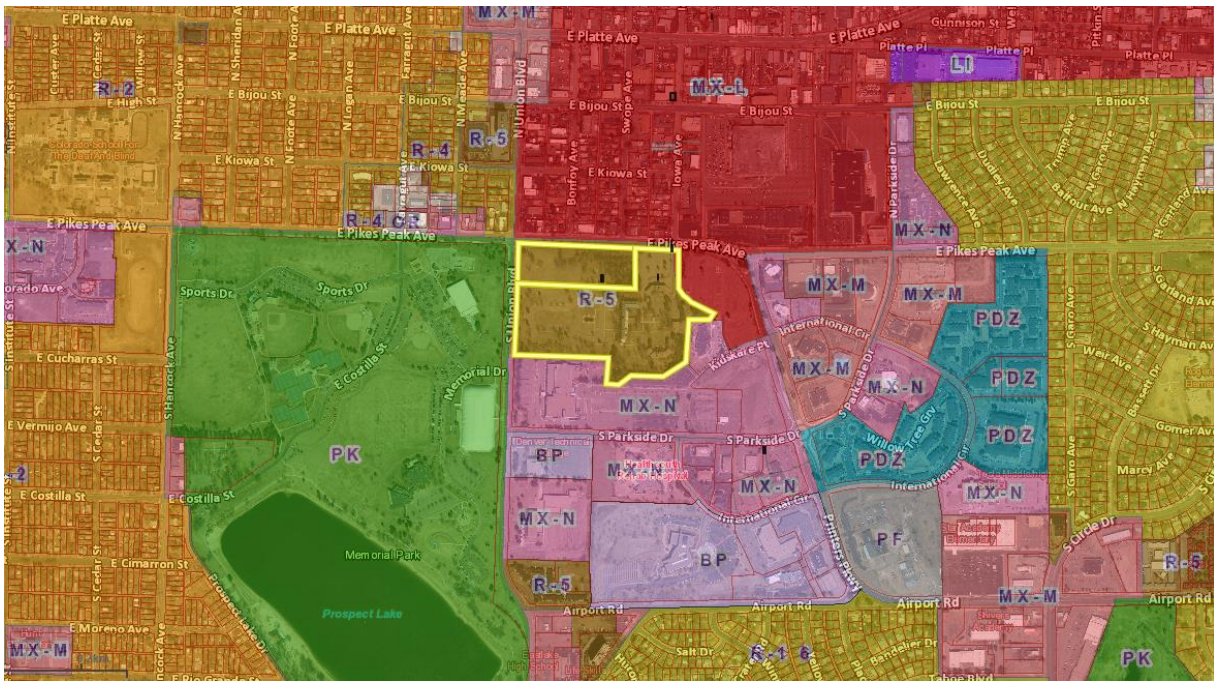
All references within this report that are made to “the Code” and related sections are references to the Unified Development Code (“UDC”)

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-L (Mixed-Use Large Scale)	Commercial, Residential	N/A
West	PK (Public Parks)	Memorial Park	N/A
South	MX-N CR (Mixed-Use Neighborhood Scale with Conditions of Record), BP (Business Park)	Medical, Office, Commercial	Conditions of Record
East	MX-L (Mixed-Use Large Scale), MX-M (Mixed-Use Medium Scale), MX-N (Mixed-Use Neighborhood Scale)	Medical, Office, Commercial	N/A

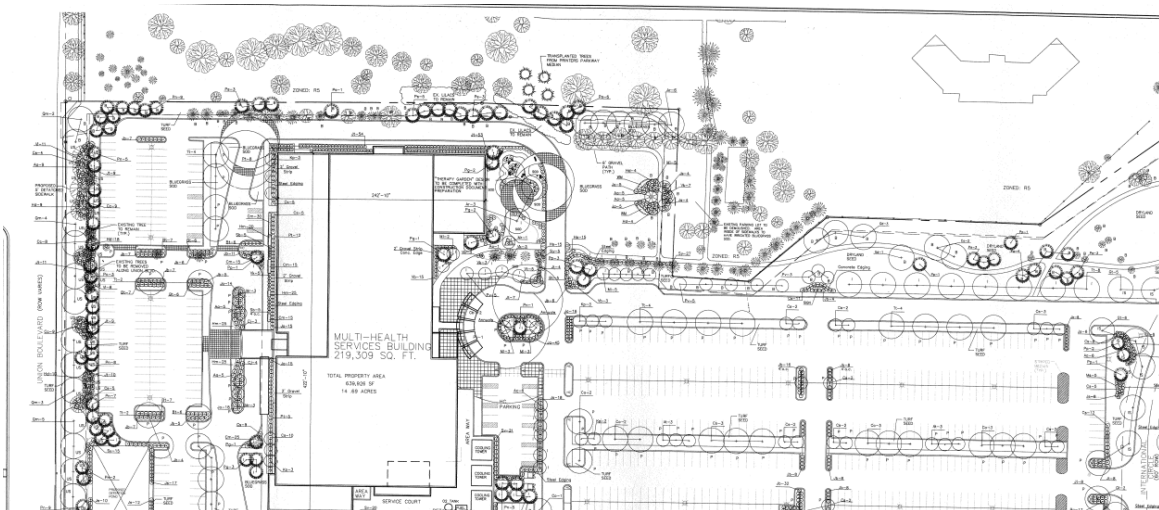
Zoning Map



City GIS identifies one of the subject parcels, TSN 6416300041, to have a P (Provisional Overlay). Historically, the Provisional Overlay could have acted as a Condition of Record that is placed as additional standards above what the base zone district would require. Through staff's due diligence, there is no evidence found that the Provisional Overlay should have been included on the subject site and part of this proposal. The development to the south had a previous zone amendment in 1996, Ord. No. 96-53, which included two (2) conditions of record:

1. Existing significant trees shall be preserved where feasible
2. Any buildings and parking lots are to be subject to the city design review process as well as the City Historical Advisory Board for compatibility.

The below image shows the previous development plan associated with the development to the north. Staff has found that the condition of record was being applied to the trees on the north side of that development that were located on the subject site and therefore the mapping error was due to where the trees were located and not with any other subsequent application or action by the city in requiring a provisional overlay on this proposed site.



Regardless of the mapping error, the proposed application for a zone change is for the entirety of the site and an approval of the current proposal will correct any past issues. The current applications of a zone change, Land Use Plan, and

Development Standards Adjustment are to allow for redevelopment of existing structures, as well as allow for future development to provide additional residential, commercial, retail, parks & recreation, public/institutional and activity center uses on the site.

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Submittal, Neighborhood Meeting, Public Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	141
Number of Comments Received	One

Public Engagement

While the development team conducted several of their own meetings with stake-holders, neighbors, and city staff, Planning Staff required an official neighborhood meeting as part of this process. The neighborhood meeting was held on January 11, 2024. There were 27 residents in attendance for the meeting. There was limited opposition to the proposal at this meeting and only one (1) formal opposition letter was submitted to Planning after this meeting. The letter of opposition speaks to crime, traffic, increased financial burden on low and fixed-income neighborhoods, park use, area fit. No further comments were received from the residents throughout the review process.

Timeline of Review

Initial Submittal Date	November 22, 2023 February 2024 (current Zone Map Amendment and Development Plan - UDC)
Number of Review Cycles	4
Item(s) Ready for Agenda	April 11, 2024

Agency Review

Traffic Impact Study

A Traffic Impact Study (TIS) was provided as required (see 'Accepted Traffic Study' attachment). Traffic Engineering has approved the Traffic Impact Study, finding that the proposed development is consistent with the Transportation Master Plan and the recommendations and findings of the TIS. All proposed intersection locations and spacing meets the City Traffic Criteria Manual. The following is required with the proposed development:

1. All nearby intersections and site access point(s) are expected to operate at acceptable level of service (LOS) per the city Traffic Criteria Manual.
2. The developer will remit the amount of \$500,000 for the future anticipated traffic signal at the proposed West Site Access/Union Boulevard intersection and Pikes Peak Avenue/Iowa Avenue intersection.
3. Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the City of Colorado Springs and the Manual on Uniform Traffic Control Devices (MUTCD).

School District 11

The application is required to pay fees in lieu of school land dedication. The District was sent a referral and provided that any enrollment growth is always a positive for District11.

Parks

This increase in residential density triggers the Park Land Dedication Ordinance, 7.4.307. The Neighborhood Park obligation of the ordinance is to be met through an agreement with the Parks Department of Alternative Compliance for the provided metro district owned and developed public neighborhood and mini park areas of the Printers Hill Land Use Plan, City Code 7.4.307.F.2.a & d. The metro district neighborhood and mini park areas provided are greater than the PLDO neighborhood obligation of this Land Use Plan. The Community Park obligation of the ordinance is to be met through fees in lieu, to be utilized for community park purposes as defined by City Code 7.4.307.G.2.

SWENT

SWENT has no further issues with the proposal as is, and a future Preliminary Drainage Report will be required at the time of the first development plan submittal.

Engineering

All Engineering review comments have been addressed on the Land Use Plan. Engineering has also reviewed and accepted the Geologic Hazard Study Waiver (see 'Geological Hazards Waiver Letter' attachment).

Colorado Springs Utilities

All comments addressed, additional comments will be provided at the time of the development plan entitlement.

CSFD

No objections from Fire for the applications as proposed. Any specific issues with individual buildings will be addressed during future development plan review.

CSPD

No issues from CSPD Crime Prevention at this time (as submitted). They will continue to see detailed plans for a full review.

Historic Preservation

Planning staff has provided several comments in regard to Historic Preservation on the subject site. The applicant was able to provide some answers, however, City staff continues to encourage the use of appropriate measures necessary to sustain the existing form, integrity and material of the historic property and that it be enacted with this zone change or other formal process agreed upon by the City and Applicant. The City's Historic Preservation Overlay Zone District would be an ideal mechanism to ensure that the historical significance of the property is protected, but other mechanisms and alternatives (i.e., preservation easement or agreement) to achieve the same outcome would be considered too. City Staff continues to encourage the Owner and Developer to establish achievable parameters around historic preservation of the site achieving both historic preservation and adaptive reuse/redevelopment for this property. While City staff still recommends the above as a possibility, staff cannot require such actions on private property.

Zone Map Amendment (Rezoning)

Summary of Application, ZONE-23-0032

The proposed Zone Map Amendment is from R-5 (Multi-Family High) and R-5/ P (Multi-Family High with Provisional Overlay) to MX-L (Mixed-Use Large Scale) zone district to accommodate the proposed residential, commercial, retail, office, park & recreation, public/institutional, and activity center uses (see 'Zone Change Project Statement' attachment). The general land pattern for the immediate area consists of commercial zoning for a mixture of uses to the north, commercial zoning for medical and offices to the east and south, and public parks to the east. While the proposal does include residential uses, there are still additional residential uses within the vicinity to further support as work-force housing.

Application Review Criteria

UDC Section 7.5.704

An application for an amendment to the zoning map shall be subject the following criteria for approval:

1. *The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district.*

The proposed application is consistent with the Colorado Springs Comprehensive Plan, PlanCOS, and the future planned uses are consistent with the MX-L zone district purpose statement.

2. *The rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare.*

The proposed application will not be detrimental to the public interest, health, safety, convenience, or general welfare. The planned use is subject to the review criteria and standards for a development plan in the associated zone district. Zoning of the property as MX-L zone district to allow for residential, commercial, retail, office, park & recreation, public/institutional, and activity center uses is compatible with the surrounding area which includes a vast mixture of uses surrounding the site.

3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*

The owner has identified future intentions for a mixed-use development. Staff has found that the proposed development shows appropriate compatibility when evaluated with the established surrounding land use pattern. The supporting Land Use Plan also captures development layout and design and clearly identifies the intended land use configuration.

4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*

If approved, future development plans will be required to be reviewed with the zoning district standards applicable to the development. The current configuration of the associated Land Use Plan does demonstrate compatibility with surrounding development. The associated Development Standards Adjustment, if approved, allows for a maximum building height of 160 feet. Staff has found the additional height is compatible with current structures on site and within the vicinity of the subject site. The additional height allows for a decrease in bulk and preserving open space within the site. As the land use plan illustrates a mixture of uses that are already found in the vicinity, staff finds the zone change uses and development intensities are compatible with the surrounding area.

5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*

The site is currently built; however, the structures are not habitable. If approved, the proposal will revitalize the area and bring additional growth to the vicinity.

6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).*

The supporting Land Use Plan also captures development layout and design and clearly identifies the intended land use configuration and meets the applicable criteria.

7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.*

N/A

8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*

N/A

9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*

N/A

10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

N/A

Staff finds that the criteria of UDC Section 7.5.704, which are applicable to a Zone Map Amendment have been met with this application.

Land Use Plan

Summary of Application, LUPL-23-0010

Per Section 7.5.302.A of the Code, a Land Use Plan is a plan required in some circumstances to show the proposed layouts of land uses, development intensities and densities, primary access points, green space, public open space systems and areas that should be preserved or protected, potential needs for public land dedications, and other aspects of proposed development at a conceptual level. The purpose of a Land Use Plan is to provide the City the information needed to evaluate how a proposed development may impact surrounding development without requiring the applicant to provide the levels of detail required on a Development Plan.

The associated Land Use Plan proposes land use designations of the MX-L (Mixed-Use Large Scale) zone district in regard to the specific uses permitted in that zone district, as well as the street configuration through the proposed site and any access point from existing rights-of-way (see 'Land Use Plan' and 'Land Use Plan – Project Statement' attachments).

Application Review Criteria

UDC Section 7.5.514

Land Use Plan Criteria: If the Land Use Plan is submitted in connection with an application to establish a zone district or to change zone district boundaries shall be reviewed based on the following criteria:

1. *Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;*

The proposed application is consistent with the Colorado Springs Comprehensive Plan, PlanCOS, and the future planned uses are consistent with the MX-L zone district purpose statement.

2. *Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;*

Further evaluation of development plans per requirements of the desired zone district will be required. If approved, the concurrent Development Standards Adjustment would allow for a maximum building height of 160 feet where the current maximum building height is 65 feet or 85 feet for buildings located along an arterial. (See further details discussed below in this report as part of the Development Standards Adjustment)

3. *Compatibility with the land uses and development intensities surrounding the property;*

As the land use plan illustrates a mixture of uses that are already found in the vicinity, staff finds the land uses and development intensities are compatible with the surrounding area.

4. *Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;*

The proposed uses are appropriate for this area as they will further promote the area for development and the proximity to downtown would allow for better commutes and a more walkable community.

5. *Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;*

A Traffic Impact Study was prepared and reviewed and accepted by City Traffic Engineering. The Report indicates certain requirements and improvements that must be made at time of development.

6. *Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;*

Traffic Engineering and Colorado Springs Utilities have reviewed this application with no objections as is. As noted above there are obligations for parks, however, there are no outstanding comments. School District has provided comment that any enrollment growth is a positive for the District.

7. *Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.*

There is a proposed transition of the height and intensity of the uses through the site as lower heights are located southeast and moves northwest closer to the intersection of East Pikes Peak Avenue and South Union Boulevard intersection. The tallest proposed buildings will be along South Union Boulevard with the buffer of Memorial Park before approaching any residential districts to the west.

Staff finds that the criteria of UDC Section 7.5.514, which are applicable to a Land Use Plan have been met with this application.

Development Standards Adjustment

Summary of Application, LUPL-23-0010

The applicant is requesting approval of a Development Standards Adjustment to City Code Sections 7.2.305 and 7.4.201 of the UDC to allow for a maximum building height of 160 feet where 65 feet is required, unless located along an arterial street where 85 feet is allowed. A site plan was submitted with the DVSA as a supplemental document to illustrate where the different heights would be located on the subject site (see 'DVSA – Site Plan' attachment). If approved the additional height will allow for more buildable square footage with less bulk and footprint intensity on the site. This will also allow for additional open space of the site to accommodate the future development.

Application Review Criteria

UDC Section 7.5.525.E

An application for a Development Standards Adjustment shall be subject the following criteria for approval:

1. *The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested.*

As depicted in the applicant's project statement (see 'DVSA – Project Statement' attachment), the alternative design achieves to a better degree a design that will allow for public open spaces, corridors, and mini-park plazas throughout the entire site and preserving much of the historic landscaping as possible.

2. *When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested.*

The provided compensating benefits (as detailed further below) throughout the site enhances the quality of the life within the area, to allow for public use of the spaces adjacent to Memorial Park, and provide greater architectural standards throughout the development furthering the goals and policies of 'Enhance the quality, diversity, and safety of neighborhoods by encouraging pride and investment', a key purpose of the Unified Development Code.

3. *The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC.*

The requested additional height imposes no greater impacts on neighboring properties. There are a few remaining single-family residents located adjacent to the subject site, and as identified on the associated site plan, Area 2 is identified to have a maximum building height of 77 feet in this area. Structures along East Pikes Peak may approach a building height of 85 feet in this area if the MX-L zone district were to be approved. The tallest buildings proposed are southeast of the East Pikes Peak and South Union Boulevard intersection located within Area 1 at 160 feet where the adjacent property would be Memorial Park to the west. The diversity of building height promotes additional viewing corridors and open areas that provide a lesser impact than a structure along the entire street frontage. The remaining additional heights are distributed through the entire 26 acres as to not create a specific area of tall structures.

4. *The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:*

- a. *Benefits to the general public:*

- i. *Parks, trails, or other similar public or cultural facilities;*
- ii. *Public landscape buffers or beautification areas;*
- iii. *Public art;*
- iv. *Permanent conservation of natural areas or lands;*
- v. *Increased building setbacks;*
- vi. *Decreased building height; or*
- vii. *Other benefits as agreed upon by the Planning Commission.*

- b. *Benefits the users, customers, or residents of the proposed development:*

- i. *Green space or public open space, trails, or other similar recreational amenities;*
- ii. *Upgrades in architectural design;*
- iii. *Increased landscaping;*
- iv. *Increased buffering;*
- v. *Permanent conservation of natural areas or lands;*

- vi. *Secure bicycle facilities, where appropriate; or*
- vii. *Other benefits as agreed upon by the Planning Commission or City Council*

The applicant is proposing to provide amenities of open spaces, corridors, parks, public art, community garden, mini-park plazas, and greater architectural designs throughout the project. Future development plans will depict in greater detail what each of these amenities are, but it should be noted that each will continue to be owned and maintained by a metro district and available for public use and viewing.

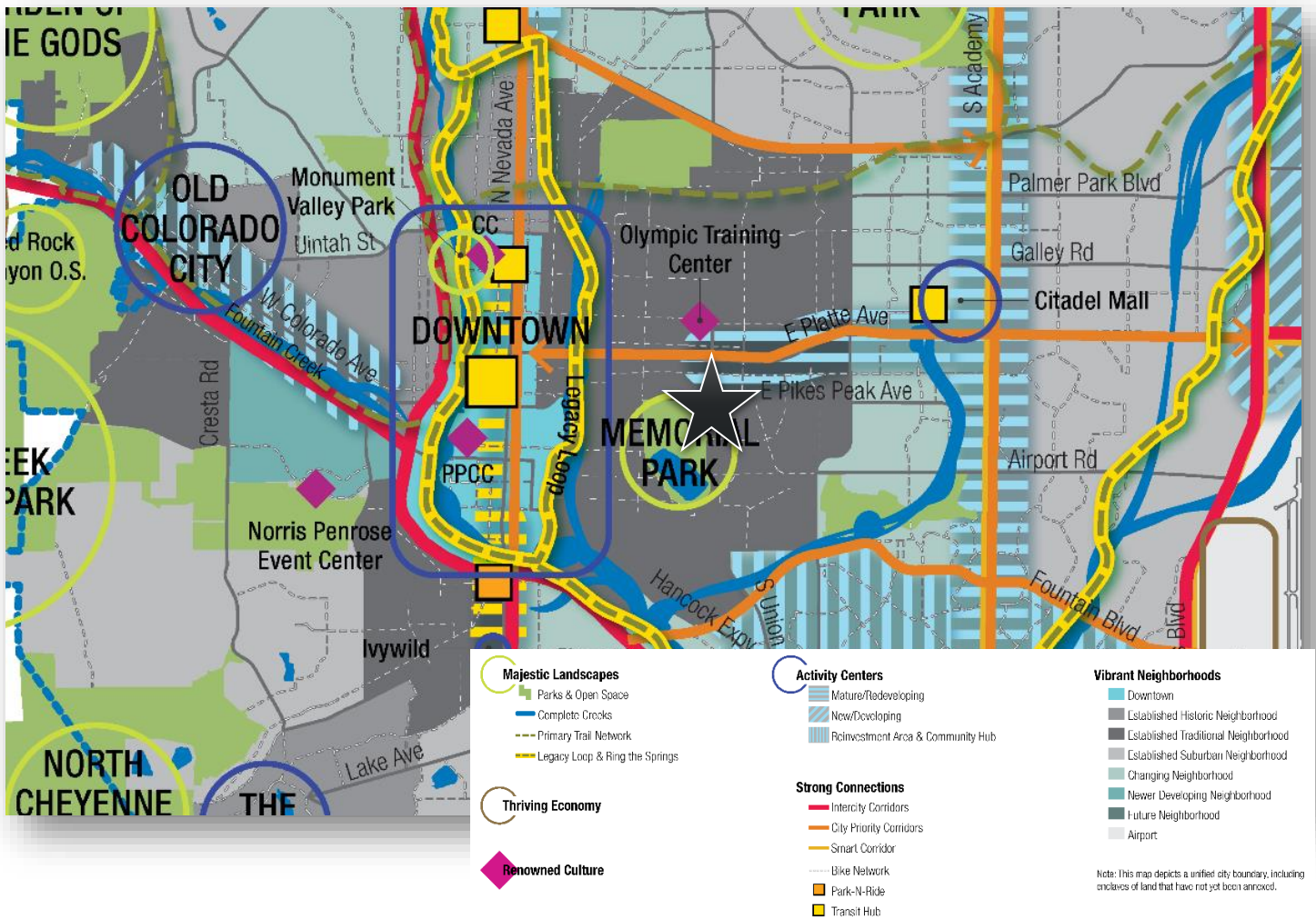
Staff finds that the criteria of UDC Section 7.5.525.E, which are applicable to a Development Standards Adjustment have been met with this application.

Compliance with Development Standards

Development Standard	Required	Proposed
Building Height	65'	160' and as depicted on the associated site plan.

Compliance with PlanCOS

PlanCOS Vision



Staff evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS, the project site is in a "Established Traditional Neighborhood" type.

The goal of the 'Established Neighborhood' is to "recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods" and most Established Neighborhoods within the city should expect some degree of infill and redevelopment. The proposed site is also located at the edge of a Mature/Redeveloping Activity Center as well as a Majestic Landscape, Legacy Loop & Ring the Springs subset, and identified as a Cornerstone Institution.

Staff finds that the proposed Rezoning, Land Use Plan, and Development Standards Adjustment for an infill project that incorporates elements of the existing and safe connections into and within these neighborhoods follows the Vision of PlanCOS.

The Printer Hill project is also consistent with PlanCOS themes as follows:



Predominant Typology

- Downtown
 - Newer Developing Neighborhood
 - Changing Neighborhood
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Airport
 - Future Neighborhood
- City Boundary
 - Interstate 25
 - Major Roads

Vibrant Neighborhoods

Housing for All

GOAL VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

Policy VN-2. A: Promote neighborhoods that incorporate common desire neighborhood elements.

Reclaim Neighborhood Space

GOAL VN-3: Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.

Policy VN-3.B: Support unique and innovative community design elements and features such as urban farms and gardens, co-op housing, live/workspaces, or neighborhood gathering spaces.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

Policy VN-3. F: Enhance mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions.



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub
- City Boundary
- Interstate 25
- Major Roads

Unique Places

Be a City of Places

GOAL UP-1: Enrich the texture and livability of the city as a tapestry of unique, vibrant and walkable spaces.

Policy UP-1.A: *Emphasize placemaking throughout the city with design and programming that supports a distinctive identity and experience.*

Policy UP-1.B: *Establish a network of connections such as gateways, signature streets, festival streets, and trails to support, define, and provide context for our unique places.*

Policy UP-1.C: *Locate and design new and repurposed civic facilities to make them highly visible focal points that express quality, design, permanence, importance, and community identity.*

Embrace Creative Infill, Adaption, and Land Use Change

GOAL UP-2: Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

Policy UP-2.A: Support infill and land use investment throughout mature and developed areas of the city.

Focus on Corridors and Centers

GOAL UP-4: Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.

Policy UP-4.A: *Actively plan and encourage a development pattern consisting of unique centers along new and redeveloped corridors and at other designated areas throughout the city.*

Policy UP-4.B: *Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.*



Predominant Typology

- Cornerstone Institutions
- Life and Style
- Spinoffs and Startups
- Industry Icons
- The Experience Economy
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

Brand As the Best

GOAL TE-1: Build on our quality of place and existing competitive advantages.

Policy TE-1.A: Preserve and strengthen key economic sectors and strive to grow medium and high-wage jobs in targeted industry clusters.

Policy TE-1.B: Build on our emerging sports, recreation, and outdoors economy. This includes the Olympic Training Center, Olympic Museum Sports and Recreation Organizations and other related business and industries.

Policy TE-1.C: Leverage the City’s livability as a workforce and economic driver.

Policy TE-1.D: Enhance our Cornerstone Institutions (Typology 1) Campuses, while also integrating them into the surrounding community.

Expand Our Base

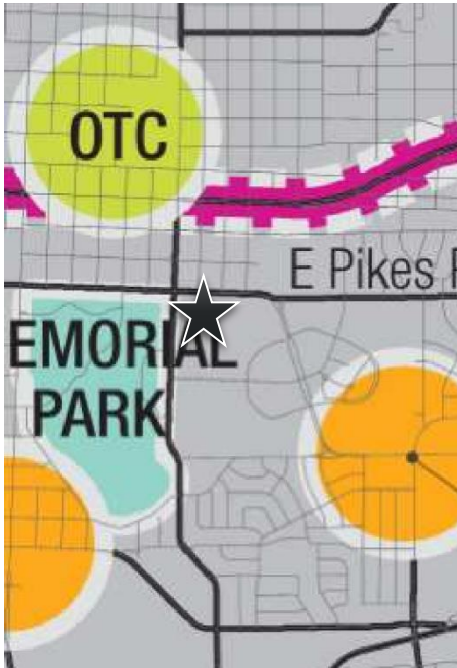
GOAL TE-2: Diversify the local economy by fostering a range of business types and sizes.

Policy TE-2.C: Enhance the physical environment by creating new amenities that help attract and retain new businesses and residents

Embrace Sustainability

GOAL TE-4: Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

Policy TE-4.A: Prioritize development within the existing city boundaries and built environment (not the periphery).



Predominant Typology

- Defining Institutions
- Historic Districts
- Creative Districts and Corridors
- Cultural and Tourist Attractions
- Community Assets
- Pop-Up Culture
- City Boundary
- Interstate 25
- Major Roads

Renowned Culture

Honor Our History

GOAL RC-1: Preserve the best of our history.

Policy RC-1.A.: Continue to preserve and advance Colorado Springs’ historic and cultural resources and integrate themes and features into design and development that represent Colorado Springs’ history and heritage.

Grow and Celebrate Culture

GOAL RC-2: Add to, enhance, and promote Colorado Springs’ institutions, attractions, and community assets integral to our local culture and civic pride.

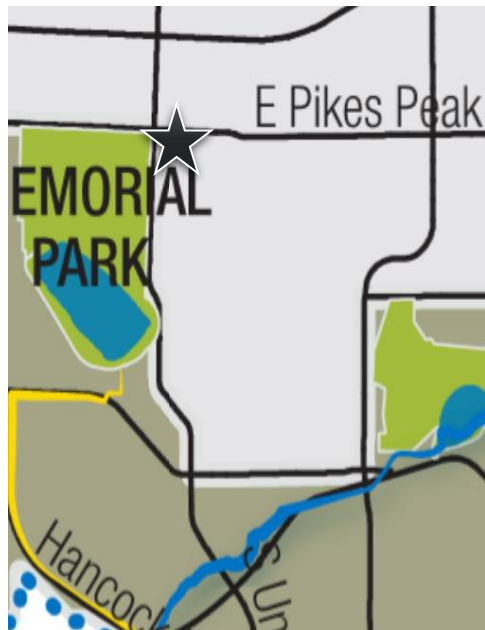
Policy RC-2.A: Support existing and new defining institutions (Typology 1) for Arts and Culture.

Policy RC-2.B: Promote existing and new Arts and Cultural hubs, venues, and focal points elements of Activity Centers throughout the City.

Majestic Landscapes

Provide Parks, Trees, and Trails for the People

GOAL ML-1: Provide for accessible, sage, engaging, and sustainable parks and open space systems and facilities for all city residents and visitors



Predominant Typology

- Neighborhood Greenspace
- Sports and Active Recreation
- Natural Resources and Regional Recreation
- Community Education Landscapes
- Trails and Connections
- Major Trail Corridors
- Complete Urban Creeks
- Complete Greenways
- Regional Parks and Open Space
- City Boundary
- Interstate 25
- Major Roads

Statement of Compliance

ZONE-23-0032

City Planning has reviewed the proposed Zone Map Amendment (Rezoning) for Printers Hill and finds that the proposed application meets the Zone Map Amendment Review Criteria as set forth in City Code Section 7.5.704.

LUPL-23-0010

City Planning has reviewed the proposed Union Printers Home Land Use Plan and finds that the proposed application meets the Land Use Plan Review Criteria as set forth in City Code Section 7.5.514.

DVSA-23-0004

City Planning has reviewed the proposed Printers Hill Development Standards Adjustment and finds that the proposed application meets the Development Standards Adjustment Review Criteria as set forth in City Code Section 7.5.252.