

GENERAL NOTES

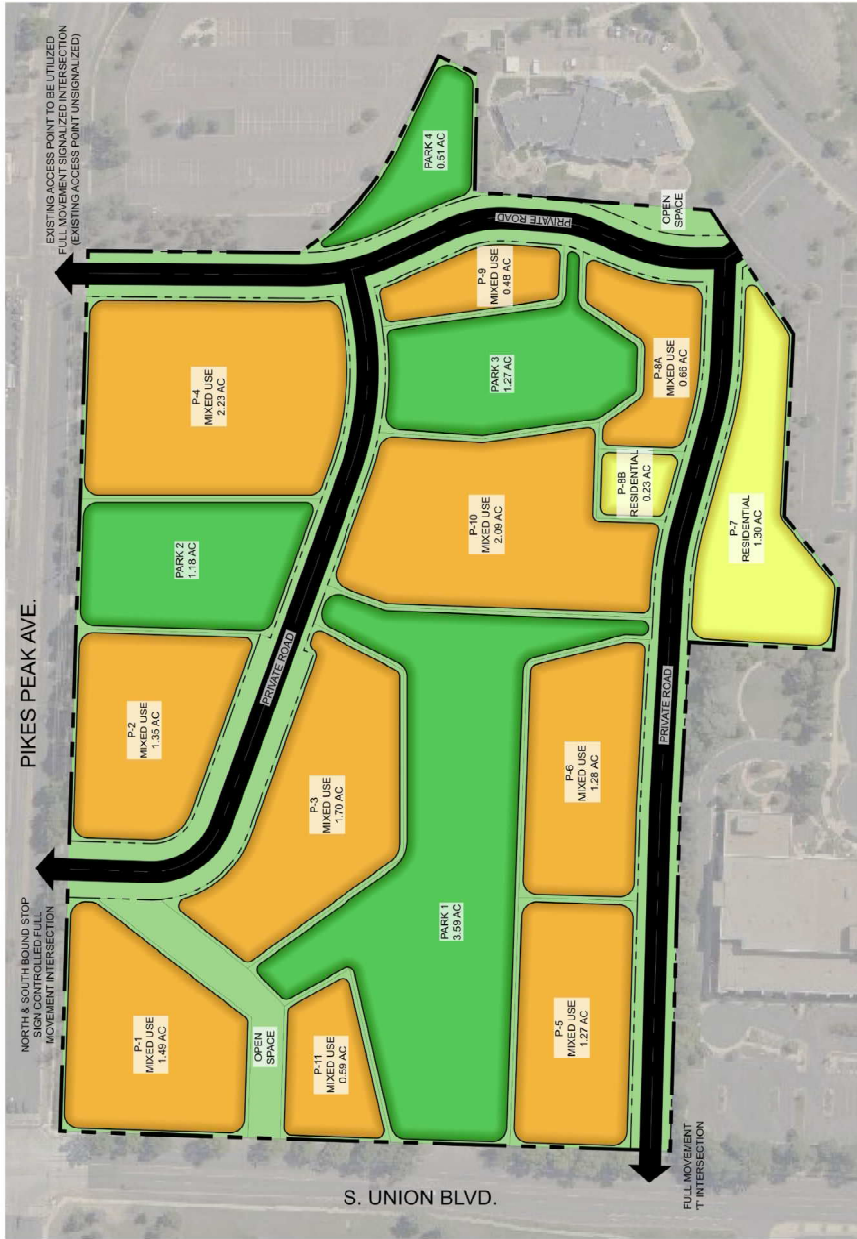
- RESIDENTIAL
- MIXED USE
- PROPOSED ROADWAY
- PROPERTY BOUNDARY
- PROPOSED R.O.W.

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 (DSPA) IS BEING SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR REVIEW BY THE DESIGN AND PLANNING DEPARTMENT.



PARK / OPEN SPACE TABLE

PARCEL	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
	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	1.46	MIXED USE	MULTIFAMILY RETAIL	206	139.2	38,332	17,741
P-2	1.35	MIXED USE	MULTIFAMILY RETAIL	199	149.3	13,690	0,000
P-3	1.70	MIXED USE	SINGLE FAMILY ATTACHED RETAIL	19	3.04	3,084	0,000
P-4	2.23	MIXED USE	COMMERCIAL RETAIL	153	130.015	13,015	0,000
P-5	1.27	MIXED USE	COMMERCIAL RETAIL	182	143.27	33,290	0,000
P-6	1.28	MIXED USE	MULTIFAMILY	18	140.2	16,845	0,000
P-7	1.50	RESIDENTIAL	MULTIFAMILY	136	116.5	14,521	0,000
P-8A	0.66	MIXED USE	SINGLE FAMILY ATTACHED	17	13.9	5,888	0,000
P-8B	0.23	RESIDENTIAL	SINGLE FAMILY ATTACHED	58	318	89,647	0,000
P-9	0.49	MIXED USE	COMMERCIAL RETAIL	4	17.4	8,029	0,000
P-10	2.69	MIXED USE	COMMERCIAL RETAIL	4	14.864	47,504	0,000
P-11	0.59	MIXED USE	COMMERCIAL RETAIL	1	10.38	10,380	200
TOTAL	14.57 AC			945		1,428,393	200

PRINTERS HILL UPH PARTNERS, LLC COLORADO SPRINGS, CO

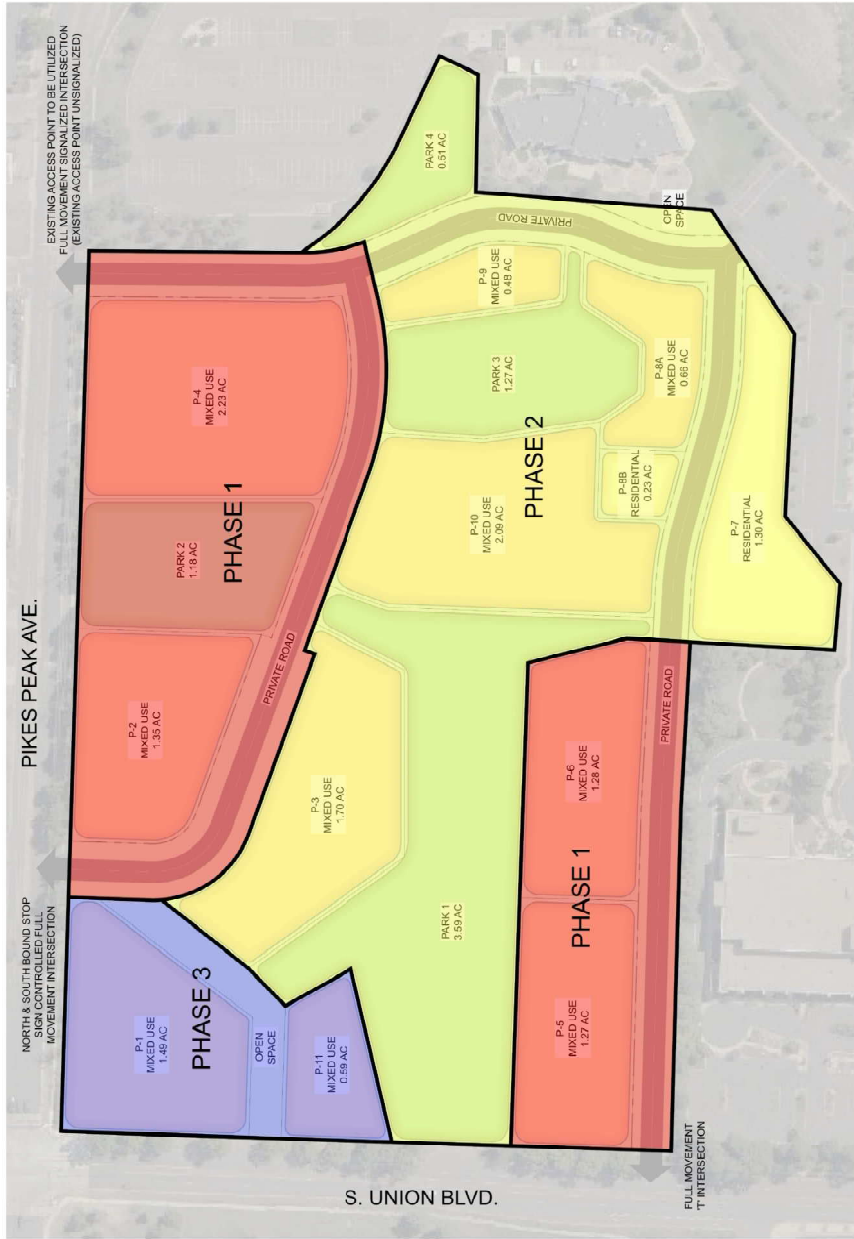
LAND USE PLAN



PROJECT NO: LUPL-23-0010
 SHEET: 2 OF 6
 PREPARED BY: HARGREAVES
 DATE: 2/23/24



- 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	69	605	42,017			
2	2005 - 2005	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 MECHANISMS (E.G., FORMATION OF A METROPOLITAN DISTRICT, INCLUSION INTO THE URBAN RENEWAL AUTHORITY, ETC.).

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



PROJECT NO.	LUPL-22-0010
PROJECT NO.	2302461
DATE	2/23/24
PROJECT NO.	PHASING PLAN
PROJECT NO.	PHASING PLAN
PROJECT NO.	PHASING PLAN



3 OF 6

GENERAL NOTES

PROJECT MANAGEMENT/LANNING:
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CIVIL ENGINEERING/LANNING:
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SURVEYOR:
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 PROJECT MANAGER
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PHASE 1 BOUNDARY
 EXISTING SANITARY SEWER
 EXISTING WATERMAIN
 PROPOSED SANITARY SEWER UPGRADE/EXTENSION
 PROPOSED CSU UTILITY EASEMENT/CORRIDOR
 PROPOSED WATER QUALITY ROADSIDE BIOSVALE
 PROPOSED WATER QUALITY & DETENTION FACILITY
 EXISTING STORM UNDERGROUND
 EXISTING STORM INLETS AND MANHOLES

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

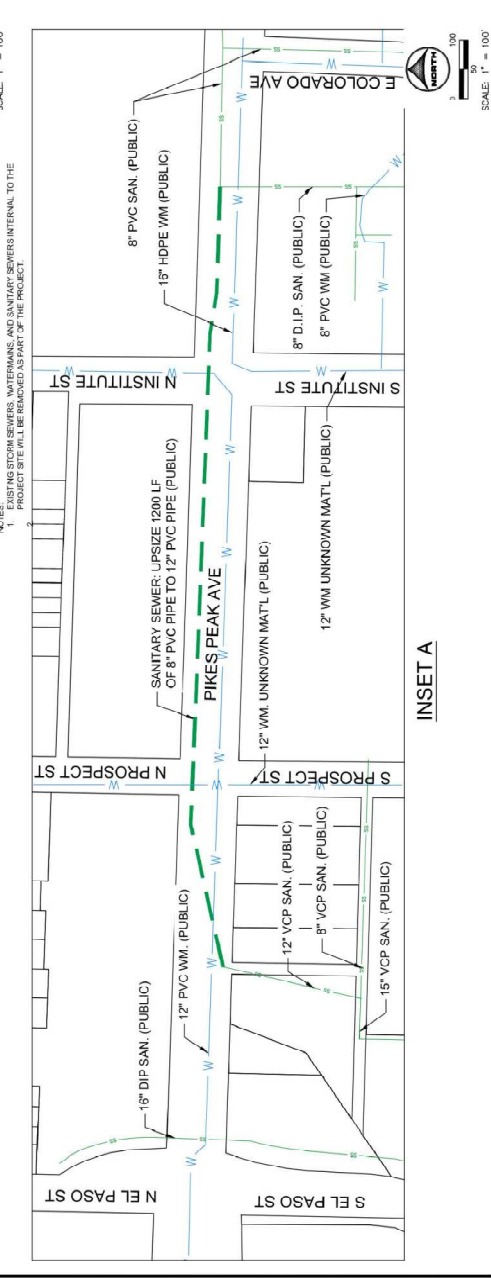
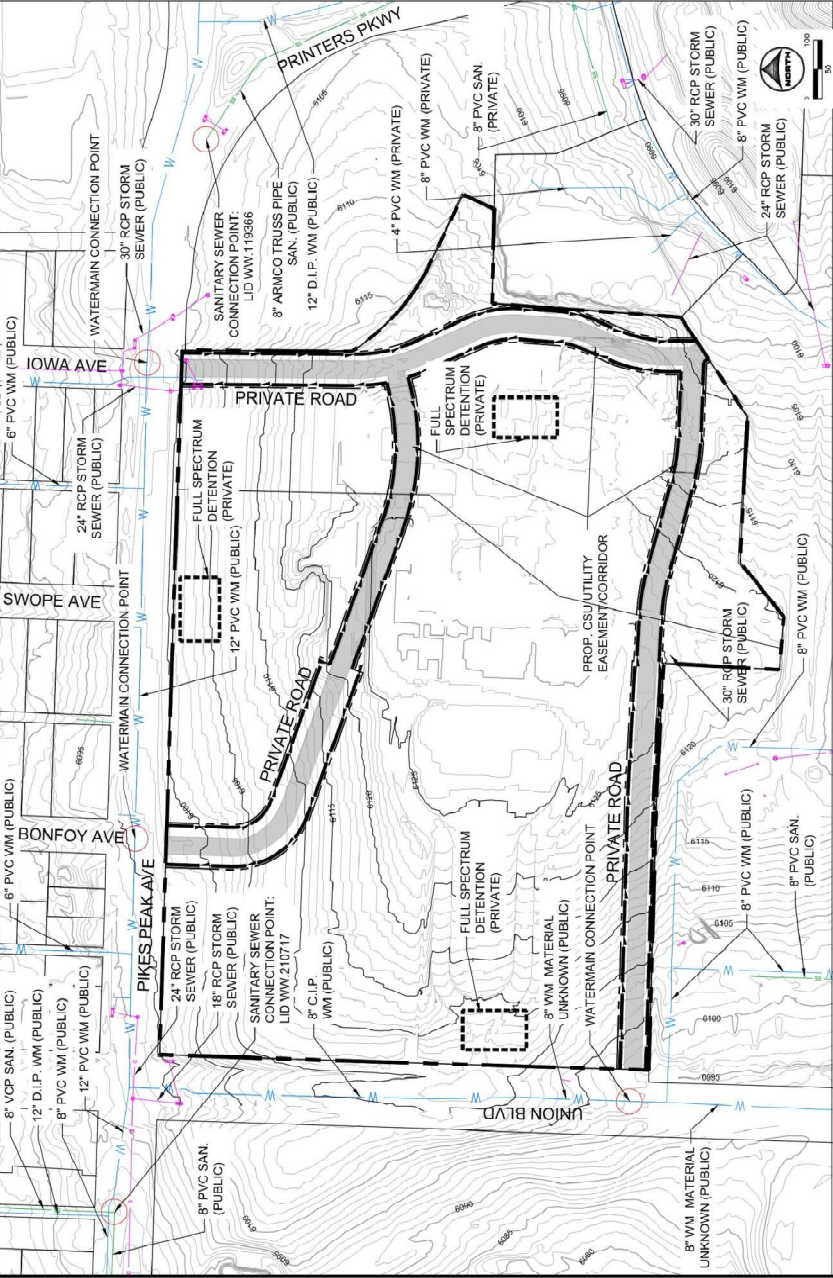
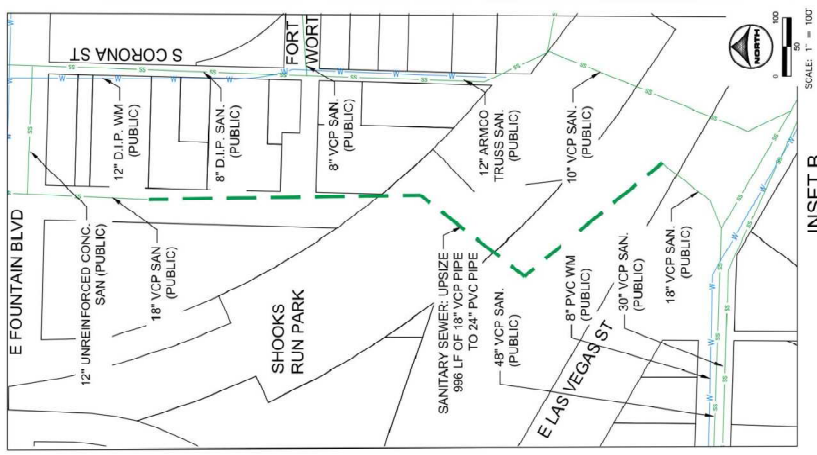
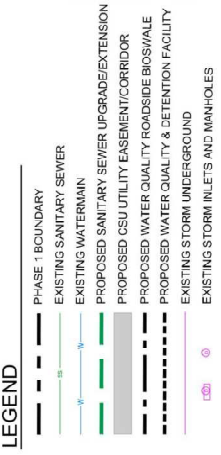
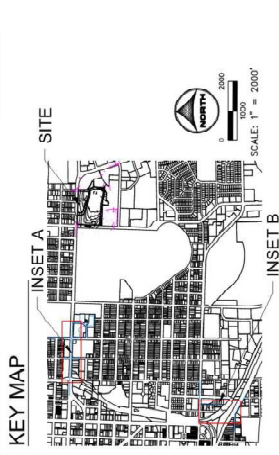
PRINTERS HILL
 UPH PARTNERS, LLC
 COLORADO SPRINGS, CO
 PRELIMINARY
 UTILITY AND PUBLIC
 FACILITY PLAN

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PROJECT NO.	LUP14-23-C010
PROJECT NAME	2332461
DATE	2/23/24
PREPARED BY	CRAIG COSSLEY
APPROVED BY	CRAIG COSSLEY
SHEET	4
OF 5	



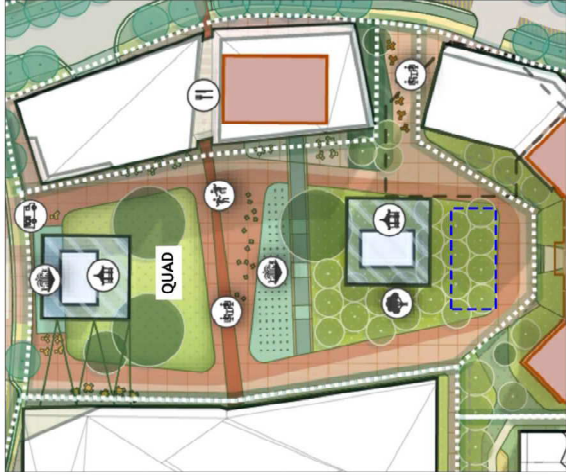
NOTES:
 1. EXISTING STORM SEWERS, WATERMANS, AND SANITARY SEWERS INTERNAL TO THE PROJECT SITE WILL BE MAINTAINED AS PART OF THE PROJECT.



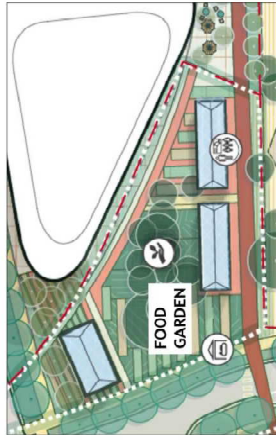
1 PARK 1 (3.59 AC)
NOT TO SCALE



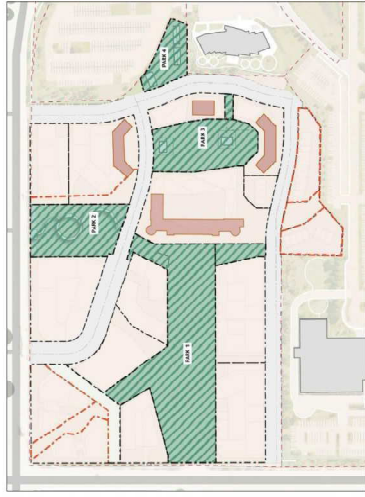
2 PARK 2 (1.18 AC)
NOT TO SCALE



3 PARK 3 (1.27 AC)
NOT TO SCALE



4 PARK 4 (0.51 AC)
NOT TO SCALE



KEY PLAN

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

GENERAL NOTES
 1. ALL SEATING AREAS DEPICTED WITHIN THE PARK ARE INTENDED TO BE COMMON USE. ALL COMMERCIAL OR PRIVATE SEATING AREAS ARE TO BE LOCATED WITHIN THEIR RESPECTIVE PARCEL BOUNDARIES.
 2. SEE THE SITE PLAN FOR THE LOCATION OF ALL SEATING AREAS.
 3. SEE THE SITE PLAN FOR THE LOCATION OF ALL SEATING AREAS.
 4. SEE THE SITE PLAN FOR THE LOCATION OF ALL SEATING AREAS.
 5. SEE THE SITE PLAN FOR THE LOCATION OF ALL SEATING AREAS.

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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 COLORADO SPRINGS, CO 80905
 PHONE: 719.733.1800

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



GENERAL NOTES

- 1. 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.

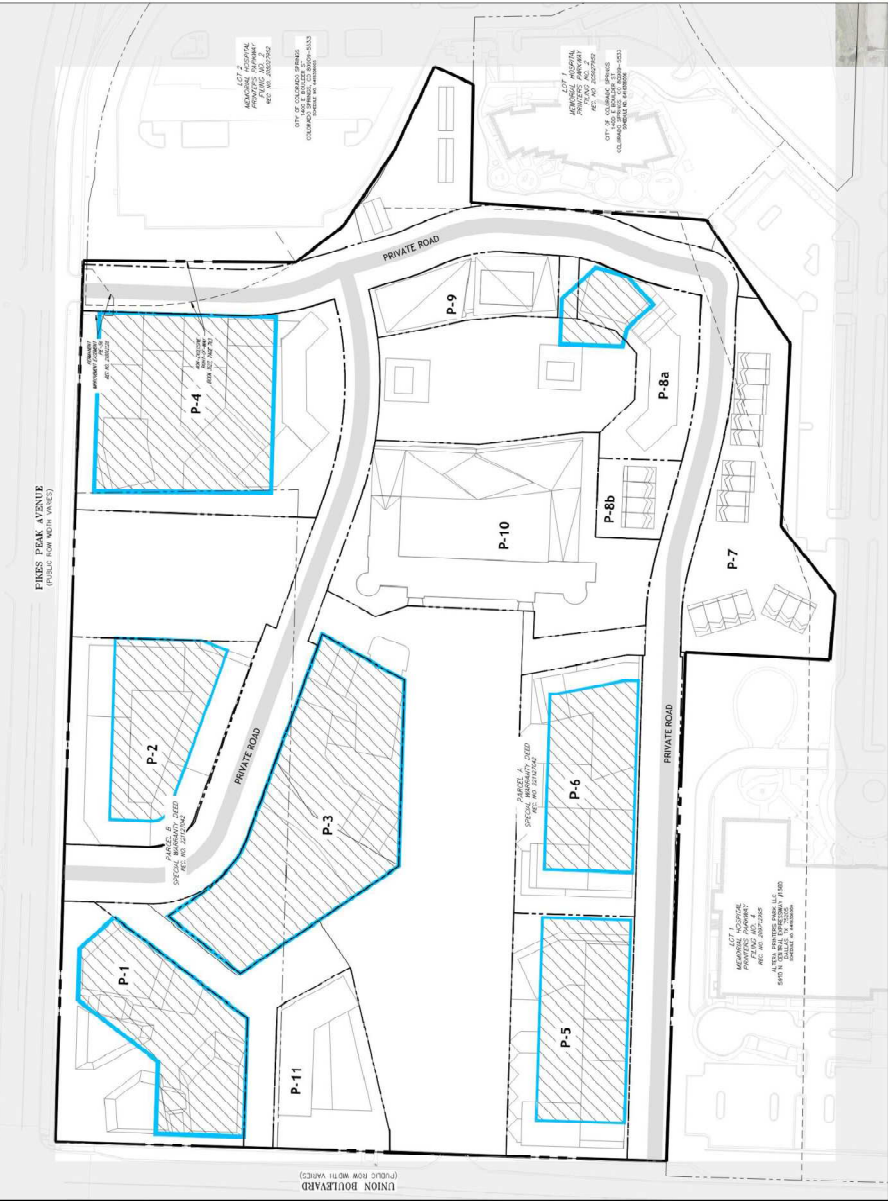
LEGEND

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	1.2 stalls / unit	0.5 spaces / 1,000 SF of GFA	Parking requirements for 3-bedroom units, (25%) units, and units, and units. This unit. This unit. This unit.
2-4 beds / 1,000 SF of GFA	0.5 stalls / guest room	1.2 stalls / unit	0.5 spaces / 1,000 SF of GFA	
3+ beds / 2 stalls / unit	1 stall / 6 theater seats	1.2 stalls / unit	1.0 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 / theater seat	1 stall / theater seat	1.0 spaces / 1,000 SF of GFA	
Library, Museum, or Cultural Facility	1 stall / 750 SF of GFA	1 stall / 750 SF of GFA	1.0 spaces / 1,000 SF of GFA	
Restaurant	1 stall / 400 SF of GFA	2.85 stalls / 1,000 SF of GFA	0.5 spaces / 1,000 SF of GFA	Parking requirements for restaurant and retail uses.
Taxi Cabs, Medians	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			

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 Bikeway Proximity 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.
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		

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



SHEET	6	OF 5
PROJECT NO.	LUPIL-23-0010	
PROJECT NO.	2309461	
PROJECT NO.	243324	
PROJECT NO.	33898	
PROJECT NO.	Vertex	

