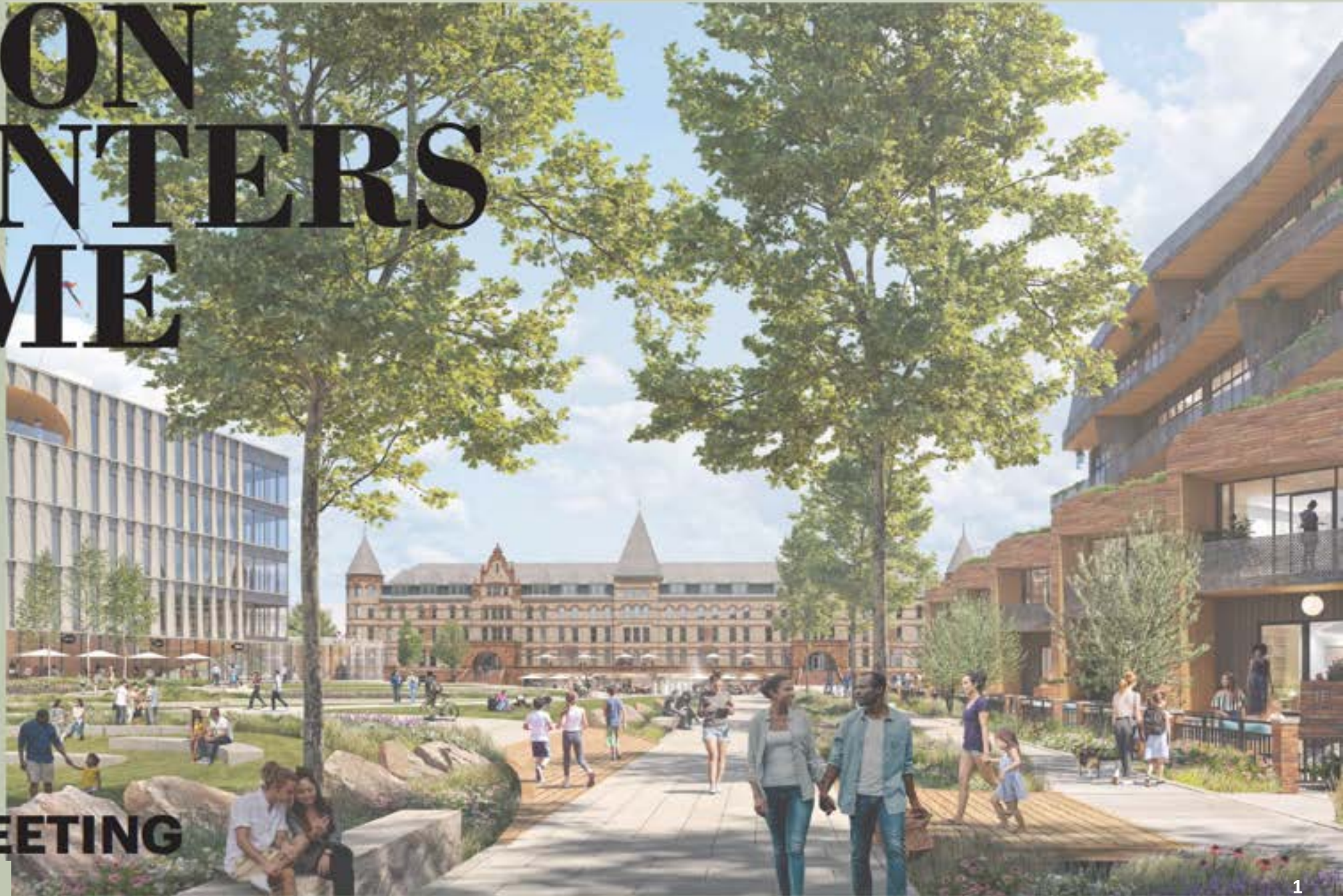


# UNION PRINTERS HOME



**PUBLIC MEETING**

January 11, 2024



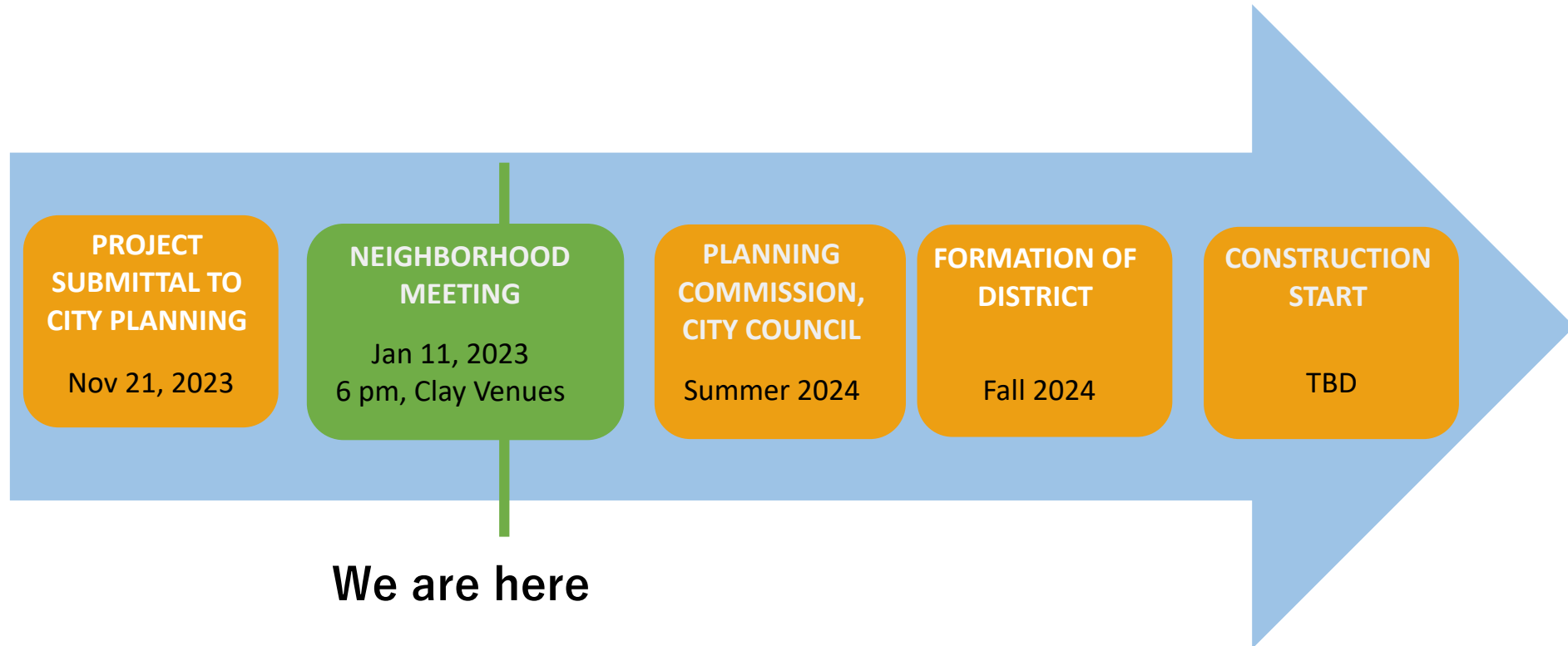
# IT ALL STARTED WITH THE CASTLE

*"The preservation of the Castle was the number one thing for us —we would keep the Castle no matter what."*

**-UPH Partner**



# Project Timeline



We are here



# Applications Under Current Review

Submitted Nov 21, 2023:

1. MX-L Rezoning
2. Land Use Plan
3. Development Standards Adjustment





# Zoning

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

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

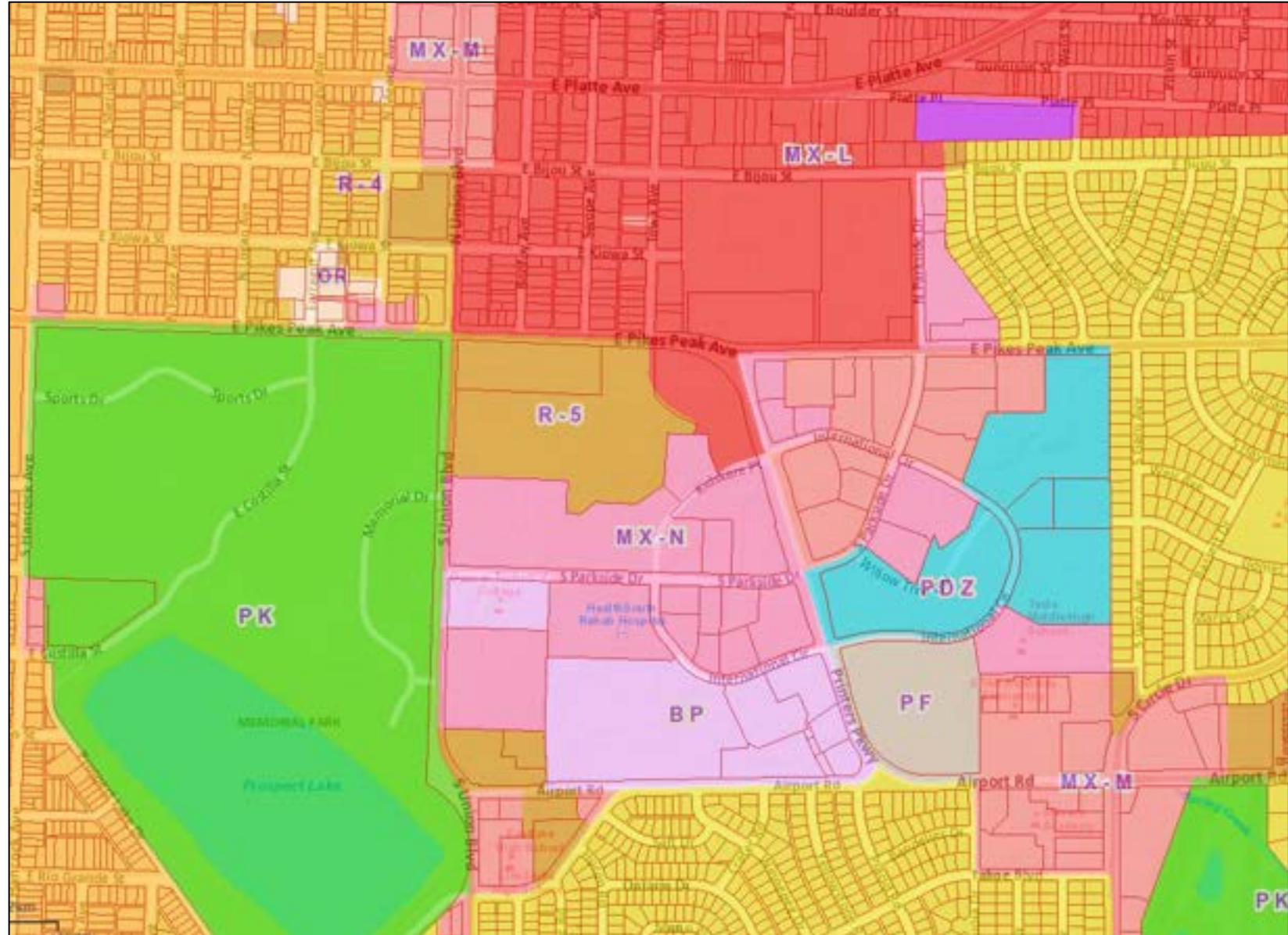
- Accommodates a mix of land uses, including: commercial, retail, hotel, restaurants, entertainment, and multi-family residential.
- Uses may be mixed horizontally or vertically.
- Promotes synergy along uses
- Supports more viable pedestrian and bicycle access and circulation.





# Current Surrounding Zoning

- MX-L:** Mixed-Use Large Scale
- MX-M:** Mixed-Use Medium Scale
- MX-N:** Mixed-Use Neighborhood Scale
- PF:** Public Facilities
- BP:** Business Park
- PDZ:** Planned Development Zone
- R-4:** Multi-Family Low
- R-5:** Multi-Family High
- OR:** Office Residential
- PK:** Public Park





# Immediate Context

## UPH in Context Today

- Properties within the UPH block are surrounded by retail, office, and park uses
- UPH site is in an area of the city where the transition from urban development patterns begins to yield to suburban development patterns
- Lack of urban street edge and increase of street-facing surface parking south of Pikes Peak Ave
- Vacant northeastern edge to Memorial Park can create safety issues

- 
- Ground Floor Retail  
Office  
Park Amenities  
Surface Parking  
Active Open Space  
Fenced Open Space  
Passive Open Space
- The map shows a central area bounded by Pikes Peak Ave to the north, S. Parkside Dr to the south, S. Union Blvd to the west, and Printers Pkwy to the east. Buildings are color-coded: red for ground floor retail, blue for office, and grey for park amenities. Parking areas are shown with diagonal hatching. Open spaces are indicated by green patterns: dotted for active, dashed for fenced, and solid for passive. A scale bar at the bottom right shows 0, 10, 20, and 50 feet. A north arrow is also present.

Pikes Peak Ave

S. Union Blvd

S. Parkside Dr

Printers Pkwy

North Dorm

Castle

Boiler

South Dorm

0 ft 10 ft 20 ft

50 ft





# Land Use Plan

Includes 26.209 acres

## Proposed Uses

- 865 multi-family dwelling units
- 80 single family attached units
- 92,821 square feet of retail
- 150,920 square feet of office
- 58,000 square feet of civic
- 200,000 square feet of hotel

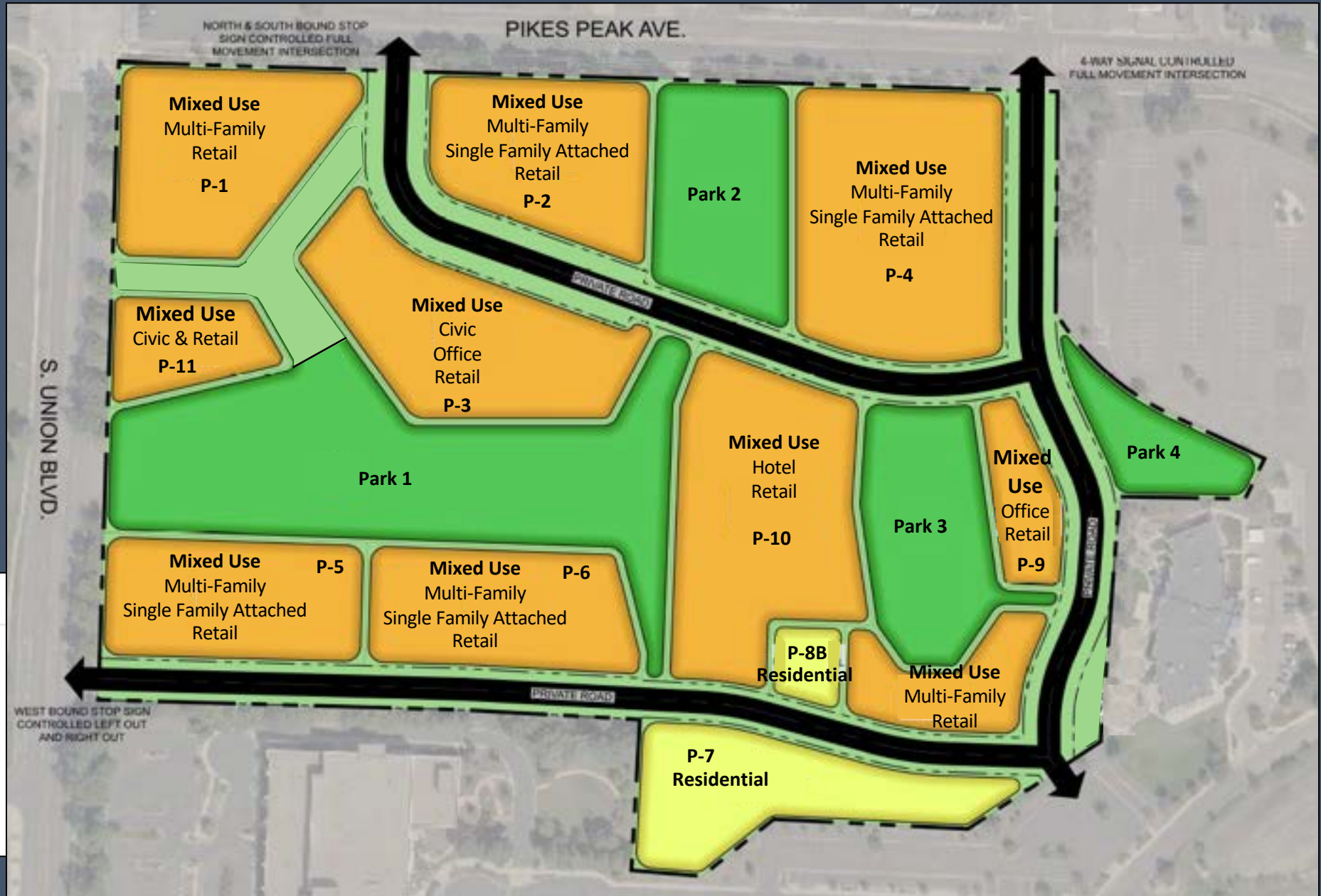
## Parks & Open Space Amenities

- 4 neighborhood park areas
- Pedestrian plazas
- Spaces for public art





# Printers Hill Land Use Plan



## LEGEND

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



# DEVELOPMENT PROGRAM

Master Plan

## Development Program

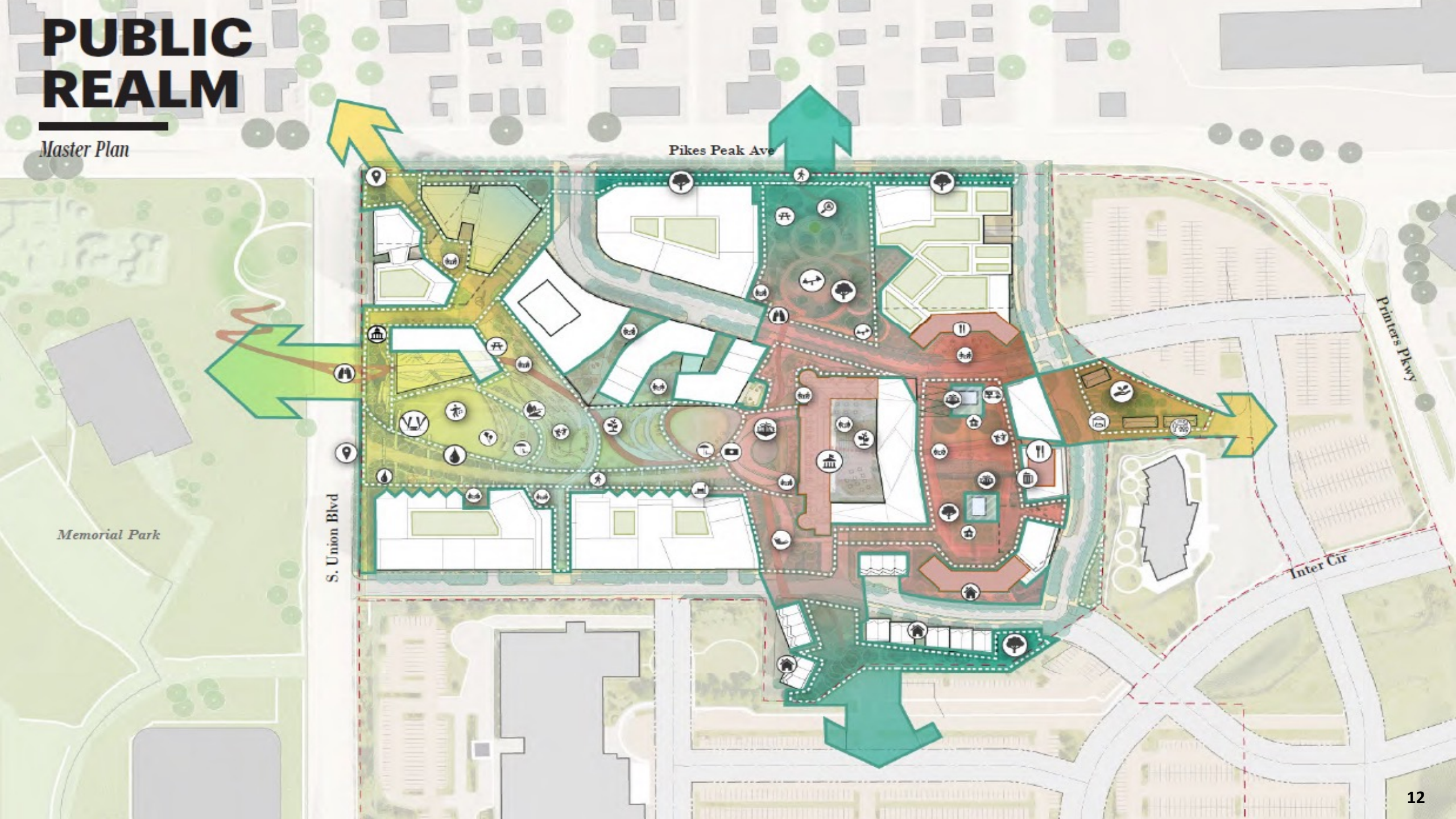
Multifamily	865 Units
Townhomes	80 Units
Office	150,920 SF
Retail	92,821 SF
Hospitality	200 Keys
Civic	57,880 SF
Parking	1,830 Sp
<b>TOTAL</b>	<b>1,578,493 SF</b>





# PUBLIC REALM

Master Plan



Pikes Peak Ave

S. Union Blvd

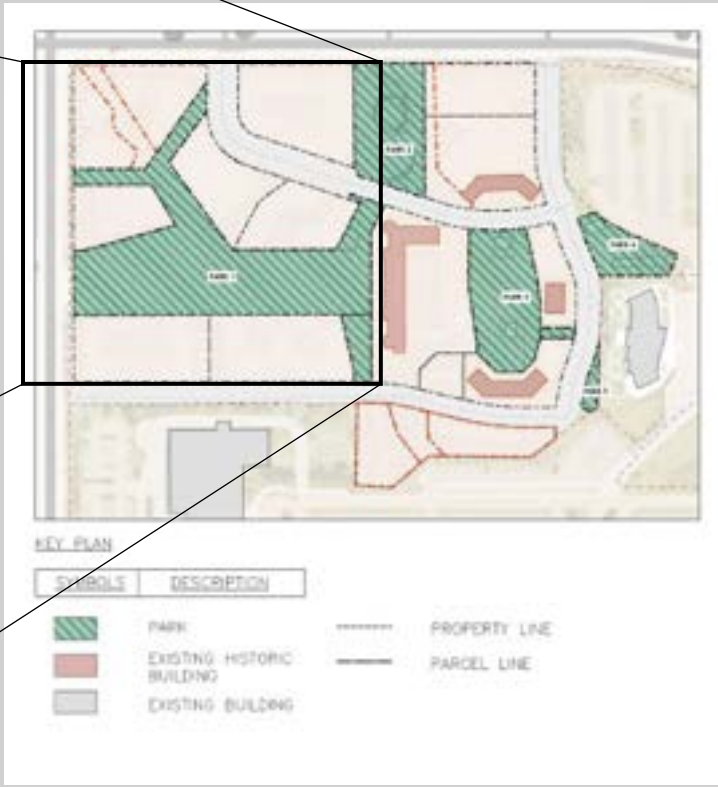
Printers Pkwy

Inter Cir

Memorial Park



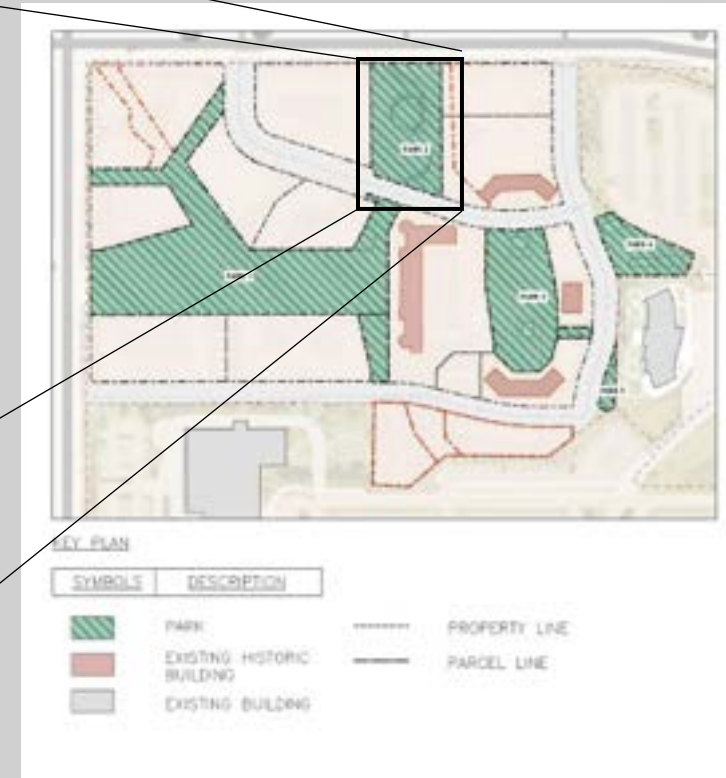
# Parks and Open Space Areas – Park 1



1 PARK 1  
NOT TO SCALE

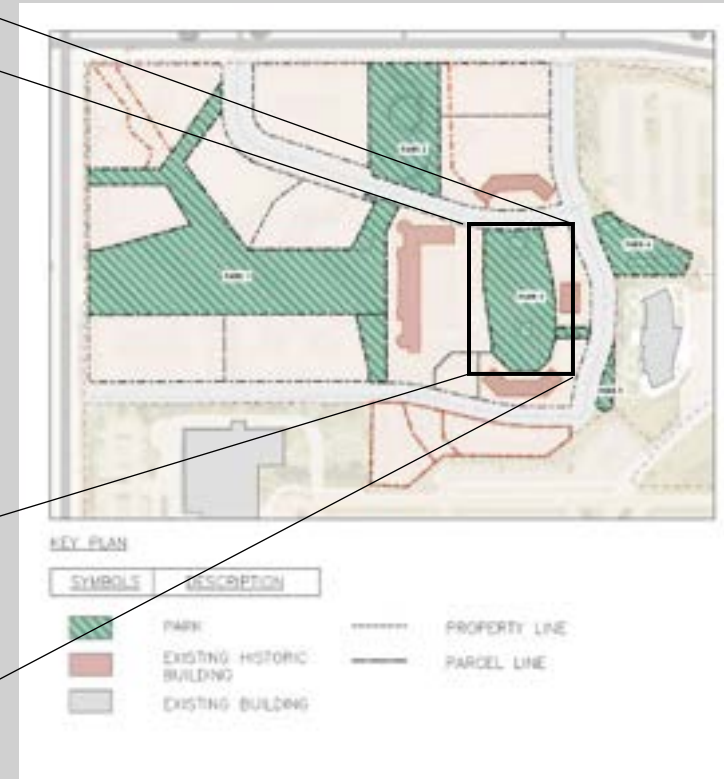


# Parks and Open Space Areas – Park 2



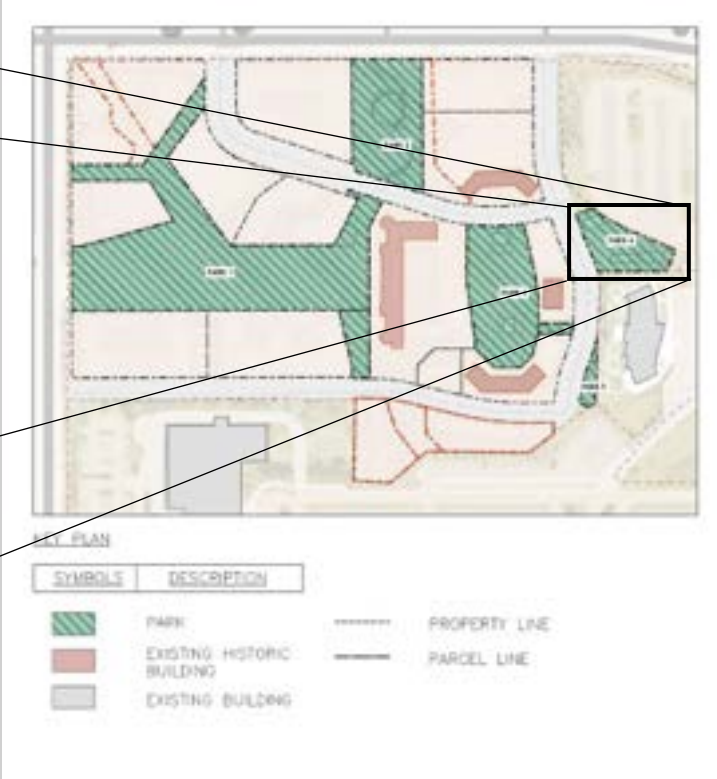
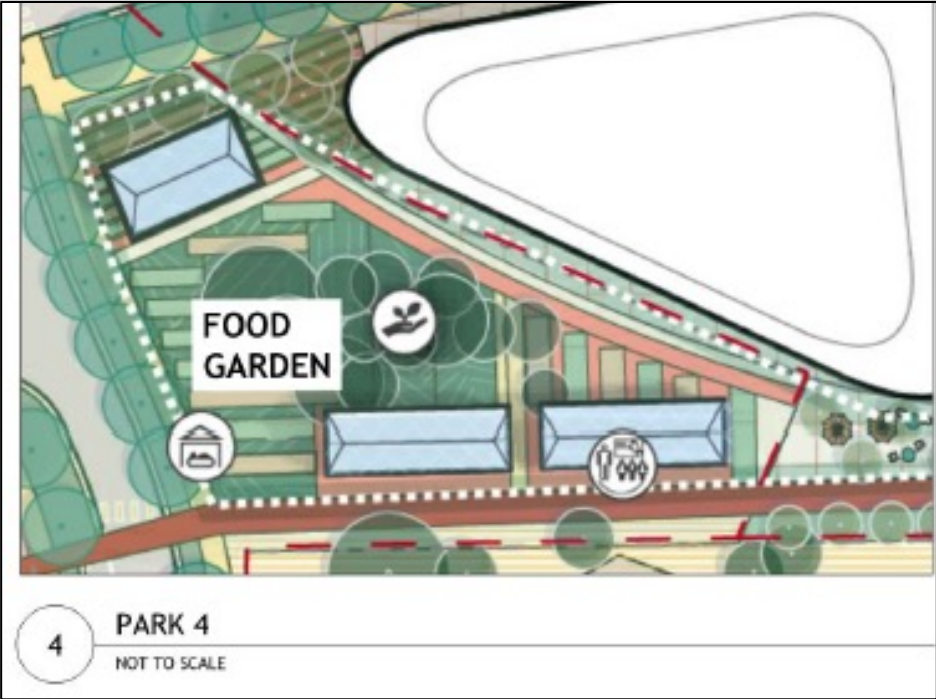


# Parks and Open Space Areas – Park 3





# Parks and Open Space Areas – Park 4





# Parking Plan



Total of approximately 1,834 parking spaces planned



# Development Standards Adjustment

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**Submitted per Section 7.5.525 of the City Code**

**Purpose: To transfer allowed building massing away from view and pedestrian corridors**

**Result: Not building in certain areas, such as the central view corridor and many of the iconic open space areas, and instead are asking to increase the building heights on certain parcels**

**Difference: MX-L Zoning District - 65 feet standard maximum height**

- 85 feet allowed next to Pikes Peak Avenue and Union Boulevard Proposal**
- Varies from parcel to parcel, but 96.4% of site at or below MX-L limit**

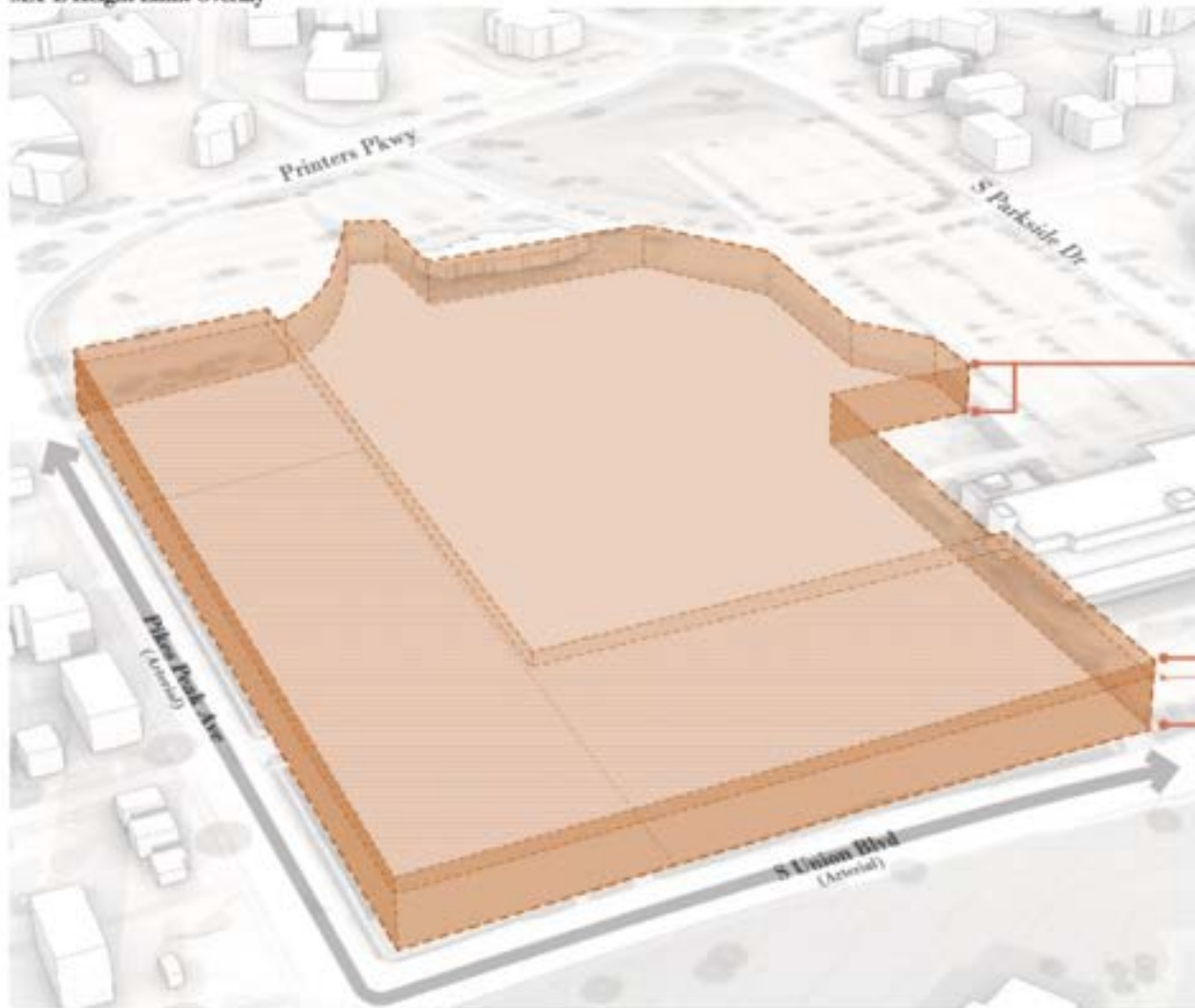
**(see following slides)**



# UPH SITE

Massing and Density Logic

MX-L Height Limit Overlay



Example of what full buildability/massing of the site could be per the MX-L zoning district

**65' MX-L Massing Height Limit**

65' MX-L Massing Height Limit

**85' MX-L Massing Height Limit  
Along Lots with Arterial Frontage**

85' MX-L Massing Height Limit  
Along Lots with Arterial Frontage

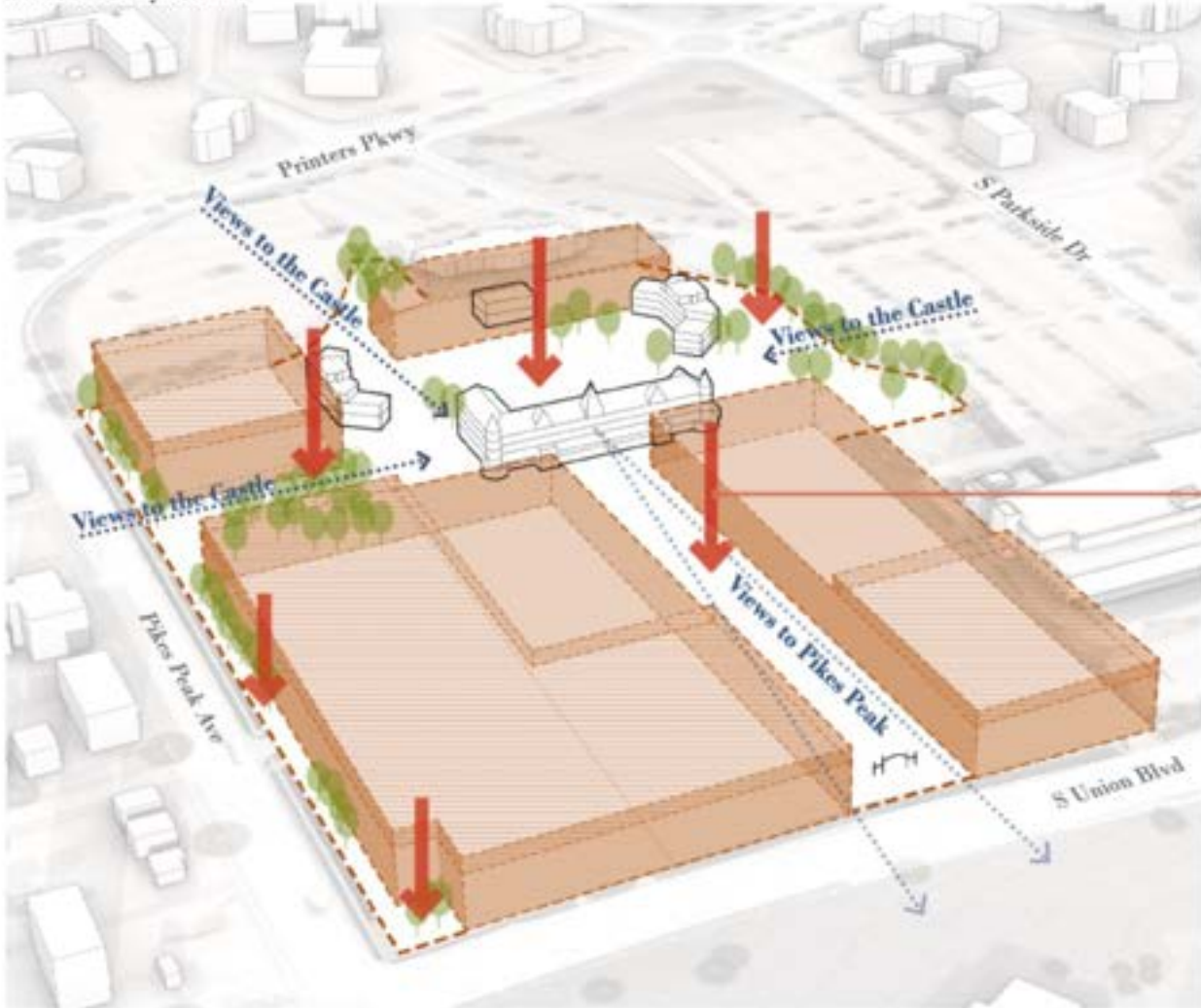
20'  
65'



# UPH SITE

## Massing and Density Logic

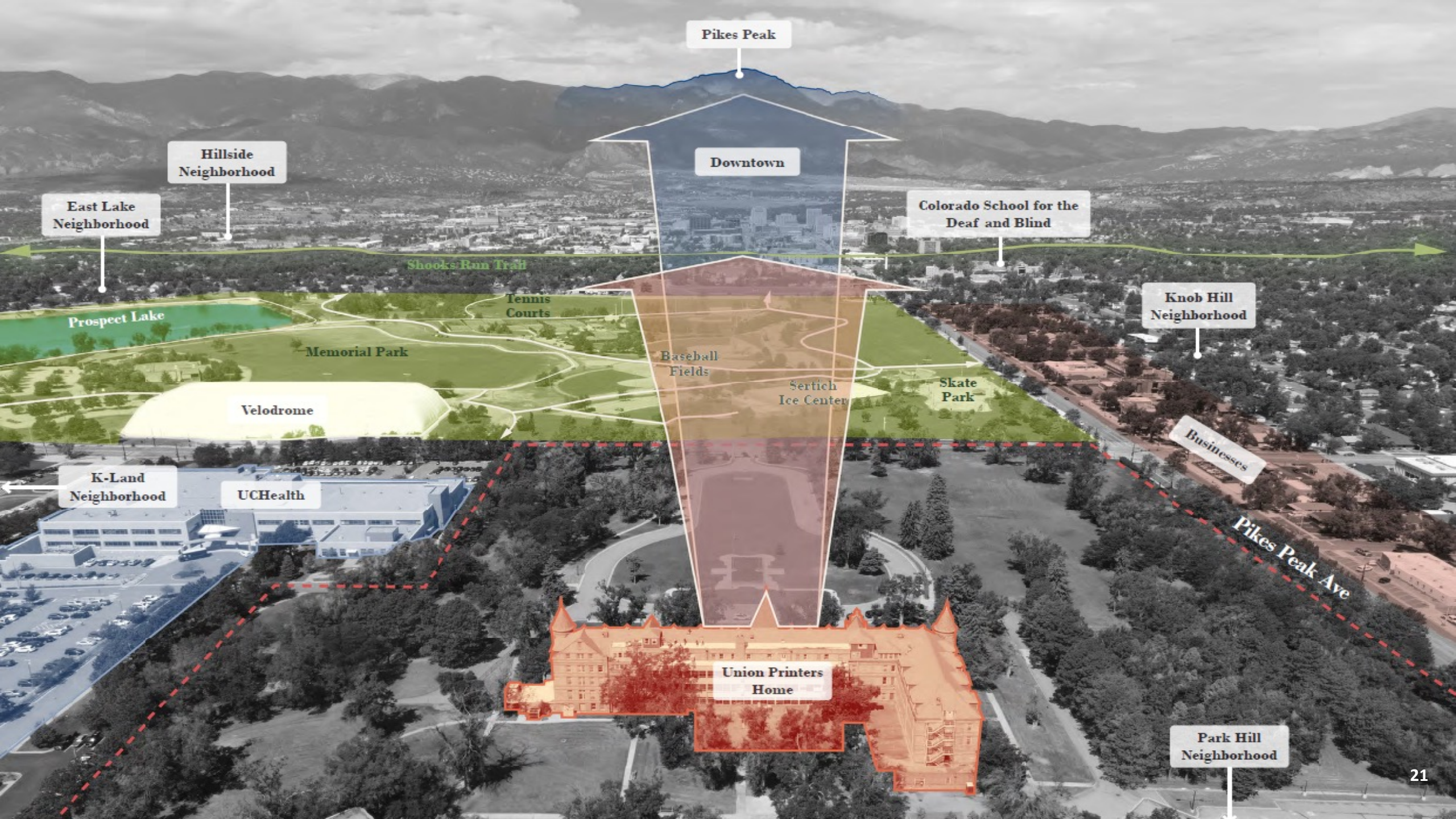
### Reduced Density Potential



Massing concessions to facilitate view corridor and existing amenity preservation

Loss of Density to Preserve Existing Site Amenities and Views





Pikes Peak

Downtown

Hillside Neighborhood

East Lake Neighborhood

Colorado School for the Deaf and Blind

Knob Hill Neighborhood

Shooks Run Trail

Prospect Lake

Tennis Courts

Memorial Park

Baseball Fields

Sertich Ice Center

Skate Park

Velodrome

K-Land Neighborhood

UCHealth

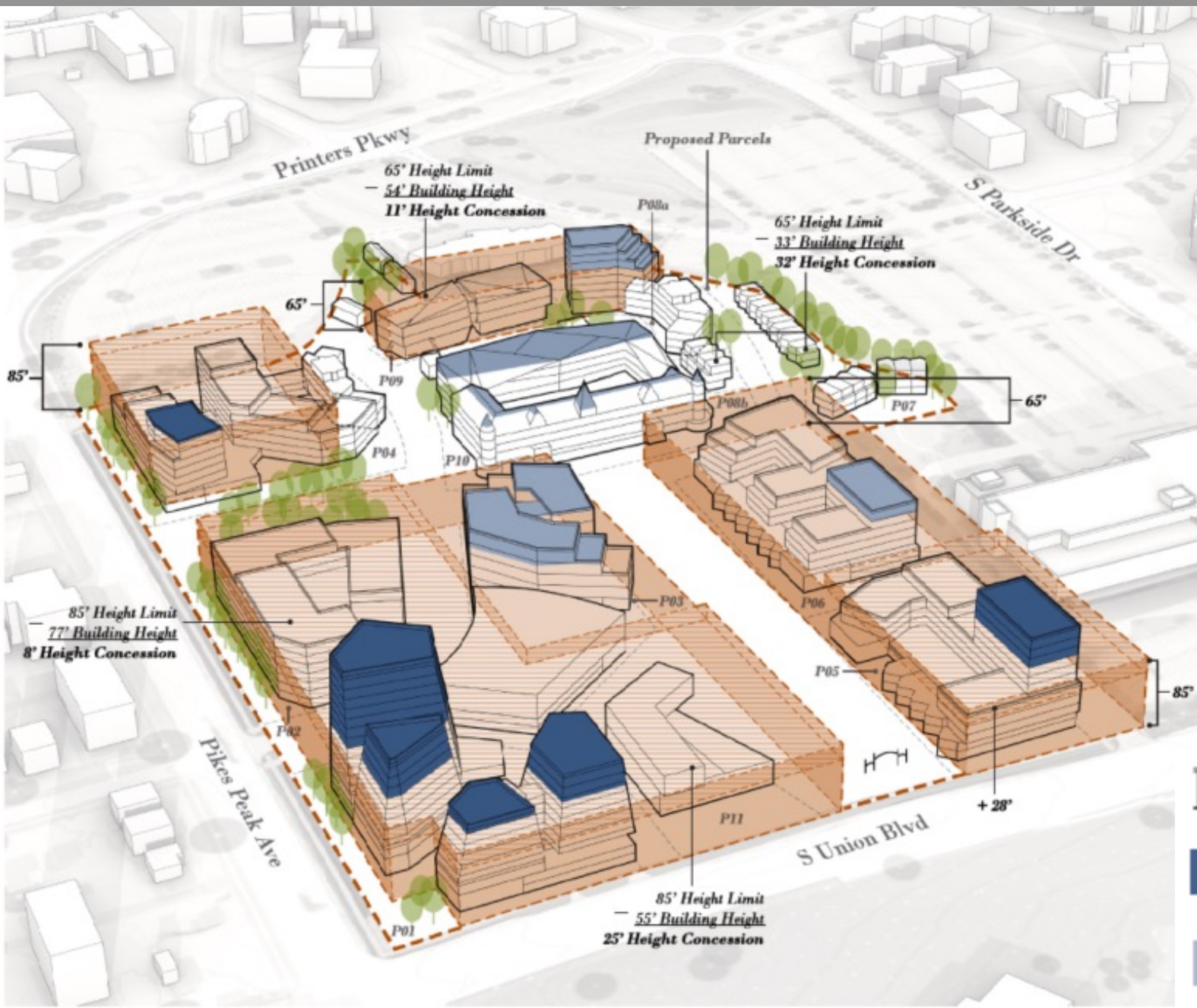
Businesses

Pikes Peak Ave

Union Printers Home

Park Hill Neighborhood



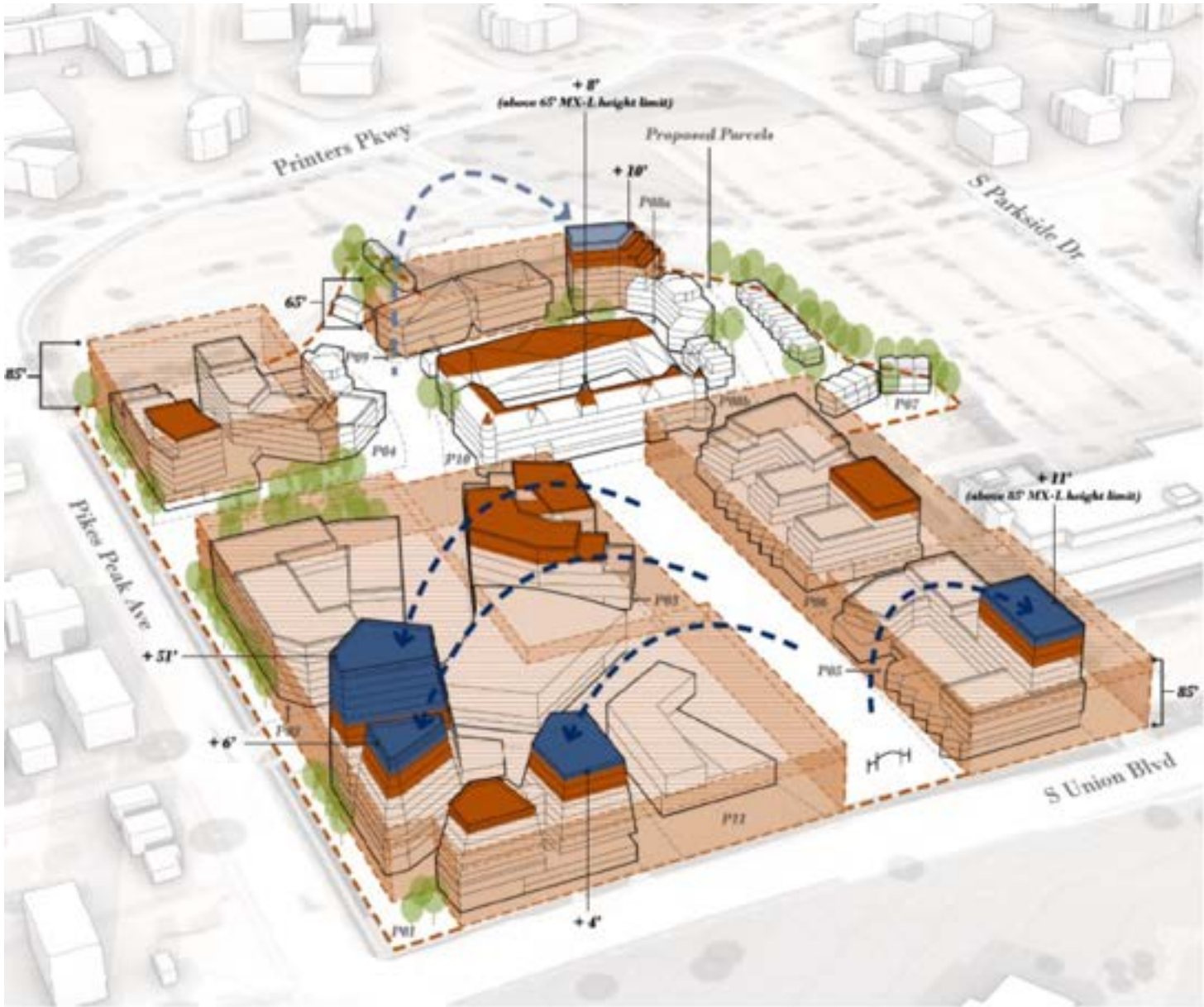


Proposed limited building height increases, including the historically significant Castle

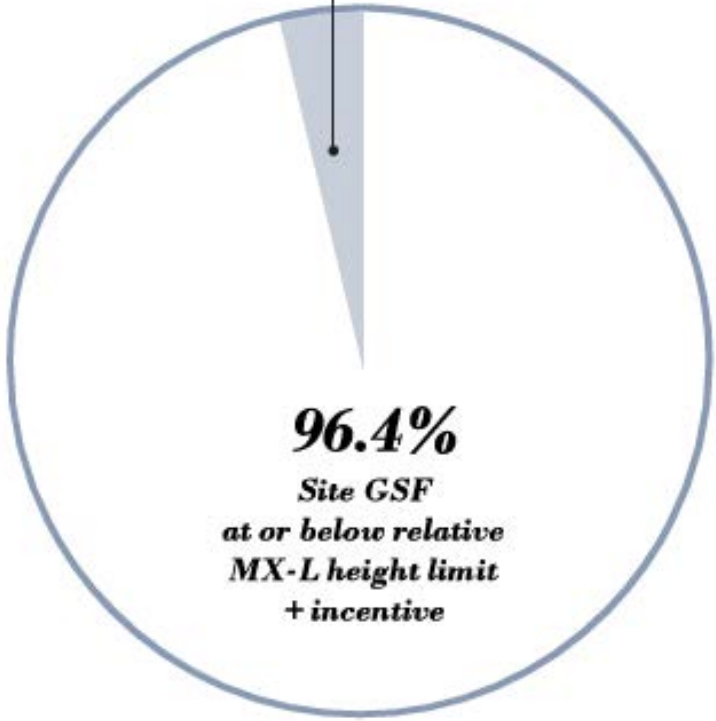
### Building Height

- Exceeds 85' MX-L height limit
- Exceeds 65' MX-L height limit

# Transfer of building massing



**3.6%**  
Site GSF  
exceeds relative MX-L  
height limit + incentive





# COMMUNITY ENGAGEMENT

## K-Land, Hillside, Knob Hill Neighborhoods

- May – Nov 2023: Property Tours
- Jan 4, 2024: Neighborhood Open House, 150 attendees
- Meetings/Presentations:
  - Knob Hill, May 3, 2023
  - K-Land, May 5, 2023
  - Hillside, Nov 29, 2023
  - Knob Hill, Feb/March 2024



# COMMUNITY ENGAGEMENT

## Community Meetings

- Colorado Springs Chamber and EDC
- Downtown Partnership
- Downtown Rotary Club
- North Rotary Club
- CONO

## Numerous Community, Neighborhood and Planning Advisory Property Tours

## Planning Advisory Task Force, 30 community organizations

- Meetings: Nov 2022, Feb and June 2023





# COMMUNITY ENGAGEMENT

## Planning Advisory Task Force

- Hispanic Chamber of Commerce
- Solid Rock Community Dev Corp
- Citizens Transportation Adv Board
- PPACG Area Agency on Aging
- Historic Preservation Alliance
- Community Cultural Collective
- City Office of Economic Development
- Southern Colorado Women's Chamber
- City Curator of History
- Historic Neighborhoods Partnership
- CSU Office of Economic Dev
- City Public Works
- Colorado College
- Downtown Partnership
- UC Health
- City Traffic
- School District 11
- Draper Commons
- City Historic Preservation Dept.
- Black Chamber
- City Parks, Rec & Cultural Services
- Colorado Springs Conservatory
- US Olympic & Paralympic Committee/Velodrome
- El Paso County Economic Dev.
- Colorado Springs Sports Corp
- Pikes Peak Area Council of Govt's
- David Lord
- Pioneers Museum
- Pikes Peak Region Attractions Assoc.
- CommunityWorks
- Apartment Association of So. Colorado
- Urban Renewal Authority
- City Community Development Division
- VisitCOS
- Colorado Springs Chamber & EDC
- Asian Chamber of Commerce
- RISE Coalition
- Cultural Office of Pikes Peak Region
- City Planning
- CONO
- Colorado Springs Forester
- University of Colorado, CS
- Housing & Building Association

# What's Next?

## MEETING FOLLOW-UP

**All comment forms and input from this meeting will be collected, summarized and provided to the City.**

**Planning Commission and City Council Hearings anticipated in early Summer 2024**

## STAY INFORMED

**The PowerPoint presentation and display boards from this meeting will be posted to the project webpage:**

**[www.unionprintershome.com](http://www.unionprintershome.com)**



**Please provide your email address at the sign-in table to receive project updates via e-newsletters.**

**Project Contact (email):**

**[info@unionprintershome.com](mailto:info@unionprintershome.com)**