

Our Mission

During its 130-year history, Union Printers Home has been a destination for healing, a prominent landmark within the city, and a curiosity for generations of Colorado Springs residents and visitors.

UPH Partners purchased the property in 2021 to protect its most significant historic assets and to breathe new life into the site. Developing a carefully crafted master plan, UPH Partners will steward a redevelopment strategy of the Union Printers Home into a destination for the City of Colorado Springs, the Front Range and beyond. It will be an authentic mixed-use neighborhood and a source of inspiration and community pride.

- UPH Partners

PRINTERS HILL

Master Plan

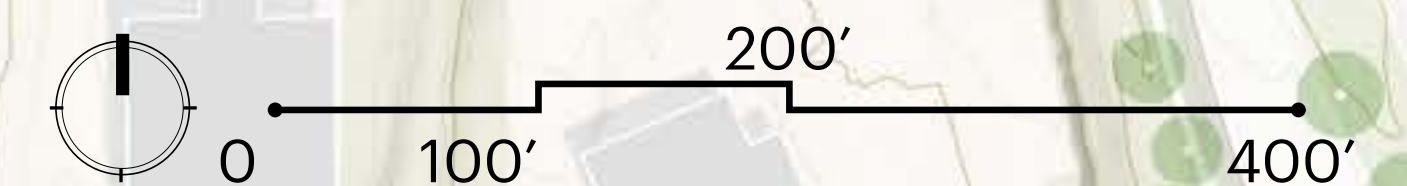
A Fully Connected, Urban, Mixed-use Place

The plan for Printers Hill centers on the historic core—the rehabilitated and expanded quartet of buildings at the center of the site—and its enhanced connection to the city and majestic natural surroundings. The existing and new development envisioned in the plan is situated within a carefully curated landscape network that provides physical and visual access to the site's features from all sides. Connecting it all together, a new framework of streets provides links to existing neighborhoods while weaving through Printers Hill, creating experiences of discovery and novelty at every turn.



Legend

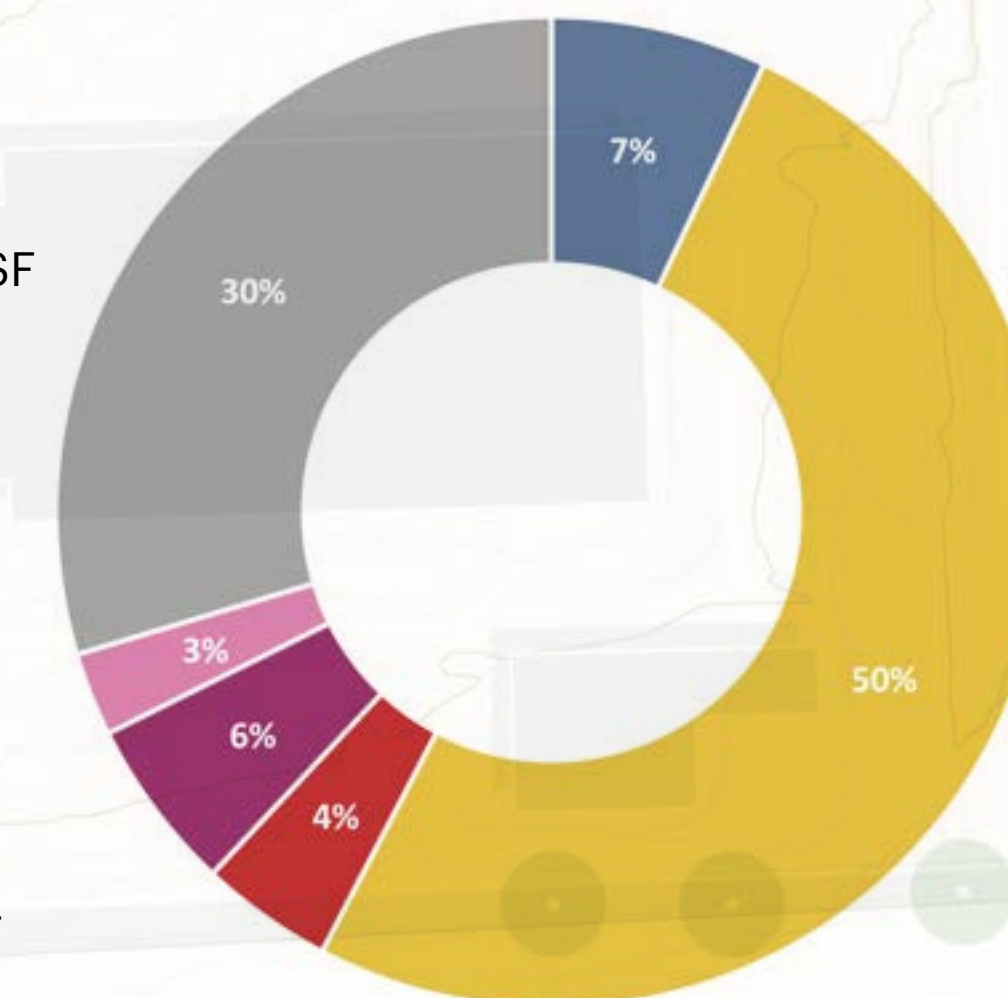
- 1 Multi-family
- 2 Multi-family & Retail
- 3 Townhomes
- 4 Commercial Office & Retail
- 5 Commercial Office
- 6 Medical Office & Retail
- 7 Creative Office/Food Hall
- 8 Grocery
- 9 Potential Museum
- 10 Potential Museum Green Roof/Bridge Access
- 11 Potential Museum Interpretive Plaza
- 12 Black Box (Convention/Events)
- 13 Black Box Outdoor Terrace
- 14 Daycare & Retail
- 15 Entry Plaza
- 16 Gardens & Retail Plaza
- 17 Cultural Stormwater Plaza
- 18 Urban Forest
- 19 Nature Play
- 20 Canopy Walk
- 21 Signature Water Feature
- 22 Stormwater Gardens
- 23 Amphitheater
- 24 Interpretive Gardens
- 25 Hotel & Drop-off (Castle Addition)
- 26 Flex Lawn & Retail Pavilion
- 27 Botanic Gardens & Retail Pavilion
- 28 Food Gardens & Greenhouses



PRINTERS HILL

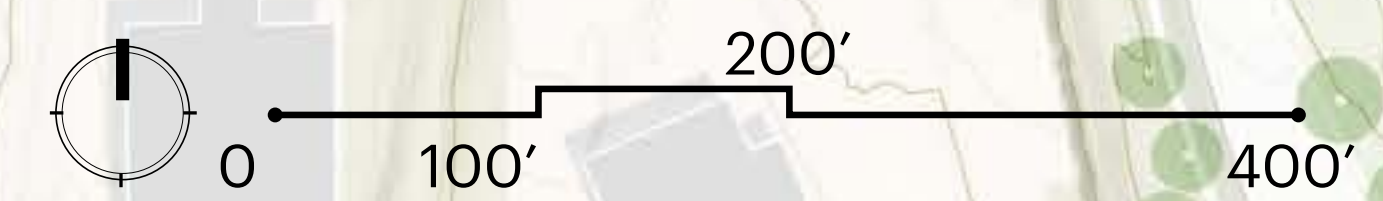
Development Program

Office	+/- 150,000 GSF
Residential	+/- 945 Total Units +/- 1,076,000 GSF
Retail	92,000 GSF
Hospitality	+/- 200 Rooms +/- 120,000 GSF
Amenities	+/- 58,000 GSF
Parking	+/- 1,800 Spaces +/- 630,000 GSF



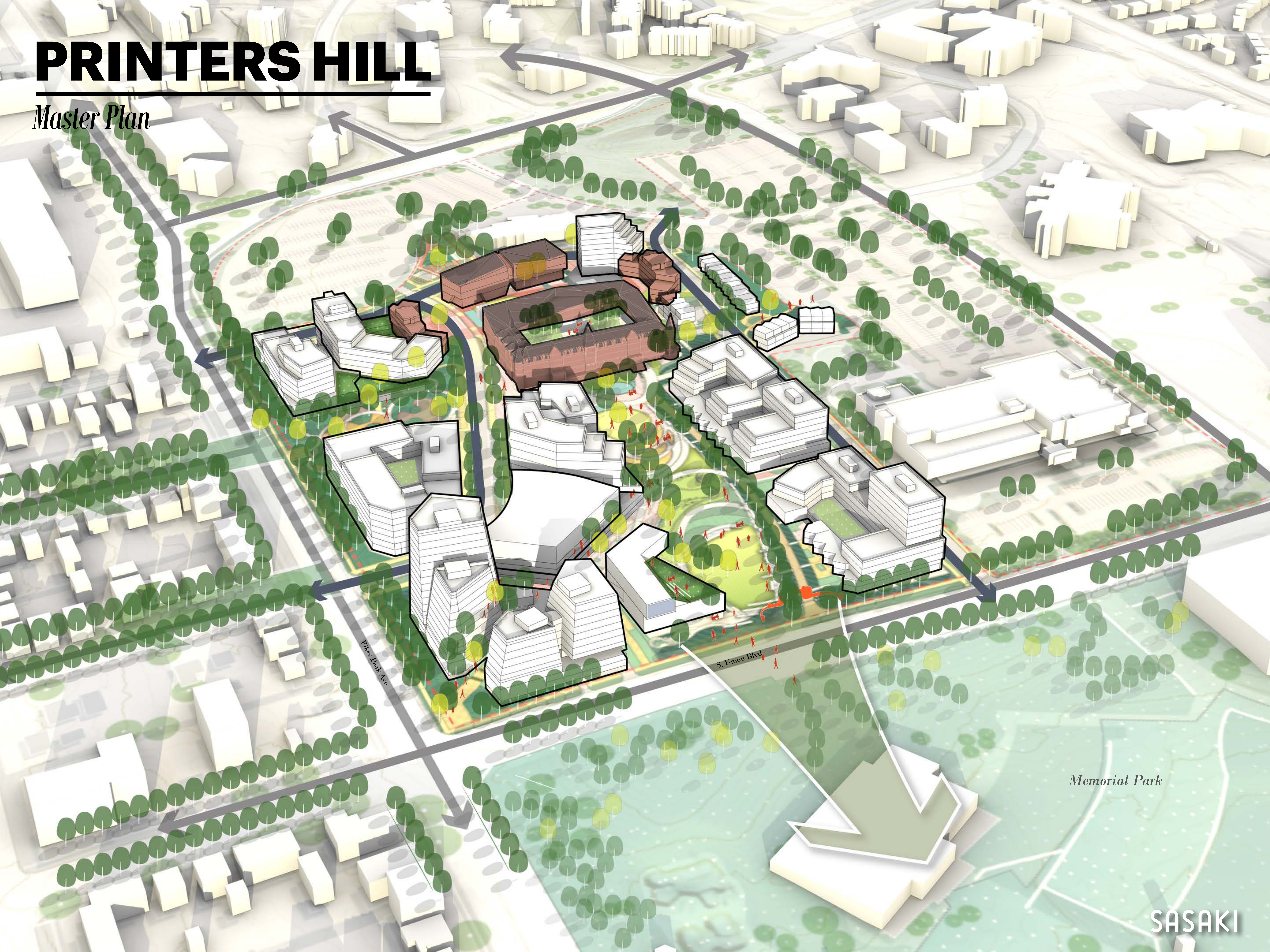
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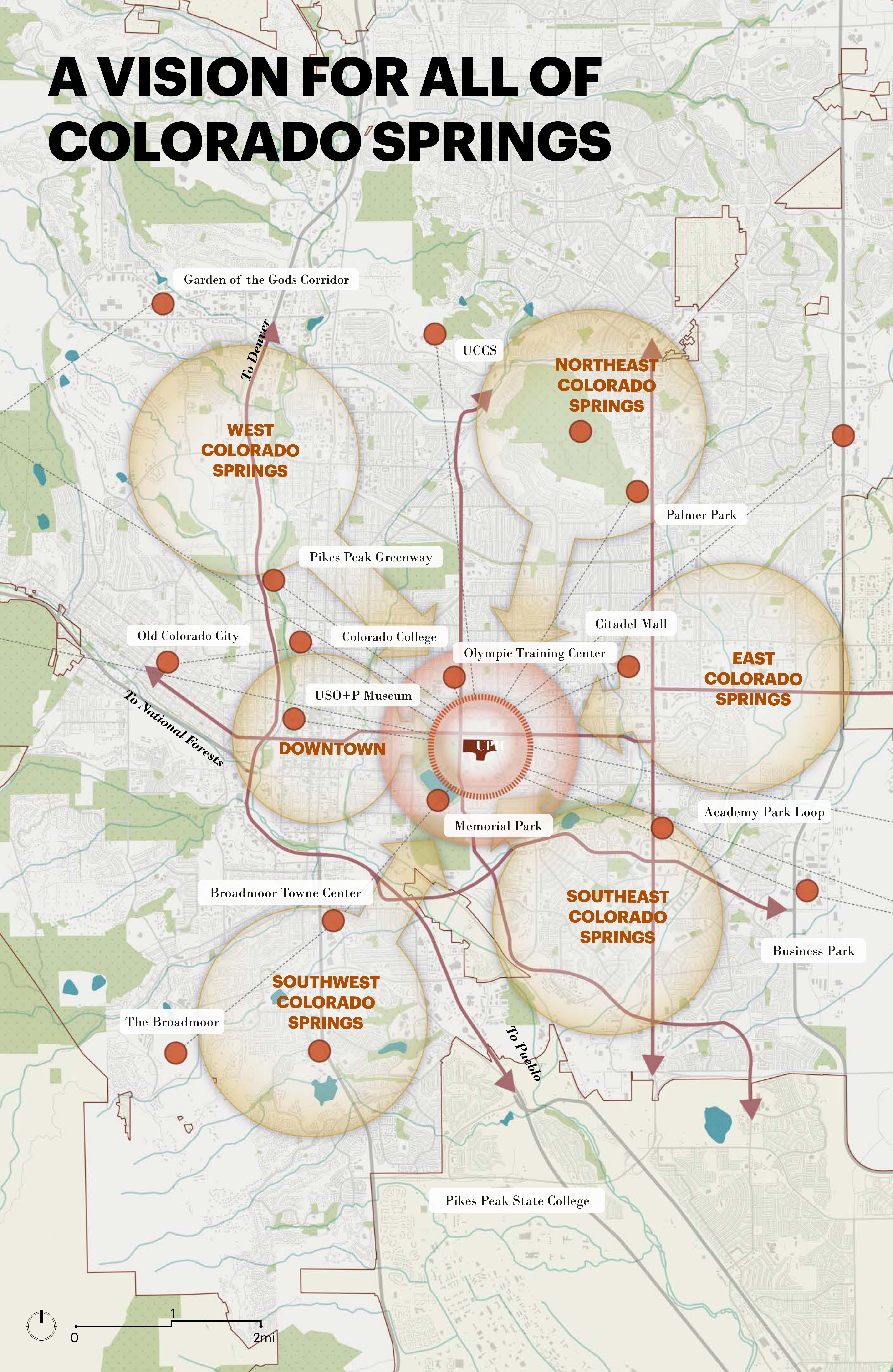
PRINTERS HILL

Master Plan

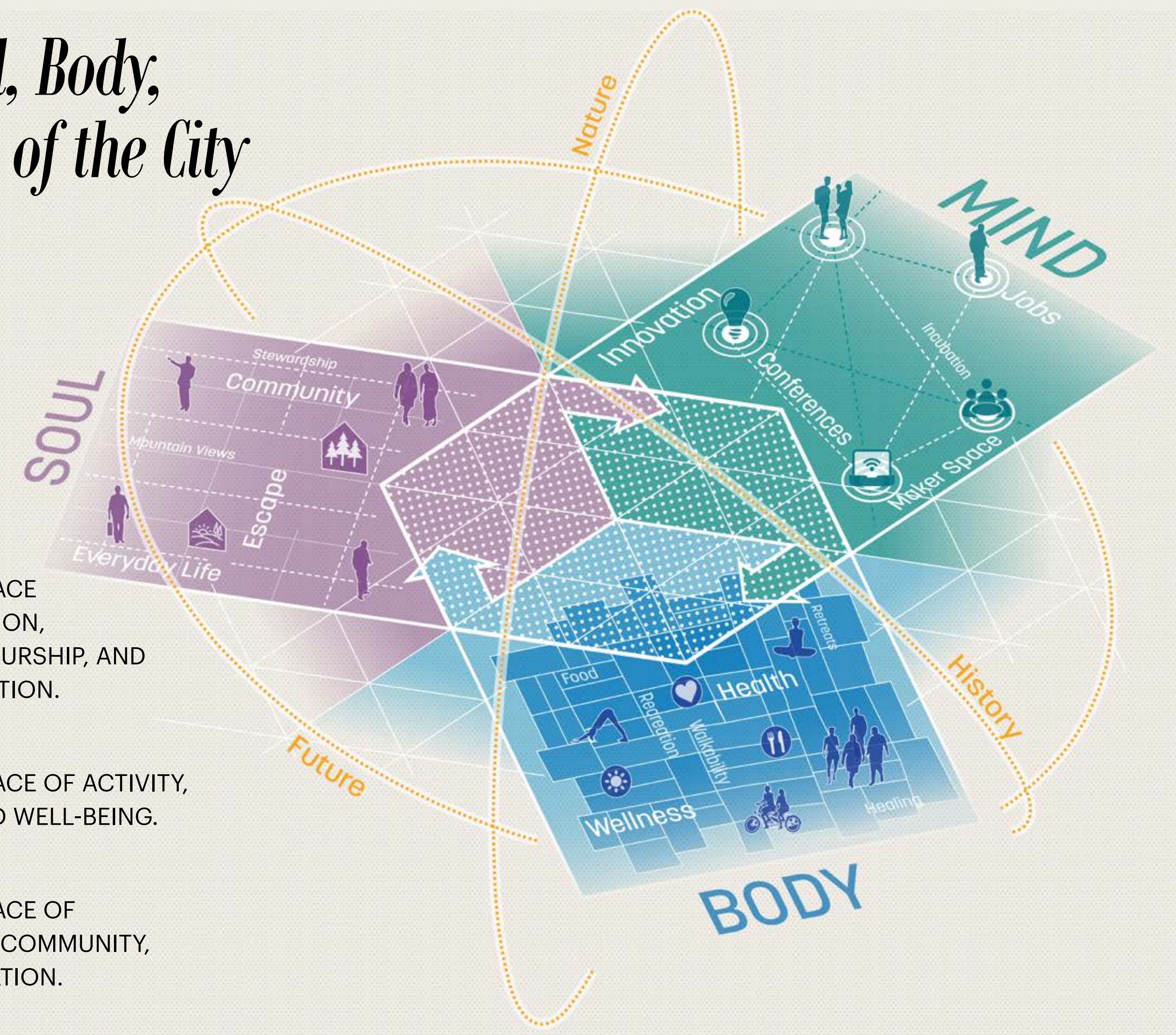


Memorial Park

A VISION FOR ALL OF COLORADO SPRINGS



The Mind, Body, and Soul of the City



MIND:

THIS IS A PLACE OF INNOVATION, ENTREPRENEURSHIP, AND COLLABORATION.

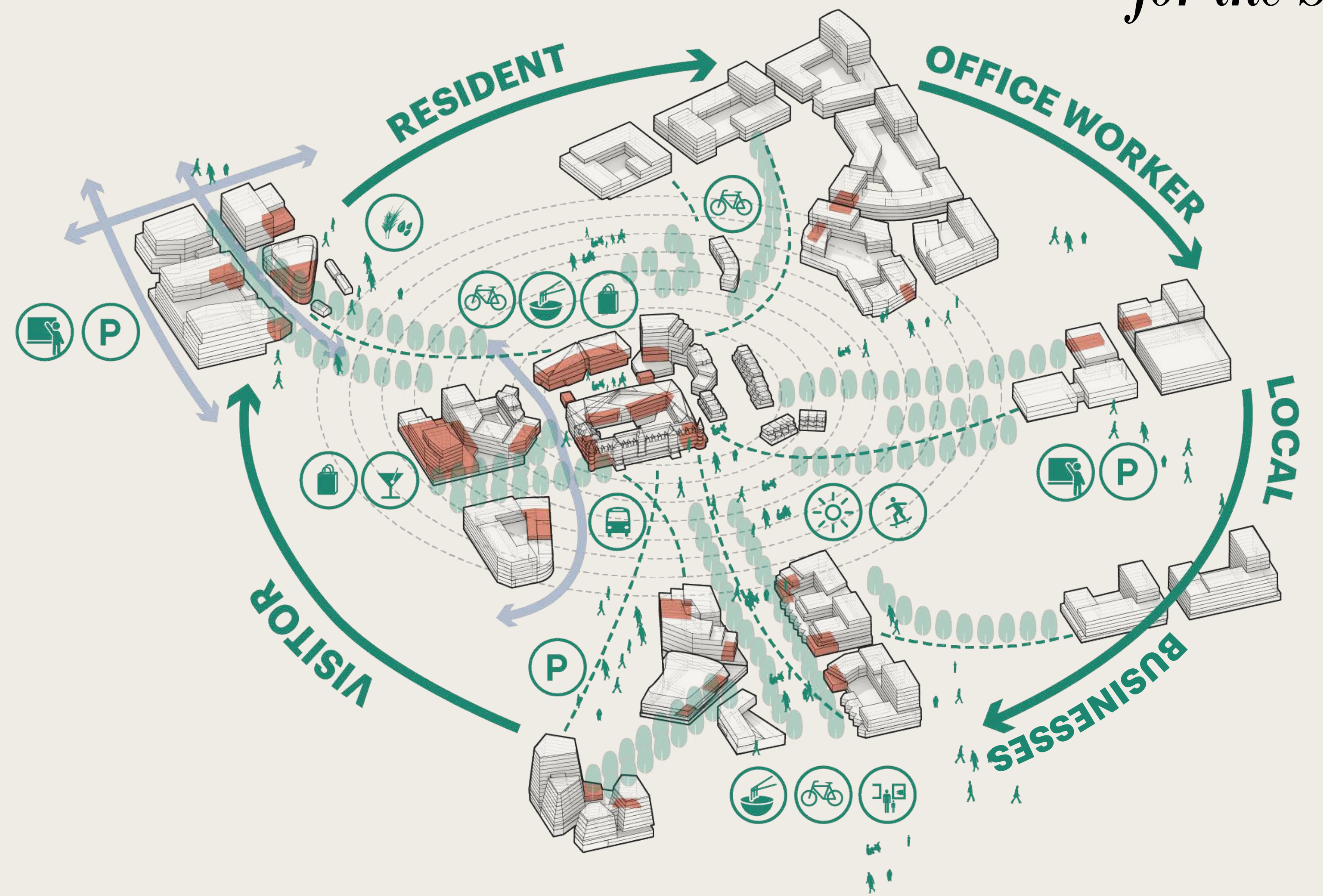
BODY:

THIS IS A PLACE OF ACTIVITY, HEALTH, AND WELL-BEING.

SOUL:

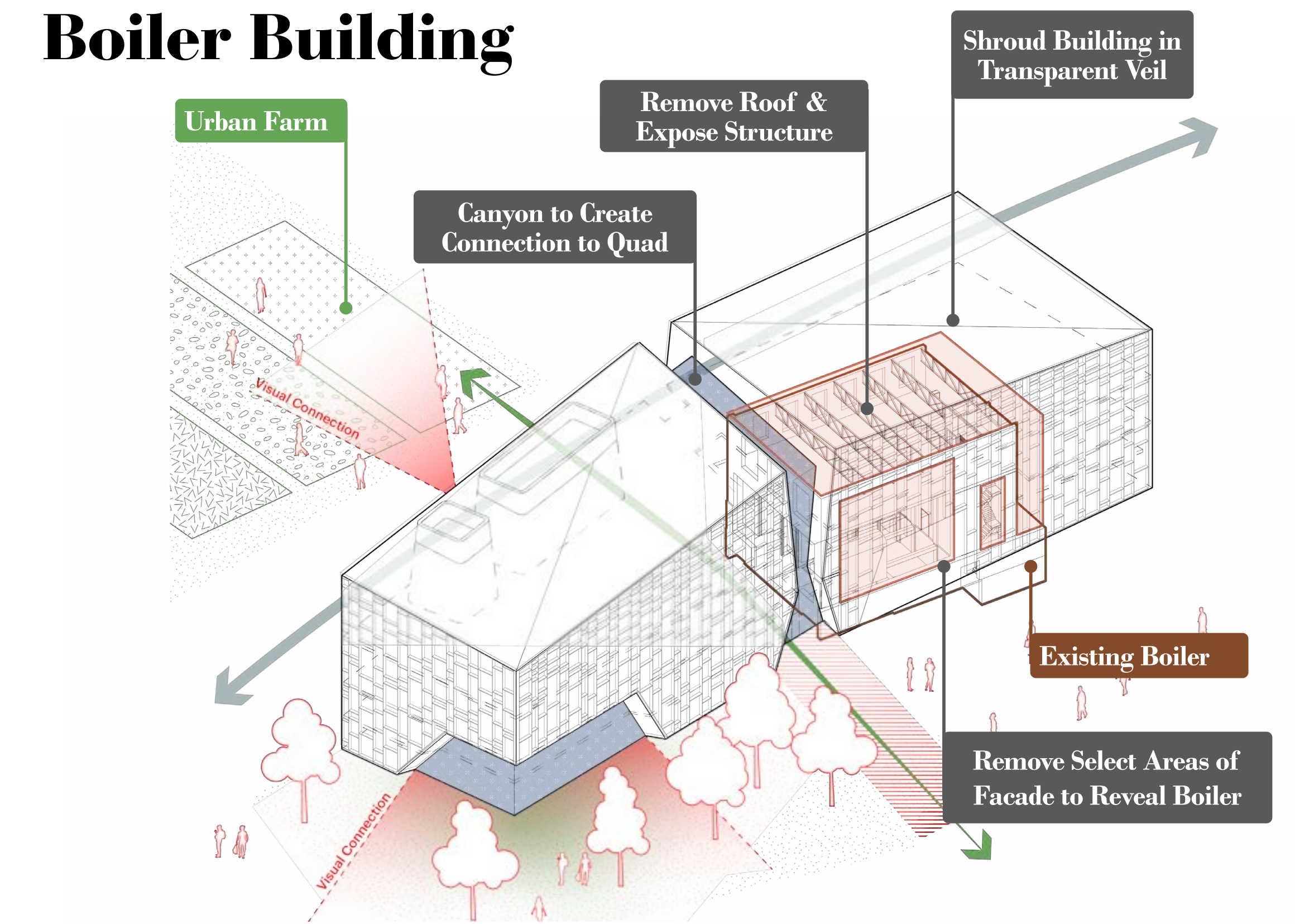
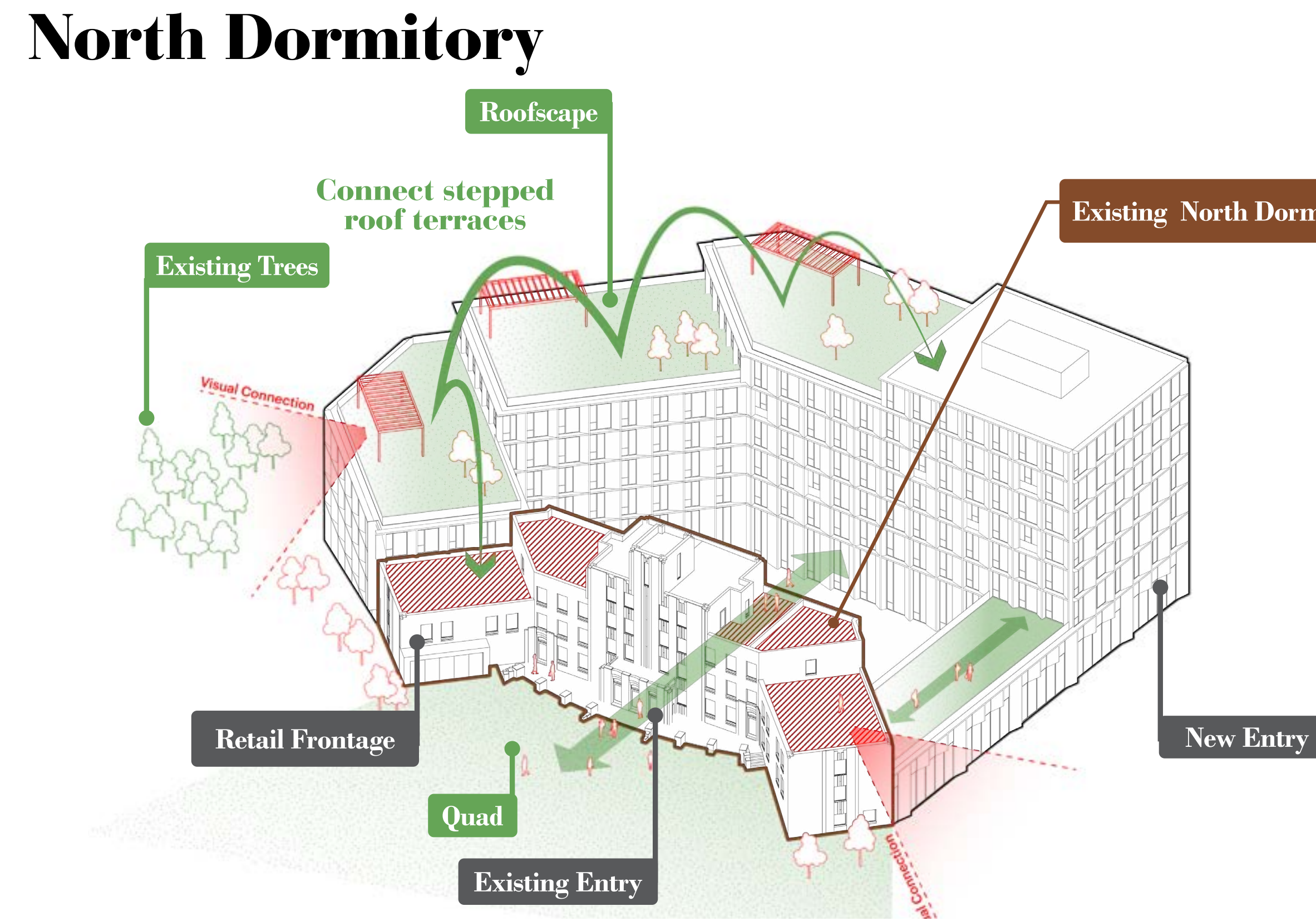
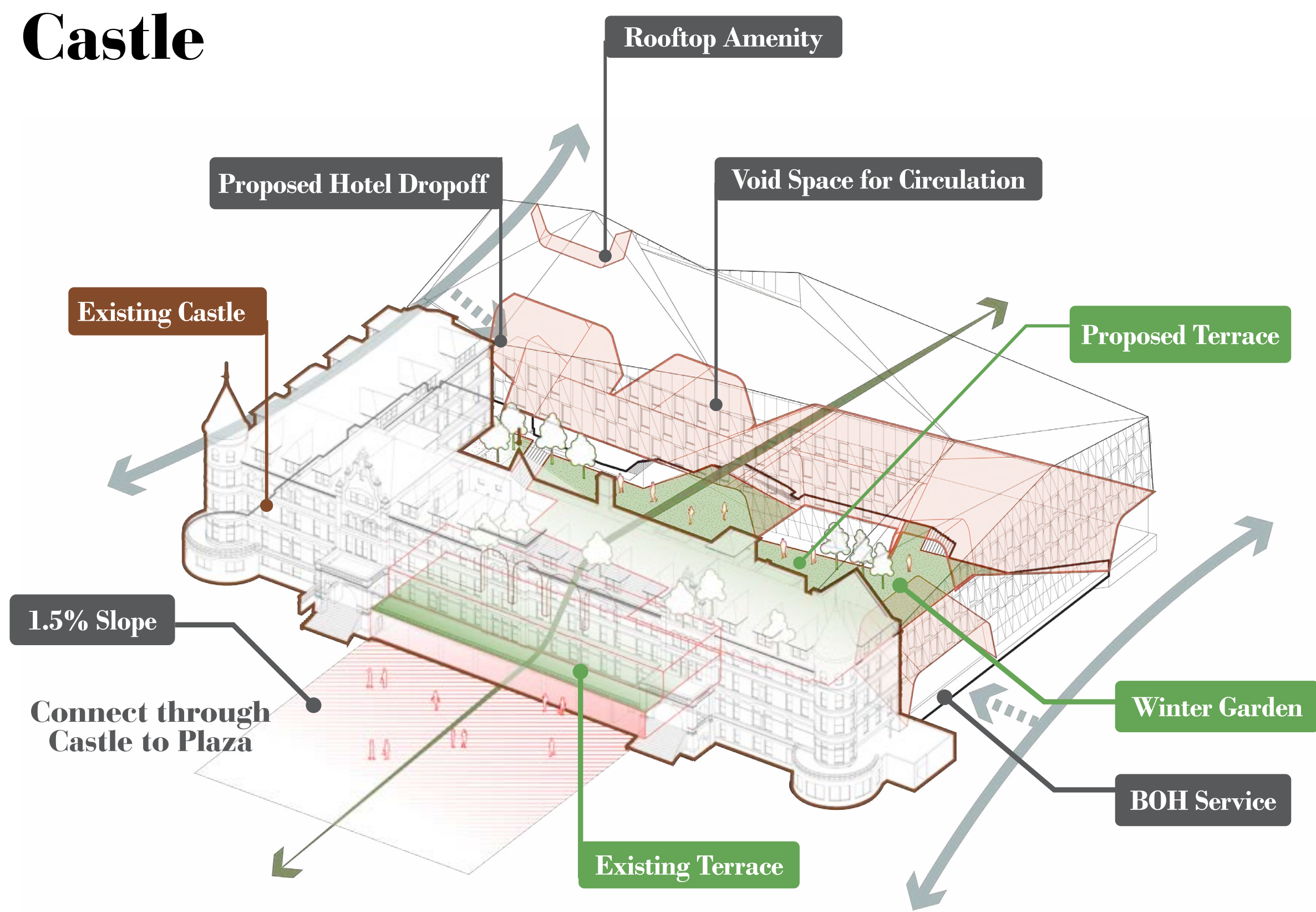
THIS IS A PLACE OF GATHERING, COMMUNITY, AND INSPIRATION.

Creating an Ecosystem for the Site



SITE PRESERVATION STRATEGIES

Approach to Adaptive Reuse & Architectural Intervention



RESPECTING & CELEBRATING THE EXISTING LANDSCAPE

The Union Printers Home site is home to more than 800 trees of various native and non-native species. The age of the trees on site ranges from young to mature with some in declining health.

Tree diversity, in terms of age and species, is a benefit to the overall health and longevity of the district's tree canopy and vegetation. The site benefits from numerous large, old trees that define the natural environment of the site, frame buildings and roadways, and help create a pastoral experience in the middle of the city.

Throughout the planning process, many community members expressed an appreciation for the site's natural condition and emphasized its preservation. The team conducted a detailed tree survey to understand the condition of every tree on site. The goal of the survey was to maximize preservation and determine a strategy for new development including, to the extent possible, existing trees.

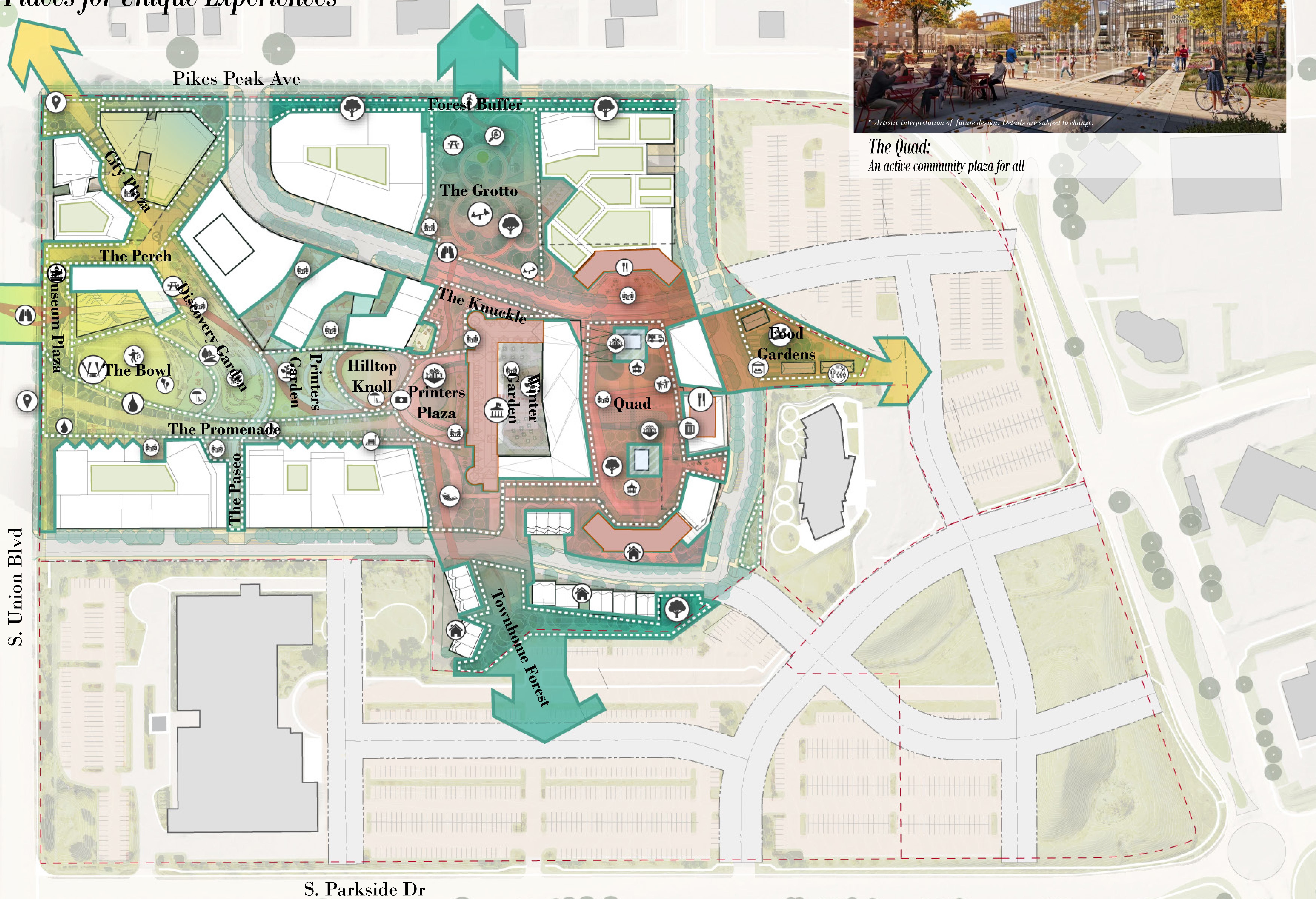


REACHING OUT

Unique Places for Unique Experiences



The Quad:
An active community plaza for all



S. Union Blvd

Pikes Peak Ave

S. Parkside Dr

See you at Printers Hill

COLORADO SPRINGS

