

UNION PRINTERS HOME

*Master Plan
Vision*



PUBLIC MEETING

January 4, 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



UPH Partners

UPH Partners, an entity bringing together longtime local philanthropic and civic-minded investors, purchased Union Printers Home to preserve, revitalize and energize the campus and its iconic buildings. The partners, inspired by the significance of this property in Colorado Springs' history and its potential to positively impact the surrounding neighborhoods and the larger region, joined forces to take on this ambitious redevelopment opportunity.

Ward Berlin

PHILANTHROPIST

Tony Bettis

PRESIDENT & CEO, ALL PRO CAPITAL

Jim Johnson

FORMER CHAIRMAN & CEO, GE JOHNSON HOLDINGS, INC

James Loo

DIRECTOR, BLOOM FOUNDATION

Kevin O'Neil

PRESIDENT & CEO, THE O'NEIL GROUP

Susan Pattee

BOARD CHAIR, BLOOM FOUNDATION

Susie Burghart

PHILANTHROPIST



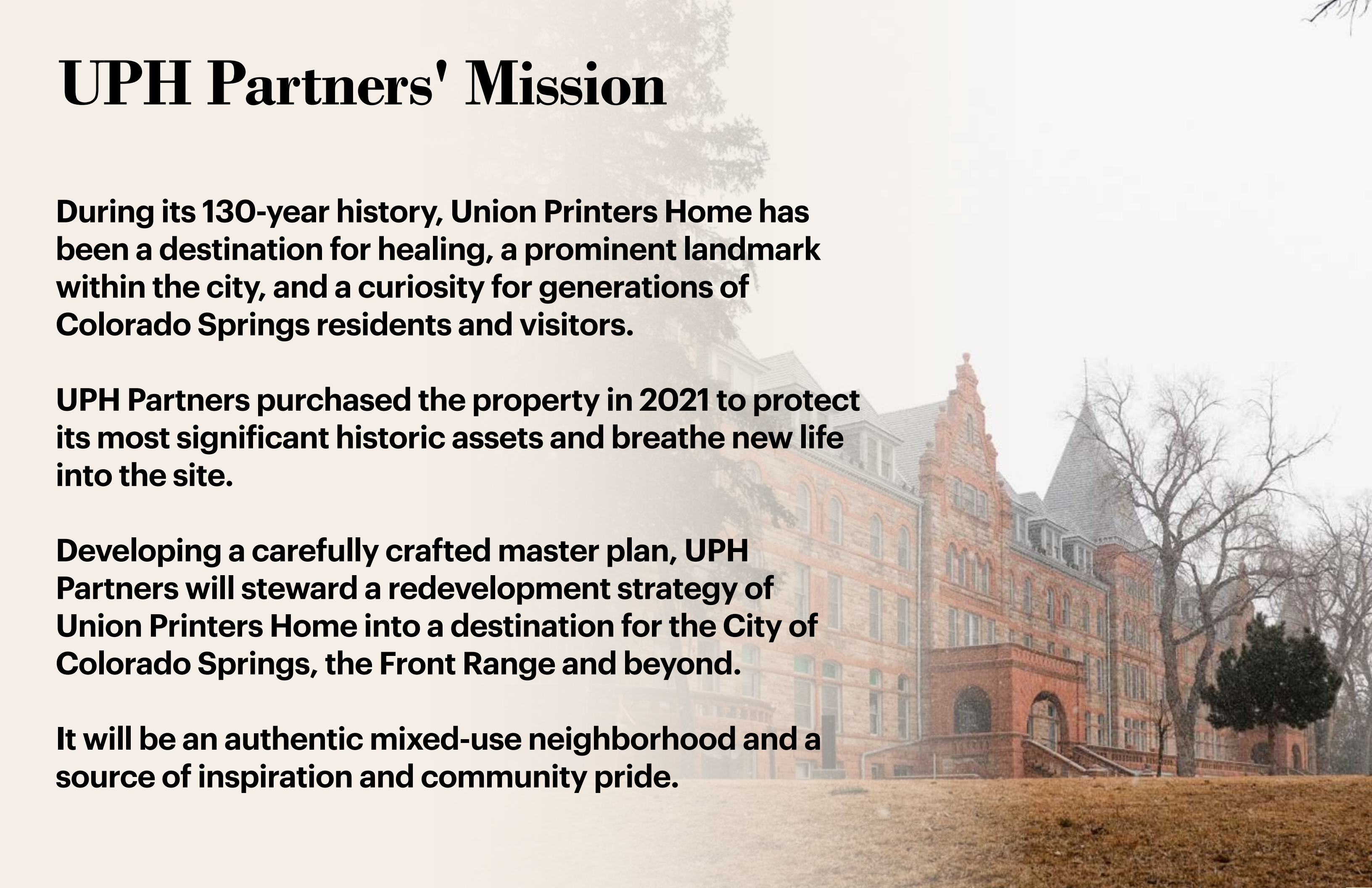
UPH Partners' Mission

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.

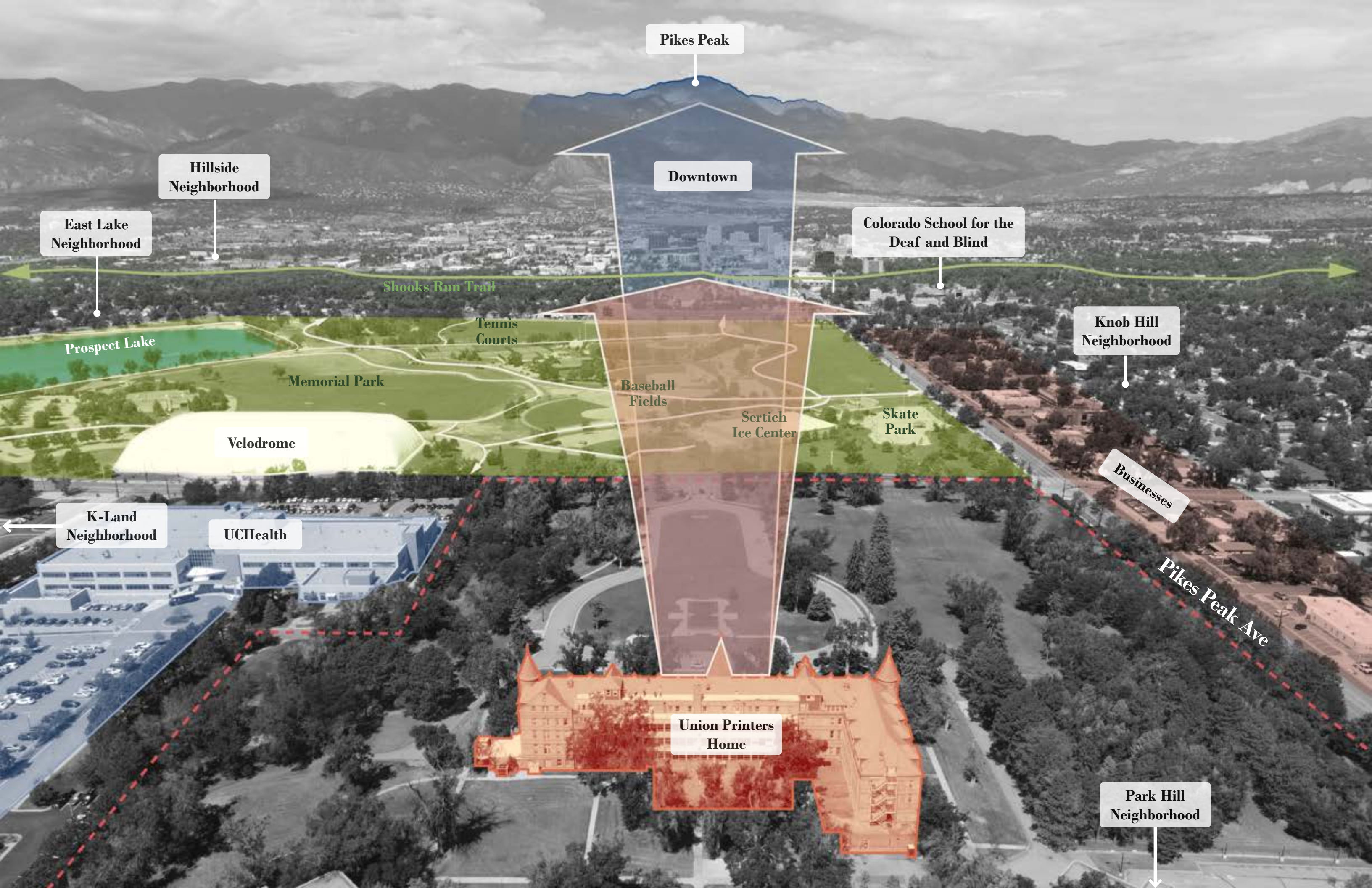
UPH Partners purchased the property in 2021 to protect its most significant historic assets and breathe new life into the site.

Developing a carefully crafted master plan, UPH Partners will steward a redevelopment strategy of 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.







Pikes Peak

Downtown

Hillside Neighborhood

East Lake Neighborhood

Colorado School for the Deaf and Blind

Knob Hill Neighborhood

Prospect Lake

Shooks Run Trail

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



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

Pikes Peak Ave

S. Union Blvd

North Dorm

Castle

Boiler

South Dorm

Printers Pkwy

S. Parkside Dr

- Ground Floor Retail
- Office
- Park Amenities
- Surface Parking
- Active Open Space
- Fenced Open Space
- Passive Open Space

20 ft

0 ft

10 ft

50 ft



Market Context

RCLCO conducted a sweeping market analysis of projected future demand in the central Colorado Springs market between now and 2040.

The resulting estimates served as a guide for understanding what types and amounts of development to plan for.

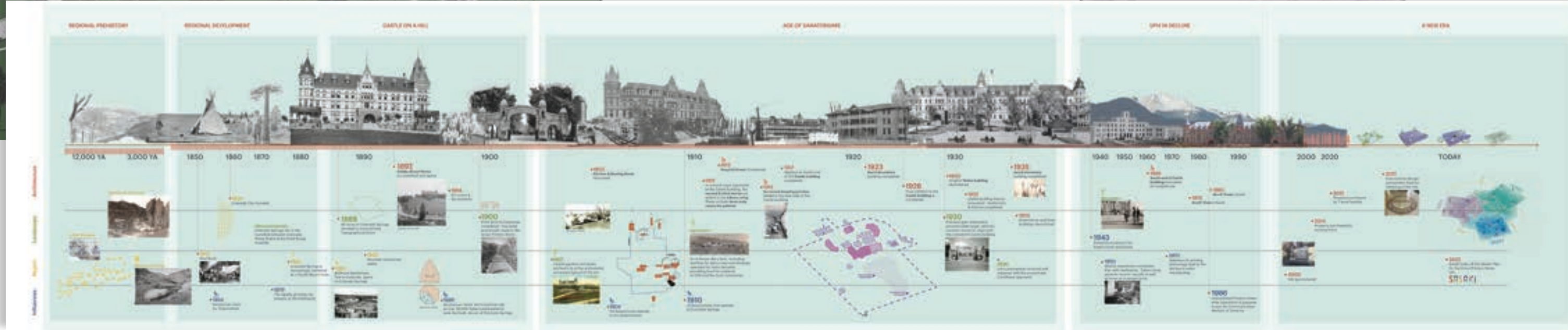
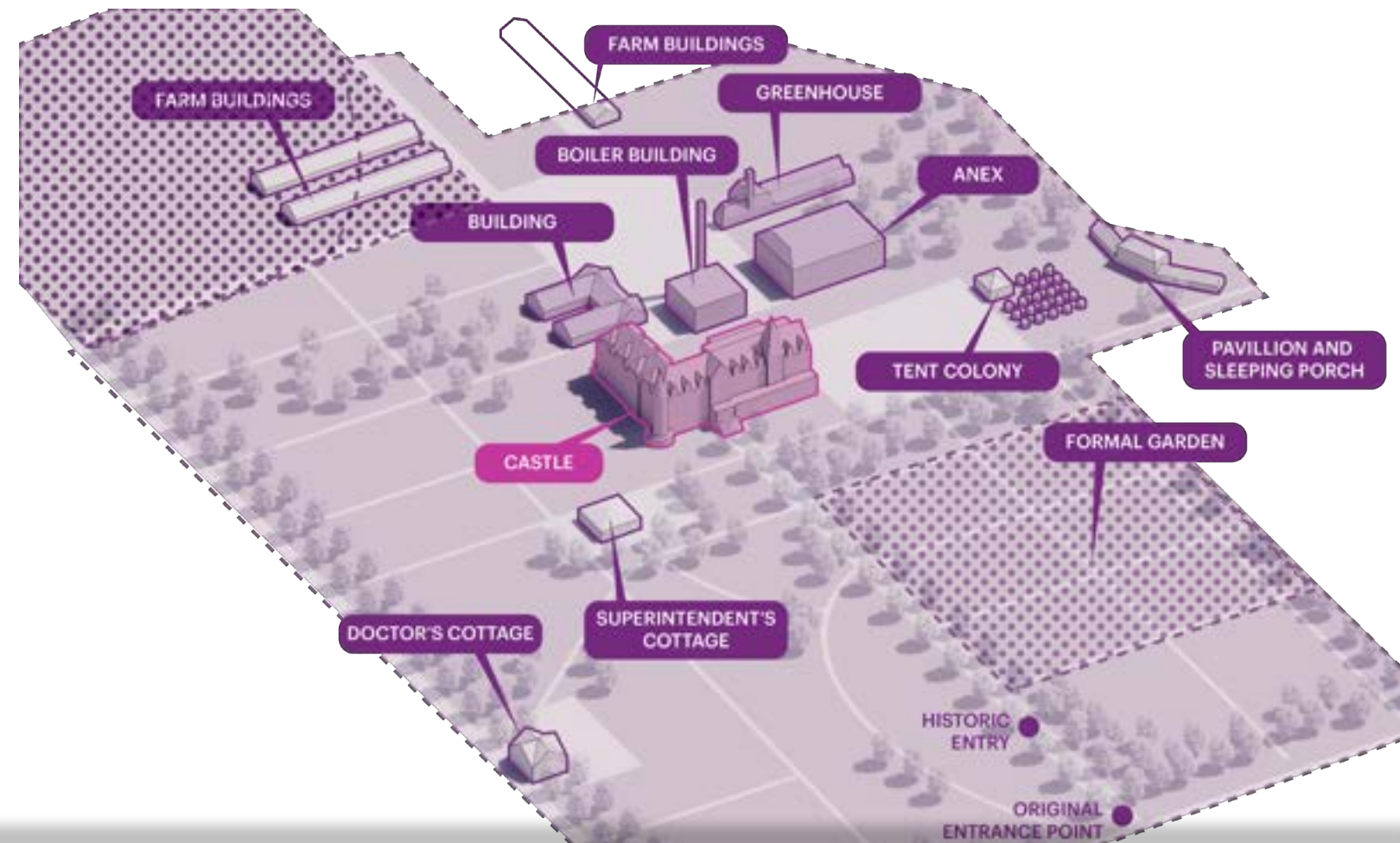
Key Takeaways:

- Considerable demand for **office**, including **medical office space** and **coworking space**.
- Very strong demand of new **housing**, of all types, including senior housing, townhomes, apartments, and condos.
- Some demand for **retail**, including new restaurants and a grocery store or pharmacy.
- Demand for a new **boutique-style hotel**.
- Demand for and desire for more **public-facing uses** such as a conference space, a museum, a food hall, or a library.
- The master plan features a vibrant **mix of uses** to create a balanced place featuring all the amenities of urban life.

*Planning for an
iconic property's
second act.*



Learn Everything



Listen and Consult



Connecting with the Community

Groups and stakeholders the planning team has engaged with to date.

- **Planning Advisory Task Force with 30+ local representatives**
- **Council of Neighbors and Organizations (CONO)**
- **K-Land Neighborhood**
- **Hillside Neighborhood**
- **Knob Hill Neighborhood**
- **Colorado Springs Rotary Clubs**
- **UCHealth**
- **Downtown Colorado Springs Partnership**
- **Colorado Springs Chamber of Commerce + EDC**
- **El Paso County Economic Development Office**
- **City of Colorado Springs Planning and Development**
- **Colorado Springs Utilities**
- **City of Colorado Springs Economic Development**
- **City of Colorado Springs Public Works**
- **City of Colorado Springs Forestry**
- **City of Colorado Springs Parks, Recreation, and Cultural Services**
- **Colorado Springs Stormwater Enterprise**
- **Colorado Springs Traffic**
- **Urban Renewal Authority**

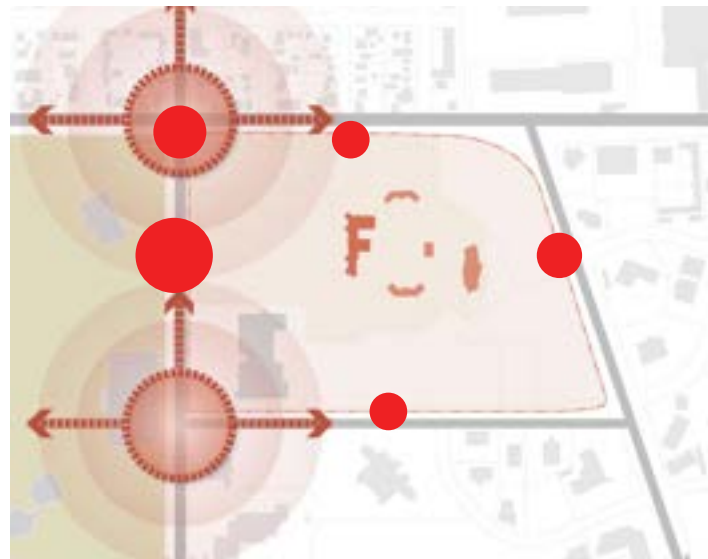
Learn from World-Class Places



Collaborate and Iterate



Establish Design Principles



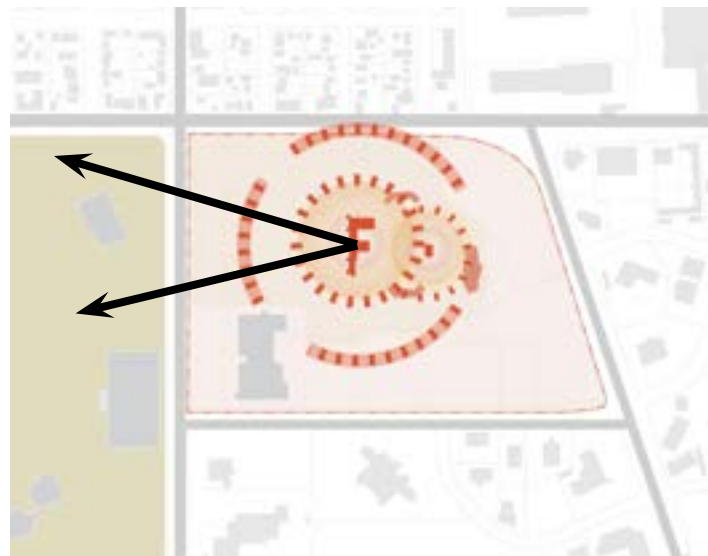
CREATE IDENTIFIABLE GATEWAYS



**CONNECT THE SITE TO IT'S CONTEXT,
WHILE PROVIDING A HUMAN SCALED
ENVIRONMENT**



**GENERATE ACTIVE EDGES ON THE
PERIMETER OF THE SITE**



**CELEBRATE THE FRONTALTY OF THE
CASTLE WHILE PROTECTING IT'S
RELATIONSHIP TO THE MOUNTAINS**



**ESTABLISH AN OPEN SPACE AND
PEDESTRIAN NETWORK BY CONNECTING
EXISTING TREES AND VIEW CORRIDORS**



**ACTIVATE THE CENTRAL QUAD TO AND
ENCIRCLE IT IN AN ECOSYSTEM OF
MIXED-USE PROGRAMS**

PLAN VISION

Master Plan



Fikes Peak Avenue

S. Union Boulevard








Pedestrian Bridge

Memorial Park

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
TOTAL		1,578,493 SF

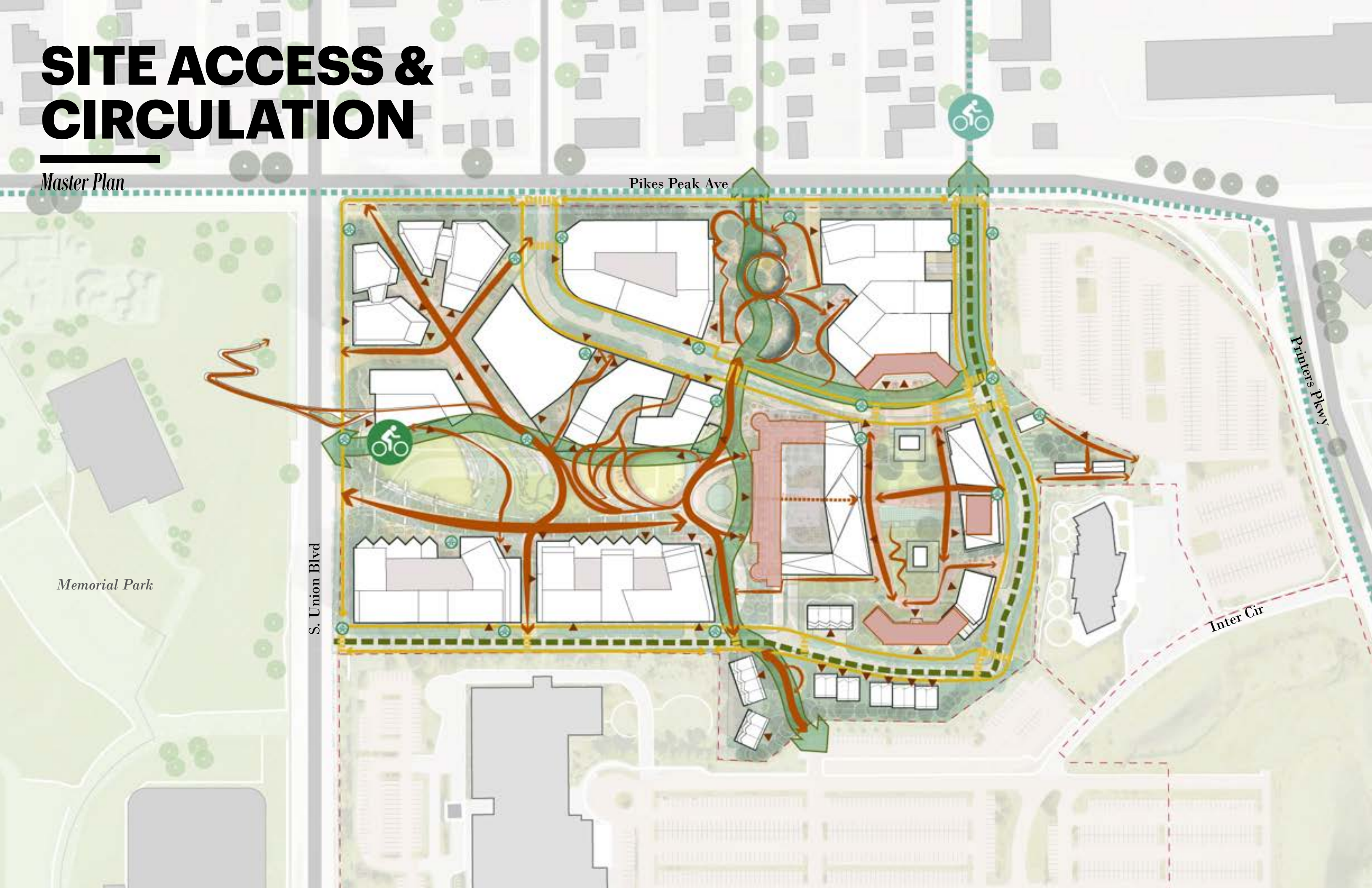
GROUND FLOOR

Access & Activation



SITE ACCESS & CIRCULATION

Master Plan



Pikes Peak Ave

S. Union Blvd

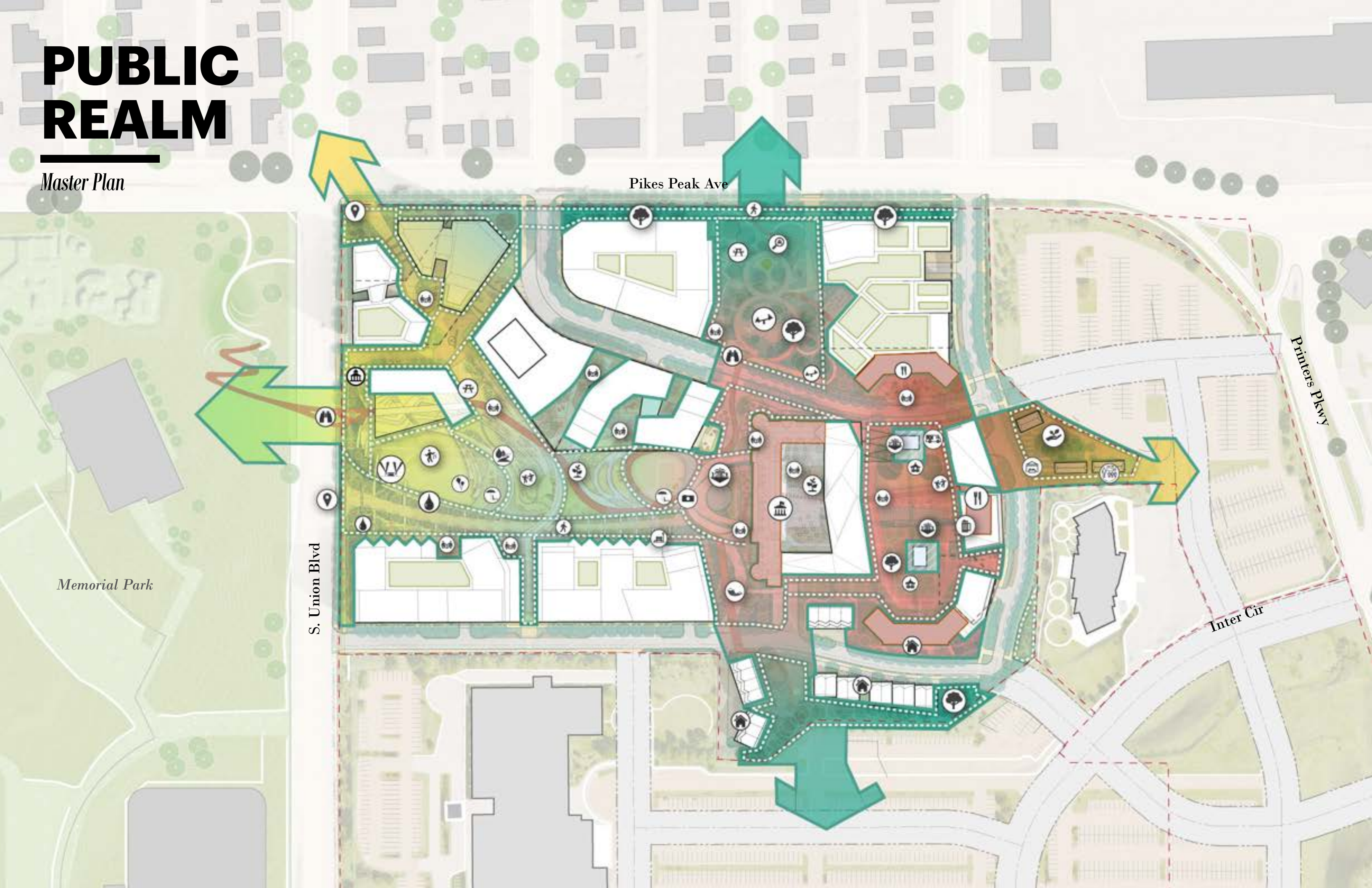
Printers Pkwy

Inter Cir

Memorial Park

PUBLIC REALM

Master Plan



Pikes Peak Ave

Printers Pkwy

Inter Cir

S. Union Blvd

Memorial Park

UNION PRINTERS PARK

Activation & Programming

Key Map



Memorial Park





UNION PRINTERS HOME

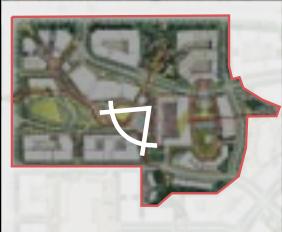
Union Printers Park: The Gateway to the Castle





THE FRONT PORCH

Celebrating the Front Range





A PLACE FOR ALL OF COLORADO SPRINGS

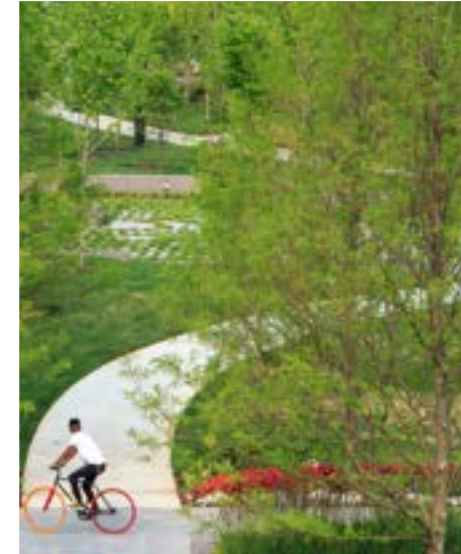
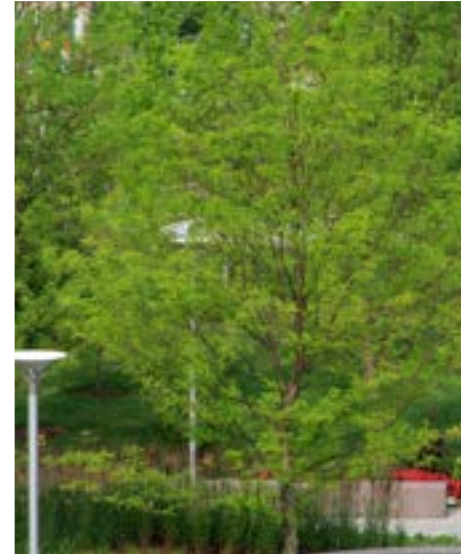
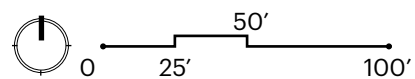
A New Central Destination for Relaxation or Celebration



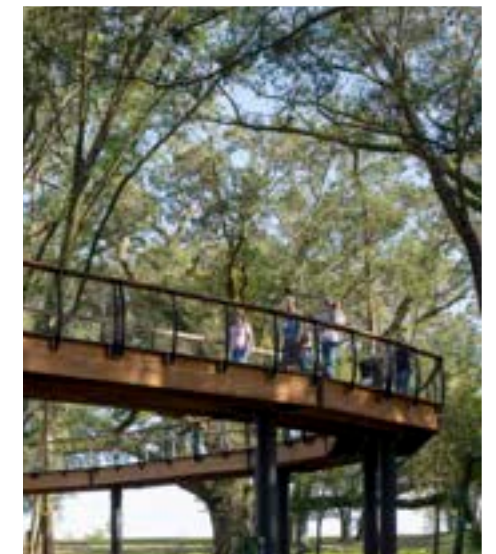
THE GROTTO

An Immersive Forest Environment

Key Map



The Grotto is a place of imagination & wonder. Situated in the highest concentration of mature trees people can immerse themselves in the canopy, an experience of the urban wild.





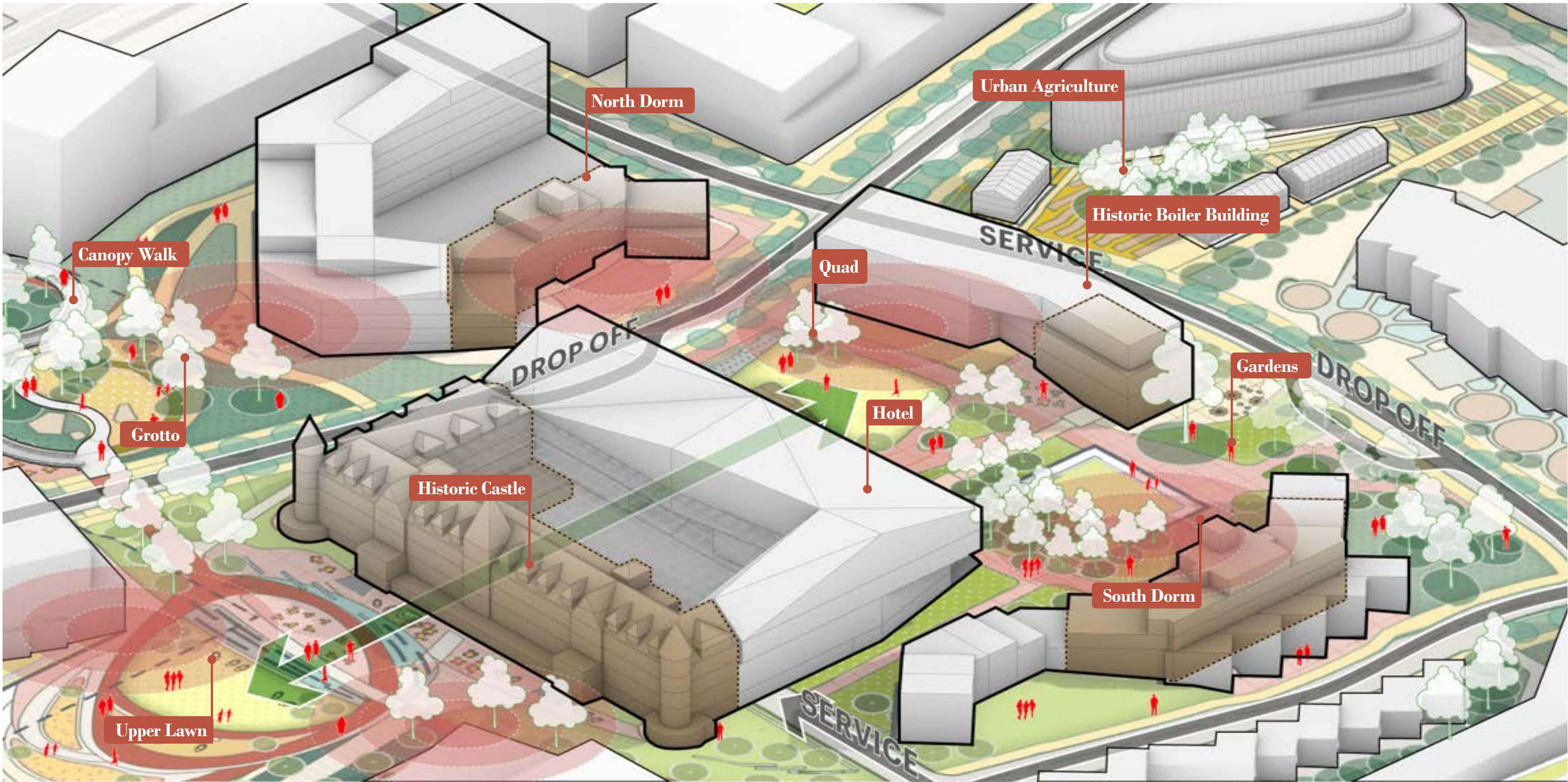
THE GROTTTO

A Hiway at Union Printers Home



THE HISTORIC CORE

The Heart & Main Destination of the District.





THE QUAD

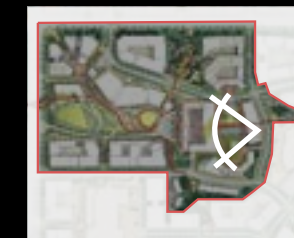
A Modern Vision for the Historic Assets





THE BOILER BUILDING

A place for creative ideas, food, and brews





THE CASTLE & THE QUAD

The Center of It All





THE WINTER GARDEN

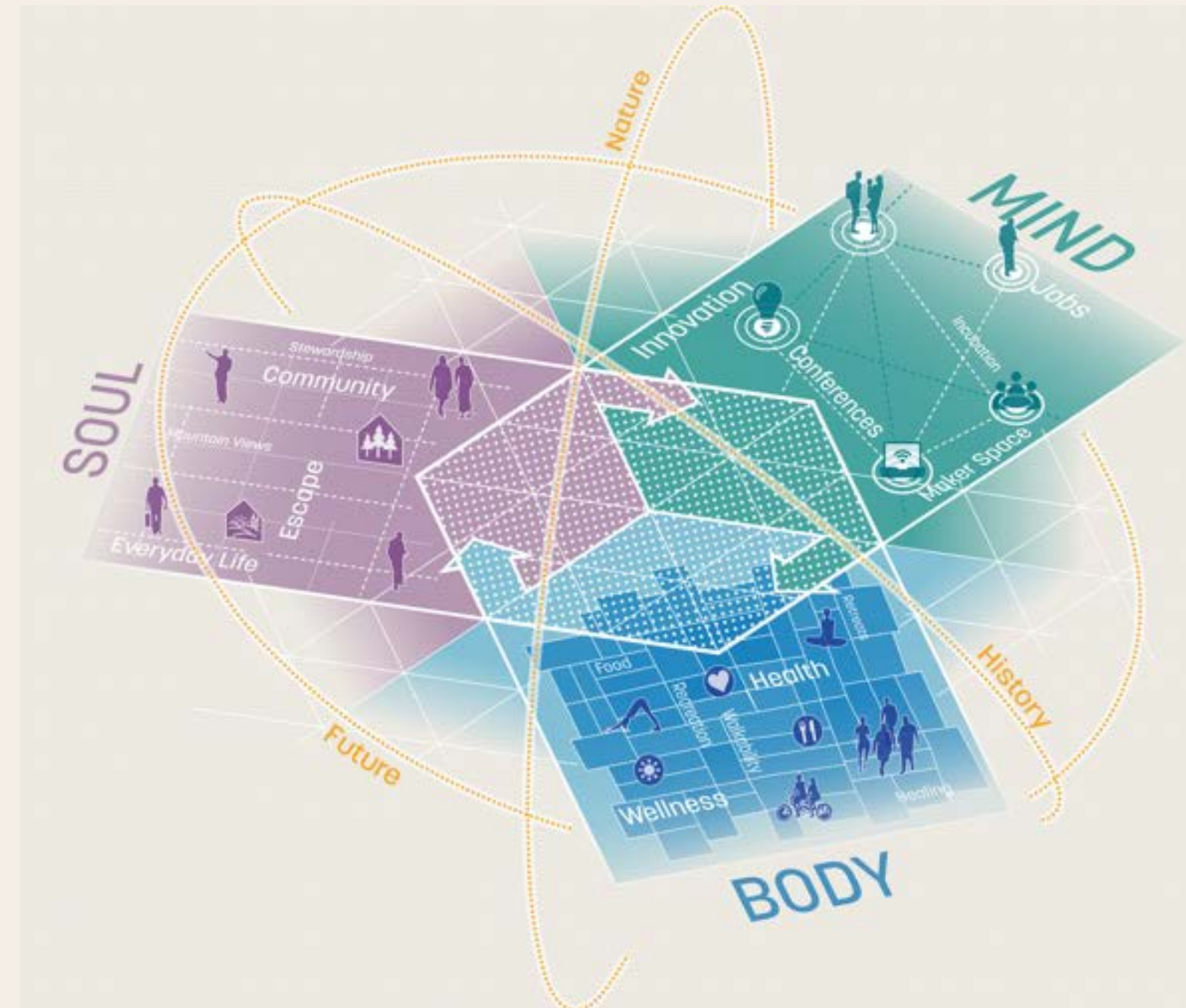
A Year-Round Event Space



UPH District Values

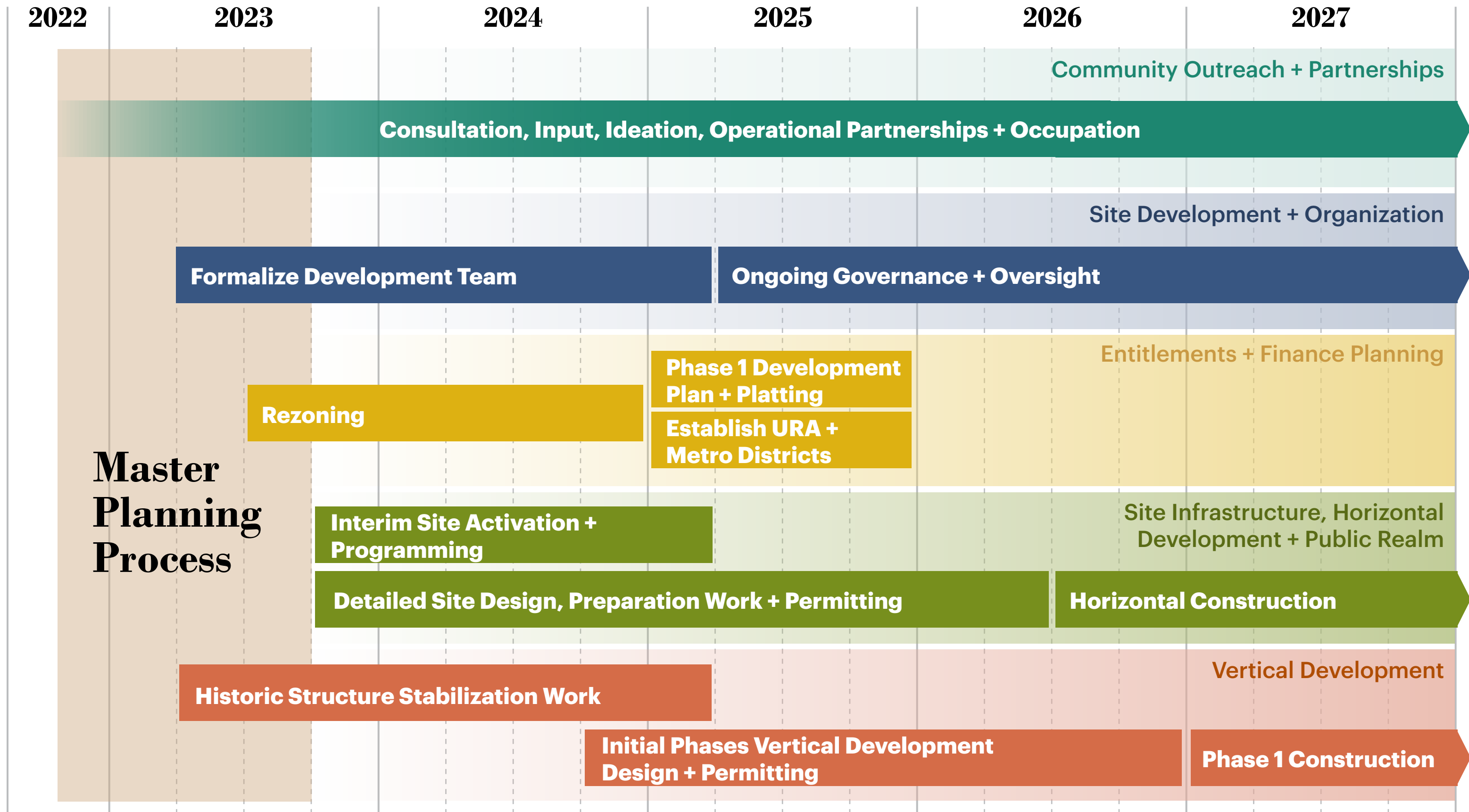
The redevelopment of this site centers around the concept of enriching the **mind**, **body**, and **soul**.

Each of these interrelated themes ties back to the site's history as an innovative and experiential national health and wellness destination. Today, as a dynamic urban district, these concepts drive decisions from architecture and design, to programming and public realm, to tenants and branding.



IMPLEMENTING THE VISION

What comes next?





THE FUTURE PRINTERS HILL

A New Kind of Neighborhood in Colorado Springs



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 + City Council hearings anticipated for Late Spring/Early Summer 2024

STAY INFORMED

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

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