

UNION PRINTERS HOME

Master Plan

02.22.2023



**PLANNING ADVISORY
TASK FORCE**

Meeting 2

Agenda Overview

02.22.2023 3:00 pm - 5:00 pm

1. ARRIVAL & WELCOME (3:00 - 3:15 pm)
2. WHAT WE HEARD / WHAT YOU HAVE HEARD (3:15 - 3:45 pm)
3. TECHNICAL & DUE DILIGENCE SUMMARY (3:45 - 4:00 pm)
4. SITE OPPORTUNITIES & CONSTRAINTS (4:00 - 4:15 pm)
5. MISSION, VISION & FRAMEWORK (4:15 - 4:30 pm)
6. PLANNING FOR BROADER ENGAGEMENT (4:30 - 5:00 pm)

Meeting Goals

02.22.2022 3:00 pm - 5:00 pm

WHAT WE HAVE LEARNED TO DATE

- **What we heard from you, key takeaways**
- **Groups we have communicated with**
- **What you have heard from other community members?**

MISSION, VISION, AND DRAFT FRAMEWORK

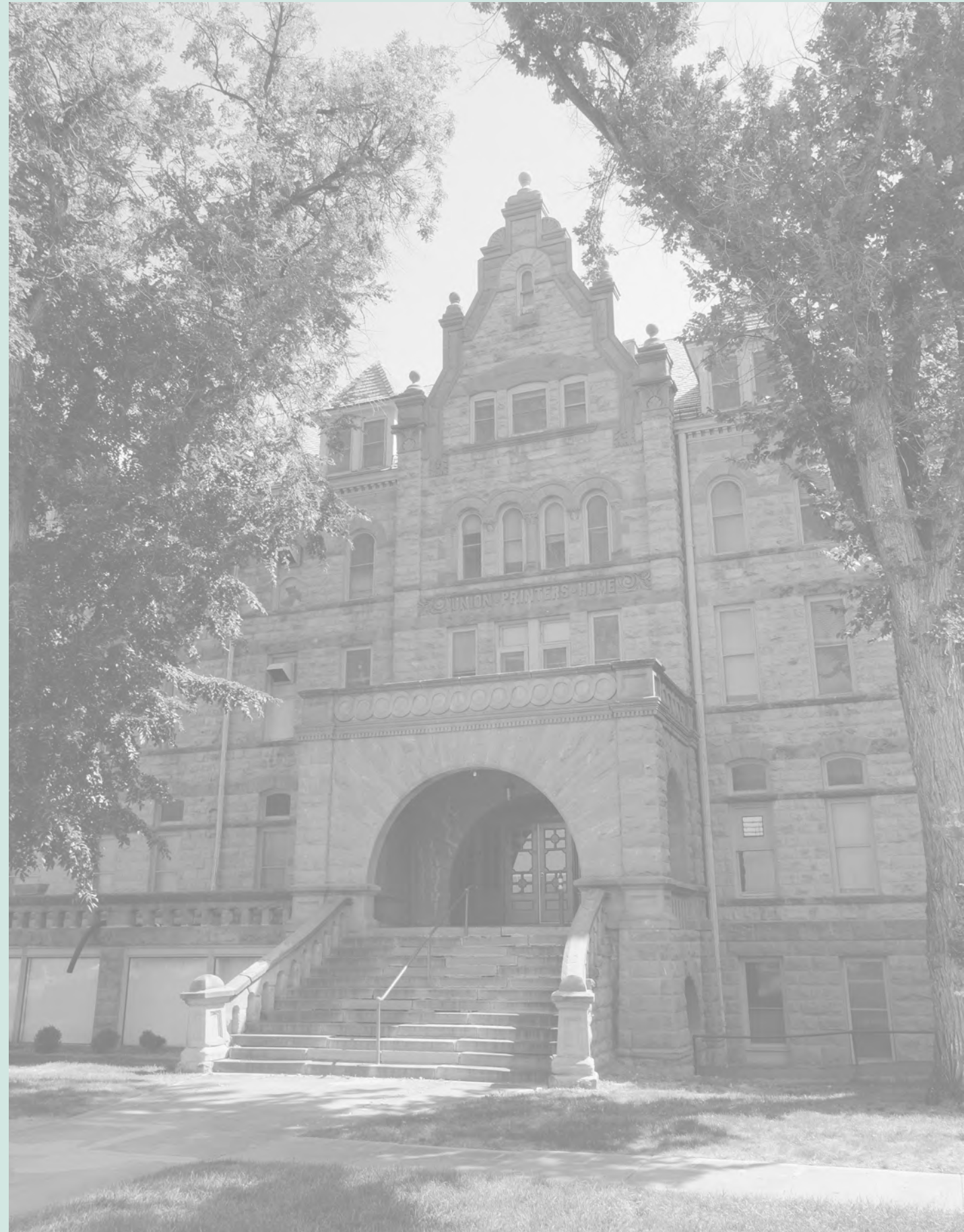
- **Technical site analysis and due diligence**
- **Mission, vision and values**
- **Site opportunities and constraints**
- **Draft framework direction**

ENGAGEMENT

- **Reaching the broader community**
- **Survey preview**
- **Site activation and engagement planning**

**What are your
impressions
after touring
the property?**

What surprised you?



01

**KEY TAKEAWAYS FROM
PATF MEETING #1**

**What we
heard**



What is the PATF excited for?

"EXCITED ABOUT THE **UNIQUE HISTORY** AND INTEREST THE ENTIRE CITY HAS FOR THIS SITE"

"BEAUTIFUL PROPERTY WITH **GREAT POTENTIAL**. EXCITED TO HAVE **NEIGHBORS VOICES AT TABLE**"

"EXCITED ABOUT THE **FAMILIES LEADING PROJECT AND WILLINGNESS TO LISTEN TO COMMUNITY**"

"THE SURROUNDING NEIGHBORHOODS HAVE **INGREDIENTS FOR REDEVELOPMENT**"

"ANOTHER **LAYER OF REVITALIZATION** TO SOUTHEAST COLORADO SPRINGS"

"**THIRSTY, HEATED AND ENERGIZED** TO BE A PART OF PROJECT"

"EXCITED ABOUT **SYNERGY WITH MEMORIAL PARK**"

"PART OF **PIKES PEAK ENTERPRISE ZONE**"

"EXCITED ABOUT THE **PERFORMANCE SPACE** IN BASEMENT"

"OPPORTUNITY FOR THIS TO HELP **RENEW MEMORIAL PARK**"



Future aspirations for Colorado Springs

"DON'T LOSE SIGHT OF THE **OPPORTUNITY** TO **PRESERVE** AND BRING PEOPLE DOWNTOWN"

"EXCITED THIS CAN DEMONSTRATE **HOW MIXED-USE CAN BE DONE** OUTSIDE OF DOWNTOWN"

"LET'S AN APPLY **PROGRESSIVE VISION** TO COLORADO SPRINGS' FUTURE"

"CONSIDER **EDUCATIONAL ACCESS AND WORKFORCE DEVELOPMENT**"

"**SERVING ALL GENERATIONS** (CHILDCARE TO SENIOR SERVICES)"

"**CELEBRATE** GROUNDS FOR **OUTDOOR EXPERIENCES**"

"BRINGING **SPORTS, WELLNESS, HEALTH** BACK TO THE SITE"

"**PRESERVE THE HISTORY** OF THE UNION IN UPH"

"GARDENING AND A **MARKETPLACE FOR FOOD**"

"A PLACE **WHERE KIDS LEARN HISTORY**"



When you imagine the redevelopment of UPH, what are you considering?

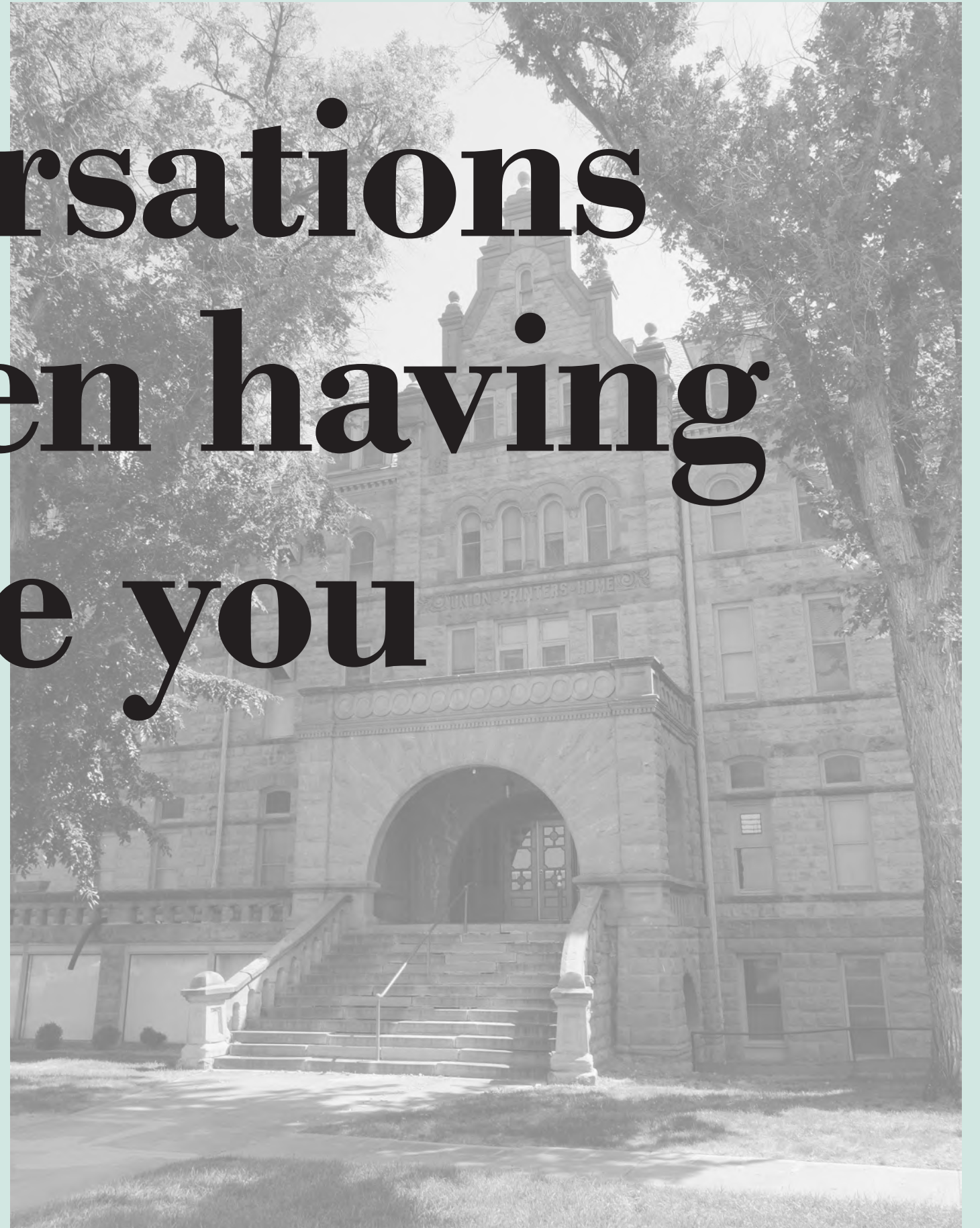


Connecting to groups

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

- **Downtown Colorado Springs Partnership**
- **Colorado Springs Chamber of Commerce + EDC**
- **El Paso County Economic Development Office**
- **City of Colorado Springs Planning and Development**
- **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**
- **UC Health**
- **Colorado Springs Stormwater Enterprise**
- **Colorado Springs Utilities**
- **Colorado Springs Traffic**
- **Downtown Colorado Springs Rotary Club (April '23)**
- **North Colorado Springs Rotary Club (May '23)**

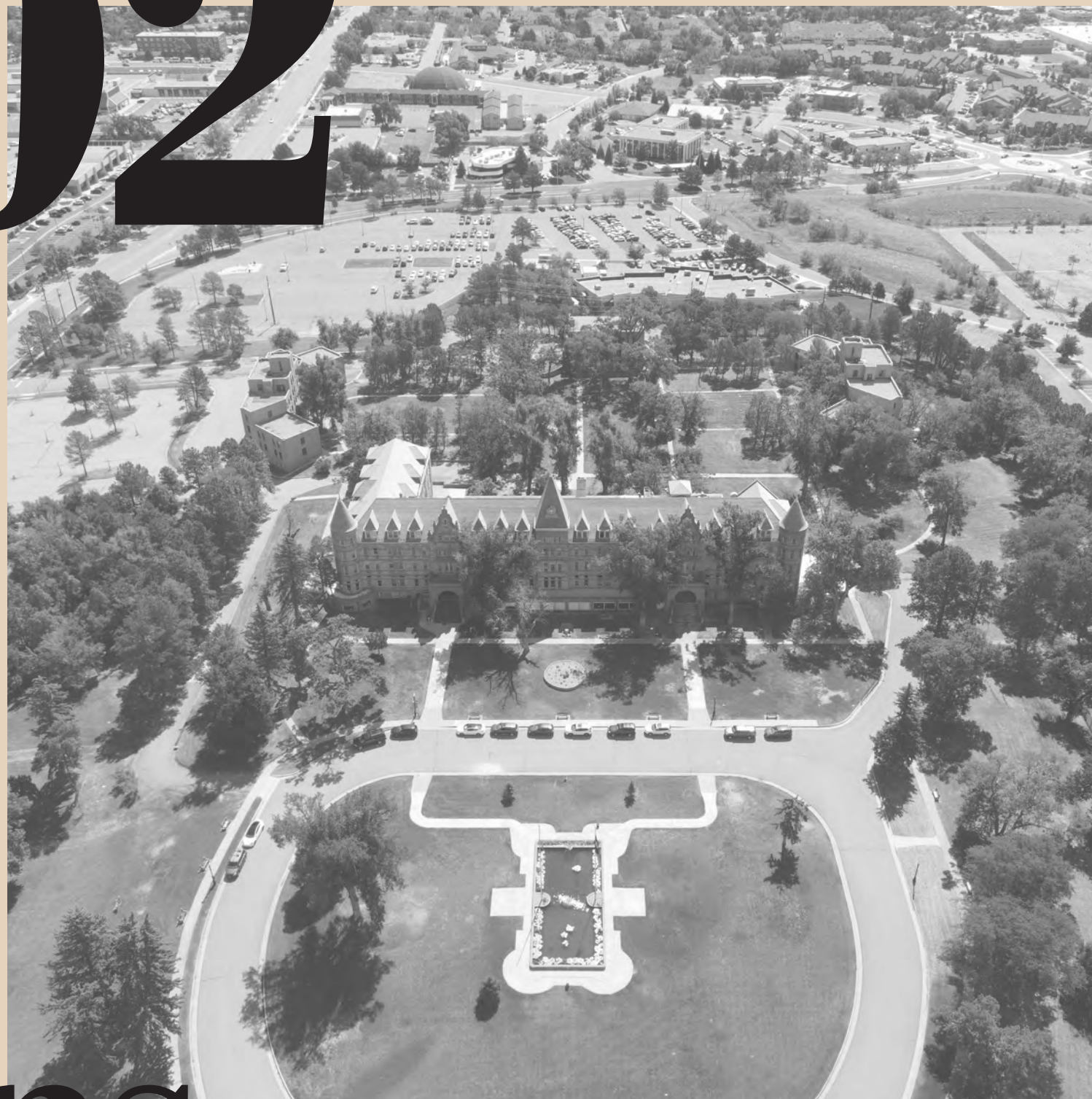
**What conversations
have you been having
and what are you
hearing?**



02

**SITE
BUILDINGS**

Due Diligence Conclusions



Planning at UPH

UPH PARTNERS
6.19 Acres
Vacant Commercial

UPH PARTNERS LLC
18.44 Acres
Multi Unit

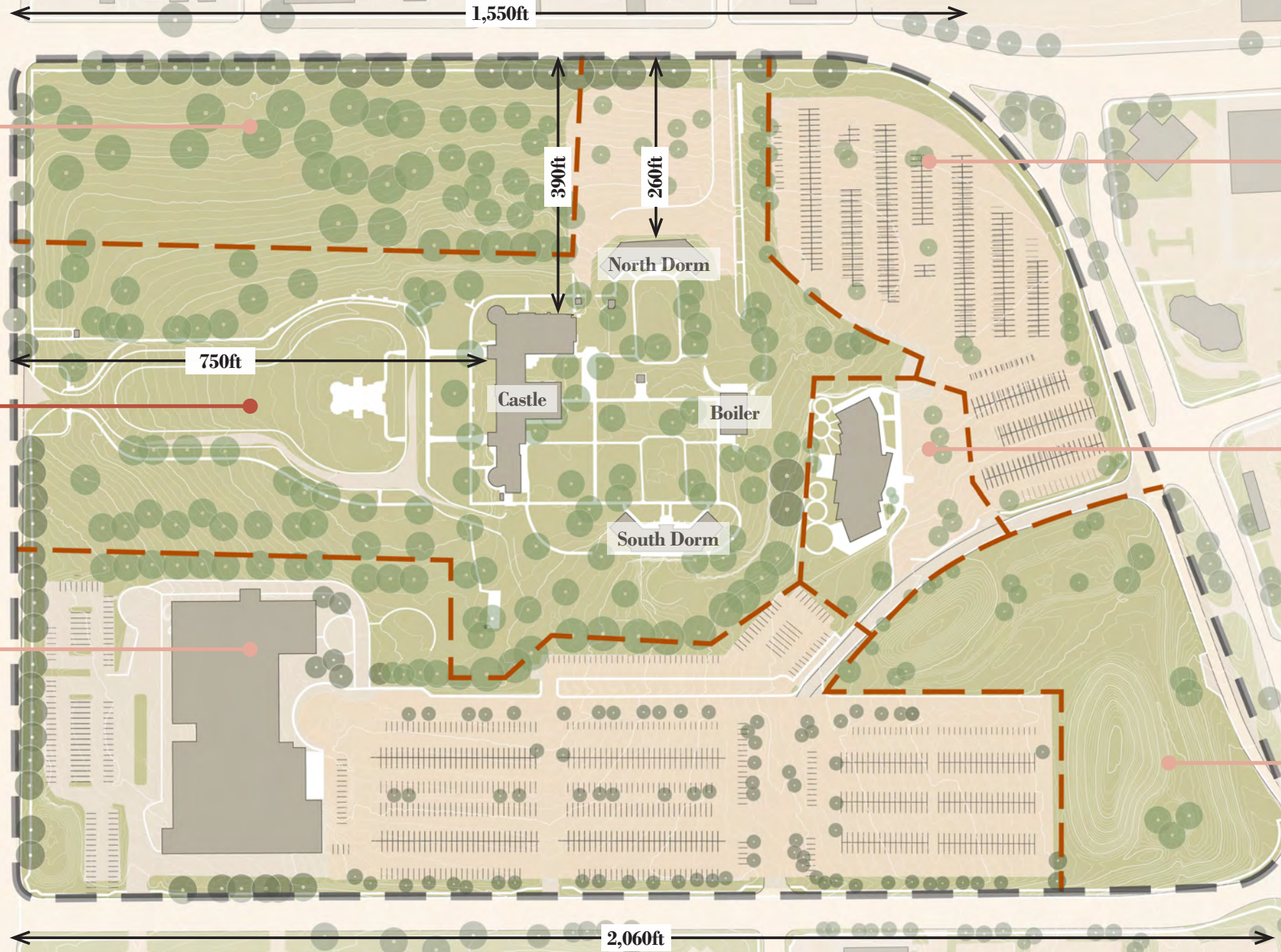
Altera Printers Park LLC
16.8 Acres
Medical Office

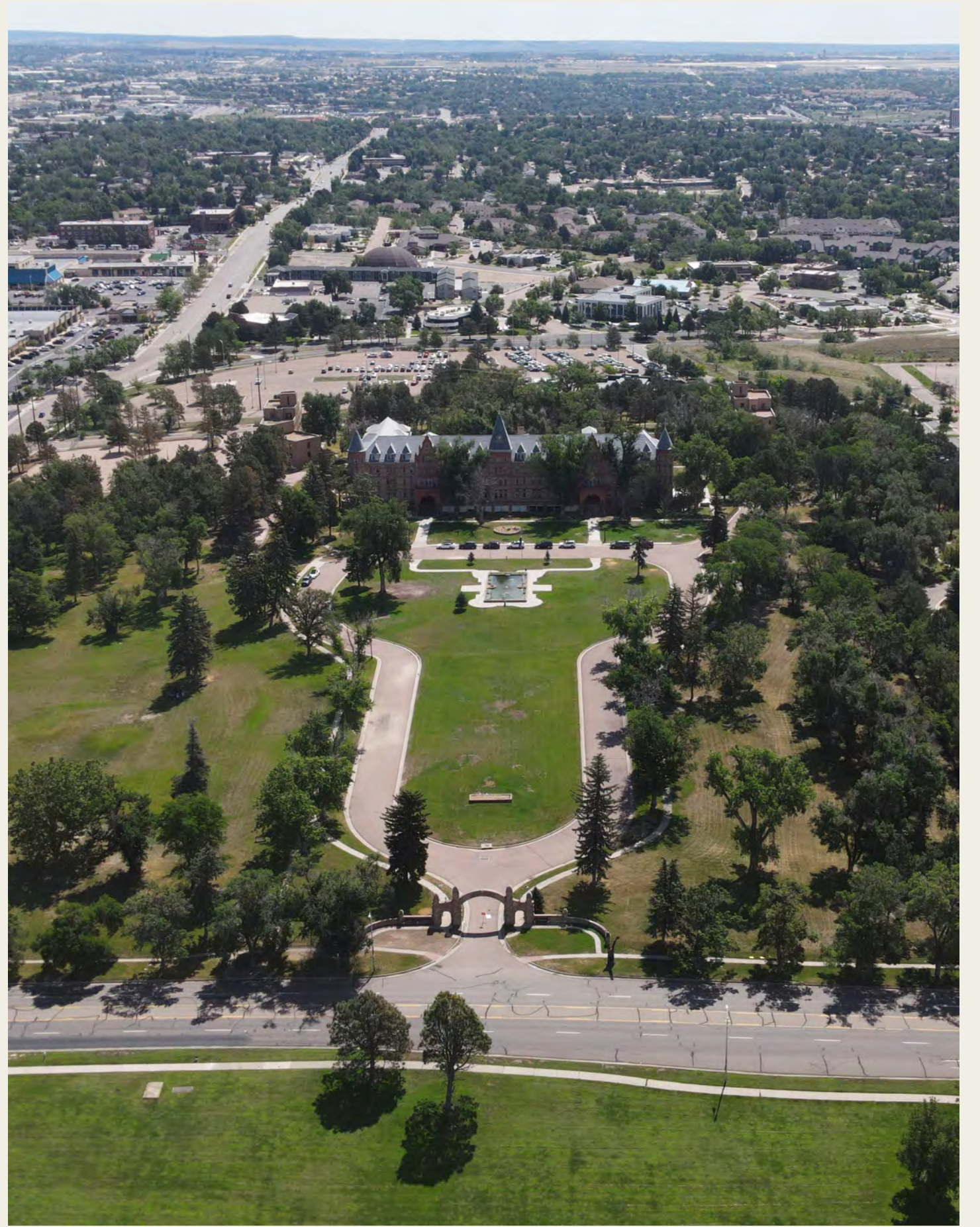
Total Area
55.6 Acres

City of Colorado Springs
6.27 Acres
Political Subdivision

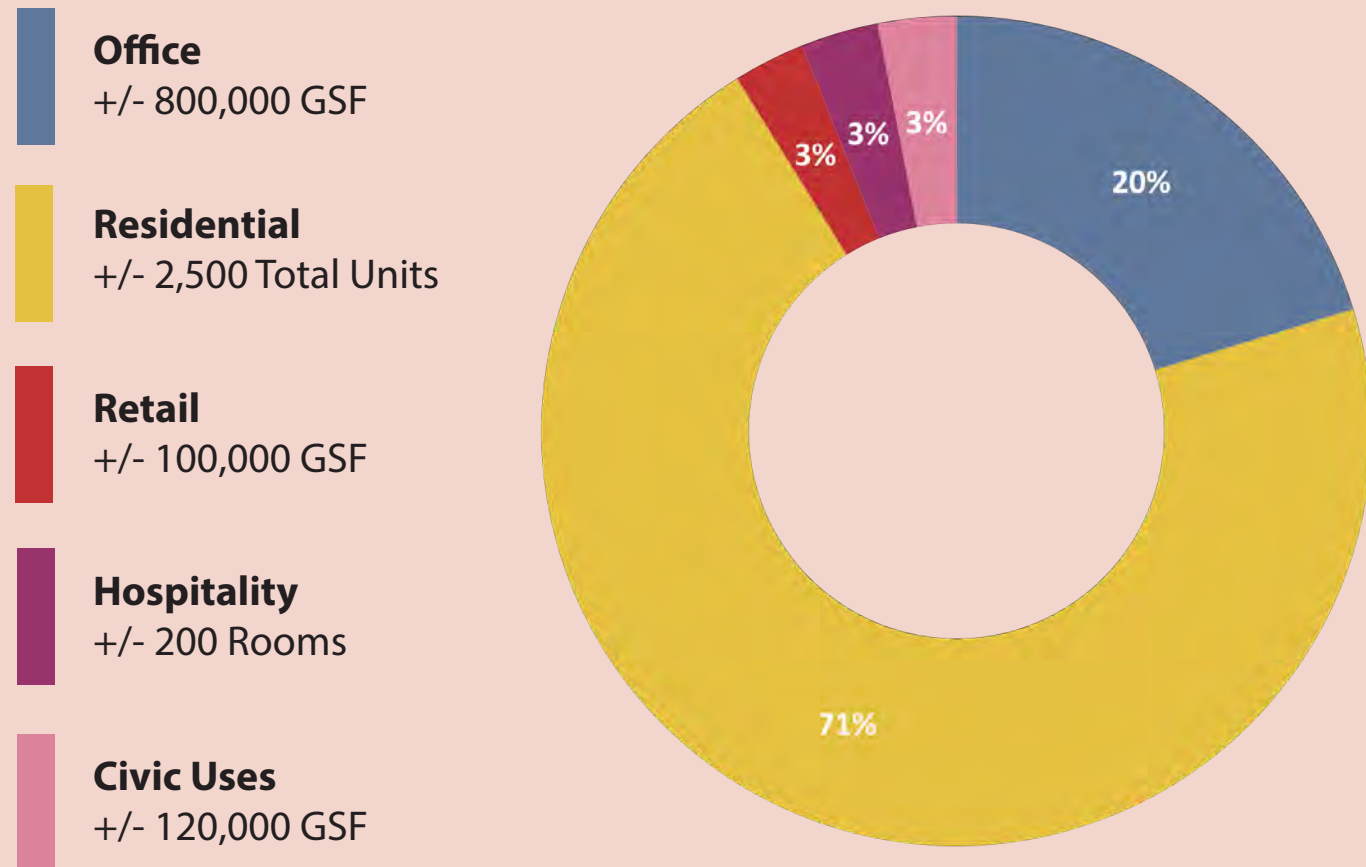
City of Colorado Springs
2.3 Acres
Political Subdivision

City of Colorado Springs
5.6 Acres
Political Subdivision





Market Analysis

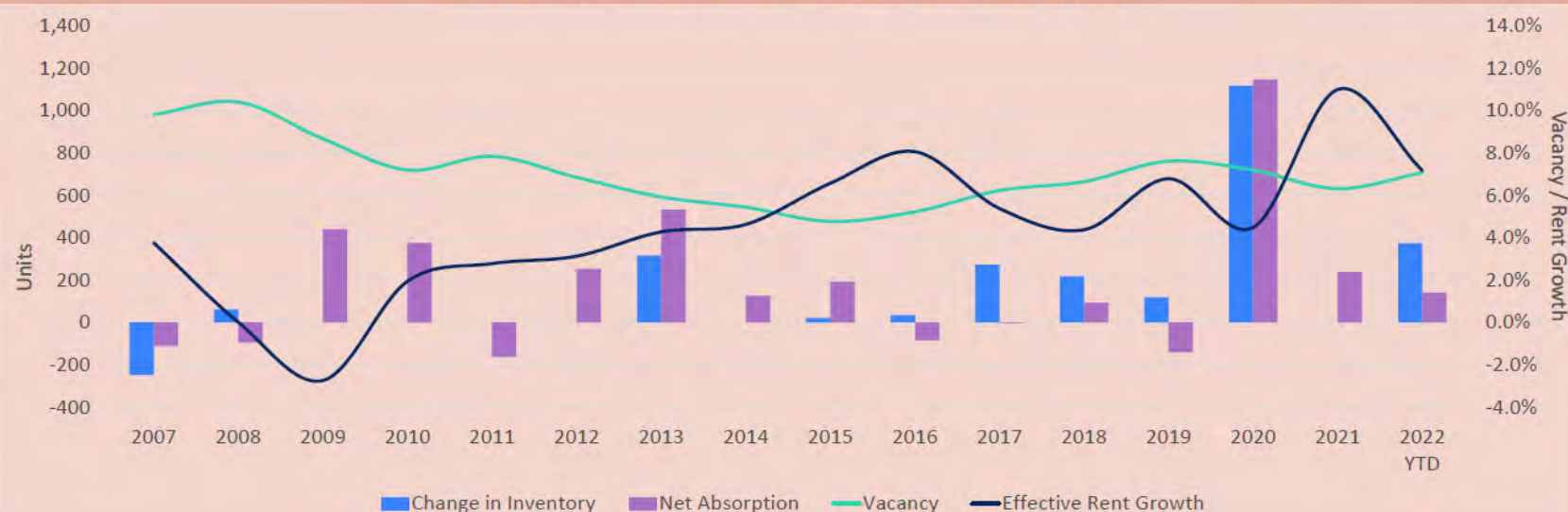


Key Takeaways:

RCLCO conducted a sweeping market analysis of future demand in the central Colorado Springs market between now and 2040. The numbers provided served as a guide for thinking about the types and amount of uses to consider providing on-site over time.

- 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 **hotel**.
- Demand for and desire for more **public-facing uses** such as a conference space, a museum, a food hall, or a library.
- Although the site design will likely not accommodate all of this demand, we are working to establish a framework that features a mix of uses.

Multifamily Fundamentals; Urban Colorado Springs

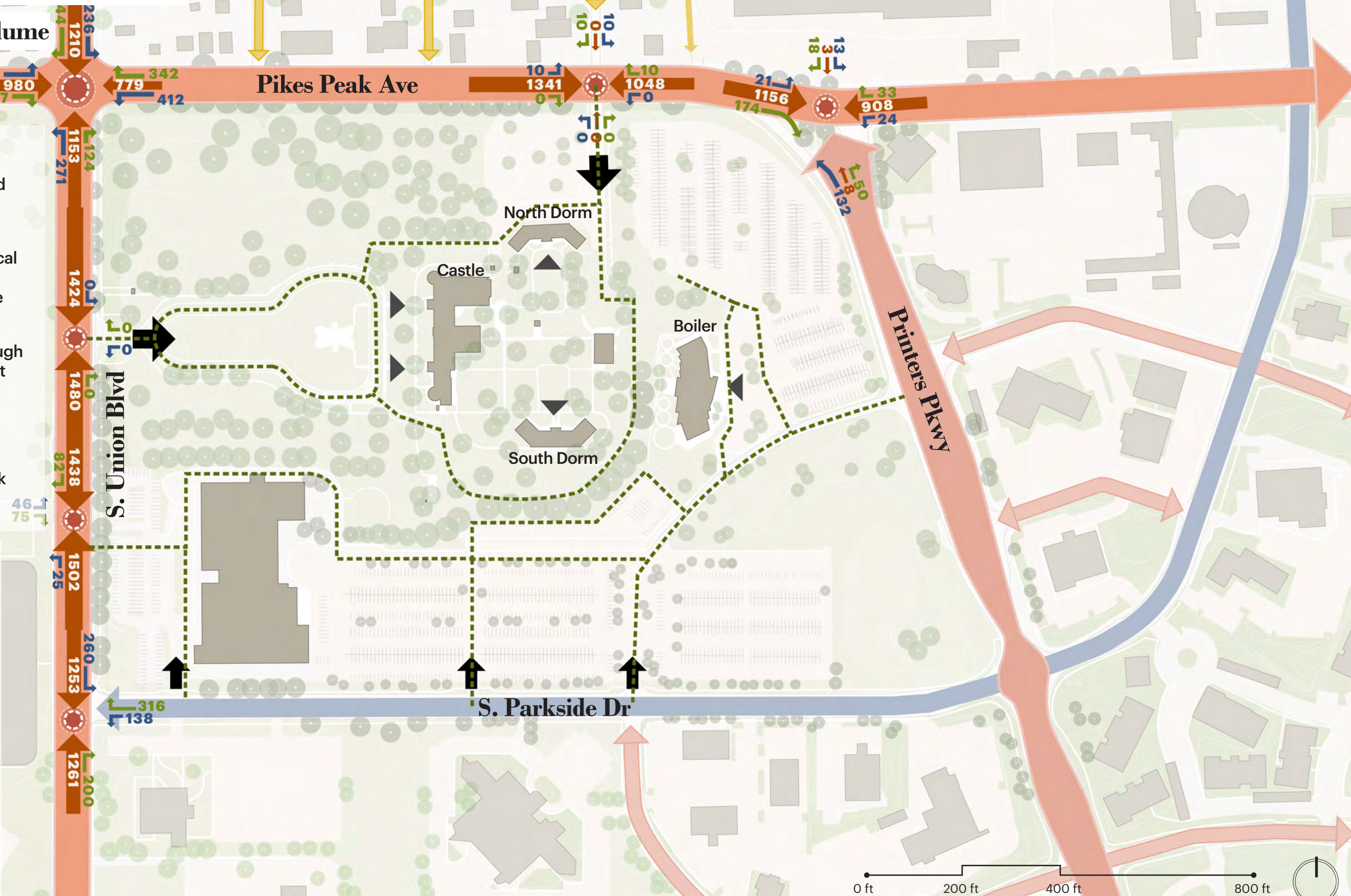
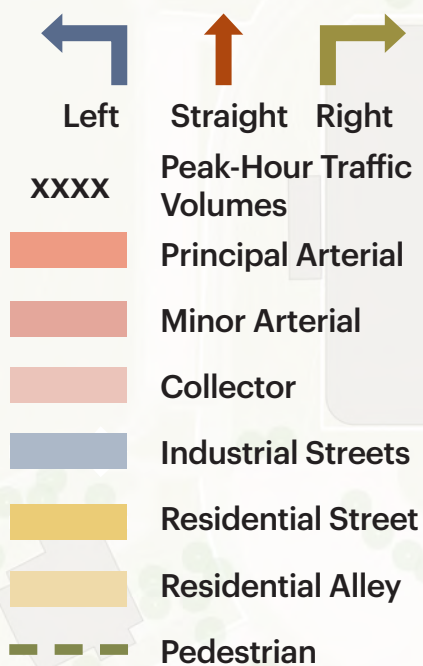


Site Access

Peak-Hour Traffic Volume

Key Takeaways:

- UPH is surrounded by mixed types of road, Principal Arterials and Industrial St
- According to Traffic Technical Memo, all traffic volumes are under capacity of 5-lane arterial streets
- Highest traffic volume through S. Union Blvd, crossing West Gateway
- Most neighborhood traffic from North side
- Key intersection - Pikes Peak Ave @ S Union Blvd












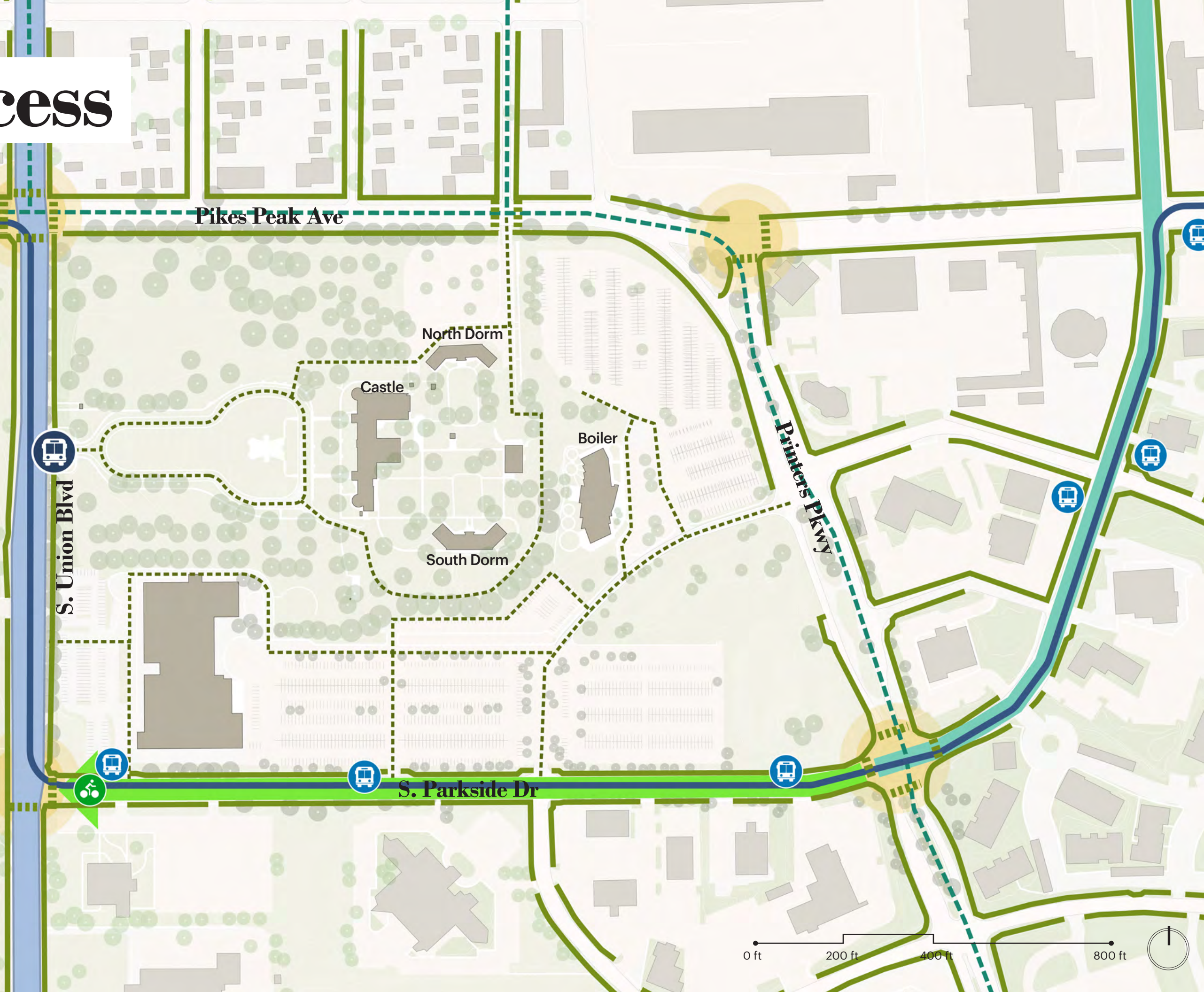
Site Access

Trails

Key Takeaways:

- Existing multi-modal facilities mainly exist on South side and patched
- Disconnected pedestrian sidewalks and limited crosswalks to link UPH with context
- Loose bike trails from overall CO trail system
- Potential need for bike connection on S. Union Blvd
- Absence of bus stops on North and East edges of UPH
- S. Union Blvd needs strategic route for bikers, pedestrians and trucks

-  Bike Bus Connection
-  Bus Stop
-  MMT Route
-  Intermediate Transit Corridor / Truck Routes
-  Bike Master Plan Corridor
-  Bike Lane
-  Proposed Bike Lane
-  Pedestrian Sidewalk
-  Crosswalk




Tree Phase


Trees Recommended for Removal


Key Takeaways:

Remove **470 trees (57%)** due to condition or because of their locations in relation to other trees to try and prevent competition or damage to infrastructure. Specific reasons for the recommendation for removal are:

- The tree is dead;
- The tree is in poor condition and thought to be beyond rehabilitation;
- The tree is over-mature and will continue to decline in condition;
- The tree has significant structural weaknesses that cannot be addressed;
- The tree is already or will interfere with infrastructure (overhead lines for Example);
- The location value for the tree is poor or unacceptable (for example, large maturing; tree growing directly under overhead lines); and/or,
- The tree species has been declared an invasive for the given area or region.

 Area of Major Removal

 Tree to Remove

 Tree to Remain



Remaining Trees

Recommended Trees to Remain (After Phase 3)

Key Takeaways:

357 Trees to stay

Recommendations:

1. Healthy soil / soil care, 343 trees

- Recommend soil samples testing
- Soil moisture - recommend Reclaimed Water
- Bulk density test - for compacted soil
- Nutrient - Bartlett's Soil Rx® program, 7 Trees
- Root invigoration - improve soil conditions, 58 Tree
- Mulch applications - wherever possible

2. Root Collar Excavation, 341 trees

3. Plant Health Care, 84 trees

4. Tree pruning, 332 trees

5. Developmental Pruning, 10 trees, for young/small trees

6. Vine Removal, 2 trees

Tree Value:

Estimated All Tree Asset Value:

\$3,244,412.39.

Top 10 trees highest estimated tree assets value: TREE ID: 152,98,153,185,16, 731,149,101,85,188:

\$ 183,152.60



No. **No.** Top 10 Highest Assets Value Trees

○ Tree to Remove

● Tree to Remain

0 ft 200 ft 400 ft 800 ft



Critical Heritage Trees

Trees of Significance to Protect from Development

Key Takeaways:

73 Trees to stay

- Young and Semi-Mature
- In good or fair Condition
- Under low or no risk rating
- All in Tree & Shrub Work Phase 2 & 3, or no Tree & Shrub Work requirement



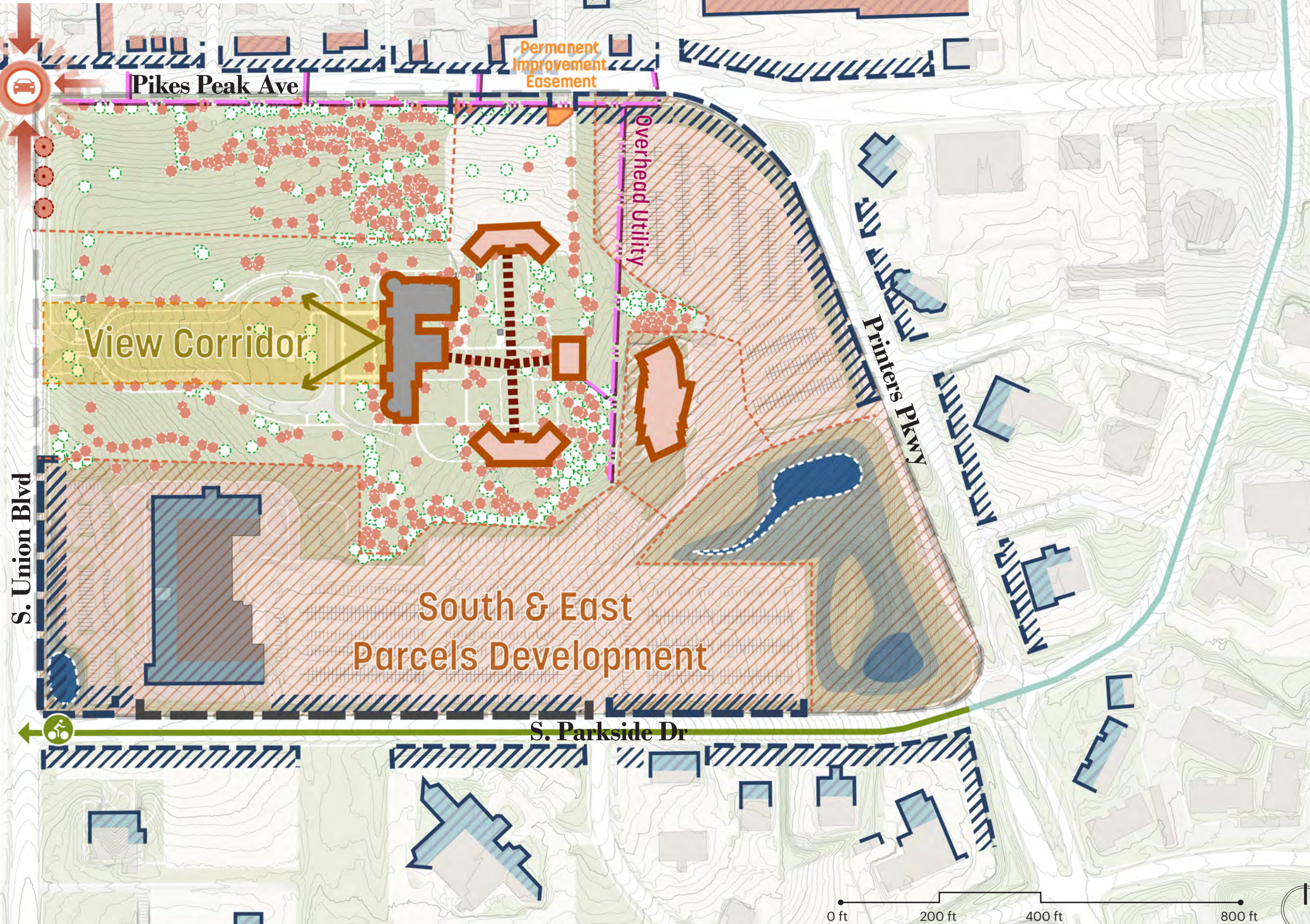
- No.** Top 73 Critical Heritage Trees
- Tree to Remove
- Tree to Remain



Site Constraints

Key Takeaways:

1. Overhead powerlines along north boundary and through east parcels
2. Projected traffic delay at Pikes Peak Ave & S. Union Blvd.
Need to cut down 12% northbound left turn. Projected extension of northbound right turn deceleration lane from existing 80 feet to 260 feet. However, existing utility, trees and topo limit the lane extension.
3. Inconstant urban street walls
4. Potential limited size of regional detention ponds on site
5. 57% trees to be removed
6. Permanent improvement easement on North Entrance of site
7. Historic buildings and underground tunnels developments
8. Unsure South & East parcels development
9. Bike lane on South along S. Parkside Dr not at biker-friendly scale or connected to city bike trail systems

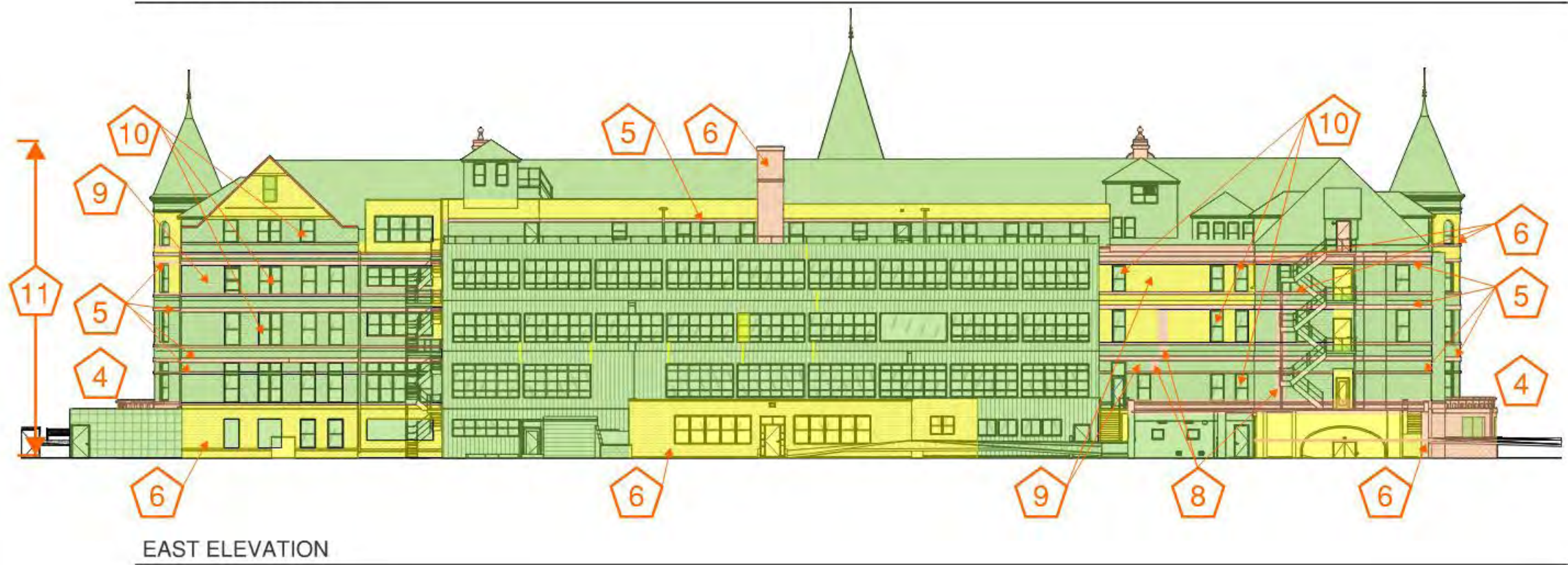


Castle

Architecture Due Diligence

ENVELOPE


- GOOD CONDITION
- FAIR CONDITION
- POOR CONDITION





- 1 RECONSTRUCT STAIRS AND RAILING WITH SALVAGED AND NEW STONE TO MATCH ORIGINAL
- 2 RECONSTRUCT PORCH ELEMENTS. PROVIDE NEW STONE WHERE NECESSARY TO MATCH EXISTING
- 3 RECONSTRUCT CROWN DETAIL. PROVIDE NEW STONE WHERE NECESSARY TO MATCH EXISTING
- 4 REPOINT BALUSTRADE. REPLACE SEVERELY DETERIORATED UNITS AS NECESSARY TO MATCH EXISTING. NOTE: RECONSTRUCTION MAY BE NECESSARY IN ORDER TO ACCOMODATE NEW WATERPROOFING AT TERRACE
- 5 REPOINT SANDSTONE HEADER COURSE. REPAIR OR REPLACE CRACKED STONES. PROVIDE STEEL SUPPORT LINTEL AT LOCATIONS OF CRACKED STONE LINTEL UNITS
- 6 REPOINT SANDSTONE MASONRY. REPAIR CRACKS, PATCH LARGE DELAMINATED AREAS, REPLACE SEVERELY SHALED OR CRACKED UNITS AS NECESSARY TO MATCH EXISTING
- 7 REPLACE STEEL LINTEL
- 8 PERFORM FURTHER INVESTIGATION OF MASONRY CRACKING AND REPAIR
- 9 REPOINT WHITE LAVA STONE. REPAIR CRACKS, PATCH LARGE DELAMINATED AREAS, REPLACE SEVERELY DETERIORATED UNITS AS NECESSARY TO MATCH EXISTING
- 10 PERFORM LOCALIZED REPAIRS TO EXISTING WINDOW AND INSTALL NEW STORM WINDOW
- 11 CLEAN ALL SURFACES TO REMOVE BIOLOGIC GROWTH AND ATMOSPHERIC SOILING

General Conditions


Architecture Due Diligence

 HAZARDOUS MATERIALS ARE PRESENT






 POTENTIAL PRESENCE OF HAZARDOUS MATERIALS, REQUIRES FURTHER ASSESSMENT

 NO HAZARDOUS MATERIALS DETECTED






Overall Site

 **HAZARDOUS MATERIALS**
ASBESTOS CONTAINING MATERIALS
LEAD BASED PAINT






Castle

-  **ARCHITECTURE**
-  **STRUCTURE**
-  **ENVELOPE**
-  **MEP/FP**
-  **FF&E**

Dorms

-  **ARCHITECTURE**
-  **STRUCTURE**
-  **ENVELOPE**
-  **MEP/FP**
-  **FF&E**

Boiler Building

-  **ARCHITECTURE**
-  **STRUCTURE**
-  **ENVELOPE**
-  **MEP/FP**
-  **FF&E**

Site Opportunities

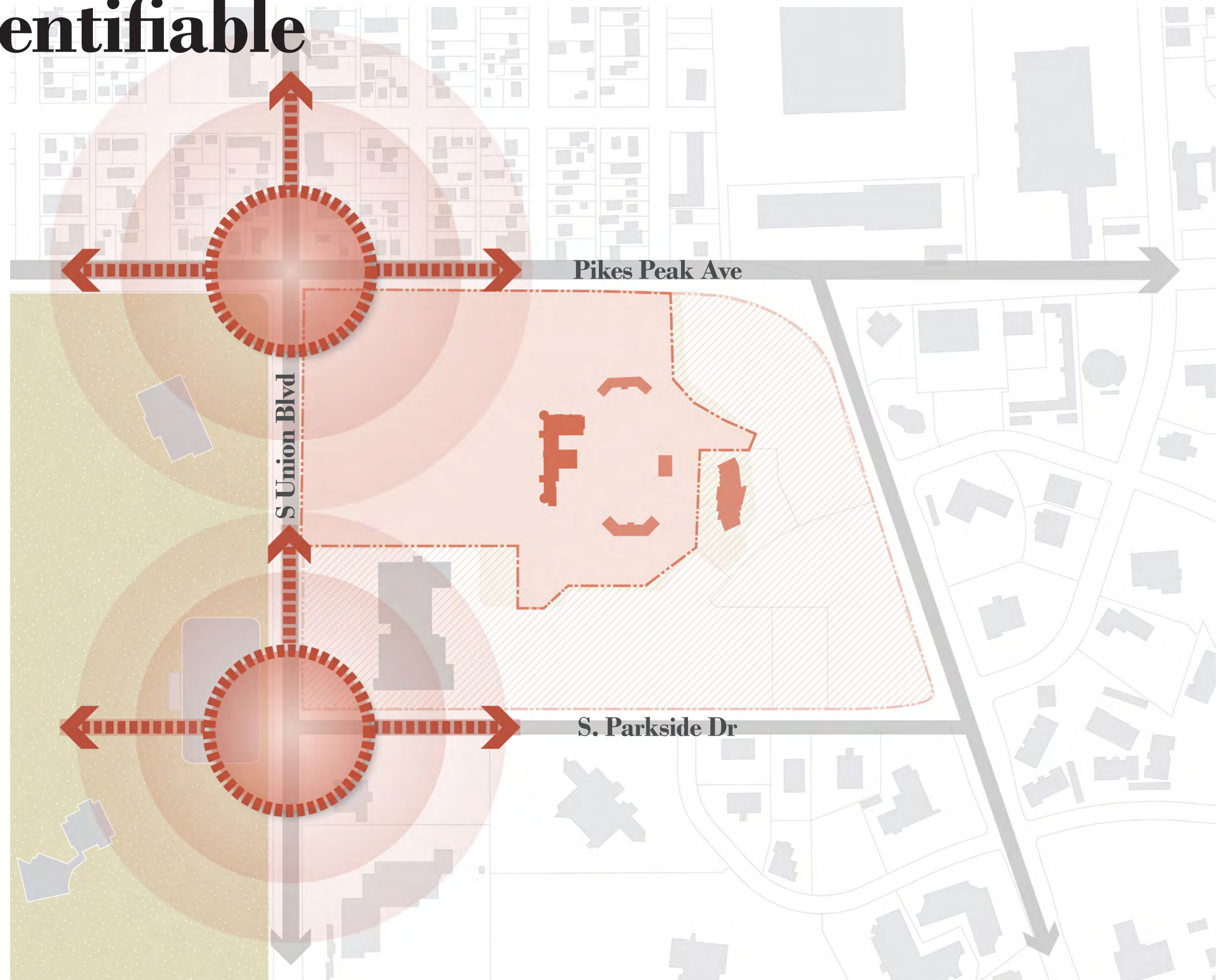
MEMORIAL PARK

Key Takeaways:

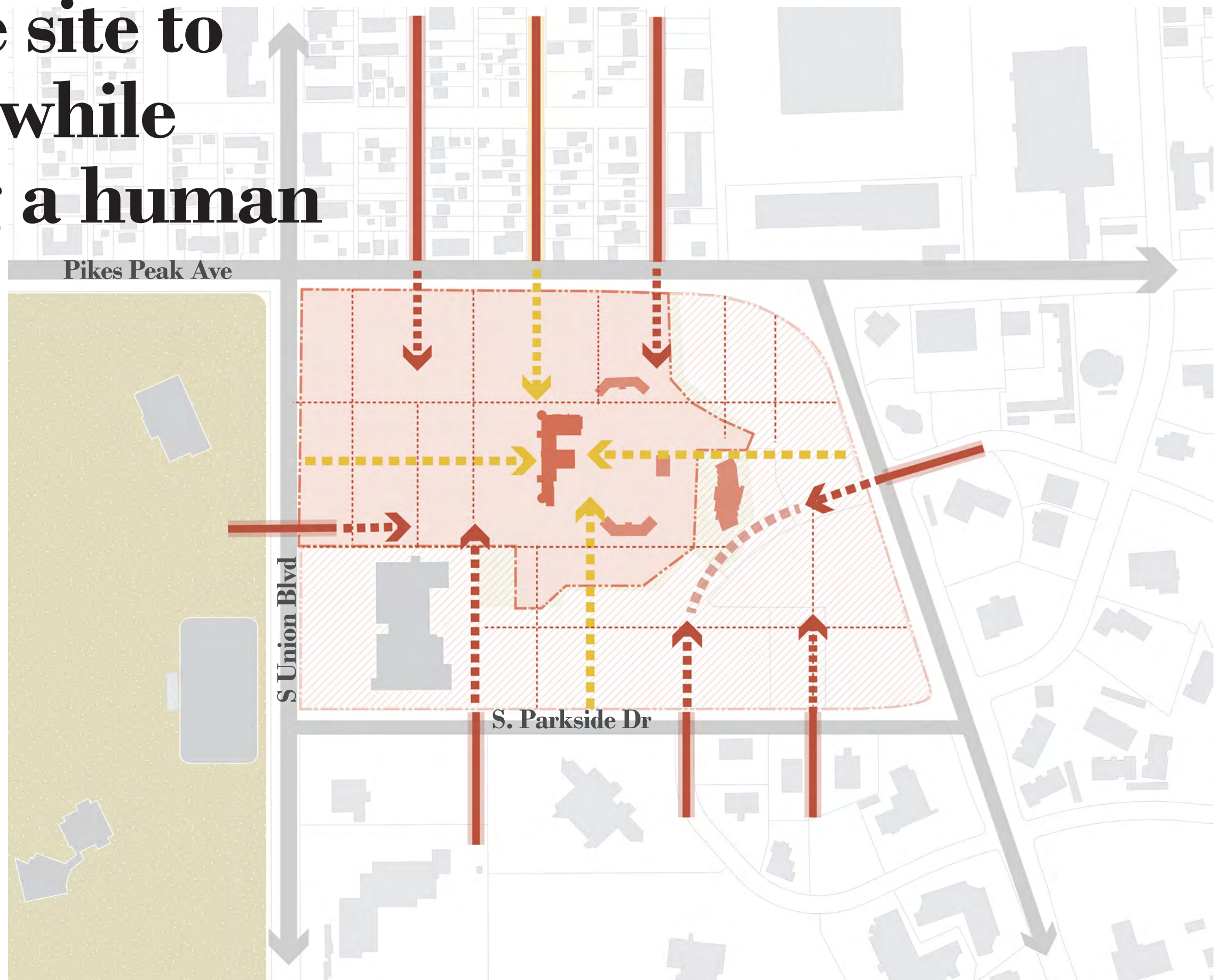
1. Potential to create regional impacts ecologically, economically, socially and culturally
2. Connection with Memorial Park to create continuous green space
3. Preserved half amount of trees on site, and rich existing soil to support future plantings
4. Historic buildings on the highest point on site, provide full-range visibility from the context
5. Regional detention ponds could connect with existing detention pond on South to create stormwater system
6. Existing bike lanes on South along S. Parkside Dr, and projected to be connected with city trail system
7. Opportunities to create iconic



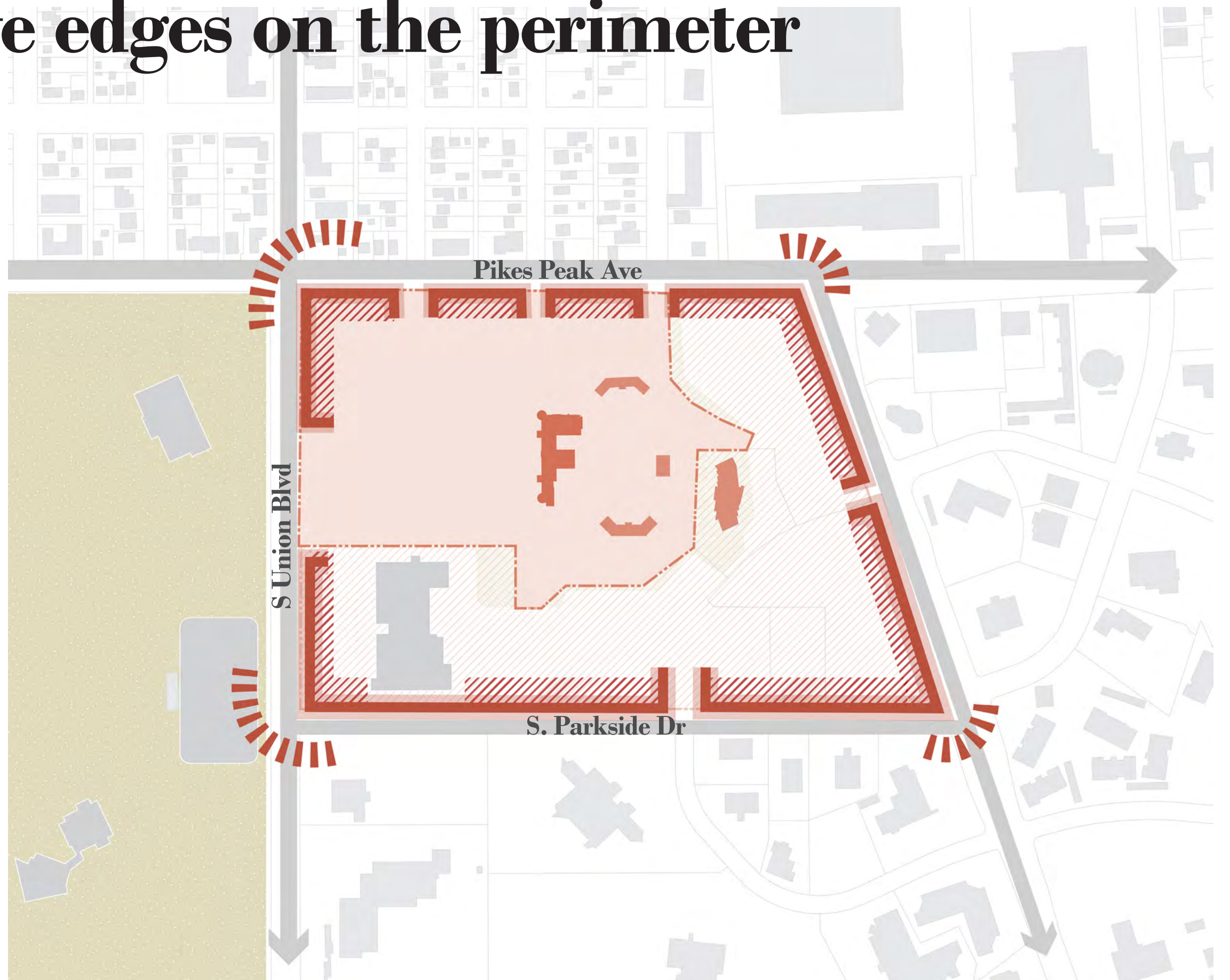
Generate identifiable gateways



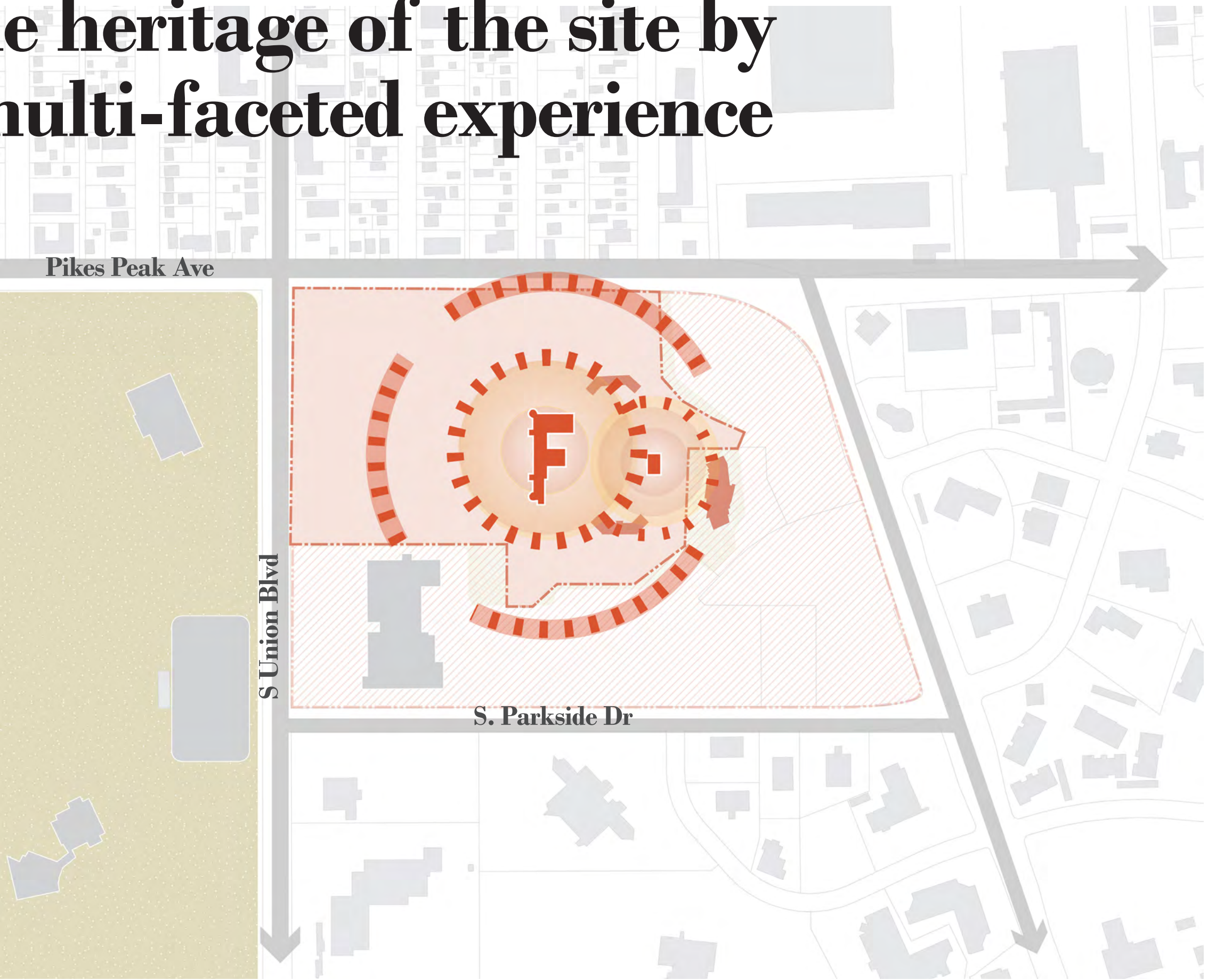
**Connect the site to
its context, while
introducing a human
scale**



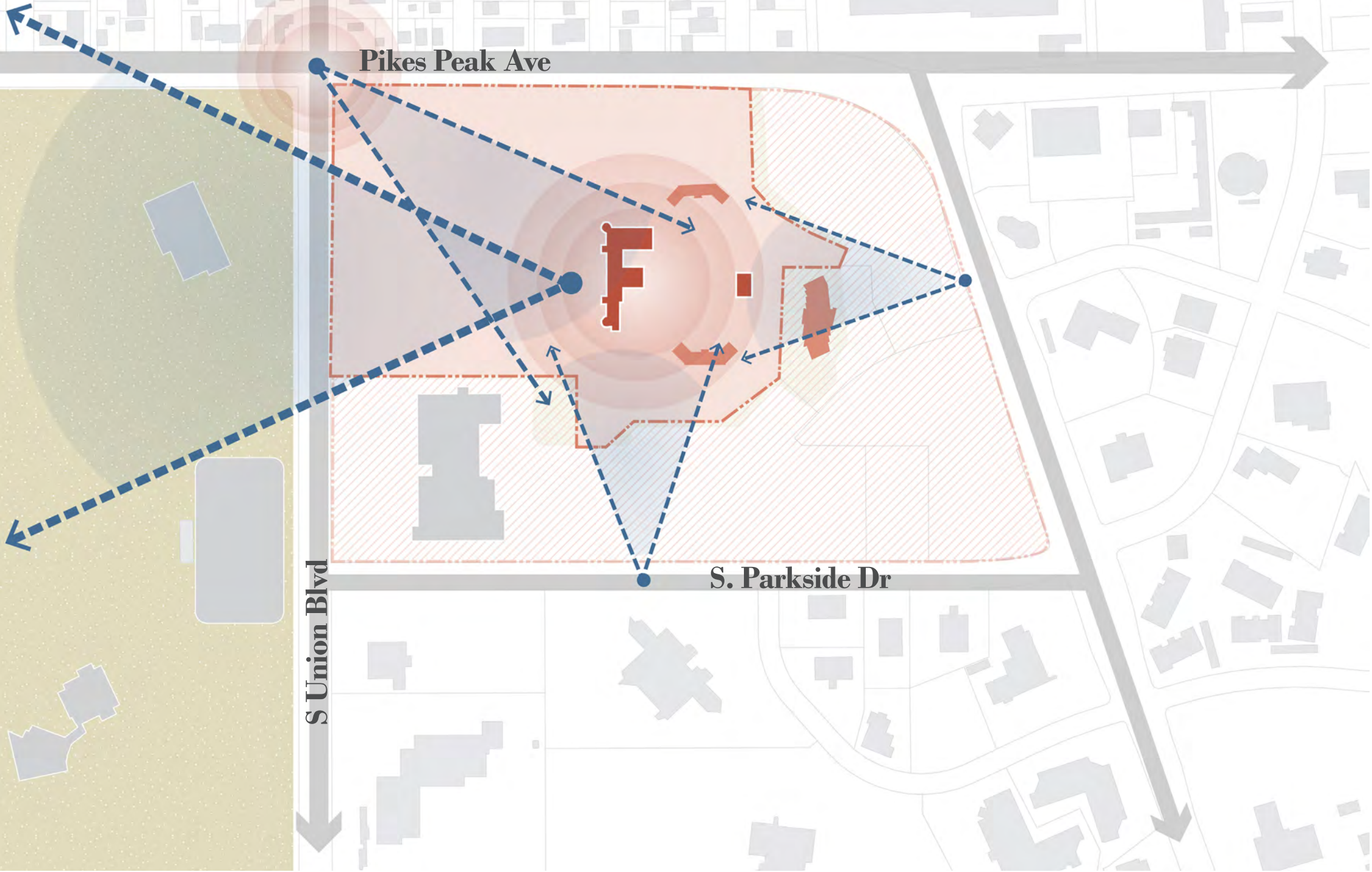
Create active edges on the perimeter



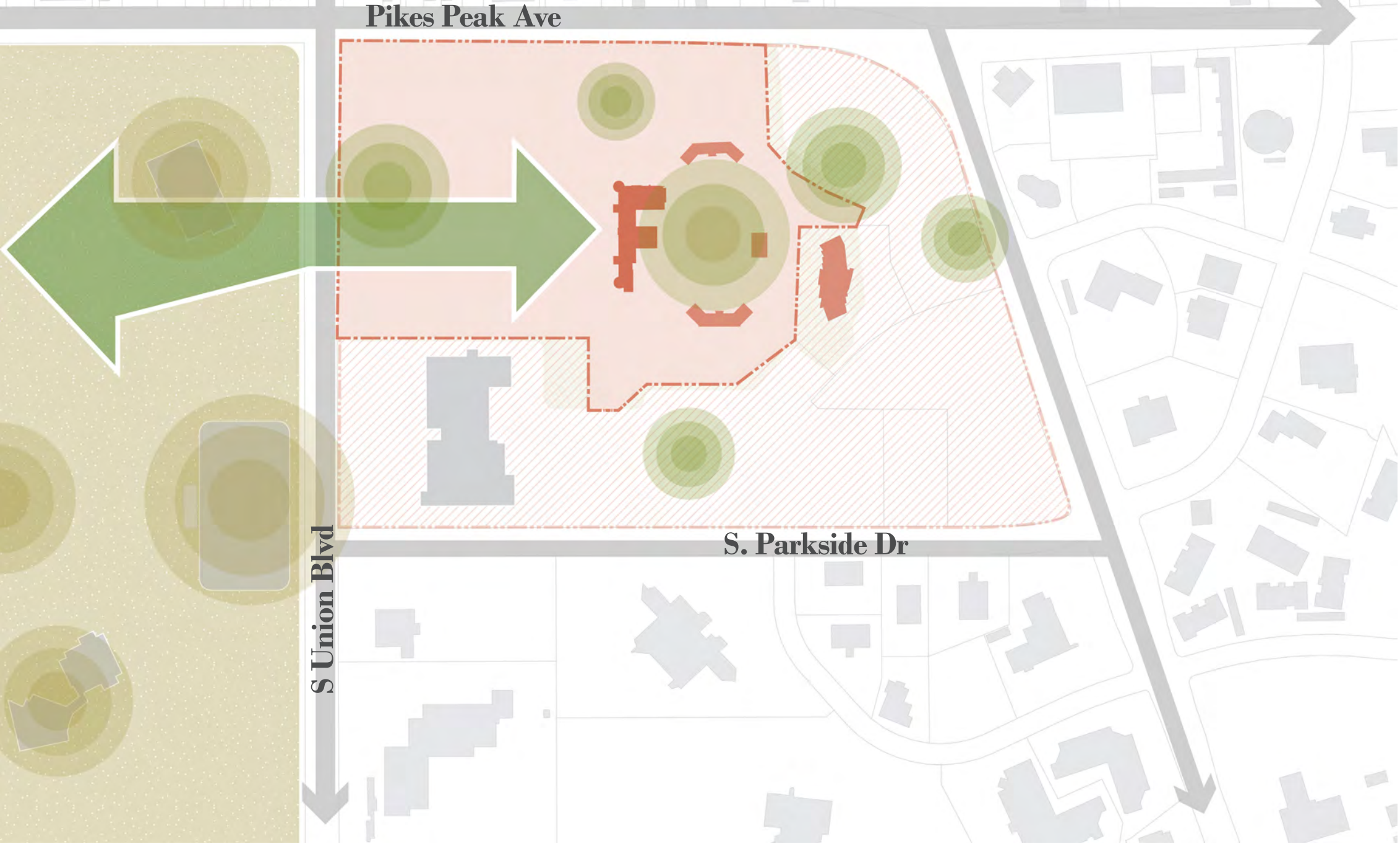
Celebrate the heritage of the site by creating a multi-faceted experience



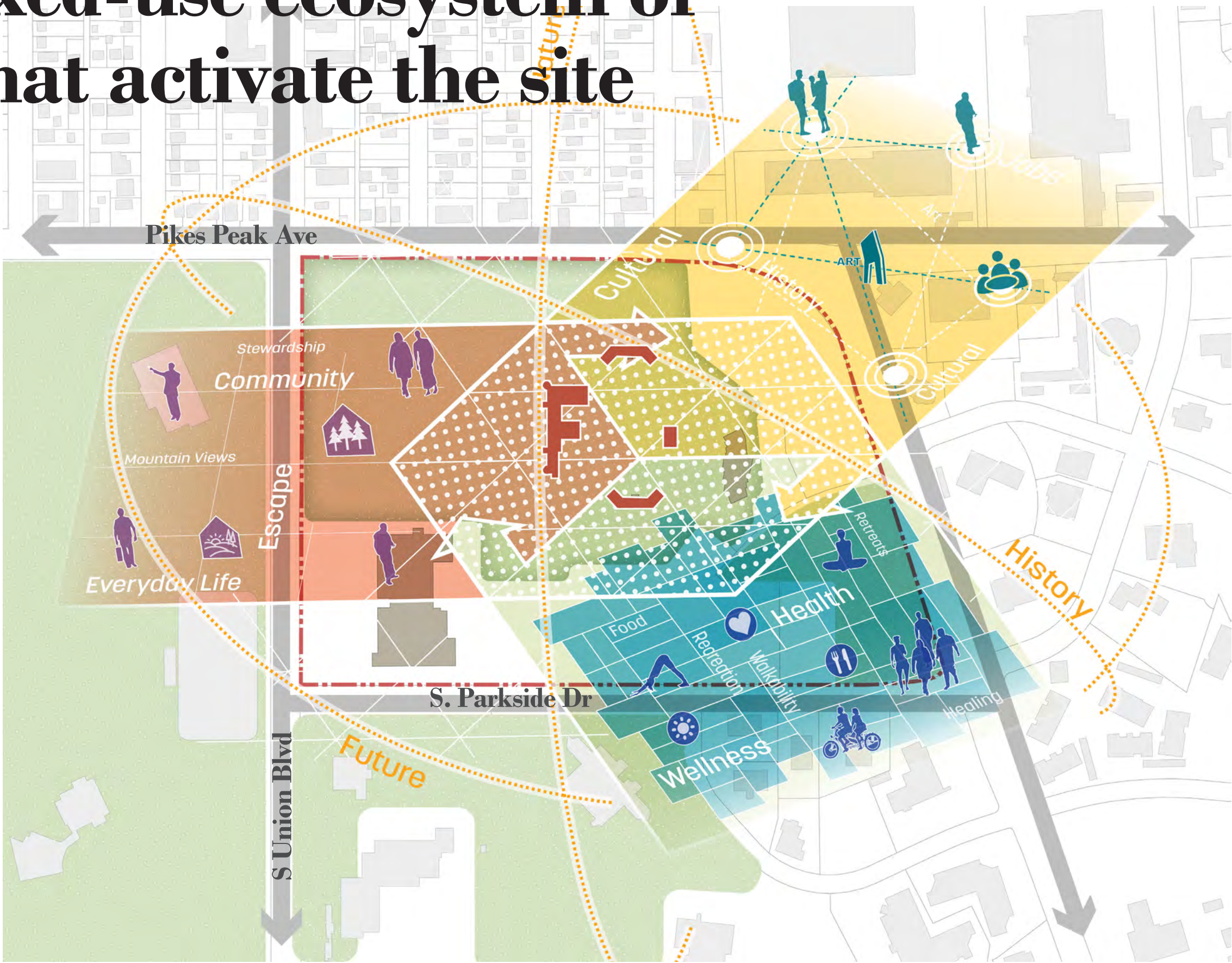
Leverage existing view corridors and create new ones to the castle building



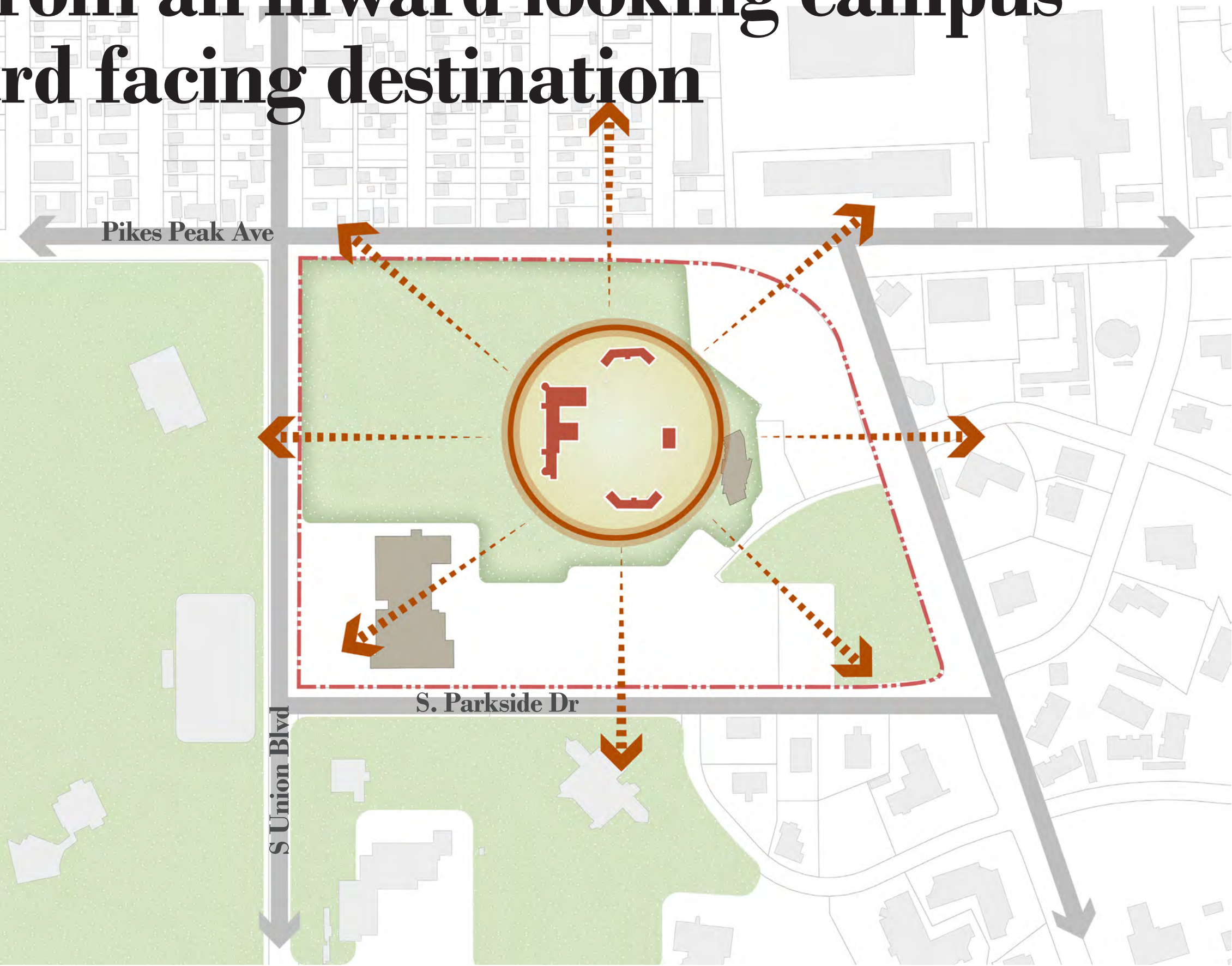
Establish strong connections with Memorial Park & Legacy Loop



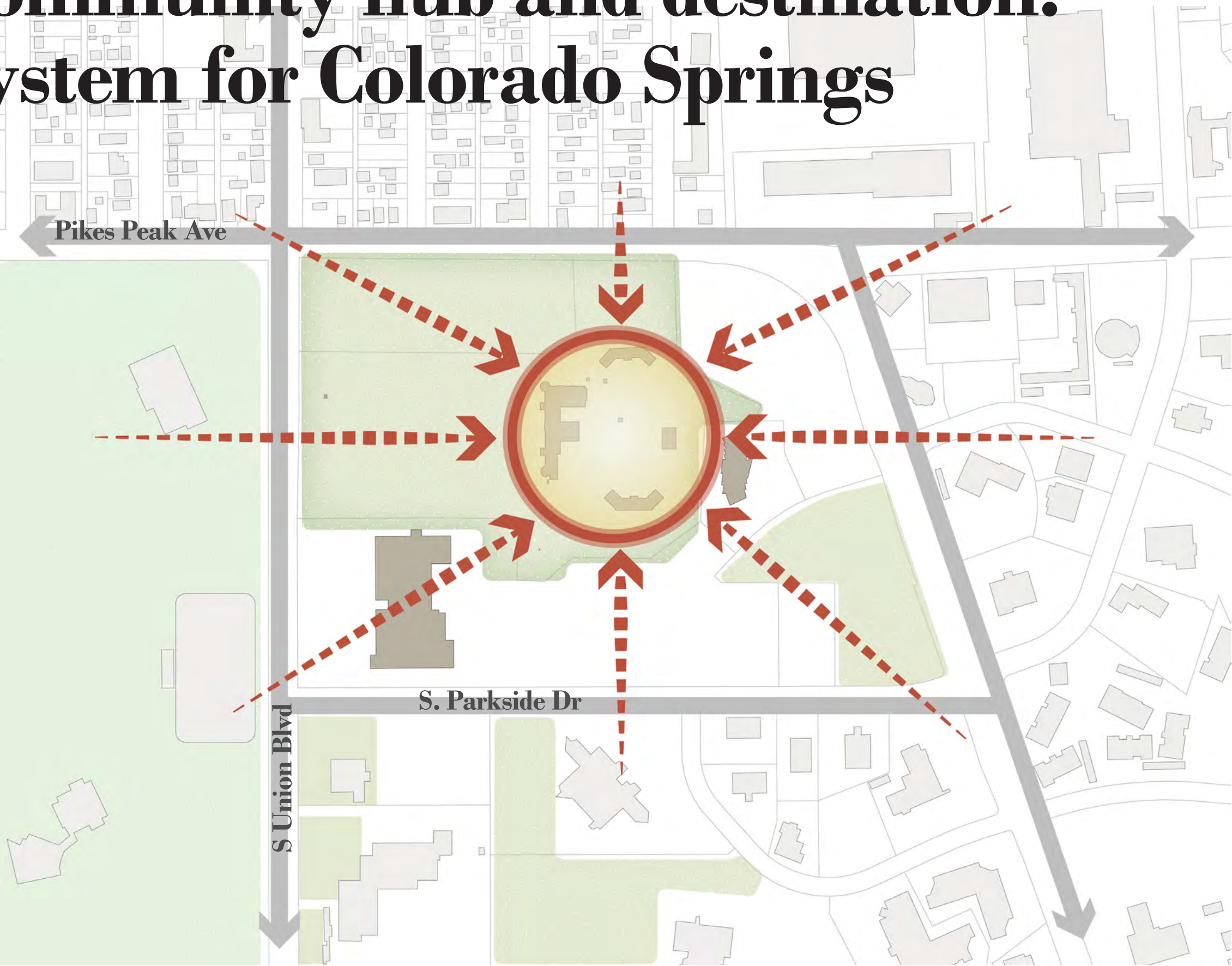
Create a mixed-use ecosystem of programs that activate the site



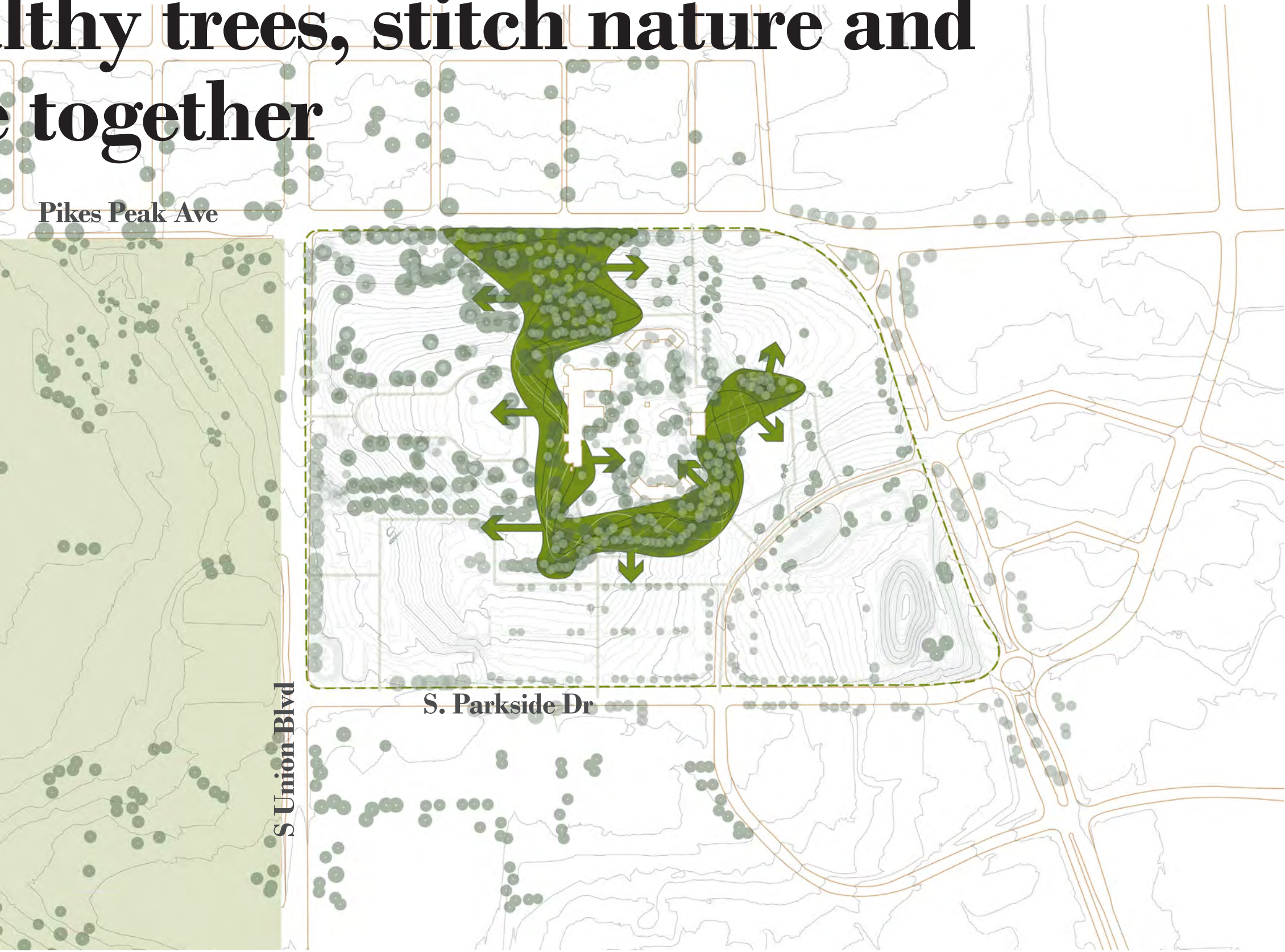
Transition from an inward looking campus to an outward facing destination



Develop a community hub and destination: A new ecosystem for Colorado Springs



Protect, connect and enhance the existing healthy trees, stitch nature and architecture together



Capitalize on the existing topography and high-ground of historic buildings to integrate development and parking

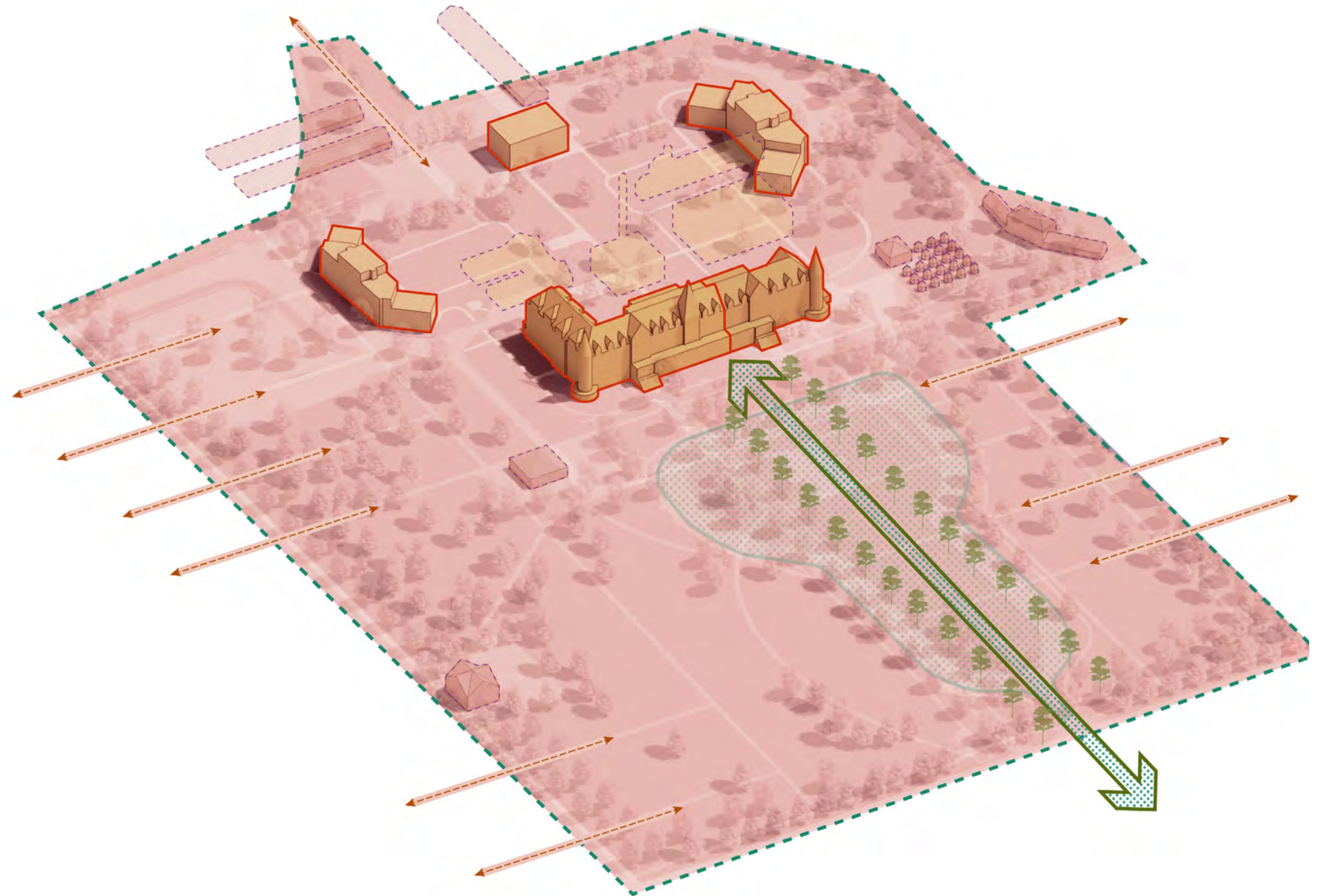


Utilize existing grades and hydrologic flows to capture and cleanse stormwater and create a resource for the site



What's the History?

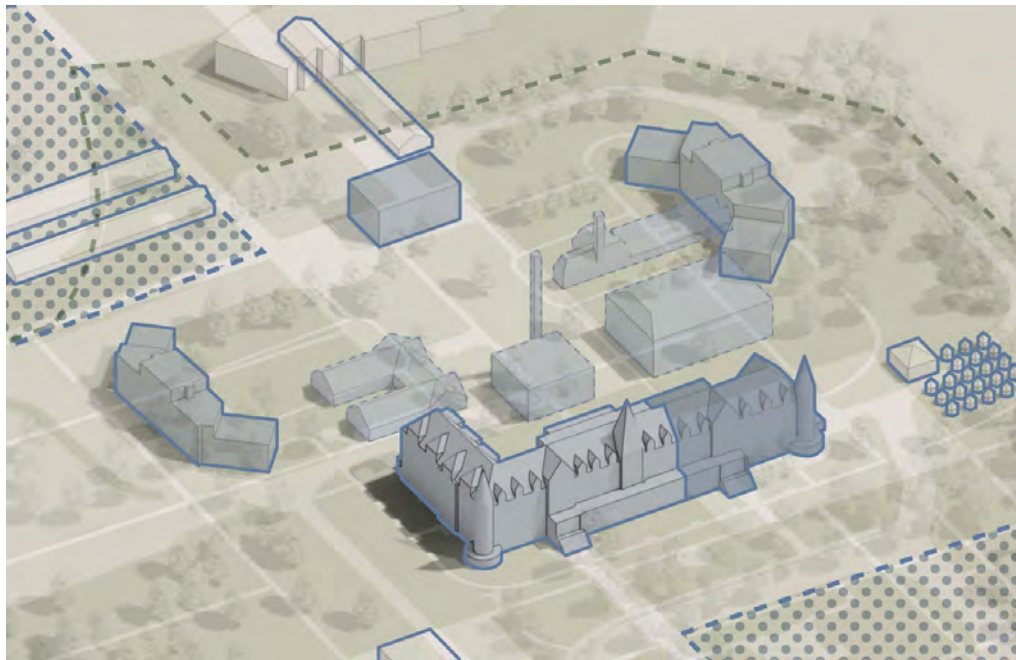
- The **central axis with tree-lined alley** defined the early UPH campus, which represented a **grand, meaningful** to the site.
- Colorado Springs has been home to **many sanatoriums**, including UPH, due to the **dry mountain air and plentiful sun**. This legacy provides a **strong foundation for wellness and recreation on-site and robust connections to regional outdoor recreation opportunities**. There is an opportunity to amplify this on site by utilizing planting and landforms, and bring forward that tradition.
- The **site topography** has historically **defined the location** of buildings and pathways. The **grid-like** structure of the historic site **contrasts** with the **nonlinear entry drive 'circle,'** which replaced the original tree-lined linear entry.
- An in-house **dairy farm**, including facilities for dairy cows and chickens, operated for many decades, **providing food for residents of UPH as well as the local community**. Consider ways to bring back community-centric agriculture, self-sufficiency, and local production.



Design Principles

1. EVER-CHANGING NATURE

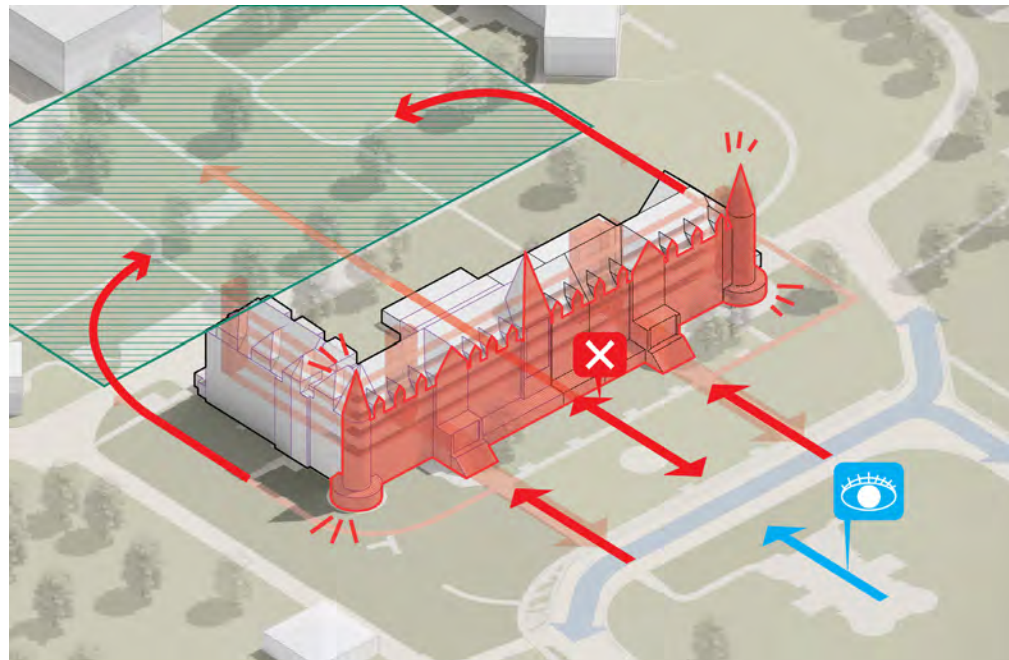
The Castle and its adjacent buildings have experienced multiple transformations, expansions and program adaptations through time. This is not a static site. It is dynamic and in constant evolution. We have seen changes in Landscape (entire alleys of trees that were cleared), in program, in buildings. We are seeing a moment frozen in time, but we are part of making History as well. Since there is no initial Historic Designation, it will be up to us to decide what is valuable and how to honor and celebrate it.



2. FRONTALITY

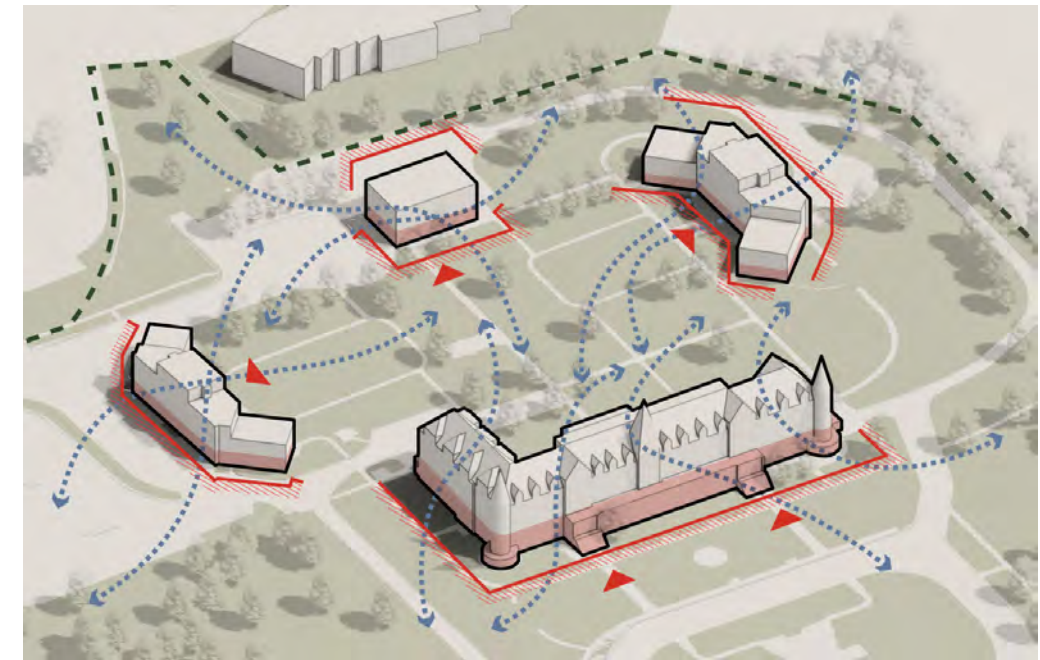
The main facade we see today at The Castle was meant to be experienced frontally from a single point of entry to the site. This main entry got duplicated and out of the central axis as the building expanded. This frontality prevents the courtyard behind The Castle to be more than an utilitarian open space, but in the future plan we see this space as a key component for the design.

The Castle will be now in the middle of a larger site. Entries, accessibility, and porosity of ground floor are important pieces to reconsider as we think of the value of the ground floor and the pedestrian experience.



3. GROUND POROSITY

Ground floor at all existing buildings appears to be quite solid and prevents from any synergies between them. As we rethink their positioning, what opportunities does the redevelopment open since the Castle and all surrounding buildings will be experienced from all directions? What indoor/outdoor relationships can we foster among them? We would like to take on a key aspect of Union Printers architecture, which was the synergy between the structures and the open spaces. Used for growing food and cattle, healing purposes, and now recreating and wellness, the indoor and outdoor relationship will be an essential piece of the design.



Design Principles

4. VIEWING PLATFORMS

Terraces and porches at The Castle, as well as at the Dorms, have significant importance for the relationship indoor-outdoor. These features act as gathering spaces that enhance views towards the mountains, as well as access to natural light and fresh air. Sometimes they position up over the trees canopies and allow us to understand the whole site from above, such as the rooftops. These spaces pose the potential of being great public spaces, and elements we would like to preserve, rethink, and design with.



5. STYLE EVOLUTION

An interesting discovery through the research on the site and architecture evolution, has been the realization that expansions and new buildings have reinterpreted the vertical cadences and massing of the original buildings, in an attempt to interpret them through the lens of the style at the time.

This reinvention opens the door to look at the future from a lens of interpretation, rather than replication.



6. DESIGN FOR ADAPTABILITY

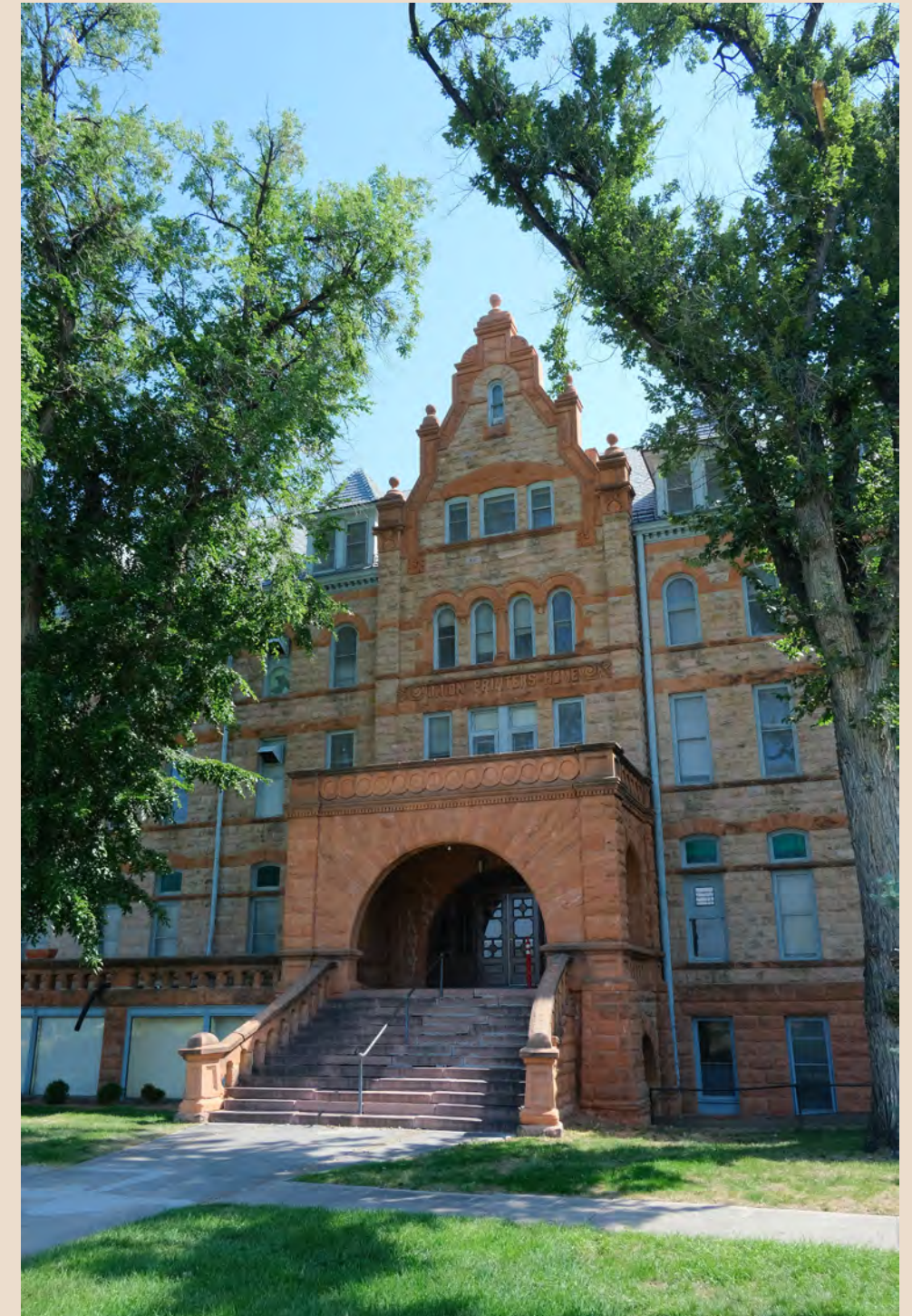
The adaptability of the existing buildings has been restricted by the rigidity of the architecture and its lack of flexibility. Multiple expansions have modified the integrity of the architecture to allow for large gathering spaces such as the dining, since the original building couldn't accommodate it.

As we move forward, one lesson we have learned is to design with a flexible mindset as to what these and future structures will become program-wise. While there is not a one-size-fits-it-all, we need to think of flexibility as a factor for design in architecture and systems that can host both today's and future potential uses.



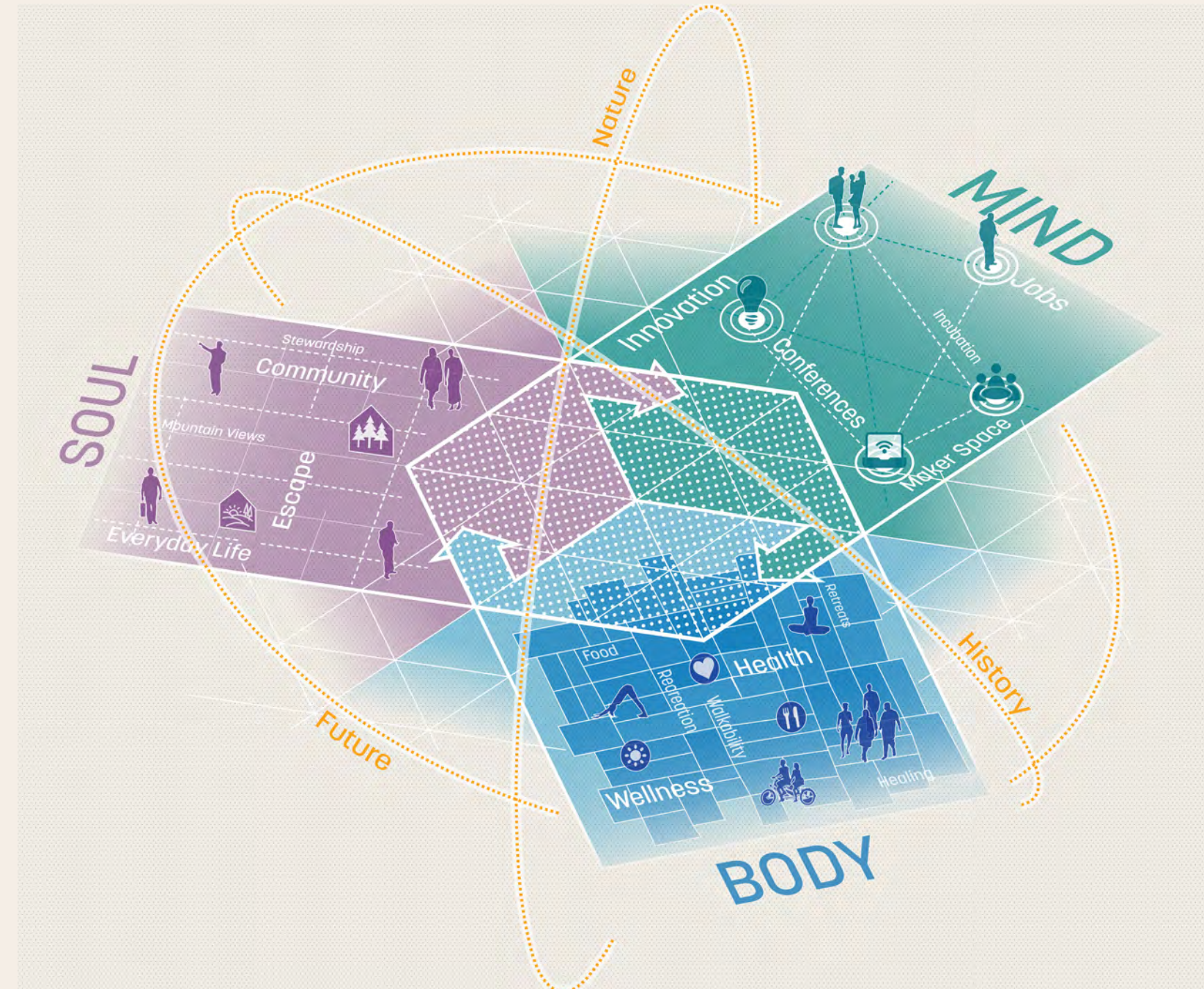
UPH Partners' Mission

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 Printers Hill 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 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. Printers Hill is a holistic place for all people, rooted in its authentic history and its relationship to Colorado Springs' majestic context.



UPH District Values

Mind

This is a place of innovation, entrepreneurship, and collaboration.

- » **Welcomes innovative and creative professionals with an environment and spaces that fuel their work and imagination.**
- » **Provides a platform for collaboration at all scales through creative programming, placemaking, and a focus on learning.**
- » **Establishes a sense of creativity and ingenuity through the integration of art and sustainability at all scales of public realm and building.**

UPH District Values

Body

This is a place of activity, health, and wellbeing.

- » **Establishes a unique destination within and of Colorado Springs, with a focus on providing rich and diverse experiences for residents and visitors alike, offering vibrancy and vitality throughout the day and night and year-round.**
- » **Fosters a place that celebrates and cultivates Colorado Springs' legacy as an international sports and health destination with an atmosphere focused on enhancing wellness.**
- » **Employs sustainable landscapes that contribute to a healthy ecosystem, preserve heritage tree canopies, and provide productive spaces for community use.**

UPH District Values

Soul

This is a place of gathering, community, and inspiration.

- » Infuses the site's distinct history, location, topography, and relationship to the surrounding scenic landscape into the district's identity and users' experience.
- » Creates a vision with long-lasting controls to ensure the long-term protection of the site's legacy and essential historic resources.
- » Provides a diverse range of living opportunities that interface intentionally with a robust network of community gathering spaces to foster a sense of community and comfort for all people.

UPH Partners' Vision

Printers Hill is a new kind of neighborhood in Colorado Springs.

A holistic, modern, and urban community is shaped around one of the city's most historic and revered architectural assets—the Union Printers Home. The unique value of this 130-year-old building and its legacy as a place of wellness and connection to the Front Range serve as inspiration for new experiences in this central-most part of the city.

UPH Partners' Vision

This is a place that will fuel the next century of prosperity in Colorado Springs.

The larger district, alongside the rehabilitated “castle” building features creative design, embraces the property’s distinctive landscape, stitches together neighboring communities, and provides a diverse and enjoyable public realm for all to enjoy. It offers a range of living types, a collection of some of the best entertainment, retail, and cultural experiences in the region, and a nurturing environment for creativity and innovation.

UPH Partners' Vision

**This is a place
for locals and
a destination
for visitors.**

Printers Hill is a vibrant, cohesive new neighborhood that is defined by a universal focus on hospitality and the warm welcome it provides to this extraordinary property and to Colorado Springs.

The physical design of Printers Hill is a manifestation of the mission and values. Its form, uses, character, and performance are a testament to the passion its creators have for the site and the city.



The Pearl
San Antonio, TX

A Community Icon



Moore Square
Raleigh, NC

A Place to Gather

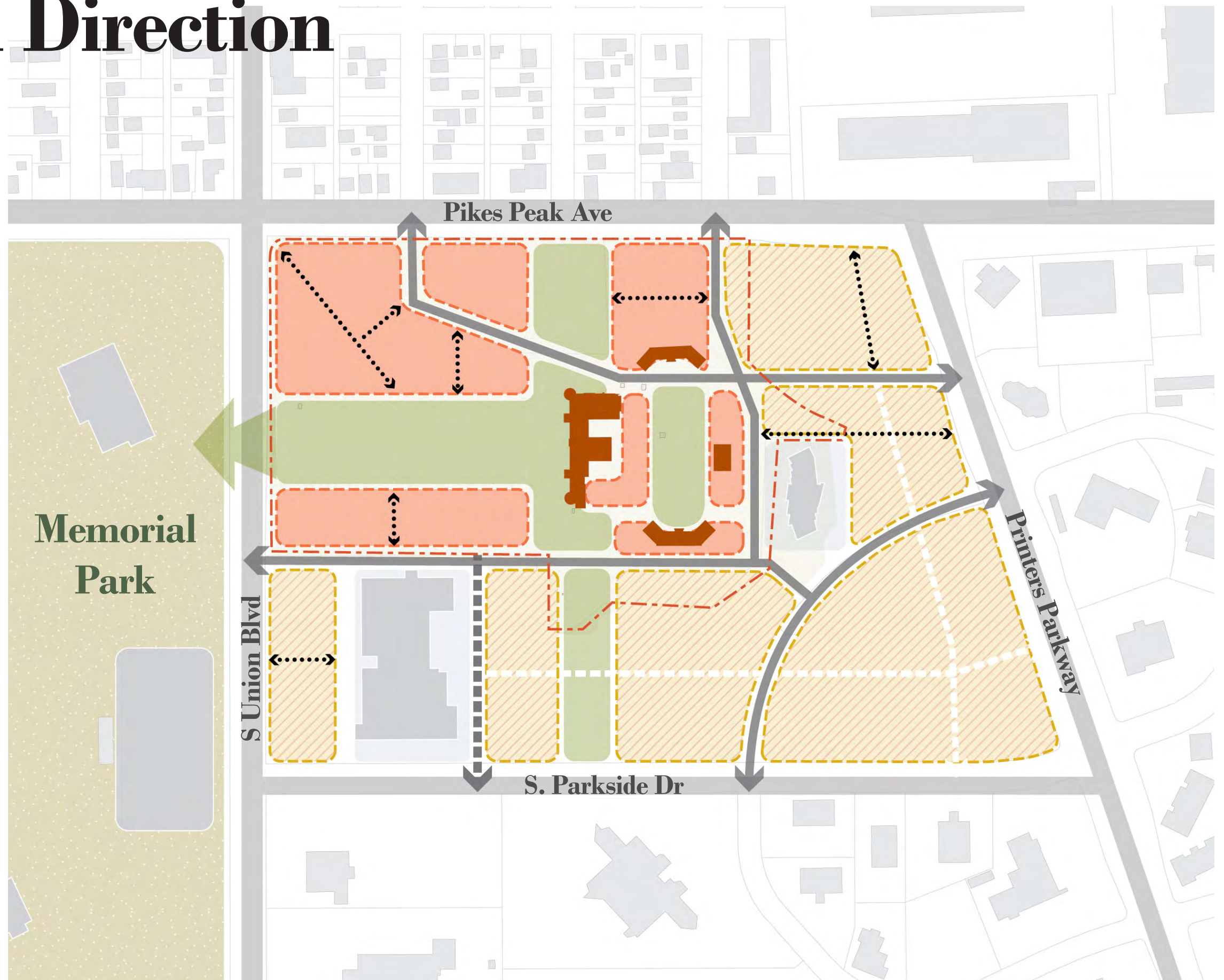


Toronto Distillery District
Toronto, ON

A Place that Inspires

Framework Direction

- UPH Site Boundary
- Existing Site Buildings
- UPH Framework Plan Development
- Potential Future Development
- Open Space
- Proposed Streets
- Pedestrian Connections



Let's discuss.



03



Engagement

**How can we
engage with
the broader
community?**



Potential Outreach + Engagement

BROADER COMMUNITY

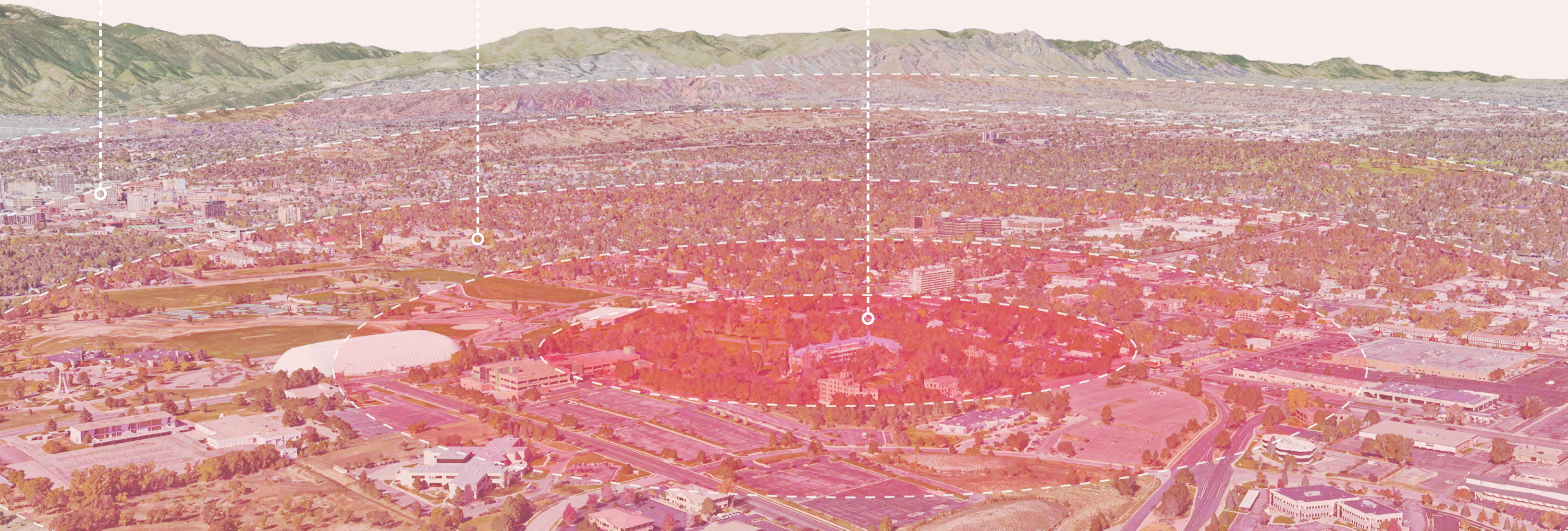
- SURVEY
- PROJECT WEBSITE & ONLINE ACTIVITIES
- STORYTELLING OPPORTUNITIES

MEETING THE COMMUNITY

- COMMUNITY OPEN HOUSE
- EXPERT OPINIONS
- FOCUS GROUPS

ON-SITE EVENTS

- WALKING TOURS
- ART INSTALLATIONS
- POP-UP ACTIVATIONS



Community Open House



Goals:

- » Invite the community on to the property to see it for themselves
- » Hear about the community's priorities for the future of Colorado Springs
- » Inform community members about the project and the opportunity at UPH
- » Learn about community stories and experiences that can influence the future of UPH

Community Activities



Open House



Farmers Markets



Community Festivals



Transit talks



Schools



Art Walks



Block Party



Food truck festivals

**What are
some local
community
events we can
tap into?**




Visioning Survey

Union Printers Home Plan
Community Survey

If and when you use Memorial Park, what do you do there?

- Use the recreation fields/courts
- Walk the paths
- Sit by the lake or on the beach
- Paddleboard or kayak
- Go to the playground

Continue →




Union Printers Home Plan
Community Survey

What words come to mind when you think of the Castle building?

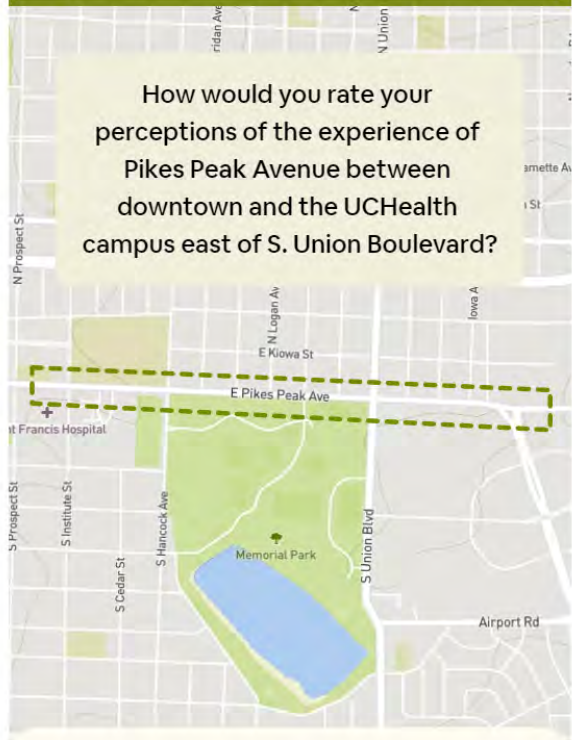
Type your answer

Continue →



Union Printers Home Plan
Community Survey

How would you rate your perceptions of the experience of Pikes Peak Avenue between downtown and the UCHealth campus east of S. Union Boulevard?




Pedestrian experience

☹️ | | | | | 😊

Continue →

Union Printers Home Plan
Community Survey

What kind of experiences do you think the UPH property could contribute to Colorado Springs in the future?



+

+

+

Continue →

Visioning Survey

**Survey prototype
available for desktop or
mobile phone use.**

**Who are the people and
communities most interested
and invested in the UPH
development?**



**Colorado
Springs
community**

**Selected
Stakeholders**



<https://unionprintershome.nudge.staging.sasaki.com/>

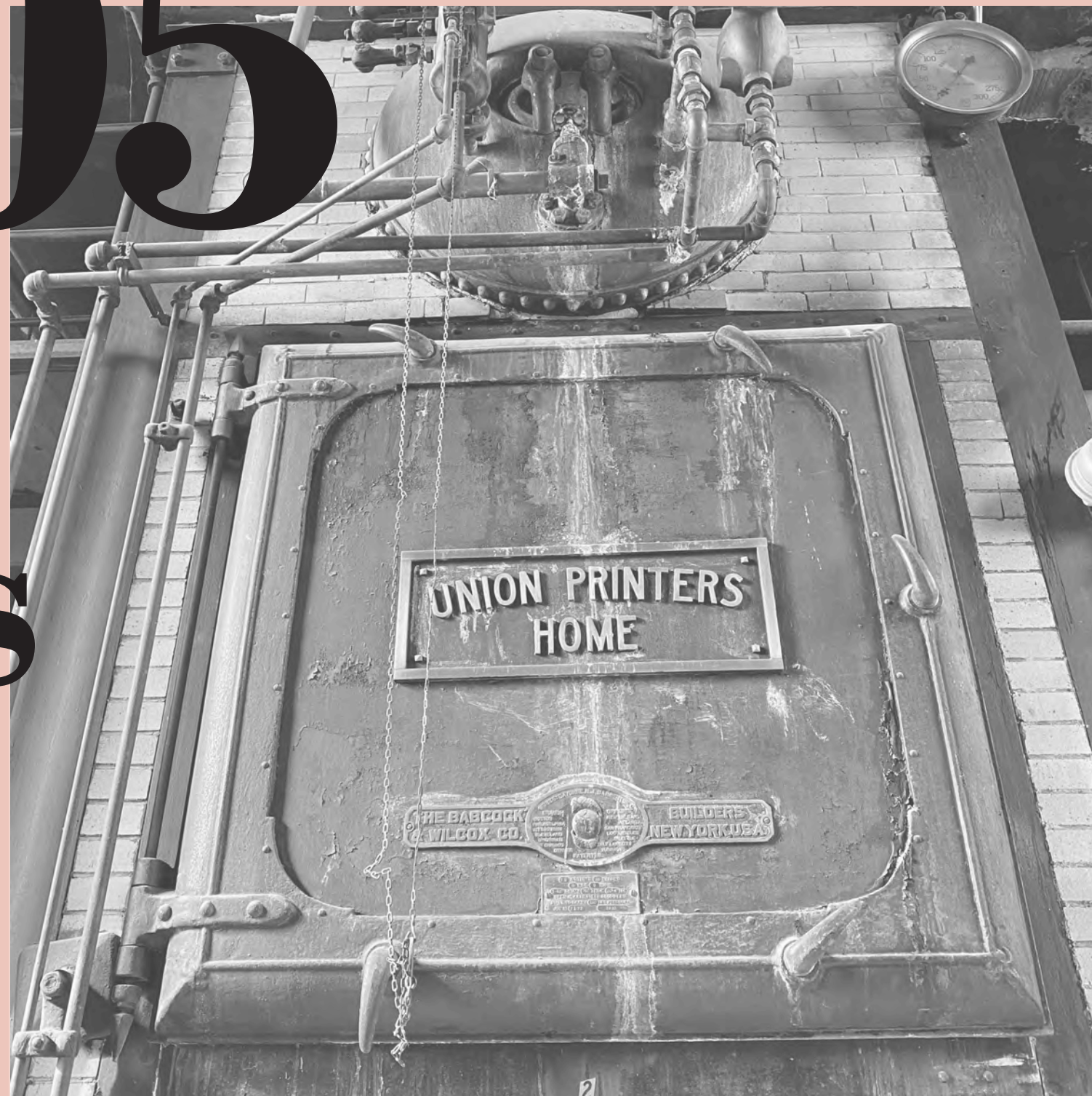
How can we best spread the word about upcoming opportunities to engage with the UPH master planning process?



05

**SCHEDULE
OUTREACH + ENGAGEMENT
TASK FORCE NEXT STEPS**

Next Steps



Task Force Next Steps

- > Planning and Facilitating a Community Open House**
- > Survey Launch**
- > Third PATF Meeting - Spring**
- > Spring Site Tour**



Thank you!