

Berkeley Regis United Neighbors, Inc
4949 Lowell Blvd, Denver CO 80221
BerkeleyRegisNeighbors.org



February XX, 2025

Salvador D. Aceves, Ed.D.
President, Regis University
saceves@regis.edu

Subject: Regis Village Rezoning – BRUN Response to February 11, 2025 Meeting Addressing PUD Requested Amendments

Dear President Aceves:

Thank you for your presentation and willingness to take account of the neighborhood RNO concerns. Berkeley Regis United Neighbors (BRUN) appreciates the time and personal attention that you have shown to this high-impact development in our community.

Given that Regis University has decided to forgo the Federal Edge block originally envisioned in the Master Plan, BRUN requests that the design team adhere to the original concept in mass and scale as much as possible. To this end, BRUN requests your consideration of the following revisions:

- BRUN appreciates that Regis University has a concern for the adjacent protected district (30' maximum height) south of the proposed project and asks that there be a mandated 35-foot (three stories) maximum height along W 50th Avenue, regardless of incentives.
- BRUN requests that Regis University and CPD acknowledge the protected Boulevard status of Federal Boulevard per the City/County of Denver Design Guidelines for Denver's Designated Parkways and Boulevards (2005) and the protected district (E-SU-Dx) east of Federal and request that Regis agree to a maximum 55-foot (five stories) height along Federal, regardless of incentives. BRUN notes that the zone district on the east side of Federal is soon to be E-MX-3/DO-8; stipulating buildings of one to three stories.
- BRUN requests that the DO-8 Overlay provisions be adopted and applied to ensure that publicly accessible ground floor commercial is integrated as a ground floor use and applied to new structures over the entire site. BRUN encourages Regis University to target at least 65% of Federal Boulevard frontage ground floor be non-residential activation (commercial) based on the build-to lot primary street front footage.
- BRUN supports all efforts aimed to improve the sustainability of new development and redevelopment and urges Regis University and their design consultants to seek certification from rating systems/entities such as LEED, SITES, Enterprise Green Communities (EGC), Leadership in Energy and Environmental Design (LEED), or National Green Building Standard (NGBS), and to ensure adherence to the City/County of Denver Green Buildings Ordinance.

- BRUN requests that consideration be given to offering a portion of the residential units to the general public on a for-sale deed restricted affordable basis.

This is a major development that will impact Northwest Denver for decades to come and should serve as an exemplary model of urban design in terms of site planning, architectural design, streetscape design, sustainability and use of materials, resource conservation, landscaping, maintenance, and its relationship to the human scale. BRUN trusts that Regis University and its design consultant team will take these factors into consideration during future phases of implementation and development. We look forward to continued engagement with Regis University during this process.

Sincerely,

Scott Danenhauer
Berkeley Regis United Neighbors
President, Board of Directors

CC: Amanda Sandoval, President, Denver City Council
Melissa Horn, City Council District One Aide
Serena Gonzales-Gutierrez, Denver City Council at-large
Sarah Parady, Denver City Council at-large
Tony Lechuga, Denver Community Planning and Development
Mark De La Torre, MIG
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