

Regis Village PUD Rezoning Updates

Berkeley Regis United Neighbors

February 11, 2025

Vision

The vision for **Regis Village** is to serve our community better by developing a beautiful, functional mixed-use area adjacent to the University that will be a center of activity for local businesses, residents, students, faculty and staff.

Regis University is also seeking a long-term revenue stream to establish a more diverse and resilient financial outlook.

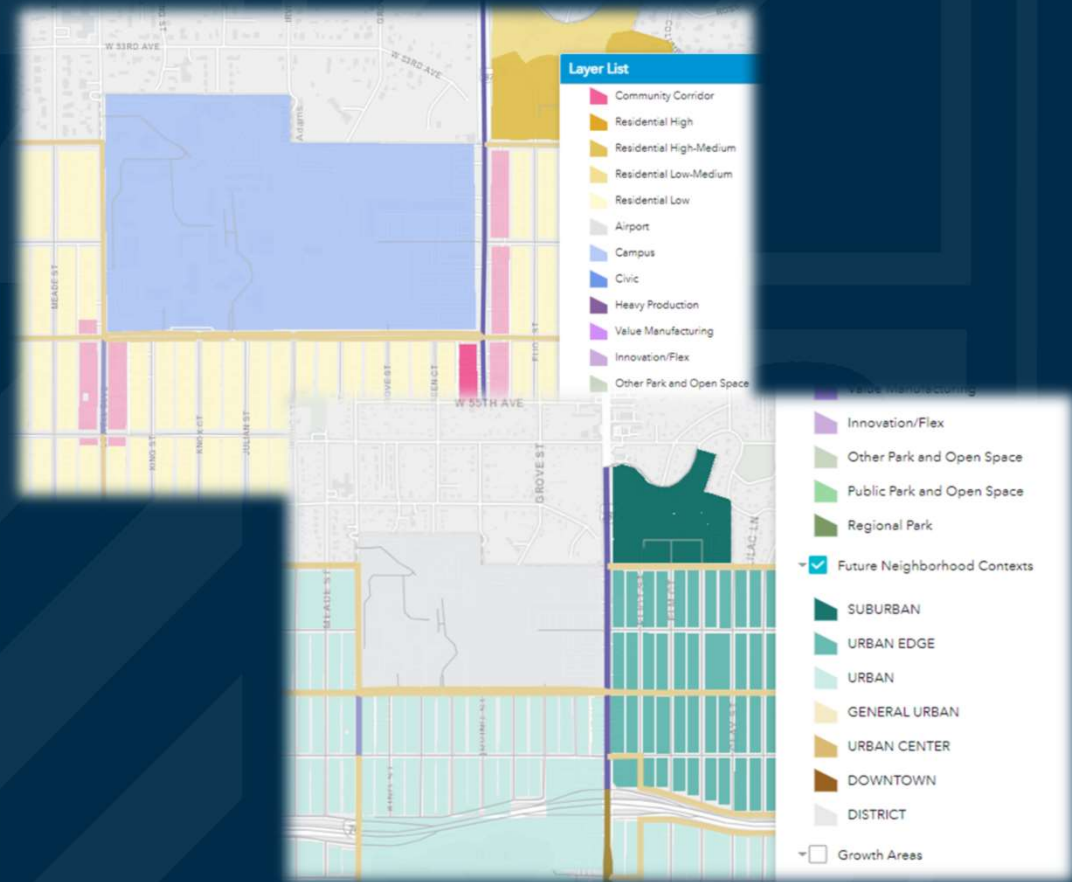
Property

- Northwest corner of West 50th Avenue (or Regis Boulevard) and Federal Boulevard.
- Approximately 23.550 acres.
- Existing uses include commercial shopping center, sports fields and surface parking.



Blueprint Denver Guidance

- Designated Campus District.
- Building forms vary in size and form and multi-story single-use and mixed-use buildings.
- Capture 80% of new housing growth.



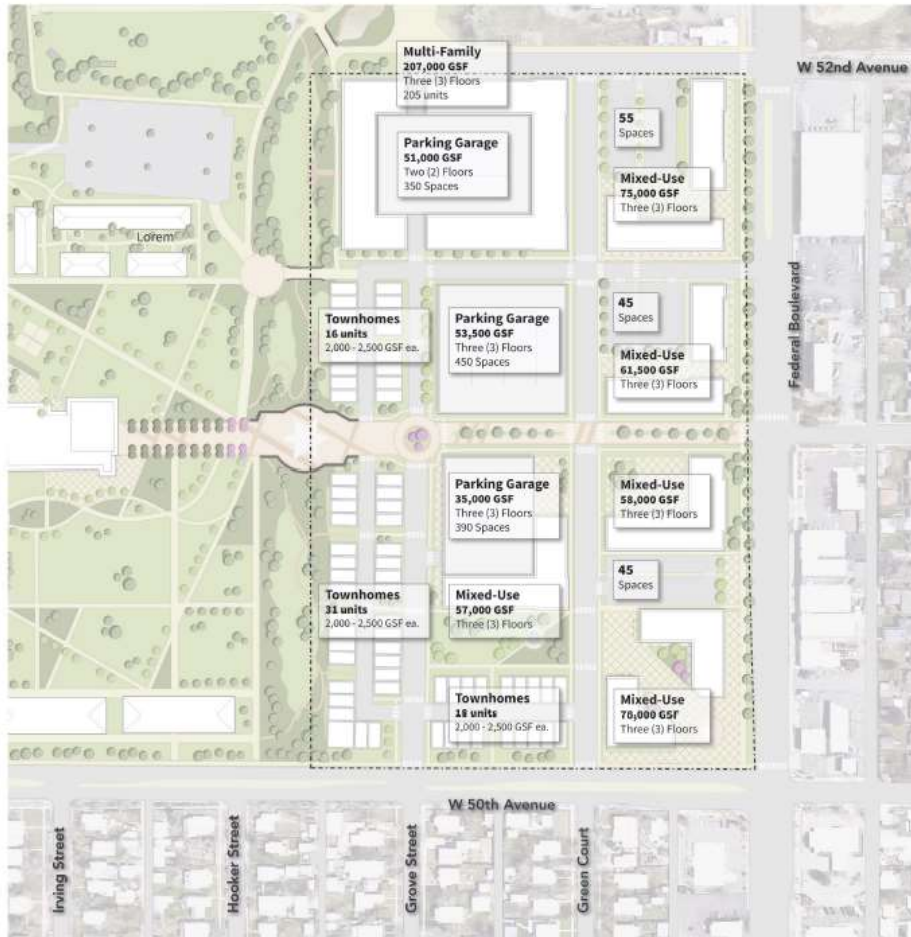


* indicates target dates only. Everything following the pre-application will be tied to the Infrastructure Master Plan (IMP).

Summary of Community Outreach

- May 2022. Campus Master Plan webpage updates to reflect a new direction for Regis Village.
- May 10, 2022. Large Development Review sign posting and mailing for Community Information Meeting.
- June 1, 2022. Community Information Meeting (Virtual).
- June 22, 2023: Information table at the Near Northwest Plan Launch Party and Resource Fair.
- May 6, 2024. Regis University Town Hall.
- June 12, 2024. Presentation to the BRUN Zoning and Planning Committee.
- August – September 2024. Coordination with BRUN on project and process-specific questions.
- August 16, 2024. Information table at Movie in the Park community event.
- September 10, 2024. Information table at North High School Back to School Night.
- September 12, 2024. Information table at Skinner Middle School Back to School Night.
- September 28, 2024. Information table at Horseshoe Market.
- October 31, 2024. Information table at Trick or Treat Street.
- December 2024 – February 2025. Coordination with BRUN on project specific questions.
- February 11, 2025. Presentation to BRUN on updates to the PUD.
- Ongoing...

Evolution of Concept Plan



REGIS UNIVERSITY
REGIS VILLAGE

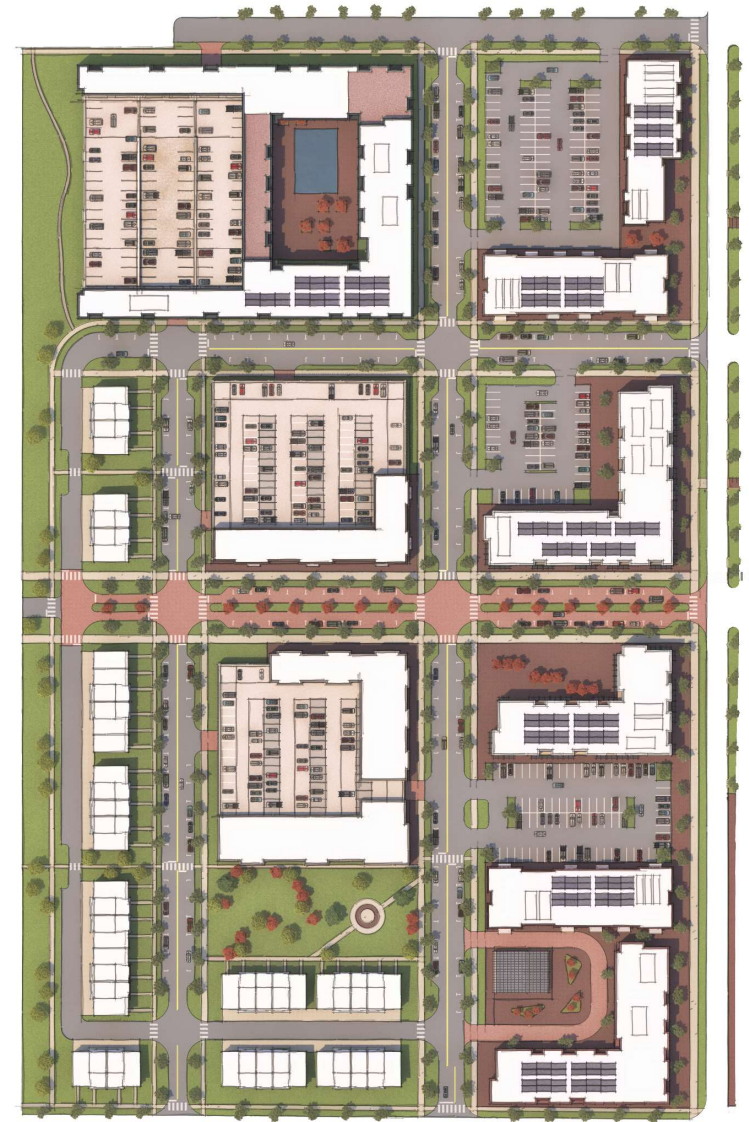
Concept Plan

Base Conditions

- Site Boundary
- Building
- Parking Garage
- Vegetation
- Road Pavement, Parking
- Plaza
- Multi-use Path

1" = 50'
0 50 100 250 Feet

Acres
1/6 1/2 1/3
M I G



What We Heard from BRUN

- Incorporate provisions from the DO-8 Overlay provisions.
- Apply MX-3 as base zoning for the entire site, with height incentives:
 - Up to four stories along Federal Boulevard and 50th Avenue; and
 - Up to seven stories elsewhere.
- Provide an estimated maximum developed square footage.
- Provide a commitment to streetscaping improvements along Federal Boulevard.

Summary of Responses to BRUN

- Integrated appropriate DO-8 Overlay standards into PUD, particularly along Federal Boulevard to support future Bus Rapid Transit.
- Limited height to 45 feet within 175 feet of a protected district, which applies along 50th Avenue (regardless of incentive height).
- Estimated Developed Square Footage for concept plans ranges from 550,000 gross square feet to 700,000 gross square feet. However, we have not analyzed potential full build out available under the PUD, nor have streets, open spaces, or buildings been designed at this stage.
- While Streetscaping Improvements are outside of the scope of the PUD, Regis is committed to work with state and local governments to improve pedestrian safety and visibility along Federal.

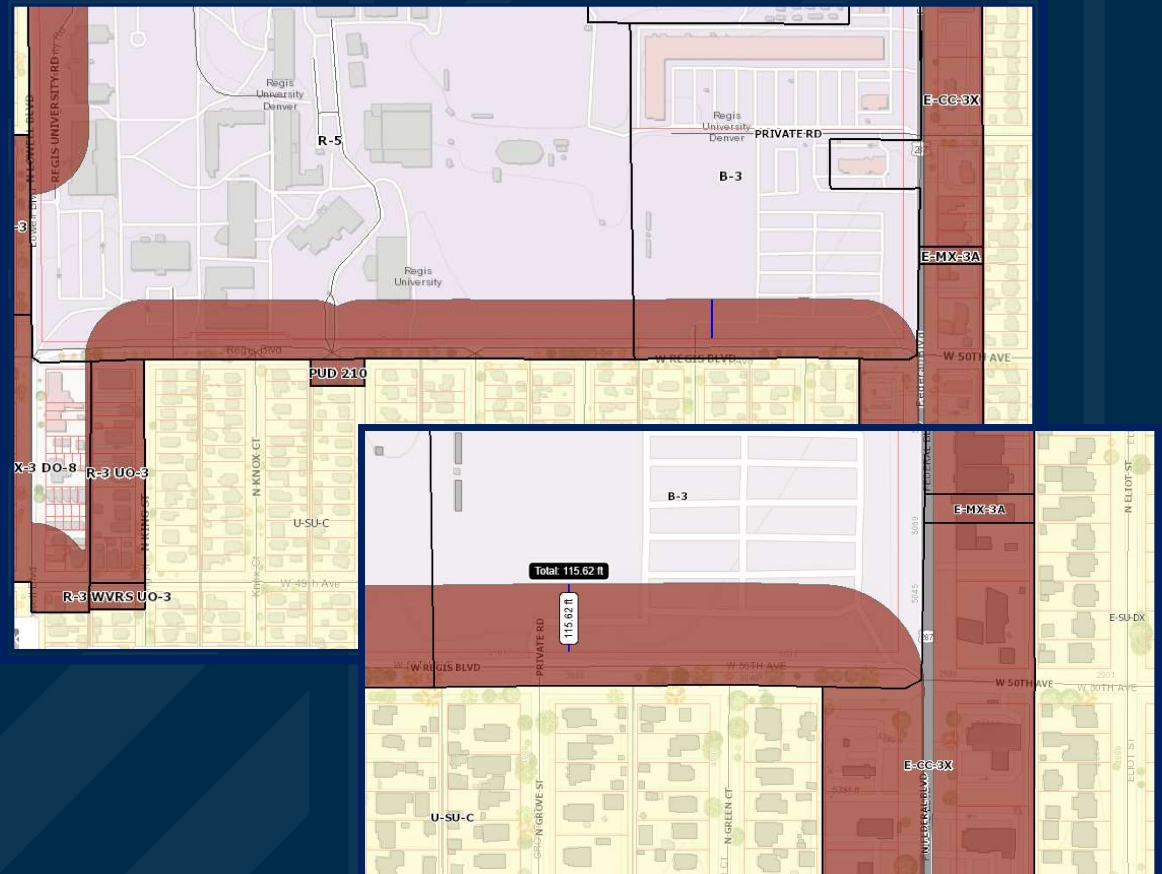
Protected District Height Limitations

PUD Update: Limits height to 45' within 175' of a protected district, with some exceptions.

Height limitations would not apply within 150 feet of Federal Boulevard.

Height limitations are not increased for incentive height.

Prior PUD: Allowed up to 75' within 175' of a protected district.



DO-8 Overlay Intent

- DO-8 Intent. To encourage neighborhood mixed-use areas that support nonresidential active uses at the street level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential dwellings.
- Added Intent to PUD. Integrate certain design standards from the DO-8 Overlay Zone District to establish mixed-use areas that support nonresidential active uses at the street level and more generally to promote active pedestrian-oriented building frontages along Federal Boulevard.

DO-8 Design Standards

Parking

Surface parking is not permitted within the build-to range along Federal Boulevard.

Street Level Height

Minimum street level height along Federal Boulevard is 14 feet.

Transparency Alternatives

Only permitted transparency alternative along Federal Boulevard is permanent art and is limited to 30% of transparency requirements.

Pedestrian Access

Each street level dwelling unit along Federal Boulevard shall have a dwelling unit entrance with entry feature.

Building Form

Townhouse building form prohibited along Federal Boulevard.

		DO-8 Overlay District	
HEIGHT		Shopfront Building Form	Town House Building Form
See Underlying Zone District for All Applicable Height Standards			
		DO-8 Overlay District	
SITING		Shopfront Building Form	Town House Building Form
See Underlying Zone District for Additional Applicable Siting Standards Not Listed Below			
ZONE LOT			
Zone Lot Width (min)		na	38'
REQUIRED BUILD-TO			
Primary Street (min/max build-to range)		2'/10'	See Underlying Zone District
SETBACKS			
Primary Street (min)		2'	See Underlying Zone District
RESIDENTIAL SETBACKS			
Primary and Side Street (min)			na
PARKING			
Surface Parking between Building and Primary Street/Side Street		Not Allowed / Not Allowed	Not Allowed / Not Allowed
DESIGN ELEMENTS		Shopfront Building Form	Town House Building Form
See Underlying Zone District for Additional Applicable Design Elements Standards Not Listed Below			
BUILDING CONFIGURATION			
Street Level Height (min)		14'	na
STREET LEVEL ACTIVATION			
Transparency Alternatives		See Section 9.4.5.12.F	See Section 9.4.5.12.F
Pedestrian Access		See Underlying Zone District	See Underlying Zone District
Additional Pedestrian Access, Primary and Side Street		Each Street Level Dwelling Unit shall have a Dwelling Unit Entrance with Entry Feature	na
		DO-8 Overlay District	
USES		Shopfront and Town House Building Forms	
See Underlying Zone District for Additional Applicable Uses Standards Not Listed Below			
ACTIVE USES BY ZONE LOT WIDTH		37.5' or less	Greater than 37.5' and up to 50'
Street Level Nonresidential Active Uses (min Primary Street % within Build-To min/max range and with Street Level Nonresidential Active Uses)		0% - See Section 9.4.5.12.E	75% - See Section 9.4.5.12.E

DO-8 Standards applied to the PUD.

DO-8 Standards applied to the PUD.



Street Level Activation

The following uses do not apply towards ground floor uses along Federal Boulevard:



Dwelling, Single Unit



Dwelling, Two Unit



Dwelling, Live / Work



Automobile Services, Light



Mini-storage Facility; or



Wholesale Trade or Storage, Light

Street Level Activation: Nonresidential Uses



In addition to the ground floor use restrictions along the entirety of Federal Boulevard, ground floor multifamily residential will be limited in one of the following two ways:

- Option 1: A node at that southeastern corner of West 50th Avenue and Federal Boulevard (pictured).
 - Note: this location coincides with the current planned BRT station, similar to the approach taken along Colfax Avenue.
- Option 2: A percentage within the build-to of Federal Boulevard (e.g., 25%).

Build-to alternatives would not apply to this area (e.g. garden wall, pergola, arcade, courtyard).

Next Steps

- Finalize and submit updated PUD guidelines regarding street level nonresidential uses.
- Review and comment period for the updated rezoning application.
- Address comments and resubmit the rezoning application, if applicable.
- Planning Board public hearing.
- Land Use, Transportation and Infrastructure Committee meeting.
- Mayor-Council meeting.
- City Council first reading.
- City Council public hearing.

Thank you! Questions?