

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



12/30/2024

Salvador D. Aceves, Ed. D.

President, Regis University

Dear President Aceves:

RE: Regis University responses to BRUN Questions, August 30, 2024

The Berkeley Regis United Neighbors (BRUN) Zoning and Planning Committee (ZAP) members have reviewed the PUD draft application submitted to the City and County of Denver on September 24, 2024, to supplement our review of your original presentation to BRUN and your August 30, 2024 responses to BRUN comments and questions.

Given that Regis University has decided to forgo the Federal Edge block originally envisioned in the Master Plan, it will be important to BRUN interests to adhere to the original concept as much as possible. To this end, BRUN asks Regis to consider the following measures:

- **Ground Floor Activation** - Adopt the DO-8 Overlay provisions that were promulgated by BRUN with assistance from CCD/ CPD to ensure that ground floor commercial is a feature of your new structures.
- **Building Height** – Reevaluation of building height across the site. Consideration of MX-3 as the base zoning for the entire site, with the three-story limit applied to buildings fronting on Federal Blvd and 50<sup>th</sup> Avenue. Incentives could then be applied across the site allowing a maximum height of 4 stories along Federal and 50<sup>th</sup> Ave and 7 stories elsewhere. This would make the overall scale of the project more compatible with the adjoining properties across Federal and 50<sup>th</sup>. Allowing five stories with incentive height bonus to a maximum height to 7 stories/ 94 feet will create a scale outside the neighboring community – especially for the residential zoning immediately south of Regis Blvd./50<sup>th</sup> Avenue, which is U-SU-1 consisting mostly of one- and two-story buildings. The three-story limit along Federal will also be more compatible with the three-story limit immediately east of Federal. Consideration should also be given to unwanted shading of the adjacent athletic fields in the morning hours by taller building along the western edge of the site.
- Provide an estimate of maximum developed square footage like what was used to calculate the original Master Plan for the Federal Edge or commit to the square footage originally stated in the Master Plan Federal Edge. The layout rendering in the original Master Plan shows space for eight or nine buildings. It is difficult to offer BRUN Board support for this rezoning request without understanding maximum scale and mass. This is a reasonable request because Regis was able to accomplish the same exercise and share that estimate in the original Master Plan. The projected gross square feet (GSF) in the original Master Plan was 552,000. A revised square

footage estimate would allow the BRUN Board to compare it to the original plan and to inform its members so they understand the actual envisioned scale and mass.

- BRUN requests specific language committing to streetscaping improvements along Federal Blvd that includes street trees, a 6'-8' wide accessible walk, furnishings, and pedestrian lighting to improve pedestrian safety and visibility. It is in the community's interest to increase pedestrian access and safety along this edge of the project, especially considering potential improvements to public transportation options on Federal Blvd. and continued residential development east of Federal and north of 52<sup>nd</sup> Ave.

As the BRUN Board considers formalizing support for your rezoning application, serious consideration of the BRUN requests would be greatly appreciated.

Thank you in advance for your consideration.

Sincerely,

*Scott Danenhauer*

Scott Danenhauer

President, BRUN Board of Directors

Cc: Amanda P. Sandoval, Denver City Council District 1

Serena Gonzales-Gutierrez, Denver City Council at large

Sarah Parady, Denver City Council at large

Melissa Horn, Council Aide

Sina Khayat Kholghy, Council Aide

Zack Burley, Council Aide

Mark De La Torre, MIG