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September 5, 2025

Berkeley Regis United Neighbors, Inc.  
Attn: Scott Danenhauer  
494 Lowell Blvd.  
Denver, Colorado 80221

Re: Responses to Comments on Regis Village Rezoning Application

Dear Scott:

We are in receipt of your comment letter dated August 21, 2025, on behalf of Berkeley Regis United Neighbors, Inc. (“**BRUN**”) regarding the Regis Village PUD rezoning application that is under review by the City of Denver. Below are responses to the comments received. In addition to this response, we’d like to schedule some time to follow up with BRUN to discuss these outstanding items. Regis University (“**Regis**”) and its representatives are available at the following times:

Tuesday, September 16 from 6 PM – 7 PM

Wednesday, September 17 from 6 PM – 7 PM

Thursday, September 18 from 6 PM – 7 PM

In the following sections, we’ve included both BRUN’s comment, as well as the response on behalf of Regis:

1. **COMMENT:** Please provide more details regarding the proposed hospital.
  - a. Where will it be located, how many stories will be constructed, what type/amount of car parking will be provided, and will this be a full service or specialized facility?
  - b. What percentage of the entire redevelopment space will the hospital occupy?
  - c. Will emergency vehicle access be from Regis Blvd or Federal Blvd and would additional traffic signalization be required?

**RESPONSE:** The PUD-G 37 zone district (“**PUD**”) would allow for a hospital similar to other institutional zone districts under the Denver Zoning Code. Regis welcomes the opportunity to bring a hospital to the community to integrate with its healthcare education program, and therefore include the flexibility for such uses in the PUD. If a hospital is proposed, the location, building height, amount of parking and location of an emergency vehicle access will be determined at the time of site development plan review and will comply with the standards of the PUD and any other applicable requirements under the Denver Zoning Code.

2. **COMMENT:** Along Federal Blvd:

- a. Will the building height be restricted to three stories (four with incentives)?

**RESPONSE:** The buildings along Federal Boulevard will comply with the height standards under the PUD, which allow a maximum height of 5 stories or 7 stories with incentives.

The PUD’s increased 20-foot buffer (or primary street setback) along Federal Boulevard ensures this height is compatible with the surrounding area, including any future development to the east. The required building setback ensures this building height provides a pedestrian-scaled building form that allows for an active frontage along the Federal Boulevard.

- b. What percentage of the entire first floor Federal Blvd frontage will be commercial/retail? Will there be first floor, street level residential units (see PUD-G 37 / 4.1.3.D)?

**RESPONSE:** The percentage of first floor commercial/retail along Federal Boulevard will be determined at the time of site development plan review. The PUD includes street level active use requirements that are generally consistent with the DO-8 zone district. This includes prohibiting multi-unit dwellings and associated uses from counting toward street level active use requirements. *See Denver Zoning Code, Section 9.4.5.12.E.* The PUD requires a minimum of 70 percent of frontage along Federal to meet the build-to requirement, and of that, either 0 percent, 50 percent, or 75 percent to meet the street activation requirement, depending on the zone lot width. These thresholds are the same as the applicable DO-8 district standards. *See Denver Zoning Code, Section 9.4.5.12.D.5, in the “Uses” portion of the table.*

This is a departure from the “base” zone district, the U-MX-3 zone district, that would otherwise allow multi-unit dwellings to count toward street level active use requirements. This deviation from the U-MX-3 zone district ensures that the street level active uses along Federal Boulevard are not strictly residential in nature and allows for activation of this frontage.

There is no requirement for first floor, street level residential units in the PUD. However, like the DO-8, the PUD does require street level dwelling units to have a dwelling unit entrance with an entry feature. *See Denver Zoning Code, Section 9.4.5.12.D.5, in the “Design Elements, Additional Pedestrian Access, Primary and Side Street” portion of the table.*

3. **COMMENT:** What percentage of the entire development will be dedicated to housing?

**RESPONSE:** The PUD does not mandate a particular required proportion of residential uses, nor would any other zone district under the Denver Zoning Code. The amount of housing will be determined at the time of site development plan review. Regis Village will be considered a “high impact development” and therefore will be required to comply with the applicable requirements for such projects, including a special plan to be approved by the Department of Housing Stability.

4. **COMMENT:** How will Regis University engage with the public in the future as specific plans are developed? [Denver’s requirements](#) for “more sustainable development, which collectively seek to increase green space in Denver, improve water and storm water management, increase the use of solar and other renewable energies, foster the design of more energy-efficient buildings, and increase adoption of national green building programs, such as LEED?

**RESPONSE:** Any development of Regis Village is subject to site development plan review, which will ensure that it complies with any requirements under the Denver Zoning Code or other applicable regulations. In addition, Regis is committed to sustainable development as a core principle of its mission and values. While specific building decisions have not been made, sustainability will be a key consideration in the planning and development efforts of Regis Village.<sup>1</sup>

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<sup>1</sup> See <https://www.regis.edu/about/regis-in-the-community/sustainability/> and <https://www.regis.edu/about/history-mission/office-of-mission/laudato-si>

Like sustainable development, community outreach and engagement is a core tenant of Regis's values. A summary of Regis's community outreach is included with the PUD application, and Regis will continue to engage with community stakeholders, both internal and external to the University, throughout the development of the project.

The following questions pertained to the application materials. They have been updated to reflect the most recent revisions to the PUD. We apologize for any confusion and have addressed this below. The most current version of the application materials is available on the City's website for the proposed PUD.<sup>2</sup>

- **COMMENT:** Application Page 3 / check box #4 - The Applicant recognizes established building forms that are compatible with adjacent existing building forms, including height. **With the east side of Federal Blvd being zoned for three stories, are you planning to restrict the height of Regis Village building fronting on Federal Blvd. to the maximum with incentives - four stories?**

**RESPONSE:** The buildings along Federal Boulevard will be permitted to have a maximum height of 5 stories or 7 stories with incentives, with the General and Shopfront building forms. This is consistent with the Blueprint Denver's designation as the Campus District Neighborhood Context, which includes buildings that vary in size and form and multi-story single-use and mixed-use buildings. This Blueprint Denver designation is different from the properties to the east, which are within the Local Corridor Urban Edge Neighborhood Context and envisions lower building heights of up to three stories. Therefore, it is appropriate for the development along Federal Boulevard within Regis Village to have greater building heights based on its designation within Blueprint Denver. Put another way, during the Blueprint Denver process, the City, with input from neighborhood groups and other interested parties throughout the City, determined that the height difference along Federal was indeed compatible. The PUD merely furthers that guidance.

In addition, the building height is offset by the large right-of-way separation created by Federal Boulevard from the properties to the east, and the increased setback along Federal Boulevard that does not apply to the properties on the east side of Federal Boulevard. This ensures the permitted height along the Federal Boulevard frontage provides a pedestrian-

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<sup>2</sup> See <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Map-Amendments/2023i-00178>

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scaled building form that is compatible with the surrounding area, including any future development to the east.

**COMMENT:** Attachment A / page 2 / block 4 - This is confusing because DO-8 does not consider the General building form. DO-8 only considers Shopfront and Town House building forms and notes that for Active Use by zone lot width (in this case the entire Federal Blvd. frontage) the requirement for a lot greater than 50' is 75%. **Is the University asking for allowance for individual dwelling units at street-level?**

**RESPONSE:** This deviation has been removed in connection with the latest revisions to the PUD. The PUD no longer allows multi-family primary uses to count toward the required street level active use requirements. The following is a snip of the prior modification:

Require 70% and 75% Street Level Active Uses to occupy 70% and 75% of Build-to requirement for General and Shopfront building forms, respectively, and limit the uses that qualify to exclude residential and less active commercial uses (See PUD-G 37 Section 4.2.3.B-E). Note: Calculations for street level active uses are based on the total street level active uses along the Federal Boulevard zone lot line within the required build-to (See PUD-G 37 Section 4.2.3.B, Table 4.3).	Encourages pedestrian-activated street frontage along Federal, consistent with DO-8, with a limited allowance for multi-family residential primary uses given the "campus" context along the west side of Federal Boulevard.
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In connection with the referenced update, this deviation has been replaced with the following:

<p>Incorporate the DO-8 zone district standards related to Street Level Active Uses by Zone Lot Width, including mirroring the required percentage of street level active uses that must occupy the Build-to requirement for General and Shopfront building forms, and limiting the uses that qualify as street level active uses to exclude residential and less active commercial uses (See PUD-G 37 Section 4.1.4.B-D).</p> <p><i>Note: Calculations for street level active uses are based on the total street level active uses along the Federal Boulevard zone lot line within the required build-to (See PUD-G 37 Section 4.1.4.B, Table 4.3).</i></p>	<p>Encourages pedestrian-activated street frontage along Federal Boulevard, consistent with DO-8.</p>
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We note further that the townhouse building form is not permitted along Federal Boulevard.

- **COMMENT:** PUD-G 37 / 4.1.3.C and D - **Do these sections not apply to Federal Blvd frontage properties?**

**RESPONSE:** These sections *only* apply to properties along the Federal Boulevard frontage. These limitations are consistent with the DO-8 zone districts standards. *See Denver Zoning Code, Section 9.4.5.12.D.5, in the “Siting, Parking” and “Design Elements, Additional Pedestrian Access, Primary and Side Street” portion of the table.*

- PUD-G 37 / 4.2.3.B - According to the second line/box in Table 4.3, Shopfront and General use along Federal Blvd is 75%. **Does this mean that 25% of street level frontage on Federal will be residential?**

**RESPONSE:** The portion of Federal Boulevard that is not subject to street-level active uses requirements (discussed above) may include any permitted use, which would include live / work or multi-unit dwellings. This is consistent with the DO-8 zone district, which otherwise relies on the underlying zone district for permitted uses. *See Denver Zoning Code, Section 9.4.5.12.D.5, in the “Uses” portion of the table.*

- **COMMENT:** Otten Johnson Letter / page 1 - Paragraph 2 states that the PUD “integrates many of the features of the adjacent Regis Campus, such as...certain institutional uses”. **Can you please clarify what these institutional uses include?**

**RESPONSE:** This clause relates to the allowance for a hospital use, which is categorized as an institutional use under the Denver Zoning Code and is not otherwise permitted in the U-MX-3 “base” zone district.

- **COMMENT:** Otten Johnson Letter / page 2 / footnote - This is a weblink to the Regis Village webpage. On this website are the two maps used previously in discussion with BRUN, but there is also a link to the Regis University Master Plan, which contains a more campus-focused concept plan containing uses never discussed with BRUN. **Because this is all currently available information, could you please clarify what exactly the University’s development intent is?**

**RESPONSE:** The concept plan is an outcome of the Regis University Master Plan, which was a years-long campus and community engagement effort culminating in 2018. The PUD intends to create a development that incorporates campus-like features to transition from the Regis University campus to the west, consistent with that guidance and the community feedback received during and after that planning process. The development may include office, commercial, attached and multi-family residential uses. However, the PUD itself does not extend to the Regis Campus.

- **COMMENT:** Otten Johnson Letter / page 3 through 7 - Various statements are noted to reinforce alignment with Denver Comp Plan and Blueprint Denver that speak to commercial/retail, housing, educational, and hospital uses. **How is this reconciled with the wide range of uses as illustrated in the differing concept plans presented in this PUD and on Regis’ website?**

**RESPONSE:** The PUD is intended to combine a mix of influences for Regis Village to allow a variety of uses that are consistent with the Blueprint Denver designation as Campus District Neighborhood Context, as well as implement the vision for Regis Village set forth in the concept plan provided for review. As with any zone district, a variety of uses are considered “permitted uses” while others are deemed “prohibited” in order to create a zone district that is consistent with applicable plan guidance.

- **COMMENT:** Attachment A / page 1 / block 4 – **What would be the impacts of this increased setback?**

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**RESPONSE:** The increased setbacks are consistent with the Design Guidelines for Designated Parkways and Boulevards adopted by the City in 2005, as well as the Parkways Building Line Restrictions policy adopted by Denver Parks and Recreation, both of which generally envision a larger 20-foot building line setback along much of Federal Boulevard. This increased setback allows for the incorporation of parkway features, safe pedestrian movements, and opportunities to congregate in conjunction with planned street level active uses. The increased setbacks will therefore allow Regis Village to acknowledge Federal Boulevard's status as a designated parkway.

Below is the referenced deviation, which has not changed since our initial discussions with BRUN regarding the PUD:

Minimum primary street setback is 20 feet from Federal Boulevard (See PUD-G 37 Section 4.1.3.B).	<p>An increase in the primary street setback along Federal Boulevard from 10' to 20' will ensure safe pedestrian movement and opportunities to congregate in association with street-level active uses.</p> <p>This additional setback is also compatible with the City's adopted standards for designated parkways and re-establishes the 20' building setback along this portion of Federal Boulevard, which is consistent with the required setbacks for properties located along Federal Boulevard from West 20<sup>th</sup> Avenue to the northern City limits.</p>
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**COMMENT:** Attachment A / page 2 / block 1 – **What would be the impacts of this increased build-to dimension?**

**RESPONSE:** Please refer to the response as above. Below is the referenced deviation, which has not changed since our initial discussions with BRUN regarding the PUD:



<p>Increased minimum build-to along Federal Boulevard, including:</p> <ul style="list-style-type: none"> <li>• 20'-35' General Building Form;</li> <li>• 20'-25' Non-Residential Shopfront Building Form; and</li> <li>• 20'-30' for Residential Only Shopfront Building Form Buildings (See PUD-G 37 Section 4.1.3.E and Table 4.2).</li> </ul> <p><i>Note: Townhouse Building Form is not permitted along Federal Boulevard.</i></p>	<p>An increased build-to range is consistent with the increased primary street setback along Federal Boulevard and re-establishes the parkway setback otherwise required along Federal Boulevard from West 20<sup>th</sup> Avenue to the northern City limits. It also provides safe pedestrian movement and opportunities to congregate in association with street-level active uses.</p>
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- **COMMENT:** Attachment A / page 3 / block 1 – Is this a request for individual dwelling units at street-level? **Is this alluding to a building design where within a full block there could be a restaurant, building lobby / associated common spaces, and street- level entry live-work unit uses?**

**RESPONSE:** This requirement comes directly from the DO-8 provisions, which require that any residential uses permitted within the small remaining portion of the street frontage (i.e., subject to the build-to and street level active use requirements) include an entrance at street level. *See Denver Zoning Code, Section 9.4.5.12.D.5, in the “Design Elements, Additional Pedestrian Access, Primary and Side Street” portion of the table.* Our understanding is that this provision was specifically adopted to halt the construction of so-called “slot homes,” but to preserve a mix of uses along the primary street. Below is the referenced deviation, which has not been modified since our initial meeting with BRUN but has been relocated within the application materials to the last “block” on Page 1 of Attachment A:

<p>Require each street level dwelling unit include an entrance at street level along Federal Boulevard (See PUD-G 37 Section 4.1.3.D).</p>	<p>Encourages pedestrian-activated street frontage along Federal, consistent with DO-8.</p>
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- **COMMENT:** Attachment A / page 3 / block 5 – **What will be the extent of vehicular parking provided if any of the uses referenced in the application Otten Johnson attachment or referenced on the Regis webpage for Regis Village, including a hospital, are developed?**

**RESPONSE:** We note that the prior Denver Zoning Code adopted prior to the elimination of parking requirements did not require parking for hospital uses. However, as a matter of practicality, we anticipate parking would be required to accommodate such a use, as well as all other uses within Regis Village, based on market demands.

- **COMMENT:** PUD-G 37 / General – **Please consider inclusion of the General building form in the PUD where this is not covered under DO-8.**

**RESPONSE:** Please provide clarity regarding this request. The General building form is included in the PUD, and likely to be adopted for many of the internal portions (i.e., not Federal frontage) of Regis Village. While the PUD does allow the General building form along Federal Boulevard, such use is subject to the DO-8 provisions incorporated into the PUD, including heightened transparency, street level active use requirements, increased ground floor building height, and the other terms we'd discussed at our initial meeting.

- **COMMENT:** PUD-G 37 / 4.2.3.B – We are unclear of the connection of this statement and its relationship with Table 4.3. **Please provide an explanation or clarification.**

**RESPONSE:** This statement confirms that the street level active use requirements under the U-MX-3 “base” zone district do not apply, and instead Regis Village is subject to the street level active use requirements that incorporate provisions of the DO-8 zone district that limit the amount of residential that may apply along Federal Boulevard. Without these variations from the U-MX-3 “base” zone district, multi-unit and live/work residential uses would otherwise be permitted to account for the entire street level along Federal Boulevard.

- **COMMENT:** PUD-G 37 / 5.1.A - This references the definition of ‘Hospital’ in Article 11 of the DZC. **Please provide an explanation as to the scale and scope of this proposed facility.**

**RESPONSE:** As noted above, there is no specific hospital use or location planned at this time. The size and scope of a hospital use, if applicable, will be determined at the time of site development plan review and remain subject to the development standards set forth in the PUD.

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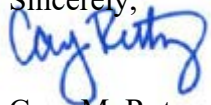
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We look forward to further discussion, and our continued engagement regarding the PUD.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cory Rutz", is positioned above the printed name.

Cory M. Rutz  
For the Firm