



**REGIS VILLAGE** | DESIGN REVIEW COMMITTEE  
11/2/2021









## VISION STATEMENT

**Regis Village** will foster **tremendous change and invigorating redevelopment** along Federal Boulevard that will make a **significant, positive impact** on the appearance, safety, health, social and economic vitality of this important corridor and the surrounding neighborhoods. Regis Village will create an **inviting and memorable sense of place** while helping to ensure long-term financial security for Regis University.







FOUNDATION  
PILLARS OF GUIDING PRINCIPLES



Prioritize community serving uses and development that provides community benefits while catalyzing positive change in the area



Introduce a melding of the traditional Denver street grid and the pedestrian-friendly campus circulation network and larger multi-modal connectivity opportunities



Create a unique mixed-use environment that leverages the adjacency and partnership with Regis University and the surrounding businesses and neighbors



Integrate campus-like elements of open space, placemaking and other signature spaces into a more inviting, urban style development



Explore opportunities for campus and community spaces that provide life-long learning, mentorship and collaboration opportunities







## Key Elements

- Reintroduced street-grid
- Mixed-use development with community amenities
- Strong, retail/commercial corridor interfacing with Federal
- Residential interfacing with community and campus
- Centralized structured parking and minimal surface parking
- Integrated parks and public spaces

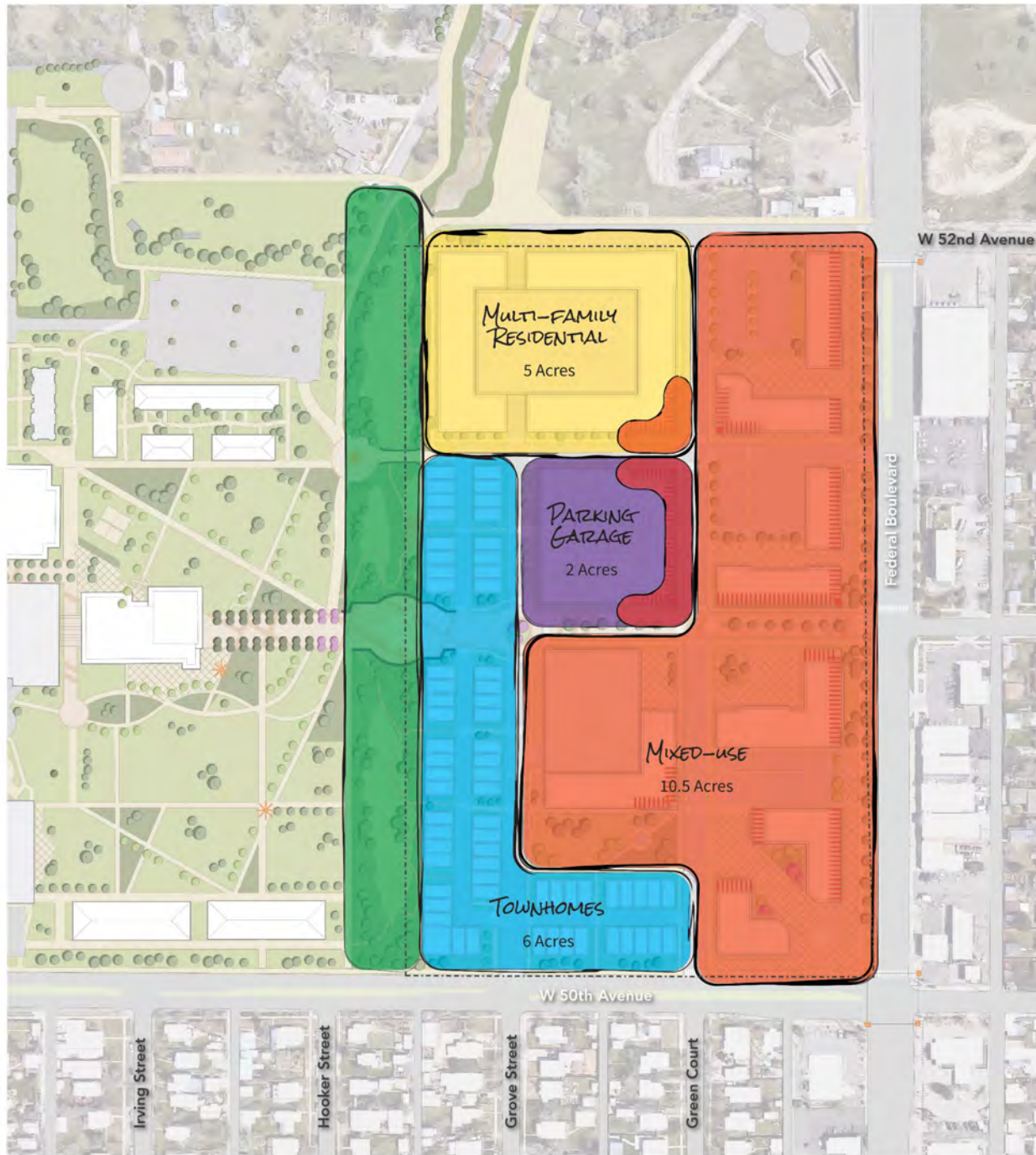












**REGIS UNIVERSITY**  
**FEDERAL BOULEVARD  
REDEVELOPMENT**  
Concept Diagram

Base Conditions

- Site Boundary
- Building
- Parking Garage
- Vegetation
- Road Pavement, Parking
- Plaza
- Multi-use Path
- Priority Ground Floor Activation
- Existing Pedestrian Crossing Signal

Concept Bubbles

- Town-home  
6 Acres
- Multi-Family Residential  
5 Acres
- Open Space  
1/2 Acre
- Mixed-use  
11 Acres
- Parking Garage  
2 Acres





Base Conditions

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1" = 50'  
0 50 100 250 Feet

$\frac{1}{2}$   
 $\frac{1}{8}$  Acres





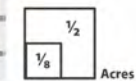






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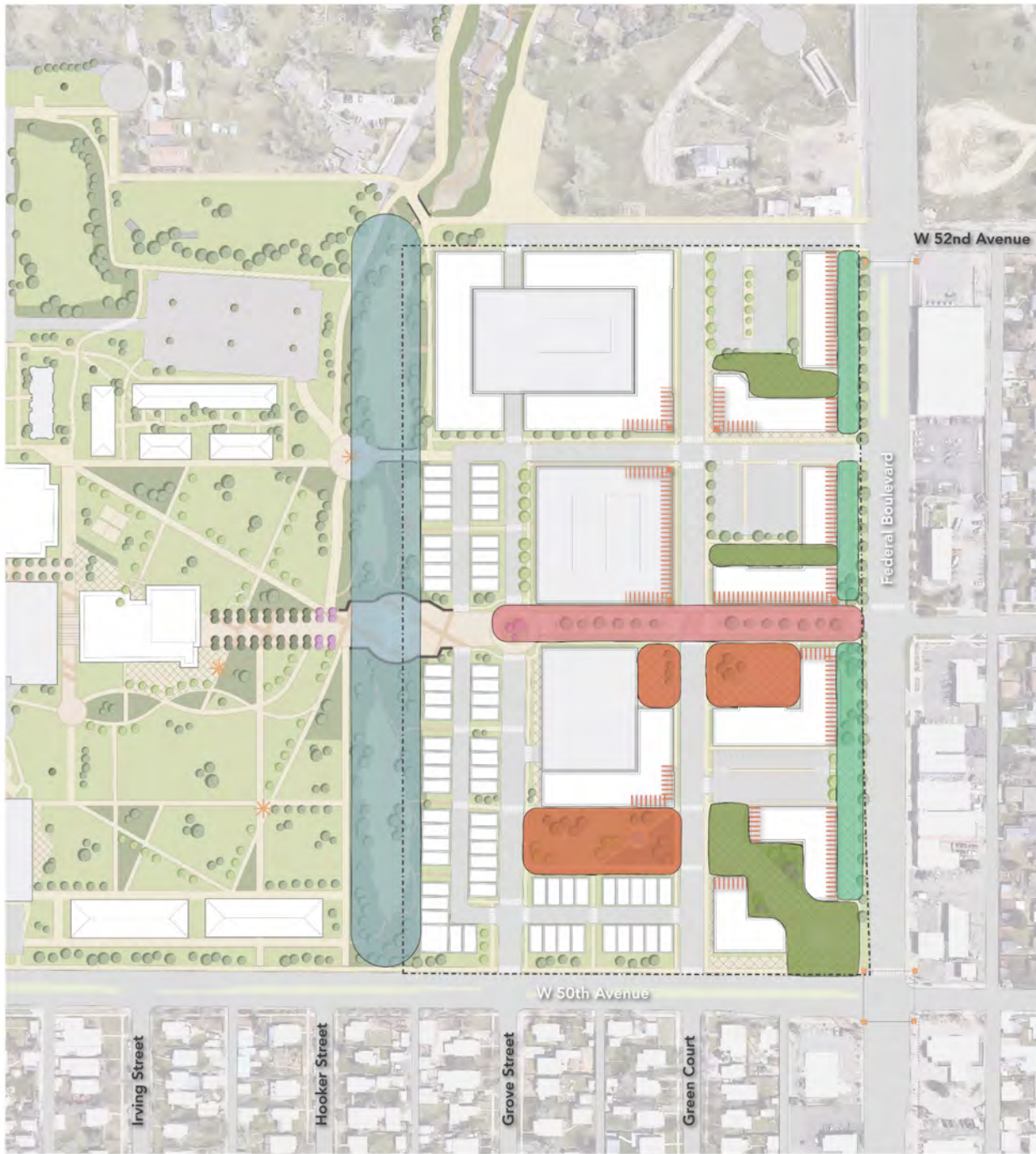
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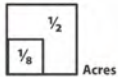


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Public Space Areas

- Naturalized Open Space and Trails
- Pedestrian Promenade
- Festival Street
- Connection Plazas
- Gathering Spaces





# Internal Spaces and Movement

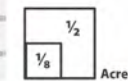
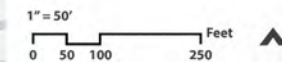




# ADDITIONAL EDITS FOR LEGIBILITY IN PROGRESS

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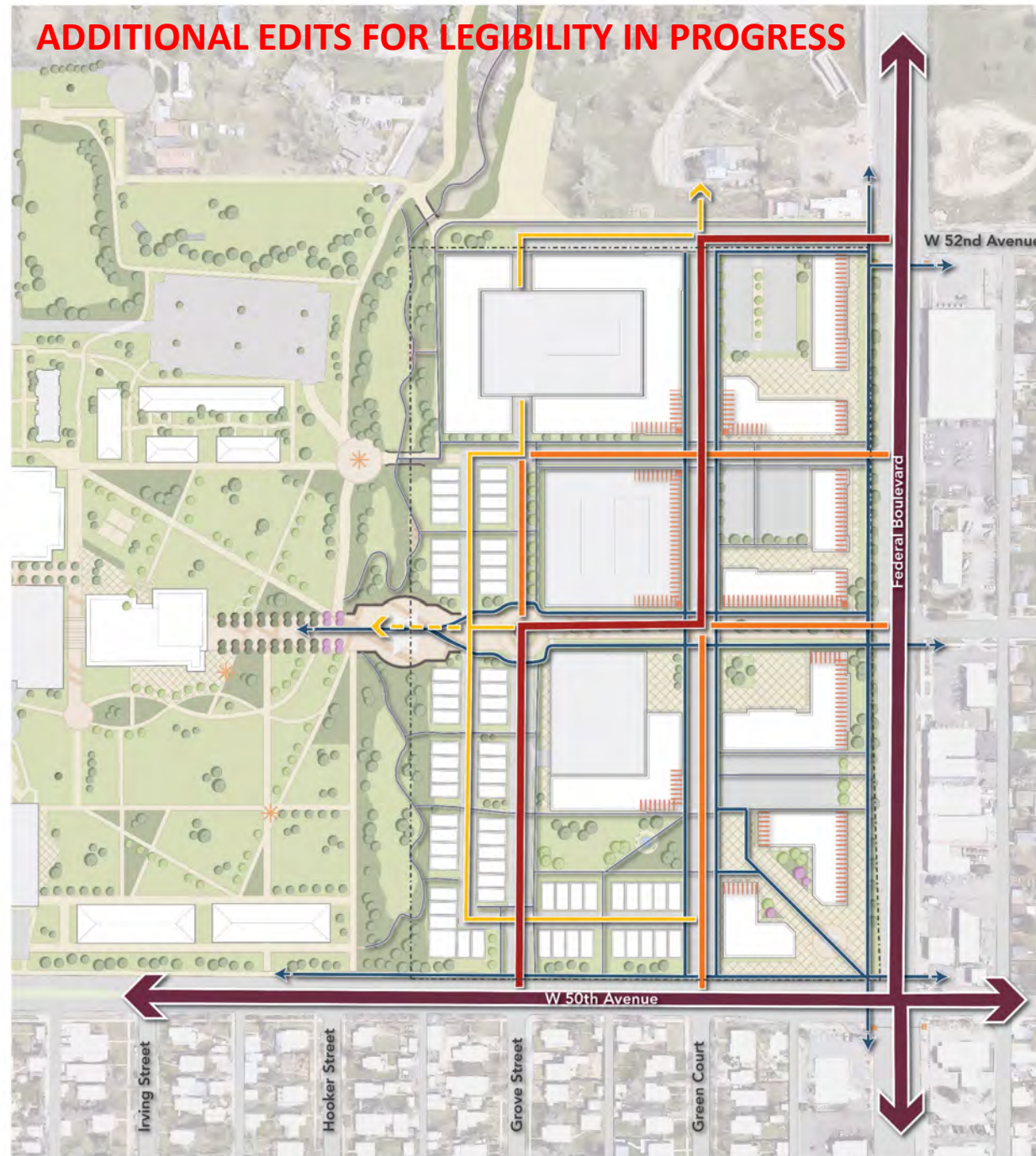
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## Pedestrian Connections

- Primary
- Secondary

## Vehicular Connections

- Existing Primary
- Primary
- Secondary
- Tertiary
- Restricted Access



1" = 50'  
0 50 100 250 Feet

1/2  
1/4 Acres











# Quality Assurance and Community Character

How do we ensure quality development that supports both Regis and the Community?

- Design Standards
- Design Guidelines
  - Building Development
    - Guiding Principles and Intent
    - Exterior Massing Strategies
    - Building Appearance and Materials
    - Character Zones
  - Open Spaces
    - Hierarchy of Open Space
    - Landscaping
    - On-site Parking











# Master Plan Engagement

## Who we reached out to:

- Students, Faculty and Staff
- Registered Neighborhood Organizations
- Regis Community Council
- Federal Business Owners
- Council District
- City and County of Denver
- Adams County
- Invest Health



# Master Plan Engagement

## How we reached out:

- Listening Sessions
- Intercept Events
- Community Meeting
- Online Survey
- Campus Forum

## What we heard:

- Connectivity across Federal Boulevard
- Regis Village embracing the Federal edge
- Community spaces that are easy to access and welcoming
- Retail/services that support the campus and the community
- Concern about future of existing retailers



## Current and Upcoming Engagement

- **REQUIRED:** Community Information Meeting
- **Additional Engagement**
  - Community Advisory Group
  - RNO Engagement
  - Additional engagement to be determined









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