



REGIS UNIVERSITY

REGIS VILLAGE
COMMUNITY INFORMATION MEETING
06/01/2022



VISION STATEMENT

Regis Village will invigorate and serve as a **catalyst for significant change** along the Federal Boulevard corridor. By creating a **unique sense of place**, Regis Village will **promote economic vitality for the community and the region.**



PILLARS OF GUIDING PRINCIPLES
FOUNDATION



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 the spirit of Regis University



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



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

An aerial photograph of a city, likely Denver, Colorado, showing a large parking lot in the foreground, a commercial district with a McDonald's and other businesses, and a dense residential area in the background. The image is in a dark, monochromatic blue-grey color scheme. The text "DEVELOPMENT APPROACH" is overlaid in the center in a bold, white, sans-serif font.

DEVELOPMENT APPROACH

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



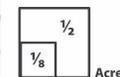
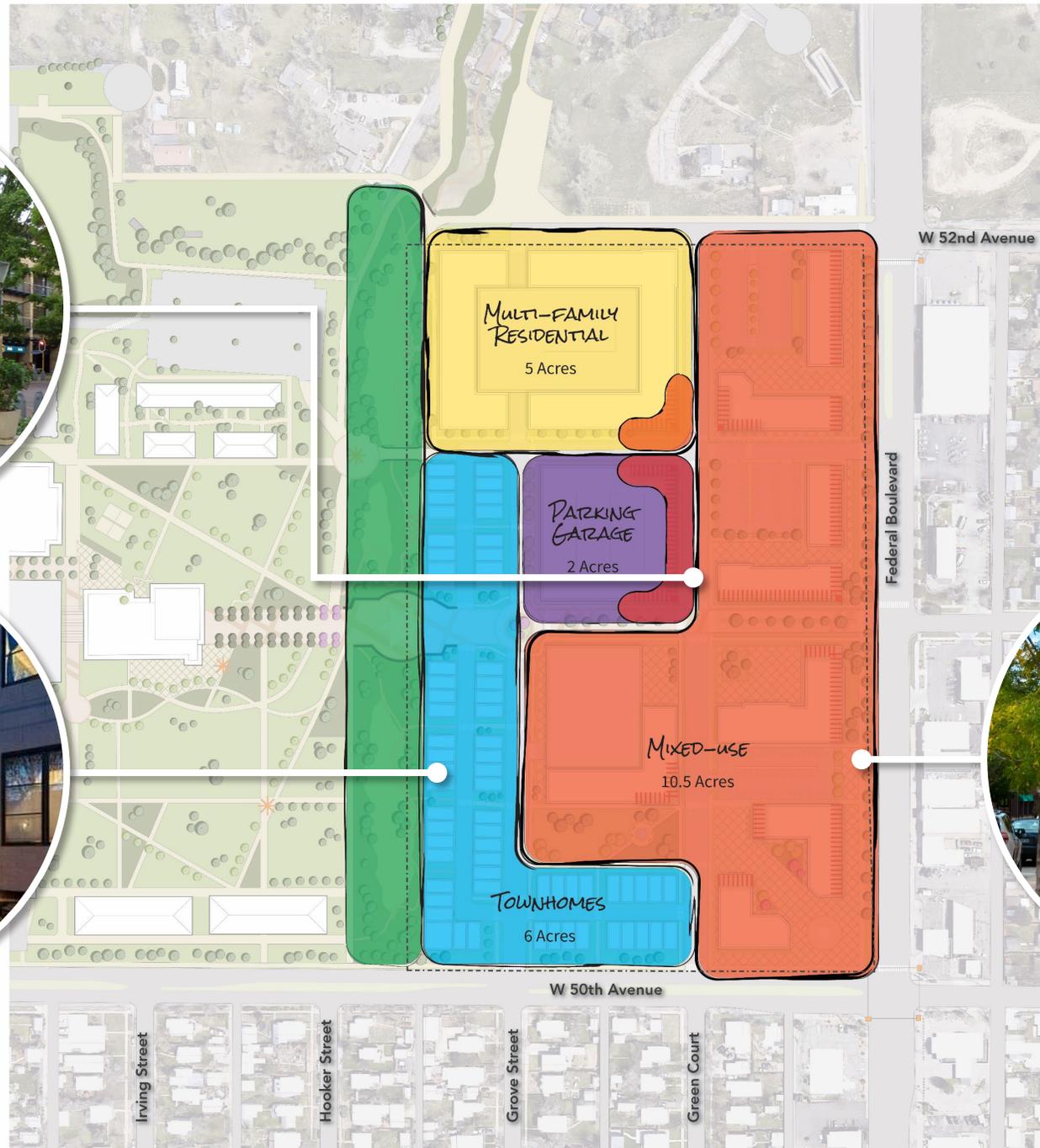


Base Conditions

- 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



eral Blvd
1000 W



Federal Edge Illustrative Example



Federal Edge



Internal Spaces and Movement





REGIS
UNIVERSITY
1000 FEDERAL BLVD
DENVER, CO 80202
303.733.1234
WWW.REGISUNIVERSITY.EDU

SUBWAY

cricke

TACO YELOZ

PIZZA HUT

51st Avenue Entry Illustrative Example



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



Regis/Federal Boulevard Entry Illustrative Example



An aerial photograph of a city, likely Denver, Colorado, showing a large parking lot in the foreground, a commercial district with a McDonald's, and a dense residential area in the background. The image is overlaid with a dark blue tint and white text.

LARGE DEVELOPMENT REVIEW PROCESS & EQUITY ANALYSIS

Regis Village LDR

Deirdre Oss, AICP, Development Services

Fran Penafiel Vial, Planning Services

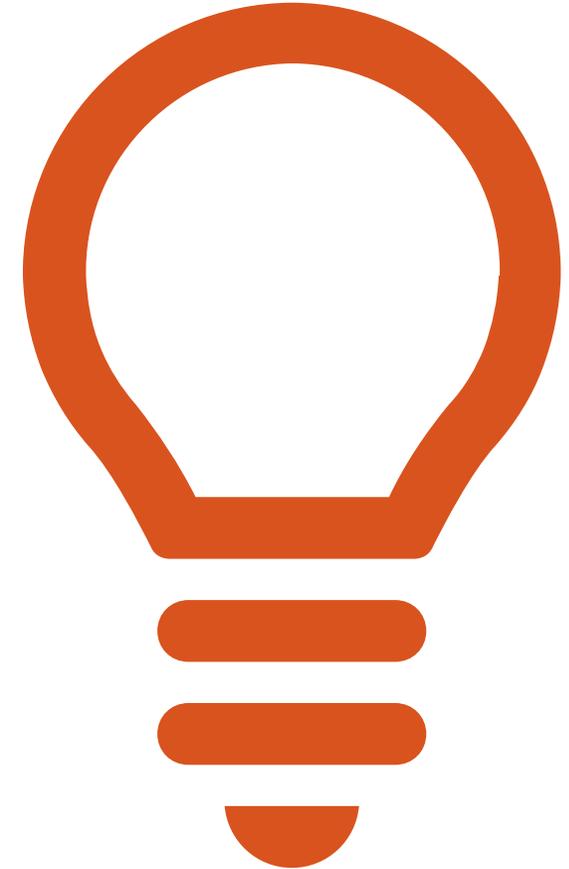
June 1, 2022

Regis Village LDR

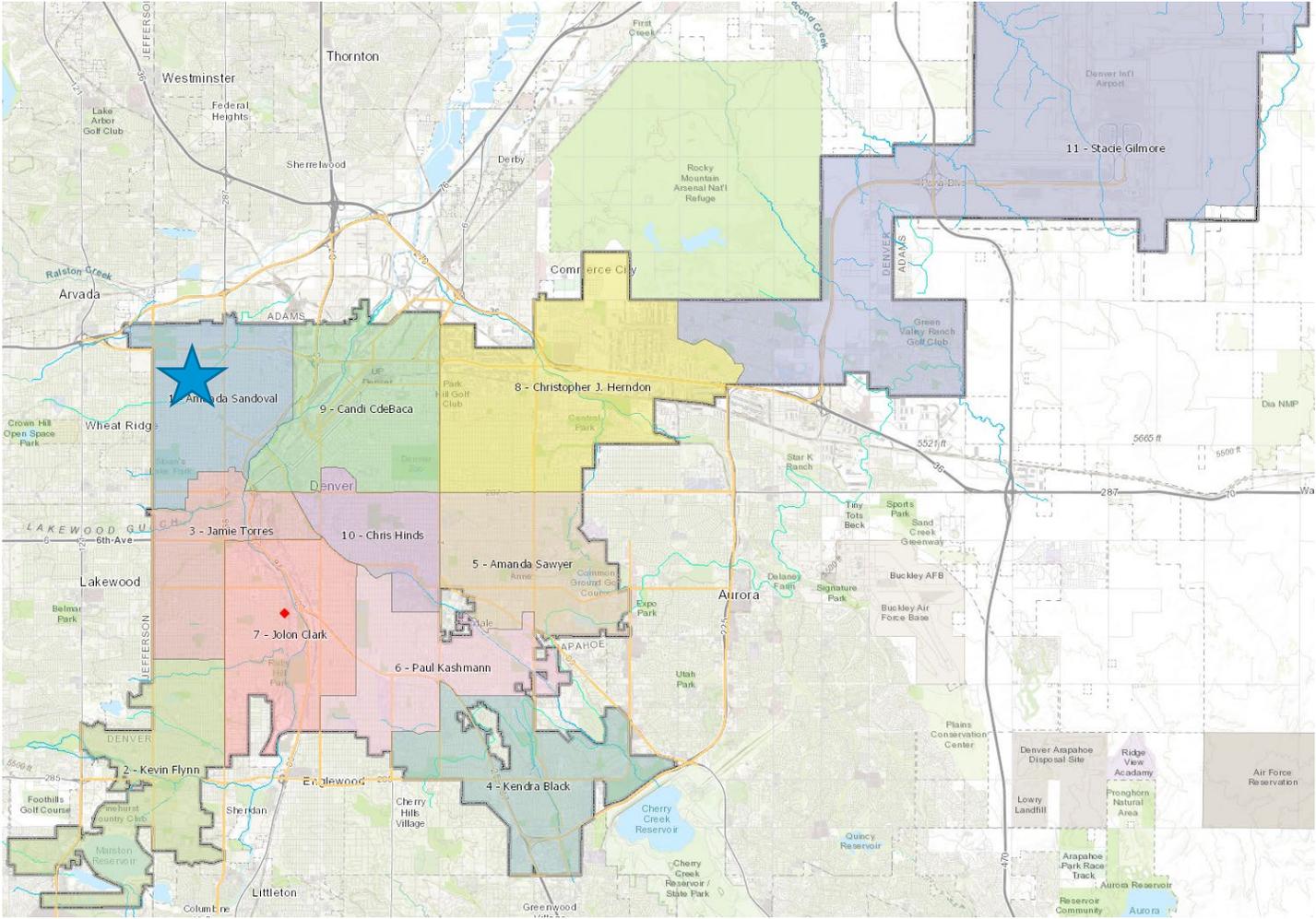
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Large Development Review

- Implement City Council adopted plans.
- Provide an opportunity to address equity and identify issues early in the process.
- Provide information to the community.
- Create a framework for coordinated development.

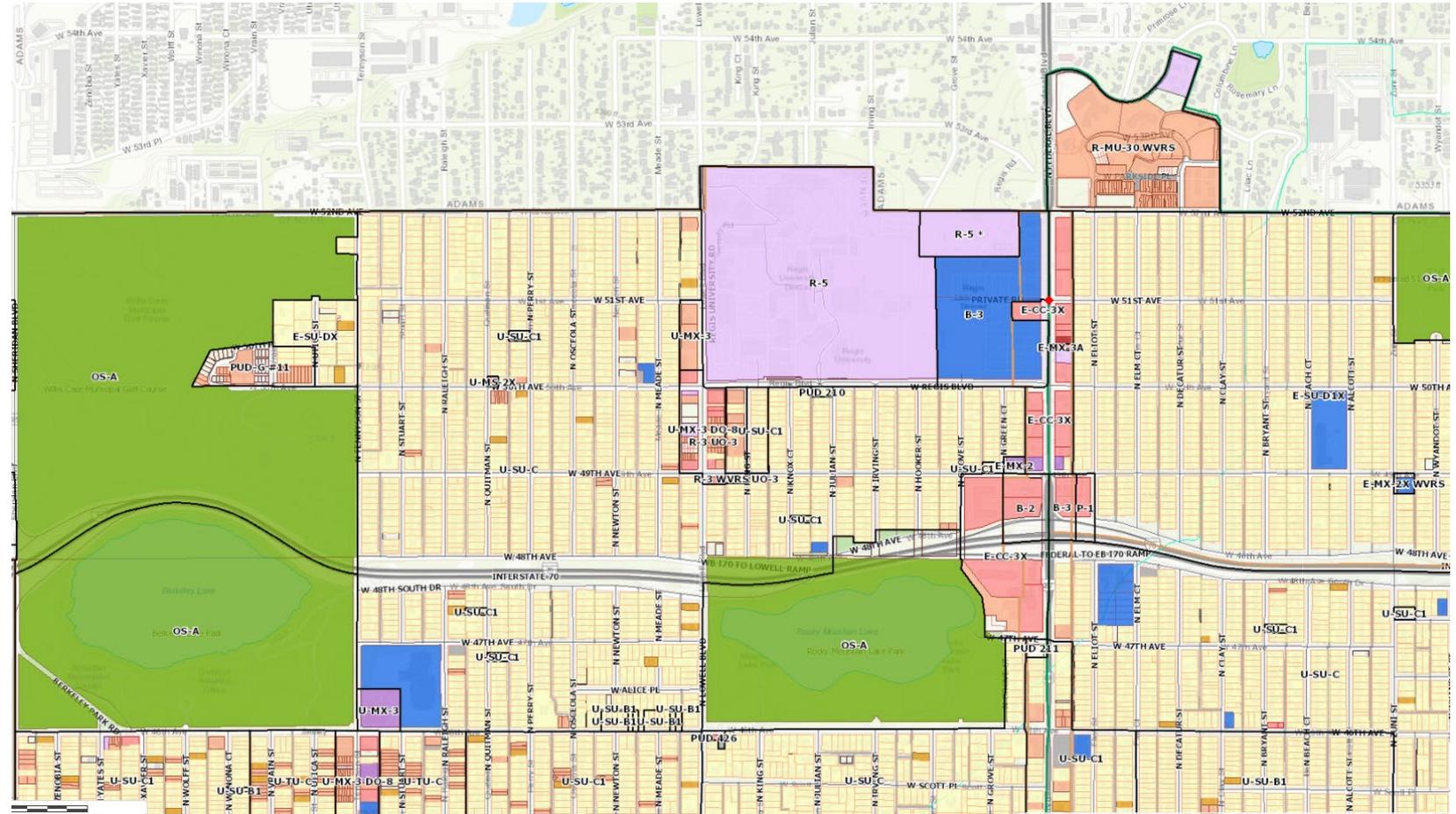


Council District 1 – Amanda Sandoval

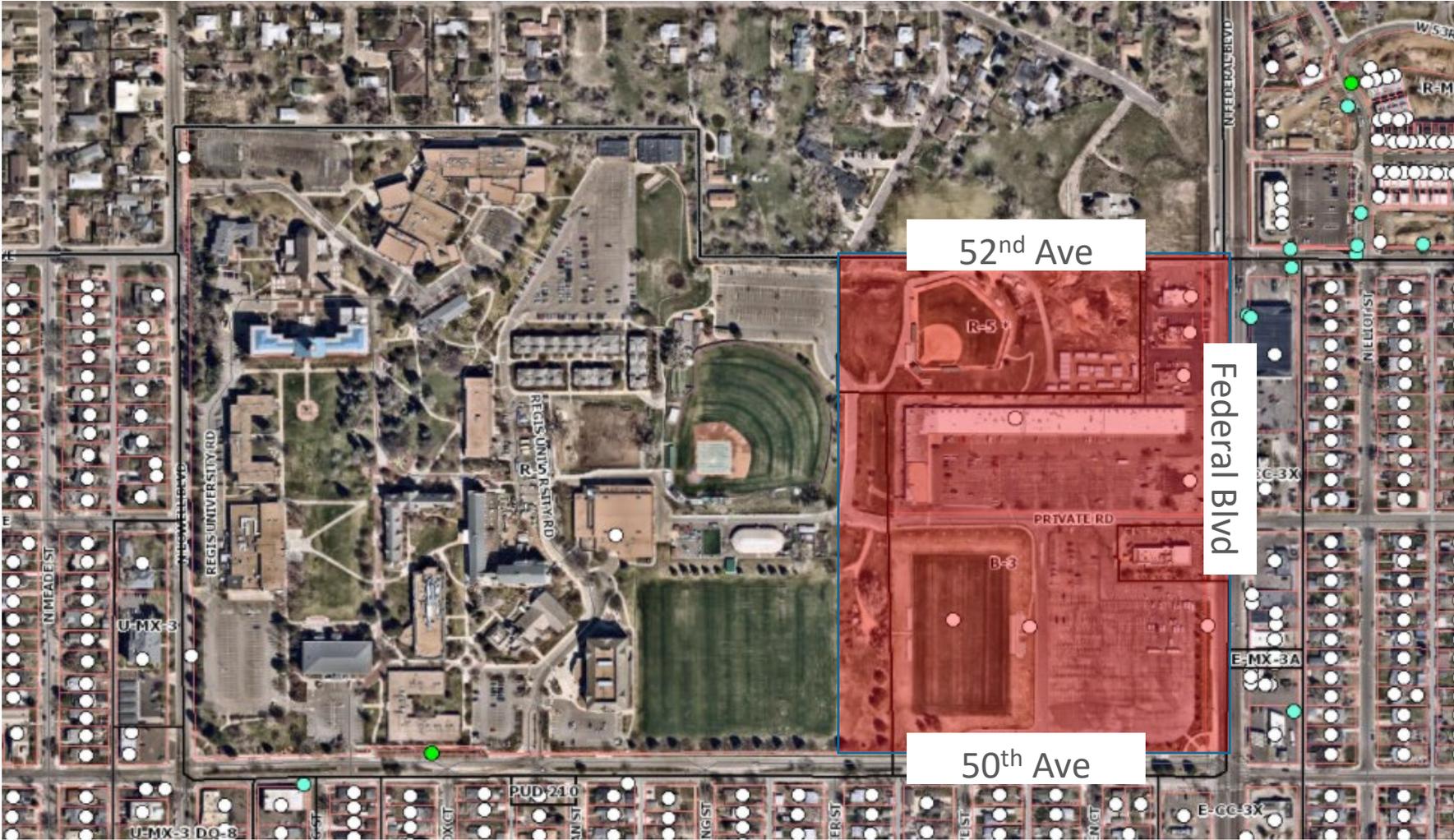


Neighborhood Context

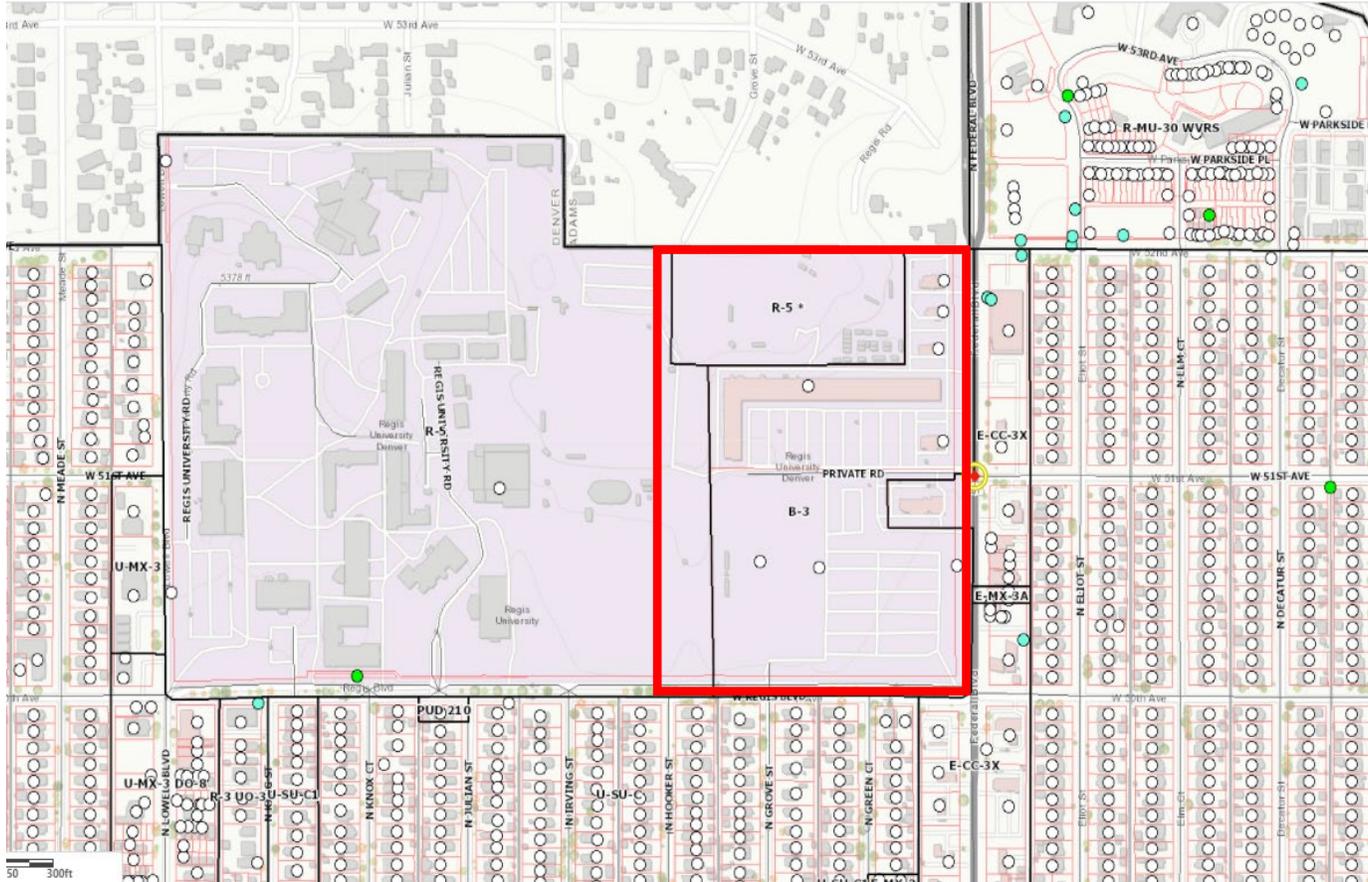
- Regis Neighborhood
- Adjacent to single family
- Mixed use borders at Lowell and Federal
- .3-.6 miles from city parks
- RNOs:
 - Berkeley Regis United Neighbors
 - United North Metro Denver
 - Denver For ALL
 - Berkeley Neighborhood Association



Regis Village Aerial



Zoning and Blueprint Denver



- 27 acres
- FC59:
 - B-3 and R-5,
- DZC:
 - E-CC-3x (2010)
- BPD:
 - Designated Campus,
 - Special District

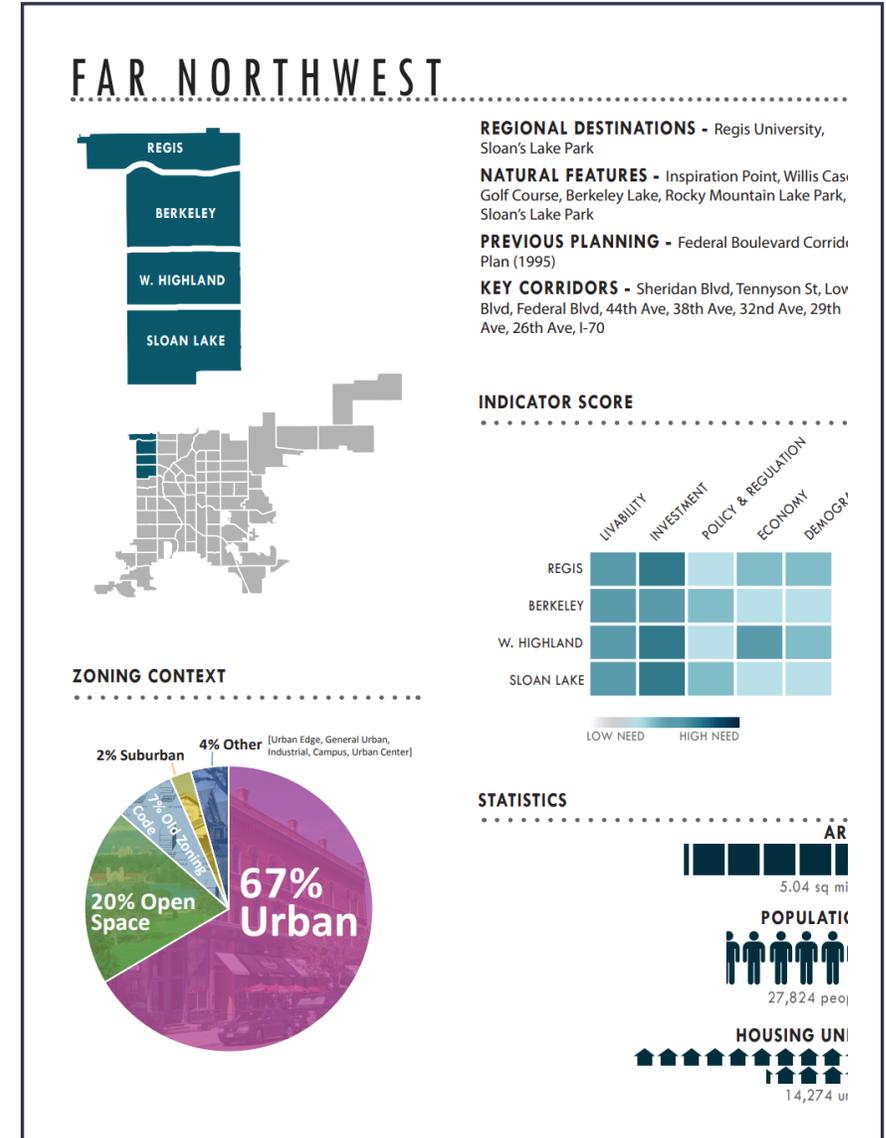
Adopted Plans

- Blueprint Denver 2019
- Comprehensive Plan 2040
- Vision Zero
- Denver Moves
- Denver Parks & Recreation Game Plan
- Complete Streets Design Guidelines
- Federal Boulevard Corridor Plan – Opportunities and Implementation Report – March 2017
- Denver Parks and Recreation Game Plan



Neighborhood Planning

- Adjacent to Near Northwest planning in progress but doesn't include Regis
- Regis planning will precede the NPI and will have pivotal connections to the neighborhood in the future



Blueprint Denver Recommendations

Recommendations

Land Use and Built Form

General



- Special District Campus designed specific to users
- Proposed development should complement campus uses and provide a strong connection to the campus and to the adjacent neighborhoods

09

Promote coordinated development on large infill sites to ensure new development integrates with its surroundings and provides appropriate community benefits.

GOALS: 1, 6.

Denver has several large infill sites with underutilized land. These sites may be vacant or contain institutional campuses like hospitals and schools, suburban-style shopping areas or industrial businesses or large open spaces that vacate. They are a range of sizes, usually 5 acres and greater. Some of these sites also lack an adopted neighborhood plan to support integration with the area's pattern of streets, blocks or open space if the site redevelops.

- A.** Consider zoning flexibility for redevelopment of large infill sites that lack a clear adopted neighborhood plan vision, yet may provide an opportunity for compatible development that integrates with the area's existing streets, blocks and/or open space.
- B.** Use large development review, or similar tools, to coordinate infrastructure and open space on large infill sites while minimizing and mitigating negative impacts on surrounding communities.
- C.** Implement regulatory tools to set clear and predictable requirements for large redevelopments to provide benefits to the community such as affordable housing and open space.

Mobility Recommendations

- Campus circulation varies; proposed development will provide more formal connections on the east side of the campus, creating/restoring the street grid through the eastside of the campus

04

Implement the vision for street types and the layered multimodal network to create complete streets.

GOALS: 1, 3, 4

Streets can better accommodate the needs of all users when the design of the street takes into consideration the needs of the surrounding land-use character.

- A.** Develop comprehensive street design guidelines based on *Blueprint Denver* street types to address components such as green infrastructure, street trees, bikeway design, amenity zones and sidewalks.
- B.** Create and adopt a citywide “Complete Streets” policy to support comprehensive street design guidelines.
- C.** Coordinate across city departments to revise street design standards, rules, and regulations to implement *Blueprint Denver* street types, modal priorities and a holistic vision for complete streets, including clearly defining roles and responsibilities for oversight, enforcement and maintenance of the public right-of-way.
- D.** Align street design guidelines, standards and rules and regulations to support Vision Zero goals and improve safety along the High Injury Network.
- E.** Ensure regulations promote design outcomes that prioritize pedestrians.
- F.** Establish freight efficiency corridors to consolidate freight traffic and reduce conflicts with other street users.

Quality of Life Recommendations

- Open green spaces, enhanced hardscaped plazas and gathering places for public life. Abundant trees, gardens and plantings. Green infrastructure best practices are common.

05

Ensure attractive streets and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities.

GOALS: 7, 9, 10

The pedestrian environment should create a comfortable walking experience and serve as an attractive, well-lit space that promotes activity and social interaction. Trees and plants between the street and sidewalk serve as a buffer for people walking, while providing cooling shade and an attractive transition from public to private space. Reclaiming streets as a space for pedestrians, special events and programming provides social spaces in dense urban environments.

- A.** Encourage street design that minimizes impervious surfaces and look for opportunities to re-purpose parts of the street to enhance the pedestrian realm.
- B.** Evaluate and revise rules for use of the right-of-way by utilities, advertisers and telecommunications providers, balancing aesthetics and infrastructure necessities.
- C.** Identify public safety improvements to streets, including appropriate levels of lighting.
- D.** Update street design standards and guidelines to include landscape requirements for appropriate water-efficient and pollinator-friendly plants.
- E.** Identify opportunities to creatively use right-of-way as special shared streets that prioritize pedestrians, provide amenities and encourage gathering and socializing.
- F.** Prioritize pedestrian relationships in design such as building orientation, vehicular access points (minimize curb cuts) and public wayfinding.

Federal Blvd Corridor Plan Guidance

- 50th and 52nd designated as secondary connections to Federal, calling for improved pedestrian walk visibility and signals, clear signalization

SECONDARY INTERSECTION

Secondary intersections occur when Federal Boulevard crosses a less wide and typically slower-speed street. Some of these cross streets may include bike traffic on an identified bike lane or sharrow. In these cases, it is important that both pedestrians and bicyclists are accommodated for safe crossing.

While further analysis is required to determine appropriate crossing improvements at specific locations, in general, primary intersection treatment applies to the following intersections:

- Dartmouth Avenue
- Yale Avenue (West Leg)
- Harvard Avenue (East Leg)
- Iliff Avenue (East and West Legs)
- Colorado Avenue (West Leg)
- Arkansas Avenue (West Leg)
- Louisiana Avenue
- Kentucky Avenue
- Exposition Avenue
- West Virginia Avenue
- 1st Avenue (west leg)
- 2nd Avenue (east leg)
- 10th Avenue
- Holden Place
- 17th Avenue
- 20th Avenue
- 32nd Avenue
- 33rd Avenue/Highland Park Plaza
- 35th Avenue
- 41st Avenue
- 46th Avenue
- 50th Avenue
- 52nd Avenue

Where feasible, eliminate left turn lanes, provide a buffered bike facility with intersection crossing markings and install leading bicycle intervals.

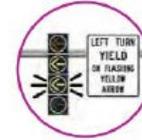
1 ADA DIRECTIONAL RAMP



2 HIGH VISIBILITY CROSSWALK



3 FLASHING YELLOW LEFT TURN ARROW



4 PEDESTRIAN COUNTDOWN SIGNAL



5 REDUCED CORNER RADII



6 PEDESTRIAN LIGHTING



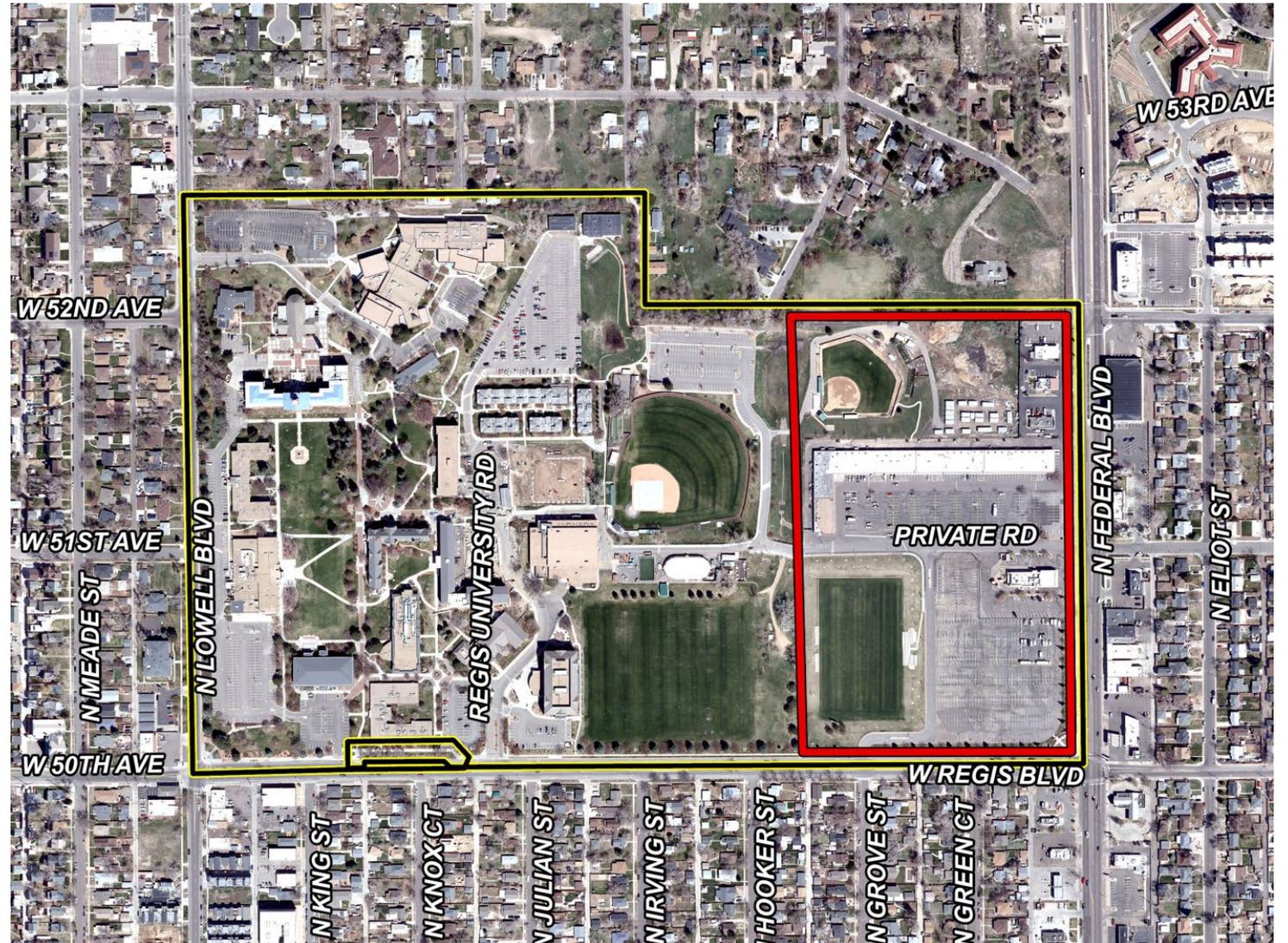
7 HIGH VISIBILITY BICYCLE CROSSING



Preliminary Scope Requirements

LDR Boundary

- Propose rezoning of whole campus



Anticipated Regulatory Requirements

- Rezoning for whole property – include CMP and mixed use
- Submittal of new SDP to capture west campus
- IMP
- Mobility study, wastewater and drainage studies
- Subdivision
- Housing plan in accordance with EHA requirements
- Publicly accessible open space, tree preservation and additive plan
- Master TDM (part of IMP and subsequent apps)
- CDOT coordination – including Federal potential median plan

Land Use and Urban Design

- Infrastructure Master Plan required
- Maximize parking efficiency across campus and new development
- Establish pedestrian and bicycle connectivity throughout the site and into surrounding neighborhoods.
- Provide a mix of housing types, bedroom sizes, and tenure (for-sale and for-rent).

Land Use and Urban Design

- Provide active ground floor uses including opportunities for neighborhood-serving retail.
- Utilize open space and a ‘campus’ design approach to integrate the new mixed-use redevelopment area into the rest of the site .
- Provide integration of community-serving uses in well-defined, visually and physically accessible locations toward the edges of the redevelopment
- Maximum tree canopy, right tree species planted in the right place. List all cooling measures being taken to reduce land surface temperatures.

Infrastructure: Transportation

DOTI Planning:

- Bus stop placement
- Curb alignment on Federal – better utilization of space
- Bike network and focus on connectivity
- Transportation Demand Management

Infrastructure: Transportation

DOTI Engineering:

- Ped crossings along Federal and what is feasible
- What controls make sense (HAWK location)
- Access along Federal-limit to full movement
- Subdivision and/or private streets
- Mobility study required with IMP

Infrastructure: WW

- Sanitary and Storm studies required with IMP
- Wastewater will coordinate with Metro Wastewater on sanitary
- Regis campus is required to provide detention and water quality for all land disturbance

HOST

- Expanding Housing Affordability applicable

DPR

- Work with development to plan for a well-connected open space
- No anticipated public park dedication

EQUITY ANALYSIS

What is Equity?

- Equity is when everyone, regardless of who they are or where they come from, has the opportunity to thrive.
- Where there is equity, a person's identity does not determine their outcome.
- New development projects can improve equity in the surrounding area through providing access to open space, access to and the mix of jobs, and housing choices. Each rezoning and/or Large Development Review (LDR) analysis provides an opportunity to understand how one project can improve, or at least not increase, existing inequities.



EQUITY ANALYSIS

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.

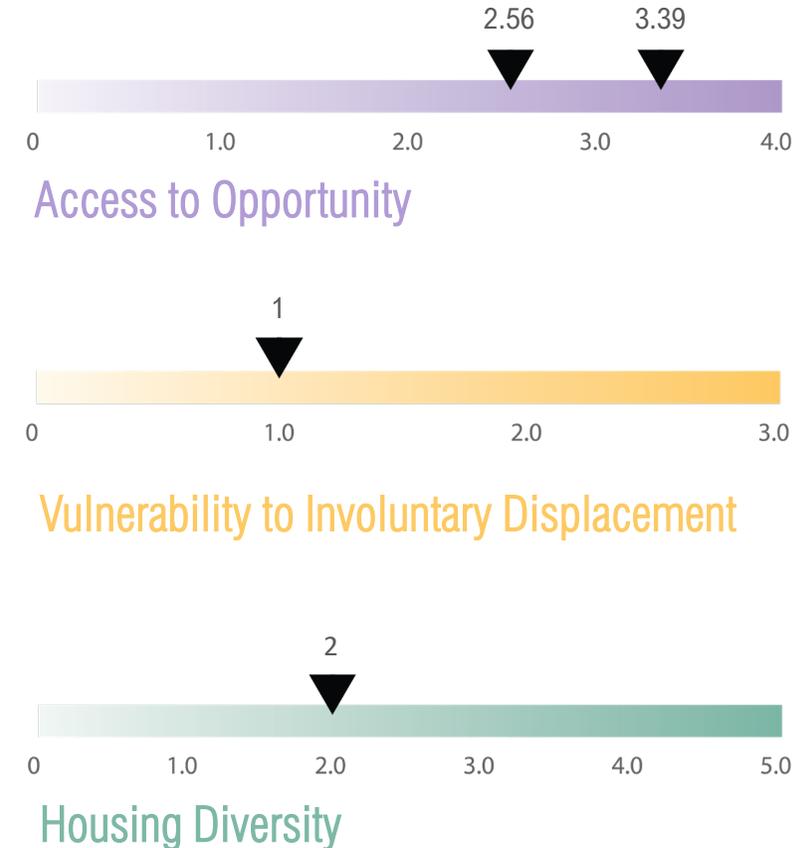


EQUITY ANALYSIS

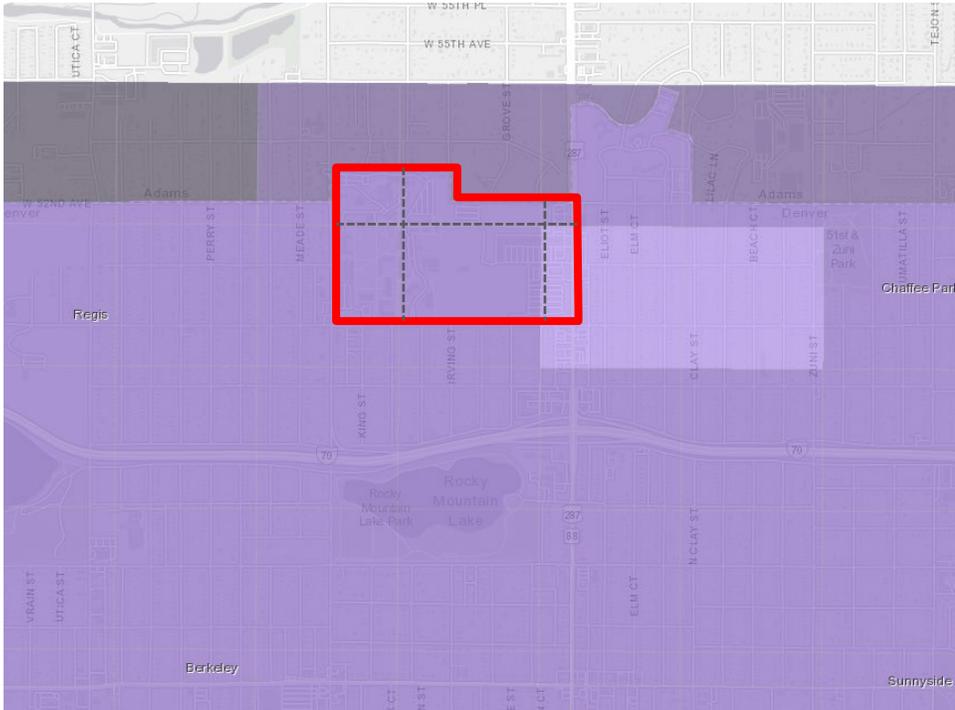
What Does an Analysis Tell Us?

- How a site scores for the three concepts
- What key issues or needs are present (i.e. low-scoring measures), combined with plan direction and community input
- Potential options for improvements or actions to mitigate key issues or serve an identified need

REGIS VILLAGE



EQUITY ANALYSIS AT REGIS VILLAGE ACCESS TO OPPORTUNITY



**AVERAGE SCORE OF
2.56-3.39 OUT OF 4.0**

LESS EQUITABLE IN:

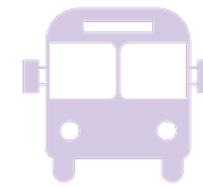


Life Expectancy

LESS ACCESS TO:

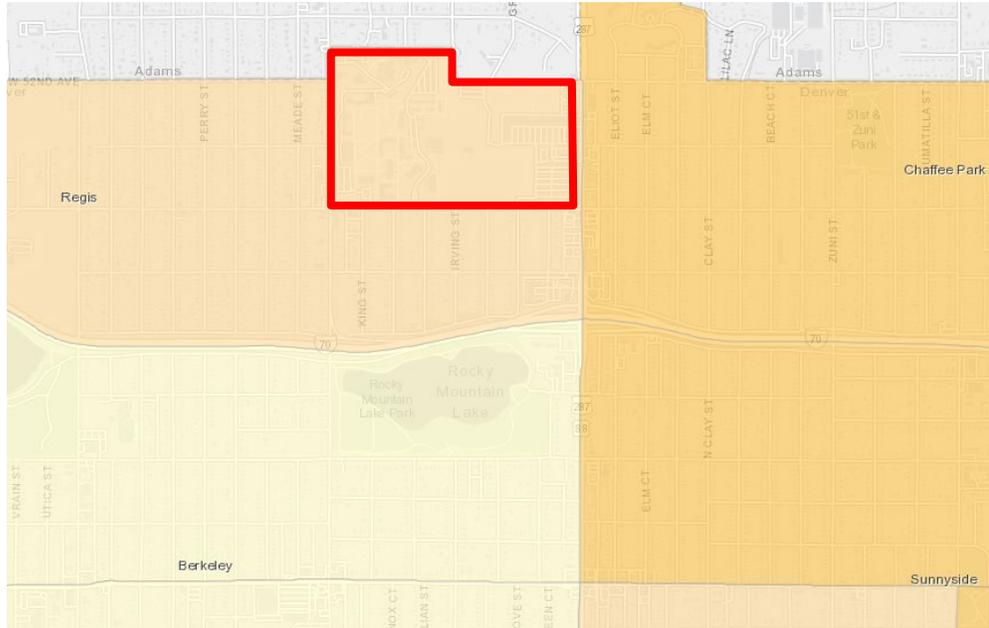


Grocery Stores



Public Transit

EQUITY ANALYSIS AT REGIS VILLAGE VULNERABILITY TO INVOLUNTARY DISPLACEMENT



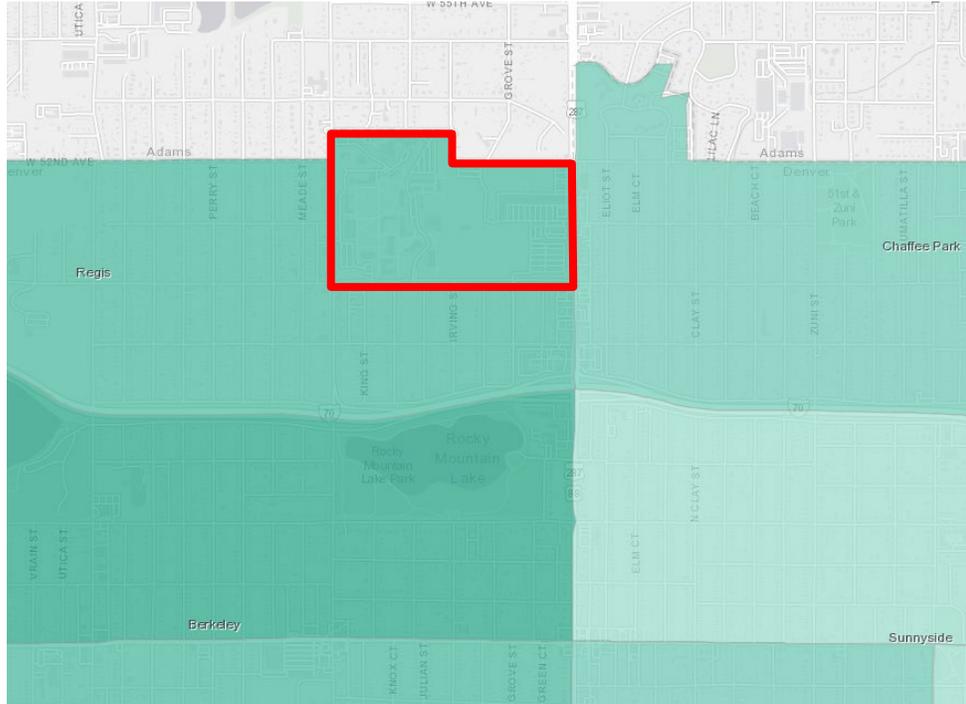
**LOWER THAN
CITYWIDE AVERAGES:**



**Educational Attainment
(College Degree)**

**TOTAL SCORE OF
1.0 OUT OF 3.0**

EQUITY ANALYSIS AT REGIS VILLAGE HOUSING DIVERSITY



LOWER THAN CITYWIDE AVERAGES:



Missing Middle Housing



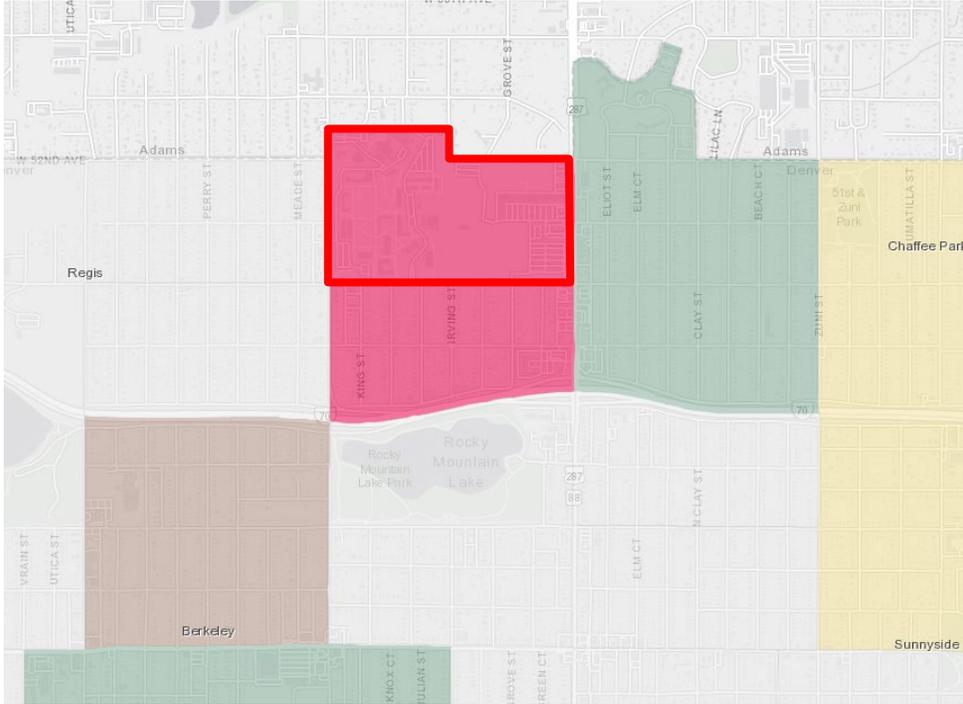
Mix of Rented and Owned Homes



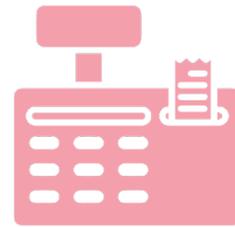
of Income Restricted Units

TOTAL SCORE OF 2.0 OUT OF 5.0

EQUITY ANALYSIS AT REGIS VILLAGE JOB DIVERSITY



**LOWER THAN
CITYWIDE AVERAGES:**



Retail Jobs

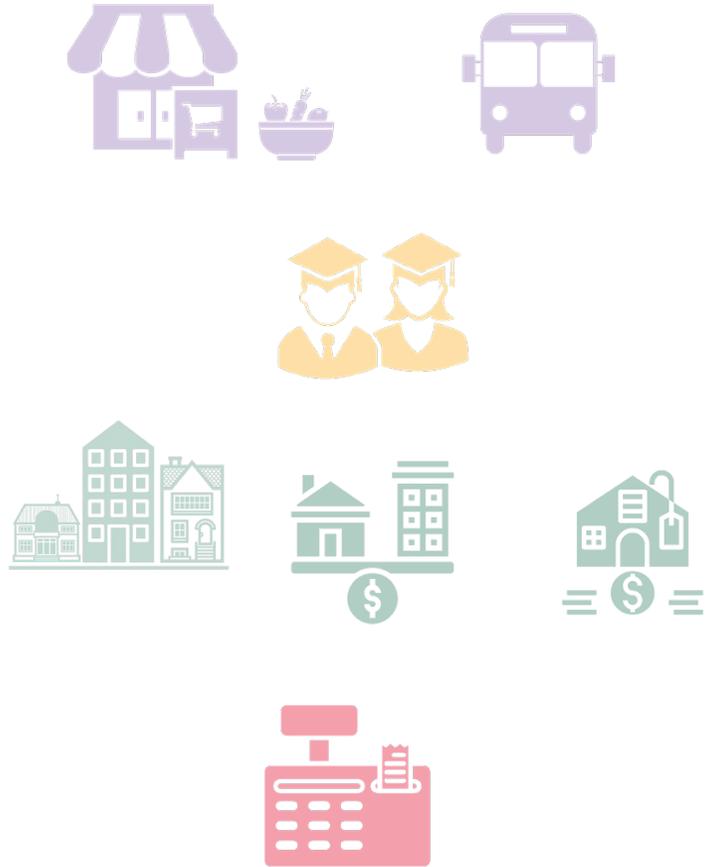


Manufacturing Jobs

Total Jobs: 1844

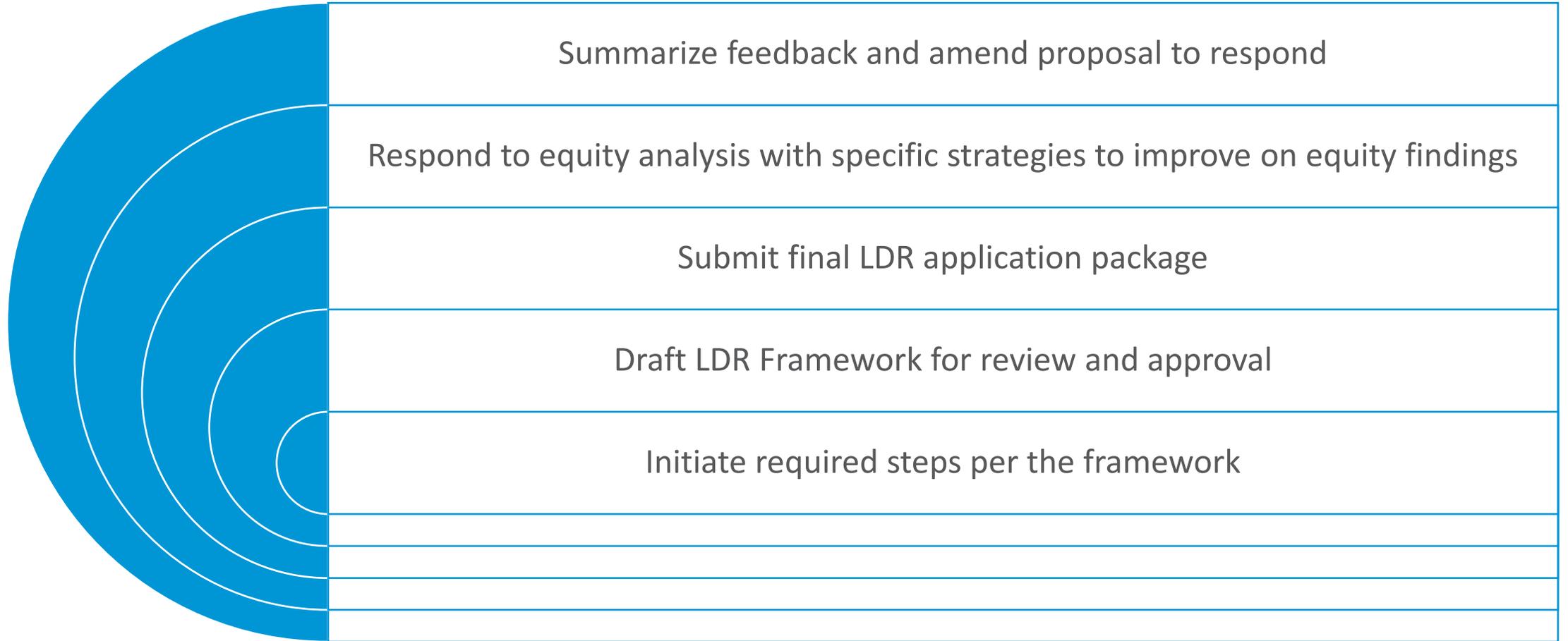
Total Jobs per Acre: 10.66

EQUITY ANALYSIS SUMMARY



- Redevelopment should be inclusive of access to transit, and healthy food options
- Increase educational opportunities for local residents
- Incorporate other types of housing types, a diversity of rental and ownership units, and income restricted units
- Vulnerability to displacement for small business and accommodating other small businesses
- Job and retail space re-location as part of redevelopment

Next Steps

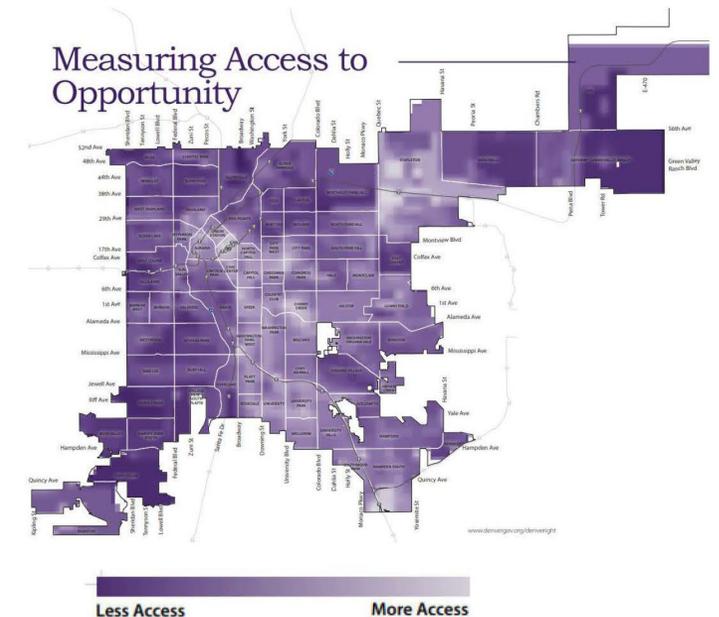


An aerial photograph of a city, likely Denver, Colorado, showing a large parking lot in the foreground, a commercial district with a McDonald's, and a university campus in the background. The image is in a dark, monochromatic blue-grey color scheme. The text "EQUITY APPROACH" is overlaid in the center in white, bold, sans-serif font.

EQUITY APPROACH

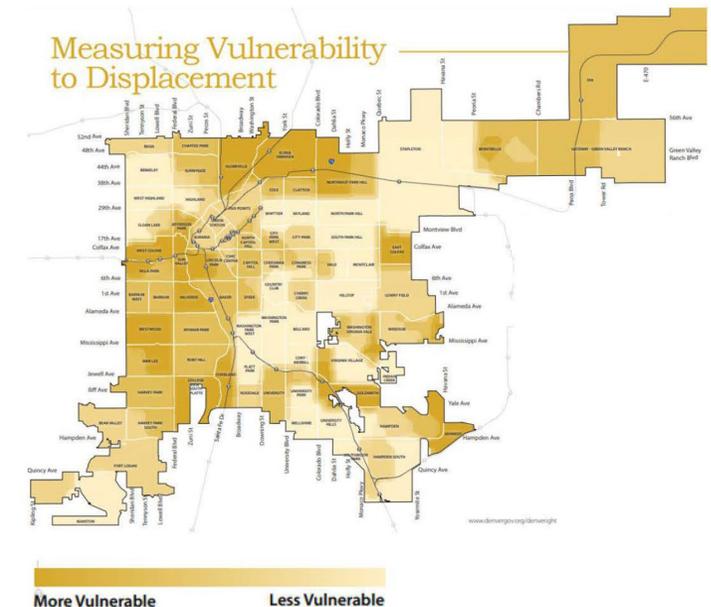
Access to Opportunity

- Regis Village will provide parks, plazas and open spaces that help meet community desires and needs;
- Improve connectivity through an **organized street grid, bicycle infrastructure, sidewalks and pathways;** and
- Work to incorporate a tenant mix on **ground floors** focused on **commercial, retail, and community uses.**



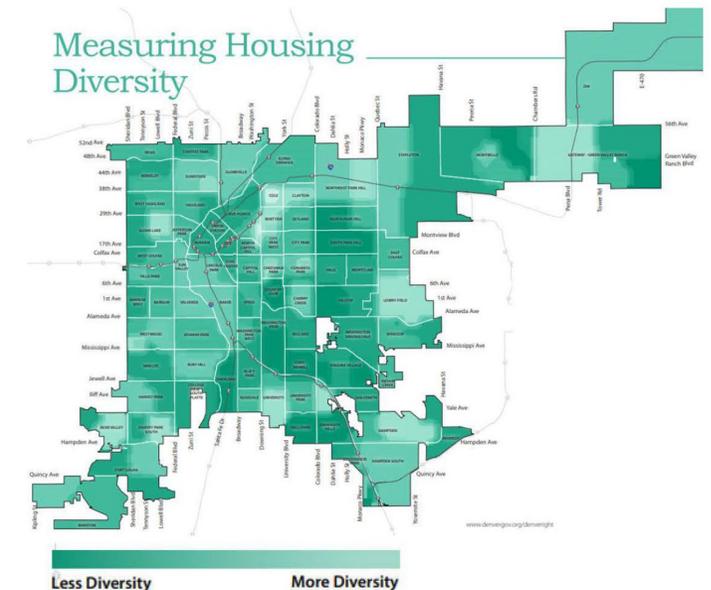
Reducing Vulnerability to Displacement

- Regis University will **work with existing Regis Square tenants** to help find new locations within Regis Village or nearby, and
- Look to **grow their educational program portfolio** to meet the evolving needs of our community.



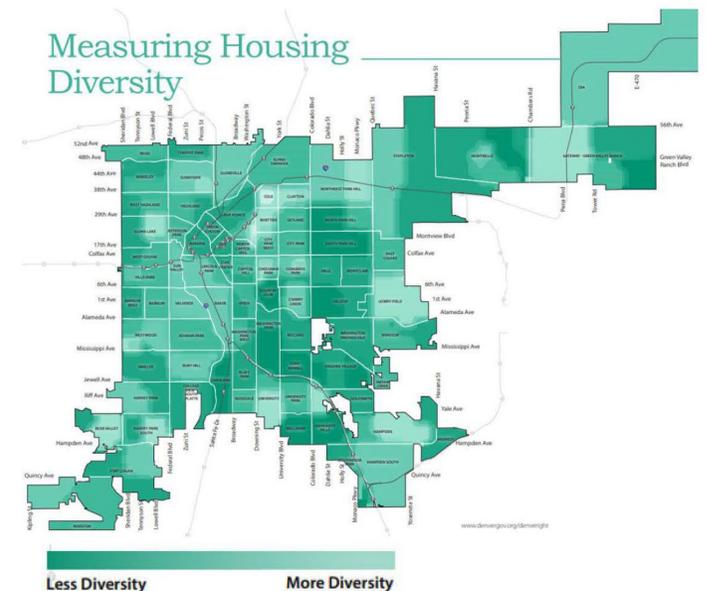
Expanding Housing Diversity

- Regis Village will meet all applicable City requirements for provision of affordable housing through the soon-to-be-adopted inclusionary housing ordinance.
- While the mix of housing will largely be determined by the development partner(s), residential uses are likely going to be a large component of the project.



Expanding Job Diversity

- In partnership with future developers, Regis Village will work to provide **on-site retail spaces**, recruiting retail tenants that serve the needs of the campus and the community.



An aerial, monochromatic photograph of a city. In the foreground, a large, mostly empty parking lot is visible, with some cars parked in rows. To the right, a commercial area includes a McDonald's restaurant and other buildings. A multi-lane road runs diagonally through the scene. The middle ground is filled with a dense residential or commercial neighborhood. In the far background, a range of mountains is visible under a clear sky. The text 'COMMUNITY OUTREACH' is overlaid in the center of the image.

COMMUNITY OUTREACH

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
- Retail/services that support the campus and the community
- Support for existing retailers

Current Engagement and Engagement to Come

- Community Information Meeting
- Additional Engagement
 - Community Advisory Group
 - Registered Neighborhood Organization (RNO) Engagement
 - Further engagement to be determined, but may include:
 - Additional Community Meetings
 - Online comments
 - Etc.
- For more information
 - Go to: <https://www.regis.edu/village> or,
 - Email marcom@regis.edu directly



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