

Zone Map Amendment (Rezoning) for PUD - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION ☒ CHECK IF POINT OF CONTACT FOR FEE PAYMENT		☒ CHECK IF POINT OF CONTACT FOR APPLICATION ☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT	
Property Owner Name	Regis University and Regis Jesuit Holding, Inc.	Representative Name	Cory Rutz
Address	3333 Regis Boulevard, #A-20	Address	950 17th Street, Suite 1600
City, State, Zip	Denver, CO 80221	City, State, Zip	Denver, CO 80202
Telephone	303.458.4144	Telephone	303.575.7531
Email	president@regis.edu	Email	crutz@ottenjohnson.com
*Map amendment applications for a PUD district must be initiated by all (100%) of the owners, or authorized representatives, subject to the rezoning application (DZC Sec. 12.4.10.4.A.1)		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

SUBJECT PROPERTY INFORMATION	
Location (address(s) and/or boundary description):	3333 W Regis Blvd (a portion), 5051 Federal Blvd, 5085 Federal Blvd, 5115 Federal Blvd
Assessor's Parcel Number(s):	0217300034000 (a portion), 0217300033000, 0217300030000, 0217300020000+
Area in Acres or Square Feet:	Approximately 23.550 acres
Current Zone District(s):	B-3 and R-5 under Former Chapter 59 and E-CC-3X under the DZC (see the rezoning narrative for additional information)

PROPOSAL		
Proposed PUD Type (See DZC Section 9.6.1.3(A) to determine if General or Detailed):	☒ General PUD	☐ Detailed PUD
Proposing Subareas:	☐ Yes	☒ No
List the zone district(s) on which the PUD will be based:	PUD-G with U-MX-3 as the "base" zone district	
Deviations from Standard Zone District:	Deviation	Why deviation is necessary
Provide a list of proposed deviations from the standard zone district and a detailed explanation of why the deviation is needed. Please use an attachment, if necessary.	See attached deviation comparison chart.	

PRE APPLICATION INFORMATION	
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	☐ Yes - State the contact name & meeting date _____ ☒ No - Describe why not (in outreach attachment, see bottom of p. 3)
Did you contact the City Council District Office regarding this application?	☒ Yes - if yes, state date and method _____ ☐ No - if no, describe why not (in outreach attachment, see bottom of p. 3)

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm and include sections in the review criteria narrative attachment	☒ Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans. Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its own section. 1. Denver Comprehensive Plan 2040 In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies. 2. Blueprint Denver In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>. 3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable): N/A.
General Review Criteria DZC Sec. 12.4.10.7.A.1 Only check this box if your application is not consistent with 12.4.10.7.A	☐ Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans. Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm and include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.	☒ Public Interest: The proposed official map amendment is in the Public Interest. In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city. ☒ The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.

REZONING GUIDE

Rezoning Application Page 3 of 4

Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria

DZC Sec. 12.4.10.9

Check boxes to the right to affirm and include a section in the review criteria narrative for each.

- ☒ The PUD District (and the PUD District Plan) is consistent and complies with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development).
- ☒ The development proposed on the subject property is not feasible under any other Zone Districts, **and** would require an unreasonable number of variances or waivers and conditions.
- ☒ The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.
- ☒ The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☒ **Legal Description of subject property(s).** Submit as a **separate Microsoft Word document**. View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☒ **Proof of ownership document** for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☒ **Review Criteria Narratives.** See page 2 for details.
- ☒ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, please include a copy of the email chain. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☒ **Written narrative explaining reason for the request** (optional)
- ☒ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- ☒ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☐ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.) (if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)

Last updated: December 3, 2024

Return completed form and attachments to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

REZONING GUIDE

Rezoning Application Page 4 of 4

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION						
We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.						
Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Regis University	3333 Regis Boulevard Denver, CO 80221		See attached signature page and authorization from property owners.		A	YES NO n/a
Regis Jesuit Holding, Inc.	3333 Regis Boulevard Denver, CO 80221				A	YES NO
						YES NO
						YES NO

REGIS UNIVERSITY
SIGNATURE PAGE OF PROPERTY OWNER

Regis University,
a Colorado nonprofit corporation

By: 
Name: Salvador D. Aceves
Title: President

REGIS JESUIT HOLDING, INC.
SIGNATURE PAGE OF PROPERTY OWNER

Regis Jesuit Holding, Inc.,
a Colorado nonprofit corporation

By:  _____
Name: Salvador D. Aceves
Title: President

Attachment A

Summary of Deviations from Standard Zone District

Deviation	Why Deviation is Necessary
Drive Thru Services and Drive Thru Restaurant Building Forms not permitted (See PUD-G 37 Section 4.1.1).	This building form is not consistent with the Campus District Neighborhood Context. Excluding these building forms will ensure a more pedestrian friendly development, a more efficient use of land, and prevent additional traffic due to these building forms.
Increased building height allowance of 5 stories and 70' (See PUD-G 37 Section 4.1.2), within height bonuses available for "enhanced" compliance consistent with other five-story zoning districts. <i>Note: building heights are limited to 45' within 175' of any protected district.</i>	The added height is compatible with the adjacent Regis Campus and Regis Village's designation within the Campus District Neighborhood Context under Blueprint Denver. It will further incentivize development of affordable housing units in excess of what is required under Chapter 27, Article X of the Denver Revised Municipal Code, pursuant to the High Impact Compliance Affordable Housing Plan.
Zone lot lines that abut Federal Boulevard to be designated as a primary street zone lot lines (See PUD-G 37 Section 4.1.3.A).	Ensures activation along Federal Boulevard through the use of street level activation standards including transparency, pedestrian access, street level active uses.
Minimum primary street setback is 20 feet from Federal Boulevard (See PUD-G 37 Section 4.1.3.B).	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. 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 20th Avenue to the northern City limits.
Prohibit surface parking within the build-to-range along Federal Boulevard (See PUD-G 37 Section 4.1.3.C).	Encourages pedestrian-activated street frontage along Federal, consistent with DO-8.
Require each street level dwelling unit include an entrance at street level along Federal Boulevard (See PUD-G 37 Section 4.1.3.D).	Encourages pedestrian-activated street frontage along Federal, consistent with DO-8.

Deviation	Why Deviation is Necessary
Increased minimum build-to along Federal Boulevard, including: • 20'-35' General Building Form; • 20'-25' Non-Residential Shopfront Building Form; and • 20'-30' for Residential Only Shopfront Building Form Buildings (See PUD-G 37 Section 4.1.3.E and Table 4.2). <i>Note: Townhouse Building Form is not permitted along Federal Boulevard.</i>	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 20th Avenue to the northern City limits. It also provides safe pedestrian movement and opportunities to congregate in association with street-level active uses.
Require minimum street level height of 14 feet along Federal Boulevard (See PUD-G 37 Section 4.1.4.A).	Encourages long-term flexibility of uses at street level with an emphasis toward nonresidential uses, consistent with DO-8.
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). <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>	Encourages pedestrian-activated street frontage along Federal Boulevard, consistent with DO-8.
Alternative to the required primary street build-to standard for permanent outdoor patio seating for a maximum of 10 feet. This alternative is not applicable to a primary street zone lot line abutting Federal Boulevard. (See PUD-G 37 Section 4.2.1.A).	Encourages pedestrian-activated spaces and places to congregate within Regis Village which is consistent with the intent of PUD-G 37 to complement Regis University campus to the west.

Deviation	Why Deviation is Necessary
Alternative to the required primary street build-to standard for private open space up to 30%. This alternative is not applicable to a primary street zone lot line abutting Federal Boulevard. (See PUD-G 37 Section 4.2.1.B).	Encourages pedestrian-activated spaces and places to congregate within Regis Village which is consistent with the intent of PUD-G 37 to complement Regis University campus to the west.
Restrict transparency alternatives to public art only, limited to 30%, along Federal Boulevard (See PUD-G 37 Section 4.2.2).	Encourages pedestrian-activated street frontage along Federal, consistent with DO-8.
Private streets and pedestrian malls are permitted, except that they are treated the same as a public street for purposes of applying the building form standards in 5.3.3 of the DZC (See PUD-G 37 Section 4.3).	Encourages pedestrian-activated spaces and places to congregate within Regis Village which is consistent with the intent of PUD-G 37 to complement Regis University campus to the west.
Hospital is permitted as a primary use (See PUD-G 37 Section 5.1.A).	A hospital use is compatible with educational programs for health professions offered by Regis University and will allow for expanded opportunities for these programs. A hospital will also provide a needed service in an area of the Denver metro that otherwise lacks a hospital to service area residents.
Emergency Vehicle Access Point is a permitted use with limitations subject to zoning permit with special exemption as accessory to primary hospital uses (See PUD-G 37 Section 5.1.B).	An emergency vehicle access point will complement the proposed hospital use and is compatible with educational programs for health professions offered by Regis University.
Two or more zone lots divided by one or more public or private streets or alleys or pedestrian mall may be designated as a single zone lot, and multiple street frontages within the zone lot boundaries shall comply with all building form standards tied to frontage on primary or side streets, unless otherwise specifically exempted by the Code (See PUD-G 37 Section 6.1.1.A).	Allows Regis Village to redevelop in a pattern that is compatible with Regis University to the west by creating a campus-like setting.
No limit on maximum number of primary uses or structures per zone lot (See PUD-G 37 Section 6.1.1.B and C).	Will enable Regis village to redevelop in a pattern that is compatible with Regis University to the west by creating a campus-like setting.

Deviation	Why Deviation is Necessary
Zone lot lines for any private street designations shall be determined by zoning administrator in an infrastructure master plan (See PUD-G 37 Section 6.6.1.A).	Ensures that the building form for each zone lot line abutting a private street is compatible with the overall Regis Village development and the Regis University campus to the west.

PUD-G 37



5051 North Federal Boulevard
Official Map Amendment #2023I-00178
Effective Date: **[Effective Date]**

Contents

PUD-G 37

- CHAPTER 1. ESTABLISHMENT AND INTENT 1
 - Section 1.1 PUD-G 37 Established..... 1
 - Section 1.2 PUD-G 37 General Purpose..... 1
 - Section 1.3 PUD-G 37 Specific Intent..... 1
- CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION 3
- CHAPTER 3. DISTRICTS..... 4
- CHAPTER 4. DESIGN STANDARDS..... 5
 - Section 4.1 Primary Building Form Standards 5
 - Section 4.2 Design Elements 7
 - Section 4.3 Private Street or Pedestrian Mall Building Standards 7
- CHAPTER 5. USES AND REQUIRED MINIMUM PARKING 8
 - Section 5.1 Uses 8
 - Section 5.2 Required Minimum Parking..... 8
- CHAPTER 6. ADDITIONAL STANDARDS 9
 - Section 6.1 Article 1 of the Denver Zoning Code 9
 - Section 6.2 Article 9 of the Denver Zoning Code 9
 - Section 6.3 Article 10 of the Denver Zoning Code 9
 - Section 6.4 Article 11 of the Denver Zoning Code 9
 - Section 6.5 Article 12 of the Denver Zoning Code 9
 - Section 6.6 Article 13 of the Denver Zoning Code 9
- CHAPTER 7. RULES OF INTERPRETATION 10
- CHAPTER 8. VESTED RIGHTS 11

CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 37 ESTABLISHED

The provisions of this PUD-G 37 apply to the land depicted on the Official Zoning Map with the label PUD-G 37, and legally described as:

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY RECORDED AT RECEPTION NO. 2019056702, ALL OF ASSESSOR'S PARCEL NO'S. 0217300020000, 0217300030000 AND 0217300033000 PER THE CITY AND COUNTY OF DENVER ASSESSOR'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 17, THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, N89°16'04"W A DISTANCE OF 34.50 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY RECORDED AT RECEPTION NO. 2019056702 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°26'00"W A DISTANCE OF 1279.80 FEET TO THE SOUTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0217300033000 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF REGIS BOULEVARD AS RECORDED AT RECEPTION NO. 2006055167; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°33'35"W A DISTANCE OF 801.62 FEET TO THE SOUTHEAST CORNER OF SAID ASSESSOR'S PARCEL NO. 0217300034000; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, N00°38'01"E A DISTANCE OF 464.14 FEET; THENCE ALONG SAID EASTERLY LINE EXTENDED OF SAID PROPERTY RECORDED AT RECEPTION NO. 2019056702, N00°26'00"E A DISTANCE OF 819.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 17; THENCE ALONG SAID NORTHERLY LINE, S89°16'04"E A DISTANCE OF 800.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.550 ACRES 1,025,844 SQUARE FEET MORE OF LESS.

SECTION 1.2 PUD-G 37 GENERAL PURPOSE

The general purpose of PUD-G 37 is to:

- 1.2.1 Facilitate redevelopment of the district in a manner that complements the Campus Context to the west and the vision for a more dense mixed-use frontage along Federal Boulevard that integrates opportunities to congregate and opportunities for parkway features.
- 1.2.2 Allow uses and building forms that enhance the functionality of the district as both a campus and a community corridor.

SECTION 1.3 PUD-G 37 SPECIFIC INTENT

The specific intent of PUD-G 37 is to:

- 1.3.1 Respond to the unique location at the edge of the Regis University campus along Federal Boulevard by allowing a mixed use district consisting of multi-unit residential, office, commercial, institutional and retail uses with added flexibility for uses and design found in the Campus Context that are not allowed in mixed-use districts.
- 1.3.2 Encourage pedestrian-activated spaces, supporting retail and residential uses, and green infrastructure as envisioned in the City's adopted plans for a Campus Context.
- 1.3.3 Ensure quality, human-scaled building design, with particular focus to Federal Boulevard as envisioned in the City's adopted plans.
- 1.3.4 Provide flexibility in standards to accommodate a multimodal experience that is compatible with the adjacent Regis University campus setting, where streets may be privately owned and maintained.

- 1.3.5 Integrate certain design standards from the DO-8 Overlay Zone District to encourage mixed-use areas that support non-residential active uses at the Street Level and to promote active pedestrian-oriented building frontages along Federal Boulevard.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

All development within this PUD-G 37 shall conform to the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 37.

CHAPTER 3. DISTRICTS

Development in this PUD-G 37 shall conform to the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-MX-3 Zone District, as amended from time to time, except as modified in this PUD-G 37.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 37 shall comply with the Denver Zoning Code, Division 5.3, Design Standards, as specifically applicable to the U-MX-3 Zone District, as amended from time to time, with the following exceptions and modifications.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

Development in this PUD-G 37 shall comply with the Primary Building form standards in Section 5.3.3 of the Denver Zoning Code, with the following exceptions and modifications:

4.1.1 Building Forms Allowed - Drive Thru Services and Drive Thru Restaurant Excepted

Building forms allowed shall comply with Division 5.3.3. Primary Building Form Standards, as specifically applicable to the U-MX-3 Zone District, with the following exceptions:

- A. The Drive Thru Services and Drive Thru Restaurant primary building forms, as referenced in Section 5.3.3.3.G and Section 5.3.3.3.H of the Denver Zoning Code, are prohibited in this PUD-G 37.
- B. The Town House primary building form, as referenced in Section 5.3.3.3.E of the Denver Zoning Code, is prohibited in this PUD-G 37 within 150' of Federal Boulevard.

4.1.2 Height

The minimum and maximum permitted building height for the allowed building form standards set forth in Division 5.3, Design Standards, as specifically applicable to the U-MX-3 Zone District, shall not apply and instead the height standards stated in Table 4.1 below shall apply:

TABLE 4.1

HEIGHT BUILDING FORM	Town House	General	Shopfront
Stories (max)	5	5	5
Feet (min/max)	24'/70'	24'/70'	24'/70'
Stories/Feet, with incentives (max)	n/a	7/95'	7/95'
		See DZC Section 10.12.1	See DZC Section 10.12.1
Feet, within 175' of a protected district (max)*	45'	45'	45'

* Except that protected district height limitations do not apply within 150' of Federal Boulevard

4.1.3 Siting along Federal Boulevard

The Primary Street setback and Primary Street required build-to on any zone lot line abutting Federal Boulevard for the allowed building form standards set forth in Division 5.3, Design Standards, as specifically applicable to the U-MX-3 Zone District, shall not apply and instead the following standards stated in A., B., C., D., E., and Table 4.2 shall apply:

- A. When a zone lot line abuts Federal Boulevard, that zone lot line shall be designated a Primary Street zone lot line.
- B. The minimum Primary Street setback on a zone lot line abutting Federal Boulevard shall be 20'.
- C. Surface parking is not permitted within the build-to min/max range on a zone lot line abutting Federal Boulevard.
- D. Each Street Level Dwelling Unit on a zone lot line abutting Federal Boulevard shall have a Dwelling Unit Entrance with Entry Feature.
- E. For all zone lots abutting Federal Boulevard, the Primary Street minimum build-to for the allowed building forms set forth in Division 5.3, Design Standards, as specifically applicable to the U-MX-3 Zone District, shall not apply to a Zone Lot Line abutting Federal Boulevard and instead the Primary Street minimum build-to standards stated in Table 4.2 below shall apply:

TABLE 4.2

SITING	General	Shopfront
Primary Street (min build-to % within min/max range)	70% 20'-35'	75% 20'-25' Residential Only Buildings: 20'-30'

4.1.4 Street Level Active Uses

Where a zone lot line abuts Federal Boulevard, the Street Level Active Uses (minimum % of Primary Street frontage meeting Build-To requirement) for the allowed building form standards set forth in Division 5.3, Design Standards, as specifically applicable to the U-MX-3 Zone District, shall not apply and instead the following standards stated in A, B, C, D, and Table 4.3 shall apply:

- A. Minimum Street Level height shall be 14'.
- B. For all zone lots abutting Federal Boulevard, the Street Level Active Uses (min. % of Primary Street frontage meeting build-to requirement) for the allowed building forms set forth in Division 5.3, Design Standards, as specifically applicable to the U-MX-3 Zone District, shall not apply and instead the standards stated in Table 4.3 below shall apply:

TABLE 4.3

USES	General and Shopfront Building Forms		
ACTIVE USES BY ZONE LOT WIDTH	37.5' or less	Greater than 37.5' and up to 50'	Greater than 50'
Street Level Active Uses (min Primary Street Zone Lot Line % within the build-to min/max range)	0% - See Section 4.2.3.C and D	50% - See Section 4.2.3.C and D	75% - See Section 4.2.3.C and D

- C. Street Level active uses include all permitted Primary Uses except the following:
 - 1. Dwelling, Single Unit;
 - 2. Dwelling, Two Unit;
 - 3. Dwelling, Multi-Unit;
 - 4. Dwelling, Live/Work;
 - 5. Automobile Services, Light;
 - 6. Mini-storage Facility; or
 - 7. Wholesale Trade or Storage, Light
- D. Street Level active uses include all permitted Accessory Uses except the following:
 - 1. Accessory Uses associated with Primary Uses prohibited by Section 4.2.3.C;
 - 2. Outdoor Storage, General;
 - 3. Outdoor Storage, Limited;
 - 4. Car Wash Bay Accessory to Automobile Services or Hotel Uses;

5. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses; or
6. Off-Street Parking Areas

SECTION 4.2 DESIGN ELEMENTS

4.2.1 Required Build-to Alternatives

Development in this PUD-G 37 shall conform to all applicable Design Element Standards as required in Section 5.3.6, Design Standard Alternatives, as specifically applicable to the U-MX-3 Zone District, as amended from time to time, with the following modifications:

- A. Permanent outdoor patio seating is allowed as an alternative to the required primary street build-to standard. The maximum increase in the build-to range with this alternative is 10 feet. This alternative is prohibited as applied to a Primary Street Zone Lot Line abutting Federal Boulevard.
- B. Private Open Space is allowed as an alternative to the required primary street build-to standard. The maximum percentage of build-to that this alternative may provide is 30%. This alternative is prohibited as applied to a Primary Street Zone Lot Line abutting Federal Boulevard.
- C. Build-to alternatives allowed in this PUD-G 37 shall comply with DZC, Section 13.1.5.7.E.
- D. The length of any build-to alternatives shall not apply towards the required percentage of Street Level building frontage that must be occupied by Street Level active uses.

4.2.2 Street Level Transparency Alternatives

Where a zone lot line abuts Federal Boulevard, permanent art shall be the only transparency alternative allowed and may count toward no more than 30% of the required transparency.

SECTION 4.3 PRIVATE STREET OR PEDESTRIAN MALL BUILDING STANDARDS

Development in this PUD-G 37 shall comply with the Primary Building form standards in Section 5.3.3 of the Denver Zoning Code and the exceptions and modifications outlined herein. All development on a zone lot that includes or abuts a Private Street or Pedestrian Mall shall treat the Private Street or Pedestrian Mall the same as a Public Street for the purpose of applying the building form standards in Section 5.3.3.

CHAPTER 5. USES

SECTION 5.1 USES

Primary, accessory and temporary uses allowed in this PUD-G 37 shall be those same uses allowed in the U-MX-3 Zone District, as stated in the Denver Zoning Code, Section 5.4, Uses, as amended from time to time, with the following additional uses allowed:

- A. “Hospital” as defined in Section 11.12.3.2.B.6 of the Denver Zoning Code shall be a Permitted Use with a Zoning Permit (P-ZP) as a Primary Use.
- B. “Emergency Vehicle Access Point” as defined in Section 11.12.9.7 of the Denver Zoning Code shall be a Permitted Use with Limitations Subject to Zoning Permit with Special Exemption Review (L-ZPSE) as accessory to a primary Hospital use.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 37 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, with the following exceptions and modifications:

- A. In this PUD-G 37, in conformance with Denver Zoning Code 1.2.3.2.B, two or more Zone Lots divided by one or more public or private streets or alleys or pedestrian mall may be designated as a single Zone Lot, and multiple street frontages within the Zone Lot boundaries shall comply with all building form standards tied to frontage on primary or side streets, including but not limited to build-to standards and Street Level activation standards, unless otherwise specifically exempted by the Denver Zoning Code.
- B. Instead of the maximum number of primary uses set forth in Denver Zoning Code 1.2.3.5, there shall be no limit on the maximum number of primary uses per Zone Lot in this PUD-G 37.
- C. Instead of the maximum number of primary structures set forth in Denver Zoning Code 1.2.3.5, there shall be no limit on the maximum number of primary structures per Zone Lot in this PUD-G 37.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 37 shall comply with the Denver Zoning Code, Article 9, Special Districts, as amended from time to time.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 Applicability

Development in this PUD-G 37 shall comply with the Denver Zoning Code, Article 10, General Design Standards, as specifically applicable to the U-MX-3 Zone District and allowed uses of this PUD-G 37, as amended from time to time.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Establishment of uses in this PUD-G 37 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the U-MX-3 Zone District and allowed uses of this PUD-G 3, as amended from time to time.

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

6.5.1 Applicability

All development in this PUD-G 37 shall comply with the Denver Zoning Code, Article 12, Procedures and Enforcement, as amended from time to time.

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE

6.6.1 Applicability

Development in this PUD-G 37 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following modification:

- A. In this PUD-G 37, in accordance with Denver Zoning Code 13.1.5, the Zoning Administrator may designate Zone Lot Lines for any Private Street designated in an approved Infrastructure Master Plan.

CHAPTER 7. RULES OF INTERPRETATION

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 37, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 37, this PUD-G 37 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 37 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C and 9.6.1.5, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 37. The property rights vested through approval of this PUD-G 37 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as modified by this PUD-G 37.

April 15, 2025

CORY M. RUTZ
303 575 7531
CRUTZ@OTTENJOHNSON.COM

VIA ELECTRONIC SUBMISSION

Community Planning & Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Narrative in Support of the Rezoning Application for Regis Village

Dear Community Planning & Development:

This firm represents Regis University and its affiliates (“**Regis**”) with respect to certain real property that is approximately 23.550 acres and located at the northwest corner of Federal Boulevard and West 50th Avenue (“**Regis Village**”) in the City and County of Denver (the “**City**”). Regis Village is adjacent to the main Regis University campus (the “**Regis Campus**”) that is located to the west. *See* Figure 1: Property Location.

This letter addresses Regis’s application to rezone Regis Village to the Planned Unit Development zone district (the “**Rezoning**”) under the Denver Zoning Code (“**DZC**”). Regis Village is currently within multiple zone districts, which includes the R-5 zone district under Former Chapter 59 for the northernmost 8.68 acres, a 0.73-acre portion along Federal Boulevard that is zoned E-CC-3X under the DZC, and the B-3 zone district under Former Chapter 59 for the remaining 17.84 acres. *See* Figure 2: Current Zoning. The proposed Planned Unit Development, a copy of which is submitted with this application (the “**PUD**”), integrates many features of the adjacent Regis Campus, such as open space and certain institutional uses, with the Urban, Mixed Use context prevalent in the surrounding areas, particularly along Federal Boulevard, while incorporating certain features intended



Figure 1: Property Location

to provide a buffer to the residential uses to the south.

Starting with early efforts in connection with Regis's privately developed Campus Master Plan, Regis has engaged the neighborhood in a number of ways related to the proposed future development of Regis Village, including during review of the Regis Village Large Development Framework (Project No. 2022-LDR-0000010) (the "LDF"). Engagement efforts include a dedicated webpage maintained on the Regis University website that provides information on the plans for Regis Village, future engagement opportunities, and the community information meeting held on June 1, 2022, to present and discuss the planned redevelopment of Regis Village.¹ Since the LDF, Regis has directly engaged with registered neighborhood organizations, secondary schools, and community events, by setting up an information table to share information on the plans for Regis Village with the community. Additional details on the community engagement efforts to date are provided with the Rezoning application materials. Regis looks forward to continuing to engage with the community throughout the redevelopment process.

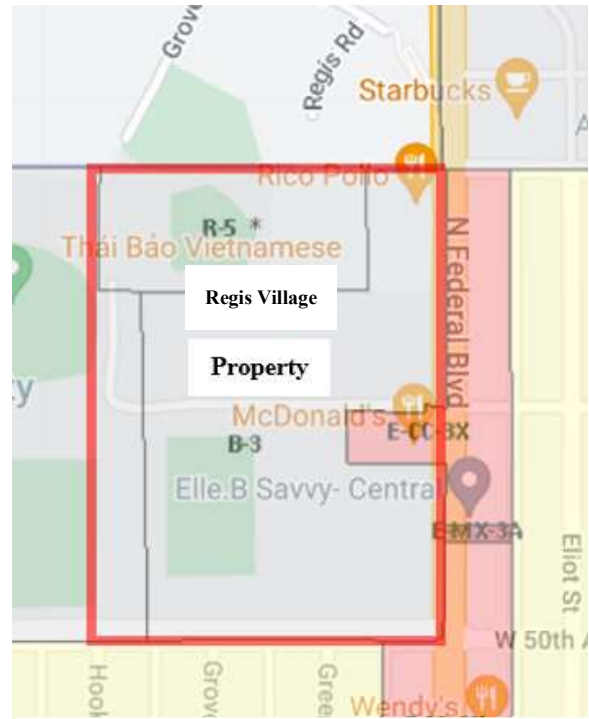


Figure 2: Current Zoning

Property Background and Context

Regis Village is located within the Regis neighborhood and is comprised of an outdated commercial strip shopping center, stand-alone commercial buildings, sports fields, and a significant amount of surface parking. The LDF, however, envisions a vibrant, mixed-use project with integrated private streets, pedestrian-friendly amenities, and ample open space to integrate the various adjacent contexts within a redevelopment that will support and enhance the Regis Campus. The planned redevelopment of Regis Village includes office, commercial, attached and multi-family residential uses, as more fully set forth in the LDF.

The proposed Rezoning is compatible with the surrounding area, which includes commercial uses along Federal Boulevard to the east and south that are generally zoned E-CC-3X, greenspace and residential to the north within unincorporated Adams County, lower density residential to the south, zoned U-SU-C1, and Regis Campus to the west, which is currently zoned R-5 under Former Chapter 59, but subject to a concurrent application to rezone to a Campus district under the DZC, as recommended in the LDF.

Regis Village Criteria for Rezoning

Applications for rezoning must meet all "general review criteria" set forth in Section 12.4.10.7 of the DZC. The Regis Village Rezoning to the PUD, with the U-MX "base" zone district, meets these review criteria as follows:

¹ See <https://www.regis.edu/about/history-mission/the-future-of-regis/regis-village/index>

General Review Criteria: Consistency with Adopted Plans. The proposed official map amendment is consistent with the City’s adopted plans. DZC § 12.4.10.7.A.

The Rezoning is consistent with the City’s two adopted plans that guide the use and development of Regis Village: (i) the Denver Comprehensive Plan 2040 (“**Comprehensive Plan**”), and (ii) Blueprint Denver 2019 (“**Blueprint Denver**”), both of which were adopted after Regis Village was initially developed in its current state, under its current zoning. The Rezoning’s consistency with these adopted plans is further described below. We note that the Federal Boulevard Corridor Plan (“**Corridor Plan**”) is also in effect for a larger area that includes Regis Village. While the Corridor Plan is generally not applicable to the proposed Rezoning, certain policies apply to the future development of Regis Village as noted below.

The Comprehensive Plan identifies six Vision Elements that inform the long-term goals that guide Denver’s future. Generally speaking, the Comprehensive Plan intends to create an equitable, affordable and inclusive Denver. The proposed Rezoning will enable the City to accomplish this goal, as well as its specific goals for each Vision Elements, in a number of ways:

- The density contemplated by the PUD allows for opportunities for additional housing to address Goal 1, Strategy A and Goal 3 of the Equitable, Affordable and Inclusive Vision Element, which aims to “increase development of housing units close to transit and mixed-use developments,” and encourages using land use regulations to drive private development of affordable, missing middle and mixed-income housing, especially where close to transit (Comprehensive Plan, pp. 28-29).
- The PUD also furthers Goal 1 of the Connected, Safe and Accessible Spaces Vision Element, which is to “deliver a multimodal network that encourages more trips by walking, rolling, biking and transit” (Comprehensive Plan, p. 40). Redevelopment of this underutilized site will further ensure that growth is guided toward an area where infrastructure, services, and transit are already in place, and will enable the City to conserve land and grow responsibly, thus fulfilling strategies identified by Goal 8 of the Environmentally Resilient Vision Element (Comprehensive Plan, p. 54).
- Goal 1, Strategies A and D under the Strong and Authentic Neighborhoods Vision Element strives to “build a network of well-connected, vibrant, mixed-use centers and corridors” and “encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities” (Comprehensive Plan, p. 34). The Rezoning furthers this goal by encouraging mixed-use development that will provide a mix of housing options within the neighborhood.
- The PUD will further Goal 8, Strategy B of the Environmentally Resilient Vision Element under the Comprehensive Plan to “encourage mixed-use communities where residents can live, work and play in their own neighborhood” (Comprehensive Plan, p. 54). Redevelopment of Regis Village will integrate with the surrounding neighborhood and provide additional commercial and recreational amenities to the area.
- By incorporating and permitting multi-family dwelling units to an area that is mainly comprised of single-family detached housing, the PUD furthers Goal 2, Strategy A of the Equitable, Affordable and Inclusive Vision Element to “create a greater mix of housing options in every neighborhood for individuals and families” (Comprehensive Plan, p. 28).

Blueprint Denver serves as a supplement to the Comprehensive Plan, and the Vision Elements “provide the basis for the goals, policies and strategies found within Blueprint Denver” (Blueprint Denver, p. 7). The

proposed Rezoning will further the goals, policies and strategies identified under Blueprint Denver as described below.

- Campus District Neighborhood Context. Regis Village is designated within the Campus District Neighborhood Context under Blueprint Denver (the “**Campus District**”), which has a primary purpose such as education or medical services, and often retail, restaurants, offices and residential uses to support the primary use and serve surrounding neighborhoods (Blueprint Denver, p. 291). Building forms include campus buildings that vary in size and form, as well as multi-story single-use and mixed-use buildings (Blueprint Denver, p. 291). However, Blueprint Denver also notes that the significant flexibility afforded the current Campus zone districts may not be appropriate for all infill Campus District areas, as discussed in more detail below.

The proposed PUD will allow redevelopment of Regis Village to better align with the intent for the Campus District. As contemplated by the LDF, the planned redevelopment of Regis Village is for a mixed-use development that will provide office, commercial, attached and multi-family residential uses. In addition to these uses, requested customizations for the PUD would allow for hospital uses, which are otherwise not permitted in the U-MX zone districts. In addition, an emergency vehicle access point accessory to a hospital use is included as a permitted use, subject to special exemption review. These customizations are compatible with the vision for the Campus District, which is intended for primary purposes such as educational or medical services. In this case, a potential hospital use complements the existing programs for health professions offered by Regis University and will allow for expanded educational opportunities for students and support medical and educational primary uses (Blueprint Denver, p. 291).

In addition, planned building heights will comply with the Campus District. Anticipated development of Regis Village will include multi-story buildings in a variety of building heights, which may range from three stories and could extend to four or five stories, or higher with affordable housing incentives. Blueprint Denver establishes that building forms within the Campus District include campus buildings that vary in size and form, as well as multi-story single-use and mixed-use buildings (Blueprint Denver, p. 291). The PUD will also allow for additional housing within a university campus district, where Blueprint Denver seeks to capture 80 percent of new housing growth (Blueprint Denver, p. 86). Therefore, this neighborhood context provides flexibility for a variety of building heights and forms, and specifically acknowledges that multi-story buildings are appropriate for the Campus District.

However, the Rezoning would not allow the use of the Drive Thru Building Form, of any type, which—although permitted in the U-MX districts—is not consistent with the neighborhood context or with the Campus District

- Equity Concepts. Blueprint Denver further integrates three equity concepts into planning and implementation, including: (1) improving access to opportunity; (2) reducing vulnerability to displacement; and (3) expanding housing and jobs diversity. The LDF’s equity analysis determined that Regis Village should consider the following goals in order to further this policy:
 - Increase access to parks, fresh food, and transit;
 - Increase educational opportunities for local residents;
 - Provide missing middle housing types, a diversity of rental and ownership units, and income restricted units; and

- Provide retail spaces to support retail-oriented jobs.

The Rezoning implements the recommendations and elements for complete neighborhoods under Blueprint Denver as further discussed below, as well as the foregoing equity concepts.

The Rezoning will provide a diversity of housing in an area that scored low on the availability of “missing middle” housing based on the site equity scores completed as part of the equity analysis completed for the Regis Village LDF. The zoning customization requests a building height of five stories, which allows for additional housing units to be constructed, increases housing diversity, and provides additional affordable housing in the area. This component of the PUD supports Blueprint Denver’s strategy to “allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas” under Policy 02 of the Land Use & Built Form: General Element (Blueprint Denver, p. 72). It also implements Policy 06, Strategy A of the Land Use & Built Form: Housing Recommendation to incentivize affordable housing through zoning, particularly in areas that score low in Housing Diversity (Blueprint Denver, p. 85).

Notably, in 2023, Regis Campus was federally designated as a Hispanic-Serving Institution under the Title V of the Higher Education Act with over a quarter of full-time undergraduate Regis students being Hispanic. With this designation, Regis is able to “support initiatives that will shape a more accessible, inclusive, and culturally enhancing educational experience for Hispanic students, and in doing so will create a campus that honors and serves all students, no matter what their background is.”² In addition, half of the students that attend Regis University are first generation students. Further, as noted above, Regis has incorporated the area secondary schools into its community engagement plans in order to better assess its ability to increase educational opportunities for local residents and future high school graduates.

Of course, the PUD provides and permits retail spaces, and the retail component is anticipated to be a considerable portion of Regis Village, integrated with supporting residential and office uses. The Rezoning will also ensure that Policy 10 of the Quality-of-Life Infrastructure Element is addressed by improving access to shops, restaurants and a variety of daily needs. The Rezoning will allow for “safe and convenient access to places and things needed in daily life” (Blueprint Denver, p. 124) by providing housing that allows residents access to existing area services, and by adding commercial uses that will complement existing services in the area.

The open space concepts furthered by the PUD are intended to extend the campus-like nature of the Regis Campus into Regis Village, in an environment that is open to both guests of Regis Campus and residents of the surrounding neighborhoods.

- Street Types and Transit. Regis Village is adjacent to West 50th Avenue (also known as Regis Boulevard) on the south, which is designated as a Residential Collector by Blueprint Denver (Blueprint Denver, p. 157). Federal Boulevard runs along the eastern boundary of Regis Village and is designated as a Mixed Use Arterial by Blueprint Denver, as well as a High-Capacity Transit Priority Street. A key goal identified by Blueprint Denver seeks to “focus higher intensity growth in walkable mixed-use centers and along transit priority streets” (Blueprint Denver, p. 23), and the Rezoning will allow for

² Source: Regis University webpage. See <https://www.regis.edu/life-at-regis/student-resources/diversity-and-inclusion/hispanic-serving-institution/index#:~:text=HSI%20designation%2C%20designed%20by%20national,commitment%20to%20serve%2C%20support%20and>.

development of Regis Village that aligns with this goal. In addition, Mixed Use Arterials are encouraged to include a mix of uses such as those envisioned for Regis Village (Blueprint Denver, p. 159).

Additionally, Regis Village is well suited to accommodate higher density residential and job opportunities in conformance with the proposed PUD due to its proximity to several RTD bus stops and Federal Boulevard. As previously noted, the PUD will also allow for the development of a greater mix of uses than would otherwise be permitted under the U-MX “base” zone district, which will “increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers and corridors into residential areas” as identified under Policy 01, Strategy D of the Mobility Element (Blueprint Denver, p. 108). In addition, residents and visitors will benefit from the transit options, services and amenities that are available nearby, including jobs, restaurants, retail, Regis University, as well as bus transit options. This in turn encourages a “mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements” (Blueprint Denver, p. 108). As such, the PUD supports Blueprint Denver’s growth strategy to locate higher density development near transit, and “to guide new housing and jobs to areas with the infrastructure to support higher density, mixed-use development” (Blueprint Denver, p. 72).

- Redevelopment of Infill Sites. Blueprint Denver encourages the City to “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 the area’s existing streets, blocks and/or open space” (Blueprint Denver, 78). In this case, the Regis neighborhood does not have an adopted neighborhood plan. However, the planned redevelopment of Regis Village will provide connectivity to existing open spaces on the adjacent Regis Campus, and the PUD itself provides zoning flexibility consistent with the recommendation of Blueprint Denver, to incentivize redevelopment for “appropriately scaled higher-density housing” and “limited neighborhood services.” Therefore, the Rezoning will ensure a development that is consistent with the surrounding neighborhood character.

The Rezoning will incentivize efficient development of land and implement policies identified by Blueprint Denver through “redevelopment of opportunity sites” and the use of “zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas,” as identified under the Land Use & Built Form: General Element (Blueprint Denver, p. 72). Regis Village is clearly an opportunity site that is currently underutilized given its location adjacent to Regis Campus and established residential neighborhoods.

- Parkway (Federal Boulevard). Proposed build-to customizations will allow opportunities to incorporate parkway features along Federal Boulevard, which is one of the City’s 35 designated parkways and is considered to be “a significant component of the city’s identity and history” (Blueprint Denver, p. 121). The proposed build-to customizations will ensure that setbacks are able to create safe pedestrian movement and provide opportunities to congregate in conjunction with street-level active uses. The U-MX “base” zone district build-to requirements require a 70 percent build-to within 15 feet (DZC § 5.3.3.3.I).³ This build-to requirement does not provide enough space along the Federal

³ For the General building form. Other build-to requirements for the remaining building forms under the U-MX zone districts vary. See DZC § 5.3.3.3.

Boulevard frontage to implement Policy 06 of the Quality of Life Infrastructure Recommendation to “preserve and rehabilitate Denver’s designated parkways and boulevards” (Blueprint Denver, p. 121).

Moreover, this build-to requirement is not compatible with the City’s adopted Parkway Building Lines Restrictions effective on July 18, 2007, and amended January 12, 2010 (“**Parkways Restrictions**”). The Parkway Restrictions allow the section from West 50th Avenue to West 52nd Avenue along Federal Boulevard to have a 10-foot building setback, rather than a 20-foot building setback that is required for properties otherwise located on Federal Boulevard from West 20th Avenue to the northern City limits. A customization to extend the build-to requirements to 20 feet is compatible with policies identified in the City’s adopted plans, including the Corridor Plan, which encourages “collaboration among CDOT, the City and local property owners to express a more continuous parkway-like atmosphere through incremental improvements that positively contribute to the pedestrian experience and improve local environments” (Corridor Plan, p. 37). This is further reinforced by the recently adopted Near Northwest Area Plan (“**NNWP**”). Although the NNWP does not cover the Regis neighborhood, it does include the Chaffee Park neighborhood that is directly across from Regis Village. The NNWP seeks to fill in “tree gaps” along existing parkways and to increase the tree canopy along Federal Boulevard (NNWP, pp. 149 and 155).

- Former Chapter 59. A majority of Regis Village is zoned under the Former Chapter 59 zoning code rather than the DZC. This causes administrative challenges and prevents properties from benefiting from and aligning with the City’s goals and vision under the DZC. Policy 03 of the Land Use & Built Form: General Element seeks to “rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code” in order to address these challenges (Blueprint Denver, p. 73). Therefore, the Rezoning implements this Policy under Blueprint Denver.

General Review Criteria: Public Interest. The proposed official map amendment is in the public interest (DZC § 12.4.10.7.B).

Approval of the Rezoning will further the public interest by implementing the City’s adopted land use policies, as set forth above. In addition, it will allow for rehabilitation and redevelopment of an underutilized commercial site along a High Capacity Transit Priority Street. The Rezoning will allow redevelopment of Regis Village to a mixed-use project under the proposed PUD, while maintaining size and scale that is consistent with the Campus District under Blueprint Denver.

General Review Criteria: Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements. The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district (DZC § 12.4.10.7.C).

The proposed PUD is consistent with the Urban Neighborhood Context, which is characterized by multi-unit residential uses along local streets, residential and mixed use arterials, and main streets, with commercial uses primarily located along mixed-use arterial or main streets (DZC § 5.1.1). Commercial buildings are typically shop front and general building forms that contain a mixture of uses within the same building (DZC § 5.1.1). The planned redevelopment of Regis Village is consistent with the general character of the Urban Neighborhood Context and will provide a mix of uses, such as office, commercial, attached and multi-family

residential uses along Federal Boulevard, which is designated as a Mixed Use Arterial by Blueprint Denver⁴ (NNWP, p. 84). The Rezoning to the U-MX “base” zone district is consistent with the general purpose and intent of the zone district by creating a mixed, diverse neighborhood that “enhance[s] the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods” (DZC § 5.2.3.1).

In addition, the planned extension of streets into Regis Village is consistent with the Urban Neighborhood Context that consists of a regular pattern of block shapes surrounding by an orthogonal street grid (DZC § 5.1.2). The proposed customizations to the build-to standards will further allow for enhanced street design (which may be privately maintained, but open to the public), detached sidewalks, tree laws and landscaping in the front setback, as characterized by the Urban Neighborhood Context (DZC § 5.1.3).

Planned building heights will vary, including lower heights along the perimeter and higher (up to five stories or more should affordable housing incentives be granted), which is consistent with the Urban Neighborhood Context that allows for some mid-rise commercial and mixed use structures, particularly along arterial streets in this neighborhood context (DZC § 5.1.4). While the requested customizations to the PUD include a building height of five stories, the building scale will be compatible with the existing Regis Campus to the west. In addition, increased build-to customizations will allow for a transition of building heights in relation to surrounding neighborhoods.

Additional Review Criteria for Rezoning to PUD District: The PUD is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code (DZC § 12.4.10.8.A). The general purpose of a Planned Unit Development zone district (“**PUD District**”) is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections for the more prescriptive requirements in the DZC. The intent statement set forth in the PUD District provisions of the DZC includes several distinct components, each of which are addressed as follows:

- PUD District Intent: Unique and Extraordinary Circumstances. The DZC intends that a PUD District should respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided (DZC § 9.6.1.1.A). The DZC provides four examples of unique and extraordinary circumstances that justify use of a PUD District. Any one of such circumstances, as well as other justifying circumstances not explicitly stated in the DZC, justify use of a PUD District. In this case, the Rezoning is necessary to address unique and extraordinary circumstances due to the proposed scale or timing for redevelopment of Regis Village in conformance with the LDF, which “demands a more customized zoning approach to achieve a successful phased development” (DZC § 9.6.1.1.B.4).

Regis Village consists of approximately 23.550 acres, comprised of an outdated commercial strip shopping center, stand-alone commercial buildings, two sports fields, and a significant amount of surface parking. Redevelopment of a site this size will take time to fully implement and require a phased approach. Because Regis Village is currently within three different zone districts, it does not allow for a cohesive overall development to be achieved. Due to the large scale of Regis Village, which will be redeveloped over the course of many years, consolidating the three existing zone districts that exist on the site into a singular PUD District will facilitate the vision for an integrated, well-connected

⁴ The NNWP amended the Federal Boulevard street type designation from the Commercial Arterial designation to the Mixed Use Arterial designation.

development. This is particularly important because Regis Campus and Regis Village are embedded within a neighborhood that is largely residential in nature and therefore redevelopment must be sensitive to the surrounding community.

In addition, the scope for redevelopment of Regis Village warrants a PUD District to ensure the project furthers the goals and policies set forth in the City's adopted plans. Blueprint Denver encourages the City to "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 the area's existing streets, blocks and/or open space" (Blueprint Denver, p. 78). In this case, the various customizations of PUD do exactly that—allow for a successful, phased development that allows for a mix of uses, the integration of the existing street grid and addition of pedestrian connections, as well as enhanced streetscaping and congregation areas along Federal Boulevard.

- PUD District Intent: Neighborhood Context. A PUD District is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a development's economic feasibility (DZC § 9.6.1.1.C).

As discussed in detail in the foregoing sections, the precise intent of the PUD is to establish a zone district that is more consistent with the applicable neighborhood context and character by integrating components from the Campus District, transitional provisions to buffer the residential areas, and specific standards to address the Federal Boulevard frontage. The proposed PUD is necessary to create a cohesive mixed-use development that is complementary to the Regis Campus, as well as the surrounding area, and is not being requested solely to enhance the economic feasibility of the planned redevelopment of Regis Village.

- PUD District Intent: Public Benefit. In return for the flexibility in site design with respect to arrangement, heights, and setbacks of buildings, densities, open space and circulation elements, development under a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan (DZC § 9.6.1.1.D).

The Rezoning will provide significant public benefits as follows:

- Diversification in the Use of Land. The Rezoning will result in a greater diversification in uses permitted for Regis Village that are compatible with the Regis Campus than would be possible under any similar Urban Neighborhood Context zone district.⁵ More specifically, requested customizations will allow for hospital uses, which are otherwise not permitted in any U-MX zone district. In addition, an emergency vehicle access point accessory to a hospital use would be included as a permitted use, subject to special exemption review. These uses are consistent with Regis Village's current designation as the Campus District within Blueprint Denver, where these districts are intended to consist of primary purposes such as education or medical services (Blueprint Denver, p. 291). Allowing these additional uses will allow Regis Village

⁵ Because the Property's western and southern boundaries are adjacent to properties designated within the Urban Future Neighborhood Context in Blueprint Denver, rezoning to a zone district compatible with the Urban Neighborhood Context is appropriate.

to better integrate with the Regis Campus while still retaining many of the development standards that allow it to better respond to the adjacent residential neighborhoods (*i.e.*, without permitting the significantly more intensive development permitted by the Campus zoning). In addition, a potential hospital use is compatible with the existing programs for health professions offered by Regis University and will allow for expanded educational opportunities for students.

The potential hospital use for a portion of Regis Village will provide diverse, quality jobs that are compatible with Blueprint Denver's plans to focus employment toward growth areas, such as hospital campuses. Indeed, the northwestern Denver metropolitan area lacks hospitals within close proximity. The closest hospital campus is located at East 19th Avenue and Downing Street in Denver, which is approximately 5.5 miles from Regis Village. Therefore, a hospital at this location is both compatible with the vision for this area as a Campus District and will provide needed services at a last remaining site that is designated for such a use.

- Additionally, the Rezoning would not allow the use of the Drive Thru Building Form, of any type, which—although permitted in the U-MX districts—is not consistent with the neighborhood context.

This mix of uses planned for Regis Village, in addition to planned integrated parks and public spaces, will achieve a significant public benefit by diversifying the use of land, and providing complementary services to the Regis Campus and surrounding community and implementing goals and policies outlined in the City's adopted plans.

- Efficient Use of Land and Energy. The Rezoning proposes a reduction in the required minimum parking spaces for certain uses such as dwelling units, indoor arts, recreation and entertainment services, and lodging. In most cases, the revised parking standards proposed for the Rezoning are simply consistent with the applicable parking standards for the Campus zone district, so while not significant reductions, these are further consistent with Regis Village's unique location and proximity to the Regis Campus. It will also ensure that there is less traffic generated by redevelopment of Regis Village than would otherwise occur if parking requirements were required to be fully met in accordance with the DZC. In addition, limiting the amount of parking required, but allowing such parking to be centrally located so as to provide easy parking for all visitors to both the Regis Campus and Regis Village, will allow for other needed and beneficial development to occur at Regis Village, such as additional housing, green spaces, and retail.

The Rezoning will also allow for a more efficient use of land by allowing building heights of five stories—or higher should affordable housing incentives be earned, in the middle of the site. This additional height will provide for additional density and an opportunity to incorporate a mix of housing types that will provide affordable housing units in accordance with the City's adopted Expanded Affordable Housing policies. Additionally, redevelopment of Regis Village will include a mix of uses along Federal Boulevard, which will promote the efficient use of land and energy by decreasing required vehicle trips to meet daily needs. Therefore, the Rezoning will provide significant public benefits by encouraging the efficient use of land and energy through reducing vehicles and vehicle trips, and allowing for additional housing and a mix of uses.

- Exemplary Pedestrian Connections, Amenities, and Considerations. The Rezoning will provide a customization to allow for an increased tolerance for build-to form than is otherwise required in the U-MX zone districts under § 5.3.3 of the DZC. The existing build-to design standards vary based on building form, but all building forms require buildings to be a maximum of 15 feet from the primary street. This build-to requirement will constrain the ability of future development to provide safe pedestrian movement and gathering spaces along street frontages and limit the ability to provide landscape and street amenities that would provide a significant public benefit and achieve a number of City goals and recommendations from various plans. Allowing a customization to build-to requirements will also provide opportunities to congregate in conjunction with street-level active uses and incorporate parkway features along Federal Boulevard that were “lost when the freeway transformed the area from a residential zone” as acknowledged in the Federal Boulevard Corridor Plan adopted in 1995 (Corridor Plan, p. 9).

As previously discussed, extending the build-to to 20 feet, the Rezoning will allow Regis Village to meet the City’s adopted Parkway Restrictions without conflict. This desire to restore the parkway is also identified in the Federal Boulevard – Opportunities and Implementation Report from 2017, which encourages “collaboration among CDOT, the City and local property owners to express a more continuous parkway-like atmosphere through incremental improvements that positively contribute to the pedestrian experience and improve local environments” (p. 37). The Rezoning will therefore provide a significant public benefit than would otherwise be possible under the U-MX zone districts by providing exemplary pedestrian connections and amenities.

- Compatible Development Patterns. The Rezoning will ensure an urban-centered street frontage to serve a mixed-use development that is consistent with newer development patterns along Federal Boulevard. In addition, proposed building heights under the proposed PUD will be compatible with the Regis Campus to the west, which shares the Campus District designation in Blueprint Denver as Regis Village. The Campus District designation acknowledges that campus buildings vary in size and form, and multi-story single-use and mixed-use buildings are typical (Blueprint Denver, p. 291). The proposed building height under the Rezoning is also compatible with the Community Corridor Future Place designation for properties to the south along Federal Boulevard where building heights are generally up to five stories (Blueprint Denver, p. 212).

The Rezoning will also ensure that potential incompatible building heights are not developed as permitted under the B-3 zone district of Former Chapter 59, which the majority of Regis Village is currently zoned. The B-3 zone district allows heights based on gross floor area. Because Section 59-186(f) of Former Chapter 59 limits height so that the “sum total of the gross floor area of all structures on a zone lot shall not exceed the area of the zone lot,” the potential height of buildings at Regis Village could potentially exceed those of existing and planned future building heights in the surrounding area. In addition the PUD integrates the buffering concepts from the U-MX zone districts in order to insure that the highest building heights are not located along the perimeter of Regis Village in areas where they would abut lower density residential areas (i.e., Protected Districts under the DZC). Therefore, by limiting the proposed height, the Rezoning will ensure that Regis Village achieves planned development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan.

Therefore, the Rezoning will provide the surrounding community with assurance of building heights that can be anticipated for Regis Village, and that these building heights will be compatible with the surrounding area.

- Equity. The Rezoning will create a more equitable city, which is identified as “especially important to the community” (Blueprint Denver, p. 30). The Rezoning will provide a public benefit to the community by addressing the three major equity concepts under Blueprint Denver, which include (1) improving access to opportunity; (2) reducing vulnerability to displacement; and (3) expanding housing and jobs diversity (Blueprint Denver, p. 30).

In particular, the Rezoning will improve access to opportunity in the Regis statistical neighborhood, which has been found to have less access to opportunity than other neighborhoods within the City (Blueprint Denver, p. 35). The Rezoning will allow for zoning customizations that will encourage development that provides greater access to quality job and educational opportunities to the surrounding neighborhood by allowing additional community, public service and educational uses in addition to retail. As noted above, the PUD and proposed redevelopment of Regis Village directly addresses the recommendations from the equity analysis completed in connection with the LDF.

- High Impact Development. The redevelopment of Regis Village will also qualify as a high-impact development, as defined in D.R.M.C. Chapter 27, Article X. Therefore, the redevelopment will require an approved High Impact Compliance Plan, which will ensure heightened commitments above and beyond standard requirements related to constructing and maintaining affordable housing.

Additional Review Criteria for Rezoning to PUD District: The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6 (DZC § 12.4.10.8.B).

The PUD and PUD District Plan will comply with all standards and criteria stated in Division 9.6, inclusive of all PUD District Plan contents and applicable procedures.

Additional Review Criteria for Rezoning to PUD District: The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions (DZC § 12.4.10.8.C).

Due to the unique and extraordinary circumstances described above, the development proposed for Regis Village is not feasible under any other zone district. If a conventional zone district were utilized, waivers and conditions with respect to building standards and permitted uses would be necessary.

Additional Review Criteria for Rezoning to PUD District: The PUD District and PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property (DZC § 12.4.10.8.D).

The PUD and PUD District Plan include all uses permitted under the U-MX zone districts, and will also be customized to include certain uses associated with the Campus-Education/Institution Districts. This customization of uses will allow for a variety of medical and educational uses, in addition to those uses permitted under the U-MX zone districts that are compatible with Regis University and the surrounding neighborhoods, as well as the Campus District.

Additional Review Criteria for Rezoning to PUD District: The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design) (DZC § 12.4.10.8.E).

PUD and PUD District Plan will allow for the building forms within the U-MX zone districts, except that the Drive Thru Building Form, of any type, which—although permitted in the U-MX districts—is not consistent with the neighborhood context and will not be a permitted building form. Regis Village’s designation within the Campus District includes building forms such as campus buildings that vary in size and form, as well as multi-story single-use and mixed-use buildings. Anticipated development of Regis Village will include multi-story buildings with a variety of building heights—most intense in the middle of the site—and the various building forms that will be utilized for the redevelopment are compatible with the existing building forms and will allow for a high-quality development with a mix of uses, including office, commercial, attached and multi-family residential uses building forms.

For the foregoing reasons, the Rezoning meets and complies with the applicable rezoning criteria, meets the purpose and intent for the PUD and provides public benefits as described above. As such, on behalf of Regis, we respectfully request that the City approve the Rezoning.

Sincerely,



Cory M. Rutz
For the Firm

Enclosures

cc: Regis University

EQUITY RESPONSE:

Please provide a response that details how the proposed zone district will either advance Blueprint Denver’s equity concepts or, at a minimum, prevent further inequitable scores in the immediate and surrounding area. For suggestions, refer to the attached menu of strategies document.

ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.
Response from Applicant
The Equity Analysis classifies access to parks for households in the area as somewhat equitable and therefore could be improved. Regis commits to working with the community to provide parks, plazas and open spaces that responds to community desires and needs. In particular, the open space concepts identified as part of the proposed rezoning are intended to extend the campus-like nature of Regis Campus into Regis Village. The planned open space will be accessible to both guests of Regis Campus and the residents of the surrounding neighborhoods through planned connectivity improvements such as an organized street grid, bicycle infrastructure, sidewalks and pathways. Regis anticipates that these improvements will be incorporated into future site development plans for the project. The surrounding area is considered to be the least equitable for its access to fresh food based on the Equity Analysis, and Regis intends to encourage healthy food options such as grocery stores, restaurants, and/or community garden spaces within or adjacent to the Regis Village development. The area has been determined to be somewhat equitable with respect to child obesity. As stated above, Regis intends to encourage healthy food options, as well as community accessible recreational amenities (indoors and outdoors) within or adjacent to the Regis Village development. The planned connectivity improvements to existing open space on the Regis Campus through an organized street grid, bicycle infrastructure, sidewalks and pathways will also provide more opportunities for equity with respect to this metric. The Equity Analysis also found that the area has the least access to transit. Frontage improvements along Federal Boulevard will promote safety and comfort for pedestrians. Regis also commits to promoting transit use for the Regis Village development and the entire Regis campus. In addition, the project will be along the planned Federal Boulevard Bus Rapid Transit, which is currently in the design phase with the Colorado Department of Transportation, and will increase access to transit in the area. The area scored high for access to centers and corridors by the Equity Analysis. The proposed Regis Village redevelopment will expand on this further by allowing a tenant mix on ground floors focused on commercial, retail, and community uses. As previously stated, Regis commits to improving connectivity within and to the Regis Village development and the larger Regis Campus through an organized street grid, bicycle infrastructure, sidewalks and pathways.

REDUCING VULNERABILITY TO DISPLACEMENT – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.
Response from Applicant
The Equity Analysis indicates that Regis Village residents and businesses are vulnerable to involuntary displacement, particularly with respect to educational attainment. Regis University will explore opportunities to grow their educational program portfolio to meet the evolving needs of the community. Regis has incorporated the area secondary schools into its community engagement plans to better assess its ability to increase educational opportunities for local residents and future high school graduates. As Regis University works to provide these additional educational programs, the planned broader mix of housing will allow access to such educational programs and encourage educational attainment in the area. Potential housing may include missing middle housing, as well as affordable housing, to be determined through the future site development plans for the project, and finalization of a High Impact Development Compliance Plan required by Chapter 27, Division 3 of the Denver Revised Municipal Code in coordination with the Department of Housing Stability. Regis University will work with existing Regis Square tenants to help find new locations within Regis Village or nearby.

EXPANDING HOUSING DIVERSITY - providing a better and more inclusive range of housing in all neighborhoods.

Response from Applicant

The Equity Analysis found that the area scored low on the availability of "missing middle" housing. The proposed redevelopment, and contemplated rezoning, of the subject property would permit a broader range of residential uses, including missing middle housing. The Equity Analysis also determined that the area lacks a diversity of owners to renters. Regis will explore the potential for a mix of rental and for sale housing, however this will largely be determined by the Applicant's development partner(s), which have not yet been identified.

It was also found that the area lacks income restricted units. The applicant will comply with applicable City requirements for provision of affordable housing, as may be enacted and amended from time to time. This includes a required High Impact Development Compliance Plan pursuant to Chapter 27, Division 3 of the Denver Revised Municipal Code, and Regis will work with the Department of Housing Stability to ensure compliance with income restricted unit requirements.

Overall, the zoning customization will allow for expanded housing diversity by permitting an increased building height of five stories. This will allow for additional housing units to be constructed, increased housing diversity, and additional affordable housing in the area.

EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.

Response from Applicant

The Equity Analysis found that there is a lower amount of retail and manufacturing jobs in the area. The proposed rezoning will allow for a broader mix of uses than would otherwise be permitted by a Campus Context zone district, and specifically allow a range of retail sales, service and repair uses. This is compatible with the project's plans to provide on-site retail spaces and recruiting retail tenants, and will allow for an expansion of job diversity in the area. Regis anticipates that these improvements will be incorporated into future site development plans for the project.

Regis Village Community Outreach

Updated: April 15, 2025

Regis University takes neighborhood engagement very seriously and is committed to ensuring that neighbors and our community are informed on development progress and plans. Below is a summary of the neighborhood outreach meetings/engagements we've coordinated from May 2022 through April 2025.

May 2022: Updated Campus Master Plan webpage to reflect a new direction and planning for Regis Village. (<https://www.regis.edu/about/history-mission/the-future-of-regis/regis-village/index>)

May 10, 2022: Large Development Review sign posting announcing Regis University's Community Information Meeting.

May 10, 2022: Large Development Review invitation mailing announcing Regis University's Community Information Meeting. Spanish language translation provided.

June 1, 2022: Community Information Meeting, Virtual
Watch the video and view the PowerPoint presentation on the Regis Village webpage. (<https://www.regis.edu/about/history-mission/the-future-of-regis/regis-village/index>) Spanish language interpretation provided.

June 22, 2023: Near Northwest Plan Launch Party and Resource Fair, North High School
Regis University and MIG hosted an information table at the community event to share Regis Village development ideas.

May 6, 2024: Regis Town Hall

June 12, 2024: Presentation to the Berkeley Regis United Neighbors' (BRUN) Zoning and Planning Committee.

August - September 2024: Coordination with BRUN regarding project and process-specific questions

August 16, 2024: Movie in the Park, MIG and Regis staff tabled at existing North Denver public event to share information about project status.

September 10, 2024: North High School Back to School Night, MIG and Regis staff tabled at existing North Denver public event to share information about project status.

September 12, 2024: Skinner Middle School Back to School Night, MIG and Regis staff tabled at existing North Denver public event to share information about project status.

September 28, 2024: Information table at Horseshoe Market.

October 31, 2024: Information table at Trick or Treat Street.

December 2025: Featured in the “Regis Front Door Newsletter”, sent to approximately 1,100 community members

December 2025 – April 2025: Coordinate with BRUN on specific project questions.

January 2025 – April 2025: Outreach and meeting invitations to seven local businesses, eight local non-profit organizations, and four local schools.

February 11, 2025: Presentation to BRUN on updates to the PUD.

April 14, 2025: Presentation to Chaffee Park Neighborhood Association.

Looking Ahead: Anticipated Outreach

Regis University is committed to continued engagement with the broader community. Planned events include:

- Information table at the Regi Rama outdoor movie series on June 20 and July 18, 2025
- Information table at Horseshoe Market on May 10 and September 20, 2025

Other future engagements will likely include additional discussions with adjacent RNOs, a community open house, and online activities.

The University remains committed to honoring and maintaining the essence of the greater North Denver community in the development of Regis Village. Please feel free to contact Kelly Purdy, Vice President of University Advancement at kpurdy@regis.edu if you have any questions or need further information.



Regis Village Letters of Support

1

Name Peter Merrion

Email merrion13@hotmail.com

Phone Number (303) 815-5380

Where do you live? Denver, CO

What organization do you belong to, or what is your relationship to Regis University? Northwest Denver resident

I would like to ... type my letter of support into this form

Please type your letter of support in this box: I used to live adjacent to the campus and now live one mile away; I believe the planned uses here would be a fantastic addition to the campus and neighborhood, helping to support more housing and density on a very underserved lot.

Please upload your letter of support here:

You can [edit this submission](#) and [view all your submissions](#) easily.

Regis Village Letters of Support

Use this form to send your letter of support for Regis Village to Regis University to be considered for inclusion in our petition to the planning committee. Thank you for your support!

About You

Name AJ Unander

Email aunander@gmail.com

Phone Number (720) 460-6552

Where do you live? Denver, Co

What organization do you belong to, or what is your relationship to Regis University? I live across the street.

Your Letter of Support

I would like to ...

type my letter of support into this form

Please type your letter of support in this box:

To whom it may concern,

I am writing in support of the Regis Village development as a resident of the Regis neighborhood. I have been following this project for a few years now and would love to see it happen. The current surface parking lot is way too large for the campus' needs, the strip mall is dilapidated, and the streets are extremely unactivated. It is my hope this development will spur some change on this portion of Federal where cars rule the world and many unhoused persons come and go.

I would love maximum density, but understand other neighbors may not appreciate taller buildings. That being said I think the current plan is thoughtful with the mix of uses. I would like to advocate for more retail/stores/cafes/restaurants so that it can be an all-day neighborhood. I would love to see a park of sorts as well so families do not need to cross Federal to get to some green space.

Even though the currently planned buildings may block my view of the mountains, I fully support this development to help brighten the blighted parking lot and strip mall that is here today.

Thank you.

Regis Village Letters of Support

Use this form to send your letter of support for Regis Village to Regis University to be considered for inclusion in our petition to the planning committee. Thank you for your support!

About You

Name	Asher Deitch
Email	asherdeitch37@gmail.com
Phone Number	(630) 818-7026
Where do you live?	Denver, CO
What organization do you belong to, or what is your relationship to Regis University?	I live in the neighborhood.

Your Letter of Support

I would like to ...

type my letter of support into this form

Please type your letter of support in this box:

Denver City Council,

I am submitting this letting as a show of support for the Regis Villlage Project. I have been a resident of Chaffee Park for 5 years now and I when I heard about the plans for Regis Village I was so relieved. Although Chaffee park is such a great neighborhood, it lacks in in some areas specifically along the Federal Cooridor. Federal can be such an eye soar littered with fast food chains and gas stations. A project like this could bring a bright spot to federal and provide a place for gathering in the community. I see so much potential along federal for small businesses to thrive if a project like this was able to take place.

Regis Village Letters of Support

Name Nick Buffington

Email nickbuffington@hotmail.com

Phone Number (303) 981-9112

Where do you live? Denver, CO

What organization do you belong to, or what is your relationship to Regis University? Neighborhood home owner

I would like to ... type my letter of support into this form

Please type your letter of support in this box: The redevelopment plan help set in motion the improvements that this area of town need to move forward for families and young adults to enjoy growth and quality of life

Please upload your letter of support here:

You can [edit this submission](#) and [view all your submissions](#) easily.

October 1, 2024

VIA E-MAIL

Department of Housing Stability
City and County of Denver
201 W. Colfax Avenue, 6th Floor
Denver, Colorado 80202
Attn: Laia Mitchell, Director of Catalytic Partnerships

Re: High Impact Development Compliance Plan for Regis Village

Dear Laia:

As you know, Regis University, together with its affiliates (“**Regis**”), is currently contemplating the redevelopment of approximately 27 acres of real property located at the northwest corner of Federal Boulevard and West 50th Avenue (collectively, “**Regis Village**”) in the City and County of Denver (the “**City**”). Regis and the City’s Department of Housing Stability (“**HOST**”) have determined that the redevelopment contemplated for Regis Village meets the definition of a “high impact development” and that, as such, a High Impact Development Compliance Plan (“**HIDCP**”) will be required pursuant to the terms and conditions of Chapter 27, Division 3 of the Denver Revised Municipal Code (collectively, the “**HIDCP Requirements**”), including without limitation:

1. The HIDCP shall demonstrate how the proposed development meets or exceeds the relevant standards set forth in the HIDCP Requirements, and the goals of the HOST strategic plan, comprehensive plan goals, and any small area plan applicable to Regis Village.
2. Regis must provide to HOST documentation detailing outreach to the surrounding community, including, but not limited to, the organizations and individuals engaged, and how the proposed HIDCP is responsive to the conducted community outreach.
3. The HIDCP may include a combination of one or more of, but not be limited to, the following, in each instance subject to the terms and conditions of the HIDCP Requirements and applicable rules and regulations adopted by HOST from time to time:
 - a. A plan to provide IRUs (as defined in the HIDCP Requirements) within Regis Village sufficient to meet or exceed one of the compliance options applicable to “enhanced” compliance;
 - b. The dedication of land within Regis Village for the provision of affordable housing;

Department of Housing Stability

October 1, 2024

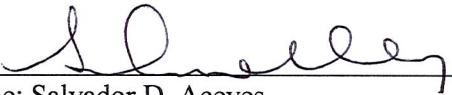
Page 2

- c. A plan to provide IRUs within Regis Village at a greater depth of affordability than the compliance requirements applicable to “enhanced” compliance; and/or
- d. A plan to provide IRUs within Regis Village specifically designed to meet the needs of families and larger households.

Regis acknowledges that, pursuant to Section 229(d) of the HIDCP Requirements, no Site Development Plan shall be approved for any structure within Regis Village until the HIDCP is approved, executed, and recorded. We very much appreciate your working with us regarding Regis Village to achieve an outcome that provides a significant contribution of affordable housing to Northwest Denver, and we look forward to collaborating on future endeavors with respect to Regis Village.

Sincerely,

Regis University

By: 

Name: Salvador D. Aceves

Title: President

Agreed and acknowledged this 1 day of October, 2024.

[Computer-generated City signature page will be located here]

PROOF OF OWNERSHIP

3333 W REGIS BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
REGIS COLLEGE 3333 REGIS BLVD DENVER, CO 80221-8926	02173-00-034-000	S17/T3/R68 PT SW/4 BEG W LINE LOWELL BLVD & N LINE W 50TH AVTH E 1153.44FT N 9FT E 603.07FT N 948.17FT E 640FT N 350FT W1129FT N 330FT W 1290FT S TPOB EXC RCP #45508 RCD 11/6/86EXC PT DIF RCP 2011113924 RCD 10/10/11	INDUSTRIAL-SCHOOL	DENVER

Summary	Property Map	Assessed Values	Assessment Protest	Taxes	Neighborhood Sales	Chain of Title
---------	--------------	-----------------	--------------------	-------	--------------------	----------------

Chain Of Title Records

Reception Number	Reception Date	Instrument	Sale Date	Sale Price	Grantor	Grantee
2006055167	4/11/2006	WD	4/11/2006	\$10	REGIS UNIVERSITY	CITY & COUNTY OF DENVER

5051 N FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
REGIS UNIVERSITY 6086 S CHESTER WAY GREENWOOD VILLAGE, CO 80111-5230	02173-00-033-000	S17/T3/R68 PT SW/4 COM SE COR N/2 SW/4 W 42.60FT N 51.15FTTPOB TH N 443.5FT W 218.09FT N 145FT E 220.24FT N 29.99FT W810.69FT S 625.20FT E 801.37FT TPOB	COMMERCIAL-MISC IMPS	DENVER

Summary	Property Map	Assessed Values	Assessment Protest	Taxes	Neighborhood Sales	Chain of Title
---------	--------------	-----------------	--------------------	-------	--------------------	----------------

Chain Of Title Records

Reception Number	Reception Date	Instrument	Sale Date	Sale Price	Grantor	Grantee

5085 N FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
REGIS JESUIT HOLDING INC 6086 S CHESTER WAY GREENWOOD VILLAGE, CO 80111-5230	02173-00-030-000	S17/T3/R68 PT SW/4 COM SE COR N/2 SW/4 W 42.60FT N 494.65FTTPOB TH N 144.98FT W 220.25FT S 145FT E 218.09FT TPOB	COMMERCIAL-RESTAURANT	DENVER

Summary	Property Map	Assessed Values	Assessment Protest	Taxes	Neighborhood Sales	Chain of Title
---------	--------------	-----------------	--------------------	-------	--------------------	----------------

Chain Of Title Records

Reception Number	Reception Date	Instrument	Sale Date	Sale Price	Grantor	Grantee

5115 N FEDERAL BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
REGIS UNIVERSITY 3333 REGIS BLVD #A-20 DENVER, CO 80221-8926	02173-00-020-000	S17/T3/R69 PT SW/4 BEG INT W ROW FEDERAL BLVD & N LINE SW/4TH W 160FT S 350FT W 640FT S 307.17FT E 800FT N 660.14FTTPOB	COMMERCIAL-RETAIL	DENVER

Summary	Property Map	Assessed Values	Assessment Protest	Taxes	Neighborhood Sales	Chain of Title
---------	--------------	-----------------	--------------------	-------	--------------------	----------------

Chain Of Title Records							
Reception Number	Reception Date	Instrument	Sale Date	Sale Price	Grantor	Grantee	
2019056702	5/9/2019	WD	5/6/2019	\$0	LOWELL REAL ESTATE LLC	REGIS UNIVERSITY	
2013103920	7/17/2013	WD	7/16/2013	\$6,800,000	REGIS SQUARE ASSOCIATES	LOWELL REAL ESTATE LLC	

MEMORANDUM

TO: BOARD OF DIRECTORS, REGIS JESUIT HOLDINGS, INC.
FROM: JANELLE RAMSEL, SECRETARY
RE: ANNUAL CONSENT RESOLUTION REPORT OF CORPORATE ACTIVITY
DATE: OCTOBER 30, 2023

Attached is a summary of all the real estate holdings of Regis Jesuit Holdings and its subsidiaries. Attachment A

Attached also please find the annual Comparative Statement of Financial Activities for the fiscal years ending April 31, 2022 and April 31, 2023 and the five months ended September 30, 2023; and the current listing of real estate holdings for Regis Jesuit Holding, Inc. Attachment B.

The Officers of the Corporation are happy to answer any questions you might have about these materials or developments.

If you are comfortable with these materials, please execute the attached Consent to Action in Lieu of Meeting and return it to my attention.

Attachment A

Properties Owned by Regis Jesuit Holding and its Subsidiaries:

Regis Jesuit Holdings, Inc.,

McDonalds

Lowell Real Estate, LLC

**CONSENT TO ACTION IN LIEU OF MEETING
OF THE DIRECTORS OF REGIS JESUIT HOLDING, INC.**

The undersigned, being all of the Directors of Regis Jesuit Holding, Inc., a Colorado non-profit corporation (hereinafter called the "Corporation"), in lieu of a meeting of the directors if the Corporation and in accordance with the provisions of the corporation code of the State of Colorado and the Articles of Incorporation and Bylaws of the Corporation, consent to the following actions:

RESOLVED, that Salvador D. Aceves nominates and the Corporate Officer hereby elect Jake Bucher, PhD to a four-year term for the period of October 31, 2023, through November 1, 2027.

RESOLVED, that Salvador D. Aceves nominates and the Corporate Officer hereby elect Stephanie Morris to a four-year term for the period of October 31, 2023, through November 1, 2027.

RESOLVED, that the directors hereby elect the Corporate Officers shown below for the period of November 1, 2023 through October 31, 2024.

President:	Salvador D. Aceves
Vice President:	Jake Bucher, PhD
Secretary:	Janelle Ramsel, JD, PhD
Treasurer:	Stephanie Morris

FURTHER RESOLVED, that the directors, having received and examined the Comparative Statement of Financial Activities for the fiscal years ending April 31, 2022 and April 31, 2023 and the five months ended September 30, 2023; and the current listing of real estate holdings for Regis Jesuit Holding, Inc. and Lowell Real Estate, LLC do approve said statements.

FURTHER RESOLVED, that whereas the President, with the assistance of other officers of the Corporation has made a full and accurate report to the Board of Directors of all material matters and actions involving the Corporation during the period November 1, 2022 through October 31, 2023 and; whereas, the Board of Directors having been duly advised, and with full knowledge of such matters and actions; the Board of Directors does hereby ratify and confirm on behalf of the Corporation all acts and things done by the officers of the Corporation within the scope of their duties and on behalf of the Corporation during the period November 1, 2022 through October 31, 2023.

FURTHER RESOLVED, that this written consent may be executed in counterparts so long as there is filed in the corporate records of the Corporation an identical copy bearing the signature of each current member of the Board of Directors of the Corporation.

IN THE WITNESS WHEREOF, all of the directors of the Corporation have set their hands below on the dates set forth next to their names.

<u>Salvador D. Aceves</u>	<u>Oct 31, 2023</u>
Salvador D. Aceves President	Date
<u>John Box</u>	<u> </u>
John Box Director	Date
<u></u>	<u>Nov 3, 2023</u>
William J. Fortune Director	Date

3/30/89

REGIS JESUIT HOLDING, INC.

BYLAWS

ARTICLE I

PURPOSES OF THE CORPORATION

REGIS JESUIT HOLDING, INC., is a Corporation organized as a tax-exempt title holding corporation under the Internal Revenue Code of the United States and as a nonprofit corporation under the Colorado Nonprofit Corporation Act pursuant to Articles of Incorporation certified by the Secretary of State of the State of Colorado on November 14, 1980.

ARTICLE II

THE BOARD OF DIRECTORS

Section 1. Membership of Board.

The government and corporate powers of the Corporation shall be vested in a Board of Directors consisting of not fewer than three (3) nor more than nine (9) members who shall supervise the affairs of the Corporation. The number of Directors shall be determined from time to time by resolution of the Board of Directors in the same manner as other Bylaw changes are approved.

The President of Regis College shall be ex-officio a member of the Board of Directors, with vote, and his membership shall be counted in the numbers specified in these Bylaws.

Section 2. Election of Directors: Term of Office.

In each year at the annual meeting, or at any special meeting thereafter called for that purpose, the continuing Directors shall elect by affirmative majority vote of the continuing Directors present, based upon nominations submitted by the President of Regis College, Directors to fill the vacancies created by the expiration of the appointments of the Directors whose terms of office expire in such year. Each Director so elected shall serve for a term of four (4) years, inclusive of the date fixed for the annual meeting, or any special meeting thereafter called for the purpose of the election of Directors, in the fourth calendar year next succeeding. Directors shall be eligible for re-election without limit as to the number of terms served. The terms of the Directors shall be staggered as determined by the Board of Directors.

Section 3. Removal.

A Director may be removed from office by two-thirds affirmative vote of the Board of Directors present at any meeting of the Board of Directors which

has been properly noticed, including notice of the proposed Director removal.

If a Director is removed from office, his term of office shall be filled as provided in Section 4, following.

Section 4. Vacancies.

In the event any vacancy shall occur at any time in the office of a Director because of the death, resignation or removal of any Director, then, by majority vote of those Directors present at any annual, regular or special meeting, they shall elect a successor Director to serve the remainder of the term of the Director who has died, resigned or been removed.

Section 5. Annual and Regular Meetings.

An annual meeting of the Board of Directors shall be held in October of each calendar year on a day thereof established by Board resolution. The Board of Directors shall provide by resolution the time and place, either within or without the State of Colorado, for the holding of the annual meeting and of additional regular meetings of the Board.

Section 6. Special Meetings.

Special meetings of the Board of Directors may be called by or at the direction of the Chairman of the Board of Directors or at the request of any two Directors. The person or persons authorized to call special meetings of the Board may fix any time or place within the State of Colorado for such a special meeting.

Section 7. Notice.

Notice of all annual, regular and special meetings of the Board of Directors shall be given at least ten (10) calendar days prior thereto by written notice hand delivered or sent by United States mail to each Director at his address as shown by the records of the Corporation. If mailed, such notice shall be deemed to be delivered on the date of the postmark of a letter in sealed envelope, with postage thereon prepaid.

Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

The notice of a regular or annual meeting shall include a preliminary agenda of such meeting in sufficient detail accurately to forecast the principal items of business of the meeting. This preliminary agenda may be amended by Board resolution during the course of the meeting itself. The notice of a special meeting of the Board must include an agenda in sufficient detail so as to accurately forecast the business of the meeting.

Section 8. Quorum.

A majority of the duly elected and qualified members of the Board of Directors shall constitute a quorum for the transaction of business at any annual, regular or special meeting of the Board; but if less than a majority of the Directors are present at any such meeting, a majority of those present may adjourn the meeting from time to time without further notice being required.

Section 9. Manner of Acting.

The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or regulation external to the Corporation, by the Articles of Incorporation, or by these Bylaws.

Section 10. Compensation.

Directors as such shall not receive any salaries for their services, but by resolution of the Board a fixed sum and expenses of attendance at each annual, regular or special meeting of the Board or other expenses incurred by virtue of their duties as Directors may be allowed; but nothing herein contained shall be construed to preclude any Director from serving the Corporation in any other capacity and receiving compensation therefor.

Section 11. Conflict of Interest.

All Directors shall disclose to the Board any possible conflict of interest at the earliest practicable time. No Director shall discuss or vote on any matter under consideration at a Board or committee meeting in which such Director has a conflict of interest. The minutes of such meeting shall reflect that a disclosure was made and that the Director having a conflict of interest abstained from voting.

Any Director who is uncertain whether a conflict of interest may exist in any matter may request the Board or Board committee to resolve the question by vote.

Section 12. Informal Action by Trustees.

Any action required by law to be taken at a meeting of Directors, or any action which may be taken at a meeting of Directors, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors.

Section 13. Indemnification.

Directors, officers, employees and agents of the Corporation, past, present or future (including the heirs or personal representatives of any of the foregoing), may be indemnified by action of the Board of Directors to the fullest extent authorized, required or permitted by law, the Articles of Incorporation or these Bylaws.

The indemnification provided by this Article shall not be deemed exclusive of any other rights to which any indemnitee may be entitled under the Articles of Incorporation, as amended, any agreement, bylaw (including without limitation any other or further Section or provision of these Bylaws), vote of disinterested Directors or otherwise, and any procedure provided for by any of the foregoing, both as to action in his or her official capacity and as to action in another capacity while holding such office.

The repeal or amendment of this Section or of any Section or provision hereof which would have the effect of limiting, qualifying or restricting any of the powers or rights of indemnification provided or permitted in this Section shall not, solely by reason of such repeal or amendment, eliminate, restrict or otherwise affect the right or power of the Corporation to indemnify any person, or affect any right of indemnification of such person, with respect to any acts or omissions which occurred prior to such repeal or amendment.

Notwithstanding any interest of the Directors in such action, the Corporation may purchase and maintain insurance, in such amounts as the Board may deem appropriate, on behalf of any person indemnified hereunder against any liability asserted against or incurred by him or her in the capacity of or arising out of status as an agent of the Corporation, whether or not the Corporation would have the power to indemnify against such liability under applicable provisions of law. The Corporation may also purchase and maintain insurance, in such amounts as the Board may deem appropriate, to insure the Corporation against any liability, including without limitation any liability for the indemnifications provided in this Section.

Except to the extent prohibited by law, the Corporation shall have the right to impose, as conditions to any indemnification provided or permitted in this Article, such reasonable requirements and conditions as the Board may deem appropriate in each specific case and circumstance.

Notwithstanding any other provision of these Bylaws, the Corporation shall neither indemnify any person nor purchase any insurance in any manner or to any extent which would jeopardize or be inconsistent with qualification of the Corporation as an organization described in Section 501 (c) (2) of the Internal Revenue Code or which would result in liability under Section 4941 of the Internal Revenue Code.

ARTICLE III

OFFICERS

Section 1. Officers.

The officers of the Corporation shall be a President, a Vice President, a Secretary and a Treasurer. The Board of Directors may also elect a Chairman of the Board from among its members.

Any two or more offices enumerated above may be held by the same person, except the offices of President and Secretary.

Section 2. Election and Term of Office.

The officers of the Corporation shall be elected by the Board of Directors at the annual meeting of the Board or at a special meeting thereafter timely called for such purpose.

Offices may be created and filled at any meeting of the Board of Directors, and it shall not be necessary to amend these Bylaws to provide for such additional offices.

Each officer, unless removed as provided in Section 3, following, shall hold office for such term as the Board shall provide, and until such officer's successor shall have been duly elected and qualified.

A vacancy in any office because of death, resignation, removal, disqualification or otherwise may be filled by the Board of Directors for the unexpired portion of the term, utilizing the nomination process specified above to the extent the Board deems appropriate to the circumstances.

Section 3. Removal.

Any officer elected by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the Corporation will be served thereby.

Section 4. Chairman of the Board of Directors.

The Chairman of the Board shall preside at all meetings of the Board and of the Executive Committee, shall have general executive supervision of the affairs and actions of the Board, shall sign and execute all deeds, documents and other formal papers for the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors.

The Chairman of the Board of Directors shall serve a two (2) year term and shall be eligible for re-election save that no person may serve more than three (3) consecutive terms.

Section 5. Treasurer.

The Treasurer of the Corporation shall have charge and custody of and be responsible for all funds and securities of the Corporation; shall receive and give receipts for moneys due and payable to the Corporation from any source whatsoever, and deposit all such moneys in the name of the Corporation in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article V, Section 3 of these Bylaws; and shall in general perform all duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the Board of Directors or by the President of the Corporation.

If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine.

Section 6. Secretary.

The Secretary of the Corporation shall keep the minutes of the meetings of the Board of Directors in one or more books provided for that purpose; shall see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; shall be custodian of the corporate records and of the seal of the Corporation; shall ensure that the seal of the Corporation is affixed to all documents, the execution of which on behalf of the Corporation under its seal is duly authorized in accordance with the provisions of these Bylaws; and shall in general perform all duties incident to the office of the Secretary and such other duties as from time to time may be assigned to that office by the Board of Directors.

Section 7. President.

The President of the Corporation shall be selected and elected by the Board of Directors for such term and upon such conditions as the Board of Directors shall authorize and approve. The President shall be the chief executive officer of the Corporation and shall manage all of the affairs of the Corporation subject only to such reservations of authority to itself by the Board of Directors as shall be specified in these Bylaws or by resolution of the Board.

The President shall:

Be the official medium of communication between the Corporation and the Board of Directors.

Exercise the authority and responsibility for personnel decisions.

Execute with the Secretary or any other proper officers of the Corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall have been otherwise expressly delegated by the Board of Directors or by these Bylaws or by statute to some other officer or agent of the Corporation.

Secure Board of Trustees advance approval for all expenditures or other use of Corporation resources not reasonably included in the approved budget(s) or otherwise authorized by Board of Directors action.

Perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

In the absence of the President or in the event of his inability to act, the Corporate officer designated by the President or the Board shall perform the duties of the President.

Section 8. Vice President.

There shall be a Vice President of the Corporation with such functions as the President shall from time to time recommend to the Board of Directors and as the Board of Directors shall authorize.

ARTICLE IV

COMMITTEES

Section 1. Executive Committee.

There may be established by the Board of Directors an Executive Committee of the Board of Directors composed of three (3) Members, all of whom shall be duly elected and qualified Directors of the Corporation at the time of their election to the Committee and shall remain such during their terms of office.

The Chairman of the Board shall be ex-officio a Member and Chairman of the Executive Committee, with vote. In the absence of the Chairman from any meeting of the Executive Committee, the Committee Members present shall designate an acting chairman for such meeting.

A quorum for the conducting of Executive Committee business shall be two (2) Members.

The Executive Committee shall, as soon as practicable upon its being formed at the annual meeting of the Board or a special Board meeting called for such purpose, establish a schedule of regular meetings. The Executive Committee shall notice this schedule to the Board of Directors.

The Executive Committee may from time to time hold special meetings at the call of the Chairman or of any two (2) Members.

All regular and special meetings of the Executive Committee shall be held at such location as designated by the Chairman, except that the location of a special meeting called by two or more Members of the Committee shall be held at such location agreed to by them and the Chairman.

The Chairman of the Executive Committee shall, as soon as practicable after the annual meeting of the Board of Directors, appoint the other Members of the Committee subject to ratification by the Board, giving weight to Committee balance and continuity and to individual expertise and interest in College affairs. The term of membership on the Committee of persons thus appointed shall be two (2) years, and no person other than the Chairman shall serve more than two consecutive full or partial terms.

The Executive Committee shall be subordinate and responsible to the Board of Directors. Between meetings of the Board, the Committee shall have and exercise the authority of the Board, except that the Committee shall not have power to approve or authority of:

Electing, appointing or removing any Member of the Executive Committee or any Director or the President of the College,

Amending the Articles of Incorporation,

Restating Articles of Incorporation,

Adopting a plan of merger or adopting a plan of consolidation with another Corporation;

Authorizing the sale, lease, exchange or mortgage of all, or substantially all, of the property and assets of the Corporation,

Authorizing the voluntary dissolution of the Corporation or revoking proceedings therefor,

Adopting a plan for the distribution of the assets of the Corporation,

Amending altering or repealing any resolution of the Board of Directors which by its terms provides that it shall not be amended, altered or repealed by such Committee.

At any annual, regular or special meeting of the Board of Directors, the first order of business following the approval of the minutes of the previous meeting shall be a report by the Chairman of the Executive Committee or his or her designee of matters considered and actions taken at all meetings of the Executive Committee in the interval of time since the last meeting of the Board of Directors.

Such report, although intended to be concise, shall be of such completeness as in the judgment of the Committee properly to inform the Board of Committee actions. At the conclusion of such report, if it shall appear to the Executive or to any Member thereof or to any Member of the Board of Directors present that any action of the Executive Committee is not within the authority of the Executive Committee as above stated, then and in such case, a resolution to approve or to disapprove of such action shall be the next order of Board of Director business, the agenda notwithstanding.

The designation, appointment and action(s) of the Executive Committee and the delegation thereto of authority shall not operate to relieve the Board of Directors or of any individual Member thereof of the responsibilities imposed upon the Board or upon any individual Member thereof by law.

Section 2. Other Committees.

Other committees in addition to the Executive Committee, such committees not having and exercising the authority of the Board of Directors in the supervision of the Corporation, may be appointed and dissolved in such manner as may be designated by a resolution adopted by the Board of Directors according to these Bylaws.

ARTICLE V

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts.

The Board of Directors may authorize any officer or officers, agent or agents of the Corporation, in addition to the officers so authorized by

these Bylaws, to enter into any contract or to execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or may be confined to specific instance(s).

Section 2. Checks, Drafts, etc.

All checks, drafts or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation, shall be signed by such officer or officers, agent or agents of the Corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the President alone or, in his absence, the administrator designated by him and countersigned by the Treasurer.

Section 3. Deposits.

All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors may designate.

Section 4. Gifts.

The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest or devise for the general purposes or for any special purpose of the Corporation.

Unless authorized by the Board of Directors, no person, officer of the Corporation, or Member of the Board may accept on behalf of the Corporation any contribution, gift, bequest or devise for any general or special purpose of the Corporation if the acceptance of such contribution, gift, bequest or devise shall impose upon the Corporation the duty to do, or to refrain from doing, any specific thing or to take, or to refrain from taking any specific action, even though the duty to do or not to do or the taking or not taking of the specific action shall be mandated by federal or state law or regulation in the event the gift is accepted.

ARTICLE VI

OFFICES

Section 1. Offices.

The principal office of the Corporation in the State of Colorado shall be located within the geographic limits of the City and County of Denver, Colorado. The Corporation may have such other offices, either within or without the State of Colorado, as the Board of Directors may from time to time determine the affairs of the Corporation to require.

The Corporation shall have and shall continuously maintain within the State of Colorado a registered office, and a registered agent whose office is identical with such registered office as required by the Colorado Non-profit Corporation Act. The registered office may be, but need not be, identical

with the principal office, and the location and address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE VII

BOOKS AND RECORDS

Section 1. Books and Records.

The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of the Board of Directors and of the Executive Committee.

ARTICLE VIII

SEAL

Section 1. Seal.

The Board of Directors shall provide a Corporation seal, which shall be in the form of a circle and shall have inscribed thereon the name of the Corporation and the words "Seal -- Regis Jesuit Holding, Inc."

ARTICLE IX

AMENDMENTS TO BYLAWS

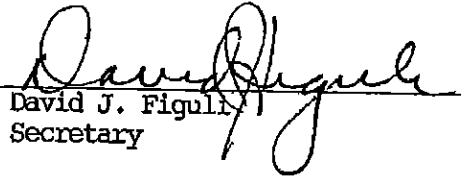
Section 1. Amendments.

These Bylaws may be altered, amended or repealed and new Bylaws adopted by a majority of the Directors present at any annual, regular or special meeting provided the meeting has been properly noticed, including a specific agenda item of intent to alter, amend or repeal and re-enact the Bylaws.

SECRETARY'S CERTIFICATE

I, David J. Figuli, Secretary of Regis Jesuit Holding, Inc., a Colorado corporation ("Corporation"), do hereby certify that the foregoing Bylaws are the Bylaws of the Corporation currently in effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Corporation this 20th day of March, 1989.


David J. Figuli
Secretary

(Seal)

**REGIS UNIVERSITY
BOARD OF TRUSTEES**

RESOLUTION - CONTRACTS

Article X, Sec. 2 of the Bylaws provides that the Board may authorize any officer or agent of the Corporation to enter into contracts or execute other instruments on Regis' behalf and that such authority may be general in nature;

THEREFORE, IT IS RESOLVED that all contracts and other instruments to be entered into or duly executed on behalf of Regis University shall be signed by the President or by some person authorized in writing by the President to sign for Regis; and

RESOLVED, that the President is authorized and encouraged to delegate such authority in writing to such officers of the Corporation as he deems appropriate with copies of such written delegations to be maintained in the Office of the President; and

RESOLVED, that all previous resolutions inconsistent herewith are hereby rescinded.

Dated this 20th day of July, 1980.
Amended the 9th day of March, 1992.

**REGIS UNIVERSITY
BOARD OF TRUSTEES**

RESOLUTION - CHECKS AND DRAFTS

Article X, Sec. 2 of the Bylaws provides that all checks, drafts, and other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation designated by the Board;

THEREFORE, IT IS RESOLVED, that notes or other evidences of indebtedness may be signed by the President in the name of Regis University and that checks, drafts and other orders for the payment of money may be signed by the President or by some person authorized in writing by the President to sign for Regis University, and that the signatures of either or both of these officers or mechanical facsimile binds the Corporation with regard to checks, drafts, and other orders for the payment of money against University accounts.

RESOLVED, that all previous resolutions inconsistent herewith are hereby rescinded.

Dated this 20th day of July, 1980.

Amended the 9th day of March, 1992.

**REGIS UNIVERSITY
BOARD OF TRUSTEES**

RESOLUTION - REAL ESTATE

WHEREAS, Article VII of the Articles of Incorporation of Regis University provides that the Board of Trustees shall not sell, transfer, mortgage, convey or otherwise dispose of all or any major part of the property of the Corporation except on receiving the two-thirds (2/3) vote specified there;

WHEREAS, Article V, Section 2 of the Bylaws of Regis University provides that the Board shall authorize the acquisition and disposition of all property and physical facilities;

WHEREAS, Article X, Section 1 of the Bylaws also provide that the Board may authorize any officer or agent of the Corporation to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

NOW, THEREFORE, IT IS RESOLVED, that the President of Regis University is authorized to sell, transfer, mortgage, convey or otherwise dispose of real or personal property of the Corporation valued at \$100,000 or less without prior Board approval.

Dated this 26th day of September 1982.
Amended the 9th day of March, 1992.

REGIS UNIVERSITY BOARD OF TRUSTEES

BANK RESOLUTION

WHEREAS, the Board and the president have determined that it is inconvenient to the proper administration of the University's financial affairs to require prior Board action for each account established at a financial institution; and

WHEREAS, the Board desires to provide an authorization resolution of general use which shall allow the establishment of University accounts at financial institutions between Board meetings;

NOW, THEREFORE, IT IS RESOLVED that any financial institution duly chartered by the federal government or the State of Colorado (hereinafter referred to as "Financial Institution") is designated as a permissible depository for the funds of the University. The President of the University, any Acting President, the Vice President for Administration, and any other officer authorized by the President in writing to sign for Regis University, so long as they act in a representative capacity as agents of the University, are authorized to make any and all contracts, agreements, stipulations and orders which they may deem advisable, from time to time with a Financial Institution, concerning funds deposited in a Financial Institution, accounts established with a Financial Institution or any other authorized business transacted by and between the University and a Financial Institution. Any and all past resolutions adopted by the Board of Trustees of the University and certified to a Financial Institution which are currently governing the operation of the University's accounts are in full force and effect, unless specifically supplemented or modified by this or a future duly adopted resolution. The University agrees to the terms and conditions of any account agreement, properly opened and approved by any of the above authorized representatives of the University, and authorizes such Financial Institution to charge the University for all checks, drafts, or other orders for the payment of money, that are drawn on such Financial Institution, regardless of by whom or by what means the facsimile signature or signatures may have been affixed so long as they resemble the facsimile signature specimens that the University files with such Financial Institution from time to time. This Resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by any Financial Institution dealing with the University. The President, any Acting President, the Vice President for Administration and any other officer authorized by the President in writing to sign for Regis University shall be authorized signatories on any such established accounts.

IT IS RESOLVED, that all new accounts opened under the authority of this Resolution shall be reported to the Board at its regularly scheduled meeting next occurring after the opening of the account.

IT IS FURTHER RESOLVED, that the foregoing Resolution shall not be construed to confer authority to incur indebtedness or to pledge assets for the account of the University without express approval of the Board of Trustees.

Dated this 10th day of January 1987.
Amended the 9th day of March, 1992.

**REGIS UNIVERSITY
BOARD OF TRUSTEES**

LINE OF CREDIT RESOLUTION

WHEREAS, Article X, Section 2 of the Bylaws of Regis University provides that the Board may authorize any officer or agent of the corporation to enter into and execute evidences of indebtedness issued in the name of the corporation; and

WHEREAS, the Board has heretofore authorized the officers of the corporation to enter into a promissory note with an establishment of a line-of-credit in the amount of \$2,500,000 with First Interstate Bank of Denver, N.A.; and

WHEREAS, said note has expired and is currently subject to renewal and the terms thereof have been renegotiated;

NOW, THEREFORE, IT IS RESOLVED, that the President and the Treasurer of the University are hereby authorized and empowered to execute and deliver to First Interstate Bank of Denver, N.A., a promissory note for the establishment of a line of credit in the amount of \$2,500,000 in accordance with the terms and conditions of the Note and the Letter Agreement presented to the Board; and

FURTHER RESOLVED, that the Board does hereby direct the Treasurer to, at all times when said promissory note is in effect, maintain unencumbered cash and/or marketable securities in a fund or funds which are unrestricted in an amount at all times equal to or greater than the then outstanding loan balance on the promissory note, and further directs the treasurer to furnish to Interstate Bank of Denver, N.A., such evidence as it may reasonably require with respect to such assets and within thirty (30) days of the end of each month to provide said Bank with a statement signed by the University's Vice President for Administration confirming such liquidity; and

FURTHER RESOLVED, that all previous resolutions inconsistent herewith are hereby rescinded.

Dated this 28th day of July, 1992.

REGIS UNIVERSITY

BOARD OF TRUSTEES

AUGUST 1, 1976 RESOLUTION RECTOR OF THE REGIS JESUIT COMMUNITY

WHEREAS, the Board of Trustees, wishing to affirm a continuing commitment to the tradition of a Jesuit presence at Regis and the Jesuit mission, as expressed through the Thirty-Second General Congregation, has

RESOLVED, that the Board of Trustees of the Regis Educational Corporation will invite each succeeding Rector of the Regis Jesuit Community to serve as a voting Board Member and be elected to regular three year terms covering the period of his Rectorship. Should a Rector decline to serve as an elected voting Board Member, he will be invited to attend and participate in all regular sessions of general and special Board Meetings.

FURTHER RESOLVED, the Board of Trustees shall maintain, through its Board officers, a continuing program of communication with the Regis Jesuit Community and such officers shall bring to the Board all matters as, in their judgment, may require action looking toward an enhancement of the Corporation's relationship with the Regis Jesuit Community.

JULY 21, 1991 RESOLUTION RECTOR AS A MEMBER OF THE UNIVERSITY STAFF

NOW, THEREFORE, IT IS RESOLVED, that in the event that the Rector of the Regis University Jesuit Community elects to serve as a member of the Board of Trustees of the Regis University Corporation, and is also at any time an employee of the Regis University Corporation, then during the time of such employment status, the Rector will have full participation and voting powers in all matters considered by the Board, except those which, (1) involve the evaluation, advancement, tenure, renewal, non-renewal, termination or discharge of individual employees of the Regis University Corporation, or (2) involve matters over which the employee has supervisory responsibility or control, and provided further that the service of the Rector shall otherwise be subject to the Conflict of Interest bylaw and policy generally applicable to members of the Board of Trustees.

**REGIS UNIVERSITY
BOARD OF TRUSTEES**

DEPOSITARY AND INVESTMENT ACCOUNT RESOLUTION

WHEREAS, the Board and the President have determined that it is inconvenient to the proper administration of the University financial affairs to require prior Board action for each account established at a financial or investment institution; and

WHEREAS, the Board desires to provide an authorization resolution of general use which shall allow the establishment of University accounts at financial and investment institution between Board meetings;

NOW, THEREFORE, IT IS RESOLVED that any financial or investment institution duly chartered, licensed, or approved, as applicable, by the federal government or the State of Colorado (hereinafter referred to as "Financial or Investment Institution") is designated as a permissible entity with which custodial or investment accounts of the University may be established. The President of the University, any Acting President, the Treasurer, and any Assistant Treasurer designated in writing by the Treasurer, so long as they act in a representative capacity as agents of the University, are authorized to make, upon approval of the Financial and Business Affairs Committee of the Board, any and all contracts, agreements, stipulations, and orders which they may deem advisable, from time to time with a Financial or Investment Institution concerning funds deposited in a Financial or Investment Institution or any other authorized business transacted by and between the University and a Financial or Investment Institution. Any and all past resolutions adopted by the Board of Trustees of the University and certified to a Financial or Investment Institution which are currently governing the operation of the University accounts are in full force and effect, unless specifically supplemented or modified by this or a future duly adopted resolution. The University agrees to the terms and conditions of any account agreement, properly opened and approved by any of the above authorized representatives of the University, and authorizes such Financial or Investment Institution to charge the University for all checks, drafts, or other orders for the payment of money or orders for the purchase of investment instruments, that are drawn on such Financial or Investment Institution, regardless of by whom or by what means the facsimile signature or signatures may have been affixed so long as they resemble the facsimile signature specimens that the University files with such Financial or Investment Institution from time to time. This Resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by any Financial or Investment Institution dealing with the University. The President, any Acting President, the Treasurer, and any Assistant Treasurer designated in writing by the Treasurer, shall be authorized signatories on any such established accounts.

IT IS FURTHER RESOLVED, that all new accounts opened under the authority of this Resolution shall be reported to the Committee for Business and Finance of the Board at its regularly scheduled meeting next occurring after the opening of the account.

IT IS FURTHER RESOLVED, that the foregoing Resolution shall not be construed to confer authority to incur indebtedness or to pledge assets for the account of the University without express approval of the Board of Trustees.

Dated this 15th day of January, 1993

REGIS UNIVERSITY

BOARD OF TRUSTEES

RESOLUTION AFFIRMING AFFILIATION WITH THE NORTH CENTRAL ASSOCIATION OF COLLEGES AND SCHOOLS

WHEREAS, Regis University is an independent, Catholic, and Jesuit institution of higher learning committed to its mission of education for leadership in the service of others, and

WHEREAS, the Commission on Institutions of Higher Education of the North Central Association of Colleges and Schools is the largest American regional accreditation body and is committed to strengthening educational and institutional quality through self-regulation and effective peer review, and

WHEREAS, Regis University has been continuously accredited by the Commission since 1952, and

WHEREAS, Regis University respects the mission of the Commission and values its continuing accreditation, it is therefore

RESOLVED, that the Regis University Board of Trustees affirms and reauthorizes the University's affiliation with the Commission on Institutions of Higher Education and commits the University and its people to seeking and maintaining continuing accreditation by that body.

Dated this 3rd day of October, 1997

**REGIS UNIVERSITY
BOARD OF TRUSTEES**

Executive Committee

RESOLUTION - TEIKYO September 24, 1993

WHEREAS, the President of the University with the advice and consent of a majority of the members of the Executive Committee did negotiate and enter into a settlement with Teikyo Loretto Heights University ("Teikyo") whereby Teikyo and Regis did, fully and forever, release each other and their respective officers, employees and agents, as well as certain affiliated parties, from any and all claims arising in any way out of the relationship between Teikyo and Regis under the Academic Program Agreement ("Agreement"); and

WHEREAS, the President of the University did, in consideration of the aforesaid Agreement, agree to pay and did pay to Teikyo, the sum of One Million One Hundred and Thirty-eight Thousand Dollars (US \$1,138,000);

NOW, THEREFORE, pursuant to the powers delegated to the Executive Committee by the Board of Trustees be it

RESOLVED, that the Executive Committee does hereby approve, ratify and confirm the Agreement and the actions of the President of the University in negotiating and entering into the Agreement as the official, authorized actions of the University.

RESOLVED, that the Executive committee does hereby approve, ratify and confirm the payment from the University Reserve Fund of the sum of One Million One Hundred and Thirty-eight Thousand Dollars (US \$1,138,000), plus all associated legal fees in an amount not in excess of Fifteen Thousand Dollars (\$15,000), as the official, authorized action of the University.

Approved at a meeting of the Executive Committee duly called and convened on the 24th day of September, 1993.

Regis University
Delegation of Signature of Authority

I hereby delegate the signature authority of Regis University on this 13th day of July 2023, pursuant to the Board of Trustees of Regis University Resolution dated July 20, 1980 and amended on March 9, 1992 as follows.

I retain authority to enter into and execute all contracts and other instruments on behalf of the University;

I delegate authority to enter into and execute all contracts and other instruments on behalf of the University to the Vice President and Chief Financial Officer and Provost;

I delegate authority only to the President, Vice President and Chief Financial Officer and Provost to enter into and execute contracts or other instruments related to binding commitments with related parties (faculty, staff or students), government organizations, leasing or renting of buildings or space and any contract or purchase in excess of \$5,000 or with a term longer than one year;

I further delegate the following limited authority to enter into and execute contracts and other instruments on behalf of the University:

1. Independent contractor agreements to the Associate Vice President of Human Resources or the Chief Financial Officer.
2. Offers of employment and notices of discharge to the Associate Vice President Human Resources.
3. Faculty Appointments, as applicable, to the Academic Deans and the Dean of the Library.
4. After consultation with the Vice President and Chief Financial Officer, unbudgeted emergency facility or digital plant repairs to Associate Vice President of Physical Plant.
5. Purchase of Goods and Services, unless otherwise restricted in this document, to the Academic Deans, Vice Presidents, Associate Vice Presidents, Dean of Students, Dean of Admissions, Dean of the Library, Chief Information Officer, and Assistant Vice Presidents limited to their respective departments and the amount of their approved budget.
6. Purchase of Good and Services of \$5000 or less and for a term of one year or less to each individual budget manager as limited by their respective budgets, unless otherwise restricted in this document.
7. Centralized Purchase of Goods and Service (limited to the amount of an approved or modified budget):
 - a. Bulk or permit mail services-Associate Vice President of Auxiliary Services
 - b. Campus facilities repair or alteration (including professional support services such as architects and engineers as well as furnishings and equipment for offices and approved capital projects) - Associate Vice President of Physical Plant

- c. System printers to the mainframe, extension campus facilities repair or alteration (including professional support services such as architects and engineers) and
- d. furnishings and equipment for common areas and approved capital projects - Associate Vice President of Auxiliary Services
- e. Audio visual equipment, telecommunication equipment and services, computer terminals, communication equipment (ADI's cabling, adapters, etc.), personal computer or network equipment, peripherals and software purchase, and repair services - Chief Information Officer

The above delegations of authority may not be further delegated.

To the extent any existing University policies or practices existing as of the date of this Delegation of Signature Authority, are inconsistent with this Delegation of Signature Authority the same are hereby rescinded and this hereby supersedes all previous delegations.

The purpose, of this Delegation of Signature Authority is to achieve management efficiency, and internal and fiscal control. This Delegation of Signature Authority shall be effective as of the date identified above.



Salvador D. Aceves, President

Regis University
3333 Regis Boulevard
Denver, CO 80221

October 1, 2024

Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Authorization with respect to the proposed land use application for certain real property located at the property legally described on Exhibit A ("**Property**") in the City and County of Denver ("**City**")

Community Planning and Development:

The undersigned ("**Owner**"), as owner of the Property, hereby designates Otten Johnson Robinson Neff & Ragonetti, P.C., a Colorado professional corporation ("**Representative**"), being an authorized representative of Owner to submit on behalf of Owner all applications and supporting materials required or requested by the City in connection with rezoning and related land use applications with respect to the Property and any development approvals in connection therewith. In furtherance of the foregoing, Owner requests that any verbal or written communication regarding these applications be given to each Representative, and/or any individuals designated by such Representative, pursuant to such contact information provided by Representative to the City.

Regis University,
a Colorado nonprofit corporation

By: 
Name: Salvador D. Aceves
Title: President

Regis Jesuit Holding, Inc.
3333 Regis Boulevard
Denver, CO 80221

October 1, 2024

Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Authorization with respect to the proposed land use application for certain real property located at the property legally described on Exhibit A (“**Property**”) in the City and County of Denver (“**City**”)

Community Planning and Development:

The undersigned (“**Owner**”), as owner of the Property, hereby designates Otten Johnson Robinson Neff & Ragonetti, P.C., a Colorado professional corporation (“**Representative**”), being an authorized representative of Owner to submit on behalf of Owner all applications and supporting materials required or requested by the City in connection with rezoning and related land use applications with respect to the Property and any development approvals in connection therewith. In furtherance of the foregoing, Owner requests that any verbal or written communication regarding these applications be given to each Representative, and/or any individuals designated by such Representative, pursuant to such contact information provided by Representative to the City.

Regis Jesuit Holding, Inc.
a Colorado nonprofit corporation

By: 
Name: Salvador D. Aceves
Title: President