Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
☑ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Regis University
Address	3333 Regis Boulevard, #A-20
City, State, Zip	Denver, CO 80221
Telephone	303.458.4144
Email	president@regis.edu and dcard@regisjesuit.com

*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.

PROPERTY OWNER(S) REPRESENTATIVE**	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Cory Rutz
Address	950 17th Street, Suite 1600
City, State, Zip	Denver, CO 80202
Telephone	303.575.7531
Email	crutz@ottenjohnson.com

**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.

***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.

SUBJECT PROPERTY INFORMATION	
Location (address):	3333 W Regis Blvd
Assessor's Parcel Numbers:	0217300034000
Area in Acres or Square Feet:	Approximately 61.774 acres
Current Zone District(s):	R-5 under Former Chapter 59
PROPOSAL	
Proposed Zone District:	CMP-EI2
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 page 3)**
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	☑ **Yes - State date below and describe method in outreach attachment, see page 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 *Denver Comprehensive Plan 2040*'s 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 *Blueprint Denver*. **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.

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

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. 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 is document is required.) **(**if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter (**if applicable)
- ☐ **Other Attachments.** Please describe below.

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Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

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%	*John Alan Smith* *Josie Q. Smith*	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
						YES NO
						YES NO
						YES NO

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

REGIS UNIVERSITY
SIGNATURE PAGE OF PROPERTY OWNER

Regis University,
a Colorado nonprofit corporation

By: _____

Name: Salvador D. Aceves
Title: President

OTTENJOHNSON
ROBINSON NEFF + RAGONETTI PC

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: Rezoning Application for Regis Campus

Dear Community Planning & Development:

This firm represents Regis University and its affiliates ("**Regis**"), with respect to certain real property located near the northeast corner of Lowell Boulevard and West 50th Avenue (also known as Regis Boulevard) ("**Regis Campus**") in the City and County of Denver (the "**City**"). The Regis Campus is approximately 61.774 acres and consists of the existing Regis University campus buildings and associated uses and is bounded by Lowell Boulevard to the west, West 50th Avenue to the south, unincorporated Adams County to the north, and a 23.550-acre property known as "**Regis Village**" to the east. *See* Figure 1. Regis Village is also owned by Regis and a separate rezoning application for that property has been submitted to the City for review in order to achieve the vision for the approved Regis Village Large Development Framework ("**Regis Village LDF**").

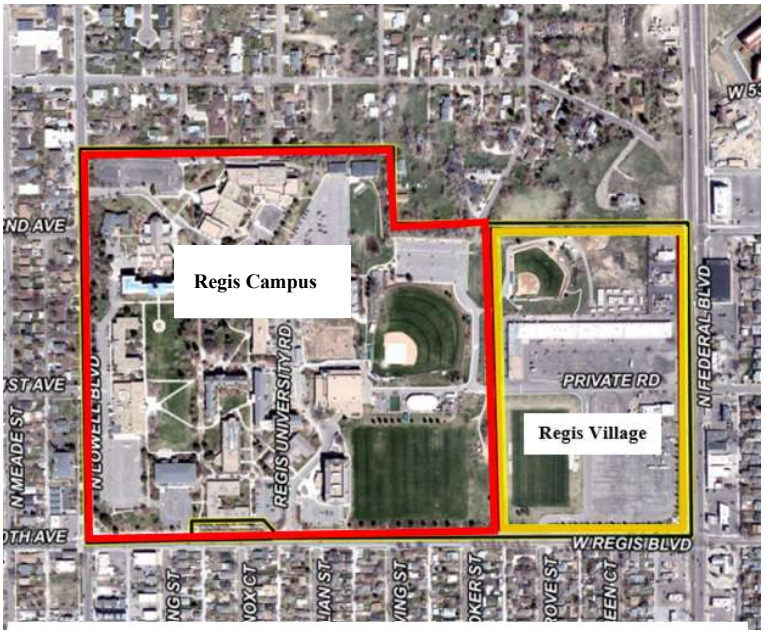

Figure 1: Property Location

This letter addresses Regis's application to rezone the Regis Campus from the R-5 zone district under Former Chapter 59 to the CMP-EI2 zone district ("**Rezoning**") under the Denver Zoning Code (the "**DZC**").

In addition to being a recommendation from the Regis Village LDF, the Rezoning forms a key step in the larger redevelopment plans for both the Regis Campus and Regis Village. Including in the application materials is a detailed summary

of the ongoing community engagement efforts, including meetings with registered neighborhood organizations in the larger area, discussions with various secondary schools, and individual community events.

Background and Context

Regis Campus is located within the Regis neighborhood and is adjacent to unincorporated Adams County to the north. Regis Campus consists of the Regis University campus buildings and its associated uses. Regis Campus is currently zoned R-5 under Former Chapter 59. *See* Figure 2. While the use of Regis Campus as a university campus will not change, the proposed Rezoning will bring Regis Campus into the current DZC.

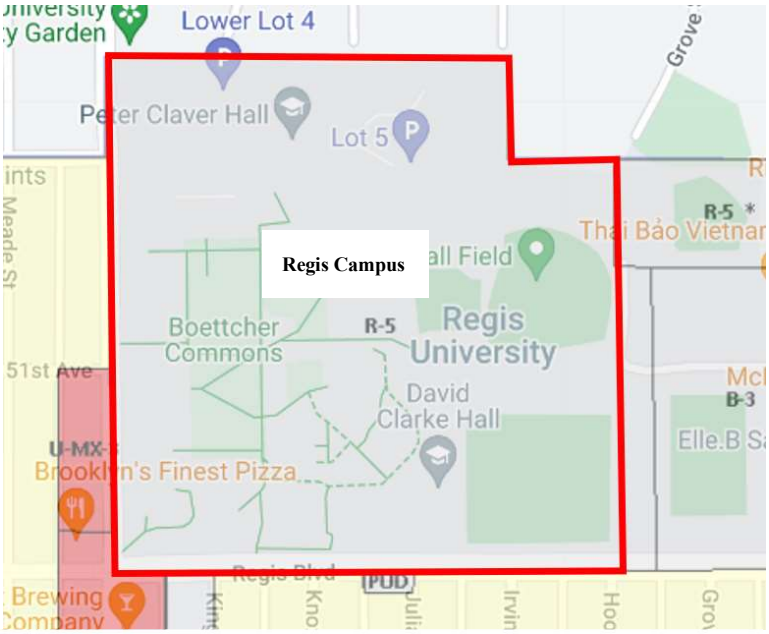

Figure 2: Current Zoning

The existing university campus use is a historic use that has generally existed at this location since the land was gifted to Regis in 1877. The Regis Campus was established in the early platting for the area, with the surrounding residential neighborhoods developed more or less concurrently, as shown in the 1904 and 1930 Sanborn Map images below.

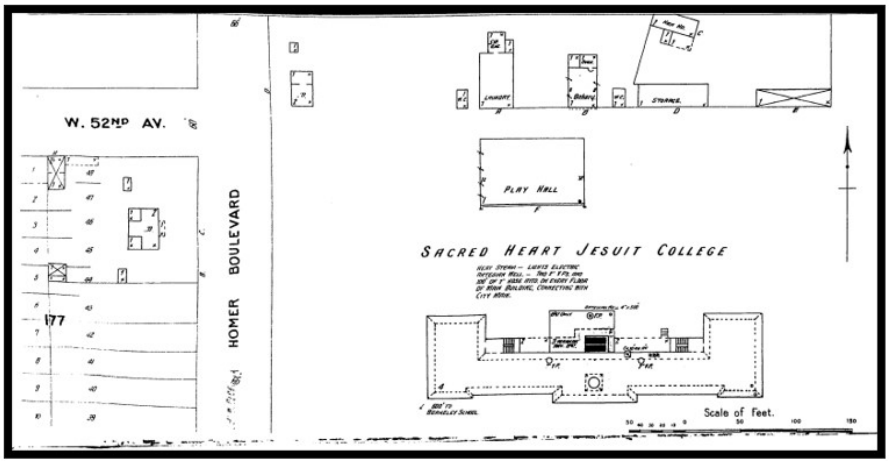

Figure 3: 1904 Sanborn Map. Source: ProQuest Digital Sanborn Maps.

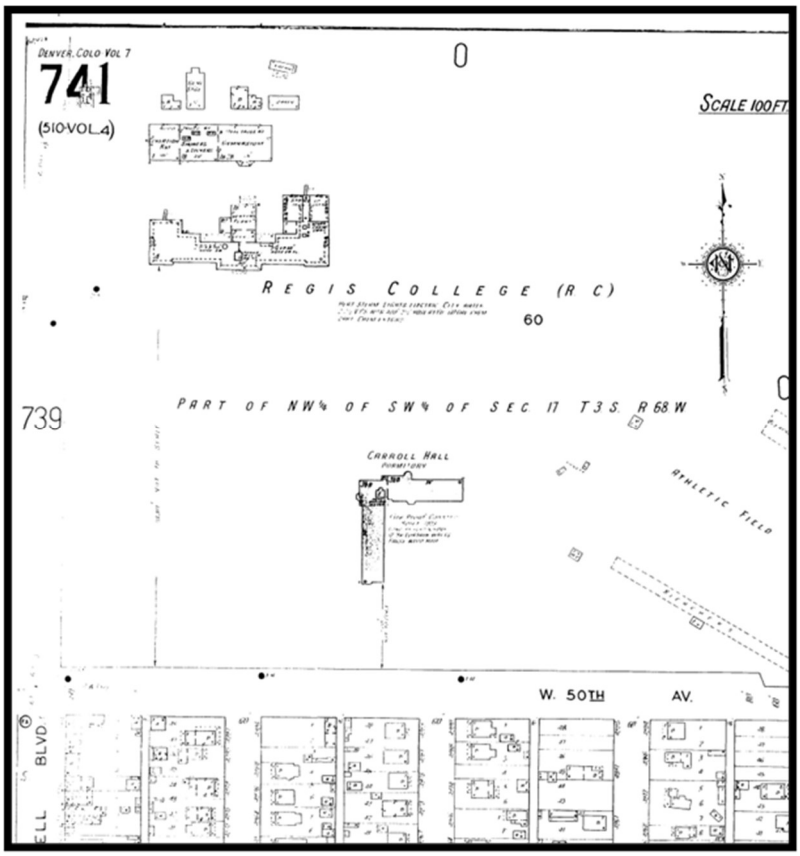

Figure 4: 1930 Sanborn Map. Source: ProQuest Digital Sanborn Maps.

Today, surrounding uses include predominately commercial uses and associated parking on the Regis Village property to the east, residential to the north within unincorporated Adams County, and residential to the west and south that is zoned within the U-SU-C1 zone district, with a commercial node at the southwest corner of the Regis Campus at West 50th Avenue and Lowell Boulevard that is zoned within the U-MX-3 zone district.[1] The planned redevelopment of Regis Village as contemplated by the Regis Village LDR will complement Regis Campus and the surrounding neighborhood.

Regis Campus Criteria for Rezoning

Applications for rezoning must meet all "general review criteria" set forth in Section 12.4.10.7 of the DZC. The Rezoning meets these review criteria as follows:

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 Campus: (i) the Denver Comprehensive Plan 2040 ("**Comprehensive Plan**"), and (ii) Blueprint Denver 2019

[1] Note that there is a small single family residential parcel within the PUD zone district to the south. This PUD allows for a child care center at this property pursuant to Ordinance 733 effective November 13, 1986.

("**Blueprint Denver**"), both of which were adopted after Regis Campus was zoned to the R-5 zone district. The Rezoning's consistency with each of these adopted plans is further described below.

The Comprehensive Plan identifies six Vision Elements that inform the long-term goals that guide Denver's future. In particular, the Comprehensive Plan intends to create an equitable, affordable and inclusive Denver. The proposed rezoning will enable the City to accomplish its visions and goals established by these Vision Elements in a number of ways:

- Goal 1 under the Equitable, Affordable and Inclusive Vision Element seeks to ensure that Denver residents have safe, convenient and affordable access to basic services and a variety of amenities, including education. (Comprehensive Plan, p. 28). The Rezoning ensures that both current and future residents of the area continue to have access to resources that improve quality of life.

  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. These initiatives demonstrate Regis's commitment to creating an equitable, affordable and inclusive Denver and further the vision of the Comprehensive Plan.

- Supporting this educational use also fulfills the Economically Diverse and Vibrant Vision Element, which further reiterates the importance of educational opportunities in Denver in order to "improve economic mobility through workforce training, career development, quality education and wealth creation" and "a highly trained workforce with the skills and knowledge to effectively compete for a diverse range of local jobs" (Comprehensive Plan, pp. 46 – 47).

- In addition, the Strong and Authentic Neighborhoods Vision Element of the Comprehensive Plan encourages the City to "preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture" (Comprehensive Plan, p. 34). Indeed, Regis University is one of Denver's historic universities and shares its name with the neighborhood in which it is located. The proposed change of zone to a Campus-Education/Institution District will allow Regis Campus and the surrounding neighborhood to "stay true to its spirit, culture and roots as it evolves" by encouraging the continued use of the university while simultaneously aligning with the City's goals and vision under the DZC (Comprehensive Plan, p. 34).

Generally speaking, the Rezoning, by allowing any future opportunities for the Regis Campus to be processed under the DZC, instead of Former Chapter 59, will allow for a streamlined approval process resulting in a more effective means to achieve each of the foregoing goals. Additionally, 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.

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[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.

- Campus District Neighborhood Context. Regis Campus is designated within the Campus District Neighborhood Context under Blueprint Denver (the "**Campus District**"), which is characterized by having 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 "vary greatly in size and form," including multi-story single-use and mixed-use buildings (Blueprint Denver, p. 291).

  The proposed CMP-EI2 zone district is consistent with both the existing use, and the Campus District. In addition, permitted building forms include existing campus buildings that vary in size and form, as envisioned for the Campus District. The CMP-EI2 zone district is intended to be applied to smaller- to medium-scale campus sites adjacent to single unit zone districts and therefore limits building height relative to the CMP-EI zone district; those limitations ensure compatibility with the character and scale of the area's single family residential neighborhoods. For example, the CMP-E12 zone district requires both perimeter bulk planes and reduced building heights abutting protected districts, providing a natural transition between Regis Campus, Regis Village, and the surrounding residential neighborhoods.

  Blueprint Denver builds on the Comprehensive Plan vision to preserve the authenticity of Denver's neighborhoods and encourages incentivizing "the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts" (Blueprint Denver, p. 104). Blueprint further acknowledges that "campuses are often a defining part of a neighborhood while providing educational, health care and employment opportunities for a large portion of the city" (Blueprint, p. 279). Rezoning the Regis Campus to a zone district that is compatible with the continuance of the existing use and buildings ensures the neighborhood character of the area is maintained. Therefore, the Rezoning ensures that Regis Campus continues to play a defining part of the neighborhood while also "providing educational, health care and employment opportunities for a large portion of the city" (Blueprint Denver, p. 278).

- Former Chapter 59. Regis Campus 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 bringing Regis Campus's zoning into compliance with the DZC and implementing the City's adopted land use goals and policies, as set forth above.

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 Rezoning is consistent with the Campus Context under the DZC ("**Campus Context**"). The Campus Context generally envisions midsize to large educational sites and allows for flexible placement of buildings

(DZC § 9.2.1). This general character is consistent with the Regis Campus. In addition, the Campus Context is often connected to the traditional street grid, however transportation and access internal to the campus may be varied. In this case, Regis Campus is connected to the traditional street grid established by the residential neighborhoods to the north, west and south with an internal transportation pattern that is not consistent with this surrounding street grid.

Building heights are generally compatible with the scale surrounding neighborhood context (DZC § 9.2.1). In addition, landscaping along Lowell Boulevard the Regis Boulevard parkway serve to visually transition buildings on Regis Campus to the surrounding residential neighborhoods. Mobility of Regis Campus is also compatible with the Campus Context, with priority given to pedestrians via internal sidewalks to connect the campus and shared parking that serves multiple buildings (DZC § 9.2.1). Given the foregoing, the Rezoning is consistent with the description of the Campus Context, and the Campus Context is an appropriate neighborhood context for Regis Campus.

The Rezoning is also consistent with the intent of the Campus Education/Institution Districts, which are "intended for educational institutions that incorporate primary, intermediate, high school, college and university uses and associated programming including student boarding facilities" (DZC § 9.2.4.1). The Rezoning is also consistent with the intent of the CMP-EI2 zone district, which is "intended to apply to smaller- to medium-scale campus sites generally adjacent to a single unit, two unit, town house, or row house residential zone district, where it is important to require more open space and more limited building height than in the CMP-EI zone to assure adequate transitions to adjacent, lower-scale residential neighborhoods." In addition, certain land uses with the potential for off-site impacts are more strictly limited in the CMP-EI2 district than in the CMP-EI district" (DZC § 9.2.4). The Rezoning will ensure that the existing character of the neighborhood is maintained and therefore meets the intent of the CMP-EI2 zone district due to the Regis Campus's proximity to existing single-family residential neighborhoods to the south and northwest that are in the U-SU-C1 zone district.

For the foregoing reasons, the Rezoning meets and complies with the applicable rezoning criteria. 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 indicates that access to parks for households in the area is somewhat equitable and therefore could be improved. The planned Regis Village redevelopment will provide parks, plazas, and open spaces that respond to community desires and needs and will integrate into Regis Campus through connectivity improvements, including an organized street grid, bicycle infrastructure, sidewalks, and pathways. These open spaces will be accessible to guests of Regis Campus, Regis Village, and the residents of the surrounding neighborhoods.

The area was also determined to be somewhat equitable with respect to childhood obesity. The planned connectivity improvements mentioned above to the existing open space on the Regis Campus will provide more opportunities for equity with respect to this metric.

The Equity Analysis found that the area has the least access to transit. Frontage improvements along Federal Boulevard as part of the Regis Village redevelopment will promote safety and comfort for pedestrians. The planned connectivity between Regis Campus and Regis Village will ensure that area residents and Regis students are able to better access transit opportunities and frontage improvements along Federal Boulevard, including the planned Federal Boulevard Bus Rapid Transit that is currently in the design phase with the Colorado Department of Transportation. Regis also commits to promoting transit use for the entire Regis campus.

The area scored high for access to centers and corridors by the Equity Analysis. 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 which will ensure access to Federal Boulevard and nearby services.

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 area 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 our 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.

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." See the Regis Village Webpage. In addition, half of Regis University students are first generation students. These initiatives demonstrate Regis's commitment to expanding educational attainment in the area.

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

Response from Applicant

The area scored low on the availability of "missing middle" housing, mix of rental and for sale housing, and income restricted units based on the Equity Analysis. Regis provides four on-campus residential communities that offers housing for its students, as well as off-campus residential communities. This allows housing to remain available for residents in the area that are not Regis students.

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. Retail is not currently allowed as a primary use in the Campus District, but Regis as an institution employs 687 people in a variety of roles, including those similar to retail within the campus community.

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.

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

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.

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

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

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

REGIS UNIVERSITY

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 of 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