

Berkeley Regis United Neighbors, Inc
4949 Lowell Blvd, Denver CO 80221
BerkeleyRegisNeighbors.org



October 14, 2025

Ms. Cory Rutz
Otten Johnson
crutz@ottenjohnson.com

Re: PUD-G37 questions Rev 1

Dear Ms. Rutz:

Thank you for your response to BRUN's comment letter of August 21, 2025. While some of BRUN's questions were addressed, it is disappointing to see that the PUD application provides no development plan showing various land uses across the site, including the amount or type of housing that will be constructed. While the University has recognized some of BRUN's concerns, it has not altered the PUD application to substantively address its previous comments. Overall, BRUN's biggest concern is that there is no certainty as to what will be constructed on this site. Because there is no development plan attached to the PUD application, there is no commitment to the extent of retail uses along Federal Blvd., as well as the extent and type of housing. Much of the site could be taken up by a hospital and other University administrative uses with little space dedicated to housing. This broader scope intent greatly reduces the housing component previously shown to BRUN to the detriment of community needs. Based on previous meetings, presentations and online information, different conceptual plans have been presented, but none has been included in the PUD application. **Is there a development plan that corresponds with the PUD application? And if so, can it be shared with the BRUN Community prior to the October 15th Denver Planning Board meeting?**

As the largest landowner in the Berkeley Regis neighborhood, the University has utilized the site mainly for their benefit, and the PUD application continues this approach. BRUN has a vested interest in how development of this property is consistent and compatible with not only the community at large, but also the adjacent neighbors. BRUN has expressed its concerns about this compatibility throughout various discussions with Regis University and its representatives.

Although currently disappointed, BRUN hopes that the University remains true to their values of community engagement, allowing BRUN and the adjoining neighbors to have continued input as the development of this important property progresses.

Sincerely,

Scott Danenhauer

Scott Danenhauer
President, BRUN Board of Directors

Cc: Councilmembers Sandoval, Gonzales-Gutierrez and Parady
Melissa Horn, Senior Council Aide, District 1

Chaffee Park Registered Neighborhood Organization

October 9, 2025

Denver Planning Board and City Council
City and County of Denver

Re: Letter of Support for Regis Village Rezoning Application

Dear Members of the Planning Board and City Council,

As residents of the Chaffee Park neighborhood, we are writing to share our support for Regis University's proposed Regis Village development along Federal Boulevard between 50th and 53rd Avenues. Living near this corridor, we understand how long the site has remained underused and how much potential it holds to strengthen the vitality of our community.

We believe this project will transform a long-vacant property into a vibrant hub that reflects the character and needs of Northwest Denver. We are especially encouraged by the open green spaces, improved walkability, and housing diversity, including affordable and senior living options that will serve our neighbors and families.

We see clear benefits for Chaffee Park and the surrounding community, including:

- A more welcoming Federal Boulevard gateway, with attractive and safer streetscapes.
- Local business and job opportunities that support economic vitality.
- Improved infrastructure and public spaces that encourage connection and pride in our neighborhood.
- A development that invites collaboration with local residents and organizations, supporting lifelong learning and community well-being.

We appreciate Regis University's efforts to engage with the community throughout the planning process and to address the importance of buffering residential areas and maintaining open space. This proposal reflects a positive step forward in ensuring the site's future contributes to our neighborhood's quality of life.

We respectfully ask you to approve the rezoning application to allow Regis University to move forward with a project that celebrates Northwest Denver's character and brings lasting benefits to our families, neighbors, and future generations.

Sincerely,

Chaffee Park RNO Board Members

Signature:



Email: nolamiguel@gmail.com

Signature:



Email: brennanwegman@gmail.com

Signature: *Megan Cranston*
Email: megancranston@gmail.com

Signature: *Joan Engler*
Joan Engler (Oct 9, 2025 15:44:24 MDI)
Email: jcengler@comcast.net

Signature: *Nita Gonzalez*
Email: nita@nuevoamanecer.biz

Signature: **Alison
O'Kelly**
Digitally signed by Alison
O'Kelly
Date: 2025.10.09
19:35:18 -06'00'
Email: alisonokelly@gmail.com

Berkeley Regis United Neighbors, Inc
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Cc: Councilmembers Sandoval, Gonzales-Gutierrez and Parady
Melissa Horn, Senior Council Aide, District 1

Chaffee Park Registered Neighborhood Organization

October 9, 2025

Denver Planning Board and City Council
City and County of Denver

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Sincerely,

Chaffee Park RNO Board Members

Signature:



Email: nolamiguel@gmail.com

Signature:



Email: brennanwegman@gmail.com

Signature: *Megan Cranston*
Email: megancranston@gmail.com

Signature: *Joan Engler*
Joan Engler (Oct 9, 2025 15:44:24 MDI)
Email: jcengler@comcast.net

Signature: *Nita Gonzalez*
Email: nita@nuevoamanecer.biz

Signature: **Alison
O'Kelly**
Digitally signed by Alison
O'Kelly
Date: 2025.10.09
19:35:18 -06'00'
Email: alisonokelly@gmail.com

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.



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

Name Santiago Codiani

Email scodiani@gmail.com

Phone Number (316) 706-0383

Where do you live? Denver, CO

What organization do you belong to, or what is your relationship to Regis University? Neighbor

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

Please type your letter of support in this box: As a Neighbour of the area who is concerned about walkability, safety and retail options I fully support this idea.

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.

Arrupe Jesuit High School



October 2, 2025

Denver Planning Board and City Council
City and County of Denver

Re: Letter of Support for Regis Village Rezoning Application

Dear Members of the Planning Board and City Council,

On behalf of Arrupe Jesuit High School, I am pleased to offer our support for Regis University's proposed Regis Village development along Federal Boulevard between 50th and 53rd Avenues. As a long-standing neighbor and partner of Regis University, we believe this project represents a thoughtful and transformative investment that will benefit both the campus and the broader community.

The proposed rezoning not only provides the flexibility to create a vibrant, mixed-use environment but also includes important community-centered elements such as open space, buffers to residential areas, and integrated uses that foster connection between Regis Village and the campus.

We believe Regis Village will bring significant benefits to Northwest Denver, including:

- Positive economic impact through new businesses and job opportunities
- Improved infrastructure and neighborhood amenities that will enhance quality of life
- Diverse housing options, including affordable and senior housing, to meet critical community needs
- Beautiful and activated spaces that transform a currently vacant lot into a thriving hub
- Opportunities for collaboration and engagement that align with Regis University's mission and values

At Arrupe Jesuit, we see particular value in the ways Regis Village envisions lifelong learning, mentorship, and collaboration opportunities that can bring together students, families, and community members. We respectfully urge your support of this rezoning application so Regis University can move forward with a development that embodies the spirit of Northwest Denver while creating lasting benefits for generations to come.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael J. O'Hagan".

Michael J. O'Hagan

President

Arrupe Jesuit High School

Regis Village Letters of Support

Name Victoria Burch

Email victoria@coloradorealtyadvisors.com

Phone Number (719) 377-7715

Where do you live? Colorado Springs , CO

What organization do you belong to, or what is your relationship to Regis University? None

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

Please type your letter of support in this box: I'm teaching real estate development at MSU DENVER and this site came up in class for discussion. It's a much needed upgrade to the area, providing essential amenities for work, living and access to a world class university. Heartily supporting this project.

Please upload your letter of support here:

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

September 30, 2025

Regis University
3333 Regis Blvd., B-4
Denver, CO 80221

Dear Ms. Colorosa,

I am proud to offer my support for the proposed Regis Village development along Federal Boulevard between 50th and 53rd Avenue. This project, has earned the backing of community stakeholders and promises to bring lasting benefits to our neighborhoods and schools.

The development of Regis Village represents an important opportunity to bring positive economic growth to our area. This project will attract new businesses, create jobs, and strengthen the local tax base. These resources will, in turn, benefit our schools and families by supporting the services and opportunities that help our community thrive.

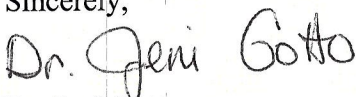
Equally important, the Regis Village plan emphasizes the creation of a welcoming and well-designed neighborhood environment. With increased open space, landscaped buffers to adjacent residential areas, and a thoughtful mix of single-use and mixed-use buildings, the development will enhance the character of the area and provide a safe, attractive setting for families to live, work, and connect.

The project also offers tremendous potential for fostering community engagement. The inclusion of retail, dining, and shared spaces within the development will create opportunities for partnerships, collaborations, and events that enrich the cultural and educational life of our city. Such spaces allow for meaningful connections between students, businesses, and residents while strengthening the sense of community identity.

The transformation of a vacant, underutilized property into a vibrant neighborhood centerpiece will also beautify the Federal Boulevard corridor. By activating this space, Regis Village will instill pride, optimism, and energy in those who live, work, and attend school nearby.

Finally, the project provides for a more diverse array of housing options. By offering choices that meet the needs of families, young professionals, and seniors alike, the development will ensure that more members of our community can find suitable housing close to schools, employment, and amenities. This diversity will help sustain a balanced and inclusive community for generations to come.

Sincerely,



Dr. Jeni Gotto
Superintendent of Schools
Westminster Public Schools

Denver, Oct 3 2025

To:

Paula Colorosa, ARM
Chief of Staff, Office of the President
3333 Regis Blvd, B - 4
Denver, CO 80221

From:

Eva Tulp
Dubbel Dutch Deli
4974 Lowell Blvd
Denver, CO 80221

RE:

Letter of Support for upcoming Rezoning Application

To whom it may concern,

We gladly support the Rezoning Application for the Regis Village initiative, and believe Regis Village will provide a major enhancement for the neighborhood.

Best regards,

Eva Tulp, for Dubbel Dutch