

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;

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- 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]