



Greater Park Hill Community, Inc.
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January 30, 2012

The Honorable Chris Nevitt, President, et al
Denver City Council
1437 Bannock St., Rm. 451
Denver, Colorado 80202

RE: Council Bill 11-0975. A bill for an ordinance changing the zoning classification of 1532 and 1540 Monroe Street and 1551 Garfield Street

Dear Council President Chris Nevitt and all members of Denver City Council:

A vote was put before the Greater Park Hill Community (GPHC) Board of Governors at the monthly Greater Park Hill Community (GPHC) Board of Governors monthly meeting on Thursday, January 5, 2012. The meeting was held at the Greater Park Hill Community, Inc facilities. The meeting convened at 6:30 pm and adjourned at 8:30 pm. The vote was to approve a motion for GPHC support of the re-zoning associated with the proposed Sunflower Market project on East Colfax. There were enough Board Members present to form a quorum. It was unanimously approved that this decision could be approved by the Executive Committee, pending a forthcoming vote from South City Park Neighborhood Association (SCPNA) for support of the council bill. Subsequently, the Executive Committee of GPHC met on Monday, January 23, 2012 at 6 pm and voted to approve a GPHC letter of support for the changing of the zoning classification. Seven members of the Executive Committee were present and voted unanimously to approve the letter of support. As per the Bylaws of GPHC, the Executive Committee has the power to make such decisions.

Our support for this zoning reclassification is based upon the vote of SPCNA in favor of entering into a Memorandum of Understanding (MOU) with Evergreen-Colfax & Garfield Investors, L.L.C., the developer of the Sunflower Market project, with the caveat that a yes vote for this MOU would support rezoning for the project. The MOU was approved by SPCNA at their monthly General Meeting on January 18, 2012. As South City Park is the neighborhood most directly affected by these proposed zoning changes, GPHC delayed forming a position until SCPNA had made a formal decision of position. With their support, we are confident in providing ours.

This letter is to state that the Greater Park Hill Community Executive Committee takes no exception to proposed zoning reclassifications of the above listed addresses and the Executive Director, Heather Leitch, recommends that the City Council approve this bill for changing the zoning classifications, in association with the proposed Sunflower Market development.

Most Respectfully Submitted,

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Property Use Committee Co-Chair
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