

## Williams, Gretchen - City Council

---

**From:** Brooks, Albus - City Council District 8  
**Sent:** Friday, January 27, 2012 10:35 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Please support the Sunflower Market proposal

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** <[vosslerb@comcast.net](mailto:vosslerb@comcast.net)>  
**Date:** January 27, 2012 10:14:47 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** **Please support the Sunflower Market proposal**

Hi Albus,

We have been waiting for a Sunflower Market in our area for years! Please vote yes on the Sunflower Market project for the old Rosen/Novak Ford lot on Colfax.

I look forward to scootering with you again this summer (Ronald McDonald Scoot 4 Toys rider).

Thank you for your work with City Council,

Barbara Vossler

2509 Fairfax St

303-333-4278

## Williams, Gretchen - City Council

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**From:** Robb, Jeanne - City Council Dist. #10  
**Sent:** Friday, January 27, 2012 2:44 PM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Sunflower Market on Colfax



**Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

---

**From:** Bryan & Krista VerBeek [<mailto:bkverbeek@gmail.com>]  
**Sent:** Friday, January 27, 2012 10:34 AM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** Sunflower Market on Colfax

We support this proposal.  
Regards,  
Bryan and Krista Ver Beek  
3415 Colfax B place

## Williams, Gretchen - City Council

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**From:** Robb, Jeanne - City Council Dist. #10  
**Sent:** Friday, January 27, 2012 2:53 PM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Please support Sunflower Market on Colfax



**Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

---

**From:** Mark Roncato [<mailto:roncatom@yahoo.com>]  
**Sent:** Friday, January 27, 2012 8:36 AM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** Please support Sunflower Market on Colfax

Councilwoman Robb,

I am a resident of Congress Park and am writing you today asking you to support the Sunflower Market project on Colfax between Garfield St. and Monroe St.

The addition of Sunflower Market on Colfax is an opportunity to improve the livability of our neighborhood by eliminating a blighted building that has attracted, crime, vagrancy, and litter. Sunflower is a great company that is known for providing healthy food at an affordable price. This in a neighborhood void of a grocery, this addition is bound to attract other desirable businesses that want to participate in the improvement to this area of Colfax.

Best regards,

Mark Roncato  
734 Cook Street  
Denver CO 80206

## Williams, Gretchen - City Council

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**From:** Robb, Jeanne - City Council Dist. #10  
**Sent:** Friday, January 27, 2012 2:56 PM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Rezoning for Sunflower Market project on E. Colfax



**Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

---

**From:** Mel Patrick [<mailto:raildudemel@gmail.com>]  
**Sent:** Thursday, January 26, 2012 7:53 PM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** Rezoning for Sunflower Market project on E. Colfax

Hi Jeanne,

I just wanted to express my own and my partner Michael Sykes support for the necessary rezoning to allow the Sunflower Market project to proceed on E. Colfax. No one doubts that this will be a very strong plus for our neighborhood and while we can well appreciate the concerns of the immediate neighbors, we think the plus way out weighs the possible negatives.

And by the way...we're still disappointed that you didn't run for Mayor (big smile)!

Mel Patrick  
Michael Sykes

1470 Cook St  
303-399-5778

## Williams, Gretchen - City Council

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**From:** Velez, Kelly - City Council  
**Sent:** Friday, January 27, 2012 3:51 PM  
**To:** Brooks, Albus - City Council District 8; Brown, Charlie - City Council District #6; Faatz, Jeanne R. - City Council Dist #2; Herndon, Christopher J. - City Council District 11; Kniech, Robin L. - City Council; Lehmann, Peggy A. - City Council Dist #4; Lopez, Paul D. - City Council Dist #3; Montero, Judy H. - City Council District #9; Nevitt, Chris - City Council Dist #7; Ortega, Deborah L. - City Council; Robb, Jeanne - City Council Dist. #10; Susman, Mary Beth - City Council  
**Cc:** Bartleson, Debra - City Council; Smith, Shelley - City Council; Williams, Gretchen - City Council  
**Subject:** FW: Support for CB11-0975

---

**From:** [Ibndovr4u2@aol.com](mailto:Ibndovr4u2@aol.com) [<mailto:Ibndovr4u2@aol.com>]  
**Sent:** Friday, January 27, 2012 3:43 PM  
**To:** dencc - City Council  
**Subject:** Support for CB11-0975

To Councilman Albus Brooks, Councilwoman at Large Robin Kniech and Councilwoman at Large Debbie Ortega

I live at 1663 Steele Street and am asking that you support the rezoning of the three properties listed in CB11-0975; specifically 1532 and 1540 Monroe and 1551 Garfield. This will enable the proposed Sunflower Market to have more parking and will in turn be a tremendous benefit to the neighborhood. As a member of the South City Park Neighborhood Association, I was in attendance at the meeting in January when the motion passed overwhelmingly to support the rezoning.

I sincerely ask for your support on this bill.

Most respectfully,

James R Marshall  
1663 Steele Street  
Denver

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Thursday, January 26, 2012 2:24 PM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Homeowner in support of Sunflower Market on Colfax



*Albus Brooks*

Denver City Council District 8  
720-337-8888 Phone | 720-337-8883 Fax  
2713 Welton St. Denver, CO 80205  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)

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---

**From:** Maria Finley [<mailto:mariafindog@yahoo.com>]  
**Sent:** Thursday, January 26, 2012 11:45 AM  
**To:** Brooks, Albus - City Council District 8  
**Cc:** Randy Ellingson  
**Subject:** Homeowner in support of Sunflower Market on Colfax

Dear Mr. Brooks,

As homeowners of 1663 Adams St. in the South City Park neighborhood, we're writing to you in support of Sunflower Market moving into our neighborhood. Unfortunately we aren't able to attend the upcoming meeting to discuss the new Sunflower Market proposal in our neighborhood, but we just wanted to make sure you know that we believe that it will take a currently blighted area and turn it into a benefit for the neighborhood. Having a grocery store is the one thing that's missing from our otherwise "walkable" neighborhood. We will be able to walk or bike to get groceries (or at least not drive so far) -- this is also good for Denver as it helps reduce city traffic and the pollution caused by all the cars in our neighborhood that now have no choice but to drive to the grocery store. We also think it will add to our home values since it's another neighborhood amenity. Plus, Sunflower Market is just "cool".

We hope that you will support this new development for our neighborhood.

## Williams, Gretchen - City Council

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**From:** Robb, Jeanne - City Council Dist. #10  
**Sent:** Thursday, January 26, 2012 4:00 PM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Sunflower Market In Favor



**Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

---

**From:** SHARON C CORNELIUS [<mailto:sharonccor@msn.com>]  
**Sent:** Thursday, January 26, 2012 11:33 AM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** Sunflower Market In Favor

Hi Jeanne: To my dismay, apparently Sunflower Market is facing some legal challenges. I want to emphatically put my vote in favor of Sunflower on Colfax. We have no natural grocery stores in our part of the city (except Whole Foods in Cherry Creek which has its challenges). Please add my husband Carl Bosland and me, Sharon Cornelius to the list of neighbors in favor of their proposal.

Sharon C. Cornelius, Ph.D., President  
Preemptive Workforce Solutions, Inc.  
1390 Ash Street, Denver CO 80220  
T: 720-732-5406 E: 303-320-9388

## Williams, Gretchen - City Council

---

**From:** Robb, Jeanne - City Council Dist. #10  
**Sent:** Thursday, January 26, 2012 4:30 PM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Sunflower Market? YES!!!



**Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

---

**From:** [wendyrich@msn.com](mailto:wendyrich@msn.com) [<mailto:wendyrich@msn.com>]  
**Sent:** Thursday, January 26, 2012 4:04 PM  
**To:** Robb, Jeanne - City Council Dist. #10; Robb, Jeanne - City Council Dist. #10; Kimball, Nora D. - City Council District #10; Anderson, Kathi - City Council Dist #10  
**Subject:** Sunflower Market? YES!!!

Hi Jeanne and office gurus!

I just wanted to send in my "hooray!" and general approval of the Sunflower Market plans for Colfax and Garfield.

I am very appreciative of the work that your office no doubt did to get this plan moving, the superior efforts of Sunflower Market and Rosen Company and the architects, and the accommodations that SCPNA negotiated to make the market work for the neighborhood. Seeing the plan, with its details about trash location, lighting, delivery truck siting, parking, landscaping and buffers to the surrounding houses, it was clear that a lot of thought has gone into this.

I think the nearly-final plan delivers a great grocery store to the neighborhood in a manner that is very accommodating to the existing houses. This project will prove to be a great benefit to the neighborhood with as little disruption as possible.

I really look forward to being able to walk to a terrific grocery store.  
Thanks!

Wendy Moraskie  
1475 Milwaukee St  
Denver, 80206  
303-355-3735



## Williams, Gretchen - City Council

---

**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 10:44 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Sunflower Market



*Albus Brooks*

Denver City Council District 8  
720-337-8888 Phone | 720-337-8883 Fax  
2713 Welton St. Denver, CO 80205  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)

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**From:** Alicia Cymbala [<mailto:cymbalaa@yahoo.com>]  
**Sent:** Monday, January 30, 2012 10:41 AM  
**To:** Brooks, Albus - City Council District 8  
**Subject:** Sunflower Market

Dear Councilman Brooks,

I am writing to ask you to please support the construction of a Sunflower Market store on Confax during the vote this evening. Access to healthy food is so important for a community and the addition of a Sunflower Market could improve this for our district. In addition to offering healthy choices, they do it at much more reasonable prices than other stores (i.e. Whole Foods). This could have such a positive impact on our neighborhood & make the area a much more desirable place to live!

Sincerely,

Alicia Cymbala  
2516 Hudson St.

## Williams, Gretchen - City Council

---

**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 10:44 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Sunflower Market

Albus Brooks  
Denver City Council District 8  
720-337-8888 Phone | 720-337-8883 Fax  
2713 Welton St. Denver, CO 80205  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
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-----Original Message-----

**From:** Pat Dubrava [<mailto:dubrav01@msn.com>]  
**Sent:** Monday, January 30, 2012 10:34 AM  
**To:** Brooks, Albus - City Council District 8  
**Subject:** Sunflower Market

Dear Councilman Brooks:

We were so excited when we heard a Sunflower Market might come to our area. I already wrote a letter in support of it. For the nearly 30 years we've lived in Whittier, the lack of an organic grocery alternative has been one of our abiding complaints. Colfax is a natural, commercial location and the proposed site is currently an abandoned blight. I understand the fears of nearby residents about parking and traffic and hope the plans include some buffer between the store lot and homes, but I strongly support this addition to our area. Without such venues within easy reach of inner city neighborhoods, we cannot expect to continue the improvement we've seen here in recent years. Please bring Sunflower to City Park, Park Hill and Whittier!

Sincerely,  
Pat Dubrava Keuning

## Williams, Gretchen - City Council

---

**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 10:44 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Sunflower Market!

Albus Brooks  
Denver City Council District 8  
720-337-8888 Phone | 720-337-8883 Fax  
2713 Welton St. Denver, CO 80205  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
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-----Original Message-----

**From:** Sara Bartley [<mailto:sara.bartley@gmail.com>]  
**Sent:** Monday, January 30, 2012 10:10 AM  
**To:** Brooks, Albus - City Council District 8  
**Subject:** Sunflower Market!

Mr. Brooks,

I am writing to you in support of bringing a Sunflower Market to our neighborhood in City Park South. I would personally love to shop there (instead of driving 20 minutes down Colorado Blvd to get to one!) and I'd love to see the teenagers from East High School it as a walkable lunch option every day. Sunflower's food is healthy and affordable, and this would be an excellent addition to our neighborhood!

Thank you,  
Sara Bartley

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 10:45 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: please support the grocery store



*Albus Brooks*

Denver City Council District 8  
720-337-8888 Phone | 720-337-8883 Fax  
2713 Welton St. Denver, CO 80205  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)

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**From:** Mike Braaten [<mailto:mbraaten@rifleco.org>]  
**Sent:** Monday, January 30, 2012 10:07 AM  
**To:** Brooks, Albus - City Council District 8  
**Subject:** please support the grocery store

Councilman Brooks –

As a property owner for over a decade in the “food desert” of the Clayton Neighborhood who has had to drive great distances to get groceries – I implore you to please support the measure to allow Sunflower Markets to build on Colfax. Although – it isn’t in my neighborhood – it is much closer than Stapleton or the Commerce City Walmart. Change is hard – but this is the kind of change this neighborhood/region of the City needs. Thank you for your consideration and the work you do on behalf of your constituents.

**Mike Braaten**  
Property owner  
3442 Cook St.  
Denver CO 80205

## Williams, Gretchen - City Council

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**From:** Robb, Jeanne - City Council Dist. #10  
**Sent:** Monday, January 30, 2012 10:40 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Sunflower Market



**Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

---

**From:** Susie Shanley [<mailto:susie.shanley@comcast.net>]  
**Sent:** Friday, January 27, 2012 9:49 PM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** Sunflower Market

Hello Ms. Robb:

I am a Congress Park resident who whole heartedly supports the addition of the Sunflower Market proposed for Colfax and Monroe Streets. I am unable to attend the City Council meeting on Monday, January 30<sup>th</sup>, but I would like to voice my support.

The Congress Park neighborhood is completely underserved by grocery stores. I believe the Sun Flower chain reflects the interests of the community and a store on Colfax will address the need for a local grocer.

Please let me know if there is anything further I can do to insure that my support for this wonderful Colfax development is taken into consideration by the City Council.

Sincerely,

Susie & Tom Shanley  
1020 Monroe Street  
Denver, CO 80206  
303-778-1244

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 8:55 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Please support Sunflower Market

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "Meghanehughes" <[meghanehughes@netscape.net](mailto:meghanehughes@netscape.net)>  
**Date:** January 30, 2012 8:45:11 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** **Please support Sunflower Market**

Council Member Brooks,  
My husband and I have lived in City Park South for 8 years now and have been dreaming of the idea of having a Sunflower market in the neighborhood since we moved in. Not only would a Sunflower Market be a welcome addition to the neighborhood, increasing property values and benefiting the entire community, but it would spur economic development in the area and weed out the undesirables, as the old Rosen Novack dealership attracts vagrants and undesirables that go to the liquor store across the street, then drink in the alley behind the vacant building.

Please support this much-needed development.

Thank you,

Meghan Hughes  
1575 Harrison Street

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Sunday, January 29, 2012 7:56 PM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Support Sunflower Market

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** <[kim\\_ibrew@comcast.net](mailto:kim_ibrew@comcast.net)>  
**Date:** January 29, 2012 7:54:29 PM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** Support Sunflower Market

Please support the Sunflower Market project for the old Rosen/Novak Ford lot on Colfax. We have been waiting for a grocery store in east Denver for over 20 years. Fresh fruits and vegetables at a reasonable price is important to me, my family and neighbors. Please support Sunflower Market on Colfax and make sure this happens this time.

Kim Erickson  
2509 Fairfax St  
Denver CO 80207

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Sunday, January 29, 2012 8:21 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Sunflower Market

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "RZ Witter" <[rzwitter@msn.com](mailto:rzwitter@msn.com)>  
**Date:** January 29, 2012 8:13:59 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Cc:** "Ortega, Deborah L. - City Council" <[Deborah.Ortega@denvergov.org](mailto:Deborah.Ortega@denvergov.org)>, "kniechatlarge" <[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)>  
**Subject:** Sunflower Market

Dear Mr. Brooks,

I cannot be at the Cit Council meeting on Jan. 30. I want to voice my support for the Sunflower Market on Colfax and Garfield St. Although I now live in Park Hill, I lived at 1630 Garfield for 7 years and would have welcomed a Sunflower there instead of the John Elway dealership.

I don't know what the challenge to the store is based on but I can imagine that some neighbors are concerned that cars will shortcut through the neighborhood to get to the store from 17th Street. If I were still on 16th and Garfield this would certainly be my concern- perhaps not overriding but one that I would expect the City to take seriously.

Please work with traffic engineers to develop ways to prevent traffic from driving through the South City Park neighborhood to get to the store. I think about the one way street at the Colorado 7 Eleven just north of Colfax. The traffic engineers have ways to protect the neighborhood from traffic- please use them. We loved the neighborhood when we were there and it was surprisingly quiet and traffic-free.

For years I have thought this location would be ideal for a small grocery (I thought Trader Joes). I will certainly look forward to a Sunflower Market and I think it would be of great benefit to Colfax, this part of the city and could be a great benefit to the neighborhood too, if the City manages the traffic.

Thank you,

Roxana Witter  
2540 Eudora



Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "David Scarbeary" <[david@scarbeary.com](mailto:david@scarbeary.com)>  
**Date:** January 29, 2012 11:43:21 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** CB11-0975 - Sunflower Market  
**Reply-To:** "David Scarbeary" <[david@scarbeary.com](mailto:david@scarbeary.com)>

Dear Councilman Brooks,

CB11-0975 A bill for an ordinance changing the zoning classification of 1532 and 1540 Monroe Street and 1551 Garfield Street.

I strongly support the rezoning and the development for the Sunflower Market. We really need a grocery in our South City Park neighborhood and Sunflower will exactly fit the need. We need a superstore - but a pleasant local grocer.

I live one block from the Market. Our home since 1990 is at 1555 Madison St. I also own a house that is rented at 1572 Madison. My family and my tenant are all looking forward to Sunflower. It will enhance the neighborhood, enhance our home values, and enhance the Denver tax base.

I find the legal challenge from the 200 foot neighbors reprehensible. They've lived across a commercial property the entire time they've owned their house. Most choose to purchase a house directly across or next to the commercial property. Supporting the change is one of the only two neighbors that will have a true change in their 'over the fence' neighbor from a residential neighbor to a new commercial neighbor.

It is disingenuous and absurd. They moved in and lived next to a commercial property and now object to having a thriving commercial venture next door or across the street.

If they really can't live with the city traffic - they are welcome to move out to Highlands Ranch. We live here in the City for a reason. We love East Colfax and the thriving business of City Park South.

Please vote in favor of the rezoning.

David Scarbeary  
1555 Madison St.  
303 332 3857

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 8:57 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Please support sunflower market in city park south!!

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** <[merendinom@aol.com](mailto:merendinom@aol.com)>  
**Date:** January 30, 2012 8:55:34 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>, "Deborah Ortega - Councilwoman At Large" <[OrtegaAtLarge@Denvergov.org](mailto:OrtegaAtLarge@Denvergov.org)>  
**Subject:** **Please support sunflower market in city park south!!**

Council Member Brooks and Council Member Ortega ,  
My wife and I have lived in City Park South for 8 years now and have been dreaming of the idea of having a Sunflower market in the neighborhood since we moved in. Not only would a Sunflower Market be a welcome addition to the neighborhood, increasing property values and benefiting the entire community, but it would spur economic development in the area and weed out the undesirables, as the old Rosen Novack dealership attracts vagrants and undesirables that go to the liquor store across the street, then drink in the alley behind the vacant building.

Please support this much-needed development.

Thank you,

Todd Merendino  
1575 Harrison Street

## Williams, Gretchen - City Council

---

**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 8:57 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Sunflower Market Vote Yes, Please

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "Carla Slatt-Burns" <[carlaslatt-burns@msn.com](mailto:carlaslatt-burns@msn.com)>  
**Date:** January 30, 2012 8:38:35 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** Sunflower Market Vote Yes, Please

Dear Mr. Brooks,

I strongly encourage you to vote yes for the Sunflower Market on East Colfax. We need another grocery store in this part of Denver. As you know there is a Safeway at 20th and Washington and a Safeway and King Soopers at 14th and Krameria with only small shops, speciality stores (Marcyk's) and 7/11's in between. This store's location close to Colorado Blvd. and on Colfax will be quite helpful to folks who rely on public transportation. A Sunflower Market would enrich this quadrant of the city. I sincerely hope you will vote yes tonight. I have lived in the 80207 zip code for 34 years first at 25th and Dexter and now at 23rd and Birch. I have watched as various grocery store proposals have come and gone. Grocery stores have a limited profit margin and the heads of these companies understand the strategy and importance of market share and location. This is a location which will serve both the bottom-line concerns of Sunflower and the grocery needs of NE Denver. Please vote yes.

Sincerely,

Carla Slatt-Burns  
303 388-2192  
244-0750 (w)

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 8:57 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Colfax Grocery Store

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "Justin Wyatt" <[wholikescheese@gmail.com](mailto:wholikescheese@gmail.com)>  
**Date:** January 30, 2012 8:32:59 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** Colfax Grocery Store

As a resident of North City Park, the grocery store proposed for Colfax and Monroe is another step forward in the gentrification of the the area. It would be an asset to the neighborhood. Please vote to approve the measure.

Sincerely,

Justin and Courtney Wyatt  
2635 Clayton St

--  
Justin Wyatt  
303-862-2403

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 8:58 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: a YES vote for Sunflower

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "Dave Messinger" <[videobydave@gmail.com](mailto:videobydave@gmail.com)>  
**Date:** January 30, 2012 8:17:10 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** a YES vote for Sunflower

Hi Albus and staff

We live about 10 blocks from the proposed market, and have been in love with Colfax for 30 + years.

We totally support the new market at the closed location of Rosen Novak's vacant lots and buildings. What a plus for the City Park South, West, Parkhill and Congress Park (I know – some outside your district).

Please support the passage of allowing Sunflower to be built. It will be such a positive change that is really needed for not only that area but for all the residents who will end up loving that market.

Thanks

Dave and Sharon Messinger  
4556 E. 17<sup>th</sup> Ave

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 8:59 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Sunflower Market

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "Tim Callahan" <[tcallahan\\_29@hotmail.com](mailto:tcallahan_29@hotmail.com)>  
**Date:** January 30, 2012 8:10:59 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** Sunflower Market

Councilman Brooks, I live at 17th & Fillmore and would strongly support the proposed Sunflower market's redevelopment of the Colfax site. I currently drive to Cherry Creek, Stapleton, Glendale or South Colorado Blvd (Sunflower) to shop for groceries. This would be a very important use and might encourage other nearby redevelopment creating a more vibrant Colfax Avenue as we see being undertaken from the West end of the street.

Thank you for the opportunity to add my thoughts as you look at this important issue.

Regards,

*Tim Callahan*  
[tcallahan\\_29@hotmail.com](mailto:tcallahan_29@hotmail.com)  
1650 Fillmore Street  
Denver, CO 80206

## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 8:59 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Sunflower Market

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "Mullins John" <[johnjmullins@comcast.net](mailto:johnjmullins@comcast.net)>  
**Date:** January 30, 2012 7:47:07 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** Sunflower Market

Councilman Brooks - Thanks for your well presented newsletter. My wife and I favor the Sunflower Market which we understand is being considered by Council tonight.

John Mullins, 1795 Grape St, Denver CO 80220-1350

## Williams, Gretchen - City Council

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**From:** Robb, Jeanne - City Council Dist. #10  
**Sent:** Monday, January 30, 2012 10:05 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Sunflower market rezoning



**Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

---

**From:** [Tcon10@aol.com](mailto:Tcon10@aol.com) [<mailto:Tcon10@aol.com>]  
**Sent:** Monday, January 30, 2012 8:08 AM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Cc:** Robb, Jeanne - City Council Dist. #10  
**Subject:** Sunflower market rezoning

Hi Jeanne,

I wanted to inform you of my support for the rezoning of the parcel on East Colfax.

The Sunflower Market would be a welcome addition, benefiting our neighborhood as well as enhancing the redevelopment of a blighted area of Colfax.

I presently drive to the Sunflower Market on south Colorado Blvd once a week and am pleased at the prospect of being able to walk or bike to the proposed facility.

It is my hope that the city can provide a crosswalk in this area so we neighbors on the south side of Colfax can safely access this amenity.

Thank you for your attention.

Tom Conis  
Congress Park resident



## Williams, Gretchen - City Council

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**From:** marv gehret [marv\_gehret@yahoo.com]  
**Sent:** Monday, January 30, 2012 9:56 AM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** Sunflower Market

Jeanne,

I want to register my support for building a Sunflower Market on Colfax. It would be a great benefit for hundreds of households in the surrounding neighborhood. In my opinion the benefit to hundreds of people far out weighs the potential inconvenience to handful of households. With proper planing the impact to adjacent properties could be minimized.

Marv Gehret  
3416 Colfax B Pl  
303 377 6293

## Williams, Gretchen - City Council

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**From:** Nona Jones [nonajones@comcast.net]  
**Sent:** Monday, January 30, 2012 9:13 AM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** sunflower market

Jeanne ...

PLEASE vote in favor of Sunflower this evening. The store brings quality produce and incredibly low prices so that people on limited incomes can afford to eat healthy food. We need this store. Right now it's a drive all the way to Yale and Colorado Blvd in order to buy produce at the chain. Time wasted, money spent, energy burned, pollution increased in order to get decent natural quality food prices. This is a viable undertaking which will enrich the lives of every citizen on this side of town who wants to enjoy better health. PLEASE VOTE IN FAVOR OF SUNFLOWER. We need it. Most of us cannot afford "Whole Paycheck" produce and natural meats. Serve everybody in the area. It's for the greater good and already expressed majority choice and desire. What better use could be made of that land than to provide healthy living opportunities for our east side citizens?

thanx,  
nona jones

## Williams, Gretchen - City Council

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**From:** Robb, Jeanne - City Council Dist. #10  
**Sent:** Monday, January 30, 2012 10:07 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** FW: Yes to Sunflower Market



**Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

---

**From:** Scully, Patrick R. [<mailto:PSCULLY@shermanhoward.com>]  
**Sent:** Monday, January 30, 2012 7:24 AM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Cc:** Brooks, Albus - City Council District 8  
**Subject:** Yes to Sunflower Market

My family and I live in the 1400 block of Steele Street and we support this Market. I don't know why Mr. Brooks has any concerns about the project. It is unconscionable to me that we would gladly accommodate a "Pleasures" store and then consider opposing a business that will bring jobs and convenience to our neighborhood.

Please vote in favor.

Patrick R. Scully  
Sherman & Howard LLC  
303.299.8218  
fax 303.298.0940

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## Williams, Gretchen - City Council

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**From:** Brooks, Albus - City Council District 8  
**Sent:** Monday, January 30, 2012 8:42 AM  
**To:** Williams, Gretchen - City Council  
**Subject:** Fwd: Sunflower Market

Albus Brooks  
Denver City Council District 8  
2713 Welton St  
Denver, Co 80205  
(720) 337-8888  
[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)  
Dial 311 for City Services

Sent from my iPad

Begin forwarded message:

**From:** "Vial, Ted" <[tvial@iliff.edu](mailto:tvial@iliff.edu)>  
**Date:** January 30, 2012 8:05:37 AM MST  
**To:** "Brooks, Albus - City Council District 8" <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>  
**Subject:** Sunflower Market

Dear Councilman Brooks:

I urge you to vote in favor of the Sunflower Market in South City Park. I saw in the Post this morning that you are undecided. My family lives in the 1600 block of Harrison. Parking on our end of the neighborhood is not a big issue, as it is when you get closer to the Bluebird. The developer has been very flexible and open about working with the neighborhood to structure the redevelopment with everyone's needs in mind. Currently we have to drive to Mayfair to get groceries--not all of our neighbors have cars. And the used car dealership has stood vacant for years. This project would really continue the regeneration of Colfax. We really want it!

Thanks,

--

Ted Vial  
Associate Professor of Theology  
Iliff School of Theology



## Williams, Gretchen - City Council

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**From:** Larry Goldman [lgoldman@moresteam.com]  
**Sent:** Monday, January 30, 2012 9:43 AM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** RE: Sunflower Market at Colfax and Monroe/Garfield

Thanks for the response. Read the article in the Post today, and I understand a little more of the challenges you face on this one. Thanks for taking the time to hear all sides.

Best wishes,

Larry

VP Marketing  
MoreSteam.com LLC  
Office: +1.303.777.7171 Cell: +1.303.803.2516  
Email: [lgoldman@moresteam.com](mailto:lgoldman@moresteam.com)

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**From:** Robb, Jeanne - City Council Dist. #10 [mailto:[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)]  
**Sent:** Friday, January 27, 2012 3:01 PM  
**To:** 'lgoldman@moresteam.com'  
**Subject:** RE: Sunflower Market at Colfax and Monroe/Garfield

Hi, Larry,

Thanks for weighing in. This is a quasi-judicial hearing Monday, which means I can't take sides and must keep an open mind until all the testimony is in. Your e-mail will be part of the record which Council will consider during and after the hearing.

I've received a lot of e-mails in support of the project. But I do think it's a pity that homes need to be torn down. It's a tough trade-off. I tried to stop homes being torn down 6 years ago for the project at Colfax and Madison. We were able to save one of them. But the development was residential condos – four or five stories, not a popular grocery.

Jeanne

 **Jeanne Robb**  
Denver City Council District 10  
720-337-7710 Phone | 720-337-7717  
[Jeanne.Robb@denvergov.org](mailto:Jeanne.Robb@denvergov.org)

DENVER  
THE MILE HIGH CITY

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**From:** Larry Goldman [mailto:[lgoldman@moresteam.com](mailto:lgoldman@moresteam.com)]  
**Sent:** Thursday, January 26, 2012 4:49 PM  
**To:** Robb, Jeanne - City Council Dist. #10  
**Subject:** Sunflower Market at Colfax and Monroe/Garfield

Dear Jeanne Robb,

You may not remember me, but I am a neighbor of Roger Sherman, and we met at a holiday party at his house.

It's come to my attention that a vocal minority of residents are opposing the proposed Sunflower market on Colfax just north of where I live. I hope that you will consider voting "yea" to the proposal when it comes before the council. Sunflower will be a fabulous addition to the neighborhood: it's inexpensive, locally owned, and supports local products.

As you know, we have no market in our Congress Park neighborhood, with the closest ones – a Safeway and an expensive Whole Foods - in busy Cherry Creek. We have to travel quite a ways down Colorado Blvd. to get to a Sunflower. While we might be outside the immediate area (8 blocks south), my family is excited about the possibility of Sunflower and would shop there every week.

Please vote "yea" on this proposal!

Sincerely,

Larry

Lawrence Goldman

VP Marketing

MoreSteam.com LLC

721 Monroe St., Denver, CO 80206

Office: +1.303.777.7171 Cell: +1.303.803.2516

Email: [lgoldman@moresteam.com](mailto:lgoldman@moresteam.com)

Twitter: @larrygoldman

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Denver City Council  
Friday, January 26, 2012

Attn: Members of Denver City Council  
Susan K. Shepherd  
Jeanne Faatz  
Paul D. López  
Peggy Lehmann  
Mary Beth Susman  
Charlie Brown  
Chris Nevitt  
Albus Brooks  
Judy H. Montero  
Jeanne Robb  
Christopher Herndon  
Robin Kniech  
Deborah Ortega

I am writing to express my strong support for CB11-0975, which changes the zoning classification of 1532 and 1540 Monroe Street and 1551 Garfield Street in conjunction with the Sunflower development project. My husband and I live at 1515 Monroe Street, directly west of the proposed Sunflower Market building on the loading dock side. We have lived at this address since 1999 and for most of that time, we have looked out on an abandoned and dilapidated car lot. The prospect of a neighborhood grocery store occupying that space is a strong addition to both the immediate and surrounding neighborhood.

I understand that some of my neighbors have signed a legal protest to this rezoning. Those residents do not speak for all of the immediate neighbors and I want to make sure that City Council is aware of that fact. At our most recent neighborhood association meeting on January 18<sup>th</sup>, our members voted 59 to 6 in support of the Sunflower development and the property rezoning that would accompany it. While I respect the concerns of these neighbors, they are a minority point of view that should not outweigh the majority's viewpoint. In addition, Sean Mandel who is leading the redevelopment project, has worked extensively with the neighborhood on a Memorandum of Understanding to address as many of the neighborhood's concerns as reasonably possible. This agreement also provides recourse for the neighborhood association if Sean (and the development) doesn't adhere to the terms of the agreement. While this was not required on Mr. Mandel's part, it was a gesture of good faith and of his willingness to recognize the impact this development will have on the surrounding neighborhood, and his attempt to mitigate that impact.

We are one of most directly impacted neighbors by this project, as we are literally within 50 feet of the proposed building and loading dock, and will see most traffic in and out of the parking lot pass directly in front of our house. I urge the Council to vote to approve this zoning change. This empty lot adds nothing but negative elements to the neighborhood, including vagrancy, litter, possible drug dealing and prostitution, while the proposed Sunflower development would contribute positively to the neighborhood as a whole. It would provide easy access to fresh food, aesthetic architecture and landscaping, while removing the vacant lot that is conducive to the negative activities described above.

My husband and I are out of town today and were unable to change our plans. Otherwise, I would be here in person to present my views. South City Park is a vibrant neighborhood and this project will contribute to that vibrancy. I do not discount the impact of rezoning these three properties, but the overall benefit to the surrounding neighborhood cannot be ignored. There is a strong need for a grocery store in the South City Park neighborhood.

I urge each member of the Denver City Council to vote to approve this zoning change so that this project can move forward.

Thank you for your time,

Shellie and Matt Chambers  
1515 Monroe Street  
Denver, CO 80206