

My name is Reed Silberman, owner of Ink Monstr Graphic Design and Printing. Also, the 2016 SBA CO Small Business Person of the Year.

Thank you for allowing me to express my opinion on the matter of Sun Valley CMX-8 rezoning. I feel very strongly about this point, considering my property is one of the properties Earthlinks would like to prevent being rezoned in line with the development plan. Since I purchased the building, I have put a tremendous amount of sacrifice, time, money, and commitment into this building, and into this neighborhood. I am formally requesting that my property be zoned to cmx-8, as it calls out in the approved development plan.

My property at 2721 W. Holden Pl is one of the properties a CMX-5 Zoning would negatively affect.

1. I would like to point out that everyone who purchased property in Sun Valley area in the past 5 years, already knew these properties were intended to be rezoned to cmx-8. It was clearly stated in the Station Area Plan, which now has final approval.

A large motivating factor for purchasing my property (in 2012, 1yr before Earthlinks) was knowing, and in favor of, the new development plan, and the rezoning to cmx-8. It is difficult for me to understand how someone can purchase a property and invest in renovation, knowing they would have to dispute the new rezoning down the road.

2. Ink Monstr took a loan (not a grant) from the OED to move Ink Monstr to this enterprise zone for job creation, and economic development in Sun Valley. All in I have just under \$1million dollars invested into this building:

OED \$150K

SBA 504-C \$240K

Chase bank \$425K

My own money \$150K

Total \$965,000

Since we moved to Sun Valley we have more than doubled in size. Ink Monstr is creating more jobs, bringing more tax revenue to the city, educating youth, and is growing quickly.

We are heavily involved in the community by producing community events, including denver days neighborhood block party, working with fresh start and rudy rec during thanksgiving and christmas. As well internships through the DHA-YEA and OED workforce program. I also give Sun Valley youth motivational tours of our facility to encourage them to follow their passions and dreams!

3. I understand Earthlinks opposition of the rezoning; however, It is my understanding that almost every residential and commercial property owner is aware of, and in support of the new cmx-8 zoning, and has been aware of this possible change for many years. Especially considering most of us are on the DHA pillar committees, and DHA CAC for the Sun Valley Development plan.

4. If Earthlinks intent is to create food for our community, and opportunities for low to no income individuals (as stated in their opposition proposal), in my opinion, CMX8 would help them establish their goals by providing future growth opportunity for a larger, ground level, indoor growth facility that can produce food year round, and provide opportunity for many more individuals.

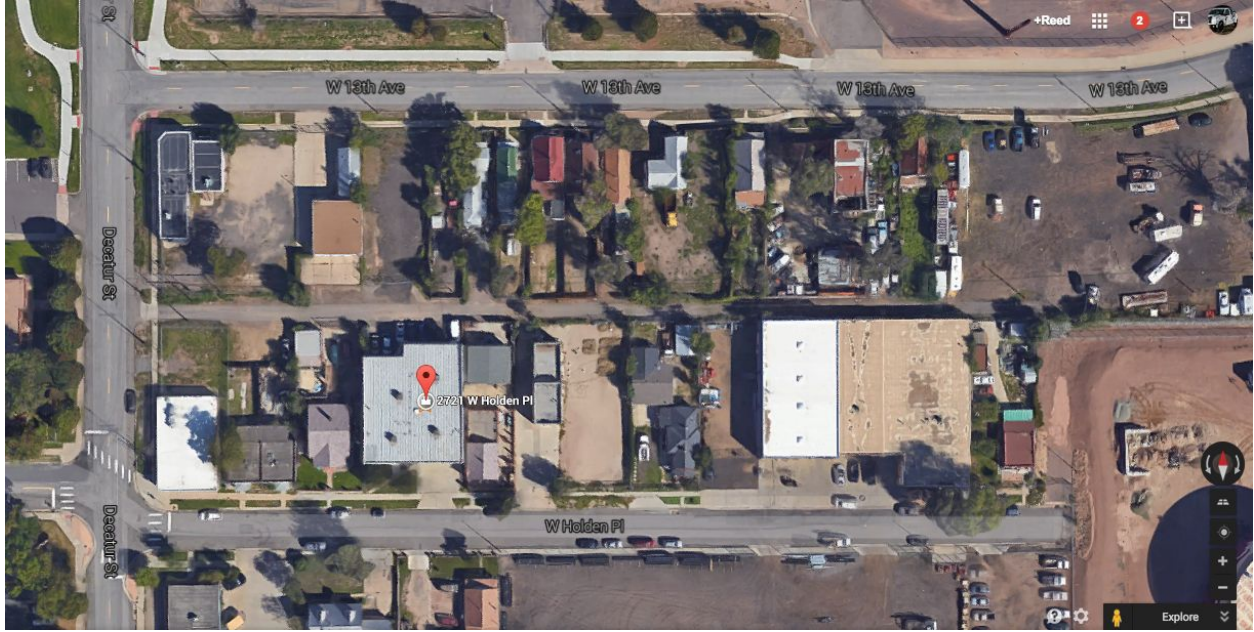
5. Lastly, to my knowledge, shade is not a strong enough argument to oppose the CMX-8 re-zoning in an approved development plan. For the record, I would like to oppose Earthlinks opposition of the cmx-8 zoning of my building.

I have attached before and after photos of the interior and exterior of my building for reference.

Thank you for listening. I appreciate your time, and want to let the people of this community know, that we are in this together for the long term.

Sincerely,

Reed Silberman
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BEFORE



AFTER



BEFORE





AFTER



















