

KVVANS ENTERPRISES LLC

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To: The City of Louisville, Colorado Planning Board

**From: KVVANS Enterprises LLC
A Colorado Limited Liability Corporation**

**Re: The Aperture Project
600 S. Pierce Ave.
Louisville, CO 80027**

May 2, 2022

Dear City of Louisville Planning Department,

Please accept our application and the enclosed documents for the Aperture Flex-Office Building PUD and Subdivision Plat.

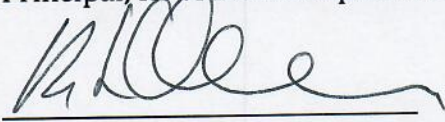
The Aperture project is an exciting 31,000+ square foot flex-office building in the Colorado Technology Center intended for a mix of office and warehouse space. The project combines the adjacent properties with addresses of 578 S. Pierce Ave and 632 S. Pierce Ave. into one property with a new address of 600 S. Pierce Ave. This project is designed as use-by-right, meeting the IDDSG standards, without any variances requested. This new building will be a contemporary design providing new energy to the established South Western division of the Colorado Tech Center. The Aperture building will be anchored by RecycledPhoto, a Colorado green company with roots stemming from Mike's Camera, a Boulder County institution for almost 50 years. Founded in 2012, RecycledPhoto specializes in buying, selling, refurbishing, and restoring all photographic and video-related equipment, including all cameras, lenses, and related accessories. RecycledPhoto has grown to be Colorado's largest used photographic equipment marketplace and we are looking forward to expanding our local, regional, national, and international reach.

The building will incorporate up to seven tenants and will feature sunlit mezzanines for productive office workspaces, along with ultimate flexibility for light manufacturing and warehousing, perfectly suited for any high-tech or current growth industries. Balconies will also be available at both ends of the building to promote Colorado's popular and active outdoor work environments.

Designed by the collaborative team of The Ford Studio and RRDW Architecture, the building and site are designed in an efficient layout to maximize building access, views, and daylight. The building is designed with a strong street presence along S. Pierce Avenue, where unit entries are located. This maintains continuity of building massing along the street and offers a new gateway building as you drive along S. Pierce Avenue. The building is designed with a clean, modern aesthetic.

With the Aperture Project, we are proud to create an environment that will attract and retain companies that call Louisville, Colorado home, and continue to foster the quality of life we represent.

Vahe Christianian
Principal, KVVANS Enterprises LLC

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Kim Christianian
Principal, KVVANS Enterprises LLC

A handwritten signature in black ink, appearing to read 'Kim Christianian', written over a horizontal line.