



**Letter of Intent
Columbine Square Property
5151 South Federal Boulevard
Littleton, Colorado
December 24, 2020**

This Letter of Intent (LOI) will discuss in general terms the conceptual development plans by Lennar Multifamily Communities (LMC) in relation to the above referenced property. LMC is currently under contract to purchase the property, an approximately 14.85-acre site located at the southwest corner of Belleview Avenue and Federal Boulevard in Littleton, Colorado.

The property's transitional nature between residential and commercial uses along the two primary travel corridors of Belleview Avenue and Federal Boulevard make it an ideal location for higher density multifamily and mixed-use development. These uses will enable the property to be developed to its highest and best standards while being mindful of the needs and lifestyles of the surrounding neighborhoods.

LMC's conceptual plan consists of: Two apartment communities anchoring the property, lower density residential development on the west side, medium density residential/mixed-use facing Belleview, and a commercial/civic site on the east side along Federal Boulevard.

The two anchor apartment communities will be up to five stories in height, each surrounding an elevated parking structure concealed from exterior view. The communities will contain an abundance of amenities and outdoor space for residents to enjoy. The three apartment buildings along Belleview will be up to three stories in height and oriented towards Belleview so vehicular and pedestrian passersby will enjoy a comfortable residential experience. In addition, two of the three buildings will include retail/commercial space on the first floor. This space will be easily accessible from the main "Boulevard" that runs east-west through the property. This Boulevard would also provide through access for both the residents of Columbine Square and surrounding neighborhoods, thereby increasing connectivity to the commercial hubs across Federal Boulevard.

The commercial/civic piece has yet to be conceptually programmed, but we envision this parcel to potentially accommodate additional retail uses or even public/civic services that the Littleton community may desire over time. The Transitional Area to the west is also to be programmed, but we envision it to consist of low density residential to act as a comfortable buffer for the neighborhoods to the west. The remaining uses will consist of vehicular access, parking and required utility infrastructure.

Please see the attached conceptual site plan for further details. We look forward to discussing these concepts with the City Staff and addressing any comments they may have.