



**Letter of Intent
Columbine Square Property
5151 South Federal Boulevard
Littleton, Colorado
August 27, 2021**

This Letter of Intent discusses in general terms a revised conceptual development plan by Lennar Multifamily Communities (LMC) in relation to the above referenced property. LMC is currently under contract to purchase the property, a 14.8-acre site located at the southwest corner of Belleview Avenue and Federal Boulevard. This plan is a revision to the concept submitted to the City earlier this year as part of LMC's preapplication process. The revisions are in response to comments received from neighbors and other interested parties who saw the original plan as being too dense for the site and its surrounding neighborhoods.

Like LMC's original submittal, this revised conceptual plan still divides the property into residential and commercial uses, which is consistent with the CM Base Zoning District goals described in the draft ULUC. However, the residential component now contains a total of 359 apartment homes versus the original plan of up to 674 apartment homes, a 47% reduction. The commercial parcel remains unchanged in size (approximately 2.4 acres) and could be developed into any type of commercial use allowed under the CM District regulations. LMC's new plan also improves the transition of higher density residential to the adjoining low-density neighborhood through enhanced separation and smaller building types. Additionally, the buildings will vary in height and size, creating a variety of building forms and masses to enhance the visual appeal of the development.

The apartment buildings will range from two to four stories in height and have attached garages. The taller buildings will be elevator served with fully conditioned common areas. The community will have an abundance of amenities and outdoor space for residents and their guests to enjoy. The three apartment buildings along Belleview will be three to four stories in height and oriented towards the street so vehicular and pedestrian passersby will enjoy a comfortable residential experience. The community will also provide through access for both its residents and the surrounding neighborhoods, thereby increasing connectivity to the commercial hubs across Federal Boulevard & Belleview Avenue.

The commercial site has yet to be programmed, but LMC envisions this parcel to accommodate retail uses or even public/civic services that the Littleton community desires.

Please see the attached conceptual site plan for further details. We look forward to discussing this concept with members of the City Staff, Planning Commission and City Council to address any comments they may have.