

Subject: Letter of Intent for Zoning Change from SF15 to Downtown Retail (DTR) - 313 N Coleman St, Prosper, TX 75078

Dear Sir/Madam,

I am writing on behalf of Lamda Partners LLC, a company committed to "Building Prosperous Spaces," and we hereby express our intent to apply for a zoning change to Downtown Retail (DTR) for the property located at 313 N Coleman St, Prosper, TX 75078.

The primary purpose of this zoning application is to develop office spaces on the aforementioned property. The proposed gross building area is estimated to be between 2500 to 3500 square feet. Through this development, we aim to contribute to the ongoing Prosper Downtown Revitalization Program, which has already shown great promise in enhancing the heart of this growing city.

Our interest in Prosper began with our participation in The Discover Downtown Series, an enlightening experience that allowed us to truly understand the potential and charm of this vibrant community. As a result of this, we made the decision to invest in a property within the downtown area, and we are excited about the opportunities it presents.

By building office spaces in Prosper's downtown, we believe there will be several benefits that will positively impact both the local economy and the community at large. As outlined in our earlier communications, some of the advantages include:

**Economic Growth:** The development of office spaces will attract businesses, which will, in turn, lead to increased economic activity and stimulate further growth in the area.

**Job Creation:** The establishment of office spaces will generate job opportunities for the local workforce, contributing to a decrease in unemployment rates and promoting work-life balance for residents.

**Community Engagement:** A thriving downtown with office spaces can serve as a gathering place for community events, cultural activities, and social gatherings, fostering a strong sense of pride and connectedness among residents.

**Increased Foot Traffic:** The presence of office spaces will bring more people into the downtown area regularly, leading to increased foot traffic for nearby retail and service establishments, thus supporting local businesses.

**Tax Revenue and Sustainability:** The rise in commercial activity will result in higher tax revenues, which can be reinvested in public services, infrastructure

improvements, and other community initiatives. Additionally, by revitalizing the downtown area, we can contribute to a more sustainable city planning approach.

We assure you that our proposed development will align with the goals and guidelines of the Prosper Downtown Revitalization Program and that we are fully committed to creating a project that will contribute positively to the community and its vision for the future.

We kindly request your guidance and support throughout the zoning change process. If you require any additional information or documentation, please do not hesitate to contact us at the provided contact details.

Thank you for considering our letter of intent. We look forward to working closely with the Prosper Town Planning and Zoning Department to bring this project to fruition and contribute to the continued prosperity of the town.

Sincerely,  
Lamda Partners LLC  
Harisha Dodda  
Manohar Kunamneni