

# WHAT WE HEARD/WHAT WE DID

We heard community connectedness is a big part of what makes the Glens unique.

***SOLUTION: A key planning principle of ours is the incorporation of elements that foster social interaction. The new Glens neighborhood park, Social Loop will be public benefits open to the entire Glens community.***

We received questions around how the redevelopment of our property would impact overcrowding at Rolling Hills Elementary School.

***SOLUTION: The Junipers is an age-qualified, active adult (55+) residential neighborhood, which eliminates impacts to school enrollment and peak pick up/drop off traffic.***

We were told that neighborhood traffic and access are a concern.

***SOLUTION: An age-qualified, active adult (55+) community significantly decreases traffic impacts.***

We've heard your stories from past experiences and understand that fire and evacuation is a significant concern of our neighbors.

***SOLUTION: The Junipers proposes a secondary exit point for Glens residents in case of emergency.***

***In addition, we have added a well-respected professional wildland fire consultant to our design team to prepare emergency evacuation plans for both The Junipers AND the larger Glens neighborhood. The fire consultant is also looking at enhancements to the existing Glens fire evacuation ingress and egress, including identifying improvements for increasing public safety within the Glens neighborhood.***

We learned there is an interest in recreation opportunities. Residents shared with us that our property is the last opportunity for a neighborhood amenity or park.

***SOLUTION: We are focused on the incorporation of community-wide benefits into our plan. We are reserving 30% of the property for active recreation, public walking trails, open space and a new Glens Neighborhood Park. The new Neighborhood Park will be planned with public input through the City of San Diego's GDP process.***

We understand that some worry the redevelopment of our property has the potential to affect the existing character of the neighborhood.

***SOLUTION: We are committed to ensuring the plan for The Junipers is cohesive with the surrounding community's uses and lifestyle. To identify aesthetic preferences, a Community Character charrette was hosted in August 2017 to discuss five key categories: architectural style, slopes and fencing, streetscape, landscaping and monumentation.***

Homeowners living adjacent to our property shared with us their fear of possible impacts to privacy and views of the mountains to the east.

***SOLUTION: We are committed to providing generous setbacks and landscape buffers where possible. In our plan, we have exceeded the City of San Diego's minimum setback requirements between adjacent existing homes. We have also considered view impacts throughout the planning process. The homes planned for The Junipers are a mix of one- and two-story homes. The affordable housing building will be on the south-east end of the property and will not impact views the view of our neighbors.***

Neighbors shared their desire for The Junipers to integrate green space, respect existing natural topography, and incorporate different colors and architectural articulation to create streetscapes with visual interest.

***Solution: The Junipers is designed with a variety of product types and architectural styles, allowing for a range of floorplans and prices to meet the needs of the growing active adult market.***

During the planning process, many neighbors expressed a desire for a local and trusted builder to be chosen to build The Junipers community.

***Solution: Lennar's extensive experience in and around the Rancho Peñasquitos area and their long-time legacy of creating communities that are not only beautiful but also enrich local surroundings made them uniquely qualified to be the builder partner for The Junipers.***