

Dear Neighbor,

We'd like to thank the more than 200 neighbors who engaged in the conversation that led to our preliminary vision for The Junipers, a new, age-qualified (55+), active adult residential neighborhood of primarily single-story homes that incorporates community benefits for the entire Glens neighborhood. We appreciate the time and feedback that has been shared with us.

In June, the San Diego Planning Commission voted unanimously to approve that preliminary vision and our Community Plan Amendment Initiation request. While this was an important early milestone, we still have a lot of work to do.

We took the summer to round out our design team, clear brush and fire hazards, and conduct technical studies, including geotechnical and existing utilities. These technical studies have identified the site constraints and opportunities for our 114-acre property and now it's time to roll up our sleeves and start working on the design details for The Junipers. To get us started, we invite you to participate in a series of design charrettes, the first of which is slated for the evening of August 28<sup>th</sup>.

**Additionally, here are answers to some of the most Frequently Asked Questions:**

**Q: So, how does this process work?**

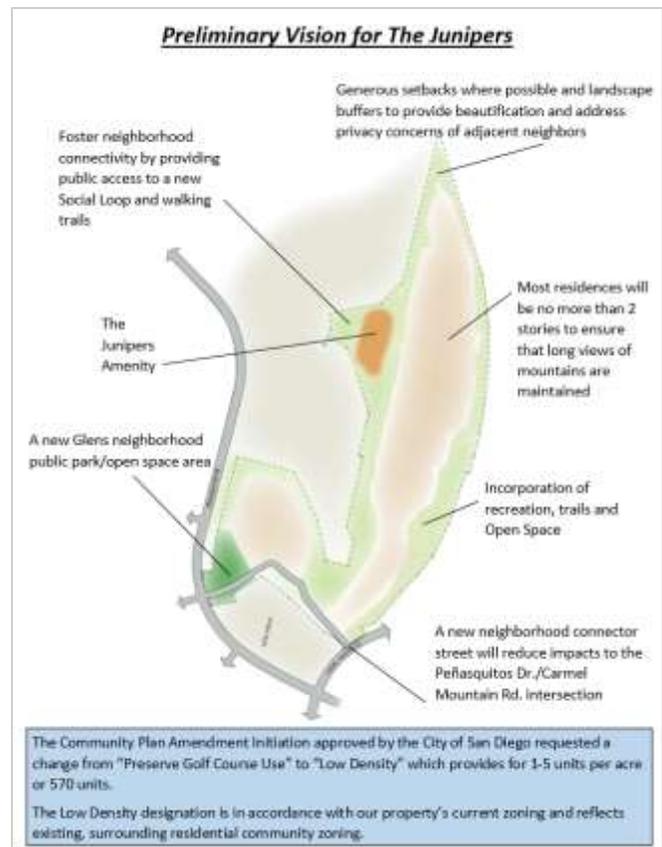
*With approval of our Initiation request, we now have the framework to begin land use planning. Our team, along with City staff, will evaluate different density and land plan configurations as directed by the City of San Diego and the required CA environmental review.*

**Q: What made you decide on a 55+ community?**

*Through one-on-one, small group meetings and an open house, we learned that school population and traffic are your big concerns. Your comments and suggestions, along with our marketing studies, led us to determine an age-qualified community is the right fit. Our age-qualified community eliminates impacts to school population and has a significantly lesser impact on traffic.*

**Q: As the owner of this land, what can we expect from 33North as our neighbor?**

*We pride ourselves on our commitment to transparency and communication (have you visited our blog?!). While others may have claimed to be listening, we really are. Every concern and idea we hear is evaluated by our team. By sharing the process and providing meaningful opportunities for you to participate, we're optimistic this can be a positive and productive experience for all of us.*



**Q: What opportunities will neighbors have to learn about the new plan and provide input?**

*We believe that the best way to create a land use plan is through diverse community engagement so ALL voices have the opportunity to be heard. Working along with our project team of leading, sustainable land use planners and design professionals, we will fill in the details of a land use plan for The Junipers based on market research, site constraints and opportunities, and your feedback and suggestions.*

In the coming months, we'll be conducting a series of design charrettes to get your input on key aspects of The Junipers. These will be interactive opportunities for our neighbors to collaborate with members of our design team. The three key areas of planning will be **Community Character**, **Neighborhood Circulation**, and **Neighborhood Parks**.

**Community Character**

We'll review the physical boundaries, and the constraints and opportunities of our property and discuss landscaping, beautification, architectural styles, monumentation and other community characteristics of the Glens that we should incorporate into The Junipers to complement the existing character of the neighborhood.

**Neighborhood Circulation**

Neighborhood Circulation will cover issues related to vehicular, bicycle and pedestrian travel and safety as well as neighborhood interconnectivity and trails.

**Glens Neighborhood Park**

We'll design a new neighborhood park and discuss what kind of amenities residents would like to see in the Glens.

**Charrette #1 – Community Character**

**Monday, August 28 from 7:00 – 9:00 p.m. at the Hotel Karlan.**

**Please RSVP on our website [www.connecttheglens.com](http://www.connecttheglens.com) or call (858) 609-9336 by Friday, August 25.**

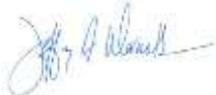
*To sign up for future charrettes, please email [Hello33North@gmail.com](mailto:Hello33North@gmail.com) or call us at (858) 609-9336*

If you're unable to attend in person, please provide comments and questions prior to the charrette via our website. All comments submitted will be incorporated into the discussion.

As we proceed, the website will be a valuable resource for staying informed and for upcoming opportunities to participate in the conversation. If you haven't already, please head to our website and sign up to receive email updates.

As always, if you prefer to meet in a one-on-one or small group setting, please email us at [hello33north@gmail.com](mailto:hello33north@gmail.com). Thank you again for your ongoing feedback and engagement. We look forward to working with you.

Sincerely,



Jeff Warmoth  
33North Partner



Max Frank  
33North Partner