



October 30, 2017

Dear Neighbor,

Over the last three months, our creative design team and you, our neighbors, have been hard at work!

Design Charrettes

Since our last letter in August, we hosted four design charrettes to get neighbor input on key aspects of The Junipers. That's 10 hours. 100 neighbors. 1,296 voting dots. 15 pages of hand-written notes. 26 exhibit boards. 276 cookies. 8 gallons of coffee. The design charrettes were a chance for residents to really dig into specific topics of concern and provide in-depth insight focused on three central planning areas: Community Character (8/28), a new Glens' Neighborhood Park (9/13 and 10/11) and Circulation (9/27).

The charrettes were interactive workshops facilitated by third-party experts and members of our team. Background information was provided, including how the Rancho Peñasquitos Community Plan referenced each topic, along with examples of existing neighborhood conditions and images of potential new neighborhood enhancements. Each attendee provided either written or verbal feedback, and in the Park Charrette, put their drafting skills to work by designing their ideal new neighborhood park for the Glens. We were in attendance as well to hear the questions and concerns firsthand in order to guide our creative design team through the next steps of preparing a comprehensive land use plan for our property and submitting an application to the City. A complete summary of each charrette, with workshop materials and presentations, is available on our website, www.connecttheglens.com.

FAQs now live at www.connecttheglens.com

Over the course of the past year, we've received lots of questions. We've consolidated the questions we can answer at this point in the process and have posted responses on a public Frequently Asked Questions (FAQs) page on our website. This allows everyone to view the responses at the same time, in a transparent fashion. The FAQs will continue to grow as we continue through the City review and approval process, so please email us if you have a question to add. While we aren't yet able to answer everything we've been asked, we will continue to work diligently to get the answers.

What's Next

Feedback from our community outreach, including the feedback we received from the design charrettes, the results of our technical studies and the direction we received from the San Diego Planning Commission have all been shared with our design team of land planners, architects, landscape architects, civil engineers, traffic engineers, environmental consultants, and acoustical consultants. The design team is hard at work on the land use plan and application to the City for The Junipers. Please join us on November 15th to see the latest plans for The Junipers. The community open house will be your opportunity to meet members of our team and provide feedback on our draft land use plan.

**Community Open House at the Hotel Karlan
November 15, 2017
Drop-in anytime between 4:30 pm – 8:00 pm**

Stay Informed at www.ConnecttheGlens.com
Contact us at Hello33North@gmail.com

Fire Evacuation

We've heard your stories from past experiences and understand that fire safety and evacuation is a significant concern of our neighbors. So, 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. In addition, the fire consultant will be looking at enhancements to the existing Glens fire egress, including identifying improvements for increasing public safety within the Glens neighborhood. The fire consultant will also identify fire safety best practices to incorporate into our plan for The Junipers.

As we proceed in the land use planning process, the website will continue to be a valuable resource for staying informed about our progress and for upcoming opportunities to participate in the conversation with us and with the City. 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. Thank you again for your ongoing feedback and engagement.

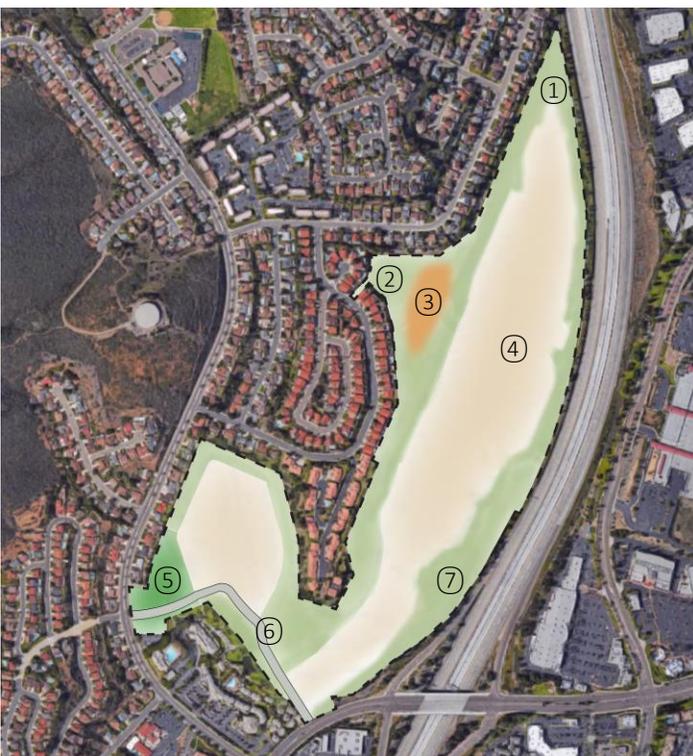
We look forward to seeing you on the 15th!

Jeff Warmoth
33North Partner

Max Frank
33North Partner

The Junipers

The preliminary vision for The Junipers is a new, age-qualified (55+), active adult residential neighborhood of primarily single-family homes that incorporates community benefits for the entire Glens neighborhood.



- ① Generous setbacks where possible and landscape buffers to provide beautification and privacy of adjacent neighbors
- ② Foster neighborhood connectivity by providing public access to a new Social Loop and walking trails
- ③ The Junipers homeowners' amenity
- ④ Most residences will be no more than 2 stories to ensure that long views of mountains are maintained
- ⑤ A new Glens neighborhood park, designed with community input
- ⑥ A new neighborhood connector street will reduce impacts to the Peñasquitos Dr./Carmel Mountain Rd. intersection and provide additional emergency access
- ⑦ Incorporation of recreation, trails and open space