



February 28, 2017

Dear Neighbor,

As part of our promise to keep you updated on the status of the redevelopment of the former golf course property, we want to share with you what we've learned from our community outreach so far, tell you what we've come up with based on your feedback and invite you to our Community Open House on March 15, 2017.

What we've done:

First, we introduced ourselves through a letter sent to approximately 970 homes in the Glens. (In case you missed it, the introduction letter is posted on our website.) We also established a website (www.ConnecttheGlens.com) which includes a blog and Frequently Asked Questions (FAQs).

In addition, we've met with 82 residents face-to-face through one-on-one and small group meetings, met with community stakeholders, such as school and public safety officials, and visited nearly 200 homes throughout the Glens.

Here's a glimpse of what we've learned:

- We heard how community connectedness is a big part of what makes the Glens unique. Connection is a value we share with you, so a key planning principle of ours is the incorporation of elements that foster social interaction.
- We learned there is an interest in recreation opportunities. Residents shared with us the view that our property is the last opportunity for a neighborhood amenity or park. We are looking at ways to incorporate community-wide benefits into our plan.
- We understand that some worry the redevelopment of our property has the potential to affect the existing character of the neighborhood. We are committed to ensuring the plan for our property is cohesive with the surrounding community's uses and livability.
- The residents we talked to told us neighborhood traffic and access are a concern. We look forward to sharing with you what we have learned from our studies conducted by professional traffic engineers, as well as our ideas on how to improve circulation.
- Homeowners living adjacent to our property shared with us their trepidation around possible impacts to their privacy and views of the mountains to the east. We are committed to providing generous setbacks, wherever possible, from our adjacent neighbors and to considering view impacts throughout our planning process.
- We received questions around how the redevelopment of our property would impact Rolling Hills Elementary School in relation to the potential for overcrowding. Many of our neighbors told us Rolling Hills is a "little gem" in the community and stressed that maintaining its small class sizes is very important.
- Many neighbors shared with us that they do not want high-density, rental apartments or three-story residential buildings.

Thank you for your valuable input. We've used your comments and suggestions, along with our technical and marketing studies, as the framework to craft our conceptual vision.

Our preliminary conceptual vision is for a new, age-qualified (55+) residential neighborhood of primarily single-story homes that incorporates community benefits for the entire Glens neighborhood.

**Come and learn more about our Vision
Join us March 15, 2017
Community Open House at the Hotel Karlan
Drop-in anytime between 4:00pm – 8:00pm**

The Open House is your opportunity to meet our team, learn more, ask questions and provide us your feedback on our conceptual vision. We invite you to bring with you images and clippings of places, architecture, landscape, activities and anything you think would complement the Glens neighborhood. You'll be able to add your suggestions to the Vision Board.

In the meantime, we continue to update the FAQs page of our website at www.ConnecttheGlens.com with questions we hear from you. This allows everyone to view the information at the same time, in a transparent fashion. To those folks with new questions, feel free to email us at Hello33North@gmail.com.

Thank you for taking the time to read this letter. We look forward to hearing from you over the course of the weeks and months ahead and to meeting you in person on March 15th.

Sincerely,



Jeff Warmoth
33North Partner



Max Frank
33North Partner