

REVITALIZING SOLANA HIGHLANDS

FACT SHEET

We're excited to be revitalizing the Solana Highlands apartment community and bringing a fresh, improved look to the neighborhood. Since 1998, we've updated the individual homes and shared facilities, but today's residents need something more functional, attractive and environmentally sustainable to fit their lifestyles.

Solana Highlands Revitalization Plans:

	1970s Plan	Revitalized Plans
Size (Acres)	13.0	13.4
Units	198	260
Total Bedrooms	317	380
Floor Plans	0 studio	12 studio
	87 one-bedroom	128 one-bedroom
	103 two-bedroom	120 two-bedroom
	8 three-bedroom	0 three-bedroom
Parking Garages	0	233
Parking Spaces Per Unit	1.57	2.02
Parking Spaces Per Bedroom	.98	1.38
EV Charging Stations	None	Available
Clubhouse	Outdated	More expansive
Pools	Undersized	Expanded with additional amenities

Improving The Community:

- Our goal is to create a wonderful Craftsman-style neighborhood that fits with the Solana Beach community character
- Based on community feedback to the 2014 draft plan, we've lowered building grades and eliminated or relocated buildings to protect view corridors, changed some three-story buildings to two-stories and moved the secondary driveway further from Fresca and closer to Stevens Ave
- The revitalized Solana Highlands will now also include 32 affordable apartment homes for seniors.
- Improvements
 - Better fit with the community character
 - Craftman-inspired design
 - Street-friendly view
 - Traffic flow improved to/from S. Nardo Ave.
 - More parking for residents and guests
 - More walkable and bike-friendly
 - More sustainable
 - Solar power
 - EV charging stations
 - Energy efficient lighting
 - Low water use landscaping
- H.G. Fenton Company is a local company, and we have been committed to creating quality places for people to live and work in the San Diego region for over 100 years



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KEY MODIFICATIONS OF THE 2018 REVITALIZATION PLAN:

- 1. LOWERED** – Grade elevation lowered 3-5 feet to open sightlines from the north on Nardo.
- 2. REMOVED** – One Bungalow building was removed to further open view corridors and to add usable open space.
- 3. MOVED** – Secondary driveway moved to where the main driveway is today and allows traffic to flow east to Stevens Ave.
- 4. AFFORDABLE** – 32 homes for low-income seniors with dedicated driveway access via Stevens incorporated based on the community's need.
- 5. LOWERED** – Grade has been lowered 17 feet and moved the building 35 feet further from the southern property line.
- 6. DECREASED** – Building heights reduced to two stories and grades decreased by 9 feet to reduce the impact on neighbors.
- 7. LOWERED** – Grades have been lowered 8-10 feet under the three-story buildings in the property's center.

-  BUNGALOW NEIGHBORHOOD
-  VALLEY VIEW NEIGHBORHOOD
-  LIFESTYLE NEIGHBORHOOD
-  CLUBHOUSE
-  AFFORDABLE SENIOR HOUSING

