

Would it trickle down to homeowners and local businesses? Would the banks and the stock market, or would it spread to other securities unless the banks were forced — forced — to start lending again and to

## Residential builders announced for Carlsbad master-planned community

Brookfield Homes, William Lyon Homes, D.R. Horton to build new neighborhoods

By JAN PERCIVAL  
Special to the Daily Transcript

Three residential builders have new homes coming soon at the first master-planned community to be built in Carlsbad since 2006. Construction continues on schedule toward a 2010 grand opening for new homes within the neighborhoods at The Foothills.

Builders **Brookfield Homes** (NYSE: BHS) and **William Lyon Homes** are framing model homes within the new master-planned community located off Cannon Road, just east of El Camino Real in Carlsbad.

**D.R. Horton** plans to begin construction in December for its model home complex.

Expected to open in February 2010 is Blossom Grove at The Foothills by William Lyon Homes. Offering 110 single-family Carlsbad homes with 1,992 to 2,840 square feet, three to five bedrooms, and two to three bath-

rooms, the one- and two-story homes are expected to be priced from the low \$600,000s.

According to Brookfield Homes, Rockrose at The Foothills will offer 101 new homes ranging from 2,116 to 3,167 square feet. The single-family detached homes will have three to four bedrooms and two to 4.5 bathrooms. With a sales center expected to open in January 2010, Rockrose pricing is anticipated to start in the low \$600,000s.

With an information center planned to open in January 2010, Alcía at The Foothills by D.R. Horton features 84 detached condominium homes with 1,747 to 2,052 square feet, three to four bedrooms and 2.5 to three bathrooms. Pricing is expected to start in the low \$500,000s.

For information on new homes for sale at The Foothills at Carlsbad, visit [www.FoothillsCarlsbad.com](http://www.FoothillsCarlsbad.com).

When completed, The Foothills will have 404 homes on 157 acres. A 2.6-acre residents-only Swim Club will include a resort-style swimming pool, children's pool, pic-

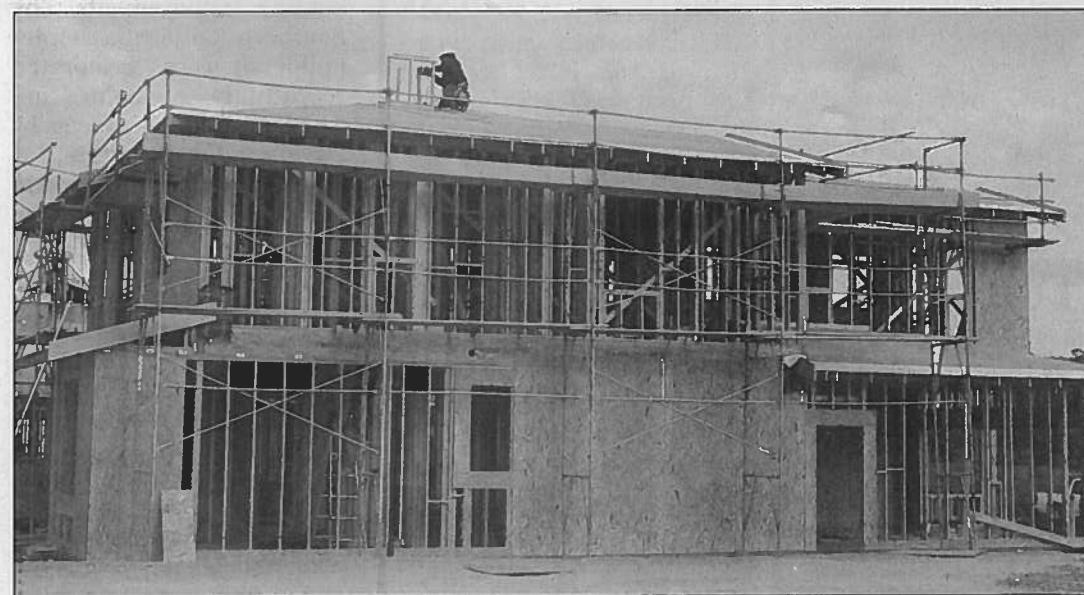
nic area with barbecues, paddle courts, grass playing areas and a yoga exercise circle.

Along with recreation center and neighborhood construction, Brookfield Homes will build several neighborhood pocket parks and a trail system at The Foothills. Across the street from the community, the Carlsbad Unified School District plans to break ground in 2010 on a new high school campus to open in fall 2013. Future phases are expected to include a fourth single-family new home neighborhood, a commercial office building and an RV storage facility. Another future amenity is a new 13.5-acre city of Carlsbad community park, planned as a lighted, multi-field soccer complex.

Nearly half of the property at The Foothills master planned community in Carlsbad will be preserved as permanent open space, providing a key connection to the city's habitat management program.

*Percival is owner of Scribe Communications.*

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Framing is under way at Blossom Grove at The Foothills in Carlsbad by William Lyon Homes.



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"Promoting education, collaboration and productivity, while elevating competency among San Diego's commercial real estate professionals"

### The San Diego CCIM Chapter Board of Directors Congratulates our chapter's New Designees

*The following professionals earned the CCIM Designation in 2009*

*Non-members not pictured: Magdy Badr, CCIM and Scott Sandler, CCIM*



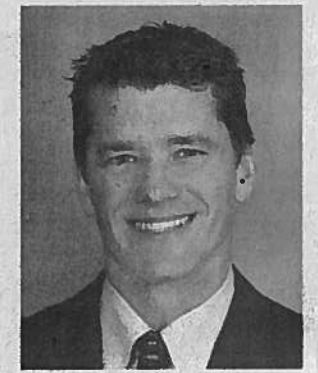
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San Diego Chapter has again been recognized by the CCIM Institute as a 2009 Chapter of Excellence.

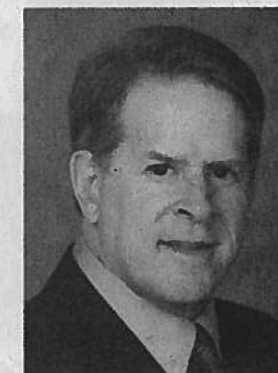


Congratulations to our Board, Committees and Members for the innovative and outstanding Chapter programs provided during the past calendar year!

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