

How to Contact Us

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Next Scheduled Meeting

Thursday, October 2, 2003
Church of Christ 670 Whiting Street.
6:30 PM.

Notices will be sent out two weeks prior to the meeting. Topics include: Whiting Street Sub-division Site Plan and Whiting Street Improvement Master Plan.

Purpose of Community Meetings

This newsletter is prepared to keep local residents and interested parties informed of project issues and status. The newsletter will be published after each Community Meeting. The newsletter will be sent to those attending the Community Meetings and neighbors who were unable to attend the meetings.

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WHITING STREET

PROPOSED DEVELOPMENT



Whiting Street Single Family Newsletter #2,

Grass Valley, California

September 2003



Next Meeting:

Thursday,
October 2, 2003
6:30 PM.
Church of Christ
670 Whiting Street
Grass Valley, CA



Whiting Street Improvement Master Plan

Review Process Moving Forward

The purpose of the Master Plan is to identify street alignment and calming measures for Whiting Street.

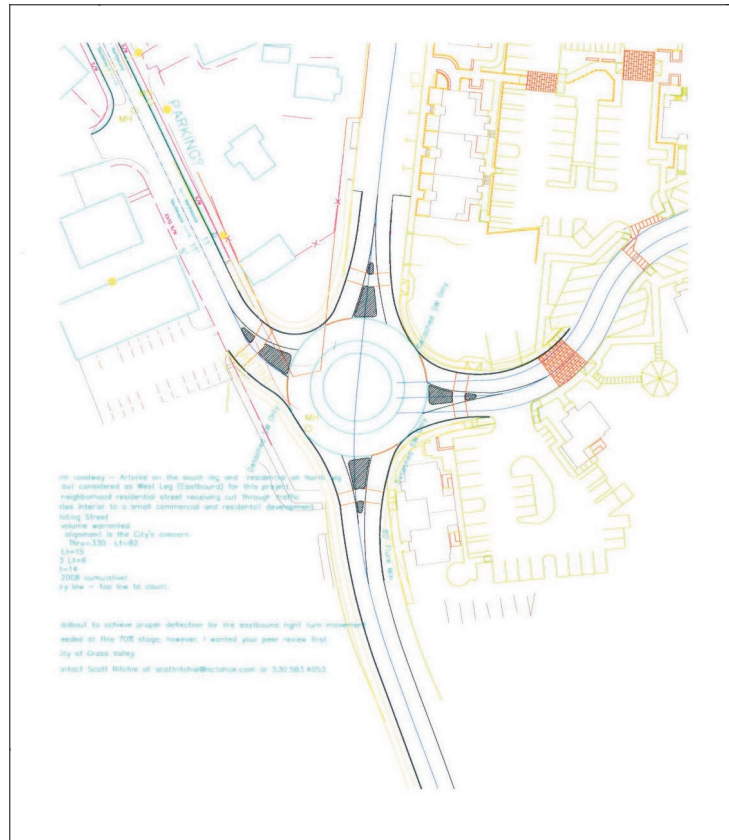
Scott Ritchie of LSC, Transportation Consultants presented the draft Whiting Street Master Plan. Scott identified the following goals for the Master Plan:

- Return Whiting Street to residential status
- Increase safety for pedestrians
- Substantially reduce cut through traffic
- Calm traffic to increase travel time along Whiting Street

Scott discussed a number of improvements from South Auburn to Empire Street. Starting at South Auburn the approved round about will significantly decrease traffic flows and slow speed of traffic entering Whiting Street. The improvement recommendations for Whiting Street include attached or separate sidewalks along both sides of street,



Traffic circle



small adjustments to existing street alignment, removal of the “ski jump” at LeDuc, installation of a 16.5 foot diameter traffic circle at LeDuc and Whiting Street intersection and modification to the Empire Street and Whiting Street intersection to restrict turning movement and slow traffic significantly. Whiting Street will also be signed “no trucks.”

Please see page for image of Street Improvements

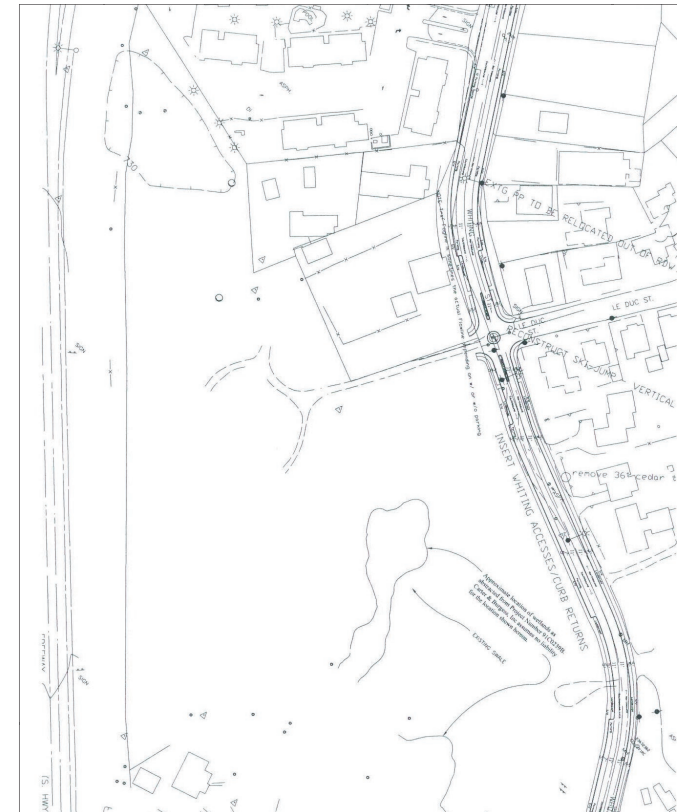
Scott asked attendees for their opinions and comments. Responses and questions from attendees centered on how the improvements would slow traffic and where specific improvements were proposed. Responses included:

- Maintain existing parking on the south side of Whiting Street between Joyce Drive and South Auburn.
- Determine if Caltrans would participate with the City to change the Empire/Whiting Street Intersection – existing Caltrans fence blocks vision.

Project Housing Objectives

Home ownership Goals – The lowest new home price in Grass Valley and Nevada City is \$275,000. The median home price is \$350,000. Thus, homeownership is not an option for many people in the area. Goals of the project are:

- Offer single-family homeownership under current market price.
- Build homes ranging from 1,100 square feet to 2,200 square feet.
- Work with City to offer homes to existing residents and employees of local businesses in area first.
- Avoid wetlands on the site.
- Preserve maximum trees possible on the site.
- Maintain residential character of Whiting Street



Proposed Street Plan

Site Plan Overview:

Alan Vail discussed site design for the project. A map showing the site characteristics was prepared for the meeting. Questions and comments were encouraged during the presentation. Responses were provided during the presentation.

The site includes approximately 0.40 acre of wetlands. The wetland study prepared by Ecorp Consulting identified the wetlands as marginal. The project will avoid the wetlands completely and provide a 50-foot buffer around the wetlands. The site includes a large number of trees. The arborist study identified trees by type and size. The Arborist identified significant Valley Oak and Cedar trees located on site which should be saved.

Sewer, water and drainage studies have been prepared for the project. Adequate capacity is available for all public services to support the project. Sewer connection may be made at the pump station near the project. Drainage will flow to facilities under the freeway and water supply can be connected to along Whiting and at the western end of the property.

Entrance to the project will be at two locations. The driveway locations have been selected so automobile lights will not impact neighbors across the street. The streets will all be private.

Density & Design

The current site zoning allows for over 120 units to be developed on the property. However, the philosophy of the developers looks first to the quality of the housing and allows for open common space amenities to create a very livable community. The site plan will involve clustered single family detached homes, one and two story units on small lots. Sizes will range from 1,100 square feet to 2,200 square feet planned as owner occupied units. A Home Owners Association will be created for street and landscape maintenance purposes. Approximately 70 to 75 units are currently proposed. The first opportunity to purchase will be given to local Grass Valley families and employees of local businesses.

A proposed site plan will be provided for comments at the next community meeting as discussions continue regarding open space, setbacks, parking, circulation, entrances and exits from the site.

Report on Community Meeting # 2 August 25, 2003

The second community meeting was held on Monday, August 25th at Church of Christ at 670 Whiting Street. The purpose of the meeting was to present the Whiting Street Improvement Master Plan and to review site opportunities and constraints of the subdivision design.

Questions and comments from the attendees included:

- What will the housing look like along Whiting Street?
- How does the cluster plan work, is this like duplexes?
- How many houses are you talking about?
- Approval of the idea of market rate housing on the site for local families.
- Will the project use Joyce Drive as an access point?
- How big are the houses?