

WHITING STREET

PROPOSED DEVELOPMENT



Grass Valley, California

August 2003

Produced by Whiting Street Associates, LP



Homeownership Goals

The lowest new home price in the Grass Valley and Nevada City area is now \$275,000. The medium home price is \$350,000. Thus, home ownership is not an option for many people in the area.

Goals of Whiting Street Associates, LP

- Offer single-family home ownership under current market price.
- Build new homes ranging from 1,000 to 2,200 square feet.
- Preserve wetlands on site.
- Protect the maximum number of trees possible on site.
- Offer new homes to existing residents and employees of the area as a first priority.
- Continue to maintain the residential character of Whiting Street.

Eyes on New Development

The first community meeting was held on Thursday, July 10th at Church of Christ at 620 Whiting Street. The purpose of the meeting was to listen to neighborhood concerns about traffic along Whiting Street and present an overview of the project objectives.

Scott Ritchie of LSC initiated the discussion with an overview of his duties as the City's Traffic Consultant and his view of existing conditions along Whiting Street. Neighbors attending the meeting identified the following concerns:

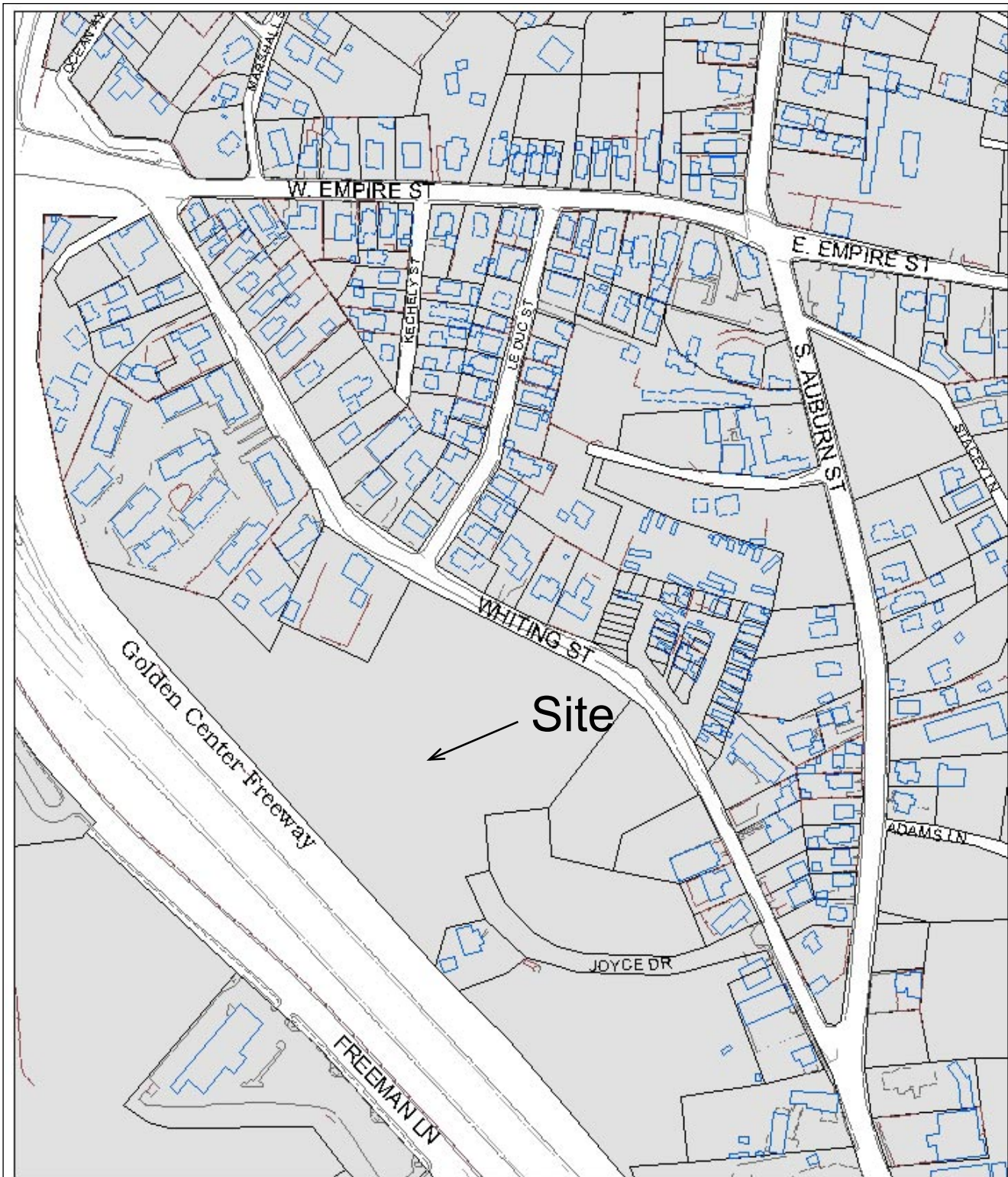
Issues

- Cut through traffic has increased and is not desired by residents. This includes big rigs.
- Traffic speed is too high.

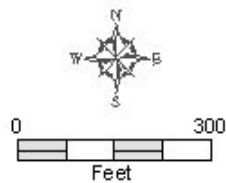
continued on page 3



Traffic circle



The City of Grass Valley assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Before making decisions using the information provided on this map, contact the appropriate City of Grass Valley Department to confirm the validity of the data provided, July 2003.
Data Source: Nevada County GIS Division



Legend

- Parcel Boundaries
- Structure
- Fence

Whiting Street is a proposed market rate detached housing project. The project is located on 8.5 acres at 624 Whiting Street. The project is in initial concept development stage.

Whiting Street Master Plan

The Whiting Street Housing project has funded a study by the City of Grass Valley to recommend improvements for Whiting Street. The Master Plan is intended to identify and improve traffic issues along Whiting Street. The Master Plan will identify potential street and traffic calming solutions and recommend alternatives to the City of Grass Valley for their adoption. The Master Plan is being prepared by Scott Ritchie of LSC.

The traffic consultant said that his preliminary assessment included the possibilities of some of the following recommendations:

1. Realign the Empire and Whiting Intersection to decrease width at the intersection. The current alignment allows too much speed at the turning point onto Whiting Street.
2. Realign Whiting Street immediately north of LeDuc to provide a clearer view of the street.
3. Construct a traffic circle at the LeDuc and Whiting intersection. This will slow down traffic at the intersection.
4. Realign Whiting along project frontage to provide better sight and back-out capability.
5. A proposed roundabout at South Auburn and Whiting will eliminate most of the cut through traffic on Whiting Street.
6. Post Whiting Street as “No Truck Traffic.”
7. Establish sidewalks to increase pedestrian safety.



Example of residence that demonstrates a successful relationship with sidewalk and street

continued from page 1

- It was suggested to implement a No Truck Zone for Whiting Street.
- Congestion at the Food Ministry Building – M. W. F. 1-3 PM.
- Food Delivery trucks are having back up problems (M. W. F. 1 to 3 PM).
- Parking along Whiting Street around the Food Ministry is a problem.
- A utility pole at the property line of the Food Ministry Building is blocking site distance.
- The intersection of W. Empire and Whiting is dangerous.
- Some residents want sidewalks, others do not.
- Safety of children and elderly because of lack of sidewalks.
- Driveways on the northeast side of Whiting and south of LeDuc have grade issues and back up problems.
- Vegetation within road right-of-way causes visibility problems. Some form of vegetation control needs to be instituted.
- Some people want to see the site developed so surrounding values will go up.
- City does not respond to complaints by residents.
- Whiting Street is not on City improvement list.
- No speed bumps.

Purpose of Community Meetings

A series of communities meetings are being held with local residents. The meetings discuss neighborhood concerns during the pre-development phase of the project.

This 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

How to Contact Us

Rick Kerr,
Whiting Street Associates, LP
916.965.5100

Alan Vail,
Whiting Street Associates, LP
916.961.5000

Andy Casano,
Nevada City Engineers
530.265.6911

Scott Ritchie,
LSC Transportation
530.583.4053

Next Scheduled Meeting

August 25, 2003
Church of Christ
620 Whiting Street
7:00 PM

Notices will be sent out two weeks prior to the meeting. Topics include: LSC Whiting Street Master Plan review and housing design principals.