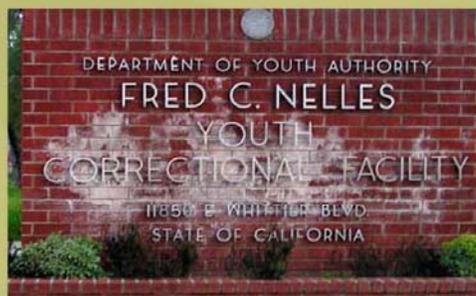


# COMMUNITY MEETING



Lewis Group  
of Companies

## FRED C. NELLES COMMUNITY MEETING

### PUBLIC COMMENTS PACKAGE

FROM THE MEETING OF MARCH 17, 2005

## Table of Contents

- 1) Meeting Description and Purpose
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- 3) Results from Community Input
- 4) Raw Data As Received at the Community Meeting
- 5) PowerPoint Summary from Community Meeting

## 1. MEETING DESCRIPTION AND PURPOSE

On March 17, 2005 there was a community meeting held to discuss the redevelopment of the Fred C. Nelles Juvenile Correctional Facility and receive input from the residents of Whittier and the general public. The meeting was adequately noticed by use of such media outlets as local newspapers, television advertisements, and signs. It was held at the Radison Hotel in Whittier, and there was an estimated 200 to 250 people in attendance. The community meeting began with a brief PowerPoint summary presented by the City, and Brookfield Homes. Following the presentation, six stations were revealed which included the Site History, The Property, Objectives and Goals, The City Process, The Development Team, and Community Input. The stations were designed for formal and informal input where the public can review and discuss the presentation of information.

At the Community Input Station members of the public were asked to fill out a card or discuss with a representative what their development preferences for the site are and any questions, concerns, or comments they might have regarding development. The results of the public input are in the following sections 3 and 4 of this report.

## 2. METHODOLOGY

At the Fred C. Nelles Community Meeting on March 17, 2005 there were 6 stations that allowed members of the community to be able to give their input regarding their Development Preferences, Concerns, and any Questions or Comments they may have on the redevelopment of the site. Once this information was collected it was organized into a spreadsheet. Of the 115 individuals that gave their comments, there were 312 responses toward what should be done with the redevelopment of the Nelles facility. Of the 115 Concerns or Comments, there were 115 individual responses. The results were then counted and placed in chronological order of what was most important to members of the public in attendance at the community meeting

### 3. RESULTS FROM COMMUNITY INPUT

#### FRED C. NELLES COMMUNITY MEETING PUBLIC COMMENTS

From the Meeting of March 17, 2005

Written and Verbal Development Preferences

<b><u>Development Preference</u></b>	<b><u># of comments</u></b>	<b><u>%</u></b>
Residential	134	42.95%
Restaurants	50	16.03%
Medium Sized Chains	43	13.78%
Class A Office	27	8.65%
Parks/ Community Centers/ Museums	25	8.01%
Medical	11	3.53%
Regional Mall	7	2.24%
Big Box	6	1.92%
Industrial	5	1.60%
Schools	3	0.96%
Parking Structure	1	0.32%
<b>Total</b>	<b>312</b>	<b>100%</b>

FRED C. NELLES COMMUNITY MEETING PUBLIC COMMENTS

From the Meeting of March 17, 2005

Written and Verbal Concerns Regarding Development

<b><u>Concern/Comment</u></b>	<b><u># of comments</u></b>	<b><u>%</u></b>
1. No Wall Mart, Big box, or Strip mall	28	24.35%
2. Traffic & Impact to Surrounding Land Use Compatibility	27	23.48%
3. Well-Planned Community	23	20%
4. Historical Preservation	14	12.17%
5. Consideration for a Range of Housing Types	13	11.30%
6. Public Safety-Crime Considerations	5	4.35%
7. Consideration of Property Values	4	3.48%
8. Employment Uses	1	0.87%
<b>Total</b>	<b>115</b>	<b>100%</b>

#### 4. RAW DATA AS RECEIVED AT THE COMMUNITY MEETING

##### FRED C. NELLES COMMUNITY MEETING PUBLIC COMMENTS

From the meeting of March 17, 2005  
Written and Verbal Preferences

Affiliation	Development Preference	Concerns	Questions / Comments
"Ideal Medical Building"			
American Legion			
Architect	Town Homes, Condos, Single Family, Class A Office, Restaurants, Medium Size Chains		
Arco Printing			
Assemblymember Rduy Bermudez	Town Homes, Single Family, Class A Office, Medical, Restaurants	Balance development for office/professional building and residential.	Utilize opportunity to create viable economic presence with low-income town homes and single family homes.
Bluebird Art House	Community Art District, museum (i.e. LACMA), public gardens, nothing that would take away from the Uptown businesses.		
Board Member / Crepes and Grapes Café	Single living housing, mom & pop business, no big box businesses, a section developed for youth / youth center, family housing.		
Board Member, Los Nietos School District			At some point in your planning process, Los Nietos School District administrations should be included as stakeholders.
Board of Directors, Whittier Chamber of Commerce			
Bright Medical	Town Homes, Class A Office, Medical, Restaurants, gated community, open air mall, Costco, Movies, Walkway for Pedestrians	No Strip Malls	need to take advantage of the proximity of the hospital for medical office space
Business / Property Owner			
City Task Force Member (Greenway Trail)			
Crystal Marquis / Whittier Uptown Association	Condos, Single Family, Book Store	No Walmart, No apartments	Housing & development of Philadelphia Corridor
Cultural Arts Commission of Whittier Cultural Arts Commissioner	Single Family	To consider the historical and cultural aspects of the city	For commercial or industrial development I would like to see a Borders/Barnes & Noble, or other literary businesses established. Also, a high end housing development would benefit the community rather than low income housing.
DRB, Whittier			
First Love Calvary Chapel			
Former Whittier City Council Candidate Home Owner	Apartments, Manufacturing, Medium Size Chains, Movie Theater, Mel's Diner		Public attraction at site such as aviary at Heritage Park, Santa Fe Springs. Perhaps a Whittier Arboretum.
Home Owner			
Home Owner			
Home Owner			
Home Owner	Class A Office, Mom & Pop, Restaurants, Medium Size Chains, 24 hour fitness, Applebees, Trader Joes, Lowes, For Sale Town Homes & Condos.	No Wal-Mart, For Sale Product Only, Make it match local fabric. Increase in traffic on Whittier Blvd. Job creation for locals, this great asset should be used to generate economic development and wealth for locals.	Post the timeline on a website, other materials too.

Home Owner	Single Family	That you go in the direction of upscale - whether it is housing or business.	
Home Owner	Single Family, Restaurants, Park Land	Too dense population in the area already. We don't need further development. We need open spaces. Traffic is an issue now.	If SFR homes are going to go in then would consider larger lots instead of more houses no smaller lots. As PUD's new housing in the area would only add to the traffic situation. Also concerned about toxic waste disposal.
Home Owner	Upscale Townhomes, Single Family, Restaurants	No Wal-Mart, No Apartments	
Home Owner / Business			
LA County Sheriff's Dept.	Single Family, Mom & Pop, Restaurants	No Apartments	
LASD	Condos, Single Family	The sewer is not big enough.	
LASD	Town Homes, Single Family	I do not want commercial & retail, traffic is a big concern. Also it will create more trash in the area.	
LASD	Single Family		
Library Trustee		Would like to see consideration for community meetings and programming	Would like to see some consideration for facilities for learning opportunities.
Neighbor			
Neighbor	Parking Structure	No Apartments	No apartments. Whittier Residents have some kind of preferential treatment notice prior to any new info being released to other neighborhoods
Neighbor			
Neighbor / Home Owner	Town Homes, Single Family, Class A Office, Medical, Restaurants, Medium Size Chains, School	Concerned about potential for big box stores and medium chains and traffic (additional) to existing residents who are surrounding the facility. Would like to keep residential on backside of Balfour & Reichling isolated to additional thoroughfares.	Where will kids in new housing go to school? Should consider school for area instead of retail focus -- no tax revenue but this is what community needs.
OCSD	Single Family		
Oralingua School	Schools, ESP Preschools, Open space for recreation, Possible Elementary depending on new population	Traffic, traffic, traffic	What sorts of school facilities will be part of the plan? Please keep us informed of planning. We have strong backing for a possible capital campaign for our school and we would like to work with the city of Whittier on this site.
Palm View Christian School			
Parks & Recreation Commission			
President, Whittier Uptown Association			
Private Owner	Restaurants, Medium Size Chains, Community Centers, Chain Restaurants		
Rasmussen Iron Works, Inc.			
Rasmussen Iron Works, Inc.			
Rasmussen Iron Works, Inc.			

Realty Executives			
Relative of Resident			
Resident	Restaurants / single family housing, movie theater	Absolutely no apartments	
Resident	Town Homes, Single Family, Restaurants, Medium Size Chains	Construction	I would like to see a Koo Koo Roo, Coffee Bean and Jamba Juice, and Barnes & Noble.
Resident	Youth Sports Complex / some retail	Whittier Blvd. and the surrounding streets cannot handle anymore traffic than already. We have got to see what the new Whittwood development is going to do to the surrounding.	Whittier lacks proper sport facilities for the youth in the community. Considering that Whittier is not free way accessible it forces all traffic to the residential streets. Uptown needs a make over where we can accommodate retail and support local retailers that have been in Whittier.
Resident			
Resident		Overbuilding of the local schools, increase in crime	I would not like to see a Wal-Mart on the development site but would favor a 24 hour fitness, Barnes & Noble, housing for young professionals, more single family, condos & townhomes rather than apartments.
Resident	Single Family	Don't want big stores like Wal-Mart. No apartment buildings	I live in a dead end by fence and my kids play outside. I will like to keep it like that. It is safe for the kids to play. I would like my street to stay a dead end.
Resident	For Sale Town Homes & Single Family, Restaurants, Medium Size Chains, Coffee Bean, 24 Hour Fitness, Barnes & Noble	Traffic Congestion; Impact on School District	Please NO: Sam Walton Companies (Sam's Club, Wal-Mart, etc.), apartments. Would love something like Downtown Brea.
Resident	Single Family, Restaurants, Medium Size Chains, Parks & Recreation. NO Apartments or Big Box	I would like for traffic not to increase on Sorensen. I would like a stop or light signal at Sorensen and Havenwood. I would like Sorensen widened to accommodate more traffic. Put a right turn lane for access to Whittier Blvd.	Will there be more access streets? On the South and Eastside of the property or will Whittier and Sorensen be the only access streets. Will there be an increase in foot traffic to warrant a cross walk? Will the houses be right next to the Elementary School (Palmview)?
Resident	Town Homes, Condos, Restaurants, Medium Size Chains, Chili's, Elephant Bar, Claiim Jumper		Condos for under 300k for young couples to move to the city. No more drug stores, no apartments.
Resident	Town Homes, Condos, Single Family, Restaurants	No Apartmmnts, No Big Box Stores	
Resident	Town Homes, Single Family, Restaurants, Medium Size Chains		Where is Gloria Molina?
Resident			
Resident	Single Family, Medical, Museum, Park/Recreation Area	I do not want a low housing development complex, that raises crime levels and gang activity	I work for Presbyterian Hospital and own 2 houses in the City of Whittier. I would like to possibly see medical offices with garden or park like settings or museum and recreation area sharing the history.
Resident	Museum or facility tours, park area	I do not want a low income housing unit. It raises crime levels, vandalism, and gang activity.	The buildings should be opened to view history. They are historical architecture and should be preserved.

Resident	Single Family	I am concerned if they build apartments, the property value of my house is not going to be enhanced. Building commercial will the community be more messy than what it is today?	Keep some of the trees.
Resident			
Resident	Single Family		No Apartments.
Resident	Hold on or incorporate the historic buildings into the plan		Is the site going to be subject to eminent domain if it is development. Has the developer been selected already? Does the site fall with in the city or county boundary?
Resident	Class A Office		How much funding will come from the city and county funding sources? How will this affect residents' taxes (utility and property)?
Resident	Restaurants / single family housing, movie theater		No apartments
Resident			
Resident	Single Family, Class A Office, Medium Size Chains	Since we share a fence with the property we are concerned about privacy and safety.	
Resident	Coffee Bean, Jamba Juice, Koo Koo Roos, Town Homes, Single Family, Medium Size Chains, Restaurants	No Wal-Mart	Would like to see senior housing.
Resident	Restaurants, Medium Size Chains	I live facing Whittier Blvd., 2 blocks from site. I'm concerned with overcrowding if housing is there. No revenue coming in for City.	
Resident of City of Whittier for 55 Years	Large Retail stores, i.e. Robinsons May, Nieman Marcus	Don't want a lot of small stores, only if they fit into community. Stores that cater to upper middle class, restaurants which are ethnic	Don't want residential area, can't go with offices of any kind, lets bring in class.
U.S. Coast Guard	Town Homes, Condos, Single Family	No Apartments	More residential dwellings
WAYS			
Whittier Alumni Association, Whittier Chamber of Commerce	Develop and clean up Whittier Blvd. to 605 and up Philadelphia and Uptown		
Whittier Area Youth Soccer	Preserve playing fields at the site for city youth sports. Have a Fred C. Nelles memorial sports complex.		
Whittier Area Youth Soccer			
Whittier Chamber of Commerce			
Whittier Chamber of Commerce	Spaghetti Factory, Soup Plantation, Whittier Museum to move to one of the old buildings		
Whittier Chamber of Commerce			
Whittier Citizen	Big Box, Restaurants, Medium Size Chains	I am concerned that the historic buildings will not be preserved.	My father was employed there for 35 years. I spent my childhood on the grounds of Nelles.
Whittier Citizen			
Whittier College	Affordable town homes, condos, Small Class A Offices, Medical, Mom & Pop, Restaurants, Medium Size Chains, bookstore, No Big Box	Needs to involve affordable housing for people who are not yet seniors	Needs to include open space, save trees to a degree if possible.

Whittier College	Apartments, Town Homes, Condos, Single Family, Restaurants	I would like to see nice affordable housing / apartments. I will be moving off-campus next year and will like to live in a decent apartment.	Whittier doesn't need anymore big grocery stores or Kohl's / Home Depot's. Go for housing and small restaurants!! Anything aesthetically pleasing.
Whittier Conservancy			very impressed with the display / presentation, very excited about the historic.
Whittier Conservancy			
Whittier Conservancy			
Whittier High Alumni Association	Town Homes, Class A Office, Medical, Mom & Pop, Restaurants, Medium Size Chains	Yes, concerns about saving historically significant resources. Who decides which to save?	
Whittier High Alumni, Historical Society	Bookstore (Barnes & Noble), Starbucks		
Whittier Historical Museum			
Whittier Historical Society			
Whittier Historical Society	Parks, Youth Athletic Fields	Preservation of historic sites and trees	Density of development; relation and cooperation with neighbors, especially in nearby unincorporated LA County, Uptown and Whittier College
Whittier Historical Society			
Whittier Historical Society and Museum Director			
Whittier Historical Society and Museum Director			
	Theatre		
	Coffee Bean, Jamba Juice, Koo Koo Roos, affordable housing for seniors	No Big Box - No Wal-Mart	
	No Apartments		
	Town Homes, Medical, Mom & Pop, Restaurants	That development be integrated with Greenway Trail and Philadelphia be developed as pedestrian way to Uptown.	Site should be developed as stand alone community with several types of housing and small scale community businesses.
	Town Homes, Condos, Single Family, Class A Office, Restaurants, Medium Size Chains, a bookstore would be great.	Some housing should be affordable so young families can stay in Whittier. Retail should not duplicate what is already here, e.g. Sav-On, Fast Food. I hope the buildings are not spanish style (stucco, red tile roofs), but more consistent with or complimentary to historical Whittier architecture.	
	Single Family	Will the amount of new houses affect the utilities like water and electricity?	I will really enjoy having single family homes because it is a great area close to working areas like downtown LA.
	Clean up existing debris and weeds in the meantime.		What impact will the development have on the local school districts.
	Light industrial, commercial, chain restaurants, single family, No high, medium density housing. No apartments, condos, townhomes.	Increased traffic, noise, crime. What about impact on schools, fire & police. Site would be a good location for new Police Station. This should be a required part of the project.	Clean up stater bros in the process. Opening Whittier Blvd. to three lanes on both sides with left hand turn signals at all intersections to the freeway and redesign Sorensen & Magnolia Blvd. (exit out of marketplace is terrible). Fix Hadley & Whittier Blvd.
	No Strip malls, housing, retail, book store		

			More housing means more children. The community is going to need a school! This will keep the bus traffic out of our neighborhoods, most important the children will be close to home. Also Community Parks, youth & retirement centers. Thank you.
	Schools, Youth Center, Park		
	Town Homes, Single Family Restaurants, Theater		
	Open air mall (i.e. the Grove), mixed housing		
	Single Family, Restaurants, Mom & Pop	I don't like to see big chain stores like Wal-Mart or K-Mart because of traffic concerns	Please build a book store. We don't have one in Whittier!
	Gated Community and open air mall		What impact will the development have on surrounding homes and businesses
	Single Family, Industrial, Medical, Medium Size Chains	No Wal-Mart. Traffic on Sorensen is already a Freeway. We don't need additional traffic.	
	Town Homes, Single Family, Restaurants, Green Belts	No Commercial	
	Single Family, Green Belts	No more grocery stores.	Concerned with flow of traffic on Sorensen. Is the street going to be widened or diverted traffic off of Sorensen. Will the residents on Sorensen still be zoned R-1 or will they be zoned R 2? What is the start / completion date. What percentage will be homes vs. business?
	Keep part of the historical part as a museum / park. More parking for Pres. Hospital. Stores & restaurants. Public gardens that can be used for meetings and weddings etc.		No Housing, schools are already packed...no more traffic.
	Class A Office, Restaurants, Retail Food Store (high end, i.e. Wild Oats or Fish Market)		
			Today how many homes does the Lewis Group plan on putting in the area? Since this is part of the commercial manufacturing spine for the Freeman Project why are we even talking about putting homes in?
	Community Center, restaurants, Olive Garden, Red Lobster, upscale housing / townhomes / gated community		Keep cul de sacs closed in neighborhoods
	Affordable single family homes. Houses built on larger lots so they have yards, etc.		Clean up existing debris and weeds in the meantime.
	Barnes & Noble, Spaghetti Factory, Soup Plantation, Sears, Travel Agency		clean up the landscaping at the Post Office
	Single family homes, open market / mall		Currently live in a cul de sac and don't want street opened up...no traffic going through neighborhood.
	Single family homes, open market / mall		Currently live in a cul de sac and don't want street opened up...no traffic going through neighborhood.
	Medical, Mom & Pop, Restaurants, Theater		
	Restaurants / businesses / flower shops, gift shops, boutiques, public gardens, community center for meetings, weddings, celebrations, etc., allow access to the site for filming, open air shopping area with restaurants with out door seating, gazebo for weddings etc., easily accessible to the public. Plant lots of trees, flowers, gardens, mulberry trees.		No gated communities. Concerned with traffic off of Sorensen. Current traffic situation around schools.

			Will the next meeting or can the next meeting be at the site. Would you consider having one of the future meetings on the site?
	Single Family	No Big Box Stores, No industrial, no manufacturing, no condos.	Cul de sacs? Will they remain as they currently are? Strong like it to remain as is due to speed issues and safety.
	Apartments, Mom & Pop retail, Restaurants		
	Apartments, Town Homes, Condos, Class A Office, Medical, Mom & Pop, Restaurants, Medium Sized Chains	Preservation of historic buildings if practical, preservation of large trees	Some nice stores please, Kohl's...NO Costco.
	Single Family, Class A Office, Medium Size Chains		
	Single Family	No Apartments, No Schools	
			Both sides of Whittier blvd. from Sorensen to Washington should be considered for redevelopment.
	Movie theaters or restaurants		
	Town Homes, Condos, Single Family	What will it do to the schools?	Do not open the street of Bexley Drive. Keep the flow of traffic on Main Street.
	Redesignate surrounding residential properties as part of the City of Whittier.		Is there going to be an effort to save some of the trees on the property.
	Single Family, Restaurants		Will County have enough capacity for sewers for site?
	Single Family	Traffic is a big concern. It is a good idea to have single family homes instead of Restaurants and Stores.	Please NO Apartments.
	Town Homes, Single Family, Class A Office, Mom & Pop, Restaurants, Medium Size Chains, Gas Station	Apartments would not be good for this community. Too many transients.	No Wal-Marts or Big Box Stores.
			Will there be any room for recreational activities
	Industrial	Industry & Housing	
	Town Homes, Condos, Mom & Pop, Restaurants, Bookstore	The need to preserve the historical buildings and incorporate into the new development	With the hospital next door, and the site at the back of Philadelphia (the entrance to our Uptown) this development needs to support both.
	Single Family, No Apartments, No Commercial, No Big Box, No Medium Size Chains, maybe some mom and pop, and maybe restaurants.	Are the walls going to be torn down? If so will new walls be built?	Build a park with enough space to rollerblade. Please don't build a large store (Target, Albertsons, etc.)
	Town Homes, Single Family, Class A Office, Medical, Restaurants, Parks, Green/Open Space	Increase in traffic on surrounding streets. Adaptive reuse of existing notable buildings. Not reducing design standards to facilitate revenue stream. I don't think we need to. We absolutely need a bookstore! No Wal-Mart/Costco type Big Box stores. Develop the site with a unique identity so that it relates to Whittier and doesn't look like everywhere else.	Uptown is just now beginning to do better. We would hope that any commercial business would not compete with the specialty retail in Uptown and coming to Uptown.
			Concerned with the area's peace and quiet. The development of a lot of houses may change the environment. Will the amount of new houses in the area change the utilities (currently having sewer problems). By adding more water will it increase the amount of pressure on the system? Send a developer to check out the sewer / water leak situation.
	Town Homes, Condos, Single Family	No Wal-Mart, No Apartments	
	30% retail 70% housing		

			Adult Housing with grounds around it for walking, etc. The present adult housing in Uptown Whittier has only city streets to walk on with no benches.
	Town Homes, Condos		
	Condos, Single Family, Restaurants	Increased Traffic on Sorensen	No Wal-Mart or Target
	Town Homes, Single Family, Restaurants	The preservation of historic buildings and the trees.	No Wal-Mart! Pier 1 Imports, Sams Club, No Apartments, no strip mall. Both sides of Whittier Blvd. from Sorensen to Washington should be considered for redevelopment.
	Town Homes, Condos, Single Family, Class A Office, Big Box, Medium Size Chains		
	Single Family, Restaurants	More traffic!	
	Some sort of memorial or art that represents what was there in the past.		What is going to be done to enhance the community around the site.
		What happens to the historical building?	How will the existing neighborhoods be impacted? Will eminent domain be a factor?
	Single Family	Increase of traffic, more trash, big corporations such as WalMart, Costco, Target, Kohls, etc.	Develop speed bumps and or stop signs
	Condos, Restaurants, Medium Size Chains, Bookstore.	Traffic, Parking	Walking Paths
	Apartments, Class A Office, Medium Size Chains	Over crowded	No Bars
	Town Homes, Single Family, Class A Office, Quality Big Box, Mom & Pop, Restaurants, Medium Size Chains, Major Book sellers / Music (Tower, Barnes & Noble)		Refurbishing of retail on Whittier Blvd. Between 605 and Nelles is a must.
	Single Family Only!	Clean up the broken branches and weeds. Townley Drive is presently a quiet cul de sac. The residents on this street want to keep it this way.	Need a bookstore in Whittier.
	Town Homes, Condos, Class A Office, Big Box, Mom & Pop, Restaurants, Medium Size Chains	Maximize economic value.	

## PowerPoint Summary from Community Meeting

# COMMUNITY MEETING



Lewis Group  
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# FRED C. NELLES COMMUNITY MEETING



- ▶ Thank You for Coming
- ▶ City of Whittier
- ▶ State of California
- ▶ Development Team
- ▶ Community Team (That's you!)

INTRODUCTION



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## WHY ARE WE HERE?



- ▶ Nelles Correctional Facility has closed
- ▶ State is negotiating to sell the property to the City
- ▶ City has selected a developer to redevelop the site
- ▶ We need community input!



YOUTH CORRECTIONAL FACILITY CLOSES  
Last Ward Leaves May 27, 2004

TONIGHT'S PURPOSE



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# PURPOSE OF TONIGHT'S MEETING

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- ▶ Initial opportunity for public input
  - Your input is important
- ▶ Exchange information
- ▶ Better understand site issues
  - History
  - The Property
  - Objective and Goals
  - The City Process
  - Development Team



TONIGHT'S PURPOSE



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# STATION 1: SITE HISTORY



- ▶ Learning from the past, we can plan and build for the future
  - Short video
  - Historical timeline





# SITE HISTORY

## NELLES SITE

**1850** "The Castle" 1896-1916  
STATE REFORM SCHOOL FOR JUVENILE OFFENDERS  
Opens Co-Ed July 1, 1891

**1890** CORNERSTONE DEDICATION CEREMONY  
Whittier State Reformatory

**1891** NAME CHANGED TO WHITTIER STATE SCHOOL

**1892** Company of Bands 1892

**1893** BRIEFLY NAMED WHITTIER SCHOOL OF TRADES AND AGRICULTURE

**1900** FRED C. NELLES HIRED AS SUPERINTENDENT  
"Practical Idealist" and Reformer

**1910** ORIGINAL ADMINISTRATION BUILDING  
Condemned 1913  
"The Castle" Demolished 1916

**1916** Remaining Chapel Demolished 1920

**1920** GIRLS MOVED TO VENTURA FACILITY

**1922** SUPERINTENDENT'S RESIDENCE BUILT

**1927** FRED C. NELLES Dies of Lou Gehrig's disease

**1929** EXISTING ADMINISTRATION BUILDING BUILT 1929

**1930** FIRST WARD SUICIDE Sparks National Secretary of Whittier School and Juvenile Reform

**1933** JUDGE MILNE HIRED AS SUPERINTENDENT  
Continues the Reforms Nelles Began

**1939** NAME CHANGED TO FRED C. NELLES SCHOOL

**1940** CALIFORNIA YOUTH AUTHORITY ASSUMES CONTROL OF NELLES

**1941** BEHAVIOR MODIFICATION TREATMENTS INSTITUTED

**1943** MERLE HAGGARD Sent to Nelles Escapes 1952

**1950** NANCY REAGAN Wife of Governor of California Visits with Wards and Foster Grandparents

**1950s** PRISON-LIKE STRUCTURE BUILT Provided 270' visibility for security staff

**1960s** REMAINING ENGLISH-STYLE COTTAGES RAZED EARLY 1960s

**1980** Wards Work Hundreds of Hours to Clean Up Earthquake Damage to Community

**1987** YOUTH CORRECTIONAL FACILITY CLOSES  
Last Ward Leaves May 27, 2004

**2004** NAME CHANGED FROM 'SCHOOL' TO 'CORRECTIONAL FACILITY'

Members of the "Quit Gang" Program

## CITY OF WHITTIER

**1888** SOUTHERN PACIFIC RAILROAD COMPLETES FIRST LINE TO CITY

**1889 - 1893** BAILEY STREET SCHOOL, WHITTIER ACADEMY, FRIENDS COLLEGE OPEN

**1894** QUAKER CITY ESTABLISHED  
Named after founder's favorite poet, John Greenleaf Whittier

**1898** CITY OF WHITTIER INCORPORATED

**1901** FIRST ELECTRIC LIGHTS IN WHITTIER  
Installed at the State School

**1903** PACIFIC ELECTRIC RED CAR ARRIVES

**1910** City Band Concerts Held Annually in Central Park

**1915** VISITED BY EDISON, FORD, AND FIRESTONE

**1917** 1892 - 1920 OIL INDUSTRY DEVELOPS  
Produced 96,000 barrels of oil a month by 1917

**1920** 1933 FORMER PRESIDENT AND MRS. HOOVER VISIT WHITTIER AND THE STATE SCHOOL  
First Lady Raised in Whittier

**1932** ALBERT EINSTEIN SPEAKS AT WHITTIER HIGH SCHOOL  
About Nuclear Disarmament

**1933** 1950s: BUSINESS SLOWLY DECLINES IN UPTOWN WHITTIER

**1939** PRESIDENT RICHARD NIXON Served on Whittier College Board of Trustees until elected President of U.S.

**1950s** PRESBYTERIAN INTERCOMMUNITY HOSPITAL OPENS

**1968** 1981 WHITTIER MUSEUM ESTABLISHED

**1984** City Band Concerts Resume in Central Park

**1987** WHITTIER CELEBRATES 100TH ANNIVERSARY  
Festivities and Parades Throughout the Year

**1987** EARTHQUAKE MEASURES 5.9  
Damages Many Historic Whittier Structures

## U.S.

CALIFORNIA BECOMES A STATE

HIGH TIDE OF IMMIGRATION

FORD MASS PRODUCES AUTOMOBILES

SAN FRANCISCO EARTHQUAKE

SINKING OF THE TITANIC

WORLD WAR I

WOMEN IN U.S. GET THE VOTE

THE GREAT DEPRESSION

WORLD WAR II

PRESIDENT KENNEDY ASSASSINATED

MAN ON THE MOON

Vietnam War

FALL OF THE BEBLIN WALL

9/11 ATTACKS

DESERT STORM

This timeline should not be utilized as an exhaustive historical resource. The dates and representative images are in scale or necessarily accurate.



# NELLES SITE AND CITY TIMELINE



Lewis Group of Companies



## STATION 2: THE PROPERTY

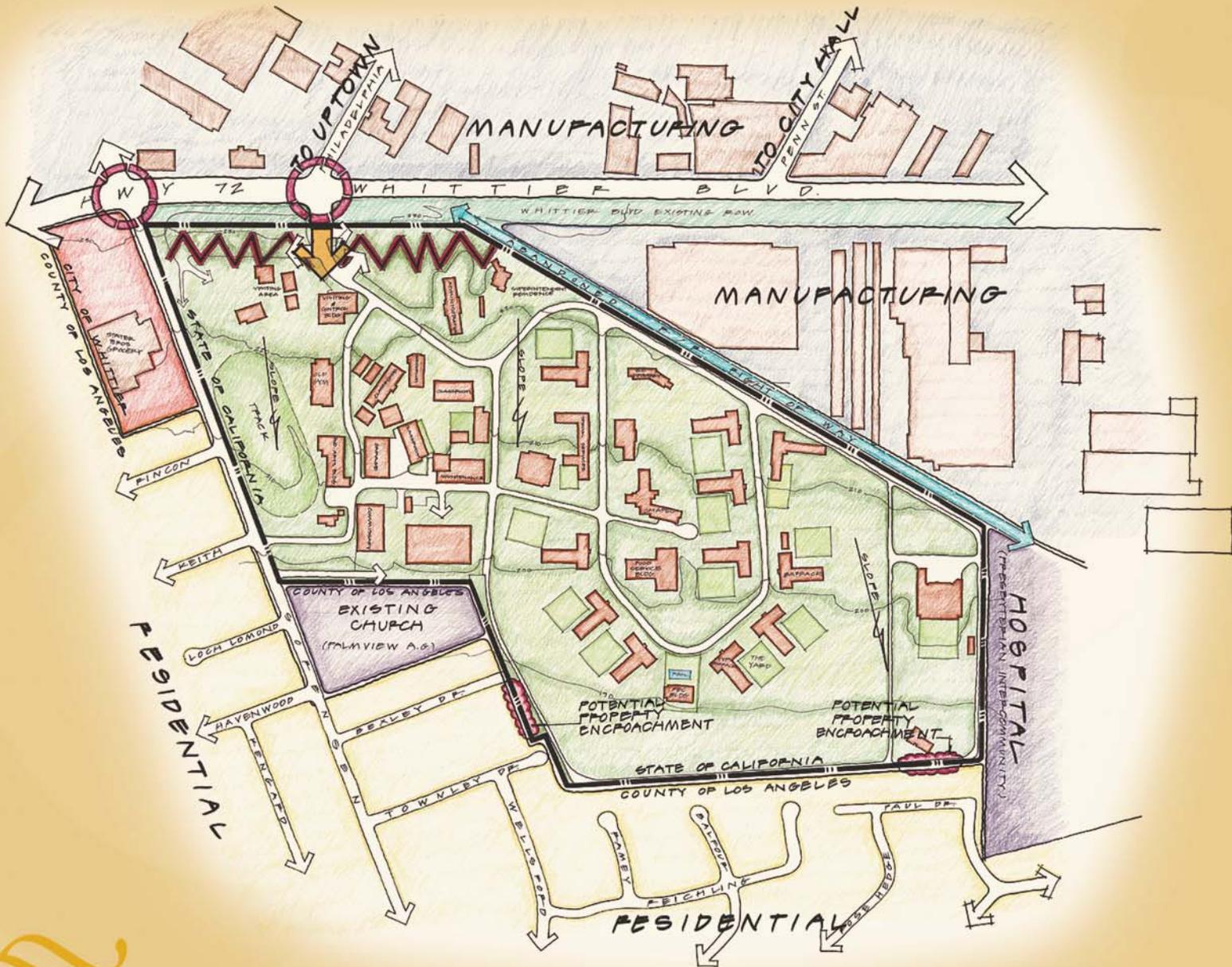


- ▶ Existing and operational photographs
- ▶ Aerial photograph
- ▶ Site Issues
  - Circulation
  - Surrounding uses
  - Zoning
  - Infrastructure

THE PROPERTY



Lewis Group  
of Companies



# EXISTING SITE PLAN



THE PROPERTY



Lewis Group of Companies



## STATION 3: OBJECTIVE & GOALS

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# OBJECTIVE

Develop a project that has a positive direct and indirect economic benefit to the City



OBJECTIVE & GOALS



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## SUMMARY OF GOALS

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- ▶ Comprehensive Plan
- ▶ Fiscal benefit and significant on-going general fund revenues
- ▶ Consider a mix of residential and commercial uses
- ▶ Synergistic relationship with Presbyterian Intercommunity Hospital
- ▶ Public access program for the site





# STATION 4: THE CITY PROCESS

- ▶ Discussion of City Process
- ▶ Several months and opportunities for public input
- ▶ Meet State representatives



THE CITY PROCESS



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2005 2006  
MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG

★  
PROPERTY  
PURCHASE

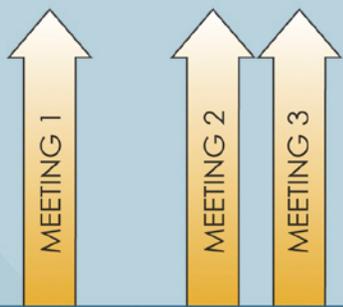
DUE DILIGENCE

NEGOTIATIONS  
WITH STATE

## SPECIFIC PLAN AND EIR PROCESS

CONSTRUCTION

Initial Community  
Outreach Meetings



- Additional Community Meetings
- Public Review Period
- Public Hearing Process by Planning Commission and City Council

MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG  
2005 2006



THE CITY PROCESS



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# STATION 5: DEVELOPMENT TEAM

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- ▶ Brookfield Homes
- ▶ Lewis Group of Companies



Lewis Group Of Companies



DEVELOPMENT TEAM



Lewis Group  
of Companies



DEVELOPMENT TEAM



**BROOKFIELD**  
HOMES

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## STATION 6: COMMUNITY INPUT

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- ▶ Written or verbal
- ▶ Be as specific as possible
- ▶ Examples are best
- ▶ Leave your contact information





# LAND USE PLAN

- ▶ Land use plan has not been determined
- ▶ Existing buildings being evaluated
- ▶ Infrastructure and constraints being studied
- ▶ Public input session first step
- ▶ May and June community meetings will provide more planning details



COMMUNITY INPUT



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**THE RIGHT SITE**

- Former institution for criminals
- State wants to sell
- City wants to buy

**+** **OPEN PROCESS**

- Tonight is the first of many meetings
- Community outreach
- Public hearings

**+** **GREAT PRODUCT**

- Integrity, quality, lasting values
- Tradition of excellent execution

**=** **SUCCESS**

**FORMULA FOR SUCCESS**





# SITE HISTORY

*"Fundamentally, a love of justice and a respect for law can never be created through injustice."*

— Fred C. Nelles



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# THE CITY PROCESS

*"We must always remember that America is a great nation today not because of what government did for people but because of what people did for themselves and for one another."*

— Richard Nixon



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# THE PROPERTY

*"In every community there is work to be done. In every nation, there are wounds to heal. In every heart there is the power to do it."*

— Marianne Williamson



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# DEVELOPMENT TEAM

*"Being busy does not always mean real work. The object of all work is production or accomplishment and to either of these ends there must be for thought, system, planning, intelligence, and honest purpose, as well as perspiration. Seeming to do is not doing."*

— Thomas Alva Edison



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# OBJECTIVE & GOALS

*"Make no little plans; they have no magic to stir people's blood and probably themselves will not be realized. Make big plans; aim high in hope and work."*

— Daniel H. Burnham



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# COMMUNITY INPUT

*"I am of the opinion that my life belongs to the community, and as long as I live it is my privilege to do for it whatever I can."*

— George Bernard Shaw



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## LET'S BEGIN

STATIONS



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