

Chapter 2
Community Development Plan

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2.1 INTRODUCTION

2.1.1 Community Development Plan Overview

The Community Development Plan presented in this chapter is designed to assist Beale AFB in making improvements to the Military Family Housing community. The plan contains:

- ! A statistical analysis of housing requirements,
- ! Site analyses showing existing conditions,
- ! A community plan showing recommendations for community improvements,
- ! Neighborhood improvement plans showing specific areas within the community, and
- ! Cost estimates for the proposed improvements.

The Community Development Plan is presented in this chapter as outlined below.

- ! Section 2.1: **"Introduction"** This section gives an overview of the Community Development Plan and describes the Beale AFB family housing neighborhoods.
- ! Section 2.2: **"Community Image and Visual Character"** This section describes the overall visual character of the neighborhood, the housing units, and the proposed improvements.
- ! Section 2.3: **"Vehicular and Pedestrian Circulation"** This section describes the existing conditions of the circulation in the neighborhood and the proposed improvements.
- ! Section 2.4: **"Open Space and Recreation"** This section describes the existing recreational facilities and the proposed improvements.
- ! Section 2.5: **"Utility and Drainage Systems"** This section outlines the existing conditions of the electrical, gas, drainage, water, and sewer systems and the proposed improvements.

- ! Section 2.6: **"Landscape Development"** This section describes the existing landscape plant material throughout the neighborhood including street trees, foundation plantings, recreational areas, and the neighborhood entrances. Proposed plans are also described in this section.
- ! Section 2.7: **"Surrounding Development"** This section describes community facilities that support the MFH community.
- ! Section 2.8: **"Base Capacity Analysis"** This section identifies possible sites for future family housing expansion, independent of current requirements. It further identifies the size of these sites, and the number of potential units at a specific density.
- ! Section 2.9: **"Site Analysis and Community Development Plan Illustrations"** This section contains the neighborhood analysis and community plans and neighborhood improvement plans. Perspective sketches illustrating several proposed improvements are included.
- ! Section 2.10: **"Community Assessment Database Reports"** This section contains a summary of all costs related to the Community Development Plan and the basis for the cost estimate.
- ! Section 2.11: **"Housing Requirements"** This section outlines current housing demand and availability.

2.1.2 Military Family Housing Community Description

The Military Family Housing (MFH) community at Beale AFB is located in the southeastern portion of the installation. It is physically separated by over five miles from the two other build-up areas of the installation – the flight line and the cantonment area. The housing area is bisected by the Camp Beale Highway, which provides north-south access off the base. Housing areas are connected to the remainder of the base by two arterial roads – Gavin Mandery Drive and Warren Shingle Road.

BEALE AFB, CALIFORNIA

The MFH area consists of a variety of single family ranch and split-level units, single duplexes, and townhouse units. There are a total of 1,712 units. The majority of the units (1,075) are Capehart housing constructed in the late 1950's through the early 1960's. 306 townhouse units were constructed in the 1960's and, in the early 1970's, 200 duplex units were added. In addition, 131 new units were constructed in 1997 and 1998, replacing 131 units in the northeastern part of the housing area. The 306 townhouse units were scheduled for removal from the inventory in 1998.

The community is a low- to medium-density development of housing units arranged on long blocks along curving, looping streets. Housing units are wood frame construction with exterior finishes of cement asbestos board, stucco, and wood. Carports are provided for the single and duplex units. Group carports are provided in front of the townhouse units. The new houses have single-car garages.

Base commercial and service facilities are primarily located five miles from the housing area in the cantonment area. Lone Tree School (grades kindergarten through three) and Far West School (grades four through six) are centrally located in the housing area. The middle and high schools are located in the town of Wheatland, approximately seven miles southwest of the base. Also located in the central part of the housing area are the Child Development Center, the Chapel, and the Youth Center (currently under construction). Two parks are located on the perimeter of the housing area, Candy Cane Park to the east, and Ryden Park to the west. Eight playgrounds are also located throughout the housing area.

The appearance of the community is generally attractive. The physical setting provides outstanding views of the Sierra Nevada foothills to the east and the Sacramento Valley to the west. Directly behind many units are wide, dirt firebreaks that have a barren appearance. These are, however, a safety necessity. There is a lack of trees, particularly in common areas. From the street side, there is an interesting variety of architectural styles, but exterior color combinations are limited.

Most of the neighborhoods at Beale have not been formally named. For the purpose of this report, the six neighborhoods are described as follows. The neighborhood names listed below are used throughout this report:

- ! Lakeview Circle consists of 15 single-family homes. These units are for general and senior officers. They are somewhat isolated from the rest of the housing area, located to the north of Beale Lake, and adjacent to Camp Beale Highway in the northern part of the housing area.
- ! West Beale Heights consists of 380 split-level and ranch style homes built in 1958 through 1960. These are all single family units located west of Camp Beale Highway and north of Gavin Mandery Drive.
- ! Gold Country consists of 200 duplex units built in 1975. The neighborhood is located in the southwestern part of the housing area, south of Gavin Mandery Drive.
- ! Wheatland Townhomes housing consists of 306 townhouse units with four and six units per building. These two-story units were built in 1964. The townhouses are arranged around central parking courts. This area is south of Gavin Mandery Drive and east of Gold Country housing.
- ! East Beale Heights consists of 680 split-level ranch style, and duplex homes built in 1958 through 1960. These are located east of Camp Beale Highway.
- ! Mountain View housing is the newest housing on base, completed in 1998. It consists of 131 single-family units, and is located in the northeastern portion of the family housing area, east of Camp Beale Highway and north of East Garryana Drive.