

Continental Group Industry Forum
Edwards AFB Housing Tour
10 Sep 10

(Departing Conference Center)

We're now going to give you an opportunity to see our housing areas, just a small part of the 308,000 acres that make up Edwards Air Force Base. We will convey a total of 796 homes. We hope you will enjoy your tour today. You will be going inside to see **seven** of our homes in our seven areas.

(Turn left at Stop sign)

(Left at Doolittle Intersection – keep talking)

We'll stop for 15 minutes at each house, so you can take photographs if you like. Feel free to ask general questions during our tour, but please understand that to be fair you need to use the forms provided to you for substantive questions regarding the project. Forms will be collected later, or you can submit questions to JLL via e-mail, and answers will be provided to everyone on the JLL Website. Please be back on the bus promptly after each stop so we can cover all the homes on schedule.

As we head out to view the first home, you see Tamarisk Plains straight ahead. We will be stopping there later in the tour. You can probably appreciate the desire of many Airmen to reside on the base after your commute here from Lancaster. Not only does it take a considerable amount of time, but gas costs more than \$3 per gallon. We'll stop at some representative homes in each area. All of our houses are less than 12 years old, and the newest ones were just completed last year.

Road to Golf Course (go straight)

As we round the bend, you'll see Lodging, the golf course, VIP lodging on the next corner on the hill, and then the Consolidated Club.

[Left on Mitchell](#)

[Left on Palo Verde Drive](#)

We're now entering Palo Verde Heights.

Palo Verde Heights (Parcel F)

Palo Verde Heights is comprised of 21 homes, one General Officer Home for the Center Commander, and 20 Senior Officer Homes. They are not quite one year old. They are distinguished from our other areas by tile roofs and stone facings. Six homes are designated for specific positions. These homes and all the newer homes are Xeriscaped, and as you may remember from the briefing could use some additional features. The slope on the left will be conveyed. It backs up to the Golf Course.

[At Slope](#)

The General's home, coming up on the left, is unique in many respects. The cabinetry is cherry wood while all our other homes have oak cabinetry. The home has granite counter tops, floors and tub/shower surrounds. The large stone gas fireplace in the living room has a granite raised hearth. New window coverings have just been added in the living room and family room. The garage holds two cars but has the space and can easily be modified to house a third vehicle. The Senior Officer Homes are all the same floor plan except one handicap-adaptable unit. These homes have ceramic tile floors and carpet throughout. Kitchens are upgraded with Corian countertops and high-end appliances.

We will visit [1572 Palo Verde Drive](#) on the right.

(Continue and make Right at Stop Sign at PV Drive and Mitchell)

As we depart Palo Verde Heights, you'll see a large vacant area to the right and more vacant land on the left. In most cases, the area outside the block walls will not be conveyed, however, this area is interior to Parcel F and will be conveyed. Remember the slides you saw with the barren landscape, and some of the possibilities to make it more attractive.

(Left on Acacia)

Acacia Hills (Parcel G)

We will now enter Acacia Hills, completed in 2010. There are 116 new homes (73 4-BR and 43 3-BR), very spacious with double-car garages and ample interior and exterior bulk storage space. This area is comprised of homes for Senior NCOs on the north side and Field Grade Officers on the south. As you can see, this area is Xeriscaped; and the automatic sprinkler systems are occupant-controlled. Seversky Street divides the Field Grade area from the Senior NCO area here on the west end.

I'll discuss some general features that are common to all of our homes and housing areas. Homes are well-insulated and built to California building codes. Our homes are all wood-framed, stucco construction. They are equipped with central air-conditioning and heating, essential in our climate of extreme temperatures. In most homes, ceiling fans with lights are provided in living areas and bedrooms. Homes are carpeted, but in recent years as carpet became stained and worn, we have replaced carpet with tile in high-traffic areas, such as hallways and family rooms. Kitchens come equipped with range and hood fan, refrigerator with ice maker, dishwasher, and garbage disposal. Most counters are ceramic tile, and cabinets are oak with a stained finish. The

exception is our newest homes, which have high-pressure laminate counter tops. Mini-blinds and vertical blinds are provided on all windows and sliding doors. Interior laundry rooms in all homes provide connections for both electric and gas clothes dryers.

Our stop here is **1286 North Palmetto**, a 4-bedroom Senior NCO home. This home just cleared yesterday, so it hasn't been through change-of-occupancy maintenance. This gives you a chance to see how an occupant typically leaves a home and how well our maintenance contractor works the magic to make the home like new again. Please notice this home has Vinyl Composition Tile (VCT) tile flooring that is very undesirable to occupants. The fact that it runs down the hallways allows us to replace worn or torn carpet one room at a time without new carpet butting up against old carpet that might be of a different color. Also, you might want to notice the quality of the appliances and the acrylic sinks in the bathrooms. The RFQ includes our leadership's desire to have these items replaced. We'll see you back on the bus in 15 minutes.

As we move through this area, notice all the unimproved land around the homes and in the common areas. We could use some drought-tolerant shade trees and shrubbery to make this and other neighborhoods feel more like a thriving neighborhood. Once again, please remember the slides from the briefing that provided ideas for improvement.

Block walls surrounding back yards are standard throughout the housing areas, and allow for privacy as well as protection from wildlife that may wander through the housing areas, such as coyotes and bobcats. These are not a threat to humans, but can be intimidating and may prey on small pets if unattended. All yards are irrigated with automatic sprinkler systems. Note that in general, the area inside the walls is to be conveyed while the areas outside the block walls on main streets will be retained and

maintained by the installation. The major exceptions are the area between Palo Verde Heights and Acacia Hills you saw earlier, and the area you'll see later near Juniper Ridge where the housing office and maintenance complex are located. They will be conveyed.

(Pass Oleander and turn right on Candlewood)

We'll turn into our **Prestige Area**, Candlewood Court and you'll see the six Prestige homes for Chief Master Sergeants are in this area. There are 3 3-bedroom homes and 3 4-bedroom homes. We won't be able to visit a home since they are all occupied. As you can see, there is an overflow parking area for entertaining. These homes are very similar to the Field Grade homes, but with some extra amenities; upgraded kitchens and gas fireplaces.

(Right on Elm, around circle, turn onto Lindbergh)

Field Grade housing is around Catalpa Circle, and Lindbergh Street divides Field Grade housing to the right from Senior NCO housing on the right. Leaving Acacia Hills, you look out on our new Community Park straight ahead and to the right as we turn. It will not be conveyed. We'll drive around the perimeter.

(Left onto Doolittle)

(Right at stop sign, Fitz-Gerald)

We are now on Fitz-Gerald Boulevard, one of the main thoroughfares on this side of the installation. The Chapel is across the street and also the Child Development Center is on the left. Further ahead on this street are the Commissary, Base Exchange, and the Car Care Center. We won't be going past them.

(Left on Doolittle, Left on Grissom)

We are now entering Tamarisk Plains.

Tamarisk Plans (Parcel E)

There are 99 homes for Company Grade Officers completed from 2007-2010 (24 modified 2-BR, 51 3-BR, 24 4-BR).

[\(Turn onto Circle\)](#)

The playground in the center of the neighborhood, is very popular. Green grass is visually pleasant to the occupants on the circle, and it makes it feel cooler on hot summer days. We recently had a water valve break so it's not so green right now.

[\(Turn onto Rogers\)](#)

As you see, these homes and all newer homes have Xeriscape landscaping in the front yards. The back yards have an island of lawn inside a dirt perimeter with plantings.

The irrigation for these homes is centralized and is operated by the housing maintenance contractor rather than occupant-controlled. The students attending the Air Force Test Pilot School live in this area, and are in key and essential positions, meaning they must live on base. There are 2 overlapping classes each year, with 24 students per class.

Our next stop is **502 North Knight**, a 4-bedroom home. Contrast the commercial VCT tile you saw in Acacia Hills with the ceramic tile in this home. The VCT was a result of funding issues in the first part of our housing construction, so part of each of Tamarisk Plains and Acacia Hills and all of Mesquite Meadows unfortunately received VCT, and we prefer ceramic tile. We were able to get better-quality amenities in the second phase of our latest construction project, and we would like to upgrade the first phase to match.

(Continue after Stop)

We need trash enclosures like the ones you see in this area in the first construction phase in Tamarisk Plains, Acacia Hills, and Mesquite Meadows.

Another area we want to focus on here is the landscaping of the homes. You may have noticed that the area between homes lacks plants, and some drought-tolerant shrubs native to this area would provide some privacy and add some color. Incidentally, the word Xeriscape comes from Greek language meaning drought-tolerant; it is not Zero Scape. Both phases of the construction are lacking sidewalks around the home leading to the patios, and could use more pavement to help eliminate tracking dirt into the houses, and it would make the homes much more marketable.

(At Stop Sign Everest and Fitz-Gerald)

Notice the entry monuments across on each side of the street. We don't have these for all neighborhoods, and they are needed to identify each area and promote pride in the neighborhoods.

(Right on Rushworth)

Joshua Acres (Parcel B)

We're entering Joshua Acres, a junior enlisted area comprised of two housing projects. The homes you see as we enter this area were completed in 1998 while others across Spaatz Drive were completed in 2000. In an effort to have neighborhood continuity, the same floor plans and amenities were used throughout all 254 homes in this area, and many also are the same as in Mountain View. This area has some tot and play lots, although we could use some additional ones with trails leading to them to make this

large area more family-friendly. It gets very hot here in summer, and it would be nice to have some covered play areas.

[\(Cross over Spaatz to N Fogleman, go right\)](#)

Now we're in the newer area of Joshua Acres that was built in 2000. To the left is a just-completed Xeriscape project that removed grass from this area and up into the corridor behind the homes.

[\(approaching the BX wall\)](#)

Behind the wall on our right is our Desert Mall. The mall area will not be conveyed, but is central to providing housing residents with amenities such as Outdoor Rec, a children's library, indoor play area, family fitness center, the AAFES Shopette, eating facilities, dry cleaners, and a tax preparation center. The vet clinic is next to Desert Mall, and then we have the vehicle re-sale lot.

[\(Left on Hall\)](#)

While we're in this area, we'll stop and visit [722 Hall](#), a 3-BR Junior Enlisted unit.

[\(Right on S Fogleman\)](#)

Winding through Joshua Acres, you'll note that these and our other older homes have lawns. People love having lawns, but like most southwestern cities, we have realized it is prudent to save our precious water resources, so we have been doing more Xeriscaping all around the installation. Our vision is to keep the green areas where people live, so even the Xeriscaped homes have a plot of grass in each back yard.

[\(Left on Carl Circle\)](#)

[\(Left on Fogleman; cross over to Lucci\)](#)

Joshua Acres wraps around the Chapel and the Child Development Center, located next to each other on Fitz-Gerald Boulevard. You see them on the left of the bus. Now, we'll cross over into Juniper Ridge.

[\(Right on Roth\)](#)

Juniper Ridge (Parcel A)

We'll continue on to enter Juniper Ridge. Juniper Ridge is one of our most desired areas. All 90 homes are single-family, three-bedroom units constructed in 2001. They are designated as Senior NCO homes. We will stop and see **1261 Roth Street**. (STOP)

[\(Right on Russell Circle\)](#)

As you see, most of our neighborhoods are developed around a circle where families can picnic, and children have access to play equipment. We want to keep these areas green. Another item I want to point out is the stick patios in back yards. We would like to have these upgraded with solid roof coverings so they are more intrinsic to the architecture of the homes.

[\(Right on N Bikle\)](#)

[\(Right on Bridgeman\)](#)

[\(Left on Le Vier\)](#)

[\(Right on Forbes\)](#)

Exiting Juniper Ridge, we turn onto Forbes Avenue, which circles around to the main base and back to Rosamond Boulevard. The area across the street used to be a housing area but was recently demolished. Now you'll see the housing office and maintenance complex on the right. These facilities and surrounding grounds will be conveyed as part of Parcel A. This housing office is an attractive, modern facility built in

1994 and could be enlarged to become a collocated housing office and perhaps a community center as well. The landscape here is drought tolerant and attractive and would be a good model for corners of intersections or accent areas. There is plenty of room in this area. A new maintenance complex without the two Quonset Huts would look good here.

[\(Pause at Stop Sign while speaking about housing office complex\)](#)

Edwards schools are located in the area to your right, and are operated by the state. They form the Muroc School District along with the schools in the communities of Boron and North Edwards. The school complex consists of a combined middle school and high school, and some grade schools. These are some of the highest scholastically-rated schools in California, and do contribute to the attractiveness of living on this installation.

Before we enter Mountain View, up ahead on the left you can see a newly Xeriscaped area where grass was removed. Some of the photos of this area were used in the briefing to show desired improvements to landscape.

[\(Left on Blackbird\)](#)

Mountain View (Parcel C)

Mountain View, our oldest housing, was completed in 1998. This area consists of 161 homes; some duplexes and some single-family dwellings for junior enlisted members. There are two-, three-, four-, and five-bedroom homes. This is the only area on Edwards AFB that provides 2-story homes (a total of 40), and it features six five-bedroom, two-story homes. This area is comprised of several cul-de-sacs branching off a loop, and the homes have very large lots, as you can see.

(Right on Enterprise)

We'll go into **13 Enterprise Court**. When you look at the back yard, you'll notice that this is the area where we would like to see the chain link fences between units replaced with block walls.

(Right on Blackbird)

(Right on Hercules)

Notice as we turn the corner there's a large park on your left. It could be further developed for this neighborhood. Some small tot lots are interspersed throughout the area. As I mentioned earlier, some of the floor plans for Mountain View are shared by the homes in Joshua Acres, and you've probably noticed their appearance is very similar. As we exit Mountain View, you get another view of the newer Xeriscape just converted from grass.

(Straight across to Ellington)

(Left on Butler)

Mesquite Meadows (Parcel D)

Entering Mesquite Meadows, the final area we'll visit, we come to the 55 junior enlisted homes, completed in early 2007. We have 22 modified two-bedroom units in 11 duplexes, and 33 four-bedroom single-family units. As in Tamarisk Plains and Acacia Hills, these homes have Xeriscape landscaping in the front yards. The back yards have an island of lawn inside a dirt perimeter with plantings. The irrigation for these homes is centralized and is operated by the housing maintenance contractor rather than occupant-controlled. Floor plans are spacious, with ample interior and exterior storage. Here, we'll visit **1033 Butler**, a 4-bedroom home.

This area has no playground, and occupants are constantly asking for one, so that's part of our plan for building a thriving neighborhood. On the left is a possible location

[\(left on Anderson\)](#)

[\(left on Hamilton\)](#)

[\(Right on Forbes\)](#)

We're almost finished with our tour, having seen seven homes. As you can see, we have some beautiful homes that are well-kept. What we now need to complete our community and make it a great place to live is a more connected community that is attractive, functional, and desirable to prospective residents. Now we're going to show you our famous lakebed where the space shuttle lands. You'll also see the flightline and some of the main base. We'll stop at the Civil Engineer building where you can use the restrooms, and then you'll then be traveling directly back to the Holiday Inn Express in Lancaster. I hope you have found this tour to be informative and beneficial. Thank you for attending, and have a safe trip back home.