

3.4.1 Introduction

In many cases it is more economical to replace housing units than it is to improve them to Whole House Standards. A **Conceptual Replacement Site Plan** for a “typical” housing area is shown on the following page. For Beale AFB, the area southwest of West Beale Heights and north of Gavin Mandery Drive was chosen to illustrate this “typical” housing area. This area is approximately 43 acres. At a density of 3.26 units per acre, 70 duplexes are shown in this area.

This new neighborhood plan was populated with housing footprints identical to the units recently built in the Mountain View neighborhood, except arranged in duplexes. It shows a total of 70 duplexes (140 units) along with new streets, playgrounds, and other site amenities. All of these units are Unit Type JNCO2 two-bedroom units.

The streets are laid out in a curving pattern, similar to the other Beale neighborhoods. The streets connect to West Beale Heights at the end of Ridge Drive and at the end of Harpole Drive. Two units along Altamonte Drive were removed to accommodate the latter connection. Also, three roads enter the neighborhood from Gavin Mandery Drive. The middle of these is opposite the Delta Drive entry into Gold Country. Several neighborhood parks are included within the community. These parks include totlots, playgrounds, picnic shelters, volleyball courts, and a full-court basketball court. The parks are connected by a system of four-foot wide concrete sidewalks and eight-foot wide asphalt trails to allow all residents easy access to the recreational facilities. Crosswalks are provided where trails and sidewalks intersect with the main neighborhood streets. Numerous deciduous shade trees, evergreen trees, and evergreen shrubs for screening are included along the streets, in the yards, and in common areas.

A perspective has been drawn to illustrate the appearance of this proposed replacement neighborhood. Refer to Figure 2.9-7.

3.4.2 Replacement Cost Evaluation

The 3 unit types located in the Wheatland Townhomes neighborhood are proposed for replacement. There are a total of 306 units in this neighborhood, 76 two-bedroom units, 154 three-bedroom units, and 76 four-bedroom units. All of these units are recommended for replacement utilizing a new three-bedroom floor plan.

The unit cost for performing Whole House improvements to the Wheatland Townhomes varies from unit type to unit type. The two-bedroom units average \$76,673, the three-bedroom units average \$116,063, and the four bedroom units average \$97,223. When the costs for improving the existing community are included, the averages increase to \$80,543, \$119,933, and \$101,093 respectively.

If the cost to improve a unit exceeds \$50,000, multiplied by the area cost factor (1.24), an economic analysis is required before it can be improved. This threshold number is calculated at \$62,000. All of these units exceed that amount and an economic analysis is required before they can be improved.

The unit cost for construction of the Mountain View units averaged approximately \$133,646. When the costs for constructing the community portion of the replacement neighborhood are included, this average cost per unit becomes \$165,721.

Seventy percent (70%) of the replacement cost of \$165,721 is calculated to be \$116,005 and all of these units will require an economic analysis before replacement can occur. Nevertheless, Quality of Life for the residents in the townhome units will not be substantially improved with the modifications proposed for the Whole House option. Because of that, and other “intangible” reasons, replacement of these units is still recommended.