

## **Community and Neighborhood/Area Description**

The family housing community of Los Angeles AFB is centered on the historic Fort MacArthur neighborhood. The three remote neighborhoods, Pacific Crest and Pacific Heights I and II are located approximately 1.5 miles to the west. The four neighborhoods consisting of 605 units comprise the family housing community that is ingrained in the San Pedro community within the greater Los Angeles metropolitan area.

The Fort MacArthur neighborhood is a striking example of how historical preservation can work to positively affect the entire military family community, and the surrounding civilian community. The large green lawn of the Parade Grounds, encircled with old Canary Island Date palms and historic residences, centers the Los Angeles AFB community and the neighboring San Pedro community. A sense of stability and permanence is derived from the historic area of Fort MacArthur that should be reinforced within the rest of the Los Angeles AFB neighborhoods.

All neighborhoods are separated from the mission related facilities located in El Segundo, and function somewhat independently of those facilities. Many of the basic necessities are found in the Fort MacArthur neighborhood area. Base residents have indicated that they often rely on the surrounding civilian commercial and recreational facilities to help offset the lack of those facilities within the neighborhoods. The BX, Commissary, and other community support and commercial facilities are located on the main base in El Segundo.

Although there are many recreational facilities provided to the residents, there does not appear to be an emphasis on recreation in the community neighborhoods. Parks are not physically defined or named, adults are not readily accommodated throughout the neighborhoods, and walking opportunities are not always promoted. Specific areas of high quality recreational amenities exist, including the recently developed Pacific Heights II neighborhood where residents enjoy a high quality lifestyle. The overall lack of field sports facilities for the children causes the base to interact more with the surrounding community, which is viewed as a positive by both entities.

The overall infrastructure at the Los Angeles AFB family housing community varies in condition since the neighborhoods are of differing ages. The historic area of Fort MacArthur is generally in need of upgrading while the 1980s era surrounding neighborhood still has usable systems. Generally, Pacific Crest and Pacific Heights I neighborhoods also have usable systems, and Pacific Heights II is new. The base has a working relationship with local service providers to supply water and electrical services, and to treat the stormwater and sewage.

On the whole, the Los Angeles AFB residents enjoy a good lifestyle in a quality setting. A short drive, bicycle ride, and even a walk in most any direction from every neighborhood will provide a wealth of experiences for all age groups.

### **Fort MacArthur Neighborhood**

This neighborhood is easily recognized as a distinctive military neighborhood within the City of San Pedro. The 403 units within the neighborhood are surrounded by attractive traditionally styled black perimeter fencing with periodic stucco columns. The gateways into the neighborhood are manned, gated and have a secured appearance. Neighboring civilian development is contiguous to the entire neighborhood except to the south where a steep cliff separates the neighborhood from a hotel and marina complex, and the Cabrillo Beach Park and Fishing Pier. Several of the streets of San Pedro continue onto the Fort MacArthur neighborhood, although most are gated. Distinct north and south areas exist within the Fort MacArthur neighborhood, with a general dividing line south of the historic officer's homes along the south edge of the Parade Field. The base has closed all but two of its perimeter gates to regular traffic, which are guarded. A description of the two areas follows:

***Fort MacArthur northern area*** – Family housing in this area of the Fort MacArthur neighborhood consists primarily of historic homes constructed in 1918, along Quartermaster Road, and newer family housing centered on Quartermaster Court constructed in the mid 1980s. The remaining facilities in the northern area center on the Patton Quadrangle and are community service facilities and dormitory housing. The northern area is the most memorable at Los Angeles AFB due to the historic homes and buildings, the formality of the Patton Quadrangle (see photo), and the large scale Parade Grounds, lined with tall Canary Island Date palms. The area has the following conditions:

- The majority of the historic homes are located overlooking the Parade Grounds. These homes and grounds are in fair condition, well maintained, and unique to this base. It is recommended that nothing be altered other than minor street alterations as described in Section 3.3.1.
- A small park and the Casa San Marcos historic marker and fountain are positioned on the eastern edge of the Parade Grounds (see photos).
- The remaining historic homes occur along Old Fort Road north of the Patton Quadrangle.
- An area of homes constructed in the mid-1980s is centered on Quartermaster Court and is typical to the rest of the family housing of that era in the Fort MacArthur neighborhood.
- The northern perimeter fence is less secure due to the close proximity of a civilian residential neighborhood.

***Fort MacArthur southern area*** – This area occurs south of the Community Pool and includes the Community Center area and additional 1980s era family housing. The area functions well as military family housing and has the following conditions:

- All areas are well maintained and provide a high standard of living for residents. The density is relatively high, but there are ample parks and greenspace areas that help offset the density for residents.
- Dramatic views to the Pacific Ocean and the Port of Los Angeles are possible from the linear park along the eastern edge of the entire neighborhood.
- Most units are four- and eight-plex buildings with one entrance facing streets and parking and second entrance usually facing common greenspaces.
- Residences occurring along Pacific Avenue, a primary collector route in the City of San Pedro (see photo), experience traffic noise as would be expected in an urban environment. The base already has completed improvements to reduce both the visual and sound impacts of the street with walls and fencing along that western perimeter.

## **Pacific Crest Neighborhood**

This neighborhood of 91 units bears little resemblance to the historic Fort MacArthur neighborhood and represents the suburban design style of the mid-1980s (see photo). The neighborhood has the following conditions:

- The neighborhood is located about 1.5 miles away from Fort MacArthur neighborhood and is positioned high on a coastal hill overlooking the Pacific Ocean to the south and San Pedro to the north.
- All areas are well maintained and provide a high standard of living for residents. The density is relatively high, but there are ample small parks and greenspace areas that help offset the density for residents. The density of the homes compares favorably to the surrounding civilian neighborhoods.
- Cul-de-sacs lack interconnecting streets resulting in a loss of neighborhood continuity.
- Civilian commercial and service complexes surround this neighborhood. There are no military family community service or commercial areas within this neighborhood and all residents must travel to either Fort MacArthur or to El Segundo Areas A and B (see photo) to obtain necessary household commodities.

- The small recreation areas are not clearly defined. Further site development is needed to help offset the density of the buildings and lack of open greenspace for field recreation.
- The neighborhood has a single entranceway on 25th Street to the south.

## **Pacific Heights I Neighborhood**

This neighborhood (see photo) consisting of 79 units was built in the mid-1980s and is similar to Pacific Crest. Pacific Heights I has a single gated entrance that is regularly guarded, and shared with the Pacific Heights II neighborhood. Delta Way and Titan Drive are the primary streets leading to a cul-de-sac at the western end of the hillside neighborhood. The neighborhood overlooks the Pacific Ocean to the south, and a residential area and 25<sup>th</sup> Street to the north. This neighborhood bears little resemblance to the historic Fort MacArthur neighborhood and like Pacific Crest, also represents the suburban design style of the mid-1980s. The Pacific Heights I neighborhood has the following conditions:

- All areas are well maintained and provide a high standard of living to the residents. The density is high, but there are ample views to help offset the density.
- Most homes have front yards with inadequate setbacks due to the terrain. Due to shorter driveways, many vehicles are parked randomly over the sidewalks in front of the garages, which causes unsafe conditions throughout the neighborhood.
- The neighborhood is adjacent to civilian community commercial and service establishments.
- There is a strong sense of neighborhood with children playing throughout the neighborhood and in the streets where traffic is slow.
- The small recreation areas are not well developed as parks and provide little neighborhood identity.
- The well-buffered neighborhood is positioned above Western Avenue to the northwest, and at a similar elevation as 25<sup>th</sup> Street to the north.
- The newly developed Pacific Heights II neighborhood is adjacent and within easy walking distance of neighborhood walkways and recreational spaces. It is possible to walk or bicycle to the Pacific Ocean through this neighborhood.

## **Pacific Heights II Neighborhood**

This neighborhood completed in 2000 with 71 units, is not included in this Housing Community Plan other than the following brief description:

- Pacific Heights II residences are designed in a California bungalow architectural style with a strong emphasis on pedestrian circulation and low-density development. The architectural style has no resemblance to the historic architectural style of the Fort MacArthur neighborhood.
- The entire neighborhood is interconnected with pathways that are illuminated for nighttime use. The neighborhood areas and homes offer incredible views to the Pacific Ocean and surrounding coastal areas.
- The neighborhood has ample recreational facilities that help to offset the small-scale facilities in Pacific Heights I.
- The neighborhood has completely new infrastructure.
- Historic military embattlements have been retained during the site design and construction of this neighborhood.