

Fort Drum Mountain Community Homes New York State



Project Size

- 1,535 acres
- 3,826 homes

Key Facts (June 2008)

- Development commenced in 2005 / 2007 for Unaccompanied Officer Quarters
- Development scope US\$521 million
- Initial development period 5 years / 74 months for Unaccompanied Officer Quarters
- % of construction completed 73% / 30% for Unaccompanied Officer Quarters
- Committed equity US\$5 million / US\$1 million Unaccompanied Officer Quarters
- Ongoing operations until 2055

Key Features

- Geographically appropriate amenities
- Extensive network of parks and open space
- Four community centers
- Homes designed in the architectural style of the North Country

Awards & Achievements

- 2008 Fort Drum named Largest Energy Star® labeled development in New York State history
- 2007 Association of Defense Communities (ADC) Private Sector Partnership Award
- 2007 Telly Award
- 2005 Association of the United States Army (AUSA) Northern New York Corporate Member of the Year



Commonly known as the North Country, beautiful upstate New York is home to Fort Drum Mountain Community Homes (FDMCH). In partnership with the US Army, Actus Lend Lease serves more than 9,000 residents in this community. At the conclusion of the 74-month development period, the project will include more than 3,100 new and renovated homes. Actus Lend Lease will continue to own, operate and manage the project through at least 2055.

The homes at Fort Drum Mountain Community Homes have been designed with the active lives of residents, local vernacular and weather durability in mind. Energy-efficient new homes with spacious interiors will be situated within creatively masterplanned communities.

All homes are within minutes of amenities designed with extensive resident input. Four community centers located throughout FDMCH feature indoor playgrounds, state-of-the-art fitness facilities, meeting rooms, internet cafes, Pitch 'n Putt greens, destination playgrounds and Splash and Skate parks. An expansive trail network for walking or biking connects residents to these and other Fort Drum amenities, creating a pedestrian-friendly environment.



The Timbers, 192 one and two-bedroom suite-styled apartment community, offers the growing 10th Mountain Division new, modern apartments for single and unaccompanied senior enlisted soldiers or officers. Currently under construction, this is one of the first privatized partnerships of its kind to financially close for the Department of Defense. The first of four buildings is scheduled for occupancy early 2009. The Timbers provides a convenient, hassle-free place to live that is close to work and offers the camaraderie of living with other soldiers who share similar work experiences and interests.

Following through on its commitment to environmental sustainability, Fort Drum Mountain Community Homes was recently named the Largest ENERGY STAR® Labeled Development in New York State History by the New York State Energy Research and Development Authority (NYSERDA). The development includes 1,200 homes and will save 694,133 kWh in the first year alone – enough energy to light 331 homes for one year.

Collaboration and involvement with the local community is essential to the success of privatized housing. FDMCH and the local community arranged a payment of US\$8.4 million in exchange for making the project exempt from real estate taxes over the life of the project. This payment significantly contributes to the long-term viability of surrounding communities and FDMCH.

