

Fort Campbell Family Housing Kentucky



Project Size

- 1,685 acres
- 4,456 homes

Key Facts (December 2007)

- Development commenced in 2003
- Development scope US\$363.8 million
- Initial development period 6 years (Stage 1) / 4 years (Stage 2)
- % of construction completed 80%
- Committed equity US\$6 million
- Ongoing operations until 2053

Key Features

- Extensive amenities include regional and neighbourhood playgrounds and tot lots
- 27 neighbourhoods organized into four villages
- Multiple community centers
- New recreational facilities
- Zero Energy Homes Program

Awards & Achievements

- 2007 Association of Defense Communities (ADC) Private Sector Partnership Award
- 2006 Tennessee Valley Authority "Energy Right" Program Award



In August 2002, the Army selected Actus Lend Lease as its partner to develop new and dynamic homes and communities for the families at the historic base of Fort Campbell, home of the 101st Airborne Division. Almost immediately, Actus Lend Lease engaged in a comprehensive program to better understand the needs and desires of both the residents and leadership of Fort Campbell. Resident focus groups communicated these project parameters to development experts with Actus Lend Lease. As a result, amenities such as "skate parks" and "community centers with activities for kids" have been incorporated into the community. Likewise, home designs with "bigger garages" and "bigger houses with more bathrooms" have also been included to respond to resident requests.

The new homes of Fort Campbell Family Housing are spacious, durable, beautiful, sustainable, and modern with some of the latest in-home technology. In addition to the new construction at Fort Campbell, there are also extensive renovations at existing homes, which feature modernised kitchen face-lifts, updated bathrooms, convenient utility room additions, and new interior finishes that will enhance the functionality and livability of these homes.

Always seeking out innovative, sustainable initiatives, Fort Campbell was recently awarded a US\$2.2 million allocation to build 21st century, energy-efficient housing. The funding, a provision of the Department of Defense (DoD) Appropriations bill for FY2008, allows Fort Campbell to partner with Actus Lend Lease to construct Zero Energy Homes (ZEH) at Fort Campbell Family Housing. As part of the program, FCFH was also awarded a US\$870,000 grant through a DoD demonstration/validation program and the National Defense Center for

Environmental Excellence. The grant will allow the project to provide integrated house design expertise and equipment to assist in the overall performance monitoring of the ZEH program. ZEH are the homes of the future and utilise the same energy consumption as they do energy production.

Fort Campbell Family Housing is also home to the first ever Boundless Playground® on a military installation. The Boundless Playground® serves the recreational needs of nearly 3,000 Exceptional Family Members, defined as any child or adult Service Family Member with a physical, emotional, developmental, or intellectual disorder requiring special treatment, therapy, education, training, or counselling. In addition to children's play, the playground offers a unique opportunity for returning wounded warriors to interact with their children.

