

Atlantic Marine Corps Communities Phases I, II, III

Camp Lejeune, Cherry Point & New River, North Carolina
Marine Corps Air Station Beaufort & Parris Island, South Carolina;
Stewart Terrace, New York; Westover Air Reserve Base, Massachusetts



Project Size

- 3,462 acres
- 8,059 homes

Key Facts (December 2007)

- Tri-Command (Beaufort/Parris Island) development commenced in 2003
- AMCC Phase 1 commenced in 2005 / Phase 2 in 2006 / Phase 3 in 2007
- Development scope US\$994.68 million
- Initial development period 5 years (Tri-Command) / 5 years (AMCC Phases 1 & 2) / 4 years (Phase 3)
- % of construction complete – Tri-Command – 97% / AMCC Phase 1 – 34% / Phase 2 – 6% / Phase 3 – 1%
- Invested equity – Tri-Command US\$3.3 million
AMCC Phase 1 US\$7.5 million
Phase 2 US\$2.5 million
Phase 3 US\$4.5 million
- Ongoing operations until 2055

Key Features

- 11 community centers
- Extensive network of pocket parks and preserved open space including hiking and bicycle trails
- Innovative recycling and reuse program
- LEED H Silver rating for new home development

Awards & Achievements

- 2007 Association of Defense Communities (ADC) Private Sector Partnership Award
- 2006 Professional Housing Management Association: Outstanding Housing Installation Team – Privatized Location

- 2004 National Apartment Association (NAA) Paragon Award
- 2004 Savannah Apartment Association (SAA) Gold Landscape Award
- 2004 National Multifamily Customer Service Award for Excellence



The partnership between the Department of Navy and Actus Lend Lease, Atlantic Marine Corps Communities (AMCC) is the largest Navy housing portfolio on the East Coast with more than 8,000 homes situated across five sites and four states including North Carolina, South Carolina, New York, and Massachusetts. In this partnership, Actus Lend Lease oversees the financing, development, maintenance, and management of the homes and will continue to own, operate and manage through at least 2055.

The families at Atlantic Marine Corps Communities are part of communities that encompass their energetic lifestyles with amenities for the entire family. Homes situated within a walkable community feature spacious floor plans, ENERGY STAR® appliances, a master bedroom with attached bath, and technology niches. Community centers will serve as a gathering place for many residents offering social activities, facilities and management services. Age appropriate parks will be provided such as tot lots, playgrounds, and swimming pools, basketball courts, playfields, and trails will entertain all age groups for years to come.



Following through on its commitment to taking care of service members and their families, AMCC recently donated three homes to the Hope for the Warrior Program. The homes allow family members a place to stay while their loved ones are recovering from injuries suffered while on the job. Since donating the homes, all have had 100% occupancy.

Sustainable developments are the goal of Actus Lend Lease. In achieving this, Actus began a revolutionary program within two AMCC communities by recycling entire homes scheduled for demolition and offering them instead to non-profit organisations in the surrounding community.

In addition, Atlantic Marine Corps Communities use geothermal technology in 24 percent of existing homes, will meet LEED H Silver rating in one of its new neighbourhoods, and has replaced more than 30,000 incandescent light bulbs with Compact Fluorescent Lights (CFLs) in all of its 8,000 homes.

