

# Tierra Vista Communities

Los Angeles Air Force Base, California  
Peterson Air Force Base, Colorado  
Schriever Air Force Base, Colorado



## Project Size

- 478 acres
- 1,466 homes

## Key Facts (December 2007)

- Development commenced in 2007
- Development scope US\$320.6 million
- Initial development period 4 years (Los Angeles) / 6 years (Peterson) / 3 years (Schriever)
- % of construction complete 1%
- Committed equity US\$11 million
- Ongoing operations until 2057

## Key Features

- Brick and vinyl siding compatible with local architecture
- Well-defined, pedestrian friendly neighbourhoods
- Community centers
- New recreational facilities
- Splash park
- Hiking and biking trails



In March 2007, the U.S. Air Force selected Actus Lend Lease as its partner to develop, build, renovate, finance and maintain 1,466 homes of Tierra Vista Communities, the new masterplanned community that includes Schriever, Peterson and Los Angeles Air Force Bases. The three bases are part of Air Force Space Command, a major command headquartered at Peterson Air Force Base in breathtaking Colorado Springs. Located approximately 10 miles east of Peterson AFB, Schriever Air Force Base is home to the Air Force Space Command's 50th Space Wing, while several states away sits Los Angeles Air Force Base, home of the Space and Missile Systems Center and the 61st Air Base Wing.

Tierra Vista Communities will represent the finest of Air Force community living. Neighbourhood designs include pedestrian friendly streets, spacious new community centers, hiking and biking trails, and a variety of amenities focused on easing the lives of Air Force families. As part of the privatisation project at Los Angeles AFB, a major revitalisation of historic Fort MacArthur homes will be completed. Enhancements include interior finishing upgrades and the addition of a new pathway system and playground facilities, all geared towards embracing the southern California lifestyle. New residences at Peterson AFB will take advantage of the natural landscape, with homes designed in the "Rockies" setting and with the rigid Colorado winters in mind. For the first time in the history of Schriever AFB, a family housing community will be built on base for Air Force Families stationed here, and will include a community center,

swimming pool and a variety of recreational facilities, all built to take advantage of the breathtaking views of the Colorado Mountains.



The new and renovated homes of Tierra Vista Communities will feature state-of-the-art design and technology, incorporating the most modern and efficient construction techniques and processes, with environmental sustainability integrated into every aspect of design. Innovative programs include: photovoltaic panels on all community centers, providing 12 percent of the centers' electrical needs through renewable energy; tankless water heaters on all homes, saving the installation more than US\$220,000 annually; and solid waste recycling and water saving devices on all new homes, reducing water consumption by approximately 30 percent. In addition, new homes will include spacious kitchens with islands and ENERGY STAR® appliances, home office space with technology niches, and covered porches and patios for integrated indoor/outdoor living.

