



REECE CROSSINGS

FORT MEADE, MARYLAND



The U.S. Army and Corvias have partnered together to create an on-base housing solution for young, single service members at Fort Meade.

Under the terms of the 45-year partnership, Corvias is financing, developing, managing, operating, and maintaining residential facilities at Reece Crossings Community at Fort Meade, Maryland for junior enlisted service members.

PROJECT SCOPE

In order to improve recruitment and retention of young, single service members, Corvias approached the U.S. Army with an innovative solution that would benefit both our military partner and the individual service members. In a first-of-its-kind partnership, Corvias was able to expand the scope of our existing public-private partnership for family housing on-post at Fort Meade, part of the Military Housing Privatization Initiative (MHPI), to accommodate this under-served population. Corvias delivered the project through a design, build, finance, operate, and maintain delivery method which ensured satisfaction for our partners and residents at Fort Meade. The project has a high occupancy rate at 93%, and our on-site maintenance team provides responsive and courteous service to all residents.

The partnership selected a site on Fort Meade that meet a stringent green-development criteria. Plans were designed using Low Impact Development (LID), LEED Silver, and Energy Star guidelines, as well as advanced stormwater-management techniques. Corvias utilized 138 of the most innovative, best-management practices across the 38-acre site, including bio-retention, rain gardens, and landscape infiltration. By utilizing an integrated and holistic approach, Corvias not only stayed within budget, but effectively generated cost savings which have been reinvested back into the partnership.

ENVIRONMENTAL AWARENESS

As an environmental steward at Reece Crossings and Fort Meade, Corvias has been proactive in designing and implementing controls that improve processes and promote conservation in order to sustain natural resources and support community resiliency. Starting in 2016, Corvias installed solar panels on the apartment buildings and clubhouse at Reece Crossings as part of the DoD Privatized Housing Solar



45
YEARS
2012-2057



\$292
MILLION
TOTAL
DEVELOPMENT
COST



432
HOMES
(516,857 GSF)



\$741
MILLION
TOTAL LOCAL
ECONOMIC IMPACT



\$375
MILLION
TO BE REINVESTED
IN THE
PARTNERSHIP

In a first-of-its-kind partnership, we were able to expand the scope of our existing public-private partnership for family housing on-post at Fort Meade, to accommodate single service members.



Challenge. The project had two phases and was completed in 2018. Reece Crossings produces a total of 0.44MW of clean, renewable energy on-site to assist our partners at Fort Meade in achieving their government-mandated renewable energy goals. Power generation from the solar systems is being used to benefit the community through increased energy security and a reduction in carbon emissions. This initiative also stabilizes the rate and cost of electricity for the next 25 years, protecting both residents and the partnership from volatile and expensive rate fluctuations. The savings from the solar installations will be reinvested in the partnership.

STORMWATER SOLUTIONS

All of the projects put in place at Reece Crossings have been permitted for stormwater management, soil erosion, and sediment-control design in close coordination with Fort Meade, as well as through rigorous review by the Maryland

Department of Environment (MDE). The MDE's requirements are among the most stringent in the country due to the close proximity to the Chesapeake Bay, necessitating heightened awareness of downstream environmental impacts from land development and commitment to innovative GI/LID planning to restore, protect, and preserve the region's water quality.

ECONOMIC IMPACT

Corvias has utilized 75% small businesses to complete work, with more than 81% of all subcontracts being sourced to local companies. Corvias Foundation, Corvias' charitable arm, has made substantial charitable contributions in and around Maryland, the fringe impacts of which are immeasurable. In addition, Corvias Foundation has provided \$650,000 in scholarships and \$35,000 in educational grants to Fort Meade students pursuing higher education.

- **Develop new apartment style housing**
- **Solar panels enhance energy efficiency on apartment buildings and clubhouse**
- **Community Center for relaxation, fitness, collaboration, and an office area**
- **Dedicated reserve accounts for deferred maintenance**
- **Comprehensive on-site 24/7 maintenance program**

DURATION	45 years, 2012-2057
PROGRAM SIZE	432 homes/816 beds/516,857 GSF/38 acres
INITIAL DEVELOPMENT	\$71.6 million
LONG TERM DEVELOPMENT	\$292 million in planned replacement/renovation of all housing
TOTAL LOCAL ECONOMIC IMPACT	\$741 million
TOTAL PROJECTED TO BE RETURNED TO PARTNER	\$375 million

**Represented facts and figures are subject to change.* 05/23

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