



# FORT JOHNSON

FORT JOHNSON, LOUISIANA



The U.S. Army and Corvias are partners in the creation of a long-term solution to military housing at Fort Johnson.

Corvias has infused more than \$360 million into the rural Fort Johnson economy and approximately 70% of the partnership's dollars have gone to local businesses.

### PROJECT SCOPE

Corvias was selected to rejuvenate the housing community in rural Fort Johnson, Louisiana. Partnering with the U.S. Army, Corvias identified multiple opportunities to mitigate the risk of a project that was remotely located and characterized by higher-than-normal service member attrition. Realizing that a sense of community would help ease concerns and attract tenants, the partnership altered the development schedule to prioritize resident-friendly, immediate-impact projects. By elevating the communal experience and providing attentive maintenance services, Corvias has been able to increase resident retention by more than 13%.

In addition to improving the community experience, Corvias has delivered services and solutions to positively impact the environment. Corvias implemented a stormwater management plan to reduce pollution from stormwater runoff on 2,099 acres and is developing solar ground mounts with a capacity of 13MW. This project, with geothermal repairs and ongoing energy and water conservation upgrades, successfully promotes community resiliency and will significantly reduce the installation's carbon footprint.

### COMMUNITY PLANNING

Corvias developed and implemented an immediate-impact program to provide improvements to the quality of life for all residents. New, covered bus-stop shelters were installed in addition to nine recreation areas and 34 smaller-pocket parks. Community gathering centers at Fort Johnson were constructed simultaneously with renovations and new construction.

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**50**  
**YEARS**  
2004-2054



**\$1.2**  
**BILLION**  
TOTAL  
DEVELOPMENT  
COST



**3,613**  
**HOMES**  
(6.9 MILLION GSF)



**\$5.1**  
**BILLION**  
TOTAL LOCAL  
ECONOMIC IMPACT



**\$816**  
**MILLION**  
TO BE REINVESTED  
IN THE  
PARTNERSHIP



### STORMWATER POLLUTION PREVENTION

The majority of work being performed at Fort Johnson requires a stormwater pollution prevention plan for stormwater control. At one site, Corvias installed a dual throat street inlet with pipe and drainage, as well as reconstructed existing drainage areas with riprap. Though new homes constructed on existing slab do not require a prevention plan, Corvias continues to maintain stormwater permits and prevention plans for all sites.

### DISASTER PREPAREDNESS

Early in the partnership and less than one month following the severe destruction caused in Louisiana by Hurricane Katrina, Fort Johnson was hit by Hurricane Rita – the fourth most intense Atlantic hurricane ever recorded. The partnership worked together to rapidly clean debris across the installation. Corvias also began renovations on 3,017 homes that sustained storm damage, transforming them into updated town homes and three-bedroom flats.

### SUSTAINABILITY

In all, Corvias is responsible for 2,099 acres under the Fort Johnson Partnership and strategically integrates LEED/

sustainability standards, land improvements/management, and green infrastructure within the ground lease area. Over 2,850 geothermal systems have been upgraded between 2018 and 2022, projected to save nearly \$40 million, all of which is reinvested back into the project. Corvias is installing solar panels across homes on-base to increase energy independence and stabilize utility costs, simultaneously benefiting the residents, the partnership, and the environment.

### ECONOMIC IMPACT

Due to Fort Johnson's rural location, the partnership has overcome challenges associated with having limited access to local supplies, vendors, and qualified subcontractors. Corvias has worked extensively with partnership leadership to maximize the subcontractor base and supply chain. To date, the partnership has subcontracted 58% to local businesses and 70% to small businesses. Through these efforts, Corvias has infused more than \$370 million into the local economy and helped to create a more resilient, sustainable, and self-sufficient community.

- **Developed new, on-base housing**
- **Provide day-to-day maintenance, operations, and long-term repair and replacement for 3,661 on-installation housing units.**
- **Incorporates LEED/sustainability standards.**
- **Public space for fitness and collaboration in addition to private bedrooms/baths, and office spaces.**

DURATION	<b>50 years, 2004-2054</b>
PROGRAM SIZE	<b>3,613 homes/11,569 beds/6,951,609 GSF/2,099 acres</b>
INITIAL DEVELOPMENT	<b>\$300 million</b>
LONG TERM DEVELOPMENT	<b>\$1.1 billion in planned replacement/renovation of all housing</b>
TOTAL LOCAL ECONOMIC IMPACT	<b>\$5.1 billion</b>
TOTAL PROJECTED TO BE RETURNED TO PARTNER	<b>\$816 million</b>

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

For more information or to speak with a representative from one of our offices nationwide, please contact:

T 401.228.2800  
 contactus@corvias.com  
 corvias.com

