

Concord Eastridge Partnering University of Mary Washington Foundation

To Enhance Student, Community and Faculty Experience

March 23, 2010



The University of Mary Washington Foundation acquired an aging retail strip center adjacent to the University Campus and partnered with Concord Eastridge to create a new vision for a student housing-anchored, mixed use redevelopment. The Foundation's goals include providing a new pedestrian friendly residential community, upgrading core retail services, providing high quality housing for more than 600 students, afford new parking options and efficiently linking this new project to the UMW main campus and the adjacent regional campus of Mary Washington Healthcare.

Phase One of the redevelopment, now known as Eagle Village, includes the construction of a new 624-bed collegiate housing facility, a parking structure for more than 500 vehicles, new "Class A" office space, and retail and restaurant space joined by a pedestrian bridge spanning Route 1 connecting the main campus to Eagle Village.

The completion of this first phase (Summer 2010) is the beginning of a long-term effort to offer new amenities to both the University community and residents of the City of Fredericksburg. Future phases include the redevelopment of the remainder of the retail center with additional housing, hospitality and retail uses. Planning for Phase II begins shortly.

Concord Eastridge has provided the University of Mary Washington Foundation with a turnkey solution, development management services, market research, construction oversight, tenant relations, and leasing and asset management.

The Concord Eastridge team is ready to partner with you and your institution in achieving your vision. Let us know how we can help you reach your goals.