

UMW LAYS OUT PLANS

UMW announces first phase of Eagle Village

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The University of Mary Washington yesterday announced plans to demolish Roses in the Park & Shop shopping center in March to make room for student apartments, a parking garage and retail and office space. It's the first phase of Eagle Village, a mixed-use development planned for the 21-acre property on U.S. 1. UMW's private foundation purchased the land for \$18.75 million in December. "I think it's one of the most exciting things the university has embarked on in a really long time," said UMW President Judy Hample.

Bank of America is financing the project and is committed to it despite the economic downturn, said Jeff Rountree, CEO of UMW's foundation. The school hopes to finish the \$115 million first phase in the summer of 2010. It will include:

A 214-foot red-brick pedestrian bridge over U.S. 1. The bridge will have a roof and glass sides, and cupola-topped towers at each end. The 14-foot-wide bridge will be a little north of College Avenue.

- ✓ Two five-story apartment buildings for upperclassmen. They will have a total of 156 two-bedroom apartments that can accommodate four students each. The 206,000-square-foot U-shaped complex will be fronted by a two-story rotunda.
- ✓ A 221,000-square-foot parking garage with room for 540 cars and 200 bicycles. It will have security cameras and will be accessed with swipe cards.
- ✓ 30,000 square feet of retail space wrapped around the first floor of the parking garage. It will include current tenants of the shopping center and restaurants. At least five major retailers are ready to commit to leasing the space, Rountree said.
- ✓ 36,000 square feet of office space over the shops and restaurants. Businesses will have private elevators and access to the garage.

Rountree said a major corporation is "pretty much committed to coming." He said medical professionals also are interested in moving in because of the proximity to Mary Washington Hospital.

At a press conference yesterday, officials noted that Eagle Village's real estate and sales taxes will go to the city of Fredericksburg. "What is so nice about this is it's a win-win for the city," said board of visitors Rector Nanalou Sauder. Roses and Einstein Bros. Bagels will be torn down during the project's first phase. Rountree said he expects the bagel shop to move into a bigger space at Eagle Village. A small section of the shopping center next to Roses, with three vacant storefronts, also will be removed.

Rountree said Giant Food officials told him yesterday that instead of moving, they want to refurbish the existing grocery store inside and out.

Park & Shop's current entrances won't change, Rountree said. The driveway off U.S. 1 that leads to the Stratford Square Apartments and Roses will be used for construction traffic. The university's foundation doesn't own the Twi-Lite Motel or other properties nearby, including Country Cookin', the Clean Machine car wash, the Par-thenon restaurant and a small island of stores in front of Giant. Rountree called them "properties of interest."

Construction on the second phase isn't planned for another five years. "We haven't even started planning it," Rountree said. "But Dr. Hample has said she is firmly committed to most of the center being a community-based retail village." UMW administrators have said they envision "high-end retail," such as a small movie theater or bookstore, and condos for UMW employees and people who work in the city. Rountree has said he wants to keep the shopping center's existing stores open until they can move into new space.

Because of the planned apartments at Eagle Village, UMW won't have to build two new dorms on its main campus. The school will instead focus on renovating older dorms. "We can make progress without taking up all the beautiful green space, which helps to make us who we are," Sauder said.