

# EAST YARD DISTRICT

*Your Place to Live, Work & Thrive.*

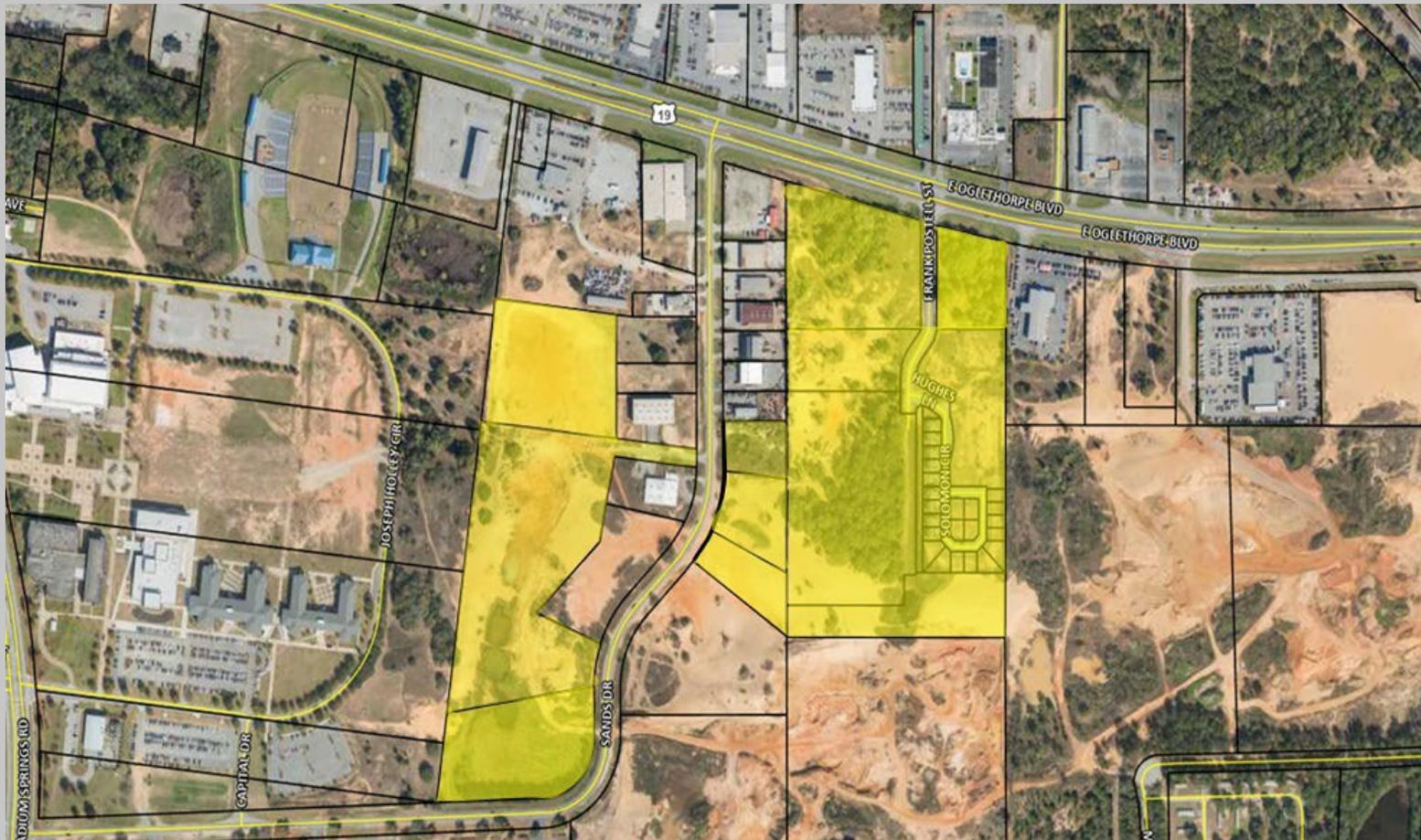


# EAST YARD OVERVIEW

## EAST YARD DISTRICT

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- 54.88 Acres
- East of ASU East Campus
- Student Focused Mixed-Use Development



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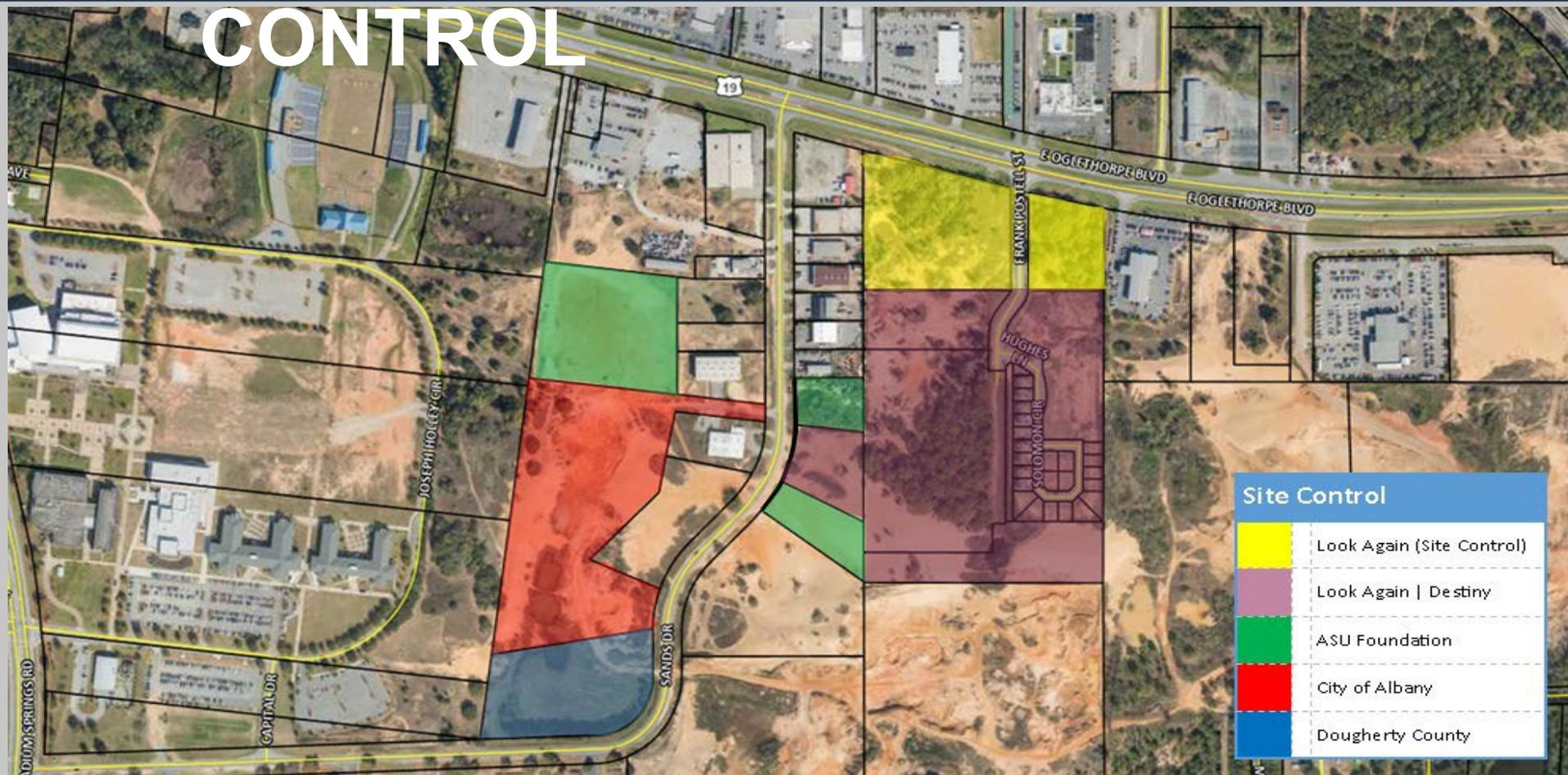
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## TAX ALLOCATION DISTRICT

- **Reinvests tax growth** back into the district.
- **Funds infrastructure** and public improvements.
- **Bridges financing gaps** for development.
- **Attracts private investment** and revitalization.



# OWNERSHIP & SITE CONTROL



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## A TRUE MIXED-USE DEVELOPMENT

**Commercial** – New shops, dining, and services bringing fresh amenities to Albany’s east side.

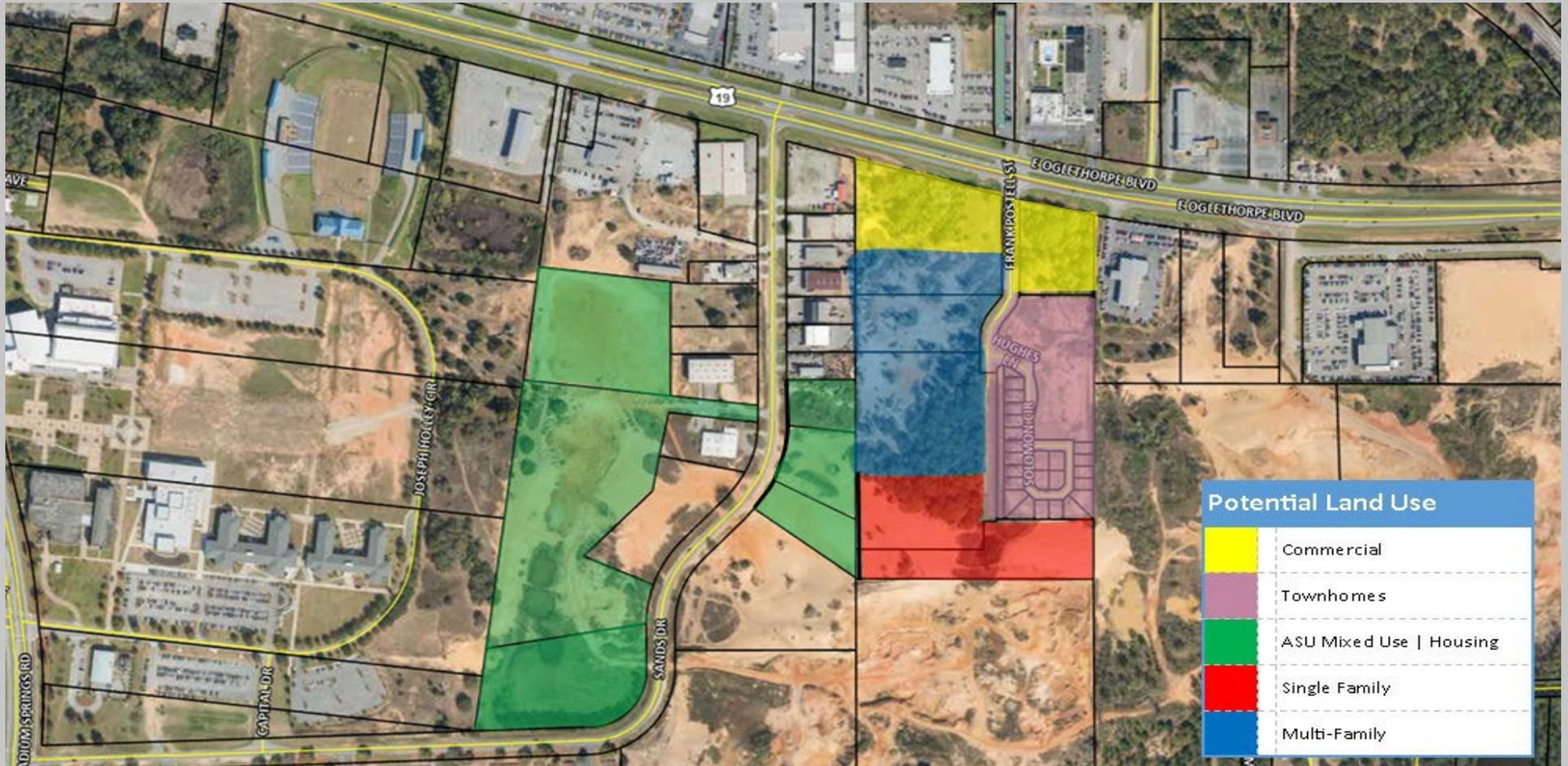
**Townhomes** – Completion of planned townhomes with modern design and low-maintenance living.

**Multi-Family** – Market-rate apartments with quality finishes and vibrant community amenities.

**Single Family** – For-purchase homes offering lasting value in a walkable, connected neighborhood.

**Student-Focused Mixed Use** – Offering modern housing, retail, and amenities designed to support campus life and community connection.

# POTENTIAL LAND USE



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## ENVISIONED AMENITIES

### Residential Amenities

- Pool & Lounge Deck – Relaxation and social hub for residents.
- Fitness Center – Includes cardio, weights, yoga, and spin rooms.
- Resident Clubhouse – With co-working spaces, game room, and community kitchen.
- Pet-Friendly Features – Dog park, pet spa, and walking trails.

### Community & Lifestyle Amenities

- Public Plaza or Green Space – For farmers markets, festivals, and outdoor seating.
- Walking & Biking Trails – Connecting homes, shops, and the university.
- Outdoor Gathering Areas – Fire pits, BBQ stations, and shaded seating.
- Children's Play Area – Safe, engaging playgrounds.
- Event Lawn – For concerts, movie nights, and community events.

### Convenience & Technology Amenities

- High-Speed Community Wi-Fi – For both public and private spaces.
- Smart Home Features – Keyless entry, smart thermostats, and app-based controls.
- Electric Vehicle (EV) Charging Stations – Future-ready parking.

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## CONCEPT & STYLE GUIDE | SINGLE FAMILY



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## CONCEPT & STYLE GUIDE | MULTIFAMILY



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## CONCEPT & STYLE GUIDE | TOWNHOMES



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## CONCEPT & STYLE GUIDE | COMMERCIAL





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## CoStar: Wake Forest University partners with developers on mixed-use project near sports facilities

### COSTAR

Commercial development set for Winston-Salem, North Carolina

Two developers started construction on The Grounds, a mixed-use development in Winston-Salem, North Carolina, that leverages the trend of matching new commercial properties with sports facilities.

Carter, an Atlanta-based company, and Winston-Salem-based Front Street Capital began work this month on a 229-unit apartment building, the first component of The Grounds. It's the first phase of a \$215 million project, located on a 100-acre site next to Wake Forest University's football stadium and basketball arena. Kayne Anderson Real Estate and Truist Financial are providing financing for the project.

Professional sports franchises like the St. Louis Cardinals and Atlanta Braves have led the push to develop mixed-use projects adjacent to stadiums and arenas, but colleges are getting in on the act, too. The University of Tennessee in Knoxville and Iowa State University in Ames are among the colleges with mixed use projects underway next to existing stadiums and arenas.

Wake Forest, a private college in Winston-Salem, is a partner with Carter and Front Street in The Grounds project. The school's Demon Deacons football team plays at Allegacy Federal Credit Union Stadium and its men's and women's basketball teams play at Joel Veterans Memorial Coliseum. Both facilities are located at the site of The Grounds, named for the nearby Winston-Salem Fairgrounds that hosts the yearly Carolina Classic Fair.

The Grounds are expected to include a 42,000-square-foot retail village with restaurants and outdoor spaces, 100,000 square feet of office, residential condos, apartments and improvements to local roads.

The developers are also restoring Upper Silas Creek, which runs through the property, by rebuilding eroded stream banks, adding greenspace and planting new trees, shrubs and grasses. The project team also plans to construct new sidewalks and bike paths to connect The Grounds to the Wake Forest campus, about one mile to the west.

Nelson Worldwide developed the master plan for The Grounds. Preston Partnership is design architect for the apartment building. Brasfield & Gorrie is the general contractor.



GSU Convocation, Basketball, & Music Arena



565 Hank



MARTA Bus Rapid Transit



GSU Baseball Stadium



Center Park Stadium



Publix



Georgia Avenue Retail Corridor



Summerhill by Hedgewood Homes



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## Georgia State, Private Development Venture Finalize Acquisition Of Turner Field Site

JANUARY 5, 2017

ATLANTA--Georgia State University, along with the Carter, Oakwood Development and Healey Weatherholtz joint venture, finalized the acquisition of the Turner Field site today (Jan. 5) and closed on the property.

Georgia State and Carter have proposed a mix of housing, retail, and athletic and academic space on the 68-acre site, as well as the conversion of the stadium into a new home for Panthers football.

Within the new ownership structure, Georgia State will control 38 acres, including the stadium and the Blue Lot, formerly the Atlanta Fulton County Stadium. The Carter-led joint venture is purchasing 16 acres and ground-leasing an additional 13.5 acres from Georgia State.

The stadium conversion will begin in February, and a future phase of Georgia State's portion of the redevelopment is planned to include a new baseball park at the site where Atlanta Fulton County Stadium once stood.

"We are extremely pleased to officially acquire the Turner Field site, and we are excited to be moving forward with a plan that will be transformative for the city and for Georgia State," Georgia State President Mark P. Becker said.

The Carter-led private development team will immediately commence plans for private student housing, market-rate multi-family and retail.

"Our joint venture looks at this as a once-in-a-lifetime opportunity to help transform this historic part of our city for generations to come," said Scott Taylor, president of Carter. "We plan to reposition Hank Aaron Drive as one of Atlanta's great streets and to strengthen the site's connection with the surrounding neighborhoods with strong amenities and inclusive design."

The Atlanta Fulton County Recreation Authority, which owned Turner Field, agreed in August to sell the property for \$30 million. The University System of Georgia Board of Regents approved the sale in November.

Visit [stadium.gsu.edu](http://stadium.gsu.edu) for more information on the project.



## RFP Process Launched for Chicago State University's University Village 95 Mixed-Use Development

CBRE, in partnership with Chicago State University (CSU), is pleased to announce the launch of a [Request for Proposals for University Village 95](#), a transformative mixed-use development opportunity located in the heart of Chicago's South Side. This initiative marks a significant milestone in CSU's long-term vision to expand student housing and catalyze economic revitalization along the 95th Street Corridor.

CSU - Illinois' only four-year Predominantly Black Institution - generates an annual \$1.6 billion in income for Illinois. This project represents the University's continued commitment to equitable economic development by creating a modern, thriving hub for students, faculty, families, and the community at large.

The University Village 95 site allows for approximately 232,000 square feet of new construction on a two-acre site. The initial phase could deliver up to 528 student beds and 25,000 square feet of retail space, with occupancy targeted for 2027.

The development is strategically located within the 95th Street Corridor, a key connector between Chicago's South Side neighborhoods and major employment centers. The area is supported by billions in public and private investment, including the \$280 million renovation of the 95th Street Red Line station, a \$5.75 billion Red Line extension, \$56 million in upgrades to the nearby Metra station, and the \$1 billion investment to Chicago's South Side by Advocate Health Care. CSU's campus is also adjacent to emerging economic hubs such as the \$9 billion Illinois Quantum & Microelectronics Park and the Roseland Medical District.



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## Mixed-use development coming to Howard University

July 19, 2022 More than 3 years ago

A five-story, 140,000-square-foot mixed-use building is under construction adjacent to the Howard University campus at 2711 Georgia Ave. NW.

Known as the Oliver, the building will include 93 fully furnished residences, a lounge area, a deck overlooking the campus and commercial space leased by the university. The site formerly was an apartment building.



## Capstone Development Partners and Harrison Street to Develop On-Campus Mixed-Use Student Housing Project in Public Private Partnership at University of Washington Bothell

Partnership to Deliver 1,055 Beds for Sole On-Campus Undergraduate and Graduate Student Residential Village. Represents Sixth Harrison Street-Capstone P3 Project

Denver, CO – Capstone Development Partners, one of the leading developers of on-campus housing and higher ed facilities, and Harrison Street, one of the leading investment management firms exclusively focused on alternative real assets, pursuing its social infrastructure strategy, today announced the development of a mixed-use on-campus student housing Public-Private-Partnership (“P3”) project at the University of Washington Bothell.

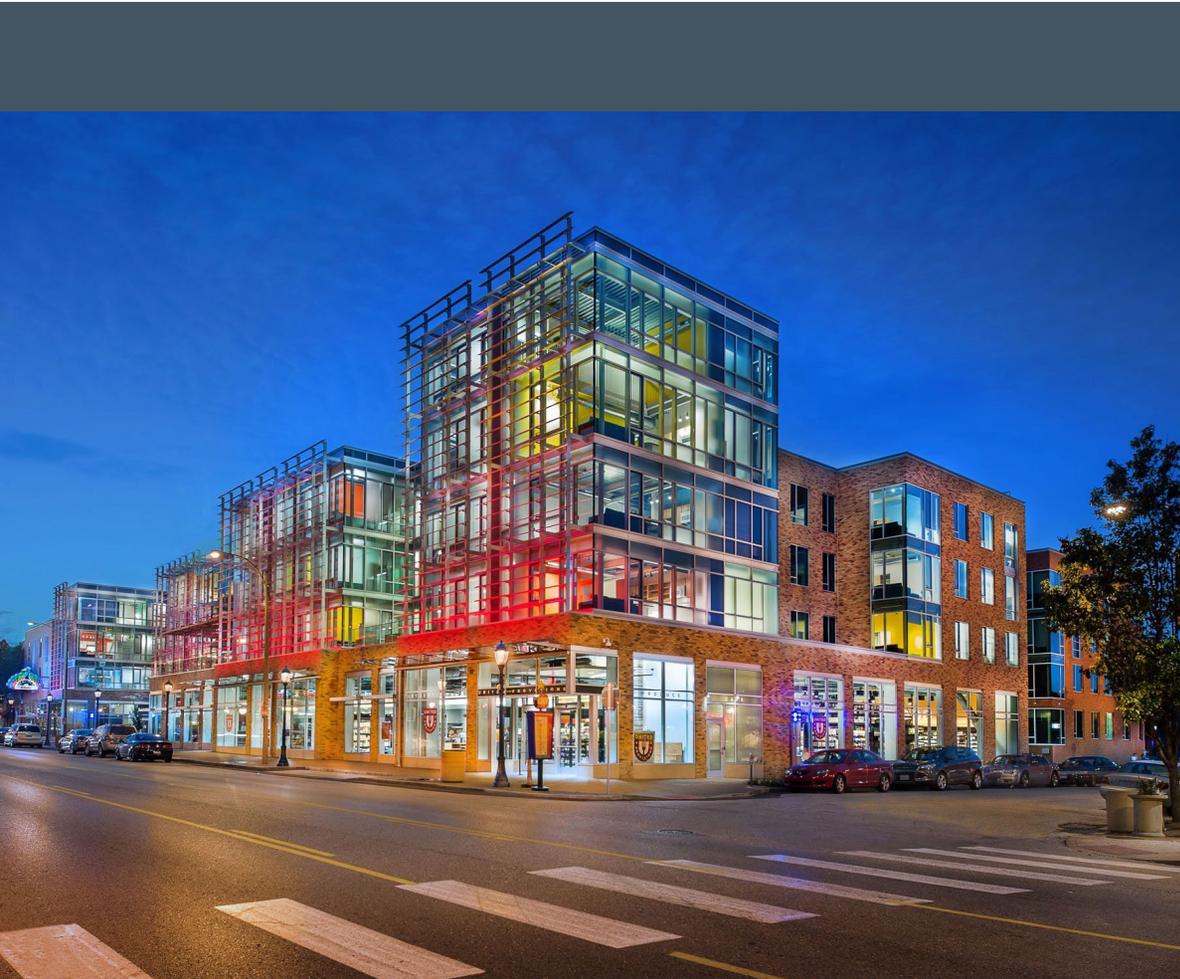
Beginning in 2019, UW Bothell pursued a P3 to redevelop and replace its existing Husky Village student housing which is nearing the end of its useful

life. Through a competitive RFP process, the Capstone-Harrison Street team was selected by the University of Washington as its partner to transform the 4.4-acre site into a new mixed-use student housing community, and new gateway entrance to the campus incorporating enhanced public transit and cycling mobility which enables a vibrant, pedestrian-oriented environment connecting this site directly to the core of campus. The new 300,000-square-foot student housing community will offer 1,055 beds across three, six-story residential buildings with traditional residence halls, suites and apartment housing serving undergraduate and graduate



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ACADEMIC

## WASHINGTON UNIVERSITY-LOOP STUDENT HOUSING

📍 St. Louis, MO 🏠 206,038 Sq. Ft.

PARIC completed construction on the 4.4-acre mixed-use complex known as the Lofts of Washington University, located in the heart of the Delmar Loop. This project includes 22,000 sq. ft. of mixed-use retail space fronting Delmar Boulevard, which houses the United Provisions grocery store and the Peacock Diner. The four-building complex also includes 250 student apartments and an underground parking structure, providing 200 parking spaces. As a LEED Certified Platinum project, this building gets a significant portion of its electricity from rooftop Photovoltaic Cells and much of its hot water from Solar Thermal Panels.



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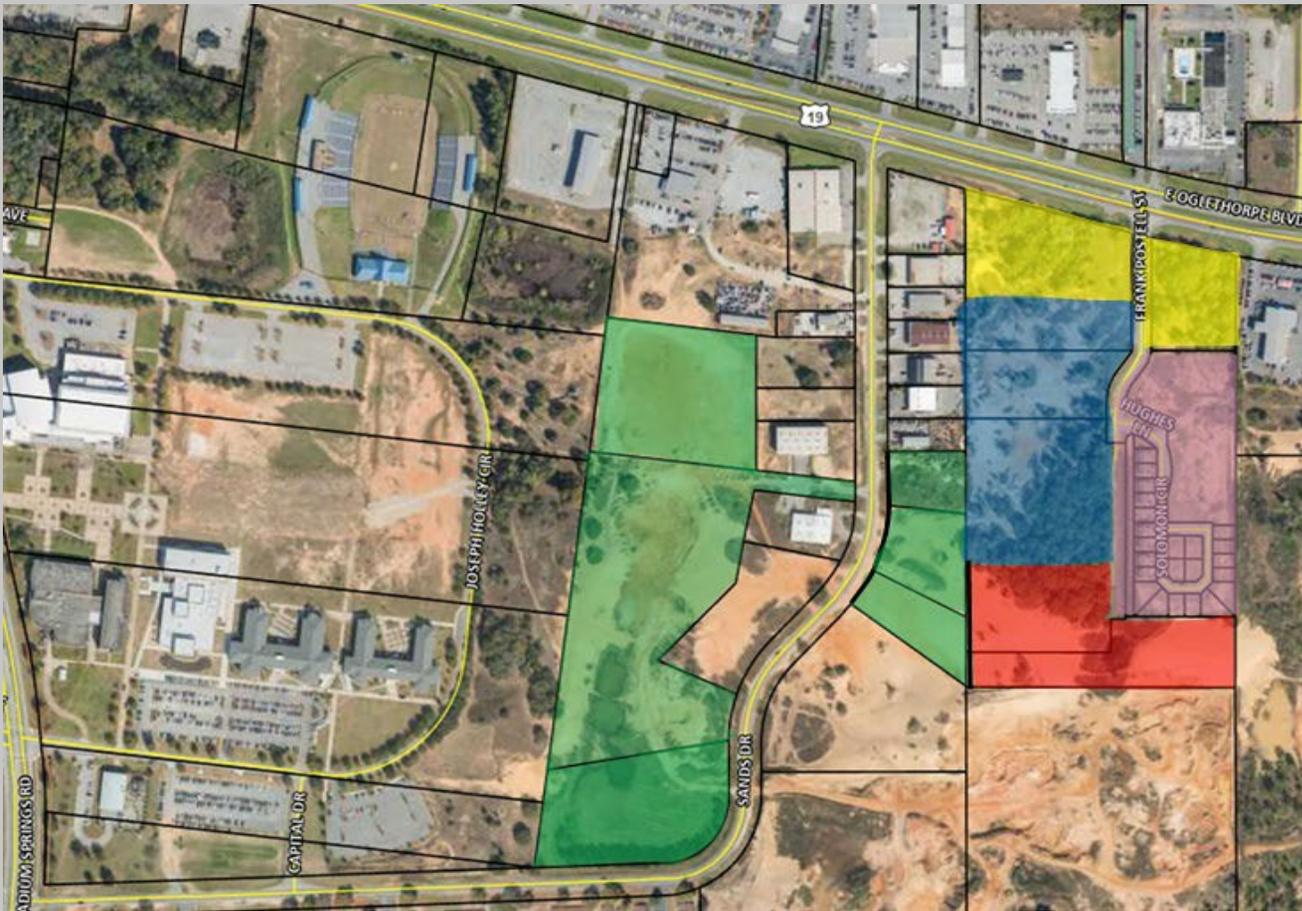
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## **Bowie State Plans New Mixed-Use Development: 184,000 Sq. Feet of Retail, Housing for 600 Students**

Bowie State University is soon to announce the Gateway, a new development that will provide additional student housing and better connect BSU with the surrounding community. There will be an estimated 184,000 square feet of retail space and housing for 600 students at the site.

Mosaic Development Partners JV, a Philadelphia-based developer with an office in New Carrollton, has been awarded the rights to turn the 1.6 acres of woods adjacent to the MARC commuter lot into a [mixed-use project](#). They have been working on this project for over two years following a 2022 [request for proposals](#) and also worked on a [development project](#) near the world's oldest continuously operating airport in College Park.

# THE FUTURE OF ASU



Potential Land Use	
Yellow	Commercial
Purple	Townhomes
Green	ASU Mixed Use   Housing
Red	Single Family
Blue	Multi-Family