



## NI VILLAGE FACT SHEET NOVEMBER 2009

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### **Ni Village**

Designed to build upon the quality of life in the Spotsylvania area, the Ni Village will be a place of inspiration where people can connect with each other, nature, recreation, and the area that they live and work in.

Closely aligning with County and community goals for future developments, the Ni Village will embody sustainable design principles, ensuring that it will not only be a desirable place to live, work, learn and play for its residents and visitors, but it will be a legacy for generations to come.

Located adjacent to Luck Stone Corporation's Massaponax crushed stone plant, the Ni Village will be an innovative community that reflects the rich heritage of the region and encourages connectivity with nature, history and one another. To celebrate the history of the area and maximize open spaces while promoting a walkable and sustainable design, the following is planned:

- 1) a trail connecting three battlefields to the Ni Village
- 2) a network of trails, an urban drive and complementary land uses throughout the Ni Village connect the broad spectrum of office, commercial and residential uses, as well as parks and cultural areas
- 3) a network of parks and open spaces will expand to connect to a network of regional public open spaces

### **Ni Village By the Numbers\***

- Village Center (west of Route 1, south of Massaponax Church Road and north of the Ni River)
  - Mixed use, sustainable urban development on 171.3 acres
    - Planned Commercial Development (PDC) Zoning on 67.9 acres
    - Village Commercial (VC) Zoning on 103.4 acres
  - Distinct Addresses within Village Center made up of Institutional Uses; Commercial Uses; Office Uses; Residential Uses;
  - Approximately 72 acres of Open Space, including wetlands and preserved areas

### **Uses**

- Office – 272,500 square feet
- Commercial – 85,700 square feet
- Residential Units- 950
- Hotel Keys- 263
- East Campus (east of Route 1, south of Massaponax H.S. and North of the Ni River )
  - Corporate campus on 161.82 acres with PDC zoning
  - Geared to sustainable business practices
  - Approximately 48 acres of Open Space, including wetlands and preserved areas

**Uses**

- Office- 562,700 square feet
- Commercial – 10,000 square feet

**Luck Development Partners**

LDP is the real estate development affiliate of Luck Stone Corporation, which strives to be inventive and empower its partners and the community to integrate history, culture and landscape into building a legacy for tomorrow and beyond. This commitment extends to environmental excellence and connecting the community to nature, employment and recreation. The LDP Brand of Discover, Innovate and Lead is evident in every aspect of the design of the Ni Village.

LDP will be the master developer of Ni Village. From the inception of the development process until completion, LDP will work alongside like-minded partners (investors, developers, builders and businesses) and the community to identify opportunities and experiences that create a sense of place.

**Launching A Legacy**

Ni Village is a visionary community designed by LDP that integrates history, culture and landscape into a sustainable design. The Five Guiding Principles of Ni Village are Quality of Life; Recreation and Healthy Living; Nature and Environmental Stewardship; Lifelong Learning; Arts, Culture and Hospitality.

To celebrate history of the area, a trail connecting three battlefields to the Ni Village is being planned, preserving Vauxhall Manor, the historical site located with the East Campus, as well as promoting community access to and knowledge of the local heritage, including Smith’s Mill, located south of Ni Village.

**Sustainable Design:**

The Ni Village will preserve, protect and highlight the natural resources the land offers while creating open spaces to support the sense of community.

Ni Village is being designed to be a transit-oriented development (TOD) with a focus on integrating opportunities to reduce traffic, gas emissions and fuel consumption.

Ni Village will be built to reinforce the quarry town legacy and promote sustainable design. Local and sustainable sources will be used as much as possible, with building materials emphasizing regional materials, building traditions, cultural influences and environmental forces.

The scale of each building within Ni Village is designed to create urban spaces, which are pedestrian focused.

The buildings connect to the green infrastructure to respond to natural systems, provide views and create urban spaces for a quality community.

Ni Village provides an opportunity for the County to be a leader in green technology and education, attracting and retaining a workforce that currently commutes for employment. This economic opportunity is paired with residential options offering a high quality of life in a community dedicated to sustainability, lifelong learning and preserving history and the landscape.

### **Green Infrastructure**

Ni Village is designed with environmentally responsible infrastructure and low impact development techniques. A system of trails, parks, preserves, and drives provide linkages between native plantings, biological stormwater drainage and pedestrian walkways to support civic and ecological life.

Parks located within each Address create connections to the larger ecosystem and provide connections for the Village Center and East Campus.

Use of native and non-invasive plantings in parks, lining drives, parking areas to shield buildings and spaces, reduce the heat island effect and create recreational areas.

The buildings and campus will be designed to LEED or equivalent sustainable standards and certification is anticipated.

### **Analysis (Economic and Traffic):**

Ni Village is projected to provide a net fiscal benefit of over \$62 million to the County over the next 15 to 20 years, compared to a net fiscal benefit of \$19 million under the existing zoning with conventional office development. Ni Village is projected to employ over 2,300 people.\*

LDP studied the traffic based on parameters set by VDOT and County and with the suggested improvements; the surrounding road network can accommodate the additional traffic generated by Ni Village.

VDOT and County road improvements currently planned include widening Route 1, restriping Massaponax Church Road and Mudd Tavern Road (at Route 1) approaches, and adding a southbound left turn lane at Guinea Station Road.

LDP is proposing the addition of a second signalized access point to Ni Village, the addition of an eastbound right turn lane at the intersection of Massaponax Church Road and Route 1, and the addition of a westbound right turn at Mudd Tavern and Route 1. The surrounding road network can accommodate Ni Village with these improvements.

Ni Village is a mixed use walkable and transit oriented community, which provides the opportunity to live, work and recreate all within the community. This reduces the dependency on transportation, as well as provides opportunities for a true economic driver.

**Timing & Next Steps:**

LDP will submitting an application by early December and once the rezoning is complete, construction will be market dependent.

Complete build out will take happen within the next 15 to 20 years; however, market readiness will drive the actual timing of development.\*

As part of LDP's ongoing commitment to create a sense of place and promoting a better quality of life, we plan to hold community events (festivals, races, hikes, etc...) and a celebration for opening a demonstration trail in collaboration with the Spotsylvania Greenways Initiative (SGI).

SGI is comprised of a group of local citizens including LDP associates who are committed to building connections and trails in Spotsylvania.

Send an email to [info@lucklegacy.com](mailto:info@lucklegacy.com) or visit [lucklegacy.com](http://lucklegacy.com) to stay updated on Ni Village happenings and next steps.

*\*numbers/figures are subject to change.*