

Ni Village

Spotsylvania County Applications Summary





Launching a Legacy

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Please note the information contained herein represents only a summary of the applications that will be or have been filed with Spotsylvania County in connection with the proposed development of Ni Village. The information contained herein may be amended from time to time and is subject to final approval of the final applications and their exhibits by the Board of Supervisors and the Zoning Administrator of Spotsylvania County.

Launching a Legacy

It is my honor and pleasure to share the Ni Village Pattern Book with each of you.

As you know, it takes a vision to build a legacy. It takes a tremendous amount of dedication and commitment to create experiences and meaningful places that future generations will admire and enjoy. It takes partners, and people like you, who are committed, invested, and curious about what happened yesterday, what happens today, and what will happen tomorrow. In your role as county and community leaders, you make these decisions every day.

On behalf of Luck Development Partners (LDP), our parent company Luck Stone Corporation and our world-class strategic partners, I encourage you to imagine the possibilities of this proposal for a sustainable community. At LDP, we strive to be inventive and to empower our partners, associates, and communities to integrate history, culture and landscape in building legacies for tomorrow and beyond.

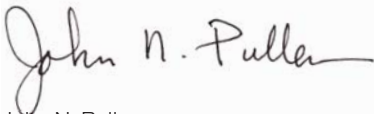
We have been inspired by your goals, desires and vision for the future. We believe your vision in combination with our creative energies have resulted in the design of a sustainable community where people can connect with each other, nature, recreation and history, and work where they live.

For the past four years, we've been guided by our associates', our partners' and Luck Stone Corporation's 85-plus year commitment, to achieve environmental excellence. With this as a guiding focus and with the integration of history, culture, and landscape, we have designed a visionary town in Spotsylvania: Ni Village.

An interconnected community, Ni Village is designed to provide an unparalleled quality of life, offer a sustainable center for commerce, enhance environmental stewardship and deliver a life-long learning experience for the people who live and work there.

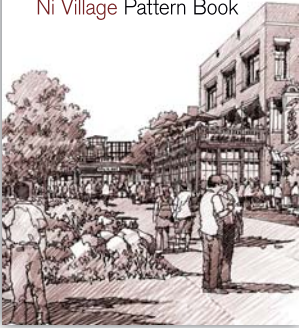
The story of the Ni Village will continue to unfold as you explore the various sections in the Summary. I hope while reading the pages you'll be inspired to start your next chapter with us.

Regards,



John N. Pullen
Vice President
Luck Development Partners

Ni Village Pattern Book



Ni Village Pattern Book

The Ni Village Pattern Book is the implementation guide for a mixed-use master plan and describes key elements and their incorporation into the plan for the new village and corporate campus. The various components of the village plan have evolved through extensive market research, community input, opportunity capture, and intensive strategic evaluation. As such, Ni Village is positioned not only as a carefully crafted place but as a new regional economic engine.



Community Patterns

This section describes the village scale systems of open space, park and bio-remediation amenities; access drives and service areas; building zones and use types. Additionally, specific character areas are defined as "Addresses" within the plan to guide the character, placement and scale of all buildings, and landscape elements. This is the first series of requirements for building type, placement, setbacks, and massing.



Landscape Patterns

These patterns establish performance and palette requirements for hardscape elements such as walkways, drives, and service areas as well as native plant species and buffer yards. All installations will have minimum environmental performance standards and functions that must be accommodated in the final designs.



Architectural Patterns

The architectural guidelines set the logic and character for the buildings within the plan. Heights, massing types, environmental performance standards, materials and character elements are detailed as requirements for all facilities. The Ni Village character is based on regional legacy and sense of place with an emphasis on local materials and evolution of regional town forms.



Ni Village Rezoning Proffer Summary



Proffers are voluntary development criteria that go beyond the standards set forth by the Spotsylvania County Zoning Ordinance. The Proffers are approved with the rezoning application by the Board of Supervisors after public hearings and are enforceable by the County against any existing or future land owner, tenant, or user.

The Proffers are applicable to entire property, Ni Village, as well as additional proffers particular to East Campus (east of Route 1) and The Village (west of Route 1). We anticipate the Proffers will contain items such as the following:



1. Development Plan

A General Development Plan and a Pattern Book will identify general features of the property, building locations, community amenities, buffers, recreational and open spaces, pedestrian ways, parking areas and internal drives. We will phase the development to provide commercial and office uses with revenue streams for the County as well as residential units achieving a viable balance of uses for each phase. The Pattern Book identifies a maximum program of uses, including the number of residential units, the square footage of non-residential uses and height of uses to create a high quality development.

2. Architectural Elements

Specific character areas are defined in the Pattern Book as “Addresses” to guide the character, placement and scale of buildings, and accompanying landscape areas. Building types, placement, setbacks and massing are generally identified within each Address. A menu of construction materials will list the options for use in construction of the buildings throughout the Ni Village, highlighting the design quality of the buildings and amenities. The architectural elements of the buildings and amenities together with the conceptual renderings will provide an overall vision of Ni Village and the compatibility and connection between The Village and East Campus within the character of the County.

3. Landscaping

A menu of options will list the materials which may be used within the landscaping and open spaces throughout the Ni Village, as well as conceptual illustrations of the landscaping and open spaces. Some of these materials and design features will also double as part of the low impact development techniques used throughout the project.

4. Use Regulations

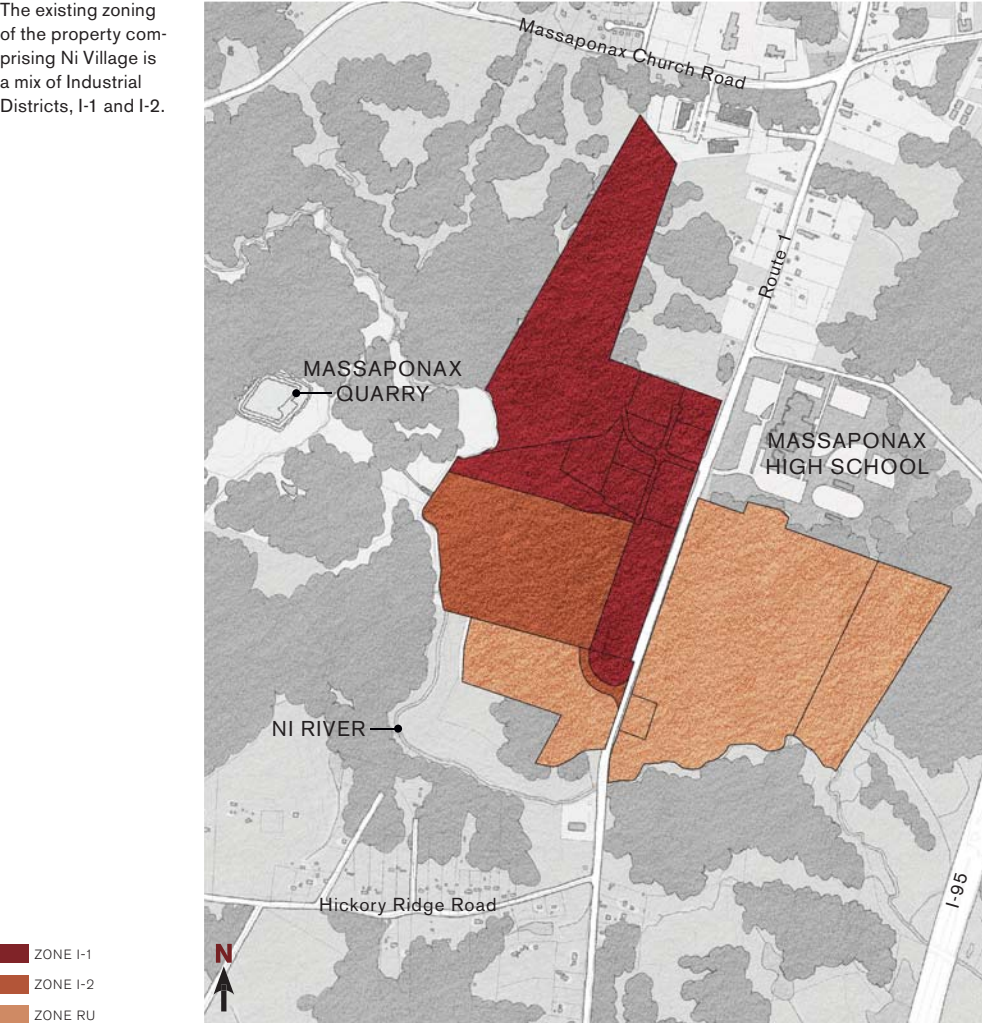
Permitted uses will be specifically listed to assure compatibility with the surrounding properties and the Jackson Gateway District. Such uses will promote economic development and be a mixture of complimentary uses necessary to achieve the goals and vision of the County and the development proposal.

5. Design Standards

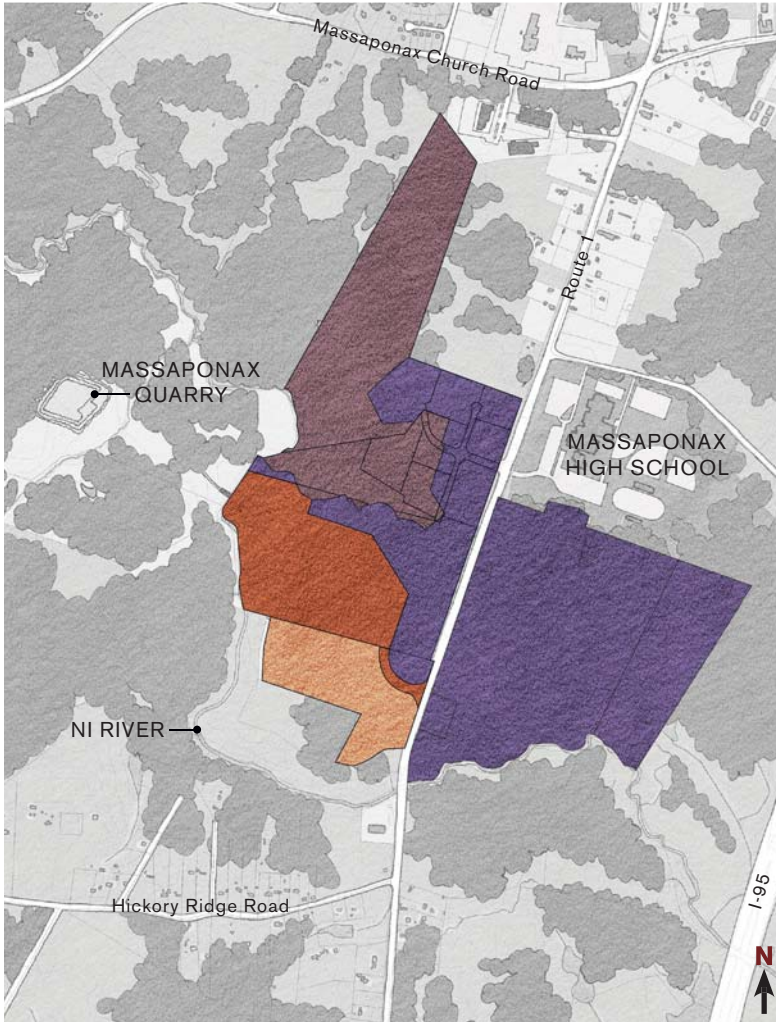
Ni Village is designed with environmentally responsible infrastructure and low impact development techniques. Specific details of various infrastructure components will be provided to ensure a design reflective of the quality of development expected for this project. Such infrastructure details will address parking lot and exterior lighting, utility lines, signage, drive isles, sidewalks and other pedestrian circulation, trash receptacles, landscaping, community amenities, recreation areas and transportation improvements. The system of parks, preserves, and drives is linked by native plantings, biological stormwater drainage and pedestrian walkways to support civic and ecological life.

Existing Zoning

The existing zoning of the property comprising Ni Village is a mix of Industrial Districts, I-1 and I-2.



Proposed Zoning



The proposed zoning of the property comprising Ni Village is a mix of Planned Development Commercial (PDC) District and Village Commercial (VC) District, which are designed to promote the village atmosphere and allow the necessary blend of uses.

Sustainable Landscape Systems



The Ni Village landscape is designed to preserve and restore the local natural fabric of the Ni riparian system while minimizing the impacts of the community on the larger systems of the Chesapeake Bay and global climate. While creating spaces to encourage a strong sense of place and high quality of life, every element in the design of the outdoor spaces also has a purpose in the ecological function and the health of the environment. To achieve these multiple functions a menu of sustainable principles is utilized that includes:

- » Emphasizing regionalism and biodiversity with the use of native plants and habitats
- » Using local materials and sustainable sources
- » Restoration and preservation of natural hydrology
- » Creating connections between the larger ecosystem and public amenities
- » Preservation of water resources
- » Thinking, designing, and maintaining for the benefit of future generations
- » Addressing climate issues with the use of local and sustainable materials, designing for shading and cooling micro-climates, and using high reflective, light colored pavings

Green Infrastructure Components



Ni Village is designed to integrate Low Impact Development and Environmental Site Design components in a cohesive set of infrastructure networks that minimize its footprint on the environment and the landscape. These development techniques seek to replicate or regenerate the ecological fabric of the site, melding the community with the natural environment. Ni Village boasts a system of parks, preserves, and drives linked by native plantings, biological stormwater drainage and pedestrian walkways to support civic and ecological life.



Ni Village Development Program

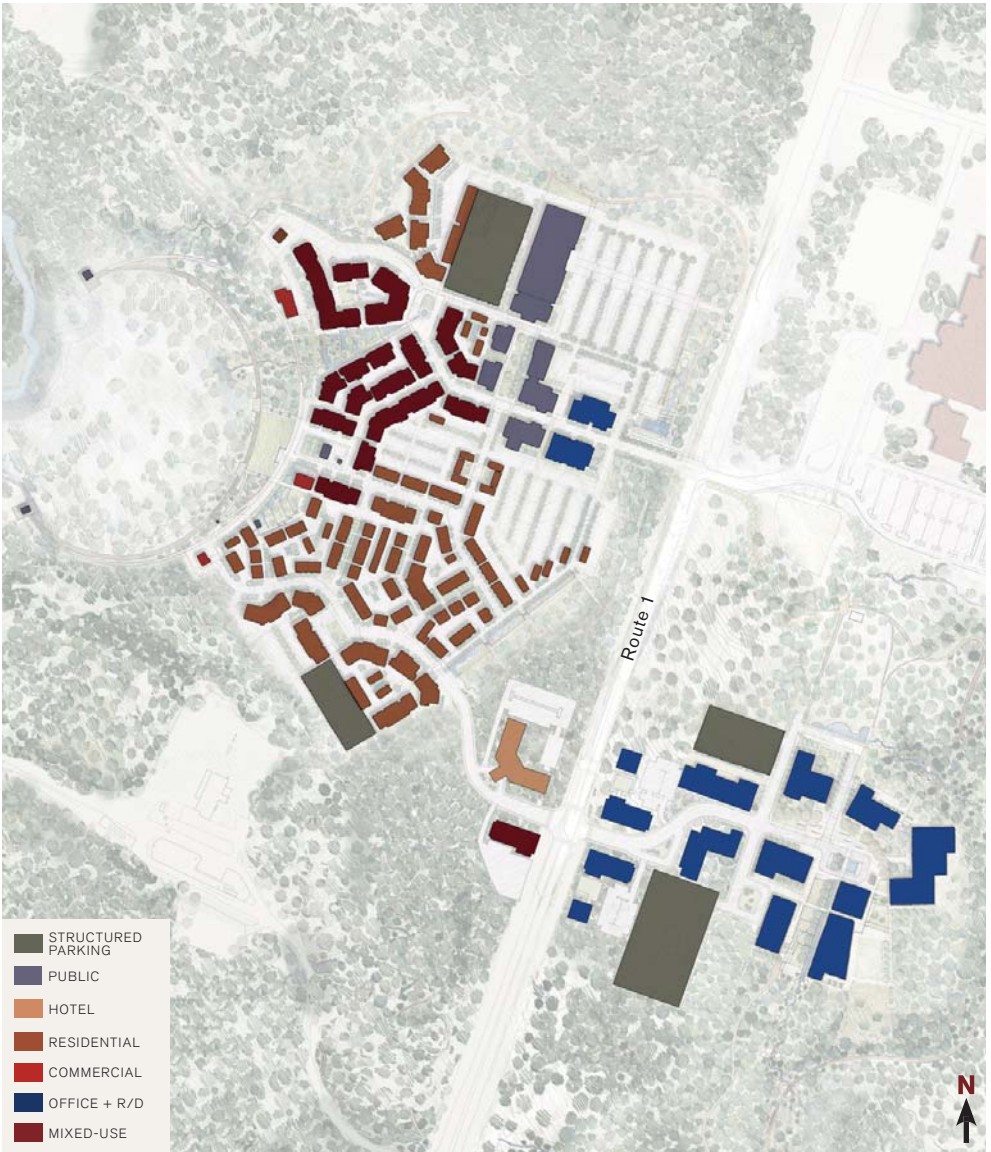


A broad mix of uses within a walkable neighborhood configuration defines much of Ni Village. The Village, west of Route 1, is proposed to include a shared educational campus, office uses, corporate research and development space, commercial uses, and residential uses. East Campus, east of Route 1, is designed primarily as an office campus with some commercial support services developed in a wooded environment. The following table calculates the anticipated building use summary within The Village and East Campus.

Building Use

	Ground Floor	Upper Floors	Totals
Public (sf)			
The Village	44,000	45,000	99,000
East Campus	0	0	0
R/D (sf)			
The Village	24,000	44,300	68,300
East Campus	0	0	0
Office (sf)			
The Village	35,000	70,200	105,200
East Campus	200,000	362,700	562,700
Commercial (sf)			
The Village	85,700	0	85,700
East Campus	20,000	0	20,000
Residential (units)			
The Village	950	0*	950
East Campus	0	0	0
Hotel (keys)			
The Village	263	0*	263
East Campus	0	0	0

* Residential (units) and Hotel (keys) will be located in a mix of ground and upper floors



Fiscal Impact Analysis



- » RCLCO, a national real estate economics advisory firm, completed a fiscal impact analysis for Ni Village in September 2009.
- » The fiscal impact analysis is based on market assumptions developed independently by RCLCO, which validate that the proposed development program for Ni Village is feasible over a 20-year timeframe.
- » The analysis compares the net fiscal impact of the proposed development, a catalytic, mixed use village, relative to an alternative scenario, wherein the site is developed in a conventional manner up to its maximum capacity of 600,000 square feet of light industrial and office space over a 20-year period as currently zoned.
- » The fiscal impact model demonstrates that the proposed program of uses will create a net fiscal benefit of \$62.9 million in revenue to Spotsylvania County over the next 20 years. The conventional model with build out of the property under the existing zoning will create a net fiscal benefit of \$19.3 million in revenue over the same 20-year period.
- » The positive net fiscal benefit for Ni Village projects job creation of over 2,356 jobs, versus a projected 1,450 jobs under the conventional build out.
- » The positive net fiscal benefit is driven primarily by the collection of real and personal property taxes, which alone bring in more revenue than the total estimated expenditures necessary to service the development over the 20-year period. Additional revenue comes from business license fees, cash proffers, sales and meals taxes, transient occupancy taxes, and other sources indicated on Exhibit 2 of the fiscal impact model, attached to the fiscal impact analysis.
- » The fiscal impact model accounts for 149 new school pupils generated by the development and the educational operating costs to serve those children. The number of school children generated is based on the level of service standards created by the County. The expected students in elementary, middle and high school are indicated on Exhibit 2 of the fiscal impact model, attached to the first impact analysis.
- » County revenues and expenditures are derived from the County's Fiscal Year 2009/2010 approved General Fund budget, the 2009/2010 Spotsylvania School District budget, the current proposed Zoning and Proffer Policy Guide, the current proposed Level of Service Standards for Public Facilities & Services, and assumptions from various other sources, including the U.S. Census, the Bureau of Labor Statistics, and demographic projections from the Spotsylvania County Planning Department.
- » An accompanying economic impact analysis demonstrates that the proposed trail system, the creation of which LDP is leading, has the potential to generate significant retail expenditures – up to \$3.7 million annually and by extension, up to 60 new jobs for the County.

Traffic Impact Analysis



- » AECOM has completed a Traffic Impact Analysis (TIA) for Ni Village.
- » The TIA was created from actual traffic counts throughout the area and based on the various parameters and scope of studies defined by Virginia Department of Transportation (VDOT) and the County of Spotsylvania (the County). These determinations were then used to develop microsimulation models using the Synchro 7, a nationally recognized software package for analyzing capacities and levels of service, and the International Traffic Engineers (ITE) Trip Generation Handbook, 7th Edition.
- » The TIA provided for continuing growth in the area at 2% and accounted for background traffic in its conclusions.
- » The scope of the traffic counts made by AECOM include: U.S. Route 1 and Massaponax Church Road; U.S. Route 1 and Guinea Station Road; U.S. Route 1 and School Entrance; and, U.S. Route 1 and Mudd Tavern Road.
- » The conclusions reached by the TIA include certain modifications to the road network proposed by VDOT and the County independent of Ni Village, as well as other modifications proposed as part of the design of Ni Village.
- » The road modifications proposed by VDOT and the County include, but are not limited to: 4 – 6 lane widening of U.S. Route 1 south from Fredericksburg to south of the intersection of Massaponax Church Road; restriping of Massaponax Church Road approaches to establish dedicated left turn lanes and shared through-right lanes; restriping of the east and westbound approaches of Mudd Tavern Road at U.S. Route 1 to provide dedicated turn lanes and northbound and southbound left turn lanes; southbound left turn lane at Guinea Station Road.
- » The road modifications proposed to be made as part of Ni Village include, but are not limited to: signal retiming at the intersection of US 1 at Mudd Tavern Road; additional westbound left turn lane and southbound through lane through the intersection of US 1 and Massaponax Church Road; conversion of the eastbound right turn lane at Massaponax Church Road to a free flow right turn lane; signalization cost share at US 1 and Guinea Station Road; cost share for a 250' extension of the westbound left turn lane at Guinea Station Road and US 1.
- » The data gathered by AECOM for the TIA, combined with the modifications proposed, as set forth above, resulted in a conclusion that the surrounding road network can accommodate Ni Village and operate at a satisfactory vehicle level of service.



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