

Ni Village Talking Points

Ni Village is designed as a **mixed-use development** (urban-like village with office, commercial & residential uses all within walking distance). *Sustainable Community*-environmentally responsible infrastructure and low impact development techniques.

Up to **950 residential units** anticipated to range from studio lofts to 3-bedroom attached townhouses; offering a variety of product, attracting a demographic mix, which promotes a healthy and energized community.

10% of the units will be dedicated as affordable housing (moderate income & ideal for those in public service positions, young couples or recent graduates).

Projected to create over **2,300 above average paying jobs** and an estimated **\$62 million in net revenue** for the County over 15-20 years.

Luck Development Partners (LDP) has met cash proffers. Cash proffers equaling \$12.4 million dollars at full build out.

LDP is supporting Spotsylvania Greenways Initiative in the proposed **regional trail system** – to potential to generate additional revenue to County of up to **\$3.7 million annually**. The implementation of this will create 60 jobs.

Transportation initiatives related to intersection:

- Extension of medians on US1, adding a pedestrian eight foot refuge.
- 9 pedestrian crossing improvements (signal timing set by VA Department of Transportation not by pedestrian use).

LDP has collaborated with County/Community for 4 years to ensure the **vision is in alignment with the County's Comprehensive Plan and objectives** and integration of many of the community members desires for County's developments

Spotsylvania's rich history makes it an ideal location for LDP to celebrate & highlight historical features on the site.

Vision for Smith's Mill Education Center and National Academy Engineering & Design creates the hub of a **job industry cluster** for Spotsylvania County around **sustainability, environmental design/R&D, and green technologies** and offer learning opportunities around green curriculum.

Construction will be market dependent however, LDP's current focus is the creation of the Smith's Mill Education Center and when rezoned, the East Campus site can be placed into the Virginia Economic Development Partnership's database to begin marketing worldwide. Development build-out is estimated at 15-20 years.

Network of trails will be link pedestrians/cyclists to businesses within the community & nature. **120 acres of open space**.

Arts, Culture and Hospitality programs and events will provide varied opportunities to learn about, invest in, sponsor, highlight, and cultivate local and regional talent in the arts.

If you have any questions or need anything clarified please do not hesitate to call us at **804-784-6339** or visit our website at www.nivillage.com or www.lucklegacy.com

