

HOMESTYLE

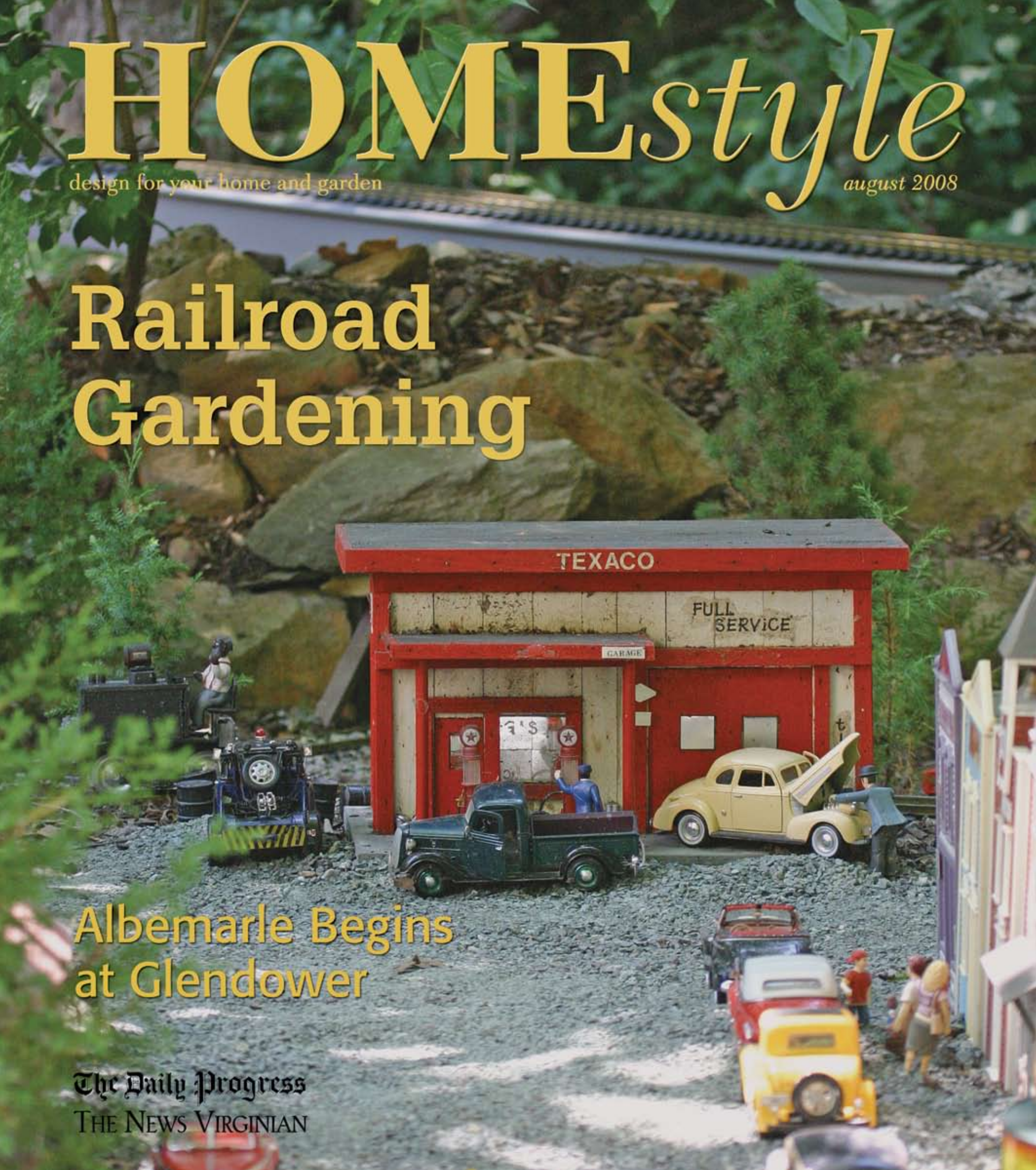
design for your home and garden

august 2008

Railroad Gardening

Albemarle Begins
at Glendower

The Daily Progress
THE NEWS VIRGINIAN

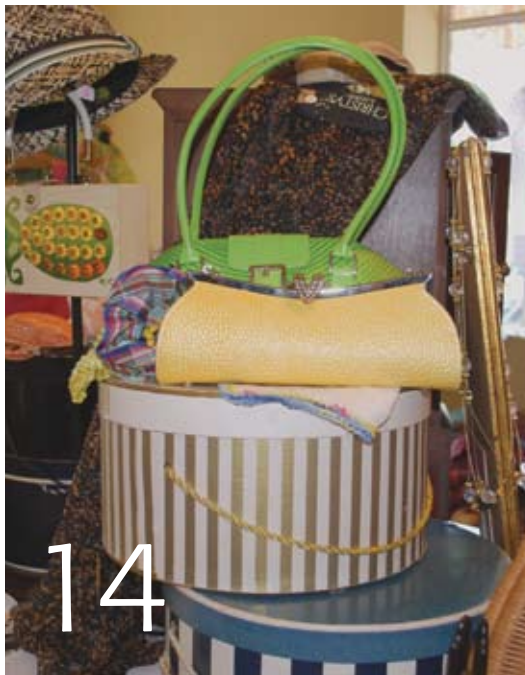
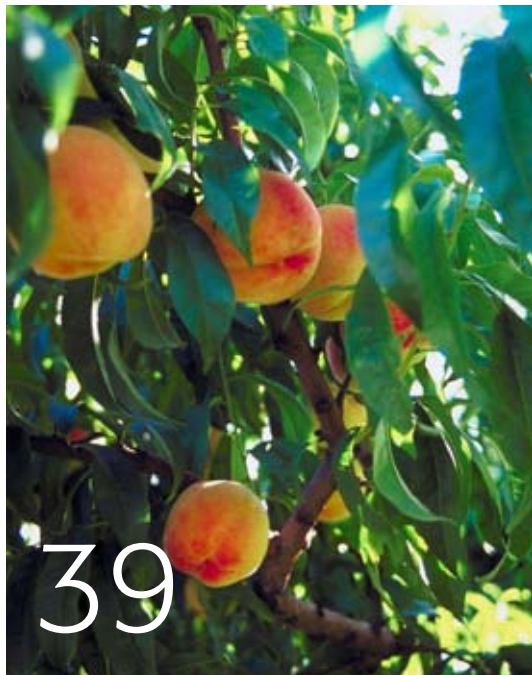
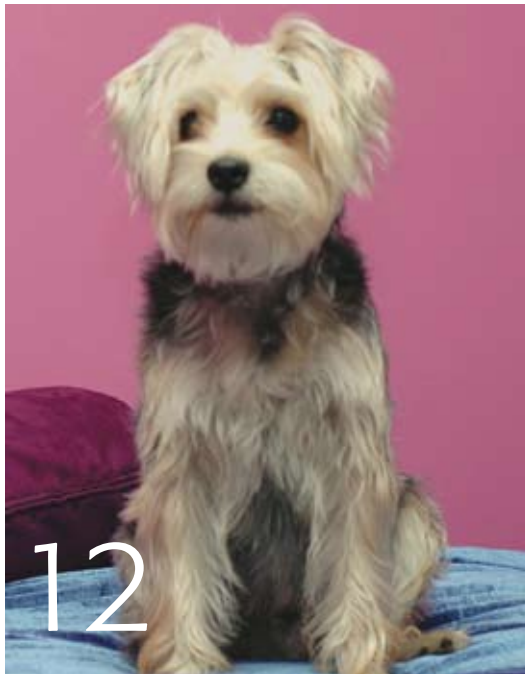


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Cover photo by Jim Kennedy.

Belvedere Promotes Active Lifestyles

BY LULU WILLIAMS

THE PROGRESSIVE COMMUNITY OF BELVEDERE WELCOMED ITS FIRST RESIDENTS IN JULY. LOCATED JUST OFF RIO ROAD, THE STONEHAUS PROJECT IS ENVISIONED AS A PEDESTRIAN AND ECO-FRIENDLY NEIGHBORHOOD THAT INCLUDES A MIX OF RESIDENTIAL, COMMERCIAL OFFICE AND RETAIL USES IN A THOUGHTFULLY DESIGNED MASTER PLAN.

The first families that move into their new houses this summer are the pioneers among the more than 700 families who ultimately will live in energy-efficient homes in this neighborhood of tree-lined streets, sidewalks, parks and trails that allows them to spend a lot of time out of doors. In Belvedere, Stonehaus is promoting a multigenerational mix of residents by offering a variety of housing types, from apartments and cottages to attached and detached single-family homes and small flats above garages.

All the homes in Belvedere are EarthCraft certified and Belvedere, as a whole, is part of the U.S. Green Building Council's LEED for Neighborhood Pilot Program. While Belvedere offers many family-friendly benefits, builders are offering popular floor plans with first-floor master bedroom options and universal access for the older residents. According to Chris Schooley, director of development for Stonehaus, "Belvedere is designed to be a neighborhood, not a subdivision. To encourage this subtle difference, we have developed three core values to guide Belvedere: healthy living, sustainability and community.

"Our challenge was to create a neighborhood that 'gets kids off the couch'."

Belvedere's amenities express this philosophy. "Enduring neighborhoods make connections: from street to street, from homes to shops, from trail to park, from porch to sidewalk, from person to person," Schooley said. To further encourage this outdoor activity, there is green space within 250 feet from every home.

Stonehaus' partnerships with the Soccer Organization of Charlottesville-Albemarle (SOCA) and the Fairview Swim Club show the Stonehaus commitment to encouraging an active lifestyle within



Belvedere. The 104 families at Belvedere are guaranteed membership at Fairview, which is centrally located in Belvedere and has been a popular local swim club for over 40 years. The local soccer organization, SOCA, plans to make its permanent home in the new community, with new club offices, an indoor field house with one junior-sized playing field, a full-size outdoor all-weather synthetic turf field and five natural grass playing fields.

Situated at the center of Belvedere is the Village Green, which includes an amphitheater where programs such as "Saturdays After Seven" movies will take place. The neighborhood also borders on the Rivanna River, where an organic farm will provide residents multiple options to be involved in local food production. The farm will provide an option to buy shares, to farm a plot individually, to volunteer as part of the overall farming operation or to pick surplus vegetables and fruits when available.

Belvedere, with its mix of residential, commercial and civic amenities, will provide residents with almost anything they might need within walking distance of their homes. It is mixed use in the truest sense of the phrase.

Stonehaus is Charlottesville's premier full-service integrated real estate development company. Over the past decade it has provided integrated real estate solutions and has produced landmark projects such as Dunlora, The Belmont Loft Co. and Avemore Apartments. Its core competencies include



development, finance, construction management, property management, marketing and sales.

"Stonehaus was founded on the philosophy that real estate development should enhance the community," CEO Bob Hauser said. "The enduring goal for all of our projects is stewardship. Each of our employees is committed to this endeavor and to making a positive impact on our community. We endeavor to create places to live and work that blend with their surroundings and are full of vitality and aesthetic appeal. Through thoughtful planning and execution, our communities will sustain themselves for future generations and create a legacy of stewardship.

For more information about **BELVEDERE**, visit www.BelvedereNeighborhood.com