



Belvedere
An Inter-Active Neighborhood Based on Sustainability and New-Urbanist Design Principles

FACT SHEET

ABOUT BELVEDERE: Belvedere will be the first neighborhood in the Central Virginia region to execute on the vision of an Inter-Active neighborhood grounded in both sustainability and New Urbanist design principles.

Belvedere's Inter-Active Neighborhood design reflects three key elements: showing a commitment to nature and sustainability, encouraging social interaction, and embracing healthy lifestyles.

The community will be attractive to a range of family types, but specifically those that value community and traditional neighborhood design and also appreciate a progressive and socially- and environmentally-responsible lifestyle.

Belvedere will be a mixed-use neighborhood comprising more than 400 Energy Star* and EarthCraft** certified homes, neighborhood retail space, green office buildings, loft apartments, and a civic core. Belvedere will offer a range of homes at various price points from lofts, townhomes and carriage houses to single-family and luxury homes.

Simply put, Belvedere will be unlike any development project seen in Charlottesville to-date.

WHERE: Located on 207 acres off of Rio Road East in Albemarle County and near to downtown Charlottesville, Virginia, Belvedere sits between Dunlora and Northfield communities.

BELVEDERE HIGHLIGHTS

Healthy and Active Lifestyles

Belvedere is designed to energize residents and encourage healthy living by including:

- an attractive, pedestrian friendly street design,
- open space for recreation, including safe and convenient access for kids to trails, pocket parks, a dog park, and a village green,
- an organic farm organized in accord with the Community-Supported-Agriculture (CSA) model,
- a formal and informal network of hiking and biking trails,
- a broad range of programs that encourage wellness organized by the Belvedere Wellness Coordinator,
- commitment to the arts, such as Art in Place and Saturdays after Seven (SAS) events, and
- healthy indoor air quality for all residences through high-performance mechanical, ventilation, low-VOC and no-VOC finishes and adhesives, and flooring options that meet the American Lung Association Health House standards.

Sense of Community and Place

Belvedere brings people together and offers opportunities for social interaction through the use of:

- large sidewalks, tree-lined streets and landscape design encouraging residents to enjoy the front yard, mingle with their neighbors and walk to local conveniences and events,
- a civic core that features a town hall, village green, amphitheater and Montessori school,
- a town center that includes network of 'neighborhood retail' shops and services
- a "green" office park, offering sophisticated commercial space within walking distance of the town center, and
- the option to enjoy the popular Fairview Swim Club, located within the heart of the community.

Sustainability and Environmental Stewardship

Belvedere is committed to be the leader in sustainable design through features such as:

- Energy Star and EarthCraft certification for all homes,
- LEED*** certification for Civic Core, office buildings and overall neighborhood design,
- Stormwater management incorporating on-site biofiltration,
- Ideal solar orientation for Town Hall and office buildings,
- Preserved areas that showcase native trees, plants, and flowers,
- Walkable destinations within the neighborhood,
- Durable exterior finish materials, such as fiber cement siding
- Low-flow plumbing fixtures and rainwater harvesting, and
- Infrastructure to support convenient recycling throughout the community

Honoring History and Culture

Belvedere will honor the rich history of the land and its people through historic preservation. The uncovered cemetery associated with the Free State community will be preserved and an interpretive historic kiosk will be installed in the Town Hall showcasing artifacts and stories to further public understanding of Belvedere's rich cultural history.

**ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.*

***EarthCraft is a green building program that serves as a blueprint for healthy, comfortable homes that reduce utility bills and protect the environment. EarthCraft House is a partnership between the Greater Atlanta Home Builders Association, Southface, government and industry partners.*

**** The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is a nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.*

TIMELINE:

- May 10, 2007 – Groundbreaking of Belvedere
- Spring 2008 – First homes available
- Summer 2008 – Village Green open.

PRICING:

Townhomes from the mid 300's and Homes from the upper 300's

ABOUT STONEHAUS (the developer): Stonehaus is a premier full-service real estate development company in Central Virginia. For the past nine years, Stonehaus has created places to live and work that blend in with their surroundings and enhance the community while preserving the distinctive character of the property, as evidenced by projects such as the Belmont Loft Co. and Avemore Apartments. Today, Stonehaus is the first developer in Central Virginia to fully embrace sustainable design principles with the introduction of the first Inter-Active neighborhood – a design and development platform to create a new kind of community reflecting three key components: creating a genuine sense of community that sustains social interaction, promotes healthy lifestyles and shows respect and a commitment to nature, sustainability and local history.