



BUCCINA STUDIO

Chevalle is a dream project for Rachel Igel, right, an environmental lawyer and avid equestrian, and David Igel, a residential developer. Both have strong interests in environmental conservation.

BUILDER NOTES

Chaska plan seeks to conserve and serve

By AIMEE BLANCHETTE
ablanchette@startribune.com

Chevalle, a master-planned conservation project to be built in Chaska, is taking the concept to a new level by pairing the 300-acre project site with a philanthropic mission — to build an equestrian facility for We Can Ride, a non-profit group that provides therapeutic horseback riding for disabled children and adults.

“I think this is a concept that’s never been done before,” said Rachel Igel, vice president of Igel Properties, which is developing Chevalle with the Chaska city staff and planning commission.

Chevalle, “equine” in French, will be built in an area long known as the “greenbelt,” a

zone once limited to one house on every 10 acres. Now, the city is allowing changes to the rules if developers can offer environmental benefits.

“We’re taking great care to maintain the natural beauty of this property,” said David Igel, president of Igel Properties. “From constructing view sheds that will hide views of the homes from each of the exterior roads to creating more than eight miles of public trails, we want Chevalle to be a place that both its residents and the community can enjoy.”

Groundbreaking is scheduled for this fall and construction is expected to be complete late in 2007.

Aimee Blanchette • 612-673-1712

WHAT'S AT CHEVALLE

Open space: Two-thirds of the 300-acre development, the rest will be residential

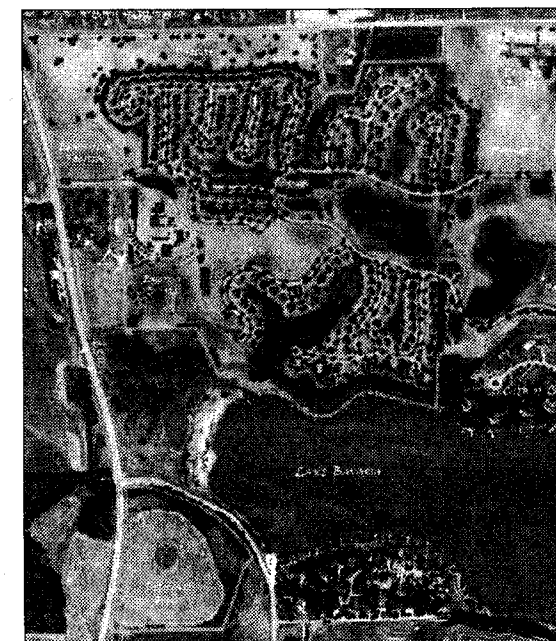
Amenities: More than 8 miles of public walking, hiking and horse trails, private beach and lake access, swimming pools, community center, movie theater, meeting and party rooms, fire pits, croquet lawn, open pastoral and wetland views, bird-watching, ice-skating, picnic areas and butterfly gardens.

Equestrian facility: Future headquarters for We Can Ride. Residents won't be financially responsible for the facility, but may board their horses there and use the riding trails.

Park: Public and private parks. The Igels donated a 30-acre park to Chaska with beach front and a fishing pier on Lake Bavaria.

Homes: 230 luxury homes with European-inspired architecture in three neighborhoods; single-family lots on or near Lake Bavaria, villas and multifamily homes in the northeast section, and single family homes in the northwest section

Price: \$450,000 to nearly \$2 million



An aerial view of Chevalle, on the shores of Lake Bavaria in Chaska.