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Treetops:

One-Floor Living Now In the Design Stage

In recent months, a number of people have spoken to us about the need for one-floor living at Village Hill Northampton. While the traditional "ranch house" solution is not supported by the new urbanism approach, we think that three-storey elevator-equipped buildings, with two homes per floor, is an excellent answer. All these homes will have light and



Designed by Kuhn Riddle Architects

ventilation on three sides, include a garage, three bedrooms, two baths, two balconies, and some of the best views in the region. Consider our accessible floor plans and

think – about yourselves, your parents, or other family members. We are delighted, after discussions with several proponents, to have selected our long time collaborators at Kuhn

Riddle Architects to work with us on this project, along with the stellar planners at the Berkshire Design Group.

November 2010

Help us get greener! Send your email address to us at info@wright-builders.com, and you'll get the electronic version of this newsletter from now on.

Services We Provide

- Year Round Construction
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- Construction Management



Village Hill Homes New Designs Added to Single-Family Home Models

Wright Builders remains the only market-rate house developer working at Village Hill Northampton, and we are proud of the progress we have made in developing the housing in this community.

Morningside, our 11 single family homes, is down to ONE lot left, #33 Olander Drive, for spring construction. It is a neat spot, close to the walk-bike trail, near the sledding hill, and suitable for any of our designs except for the largest "Bungalow."

After a slow start since 2008, in the worst economy most can remember, we introduced three "Farmhouse"



Farmhouse

models, along with a "Craftsman Cottage" and a "Victorian Cottage," to round out our available designs, and these really did the trick. Smaller, but nearly \$100,000 less in cost, they seemed to strike a chord.

Take a look at the designs shown here and see what you think! Current buyers of the Cottage units include at least one who is really striving for Zero Net Energy and LEED Gold certification.

(cont'd p2)



Victorian Cottage - 1849 sq ft



Craftsman Cottage - 1798 sq ft

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Eastview

Meanwhile, in the stalled condominium market, our Eastview town homes are selling well. There is really nothing comparable, wrapped around a courtyard common, garages, patios, Leed certification... These homes are unique today and set a new standard for privacy and gracious energy efficient living.

The last building, which will include three of our three bedroom units, all with master bedroom on the first floor, already appears to be a winner, with two units sold, for June occupancy. We still have one of our two-bedroom units available, nicely finished with nearly \$3000 of extras at the base price! Please call Goggins Real Estate at 413-586-7000.

All of our townhomes come with financing in place for qualified buyers through our banking partners at Florence Savings Bank. With their support, buyers can get quick approval without all the constraints of Fannie and Freddie and the rest of the family, and at a competitive rate.

New Townhomes On the Drawing Board: The Upper Ridge

Building on the success of Eastview, Wright Builders is in discussion with Mass Development about additional opportunities for townhome living adjacent to Beech Tree Park. These townhomes, in concept form, will be cluster of "Three bedroom, two bedroom, three bedroom" units in one building, taking off on the design style of the Greek Revival farmhouse, a connector "shed" and a "barn". Take a look at the concept materials shown here.

We hope to have additional single family lots, serviced by an alley to avoid front driveways, available for sale in mid-2011. We will continue to use the Craftsman, Victorian, and



Design for 3-2-3 Townhomes



1st Floor



2nd Floor

Farmhouse styles in which we have gained expertise and market understanding, but will be adding and modifying in keeping with the new sites. ▲



New Townhouses for 2011

Valley CDC Offers Quality Affordable Housing

Wright Builders is currently completing a total refit of the Valley CDC property at 16 North Maple Street in Florence. Besides causing inevitable commotion in the neighborhood, the magic is right next door to Florence Hardware, the best of its kind anywhere around.

A few years ago, when Carlos Maldonado was looking for an apartment

in Northampton, his criteria was that it be reasonably priced yet clean and comfortable enough for his young son to stay with him on weekends.

As it happened, the Pioneer Valley Community Development Corporation had just renovated one of its affordable housing properties, a small apartment building on School Street.

Walking distance to downtown, it was next to the bike

path and had a city skate park right next door.

Maldonado moved into his one-bedroom unit in January 2008. Besides his day job at a sports-drink factory, he now works as a janitor for the building, taking immaculate care of its grounds and landscaping. "I love it here," he told a recent visitor.

Joanne Campbell, executive director of Pioneer Valley CDC since 1999, said that Maldonado was one of 150 people who applied for one of the eight units, acknowledging that the need for qual-

ity affordable housing far outstrips availability.

Since 1988, the private nonprofit has developed 160 affordable housing units for low- and moderate-income families in Northampton, Easthampton, Amherst and Hadley.

Besides affordable housing, the agency also offers small business and financial literacy classes, homebuyer workshops and foreclosure counseling. For more information, call 413-586-5855 or visit www.valleycdc.com. ▲

Solar Zero-Net Home to Make Its Own Energy

Mass psychology professors Carolyn and Kyle Cave already had a nice home in Hadley when they decided to build a new solar home from scratch.

"When the issue of global warming started to become a prominent issue, we just felt that surely there's something more that we could do to alleviate the problem," Carolyn Cave said. "Since we're able to, we're going to give it our best shot."

The new 2,700-square-foot house, which will be super-insulated with foot-thick walls and a 22-kilowatt solar system – about seven times the capacity of most rooftop

solar arrays -- is expected to supply more electricity than the couple can use.

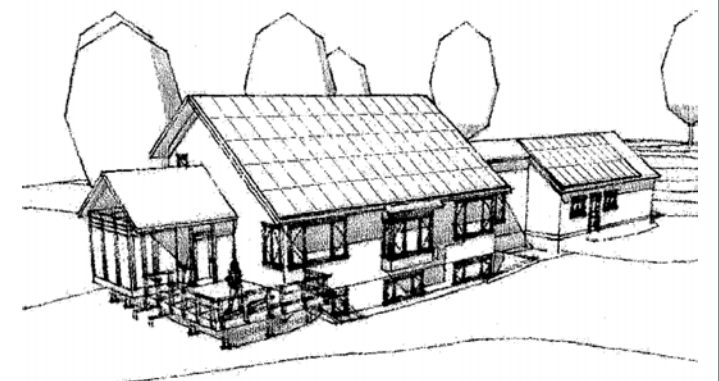
In fact, the house will produce 22% more energy than it consumes.

"We wanted to build a house with a tighter envelope that can push down the energy needs."

The couple intends to use their oversized solar array to power at least one electric plug-in vehicle.

"They came to us with a far clearer primary goal than anybody else I've dealt with," said Bruce Coldham, of Coldham & Hartman Architects. "They said we want a house to generate all its own energy. I remember that because it's unusual."

Even before the Caves



purchased the property, Coldham's firm used computer modeling to site the house for maximum solar gain. "They needed four hours of full sun on either side of noon 365 days a year – that's the gold standard," he said. "Once we proved we could do it, they bought the land."

"The whole project is governed by a much higher energy standard, with the biggest solar array we've ever put on a house," he said. The

solar and renewable energy credits are "whacking great." These include federal tax credits, new renewable energy credits from utility companies and more competitive rates for homeowners selling solar electricity to the grid.

"Our goal is to build a Ferrari of a house," Coldham said. But it will be up to the homeowners to use energy efficiently, or to complete the analogy, like skilled racecar drivers. ▲