

**Ribbon Cutting Ceremony to Celebrate Completion of Energy Star & LEED-Certified
Village Hill Eastview & Morningside Homes by Wright Builders
Friday, November 18 at 10:00 a.m.**

Northampton, Mass. – A ribbon cutting ceremony to be held Friday, November 18 at 10:00 a.m. will mark the official completion of the Village Hill Morningside and Eastview residences by **Wright Builders**. Attending the ceremony, hosted by Northampton Mayor-Elect David Narkewicz, will be Massachusetts State Senator Stanley Rosenberg and State Representative Peter Kocot. Representatives from **MassDevelopment** and the City of Northampton, new Village Hill residents, and supporters of the redevelopment of the former Massachusetts State Hospital property will also join in the completion ceremony. The public is welcome to attend the event. The ceremony will take place at Beech Tree Park, Village Hill, off Route 66/West Street, Northampton, Massachusetts, followed by coffee at 91 Olander Drive, Village Hill.

The event will celebrate more than the successful completion of the first phase of new ownership market rate housing at Village Hill's north campus. Despite the most challenging real estate conditions in a generation, this new community of 11 energy-efficient Craftsman and Victorian homes, plus the first LEED-certified condominium townhome project in the region, is 100% sold and owner-occupied; adding over \$100,000 in new annual tax revenue to the City of Northampton. The new housing, a mix of townhomes and single-family, represents one of the finest examples of the New Urbanist approach to residential development seen in the Northeast. The project was designed to achieve a balance of maximum energy-saving details, optimal open space and pedestrian-friendly features, with integrated yet varied site and landscaping aesthetics which offer privacy, light, greenery, vistas and views of surrounding mountains and streetscape.

All Morningside homes have usable front porches, typically common driveways, direct passive solar gain – seven with photo-voltaic arrays installed – and a Home Energy Rating (HERS) as low as 12 (The lower a home's score, the more energy efficient it is in comparison to the HERS Reference Home. Homes built 'to code' merit a HERS index rating of 100, while a zero-energy home rating is 0).

The Eastview townhouses, a mix of two and three-bedroom Craftsman row-house styled units, feature integrated rain gardens, pervasive natural light, private patios, full basements and individual garages. Overall the new north campus complex offer privacy, light, greenery, and vistas just minutes by footpath, bus, or bicycle to downtown Northampton.

Jonathan Wright, Founder and co-owner of Wright Builders, is proud of these newest residences at Village Hill; “Wright Builders is so honored to have planned, designed, financed, marketed and executed the project. All of the homes and townhouses are LEED certified – silver, gold or even platinum – and all were completed and sold ahead of the projected time frame. I’d like to invite everyone who worked so hard to make these beautiful, energy-efficient new homes so close to many of Northampton’s cultural, educational and recreational amenities possible, to celebrate this accomplishment at the Ribbon Cutting ceremony. The project’s success is a tribute to Northampton planners, leaders and the whole community.”

Bringing the north campus to fruition required the collaborative effort of a number of Valley-based firms. The Eastview townhomes were designed by **Kuhn Riddle Architects** of Amherst who share Wright Builders’ longtime commitment to the appealing design and quality construction of green homes throughout the Pioneer Valley. The landscaping, planning and lighting design by **Berkshire Design Group** yielded a varied, private, relaxed and colorful streetscape. Local non-Fannie Mae financing for qualified borrowers, which skirted the bank lending crisis, was made possible by Florence Savings Bank. **Goggins Real Estate** managed the marketing and advance sale of the 22 homes and townhomes. MassDevelopment, the state’s finance and development agency, worked with then-mayor Mary Clare Higgins and the City of Northampton’s economic development team from start to finish, and continues to oversee future building phases planned for Village Hill.

VILLAGE HILL / MORNINGSIDE & EASTVIEW At A Glance

OVERALL:

1. First market rate ownership housing completed ahead of predicted time frame, in worst market in generations.
2. 11 single family homes and 11 townhomes, all LEED certified some silver, gold and platinum.
3. Optimal land use maximizing open space.
4. Pedestrian streetscape friendly to walkers and visitors alike.
5. All homes have usable front porches.
6. Subsidized and market rate rental housing in close and comfortable proximity.
7. Community is organically forming, for activities such as Yoga in the park, even with relatively few units occupied.
8. Fully insulated foundation and basement floor systems.
9. City street taking immanent; yields minimal common area maintenance charges.
10. 100% customer satisfaction among buyers.

11 MORNINGSIDE SINGLE FAMILY HOMES:

1. Single family homes with common drives, mostly 67 x 100 new urbanist lots, and most with garages in the rear.
2. Integrated site, drainage, and landscape planning by Berkshire Design Group yield a varied, private, relaxed and colorful streetscape and side yard configuration.
3. All homes have direct passive solar gain, and PV appropriate roof planes. 7 homes have PV arrays installed.
4. Craftsman and Victorian styles, keyed to mass Development guidelines, reflect two of the predominant housing styles that make of Northampton's traditional neighborhoods.
5. HERS ratings as low as 12.
6. Stylish period designs with modern features.
7. 9 out of 11 have first floor master suites.
8. 479,000 starting prices for Craftsman Cottage activated the market, with most buyers choosing substantial energy upgrades such as double stud wall, triple glazing, ERV installations, and active solar.
9. Approximately \$70,000 in new annual tax revenue to the city.
10. 8 different designs or configurations represented on 11 lots.

11 EASTVIEW CONDOMINIUM TOWNHOMES:

1. 11 condominium townhomes in three buildings, all owner occupied, sale pricing from \$270,000 to \$410,000.
2. Imaginative Design by Kuhn Riddle Architects of Amherst.
3. Local non-Fannie May financing provided for qualified buyers, from Florence Savings Bank, skirted the bank lending crisis.
4. Approximately \$35,000 in new annual tax revenue to the city.
5. Integrated rain gardens, planning and light design by Berkshire Design Group.
6. 5 three bedroom units, with first floor master suites, and 6 two bedroom units.
7. Craftsman row house styling accentuated with exterior detailing and period appropriate colors.
8. All units have pervasive natural light.

9. All units have deeded solar access area on the common roof for PV panels. Two units have already installed.
10. Each unit has private patio with owner controlled plantings.
11. 11 units on 2/3 acre, with private courtyard.
12. Walking community, not gated.
13. Each unit has garage and additional off street parking space.
14. Access is via easements with apartment complex, offering long term benefits of less asphalt, shared snow removal, shared rubbish pick up and recycling.
15. All basements fully habitable with egress windows and full insulation.
16. Sprinkler construction and all-in insurance coverage simplifies claims in case of loss.
17. Lots of privacy, light, greenery, vistas and peek-a-boo views of mountains and streetscape.
18. Many owner options included in final sales, such as Ashfield Stone counter tops, handmade sinks, custom woodwork details, and more.