

Oshara Village™ News

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www.osharavillage.com

OSHARA PLANS PHASE II

The first phase of Oshara Village began construction in July 2006 and all lots are now under contract to local builders. These craftsmen will start foundations in early spring to deliver homes in August 2007, with the first commercial buildings on Richards Avenue to be occupied shortly thereafter. In the fall of this year a number of community and arts events will take place on the completed Plaza and Oshara Village will come to life.

Oshara has brought together elements of community building rarely combined, including walkability, sustainability, mixed-uses and architectural integrity. And the market has responded. Not only have all the lots been committed to local builders, but with almost no advertising, over 700 people have registered at the Oshara website to purchase the 175 homes available in Phase I.

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UPDATE ON THE OSHARA VILLAGE SITE

Oshara Village Plaza is filled with trees and is moving forward after the challenging winter, the snowiest in 30 years. We are pleased to offer a selection of homes in the new Oshara Village. A large number of homes have either broken ground or are in the final building permits process. Our first commercial building is set to begin construction this summer. It will be facing Richards Avenue.

The first homes to be built in Oshara will include private townhouses, live/work units with storefronts on Oshara Boulevard, patio homes with interior courtyards, and larger single-family homes.

THE OSHARA MODEL

The *Oshara Model: Sustainability for Mainstream America* premiered at Santa Fe Design Week on October 28, 2006. The Oshara Model uses existing technology, urban design and can be applied to new development and suburban redevelopment to reduce our use of energy and enhance our quality of life.

New Village Institute (NVI) has introduced two studies that calculate the energy savings possible for an Oshara family using all the energy innovations available, as compared to that used by an average new home in New Mexico. This “real world” comparison shows that by consciously choosing the standard features available “off the shelf” today in Oshara, a family can save significant amounts of fossil fuel-based energy, reduce greenhouse gas emissions and save money in the process. This video is produced by New Village Institute and Oshara Village, LLC.



To view *The Oshara Model* please visit our websites www.osharavillage.com, www.newvillageinstitute.com

OSHARA PLANS PHASE II

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Since a number of local builders were unable to obtain lots in Phase I and many more home buyers wish to acquire homes, we have begun design on Phase II. The necessary water rights are under contract and road connections are in discussion with Santa Fe County. Phase II will be slightly larger than Phase I and will comply with the county's new affordable housing regulations requiring 30% affordable homes. As the Oshara Model always encouraged mixed-use and mixed income, this new ordinance works better for Oshara at 30% than the old law worked at 15%.

The number of commercial lots in the second phase of Oshara is to be determined. We are engaged in discussions with large-scale employers in the medical, high-tech and motion picture industries. As the plan progresses and new companies firm up their commitment, the commercial district will come into focus. There are almost no locations in Santa Fe where employees of a large-scale facility can buy homes and walk to work. It is our belief that as the cost of oil rises and free time becomes more valuable, there will be an ever-growing desire for this mixed-use urban model.

If you might be interested in a home in Phase I or II of Oshara Village, please go to our website www.osharavillage.com and fill out the contact form.

If you may have a business that would be interested in Phase II of Oshara Village, please contact Alan Hoffman at 505-316-0449.

COMMERCIAL APPROVAL

Oshara Village received EZC & EZA approval in late January for the construction of Commercial Buildings 3, 4 and 5. These are the first three commercial buildings that will be built on the Oshara Plaza. They are located facing Richards Ave. between Willow Back Rd. and facing the south side of the Oshara Village Plaza.

Oshara Village has begun leasing retail space on the Oshara Plaza to local business owners. The planned mix of tenants will ensure that Oshara's residents have walkable access to most basic shopping needs. Potential tenants currently in negotiation include a grocery store, a dry cleaner, a pack & ship, a bookstore, a bike shop, an organic pizza company, a hardware store and water/air purification equipment store. Available spaces begin at 1,000 square feet.

Call Pat Brown, 505-469-1203 or Tai Bixby, 505-577-3524 at Prudential Santa Fe Real Estate 505-988-3700 for details on how you can locate your business in Phase I in one of Santa Fe's most exciting new communities.



Facade of Building 5, facing Richards Avenue



Facing Richards Ave / West on White Feather Road

For information on this community visit our website www.osharavillage.com or call Tom Fitzgerald at 505-946-2158.

OSHARA BUILDERS SIGN THE PLEDGE

In keeping with the goals of the Oshara Founders the local craftsmen that are building homes in Oshara have all agreed to strive to fulfill the goals set out in "The Oshara Pledge." Some of the goals enumerated in the Pledge are required by covenant, and some are a higher standard, such as the request that an amount equal to 6% of floor space be installed as south facing glass. This amount of solar gain in a super insulated home will significantly reduce heating bills and more gain is encouraged to create a fully Passive Solar Home. It is our hope that the builders will spend the small amount needed to upgrade to super efficient lighting, for instance, compact fluorescents that use less than 20% the energy of an incandescent bulb and lasts for five years.

A domestic solar hot water system will be an additional expense to the homebuyer but even without the State Tax Credit will break even at today's natural gas prices. As the price of gas goes up, this system will insulate your family from these increases and you might expect around a \$2,000 tax credit for buying the system.

The water reclamation system being built in Oshara will return A1 grade purified and disinfected water to each home and park for irrigation on a timed schedule. It will also save your family effort and money by reducing the amount of potable water you will have to buy and pay for.

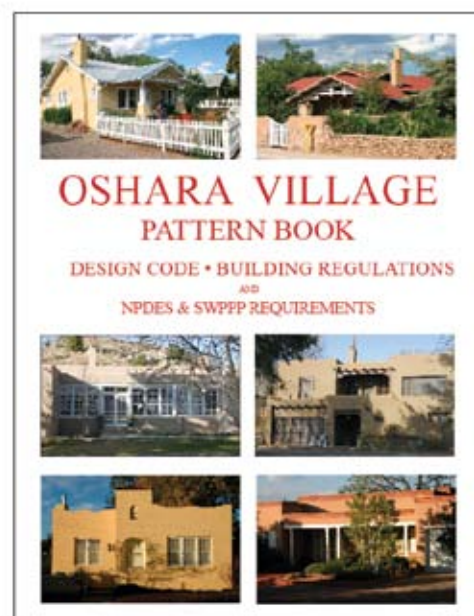
We have high hopes that Oshara builders will fulfill all elements of the pledge. You, as the consumer have the power to make these sustainable elements a "must have" in all communities around Santa Fe. It only makes sense to spend a little more now to reduce our energy bills forever, reduce our impact on the planet and act as a living model of how things could be while enjoying a better quality of life.

THE OSHARA PLEDGE

As the homes that I build have a lasting impact on our world, I pledge to make choices that will protect our planet and provide energy and water savings for all future residents. Those decisions include:

- Use recycled insulations with R Values of 21 walls and 50 ceiling.
- Install Solar Domestic Hot Water systems when possible.
- Install 6% of floor space as south-facing glass when possible.
- Select fixed or dimmable compact florescent or LED lighting.
- Select Energy Star appliances.
- Select water-conserving fixtures.
- Utilize only reclaimed water for irrigation.
- Frame in a way that avoids "thermal bypass."
- Use only programmable thermostats.
- Install hot water circulation systems on a timer.

Builder signature _____

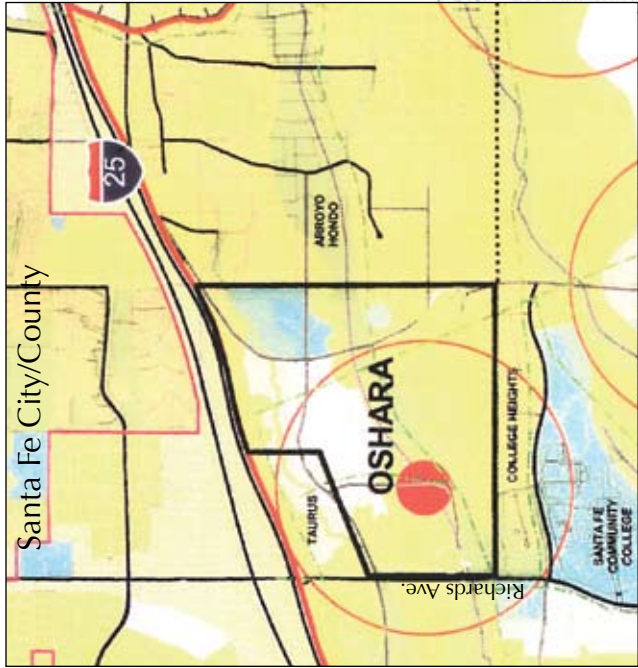


A new version of the Pattern Book for Oshara Village has been released, February 2007. You can get a copy of this book at our website www.osharavillage.com

SOLAR HOT WATER SYSTEMS

Today's solar hot water systems, are a simple, cost effective, and environmentally friendly way to provide domestic hot water using New Mexico's abundant sunshine. The system uses a simple "flat plate collector" which is basically a well insulated glass-covered box containing a set of water pipes with special light-absorbing metal fins. Water, with glycol added to prevent freezing, circulates through the collector and gets hot. The heat collected is then transferred to the hot water tank via a "heat exchanger," which transfers the heat into the hot water tank without mixing the water in the tank with the (glycol) fluid. A small photovoltaic (solar electric) module, attached to the upper right of the hot water collector, is used to provide green electricity to pump the fluid in the collector loop. In this arrangement, the pump only runs when the sun is shining, and does not stop if the power grid goes down (which protects the system from overheating, and you'll still have hot water). Each square foot of panel can heat 2 to 4 gallons per day. Complete 80 gallon systems typically cost \$5000 and up.

For more information, see the "How to Go Solar Guide" at www.NMSEA.org.




Oshara Village™

LIVE WORK PLAY

Visit www.osharavillage.com Phase I Plan for Oshara Village



Santa Fe Real Estate

505-988-3700

Owner is a NM Real Estate Broker

This plan and newsletter is subject to change and not to be relied on for any purpose.