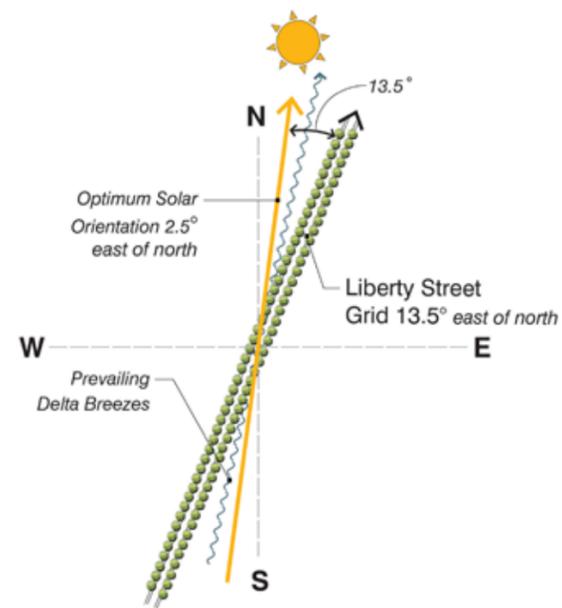


Optimal Orientation to Capture the Sun and Wind



1450 Harbor Blvd., Suite F
West Sacramento, CA 95691

Liberty's 2020 Vision

The vision for Liberty includes aspiring to be an early adopter by meeting California's Long-Term Energy Efficiency Strategic Plan goals such as achieving zero net energy (ZNE) for all residential homes by 2020 (which means that a home will generate as much energy onsite as it uses in twelve months). This is no small undertaking. Therefore, the Liberty project team partnered with Pacific Gas and Electric Company, UC Davis Energy Efficiency Center, UC Davis California Lighting Technologies Center, Schweitzer & Associates, and Davis Energy Group to tap into the best "laboratory to market" solutions. These solutions were built upon lessons learned and best practices at West Village at UC Davis and other exemplary communities, to find innovative ways to make ZNE feasible

at the community- and building-scales. This can only be achieved by incorporating deep energy efficiency coupled with substantial generation of onsite renewable energy. Liberty's infrastructure, site plan layout, building and roof designs, landscaping and drainage have been designed to reduce energy and water demands and maximize the onsite energy generation from renewable sources (primarily from solar photovoltaic (PV)). According to Benjamin Finkelor, Executive Director of UC Davis Energy Efficiency Center, "The Liberty project is laudable in its efforts and will serve as a leader in the State by successfully achieving its currently proposed strategies and targets. I strongly support the approval of this project."

Intelligent Lighting

Prepared by UC Davis California Lighting Technology Center

The outdoor lighting standards in use by many cities today lack a comprehensive approach that fully supports zero net energy (ZNE) policy goals, a high-quality visual environment, and circadian-friendly design. To address these gaps, Liberty, the City of West Sacramento, and the California Lighting Technology Center are developing a forward-thinking municipal lighting standard for Liberty.

For outdoor community lighting, this means that lighting systems should provide enough light at night for typical tasks conducted outside such as driving, walking, jogging or biking. It should also allow for accurate identification of objects and their colors (high color rendering) while being mindful not to spill beyond public areas or introduce unwanted light into private living spaces.

Looking beyond these basic criteria, Liberty's innovative lighting approach considers health and well-being by including a circadian friendly lighting design. A circadian-friendly outdoor lighting system minimizes the overall intensity and power consumption of the light source, and reduces the blue portion of the lighting spectrum during evening hours. Melanopsin receptors in our eyes are particularly sensitive to blue light and exposure to blue light at night can significantly upset our hormonal balance leading to sleep disturbances and other adverse health effects. Today's lighting technologies to be used within Liberty have advanced to the point where not only can we control the amount of light being delivered, but we can adjust its color content in order to support a circadian-friendly environment.



Liberty's Six Core Values

At the heart of Liberty are **Six Core Values**... these beliefs have helped guide Liberty from day one.

Family speaks to the support, caring, acceptance, and connection that people in a family have. This concept of "family" extends to how neighbors know and support each other.

Character speaks to a deep commitment to quality and detail.

Win/Win is more than a business approach, it is a life philosophy.

Aspiration is about having a goal that pushes beyond what many may say is possible... and having the perseverance to go after it.

Safety guides the design of the community to ensure the well-being of all that live there.

Timelessness speaks to a depth of design that is not subject to the trends of a certain era.

Let's Meet Again

We invite you to join us for our third series of Open House meetings to allow you to personally meet our design team and learn first-hand why Liberty will be a place that all of West Sacramento will be proud of. Please join us on either date!

Thursday
January 12, 2017
from 4pm-7pm

Saturday
January 14, 2017
from noon-3pm

Club Pheasant
2525 Jefferson Blvd., West Sacramento

Our Accomplishments

On behalf of my family and our Liberty team, I would like to personally welcome you to the third edition of the *Liberty Connection* community newsletter. Liberty has always been a dream of our family to establish a vibrant neighborhood-scale community of enduring value, on our property in West Sacramento. In this edition of the newsletter, I am excited to share some of our team's accomplishments and sustainability achievements we have designed into the Liberty community, which are setting new standards of excellence in sustainable community development in California.



David Park

"Gold Leaf" Neighborhood Forest Certification

Our plans are resonating with experts and community organizations as well. Liberty was used as a test case for the Sacramento Tree Foundation's new *Neighborhood Forest Certification Program*, which was contracted with UC Davis Studio 30. The purpose of the study was to refine the Foundation's tree-friendly community certification program developed for land development projects that capture and optimize tree canopy benefits in the Sacramento region. After analyzing the proposed Liberty community plan, Liberty was awarded the highest ranking, "Gold Leaf" for a *Neighborhood Forest Certified Plan*¹. Ray Tretheway, Executive Director of the Sacramento Tree Foundation noted that "Their plans for the existing tree canopy and for the new trees will reap the benefits from a healthy urban forest, particularly in improving air quality, saving energy, promoting walking and enhancing the general health and well-being of the future residents."²

1. Letter from Jeff Loux, Chair, Science Agriculture and Natural Resources and Julia Lave Johnson, director, Land Use and Natural Resources to Terry Teeple, Managing Member, Pacific-Teal Development, LLC, June 17, 2014.
2. Letter from Ray Tretheway, Executive Director, Sacramento Tree Foundation to Justin Hardy, Senior Planner, Community Development Department, City of West Sacramento, May 20, 2015.

Enter to Win a LIBERTY CRUISER!

A total of two Liberty Cruisers will be raffled off as a part of the Open House events. To enter the raffle, complete the information on the backside of this card, bring the card with you to either one of the events, and enter the raffle to win a Liberty Cruiser. Winners will be notified shortly after the Saturday Open House.



Let's Go Biking

Like trees, trails are integral to creating a healthy sustainable community to achieve improved air quality and improved personal health. Liberty has integrated a multi-modal system of "complete streets" within the community which link to the City of West Sacramento's walking and biking trails, and the Sacramento Area Bicycle Advocates (SABA) are taking notice. Recently, SABA's Executive Director, Jim Brown, toured the Liberty site and learned about the Liberty design that not only takes full advantage of the adjacent Clarksburg Branch Line Trail but also the bikeways planned for the length of Village Parkway. "I especially appreciate the attention given to providing the continuous network of Class 1 bike paths and low-stress bike routes throughout the project, which will help make bicycling comfortable for families and active seniors."¹

1. Letter from Jim Brown, Executive Director, Sacramento Area Bicycle Advocates to Justin Hardy, Senior Planner, Community Development Department, City of West Sacramento, March 21, 2016.

The Vision

The vision for Liberty is to create a vibrant master-planned community, driven by Six Core Values, which provides diverse, livable neighborhoods that promote the classic symbol of "home," a healthy environment, and strives to be energy neutral.

The Plan

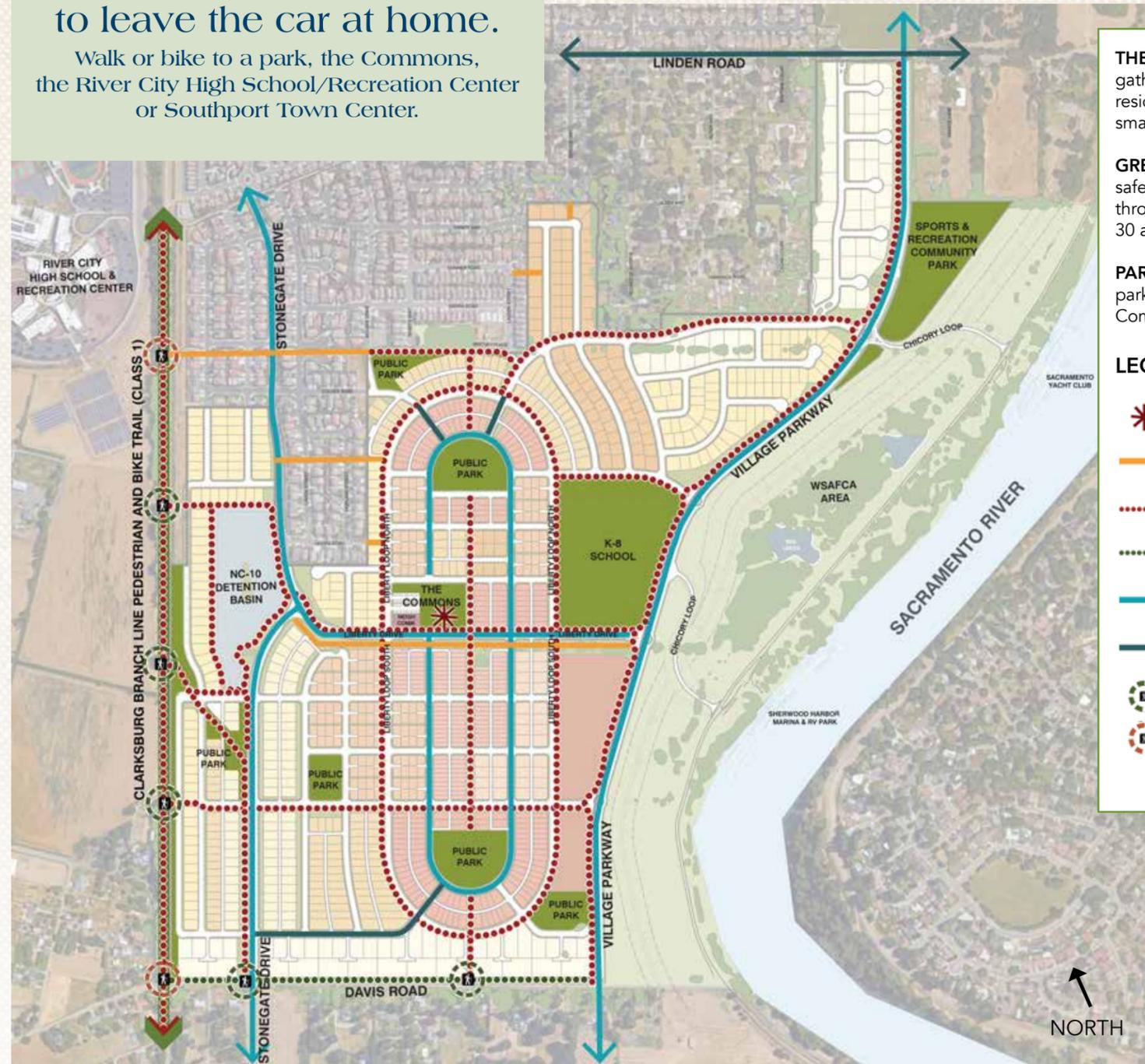
Liberty is a proposed walkable / bikeable master-planned community that has been carefully and thoughtfully designed to support the Vision and Six Core Values. The community plan provides a diversity of housing types for all generations that are complimented by parks, recreation, and leisure opportunities, neighborhood shops, and a K-8th grade school, all of which are linked by a well-organized network of local streets, greenbelts, and trails.

The Process

Liberty is seeking approval from the City of West Sacramento in 2017. During the approval process there will be opportunities to learn more about the project, ask questions, and provide feedback. Those opportunities will include community outreach meetings hosted by the Liberty project team as well as Planning Commission and City Council workshops and public hearings.

Liberty, designed to leave the car at home.

Walk or bike to a park, the Commons, the River City High School/Recreation Center or Southport Town Center.



THE COMMONS - This 2.8 acre centrally located gathering place provides private amenities for the residents of Liberty as well as a thoughtfully designed small neighborhood-serving retail and office area.

GREENBELTS & TRAILS - Greenbelts and trails provide safe and pleasant pedestrian and bicycle pathways throughout the community. Within Liberty, there are over 30 acres and 5.5 miles of greenbelts and trails.

PARKS - Within Liberty, there are 13.5 acres of public parks as well as a 9.2 acre public Sports & Recreation Community Park.

LEGEND

- The Commons
- Greenbelts
- Multi-Use Trail (Class 1 bike path, off-street)
- Equestrian Trail & Multi-Use Trail
- Class 2 Bike Lane (painted lane, on-street)
- Class 3 Bike Route (route signed, on-street)
- Proposed Trail Connections
- Existing Trail Connections

Community Design

Pacific Gas and Electric Company (PG&E) selected Liberty from over 35 on the board (in the design phase) master planned communities to study for a Zero Net Energy Community. Two of the significant attributes of the Liberty site plan were its orientation in a nearly ideal north/south axis to maximize the solar roof orientation for solar photovoltaic panels and the ability to maximize the Delta breeze's cooling effect during the hot summer months. This PG&E study also made many recommendations on both the architecture and treatment of the landscape within Liberty. All of these efforts work toward the goal of being passively efficient while actively generating electricity.

Have a question?

We want to hear from you.



Visit us online at LibertyWestSacramento.com



Send an email to info@LibertyWestSacramento.com



Or write to us at
1450 Harbor Blvd., Suite F
West Sacramento, CA 95691

The Liberty project is a proposed master planned community which is seeking approval from the City of West Sacramento. The information contained within this newsletter is intended to describe the character and vision for the community. Components of the Liberty project are subject to change. Nothing contained within this newsletter is intended to be nor shall be construed to represent a project approved by the City of West Sacramento. This is not intended to constitute a solicitation or offering of real estate or real estate services in violation of the law of any jurisdiction. Specifically, nothing herein shall be construed to be an activity which, pursuant to Section 10131 of the California Business and Professions Code, would require a real estate license. The information contained herein does not involve any services, and is not directed to any particular person or customer located in the State of California or elsewhere. Any maps, diagrams or renderings are not to scale and represent an artist's depiction of the existing and/or planned elements of the current proposed development concepts by the developers of the LIBERTY community. Artist's renderings, photos, specifications and planned amenities continue to evolve and are based on current proposed development plans that are subject to change without notice. No guarantee is made that the facilities and features depicted within the LIBERTY community will be constructed, or that if constructed, the number, type, size and location will be as depicted.

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City	State	Zip	
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