

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.



Enter to Win a LIBERTY CRUISER!

A Liberty Cruiser will be raffled off as a part of the Open House event. To enter the raffle, complete the information on the backside of this card, bring the card with you to the event, and enter the raffle to win a Liberty Cruiser. The winner will be notified shortly after the Open House.



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 new 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, SunPower Solar 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."

Architectural Vision

Honest, Wholesome, and Environmentally Responsible

The architectural vision for Liberty embraces the historical ideals that American cottage and farmhouse architecture have come to represent: a honest, wholesome, and satisfying design approach, grounded in a sense of the land and its traditions. Liberty's architecture will draw on the history of cottage and farmhouse styles used throughout California's North Central Valley with its rich small town history and will re-interpret this character into a more contemporary version to meet the needs of today's modern California living.

Liberty is committed to architectural excellence by using authentic-looking and sustainable materials, simple forms, and a lively color palette; keep it simple and true. Homes will be more open and will include comfortable porches to support a strong indoor/outdoor lifestyle as well as social connectivity with neighbors. Designed to be environmentally responsible and last for generations, the homes at Liberty will be built to meet or exceed California Title 24 Energy and Green Building Standards.



CONNECTION

Let's Meet Again

We invite you to join us for our fourth Open House meeting 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. You'll also have a chance to win a Liberty Cruiser!

Thursday, August 29, 2019
from 4pm-8pm

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 fourth 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 achievements we have designed into the Liberty community, which are setting new standards of excellence in sustainable community development in California.

In June 2017, Liberty's Site Plan won the Golden Nugget Award for "Best on the Boards Site Plan" at the Pacific Coast Builders Conference in San Diego, California. There were over 800 entries in 45 categories from around the world. The project was commended by the judges for making the concerted effort of being the first zero net energy, master-planned community in PG&E's service area and one of the first in California on a community scale. The panel also liked the plan for intentionally preserving over 321 mature trees located within greenbelt areas, parks, and individual lots.

The 1503-home master-planned community design was inspired by the great midtown neighborhoods of Sacramento that are so popular. The center of the community is "The Commons," which contains a 13,000-square-foot clubhouse for residents and a small neighborhood commercial retail area. The nearby, proposed Liberty school site is connected to the community by 6.7 miles of Class 1 Bike Paths that have three connections to the Clarksburg Branch Line Trail, which is also part of the larger Great California Delta Trail.

A 12.4-acre lake with a surrounding trail also serves as a detention basin, wildlife refuge, and water quality basin for Liberty. The site plan concentrates its density in the central core area with "Flex Blocks." These "Flex Blocks" are 220 feet by 300 feet and can be interchanged with four different housing types. 71% of all single-family detached housing types are alley loaded. This allows the front door street scene to be garage door and driveway free since the cars are in the alleys. This reflects the Midtown Sacramento lifestyle that so many new home buyers seek in the Sacramento region.

We look forward to discussing Liberty at the City of West Sacramento Planning Commission and City Council public hearings in the next few months.

David Park

Partnerships & Strategic Alliances

We believe that positive results occur when people work together. For this reason, the Liberty design team has proactively collaborated with the following agencies and groups to help guide the vision of Liberty. Together we can make a difference!

- City of West Sacramento
- Washington Unified School District
- West Sacramento Area Flood Control Agency (WSAFCA)
- West Sacramento Chamber of Commerce
- Sacramento Area Council of Governments
- Yolo County Transit District
- PG&E Zero Net Energy Pilot Program (Strategic Alliance)
- UC Davis California Lighting Technology Center (Strategic Alliance)
- UC Davis Energy Efficiency Center (Strategic Alliance)
- Davis Energy Group
- BIRA Energy
- WALK Sacramento
- Sacramento Tree Foundation
- SunPower Solar

The Vision

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 elementary school, all of which are linked by a well-organized network of local streets, greenbelts, and trails.

The Process

Liberty will be seeking approval from the City of West Sacramento in 2019. 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. In late-2019 Liberty will be considered for approval during City of West Sacramento Planning Commission and City Council public meetings.

Liberty Illustrative Site Plan



- 1 Village Parkway (interim construction now complete by WSAFCA)
- 2 Sports & Recreation Complex
- 3 River City High School and Recreation Center
- 4 Greenbelt and trail with existing, majestic trees
- 5 Residential Estate Lots with existing, majestic trees
- 6 Clarksburg Branch Line Pedestrian and Bike Trail (a part of The Great California Delta Trail system)
- 7 A variety of residential lots
- 8 New Southport / Sacramento River levee
- 9 Re-designed detention basin
- 10 Possible site for Washington Unified School District's K-8th grade school site
- 11 Greenbelt and multi-purpose trail
- 12 The Commons (private clubhouse) including neighborhood serving retail/commercial
- 13 Heirloom Drive greenbelt and trail
- 14 Sacramento River
- 15 Liberty Loop greenbelt and trail
- 16 Seniors / Apts. / Condo. site
- 17 Greenbelt and trail linking the community
- 18 Neighborhood parks
- 19 Estate Lots along Davis Road
- 20 Existing Davis Road (rural character to be preserved)
- 21 Sacramento Yacht Club
- 22 Sherwood Harbor Marina & RV Park
- 23 Residential lots with backyards viewing the detention basin
- 24 Chicory Loop (new public road leading to yacht club and marina)

Site plan as of January 2016

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

Name	Address			City	State	Zip
Email	Phone			Comments:		