

Have a question?
We want to hear from you.



Visit us online at
LibertyWestSacramento.com



Call us at **916-956-5411**



Send an email to
info@LibertyWestSacramento.com



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



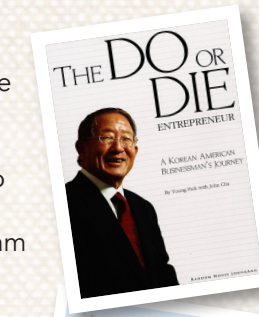
1450 Harbor Blvd., Suite F
West Sacramento, CA 95691

LIBERTY CONNECTION

Purely Community

The Liberty Legacy

On behalf of my family, I would personally like to welcome you to the second of many *Liberty Connection* community newsletters. Liberty has always been a dream of our family to establish a vibrant neighborhood on our property in West Sacramento. I am proud to say we have assembled an amazing team of professionals and strategic partners who are working very hard to create a dynamic community where people of all ages can call home. The Liberty Illustrative Site Plan, found on the next page, speaks to the land plan which was designed to create a pedestrian-scale community, reinforced by architecture firmly grounded within the historical context of the Northern Central Valley all while implementing our project's Six Core Values.



None of this would have been possible if it wasn't for my father and therefore, I would like to share with you a little more about him. In 2004 my father wrote *The Do or Die Entrepreneur* which told his story, life adventure, and struggles of a young man escaping North Korea, coming to America, and working very hard to raise his family and become a successful business man. His dedicated work ethic was publicly acknowledged late in his career when he received the Entrepreneur of the Year Award by Ernst & Young. He was honored and humbled by this award realizing that other recipients have included Ted Turner and Bill Gates. While my father was dedicated to his business, it was second to his family. I encourage you to read my father's book and learn in his words what it means to be a gentleman and to honor the customer.

I hope to meet you during our February Open House meetings when the Liberty design team and I will be available to talk and answer any questions you may have about this fantastic community we are planning.

David Park

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.



Liberty's Six Core Values

From the beginning, the vision for Liberty has been different from that of most other master-planned communities. Located within West Sacramento, just five minutes from the State Capitol, Liberty is envisioned to be a walkable and bikeable community carefully designed and crafted to preserve and enhance the City's hometown character and exceptional quality of life. Through distinctive and timeless architecture, innovations in community design, and the connection of people to places, Liberty will be a special place to call home for generations.

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 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.



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

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 grade 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 2016. During the approval process there will be opportunities to learn more about the project, ask questions, and provide feedback. Those opportunities will include the City's General Plan update presentations, as well as community outreach meetings hosted by the Liberty project team. In mid-2016 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 (currently under construction 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 Washington Unified School District's K-8th grade school site
- 11 Greenbelt and trail
- 12 The Commons (private clubhouse) including neighborhood serving retail/commercial
- 13 Liberty 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

Let's Meet Again

We invite you to join us for our second 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. As you may recall, our first series of Open House meetings were held in April 2015. Please join us on either date!

Wednesday, February 17, 2016
from 4pm-7pm

Saturday, February 20, 2016
from noon-3pm

at the
West Sacramento Recreation Center
2801 Jefferson Blvd.

In the meantime, if you have a specific question or comment we would encourage you to contact us.

Name	Address	City	State	Zip	Phone	Comments:

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.