

April 13, 2007

Marty Maskall
Sacramento Suburban Cohousing Group
8456 Hidden Valley Circle
Fair Oaks, CA 95628

Subject: Sycamore Village
6041 Illinois Avenue, Orangevale, California

Dear Ms. Maskall:

The AIA Central Valley / Environmental Council of Sacramento *Smart Growth Leadership Council* is pleased to present its endorsement of the Sycamore Village project as represented in the application dated February 12, 2007, and on the following drawings prepared by McCamant & Durrett Architects: Site Plan dated January 30, 2007 (A1.1) and Street Elevation dated October 24, 2006 (A1.3).

The *Smart Growth Leadership Council* recognizes development projects that embody significant smart growth principles in ten areas including land use, transportation, environment, health and safety, community, equity, design, planning, services and funding.

Within the land use category, Sycamore Village provides transit oriented/transit route related development; does not facilitate growth beyond the 1993 Urban Policy Area for Sacramento County; reinforces the existing urbanized community structure; and, provides appropriate infill development.

Within the planning category, Sycamore Village reinforces urban infill policies and acts as a catalyst to community improvement. Within the transportation category, the project successfully encourages pedestrian use both within the project and with connections to the neighboring community; enhances pedestrian and bicycle safety (has no sound walls); and, does not expand the major infrastructure capacity for automobile use.

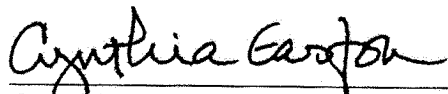
Within the environment and health and safety categories, Sycamore Village minimizes intervention in natural ecosystems; encourages and accommodates an active lifestyle;

provides non-toxic living conditions; and, avoids building in locations that place people's health and safety at risk.

The project is particularly strong in the community, equity, and service categories for the way it reinforces a sense of community; strengthens neighborhood structure; contributes to community sense of place and enhances the urban fabric; improves the adjacent public realm and engages the street; respects the overall neighborhood/area's social context; has involved community stakeholders in the project review process; provides housing choices; provides for legally required and reasonable disabled community access and usage; provides economic benefit to the total community; reflects the Inclusionary Housing Policy; provides an open and un-gated development; as well as its lack of negative impact on the neighborhood's existing infrastructure or environmental conditions.

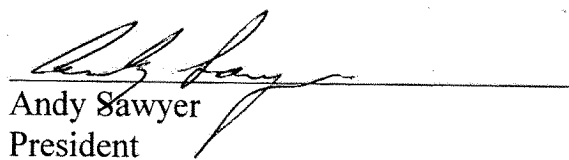
Lastly, Sycamore Village's design exemplifies sustainable design practices; conforms to green building standards and principles; maximizes energy efficiency and reduces use of fossil fuels; reinforces the urban ecology/quality of existing communities through reinvestment; and whose building design will make a positive aesthetic contribution to the community.

AIA Central Valley



Cynthia Easton, AIA
President

Environmental Council of Sacramento



Andy Sawyer
President