

SUSTAINABLE LIVING AT SYCAMORE VILLAGE

Smart Growth. Green Design. Quality of Life.

Sustainability is the attempt to provide the best outcomes for the human and natural environments, both now and into the indefinite future. Community is the secret ingredient of sustainability because people help each other learn to be good stewards of the land.

SMART GROWTH –

- **Less Driving** with onsite social life, entertainment, childcare, accessible rideshare, and proximity to schools, retail, and transit.
- **Walkable Neighborhood** is close to shopping, schools, restaurants, fitness and medical facilities. Cars on the perimeter allow for pedestrian walkways and a common green.
- **Transit-supportive** -- Located in the **Greenback Lane Commercial Corridor**, within 1/8 mile of a bus stop. By focusing development within the Commercial Corridors, mass transit becomes more viable, and the local economy becomes stronger.
- **Infill Development** reduces suburban sprawl, using our land resources more efficiently. In order to build 35 homes at a density of 4 homes per acre, 9 acres would be required. In contrast, Sycamore Village, at a density of 10 homes per acre, only needs 3 1/2 acres, thus saving 5 1/2 acres from development.

GREEN DESIGN –

- **Reduced Energy Use** – Energy-efficient, smaller house design; reduced roof heat with polar ply radiant barriers; low-E squared windows; radiant floor heating systems; efficient heating and cooling with thicker gypsum boards, thermal mass, and lightweight concrete floor; extensive use of natural light; low-water-use fixtures; compact fluorescent light fixtures; longer-lasting Trex decking made from recycled material; wet blown cellulose insulation; passive solar orientation and shading; passive cooling; photovoltaic solar panels; metal roofs; and sustainably harvested lumber.
- **Healthy Building Materials** – Non-toxic interior materials (low VOC paints, water-based clear finishes); low-toxicity wood preservatives; sustainable bamboo flooring.
- **Earth-friendly Construction Practices** – Less-energy intensive concrete with 15% mixture of recycled fly ash; reduced wood usage with advanced framing; less maintenance needed with high-quality preservation such as waterproofing and flashing details.
- **Generous Open Space & More**– clustered design allows for preservation of mature trees and maximum open green space. Watershed protection with pervious concrete in parking area and vegetated drainage swales, permaculture landscaping, edible landscaping. Organic garden area, compost area, clothesline (reduced energy from dryers). Smaller environmental “footprint.”

QUALITY OF LIFE –

- **Sense of Community** – shared vision, regular activities, and treasured social connections. Generous common facilities.
- **Safe and Nurturing Environment** -- Ungated with “eyes on the street.” Seniors are valued, enjoy younger residents, and are able to stay active and independent.
- **Neighborhood Center** – The Common House provides a gathering place for the adjacent neighborhood.

Sycamore Village...an inclusive, earth-friendly neighborhood that fosters supportive relationships, cooperation, and fun. www.OrangevaleCohousing.org (916) 967-2472

Endorsed by the Environmental Council of Sacramento (ECOS), WalkSacramento, and the Sierra Club