

SUSTAINABLE LIVING AT FAIR OAKS ECOHOUSING

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 –

- **Infill Development** reduces suburban sprawl, using our land resources more efficiently. Includes 30 townhomes & flats, ranging from 2 to 4 bedrooms. Large clubhouse & pool & gardens.
- **Walkable Neighborhood** is close to Fair Oaks Village, transportation, and the American River Parkway. Cars on the perimeter allow for pedestrian walkways and a common green.
- **Transit-supportive** -- Located within 1/2 mile of a bus stop at Fair Oaks Blvd & Sunrise Blvd.
- **Less Driving** with onsite social life, entertainment, childcare, accessible rideshare, and proximity to schools, retail, and transit.

GREEN DESIGN –

- **Reduced Energy Use** – Energy-efficient, smaller house design; reduced roof heat with polar ply radiant barriers; low-E squared windows; efficient heating and cooling with thicker gypsum boards, thermal mass, and lightweight concrete floor; extensive use of natural light; low-water-use fixtures; LED, compact fluorescent, & halogen light fixtures; longer-lasting Trex decking made from recycled material; wet blown cellulose insulation; passive solar orientation and shading; passive cooling; photovoltaic solar panels; cool roofs; and sustainably harvested lumber.
- **Solar Ready** – All homes will have conduits for either leased or purchased solar panels.
- **Electric Vehicle Ready** – Level 1 and Level 2 chargers will be available.
- **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 provided by minimal pavement in parking area and vegetated drainage swales. Landscaping will be drought-tolerant, with many native plants. Organic garden area, compost area, orchard. Smaller environmental “footprint.”

QUALITY OF LIFE –

- **Sense of Community** – shared vision, regular activities, and treasured social connections. Generous common facilities, including pool, spa, workshop, and Common House (Clubhouse) with dining/meeting room, kitchen, lounge, kids’ playroom, laundry room, yoga/music room, and two guest bedrooms.
- **Safe and Nurturing Environment** -- Ungated with “eyes on the street.” Seniors are valued, enjoy younger residents, and are able to stay active and independent. Kids have playmates & mentors.
- **Neighborhood Center** – The Common House provides a gathering place for residents and guests.

Fair Oaks EcoHousing...an inclusive, earth-friendly neighborhood that fosters supportive relationships, cooperation, and fun. www.FairOaksEcoHousing.org

Endorsed by the Environmental Council of Sacramento (ECOS)