

Good



The Good project is the fulfillment of a dream for us, a dream that has been in the works for the last several years and is finally coming to life. We are calling it eco-urban community and have even begun to call ourselves eco-urbanists as we have embraced the effort to become more sustainable in our lives.

We are people who believe that cities are worth fighting for, and that healthy, thriving communities are essential elements in making the world a better place. We like walking and riding our bikes and we like people (you included). We love farmers markets, wearing holes in our shoes, and urban life and want to do everything we can to make it better. We are sick of traffic, tired of suburban sameness (don't get us started on that one), but most of all we believe there is a better way.

Our houses are an extension of that dream. They are designed to stimulate true community and real life. Because gone are the days of driving into your garage and closing the door on the world, gone is the fictitious belief that mowing grass all day on a Saturday somehow makes your life better. In its place is the true, raw, earthy life that we crave and need to thrive. It's a whole new world. Are you ready for it?

But we are not just here to build places for people to live or sell houses.

We are here to change the world, and our houses are just a small example of what we think the world needs today. To us, eco-urbanism is a big part of the solution and we want to convert as many people as we can to join the march with us.

The mantra we adopted when designing the Good project was: Dream Big, Live Small, Do Good. We took these three statements of how we want to live and applied them to every little part of what we designed and came out with a project we like to call Good.

Welcome to a new reality. It's Good.



A Good Home

Good is Green

It is clear that building green is good for our planet, but it is also good for you. It's about a lifestyle that is not only more responsible, but cleaner and simpler, too.

With this in mind, Good homes are designed from the inside out with sustainability leading the way.

URBAN LIVING IS MORE SUSTAINABLE

When it comes to being sustainable, it's good to live in the city. Urban dwellers are much less of a strain on the environment than suburbanites due to the nature of city living: minimal commute paired with mass transit options and more compact work and living environments which require much less energy to heat and cool.

LEED ND CERTIFICATION

Good is LEED ND certified, which means that the entire neighborhood development complies with the strictest standards of environmentally responsible, sustainable development. Good is also Energy Star and PG&E certified.



Good Design

Interiors by
BLANKBLANK

blankblank designs spaces that create unique and lasting experiences, and their partnership with LJ Urban is a great fit – the interiors they've designed for this project are beautiful, functional, and inspiring – and will go a long way toward growing a unique eco-urban community at Good.

Architecture by
MOGAVERO NOTESTINE & ASSOCIATES

A good architect that knows their stuff – from design to sustainability – is a very good thing and MNA has it all dialed. They have been working with us on this project since 2005, and they have really put their hearts into designing the best project possible. We could go on and on about their awards, past projects and accomplishments but there would not be enough space here for anything else. Summary: Good people who know their stuff and design great things!



A Good Community

The Neighborhood

To us this is the best part about the project. We set out to make society more sustainable and one of the best things you can do to live a more sustainable life is live in a city.

Less time in the car = less pollution and more time with your family and community.

When we went looking for places to build our eco-urban community, we looked for the neighborhoods

in urban locations with potential, grid streets and an existing community we could contribute to. Washington is clearly that place. In Washington we get to work with one of the most innovative cities in the region and design the coolest eco-urban village in the country. LJ Urban is one of the largest land holders in the area and we have many more innovative urban projects (both commercial and residential) planned in the near future. Its eco-urban community on a massive scale!

The Park & Garden

True community does not happen over the internet – it happens in our homes, at the supermarkets and in the parks. Good needed a place for that community to thrive. On the corner we decided that instead of cutting down the beautiful oak trees that are most likely 4 times as old as we are, we would celebrate them and make them the centerpiece for the project.

But we did not want to stop there...we kept looking at the park under the oaks and thinking that it needed

something else, something more active and less contemplative...hmm...a garden! For some reason we missed in the first design that a community garden was essential. So true to our belief that everything can be made better with more time (come back in 2025 for some really awesome eco-urban houses), we went back to the drawing board and are going to be putting in a community garden in the park next to the oak trees. Home grown veggies anyone?

All About Good

Good Construction

CONCRETE FLOOR WITH FLY ASH

From its foundation to its exposed floors, all Good concrete is made with Fly Ash – a by-product of the process of burning coal. Concrete made with Fly Ash needs less energy and virgin materials to produce, is stronger and easier to work with too.

RECYCLED MATERIAL INSULATION

Good GreenFiber insulation is made with almost 100% recycled content (stuff like old newspapers!) and creates almost no waste when it is produced. This insulation makes a house two to three times quieter than traditional insulation and minimizes air infiltration.

NIGHT BREEZE FRESH-AIR INTAKE AIR CONDITIONING

The Good Night Breeze system uses natural ventilation all year long to provide air conditioning, heat, and ventilation cooling. When the outside temperature drops below the inside temperature, it shuts down the air conditioner and effectively becomes a whole-house fan.

OPTIMUM VALUE ENGINEERING (OVE) EFFICIENT FRAMING

By increasing the distance between wall studs from 16" to 24", Good is built with fewer materials (about 15% less!) and that saves natural resources. At the same time, this Efficient Framing technique improves energy performance through increased wall insulation and a reduction of heat loss.

RECLAIMED WALNUT AND CEDAR WOOD

Some trees that originally inhabited the site of Good unfortunately had to be removed – but the good news is that the wood was reclaimed and used in various features throughout each house, including accents, shelving, and exterior window shades.

TANKLESS WATER HEATER

The Good water heater provides hot water only when you need it, saving a lot of energy.

A Good Exterior

A white reflective roof keeps Good homes cooler than a home without, and means less peak cooling demand – up to 15 percent less – and lower energy-related costs.

Good is framed with Reflective Roof Sheathing, an aluminum foil product, and is used throughout Good to keep heat from entering your home through the walls and roof in the summer, and from escaping in the winter.

Solar panels are a Good option and can convert so much energy from sunlight into usable electricity that you won't even need utility power during the day!

Good's passive-solar window shades are made with cedar from the location. Designed specifically for this development, they block the summer sun and allow light in during the winter.

Energy efficient / Health Smart



More About Good

The Good Kitchen

Paperstone Countertops in the Good kitchen are made from recycled paper and resins.

High Efficiency Dishwashers use half the energy, water and detergent of regular dishwashers and include economy options, delayed-start and energy-efficient drying. They even use less energy and water than doing the dishes by hand!

No formaldehyde added, Purebond Maple Cabinets with Low VOC Green Varnish and Blumotion Hardware are used in a Good kitchen instead of materials which release formaldehyde and other toxic gases into the air – and that improves the air quality in Good homes.

Each Good home includes an odorless automatic NatureMill food composter made from recycled materials.

Compost is good for your garden... and good for the planet. By composting your organic waste, you prevent it from ending up in landfills where it produces harmful greenhouse gases. The composter uses less energy than a garbage truck would burn to haul the same waste.

A Good Interior

ALUMINUM WINDOWS

Thermally broken aluminum windows provide maximum insulation – especially in warm climates. The windows in Good are paired with Suncoat Max Low-E Glass and bring the total heat flow through the window to a minimum.

LOW VOLATILE ORGANIC COMPOUND PAINT

Good interiors are painted with low VOC paint. Low VOC paints are a healthy alternative to traditional paints, improving inside air quality.

CARPET TILES WITH RECYCLED CONTENT

The FLOR carpet tiles used in Good are made from recycled or renewable raw materials, and when you're done with the tiles, FLOR will recycle them into new ones!

ALL COMPACT FLUORESCENT CAN LIGHTING

A single Compact Fluorescent Lamp (CFL) emits the same amount of visible light as a traditional incandescent bulb, uses less power, creates less heat, can last 6 times longer, and can save you a lot in energy costs over its lifetime.

LOW-FLOW PLUMBING FIXTURES

Good low-flow fixtures include toilets, showerheads and faucets, and drastically reduce the amount of water used for everyday tasks.

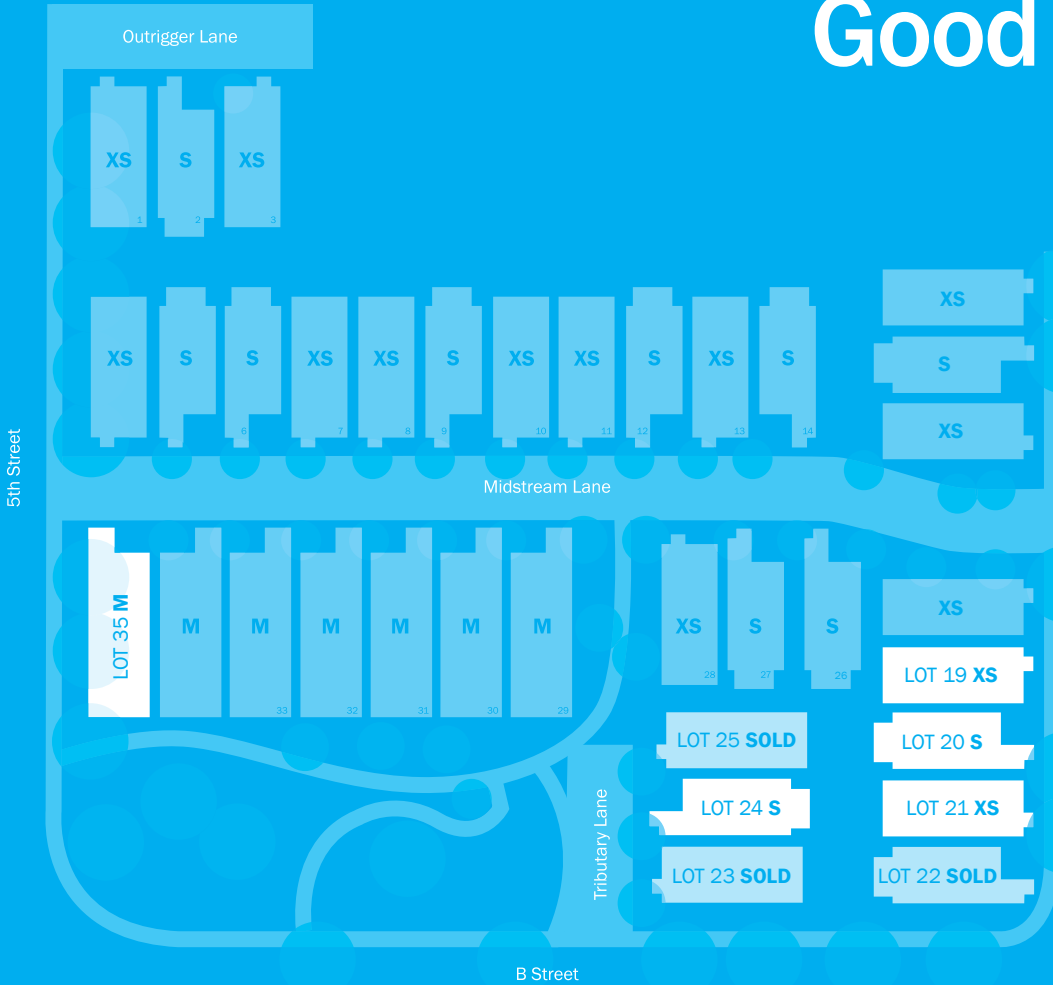
DUAL FLUSH TOILET

It's amazing to think that a standard toilet uses 3-5 gallons per flush. Dual flush toilets give you the half or full flush option and use less than 1.6 gallons for a full flush. That saves a lot of water over time.

THE MARRIAGE OF
NATURAL & BUILT
ENVIRONMENTS!



Good Site Map



Now Selling Phase II

Call us to find out more or to schedule a tour: (916) 930-9400

LOT 19

XS

\$210,000
2 Bed, 2 Bath
1118 Square Feet
2 Story
1 Car Garage

LOT 24

S

\$320,000
3 Bed, 3 Bath
1690 Square Feet
3 Story
1 Car Garage

LOT 20

S

\$295,000
3 Bed, 3 Bath
1690 Square Feet
3 Story
1 Car Garage

LOT 35

M

\$335,000
2 Bed, 2 Bath + Studio
1812 Square Feet
3 Story
1 Car Garage + Carport

LOT 21

XS

\$225,000
2 Bed, 2 Bath
1118 Square Feet
2 Story
1 Car Garage

The Good project does not have a sales office in the traditional sense, we think those things are stuffy and boring. Instead we are hosting events and fun get togethers in the homes. For that matter we actually don't even have Realtors taking big commissions and driving up prices. It's just us, real people who care a whole lot about community.

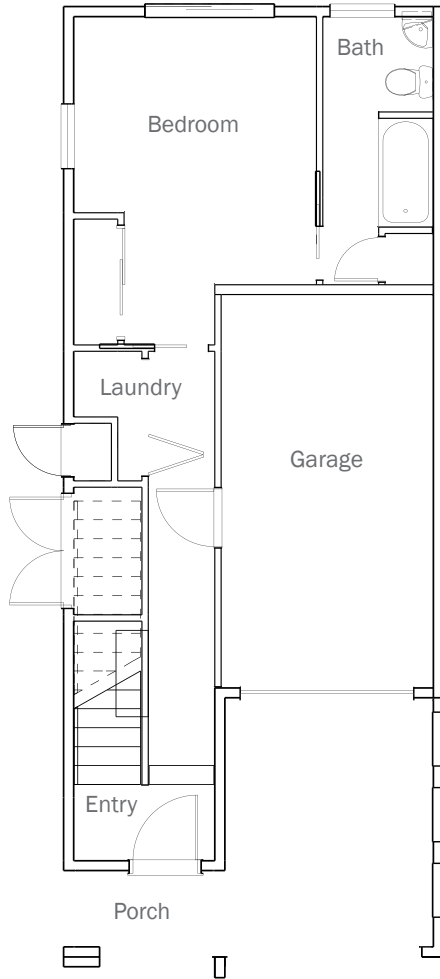
If you want to look around, give us a call and we can show you our creation.

Telephone • (916) 930-9400
Web • lurban.com/good

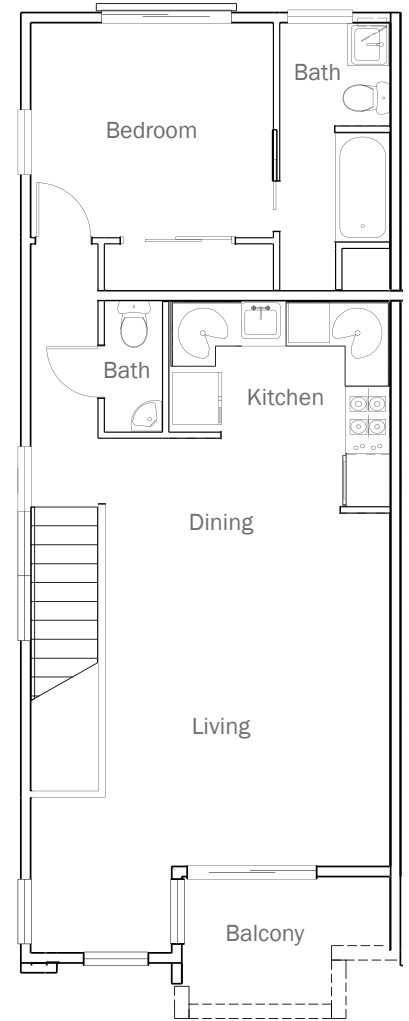
A Good Lender

We love good people and when it came time to pick a lender, we wanted to pick someone who loved people too. We looked all over and finally found Jim Reed. Jim has a company called Summit Funding and on top of being so fun to work with, he has really good mortgage rates. Another bonus for us is that he is also able to do FHA mortgages which we designed the project to fit within.

You can call Jim at 916-266-4422 or email him at jreed@summitfunding.net



First Floor



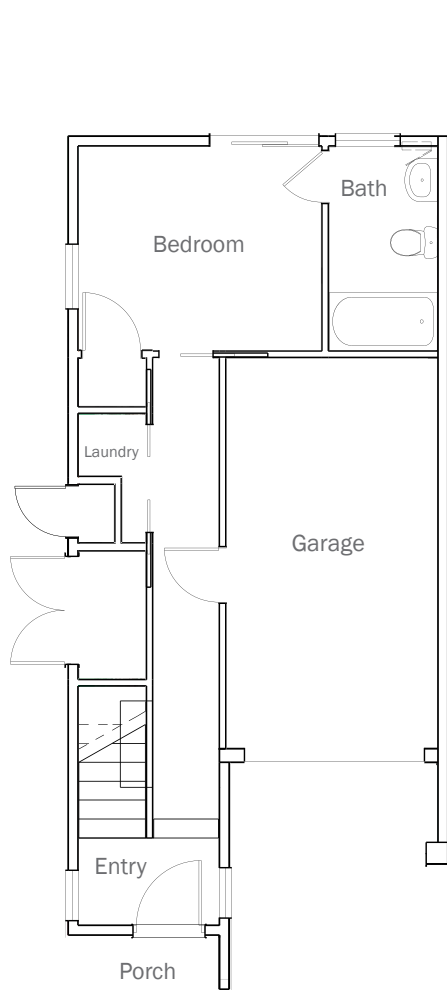
Second Floor



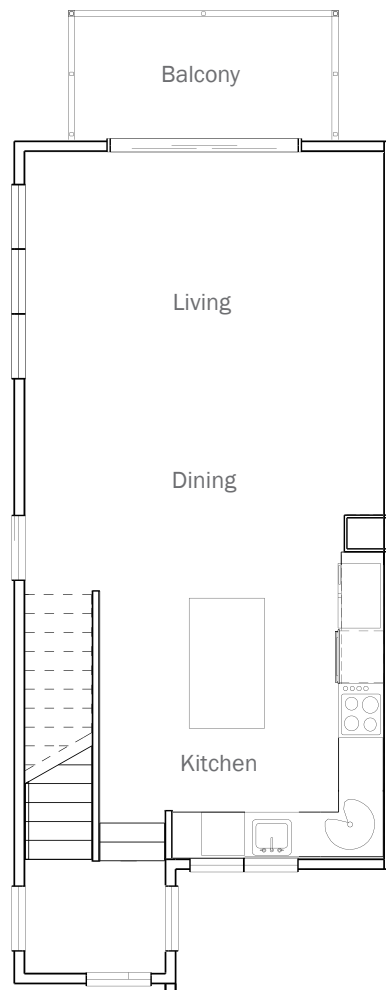
GOOD XS

Number of Units: 18
 Square Footage: 1117
 2 Bedrooms, 2.5 Baths
 One Car Garage + Carport
 Balcony + Patio

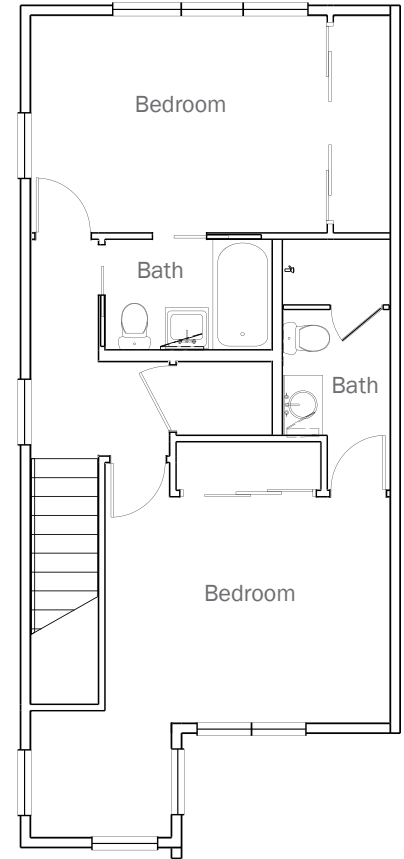
The Extra Small is a two-story home with two master suites. Every inch of the space is designed to maximize and utilize its potential – because of this the home feels much larger than its 1117 square feet. There are lots and lots of windows in every room and tall ceilings upstairs and down.



First Floor



Second Floor



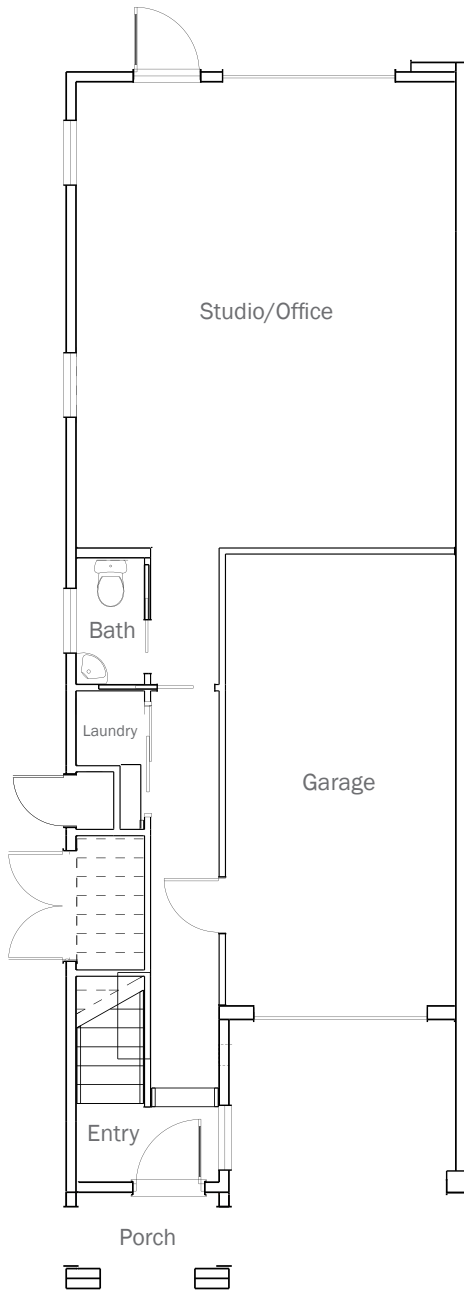
Third Floor



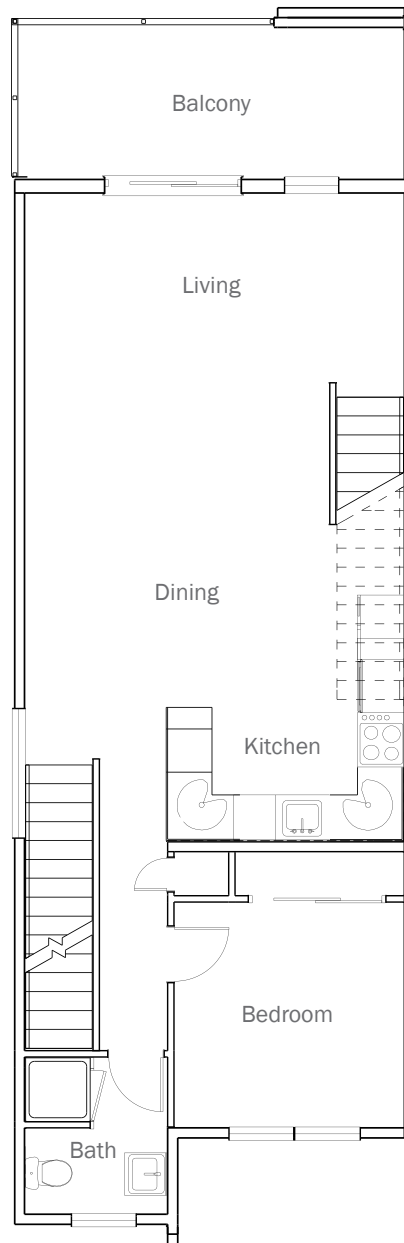
GOOD S

Number of Units: 10
 Square Footage: 1601
 3 Bedrooms, 3 Baths
 One Car Garage + Carport
 Balcony + Patio

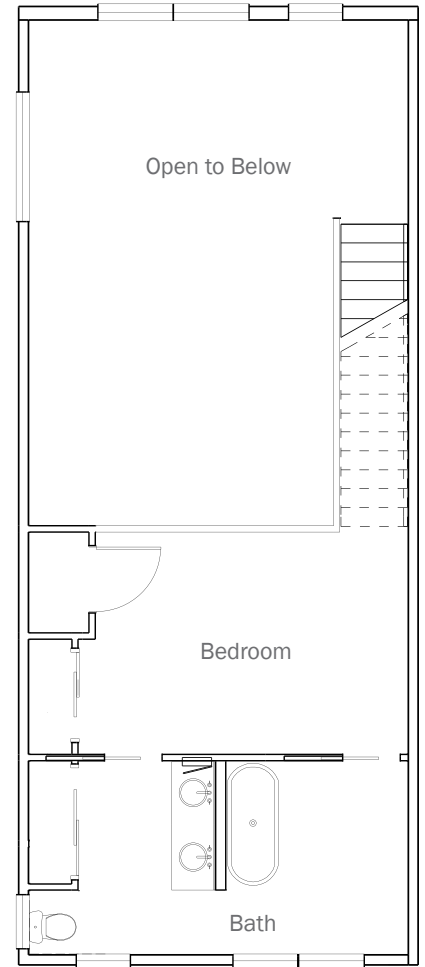
The Small is a three-story home with a large, open main living area on the second floor. Upstairs are the master and second bedrooms, down on the first floor is the third bedroom and another bathroom. These homes are the more family oriented of the bunch.



First Floor



Second Floor



Third Floor



GOOD M

Number of Units: 7
 Square Footage: 1812
 2 Bedrooms, 2 Baths, + Studio
 One Car Garage + Carport
 Balcony

The Medium is a three-story home, with all units facing the park. The lower level contains a 400 sq. ft. space that can be used as a home office, studio, or possible rental income, and has a rolling glass door that opens up to the park. The main living area is on the upper floors, in an open loft-style space with 19-Foot ceilings.