



SOMO VILLAGE

Project brief



About

SOMO Village is an ideal home for forward-looking, active people who foster a healthy relationship with the planet. Situated at the foot of the Sonoma Mountains in beautiful Sonoma County, SOMO Village is designed to embrace community living and help us reduce the impact on the earth by allowing us to spend less time in our cars and more time recreating and connecting to each other.

With onsite access to amenities such as co-working space, wellness studios, parks, nature trails, bike paths, schools, a cafe, a brewery, restaurants, and entertainment, SOMO Village will make it easier for its residents to connect with like-minded people and make choices that simply feel good.

Over the past 14 years, SOMO Village has substantially renovated and improved the technology campus originally developed by Hewlett Packard. Presently commercial space is leased by a diverse group of tenants from the technology sector (Comcast), the food sector (Morton & Bassett Spices, Traditional Medicinals) and an educational organization (Credo High School), among others.

"Our mission is to build high-quality, sustainable homes within a community that fosters environmentally conscious, healthy, and vibrant lifestyle."

- Brad Baker, CEO

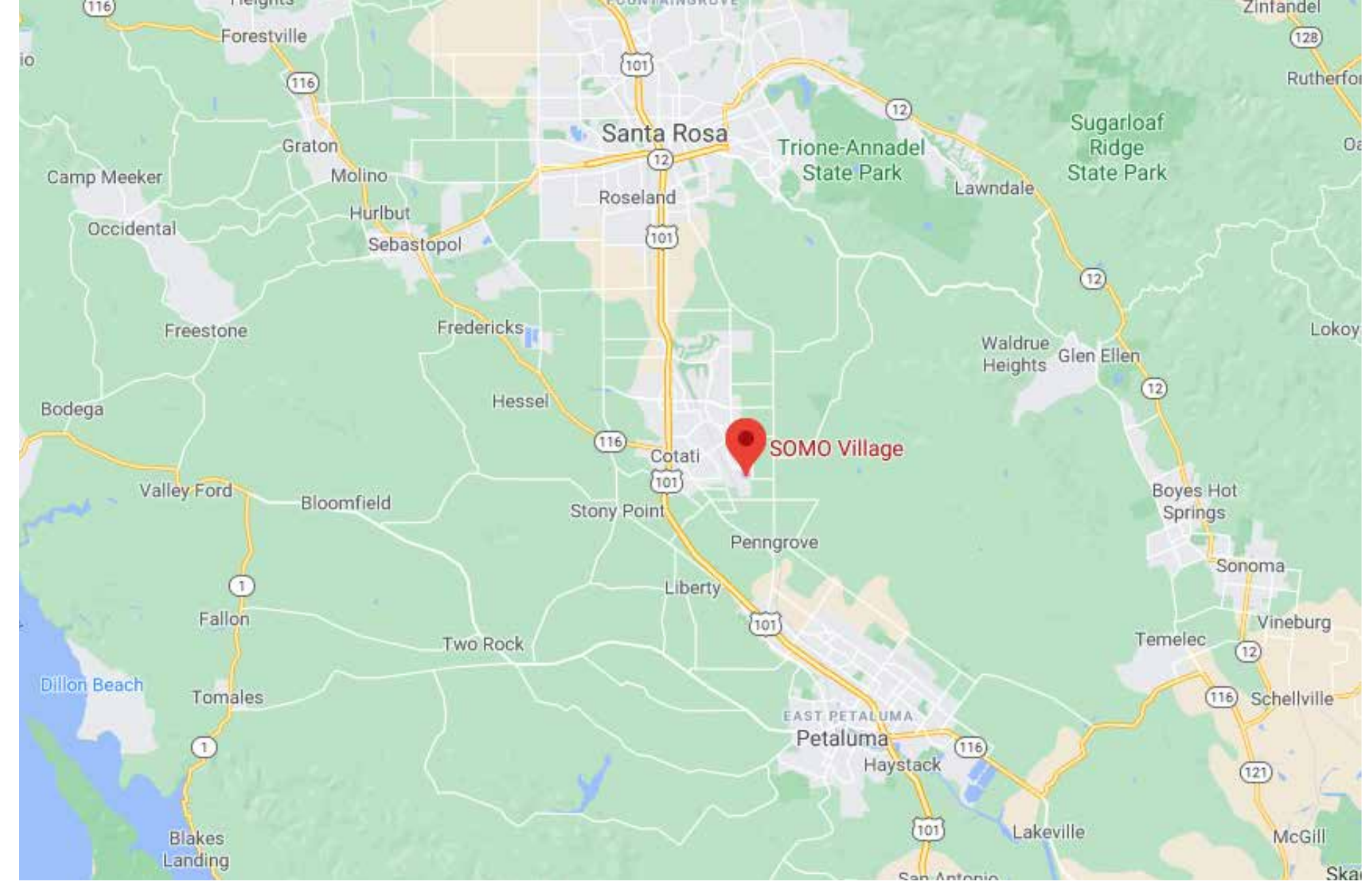
[SOMOVILLAGE.COM](https://www.somovillage.com)



Location

1400 Valley House Dr, Rohnert Park, CA 94928

The Project site is located in the southeast portion of Rohnert Park. The Project site boundaries are Bodway Parkway on the east, Camino Colegio on the north, the Sonoma-Marin Area Rail Transit ("SMART") right-of-way on the west, and vacant land north of Railroad Avenue on the south.



6 Essential attributes of SOMO Village



01

Walkable, bikeable, and transit accessible location



02

Multi-use public spaces



03

Balance of land use (work, shopping, living, recreation, parks, education and cultural)



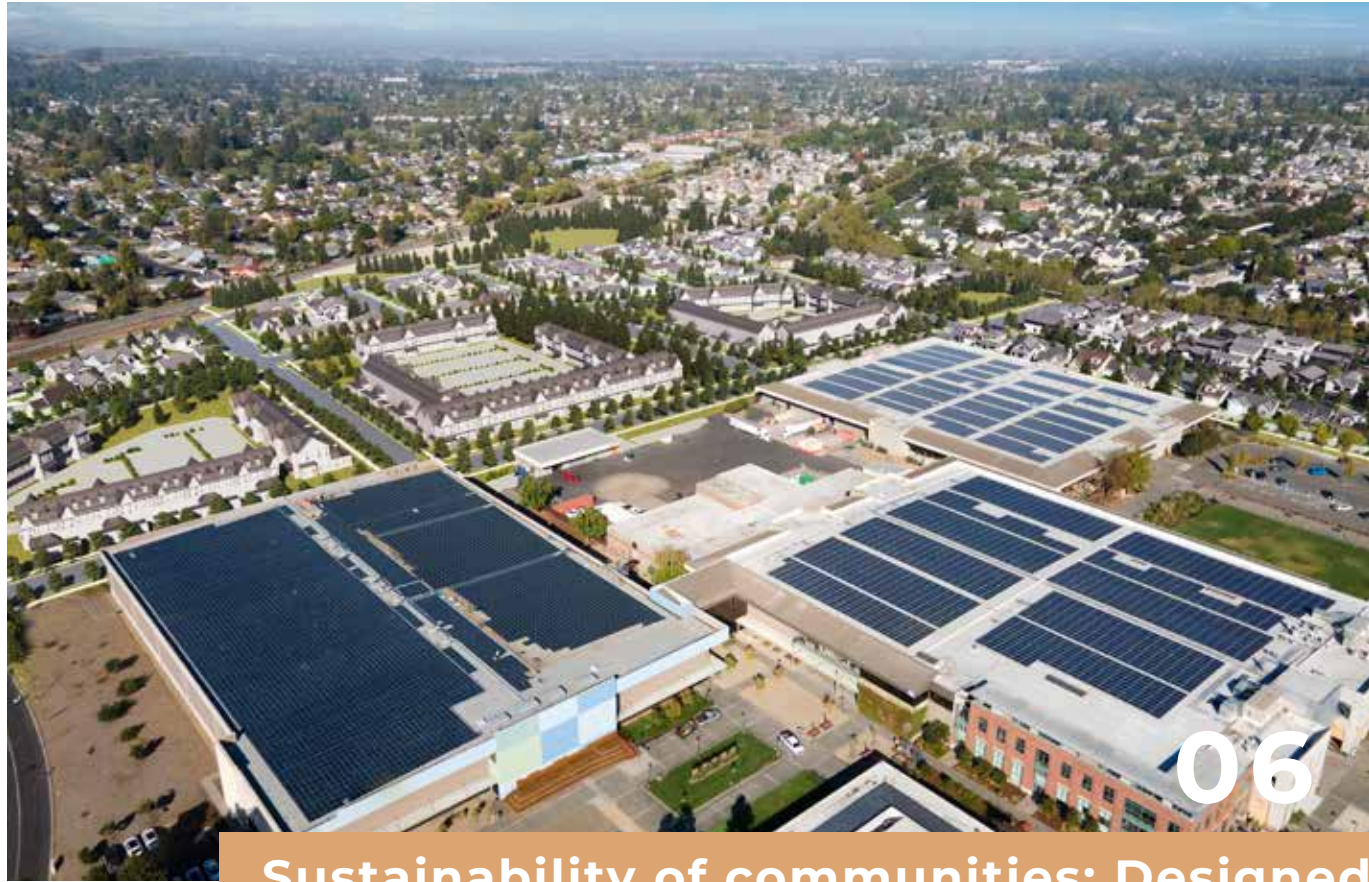
04

Diversity of housing types, densities and pricing.



05

Incorporation of art into public spaces



06

Sustainability of communities: Designed according to the principles of One Planet Living

Sustainability

Sustainability is deeply rooted in SOMO Village's DNA. In 2007 SOMO Village became North America's first One Planet Community. One Planet Living (<https://www.bioregional.com/one-planet-living>) is an international program with the vision of a world where we can live happily within the Earth's resources. It provides a ten principle framework that covers various aspects of social, environmental, and economic sustainability. SOMO Village has adopted the principles and developed an Action Plan to monitor its progress for continuous improvement and evolution.



Health and happiness

Encouraging active, social, meaningful lives to promote good health and wellbeing



Equity and local economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade



Culture and community

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living



Land and nature

Protecting and restoring land for the benefit of people and wildlife



Zero carbon energy

Making buildings and manufacturing energy efficient and supplying all energy with renewables



Sustainable water

Using water efficiently, protecting local water resources and reducing flooding and drought



Local and sustainable food

Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein



Travel and transport

Reducing the need to travel, encouraging walking, cycling and low carbon transport



Materials and products

Using materials from sustainable sources and promoting products which help people reduce consumption



Zero waste

Reducing consumption, re-using and recycling to achieve zero waste and zero pollution

Efficient + Sustainable

Sustainability goals are embodied in all aspects of the design solution from the foundation type, to the building envelope, passive solar design and cooling for optimal fit on the site with customized efficient orientation.

SOMO Village will offer homes of highest sustainability standards, incorporating contemporary design and cutting-edge technology, all within community-centric neighborhoods.



Community Living

One of the key strategic SOMO Village differentiators is the strong emphasis on community-oriented culture. The project is designed to embrace community living and help reduce the impacts on the Earth whilst allowing us to spend less time in our cars and more time walking, bicycling, recreating and connecting to each other.

SOMO Village will offer future homeowners an environment that enables them to pursue a healthy, active and balanced lifestyle.

[SOMOVILLAGE.COM](https://www.somovillage.com)



Existing Amenities

The pandemic has altered how many buyers select the neighborhood they want to call home. Homebuyers now often desire more open space, access to fresh well-ventilated air, and less dense neighborhoods while at the same time they want to retain many conveniences of urban living, including more walkable communities with shared amenities such as restaurants, coffee shops, coworking spaces, etc. They also look for easily accessible green space and trail systems for walking, running, and biking. SOMO Village is designed to offer exactly that.



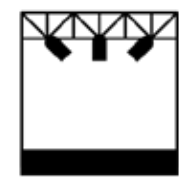
33 Acre business core with over 500,000 sq ft of office, light industrial, retail and civic space



On-campus Waldorf-inspired public charter High School. In discussions with Elementary school



On-site Event Center & Music Venue



Outdoor concert venue with 40'x30' stage for up to 4000 people



Close proximity to Sonoma Mountain, hike trails, world class wineries and cycling



Organic gardens



1/2 mile Smart Path to SMART Train



Renewable clean energy provided by over 3MW of on-site roof-top solar



Outdoor yoga and fitness classes



Outdoor sculptures & Art installations



Seasonal FoodTrucks



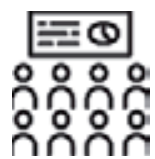
Indoor art gallery



Running and Biking events



Concerts



Cultural events, conferences and seminars



Coworking space



Planned Amenities And Community Initiatives



Farmers market



Craft Beer Tap Room



Wellness center (Gym, Yoga, Pilates studio, Meditation)



Playgrounds



Day care



Coffee shop



Local grocery store



Bike repair stations

Community at a glance

175 Acres

1,750 Total Residential Units
Incl. 254 affordable housing units

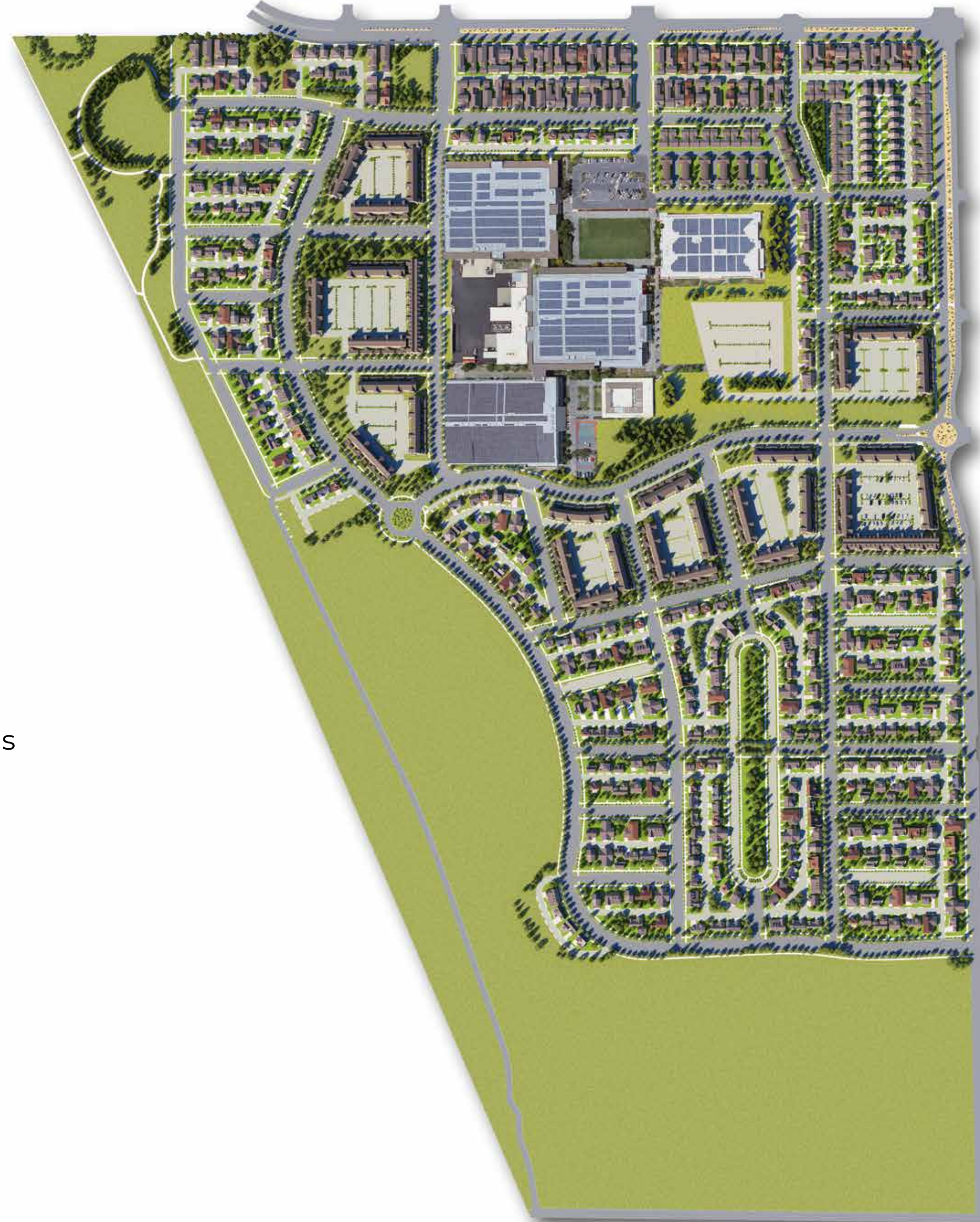
25 Acres Headwaters Farm and Garden

12,000 Sq. ft. dedicated for Fitness and Childcare Centers

38.54 Acres of parks and open space

600,000 Sq. ft. of commercial and retail space
Incl. 24,000sf of coworking space

4,081 New residents



The project will commence with Initial Phase 1NA

Land development start:
Q2 2021

Home construction start:
Q4 2023

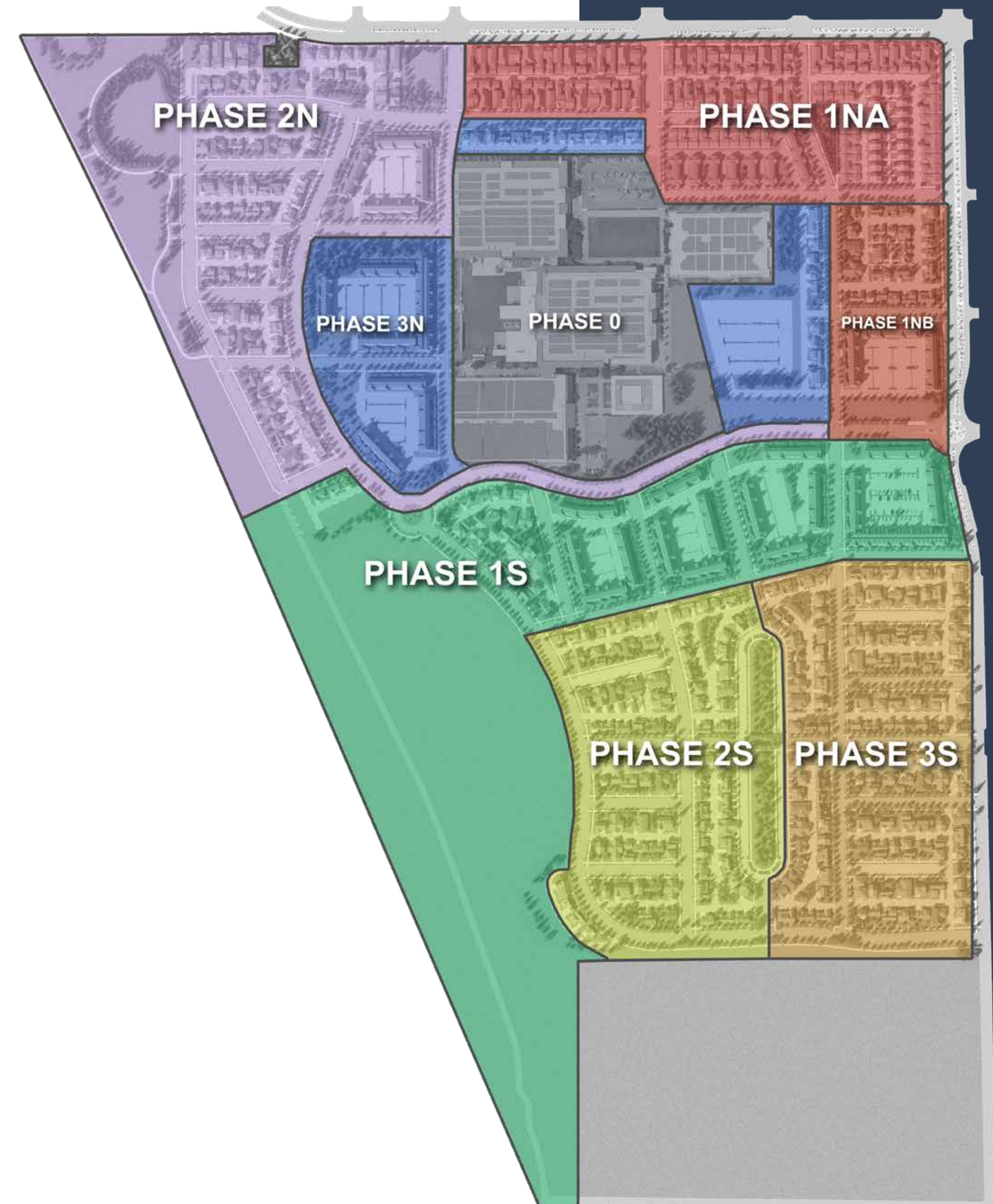
Phase Build-out:
Q4 2025

Site Area:
537,784 sf / 12.35 acres

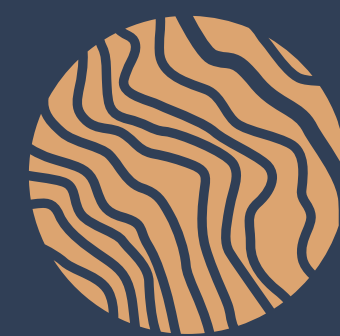
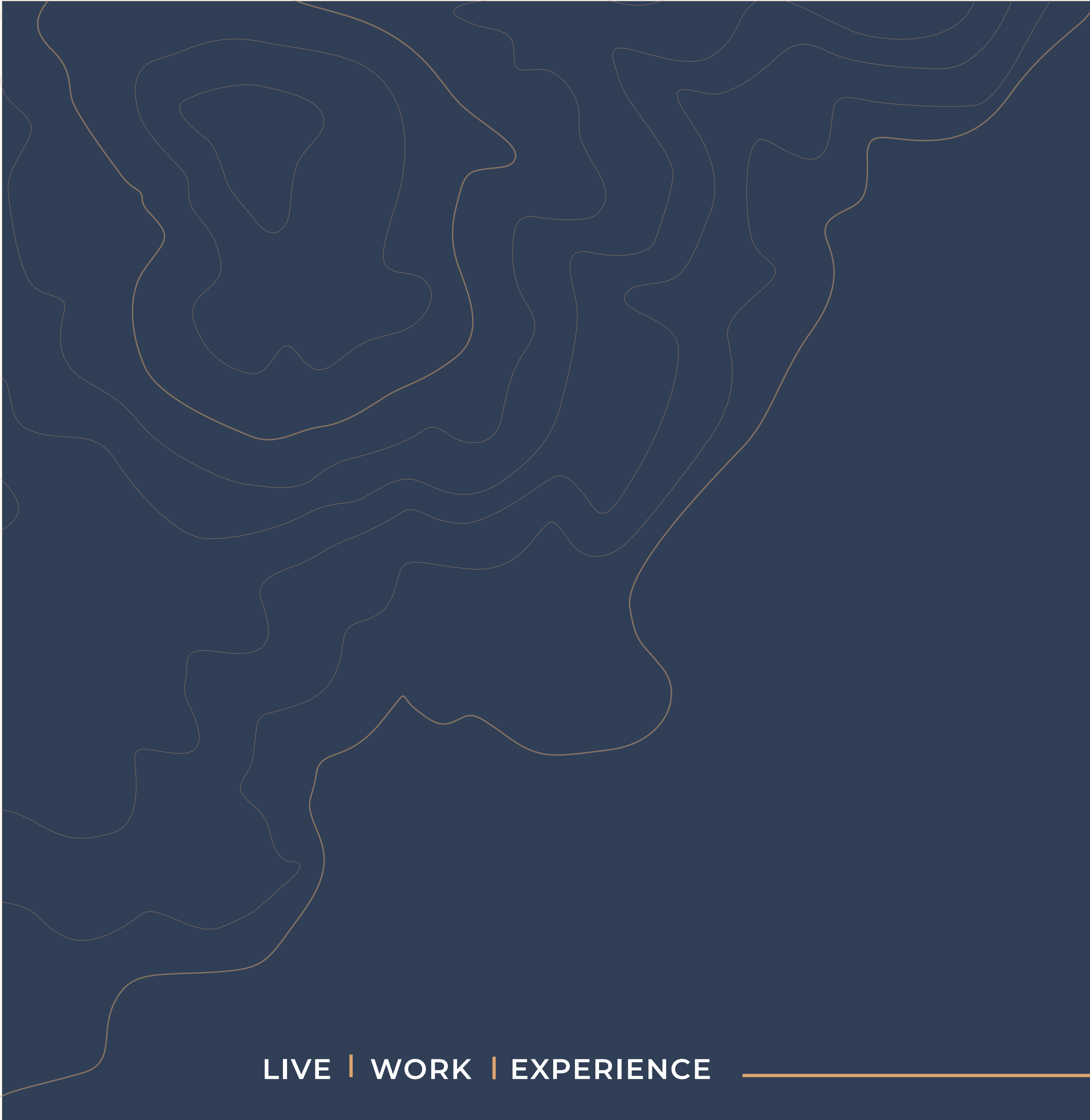
Product Mix:
Total 148 Primary Residences including varying styles of Single Family Homes, Compacts, Cottages and Condominiums.

Parking count:
222 parking spaces required
(1.5 spaces/unit)

429 parking spaces provided (including on-street parking which counts toward fulfilling the parking requirement under the form-based zoning code specific to SOMO Village).







SOMO
VILLAGE

CONTACT US

1400 VALLEY HOUSE DRIVE
ROHNERT PARK, CA 94928

MACIEJ PLICH

MARKETING DIRECTOR

T 707.795.3550 X107 F 707.981.3969

MACIEJ@SOMOGROUP.COM

LIVE | WORK | EXPERIENCE
