



ONE PLANET. ONE PLACE.



## SUMMARY

- 200 acre re-development
- City Limits Rohnert Park
- Redevelopment district
- 1694 homes
- 825,000 square ft mixed-use
- LEED-ND (pilot program)
- 5 minute living; pedestrian focus
- 12-15 year build out
- Quality lifestyle with convenience
- Town Square
- One Planet Visitor's and Concierge

# USGBC LEED PLATINUM



- Best program in the US
- Pilot LEED-ND Program
- Targeting high level of certification
- 16,870 tons GHG's per year
- 4 million mature trees to absorb
- 1.5 times size our city

# ONE PLANET 10 PRINCIPLES



<b>Zero carbon</b>	making buildings more energy efficient and delivering all energy with renewable technologies
<b>Zero waste</b>	reducing waste, reusing where possible, and ultimately sending zero waste to landfill
<b>Sustainable transport</b>	encouraging low carbon modes of transport to reduce emissions, reducing the need to travel
<b>Sustainable materials</b>	using sustainable and healthy products, such as those with low embodied energy, sourced locally, made from renewable or waste resources
<b>Local and sustainable food</b>	choosing low impact, local, seasonal and organic diets and reducing food waste
<b>Sustainable water</b>	using water more efficiently in buildings and in the products we buy; tackling local flooding and water course pollution
<b>Land use and wildlife</b>	protecting and restoring existing biodiversity and natural habitats through appropriate land use and integration into the built environment
<b>Culture and heritage</b>	reviving local identity and wisdom; supporting and participating in the arts
<b>Equity and local economy</b>	creating bioregional economies that support fair employment, inclusive communities and international fair trade
<b>Health and happiness</b>	encouraging active, sociable, meaningful lives to promote good health and well being





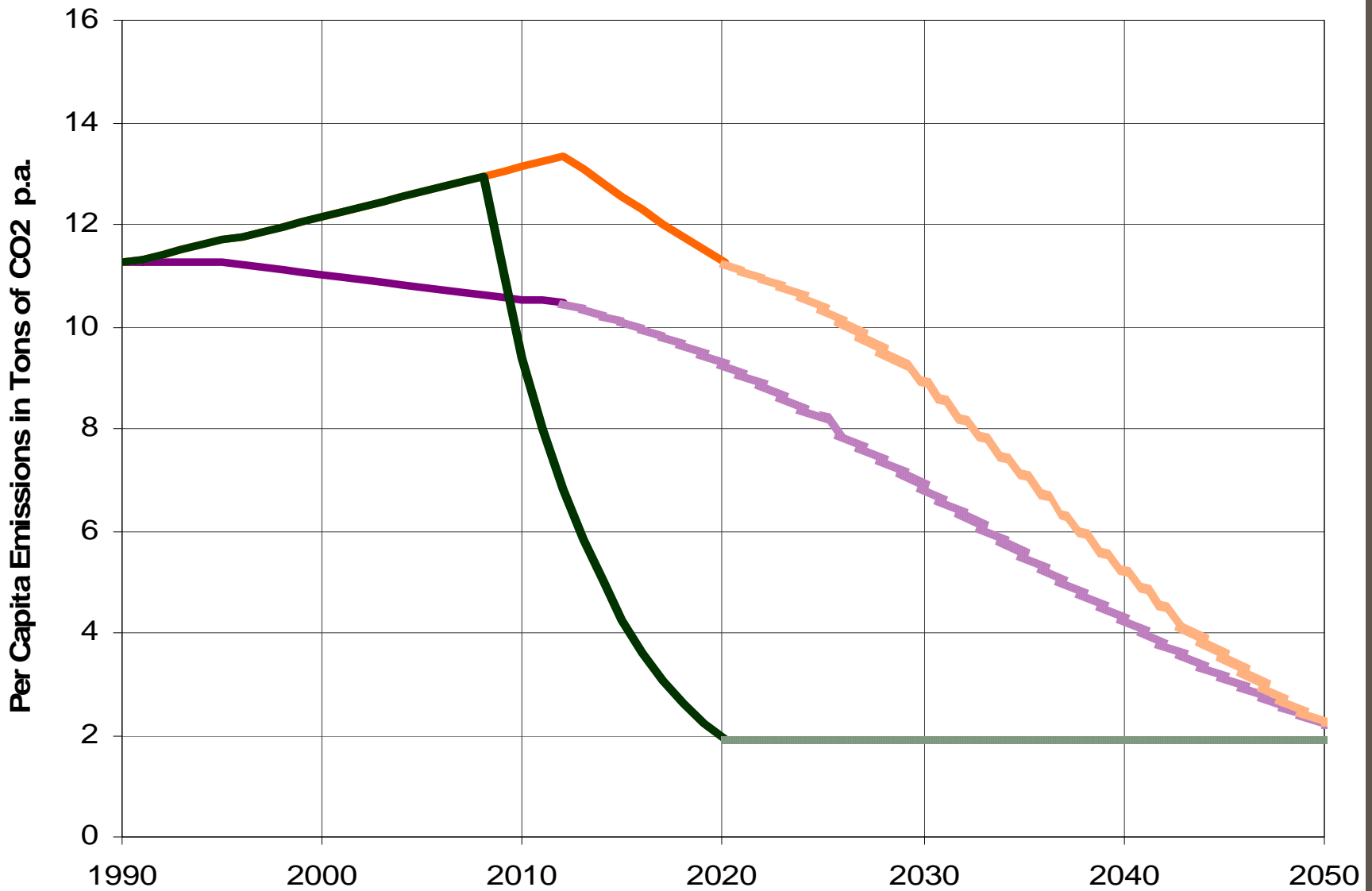
## ZERO CARBON

### ZERO USE FOSSIL FUELS FOR BUILDING ENERGY

- Exceed CA Title 24 by 50-80% in new buildings and 30% in existing
- 100% on-site renewable energy by 2020
- Promote low energy use
- Next generation infrastructure



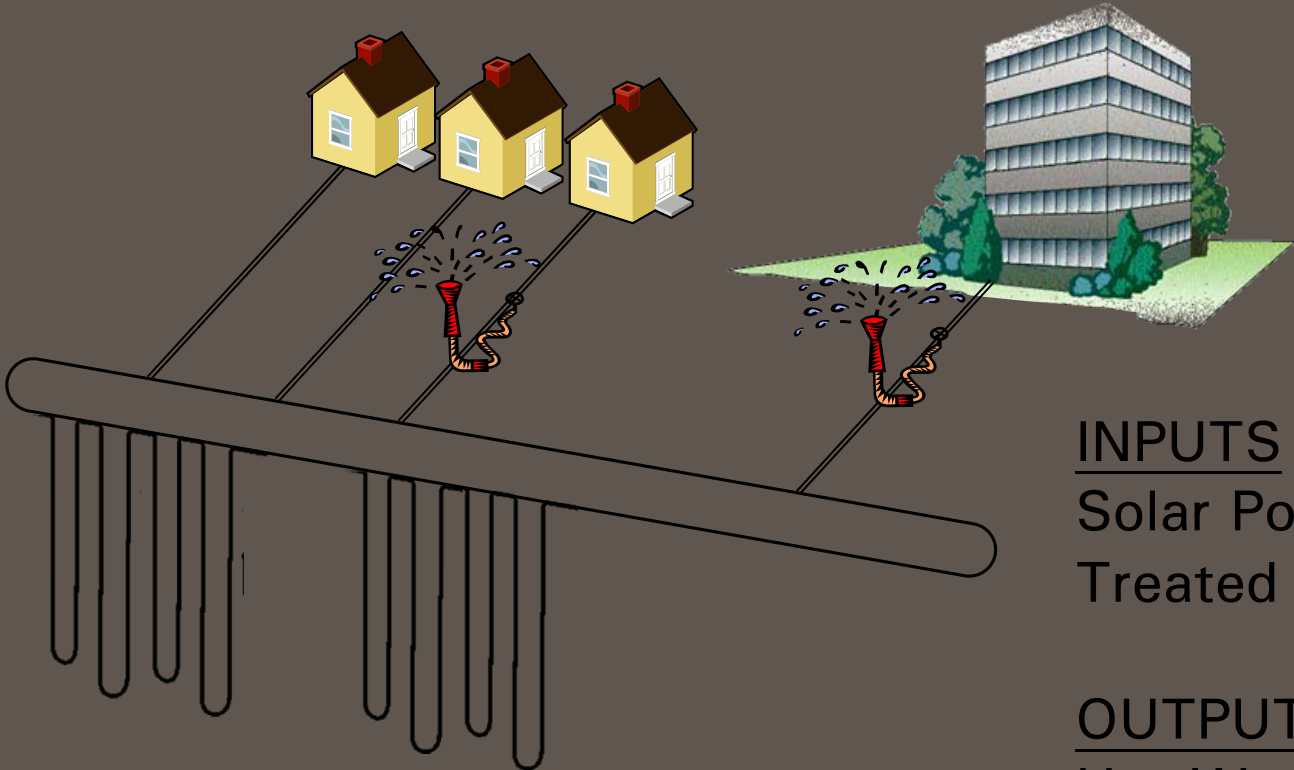




SMV will meet AB32's 2050 emissions reduction goal in 2020.



# District Geoexchange



INPUTS

- Solar Power
- Treated Wastewater

OUTPUTS

- Hot Water
- Heating
- Cooling
- Irrigation





## ZERO WASTE

### SOLID WASTE TO LANDFILL

- 95% reduction in jobsite construction solid waste
- Recyclable materials, adaptive re-use
- 98% reduction in resident and commercial waste
- Convenient, incentivize, leasing requirements
- Create Zero Waste Culture



# SUSTAINABLE TRANSPORT

82% REDUCTION IN  
EMISSIONS

- 30% less traffic than typical development
- Walking/bicycling easy, safe, fun
- Widespread use of NEV's
- Promote electric and biofuel car-share
- Convenient carpool, ride sharing
- Alternative fuel shuttle





# SUSTAINABLE MATERIALS

20% ON-SITE  
80% WITHIN 500 miles

- On site material recovery, sorting and re-use
- LEED Standards: FSC, salvaged, rapidly renewable, etc.
- Design on-site and local materials
- Recycled content
- Create Standard Specifications
- Healthy Materials Standard
- Track Embodied Carbon



# Coding Steel Frame Solutions

## Product

Made of technical “nutrients”  
Recycled and totally recyclable

## Eliminate Waste

Zero waste factory  
Eliminates 8-12 tons / home  
Reduces disaster waste

## Reduces Emissions

Solar powered factory  
Much less material use  
Cold-formed







## LOCAL AND SUSTAINABLE FOOD

25% WITHIN 50 MILES  
75% WITHIN 300 MILES

- 65% local farms and on-site
- Daily farmers market
- CSA program connects with local farms
- Lease language to promote local foods
- Vegetarian options in restaurants
- Fruit trees
- Min 6 community gardens



# SUSTAINABLE WATER

## NO NEW WATER ALLOCATIONS

- Exceed stormwater runoff/treatment standards
- Irrigate with reclaimed water
- 6 million gallons of rainwater collection
- Ultra-efficient fixtures
- HOA rules regulate pesticides, fertilizers etc.



## LAND USE AND WILDLIFE

- 20% site open, green space
- 10% restored to native habitat
- Restore 25 acre wetland
- Pollinator gardens on green roofs
- Restore 37 acres to native plants
- Dense tree canopy throughout
- Meet LEED lighting criteria
- Water flow across site
- 27 acres parks-within 2 min walk

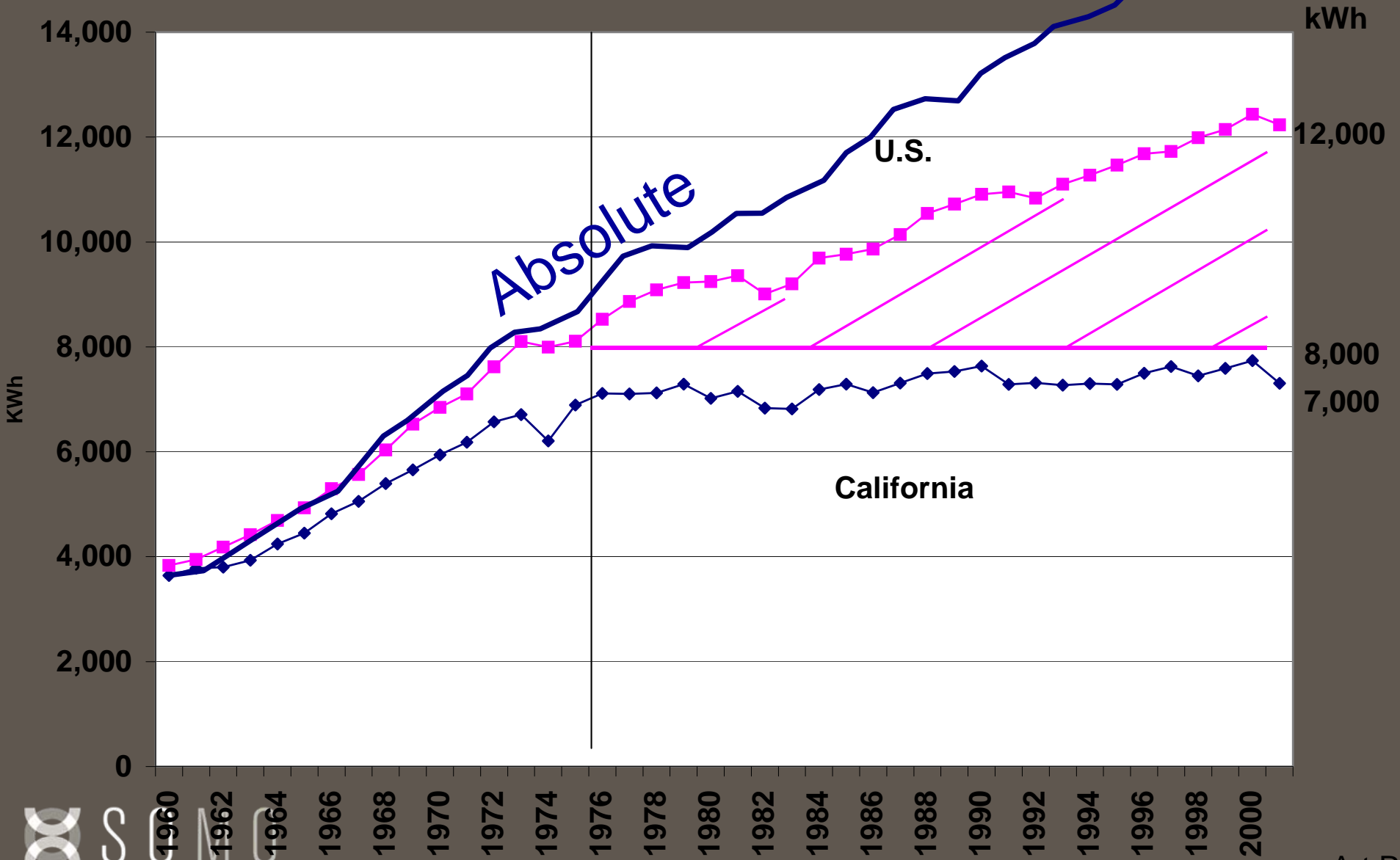


# CURRENT STATUS

- 2010 complete entitlements
- Early 2011 home architecture and floor plans
- Early 2012 break ground
- End 2012 model homes and pre-sale homes
- Early 2013 first residents move in



Total Electricity Use, per capita, 1960 - 2001





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