

\$1B Sonoma Mountain Village Garners LEED-ND Certification

Development, Green, Headline News, Today's Headlines, Top Stories, West Feb 1, 2011

By Barbra Murray, Contributing Writer



Rohnert Park, Calif.—Sonoma Mountain Village, a \$1 billion mixed-use green community approximately 50 miles north of San Francisco in Rohnert Park, Calif., has achieved LEED for Neighborhood Development Certification from the U.S. Green Building Council. The 200-acre master-planned project, developed by Coddling Enterprises L.P., will ultimately feature 951 apartments and condominiums and a bevy of commercial offerings.

USGBC's LEED-ND rating system, the nation's first sustainable-development rating system for neighborhoods, combines the principles of smart growth, urbanism and green building. And SOMO was conceived to be a green development through and through. "This is consistent with the intention of the project from the beginning, which was to set a standard of green neighborhood development," Ben Boyce, director of the Accountable Development Coalition, tells *MHN*. In 2009, for the SOMO project, ADC and Coddling signed Sonoma County's first community benefits agreement. "The fact that it's been acknowledged with LEED certification is a ratification of their intention to build a new model of large-scale residential development. That's what they set out to do. They chose to set a higher standard."

Indeed, SOMO is raising the bar. The project—which will also feature 825,000 square feet of commercial space ranging from office and industrial to retail and entertainment—is a solar-powered, zero-carbon, zero-waste development. Approximately 20 percent of the building materials were manufactured on site for the construction of the existing 600,000 square feet of commercial space. The entire community will be built without increasing the existing water allocation. Sustainable transportation will result in an 82 percent reduction in carbon dioxide through local transit and special technologies.

Coddling has already developed over 600,000 square feet of commercial space at SOMO, including a redevelopment of a 30-year-old former Hewlett Packard site into an office facility that will feature apartment units on the top floors. MBH Architects designed the new building (pictured), which faces a courtyard.

"SOMO represents an exemplary project not only in design, but in setting a model for sustainable development that will be part of our future," Boyce adds. SOMO will reach full buildout in 2025.

[Share / Save](#)

all

- Ground Broken for Mixed-Use CityCenterDC in Heart of D.C.
- Development of \$1B Mixed-Use Project in Northern Virginia Begins
- Apartments Capitalize on the Trend toward Sustainable Development
- Cityline Partners Plans 40-Acre Tysons Corner Transformation
- Bovis Lend Lease Tapped to Build Mixed-Use TOD in Maryland



LEAVE A REPLY

Name (required)

Mail (will not be published) (required)

Website



FEATURED ON MHN TV

1 2 3 4 5

MHN TV: Margaret Allen on FHA's Acquisition/Rehab Financing

Polls

Some apartment communities are using Groupon to entice prospects to visit their properties. What are your plans for including social commerce partnerships into the marketing mix?

- We have already implemented
- We will implement in the next quarter
- We will implement in 2012
- We have no plans at this time; more data is needed

[View Results](#)

[Polls Archive](#)



YOUR ONLINE PROPERTY RESEARCH CENTER

- ✓ Research properties
- ✓ Find foreclosures
- ✓ Search property owners
- ✓ Run comparables
- ✓ Navigate interactive maps

[Try it Now](#) [Basic accounts](#)

[Empty text input field]

Submit

... are FREE.
Use code **a04nhm11** for 15% off any subscription (expires 04/30/11).



FOLLOW US ON YOUR FAVORITE SOCIAL NETWORK



facebook

Name:
Multi-Housing News



Fans:
1431

ARCHIVES

Select Month [dropdown arrow]

- Architecture/Design Awards
- Development Features
- Finance/Investment Green Industry
- Links International Market Data
- MHN Radio MHN TV Mid-Atlantic
- Midwest Multimedia National
- News Northeast Product Gallery
- Property Management South
- Technology West

- About Us
- Contact Multi-Housing News
- Manage Subscriptions
- Polls Archive
- Directories
- Media Kit

Step Up Investor Confidence with
YARDI Investment Management™