

STRUCTURES 2006

RUNNER-UP

MIXED USE PROJECT

MONTECITO VISTA URBAN VILLAGES



COURTESY MIRO

ROEM's Montecito Vista Urban Village has a unique Italian theme and Italian-influenced architecture can be found throughout.

A bit of Italy in San Jose

BY MICHELLE M. CADIEUX
sanjose@bizjournals.com

Located off Goble Lane and Monterey Road in San Jose, Montecito Vista Urban Villages is set on 30 acres and comprises up to 1,000 units of various types.

The project rezones the site from residential mobile home park, heavy industrial and light industrial to a planned development (PD) district. The PD rezoning allows a mixed-use commercial/retail and residential development on the site designed to include 173 market rate apartments, 133 for-sale townhomes, 490 for-sale condominiums, 17,700-square-foot of retail, and a 2-acre public park.

Each neighborhood has a unique Italian theme and the Italian-influenced architectural elements can be found throughout in its towers, deeply recessed windows, arched open-

ings and windows, centralized gardens, and defined street landscape edges.

"Montecito Vista is the first successful relocation of a blighted mobile home park in San Jose since the City of San Jose mobile home relocation ordinance was put into place many years ago," said Erin Locke, the company's asset and marketing manager. "This site is in a particularly challenging neighborhood that is not familiar with mixed use. ROEM is creating opportunities for small businesses to grow in this budding neighborhood."

In addition to improving the community, ROEM was instrumental in relocating almost 50 mobile home families to the extent of making many of them home owners. Many had no hot water and rents were less than \$250 a month. The residents had to live with unpaved streets that flooded during the rains and were full of dangerous potholes. Safety

was always a huge concern with no streetlights ever installed. All the trailers were over 30 to 40 years old and posed serious safety hazards. ROEM went above and beyond the requirements of the city relocation ordinance and gave generous relocation packages including administration and counseling support needed to start a new life as a single family home owner.

Phase one is expected to be completed by August 2007 with 93 townhomes completed. Phases two and three are expected by 2008, with 234 condos, 40 townhomes, and retail space. Phases four and five are scheduled by 2010 with 429 condos and apartments. It is anticipated that the overall project buildout will be completed by June 2010.

MICHELLE M. CADIEUX is a freelance writer based in the Bay Area.