

RUNNER-UP

MONTECITO VISTA | ROEM Mixed-Use Project of the Year

Urban village to blend residential, commercial

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A formerly nondescript section of San Jose's Monterey Road that leads into downtown San Jose is about to become the Montecito Vista community, an "urban village" devised by Santa Clara-based ROEM Development Corp.

The 30-acre, \$300 million mixed-use development will blend residential properties with commercial and retail space. Located at Goble Lane and Monterey Road just south of downtown, the development will feature seven distinct neighborhoods. The first residents are expected to arrive in January.

Montecito Vista will offer a variety of housing units, from 173 apartments and 490 condominiums to 133 townhomes with attached two-car garages and private yards.

The community's structures will sport Italian-influenced architectural elements, including deep recessed windows, archways and a central garden. Montecito Vista spruces up an underutilized, run-down area that over the years has been an auto-wrecking yard, warehouses and a trailer park.

Stores, eateries and service providers are being sought for 18,000-square-feet of ground floor commercial retail space to be located underneath the condominiums. Companies that benefit community residents are being sought, including enterprises such as a bank branch, coffee house, dry cleaners and video rental store. ROEM officials believe independent business owners will be attracted to Montecito Vista since they can live and work in the same neighborhood.

The townhomes will be priced in the high \$500,000 range, while the condos will start in the high \$300,000 range.

ROEM president and chief executive Robert Emami calls the development a "renaissance community" that will place affordably-priced homes near San Jose's downtown core.

"I'm looking forward to watching the next five years unfold, and seeing thousands of new homeowners, shoppers and public park visitors begin to enjoy this new and revitalized community," Emami said.

A 2-acre public park is proposed to be the development's centerpiece, and is expected to draw residents of both Montecito Vista and the neighboring areas.

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