

ITALIAN GARDENS

FAMILY HOUSING

San Jose, CA



MidPen
HOUSING



Italian Gardens is located in the Gardner District approximately two miles south of downtown San Jose. It is part of the Tamien Station Area Plan to redevelop the area around CalTrain, light rail, and bus-transit hub with high-density urban housing. On the site, the Lo Curto house, a Tudor revival home built in the 1920s, and the surrounding park-like area of trees, ponds and grottos, are designated landmarks by the City of San Jose. The house and park were preserved and rehabilitated as part of the affordable housing development, and the house includes a two-bedroom manager's unit on the second floor.



Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	2001 new construction: three- and four-story garden apartments and rehab of historic house and gardens		
Construction Type	Wood frame with composition shingle roofs		
Site Area:	6.71 acres		
Density:	26 units / acre		
Parking Ratio:	1.8 : 1 – 251 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	54	610
	2 BR	46	788 - 912
	3 BR	46	1185
	TOTAL	148	
Amenities	Historic house and gardens; two community buildings; computer technology center; two tot lots; swimming pool		
Services Offered	Computer training After school programs Summer enrichment classes Health, wellness, and fitness programs Nutritional education program Financial literacy courses Connection to community resources		
Resident Profile	Families earning between 30% and 80% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • City of San Jose Redevelopment Agency • Union Bank of California • CalFed Bank • Federal Home Loan Bank 		
Architect	Seidel/Holzman Architects (design) Hogg & Mythen (construction)		
Contractor	Branagh, Inc.		

The construction was designed with a “board and batten” appearance consistent with nearby developments and the site’s own historic structures. The design generates the appearance of a cluster of smaller buildings, thus reducing its mass and scale. All six buildings surround a central courtyard area with a lawn, two tot lots, a swimming pool and two community buildings.

A joint venture between MidPen Housing and Sacred Heart Catholic Church, Italian Gardens received a Gold Nugget Award of Merit From the 2005 Pacific Coast Builders Conference and a 2004 Builder’s Choice Award of Merit from Builder Magazine.

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