

Brownfield Revitalization

Orvieto Project



Above: Project artist's rendering • Right: Project taking shape, February 2011

A new urban village is rising from vacant and underused properties near San Jose, the 30-acre, \$300 million Montecito Vista Urban Village development. The village, with its centerpiece two-acre public park, will combine housing for various budgets, retail shops, commercial enterprises, and restaurants. One element of the development is the Orvieto Family Apartments projects featuring 92 new affordable homes on 1.7 acres.

The Department of Toxic Substances Control (DTSC) watched over the removal of soil contaminated with lead, PCBs, and other chemicals to ensure the property was cleaned up for residential use and subsequent construction of the apartments. The parcel had been an empty nuisance since 2002 when auto salvage operations ceased. The San Jose Housing Department, fostering city redevelopment, tapped into a \$525,000 sub-grant from DTSC's Revolving Loan Program to help fund cleaning up the property.



Project Benefits:

- Jobs
 - 139 new construction jobs in first year
 - 35 new permanent jobs on completion
- 92 New below-market-rate apartments
- Part of the Montecito Vista Urban Village development
- Brownfield transit-oriented redevelopment

California Department of Toxic Substances Control 

“Quality cleanups create new urban villages.”