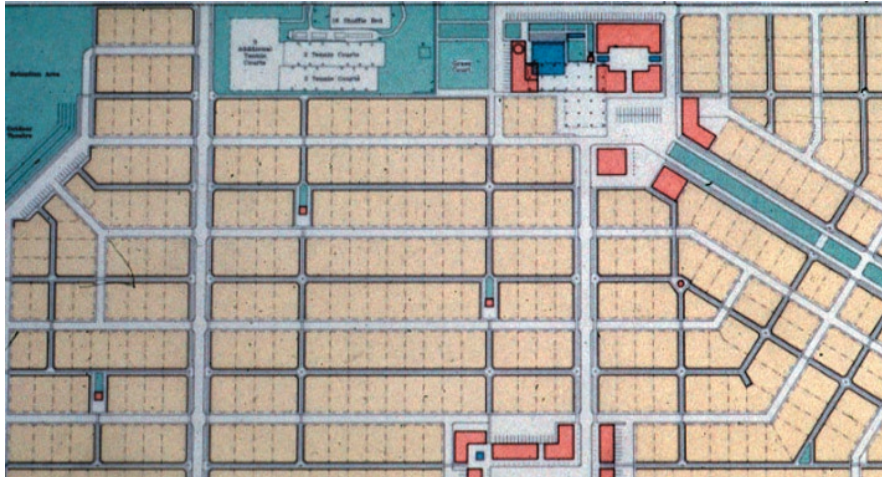


Rosa Vista

Arizona



Location: Mesa, Arizona
Type: Greenfield Village and Affordable Housing
Year Design: 1992
Status: Planned
Size: 30 Acres
Contact: Craig Bollman
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Rosa Vista is a 30-acre manufactured housing community east of Mesa, Arizona, adjacent to an existing mobile home park. Mobile home or trailer parks have long carried the stigma of being an ignoble form of housing. Consequently, there is a perception among neighborhood associations that these parks are a threat to surrounding property values. Civic groups are opposed to them despite the fact that they provide a viable solution to the problem of affordable housing.

One of the primary goals of this project was to make the mobile home park a more acceptable and dignified form of residential development. Typically, attempts at redesign are so fundamental that they end up generating costs equivalent to the original site construction. The design team's approach was to address the trailer park on its own terms.



There are several characteristics inherent in these parks that cannot be altered and thus dictate certain aspects of the design, such as the size of the homes, the modular forms from which they are fabricated, and the extremely low-tech construction methods. Due to the amount of space required to move the prefabricated components to their respective lots, the streets must have a greater width than is needed by most residential roads. The exaggerated proportions of the streets make providing a sense of pedestrian scale virtually impossible. As a solution, a pedestrian network is established independently of the vehicular circulation. Composed of walkways, or paseos, that are defined by low walls and a palo verde tree at intersections, the network runs through the interiors of the blocks. Each house fronts a paseo that connects to the village center, where non-modular, site-built structures include a clubhouse and shops.