



# HOUSING SANTA BARBARA

A Community Design Charrette  
to Envision Compact Neighborhoods  
for our Downtown

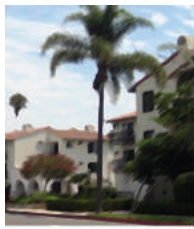
July 16, 2011 - 9am-4pm

July 23, 2011 - 9am-1pm

Santa Barbara Junior High School Multi Purpose Room  
721 East Cota Street, Santa Barbara, CA 93103

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## Charrette Program & Agenda

### Thursday July 14, 2011

5:00 - 6:00 PM                      Team Orientation Meeting

### Saturday July 16, 2011

9:00 - 9:30 AM                      General Orientation  
9:30 - 1:00 PM                      Design  
1:00 - 1:30 PM                      Check-in  
1:30 - 4:00 PM                      Design  
4:00 - Close                          Team Presentations

### Saturday July 23, 2011

9:00 - 9:30 AM                      Orientation  
9:30 - 1:00 PM                      Design  
1:00 - Close                          Team Presentations

### Tuesday August 2, 2011

Presentation to City Council

### Notes for Architects:

1. Architects - please bring the following:
  - a. Pens, pencils, scales, markers, etc.
  - b. Flash drive
  - c. One roll of sketch paper
  - d. If possible, please bring a laptop with the current free version of sketch up downloaded from the Google site
  - e. Brown Bag Lunch
2. Organizers will provide the following:
  - a. Trace paper
  - b. Copy Machine
  - c. Coffee/Water
  - d. Snacks



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## Purpose & Principles

### Purpose

The purpose of this Charrette is to create visual representations backed by realistic financial analyses of housing developments within the density range and unit sizes discussed in the new City of Santa Barbara General Plan (“PlanSB”) for certain downtown neighborhoods.

Three sites have been identified for this exercise and these hypothetical projects will help the general public and decision makers visualize what these projects may look like and what their unit cost might be for sale and rental units.

### General Charrette Principles

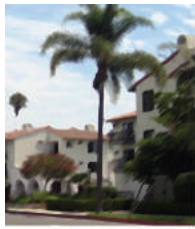
- Maximize housing availability for people who work in Santa Barbara (“workforce housing”)
- Encourage access to daily needs by walking, riding a bicycle and using transit
- Design a project that fits in its context and it is appropriate to Santa Barbara’s aesthetics
- Follow basic principles of sustainability:
  - Environmental sensitivity – protect resources and minimize impacts
  - Economical viability
  - Preservation of socio-economic, cultural and demographic diversity

## Design Considerations

Creating projects that incorporate sustainable land use principles is a key objective of the Charrette. To that end the following Top Five Principles, which have been provided by the Community Environmental Council's, should be incorporated into each project.

- Maximize passive solar design including, but not limited to day lighting, direct solar gain, glazing and window covering, and landscaping.
- Minimize use of electricity and natural gas through efficient design and appropriate technologies.
- Renewable energy such as solar water heating and solar electricity shall be implemented to the greatest extent possible.
- Building should be as close to zero net energy as possible, meaning they should make as much energy as they use.
- Buildings should be centered on people, not cars. Include options for alternative forms of transportation like biking, or innovative approaches to transportation like car sharing.

Suggested Unit Mix			
Rental Project			
Bedroom	Bath	Size Net (Gross)	Project Mix
Studio		450-475 (473-499)	10%
1	1	600-625 (630-657)	20%
2	1	800-825 (840-867)	35%
2	2	850-875 (893-920)	35%
Market Rate Project			
Bedroom	Bath	Size	Project Mix
1	1	775 (814)	10%
2	1	850-900 (893-945)	40%
2	2	900-950 (945-998)	50%



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## Project Teams

### ***Project A1 – Milpas Market Rate:***

Jay Blatter, Kirk Gradin, Steve Metsch, Tom Jacobs

### ***Project B1 – Milpas Market Rate:***

Keith Rivera, Ellen Bildsten, Susanne Tejada, John Moyer

### ***Project B2 – Milpas Rental/Employer:***

Gil Barry, Howard Wittausch, Julio Juan Veyna, Chris Edwards

### ***Project C – Cota Rental/Employer:***

Detty Peikert, Bonnie Sangster, Cass Ensberg, Bob Kupiec

### ***Project D – Cota Market Rate:***

Paul Rupp, Scott Hopkins, Michael Holliday, Mark Goerner

### ***Project E – Cota Market Rate:***

Joe Andrulaitis, Brian Hofer, Jan Hochauser, Carrie Bingham

### ***Project F – Figueroa Market Rate***

Brian Cearnal, Alex Pujo, Elijah Pierce, Mark Wienke

### ***Project G – Figueroa Rental/Employer***

Gordon Brewer, Christine Pierron, Arelhy Arroyo, Susan Sherwin

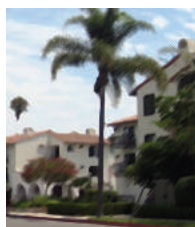
### **Roving Experts**

***Landscape Architects:*** David Black, Laurie Romano

***Interiors:*** Susan Steindler

***Economic Experts:*** John Campanella, Courtney Seeples, Craig Minus,  
Mark Edwards, Dan Underwood, Matt Labrie, Scott Jacobs

***Planners:*** Dave Davis, Lisa Plowman, Jane Gray, Patsy Stadelman,  
Steve Welton, Trish Allen, Maruja Clensay



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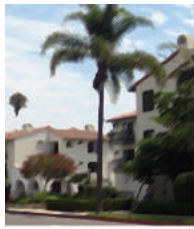
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## Site & Development Potential

Sites and Development Potential					
Project	Project Type	Site Size	Units/Acre	Allowable Units	Maximum Habitable Residential Space
<b>AREA 1- MIPLAS STREET</b>					
<b>Project A</b>	<b>Market Rate</b> Commercial space should be along the street frontage	0.69 ac	28-36	19-24	24,150
<b>Project B</b>	<b>Rental/Employer</b> Commercial space should be along the street frontage	1.54	49-63	75-97	77,000
<b>AREA 2 - COTA STREET</b>					
<b>Project C</b>	<b>Rental/Employer</b> Commercial space may be included	.99 ac	49-63	49-62	49,500
<b>Project D</b>	<b>Market Rate</b> Commercial Space may be included	1.08 ac	28-36	30-39	37,800
<b>Project E</b>	<b>Market Rate</b> Commercial space may be Included	1.03 ac	28-36	29-37	36,050
<b>AREA 3 - FIGUEROA STREET</b>					
<b>Project F</b>	<b>Market Rate</b> Commercial Space may be included	1.12 ac	28-36	31-40	39,200
<b>Project G</b>	<b>Rental/Employer</b> Commercial Space may be included	1.12 ac	49-63	55-71	56,000



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## Design Deliverables

### July 16, 2011

#### ***By 1:00 p.m.***

Context Response/Site Analysis Diagram  
Site Plan Concept Diagram(s)  
Site Section Concept Diagram(s)

#### ***By 4:00 p.m.***

Massing Concept Diagram(s)  
Initial Project Statistics ( see breakdown below)  
Initial Economic Analysis

### July 23, 2011

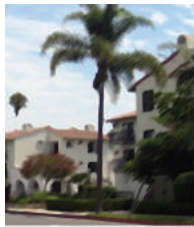
#### ***By 1:00 p.m.***

Preliminary Site/Landscape Plan  
Preliminary Site Section  
Preliminary Site Axonometric  
Preliminary Architectural Imagery  
Updated Project Statistics  
Updated Economic Analysis

### August 2, 2011- City Council Presentation

Site / Landscape Plan  
Site Section  
Site Axonometric  
Perspective from Street  
Internal Project Perspective (courtyard, roof terrace, etc.)  
Final Project Statistics  
    - Site Area, Number of Units, Unit Mix/Sizes, Number of Parking Spaces,  
    - Building Areas/FAR, Open Space Area/%  
Final Economic Analysis





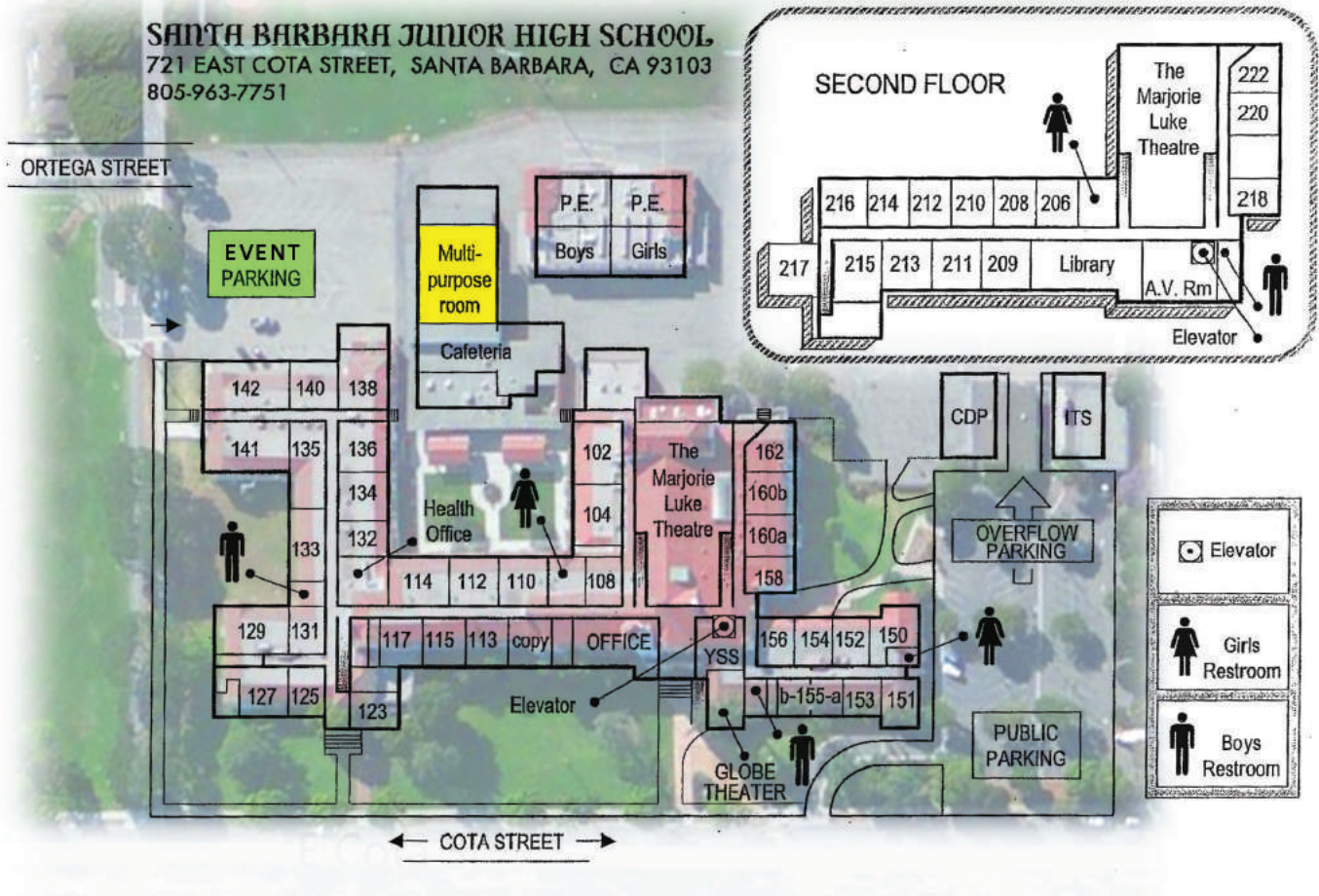
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## Event Map







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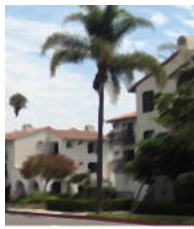


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## Area 1 - Milpas







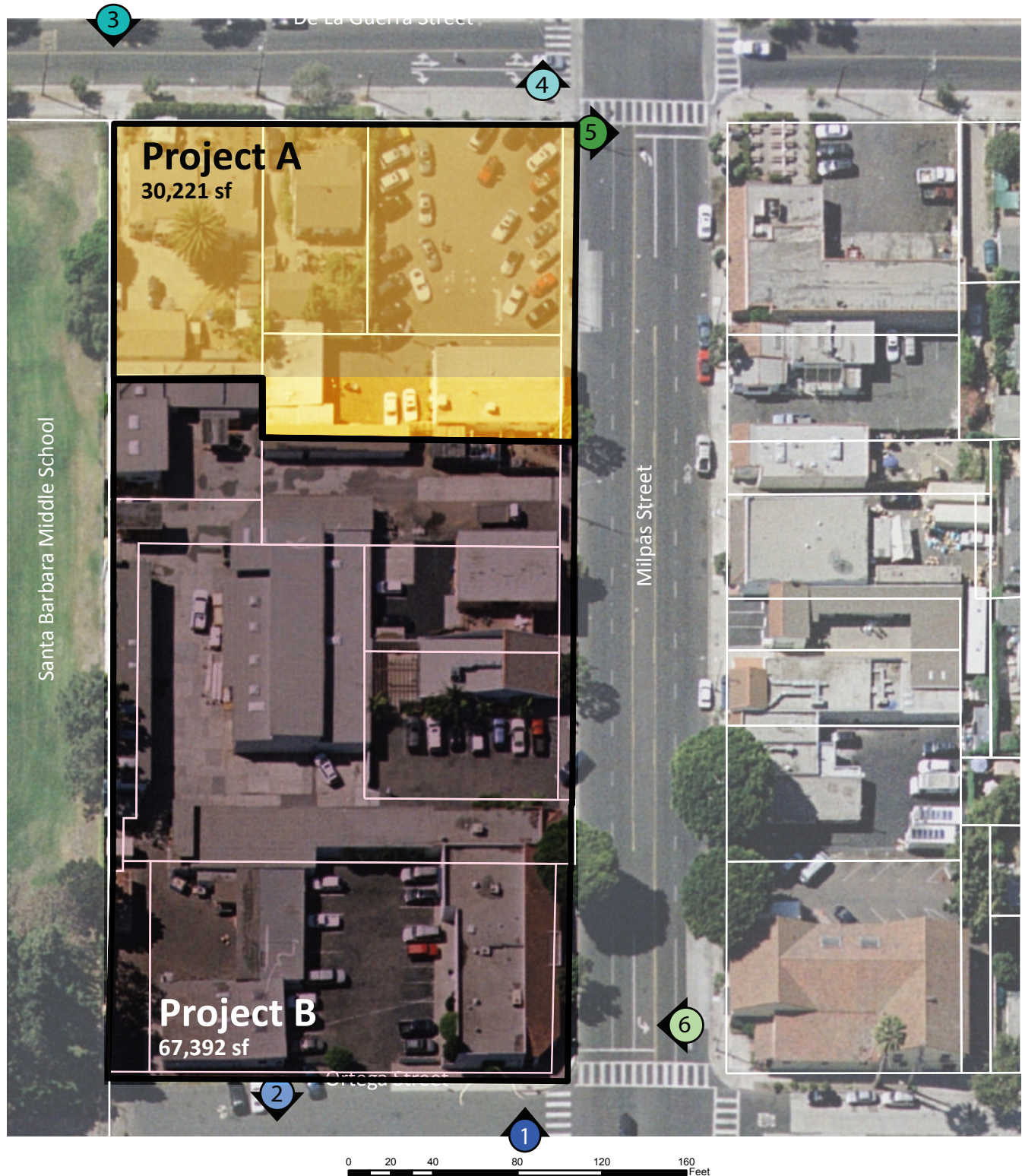
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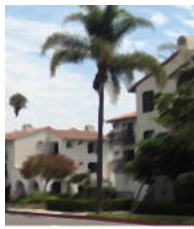
## Aerial Photo & Photo Key Map - Area 1



Housing Santa Barbara Design Charrette

July 16th & 23rd, 2011





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## Context Photos - Area 1





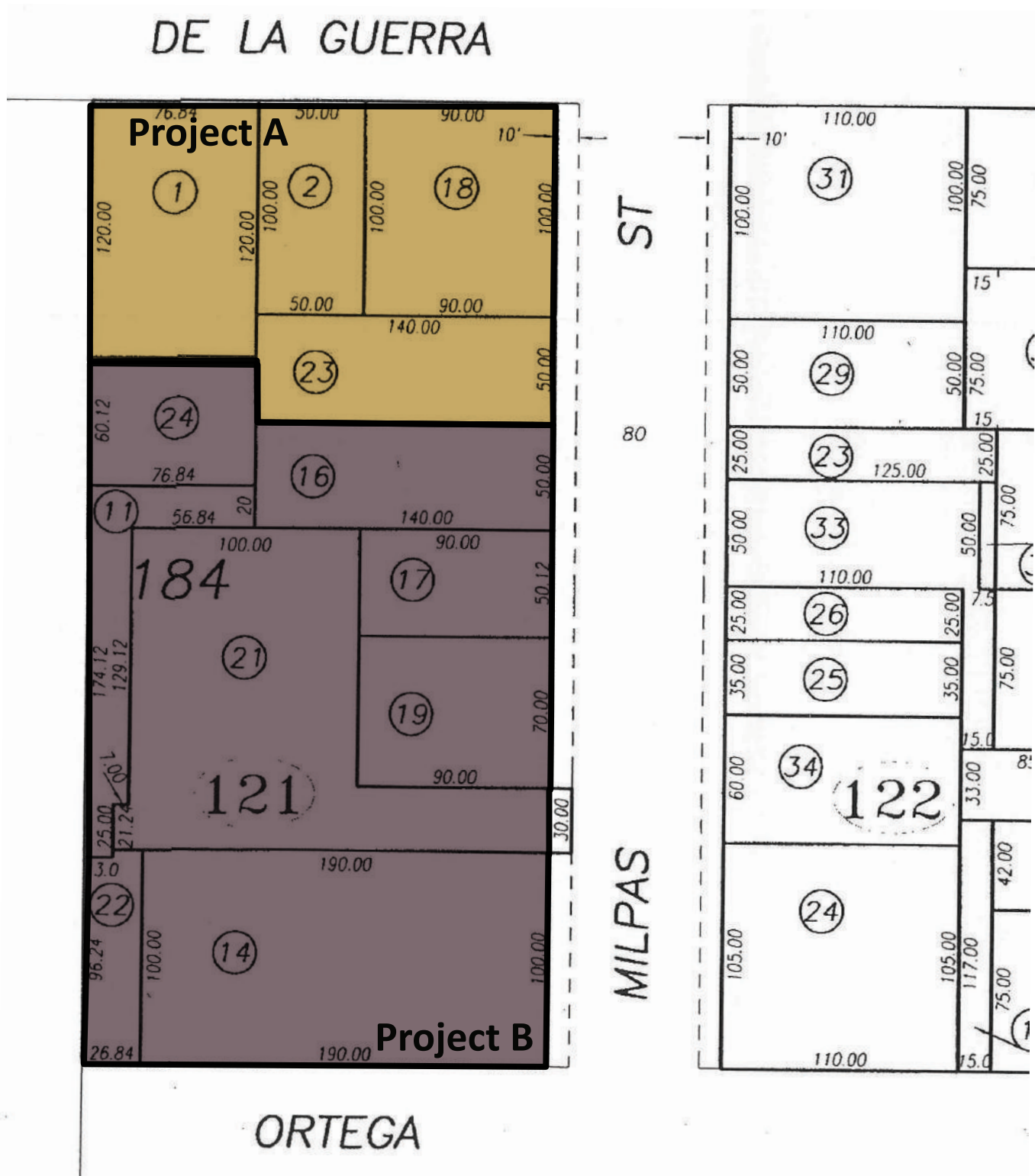
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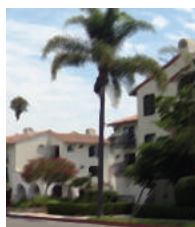
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## Parcel Map - Area 1





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## Existing Mixed Use Zoning Standards - Area 1

Zone	Building Height	Parking Spaces Residential Mixed Use	Parking Spaces Commercial	Front <sup>1</sup> Setback	Interior <sup>2</sup> Setback	Rear Setback	Outdoor Living Space Option 1	Common Outdoor Living Space Option 2	Design Area
C-2	60' 4 stories	Use 1 space/unit for residential parking  No guest  Code Now Requires: Studio – 1 ¼ 1 bdrm – 1 ½ 2+ bdrm – 2  <u>Guest</u> 6+ units – 1 guest space for every 4 units  <u>Condos and stock cooperatives</u> – 1 covered parking per unit  If residential is less than 50% of building, 50% reduction in parking and no covered required.	Office, Commercial and Industrial – 1/250 sf  Or  1/500 sf  Bicycle parking required (1 per 7 commercial spaces)	none	Abuts R-3 zone (SB Jr High)  Interior yard along Jr High - 10 feet or ½ the building height whichever is greater  Parking and driveways – 5 feet landscaped	none	<u>Private Ground Floor</u> 1 bdrm – 120 sf 2 bdrm – 140 sf 3+ bdrm – 160 sf  <u>Private Above Ground Floors</u> 1 bdrm – 72 sf 2 bdrm – 84 sf 3+ bdrm – 96 sf  <u>Open Space</u> 10% of net lot area  <u>Common</u> Common area with minimum 15' dimensions	15% of net lot area	Outside the Haley/Milpas study area  Urban Design Guidelines  Pedestrian Master Plan

<sup>1</sup>Exclusively residential buildings require R-3, R-4 front yard setbacks (10-20 feet depending on stories)

<sup>2</sup>Exclusively residential buildings require R-3, R-4 interior setbacks (10 feet or ½ the building height)





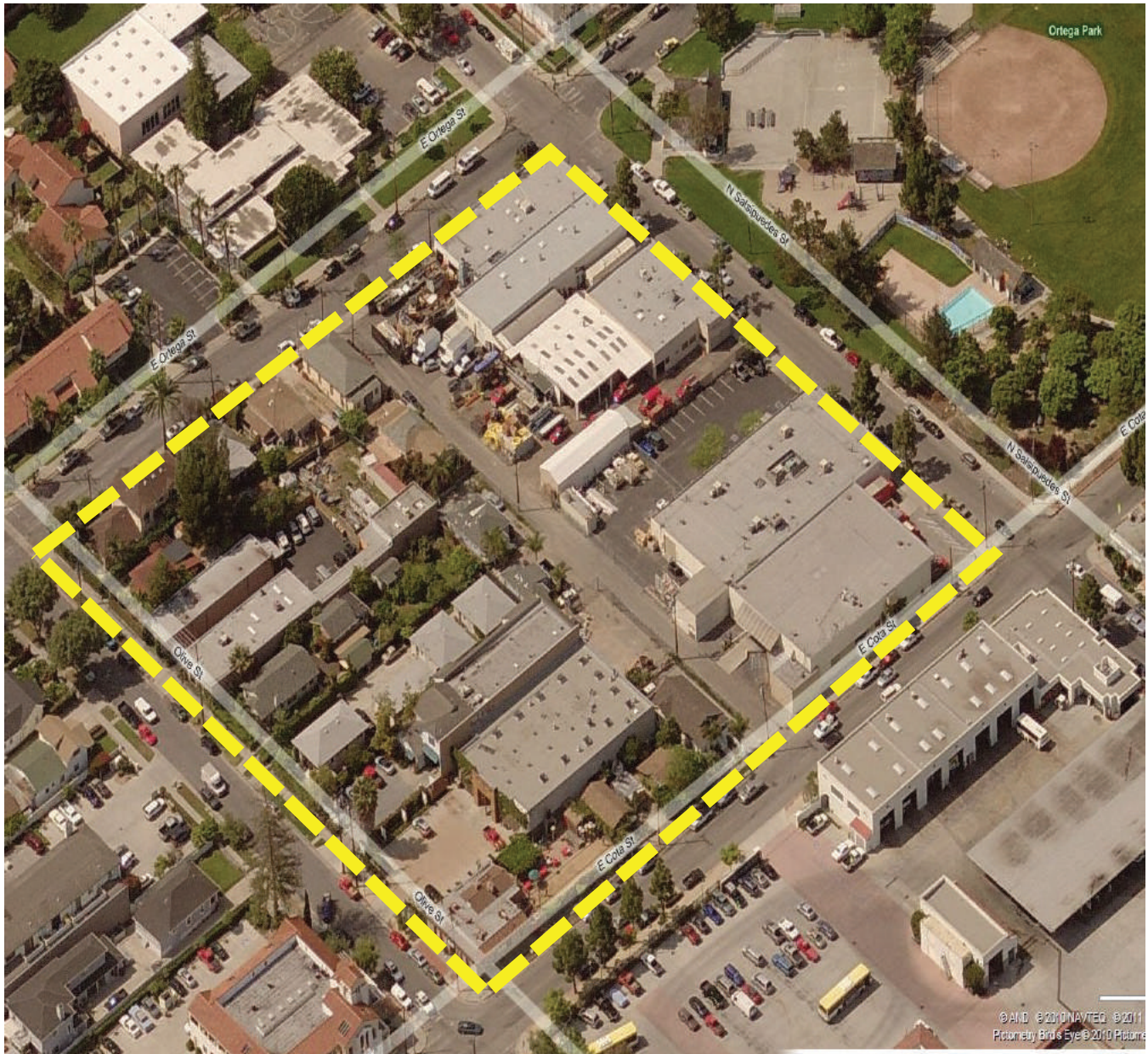
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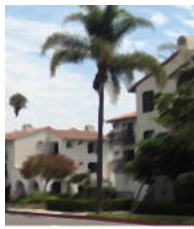
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## Area 2 - Cota







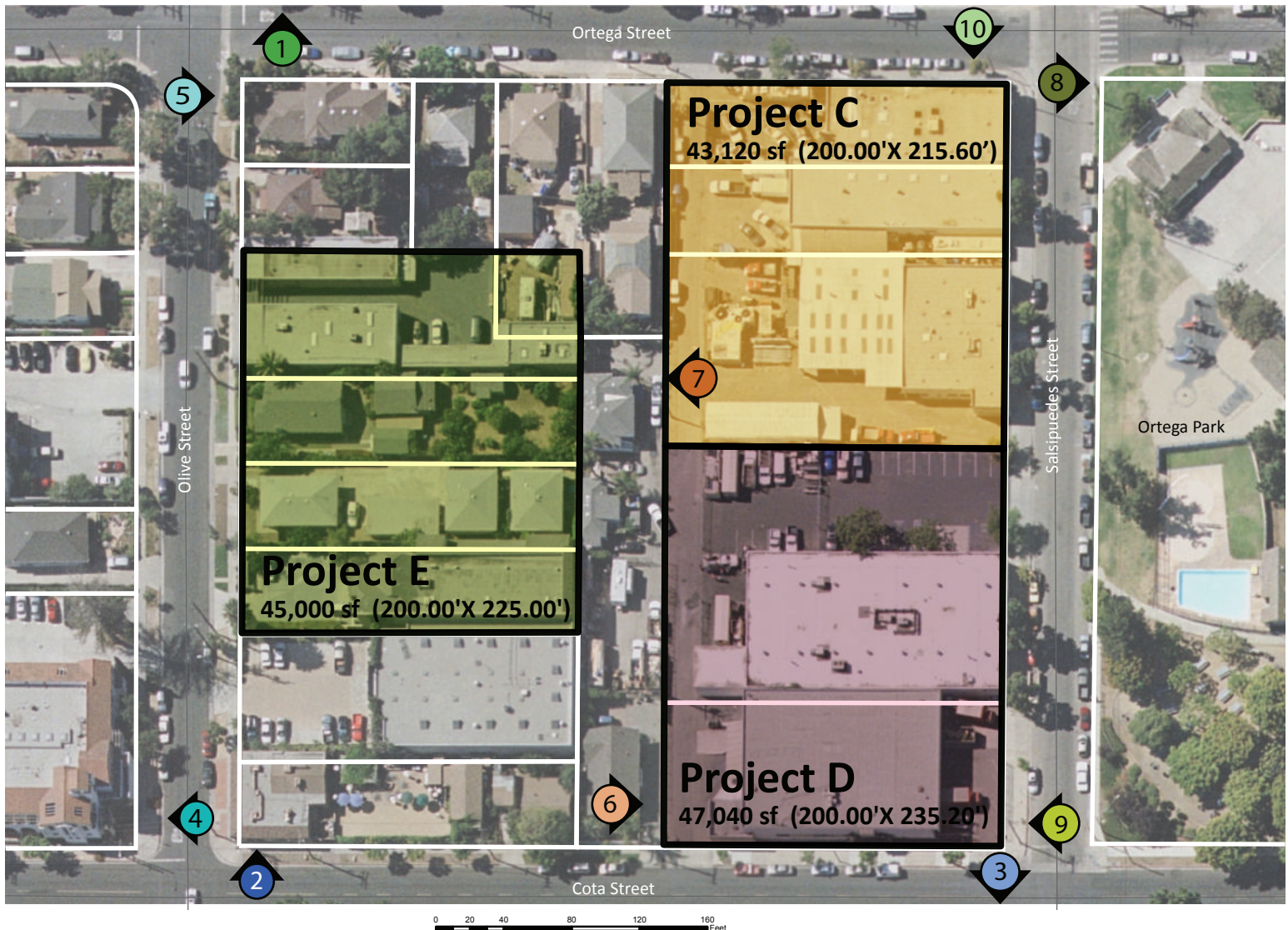
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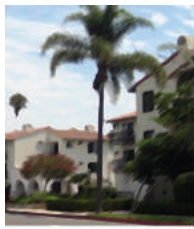
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## Aerial Photo & Photo Key Map - Area 2





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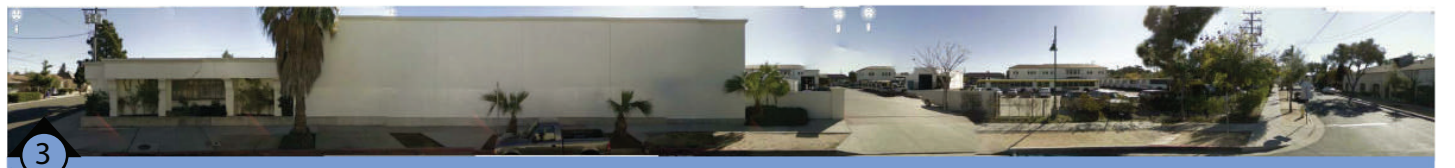
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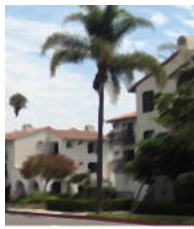


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## Context Photos - Area 2







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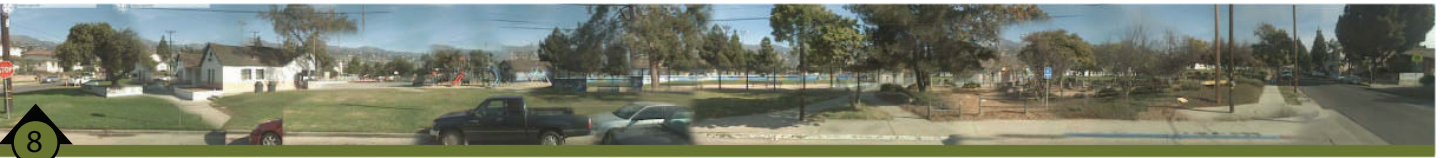
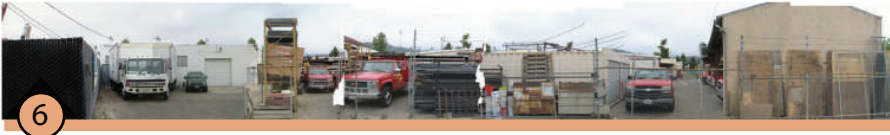
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## Context Photos - Area 2





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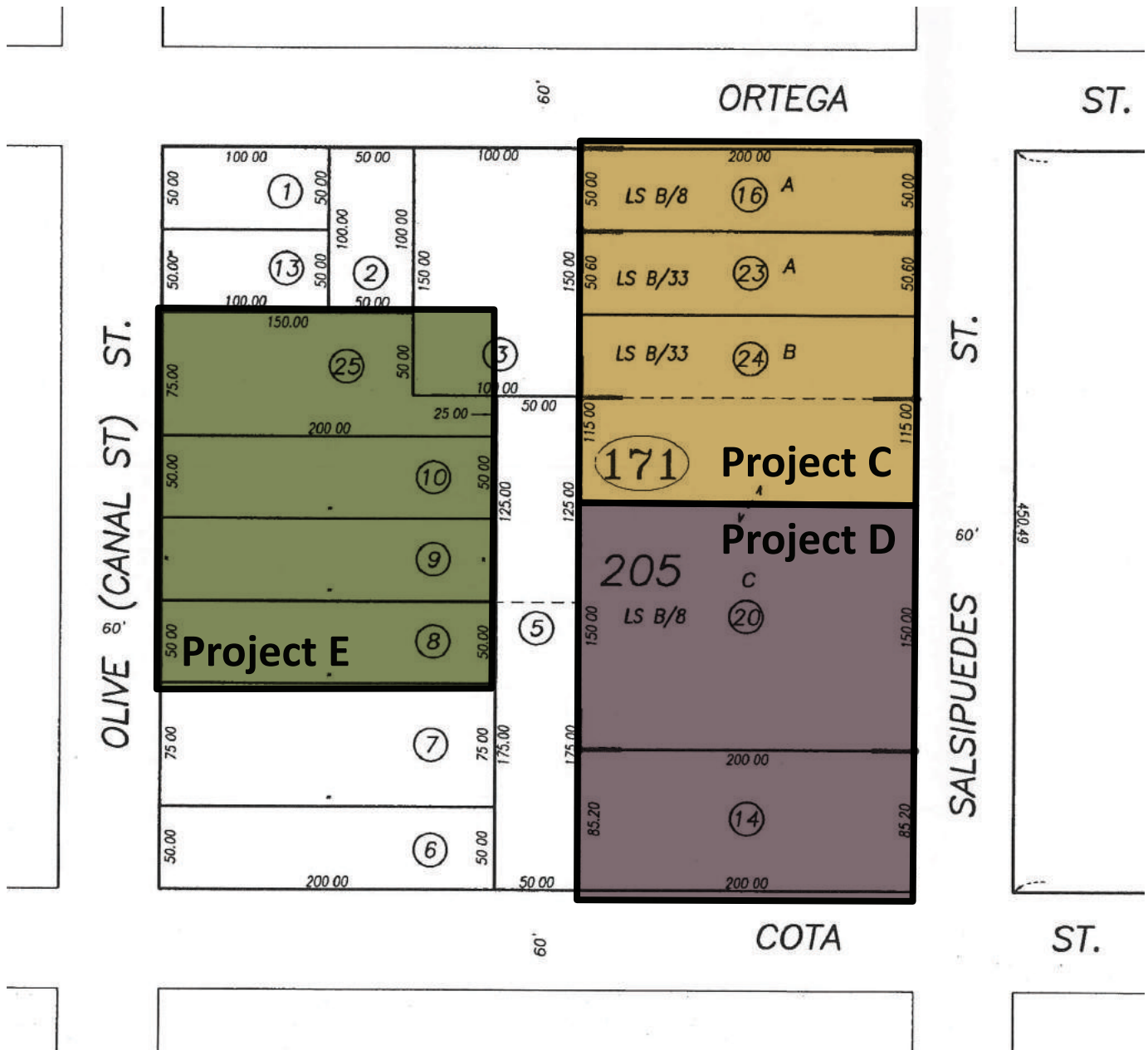
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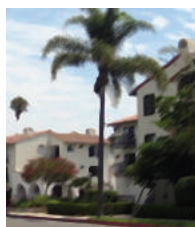


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## Parcel Map - Area 2







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## Existing Mixed Use Zoning Standards - Area 2

Zone	Building Height	Parking Spaces Residential Mixed Use	Parking Spaces Commercial	Front <sup>1</sup> Setback	Interior <sup>2</sup> Setback	Rear Setback	Outdoor Living Space Option 1	Common Outdoor Living Space Option 2	Design Area
C-M	60' 4 stories	Use 1 space/unit for residential parking  No guest  Code Now Requires: Studio – 1 ¼ 1 bdrm – 1 ½ 2+bdrm – 2  Guest 6+ units – 1 guest space for every 4 units  Condos and stock cooperatives – 1 covered parking per unit  If residential is less than 50% of building, 50% reduction in parking and no covered required.	Office, Commercial and Industrial – 1/250 sf  Bicycle parking required (1 per 7 commercial spaces)	none	none	none	Private Ground Floor 1 bdrm – 120 sf 2 bdrm – 140 sf 3+ bdrm – 160 sf  Private Above Ground Floors 1 bdrm – 72 sf 2 bdrm – 84 sf 3+ bdrm – 96 sf  Open Space 10% of net lot area  Common Common area with minimum 15' dimensions	15% of net lot area	Haley/Milpas area  See Haley-Milpas Design Manual  Urban Design Guidelines  Pedestrian Master Plan

<sup>1</sup>Exclusively residential buildings require R-3, R-4 front yard setbacks (10-20 feet depending on stories)

<sup>2</sup>Exclusively residential buildings require R-3, R-4 interior setbacks (6-10 feet depending on stories)



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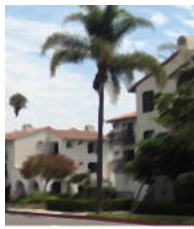


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## Area 3 - Figueroa







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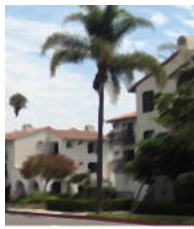


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## Aerial Photo & Photo Key Map - Area 3







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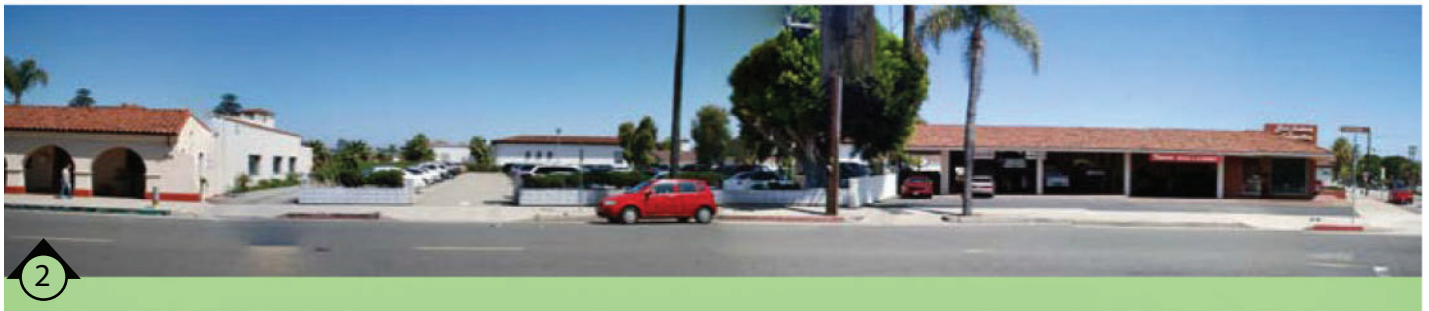
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## Context Photos - Area 3





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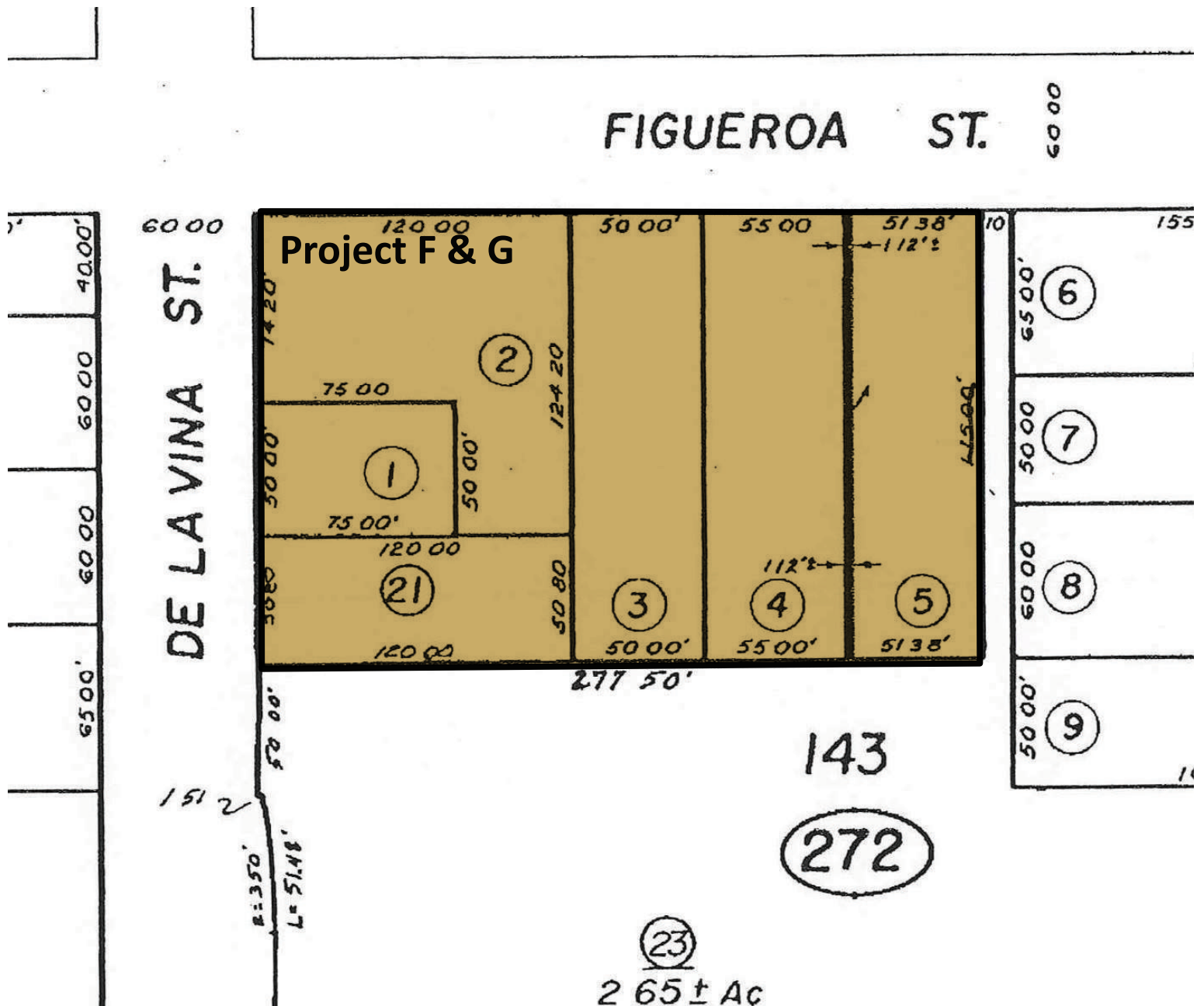
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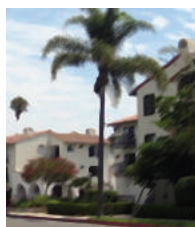


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## Parcel Map - Area 3







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## Existing Mixed Use Zoning Standards - Area 3

Zone	Building Height	Parking Spaces Residential Mixed Use	Parking Commercial	Front <sup>1</sup> Setback	Interior <sup>2</sup> Setback	Rear Setback	Outdoor Living Space Option 1	Common Outdoor Living Space Option 2	Design Area
C-2	60' 4 stories	1 uncovered space/unit  No guest	<u>Central Business District</u> 1/500 s.f.  <u>Zone of Benefit<sup>3</sup> for Commercial</u> 5 – 30% Credit/Reduction (see attached)  Bicycle parking required (1 per 7 commercial spaces)	none	none	none	<u>Private Ground Floor</u> 1 bdrm – 120 sf 2 bdrm – 140 sf 3+ bdrm – 160 sf  <u>Private Above Ground Floors</u> 1 bdrm – 72 sf 2 bdrm – 84 sf 3+ bdrm – 96 sf  <u>Open Space</u> 10% of net lot area  <u>Common</u> Common area with minimum 15' dimensions	15% of net lot area	Not in EPV but borders  Urban Design Guidelines  Pedestrian Master Plan

<sup>1</sup>Exclusively residential buildings require R-3, R-4 front yard setbacks (10-20 feet depending on stories)

<sup>2</sup>Exclusively residential buildings require R-3, R-4 interior setbacks (6-10 feet depending on stories)

<sup>3</sup>Because 5 different Parking Zones of Benefit apply to these sites, for purpose of this exercise only suggest using an average of all combined (18) or use 20% Zone of Benefit.