

A COMMUNITY VISION FOR *Downtown Santa Barbara*



AIA Santa Barbara

Design Charrette
2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE



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229 East East Victoria Street, Santa Barbara, CA 93101
Phone: 805 966 4198*

Design Charrette 2020

Introduction and Overview

The year 2020 will no doubt go down in history as the year no one will forget. Our City is dealing with a confluence of three major crises: a world-wide pandemic, a dramatic economic crisis, and a critical housing crisis. In addition, there is have a social justice crisis casting a shadow over communities from coast to coast and Santa Barbara is not immune. The confluence of these interrelated crises has created a watershed moment for the City, not unlike the 1925 earthquake.

These unprecedented events outside our control that have created the very opportunity to realize positive change. In response to the critical need, AIA Santa Barbara (American Institute of Architects) organized and managed a charrette process. This process is a common technique used by architects as a way to find solutions to difficult problems by bringing many minds together. In this case the challenge was to generate a community vision to find ways to bring integrated housing into downtown and to revitalize Santa Barbara for long term sustainability and resilience.

What is a charrette?

A charrette is an intense collaborative session of design or planning activity where stakeholders on a project come together to resolve conflicts and to map solutions. The word “charrette” has its origin in the 19th century at the Ecole de Beaux Arts in Paris where architecture students worked furiously right to the last minute to study, illustrate, and present their designs and visions to the public. Here in Santa Barbara, AIASB has brought together architects, designers, landscape architects, planners, stakeholders, and a team of experts from multiple disciplines to participate in the Design Charrette 2020 for a burst of creative study to help the community envision Santa Barbara's future.

Why do we need a charrette?

The City of Santa Barbara recognizes the need for housing and has been working to change development standards to support housing and revitalization of Santa Barbara's urban core. Planning and zoning policies regulate development potential of properties and are carefully considered by City planning staff to give shape to the community's goals. Earlier this year and in an effort to move forward, the City adopted a

set of development standards for the Central Business District (CBD) that were called “the Downtown Focused Package”. These included allowing High Density Overlay, building height up to 48’ and changes to parking and open space to be applied to the CBD. Consensus was that the other important development standards that regulate size, bulk, and scale needed more study to determine the best approaches to regulation on those pieces. The charrette process is a powerful tool that architects use. The work provides design concepts and data to illustrate potential impacts to help inform decisions regarding changes to development standards.

With input from city partners at planning and development, AIASB designed the Charrette 2020 specifically to study housing and the related open spaces including State Street as a pedestrian Promenade in our Central Business District and the historic El Pueblo Viejo.

How was the charrette organized?

1 A community survey about downtown was created and included questions about desirability of living downtown, parking needs and State Street as a promenade. The survey was sent out to the community through City portals and the AIASB website - the roughly 5,000 responses provided invaluable information from the community to the design teams.

2 The charrette was conducted via video conference over the course of 6-1/2 weeks - the kick-off was on August 10 and final wrap-up with the teams was on September 24. Throughout the process, individual teams organized their own video meetings to share ideas and sketches and participated in group check-in events every few weeks.

3 To be as inclusive as possible, the charrette was broadcast widely to the design community for their participation. The response was resounding - roughly 160 participants formed 16 volunteer design teams organized to include a balance of architects, landscape architects, students, engineers, interior designers and a broad range of other local experts. The teams also included individuals from Planning Commission, MTD, Coastal Housing Commission, Downtown SB, COAST, SB Bike, and other organizations.

4 A volunteer team of expert advisors included City planning and transportation staff, representatives from the design review bodies (ABR and HLC), property owners and developers. Two teams of representatives from the Design review bodies looked over all of the charrette work and gave their observations and positive comments.

5 Twelve design teams studied the 300 – 1000 blocks of State Street from Chapala to Anacapa Streets specifically addressing:

- incorporation of housing through adaptive reuse of existing buildings
- incorporation of housing through new buildings at opportunity sites such as open parking lots
- outdoor spaces within the 2 block area and connecting to State Street
- detailed project statistics to demonstrate the development potential of these sites and analyze feasibility
- recommendations about regulatory adjustments to accommodate the new vision of housing and open space

6 Four design teams studied the public open spaces of State Street, the paseos, parks, and plazas for the entire CBD area from Cabrillo Boulevard to Sola Street specifically addressing:

- housing and supportive public open spaces
- circulation for walking, biking, automobile, transit, and parade routes
- recreational activities
- storm water management

The next steps are to share the charrette findings with the community at large and with city decision makers at City Council, Planning Commission, design review boards, etc. To broadly share the ideas, an exhibit of the Charrette Work will be on display in the store windows at 833 and 901 State Street at the corner of Canon Perdido and at 410 State Street until January 4, 2021.

This exhibit is designed to educate and to encourage the discussion needed to implement ordinance changes to realize housing and revitalize downtown in a Santa Barbara style – full of inspired creativity. Inclusivity and participation are necessary to establish the development standards needed for Santa Barbara to grow as the unique city it has always been.

For more information about the charrette and AIASB go to:

www.aiasb.org



AIA Santa Barbara

Hyper Links

[State Street Corridor Team A](#)

[State Street Corridor Team B](#)

[State Street Corridor Team C](#)

[State Street Corridor Team D](#)

[400 Block - Team A](#)

[400 Block - Team B](#)

[500 Block - Team A](#)

[500 Block - Team B](#)

[600 Block - Team A](#)

[600 Block - Team B](#)

[700-800 Block - Team A](#)

[700-800 Block - Team B](#)

[900 Block - Team A](#)

[900 Block - Team B](#)

[1000 Block - Team A](#)

[1000 Block - Team B](#)

[Advisory Committee](#)

“Santa Barbara Beautiful 2020 Golden Leaf Awards recognized the American Institute of Architects, Santa Barbara Chapter for its work toward reinvigorating downtown Santa Barbara.”

The Charrette Teams

Team 1A - 400 Block

Eva Turenchalk

Aramis Arciga
Matthew Beausoleil, AIA
Evan Daniel
Rene Escobedo
Jessi Finnicum
Michael Hamilton
Alex Parker

Team 1B - 400 Block

Brian Cearnal, AIA
Robin Donaldson, AIA

Scott Collins
Joe Corazza
Yichen Li
Kinamee Rhodes
Elizabeth Yee
Ruchita Chandsarkar
Monica Martin
Guillermo Gonzalez
Crista Sanders

Team 2A - 500 Block

Amy Tripp, Assoc. AIA

Tod Stockwell, Assoc. AIA
Rachel Raynor
Katie Klein
Kym Cochran
Ryan Mills
Dylan Thompson

Team 2B - 500 Block

Matt Gries
Tori Smolinski

Rod Britton
Nahal Sohbaty
Michelle Zimney
Lila Boyce
Vandhana Balachandran, Assoc. AIA
Lane Goodkind, ASLA
Eric Arneson

Team 3A - 600 Block

Michael Holliday, FAIA
Andrew Gartner

Ani Rodriguez
Gelare Macon
Jasper Jacobs, PE
Joseph Rabun
Lauren Anderson
Mina Ash
Sicheng Wang
Rose Hillebrandt

Team 3B - 600 Block

Anthony Tomasello, APA

Amy Gallina
Serena McClintick, AIA
Leland Wamsley, ASLA
Justin Harmon
Don Nulty, AIA
Daniele Burns
Ellen Bildsten, AIA
Ashley Taylor

Team 4A - 700-800 Block

Paul Poirier, AIA
Haley Kolosieke

Isabel Larriba, Assoc. AIA
Sage Shingle, SE
Jesiy Brown
Susanne Tejada, AIA
Barret Reed
Isabel Larriba, Assoc. AIA
Stephanie Poole, AIA

Team 4B - 700-800 Block

Jeff Hornbuckle, AIA

Alexis Stypa, Assoc. AIA
Dennis Thompson, FAIA
Harvey Molotch
Ivan Bercovich
Jeremy White, AIA
Jerry Rocci
Ken Marshall
Kimberly True, ASLA
Marcus Schiff, Assoc. AIA
Megan Sheard
Ohan Arakelian

Team 5A - 900 Block

Blake Herpst
Karl Kras

Andrew Thill
Yan Wencheng
David Alvarez
Jolie Wah, AIA
Armando Arias, Assoc. AIA
Pat Saley
Yvonne Chen, AIA
Joseph Tasca

Team 5B - 900 Block

Alex Pujo, AIA
Cassandra Ensberg, FAIA

Matt LaBrie
Alex McGonegal
Sherinx Li
Bryan Bugaj
Jacob Niksto, AIA
Michael Soto
Tom Jacobs, AIA
Robert Schmidt
Jan Hochhauser, AIA

Team 6A - 1000 Block

Dee Carawan, AIA

Juan Heras Perea
Tai Yeh, AIA
Hillary Blackerby
Dale Aazam
Mariella Dentzel
Karla Garcia
Zoe Beba
Kelly Cote
David Anaya

Team 6B - 1000 Block

Erica Obertelli, Assoc. AIA

Molly Morrison
Eric Meyer
Alanna Green
Eva Yang
Brian Launder
Richard Warner
Kristin Stoyanova
Detty Peikert, AIA
Kalie Grubb

State Street Corridor - Team A

John Margolis, AIA

Steve Aldana, Assoc. AIA
Kent Mixon, AIA
Ken Mineau, AIA
Morgan Solorio, Assoc. AIA
Justin Manuel
Debbi Tilley
Alexandra Cole

State Street Corridor - Team B

Paul Rupp, AIA
Lauralee Anderson

Alex Jordan
Melissa Cunningham
Jack Van Thyne
Estabon Balikian
Stephanie Soldo
Jodi Sutton
Ivonne Ibarra
Joanna Kaufman
Courtney Jane Miller, ASLA

State Street Corridor - Team C

Susan Steindler, Assoc. AIA

Fred Sweeney, AIA
Robert Adams, ASLA
Steve Diaz
Elly Iverson
Gabriel Farhadian
Laura Dell'Anno
Karl Benkert
Alex Wyndham
Eve Sanford
Ray Twyford

State Street Corridor - Team D

Roxana Bonderson, Assoc. AIA

Adam Tripp
Sara Lack, AIA
Dawn Sherry, AIA
Kristen Franz, Assoc. AIA
Clay Aurell, AIA
Brian Hofer, AIA
Kristin Story, AIA
Joseph Andrulaitis, AIA

Special Thanks

SPECIAL THANKS

John Campanella
Peter Lewis
Ray Mahboob
Craig Minus
Crosby Slaughter
Ben Werner
Renee Brooke
Daniel Gullett
Jessica Metzger
Rob Dayton
Jason Harris
Rosie Dyste
Nicole Hernandez
Anthony Grumbine, AIA
Michael Drury
Brian Miller
Jan Ferrell
Steve Hausz
Leon Olson
Irma Unzueta

Hugh Margerum
Albert DiPadova
Nathan Vonk
Ohan Arakelian
Sylvia Perea
Jon Messer
Kent Epperson

Santa Barbara Beautiful
Coastal Housing Coalition
COAST
Citizens Planning
Association
Downtown Organization
Traffic Solutions
Housing Authority
Citizens for
Neighborhood Schools

STEERING COMMITTEE

Ellen Bildsten, AIA
Cassandra Ensberg, FAIA
Detty Peikert, AIA
Matt Beausoleil, AIA
John Campanella
Nina Johnson
Karen Feeney, Hon. AIASB
Alex Pujo, AIA
Paul Rupp, AIA
John Margolis, AIA
Anthony Tomasello, APA
Dennis Thompson, AIA
Amy Tripp, Assoc. AIA
Brian Cearnal, AIA
Tara Rizzi, Hon. AIASB
Ashley Taylor
Jasper Jacobs, PE

EXHIBIT ON THE PROMENADE COMMITTEE

Nina Johnson
Cassandra Ensberg, FAIA
Karen Feeney, Hon. AIASB
Natalie Greenside
Izzy Savage
Rich Ayling

With gratitude to our community,

Matt Beausoleil, AIASB 2020 president

AIASB advocacy co-chairs
Cassandra Ensberg FAIA,
Detty Peikert AIA
Ellen Bildsten AIA
and the entire 2020 Design Charrette
organizing team

Design Review Board Comments

Members from the Historic Landmarks Commission (HLC) and the Architectural Board of Review (ABR) along with City Staff Irma Unzueta and Historian Nicole Hernandez, formed 2 teams who looked over all of the Charrette Work to learn about the ideas that the teams developed and to give some general feedback about the work from the City design review perspective. The following are the comments from the 2 teams:

Team 1:

Steve Hausz, Leon Olson, Jan Ferrell

We want to applaud and honor the immense amount of time and effort from over 100 participants in producing some very stunning and visionary concepts for the future of Santa Barbara's future.

The presentations are like the 4th of July with the sky full of grand and explosive displays. Many of the proposals were exceptional, very well thought out, elegantly presented. These are important seeds for the revitalization of downtown Santa Barbara.

The next steps must include similar visions for public transportation, minimization of the need for automobiles and continuation of the suggestions for the imperative preparation for the effects of global warming.

Just like the Santa Barbara earthquake of 1925, the effects of global warming will necessitate change and this is timely preparation.

Some seeds that deserve nourishment found in the 16 presentations:

- Flood Gardens
- Pedestrian foot bridges to access rooftops and aerial gardens.
- Paseo Cielo
- Refurbishment and connection of unused backyard paseos
- The expanded use of parking lot 12, implementing a parking garage surmounted by an elevated urban park.
- Micro units
- Outdoor theaters
- Traffic pattern studies
- Widening Storke Placita by removal of one or more existing buildings to enhance the connection between State Street, Plaza De la Guerra, and the mountain vista.
- Rooftop green areas
- Make permanent the closure of State Street to traffic, with sensitive integration of pedestrians and bicycles. Providing alternatives to State Street for bicyclists that are needing to travel faster than pedestrian speeds.
- Significant addition of landscaping to State Street, providing a serene urban forest with abundant shade.

Team 2:

Anthony Grumbine, Michael Drury, Brian Miller

The following is a summary of some of the key ideas, designs, etc.. that impressed our group.

- Use of rooftop (especially 5A) to get public space. Need to be sensitive to noise/neighbor issues as well.
- Idea of re-using big stores like Marshalls for public activity space (sport courts, etc..) was very appealing.
- Addition to parking structure (5B) very clever and appealing.
- Use of taller structures (5B Carrillo St) could work, especially when next to tall structure (like the Masonic Temple). Walls need to be carefully considered without too-long of unbroken walls.
- Public buildings and large gestures such as bus terminal arcade (6A) are very appealing for creating a particular sense of place within the city. This also creates different form than housing forms.
- Demarcation of particular place is important and can be achieve (such as 6B) in unique place markers/way-finders.
- Very strong ideas came from looking at historic Santa Barbara, understanding its deep roots, and playing off those ideas to solve the circulation and treatment of State St, as shown in Corridor Team A.
- Wonderful variation of nodes and places through different elements and activities, as shown in Corridor Team B.
- Fountains, paving pattern and outdoor Spanish features help create a very Santa Barbara feel, as seen in Team C.
- Outdoor performance space (Macy's Team D) might be a very good addition to the City's public life.

Community Input

On November 9, 2020 The **Santa Barbara Council Subcommittee on State Street** expressed appreciation and enthusiastic support for the presentation given by the AIASB about the Charrette that included an overview of the work produced to study the State Street Corridor and the public open spaces that could provide help to the Subcommittee as they work to address changes on the State Street Corridor. Comments from the Council Committee included”

On Oct 15, 2020 the **Santa Barbara Planning Commission** heard a presentation from AIASB to overview the work of the Charrette 2020 focusing on housing to the Central Business District. Planning Commission members expressed enthusiastic support for the Charrette process of bringing the community together to think in new, exciting, and positive ways to solve housing needs.

Members of the **Historic Landmarks Commission, Architectural Board of Review, and the Single Family Design Review Board** participated in the Charrette 2020 by looking over all of the work and giving general overview comments. The members provided excellent input and expressed appreciation for the process and the involvement.

"The **City Arts Advisory Committee** supports Art in the public realm and the design process that includes the broad community in the exploration of ideas to revitalize our downtown. I am supportive of the Community Vision Charrette and look forward to working together to achieve a vibrant space for all." Margie Yahyavi, Chair, Arts Advisory Committee

"**Santa Barbara MTD** was a proud sponsor of and participant in the charrette. Seeing the interest of so many professionals and civic-minded locals in imagining what our Downtown could be was extremely gratifying. The success of any city is inextricably tied to smart housing and transportation projects and policies. The charrette work product presents several creative ways to get there."

-Hillary Blackerby, Planning and Marketing Manager

"**Santa Barbara Beautiful** 2020 Golden Leaf Awards recognized American Institute of Architects, Santa Barbara Chapter for its work toward reinvigorating downtown Santa Barbara."

"The **Coalition for Sustainable Transportation** welcomed the opportunity to participate in the AIA Charrette 2020. As advocates for walking, biking and transit we were heartened that our input was valued and incorporated into the final presentations. We are sure that city planners and staff can take away a plethora of wonderful inspirations for designing the future space that is State Street. We hope that it will always remain an open public space where people can walk, bike and use transit with ease and enjoyment. We are extremely grateful to the AIA for including COAST in their Charrette!"
Melissa Cunningham, ED, COAST

"On behalf of **Citizens for Neighborhood Schools**, we would like to express our appreciation for the community-inclusive process of the Charette for downtown housing sponsored by the City and AIASB in the past months."
Alice P. Post
Rosanne Crawford
Coalition Members, CNS

On October 5, 2020 The **Citizens Planning Association** was given a presentation by the AIASB about the Charrette that included an overview of the work produced to study the State Street Corridor and the public open spaces. CPA enthusiastically expressed support for the work and wide inclusive process of the Charrette.

The Housing Authority of the City of Santa Barbara is grateful to the AIA for crafting this year's charrette to re-envision the Central Business district. This charrette is the first step to Santa Barbara achieving a more sustainable, inclusive and economically viable community. We must now work together to support housing and urban revitalization within Santa Barbara's downtown core area to ensure we meet the

growing housing affordability needs for households across the income spectrum, while adapting to the ever changing retail environment."
~ Rob Fredericks, Executive Director/CEO

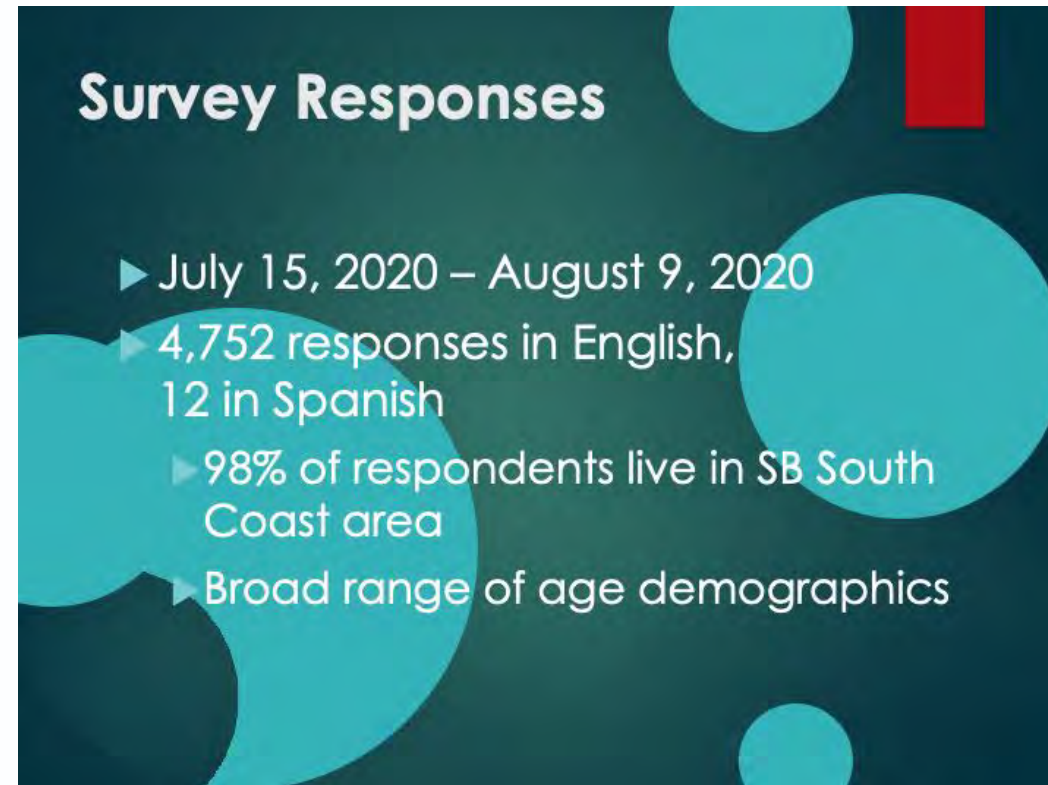
"I was inspired by the dedication, creativity and collaboration that I witnessed as an observer in the process. I liked that the process was completely open, not contrived. The final products were a wide cross section of options for our community. More than anything, I felt uplifted by seeing leadership, fresh ideas and an overall spirit of openness and innovation."
Kent Epperson
Resident of Downtown Santa Barbara
Director of **SBCAG Traffic Solutions**

"The AIA charrette was an immensely inspiring way to envision the future of our downtown. I commend all the creative thinking, detailed designs and collaborative efforts of the diverse teams of participants and it's organizers. The bar of possibility for our future is officially raised!"

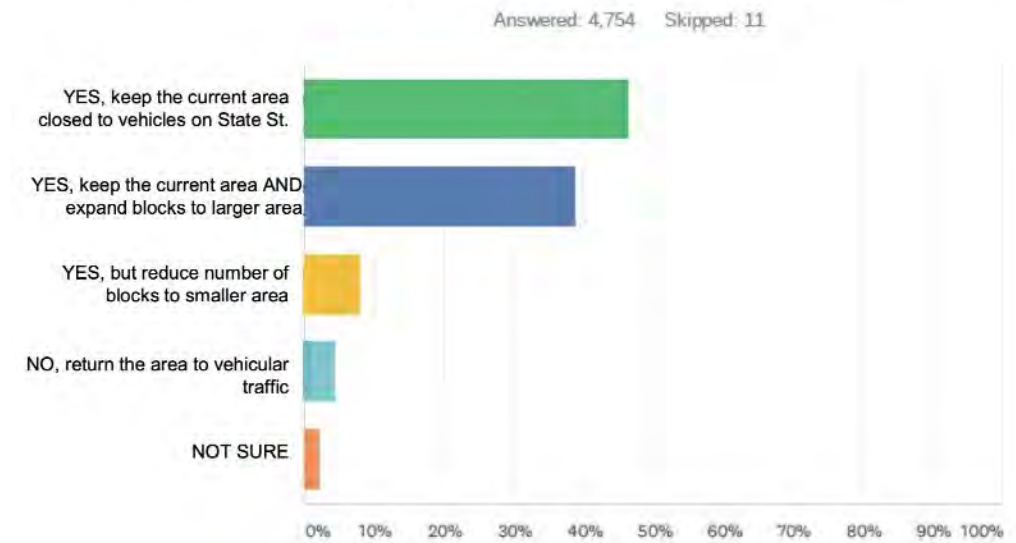
Robin Elander Executive Director,
Downtown Santa Barbara

Community Survey Overview

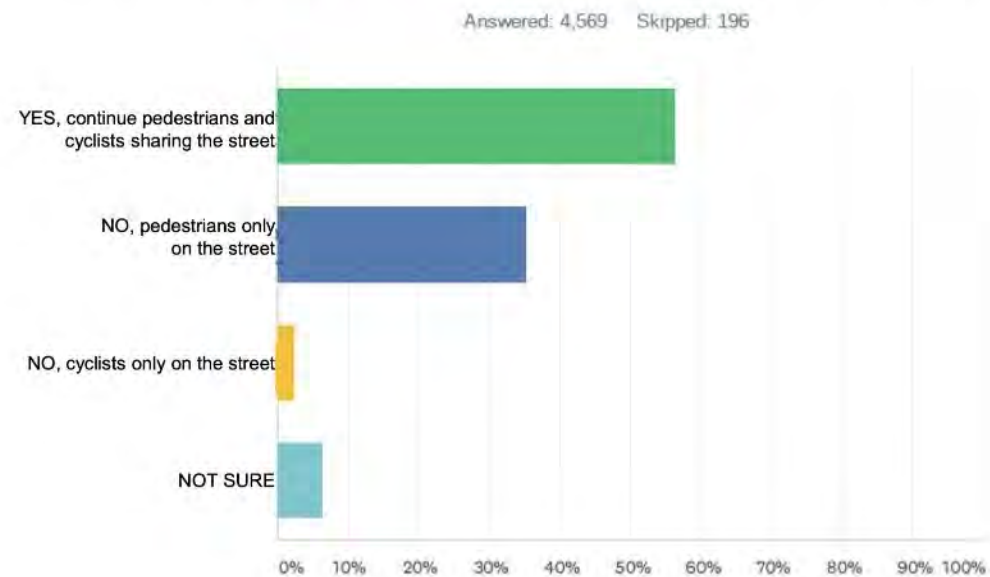
A sample of AIASB community survey results. For full survey results, click on the following link: [Survey Results](#)



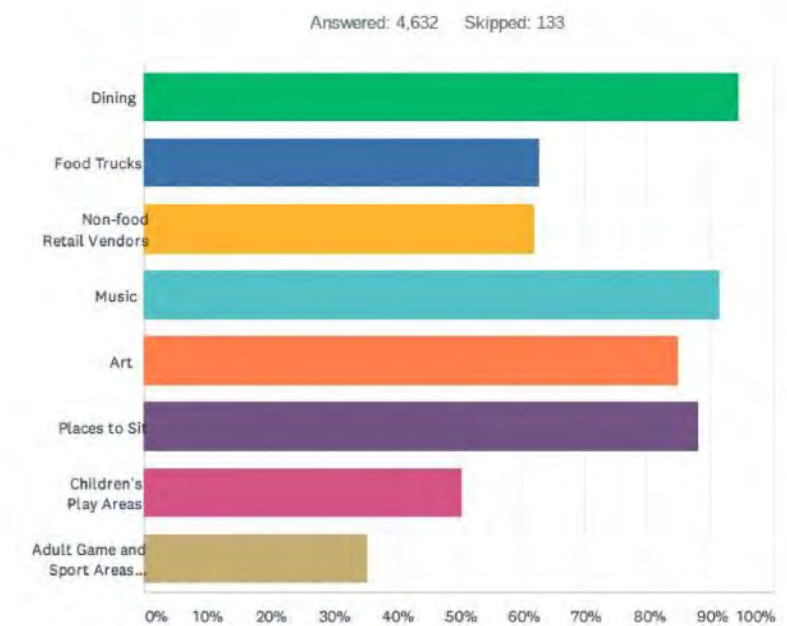
Q2 Would you support the idea of closing part of State Street to all vehicular traffic permanently?



Q3 If YES to Q2, do you support the street being shared by pedestrians and cyclists?

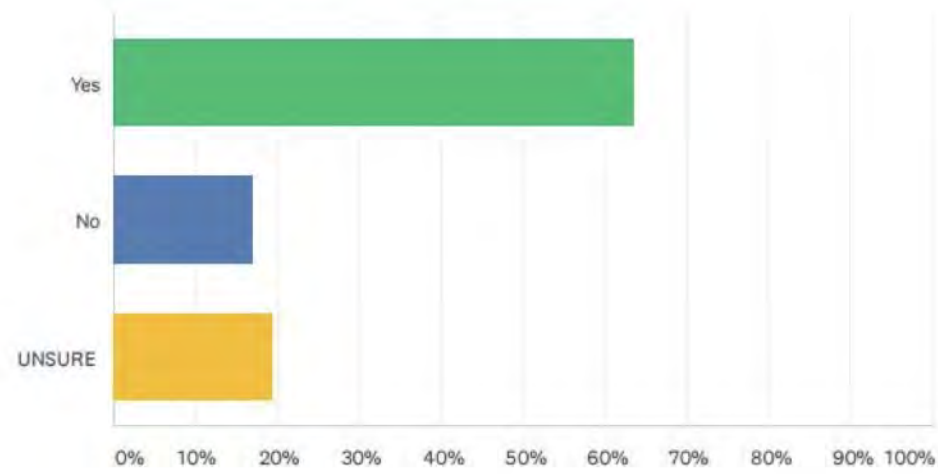


Q4 If State Street were closed to all vehicular traffic, what elements and activities would you like to see on State Street long term? (Check all that apply)



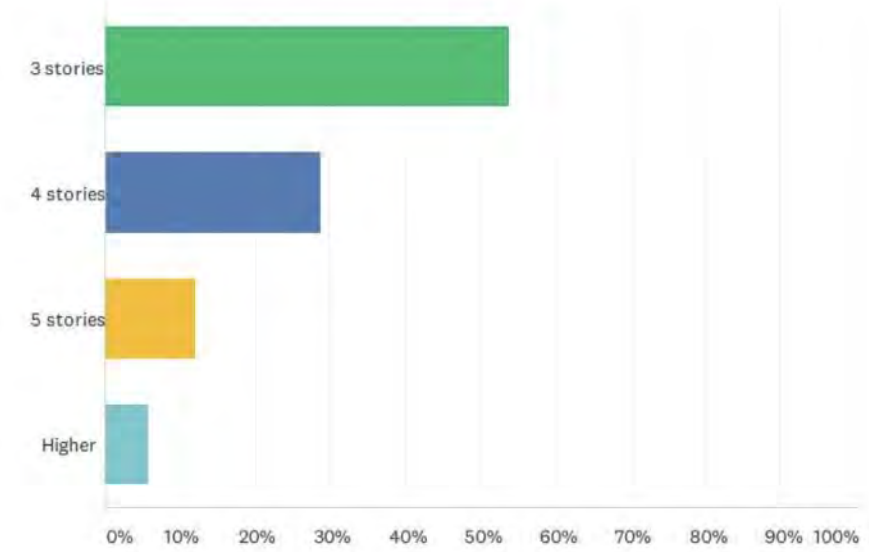
Q7 Do you think there should be more housing in the downtown State Street area?

Answered: 4,727 Skipped: 38



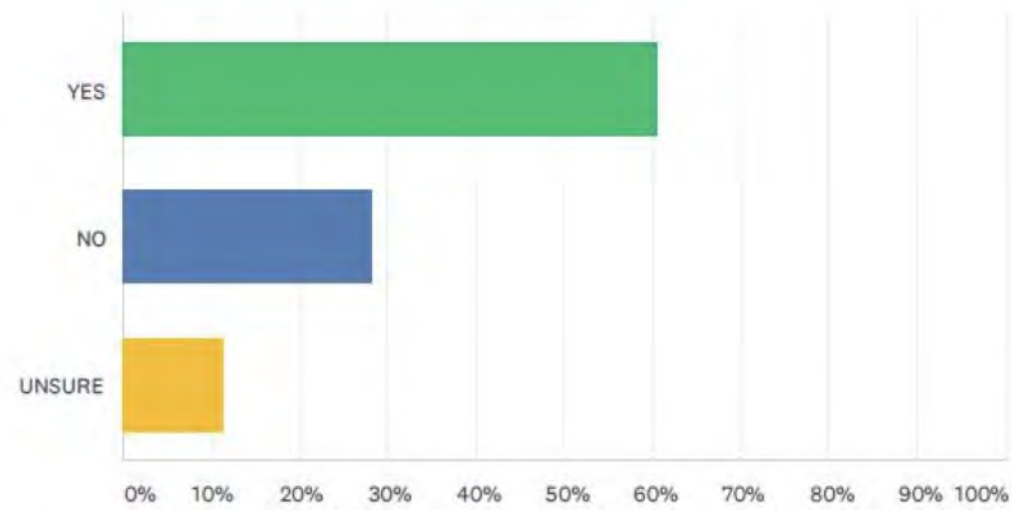
Q9 Recognizing that there will be many building heights, what maximum height do you think is appropriate for buildings downtown?

Answered: 4,454 Skipped: 311



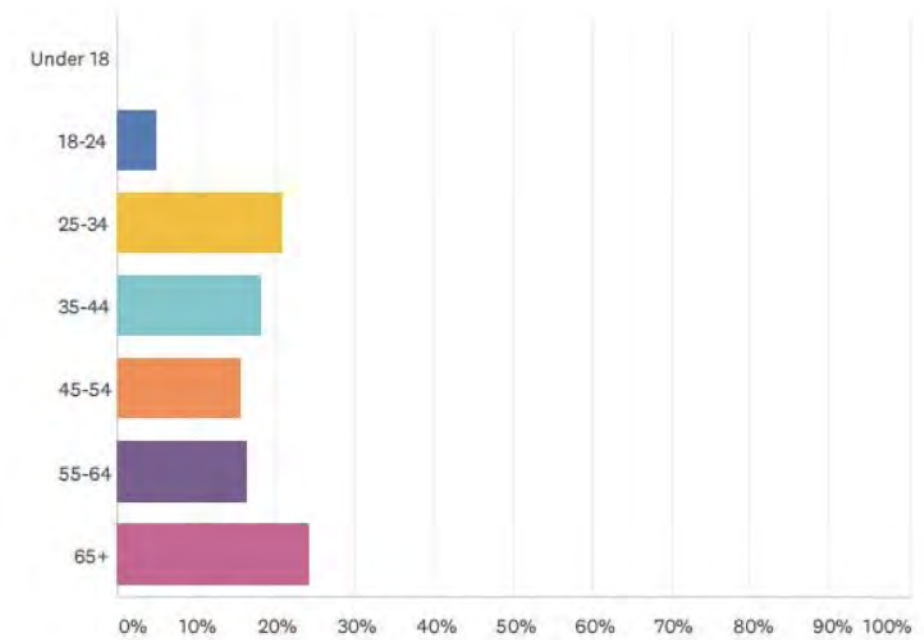
Q10 Would you personally consider living downtown?

Answered: 4,701 Skipped: 64



Q15 What is your age?

Answered: 4,718 Skipped: 47



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A COMMUNITY VISION FOR
Downtown Santa Barbara

The Work

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PURPOSE

[HOME](#)

State Street Corridor Team A



AIA / SANTA BARBARA DESIGN CHARRETTE 2020
STATE STREET CORRIDOR - TEAM A

Team Members:

Steve Aldana
Justin Manuel
John P. Margolis
Ken Mineau
Kent Mixon
Megan Saunders
Morgan Solorio
Debbie Tilley

And a Special Thanks to:

Alexandra Cole
Ann Kale
Jon Messer
Nicholis Sheley
Jeff Shelton



THE HISTORY

- For thousands of years the Chumash Native Americans called Santa Barbara and the Channel Islands home.
- The Spanish colonizers arrived in the 18th century.
- In 1821 Mexico achieved independence from Spain and California was a Mexican Territory.
- In 1850 California became the 31st state.
- 1872 Stearns Wharf provided transportation access.
- Railroad Service available from Los Angeles in 1887 to San Francisco in 1901.
- Santa Barbara became popular for its scenic allure and as a place to restore health.
- In 1925 an earthquake rocked Santa Barbara prompting a review of its diverse architecture. During the rebuildings effort, Spanish Colonial & Andalusian precedents were employed as the predominant style for all new buildings and renovations.



THE CHALLENGE

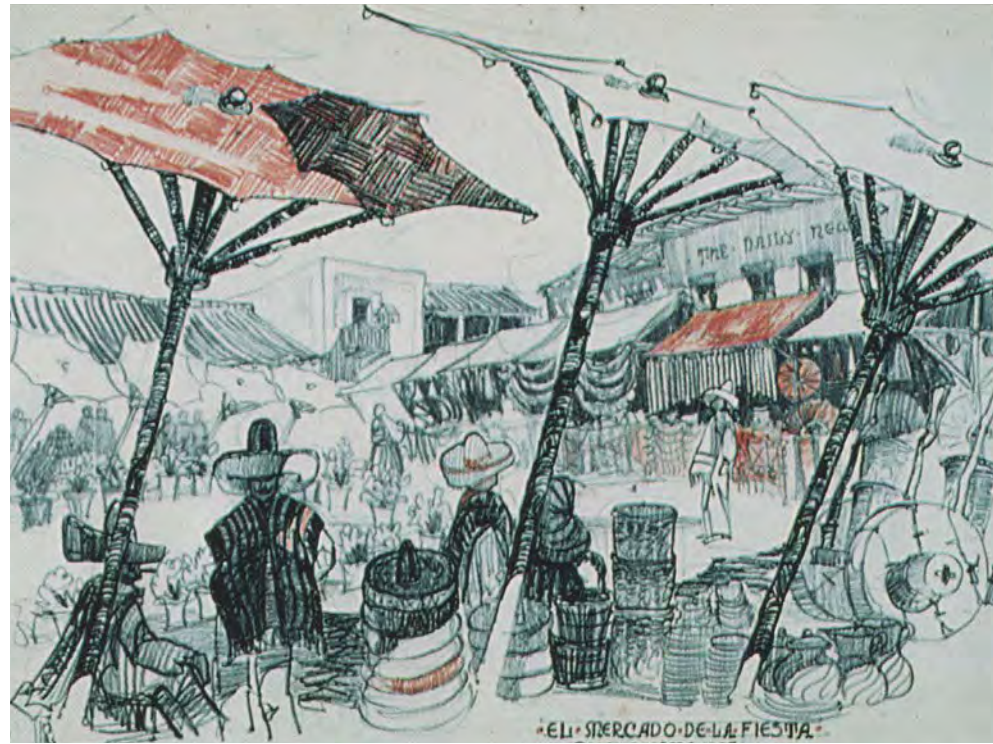
- After many cycles of development there are multiple commercial vacancies on State Street.
- With the COVID-19 pandemic, an ad hoc State Street has emerged with hopeful growth opportunities.
- Looking at the current success of the existing and new businesses at the Waterfront, the Funk Zone, and State Street, Santa Barbara is ready for renewal.
- Multiple commercial vacancies predominate on State Street while Santa Barbara has a significant shortage of affordable housing.
- Once the COVID pandemic ends, activities on State Street could expand to include music, live entertainment and play areas for children.

Looking to the Past, & Defining the Future:



THE VISION

- Enhance State Street as a pedestrian friendly promenade refined by district landscaped outdoor rooms.
- Strengthen the connection of State Street and the varied paseos, renewed landscape, changing art exhibits, fountains, historical markers, permanent market stands, and safe bike lanes off State Street with a renewed focus on the Civic Center at De La Guerra Plaza.
- Reduce dependency on cars, but improve transportation by providing express bus/shuttles services to the airport, UCSB, City College, Goleta, industrial and business areas, Carpinteria, and Ventura from the Transportation Center on Chapala Street.
- Close off State Street and several cross streets to encourage a more pedestrian friendly atmosphere. Creating areas of interest – historical, arts, dining, music, theater, and family fun.
- A new stormwater management system will support the expanded network of green spaces at all the pedestrian cross streets at Figeruoa, Canon Perdido, Ortega and Haley Streets. Bicycle racks will also be available in these areas.
- Provide safe transit and trolley drop off areas at vehicular cross streets on Anapamu, Carrillo, Cota and Gutierrez Streets.



LUTAH MARIA RIGGS

The 1870s became a time of great growth and change in downtown Santa Barbara. This change was fueled in part by the journalist Charles Nordhoff, working for the *New York Tribune*, who visited Santa Barbara in 1872 and then wrote *California - A Book for Travelers and Settlers*, which promoted the benefits of the Santa Barbara climate.

With the construction of Stearns Wharf, it offered a new port for passenger ships and freighters. It also enabled building materials such as redwood to be shipped cheaply from northern California for new houses, which were modeled on Eastern and Midwestern architectural styles, such as Italianate, Eastlake and Queen Anne, rather than the earlier Hispanic adobe houses.

The population of Santa Barbara rapidly expanded, as Anglos settled and developed the downtown State Street area, from Gutierrez to De la Guerra Streets, with brick commercial buildings housing all the services a fledgling town needed, such as hotels, restaurants, grocery stores, billiard parlors, saloons, variety stores, livery stables, dry goods shops, millinery shops, a post office, liquor stores, drug stores, butcher shops, barber shops, cigar stores, and lumber yards.



JAMES OSBORNE CRAIG



JAMES OSBORNE CRAIG



JAMES OSBORNE CRAIG

By the late 1800s, across the nation there were over 400 street railway companies, operating some 18,000 cars pulled by more than 100,000 mules, and over 3,000 miles of track. Fares totaled more than \$1 million annually. In 1874 the Arlington Hotel was the social and entertainment hub of Santa Barbara. By 1875, street railway and horse-drawn cars brought passengers from the hotel to Stearns Wharf. Operating hours started from 7:17 a.m. until 9:56 p.m. and cost a nickel per person and a dollar for a group. Mule cars also served as moving billboards and as advertising signs for local merchants and for local community events on State Street.

During this time, the famous cable-driven system on the hills of San Francisco designed by Andrew Halladie was constructed. In 1881, the German city of Berlin installed the first successful electric railway. Soon thereafter, the electric railway flourished in the States where engineer Leo Daft constructed a two-mile-long electric line in Baltimore. After Daft moved to the West Coast where he met Charles van Depoele, the trolley pole was invented to keep the electric wires overhead. Two years later down the West Coast, 200 electric rail lines were operational, with 1,262 miles of track. Development continued and by the 1890s, residents could leave their charming Victorian homes at night and adventure down the paved roads lit by a new power source that extended from Victoria Street all the way to Stearns Wharf. Weekly public events, parades, picnics, concerts, dancing, games, music, and other festivities enlivened the Boulevard. However, with the rising popularity of the automobile and the earthquake of 1925, the trolley system soon became obsolete.

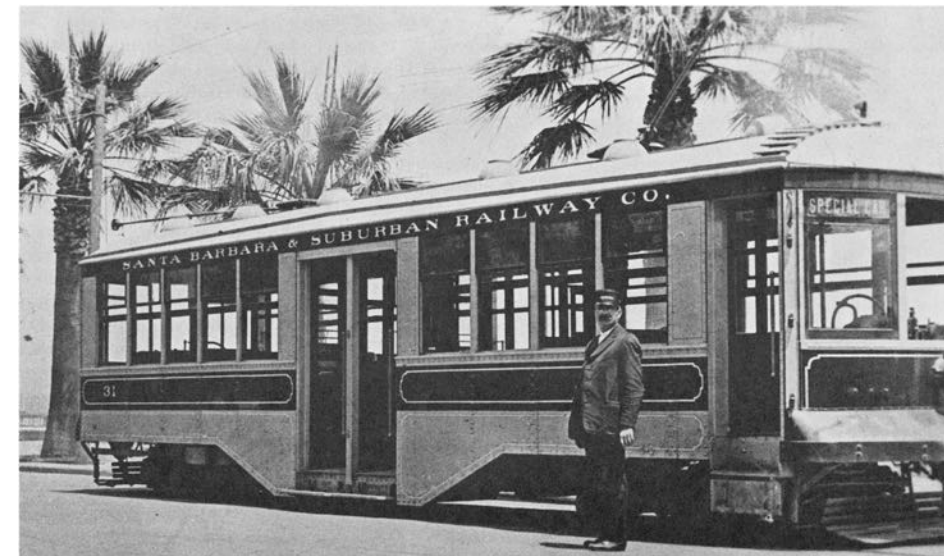
A paraphrased excerpt from the "Mule Car and Trolley - The Story of Santa Barbara Street Railway"

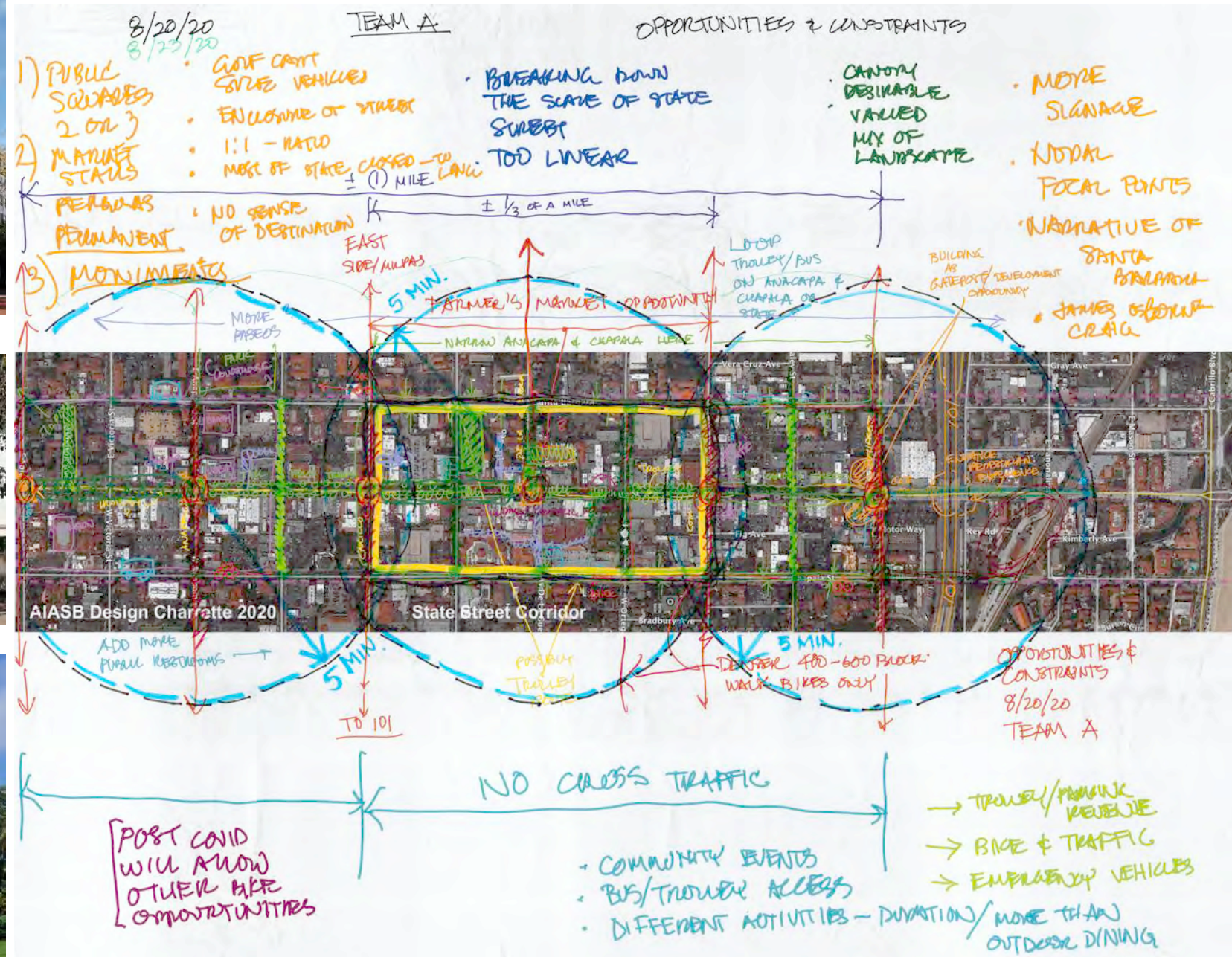


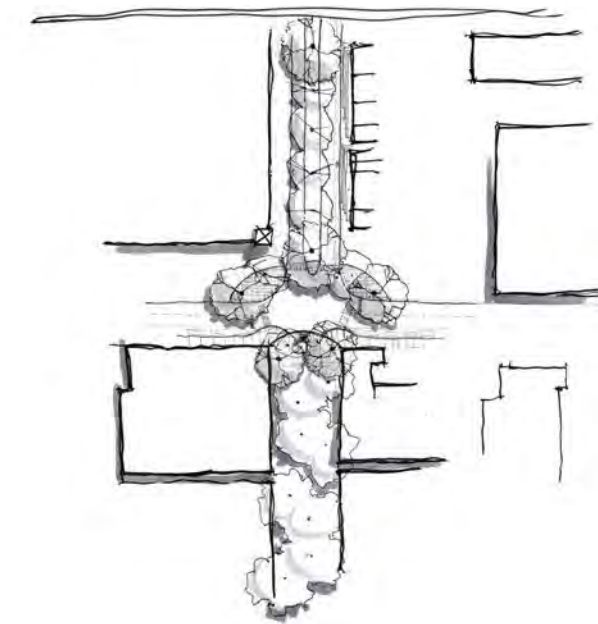
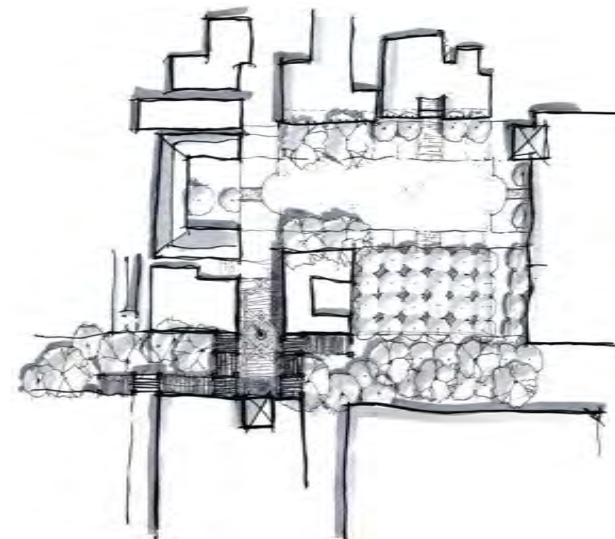
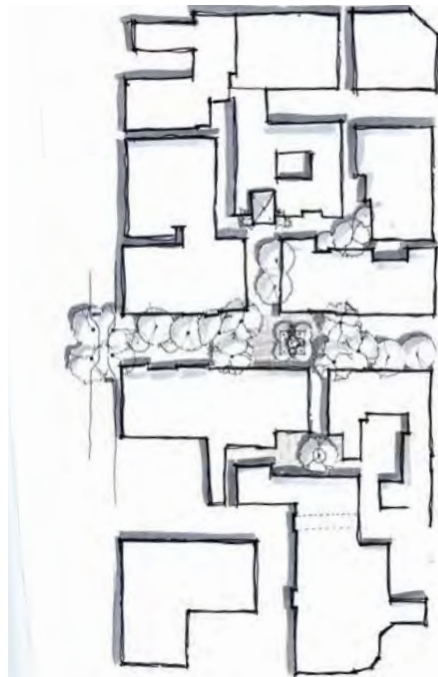
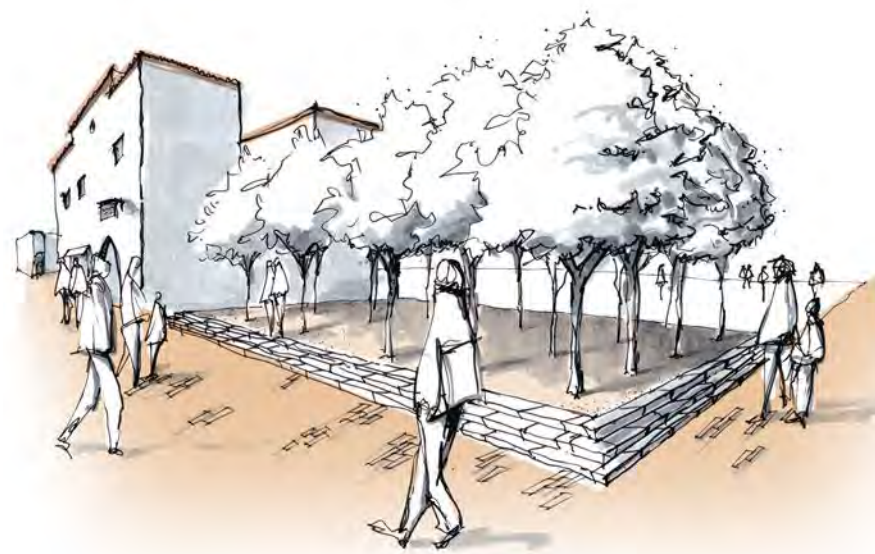
RIGHT:
Considered "Santa Barbara's Finest" was the steeple car, one of two in 1915.

BELOW:
Automobiles crowded the Oak Park car on a hectic State Street of the 1920s

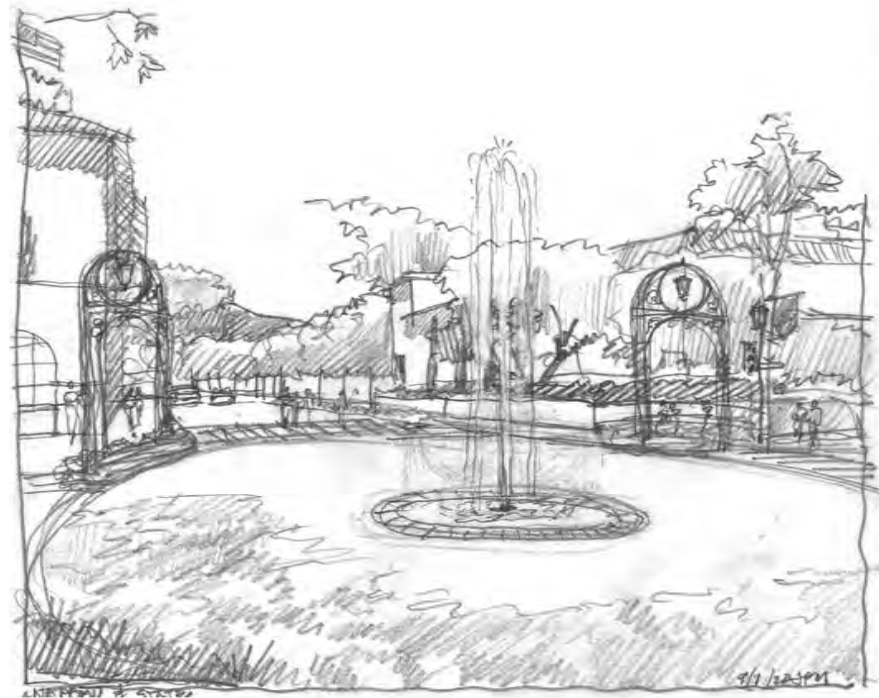
LOWER LEFT:
Mule-pulling car dramatized the line's conversion to electric power.







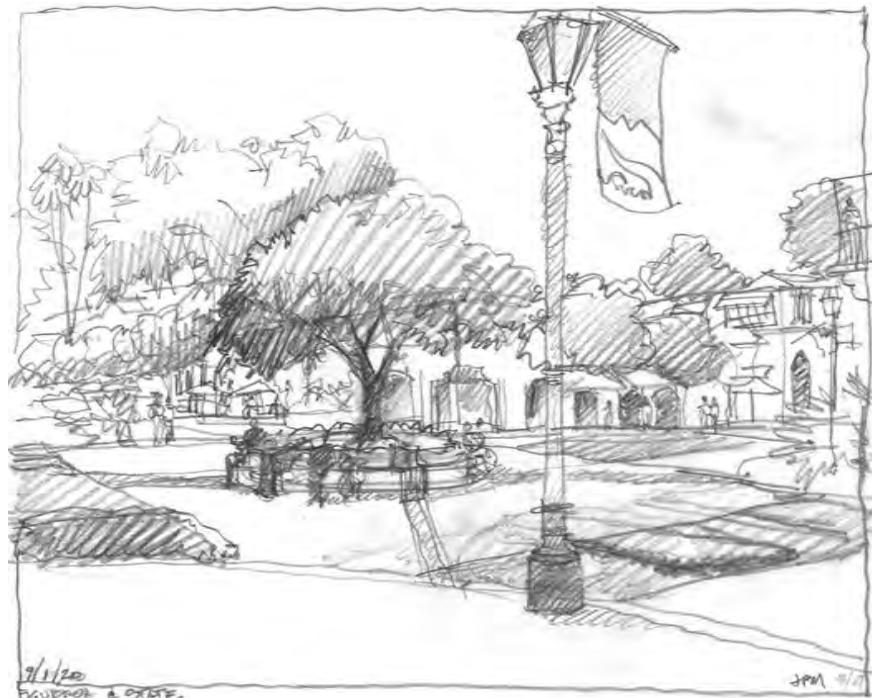
DE LA GUERRA PLAZA



ANAPAMU STREET LOOKING TOWARDS THE ART MUSEUM



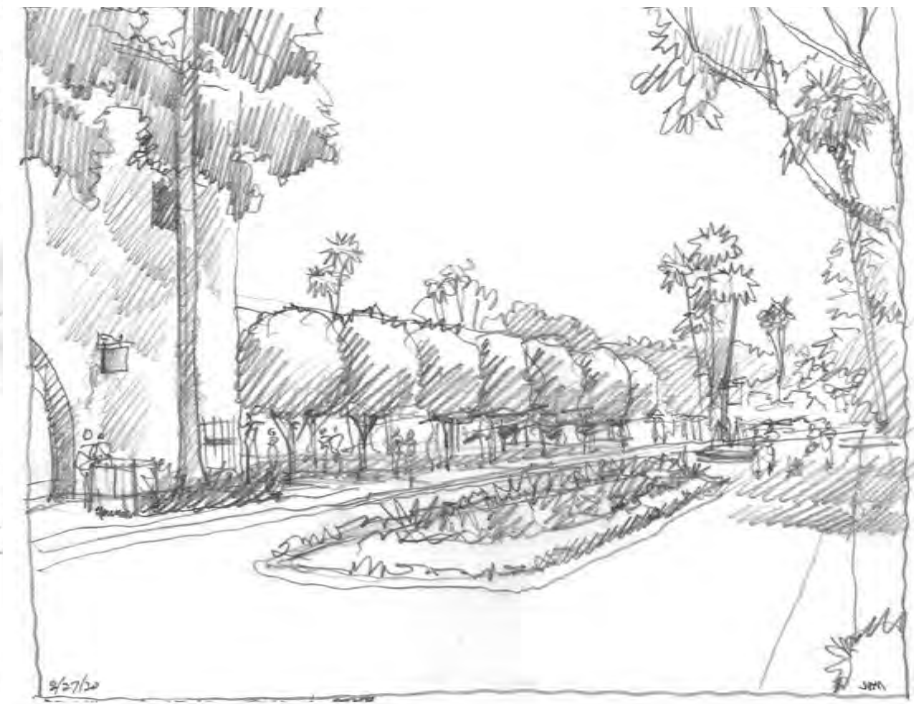
CARRILLO STREET LOOKING NORTH



FIGUEROA STREET LOOKING NORTH



DE LA GUERRA STREET & STATE STREET



NEW BOSQUE OF TREES ALONG STATE STREET
ACROSS FROM PASEO NUEVO

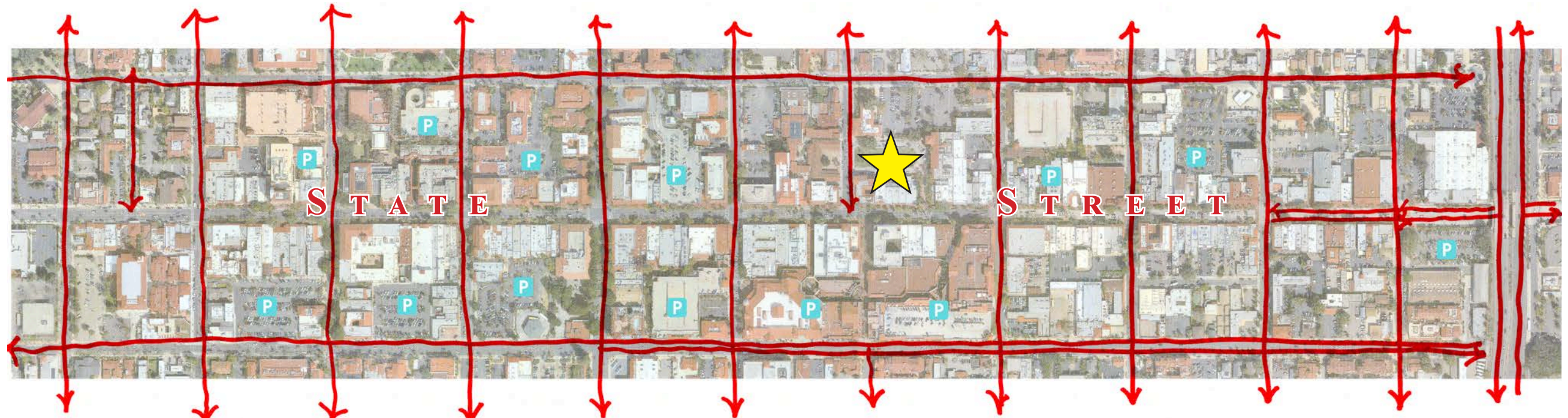




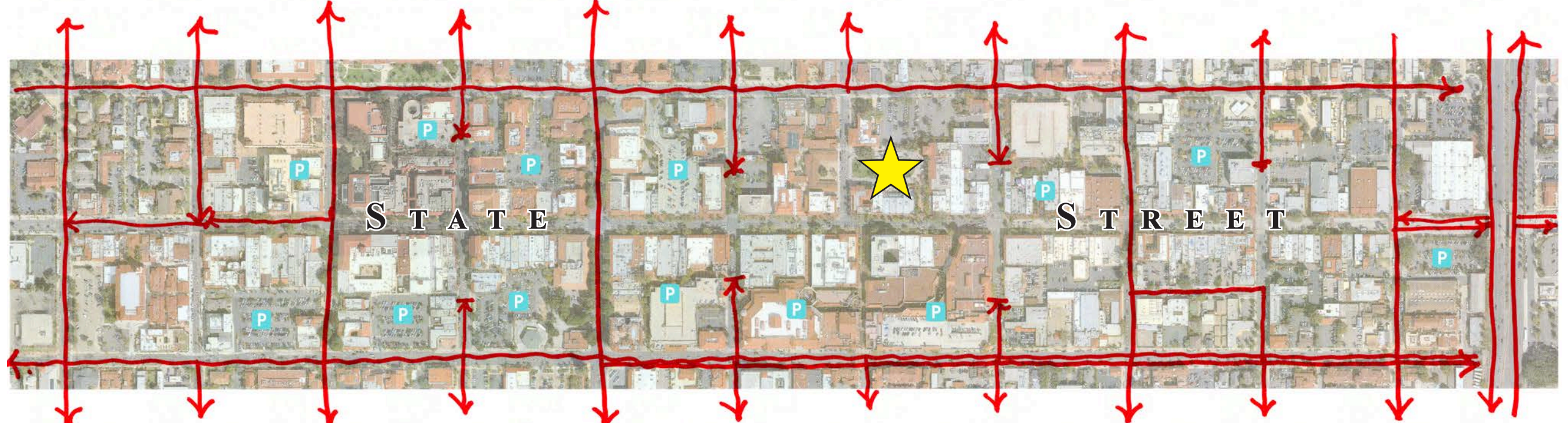
DE LA GUERRA PLAZA

Casa de la Guerra off State Street was the early nineteenth century commercial hub during the Spanish Occupation. De La Guerra Plaza was designated as a public square in 1853, and has since served as Santa Barbara’s civic center. It is the venue for political activism and events including “Old Spanish Days”. Imagine the potential of combining the history of the Plaza, with a renewed pedestrian friendly vital live-work-play community.

Our proposal considers relocating and replacing several modest one-story shop fronts with an open park defined by a bosque of trees. This new grove of African Tulip trees will provide a canopy of shade to relax, play, eat, and visit while connecting the Plaza directly to State Street. With the expansion of residential development along State Street, outdoor spaces will become neighborhood focal points.

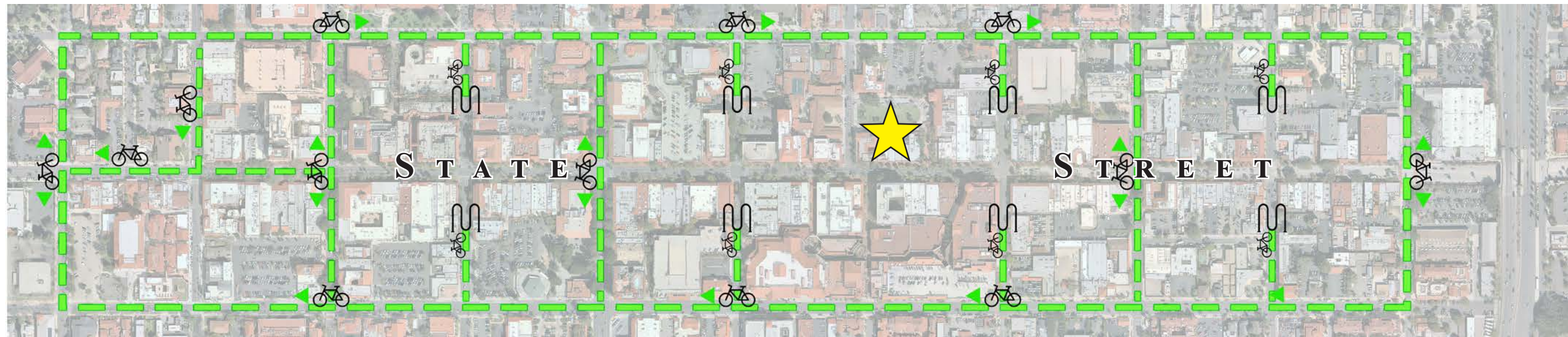


EXISTING VEHICULAR CIRCULATION

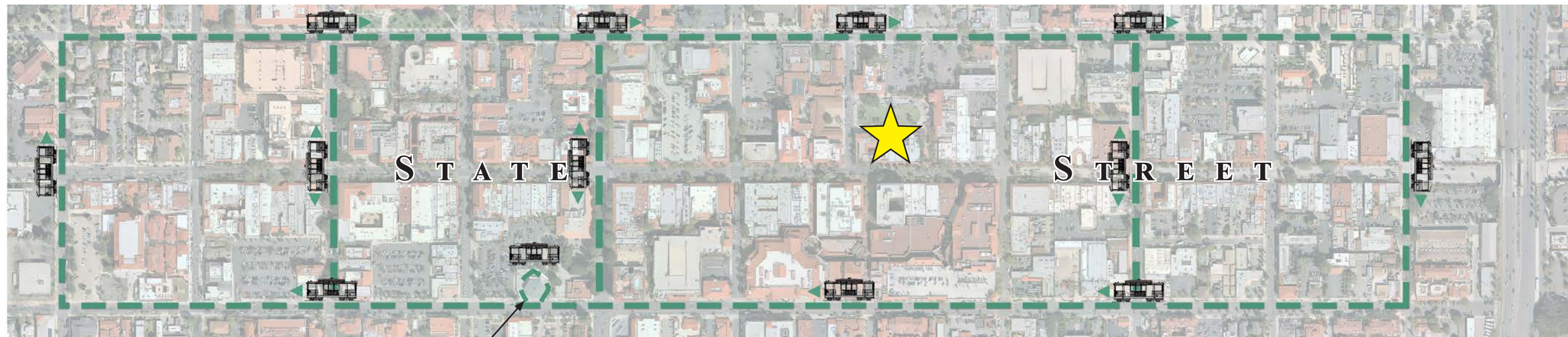


PROPOSED VEHICULAR CIRCULATION

★ De La Guerra Plaza
P Public Parking

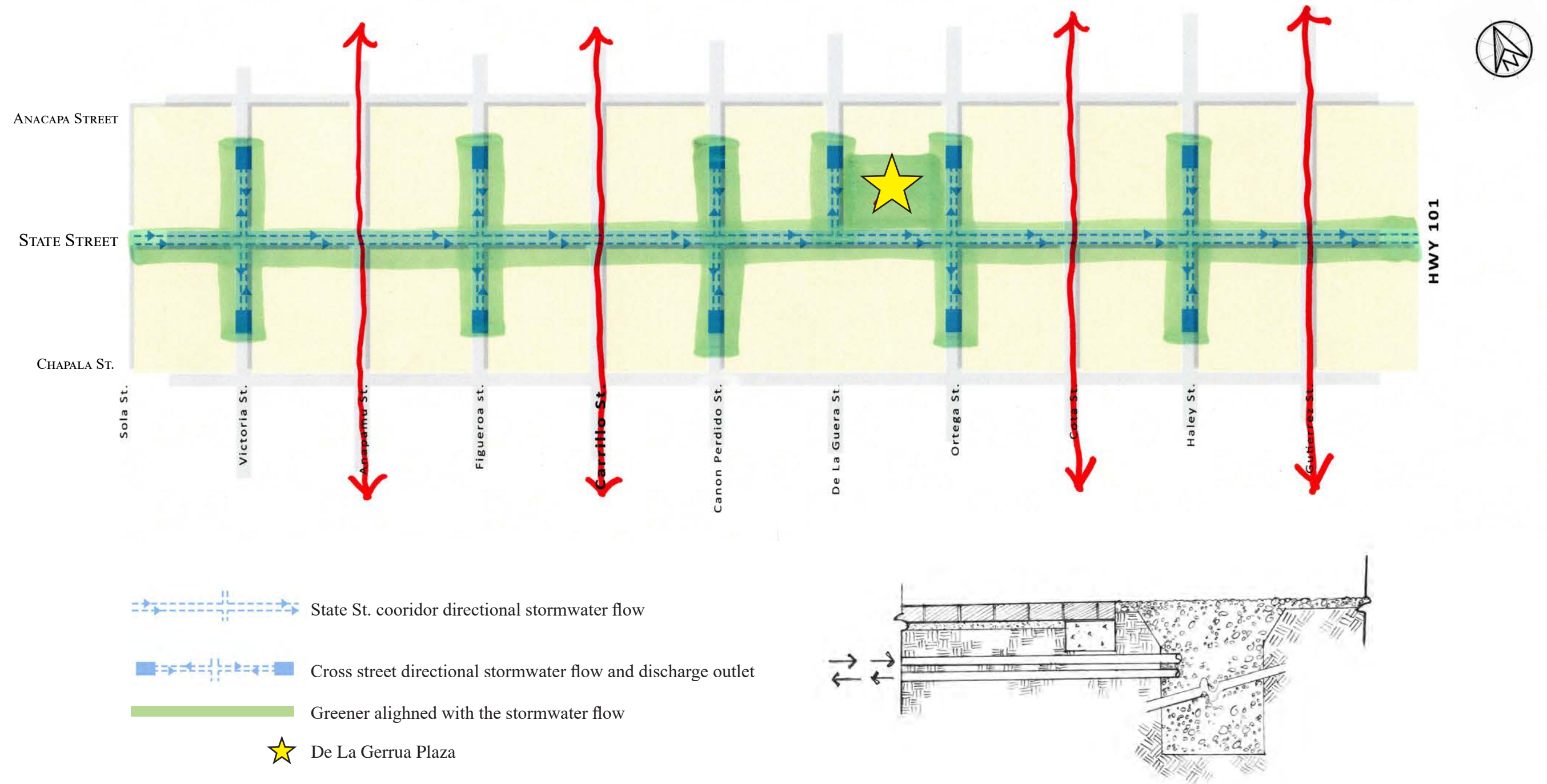


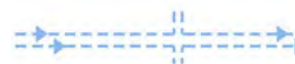
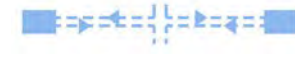
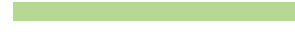

BICYCLE ROUTES

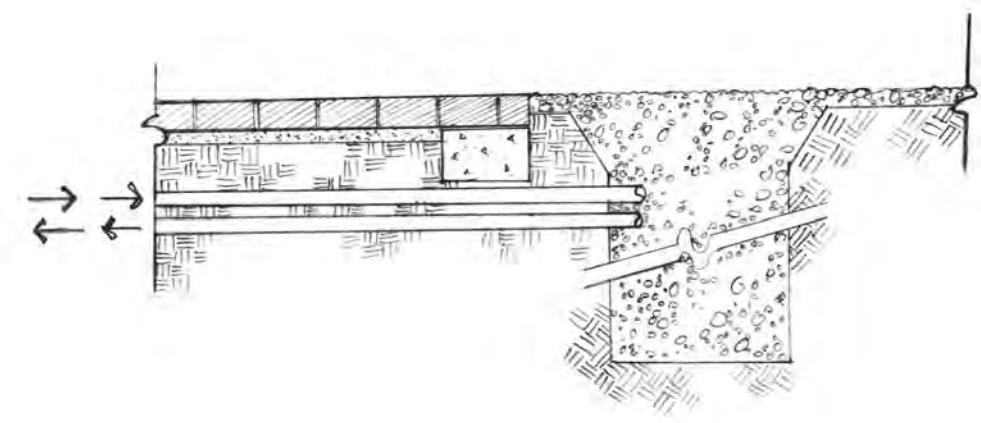


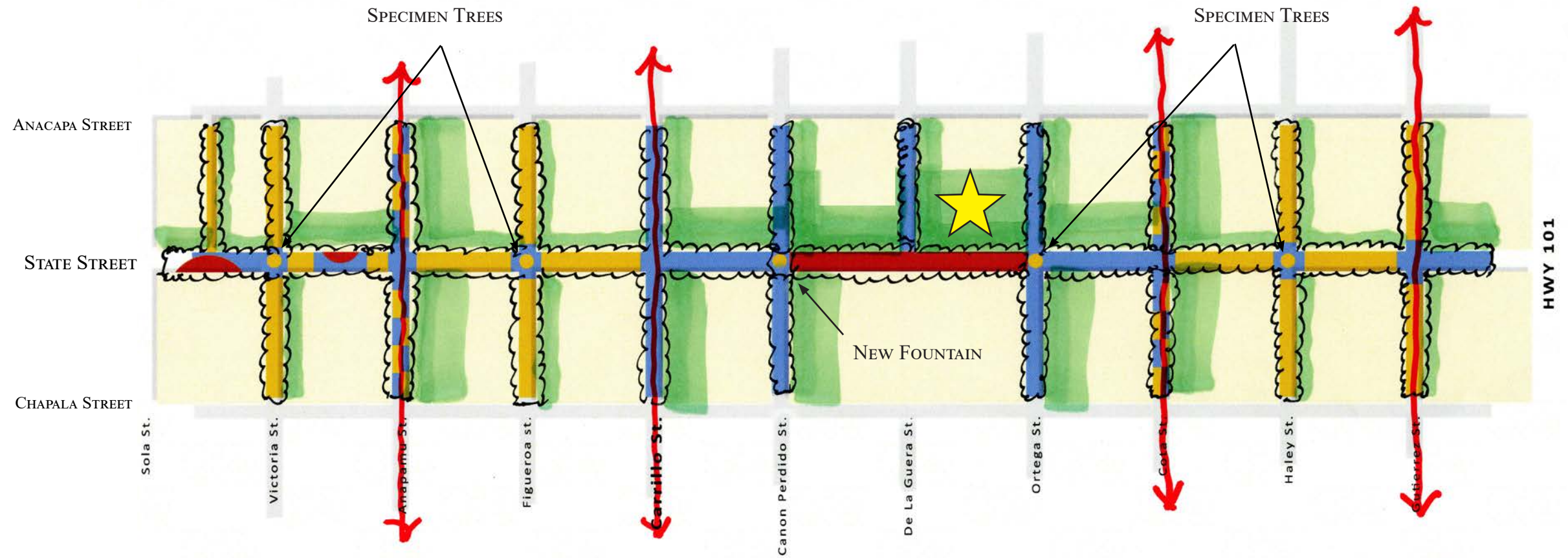
Trolley Station

- ★ De La Guerra Plaza
- 🚲 Bike Racks
- 🚲 Bike Path
- 🚋 Trolley Stops



-  State St. corridor directional stormwater flow
-  Cross street directional stormwater flow and discharge outlet
-  Greener aligned with the stormwater flow
-  De La Gerra Plaza





TREES - TALL SCULPTURAL
 Lemon Gum / *Corymbia citriodora* /
 Pink Cedar / *Acrocarpus fraxinifolia*
 / California Sycamore / *Platanus*
Racemosa / Mexican Fan Palm /
 Washingtonia Robusta / Mindanao
 Gum / *Eucalyptus Deglupta* /
 Canary Island Date Palm / Phoenix
Canariensis



TREES - TALL SHADE
 Tipuana / *Tipuana Tipu* / *Jacaranda*
mimifolia 'Alba' / Pepper Tree /
Schinus Mole



TREES - LOW SHADE & COLOR
 Henry Flame Tree / *Koelreuteria*
formosana / *Senna Spectabilis* /
 Weeping Bottle Brush / *Callistemon*
Viminalis / Naked Coral Tree /
Erythrina Coralloides / Olive /
Olea Europaea / African Tulip Tree /
Spathodea Campanulate



SHADE

★ De La Gerra Plaza









SITE SECTION
ARLINGTON THEATER/ARTS DISTRICT

DOWNTOWN SANTA BARBARA
Design Charrette 2020



SITE SECTION
GRANADA THEATER/ARTS DISTRICT

DOWNTOWN SANTA BARBARA
Design Charrette 2020



SITE SECTION
LA ARCADA PLAZA

DOWNTOWN SANTA BARBARA
Design Charrette 2020

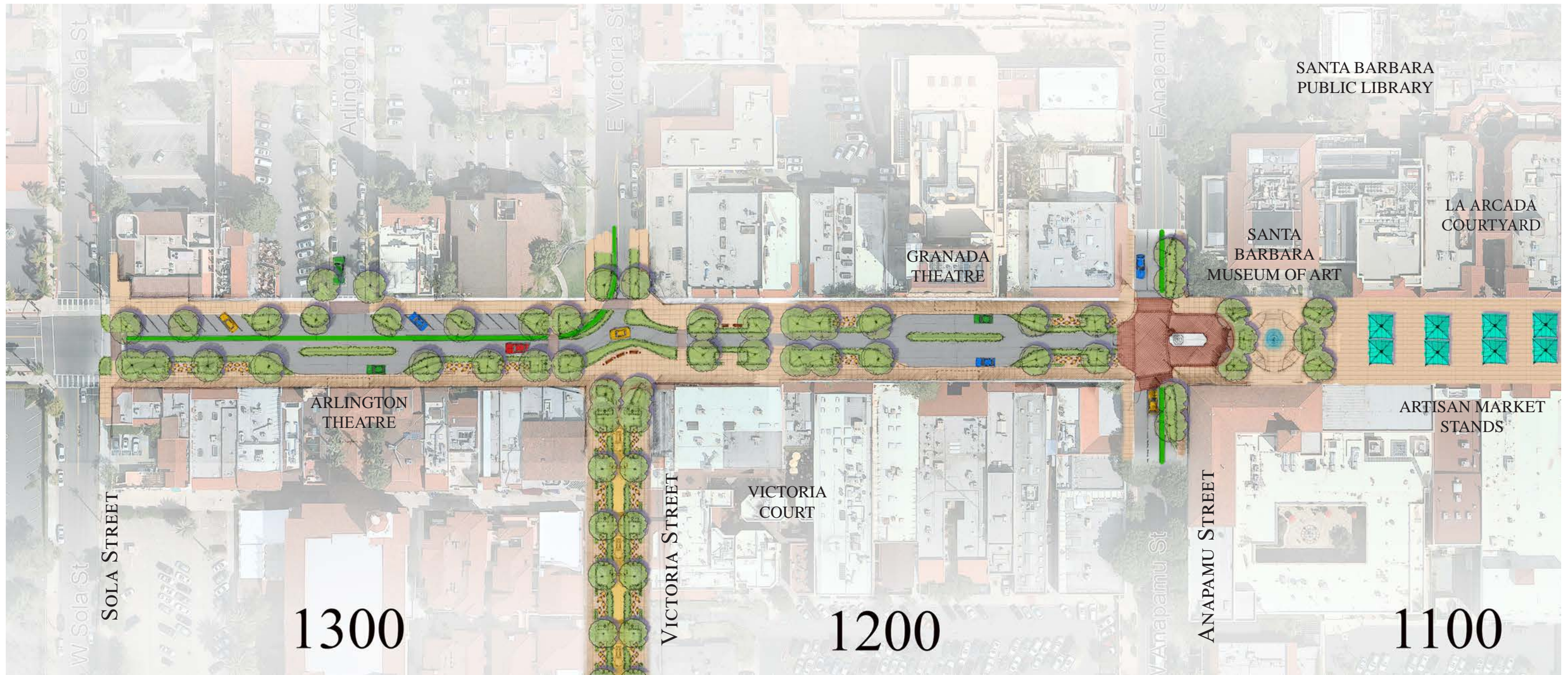


SITE SECTION
DE LA GUERRA PLAZA/CIVIC CENTER



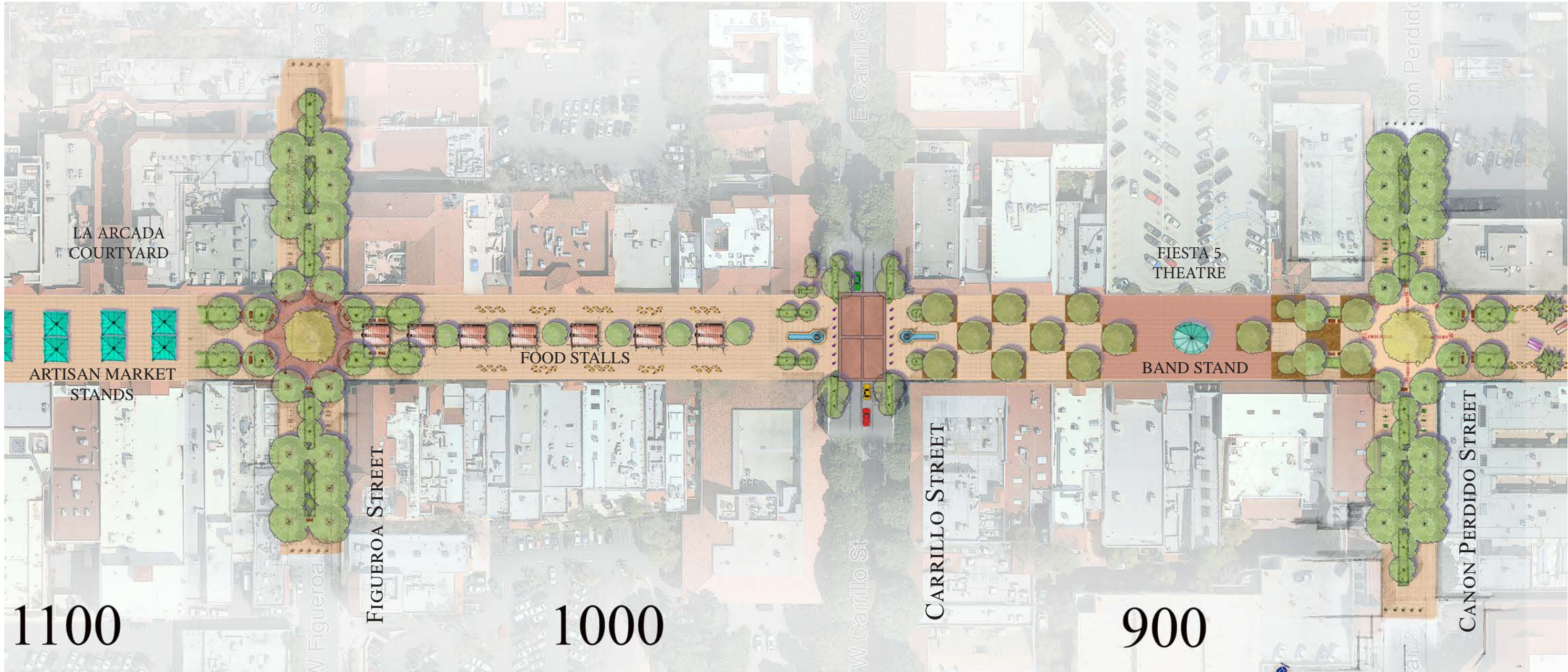
SITE SECTION
OLD TOWN/NIGHT LIFE/BAR SCENE

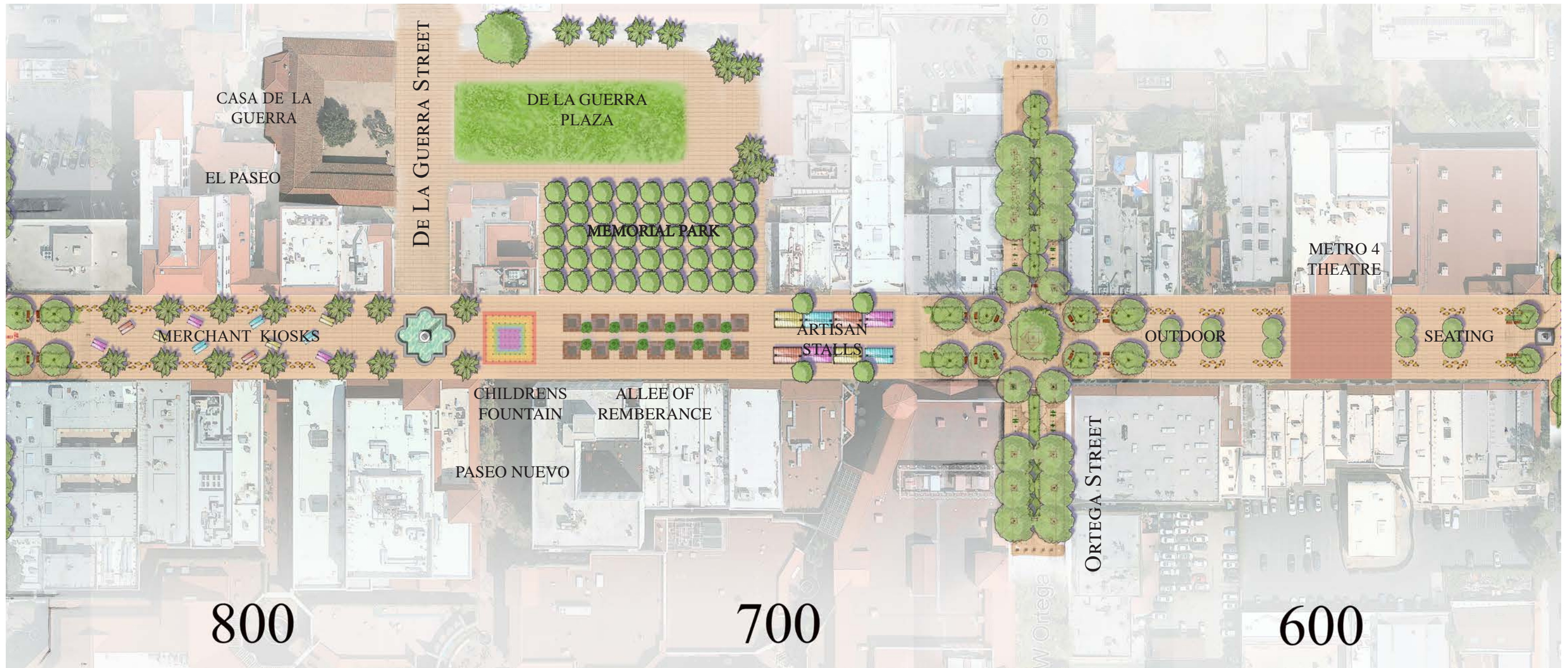
DOWNTOWN SANTA BARBARA
Design Charrette 2020

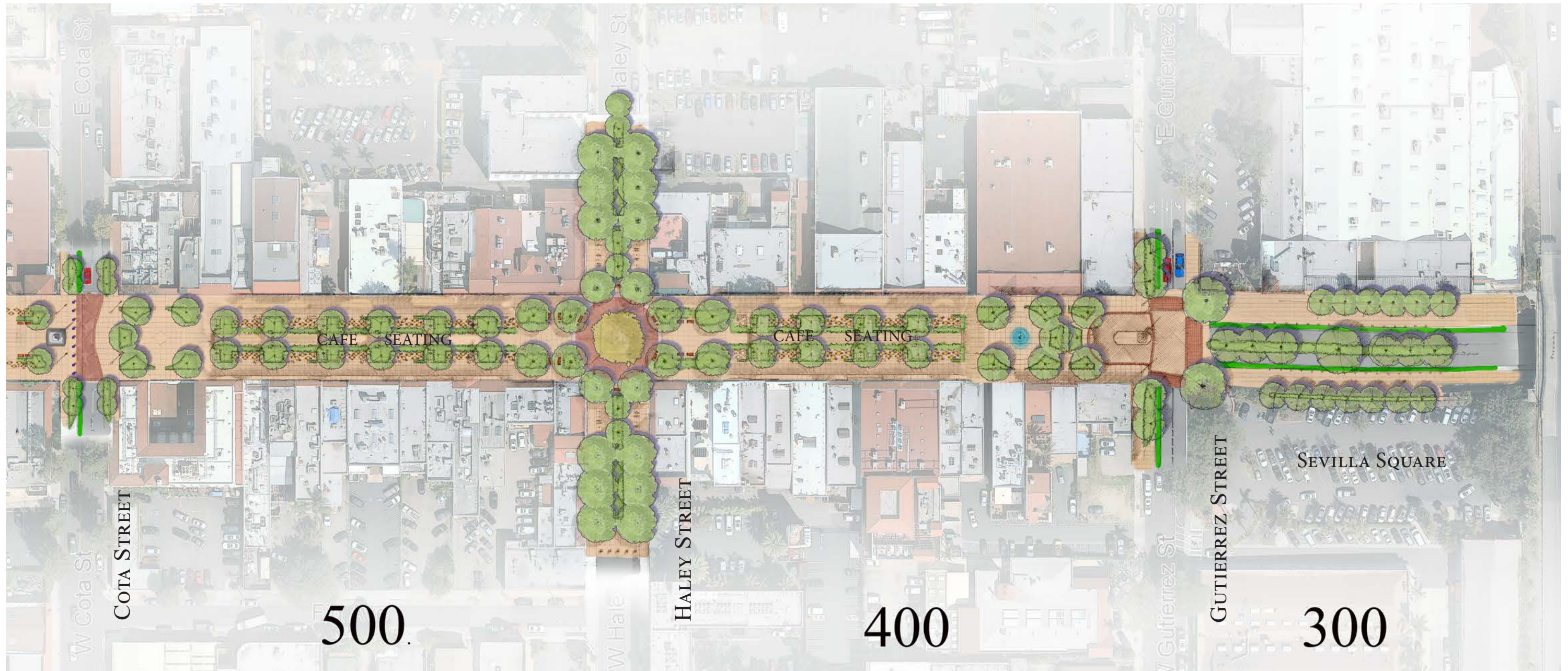


Date: 09/24/20

RE:INVIGORATE
INVENT
IMAGINE
PURPOSE

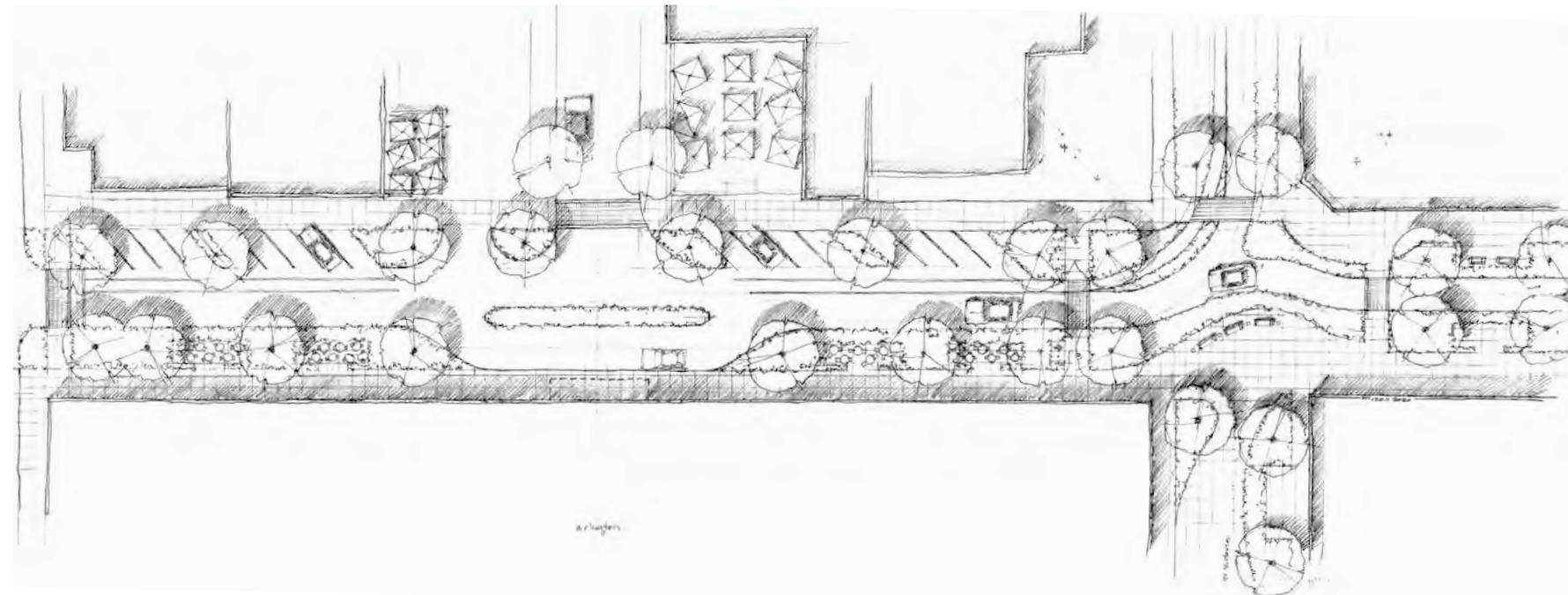






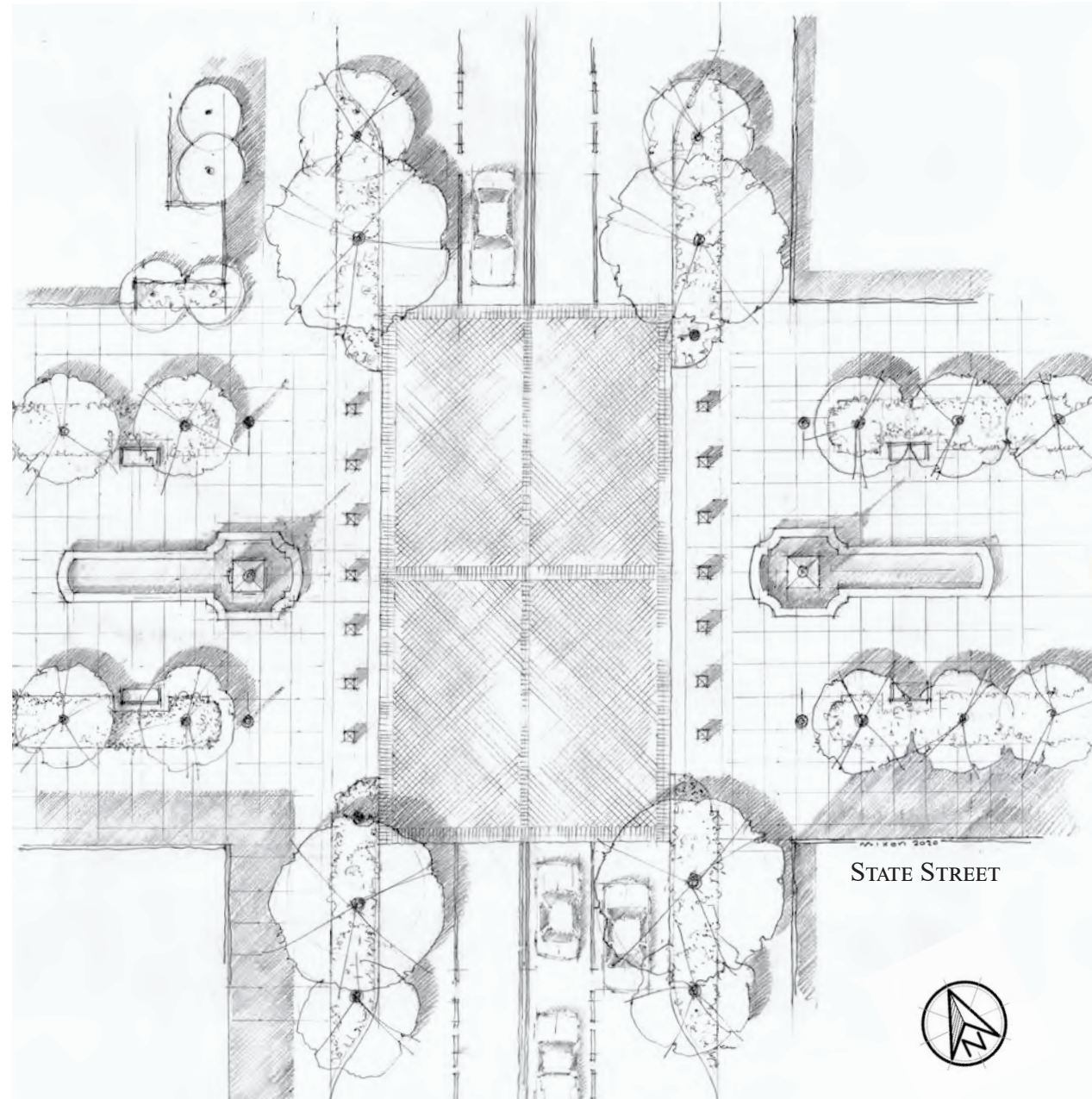
Date: 09/24/20

RE:INVIGORATE
INVENT
IMAGINE
PURPOSE



ARLINGTON THEATER AT VICTORIA STREET

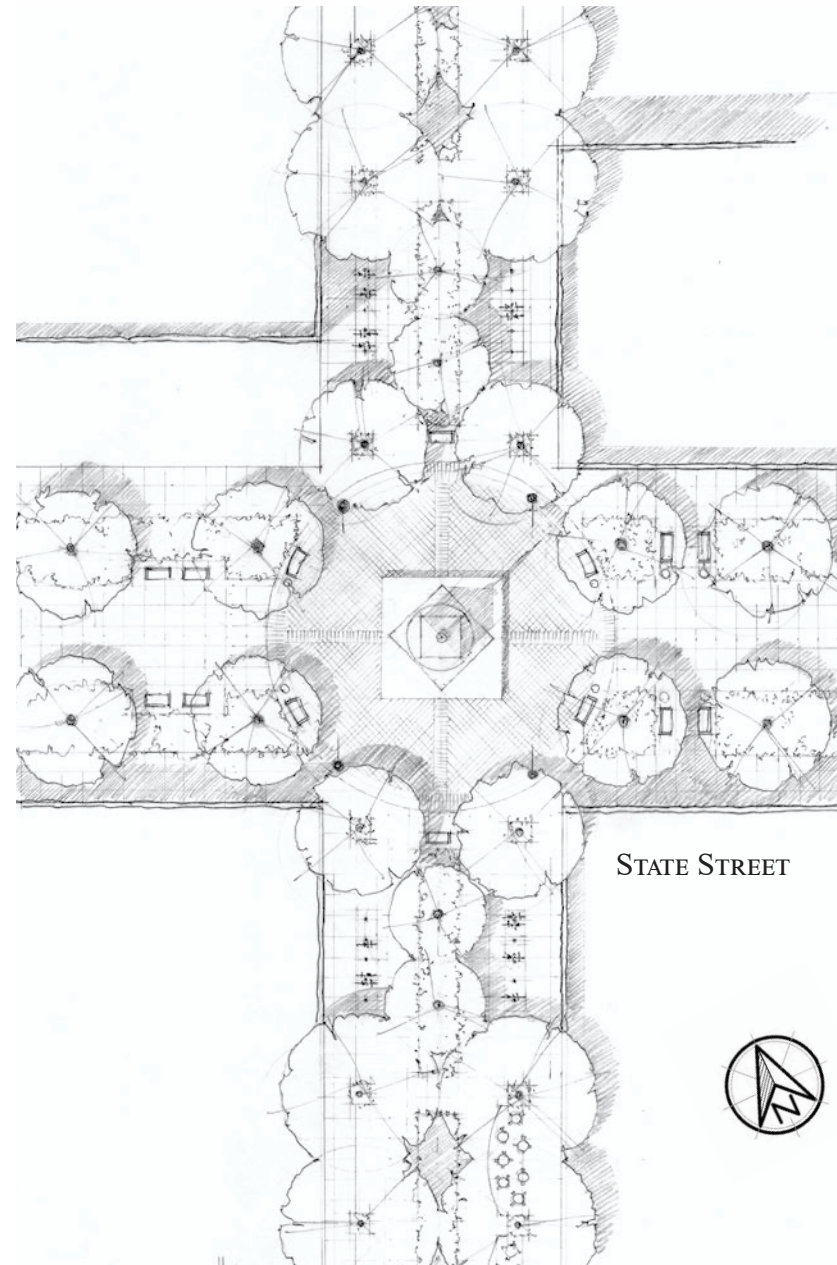
DOWNTOWN SANTA BARBARA
Design Charrette 2020



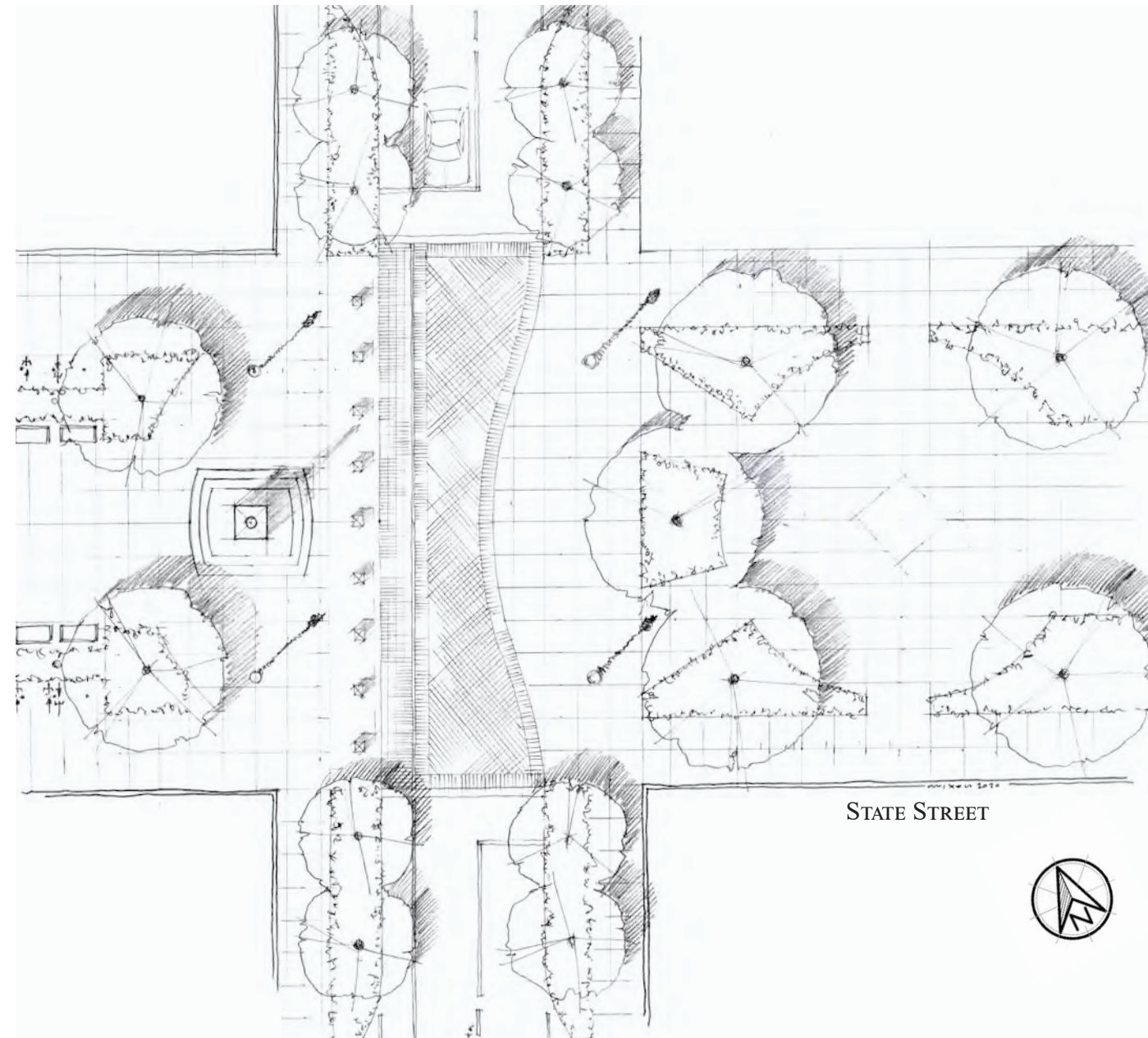
CARRILLO STREET INTERSECTION PLAN VIEW



CARRILLO STREET INTERSECTION LOOKING NORTH



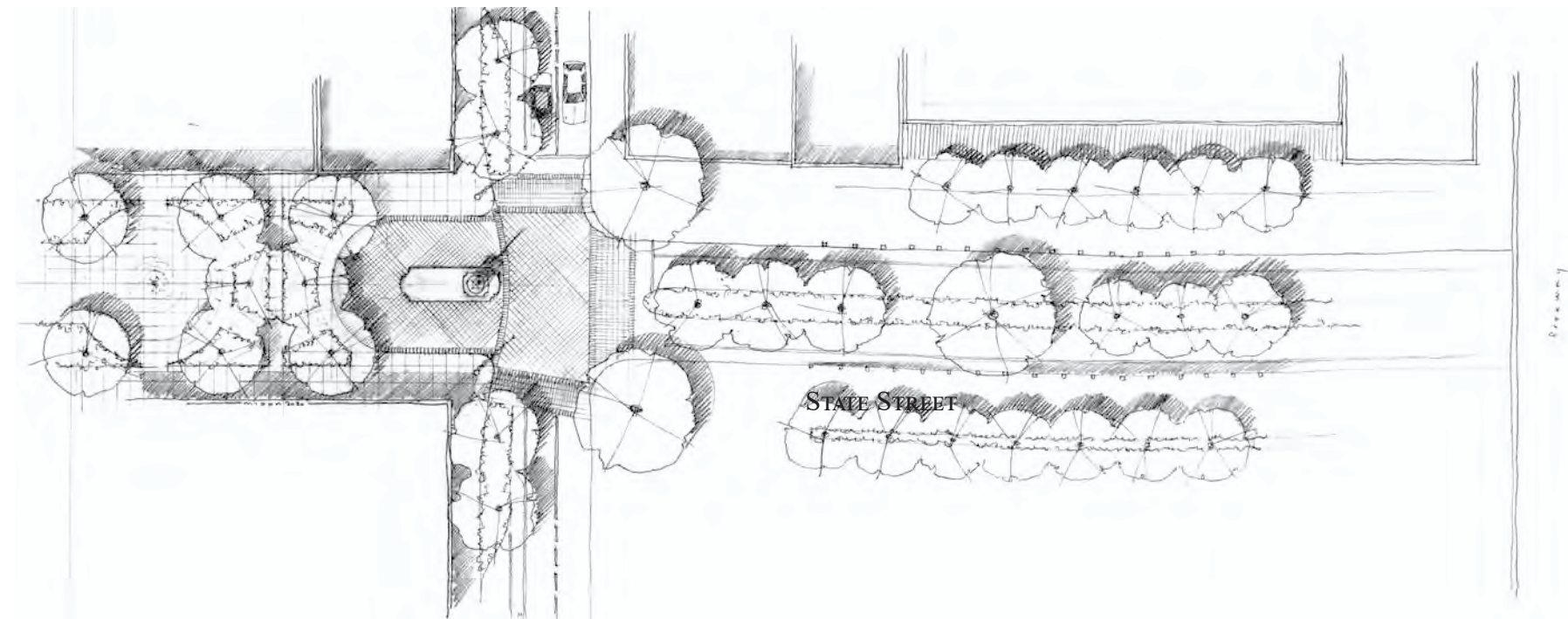
CANON PERDIDO STREET INTERSECTION - PLAN VIEW



COTA STREET INTERSECTION - PLAN VIEW

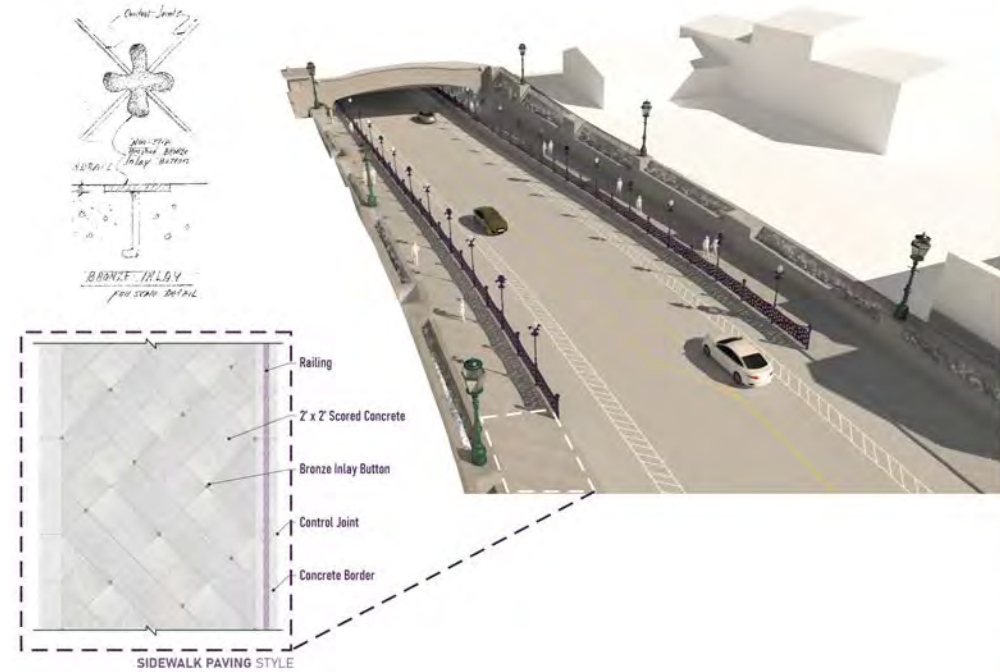


GUTIERREZ STREET INTERSECTION LOOKING NORTH



GUTIERREZ STREET INTERSECTION - PLAN VIEW





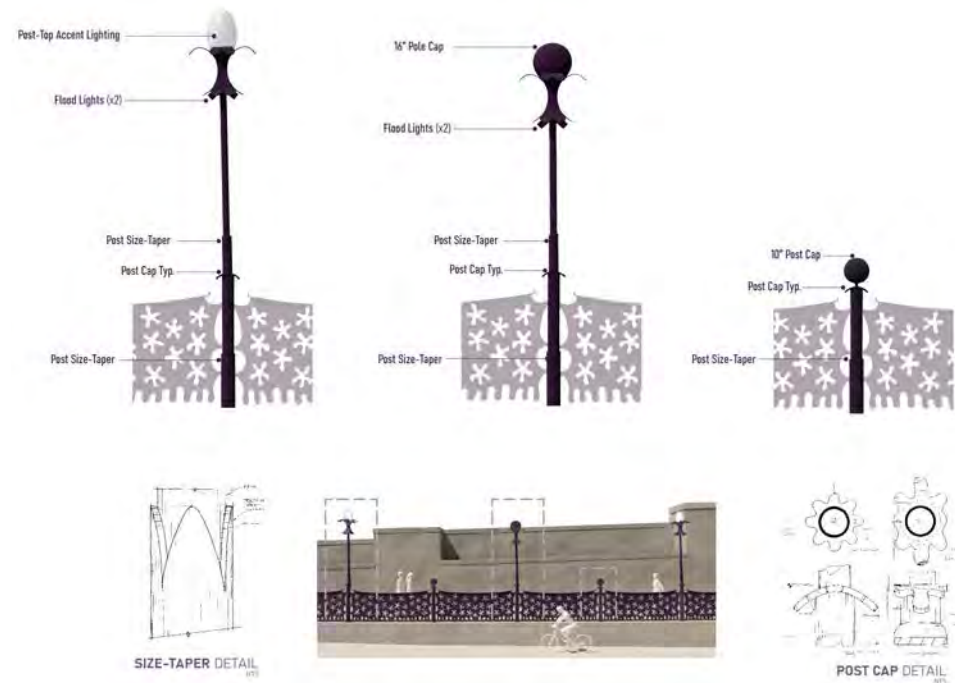
STATE STREET UNDERCROSSING
 ENGINEER: BENGAL ENGINEERING ARCHITECT: JEFF SHELTON LIGHTING DESIGNER: ANN KALE LANDSCAPE DESIGN: PHIL SUDING
 Page 10 of 11



COLUMNS & LIGHTING

STATE STREET UNDERCROSSING
 ENGINEER: BENGAL ENGINEERING ARCHITECT: JEFF SHELTON LIGHTING DESIGNER: ANN KALE LANDSCAPE DESIGN: PHIL SUDING
 Page 11 of 11

ENGINEER: BENGAL ENGINEERING
 ARCHITECT: JEFF SHELTON
 LIGHTING DESIGNER: ANN KALE
 LANDSCAPE DESIGN: PHIL SUDING



STATE STREET UNDERCROSSING
 ENGINEER: BENGAL ENGINEERING ARCHITECT: JEFF SHELTON LIGHTING DESIGNER: ANN KALE LANDSCAPE DESIGN: PHIL SUDING
 Page 12 of 11



STATE STREET UNDERCROSSING
 ENGINEER: BENGAL ENGINEERING ARCHITECT: JEFF SHELTON LIGHTING DESIGNER: ANN KALE LANDSCAPE DESIGN: PHIL SUDING
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[HOME](#)

State Street Corridor Team B



VISION

DYNAMIC | TRANSFORMATIVE | SUSTAINABLE
FLEXIBLE | ADAPTABLE
HISTORIC | MODERN | TIMELESS
FOSTER SOCIAL INTERACTION
CREATE SENSE OF PLACE
CELEBRATE COMMUNITY IDENTITY

THE BIG IDEA

THE STATE STREET FOUNDATION

DESIGN COMPONENTS

GATEWAYS
CREEK WALK
SKY BRIDGE
MUSIC GARDEN PAVILION
DE LA GUERRA PLAZA
SKY WALKWAYS
TRANSPORTATION HUBS
PROMENADE STREETScape



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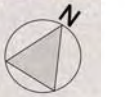


THE STATE STREET FOUNDATION

A VISION CREATED BY OUR COMMUNITY FOR OUR COMMUNITY

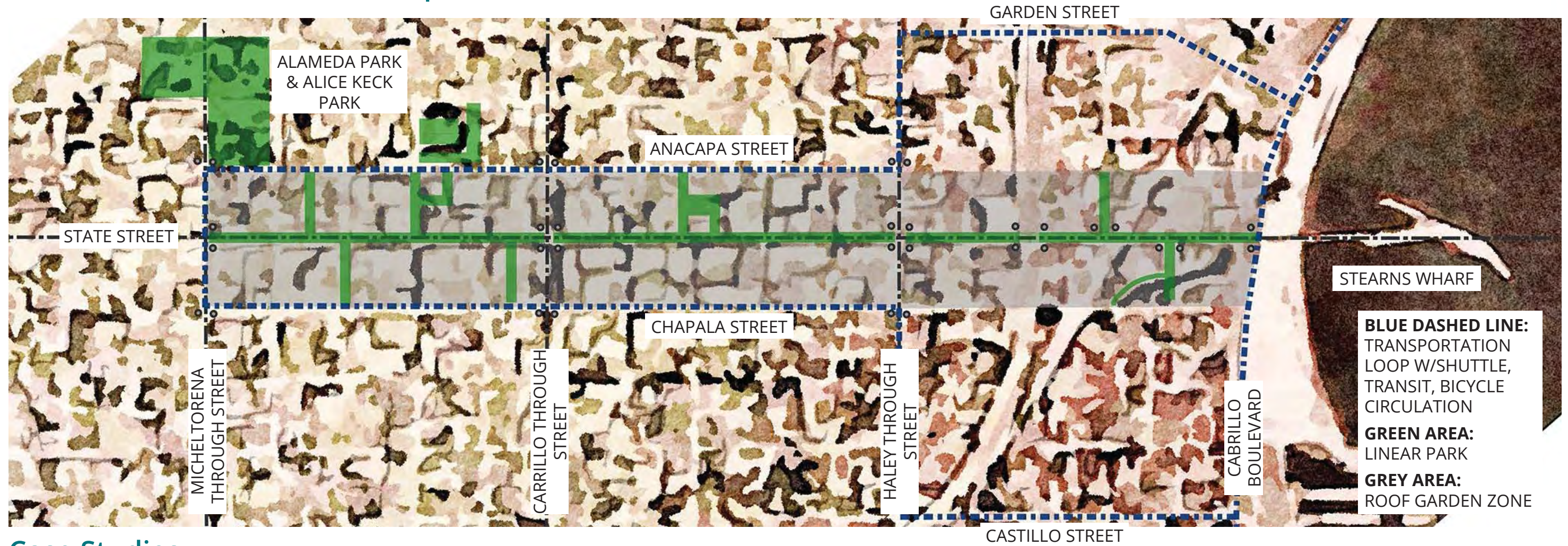
A public-private partnership which creates, funds and implements phased projects based on a master plan. Activities are programmed in partnership with Santa Barbara businesses, institutions and non-profits. State Street reinvigoration, reinvention, reimagination and repurposing receives continuous support via a dedicated non-profit organization for the benefit of our community.

A linear park is home to extensive programmed events. The park begins at the waterfront and ends at Micheltorena Street and includes seven East-West pedestrian extensions which integrate special districts and cultural landmarks. It is supported by a one way transportation loop of shuttle, transit and bike lanes.



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State Street Corridor - Team B State Street Foundation Concept



Case Studies



SANTA BARBARA BOWL FOUNDATION



BRYANT PARK NEW YORK CITY



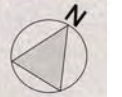
THE HIGH LINE NEW YORK CITY

09/23/20



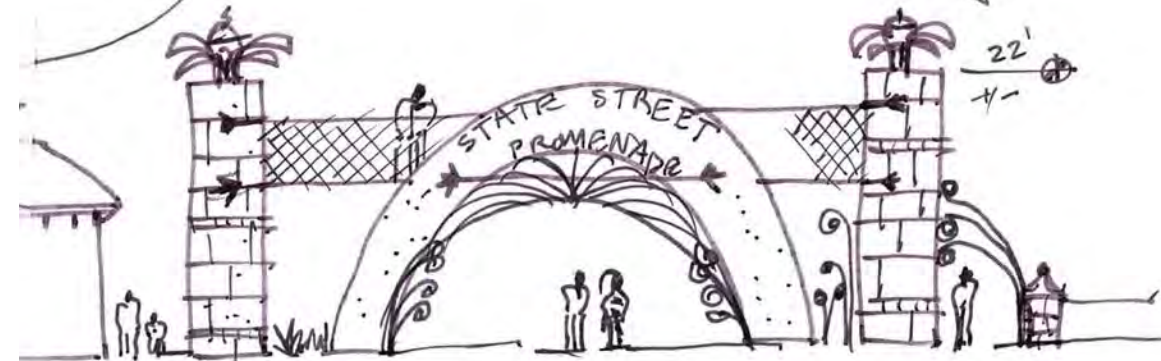
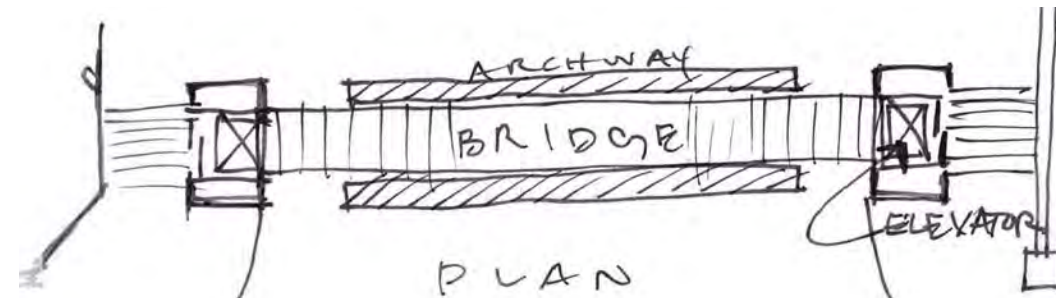
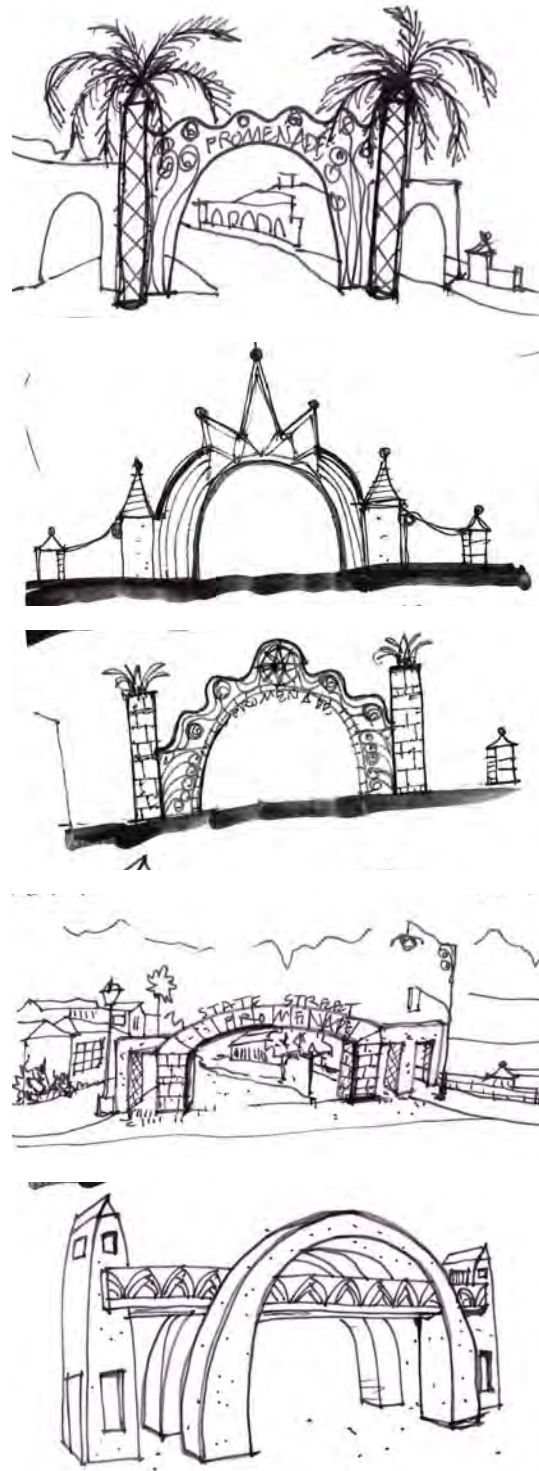
GATEWAYS

Gateways will provide the entry and exit points to our transformed State Street. These wayfinding elements will be located throughout the promenade, and will play an important role in defining each of the unique districts. We envision gateways to many of our special districts such as the presidio district, the funk zone, the theater district and more. They will provide a unique sense of identity, connection and transition.

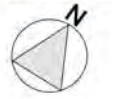


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State Street Corridor - Team B Gateways Concept



Reference



State Street Corridor Team B

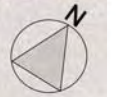
09/23/20



CREEK WALK

Lower Mission Creek will become a corridor for creekfront restaurants, walking paths and event spaces. Events will be programmed via partnerships with adjacent institutions such as the MOXI.

The existing channel will be naturalized to promote ecological restoration and provide for educational opportunities. The watershed will be transformed into an environmental, social and cultural asset to the community.



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State Street Corridor - Team B Creek Walk Concept



EXISTING

LOWER MISSION CREEK



PROPOSED

LOWER MISSION CREEK

Case Studies



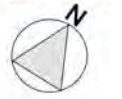
SAN LUIS OBISPO, CALIFORNIA



SAN ANTONIO, TEXAS



PUEBLO, COLORADO



State Street Corridor Team B

09/23/20

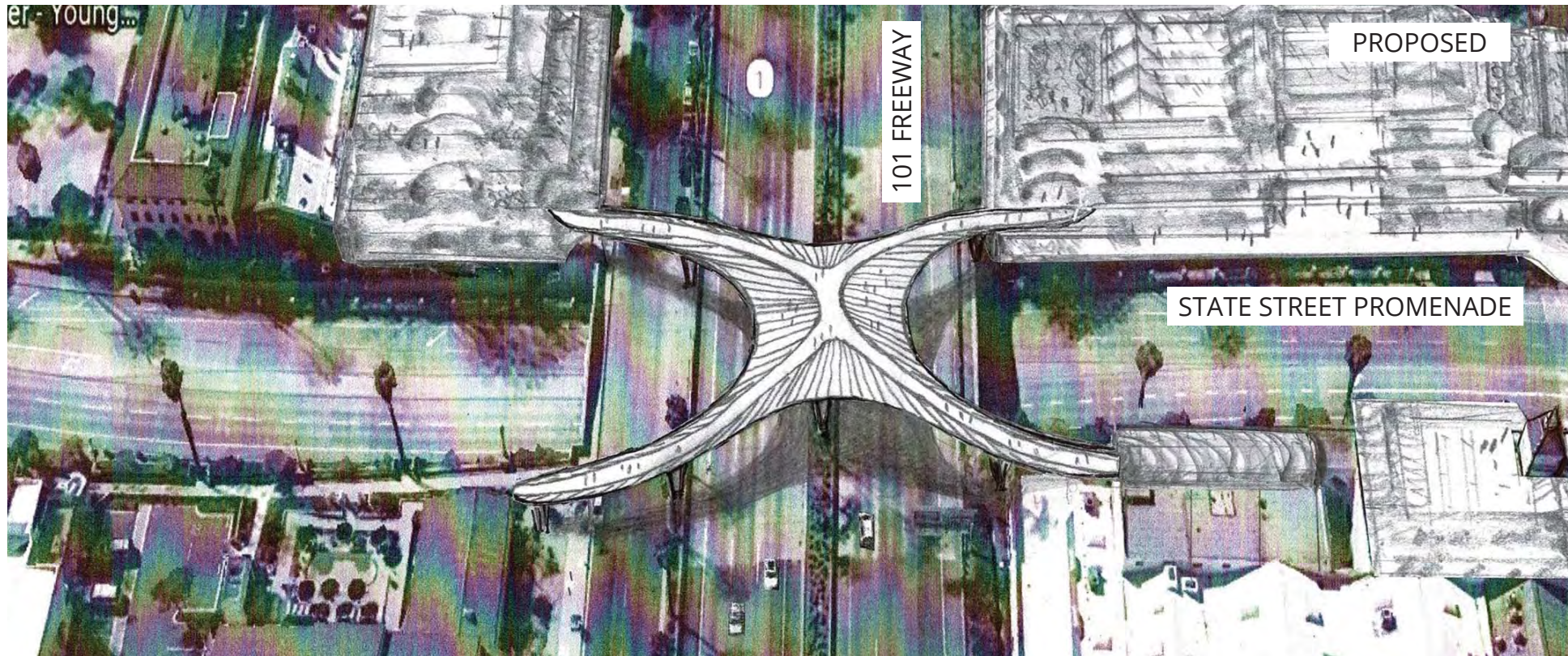


SKY BRIDGE

A pedestrian bridge over the 101 Freeway will connect the State Street Corridor to the Funk Zone, Cabrillo Blvd, Stearns Wharf and the waterfront. The starfish-inspired design of the pedestrian overpass will be spacious enough to include wide walkways and landscaping, taking advantage of the views while connecting the 'reimagined State Street' promenade to popular destinations near the shore.



State Street Corridor - Team B Sky Bridge Concept



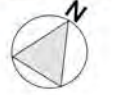
Case Studies



MILLENNIUM PARK CHICAGO
SOM + FRANK GEHRY PARTNERSHIP, 2004



VANCOUVER LAND BRIDGE MAYA LIN



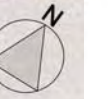
State Street Corridor
Team B



MUSIC GARDEN PAVILION

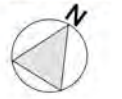
The State Street underpass will be repurposed into a public Music Garden Pavilion, making the existing hard surface sound reverberation an asset. Renovations will include upgraded people-friendly materials, pervious paving, landscaping, lighting and site-specific art.

The pavilion will include small-scale flexible seating and tables to support a wide range of programed music events in collaboration with local music organizations and institutions. A sound system will be curated to serve as a creative venue for local musicians. This area will also accommodate a shaded viewing area for parades and cultural festivals.

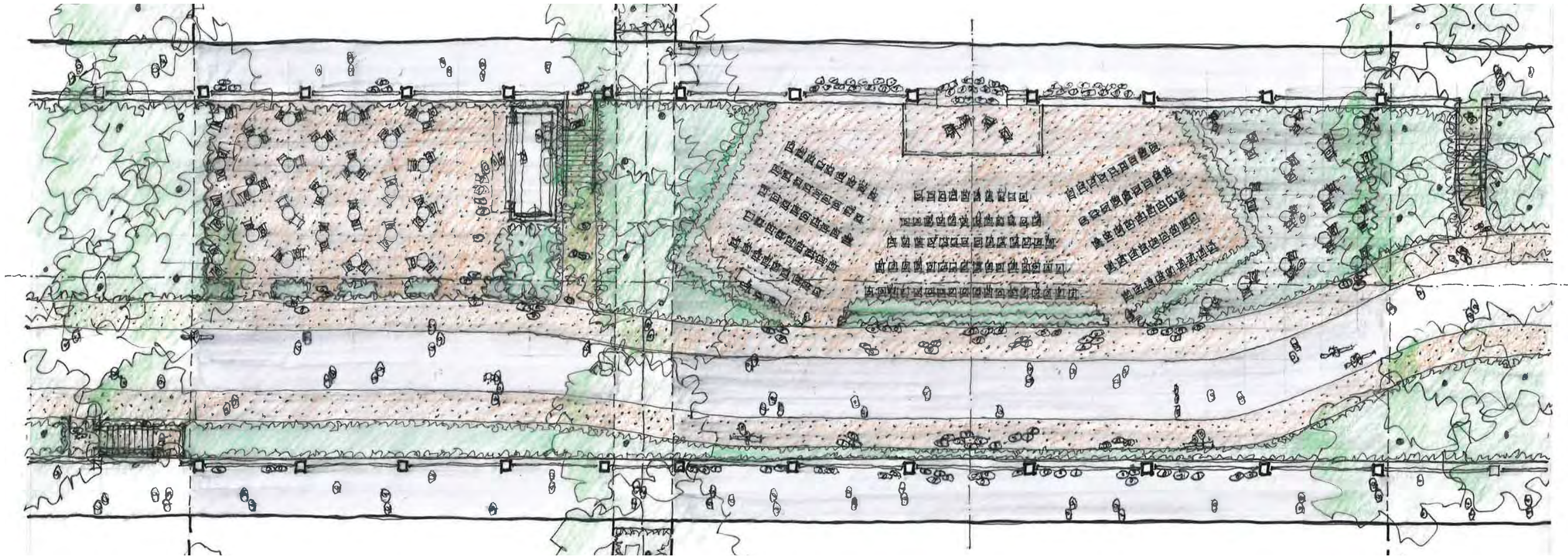


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State Street Corridor - Team B Music Garden Pavilion Concept



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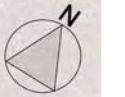
09/23/20



DE LA GUERRA PLAZA

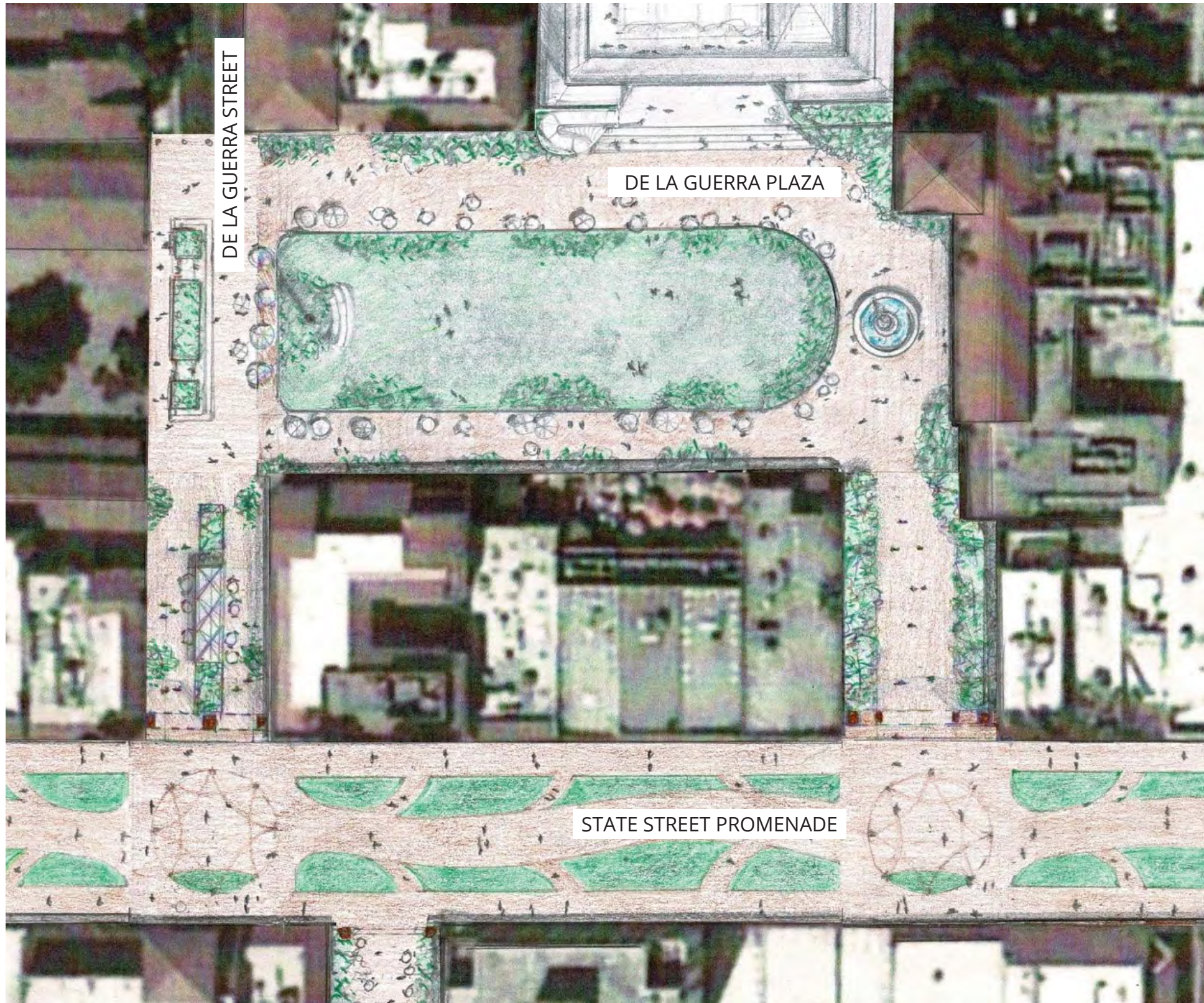
De La Guerra Plaza and De La Guerra Street will both be closed to vehicular circulation, allowing the area to be developed as an urban park for seasonal activities, cultural events, music, and performances.

An urban-park like setting will be created for pedestrians to explore, meander and enjoy the downtown experience. This design highlights the natural connection between the State Street promenade, De La Guerra Plaza and the Casa De La Guerra historic sites.



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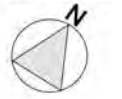
State Street Corridor - Team B De La Guerra Plaza Concept



Case Studies



BRYANT PARK NEW YORK CITY



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SKY WALKWAYS

Elevated walkways will not only move people, but connect people within the framework of a new public space. This network of walkways will bridge between buildings and create opportunities for social interaction at a new level: the sky!

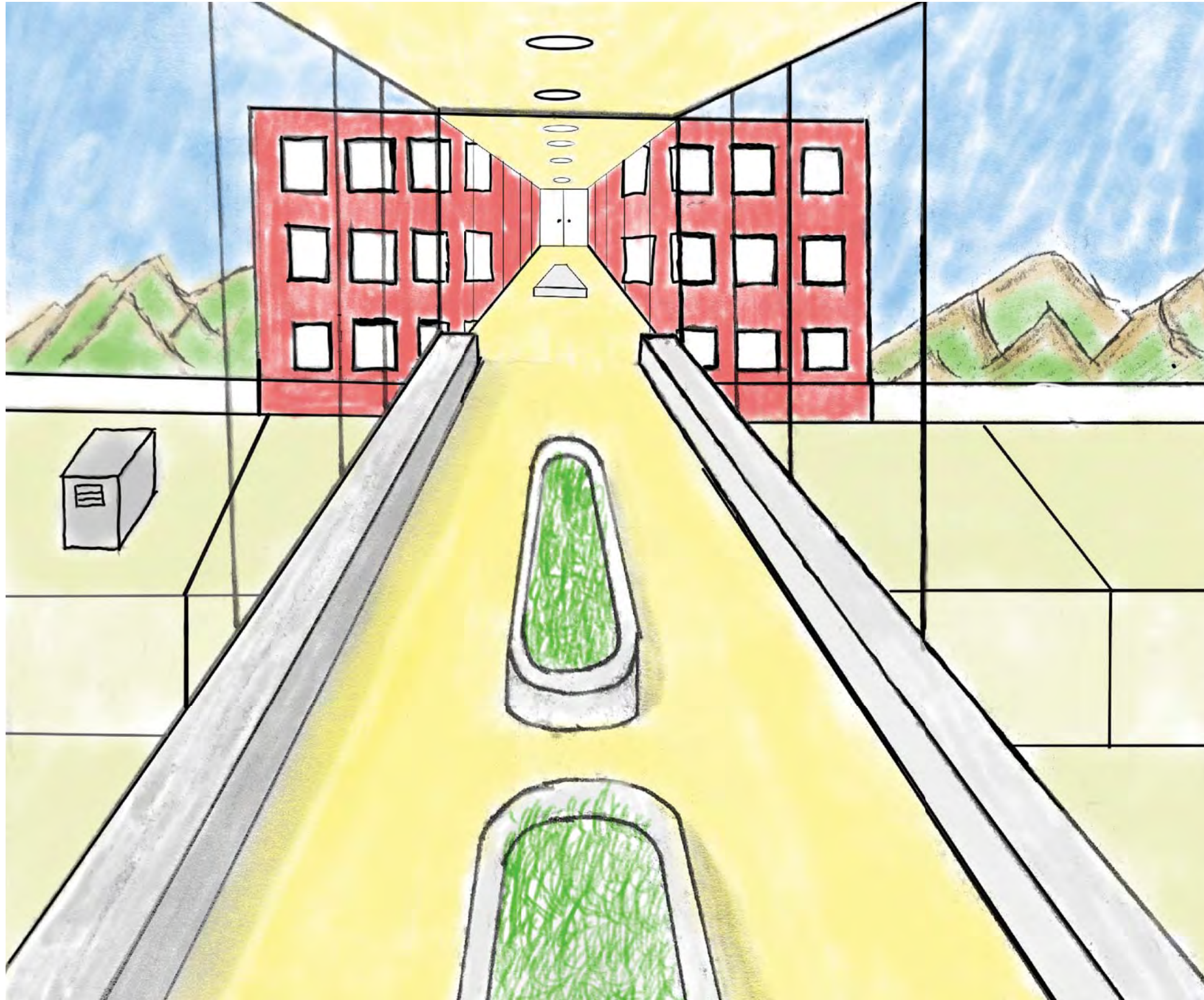
The walkways will feature gateway towers designed to fit into the Santa Barbara architectural vernacular. What was once a ground-level pedestrian experience will become a multi-level interactive experience offering new views of the mountains, the ocean and significant cultural landmarks.



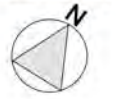
State
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State Street Corridor - Team B Sky Walkways Concept



Reference



State Street Corridor
Team B

09/23/20



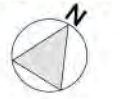
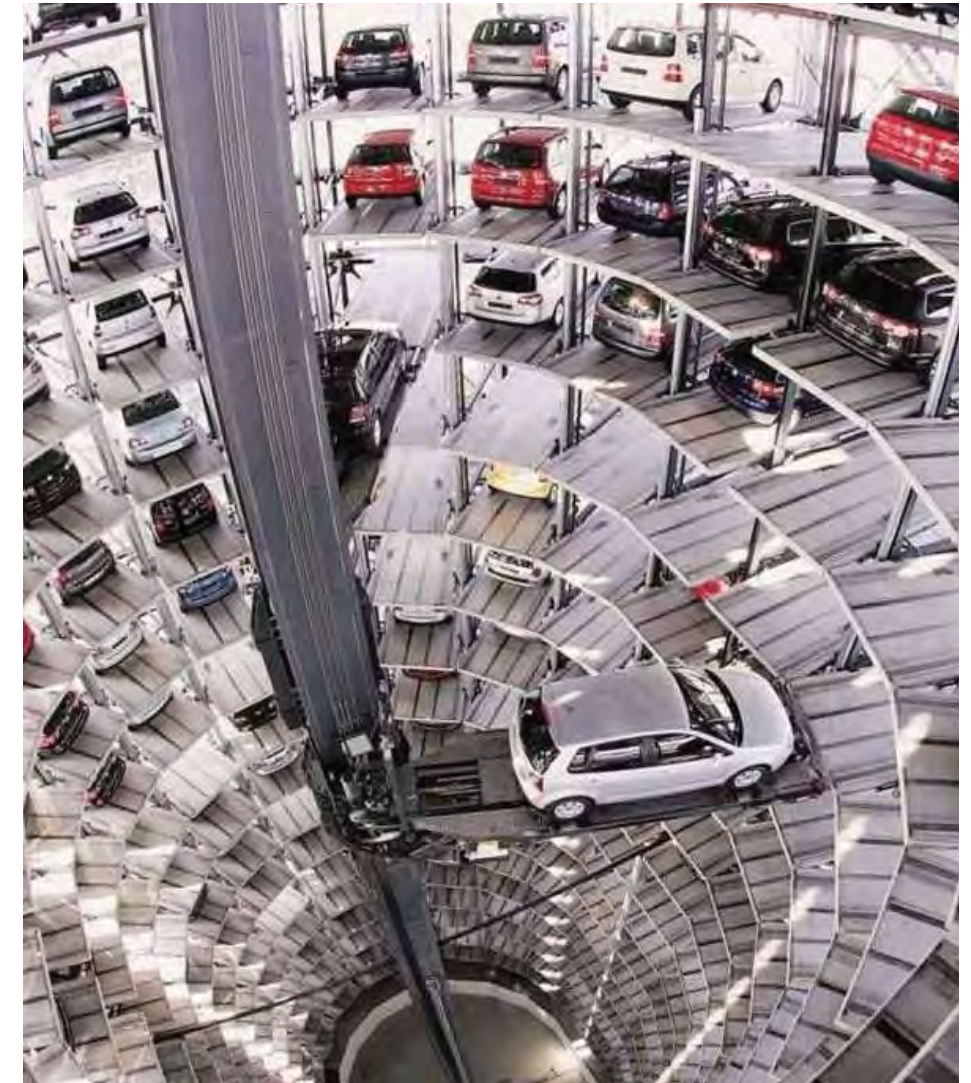
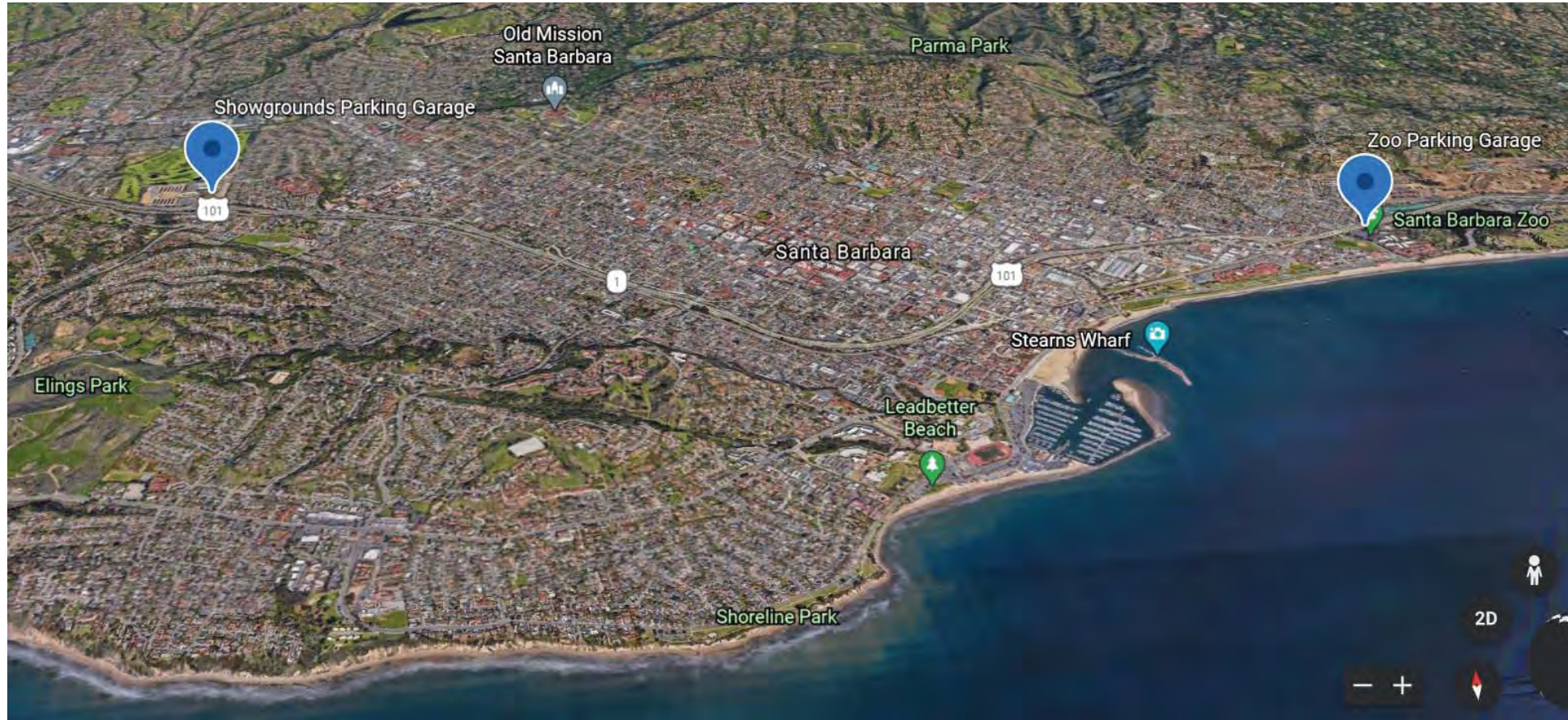
TRANSPORTATION HUB

Two transportation hubs will be located on the outskirts of the downtown core. They will include automated parking lifts, providing maximum density with minimal land impact. A fleet of autovans (autonomous electric ride-sharing vehicles) will be implemented to connect the transportation hubs to the downtown core. Removing additional cars from the downtown core will free up downtown lots for other uses while reducing the number of cars parked on city streets.



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State Street Corridor - Team B Transportation Hub Concept



State Street Corridor Team B

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STATE STREET PROMENADE

A vibrant linear park will extend from the waterfront to Micheltorena Street. East-West pedestrian extensions integrate special districts, historic resources and culturally-significant sites into the downtown promenade experience.

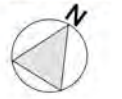
The promenade will be supported by a one-way transportation loop of shuttle, transit and dedicated commute speed bike lanes which will support and enhance the pedestrian experience. Dynamic built-in planting areas, seating, public and private dining areas, plazas and other event spaces will be located along the promenade.

Extensive programming will be coordinated through the foundation, in partnership with local organizations and the City.



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State Street Corridor - Team B Promenade Streetscape Concept



State Street Corridor Team B



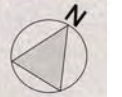
15'	20'	30'	15'
Sidewalk Shared w/pedestrians, outdoor dining, public art & passive uses	Pedestrian Promenade Shared w/pedestrians, bicycles, emergency vehicles, shuttles, parades, events & active uses	Park Corridor Landscaped to provide stormwater treatment, seating, park setting, outdoor dining	Sidewalk Shared w/pedestrians, outdoor dining, public art & passive uses

09/23/20



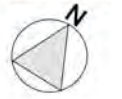
WHY DON'T WE DO IT IN THE ROAD?

- INTERACTIVE PUBLIC ART
- COMMUNITY GARDEN
- URBAN PLAYGROUND
- PERFORMANCE SPACE
- DOG PARK
- WORKSHOP SPACE
- CO-WORK SPACE
- TEMPORARY PAVILIONS
- MOBILITY HUB
- OUTDOOR LIBRARY
- ENTREPRENEUR HUB
- CLIMBING WALLS
- SKATE PARK
- MOVIE SCREENING
- COMMUNAL TABLE
- CEREMONIES + CELEBRATIONS
- PARADES, FESTIVALS + PROTESTS
- SKY GARDEN
- SPLASH PAD



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State Street Corridor - Team B Promenade Streetscape Concept



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Case Studies



LAS RAMBLAS BARCELONA, SPAIN



3RD STREET PROMENADE SANTA MONICA, CA

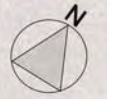


PEARL STREET MALL BOULDER, CO

09/23/20

LET'S MAKE IT HAPPEN!

Lauralee Anderson
Estabon Balikian
Melissa Cunningham
Ivonne Ibarra
Alex Jordan
Joanna Kaufman
Courtney Jane Miller
Paul Rupp
Stephanie Soldo
Jodi Sutton
Jack Van Thyne

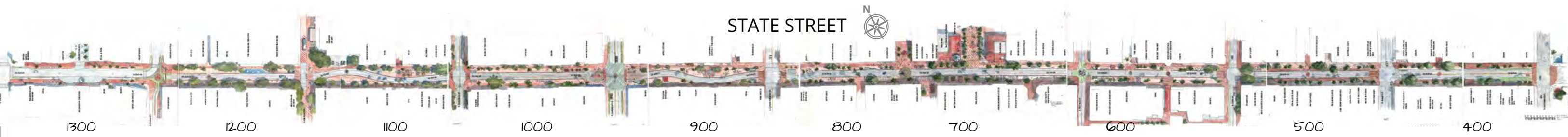


State
Street
Corridor
Team B

[HOME](#)

State Street Corridor Team C

State St Corridor - Team C



STATE STREET
AN ACCESSIBLE & INVITING PROMENADE
THAT IS WELCOME TO ALL.

COMMUNITY
CONSIDERATIONS

PUBLIC ART
FESTIVALS
PAGEANTS

OUTDOOR
DINING
&
ENTERTAINMENT

ALTERNATIVE
MODES OF
TRAVEL

SUSTAINABLE
WATER
MANAGEMENT

Ellyette Iverson | Event Producer, Susan Steindler | Interior Designer Assoc. AIA, Fred L. Sweeney | Architect/Consultant/Watercolor Painter, Robert F. Adams | ASLA Landscape Architecture, Steve Diaz | Architectural Designer
Karl Benkert | Architect, Ray Twyford | AIA, Architect, Alex Wyndham, Laura Dell 'Anno, Eve Sanford, Gabriel Farhadin

Date: xx/xx/xx



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Date: xx/xx/xx



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Ellyette Iverson | Event Producer, Susan Steindler | Interior Designer Assoc. AIA, Fred L. Sweeney | Architect/Consultant/Watercolor Painter, Robert F. Adams | ASLA Landscape Architecture, Steve Diaz | Architectural Designer
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Date: xx/xx/xx



1300 Block- Sola to Victoria
Main Entrance to Downtown

The Arlington Block will provide for space for major theatrical events for the Arlington Theater such as the Santa Barbara International Film Festival by providing limited automobile and van access for all ages including elders. This represents a theme of transitional transportation that can allow for some limited vehicular traffic use due to available onsite parking open to State Street and the terminus of Arlington marquee.

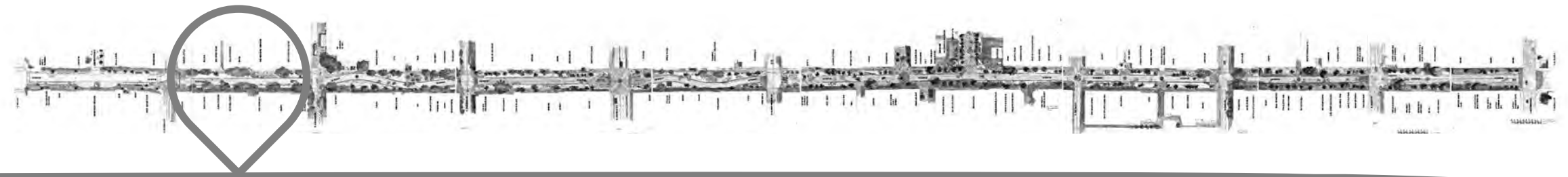


Film Festival Entrance

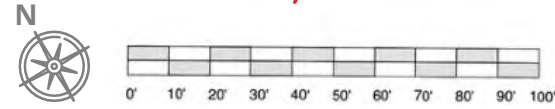
State St Gateway

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Date: xx/xx/xx



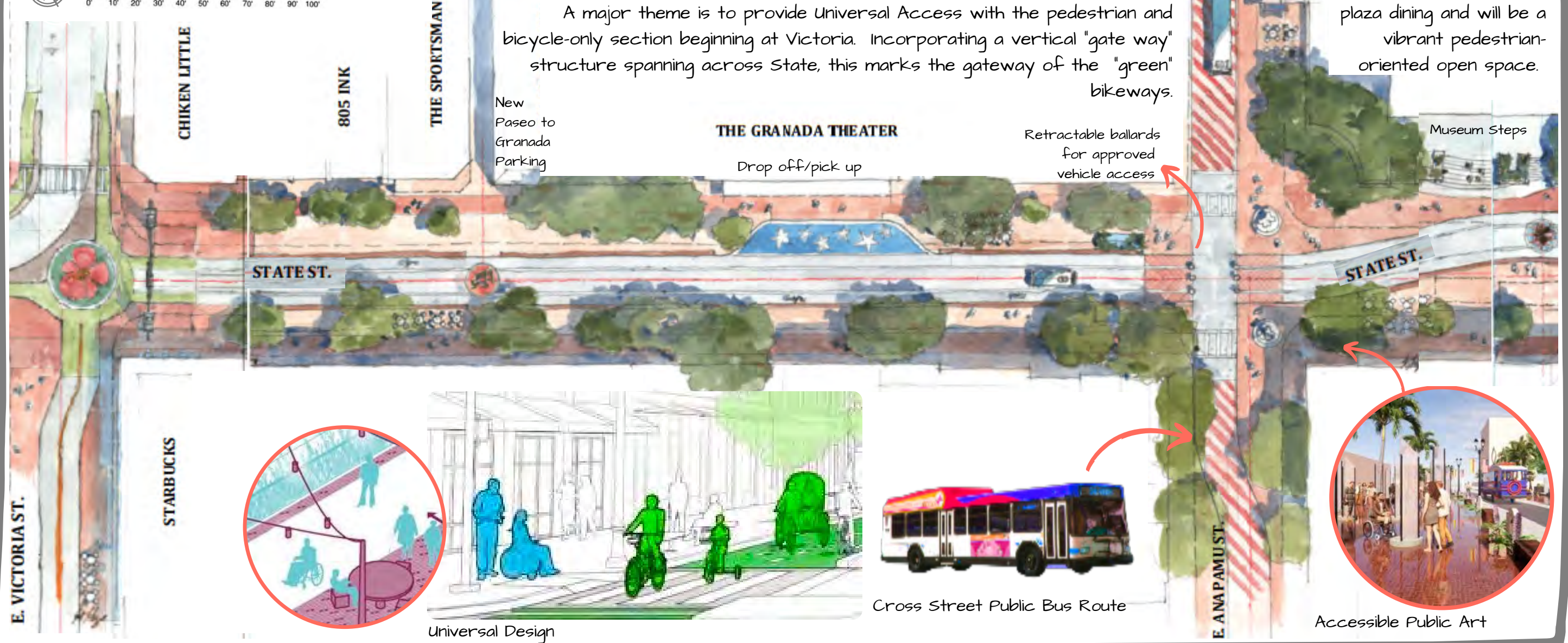
1200 Block - Victoria to Anapamu Accessibility & Universal Design



This block is the centerpiece of the Arts and Entertainment District, with the Granada Theatre as the crown jewel. Street concepts will provide for approved vehicle access for performance events, allowed by the downward movement of hydraulic bollards at the main intersections.

A major theme is to provide Universal Access with the pedestrian and bicycle-only section beginning at Victoria. Incorporating a vertical "gate way" structure spanning across State, this marks the gateway of the "green" bikeways.

A newly re-configured Library/Museum plaza on Anapamu can be a welcoming space to visitors and provides in-plaza dining and will be a vibrant pedestrian-oriented open space.

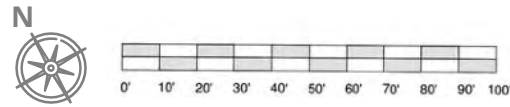


Ellyette Iverson | Event Producer, Susan Steindler | Interior Designer Assoc. AIA, Fred L. Sweeney | Architect/Consultant/Watercolor Painter, Robert F. Adams | ASLA Landscape Architecture, Steve Diaz | Architectural Designer
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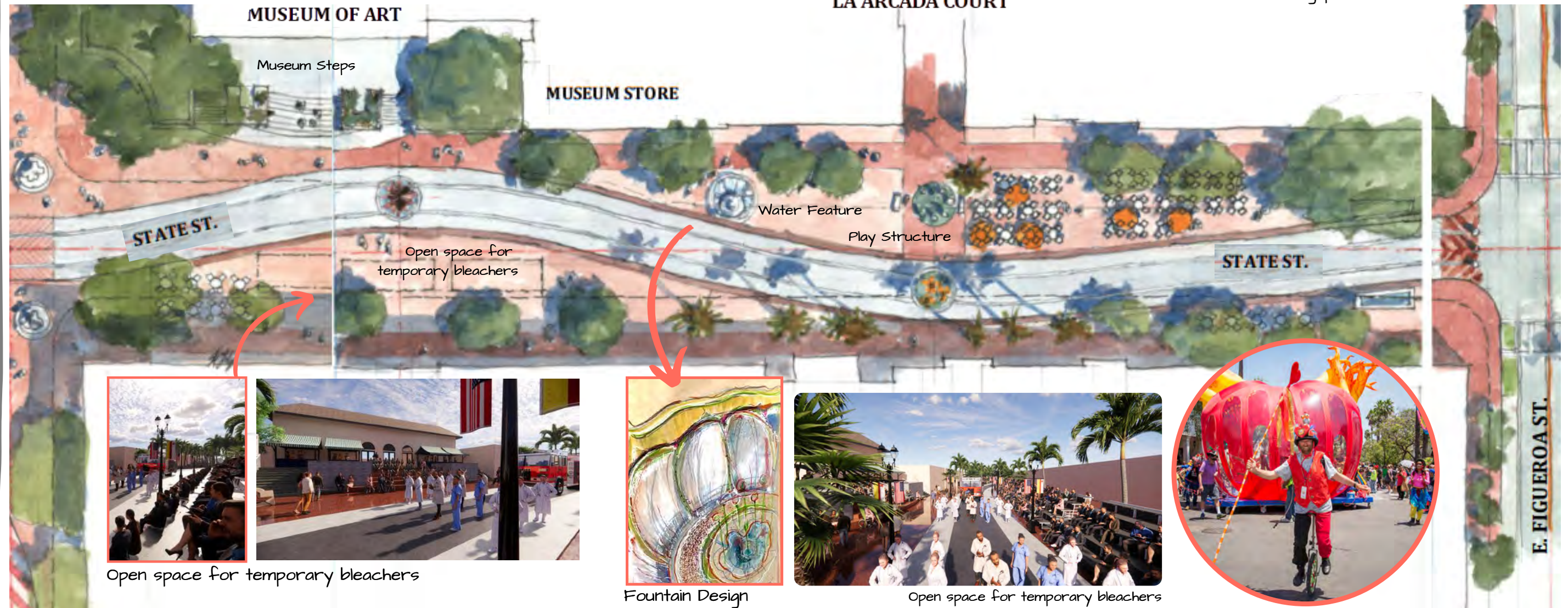
Date: xx/xx/xx



1100 Block - Anapamu to Figueroa Parade Access Part I



At Anapamu, the museum steps can be reconfigured to accommodate spectator seating. One of the concepts is to introduce curved elements for State Street, allowing for temporary bleacher seating on the shady side. Art elements such as pavement art offered at the middle of the bike, trolley/bus, pageant lane and to help to identify major entrances to Santa Barbara's paseo systems, typically at mid-block on both sides, as well as the integration of sculptural vertical elements and focal points such as fountains, flag poles, or other visual cues.



Open space for temporary bleachers



Fountain Design

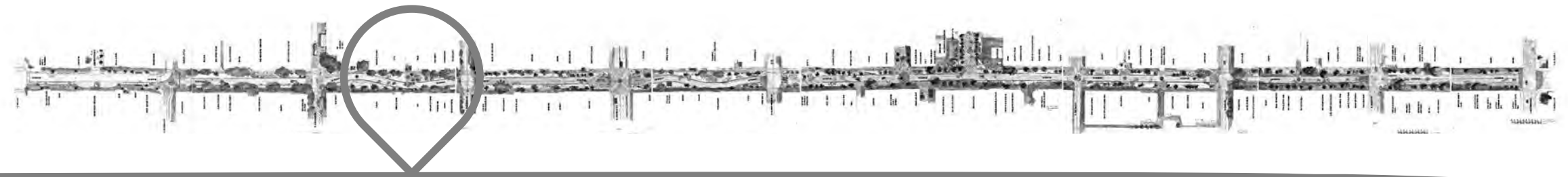


Open space for temporary bleachers



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Karl Benkert | Architect, Ray Twyford | AIA, Architect, Alex Wyndham, Laura Dell 'Anno, Eve Sanford, Gabriel Farhadin

Date: xx/xx/xx

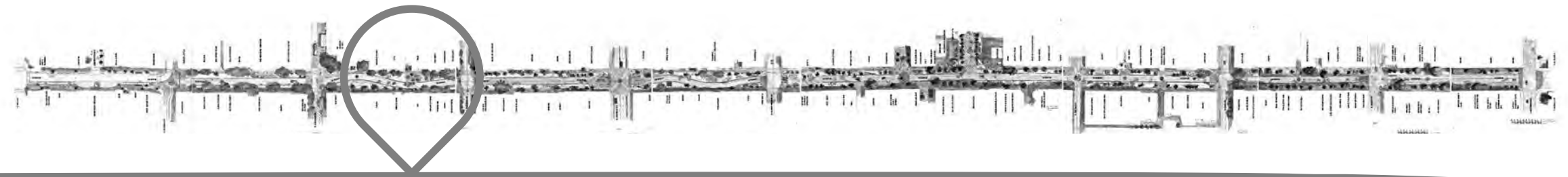


1100 Block - Anapamu to Figueroa
Parade Access Part II



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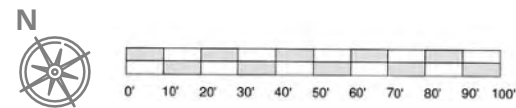
Date: xx/xx/xx



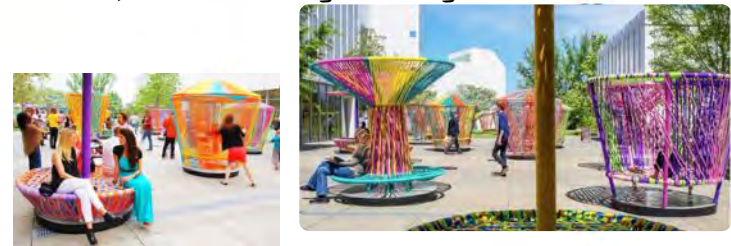
1100 Block - Anapamu to Figueroa
Multimedia Art Infrastructure

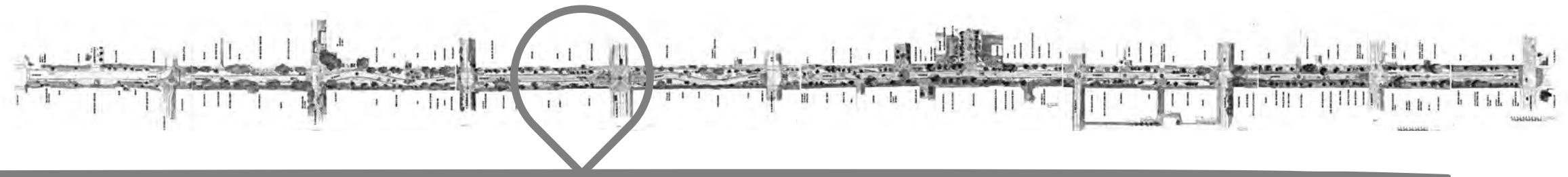
Each block will have space allocated for art installations. These will vary in size and take on many shapes or forms, some will be permanent fixtures and other will be rotating, depending on their location. Some examples we are proposing are the Public Art Walk (Larger rotating installations-across from Santa Barbara Museum of art), interactive water features (medium size), small water features along walking path and multiple open areas.

In the near future, we see flexible occupancy of empty retail spaces via arts organizations and cultural non-profits as a valuable transitional resource.



Example of rotating art (High Museum of Art)



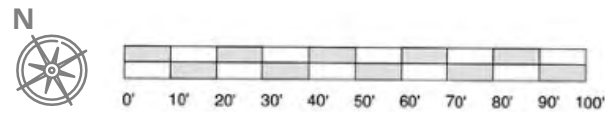


1000 Block - Figueroa to Carrillo
Transportation

The concept for intersection of Carrillo and State is a major automotive cross-street with an important bike, and pedestrian junction. This is the major thoroughfare to Highway 101. At this point a four-way light signal system which allows for pedestrian to cross in multiple directions through the entire intersection and would allow for interesting patterns and permeable paving.

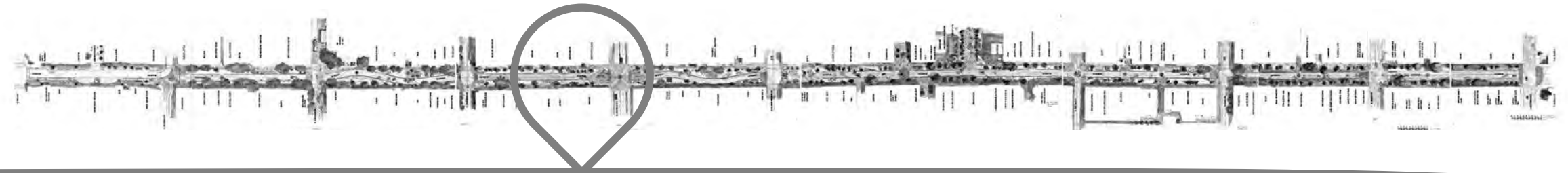
Each block shall incorporate:

- Expanded Pedestrian Access
- Wheelchair Accessibility
- Bike-share program
- Bike Paths
- Trolley Stops



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Date: xx/xx/xx



1000 Block - Figueroa to Carrillo
Stormwater Management

The theme of stormwater pods is introduced here to collect run-off in rain gardens that serves both environmental offers a place for integrated public art or pedestrian scaled water features

OFFICES **SHOPS** **RESTAURANT** **MONTECITO BANK**

STATE ST. **STATE ST.**

E. FIGUEROA ST. **E. CARRILLO ST.**

Rainwater pods

Rainwater pods

Permeable Paving

Permeable Paver

Urban Stormwater Capture

Rain gardens and trees

Corner water feature

40% evapotranspiration
10% runoff
25% shallow infiltration
25% deep infiltration

Natural Ground Cover

Plants are crucial to our pollution reduction practices. Grasses, the bands of trees, shrubs, and other plants you see between car lanes, help to filter rainwater run-off from the parking lot.

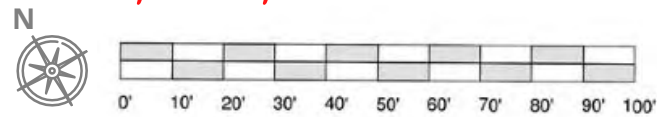
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Date: xx/xx/xx



900 Block - Carrillo to Canon Perdido

Family Play Area

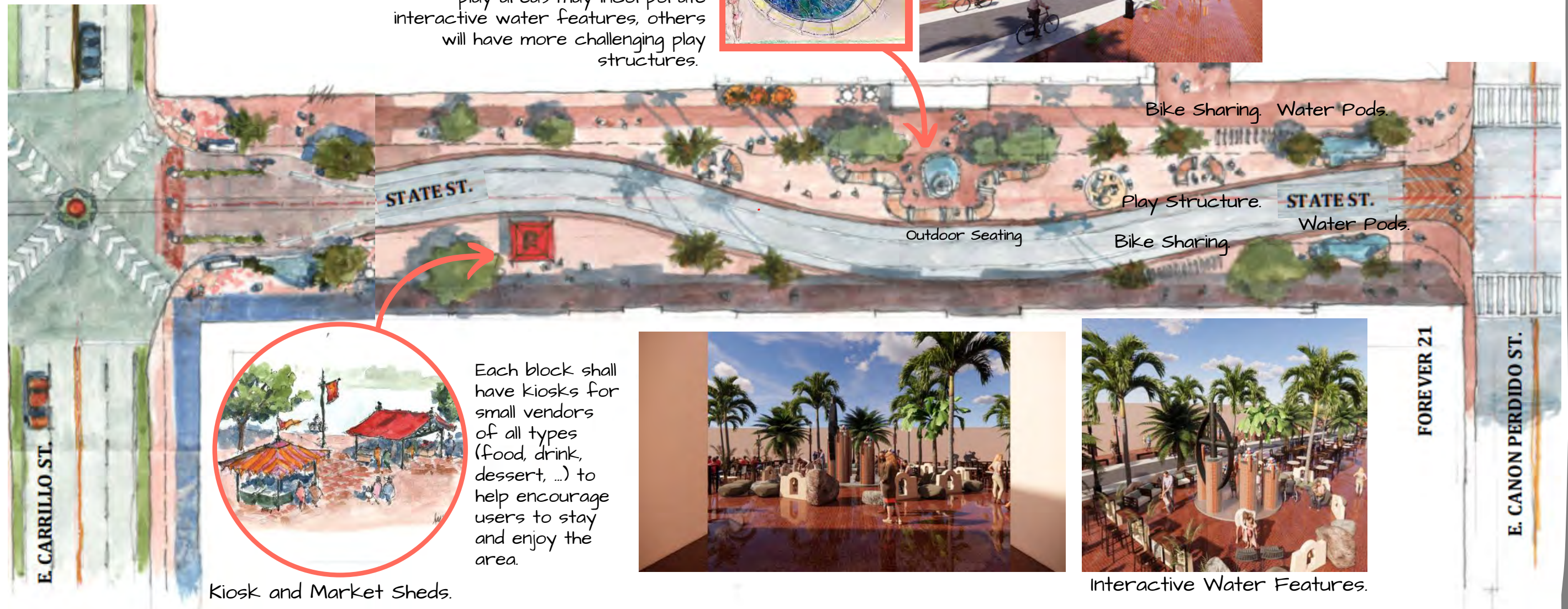


Each block shall have a fenced family play area for children to play and explore with comfortable seating for adults. Some of these play areas may incorporate interactive water features, others will have more challenging play structures.

Water Feature



At movie theaters the side walk has been widened to provide space for seating, art, and play. This area will be used as a meeting place/ social interaction or just people watching.



Bike Sharing. Water Pods.

Play Structure.

STATE ST. Water Pods.

Outdoor Seating

Bike Sharing



Kiosk and Market Sheds.

Each block shall have kiosks for small vendors of all types (food, drink, dessert, ...) to help encourage users to stay and enjoy the area.



Interactive Water Features.

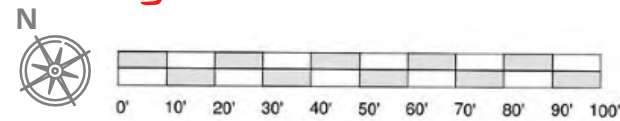
FOREVER 21

E. CANON PERDIDO ST.



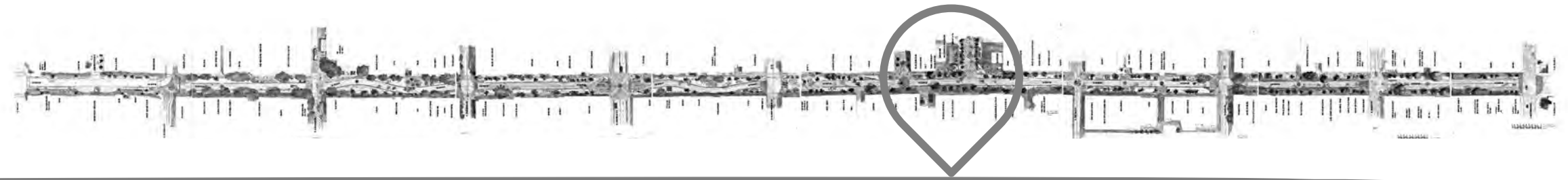
800 Block - Canon Perdido to De La Guerra
Inviting Paseos

These blocks encompass the major Spanish Colonial history of Santa Barbara with the Presidio found east along Canon Perdido. On this block a major proposal to open De La Guerra Plaza to State street can be considered. This will allow for the "living room" of the city to visually and physical connect to the corridor. This would also for accommodate for a vibrant open space adjacent to City Hall on Anapamu, fully pedestrian..



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Date: xx/xx/xx



700 Block - De La Guerra to Ortega
Inviting Paseos

The concept would offer pageant, historical and small entrepreneurial opportunities for businesses along connections to historic resources such as the interior arcades of El Paseo and other interior routes and experiences



Bocce Ball Court



Rotating Activity Areas



Bocce ball court to be used as a fun interactive game space for all ages, with seating for players and observers.



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Date: xx/xx/xx



600 Block - Ortega to Cota Themed Districts

Larger spaces along the corridor will be set aside for seasonal visiting activities (Earth Day, Fiesta, Outdoor Activities block, Solstice). Some of the examples we propose are Outdoor Activities : Rock wall climbing, and Skate Park (with multiple challenge levels to practice and play). These areas will have comfortable seating and kiosks available for food, drinks, and shopping during the activities.



Paseo to Parking Structure #10

HAMBURGER HABIT

METRO 4 THEATER

STATE ST.
Bike Share

Painted Street Medallions

STATE ST.

Painted Solstice Medallions

E. ORTEGA ST.

E. COTA ST.



Pageant Activations
Activations symbolized by painted street medallions



Aerial view of play structure

New covered arcade



Entry to new proposed paseo

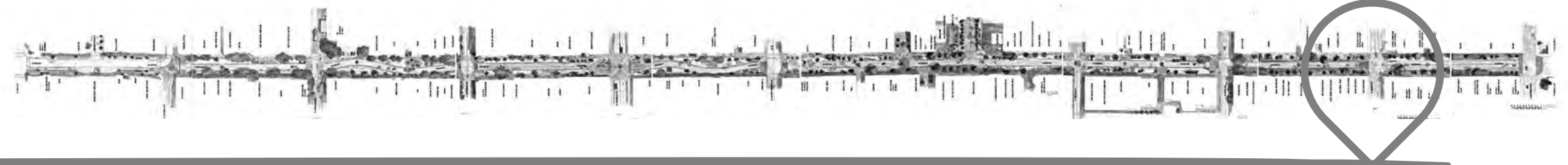
New Paseo

New Paseo

New Paseo

Ellyette Iverson | Event Producer, Susan Steindler | Interior Designer Assoc. AIA, Fred L. Sweeney | Architect/Consultant/Watercolor Painter, Robert F. Adams | ASLA Landscape Architecture, Steve Diaz | Architectural Designer
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Date: xx/xx/xx



500 Block - Cota to Haley Dining and Entertainment

In addition to adding additional sidewalk area to this section of State Street, this concept provides for cross-street traffic to accommodate the one-way vehicular traffic offered by Haley and Gutierrez Streets. This is also a major entertainment zone with outdoor dining opportunities, creating a vibrant and interactive streetscape.

Scale: 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

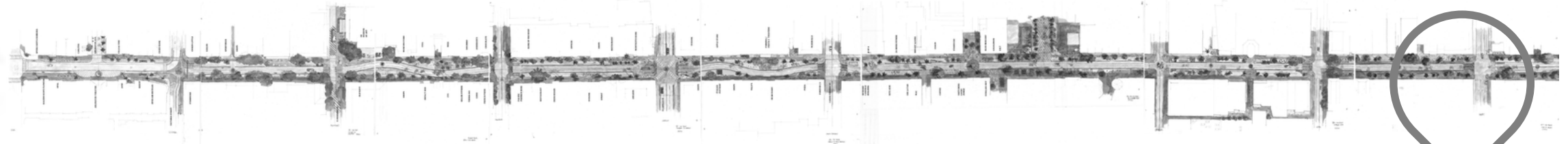
Labels in plan: JOE'S CAFE, SHOPS, Paseo to City Parking Lot #11, INSTITUTION ALE CO., SANDBAR, Outdoor Dining, Rainwater Pod, Retractable Ballards, STATE ST., Outdoor Dining, Outdoor Dining, E. COTAST, STARBUCKS, GAME SEEKER, E. HALEY ST., Rainwater Pod

Day time -> night time beer garden transition

RAIN GARDEN POCKETS at the ENDS OF EACH BLOCK WITH STORMWATER FRIENDLY PLANTS AT EDGES. INTEGRATED WITH PUBLIC ART, TREES OR SMALL URBAN FOUNTAINS

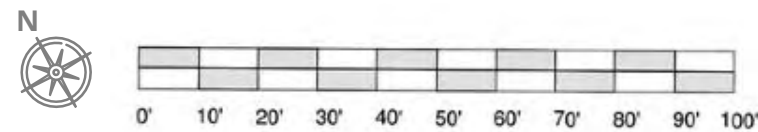
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Date: xx/xx/xx

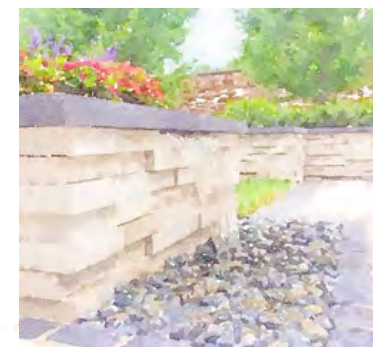
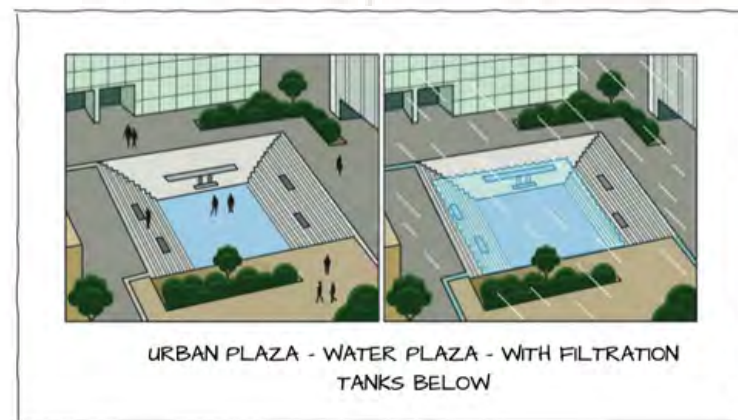


400 Block & Below - Haley to Gutierrez
Water Management + Transition to Funk Zone

Sea Level Rise Defenses
Urban Water Plazas
Runoff Filtration Example.



The SMURRF project is the first facility of its kind in the nation and perhaps the world! This state-of-the-art facility treats dry weather runoff water (from excessive irrigation, spills, construction sites, pool draining, car washing, the washing down of paved areas, and some initial wet weather runoff) that used to go directly into Santa Monica Bay through storm drains, taking with it pollutants such as litter, oil and animal waste -- anything that finds its way onto a surface exposed to runoff.



Pedestrian scaled water feature integrated into planters.



Sea Level Rise Defenses

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Date: xx/xx/xx



Underpass & Funk Zone
Art Activations

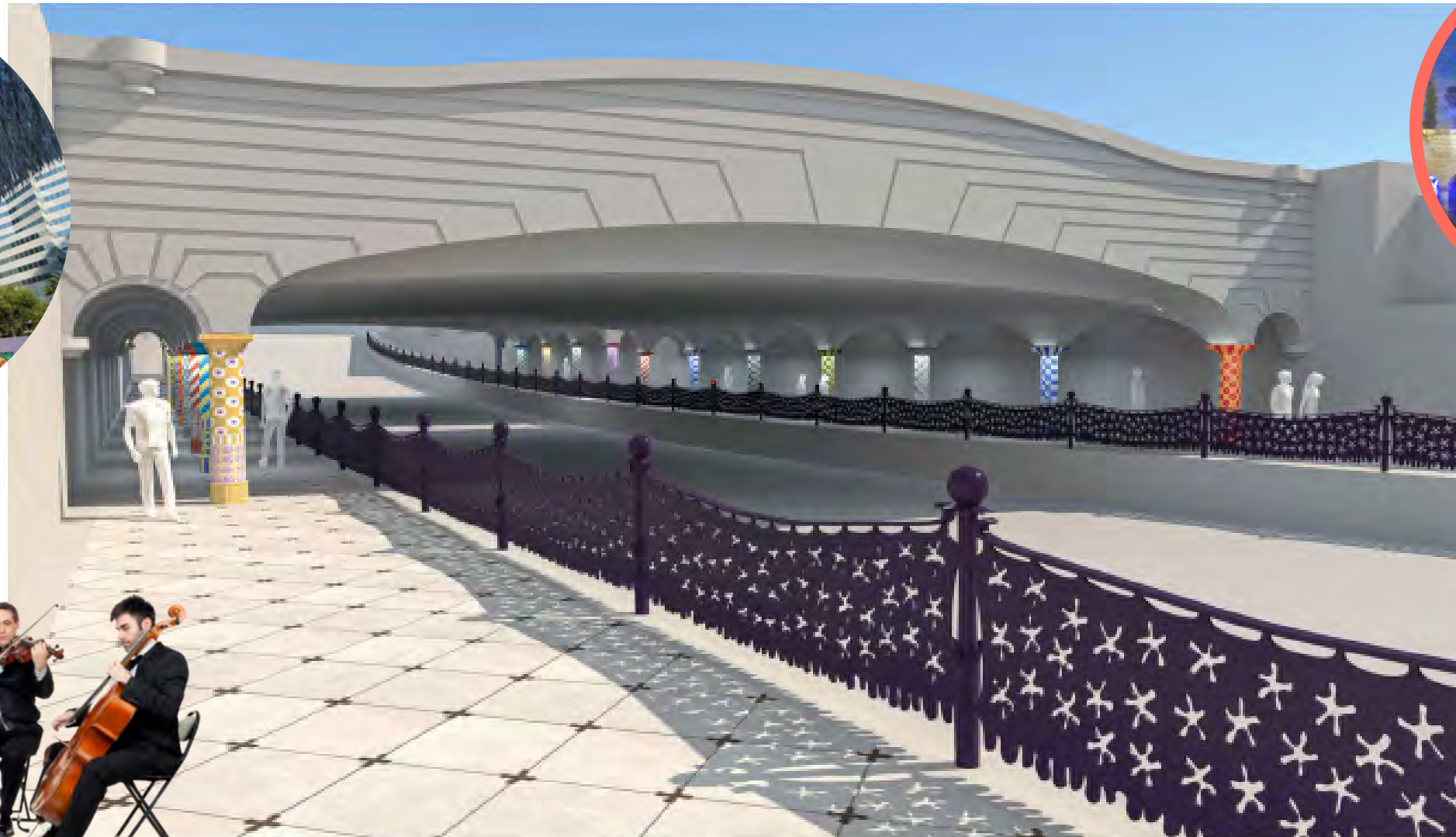
Utilize lower downtown spaces such as Mission Creek + State Street Underpass to activate art and music as day and night destinations for tourists and locals alike.



Art Activation Example -
"Poetic Kinetics"
Los Angeles, CA



Success story:
Santa Barbara
Experiment Weekend
April 2019



Concert Opportunities (sound acoustics)

Proposed Design of Pedestrian Friendly Underpass
by Jeff Shelton

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Date: xx/xx/xx



Concept Vignette Community Considerations

Jimmy Carter: "a place to live was a stimulation for me to have a better life."

In order to create a viable urban corridor on State we have to solve the homeless problem. We must ensure that all Santa Barbara residents have a home. Building more affordable housing units solves a fraction of the problem. However, the larger complexities encompassing homelessness must also be analyzed. Architects planners, and design professionals can only do so much, we also must have a commitment from our community and elected officials to solve the legacy of homelessness, and come to a deeper understanding of a socio-economic failure endemic in the American way of life. Unfortunately with climate change the problem of environmental refugees is even more harrowing today than we imagined a decade ago. We cannot alone solve the problems of the free market, ignoring our veterans, and not honoring those who need our help. Warehousing homeless folks and shuttling them off to other locations so we the public are not confronted with this daily. Is not the solution. Providing transition housing in and around downtown is a start.

To quote USA Today's article from 2 years ago, we have to look at this from both the macro and micro elements influencing this situation. "The American dream of home ownership is becoming more elusive for low- and even middle income Americans. After the real estate market collapse of the Great Recession, home values have rebounded, but would-be buyers are often priced out of the market. According to a report this year by the Federal Reserve Bank of Kansas City, housing construction is at its lowest level per household in nearly 60 years. Construction of new apartments is booming but centered on luxury spaces too expensive for most young adults. According to a 2017 report by Harvard University's Joint Center for Housing Studies, nearly half of renters are "cost-burdened," meaning the occupants spend more than 30 percent of their incomes on rent. In virtually no place, the Carter Center notes, can a person afford a one-bedroom apartment on a minimum wage income." Susan Milligan, USA Today , August 2018



[HOME](#)

State Street Corridor Team D



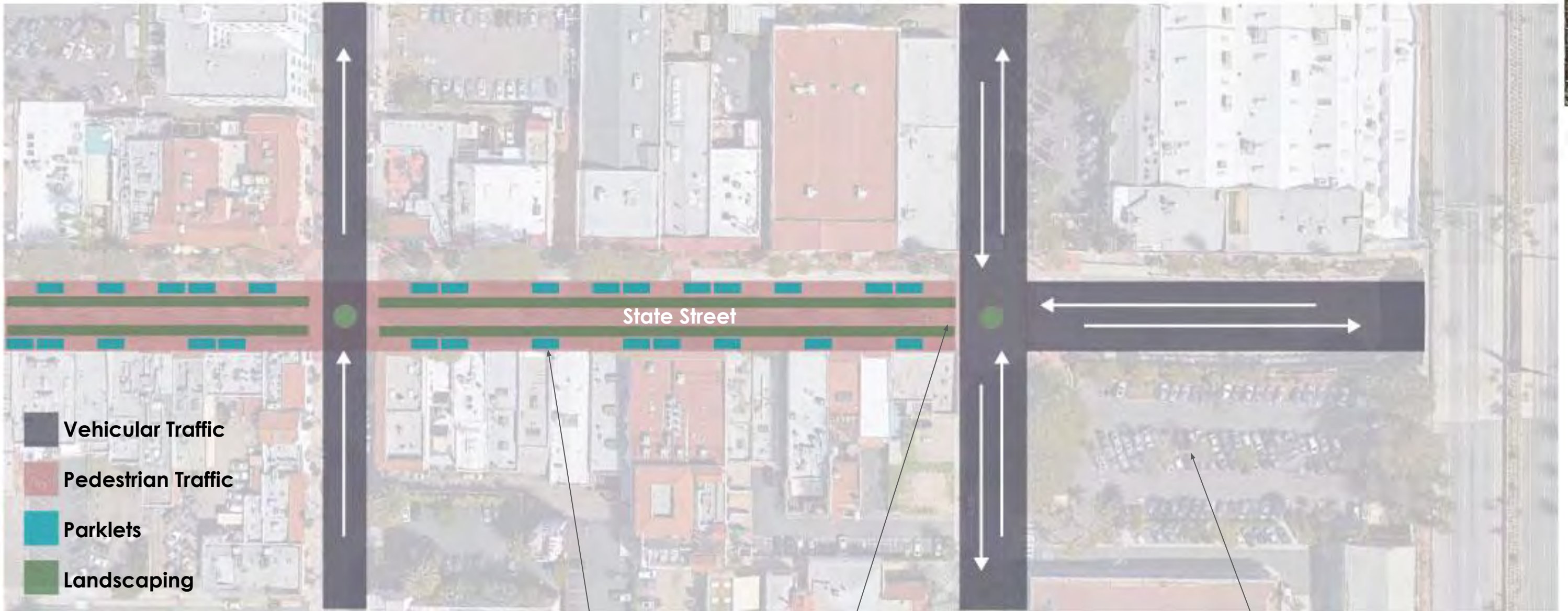
DESIGN CHARRETTE 2020



BLOCK BY BLOCK PROPOSAL FOR STATE STREET CORRIDOR

Team D

Date: 09/21/2020



ACTIVE LANDSCAPE



PARKLETS



CORRIDOR ENTRY



SECOND STORY
PARKING STRUCTURE

Date: 09/21/2020



FOUNTAIN AT INTERSECTION



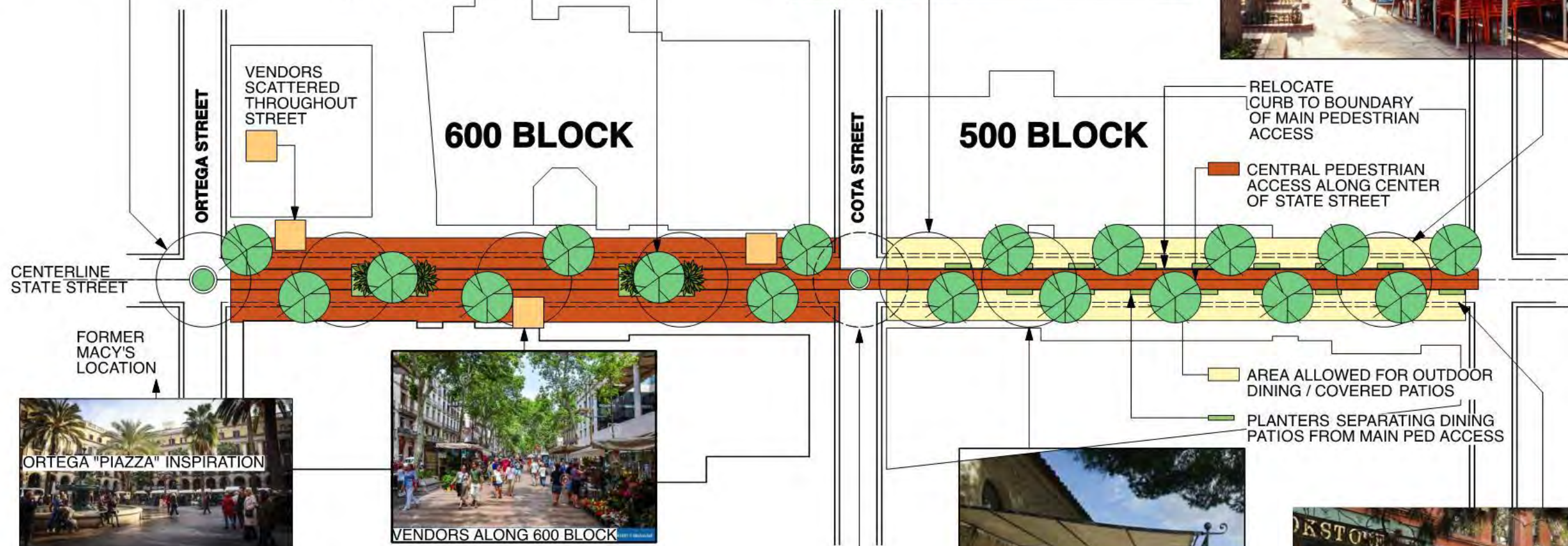
FOCAL PLANTERS/SEATING AREAS ON 600 BLOCK



DINING IN RIGHT OF WAY



OUTDOOR DINING NEXT TO PLANTERS (MAIN PED ACCESS IS TO THE LEFT)



VENDORS SCATTERED THROUGHOUT STREET

600 BLOCK

500 BLOCK

RELOCATE CURB TO BOUNDARY OF MAIN PEDESTRIAN ACCESS

CENTRAL PEDESTRIAN ACCESS ALONG CENTER OF STATE STREET

AREA ALLOWED FOR OUTDOOR DINING / COVERED PATIOS

PLANTERS SEPARATING DINING PATIOS FROM MAIN PED ACCESS

CENTERLINE STATE STREET

ORTEGA STREET

COTA STREET

FORMER MACY'S LOCATION



ORTEGA "PIAZZA" INSPIRATION



VENDORS ALONG 600 BLOCK



NOT TO SCALE



INTERSECTION "GATEWAY"

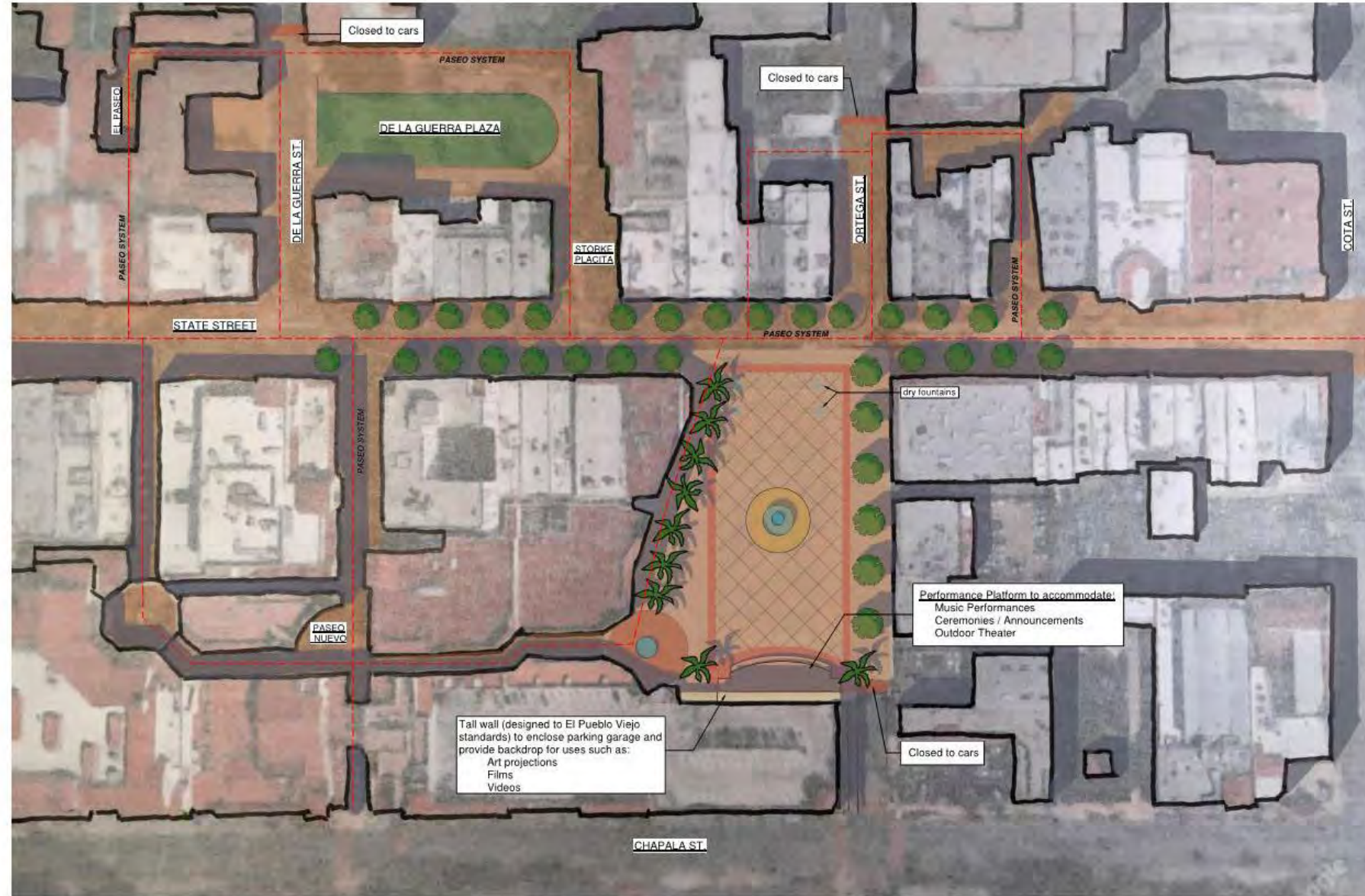


WROUGHT IRON COVERED PATIOS



OUTDOOR DINING

09/21/2020



1" = 60'



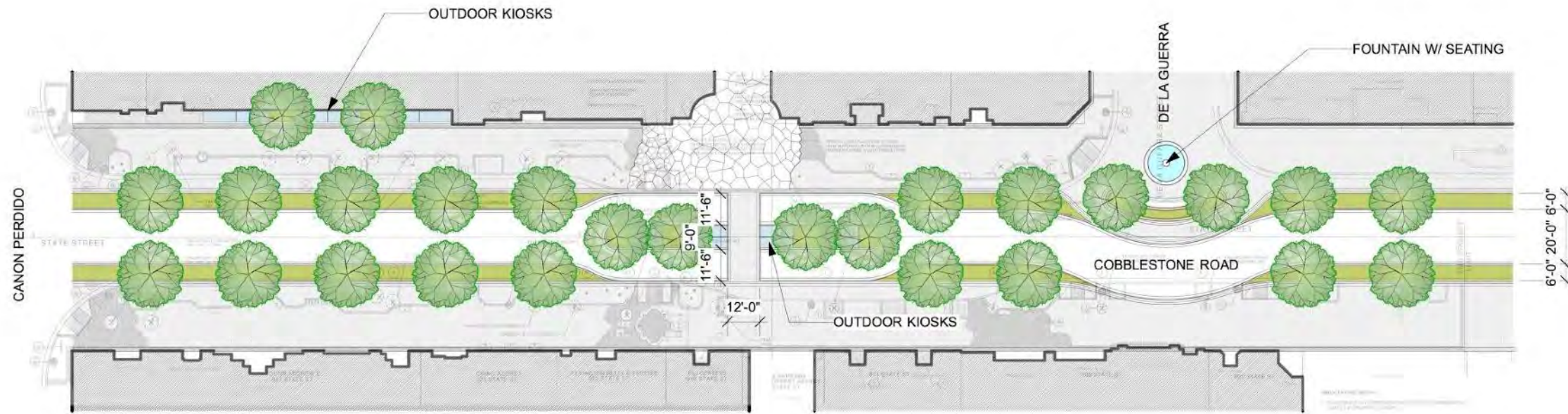
SANTA BARBARA'S PLAZA

The downtown Macy's building, now unoccupied, was built as a key element of Paseo Nuevo, and has been an important part of the economic and built composition of the retail zone. It was originally conceived and built to the specifications of a large department store. Any repurposing to other uses would entail a major input of financial resources. The question is: Is it worth it?

The building has been characterized by many observers as not representing the high standards of Santa Barbara's civic architecture. The design attempts to de-emphasize its awkward bulkiness with elements clumsily taken from various local structures, including the County Courthouse. The building now sits empty on one of the most promising properties in the city.

It's become clear that the highest and best use of this property is as an open space. The illustrated vision of this central plaza for Santa Barbara is inspired by many cities with a similarly high regard for civic connectedness, aesthetic standards, and pageantry. It becomes a vital part of the composition of public spaces which includes streets, smaller courtyards, and pedestrian paseos. And with its location in close proximity and connections with downtown historic structures and spaces, the plaza becomes the organizing heart of the city.

Date: 09/23/2020



SINGLE LANE CONCEPT W/ PASSING ISLAND



RETAIL/FOOD KIOSKS



ARTIST INSPIRED SEATING



MOBILE PLANTING & SEATING



PEARL STREET TRIANGLE

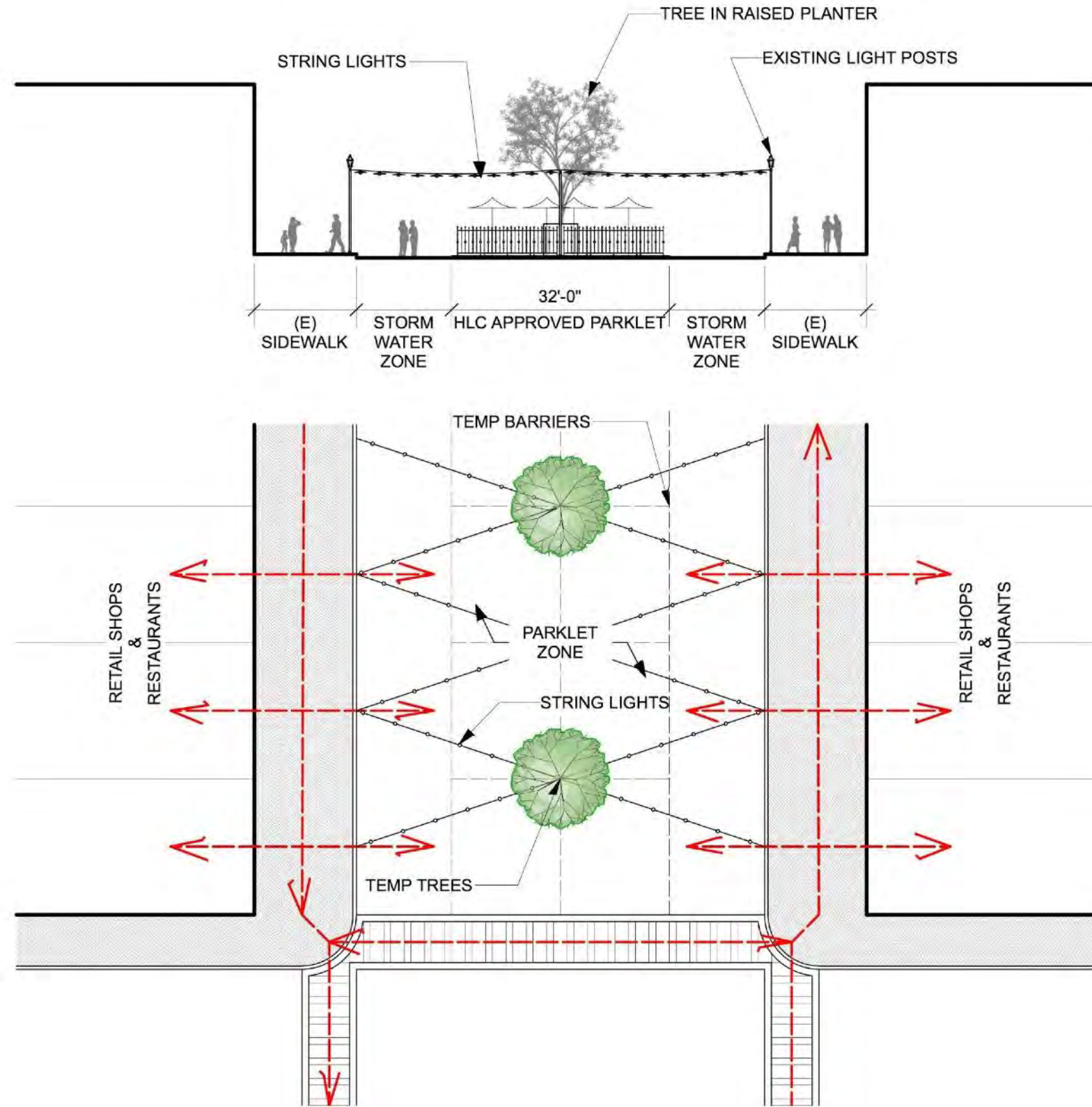


PREFAB PARKLETS

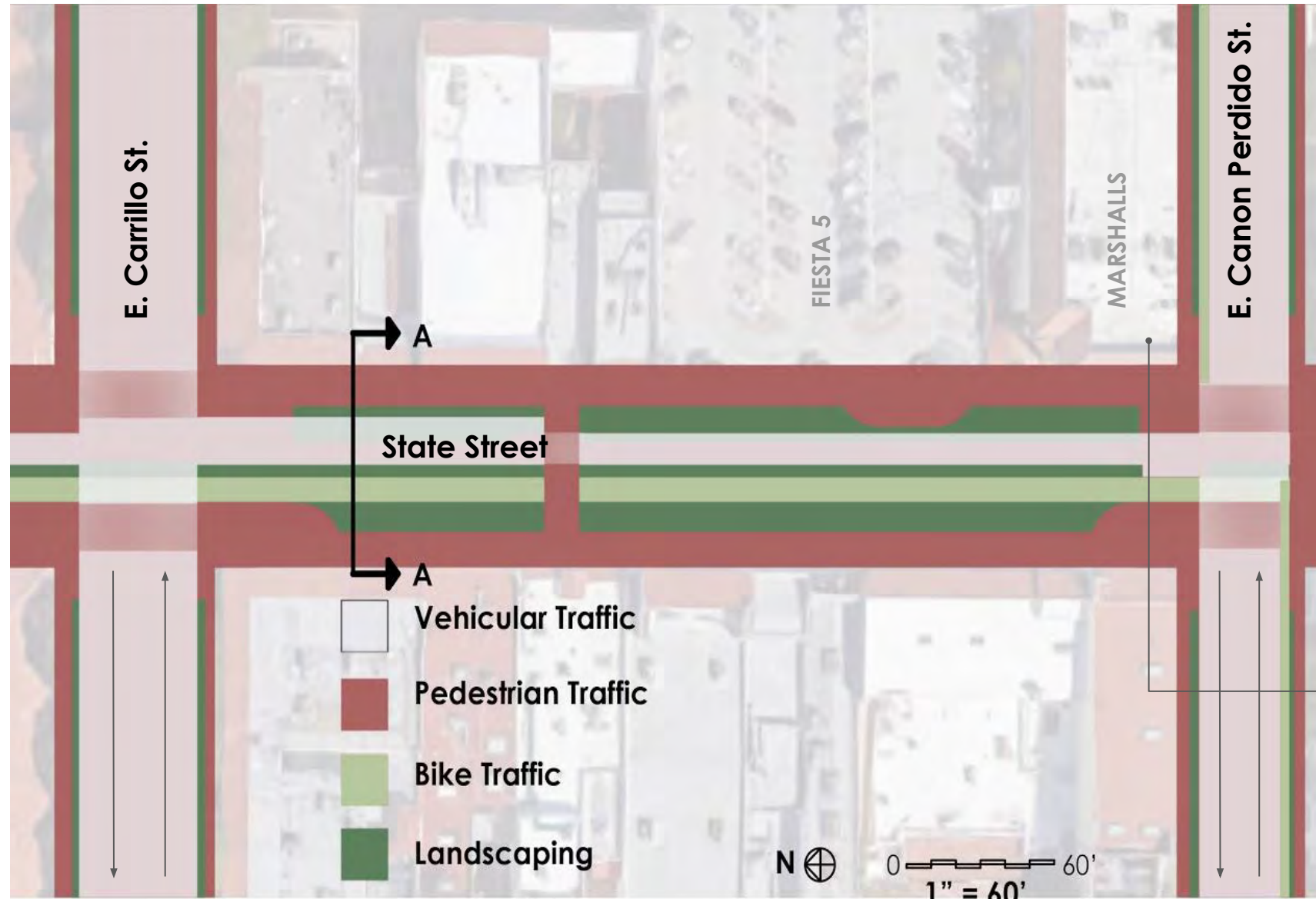


PREFAB PLATFORM LEVELS

800 BLOCK (TEMP PARKLET SOLUTION)



Date: 09/21/2020



Section A



BIKE PARKING



PRIORITIZE BIKE TRAFFIC



ACTIVE LANDSCAPE



URBAN FOREST

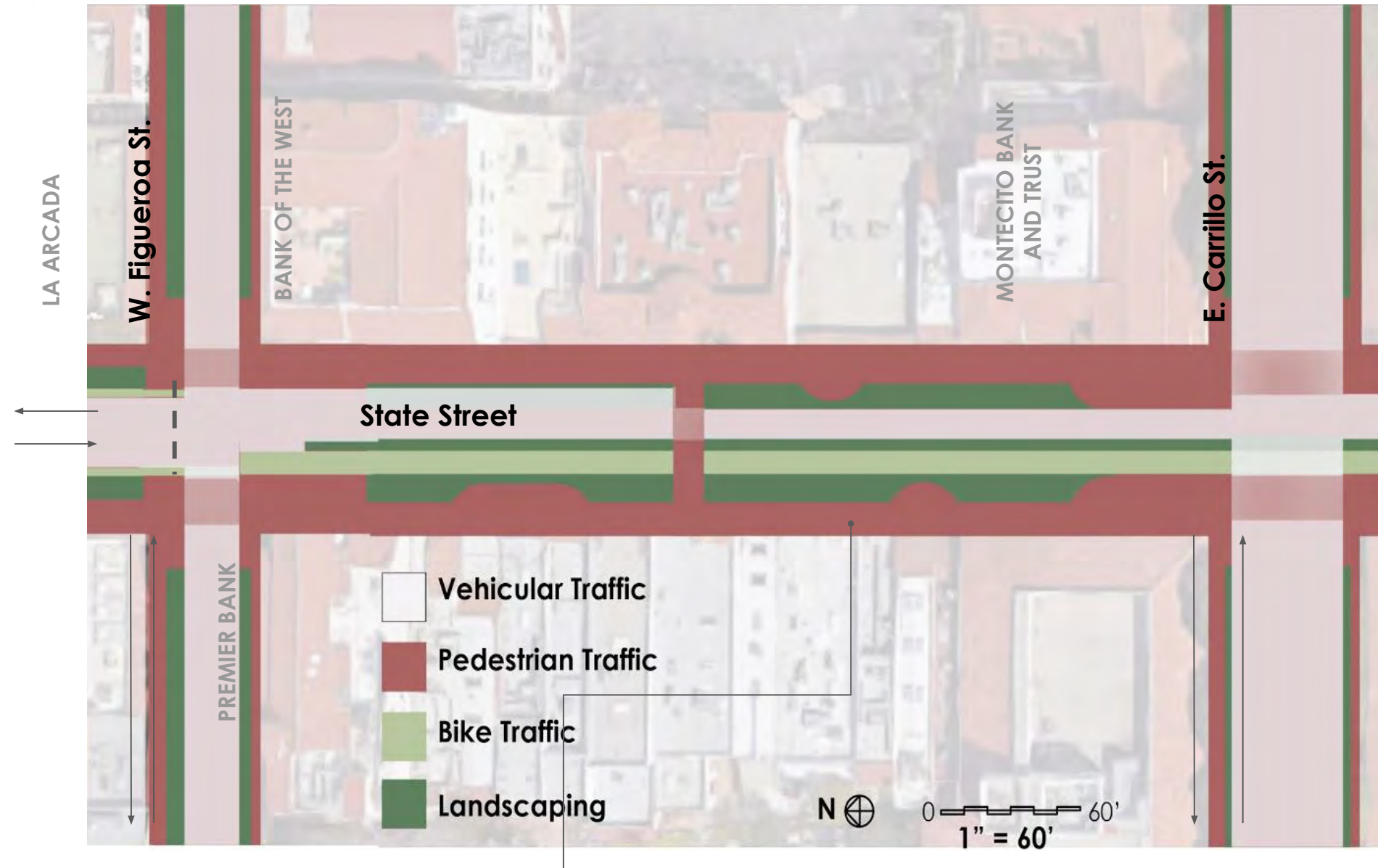


THEATRE DISTRICT



SHUTTLE LANE

Date: 09/21/2020



INTRODUCE WATER



LOCAL MATERIALS



PEDESTRIAN SCALE



INCREASE PERMEABILITY



CAFE CULTURE



ELIMINATE LEVEL CHANGES



Date: 09/21/2020

CORRIDOR - Team D

OUR TEAM

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[HOME](#)

400 Block Team A

400 block - team a



400 Block
Team A

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Date : 09/23/2020



GUTIERREZ WEST



400 BLOCK EAST



PARKING LOT 12

SITE STUDIES

site studies

As we began to study our assigned block, one thing we all immediately recognized is the amount of underutilized space and the opportunities this created. There are several surface parking areas and most of the elevations were predominantly single story. The result was that the area felt like it lacked energy and vibrancy.

Additionally, this part of State street is uniquely situated to serve as a much-needed connection point between the City's Waterfront, Funk Zone and Train Station to the rest of State Street and the downtown corridor. With that in mind, our team looked at both the 400 block, as well as opportunities for transitions and public spaces in the 300 block, which includes the underpass, public parking lot 12 and the Sevilla Square commercial area.

In addition to the task of creating housing opportunities in our study area, we came up with the following focus areas:

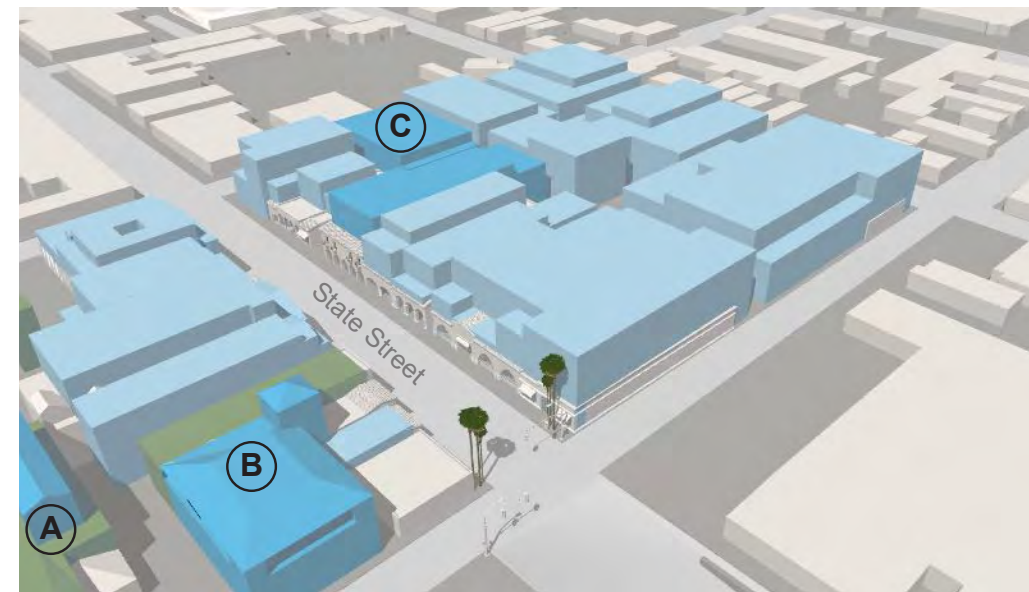
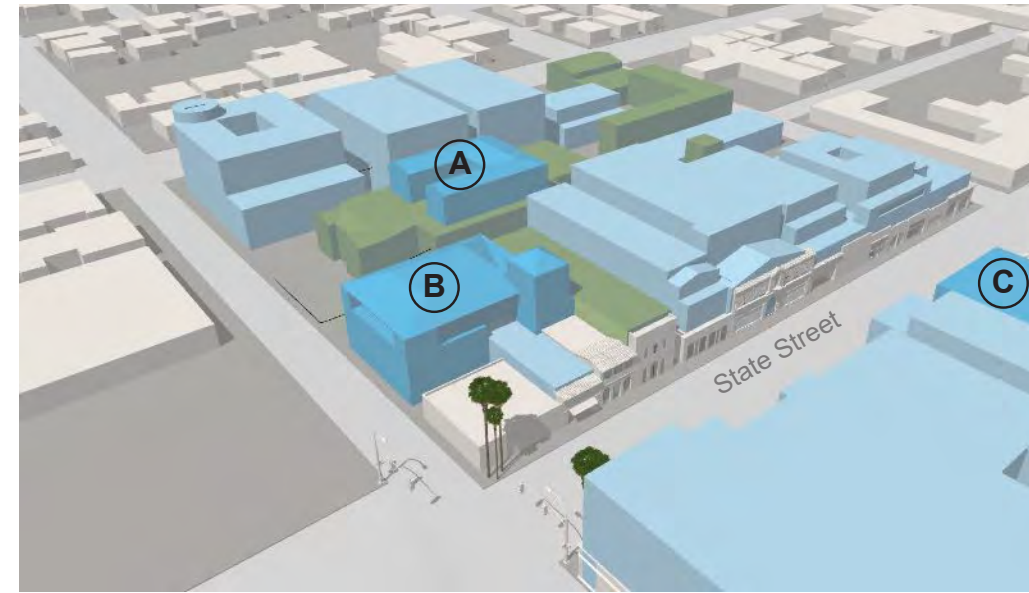
- Creating Connectivity
- Making better use of underutilized space
- Opportunity for Paseos and public spaces
- Support for businesses to serve residents



400 Block Team A

zoning and land use

(mass + bulk + scale)



- (A)** Adaptive Use Opportunity Site
- (B)** Mixed Use Opportunity Site 02
- (C)** Mixed Use Opportunity Site 01



The existence of commercially viable retail is an essential part of a walkable, healthy, and active community. Keeping mostly commercial uses on the ground floor will provide opportunities to create a wide variety of services for the increase in residents that additional housing will provide. The increase in residents will create a ready customer base for the businesses, creating a symbiotic relationship between the two, while creating a sustainable model where most of the resident's entertainment, recreation and shopping needs can be met without hopping into car.

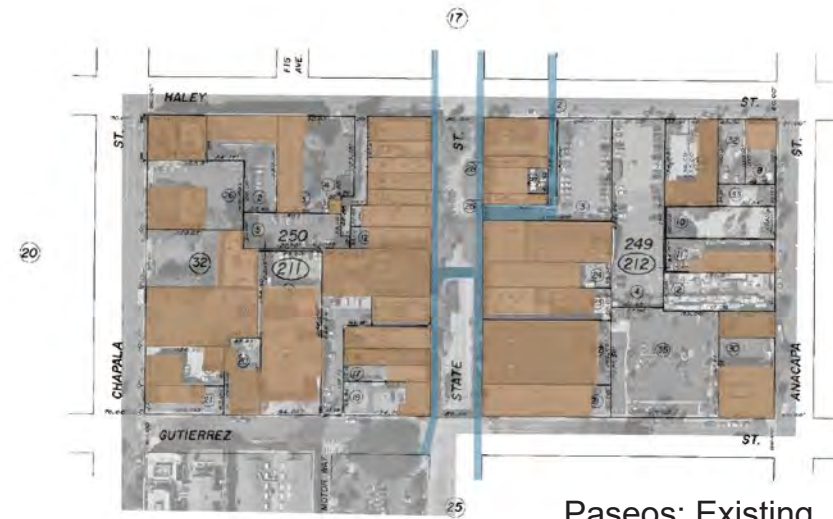
Zoning and Land Use

Our vision for this area is to provide multiple levels of housing above commercial spaces, and make more efficient use of the surface parking areas with stacked parking and parking structures. Additionally, the creation of paseos and other public spaces will serve to re-energize this section of State Street. Roof top decks will increase outdoor space while taking advantage of the ocean and harbor views from this location.

We looked at three opportunity sites detailed in slides 5, 6 and 7. These reimagined sites would result in approximately 96 new residential units on this block. The units envisioned range from 350sf to 600 sf and are provided in a mix of microunits and studios to appeal to single professionals or retirees and 1 and 2 bedroom units for young families and shared living situations. Using the concepts applied to these sites, we think the 400 block of State Street could support 500-600 units, which comes out to 106-122 units/acre. Ultimately, the intent is to support a vibrant social fabric and energize the community with the variety in demographics that is created by providing a diverse choice in housing types.

Even with the added development, the goal is to keep the feel of the block people friendly. This is achieved with development that is stepped back from the street as height increases, architectural details that help with perceived massing, increased paseos, private balconies, common roof top areas and courtyards and pedestrian scale commercial spaces on the ground floor and potentially on the roof tops. Providing a variety of public and private open spaces will allow residents to experience the outdoor environment in a variety of ways and create opportunities for residents and visitors to linger and pass the time.

paseos + foot traffic



Paseos: Existing



Paseos: Proposed



Paseos: Future

Paseos + Foot Traffic

The 400 block of State Street currently has limited paseos and alleyways, a defining characteristic of downtown Santa Barbara. The illustration shows the potential use of the existing paseo adjacent to the 99-cent Store and how optimizing these small spaces can benefit the neighborhood for everyone.

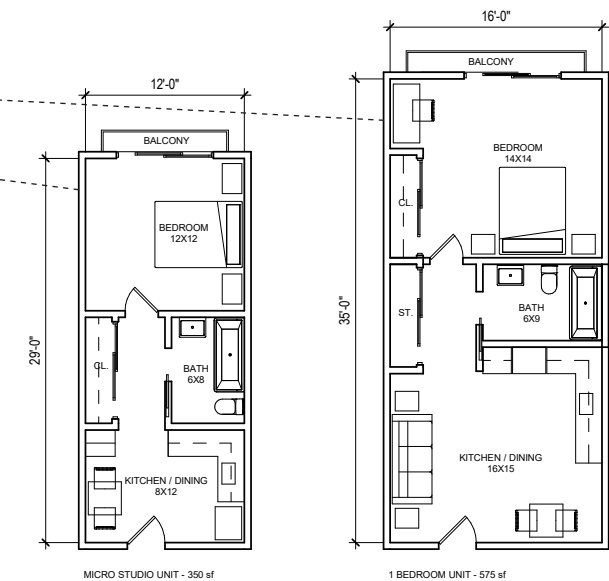
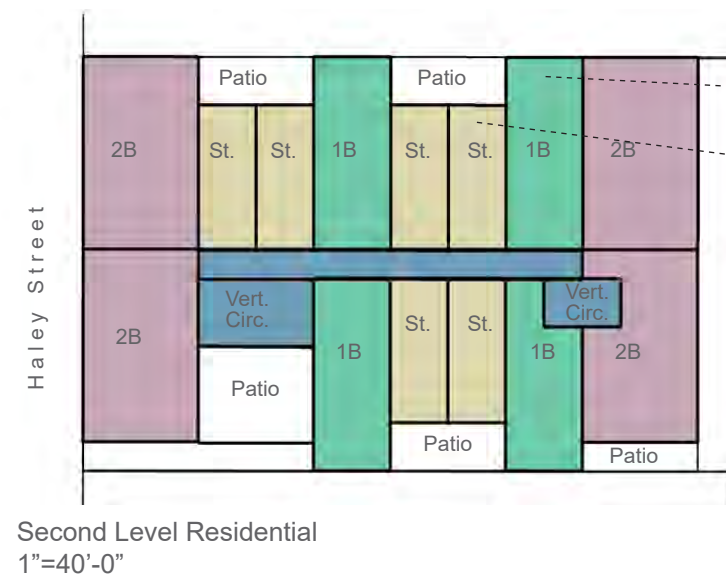
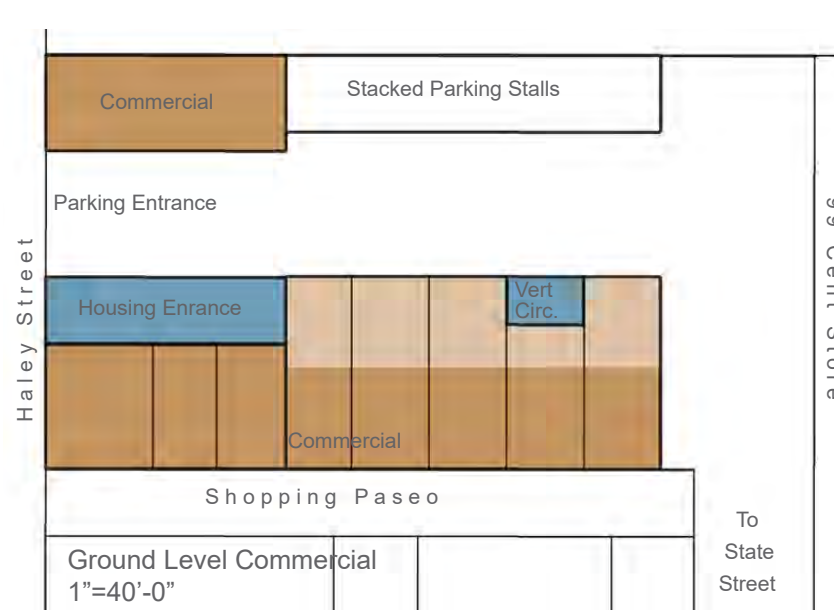
Looking ahead to the long-term vision of downtown, there is ample opportunity for the creation of a network of paseos to improve connectivity both within the 400 blocks and to the surrounding areas. These paseos create a variety of spaces, from smaller walkways to help with movement to green spaces tucked in between the buildings to large courtyards. The paseos should be designed with seating, landscaping and even outdoor eating areas and vendor spaces, creating further opportunities for residents to gather.



Precedent Imagery

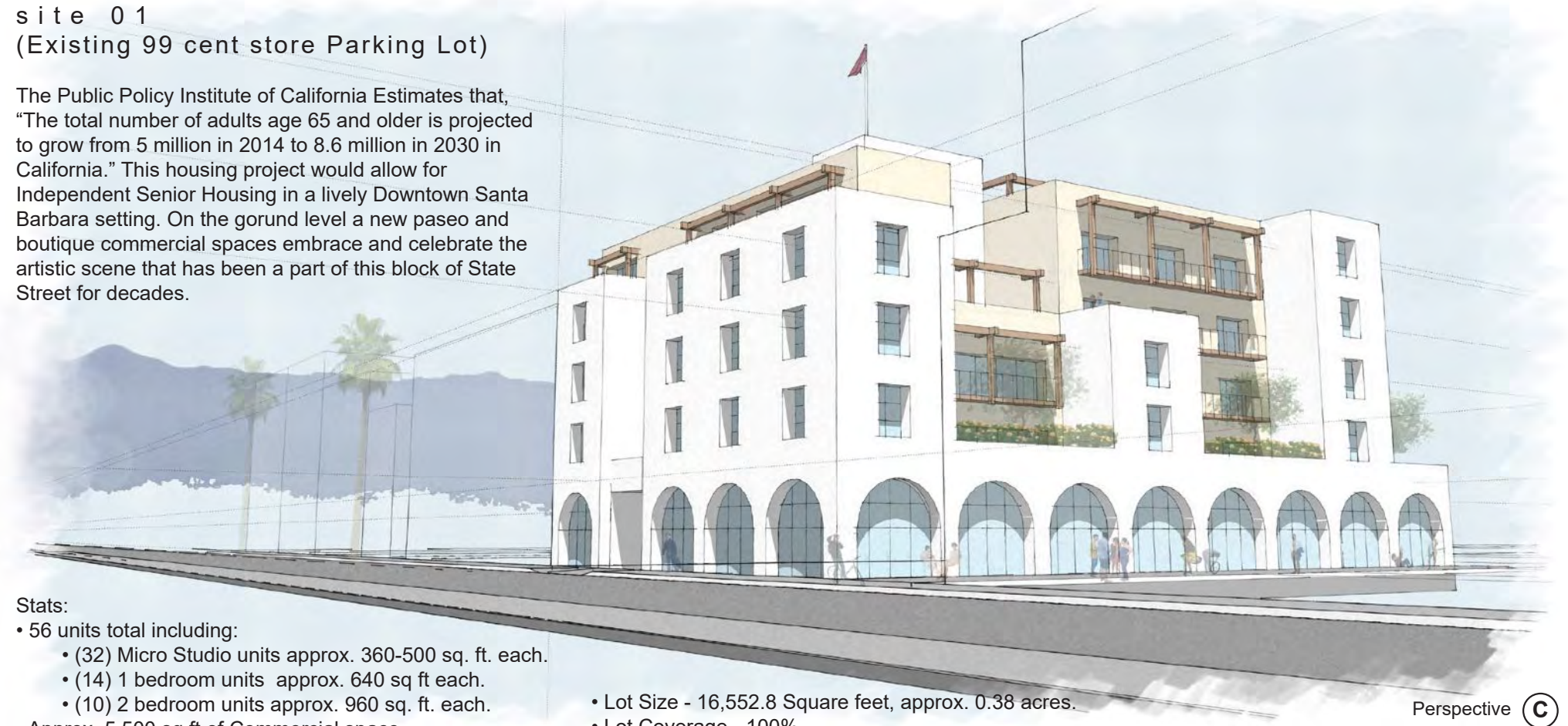
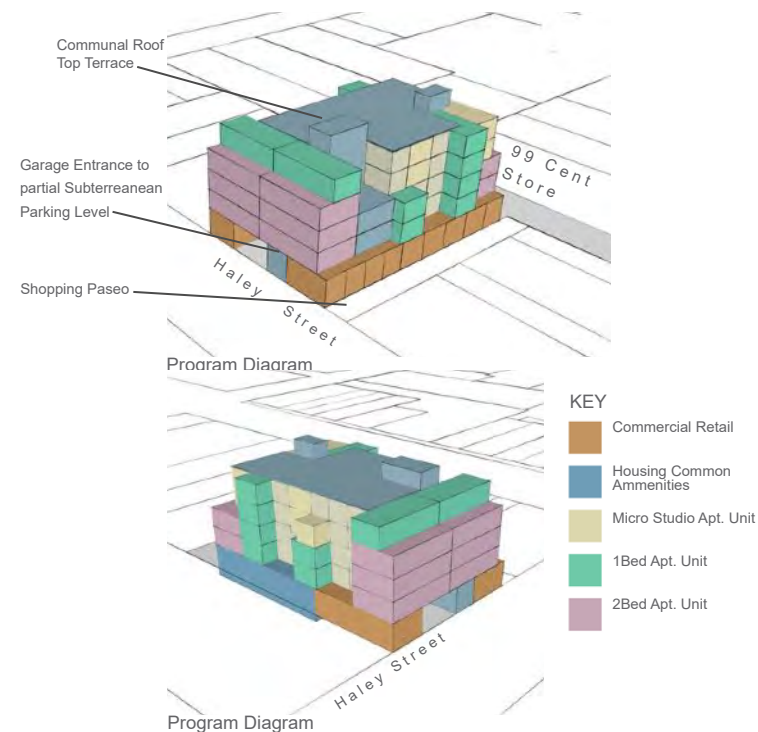


400 Block Team A



mixed use opportunity
site 01
(Existing 99 cent store Parking Lot)

The Public Policy Institute of California Estimates that, "The total number of adults age 65 and older is projected to grow from 5 million in 2014 to 8.6 million in 2030 in California." This housing project would allow for Independent Senior Housing in a lively Downtown Santa Barbara setting. On the ground level a new paseo and boutique commercial spaces embrace and celebrate the artistic scene that has been a part of this block of State Street for decades.



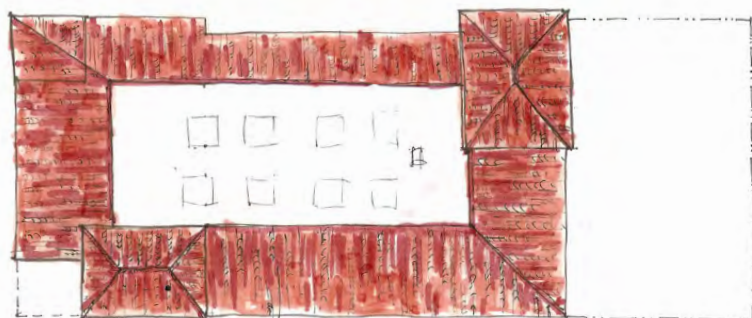
Stats:

- 56 units total including:
 - (32) Micro Studio units approx. 360-500 sq. ft. each.
 - (14) 1 bedroom units approx. 640 sq ft each.
 - (10) 2 bedroom units approx. 960 sq. ft. each.
- Approx. 5,500 sq ft of Commercial space
- Roof top outdoor communal space approx. 5000 sq. ft.
- 28 parking spaces. 7 regular and 21 with a parking stacking machine 5000SF
- Lot Size - 16,552.8 Square feet, approx. 0.38 acres.
- Lot Coverage - 100%
- Units per Acre Density achieved = 147 per acre.
- 2.8 FAR
- 60' high to top of ridge, with Architectural elements beyond

Perspective ©

KEY

- Commercial Retail / Open Space
- 1Bed Apt. Unit
- Housing Common Amenities
- 2Bed Apt. Unit
- Micro Studio Apt. Unit



Roof Plan



Third Floor Plan



Second Floor Plan



First Floor Plan

mixed use opportunity site 02 (existing little rainbow site)

- Address: 401 State Street
- Lot Size - 7,222.6 Square feet, approx. 0.16 acres.
- Lot Coverage - 100%
- Units per Acre Density achieved = 150 per acre.
- 4 stories, 1 commercial level and 3 housing levels.
- 24 housing units total provided
- Approximately 55' high to top of ridge, with Architectural elements beyond



Perspective (B)

Ground floor:

- 14 parking spaces provided with a parking stacking machine. 1, 467 sq ft.
- Approx. 4,000 sq ft of Commercial space
- Approx. 754 sq. feet of covered commercial patio.
- Approx. 1,000 sq ft. Circulation, egress, and Utility space

Second Floor:

- Rooftop deck
- (1) 1 bedroom units with balconies approx. 600 sq ft each.
- (7) Studio units with balconies approx. 400 sq. ft. each.

3rd Floor:

- (1) 1 bedroom units with balconies approx. 600 sq ft each.
- (4) Studio units with balconies approx. 400 sq ft each.
- (3) studio units with light well windows approx. 400 sq ft each

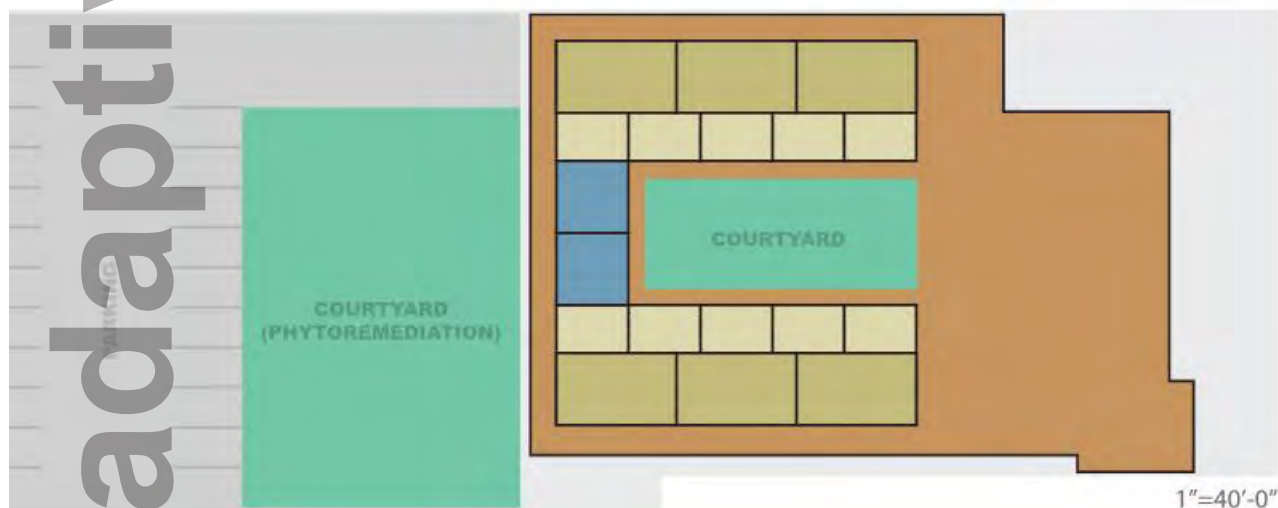
4th Floor:

- (1) 1 bedroom units with balconies approx. 600 sq ft each.
- (4) Studio units with balconies approx. 400 sq ft each.
- (3) studio units with light well windows 400 approx. sq ft each

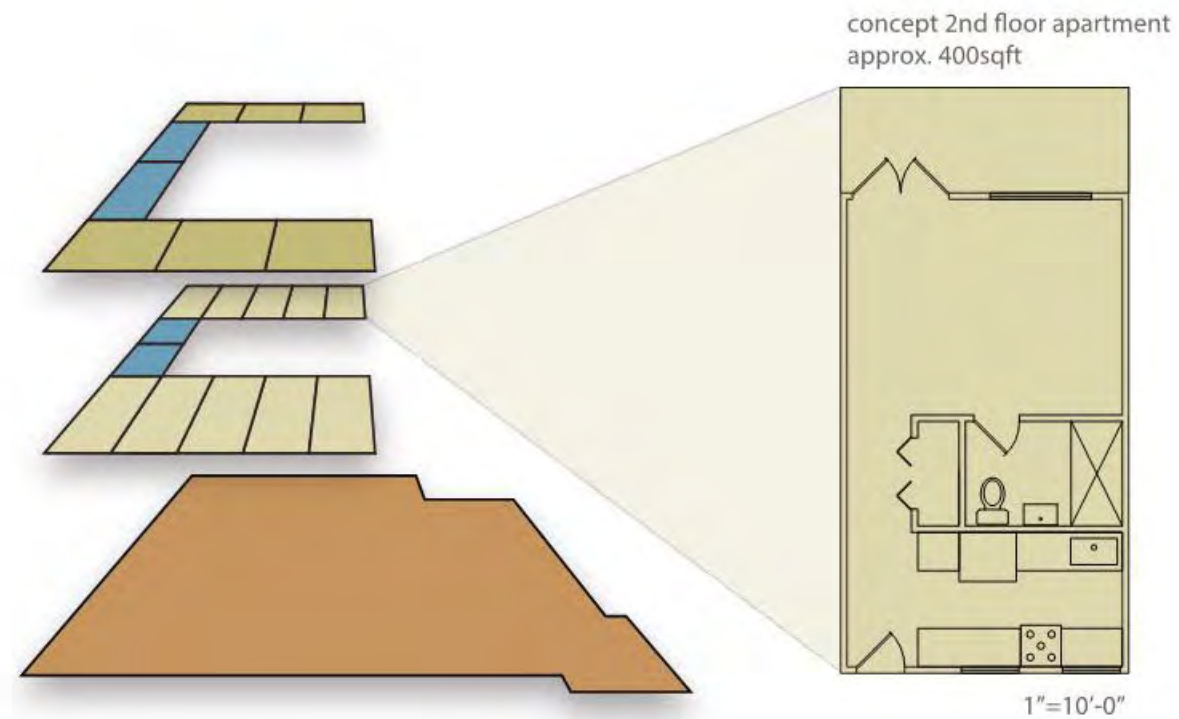


400 Block
Team A





- Commercial Retail
- Common Amenities and Circulation
- 3rd Floor Studio Apt. Unit
- 2nd Floor Studio Apt. Unit



Elevated Courtyard Studios
Adaptive-Reuse of commercial site

Stats:
Address: 14 W Gutierrez St (037-211-019)
Lot Size - 24,517 Square feet, approx. 0.56 acres.
Units per Acre Density achieved = 29 per acre.
0.8 FAR
3 stories, 1 commercial level and 2 housing levels.
16 housing units total provided.



400 Block
Team A



400 Block
Team A



Park + Green Space - Perspective looking south towards underpass

Park + Parking

Combining all four of our focus areas of creating connectivity, creating public spaces, making better use of underutilized areas and supporting additional businesses - we came up with this concept for Lot 12 on the 300 block of State Street.

By moving the majority of parking spaces on Lot 12 into a multi-level underground garage, a significant amount of space at the street level becomes available to serve the community. Leaving a portion of the site at the street level as accessible parking, the rest is converted to a park that adds much needed green space to downtown and a bit of commercial space along Motor Way directly across from existing businesses that currently face a parking lot. The park has the potential to become a focal point that attracts local residents and visitors alike, and encourages movement from the waterfront to State Street and vice versa. The project also gives the opportunity of a venue for community events, such as live music and a farmers market.



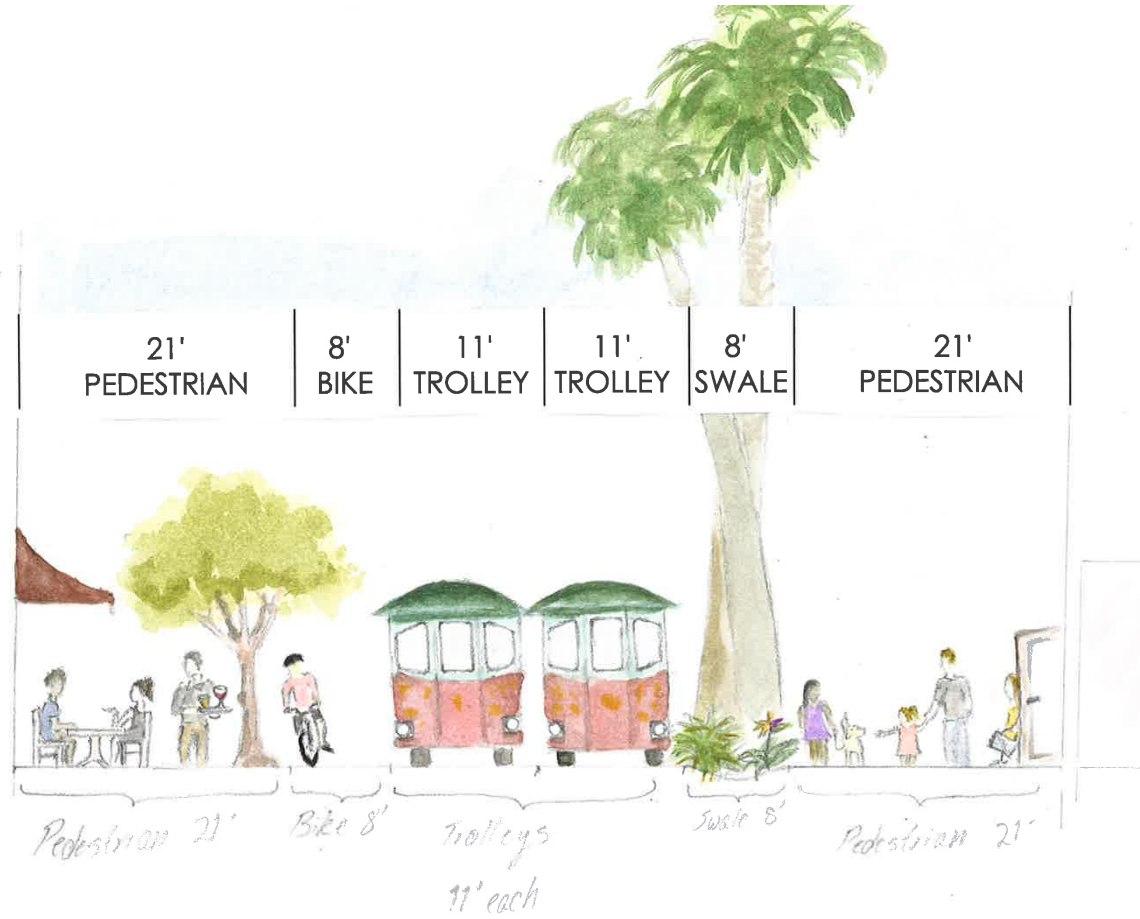
Park + Green Space - Perspective looking north from underpass



Commercial Spaces at Motor Way - Perspective



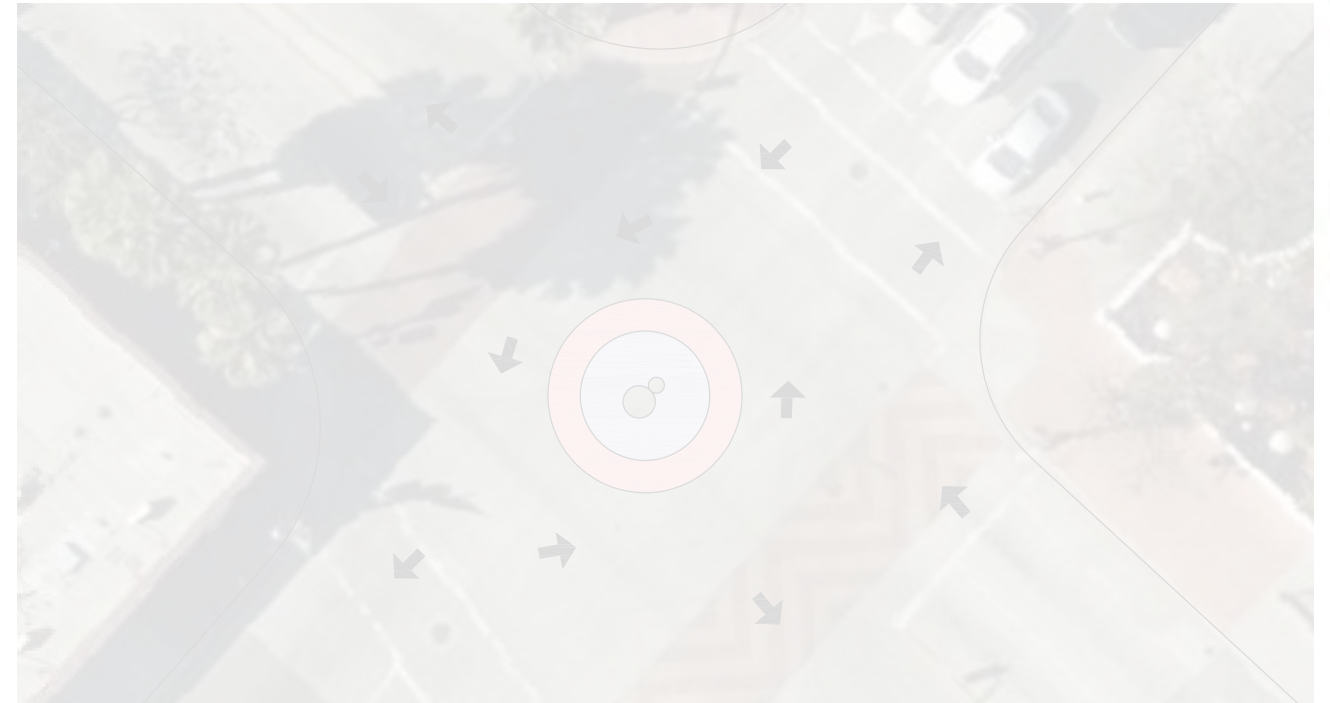
Present Imagery



Public Space

Currently State Street remains open to traffic at the 400 block, but closing State Street here should be considered to increase pedestrian flow and provide support to businesses on this block. This street section shows a reimagined State Street that allows for outdoor dining and commercial space, pedestrian and bike paths as well as trolley service. Allowing space for a trolley lane in the middle keeps State Street accessible and provides a potential for early morning loading access and deliveries for the businesses.

A roundabout at Guiterrez/State would provide a smooth transition to redirecting traffic if State is closed at the 400 block. Highlighting the roundabout with an art piece adds pedestrian and vehicular interest and can serve to further create connectivity with the Funk Zone, Waterfront and Train Station. This concept features Karana from Island of the Blue Dolphins.



400 Block Team A

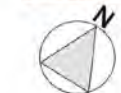


Roundabout as gateway monument



Precedent Imagery

underpass



400 Block
Team A

u n d e r p a s s

The underpass serves as the connection point between the Funk Zone, Waterfront and Train Station, but it is not widely used by pedestrians. Reducing the street to two lanes, increasing pedestrian space and adding art and other pedestrian scaled interest to this area would help encourage increased use. Additionally, periodically closing this area to traffic and having events that make use of the unique space and acoustics provided by the underpass would serve to bring additional energy to the area.



sustainability



400 Block
Team A

sustainability

As this effort is intended to envision what State Street can look like in the next 100 years, sustainability needs to be part of the equation. In addition to incorporating green building elements as each structure is being designed, the biggest opportunity in this area is the creation of green space. Green space not only creates desired gathering spaces, but a large increase in green space would improve stormwater management and reduce greenhouse gases and the heat island effect common to urban corridors.

The proposed park above parking on current Lot 12 is a great kick-off to this effort, but opportunity for green roofs and heavily landscaped roof top common areas should be integral to the redesign of this area. When placed above buildings, green space has the added benefit of insulating the building, keeping it cooler when it is hot and warmer when it is cold. Additionally, solar panels can be used both in the park and building roof tops to provide solar energy, opportunities for shade and, if done creatively, visual interest. Existing surface lots can also be retrofitted with solar panel shade structures that would serve to reduce the heat island effect in addition to creating additional sources of energy.



[HOME](#)

400 Block Team B



GATEWAY ONTO STATE

400TH BLOCK

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RUCHITA CHANDSARKAR

400 BLOCK – TEAM B

HISTORY OF SANTA BARBARA

The history of Santa Barbara runs deep, through many cultures, across the Santa Barbara Channel, and throughout the city as it stands today. Culture is around every corner, and as you step into Santa Barbara, it's also a step back in time into early Hollywood or to the very first days of Fiesta.

From the basketry and boat-building techniques of the Chumash Indians, to the Spanish Colonial influence that can be seen around every corner, and the first days of filmmaking, Santa Barbara's history is vast and truly unique.

When Mexico won its independence from Spain in 1822, California became part of Mexico. In 1848, following the Mexican-American War, California became part of the expanding United States, and joined the union as a state in 1850. For more information about the history of the Presidio and our city's early settlement, explore the Santa Barbara Trust for Historic Preservation website.

June 29, 1925, a major earthquake, destroyed much of the downtown State Street corridor. At the time of this disaster there was a growing community movement in Santa Barbara led by Bernard Hoffman and Pearl Chase to have a uniform architectural style, evoking Spanish Colonial past. Their efforts led Santa Barbara to form the country's first architectural review board with strict design standards. What the earthquake leveled would now be rebuilt – in the Spanish style.

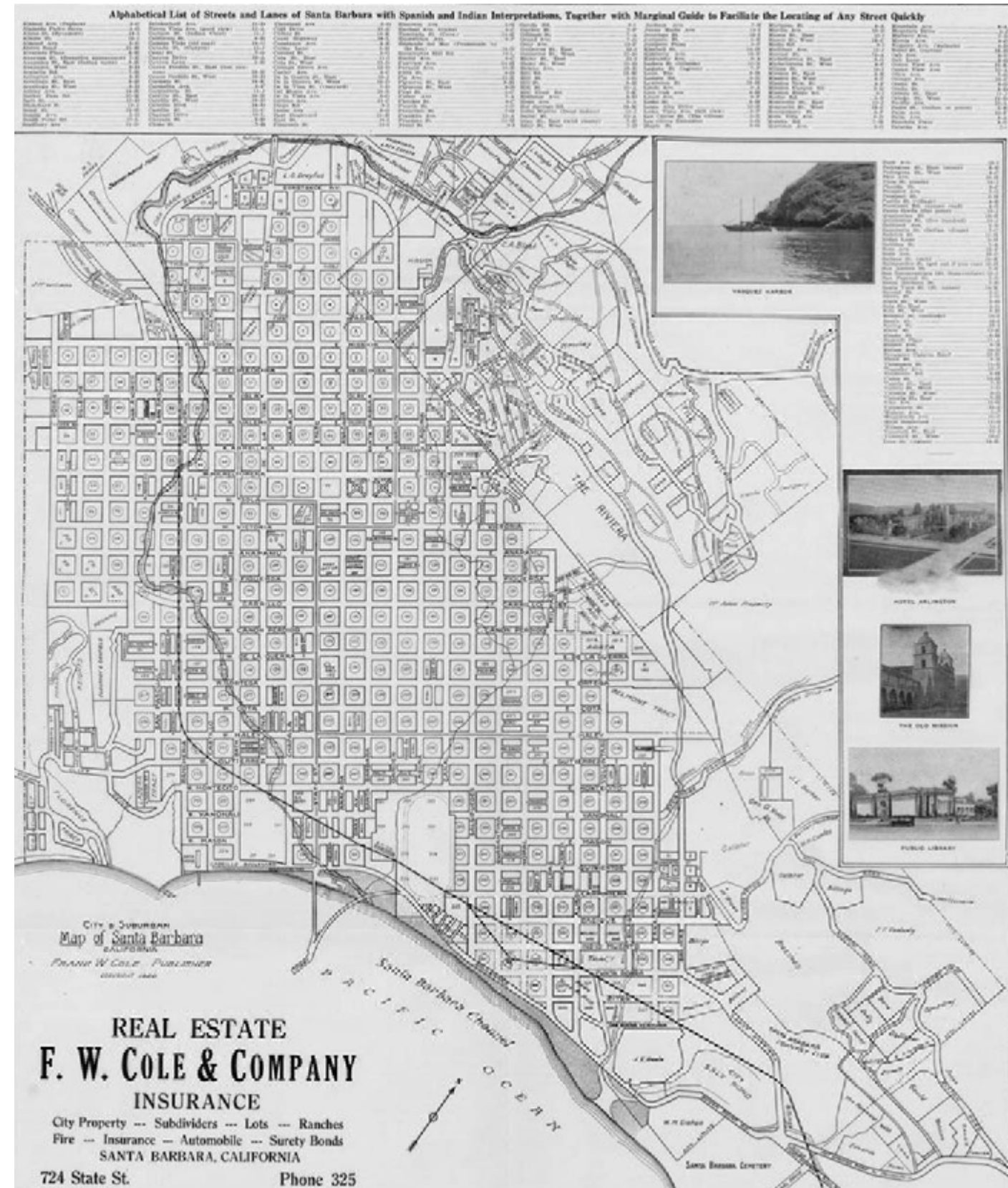
This distinctive look of "El Pueblo Viejo" – the City's core historic district – rose from the rubble and serves today to set Santa Barbara apart. Renowned Hispanic architecture is defined by red tile roofs, white stucco walls, decorative wrought iron on windows, balconies, and walls handrails, and decorative tiles. Lush landscaping provides color and contrast. The charm and history of the city permeates its buildings and public spaces, bringing to life the cultural tapestry of Santa Barbara.

The town's main thoroughfare, State Street, has been the route through which history, people, and events have entered and shaped Downtown Santa Barbara.

The Gold Rush ushered in the American age and changed Santa Barbara from a sleepy pueblo to a bustling little town. Soon steamships arrived, loaded with visitors from the eastern states. When the historic Stearns Wharf was built in 1872, it allowed direct access for ships to safely unload building materials, freight, and passengers. At the dawn of the 20th century, the railroad was then completed which fully connected Santa Barbara to Los Angeles and San Francisco, ending the community's isolation and ensuring its future as a major visitor and resort destination.

A steady stream of retailers, doctors, bankers, and service businesses set up their storefronts and offices in Downtown Santa Barbara.

From 1912-1921 Santa Barbara was a major center of silent film production in the days before Hollywood. (Salvatore Ferragamo started his career here crafting shoes for the film stars.) By the 1940s, State Street had also established itself as a retail shopping mecca for the region and its visitors.



GATEWAY ONTO STATE

400 BLOCK - TEAM B

HISTORY OF DOWNTOWN SANTA BARBARA

Things began to shift in the late 1950s and 1960s, as the city limits expanded to the north. Attention was diverted from the old downtown and to the new retail developments uptown. Across the country downtowns began experiencing this downward spiral of disinterest and disinvestment. Downtown Santa Barbara was no exception, as mall shopping became the new way of life.

In response to the development of the region's first regional mall, La Cumbre Plaza, downtown businesses organized as the Downtown Organization of Santa Barbara in 1967.

The Santa Barbara Redevelopment Agency (1972 until 2012) fueled unprecedented public investment in Downtown Santa Barbara, including the construction of the Paseo Nuevo as a public-private partnership, and the creation of convenient downtown parking lots and garages.

One of the City's significant developments was "The Plaza," a six-block section of State Street. Originally constructed in 1969 and designed by architect Robert Ingle Hoyt, the Plaza's sidewalks, paseos and landscaped streetscape define The Downtown's special charm and pedestrian environment. The Plaza was expanded in the 1990s, with additions of public art, benches, and favorite, the State Street Flag Program.

Downtown Santa Barbara also provided important leadership for the revitalization of the downtown area, advancing a proposal in the mid-1970s to create a self-assessment on all the businesses to create a stable budget in support of the organization's work. Santa Barbara's first Downtown Business Improvement District (BID) was created in 1975, and a second BID was created for the Old Town District in 1976.



Downtown Santa Barbara's retail mix also continued to evolve in the 1970s and '80s. The City of Santa Barbara's commitment to planning continued with the completion of a Historic Resources survey effort, along with the adoption of the "Burgard Plan," a visionary plan to blend commerce and culture to make arts an integral part of the Santa Barbara experience. The Paseo Nuevo opened with fanfare in 1989, and small businesses continued to make Downtown Santa Barbara their home, expanding the district to side streets and growing from 400 businesses in 1975 to more than 1420 businesses in 2015.

The economic downturn in 2008 created increased vacancies and budget challenges, and the elimination of redevelopment agencies in the State of California in 2012 marked the end of an era for public reinvestment. Yet Downtown Santa Barbara has recovered and rebounded from the economic downturn.

Today State Street serves as the cultural heart and soul of Santa Barbara. Its vibrant theatre district has five theaters serving 80 to 2000 audience members and nine museums, some of which, such as the Santa Barbara Museum of Art, have distinguished national reputations.

In recent years, start-ups and technology-related firms such as Sonos Corporation have made Downtown Santa Barbara their headquarters, creating new demand for similar tenants. Adding to the mix are a growing number of wine tasting operations, creating a cottage industry - and a new pastime - for downtown customers and residents.

Downtown Santa Barbara today is at an important crossroads, with a legacy of success and opportunities ahead. New investments are anchoring the lower blocks of State Street, providing infill and new uses to activate and connect the Downtown core to the waterfront.



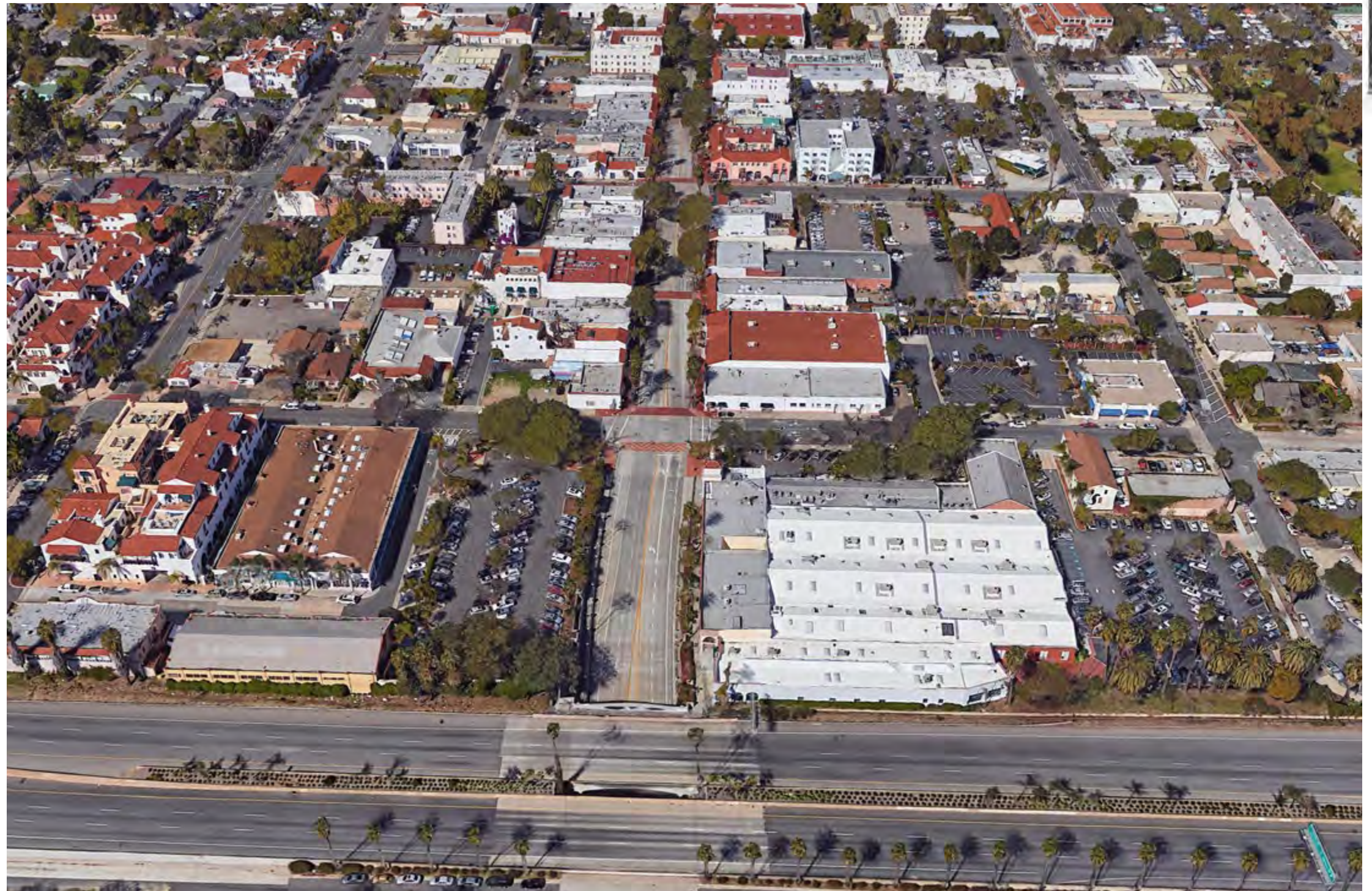
GATEWAY ONTO STATE

400 BLOCK - TEAM B

400TH BLOCK GOALS

The goal of the 400 Block is to create a vibrant and green space for residents and visitors alike. To provide commercial and residential mixed use, while preserving its historical landmarks and making room for innovations and art of the future. The main challenges faced in this block are the lack of residential space, access to open spaces, pedestrian safety, and dynamic commercial uses. To change this, our team reimagined the 400 block with the following changes:

1. Closure of State Street in the 400 Block for all non-emergency vehicles.
2. Conversion and preservation of the Historic Savoy Theater for residential use.
3. Green Roofs/ Terrace and courtyards for addition of open space.
4. Paseos and alleyways connecting the courtyards through State Street to Haley, Chapala, Anacapa and Gutierrez.
5. Redevelopment of the 99 Only Store and the adjacent surface parking lots into housing.
6. Addition of housing above existing commercial buildings along State, Anacapa and Chapala.



GATEWAY ONTO STATE

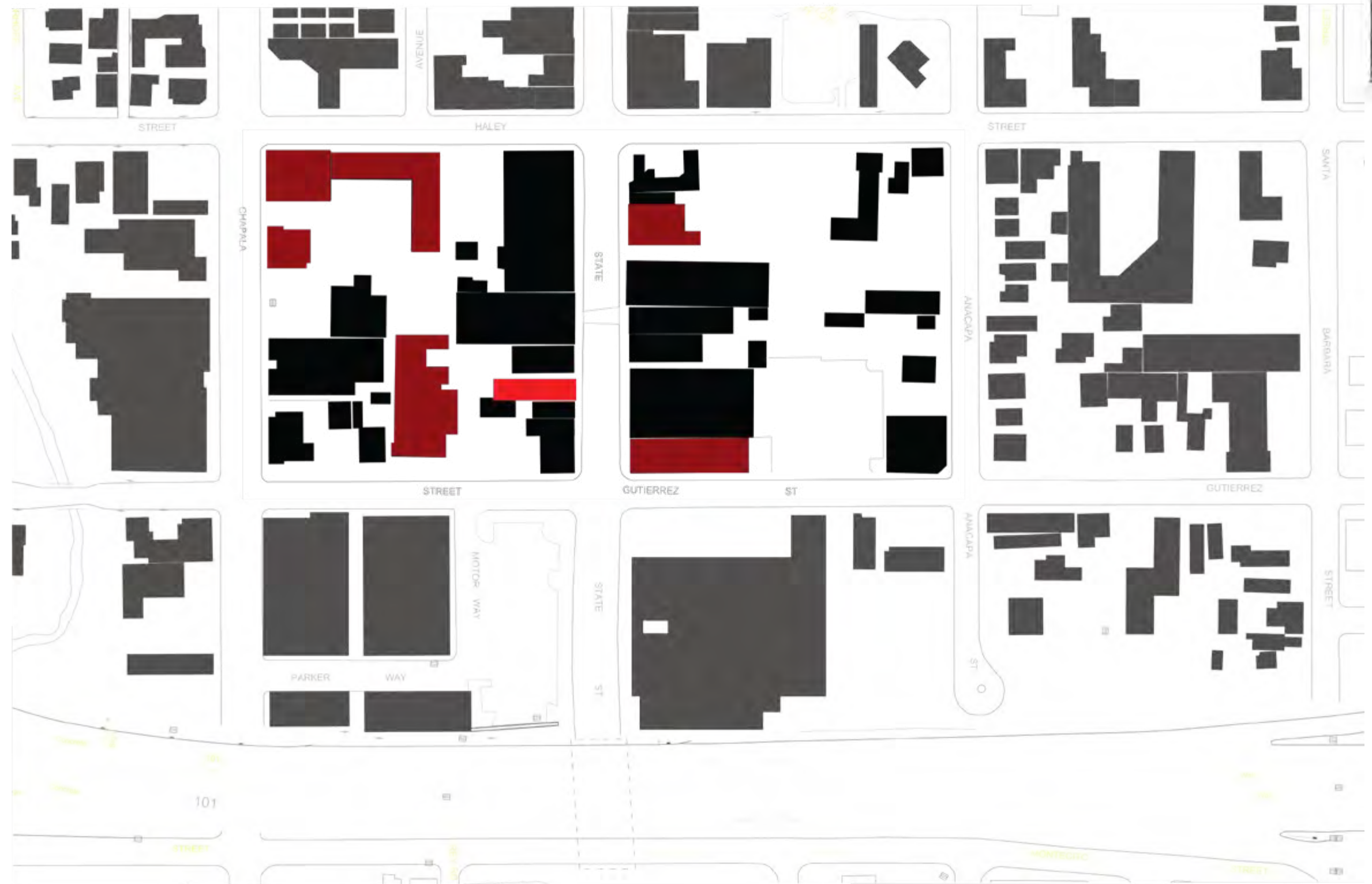
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400 BLOCK - TEAM B

EXISTING BUILDINGS:

LEGEND:

- EXISTING HISTORIC BUILDINGS
- EXISTING LANDMARK BUILDINGS
- EXISTING BUILDINGS
- EXISTING NEIGHBORHOOD BUILDINGS (Not Part of Project)



GATEWAY ONTO STATE

DATE: 09/23/2020

400 BLOCK - TEAM B

PROPOSED ADAPTIVE RE-USE OF EXISTING BUILDINGS

LEGEND:

- PROPOSED RE-USE FOR NEW HOUSING
- EXISTING BUILDINGS
- EXISTING NEIGHBORHOOD BUILDINGS (Not Part of Project)



GATEWAY ONTO STATE

DATE: 09/23/2020

400 BLOCK - TEAM B

PROPOSED NEW RESIDENTIAL APARTMENTS

LEGEND:

- NEW RESIDENTIAL BUILDINGS
- NEW RESIDENTIAL ON EXISTING BUILDINGS
- EXISTING BUILDINGS
- EXISTING NEIGHBORHOOD BUILDINGS (Not Part of Project)



GATEWAY ONTO STATE

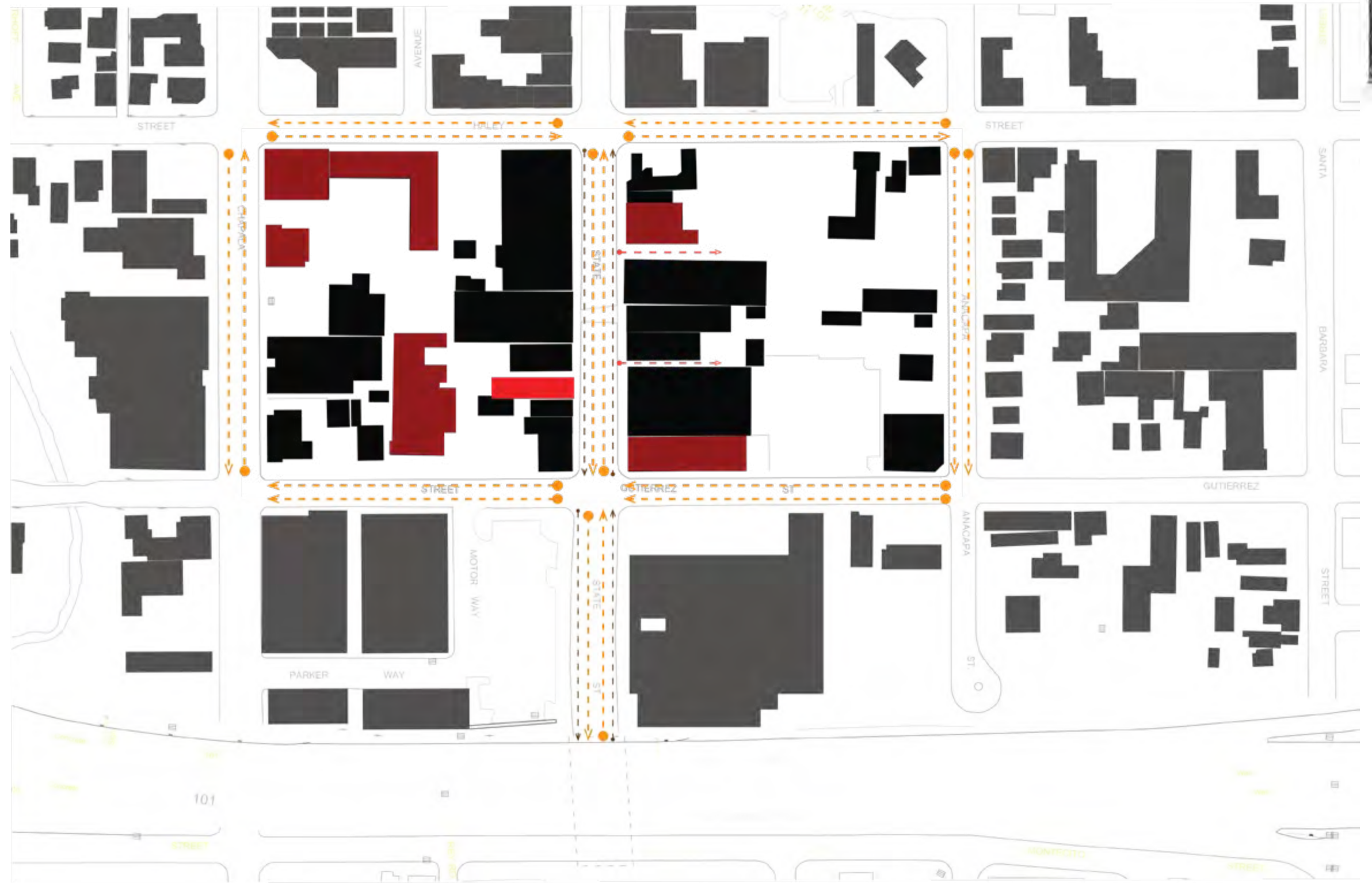
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400 BLOCK - TEAM B

EXISTING VEHICULAR & PEDESTRIAN CIRCULATIONS:

LEGEND:

- EXISTING VEHICULAR TRAFFIC
- EXISTING BICYCLE PATH
- EXISTING PEDESTRIAN TRAFFIC



GATEWAY ONTO STATE

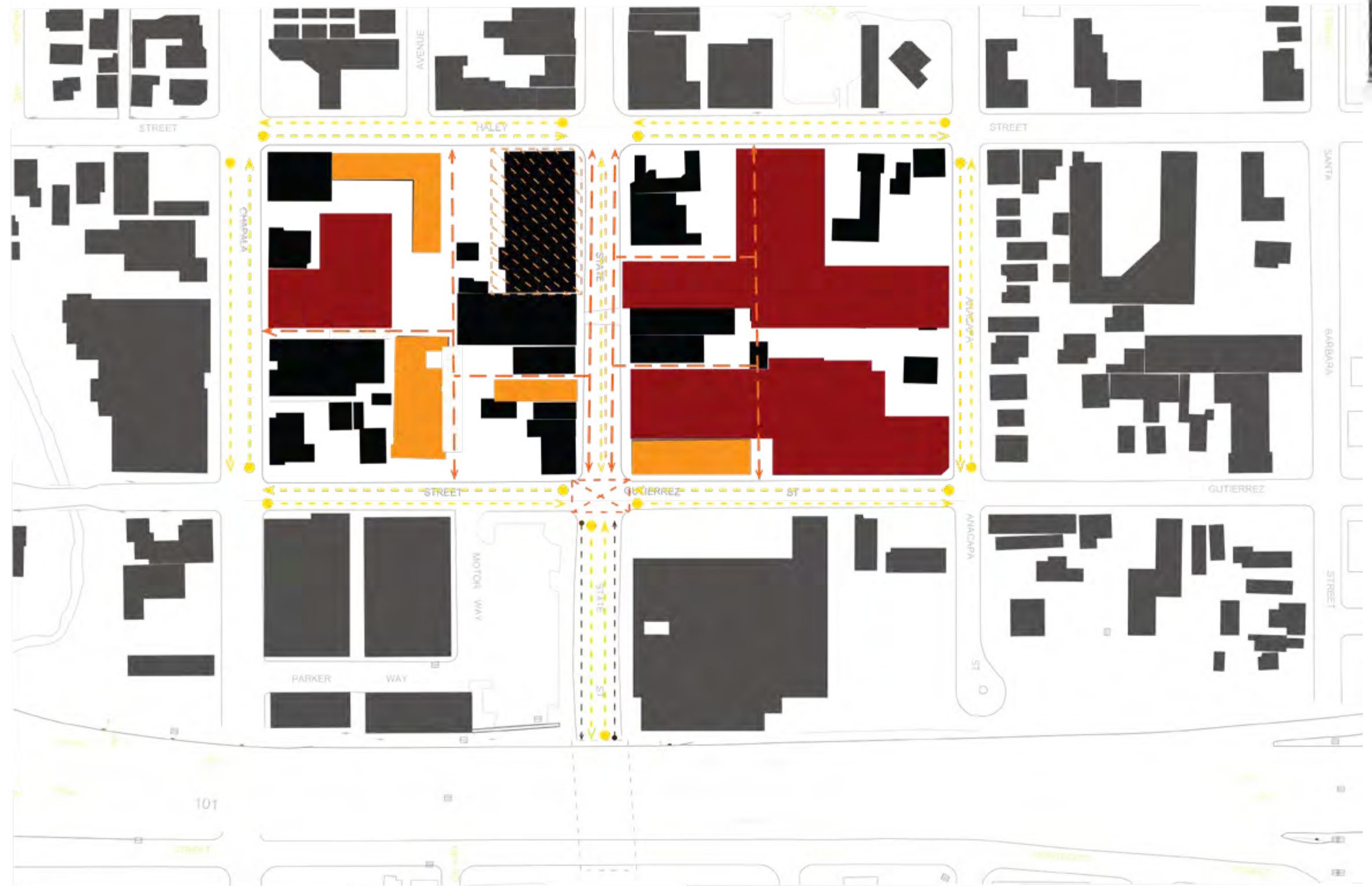
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400 BLOCK - TEAM B

PROPOSED VEHICULAR & PEDESTRIAN CIRCULATIONS:

LEGEND

- PROPOSED VEHICULAR TRAFFIC
- PROPOSED PEDESTRIAN
- PROPOSED BICYCLE PATH



GATEWAY ONTO STATE

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400 BLOCK - TEAM B

PROPOSED SITE PLAN:

LEGEND

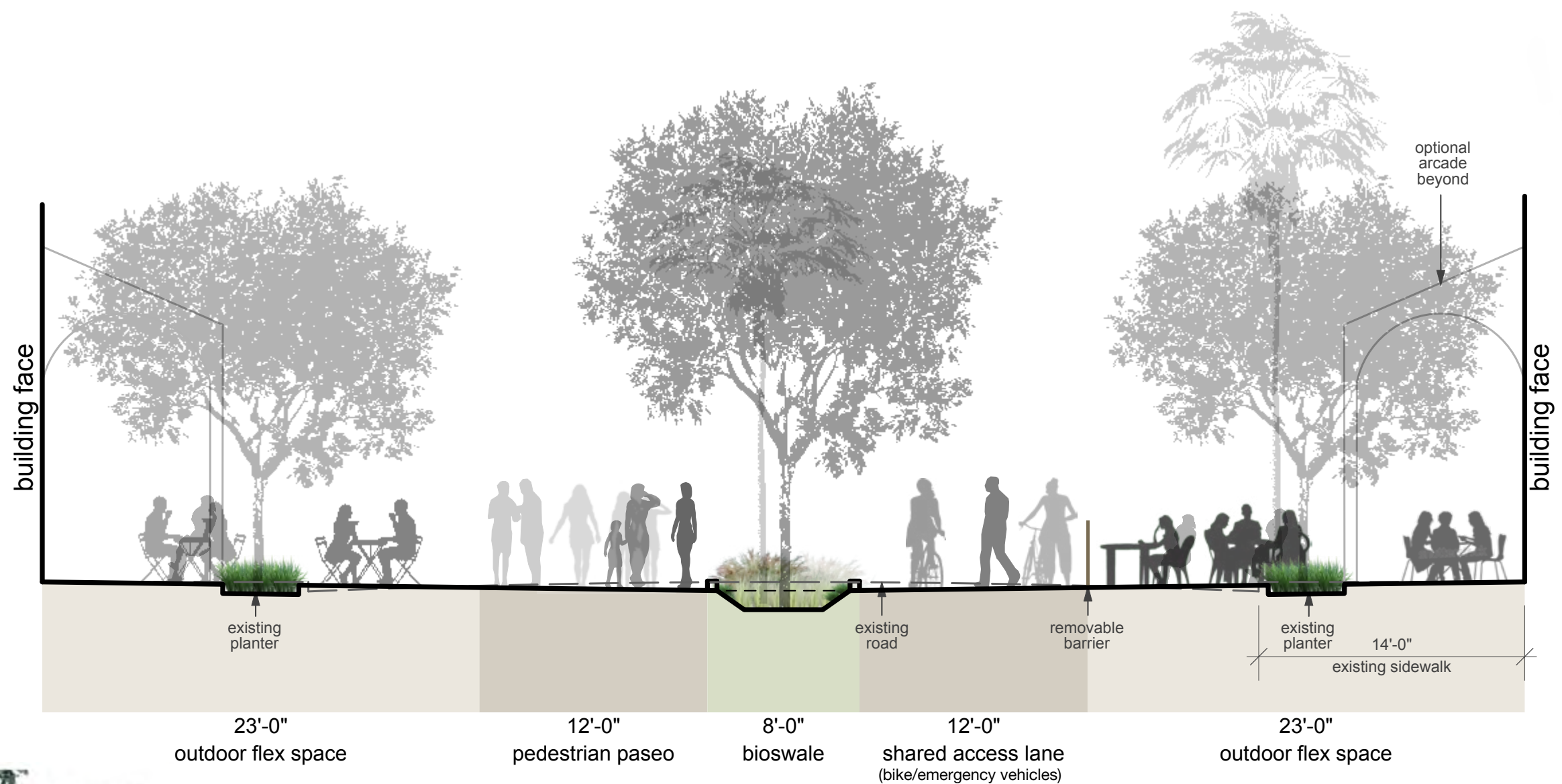
-  (E) commercial
-  (E) residential
-  (E) hotel
-  (N) residential infill
-  (N) Adaptive Reuse
-  paseos courtyards / plazas
-  trees / bioswale
-  (N) parking structure w/ rooftop use
-  circulation - pedestrian
-  circulation vehicular delivery
-  (E) traffic flow
-  (N) traffic flow
-  (E) trees / palms
-  point of interest



GATEWAY ONTO STATE

400 BLOCK - TEAM B

PROPOSED VEHICULAR & PEDESTRIAN CIRCULATIONS:



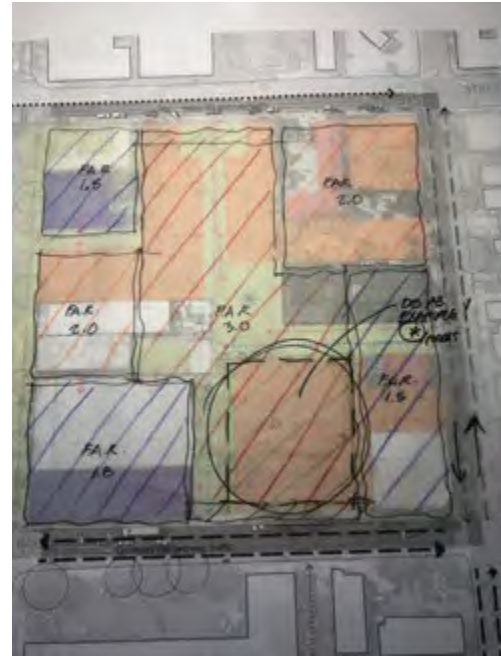
GATEWAY ONTO STATE

section A



DATE: 09/23/2020

400 BLOCK - TEAM B



GATEWAY ONTO STATE

DATE: 09/23/2020

400 BLOCK - TEAM B

MASSING AND HOUSING:

Through the site analysis of the 400 block, the team has found that many spaces have the potential for change and growth. This dynamic block acts as a connector to the 300 and 500 block but also as a clear transition space as the Gateway into State Street. These two blocks currently include commercial uses with a sprinkling of residential but it has the potential to be so much more. The proposed massing below provides us an image of what the 400 block can look like with its new additions. The use of dynamic building heights and setbacks will give the space the much-needed residential space while also protecting its mountain views and maintaining Buildings under the 60 feet height maximum.

This massing model accounts for the following number of units/ F.A.R.:

- Newly converted Historical buildings for residential: ± 25 units
- New floors to currently built space for residential: ± 25 units
- New development for residential: ± 225 units

This created an average of 2.8 F.A.R. and totals of about ± 300- 325 units in the 400 block. The final unit count will depend on the square footage of the units itself. While this number seems high, it will match our pending Regional Housing Need Allocation (RHNA) which is requiring ± 8,400 units over 4-5 years in the City of Santa Barbara! The highest F.A.R. will be located along Anacapa, Chapala, and the inner sections of the 400 block to maintain the human scale and small town feel along State Street

This model also includes two parking structures, one above ground accessible off Chapala and below ground parking on the 300 block located off of Gutierrez which will feature a new open space on the surface level. The massing also includes the new green roofs, and open spaces in the 400 block, with the closure of State Street and the redirection of traffic on Gutierrez as a two-way street.



LEGEND:

- (E) BLDG TO REMAIN
- (E) BLDG TO BE REMOVED
- (E) HISTORICAL BLDG TO REMAIN
- (E) HOTEL
- (N) RESIDENTIAL INFILL
- (N) GREEN ROOFS



GATEWAY ONTO STATE

DATE: 09/23/2020

400 BLOCK - TEAM B

PASEOS AND ALLEYSWAYS

Alleyways and paseos are located through the 400 block. Currently there are 4 different pedestrian paseos accessing the inner lots of the 400 block off of state street meant for pedestrian access to surface parking lots. While these may be well used, these spaces hold much more potential for a more vibrant and complimenting use. For these current paseos we recommend a redesign to create active paseos from and through State Street. Active paseos can provide an interactive and attractive environment for pedestrian travel from Chapala, to Anacapa and from Haley and Gutierrez. These paseos have the opportunity to become gathering spaces, outdoor dining, a place to rest, or a place to step away from the bustle of the State Street. These same passageways and paseos take travelers and residents to the nearest hub of activity while also linking them to the rest of State Street and Downtown through public transportation stops and ride share pick up. This re-designed will creating safe and inviting spaces that draws travelers and residents alike to their next destination.

Each of the following images were show the type of atmosphere and comfort that we have imagined for the paseos in the 400 block. The use of landscaping /planters, shaded seating, and movable tables can create privacy in a public space allowing people to sit and stay a while.



GATEWAY ONTO STATE

DATE: 09/23/2020

400 BLOCK - TEAM B

STATE STREET PROMENADE:

The current State Street vehicle closure ends on the 500 block right before the 400 block, but so much more can be done if the 400 block was also included. With the closure of State Street in this section of downtown, Gutierrez will be converted into a two-way street moving traffic away from the center and out onto Anacapa and Chapala. This will improve the presence on those streets parallel to State and become the access point for alternative mode of transportation. The Street closure create additional open space for the residents and visitors, a home to the many parades that go through Santa Barbara, and access to the internal spaces of the 400 block. Our team created a street section for State Street that include pedestrian arcades, outdoor dining space, pedestrian ad cycles space along with flex space. Flex space in the section also denotes emergency services and vehicle access in the 400 block and through to the beach.

Each of the following images were show many stages of a transitioning vehicle street to a shared or pedestrian street. The installment of permanent and semi- permanent furniture along side parklets, landscaping and ground demarcations are all tools to creating a pedestrian only street that's human scale, welcoming and comfortable. The State Street section recommended also provides a solution to the lack of open space in the downtown area, while doubling as a storm water management tool through the use of pervious pavement and bioswale.



GATEWAY ONTO STATE

DATE: 09/23/2020

400 BLOCK - TEAM B

CLOSURE OF STATE STREET TO NON-EMERGENCY VEHICLES:

The 400 block of State Street could be closed to become the first of the many segments of pedestrian only spaces in Downtown. We recommend a gateway sign that will both serve as a physical barrier to cars but also a invitation for the pedestrian and cyclist to feel safe and welcomed into State Street restaurants and commercial spaces. As travelers and residents in vehicles approach from the underpass, they approach the monument sign and landscape feature that creates pause and informs them that they are approaching the main pedestrian access onto State Street, directing them to either turn left of right into parking structures in the vicinity.

Each of the following images were show the type of sign or design feature that has the ability to signify the entrance on the pedestrian flex space of State Street on the 400 block. The use of lights and landscaping provide visual impact for those approaching. Scrambled junctions help slow down traffic and allows pedestrain to have easy circulation.



GATEWAY ONTO STATE



DATE: 09/23/2020

400 BLOCK - TEAM B

GREEN ROOF AND COMMERCIAL COURTYARDS

Currently, Downtown Santa Barbara lacks the green space and open spaces needed for the potential residential growth. We re imagined all of the new residential additions to include rooftop terraces and gardened roofs to create a place for residences and explore and enjoy the views of Santa Barbara from a higher vantage point. These green roofs and connecting inner courtyards will attach to the Paseos, allowing for pedestrians to wander throughout and reconnecting to the main streets. The courtyards will contain outdoor dining, shopping, and public art, while bringing some green space into the inner spaces of the new residential development.

Each of the following images depict courtyards and green roofs of different sizes. This recommendation offers many benefits including: heat island reduction, state required green space, cleaner air and an abundance of semi-private spaces for everyone to enjoy.



DATE: 09/23/2020



GATEWAY ONTO STATE

400 BLOCK - TEAM B

PROPOSED 410 PROJECT BY CEARNAL COLLECTIVE



A SOUTH ELEVATION - GUITERREZ STREET
1/16" = 1'-0"



1 VIEW ACROSS GUITERREZ ST



2 VIEW FROM STATE ST AND GUITERREZ ST



B EAST ELEVATION - ANACAPA STREET
1/16" = 1'-0"



3 VIEW FROM STATE ST



4 VIEW FROM STATE ST AND HALEY ST



C NORTH ELEVATION - HALEY STREET
1/16" = 1'-0"



5 VIEW FROM HALEY ST



6 VIEW ACROSS ANACAPA ST



D WEST ELEVATION - PASAD
1/16" = 1'-0"



GATEWAY ONTO STATE

[HOME](#)

500 Block Team A

PROJECT GOALS

- Define the pedestrian/bicycle area
- Utilize parking areas
- Encourage free / public access areas
- Define outdoor dining spaces
- Stimulate spaces for public art
- Enhance landscaping
- Prioritize housing affordability
- Retain existing successful businesses
- Create jobs to attract gen z and millennials to support working and living downtown
- Use Art, Science and Technology as catalysts for increased tourism

SHEET INDEX

- 1 ~ Cover Sheet
- 2 ~ Inspiration Images
- 3 ~ Inspiration Images
- 4 ~ Overall Site Vision
- 5 ~ State Street Vision
- 6 ~ Opportunity Site: City Lot 11
- 7a ~ The Bridge @ Haley and Anacapa
- 7b ~ The Bridge @ Haley and Anacapa
- 8 ~ Roof Deck / Garden Inspiration
- 9 ~ Fig Avenue Vision
- 10 ~ Cultural / Economic Drivers
- 11 ~ Temporary Pop-up Exhibition Spaces
- 12a ~ FAR information - City Lot 11
- 12b ~ FAR information- The Bridge

"YOU CAN'T
RELY ON
BRINGING PEOPLE
DOWNTOWN, YOU
HAVE TO PUT THEM
THERE."
JANE JACOBS, THE
DEATH AND LIFE OF
GREAT AMERICAN
CITIES

CITY LOT 11

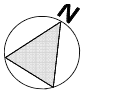
- 4 stories
- 80 units
- Subterranean parking
- Courtyard/plaza
- Anacapa paseo

ANACAPA / HALEY

- 4 stories
- 31 residential units
- 6 commercial units
- Roof deck

STATE STREET VISION

- Moveable seating
- Stormwater capture
- Bollards
- Separated bicycle lane
- Park/open space



500
Block
Team
2A

TEAM

- AMY TRIPP
- DYLAN THOMPSON
- KATIE KLEIN
- KYM COCHRAN
- RACHEL RAYNOR, AICP
- RYAN MILLS
- TOD STOCKWELL

COVER SHEET

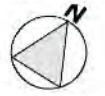
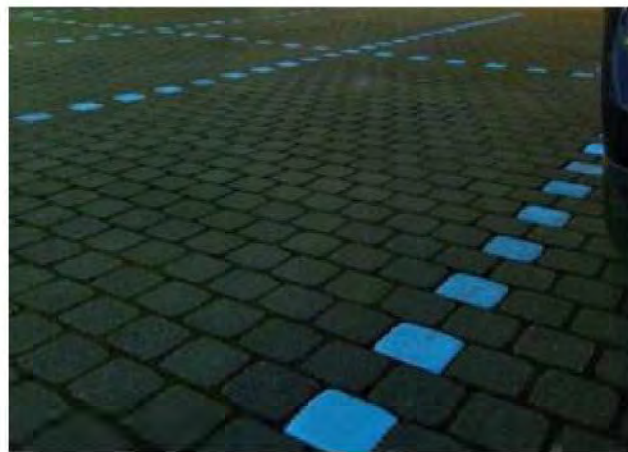
SEPTEMBER 23, 2020



500 Block Team 2A

INSPIRATION IMAGES

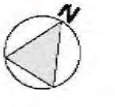
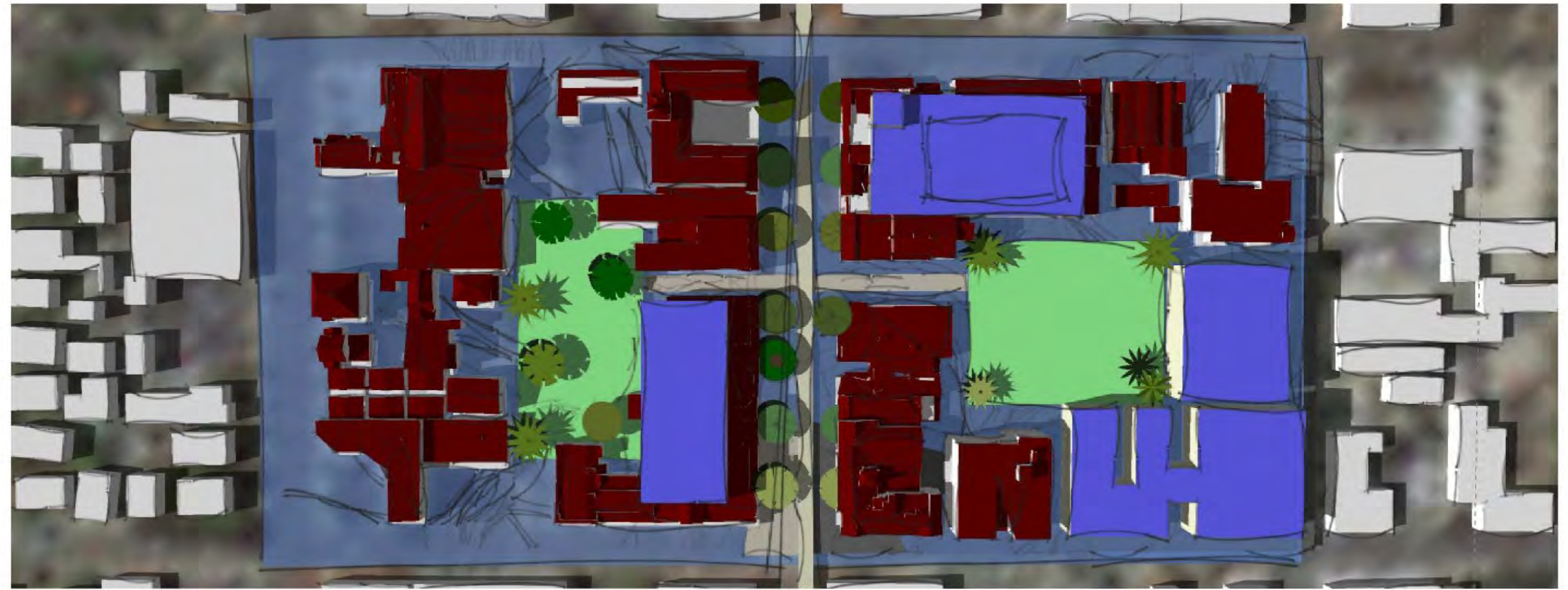
SEPTEMBER 23, 2020



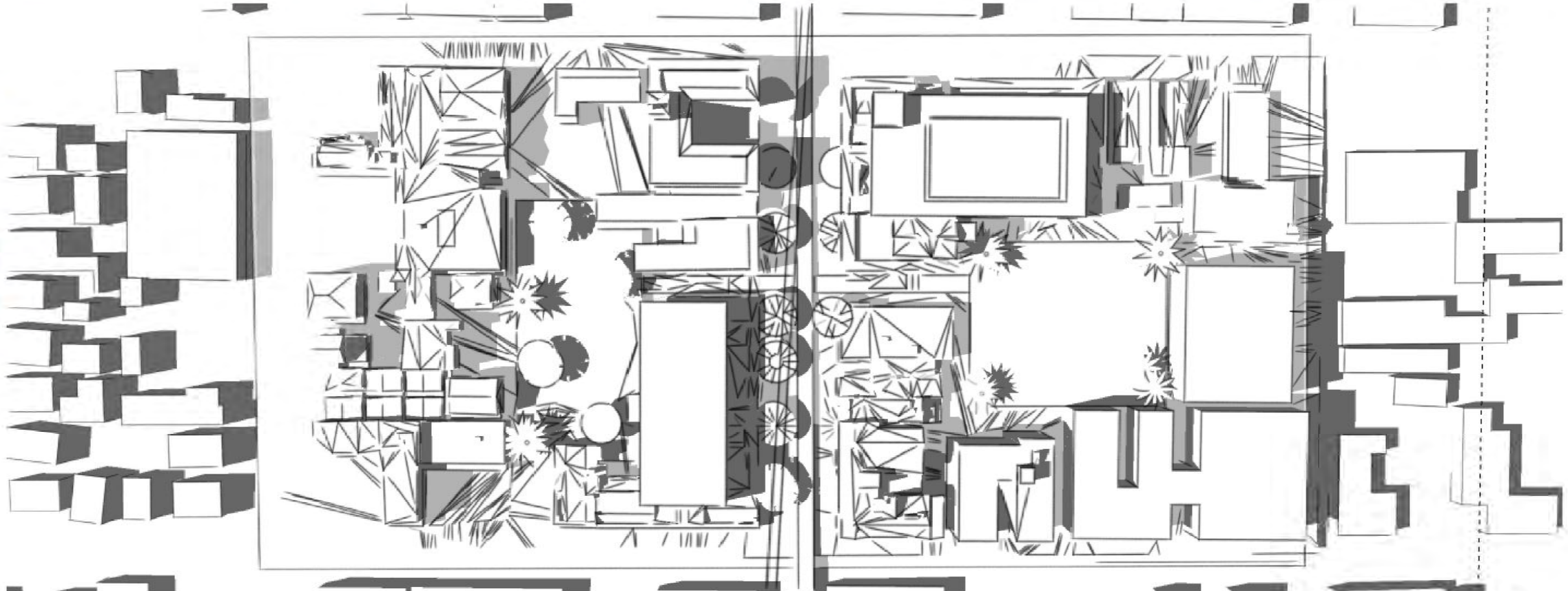
500
Block
Team
2A

INSPIRATION IMAGES

SEPTEMBER 23, 2020











500
Block
Team
2A



OVERALL SITE VISION

SEPTEMBER 23, 2020

LEGEND

-  (E) HISTORICAL STRUCTURE
-  (N) INFILL
-  (N) ADAPTIVE REUSE (ABOVE COMMERCIAL OR NOT)
-  (E) RESTAURANT DINING
-  (E) OR (N) RETAIL/OFFICE
-  (E) HOTEL
-  (N) MOVEABLE SEATING
-  (N) BUILT-IN SEATING OR STANDING



3 Elevation of State St.
Scale: 1/16" = 1'-0"

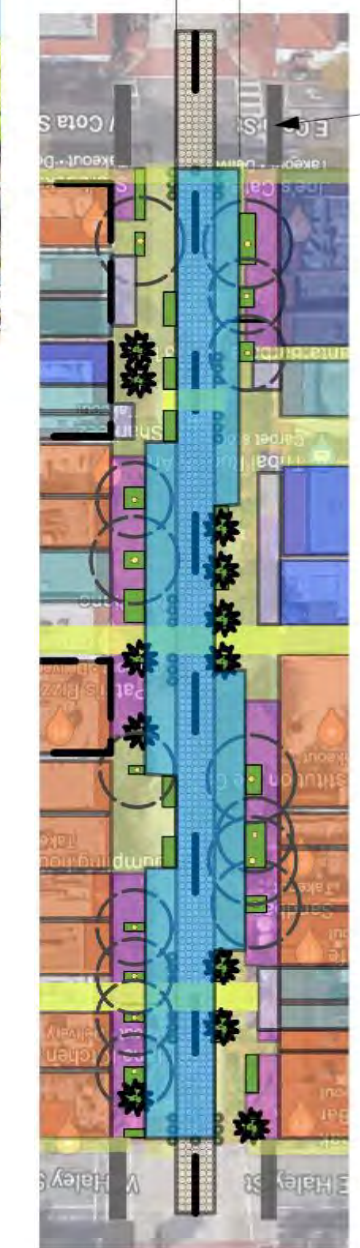


4 Stormwater Rendering

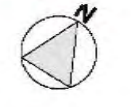


5 Circulation Rendering by others

20' Parade / Fire Access








Rolled Curb

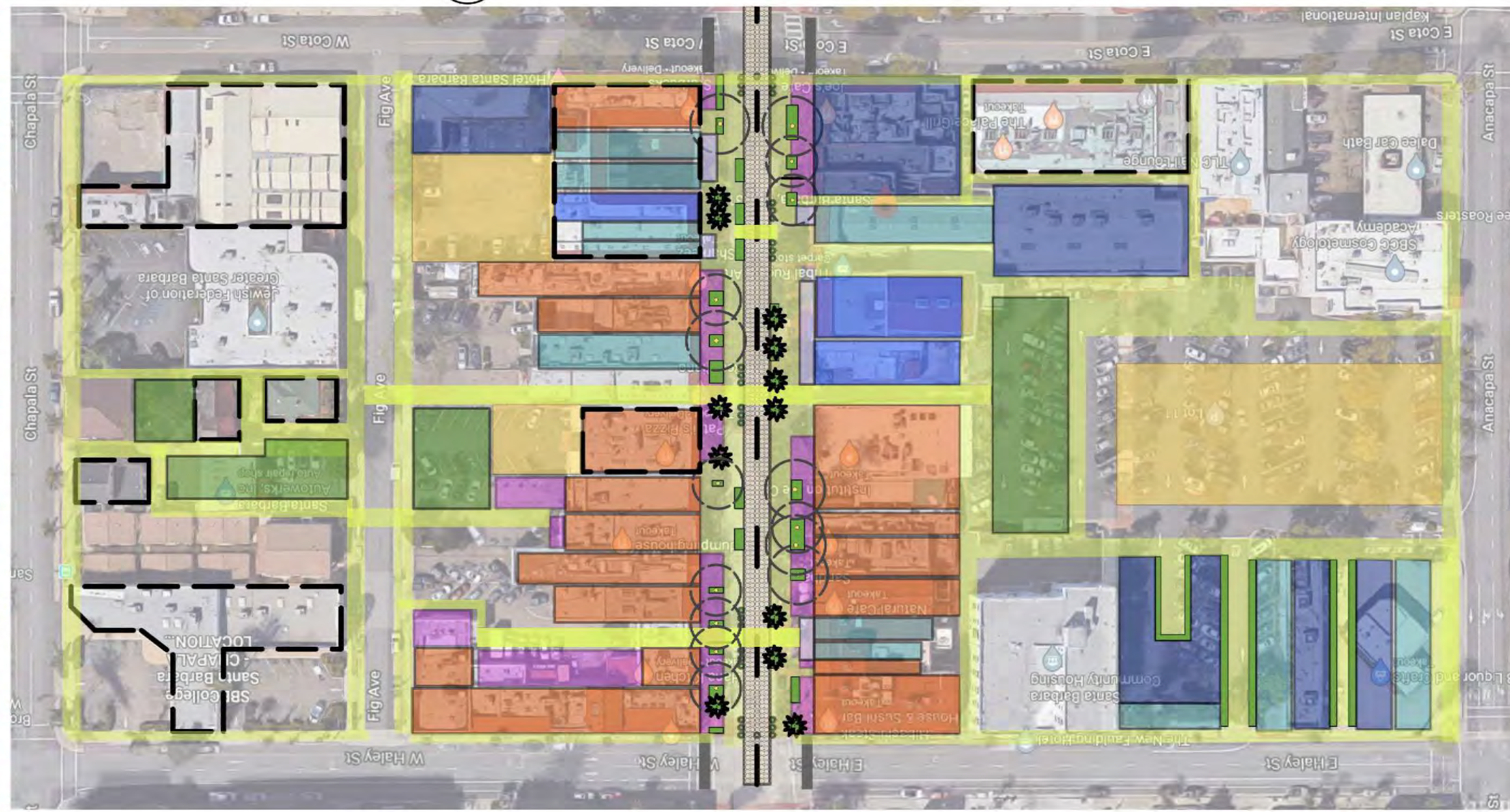


500 Block Team 2A

2 Master Circulation Plan
Scale: 1" = 50'-0"

LEGEND

-  (N) BUILT-IN PLANTING (STORMWATER CAPTURE)
-  (N) BIKE PATH/PERMEABLE PAVING
-  (N) DECORATIVE/REMOVEABLE BOLLARDS
-  (N) PEDESTRIAN CIRCULATION
-  (N) PARK



1 Master Circulation Plan
Scale: 1" = 50'-0"

STATE STREET VISION



DOWNTOWN SANTA BARBARA
Design Charrette 2020

SEPTEMBER 23, 2020

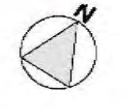
RE: INVIGORATE
INVENT
IMAGINE
PURPOSE



PERSPECTIVE



SITE PLAN



500 Block Team 2A

PROJECT STATS

- PARCEL SIZE: 30,000 SF
- BUILDING FOOTPRINT: 22,000 SF
- TOTAL RESIDENTIAL AREA (4 STORIES): 88,000 SF
- SUBTERRANEAN PARKING
- SUBJECT TO INCLUSIONARY REQUIREMENTS

OPPORTUNITY SITE: CITY LOT 11

SEPTEMBER 23, 2020

PROJECT STATS

PARCEL SIZE	9,750 SF
BUILDING FOOTPRINT	6,105 SF
RESIDENTIAL	31 UNITS / 13,950 SF TOTAL (400 - 450 SF RANGE)
COMMERCIAL	6 UNITS / 2,250 SF TOTAL (350 - 675 SF RANGE)
FAR	1.43



PANORAMIC - VIEW ALONG HALEY STREET



28 E HALEY STREET



28 E HALEY STREET / 501 ANACAPA



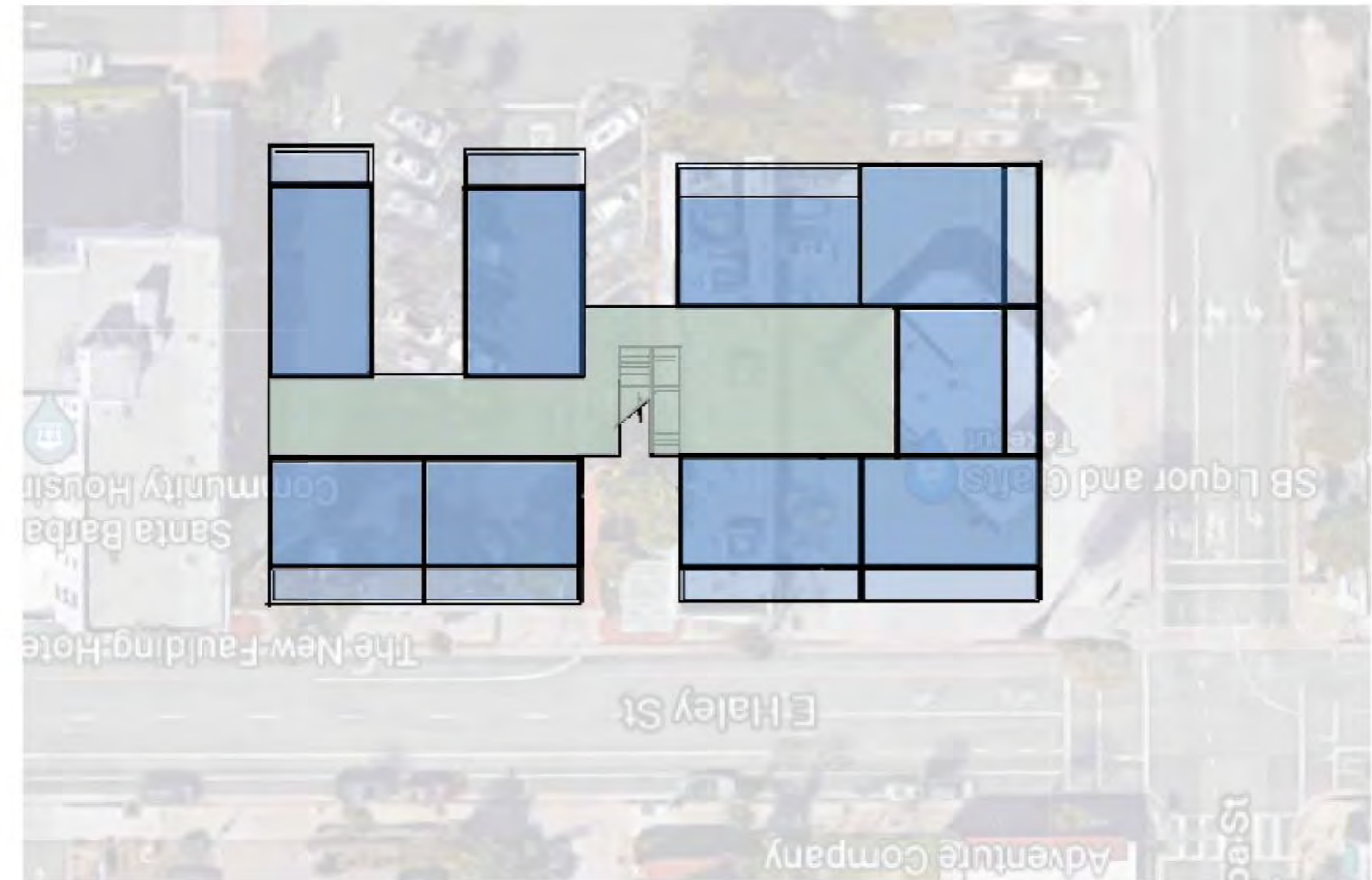
501 ANACAPA - VIEW FROM ANACAPA ST



500
Block
Team
2A



GROUND FLOOR -
MIXED USE: COMMERCIAL & RESIDENTIAL UNITS



SECOND, THIRD & FOURTH FLOORS
(ROOF DECK FOR ADDITIONAL OPEN SPACE)

- RESIDENTIAL UNIT
- COMMERCIAL UNIT
- OUTDOOR SEATING
- PEDESTRIAN PATH
- LANDSCAPE

THE BRIDGE - ADAPTIVE REUSE (501 ANACAPA + 28 E HALEY)

SEPTEMBER 23, 2020



AIA Santa Barbara

DOWNTOWN SANTA BARBARA

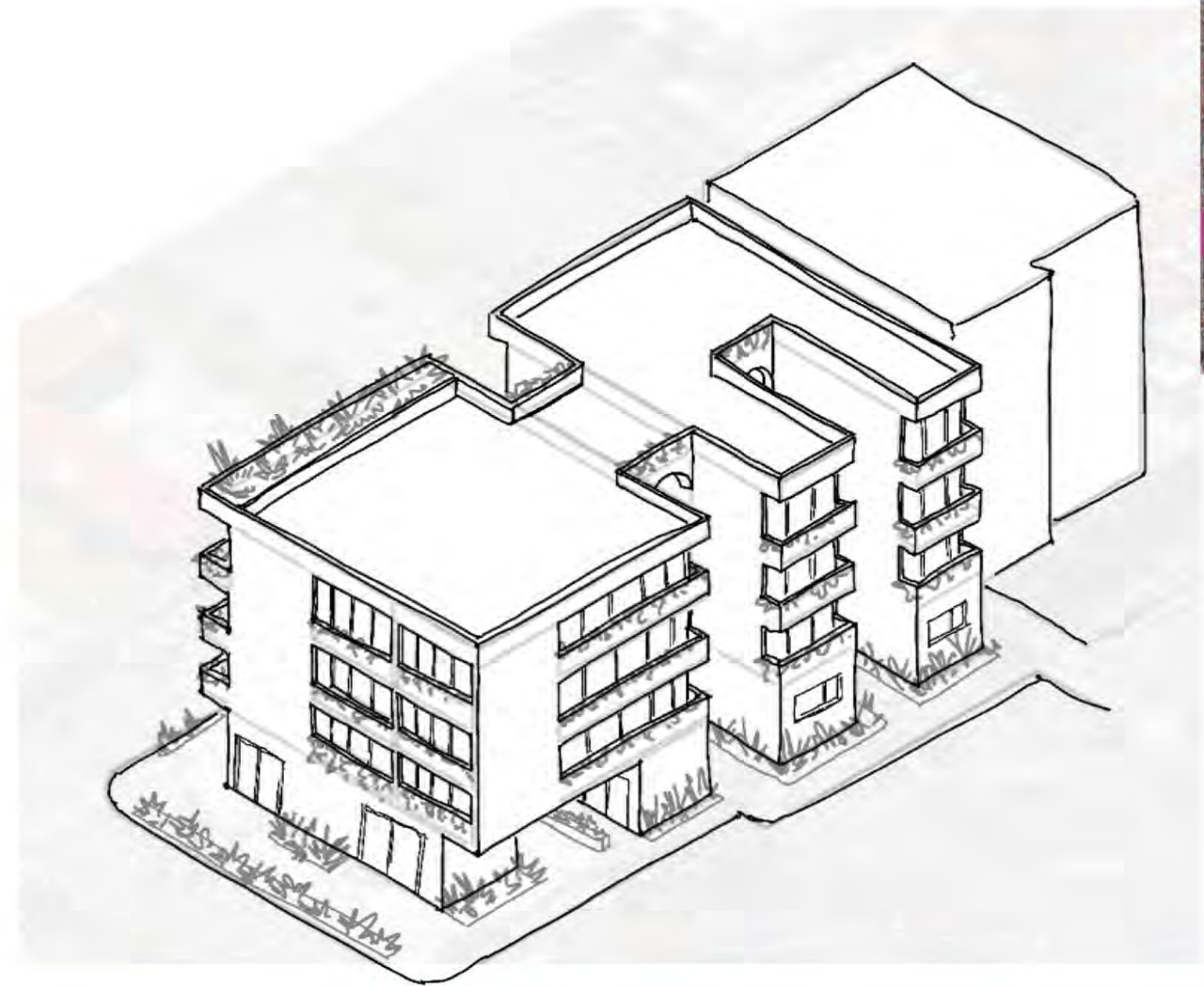
Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

7a



VIEW FROM CORNER OF HALEY STREET AND ANACAPA STREET



ISOMETRIC VIEW FROM ANACAPA STREET



Using the Santa Barbara front country and local history as a theme, the rooftop garden and its ideas can be transferred to any other open space around town.



- 1. View from Coldsprings Trail
- 2. Inner city rooftop garden
- 3. Manzanita
- 4. Hummingbird Sage
- 5. Painted Cave

- 6. Canyon Sunflower
- 7. Santa Barbara sandstone play structures
- 8. Faux Santa Barbara sandstone planter
- 9. Faux Santa Barbara sandstone bench
- 10. Bench lighting at Peace Park, I.V.



500
Block
Team
2A

Roof Deck / Garden Inspiration

SEPTEMBER 23, 2020

Ibiza, Spain



Córdoba, Spain



500
Block
Team
2A



California's Creative Economy

\$ 604.9 Billion in revenues

\$ 2.6 Million jobs

\$ 227.8 Million in wages

-Otis College of Art and Design, "2019 Creative Economy-"

Destination Analysis, Visit Santa Barbara 2017 Market Trends

"To remain competitive however, VSB (Visit Santa Barbara) must also explore innovative, creative ways to reposition existing Santa Barbara's product and experiences to appeal to changing consumer behaviors and expectations for authentic travel experiences.

3.5% replied Santa Barbara lacks an entertainment center.



500
Block
Team
2A

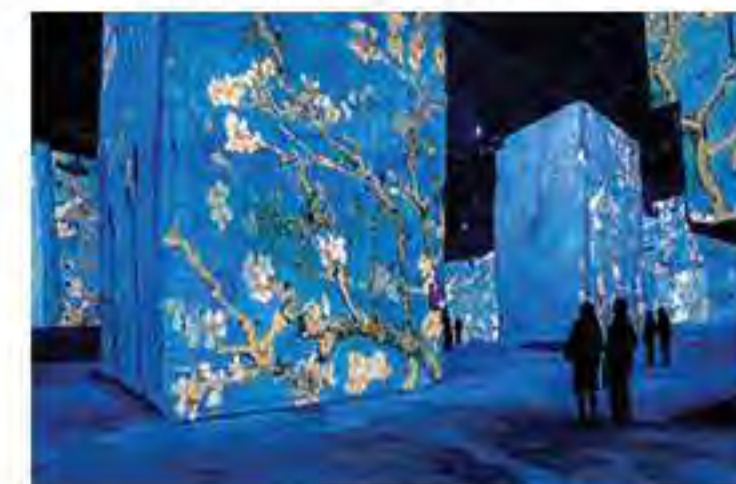
Carrières de Lumières (2012) and Atelier de Lumières (2018)

Carrières de Lumières averages
800k visitors per year

Operated by Cultural Spaces, 4 locations

Immersive digital spaces - combining art,
culture and technology.

2018: 23.5 million visitors



TeamLab Borderless at Mori Museum

Most visited museum in the world

2.3 Million visitors 1st year

400 jobs

6 exhibits = 100,000 sq ft

3 new locations by 2023.



Economic Drivers/Case Studies Permanent Exhibit Spaces

SEPTEMBER 23, 2020



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DOWNTOWN SANTA BARBARA

Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

~ Arts and culture contribute \$800 billion a year to US economic output, over 4% of GDP equal to 50% of Canada's GDP.

~ Bureau of Economic Analysis: Arts and Culture contributed 8.2% of CA's GDP.

~ Sensorio's "Field of Light": 144k visitors first 9 months of opening. Located in Paso Robles, CA, visitors from 41 countries made this a destination spot with an est. revenue of \$3.5 million.

~ 2012- 2015: Arts & Culture had a 2.9% growth rate, higher than the US total growth.



500
Block
Team
2A

Descanso Garden's (CA) "Enchanted Forest", annual 8 week Installation

2017: \$3.7 Million, 270k Visitors

2016: \$2.3 million, 128k Visitors



Scottsdale's Canal Convergence

2019: 300k Visitors in 10 days



Eindhoven's "Glow"

2018: 750k Visitors in 8 days



Alys Beach, FL "Digital Graffiti"

National Geographic's 24 Top Unconventional Art Destinations



Napa Valley's Lighted Art Festival

40% visitors out of county area



"Vivid" Sydney

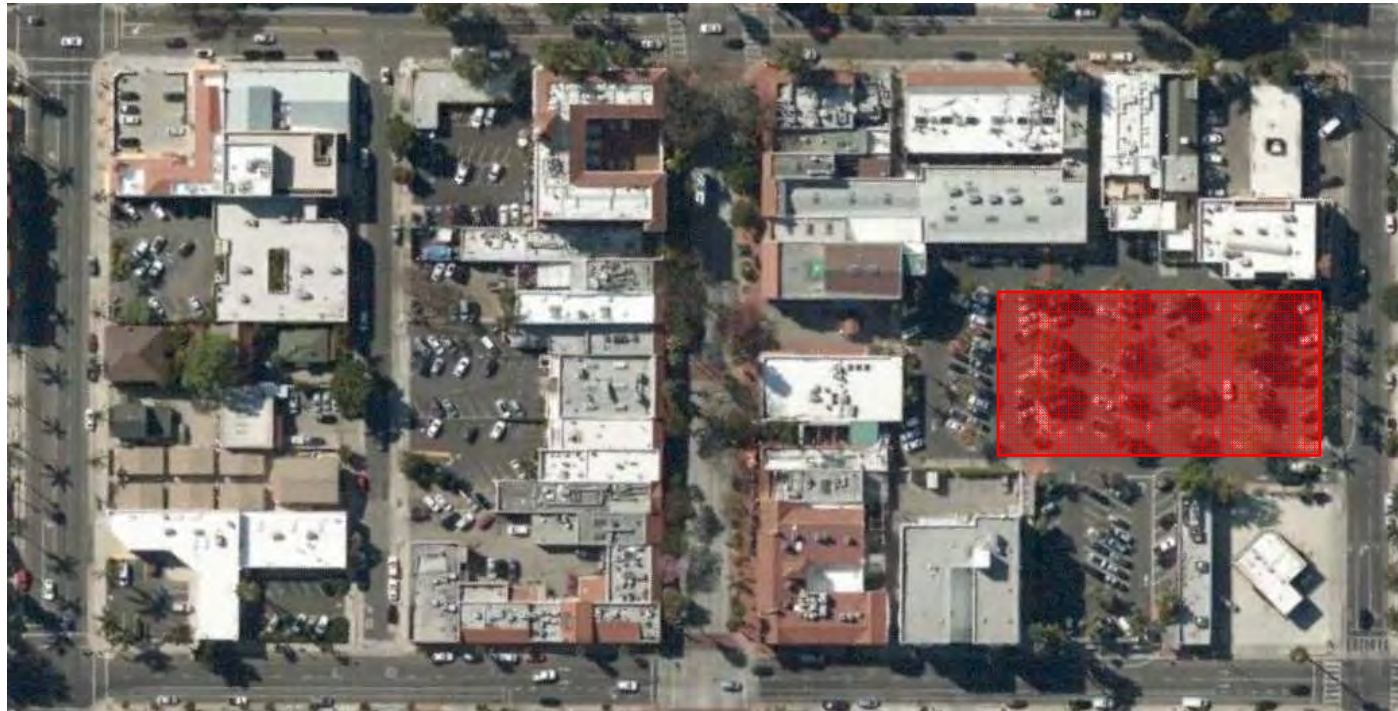
2.3 Million annual visitors



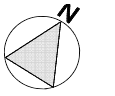
~ "More than 21 million attend arts and culture annually, 4 times greater that total attendance for Boston Red Sox, New England Patriots, Boston Bruins and Boston Celtics", generating \$2 billion to the local economy.

Boston Arts "The Arts Factor 2019"





 Opportunity Site: Lot 11 = 30,000 ft²



**500
Block
Team
2A**



AIASB Charratte 2020
FAR Guidance Tool

This FAR Guidance Tool is a **FUND-ABILITY** check for rental housing projects
This is a conceptual exercise for rental housing projects aiming for implementation

Project Title:

Select Block Area =>
Select Type of Project =>

OPPORTUNITY SITE: LOT 11

Area 2 - 500 Block
New Construction

Charette 2020 expert guidance is that **Rental Area** (Net SF) to the **Parcel Size** (Gross SF) in the downtown corridor should be approaching a **2.00 FAR** to justify construction funding.

ENTER the Parcel Size, Building Size, and Rental Area for your project concept to see the **Rental FAR**. **ENTER** the Commercial Use Area and Parking Area for additional context.

Lot Size (SF) *	Bldg Size (Gross SF)	Comm. Use (Gross SF)	Prkg Area (Gross SF)	Rental Area (Net SF)	Building FAR	Rental % of Building	Rental FAR	GOAL for Rental FAR
30,000	110,000	0	22,000	88,000	3.67	80.0%	2.93	2.00

**not to include easements*

BUILDING SIZE	
Number of Floors	4
Maximum Building Height	60'
Bldg Footprint (Gross SF)	22,000

HOUSING DEPENDENCIES	
TRUE	Multi-Family Building
FALSE	Multi-Family part of Mixed Use Bldg.
TRUE	Apartments (1,2,3 bedrooms)
TRUE	Studios apartments
FALSE	Micro-units
FALSE	Inclusionary

PARKING DEPENDENCIES	
FALSE	Surface parking
TRUE	Underground parking
FALSE	Garage parking under podium
FALSE	Multi-level parking garage
FALSE	Stacked car lifts
FALSE	Includes commercial parking
FALSE	Includes public parking

Once your team has outlined a conceptual design, submit your project parameters on PlanSB.org. Future revisions of PlanSB.org will display the financial case for each project, in addition to community impact metrics and environmental impact metrics.

[See the Survey Results | Housing tab for some data on public housing interest in the downtown corridor](#)

FAR Guidance Tool created and facilitated by RealSitePlans.com & EcoQuants.com for use with PlanSB.org

OPPORTUNITY SITE: CITY LOT 11

SEPTEMBER 23, 2020



AIA Santa Barbara

DOWNTOWN SANTA BARBARA

Design Charrette 2020

**RE: INVIGORATE
INVENT
IMAGINE
PURPOSE**

12a



 The Bridge = 9,750 ft²



**500
Block
Team
2A**



AIASB Charratte 2020
FAR Guidance Tool

This FAR Guidance Tool is a **FUND-ABILITY** check for rental housing projects
This is a conceptual exercise for rental housing projects aiming for implementation

Project Title:

Select Block Area =>
Select Type of Project =>

THE BRIDGE

Area 2 - 500 Block
Repurposed Building / Infill

Charette 2020 expert guidance is that **Rental Area** (Net SF) to the **Parcel Size** (Gross SF) in the downtown corridor should be approaching a **2.00 FAR** to justify construction funding.

ENTER the Parcel Size, Building Size, and Rental Area for your project concept to see the **Rental FAR**. **ENTER** the Commercial Use Area and Parking Area for additional context.

Lot Size (SF) *	Bldg Size (Gross SF)	Comm. Use (Gross SF)	Prkg Area (Gross SF)	Rental Area (Net SF)	Building FAR	Rental % of Building	Rental FAR	GOAL for Rental FAR
9,750	16,200	2,250	0	13,950	1.66	86.1%	1.43	2.00

**not to include easements*

BUILDING SIZE	
Number of Floors	4
Maximum Building Height	60'
Bldg Footprint (Gross SF)	6,105

HOUSING DEPENDENCIES	
TRUE	Multi-Family Building
TRUE	Multi-Family part of Mixed Use Bldg.
TRUE	Apartments (1,2,3 bedrooms)
TRUE	Studios apartments
FALSE	Micro-units
FALSE	Inclusionary

PARKING DEPENDENCIES	
FALSE	Surface parking
FALSE	Underground parking
FALSE	Garage parking under podium
FALSE	Multi-level parking garage
FALSE	Stacked car lifts
FALSE	Includes commercial parking
FALSE	Includes public parking

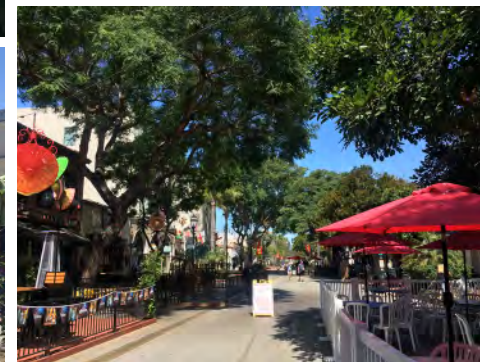
[See the Survey Results | Housing tab for some data on public housing interest in the downtown corridor](#)

FAR Guidance Tool created and facilitated by RealSitePlans.com & EcoQuants.com for use with PlanSB.org

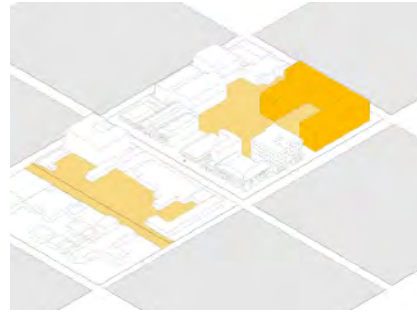
[HOME](#)

500 Block Team B

00 | THE SITE



00 | TEAM ZONES



01 | Re-imagining Opportunity Zone



- Workforce housing/cottage industries
- Food production commissary kitchen
- Art residence program (subsidized)
- Light manufacturing

02 | Reinventing outdoor space



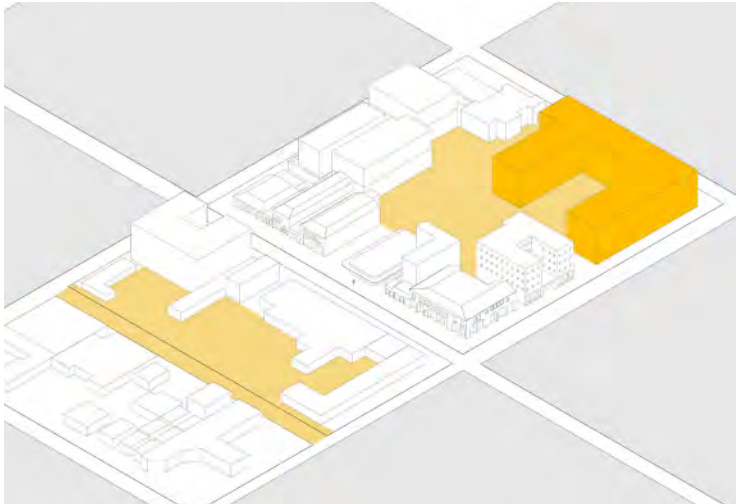
- Bike centric plan
- Pedestrian friendly
- Paseos link opportunity zones

03 | Adaptive reuse



- Makers spaces on lower floors, living space on top with green roof
- Add two-three floors of housing above makers spaces

01 | OPPORTUNITY ZONE



Five88, David Baker Architects



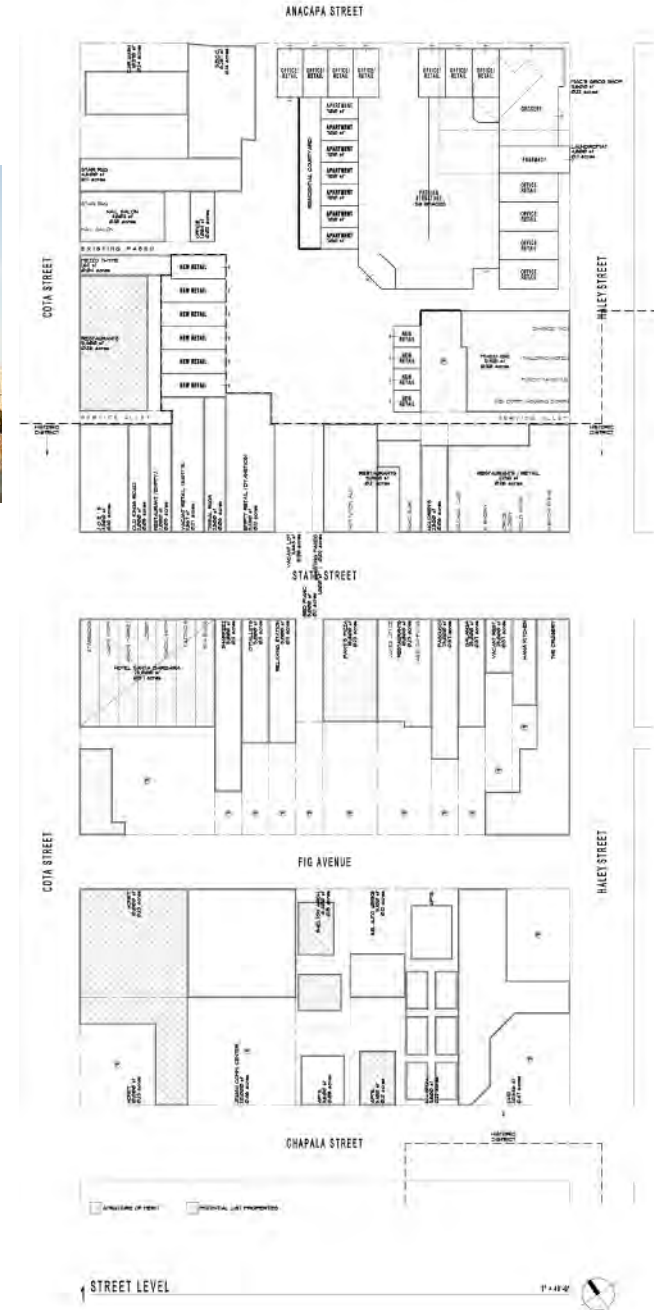
Sinergia Cowork Palermo, Emilio Magone+Marcos Guiponi



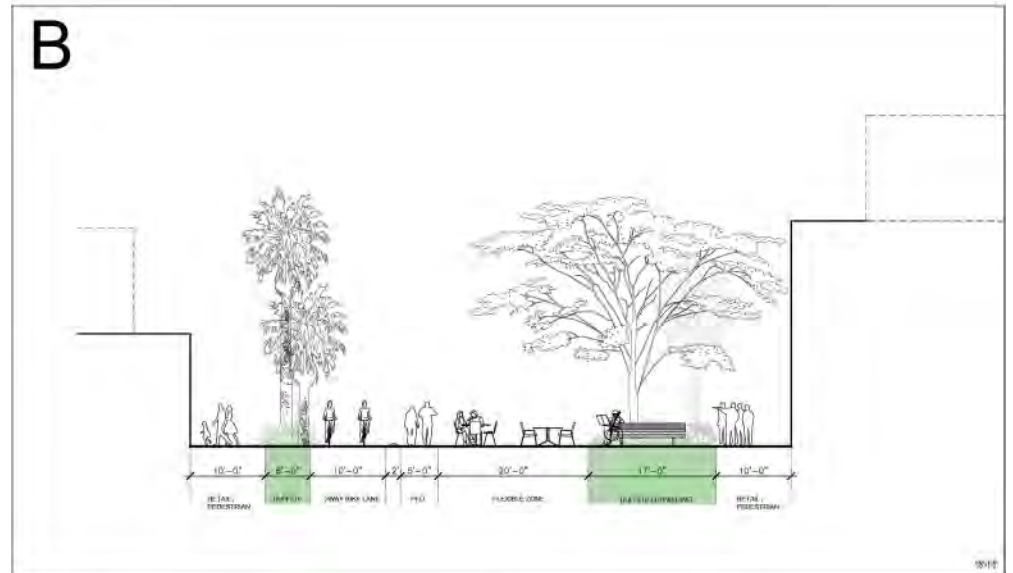
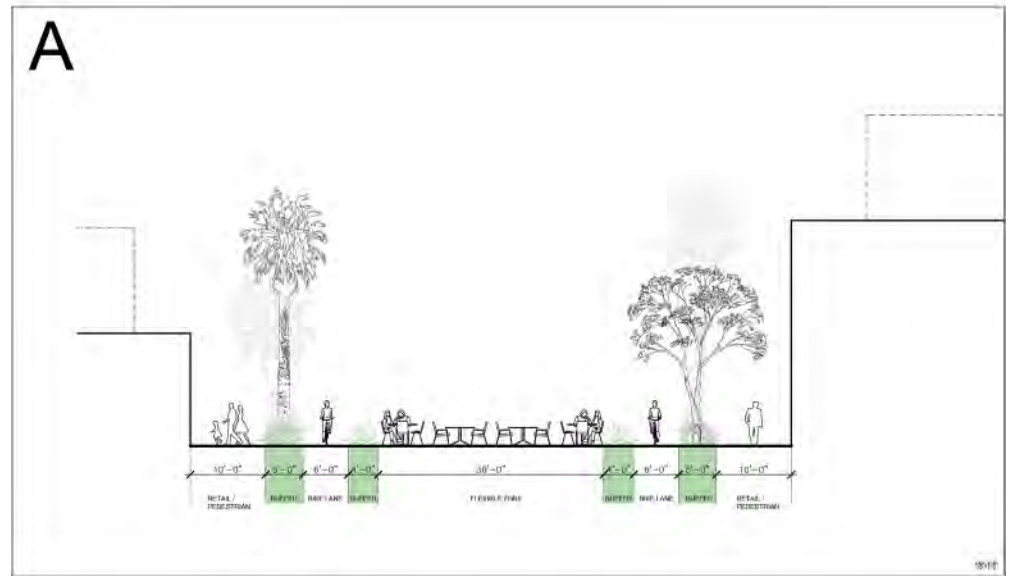
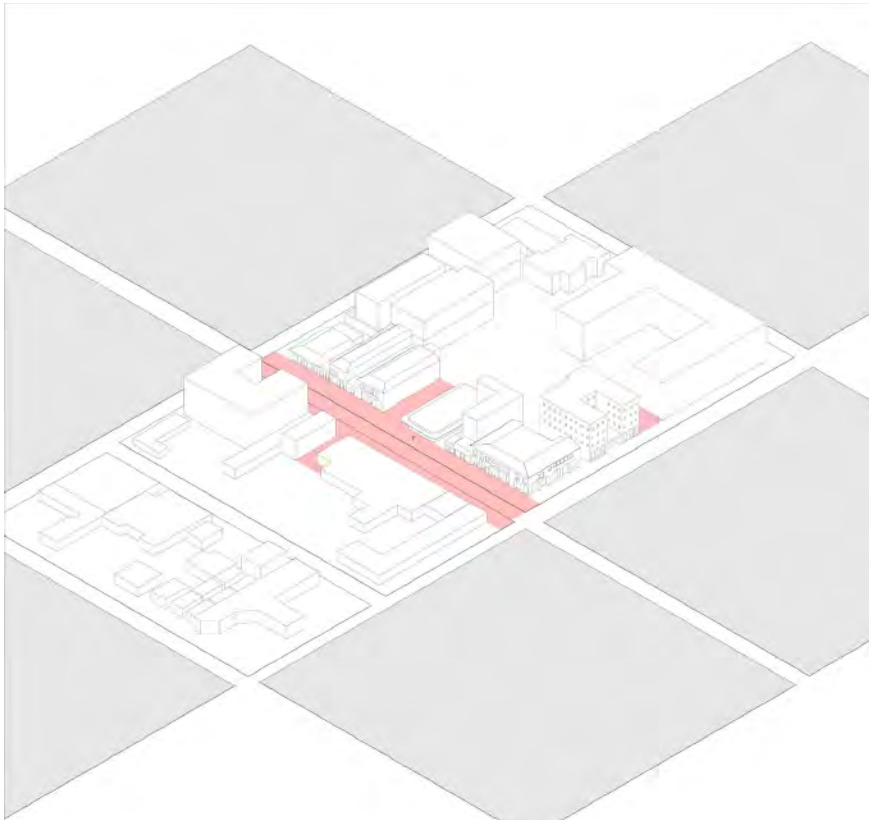
Row DTLA, House&Robertson Architects, William F. Burch Architects, Rios Clementi Hale Studios, Boor Bridges Architecture

- Workforce housing/cottage industries
- Food production commissary kitchen
- Art residence program (subsidized)
- Light manufacturing

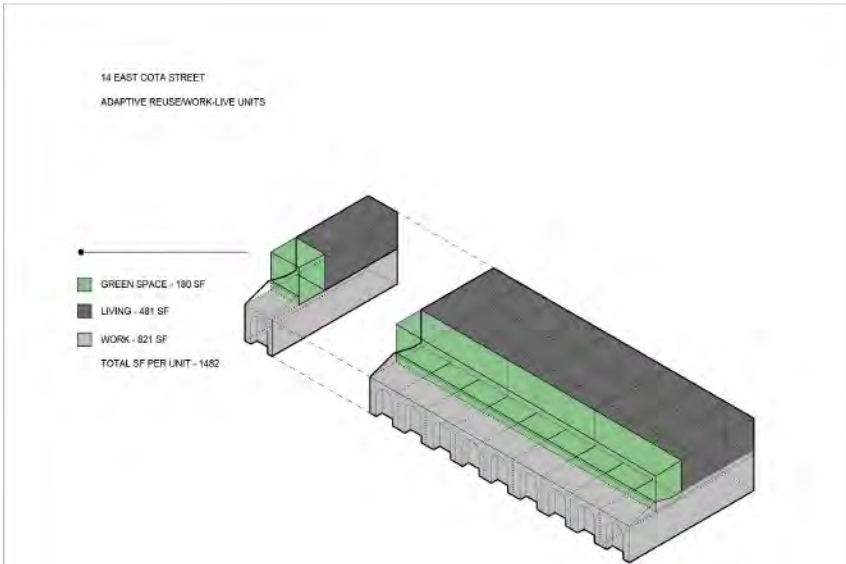
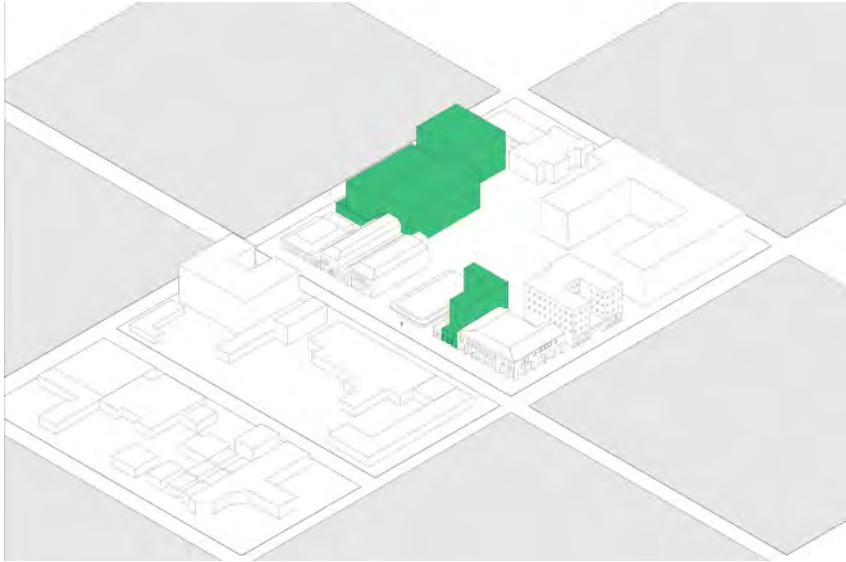
AIA Santa Barbara 2020 Charrette
Team 2B - 500 Block



02 | REINVENTING OUTDOOR SPACE



03 | ADAPTIVE REUSE

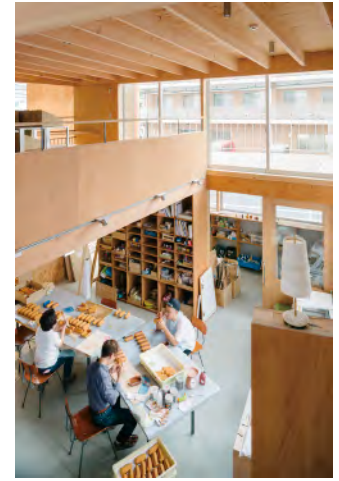


Project 1: Community Center, Onishimaki+Hyakudayuki Architects

Project 2: House na, Sou Fujimoto

- Makers spaces on lower floors, living space on top with green roof
- Add two-three floors of housing above makers spaces
- Addition could look like above projects to compliment existing architectural style

04 | THE SELF SUSTAINING BLOCK - MAKING AND MEANING



Top Row from left: Row DTLA, Row DTLA, Community Center
Bottom Row: Sinergia Cowork Palermo, LAB Costa Mesa

AIA Santa Barbara 2020 Charrette
Team 2B - 500 Block

04 | THE SELF SUSTAINING BLOCK - MAKING AND MEANING



[HOME](#)

600 Block Team A

Charette Team 3-A 600 Block



Reinvent – Repurpose – Reinvigorate – Reimagine Downtown SB

Michael Holliday FAIA, Andrew Gartner, Ani Rodriguez, Gelare Macon AICP, Jasper Jacobs PE, Joseph Rabun, Lauren Anderson, Mina Ash, Sicheng Wang, Rose Hillebrandt

Date: 09/23/20

Charette Team 3-A 600 Block



E - Educational Opportunities:

A full spectrum of educational opportunities integrated within the downtown core – day care, K-6, Jr. & Sr. High, College, and Post-Doc.

D - Design:

A design driven downtown environment with inspirational tactile design expression enveloping exterior and interior spaces to touch the heart and warm the soul

G - Green Community Use Paseos:

Open community plazas, paseo networks and activated green pedestrian circulation corridors create an inspirational urban paseo system connecting all the essential elements of the downtown core

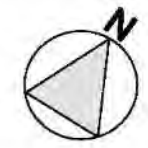
E - Exceptional Integration:

Of affordable by design multi-use housing in the downtown core above ground floor restaurants, cafes, resident-serving retail and local art gallery facilities



600 Block - Team A

600 Block



Date: 09/23/20

Big Ideas: “Santa Barbara is more than just a place, it’s a state of mind.”



1. Community Activated Green Spaces

- Activated, creative, inspirational, garden areas, landscaping, hardscaping, plazas, fountains, seating, vertical gardens, inspirational art

2. Urban Paseo Network

- Pedestrian circulation spaces connecting green plazas to restaurants, cafes, resident-serving retail and housing, intimate, comfortable, safe, unique, playful

3. Multi-Functional Residential Housing

- 2nd, 3rd, 4th & 5th level “affordable by design” residential housing units
- Micro-Units at 225 sq. ft. to 350 sq. ft., 1 Bedroom at 400 to 500 sq. ft. and 2 Bedrooms at 500 to 600 sq. ft.
- 2.0 FAR and above livable square footage as a target goal

4. Theatre and Creative Media Arts Complex

- Temporary conversion of existing theater to interactive theater experience
- Digital Arts mixed with live performance and experiential sensory discovery environments

5. Interactive Art Installations

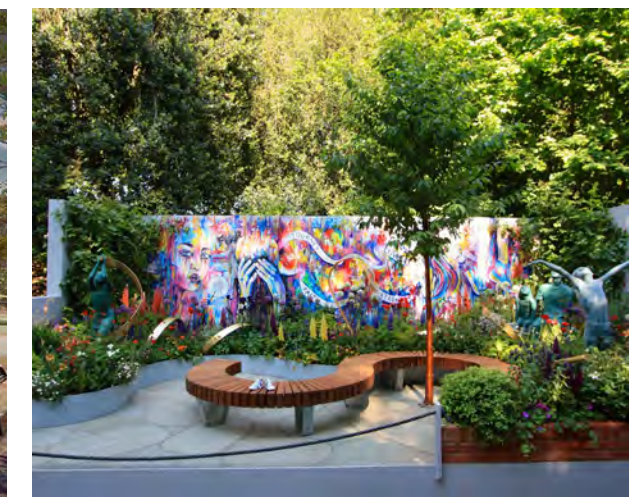
- Experiential sensory discovery environments enveloping buildings and pedestrian spaces

6. Tactile & Tactical Urbanism

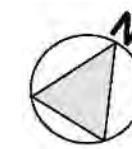
- Tactile Urbanism creates exterior and interior environments that reach out and engage you “touch you” tangibly, visually, emotionally, and spiritually.
- Engages your visual senses first (utilizing building form, materials, colors, light, scale, proportion, to create a human scale and sense of place within the downtown area) as well as engaging your other senses of perception - sounds, smells, touch, and taste.
- Tactical Urbanism tests temporary cost-effective models for different approaches to using space to confirm long term design solutions.
- This approach brings together artists, non-profit organizations, local businesses and government in solidarity for mobilization to activate creative solutions that can be used to set the course for economic recovery for the Santa Barbara community. This would include setting the standards to use best earth practices in every project that is implemented.

7. Education

- Uniting Art, Science, Technology, Music, Food / Culinary
- A full spectrum of educational opportunities – Day care, K-6, Jr. & Sr. High, College, and Post-Doc., working with local educational institutions – UCSB, SB City College, Westmont, etc.
- Integrating age groups – Professionals, Artists, musicians from diverse backgrounds as educators
- A balance of experiential hands on educational curriculum with digital interface

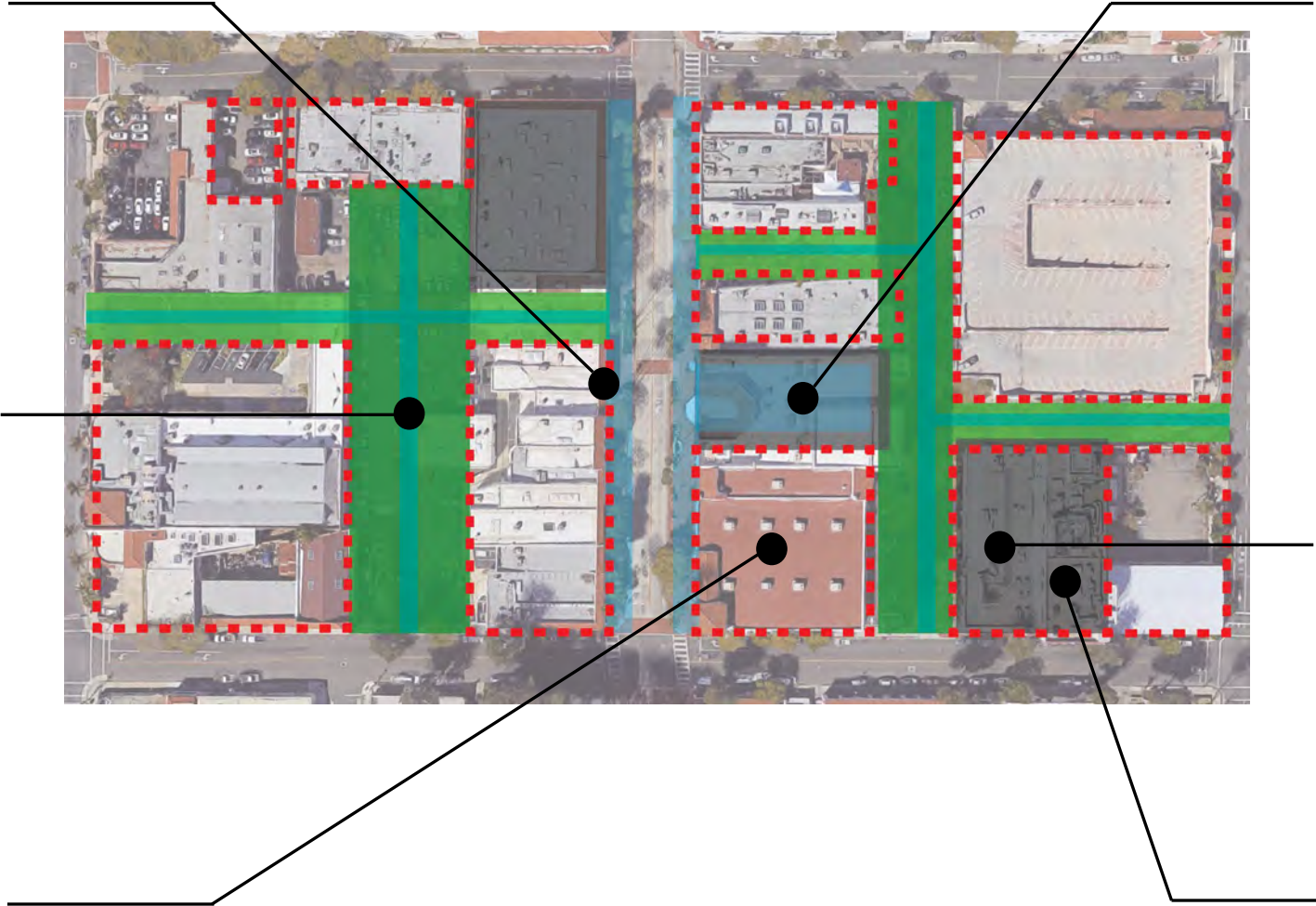


Site Context & Opportunity Analysis

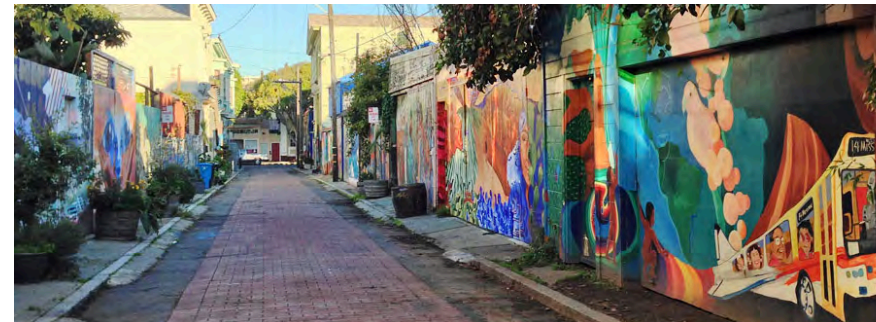


- Community Activated Green Spaces**
 - Garden areas, plazas, fountains, seating, vertical gardens, inspirational art
- Urban Paseo Network**
 - Pedestrian circulation spaces connecting green spaces to commercial / retail and housing
- Historical Adaptive Reuse**
- Multi-Functional Residential Housing**
 - 2nd, 3rd & 4th level “affordable by design” housing units
 - 2.0 FAR and above livable square footage
- Theatre, Media, and Interactive Arts**
 - Interactive theater experience
 - Experiential sensory discovery environments
- Tactile & Tactical Urbanism**
 - Creating exterior and interior environments that engage you, “touch you” tangibly, emotionally, spiritually
 - Testing of temporary cost-effective models to confirm long term design solutions.
- Education**
 - Uniting Art, Science, Technology, Music, Food /Culinary
 - Space for educational institutions
 - Different age groups

Opportunity Diagram

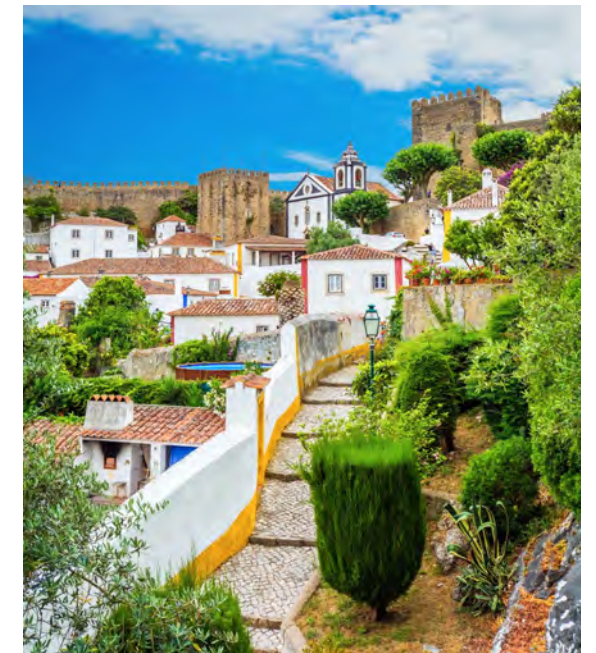


1. Green Open Space Plazas & Activated Pedestrian Areas





1. Green Open Space Plazas & Activated Pedestrian Areas



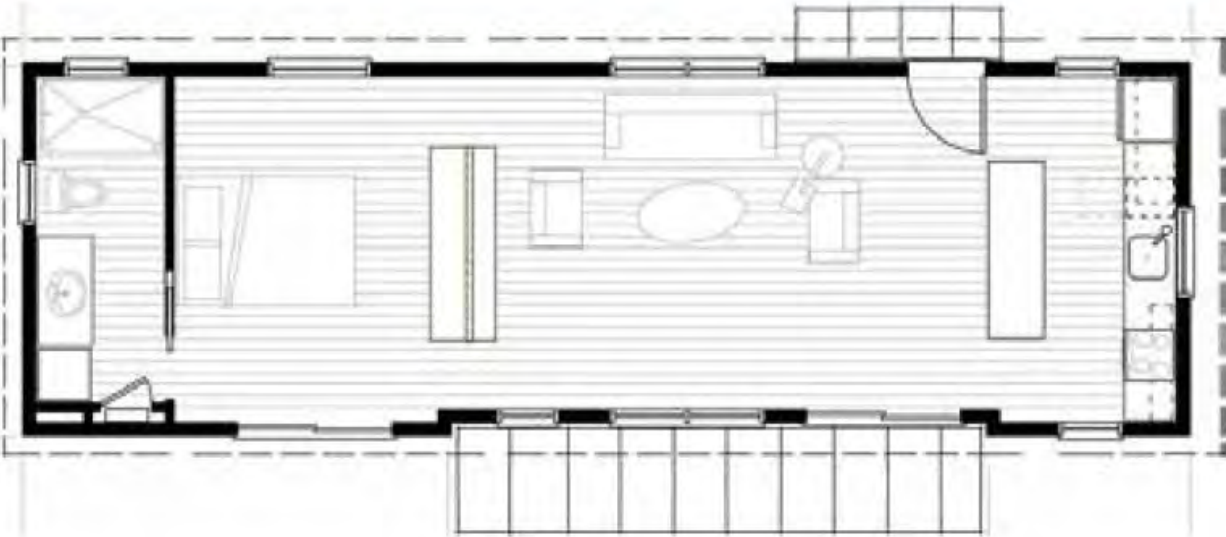


2. Pedestrian Paseo Network Connecting Essential Elements





3. Multi-Functional Rental Housing on 2nd - 4th Levels Above Resident Serving Commercial

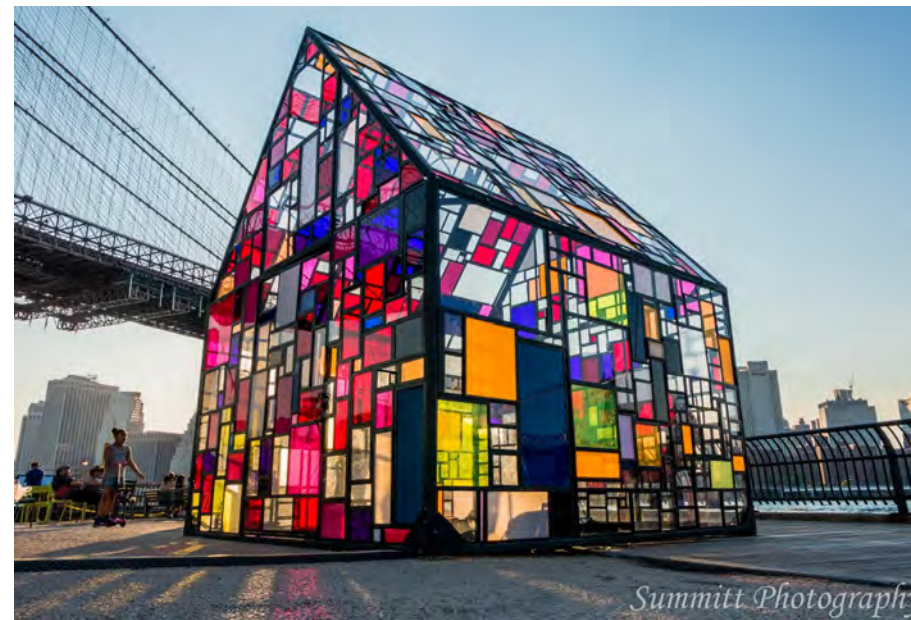


4. Theater and Creative Media Arts Complex





5. Interactive Art Installations





6. Ground Level Resident Serving Retail and Commercial with Resident Housing Above

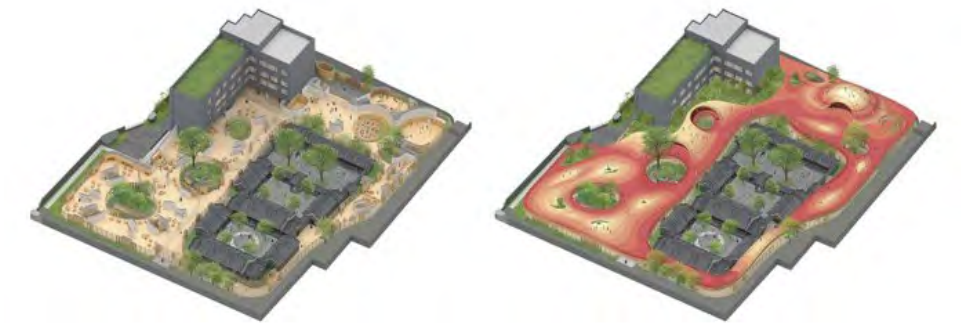
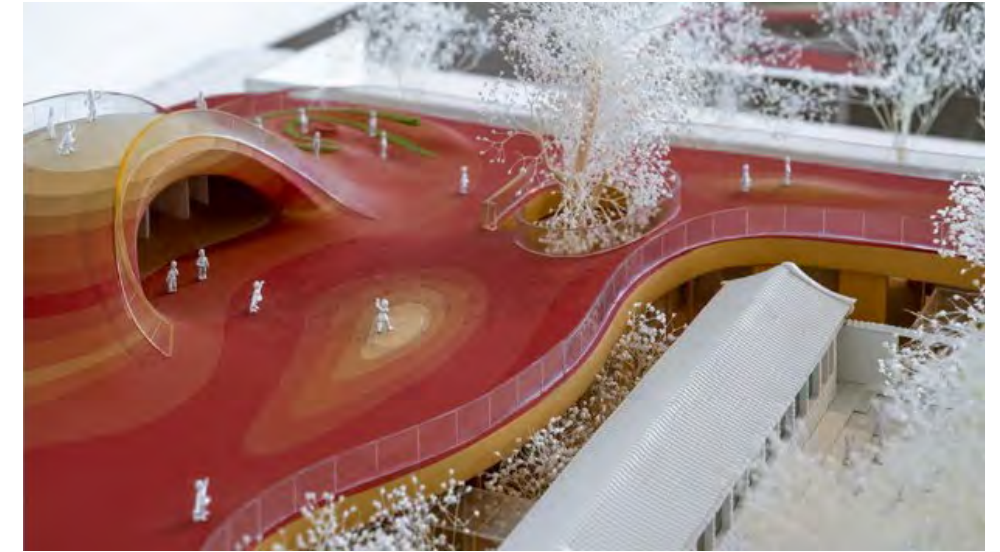




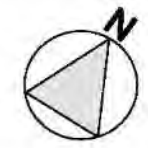
7. Multi-Faceted Educational Facilities – Day Care Through Higher Education



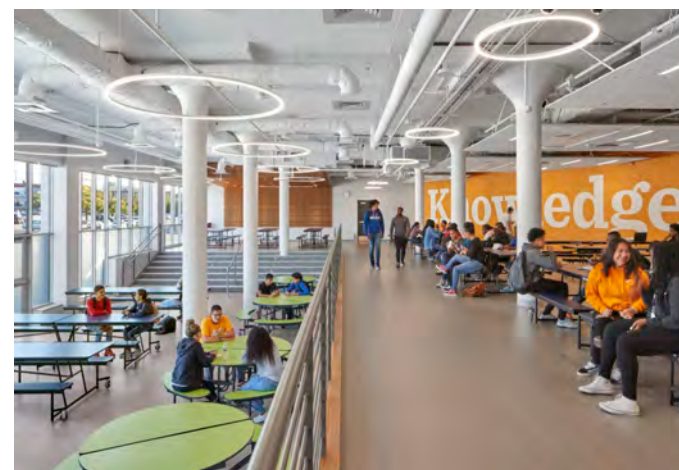
8. Roof-Top Opportunities



Lyon's Building and Cost Plus Building



Lyon's Building: Adaptive Reuse



THE EDGE Education Institute for Innovation

Collaborators:
UCSB, Westmont College, SB City College
Part time Instructors:
Professionals from SB business and Non Profit Organizations

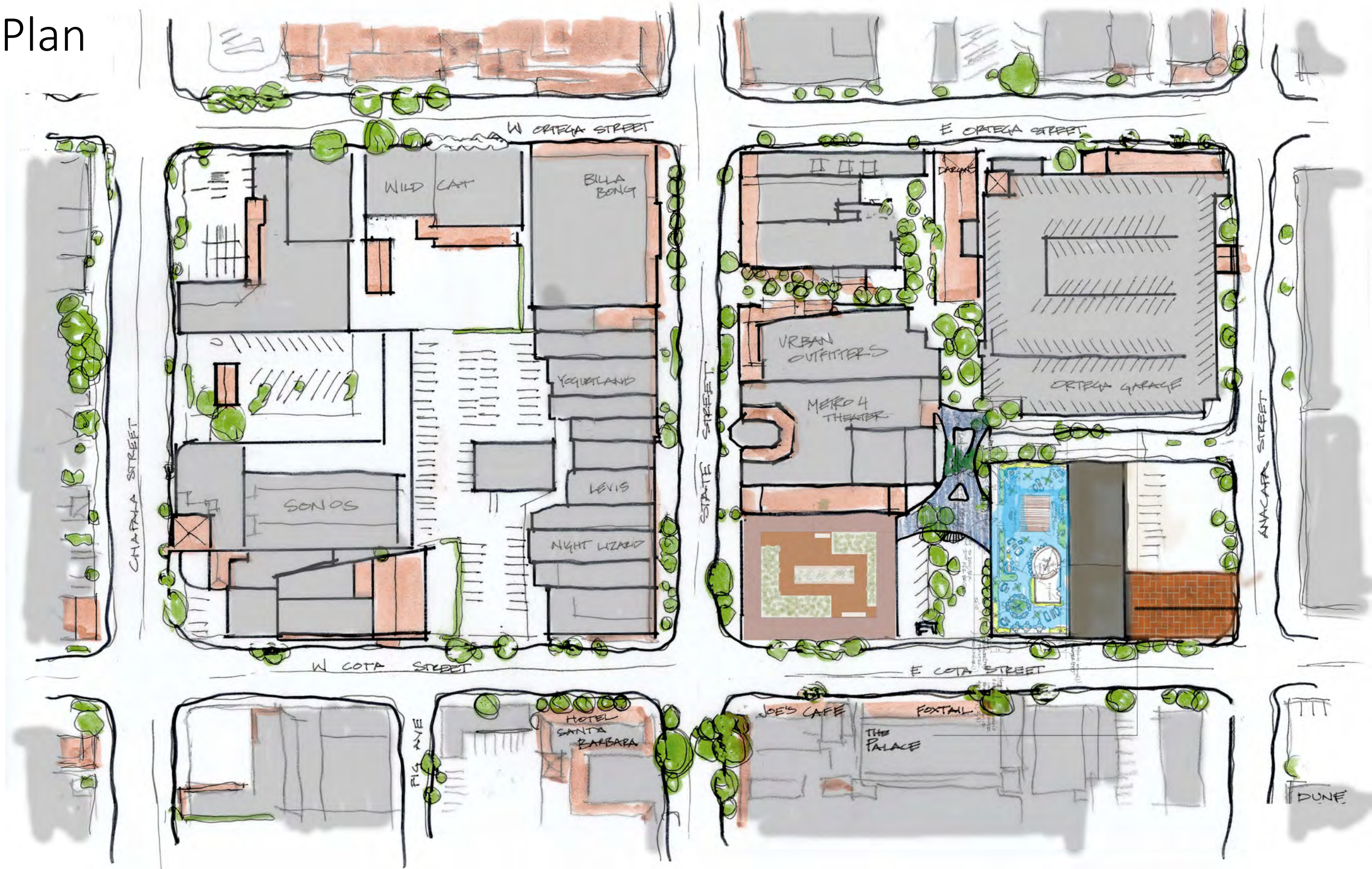
Educational Programs

- **Arts** - 2D and 3D artist programs
- **Science** - Programs based on sustainable Biomimicry - Design and production innovation of materials and structures, that are inspired by Nature's biological systems (Company: Appel Sciences in Santa Barbara)..
- **Technology** – Media arts and custom product design programs (Company: Deckers Outdoor Corporation in Santa Barbara)
- **Music** - programs by local artists, music technologies and products (Company: Sonos in Santa Barbara) .
- **Culinary Arts** –Local chefs - cooking classes, growing food taught by local farmers, nutrition, producing custom food products

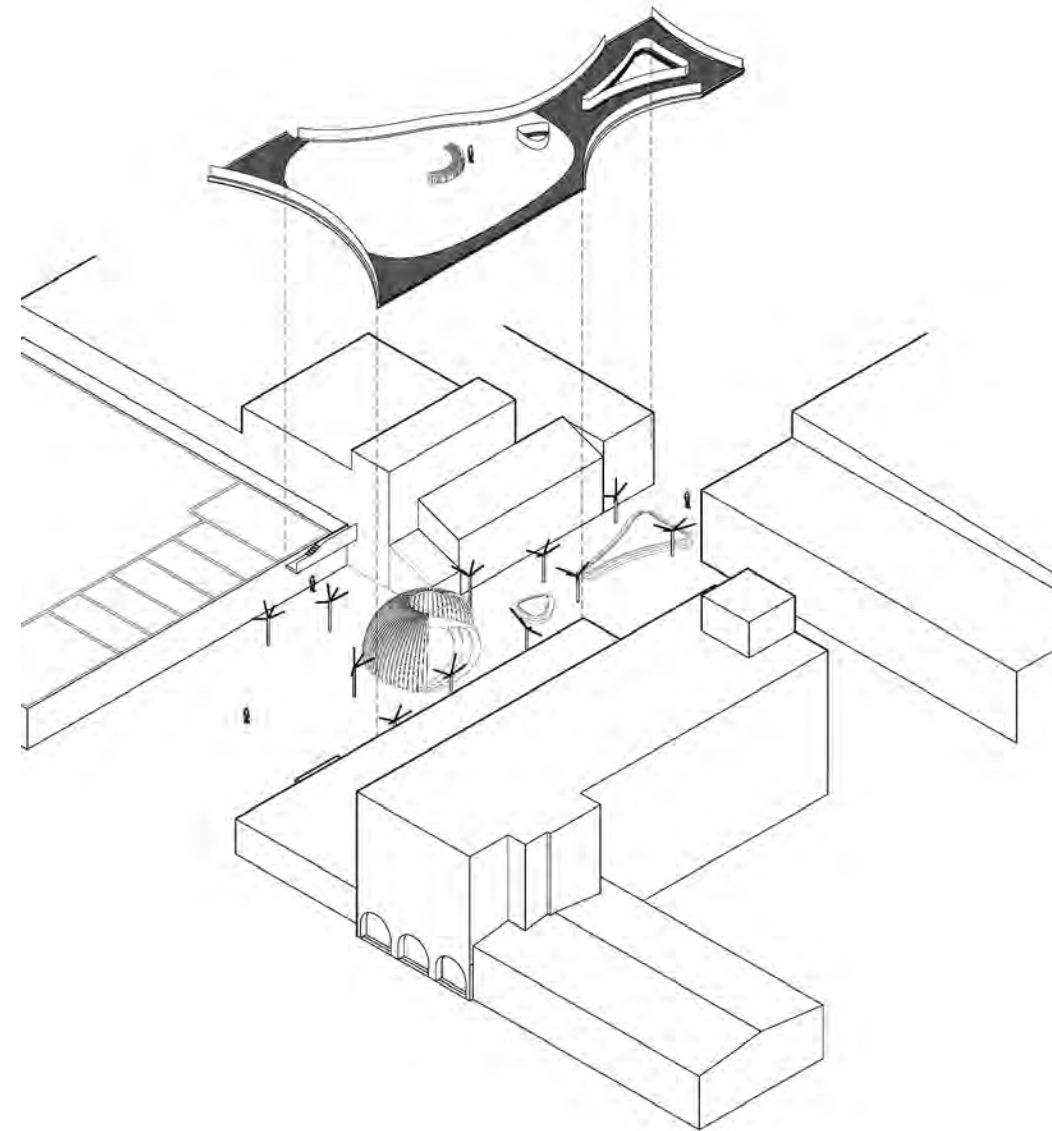
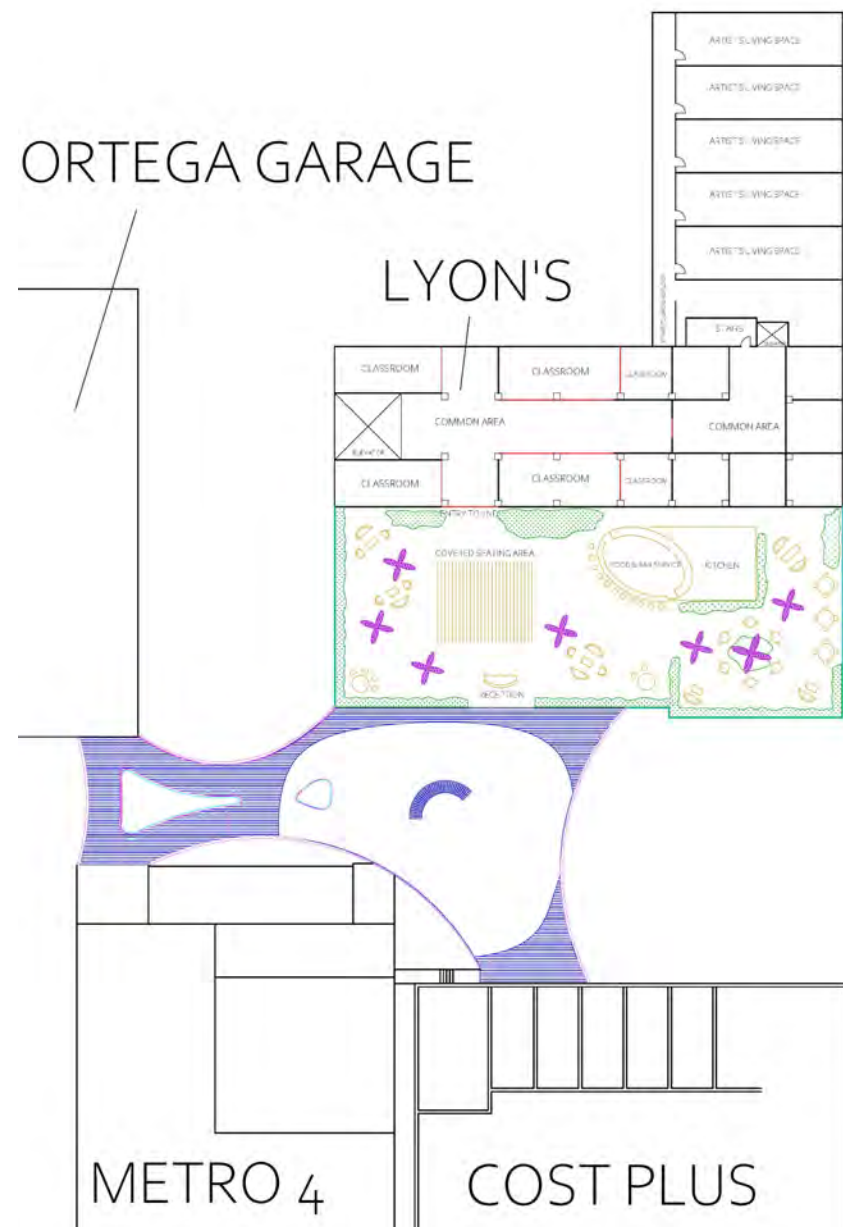
Building Spaces

- **Changeable open classrooms** on the ground floor, 2nd and 3rd floor
- **Reception area, café, retail store, museum / educational area** (ground floor) to showcase latest innovations in Art, Science, Technology, Music, and Culinary projects and products..
- **Student Housing** – upper two floors and warehouse on the ground floor is for housing for Artists in residency
- **Art installations, restaurant and edible garden** on the lower rooftop
- **Food production garden and open classroom** on upper rooftop
- **Pedestrian bridges** to other buildings
- **Light industrial production area** for product innovation

Site Plan

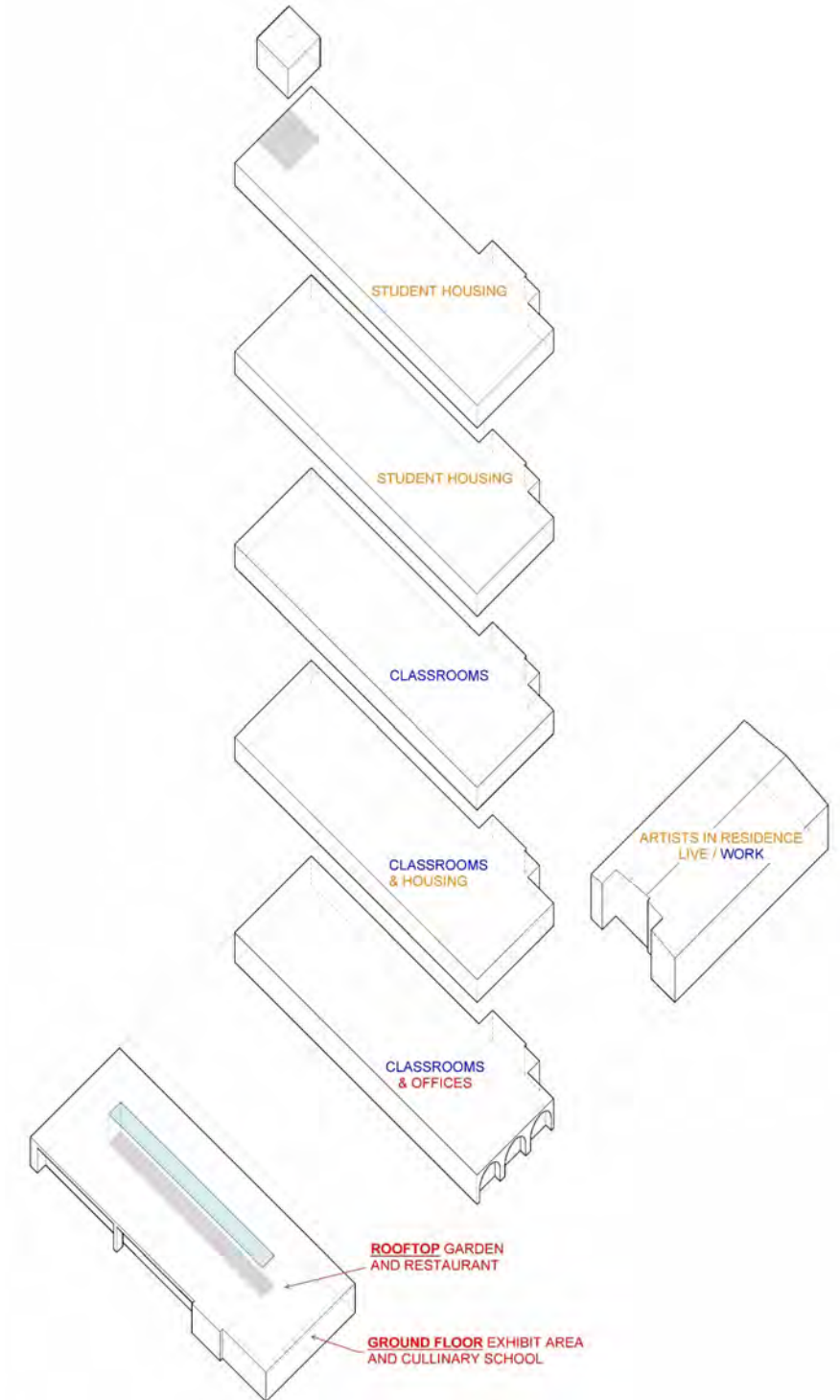


Lyon's Building: Adaptive Reuse



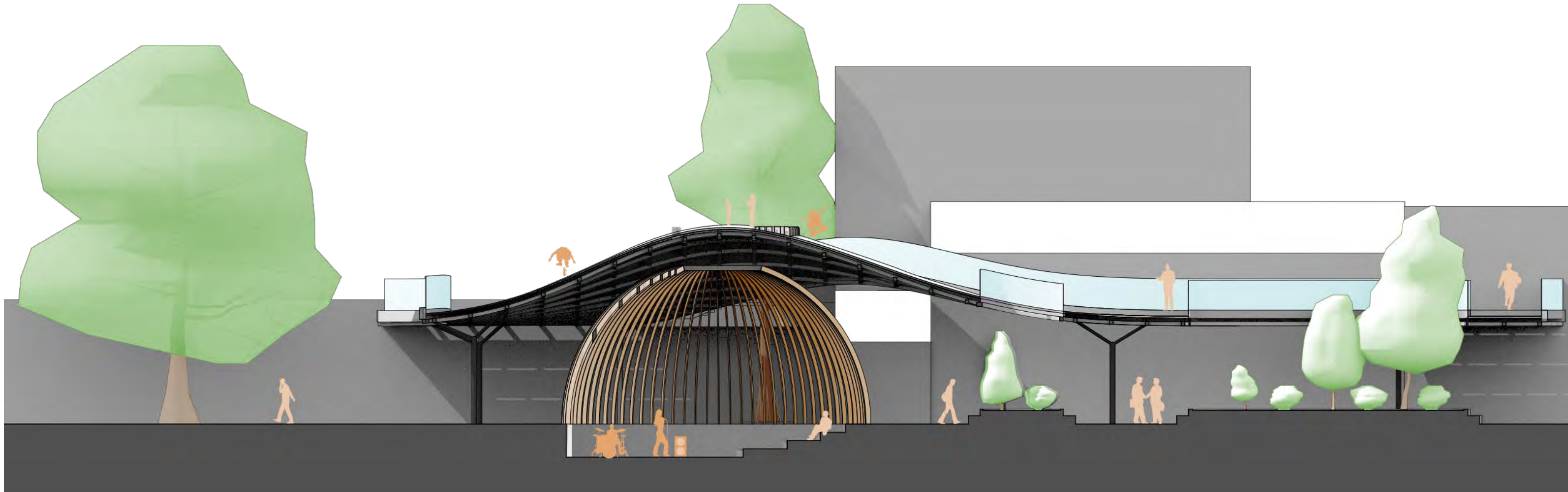
Elevated Walkway
Isometric View - SE
1'-1/16"

2020-9-21





Paseo Network, Pavilion, and Footbridge



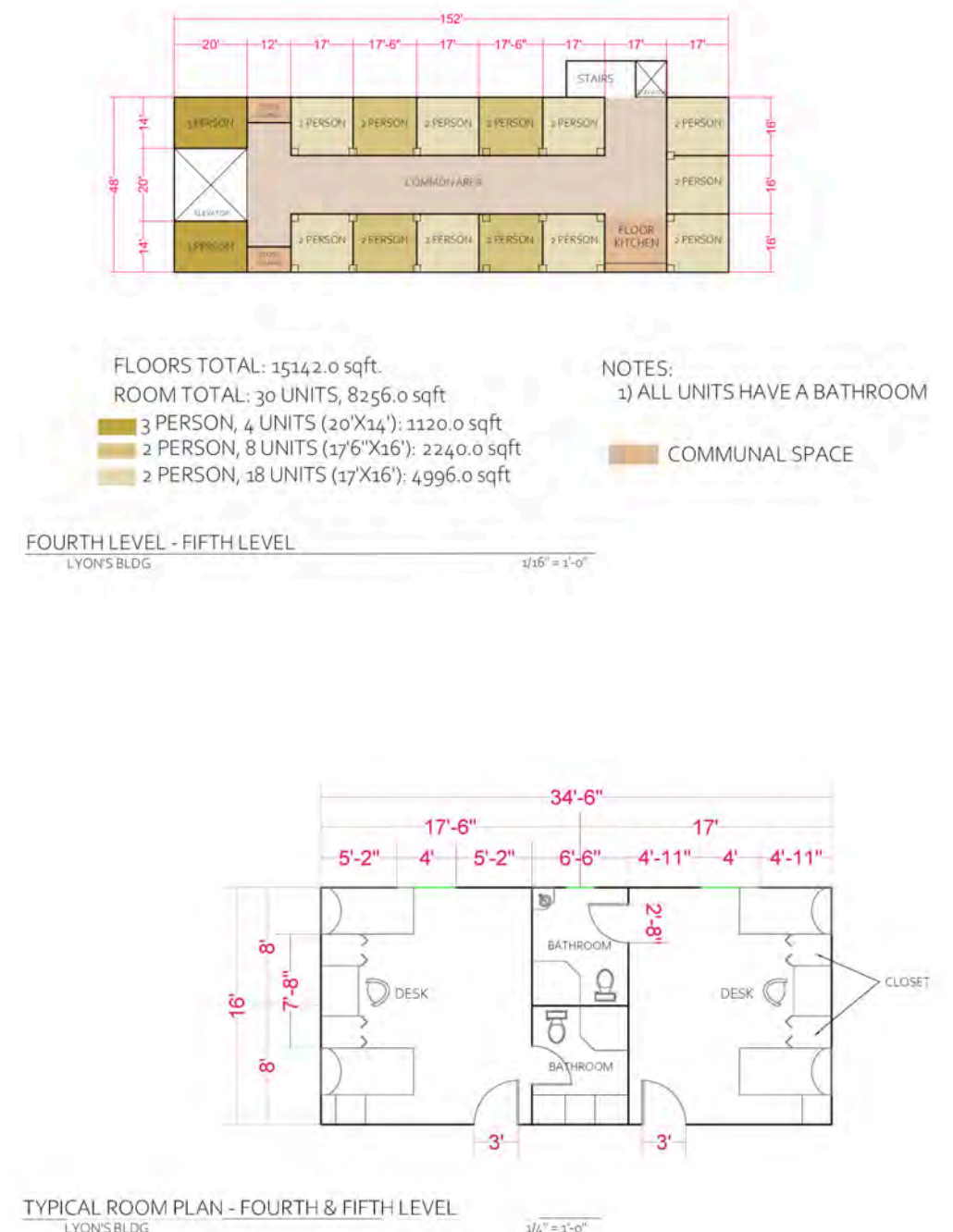
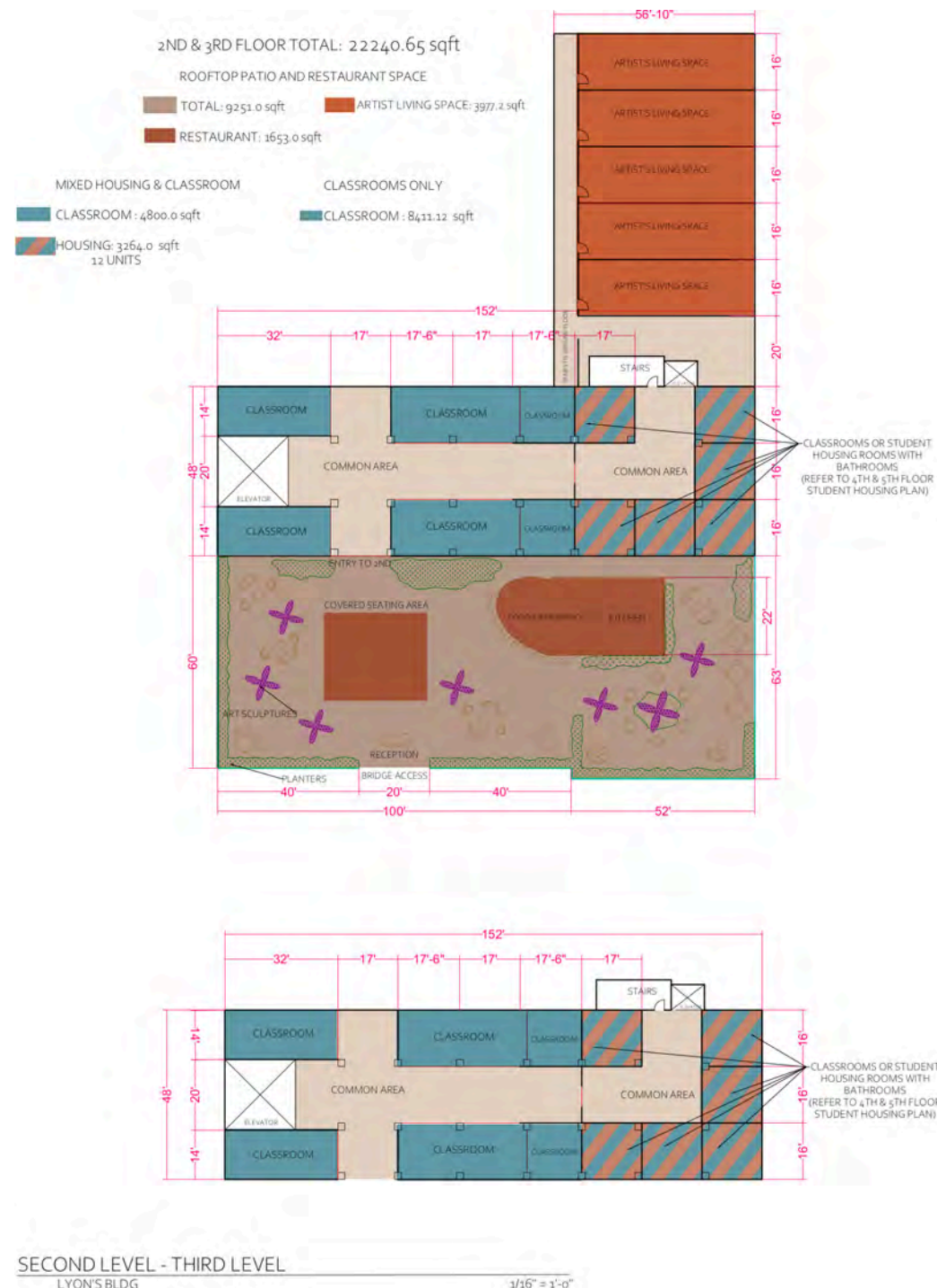
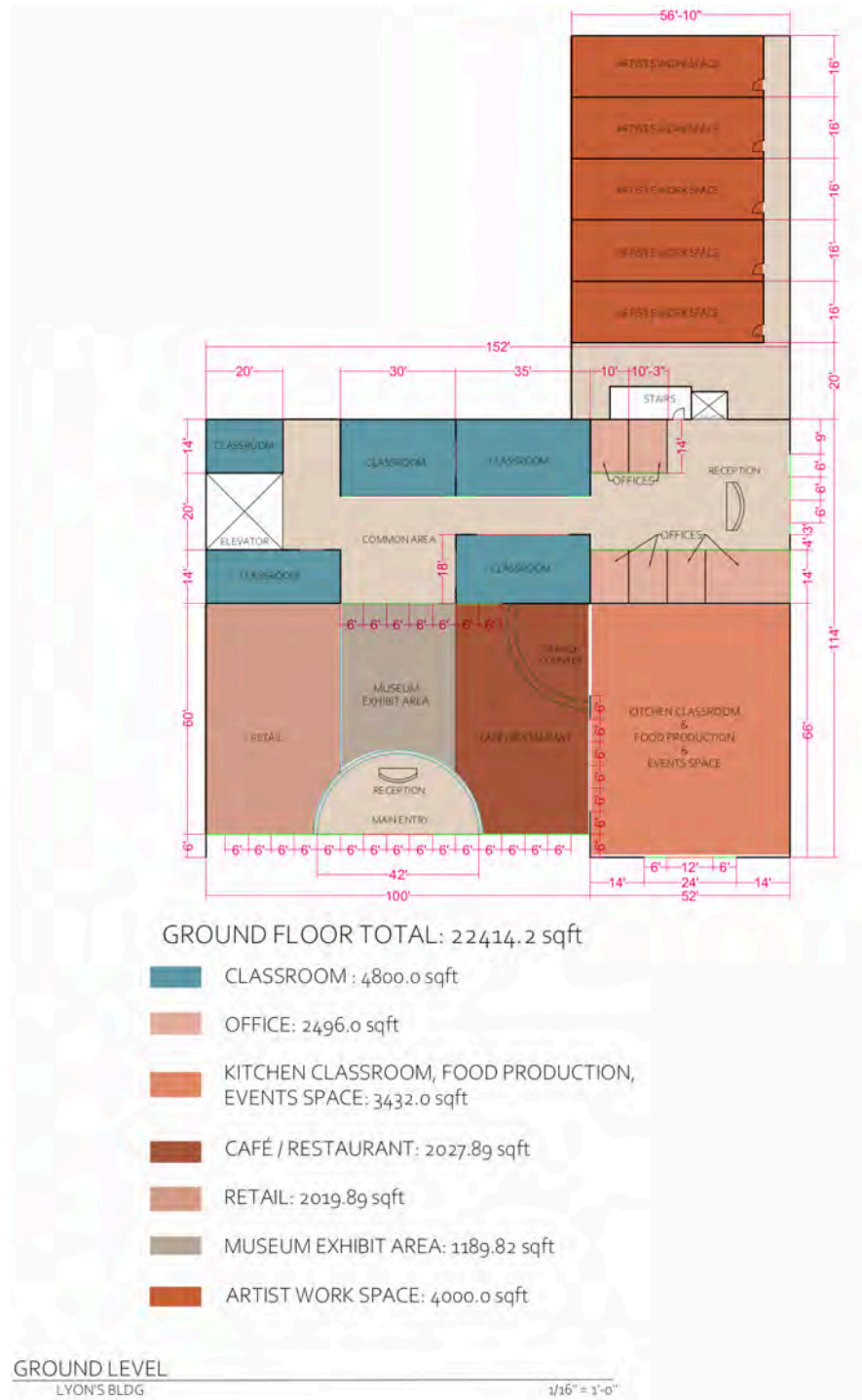
Section through Cultural Performance Pavilion and Pedestrian Footbridge Connecting 2nd Level Parking with Housing with Restaurants and Cafes

Lyon's Building Plaza



Perspective Drawing of Pavilion and Footbridge next to Lyon's Building

Lyon's Building: Adaptive Reuse



Cost Plus World Market Building: New Housing Project



Cost Plus World Market Building: New Housing Project



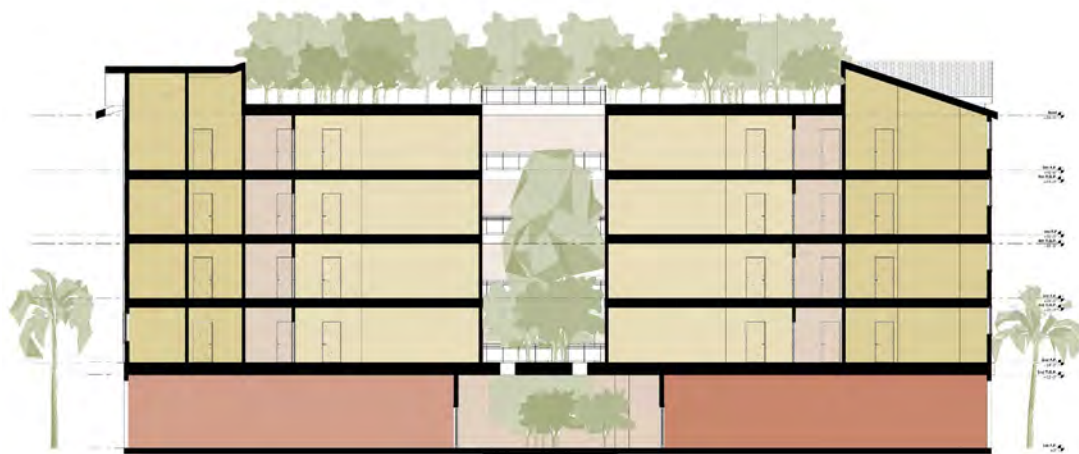
1st Level



2nd – 4th Levels



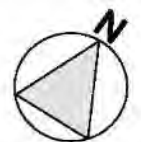
Roof Top



Section through Atrium Green Space

Program: 2.28 FAR

- 7059 SF Small Scale Resident Serving Commercial
- 6909 SF Larger Scale Resident Serving Commercial / Restaurants
- 16 2-Bedroom: (32' x 18') = 576 SF each
- 8 1-Bedroom: (30' x 15') = 450 SF each
- 52 Micro-Units: (20' x 15') = 300 SF each
- 104 Micro-Units: 69 (30' x 10') = 300 SF each
- Circulation Space
- Green Spaces
- Exterior Patio and Rooftop Spaces of Various Sizes





Cost Plus World Market Building: New Housing Project

Green Roof Top Decks and Activity Area



North-South Section through Building



Cost Plus World Market Building: New Housing Project



Eye Level Perspective Viewing North East from State and W. Cota



Team

In GRATITUDE: We would like to thank the EDGE design team for the 600A block of State Street, who have contributed their creative talents to assist in reimagining State Street for the AIA SB 2020 Design Charette.

- Michael Holliday FAIA, DMHA Architecture + Interior Design, www.dmhaa.com, 805-965-7777 x102, michael@dmhaa.com
- Andrew Gartner, Gartner Design Company, www.gartnerdesignco.com, 602-751-1155, andrew@gartnerdesignco.com
- Ani Rodriguez, arodriguez.cza@gmail.com
- Gelare Macon AICP, Flowers & Associates, Inc., www.flowersassoc.com, 805-966-2224x116, gmacon@flowersassoc.com
- Jasper Jacobs PE, Ehlen Spiess & Haight Inc, jasper.s.jacobs@gmail.com
- Joseph Rabun, Harrison Design, harrisonsdesign.com, 805-899-3434 jrabun@harrisonsdesign.com
- Lauren Anderson, a34studio, www.a34studio.com, 816-217-8734, lauren@a34studio.com
- Mina Ash, DesignARC, Inc., www.designarc.net, 805-687-1525 x101, mash@designarc.net
- Sicheng Wang, sicheng_wang@ucsb.edu
- Rose Hillebrandt, DMHA Architecture + Interior Design, www.dmhaa.com, 805-618-8012, rose@dmhaa.com

[HOME](#)

600 Block Team B

600 Block - Team B

- **Increase housing** for diverse people groups including young professionals, students, families, and those who are approaching retirement with a minimum of 600 new units
- **Increase green space** and public conveniences
- **Mitigate Stormwater** and educate the public on the importance of its management
- **Benefit the pedestrian experience** by increasing paseos and providing important services within walking distance
- **Honor history** and celebrate the intentional design visions of Santa Barbara's architects of the past
- **Look to the future** Including automotive alternatives and sustainable initiatives



E Cota St looking North toward Lyons building



Ellen Bildsten, AIA
Daniele Burns
Amy Gallina
Justin Harmon
Serena McClintick, AIA
Don Nulty, AIA
Tony Tomasello
Ashley Taylor
Leland Walmsley, ASLA

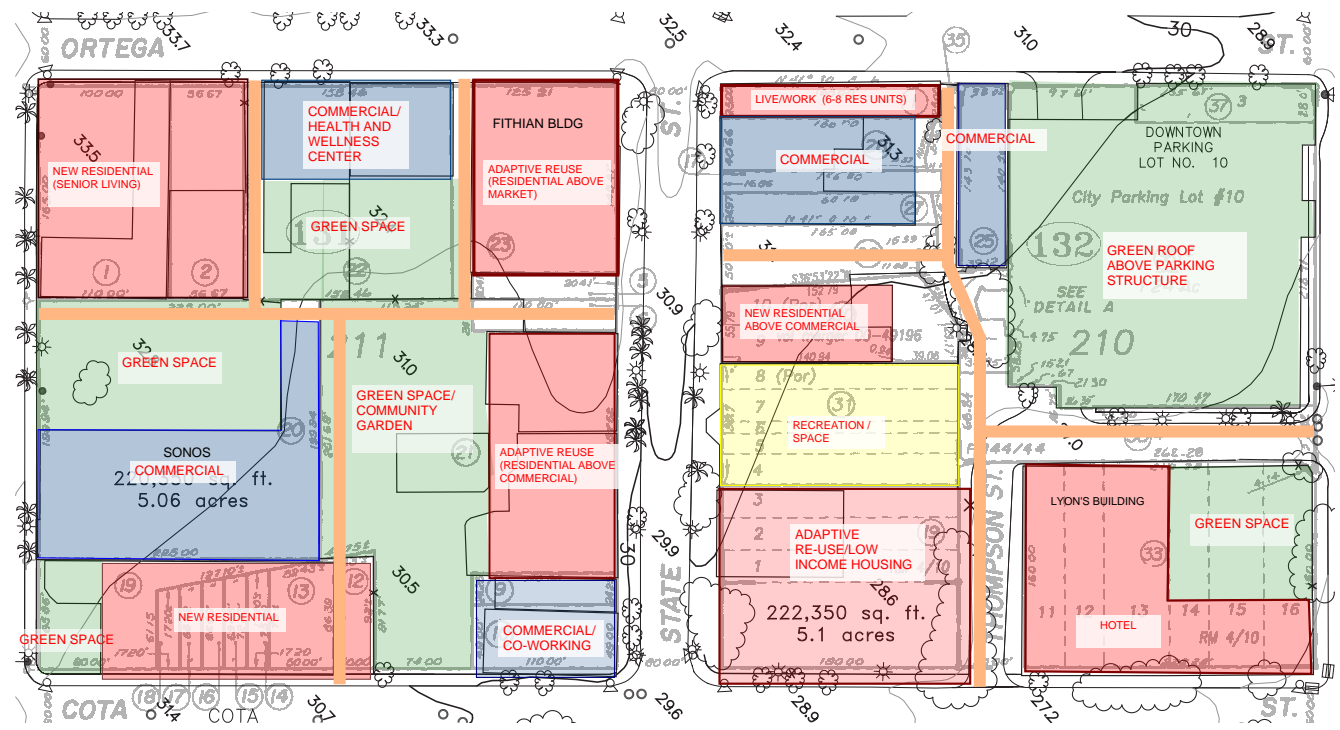
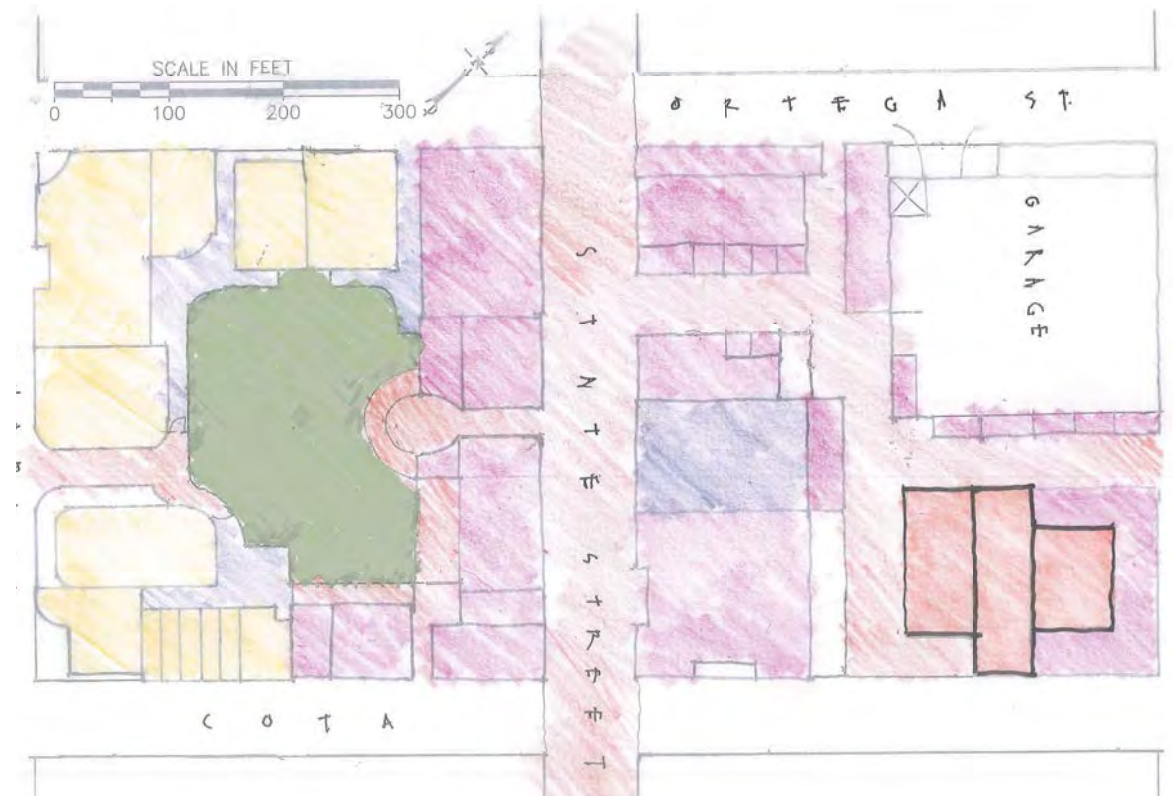
Date: 09/23/2020

GOALS AND OBJECTIVES



600 Block
Team B

600 Block - Team B



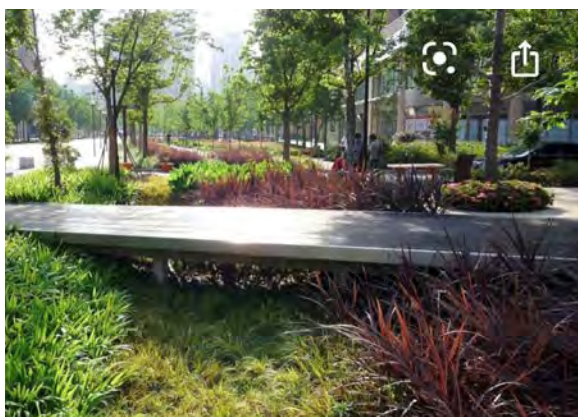
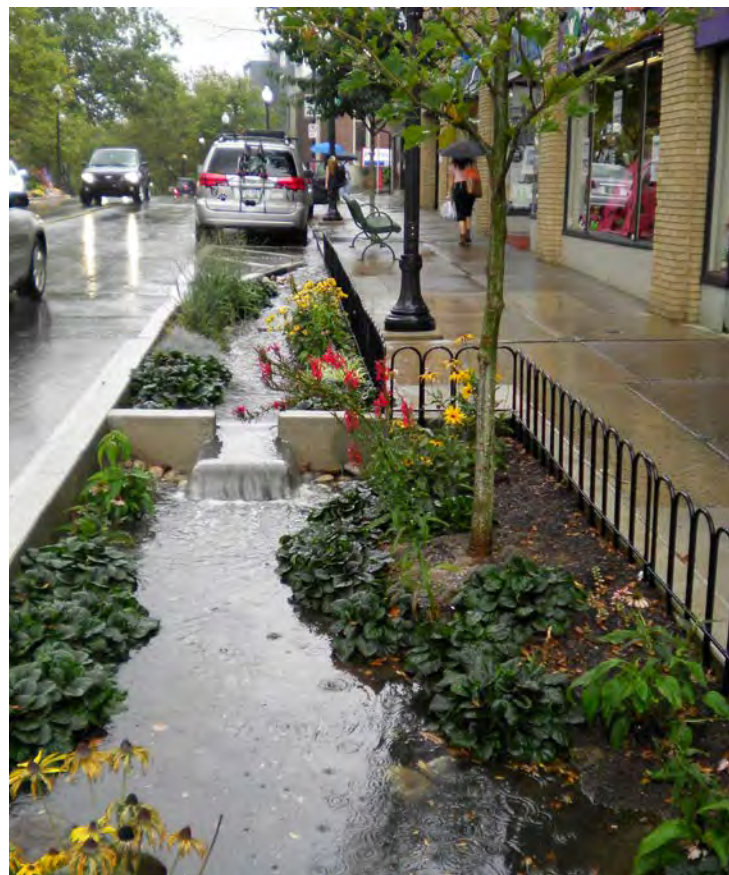
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 Don Nulty, AIA
 Tony Tomasello
 Ashley Taylor
 Leland Walmsley, ASLA

ANALYSIS OF EXISTING CONDITIONS

Date: 09/23/2020



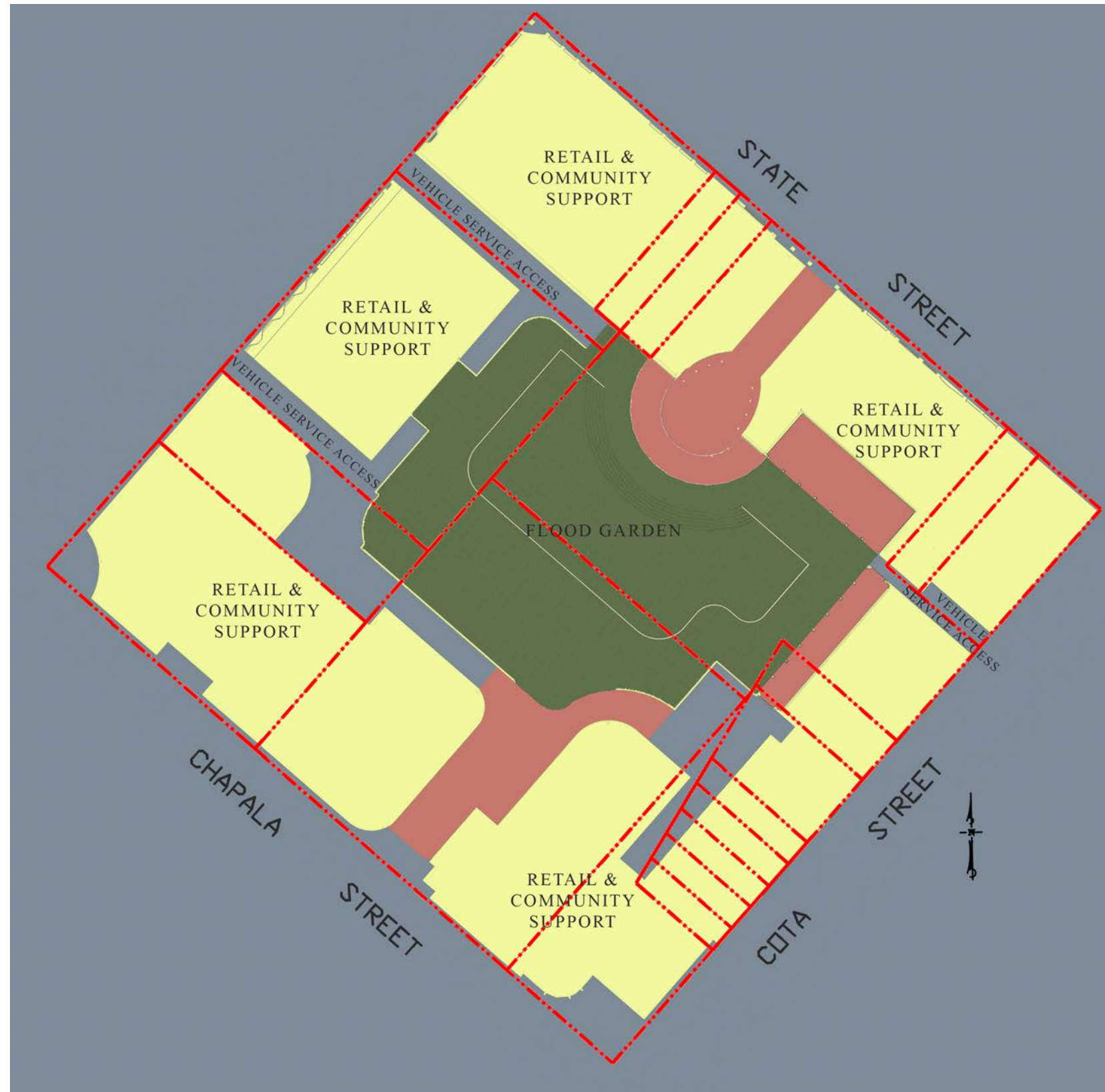
600 Block Team B



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- Daniele Burns
- Amy Gallina
- Justin Harmon
- Serena McClintick, AIA
- Don Nulty, AIA
- Tony Tomasello
- Ashley Taylor
- Leland Walmsley, ASLA

Date: 09/23/2020

PRECEDENT STUDY



STATS:

Flood Park- below grade
360,000 gallons

with infiltrators- 720,000
gallons

using appropriate trees-
over 1,000,000 gallons

Proposed residential
units- 253 units

Ellen Bildsten, AIA
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Tony Tomasello
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Leland Walmsley, ASLA

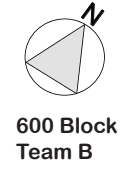
Date: 09/23/2020

SITE PLAN- Prioritizing Stormwater Management



- Proposed Additional Housing
- Proposed Public Greenspace

SITE PLAN- Prioritizing Housing



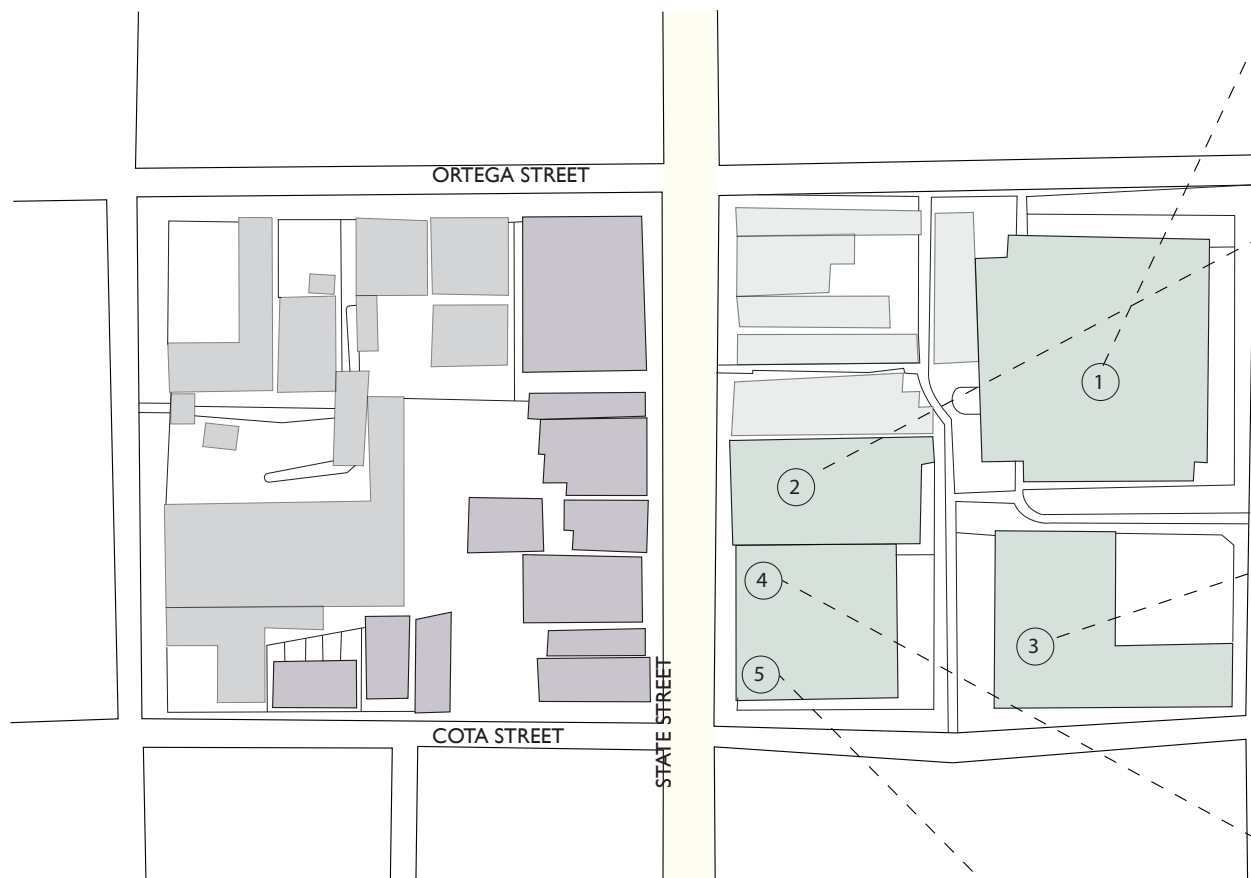
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- Ashley Taylor
- Leland Walmsley, ASLA

Date: 09/23/2020

600 Block - Team B

MAJOR HOUSING DEVELOPMENT POTENTIAL

E. 600 Block
650 sq.ft. Unit typ.



1 PARKING LOT

Parking Lot	53,821 SF.		
City of SB			
Stories (E)	3	Stories (N)	2 (5 TOT.)
		Upper Level Paseo (N)	14,222 SF.
		Upper Level Addn. (N)	39,599 SF.
		# Living Units all floors	100 units

2 616 STATE

Recreation (Movie)	17,226 SF.		
Privately Owned			
Ground Level demo	0 SF.		
Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	17,226 SF.	Upper Level Paseo (N)	3,150 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	14,076 SF.
		# Living Units all floors	48 units

3 27 E COTA | Lyon's Building

Office / Multi Use	35,552 SF.		
Privately Owned			
Ground Level demo	16,276 SF.		
Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	17,776 SF.	Upper Level Paseo (N)	3,000 SF.
Ground Level Paseo (E)	1,500 SF.	Upper Level Addn. (N)	32,552 SF.
		# Living Units all floors	138 units

4 622 STATE

Retail	9,860 SF.		
Privately Owned			
Ground Level demo	0 SF.		
Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	9,860 SF.	Upper Level Paseo (N)	1,000 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	8,860 SF.
		# Living Units all floors	30 units

5 610 STATE

Bank / Cost Plus World Market	25,425 SF.		
Privately Owned			
Ground Level demo	0 SF.		
Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	25,425 SF.	Upper Level Paseo (N)	2,125 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	23,300 SF.
		# Living Units all floors	96 units

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Leland Walmsley, ASLA

NEW UNITS TOTAL: 412
HOUSING GOALS

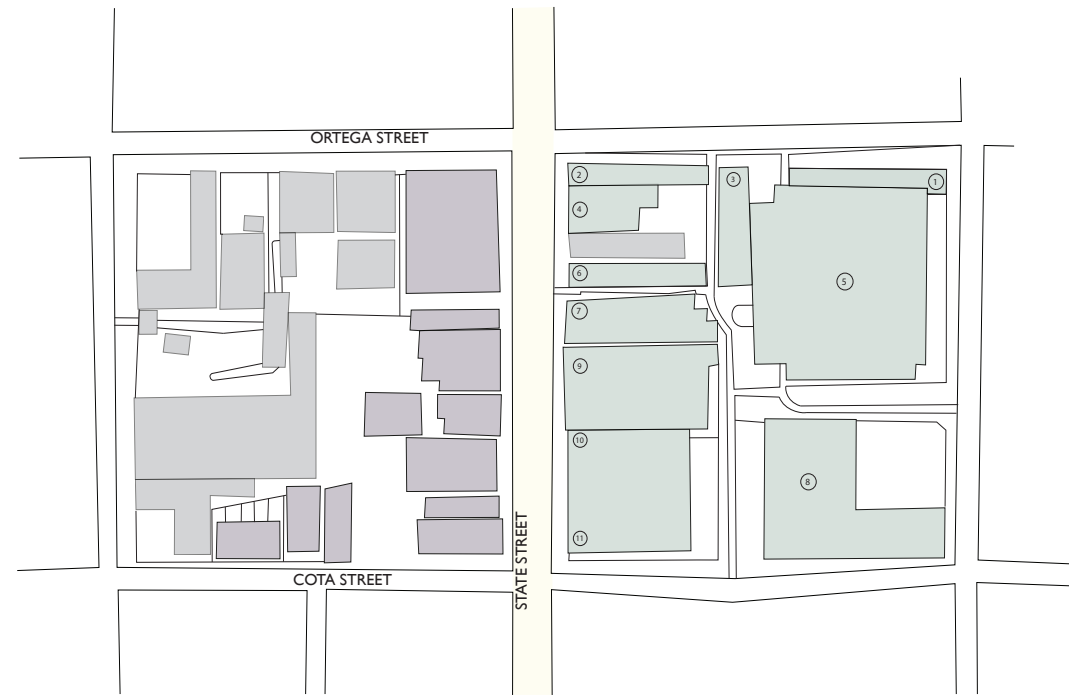
Date: 09/23/2020



600 Block - Team B

HOUSING DEVELOPMENT POTENTIAL

E. 600 Block
650 sq.ft. Unit typ.



1 26 E ORTEGA
Retail
Privately Owned
Ground Level demo 0 SF.

Stories (E)	1	Stories (N)	0
Adaptive Reuse (E)	3,799 SF.	Upper Level Paseo (N)	0 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	0 SF.
		# Living Units all floors	15 units

2 636 STATE
Retail
Privately Owned
Ground Level Demo 0 SF.

Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	4,200 SF.	Upper Level Paseo (N)	0 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	4,200 SF.
		# Living Units all floors	21 units

3 18 E ORTEGA
Restaurant (Dargan's) 5,398 SF.
Privately Owned
Ground Level demo 0 SF.

Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	5,398 SF.	Upper Level Paseo (N)	0 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	5,398 SF.
		# Living Units all floors	18 units

4 634 STATE
Retail
Privately Owned
Ground Level demo 0 SF.

Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	9,032 SF.	Upper Level Paseo (N)	2,250 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	6,782 SF.
		# Living Units all floors	24 units

5 PARKING LOT
Parking Lot
City of SB

Stories (E)	3	Stories (N)	2 (5 TOT.)
		Upper Level Paseo (N)	14,222 SF.
		Upper Level Addn. (N)	39,599 SF.
		# Living Units all floors	100 units

6 630 STATE
Retail
Privately Owned
Ground Level demo 0 SF.

Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	4,200 SF.	Upper Level Paseo (N)	675 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	3,525 SF.
		# Living Units all floors	12 units

7 628 STATE
Restaurant
Privately Owned
Ground Level demo 0 SF.

Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	7,200 SF.	Upper Level Paseo (N)	1,800 SF.
Ground Level Paseo (E)	1,800 SF.	Upper Level Addn. (N)	5,400 SF.
		# Living Units all floors	24 units

8 27 E COTA | Lyon's Building
Office / Multi Use
Privately Owned
Ground Level demo 16,276 SF.

Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	17,776 SF.	Upper Level Paseo (N)	3,000 SF.
Ground Level Paseo (E)	1,500 SF.	Upper Level Addn. (N)	32,552 SF.
		# Living Units all floors	138 units

9 616 STATE
Recreation (Movie)
Privately Owned
Ground Level demo 0 SF.

Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	17,226 SF.	Upper Level Paseo (N)	3,150 SF.
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		# Living Units all floors	48 units

10 622 STATE
Retail
Privately Owned
Ground Level demo 0 SF.

Stories (E)	1	Stories (N)	3 (4 TOT.)
Adaptive Reuse (E)	9,860 SF.	Upper Level Paseo (N)	1,000 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	8,860 SF.
		# Living Units all floors	30 units

11 610 STATE
Bank / Cost Plus World Market
Privately Owned
Ground Level demo 0 SF.

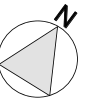
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Adaptive Reuse (E)	25,425 SF.	Upper Level Paseo (N)	2,125 SF.
Ground Level Paseo (E)	0 SF.	Upper Level Addn. (N)	23,300 SF.
		# Living Units all floors	96 units

NEW UNITS TOTAL: 526

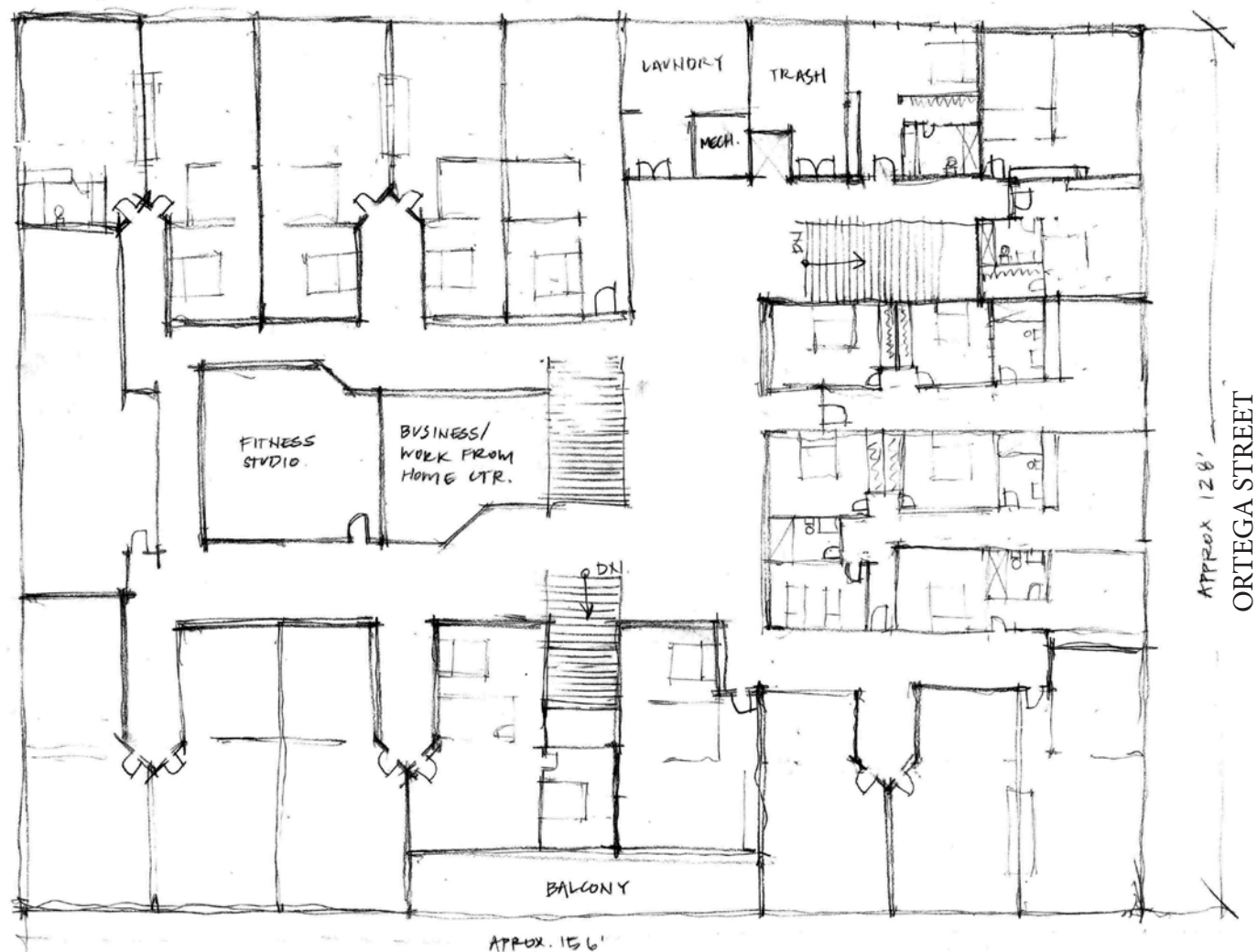
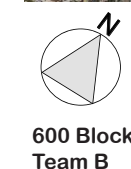
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Don Nulty, AIA
Tony Tomasello
Ashley Taylor
Leland Walmsley, ASLA

Date: 09/23/2020

HOUSING GOALS



600 Block
Team B



Fithian Building, Santa Barbara, CA circa 1900, before 1925 earthquake

RESTORE ORIGINAL FITHIAN STRUCTURE



State Street Elevation, looking Southwest

STATS:

FAR- 3.8

Units- 60 residential units on top of existing commercial (142 dwelling units / acre)

13,024 sf residential housing on existing second story

2,000 sf of amenities on existing second story

26,048 sf residential housing on proposed third and fourth stories

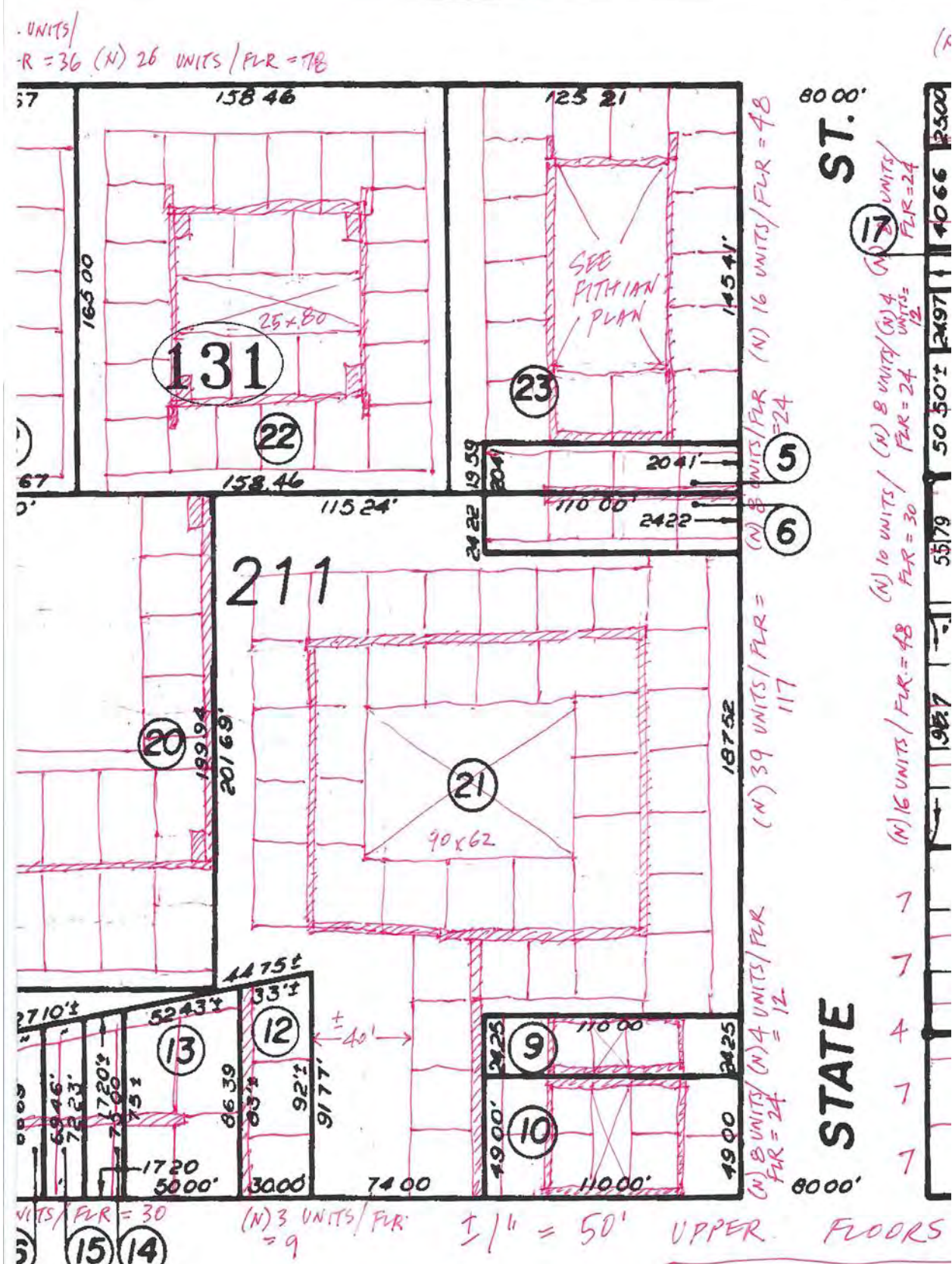
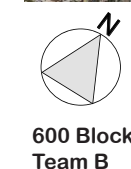
4,000 sf of amenities on proposed third and fourth stories

19,900 sf of existing commercial to remain

- Ellen Bildsten, AIA
- Daniele Burns
- Amy Gallina
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- Ashley Taylor
- Leland Walmsley, ASLA

Date: 09/23/2020

PROJECT ONE- The Fithian Building



State street massing, looking North



Rendering of State Street massing prior to 1925 earthquake, by A. Grumbine



Pierce Block, State Street Elevation, looking Southwest

- STATS:
- FAR- 2.45
 - Units- 117 residential units on top of existing commercial (101 dwelling units / acre)
 - 15,000 sf of existing commercial to remain
 - 20,000 sf of proposed commercial
 - 87,000 sf of proposed residential

- Ellen Bildsten, AIA
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Date: 09/23/2020

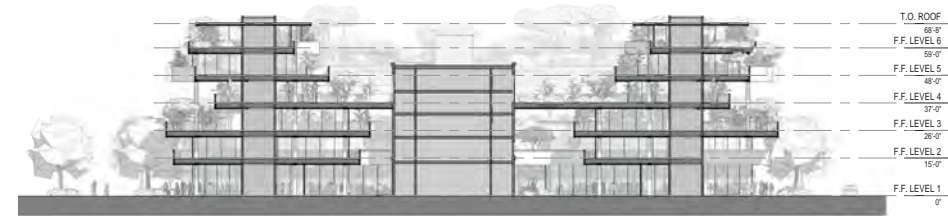
PROJECT TWO The Pierce Block



Corner of E Cota and Anacapa looking West



Aerial composite rendering looking North toward Lyons building



Section and Elevation from E Cota St looking Northwest



E Cota St looking North toward Lyons building



600 Block
Team B

STATS:

Proposed Commercial -
12,000 sf

Existing Commercial -
10,000 sf

Adaptive Re-Use -
42,000 sf

Proposed Residential -
200 units, 80,000 sf
(97 dwelling units / acre

Reconfigured Parking -
140,000 sf

Green Roof - 35,000 sf
Solar - 20,000 sf

Storm water retention
on upper levels- 21,817
gallons in a 1" rain event

Storm water retention
ground level - 4,675
gallons in a 1" rain event

Parking- 400 cars

- Ellen Bildsten, AIA
- Daniele Burns
- Amy Gallina
- Justin Harmon
- Serena McClintick, AIA
- Don Nulty, AIA
- Tony Tomasello
- Ashley Taylor
- Leland Walmsley, ASLA

Date: 09/23/2020

PROJECT THREE- The Lyons Building Complex

[HOME](#)

**700 - 800 Block
Team A**

PASEO CIELO

PASEO NUEVO & DE LA GUERRA PLAZA

TEAM MEMBERS

Arelhy Arroyo

Jesiy Brown, AIA

Haley Kolosieke, Team Co-Leader, APA, AEP

Isa Larriba, Associate AIA

Paul Poirier, Team Leader, AIA, LEED AP

Stephanie Poole, AIA

Barrett Reed

Sage Shingle, PE, SE, SEAOSC, ACE Mentor Program

Susanne Tejada, AIA

Dennis Whelan, AIA, AICP

Date: 9/22/2020





700 & 800 BLOCKS OF STATE STREET

PASEO NUEVO & DE LA GUERRA PLAZA

RESIDENTIAL DEVELOPMENT

- New affordable micro-units on upper level of Paseo Nuevo
- Howard Canfield Building, residential units on upper levels
- Nordstrom, as proposed mixed-use with residential units on upper levels (Gensler plan 2018)
- Macy's as proposed first floor with two upper levels of residential housing. (Gensler plan with housing)
- New "Rosinka Gardens" apartments
- New "De La Guerra micro-units"

ADAPTIVE REUSE

- Additional commercial and/or residential space above existing Paseo, at Paseo Cielo level
- Convert upper level of Paseo Nuevo retail rooftop to community space for theater/arts
- Convert upper level of Paseo Nuevo parking garage to residential units
- Conversion of existing spaces and proposal of a Plaza at Canon Perdido
- Ortega Building (Macy's) mixed-use:
 - Lower Level: Retail

OPEN SPACE & CONNECTIVITY

- Service alleys become small scale pedestrian paseos
- New paseos; rooftop skywalk - "Paseo Cielo" connects new arts spaces and housing
- Entry to former Macy's and Nordstrom from upper level paseos
- Community Gardens
- New traffic patterns around block
- Open Space "Plaza"
- Outdoor Theater
- Permanent Farmers Market

Date: 9/22/2020





EXISTING 700/800 STATE ST BLOCK

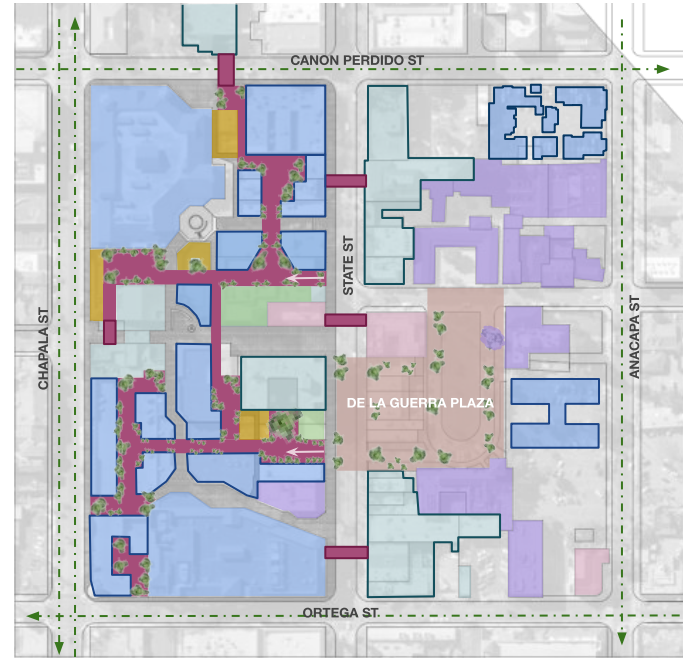
LANDMARK EL PASEO, CITY HALL, NEWS PRESS, ALEXANDER BUILDING

STRUCTURE OF MERIT LAS TIENDAS BUILDING, LA PLACITA BUILDING, LIVINGSTON ARTS AND CRAFTS CENTER

RETAIL-RESTAURANT-OFFICE SPACE EXISTING RETAIL, RESTAURANT, THEATER, AND OFFICE LOCATIONS

STRUCTURES TO BE REMOVED STRUCTURES TO BE REMOVED AND OPEN DE LA GUERRA PLAZA TO STATE STREET

OPPORTUNITY SITE ROSINKA GARDENS, DE LA GUERRA MICRO-UNITS, HOWARD CANFIELD RESIDENTIAL



700/800 STATE ST BLOCK | "PASEO CIELO" and DE LA GUERRA PLAZA

LANDMARK EL PASEO, CITY HALL and PEPPER TREE, NEWS PRESS, ALEXANDER BUILDING

STRUCTURE OF MERIT LAS TIENDAS BUILDING, LA PLACITA BUILDING, LIVINGSTON ARTS AND CRAFTS CENTER

"PASEO CIELO" UPPER LEVEL

OPPORTUNITY SITE ROSINKA GARDENS, DE LA GUERRA MICRO-UNITS, HOWARD CANFIELD RESIDENTIAL DEVELOPMENTS

DE LA GUERRA PLAZA THE HEART OF STATE STREET = MULTIDISCIPLINARY SPACE

RESTAURANT SPACE COFFEE SHOP, RESTAURANT

COMMON SPACE ROOFTOP GARDEN SPACE TO ENJOY DOWNTOWN FROM THE UPPER ANOTHER LEVEL

Date: 9/22/2020





700/800
BLOCK
TEAM 4A

RESIDENTIAL DEVELOPMENT

LARGE PERFORATED MASSES
COEXISTING WITH PEDESTRIAN AREAS
AND PUBLIC SPACE.



- New affordable micro-units on upper level of Paseo Nuevo
- Howard Canfield Building, residential units on upper levels
- Nordstrom, as proposed mixed-use with residential units on upper levels
- Macy's as proposed first floor with two upper levels of residential housing.
- New "Rosinka Gardens" apartments
- New "De La Guerra micro-units"

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IMAGINE



SKETCH EXPLORES HIGHER DENSITY IN PASEO NUEVO: STATE STREET SOUTH OF BALBOA BUILDING

RESIDENTIAL DEVELOPMENT

- **New affordable micro-units on upper level of Paseo Nuevo**
- Howard Canfield Building, residential units on upper levels
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700/800
BLOCK
TEAM 4A

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BLOCK
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RESIDENTIAL DEVELOPMENT

- **New affordable micro-units on upper level of Paseo Nuevo**

Housing on upper level of Paseo Nuevo that makes sense and is cohesive with the style of the architectural envelope.



Date: 9/22/2020



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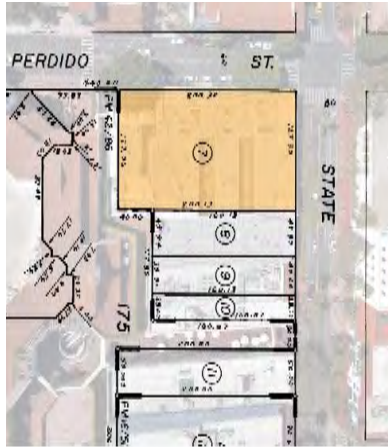
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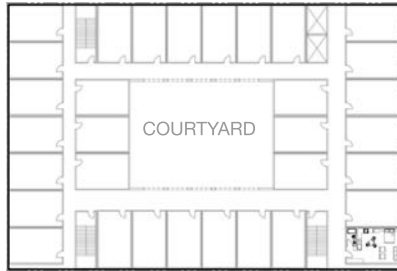
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TEAM 4A



PARCEL MAP
 SUBJECT PROPERTY



A 100% PARKING BENEFIT ZONE WITH NO PARKING REQUIREMENT

**HOWARD CANFIELD
MICRO-UNITS**

Ht	Units	FAR
48'	96	2.5
60'	128	3.33

437 SF

RESIDENTIAL DEVELOPMENT

- New affordable micro-units on upper level of Paseo Nuevo
- **Howard Canfield Building, residential units on upper levels**
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- Macy's as proposed first floor with two upper levels of residential housing.
- New "Rosinka Gardens" apartments
- New "De La Guerra micro-units"

REDEVELOPMENT OPPORTUNITY HOWARD CANFIELD BUILDING TO MIXED-USE COMMERCIAL (1ST FL) AND RESIDENTIAL (4 STORIES)

Date: 9/22/2020



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RESIDENTIAL DEVELOPMENT

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700/800
BLOCK
TEAM 4A



HOWARD CANFIELD BUILDING CIRCA 1903
PRIOR TO 1925 EARTHQUAKE



PROPOSED RESIDENTIAL UNITS
PRESERVE HISTORIC ARCHITECTURAL CHARACTER

REDEVELOPMENT OPPORTUNITY HOWARD CANFIELD BUILDING TO MIXED-USE COMMERCIAL (1ST FL) AND RESIDENTIAL (4 STORIES)

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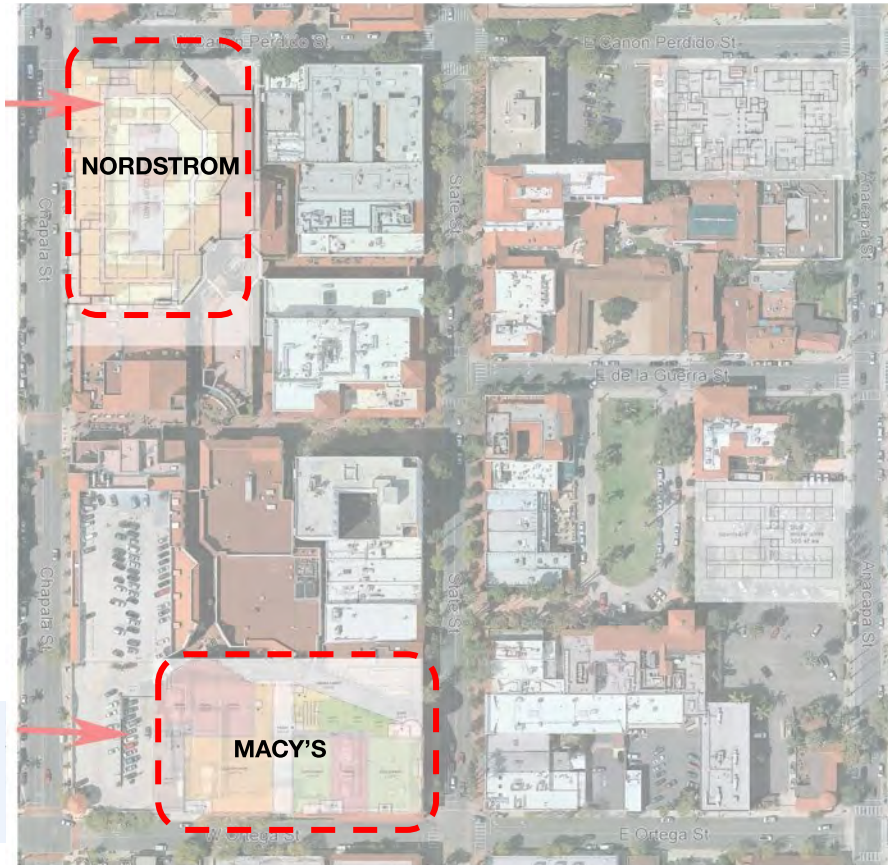
Gensler proposal included grocery store for basement and ground levels with two upper floors of courtyard housing with unit sizes around 700 sf

Two levels of residential over podium



Photo: Harper Court, West Hollywood

Gensler plans call for retail on first floor. Team 4A proposes two upper levels of housing similar to the Nordstrom plan.



RESIDENTIAL DEVELOPMENT

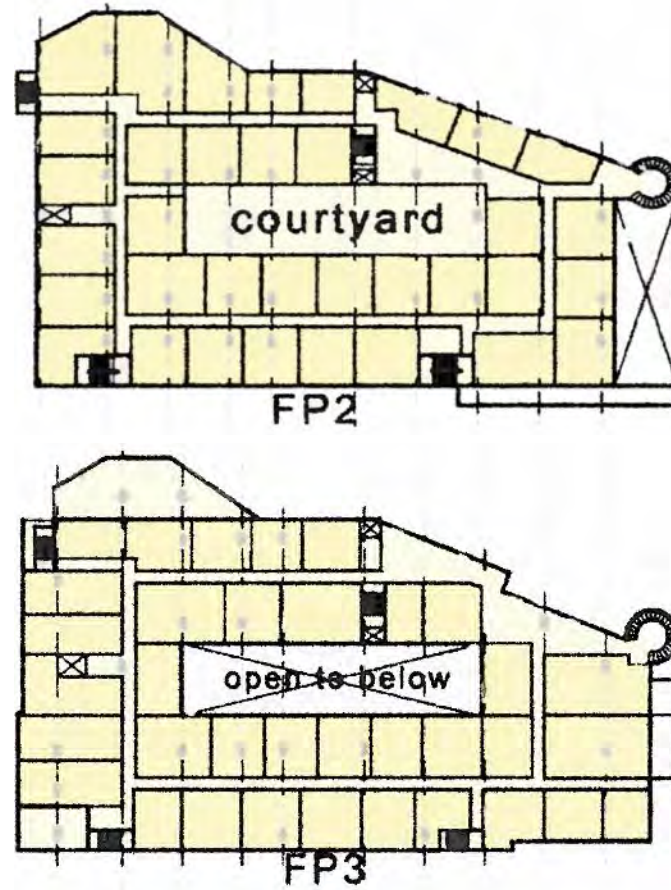
- New affordable micro-units on upper level of Paseo Nuevo
- Howard Canfield Building, residential units on upper levels
- **Nordstrom as proposed mixed-use with residential units on upper levels - show approx 74 units at around 700 sf per unit on two upper levels at 2.75 FAR**
- **Macy's as proposed first floor with two upper levels of residential housing. Approx 68 units at around 800 sf per unit on two upper levels can still meet +2.5 FAR**
- New "Rosinka Gardens" apartments
- New "De La Guerra micro-units"



700/800
BLOCK
TEAM 4A

Date: 9/22/2020





RESIDENTIAL DEVELOPMENT

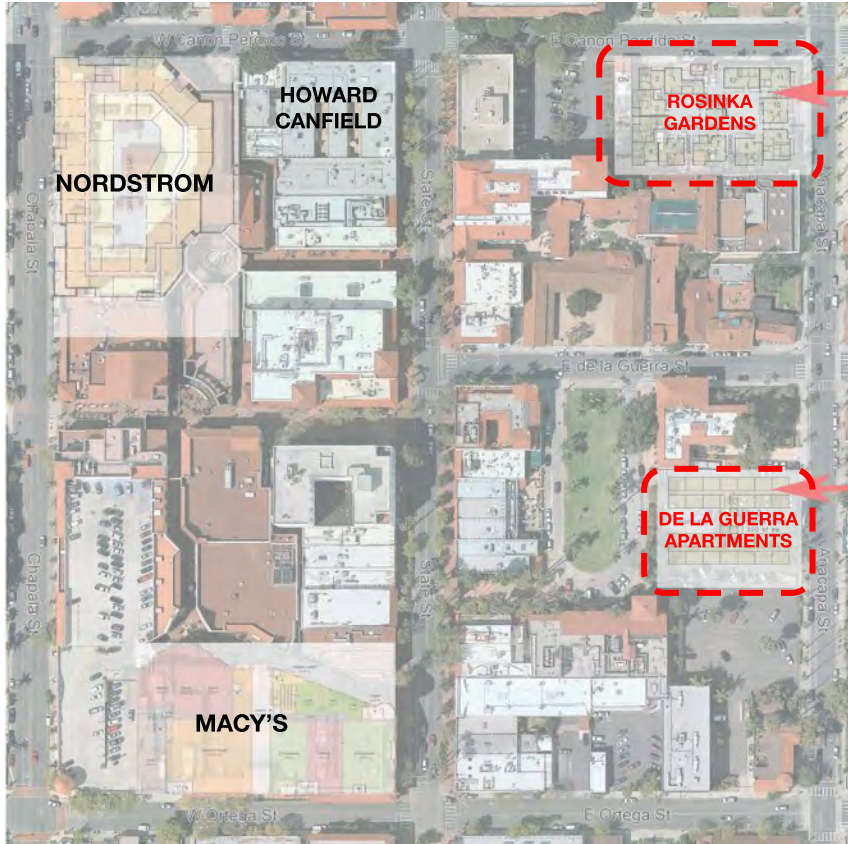
- Macy's as proposed first floor with two upper levels of residential housing. Approx 68 units at around 800 sf per unit on two upper levels can still meet +2.5 FAR
- Gensler was hired by Paseo Nuevo to invigorate, invent, and imagine the Macy's and Nordstrom buildings in 2018. Team 4A wanted to demonstrate how residential could be incorporated into the second and third floors of the Macy's building surrounding an internal courtyard similar to Gensler's proposal for the Nordstrom building.



700/800
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TEAM 4A

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Rosinka Gardens:
 Courtyard style apartments (700-1000 sf) in the heart of downtown with below grade parking. M. Rosinka and existing paseo system is preserved.



Andalučia Apts in Pasadena by MPArchitects

De la Guerra Micro Units:
 Courtyard style small apartments (330 sf) with no parking.



Silver Spur Court apartments by MPArchitects

RESIDENTIAL DEVELOPMENT

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- **New "Rosinka Gardens" apartments**
- **New "De La Guerra micro-units"**



700/800
 BLOCK
 TEAM 4A

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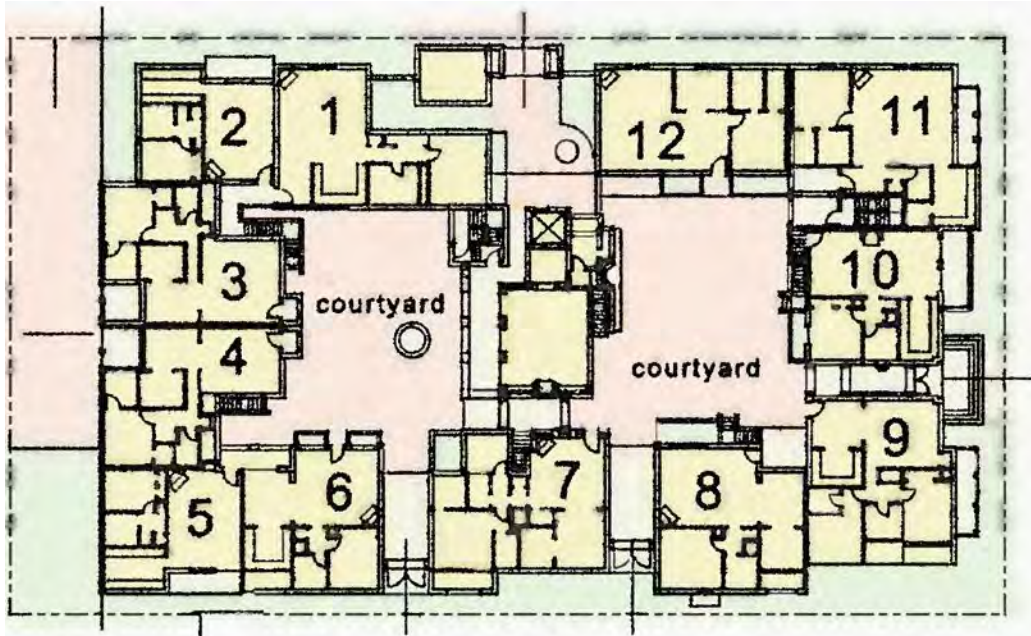
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RESIDENTIAL DEVELOPMENT



ROSINKA GARDENS: HOUSING THAT REFLECTS THE TRADITIONS OF SANTA BARBARA STYLE WITH COURTYARDS AND MEANDERING PATHS AND PASEOS CONNECTING TO THE BUSINESS DISTRICT. UNDERGROUND PARKING ALLOWS ONE SPACE PER UNIT.



700/800
BLOCK
TEAM 4A





700/800
BLOCK
TEAM 4A



PRESERVATION OF EXISTING HISTORIC RESOURCES AND TREASURED LOCAL ARCHITECTURAL HERITAGE

Date: 9/22/2020



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RESIDENTIAL DEVELOPMENT



ROSINKA GARDENS

Ht	Units	FAR
48'	48	1.78
60'	60	2.22

Four stories surrounding a residential courtyard



DE LA GUERRA MICRO-UNITS

Ht	Units	FAR
48'	130	1.86
60'	156	2.23



700/800
BLOCK
TEAM 4A

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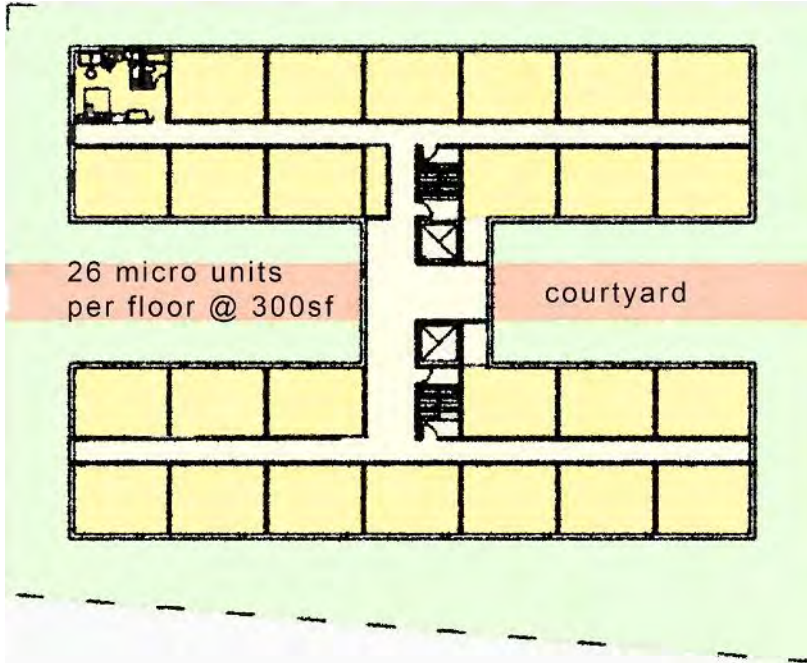
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RESIDENTIAL DEVELOPMENT



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DE LA GUERRA MICRO-UNIT HOUSING: AFFORDABLE BY DESIGN, SMALL EFFICIENCY UNITS CENTRALLY LOCATED TO THREE PUBLIC PARKING GARAGES BUT WITHOUT PARKING.



RESIDENTIAL DEVELOPMENT



700/800
BLOCK
TEAM 4A



MASSING PERSPECTIVES OF DEVELOPMENT AT CANON PERDIDO AND ANACAPA

Date: 9/22/2020



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QUIET COURTYARDS PROVIDE OUTDOOR SPACE FOR SMALLER URBAN DWELLINGS

Date: 9/22/2020



Jesly Brown, AIA, Haley Kolosieko, Team Co-Leader, APA, AEP, Isabel Larriba, Associate AIA, Paul Poirier, Team Leader, AIA, LEED AP, Stephanie Poole, AIA, Barrett Reed, Sage Shingle, PE, SE, SEAOSC, ACE Mentor Program, Susanne Tejada, AIA, Dennis Whelan, AIA, AICP

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RESIDENTIAL DEVELOPMENT



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LARGE PERFORATED BUILDING MASSES





VIEW OF PASEO AND PROPOSED BRIDGES LINKING UPPER STORY COMMERCIAL AND RESIDENTIAL

ADAPTIVE REUSE

PASEO CIELO

A SECOND STORY PASEO THAT CELEBRATES THE ARTS WITH AN INVITATION TO ENJOY THE HEART OF DOWNTOWN FROM THE SKY.

- Additional commercial and/or residential space above existing Paseo, at Paseo Cielo level.
- Convert upper level of Paseo Nuevo retail rooftop to community space for theater/arts.
- Convert upper level of Paseo Nuevo parking garage to residential units.
- Conversion of existing spaces and proposal of a Plaza at Canon Perdido.
- Ortega Building (Macy's) mixed-use:
 - Lower Level: Retail



700/800
BLOCK
TEAM 4A

Date: 9/22/2020



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VIEW OF SMALL RETAIL SERVICE PASEO WITH PROPOSED ENTRANCE TO HOUSING ON UPPER LEVELS

ADAPTIVE REUSE

- **Additional commercial and/or residential space above existing Paseo, at Paseo Cielo level**
- Convert upper level of Paseo Nuevo retail rooftop to community space for theater/arts
- Convert upper level of Paseo Nuevo parking garage to residential units
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 - Lower Level: Retail



700/800
BLOCK
TEAM 4A

Date: 9/22/2020





VIEW FROM CENTER COURTYARD TO TWO ADDITIONAL LEVELS OF HOUSING ABOVE EXISTING RETAIL

ADAPTIVE REUSE

- **Additional commercial and/or residential space above existing Paseo, at Paseo Cielo level**
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700/800
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INVENT
IMAGINE

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NEW CENTRALLY LOCATED GRAND STAIRCASE ENTRANCE TO PASEO CIELO FROM STATE ST AT DE LA GUERRA

ADAPTIVE REUSE

- **Additional commercial and/or residential space above existing Paseo, at Paseo Cielo level**
- Convert upper level of Paseo Nuevo retail rooftop to community space for theater/arts
- Convert upper level of Paseo Nuevo parking garage to residential units
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700/800
BLOCK
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ADAPTIVE REUSE

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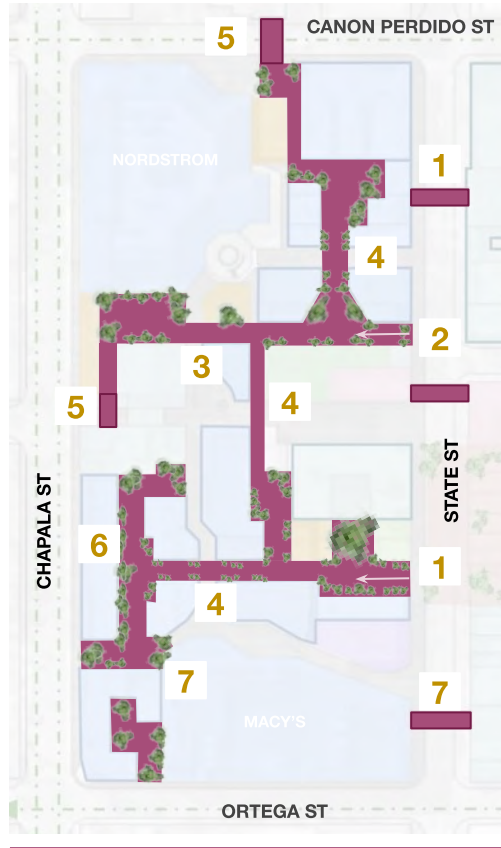
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Access Points to Paseo Cielo

1. **Vertical access points to Paseo Cielo.**
2. **Beginning at the State Street/E. De La Guerra tower:** vertical access point into the current Metropolitan theaters lobby.
3. **The theater lobby** connects across a new bridge to the center “island building,” where vendors display and ply their crafts: painting, books, pottery, glassblowing, etc.
4. **Additional bridges** cross the lower paseo and tie the network of housing and commercial within the paseo cielo.
5. **A third bridge** to the Museum of Contemporary Arts & Center Stage Theater.
6. **The roof of the parking structure** is converted to residential units.
7. **The paseo continues to the Macy’s** building, through the upper floors, and then down the Macy’s circular tower on State Street.



“PASEO CIELO”

ADAPTIVE REUSE

- Additional commercial and/or residential space above existing Paseo, at Paseo Cielo level
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700/800
BLOCK
TEAM 4A

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RENDERING OF NEW BRIDGE 4

ADAPTIVE REUSE

- Convert upper level of Paseo Nuevo parking garage to community space for theater/arts

The paseo connects the Theater and Museum plaza with new commercial and housing spaces above California Pizza Kitchen



700/800
BLOCK
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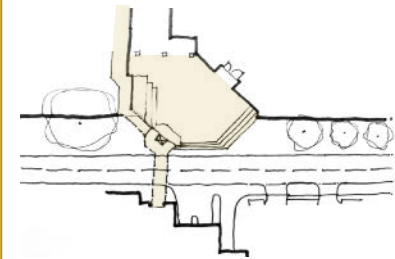
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ADAPTIVE REUSE

“PASEO CIELO”

- West Canon Perdido is reduced to two lanes
- Paseo bridges from parking structure
- Remaining two lanes are converted to a wide paseo that frames the new public assembly courtyard at the former Nordstroms



700/800
BLOCK
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26



QUIET COURTYARDS PROVIDE RESPITE FROM URBAN ZONES | STAIRS PROVIDE EASY OUTDOOR ACCESS

OPEN SPACE - CONNECTIVITY

EMPHASIS ON CIRCULATION AND EASY ACCESS TO NEW VIEWS AND EXPERIENCES IN PASEO CIELO.

- Service alleys become small scale pedestrian paseos
- New paseos; rooftop skywalk - “Paseo Cielo” connects new arts spaces and housing
- Grand staircase from State St to rooftop skywalk - “Paseo Cielo”
- Entry to former Macy’s and Nordstrom from upper level paseo
- Community Gardens
- New traffic patterns around block
- Open Space “Plaza”
- Outdoor Theater
- Permanent Farmers Market



700/800
BLOCK
TEAM 4A





SHADED PASEOS PROVIDE RESPITE FROM SUN - TEXTURES AND GRADIENTS OF LIGHT

OPEN SPACE & CONNECTIVITY

- **Service alleys become small scale pedestrian paseos**
- New paseos; rooftop skywalk - “Paseo Cielo” connects new arts spaces and housing
- Grand staircase from State St to rooftop skywalk - “Paseo Cielo”
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700/800
BLOCK
TEAM 4A

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OPEN SPACE & CONNECTIVITY



700/800
BLOCK
TEAM 4A



DRAWING THE EYE UP TO UPPER LEVEL PASEO CIELO AND RESIDENTIAL AND ARTS ATTRACTIONS.



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Design Charrette 2020

Date: 9/22/2020

RE: INVIGORATE
INVENT
IMAGINE

OPEN SPACE & CONNECTIVITY



700/800
BLOCK
TEAM 4A



UPPER LEVEL BRIDGES AND STAIRS ENTICE VISITORS TO PASEO CIELO AND CREATE CONVENIENT CONNECTIONS FOR RESIDENTS

Date: 9/22/2020



Jesly Brown, AIA, Haley Kolosieko, Team Co-Leader, APA, AEP, Isabel Larriba, Associate AIA, Paul Poirier, Team Leader, AIA, LEED AP, Stephanie Poole, AIA, Barrett Reed, Sage Shingle, PE, SE, SEAOSC, ACE Mentor Program, Susanne Tejada, AIA, Dennis Whelan, AIA, AICP

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Design Charrette 2020

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OPEN SPACE & CONNECTIVITY



RESIDENTIAL UNITS BRINGS NIGHTLIFE TO DOWNTOWN AND CREATES A PLACE FOR LOCALS AND TOURISTS ALIKE



700/800
BLOCK
TEAM 4A



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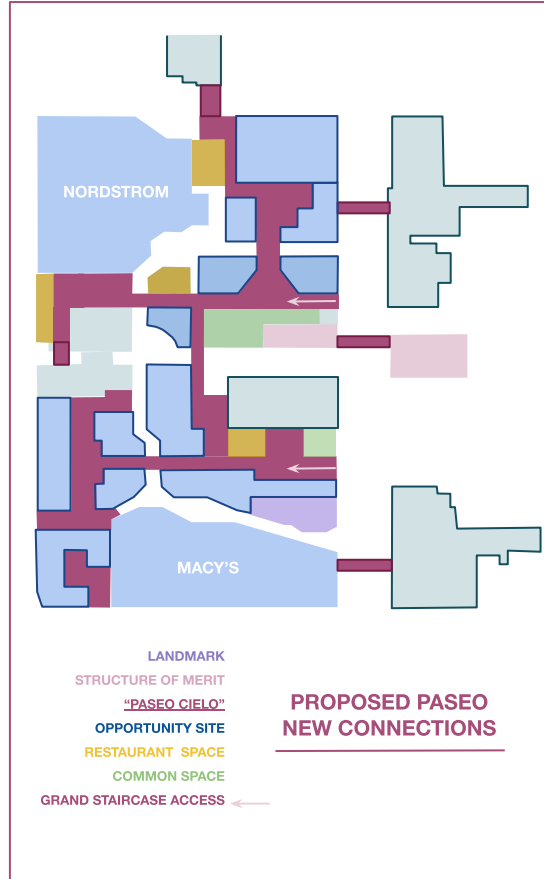
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Design Charrette 2020

Date: 9/22/2020

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INVENT
IMAGINE

31



OPEN SPACE & CONNECTIVITY

- Service alleys become small scale pedestrian paseos
- **New paseos; rooftop skywalk “Paseo Cielo” connects new arts spaces and housing**
- **Grand staircase from State St to rooftop skywalk - “Paseo Cielo”**
- Entry to former Macy’s and Nordstrom from upper level paseo
- Community Gardens
- New traffic patterns around block
- Open Space “Plaza”
- Outdoor Theater
- Permanent Farmers Market



700/800
BLOCK
TEAM 4A

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Design Charrette 2020

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32

OPEN SPACE & CONNECTIVITY



700/800
BLOCK
TEAM 4A



PASEOS AND ARCHWAYS INVITE EXPLORATION - BUILDING PERMEABILITY EXAMPLES

Date: 9/22/2020



Jesiy Brown, AIA, Haley Kolosieko, Team Co-Leader, APA, AEP, Isabel Larriba, Associate AIA, Paul Poirier, Team Leader, AIA, LEED AP, Stephanie Poole, AIA, Barrett Reed, Sage Shingle, PE, SE, SEAOSC, ACE Mentor Program, Susanne Tejada, AIA, Dennis Whelan, AIA, AICP

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PASEO CIELO VIEW TOWARD FORMER NORDSTROMS WITH BRIDGE OVER LOWER PASEO

OPEN SPACE & CONNECTIVITY

- Service alleys become small scale pedestrian paseos
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700/800
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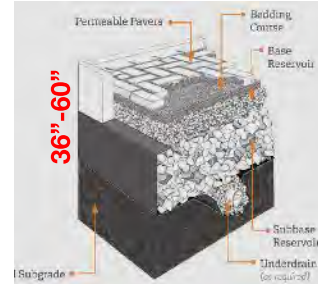
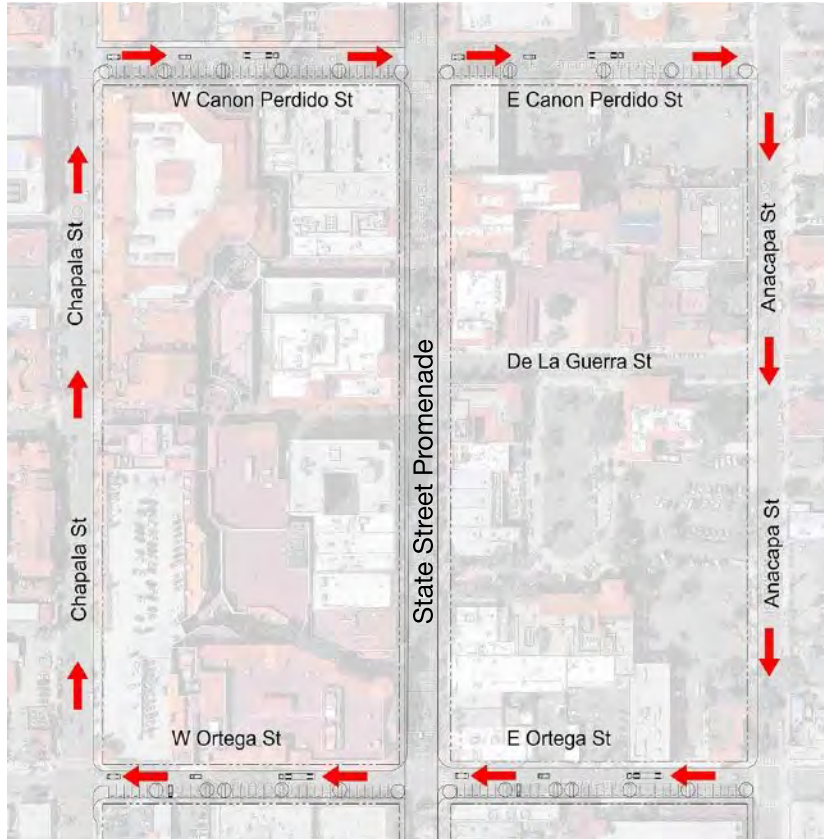
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OPEN SPACE & CONNECTIVITY

TRAFFIC CONNECTIVITY

- Re-route traffic to one-way around the 700-800 block
- Pedestrian only zones: Paseo Nuevo, El Paseo, De La Guerra Plaza
- Repave State St and all cross streets with EXTRA-DEEP "STREET RESERVOIRS" to meet or exceed SWMP standards.
- One lane of traffic leaves room for on-street 15-minute parking
- Parklets could replace parking in front of restaurants
- Accessibility: No curbs necessary with permeable pavers
- Trees thrive with water penetrating permeable pavers
- Plant more trees



700/800
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OPEN SPACE & CONNECTIVITY



PAVING PATTERNS PUT SANTA BARBARA'S BOHEMIAN ARTISTIC TALENT ON DISPLAY



700/800
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OPEN SPACE & CONNECTIVITY



700/800
BLOCK
TEAM 4A



CONNECTION TO ADJACENT BUS TRANSFER STATION | ELECTRIC VEHICLE CHARGING STATIONS INVITE TRAVELERS TO STOP | PEDESTRIAN AND BICYCLE ACCESS

Date: 9/22/2020



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INSPIRATION. "PLAZA DE LAS FLORES" ESTEPONA, SPAIN.



BUILDINGS TO BE REMOVED



INITIATIVE

DE LA GUERRA PLAZA

THE HEART OF STATE STREET

- BRING BACK THE CONCEPT OF "PLAZA" BY OPENING UP DE LA GUERRA PLAZA. TO STATE STREET.
- CONVERT IT TO A MULTIDISCIPLINARY SPACE TO HOST PERFORMANCES, CONCERTS AND/OR FARMERS MARKET.



ADD PERMANENT FARMERS MARKET AIRY SHADE STRUCTURES IN STORKE PLACITA

OPEN SPACE & CONNECTIVITY

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700/800
BLOCK
TEAM 4A

Date: 9/22/2020



OPEN SPACE & CONNECTIVITY



700/800
BLOCK
TEAM 4A



DIVERSITY OF LOW WATER USE PLANTINGS - PUT SANTA BARBARA'S ABUNDANT FLORA ON DISPLAY

Date: 9/22/2020



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IMAGINE

OPEN SPACE & CONNECTIVITY



700/800
BLOCK
TEAM 4A



INSPIRATION FOR OPEN AND PUBLIC SPACE - COMMUNITY GATHERINGS AT THE "PLAZA". VEJER DE LA FRONTERA, SPAIN



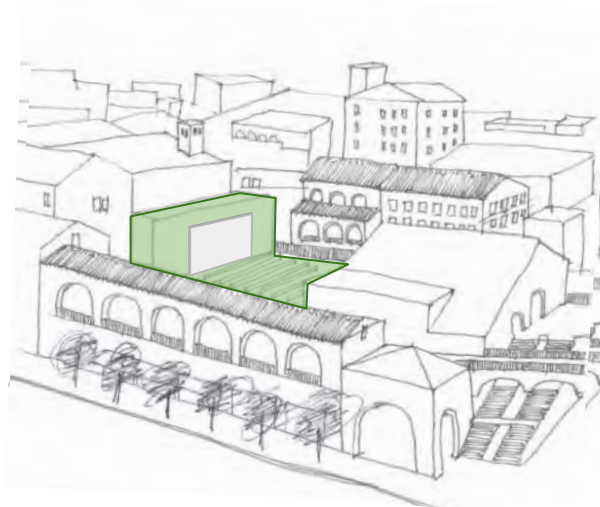
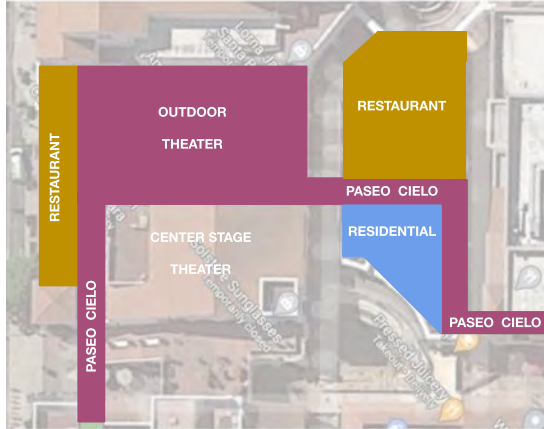
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RE: INVIGORATE
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IMAGINE

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OPEN SPACE & CONNECTIVITY



MUSICIANS/DANCERS | FOOD TRUCKS/TEMPORARY STREET VENDORS | OUTDOOR VENUES ENLIVEN THE STREET AT VARIOUS TIMES OF DAY



700/800
BLOCK
TEAM 4A



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Design Charrette 2020

Date: 9/22/2020

RE: INVIGORATE
INVENT
IMAGINE

43



700/800
BLOCK
TEAM 4A



COMMUNITY ENGAGEMENT YEAR ROUND | DESTINATION NODES FOR ALL AGES | SPACES FOR LOCALS AND TOURISTS

Date: 9/22/2020



Jesly Brown, AIA, Haley Kolosieko, Team Co-Leader, APA, AEP, Isabel Larriba, Associate AIA, Paul Poirier, Team Leader, AIA, LEED AP, Stephanie Poole, AIA, Barrett Reed, Sage Shingle, PE, SE, SEAOSC, ACE Mentor Program, Susanne Tejada, AIA, Dennis Wheelan, AIA, AICP

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PERMANENT FARMERS MARKET AIRY SHADE STRUCTURES LINE STORKE PLACITA

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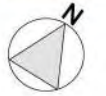
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Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE

45

[HOME](#)

700 - 800
Block Team B



Ohan Arakelian
Ivan Bercovich
Jeff Hornbuckle
Ken Marshall
Harvey Molotch
Jerry Rocci
Marcus Schiff
Megan Sheard
Alexis Stypa
Dennis Thompson
Kim True
Jeremy White



Date: 09/24/2020





These blocks carry special significance in the City's cultural, political, and commercial life, containing buildings preserved from the early 19th century as well as others structures that together denote the so-called Santa Barbara Spanish style prized by residents and visitors alike. At the geographic core is De La Guerra Plaza, location of City Hall and the landmarked News-Press building. It has served as a public arena for celebrations, political events, and performance. Some current adjacent uses -- parking, internal roadway, and rear entries for State Street restaurants -- work against its' greater potential as community resource and vitalizing downtown

The challenge of course is to adapt to changes in retail, with department stores in retreat and less need for retail square footage in general. At the same time, our proposed schemes envision new types of shops and services, in part taking advantage of the City's appeal for emerging technology, health, and education-oriented work forces, with shops related to a growing tourist sector (food, wine, and other creative makers). At Paseo Nuevo, we propose converting the large-scale buildings already in place (the Balboa Building, Macy's and Nordstrom) for residential use. There are further infill opportunities to provide additional housing. All structures, new and old, would be linked with enhanced plazas and paseos, reflecting a Santa Barbara tradition that sought indeed to have a system of paseos running through all the downtown area's blocks. For downtown to now be a success, we aim to connect El Pueblo Viejo with a re-formed Paseo Nuevo, achieved through some extensive remodeling, building several new structures, selectively razing portions of others and, in keeping with the City's leadership in ecology movements, instituting more environmentally ambitious infrastructures.

Some of the details now follow on.

Shopping

Well before Paseo Nuevo, the frontage blocks on State Street provided the region's main retail venue (Ott's Department Store, 727 State and adjacent buildings). With the loss of the two anchor department stores, retail can "come back" albeit with a different mix and texture, more in tune to the new residents coming to downtown apartments. There is space for a medium scale retail use, perhaps a grocery store, possibly run as a year-round coop for region-based farmers. We would also encourage spaces for locally owned small local businesses to serve the newly expanded residential population, e.g. grocery, bakery, laundry/dry cleaning, and salons. Existing types of uses would also likely expand, like restaurants, wine tasting, bars and coffee shops.

Special New Uses

There are some types of establishment that would generate foot traffic as well as provide for unmet needs in the area. Among them: a Medical care center, Satellite higher educational learning center(s), entertainment-oriented business for games and bowling (now making a comeback in some U.S. cities). We also note the need for a Day Care facility to serve employees increasingly being drawn in.

Hotel

A new hotel should be considered, perhaps at the Macy's site. It would service business needs and complement nearby entertainment-serving areas on lower State Street. It would be walkable from the Funk Zone. It could help to subsidize other uses (e.g. day care) on the site.

Date: 09/24/2020





Museums and Theaters

Besides the Paseo Nuevo movie theaters (now planned for refurbishment by the mall operators), major assets include Center Stage Theater and the Museum of Contemporary Art (formerly Contemporary Arts Forum). Both are now difficult to access, compromising their potential for enlivening the district. The Museum has ambitions to create significant collections and add to its programming. We propose putting a significant portion of the museum at ground level and also providing Center Stage with entry level access. Enhancing visibility of these otherwise thriving institutions would likely be welcomed by residents and business owners alike. They would join with other nearby facilities, most notably the Lobero and other historic landmarks and museums, as cultural magnets.

Transportation and Access

We join the consensus for closing State Street to cars. We also advocate closing De la Guerra Street between Anacapa and State streets, as well as the roadway now looping within the Plaza (retaining provision for deliveries and emergency access).

Given signs of reduced demand for commercial and residential parking (with ride-share services, self-driving cars, short-term rentals [like Zip Car], electric bikes, and related public transit improvement), valuable land can be freed up for other uses.

With that understanding, we propose removal of the upper levels of the Paseo Nuevo garage on Chapala Street, considering the 300 parking spaces that would be remaining in the underground level as sufficient. Because sloping floors of the upper levels make them unsuitable for adaptive reuse, we propose demolishing them in favor of newly constructed residential units (see below). Removing the existing parking structure allows creation of a new pedestrian paseo from Chapala Street to link into the existing mall paseo, bringing in more foot traffic to support retail and other uses. The Paseo Nuevo walking system would be improved by adding additional access points on Chapala and Ortega Streets, enlivening the largely blank walls on those streets.

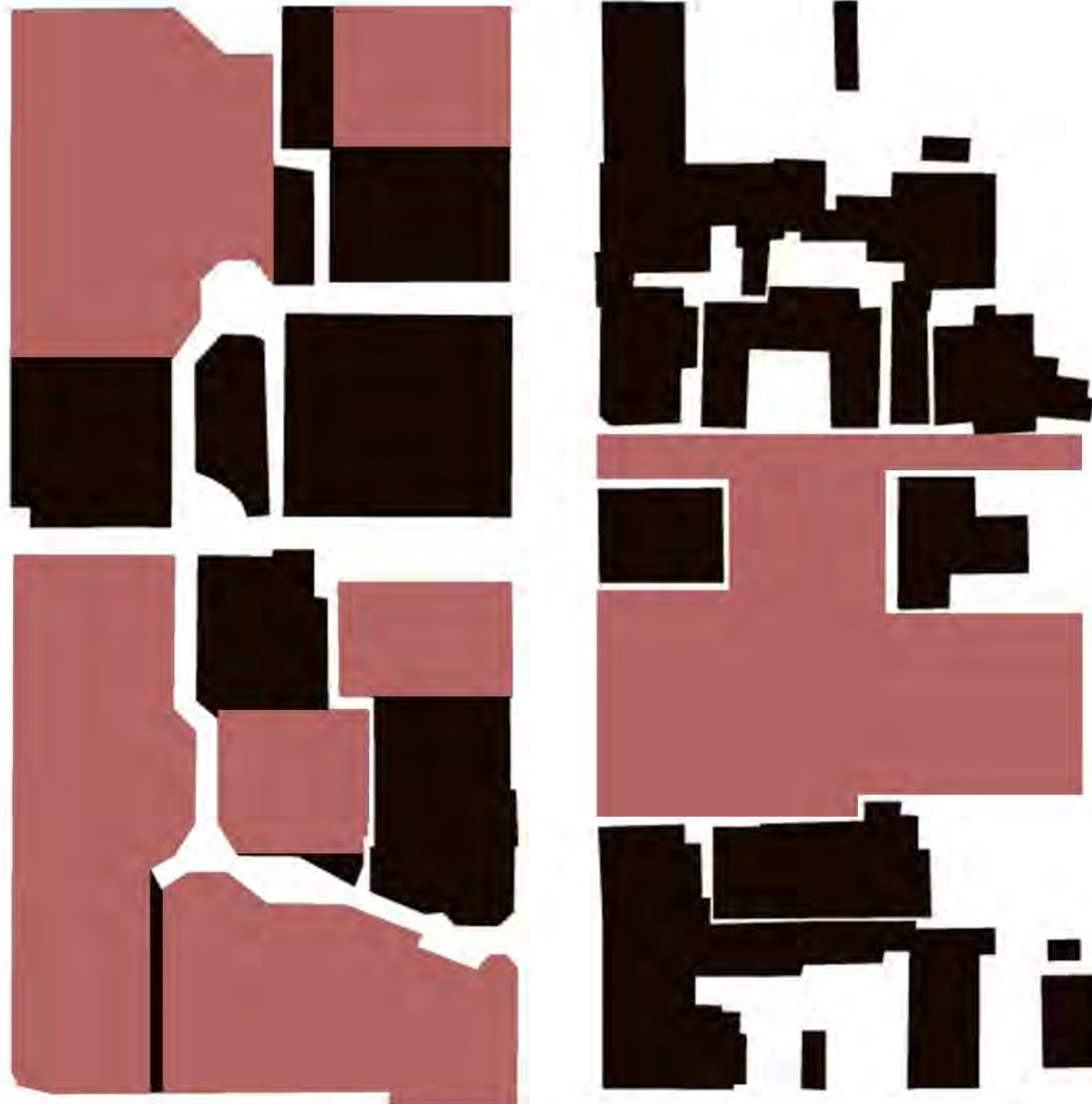
We also propose the removal of the "right-turn" lane on Chapala Street onto Canon Perdido Street, thereby allowing a widening of the Chapala Street sidewalk that will enable outdoor dining along the newly configured Nordstrom building.

Housing

The partial removal of the parking structure allows for the creation of two new housing projects on top of the newly created "podium," facing Chapala and Ortega Streets. We propose an additional new apartment building over the current single-story Victoria's Secret building at the center of the Paseo Nuevo blocks. The proposed four stories of new housing at this location, properly configured, would be invisible from both State Street and Chapala Street. The Balboa Building and the Nordstrom's building would both be repurposed to small apartments.

Date: 09/24/2020





Housing Continued

The breakdown would be:

Balboa Building:	70 units
Nuevo Apartments:	40 units
Howard-Canfield:	16 units
Nordstrom Building:	81 units
Chapala Street Parking Garage:	113 units
Macy's Building:	89 units (hotel)

With this anticipated total of over 300 new housing units, the Paseo Nuevo blocks will achieve the atmosphere of a residential village, replete with nearby provision of neighborhood goods. The walkways of Paseo Nuevo would reinforce the "paseo" system envisioned by the City's post-earthquake civic planners generations back.

Paseos and the Historic De La Guerra Plaza

De la Guerra Plaza is now a hidden gem in need of help. We want to reinforce its' connection to the original El Paseo and also greatly widen the opening to State Street. To this end, we propose eventual removal of the single-story buildings from 714 to 738 State Street.

This will:

- Create open-space from State Street to De la Guerra Plaza, providing expansive views of the plaza, including City Hall, the New-Press building a dramatic mountain view beyond.
- Open a large public space for a multitude of uses (music, children's play areas, public gatherings/assemblies, Farmer's Market, etc.), continuous across the plaza up to El Paseo and west to State Street shops.
- Enable remaining buildings to have patios facing onto De la Guerra Plaza, enhancing the experience for drinking and dining.

Closing East De la Guerra Street will further add significance to the plaza.

Sustainability

Paseo Nuevo energy needs can be met, at least partially, with "solar trellises," banks of solar panels on rooftop patios that also provide shade. The same goal would guide additions and alterations to other structures, finding ways to "do Spanish" while also advancing technologies at the ecological forefront.

To provide cooling shade (and converting CO2 to oxygen), trees and vegetation would be maximized, particularly on rooftops. Our urban dwellers can enjoy vegetable gardens on their balconies and patios. At ground level, there is potential for city spaces as demonstration micro-gardens, paseo-to-table eateries, and food-related learning workshops. In various ways, we can renew Santa Barbara's capacities for urban leadership.

Date: 09/24/2020





TEAM PROJECT SITES

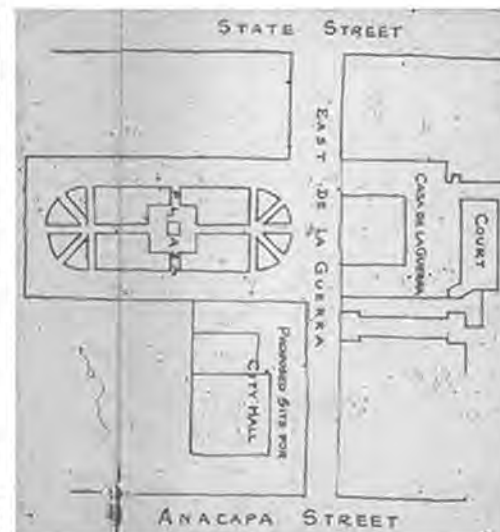
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historical context

- before 1750 **Chumash culture region**
- 1780s-1820 **Spanish settlement** (Mission & Presidio; adobe)
- 1820s-1840s **Mexican territory** (Mission divestment 1830s; adobe)
- 1850s-1900 **Americanization** (bricks, sticks, and stones)
- 1880s-1920s **Revival becomes cool**
- 1920s **El Paseo, La Arcada, Lobero Theater (and La Fiesta)**
- 1960s **Presidio reconstructed** (Chumash protested)
- 1980s **Paseo Nuevo constructed** (De la Guerra blocked off)

After 1920: Anglo-Americans such as George Washington Smith, Bernard and Irene Hoffmann, and others, seek to unify the town architectural aesthetic by creating allusions to Andalusia in Spain. They created the Mediterranean Revival Style which is now protected by city ordinance.



Before 1850: Mass wall and post and lintel construction. No arcuation in Santa Barbara during the Spanish and Mexican periods. In the words of David Gebhard, "not a damn arch anywhere."



After 1850: Spanish and Mexican buildings covered with siding or torn down. An Anglo-American landscape replaces the conquered architectural landscape as Santa Barbara develops as a segregated town.



looking in



Ortega St. elevation



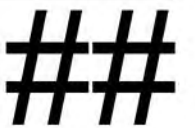
looking down Chapala at Canon Perdido (Paseo Nuevo site on left)



Chapala St. elevation



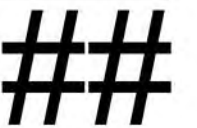
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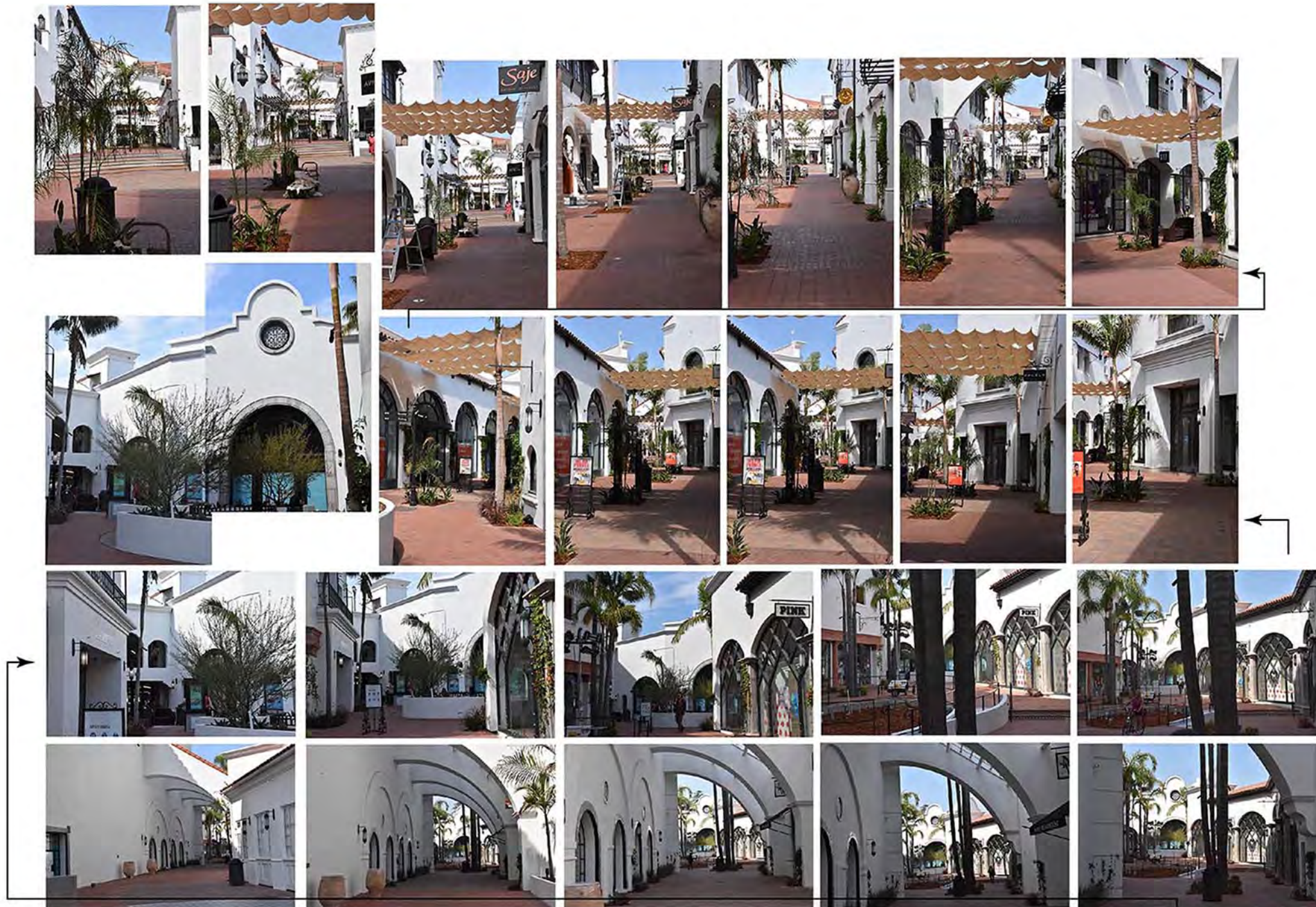
looking in



Canon Perdido St. elevation

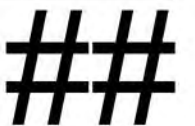


Paseo Nuevo's paseo

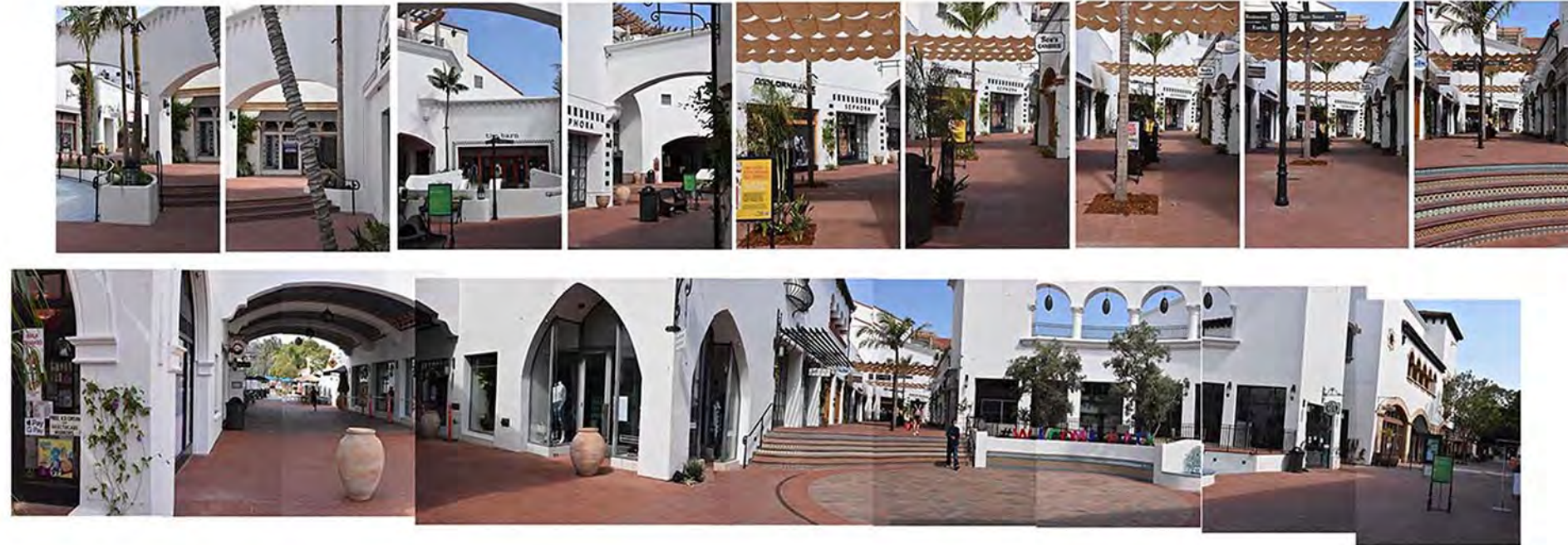


enter
from State St.

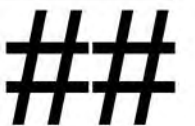
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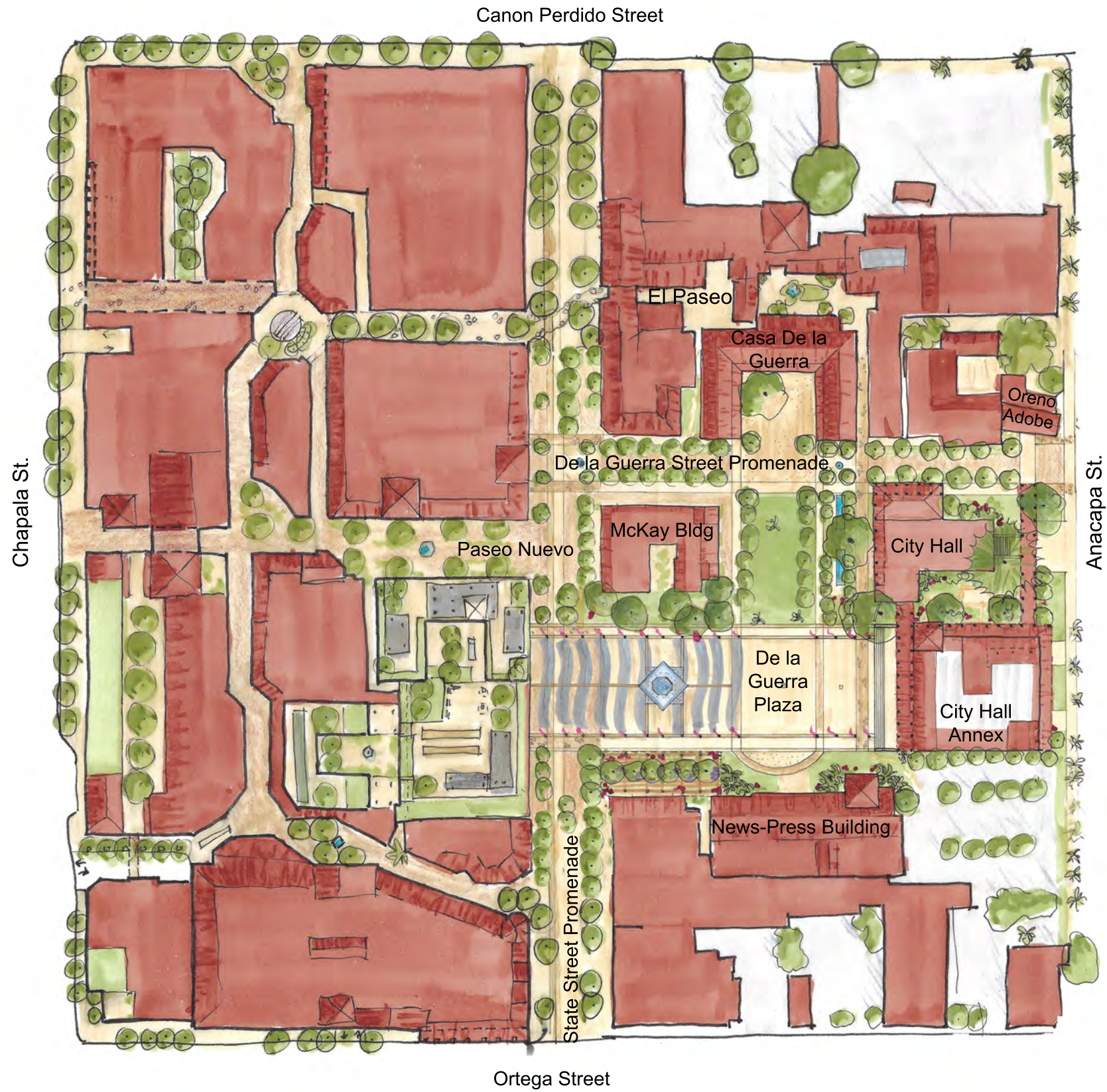


Paseo Nuevo's paseo



in front of the old Nordstrom department store,
one of the two anchors of the Paseo Nuevo shopping mall





Paseo & Site Open Space Plan

Date: 09/24/2020



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DOWNTOWN SANTA BARBARA

Design Charrette 2020

RE: INVIGORATE
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PURPOSE

700-800 Block - Team 4B



Date: 09/24/2020



Balboa Building:

Footprint/Retail = 15,500 s.f.
 Gross Residential = 12,264/floor x 5 floors = 61,320 s.f.
 Net Residential = 8000/floor x 5 = 40,000 s.f.

20 Studios @ 320 sf, 30 1BR @ 520 sf, 20 2BR @ 900 sf = 70 units,
 average size 570 s.f.

Total Building FAR = 4.9

Nuevo Apartments:

Footprint/Retail = 13,000 sf
 Gross Residential = 6772 sf/floor x 4 floors = 27,100 s.f.
 Net Residential = 5464 sf/floor x 4 = 21,856 sf

4 Studios @ 380 s.f., 32 1BR @ 480 sf, 4 2BR @ 960 s.f. = 40 units,
 average size 546 s.f.

Total Building FAR = 3.1

Date: 09/24/2020





MACY'S CONVERSTION TO HOTEL

HOTEL RENDERING

Date: 09/24/2020

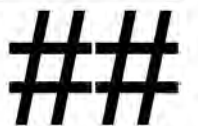


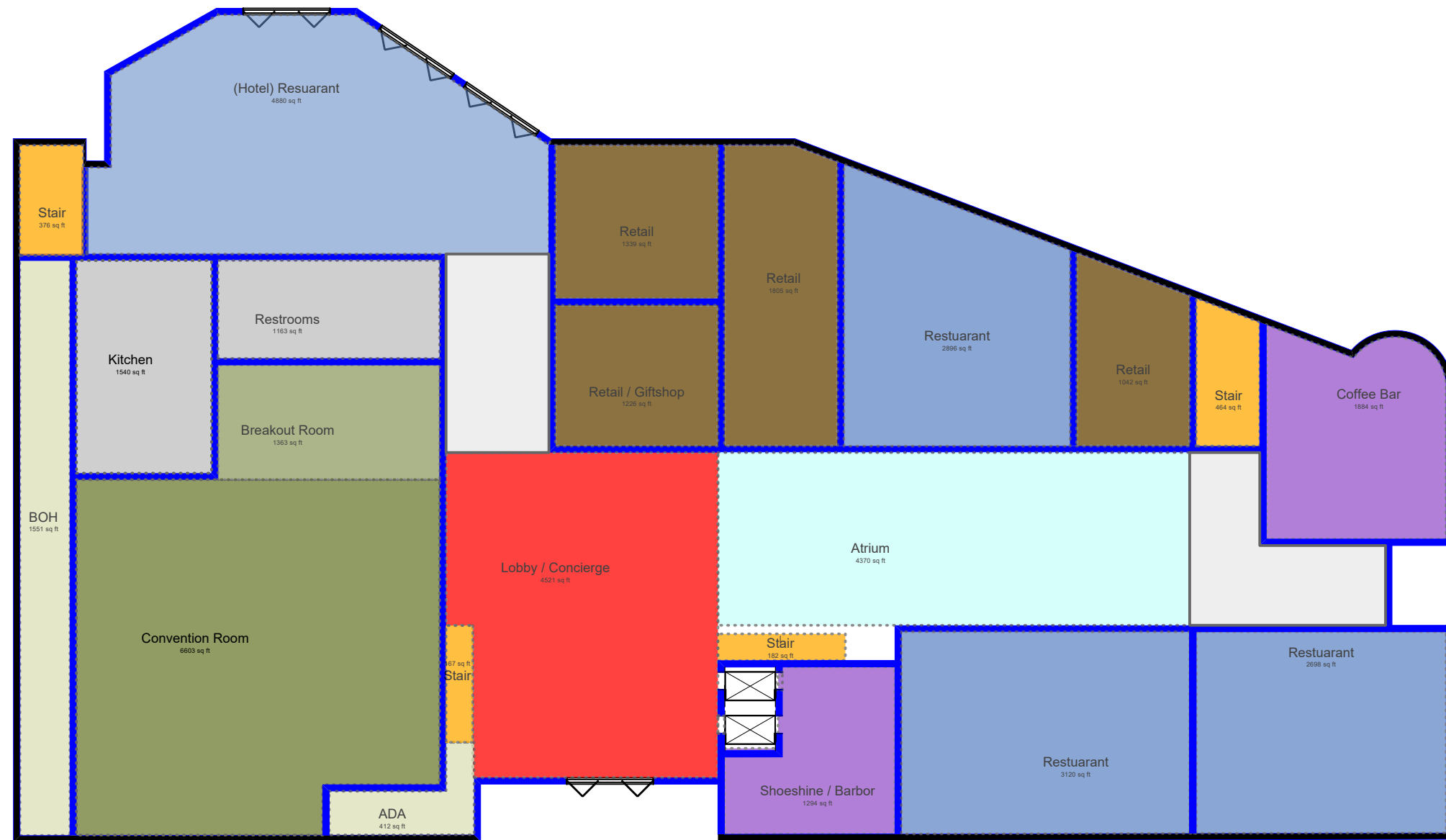
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DOWNTOWN SANTA BARBARA

Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE



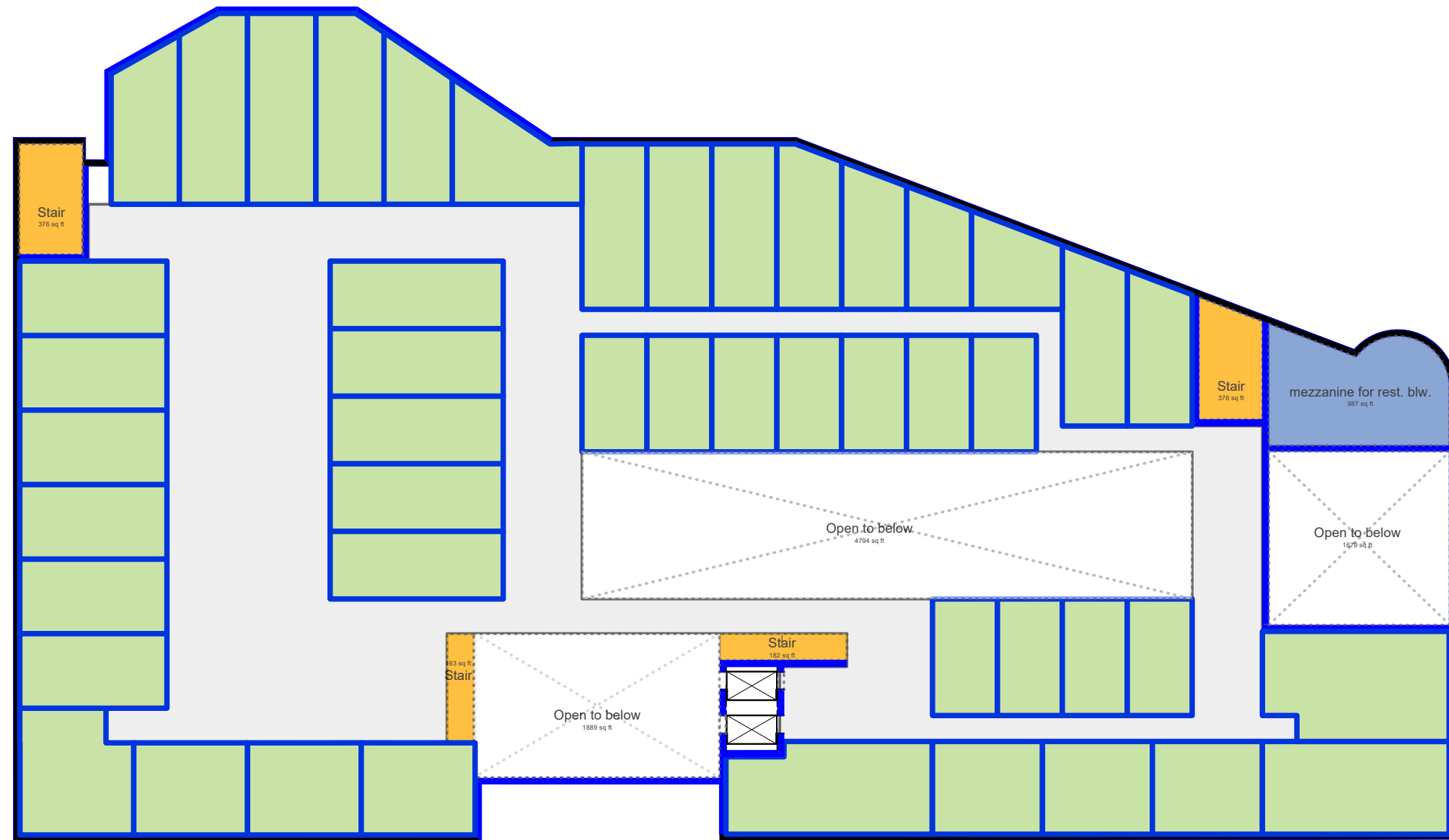


MACY'S CONVERSTION TO HOTEL

1ST FLOOR

02

Date: 09/24/2020



MACY'S CONVERSTION TO HOTEL

2ND FLOOR

03

Date: 09/24/2020

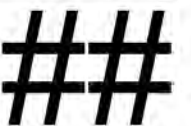


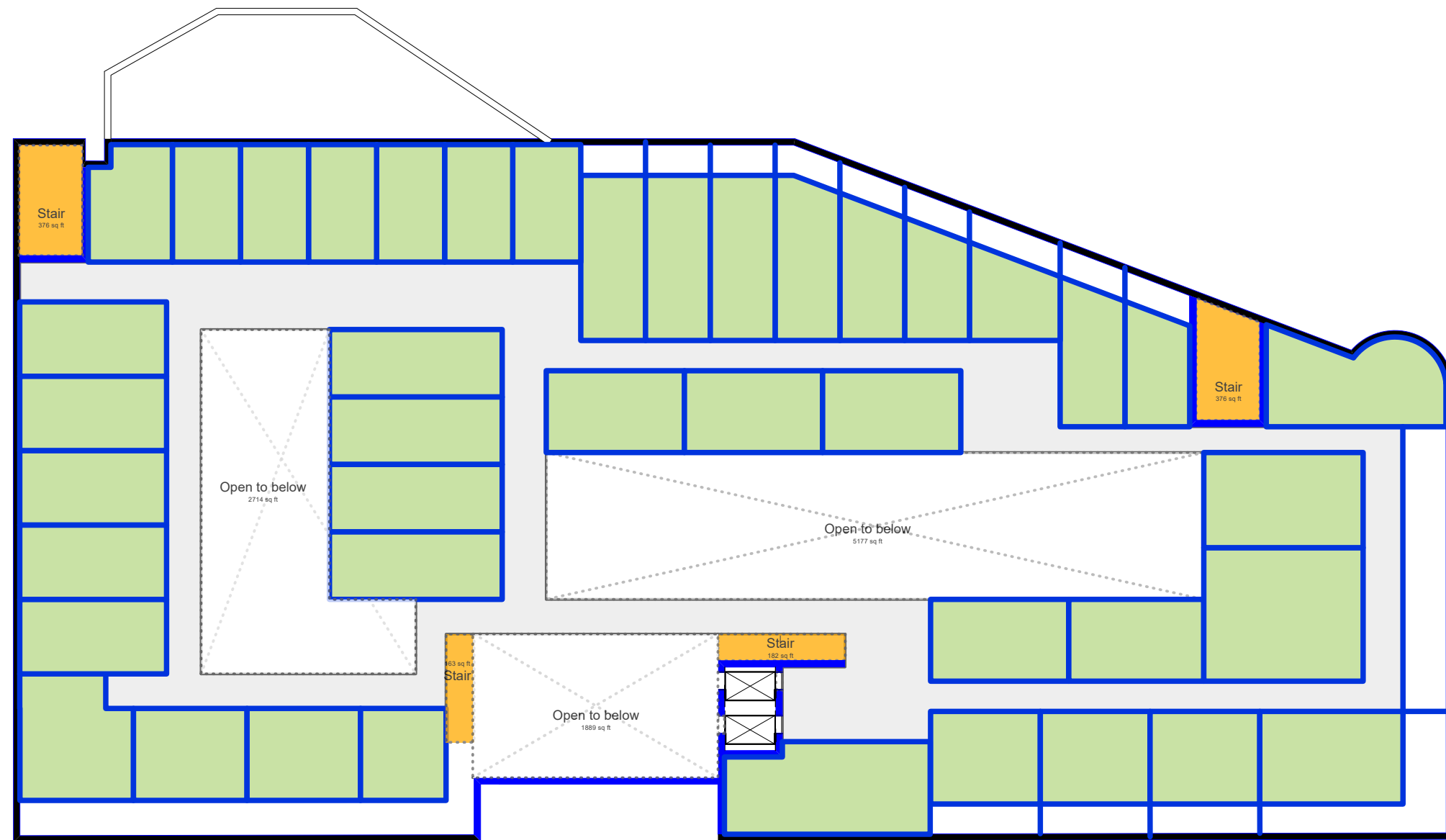
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Design Charrette 2020

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MACY'S CONVERSTION TO HOTEL

3RD FLOOR

04

Date: 09/24/2020

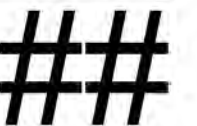


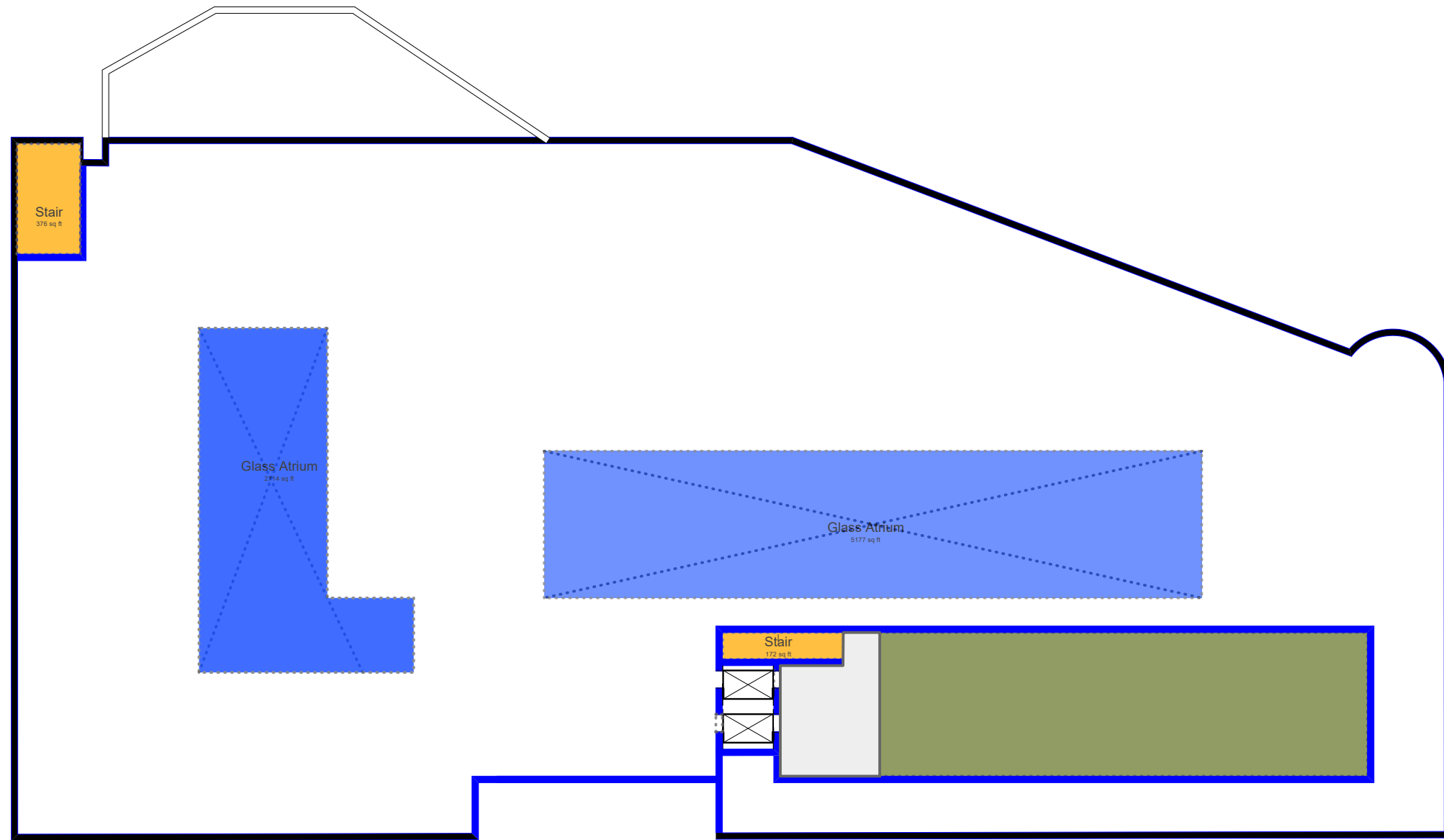
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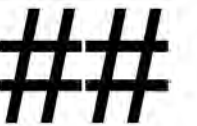


MACY'S CONVERSTION TO HOTEL

ROOF DECK

05

Date: 09/24/2020





View from corner of Chapala & Ortega Streets



Date: 09/24/2020



Chapala Street Housing

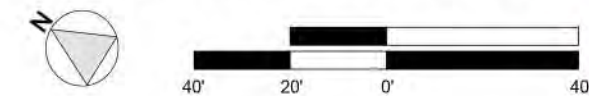
Building Footprint: 61,112 s.f.
 Ground Floor Retail: 40,498 s.f.
 Parking Garage : 13,100 s.f.
 Residential: 86,882 s.f.

Residential Unit Count: 113 Units (42 Studios, 56 1BR, 15 2BR)
 Average Unit Size: 668 s.f.

Green Roof/Courtyard: 17,332 s.f.

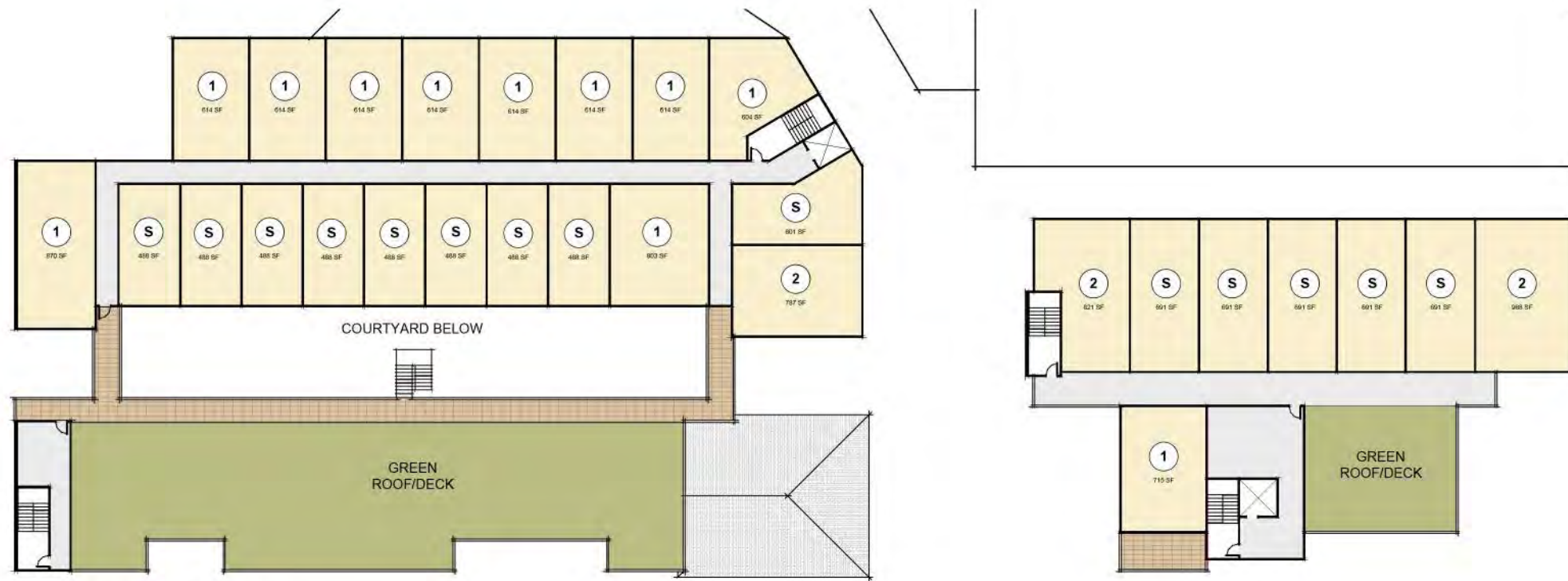
Total Building FAR 2.3

Ground Floor / Site Plan

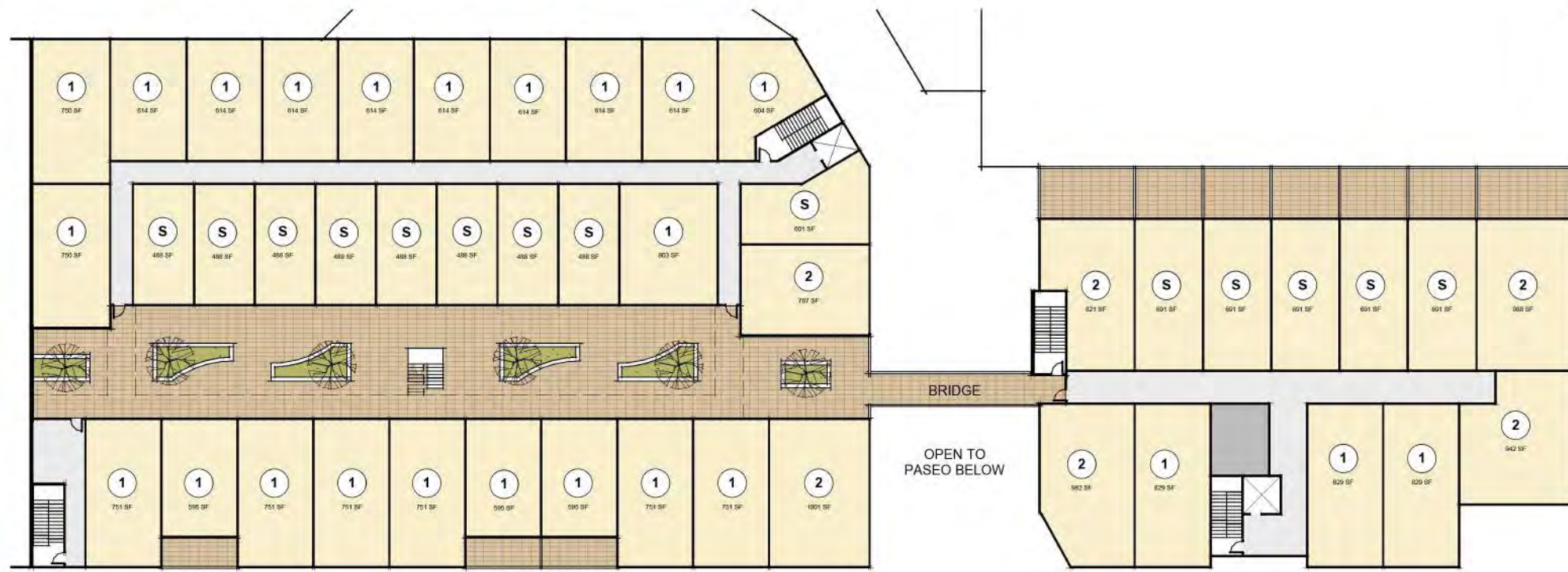


Date: 09/24/2020

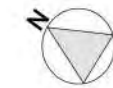
700-800 Block - Team 4B



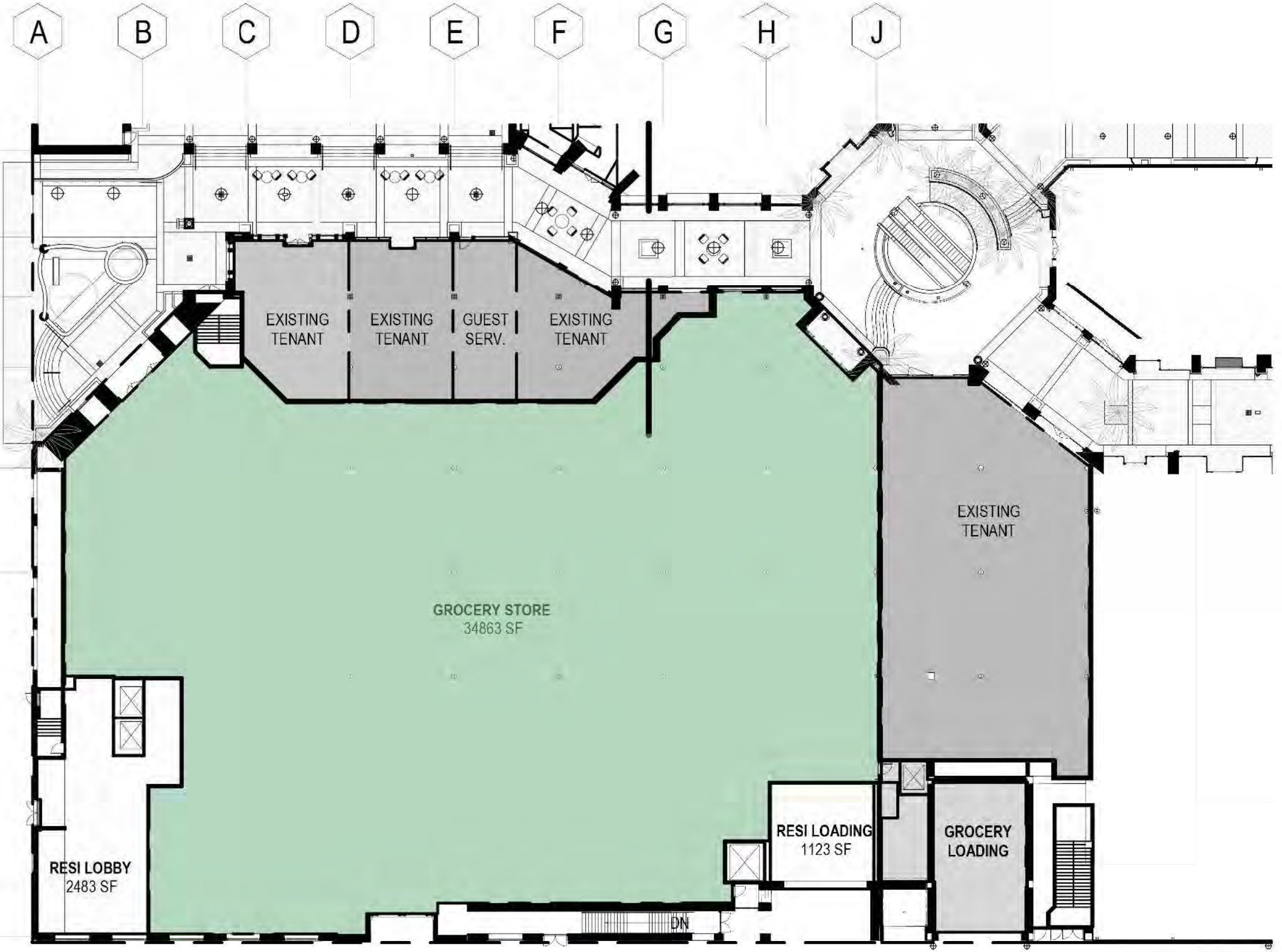
Fourth Floor Plan



Second Floor Plan
(Third Floor Similar)



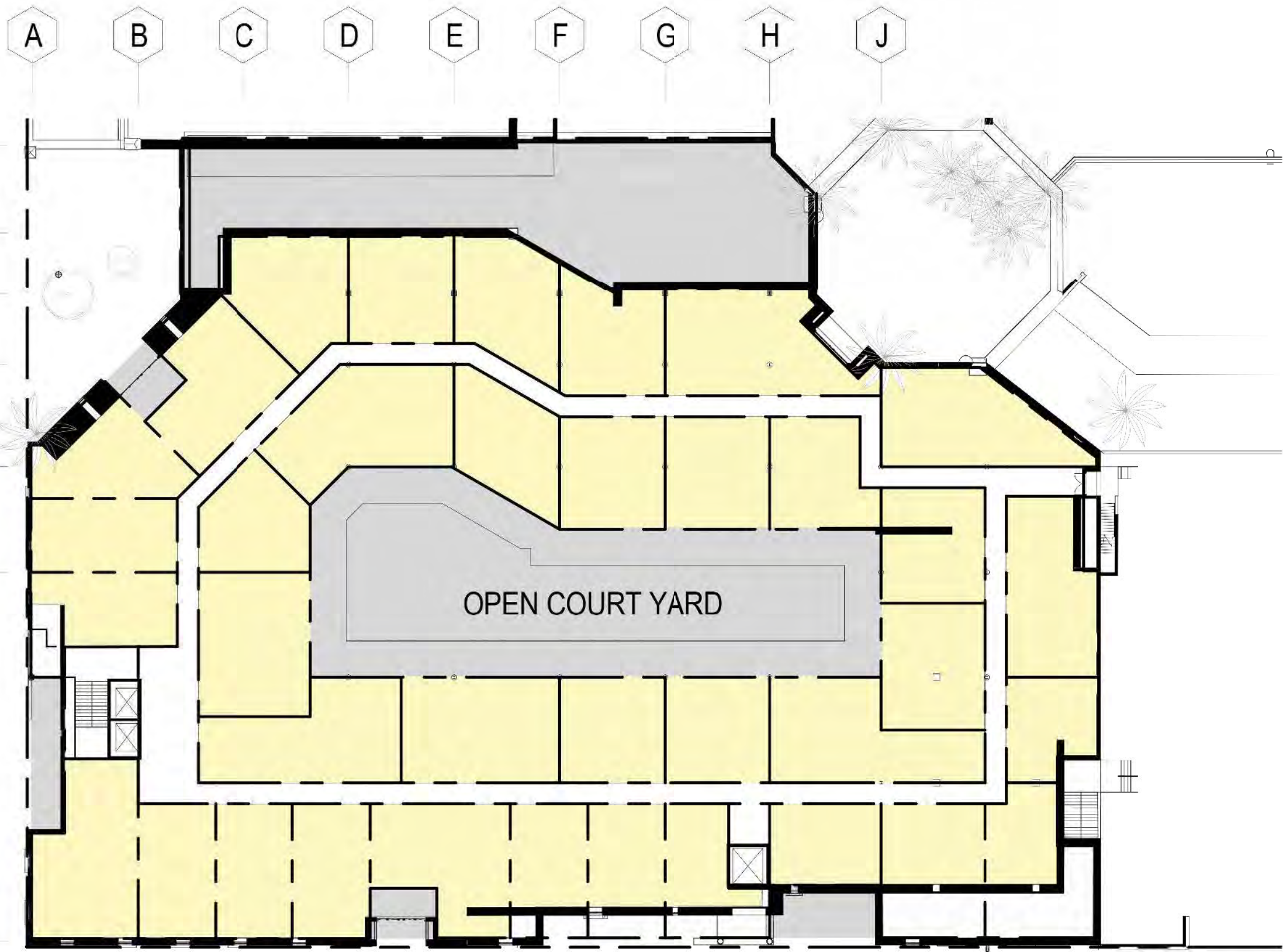
Date: 09/24/2020



FIRST FLOOR
PASEO NUEVO

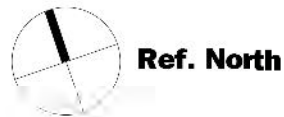
0 0 0 0 0 SCALE: 1/32" = 1'-0"

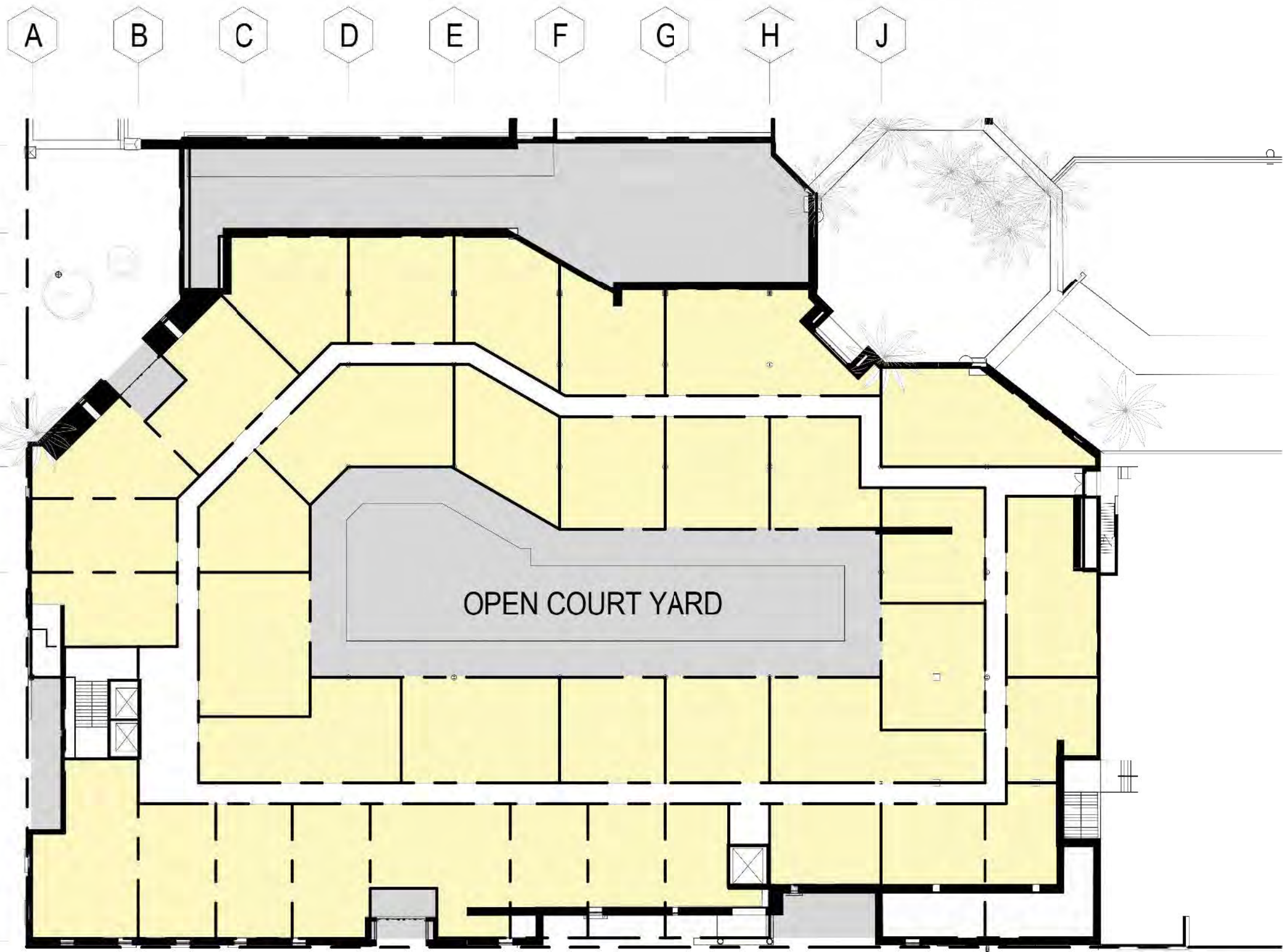




SECOND FLOOR
PASEO NUEVO

0 0 0 0 0 SCALE: 1/32" = 1'-0"





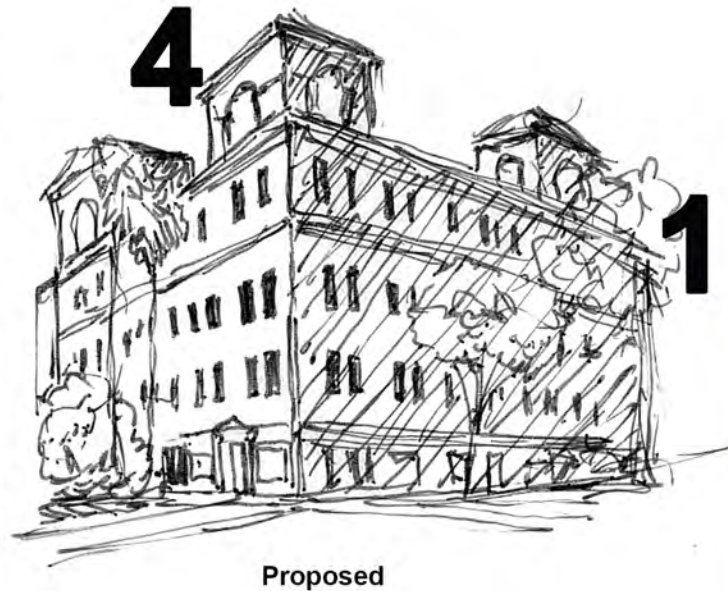
SECOND FLOOR
PASEO NUEVO

0 0 0 0 0 SCALE: 1/32" = 1'-0"

700-800 Block - Team

Howard-Canfield Building

- 1** Propose two additional floors on top of existing building for a total of 32 residential units. Alter exterior facades for a more inviting appearance on State Street by using architectural elements from the Spanish Colonial Revival language.
- 2** Each housing unit to be roughly 700 square feet (20' x 35'). Follow existing building shape using hallways. Maximize access using multiple stairs and a private elevator.
- 3** Enhance appearance of central courtyard with use of an extensive green roof (placed above second floor's central roof).
- 4** Construct a walkable roof as a fifth floor with three lookout towers located at building corners adjacent to the street. Ideal for watching parades on State Street or as a venue space. Use a parapet wall or glass/metal railings (and other elements similar to the Moxi Museum rooftop @ 125 State Street). Incorporate a public or private rooftop cafe/bar.



Proposed



Existing



1903





News Press Building
 1922 George Washington Smith
 1951 (tower) Edwards & Wade

City Hall (demolished 1911)
 1875 Peter Barber
 police station, fire station, jail

McKay Building
 1903 Francis Wilson (neoclassical)
 1926 Moroccan fantasy
 designed by Lionel Pries



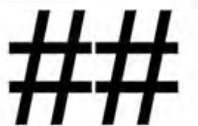
De La Guerra Plaza
 1819 adobe walls
 (extension of Casa de la Guerra's courtyard
 1855 first park in SB

City Hall
 1923 Sauter and Lockard

Casa De La Guerra
 1819 Jose de la Guerra
 1850 wood siding
 1923 adobe restoration begins
 by George Washington Smith
 for the Hoffmanns

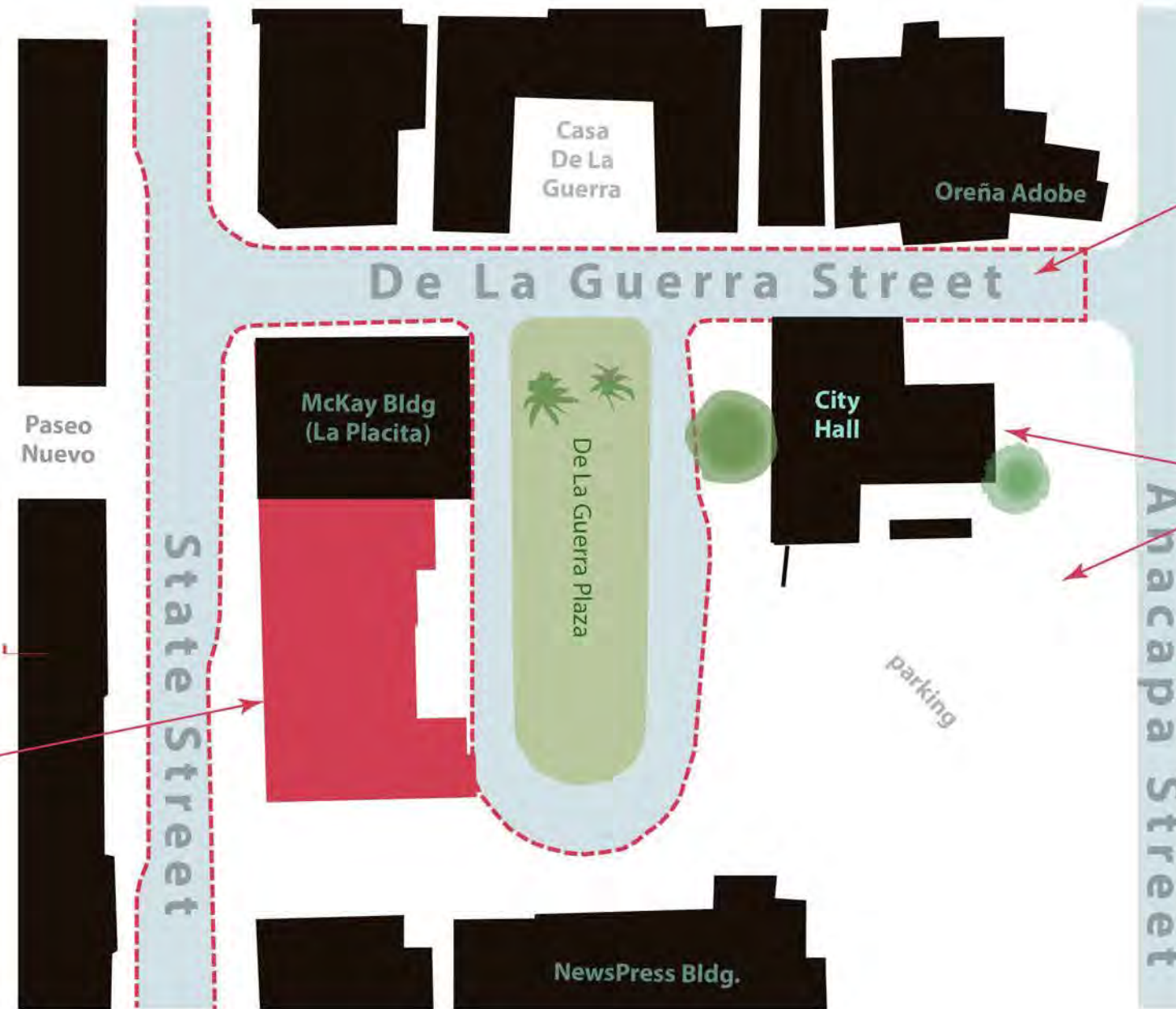
El Paseo
 1924 James & Mary
 Craig for the
 Hoffmanns

ite: 09/24/2020



The Plaza Today

De La Guerra Plaza can serve a vital function balancing the densification of Santa Barbara's densified urban landscape. The Paseo system of footpaths threading their way through Paseo Nuevo, El Paseo, and the newly close State Street, will lead the local urbanite to this important open space.



Relocate

The Plaza can stretch from the steps of City Hall to the Balboa Building on State Street. This transforms Plaza De La Guerra into an open and inviting civic space. The demolished retail space can be incorporated into new construction across the Plaza, as part of the expanded City Hall.

Pedestrian Only?

De La Guerra Street will have to be closed to automobile traffic if State Street remains a pedestrian-only space (delivery and emergency vehicles are exceptions). This opens the Plaza.

Growth

More housing downtown may drive growth. City Hall could already use more space, and the city lot adjacent to the building is an ideal location for a City Hall Annex.

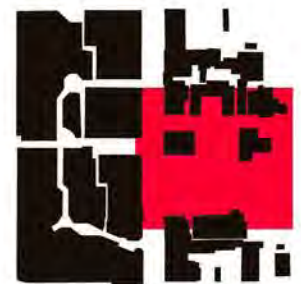
The Plaza Tomorrow?

The next sheets explore what could be possible if the Plaza were enlarged and City Hall expanded.

Site Plan



Site Section



Date: 09/24/2020



Forrest Place Water Labyrinth, Perth, Australia

Park on Fremont, Las Vegas →



Megan Sheard 2020

Experience Sketch 1: Gazebo scaled for children.

Experience Sketch 2: Seating scaled for adults and for children.



Megan Sheard 2020

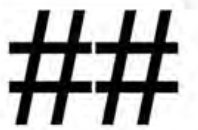
Plaza Rationale

Our goal is to create a central community open space for Santa Barbara, providing both green space and hardscape spaces to support increasing housing density downtown. This space is designed to accommodate varying demographic groups and support retail and dining along its edge, and to connect with State Street reimagined as a pedestrian Paseo. Key guiding principles include creating a welcoming space for children, designing a space flexible enough to accommodate diverse uses including large community gatherings or performances, planning for environmental factors such as the need for a downtown flood zone, and incorporating diverse strategies for space activation. Fundamental to the space design will be references to different periods of local history, in particular through an interpretive garden tracking Santa Barbara's botanical history, and an overall design accentuating the important historical buildings of the precinct. Importantly, Chumash aspirations for the site are a concern of the designers, but are not visible in the plan, since it is understood that appropriate modes for marking this history would have to emerge from a process of consultation. The team agrees that such an incorporation must avoid the relegation of indigenous presence to the 'prehistory' so often implicit in formal arrangements which trace a linear historical progression.

Kings Square, Fremantle, Western Australia

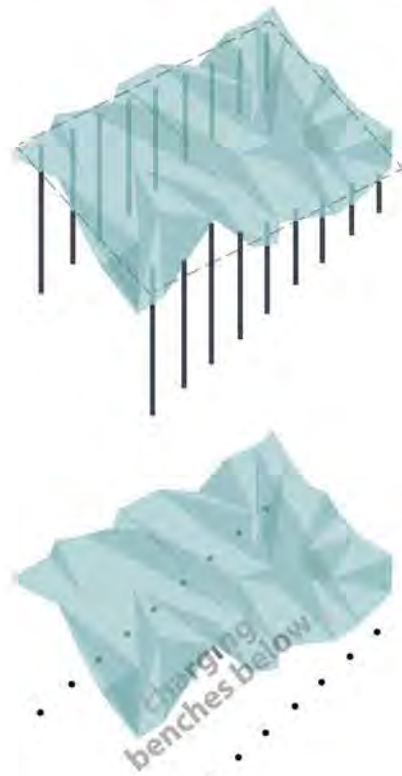


Date: 09/24/2020

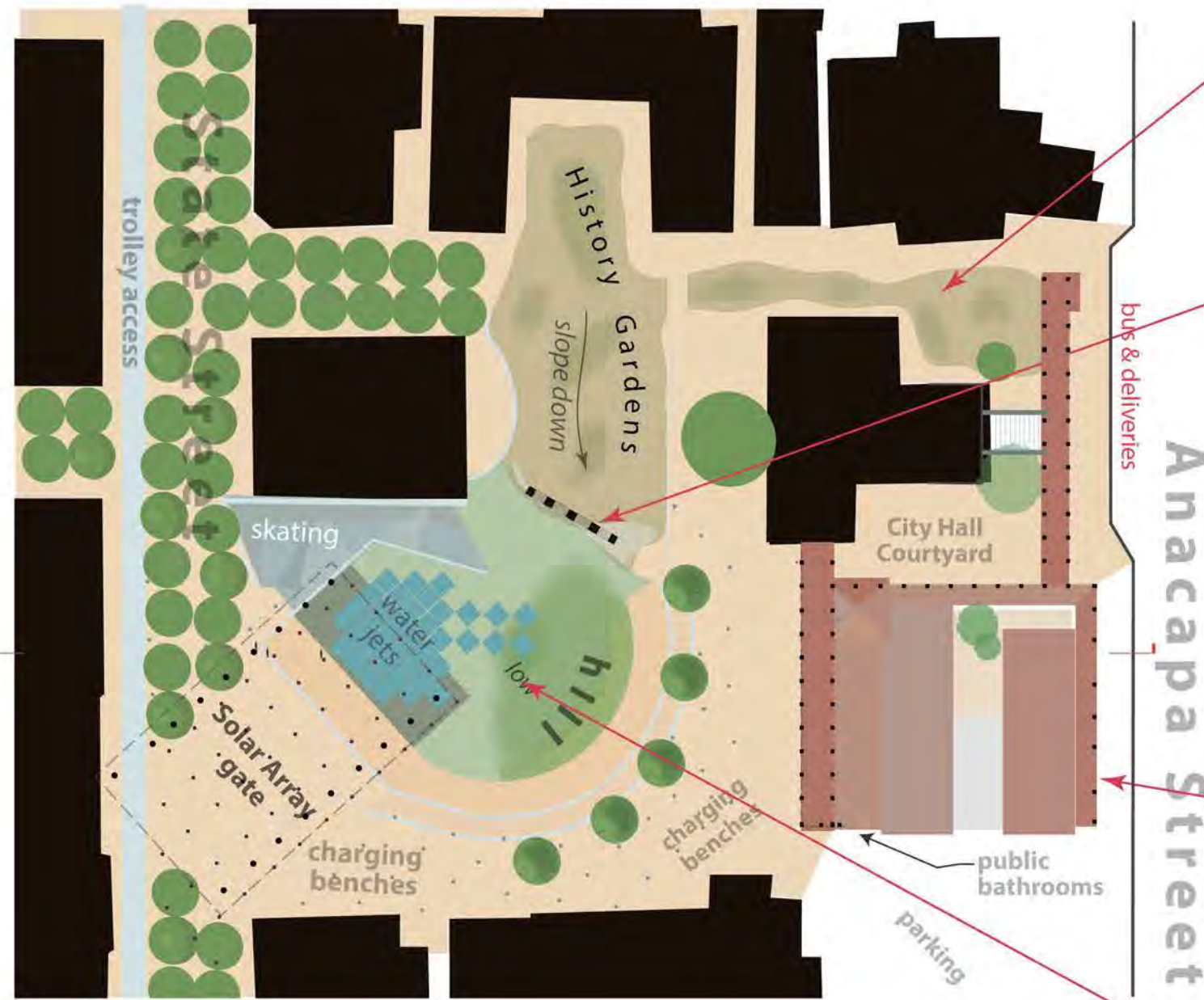


Solar Array Gate

This scheme imagines the city declaring its commitment to renewable energy by the construction of a gate connecting State Street and the new Plaza. The gate is a landmark visible down the State Street axis, a solar array translucent canopy providing electricity to people in the Plaza, hooking up to charging stations dotting the new landscape.



The array can take many forms, this version inspired by the concrete folds of the concrete skate park. It is oriented to solar south.



Site Plan



Site Section

History Gardens

Plants from the sixteenth to the nineteenth centuries, including those from the pre-Spanish Chumash landscape.

Youth at the Center

To activate the new Plaza, and to demonstrate the city's commitment to families, a hill, water jets, and a skate park. A silhouette facade replicating the old city hall of the 1870s serves as a playstructure for smachildren.

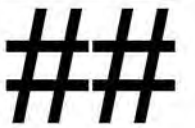


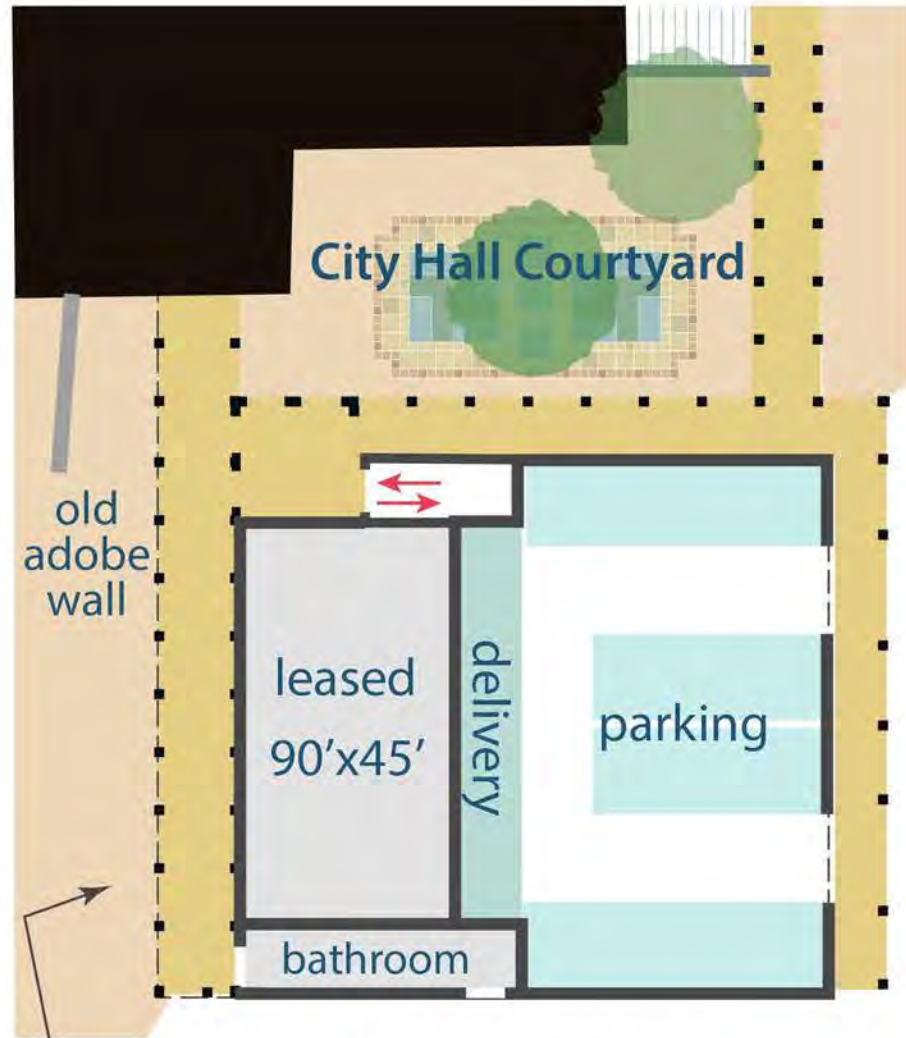
City Hall Annex

The next sheet depicts what might be expanded space for City Hall, as well as relocated retail space to activate the new Plaza.

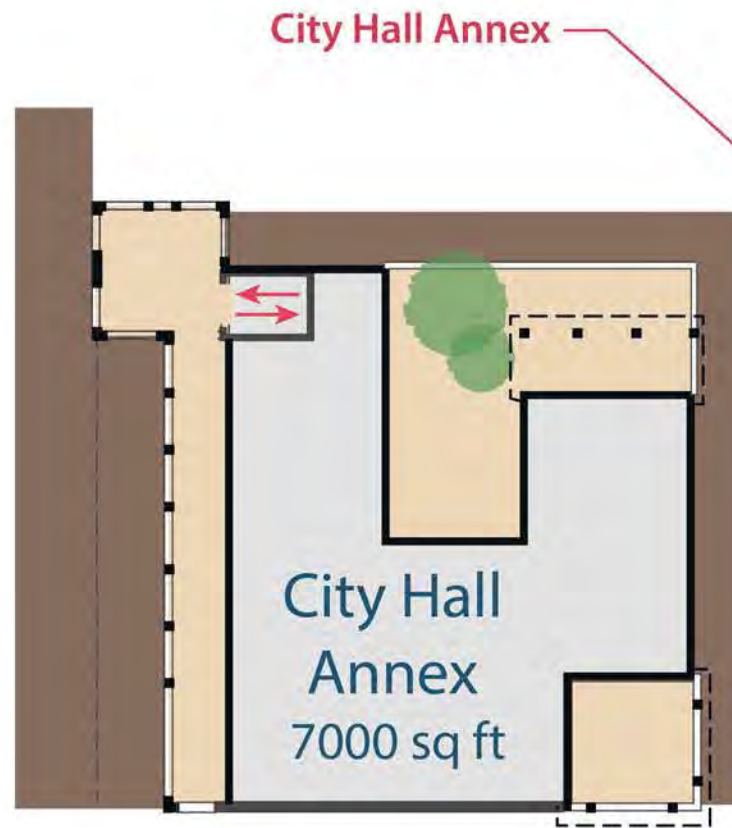
Water

The new Plaza sinks down to capture and filter water. The 100 year flood can be mitigated.

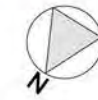
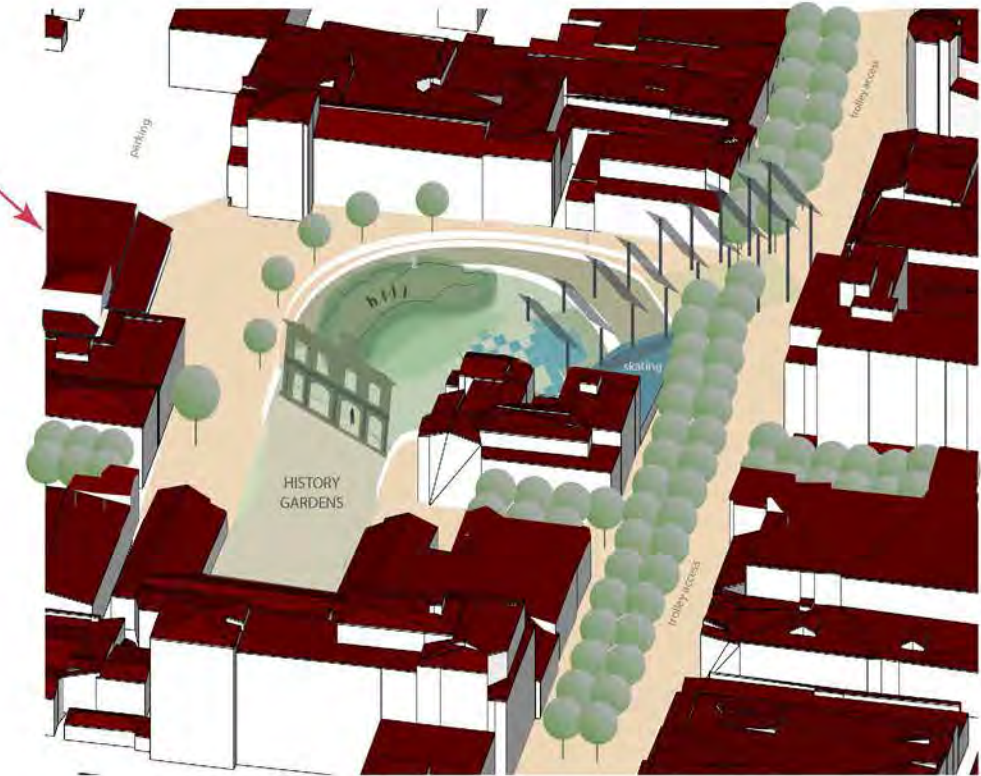




Ground Floor Plan



Second Floor Plan

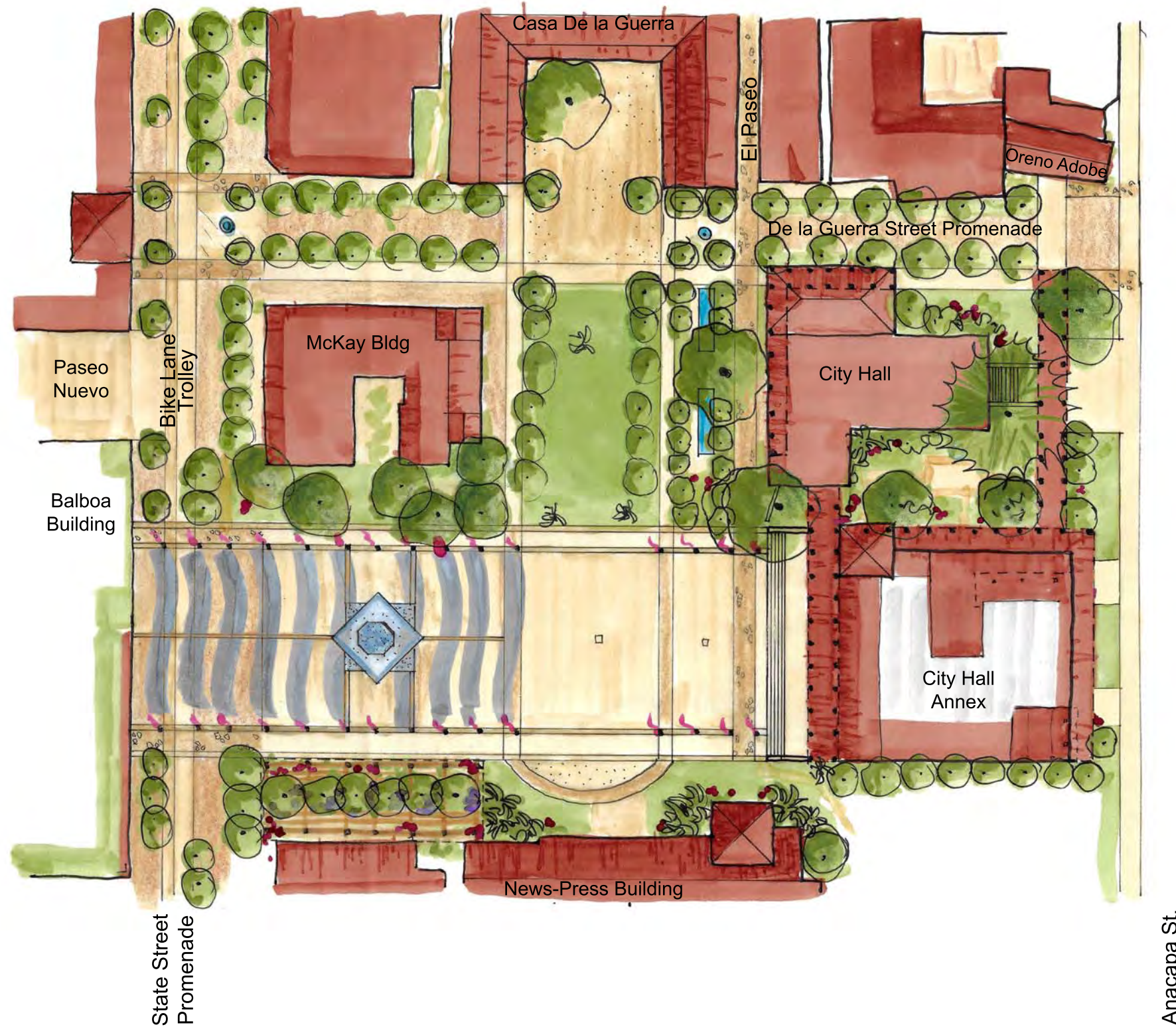


Elevation 60 ft.

City Hall Annex

Set back from the plaza to preserve the mountain view from State Street, the Annex marries to the existing City Hall building to create a court for city employees. Leasable space restores retail to the edge of the plaza while providing the city revenue, and public bathrooms provide a badly needed amenity to the public plaza.

Date: 09/24/2020



De la Guerra Plaza & Promenade Plan

DOWNTOWN SANTA BARBARA

Design Charrette 2020

Date: 09/24/2020



AIA Santa Barbara

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

[HOME](#)

900 Block Team A

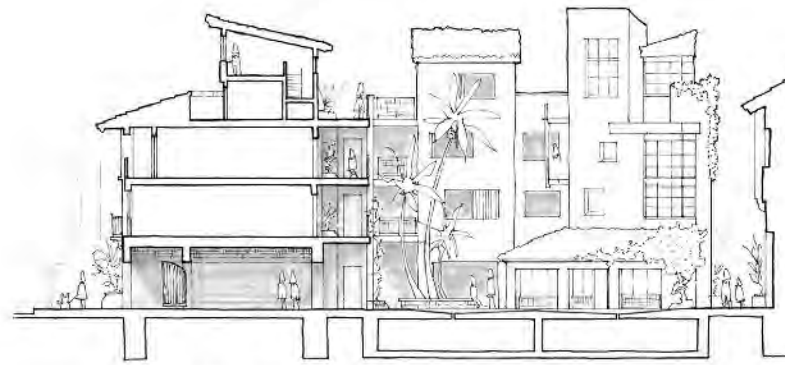


BLOCK A

**AIA SANTA BARBARA
DESIGN CHARRETTE 2020**

RE: INVIGORATE + INVENT + IMAGINE + PURPOSE

01. New Project: new opportunity for housing at the corner of Carrillo and Anacapa



02. Adaptive Resuse: marshall's building and parking lot.



03. Public Opportunities: paseos into the midblock, accessing the top of the parking garage.



A study of the existing live stage, music venues and film theaters along State Street, shows a series of nodes and gathering spots that activate the street. The Arlington, The Granada, The Lobero Theaters are the 3 main entertainment venues and a number of movie theaters connect the dots along the way. Each of these destinations are supported by neighboring eateries, bars and retail establishments. The 900 Block offers both The Lobero Theater and the Metropolitan Fiesta 5 movie theater. This scheme proposes the adaptive reuse of both Parking Structure 9 and the Marshalls building to further activate this area of State Street as an entertainment and sports center venue node. Venue activity and vitality for State Street will also be increased by the addition of proposed new mixed use residential projects at the corner of Carrillo and Anacapa and as an alternate reuse for the Marshall's building. This is proposed as a means to integrate the local community with housing in downtown Santa Barbara .





900 BLOCK SITE ANALYSIS

DOWNTOWN SANTA BARBARA

Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE



Existing

- Landmarks**
- Lobero Theater
- Structures of Merit**
- Potential List Properties**

Proposed

- Structures considered for Adaptive Reuse**
- Marshalls
- Parking Structure 9
- Parking Structure 2
- Charles Schwab
- Site locations for New Residential Construction**
- Lot at Corner of Carrillo and Anacapa
- Appendage at Parking Structure 2

Potential Opportunities for Adaptive Reuse and New Construction



Site A



Site B



Park

Site C

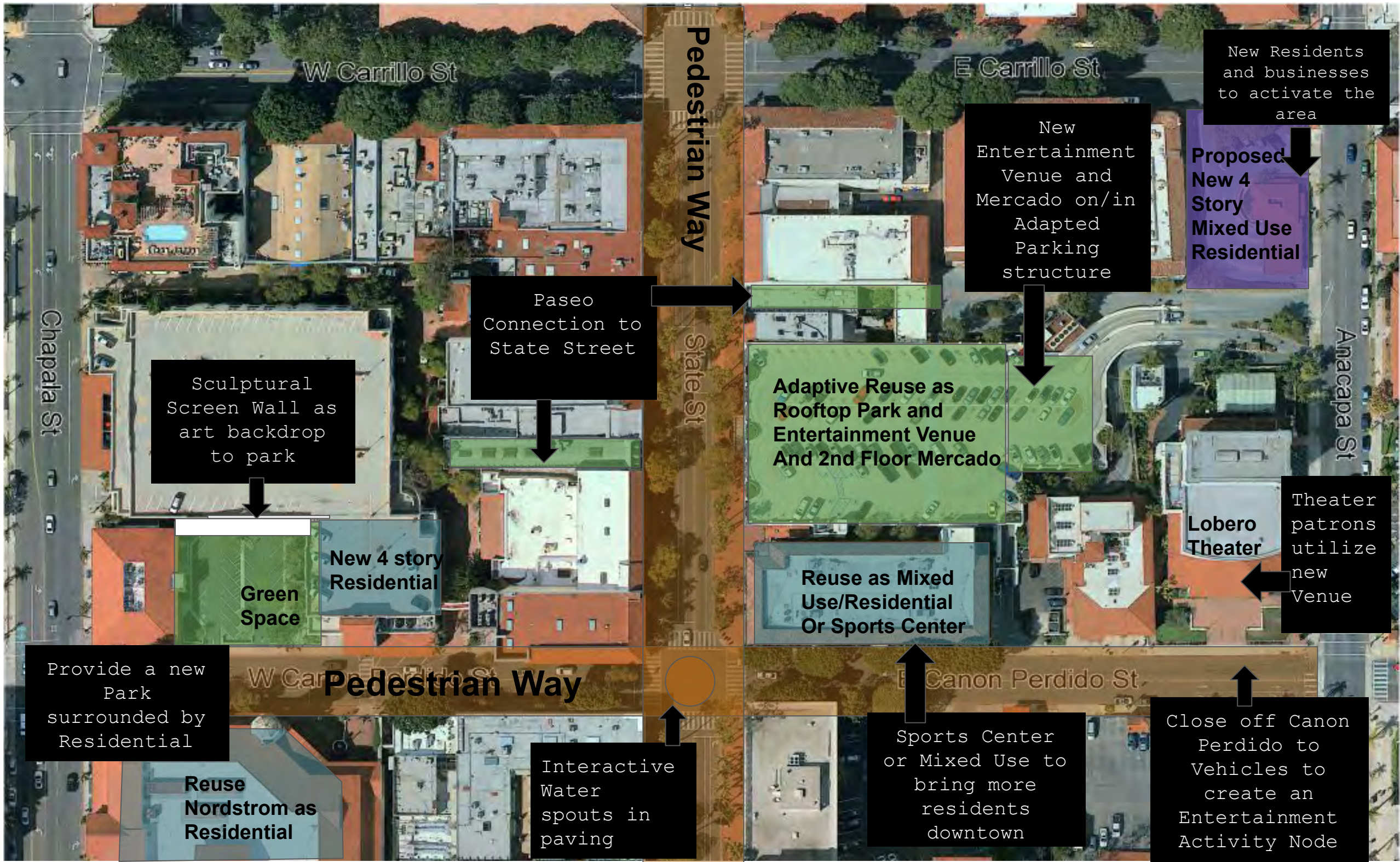


CONCEPTUAL SITE STUDIES



The Parti

An Entertainment Activity Node



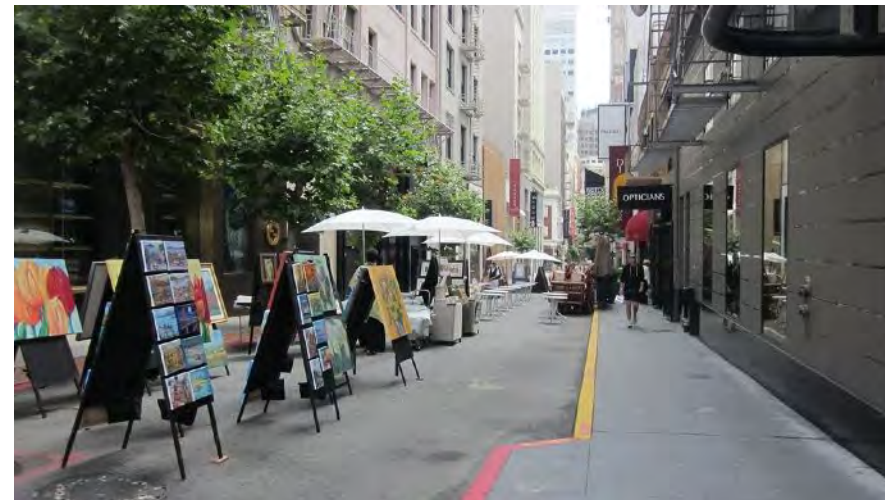
State Street - The Pedestrian Way - Canon Perdido





The Pedestrian Way

- Functions as a multi use open air venue
- Brings the community together
- Highlight our local vendors and artist
- Promote health and wellness
- Connect the multiple paseos and gathering nodes downtown





“I picture this at the intersection of State and Canon Perdido - street is still driveable for emergencies, parade route, etc”



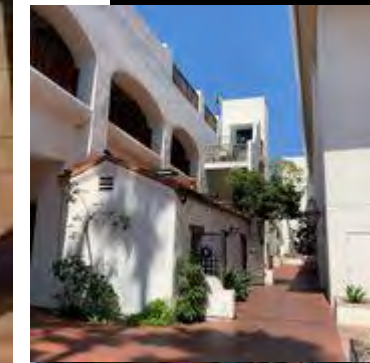
Activate the Pedestrian Street



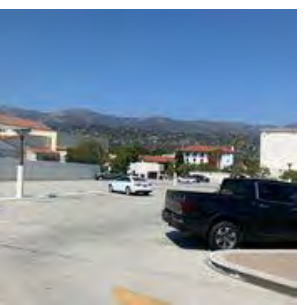


What (activities?) make/bring a downtown life/vibrant?

- Farmer's Market
- Rotating vendors/merchants (theme for days of the week) like a Flea Market or Brocante (in France), certain blocks are "districts" like florists, books/magazines, wine tasting, art fair, jewelry fair, restaurant tastings/tapas, etc...
- Bike day/nite, skate nite, etc
- Vendors that set up for Earth Day, Summer Solstice, Fiesta can be more frequent with a designated Mercado...
- Year round Unity Shoppe vendors
- Student Art show/sales
- Move Oak Park cultural festivals

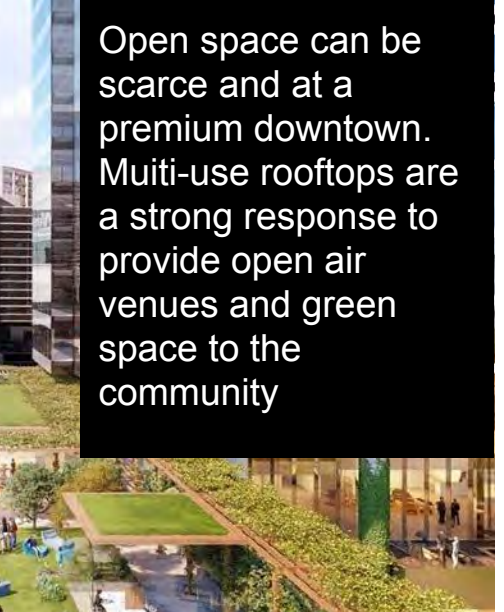


Adaptive Reuse of the Rooftop and Second level at Parking Structure 9



ROOFTOP GARDENS AND PARKS

Open space can be scarce and at a premium downtown. Multi-use rooftops are a strong response to provide open air venues and green space to the community



On the top level of Parking Structure 9



Lightwell and circulation



Event Stage and Lawn seating



Rooftop Seating





Open Air RoofTop Concerts



open air lounge



The BAR Building

- Coffee BAR
- Wine BAR
- Kombucha BAR
- Juice BAR
- Ice Cream BAR



Level 3 of Parking Structure 9



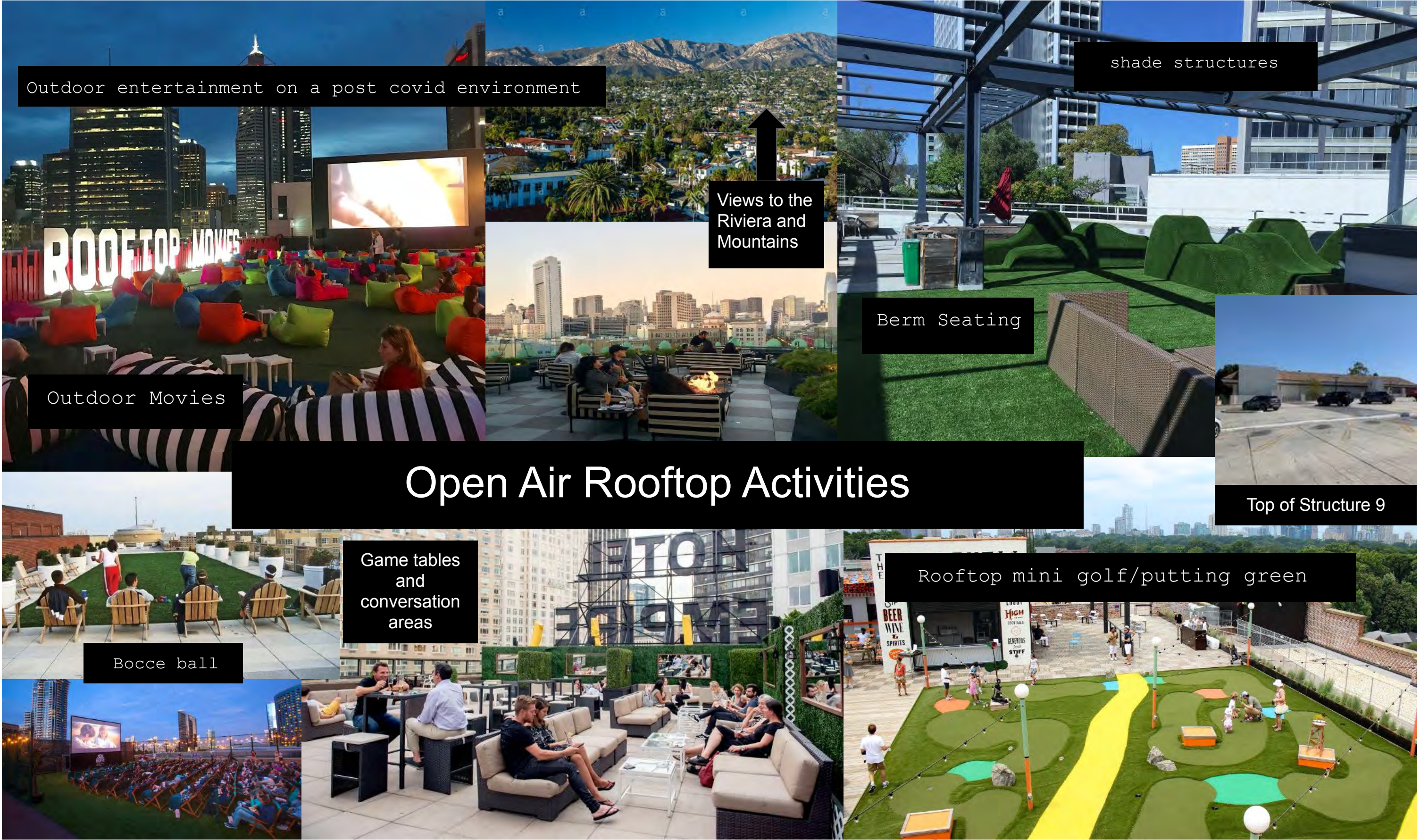
ROOFTOP ENTERTAINMENT



pre and post lobero theater events

Interaction with the adjacent proposed Sports Center spectator clientele





Outdoor entertainment on a post covid environment

shade structures

Views to the Riviera and Mountains

Berm Seating

Top of Structure 9

Outdoor Movies

Open Air Rooftop Activities

Game tables and conversation areas

Rooftop mini golf/putting green

Bocce ball



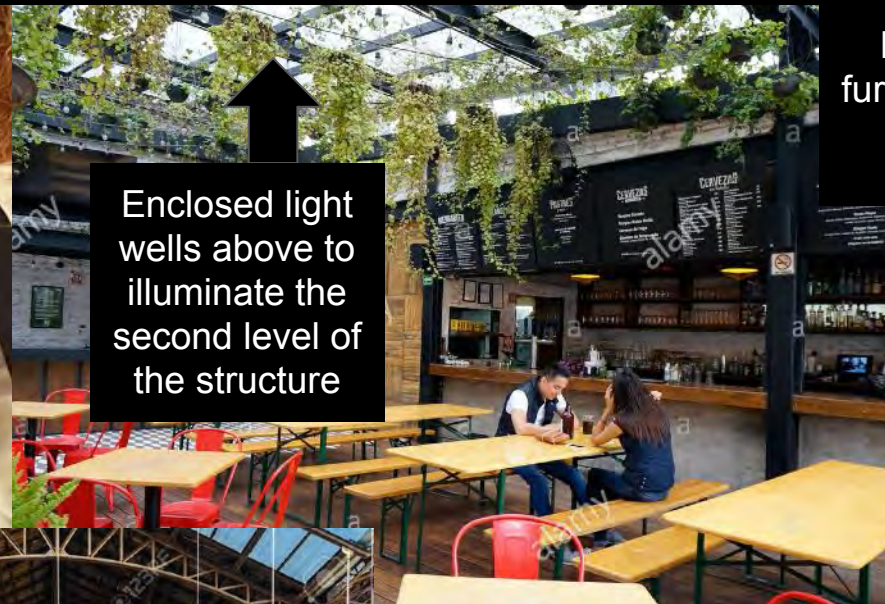


local vendors

Adaptive Reuse of Level 2 of Parking Structure 9 as a Mercado for food or retail vendors

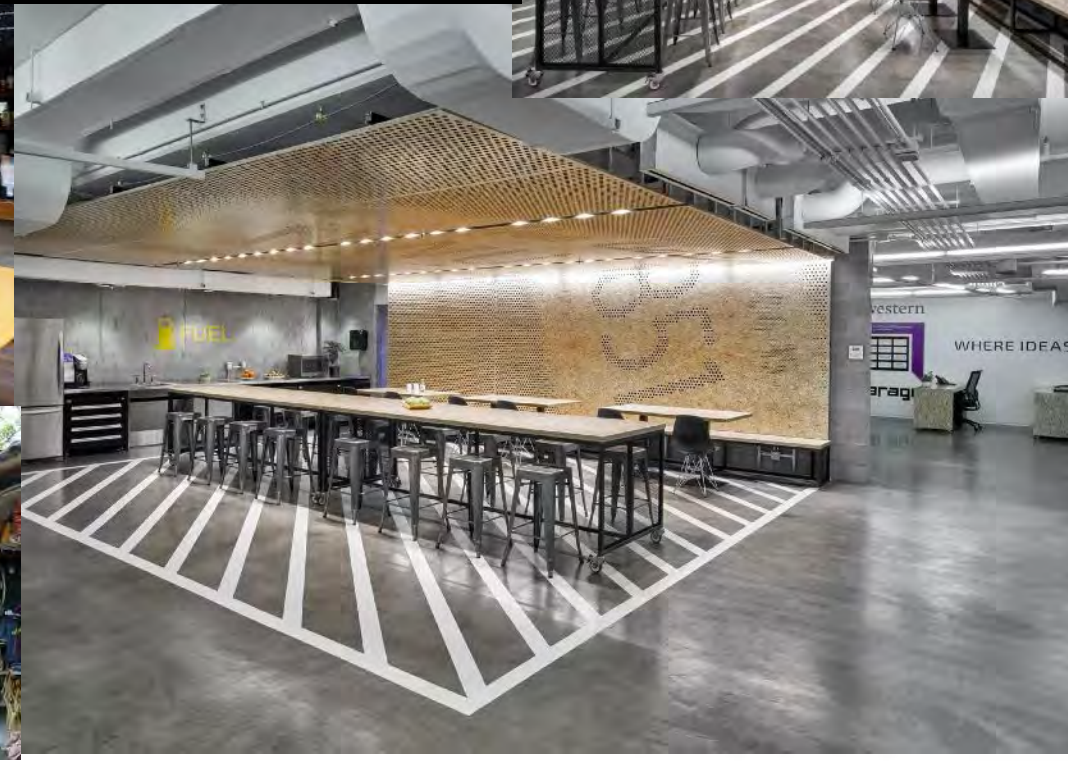


Mercado de Barcelona



Enclosed light wells above to illuminate the second level of the structure

Freestanding structures and furniture within the parking areas to define space





- Weekly open air Farmers Markets at the rooftop park and below in the Mercado
- Highlight local musicians at the rooftop venue



Parking Structure 9



Farmers Market
At the Mercado

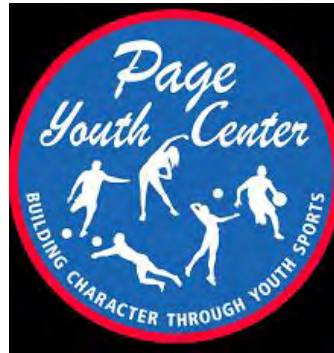




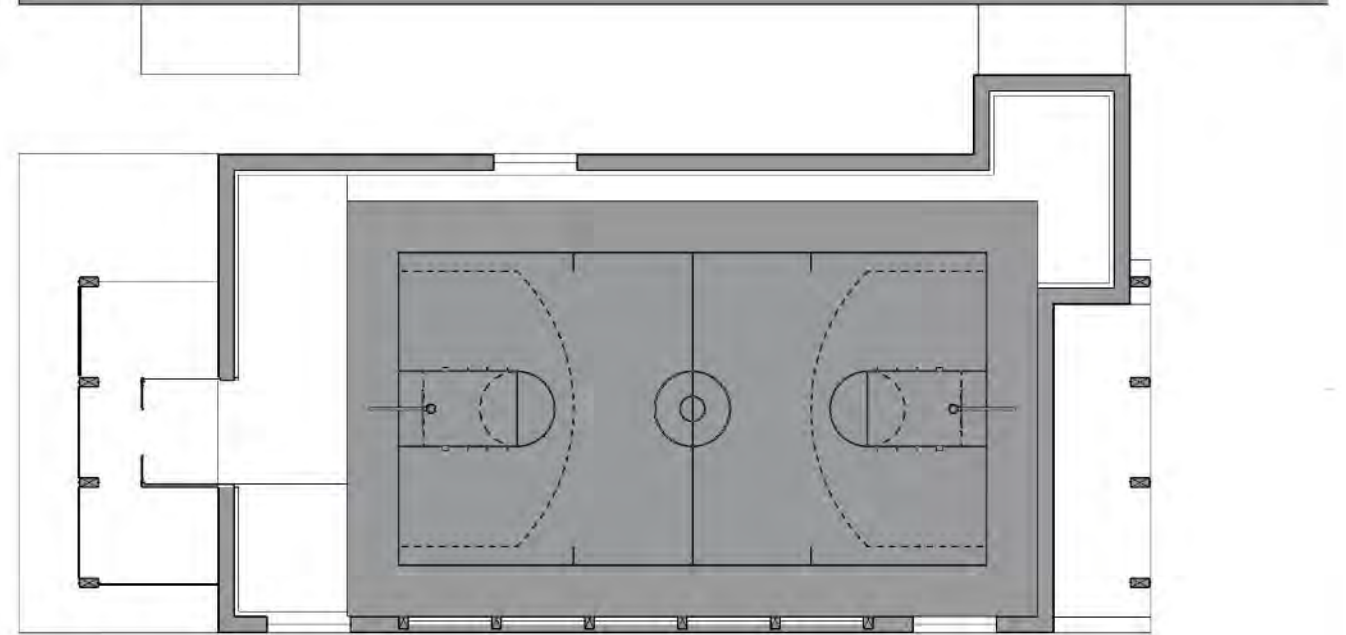
News

School Board Votes to Purchase National Guard Armory

Acquisition Culminates 25+-Year Effort

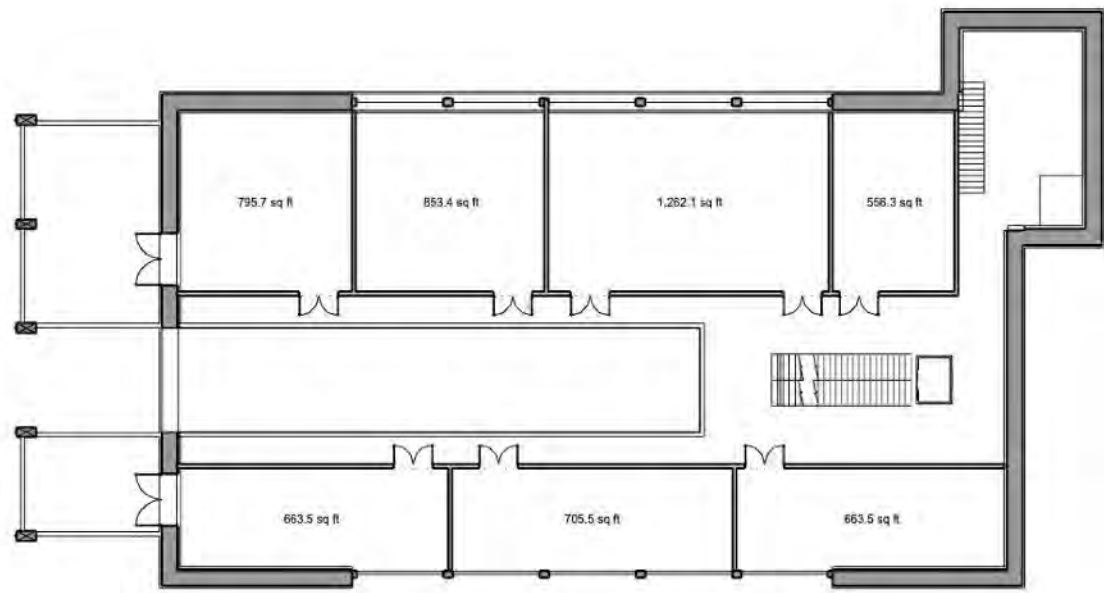


The National Guard Armory has been the longstanding indoor practice facility to local sports clubs in Santa Barbara. The sale has left a void in our sports community. A sports facility on State Street would bring vitality to the area as parents take their kids to practice and perhaps stay and gather at the Rooftop Lounge next door or shop the Mercado. Large glass windows would allow light and air and provide views into the facility.

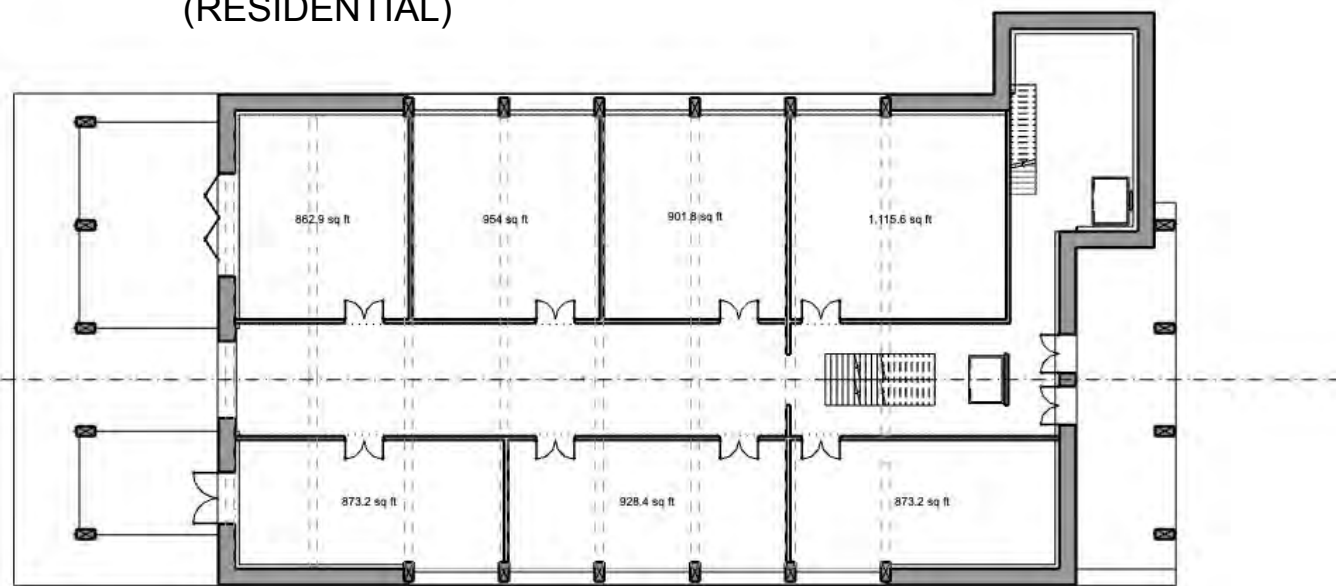


MARSHALLS - GROUND FLOOR PLAN - SPORTS CENTER





MARSHALLS - ADAPTIVE REUSE - SECOND & THIRD LEVEL FLOOR PLAN (RESIDENTIAL)



MARSHALLS - ADAPTIVE REUSE - GROUND LEVEL FLOOR PLAN (RETAIL & BUSINESS)



931 ANACAPA ST - an opportunity for new courtyard housing



SITE ANALYSIS

The existing 14,375 square foot lot featuring a one-story drive thru bank is not the best use of space considering the downtown location and need for affordable and workforce housing.

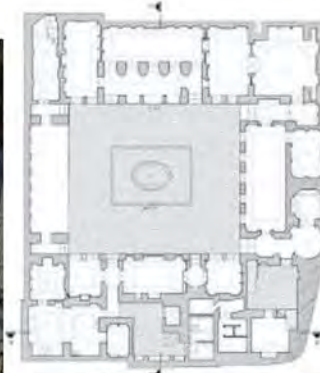


HISTORICAL ANALYSIS

SCHIZOPHRENIC DESIGN - The terra cotta load bearing exterior skin of the Rookery Building in Chicago connects the structure to the urban fabric while the white, light-filled courtyard monitors the buildings lightness and modernity.



PROJECT CONCEPT



Courtyard characteristics

- indoor/external connection
- ample windows connect occupants with views, fresh air and sunlight
- provide both privacy and access to nature
- offer a pleasant contrast to the street
- make social connections and spaces
- allow for water management
- both vertical and horizontal circulation



E CARRILLO AVENUE

931 ANACAPA

LEGEND

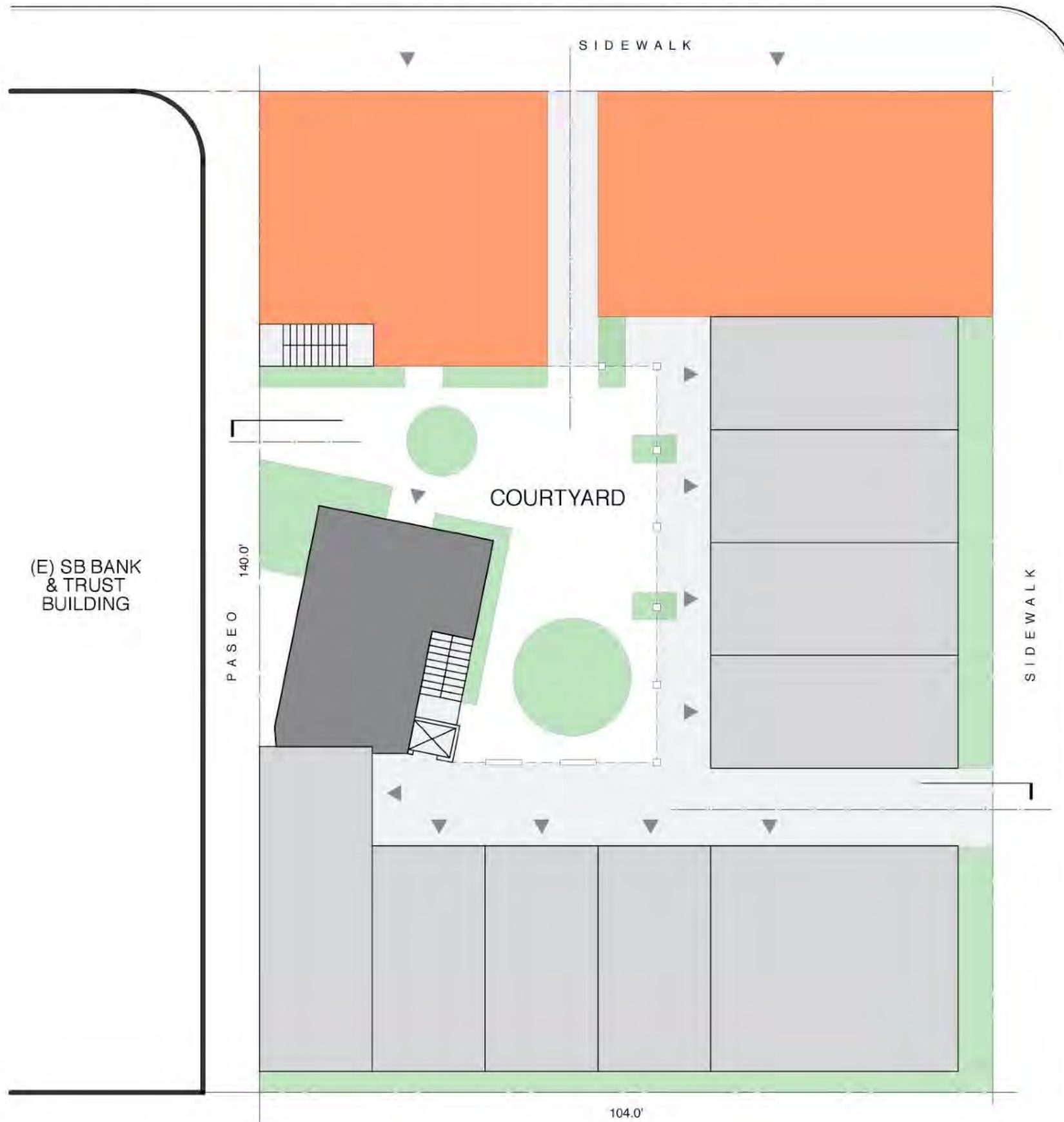
- COMMERCIAL
- LIVING UNITS
- COMMON SPACE

FLOOR AREA CALCULATION

	GROSS
FIRST FLOOR	
COMMERCIAL	3,400 SF
COMMON	800 SF
LIVING UNITS	5,600 SF
TOTAL	9,800 SF
SECOND FLOOR	
LIVING UNITS	9,300 SF
COMMON SPACE	200 SF
TOTAL	9,500 SF
THIRD FLOOR	
LIVING UNITS	9,300 SF
COMMON SPACE	200 SF
TOTAL	9,500 SF
FOURTH FLOOR	
LIVING UNITS	4,500 SF
COMMON SPACE	1,000 SF
TOTAL	5,500 SF
TOTAL FLOOR AREA	34,300 SF
CIRCULATION (10%)	3,500 SF
LOT SIZE	14,375 SF
FAR	34,300/14,375 SF = 2.38

GROUND LEVEL PLAN

SCALE: 1/16"=1'-0"



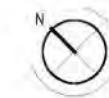
(E) SB BANK & TRUST BUILDING

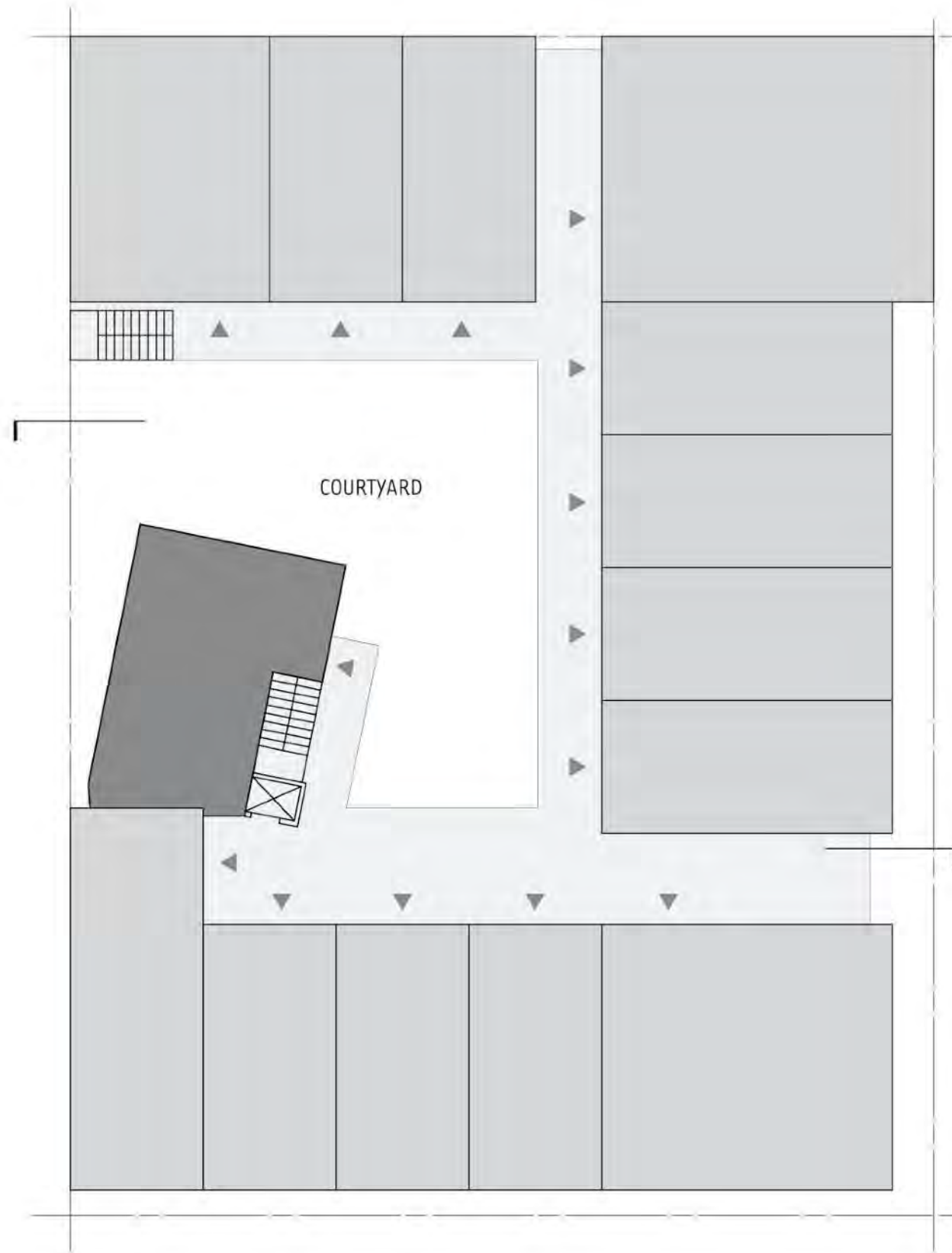
PASEO 140.0'

COURTYARD

104.0'

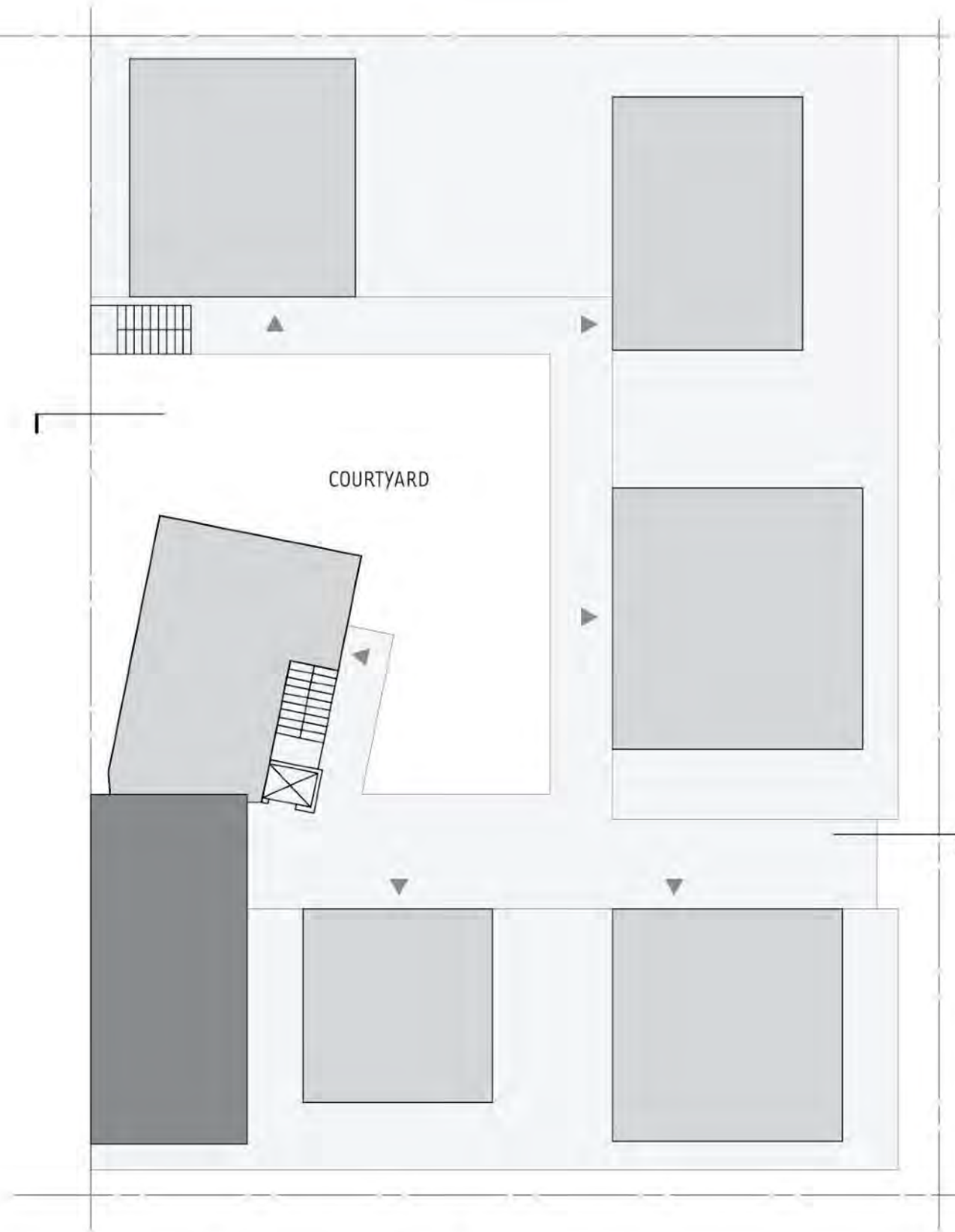
ANACAPA STREET





SECOND & THIRD LEVEL PLAN

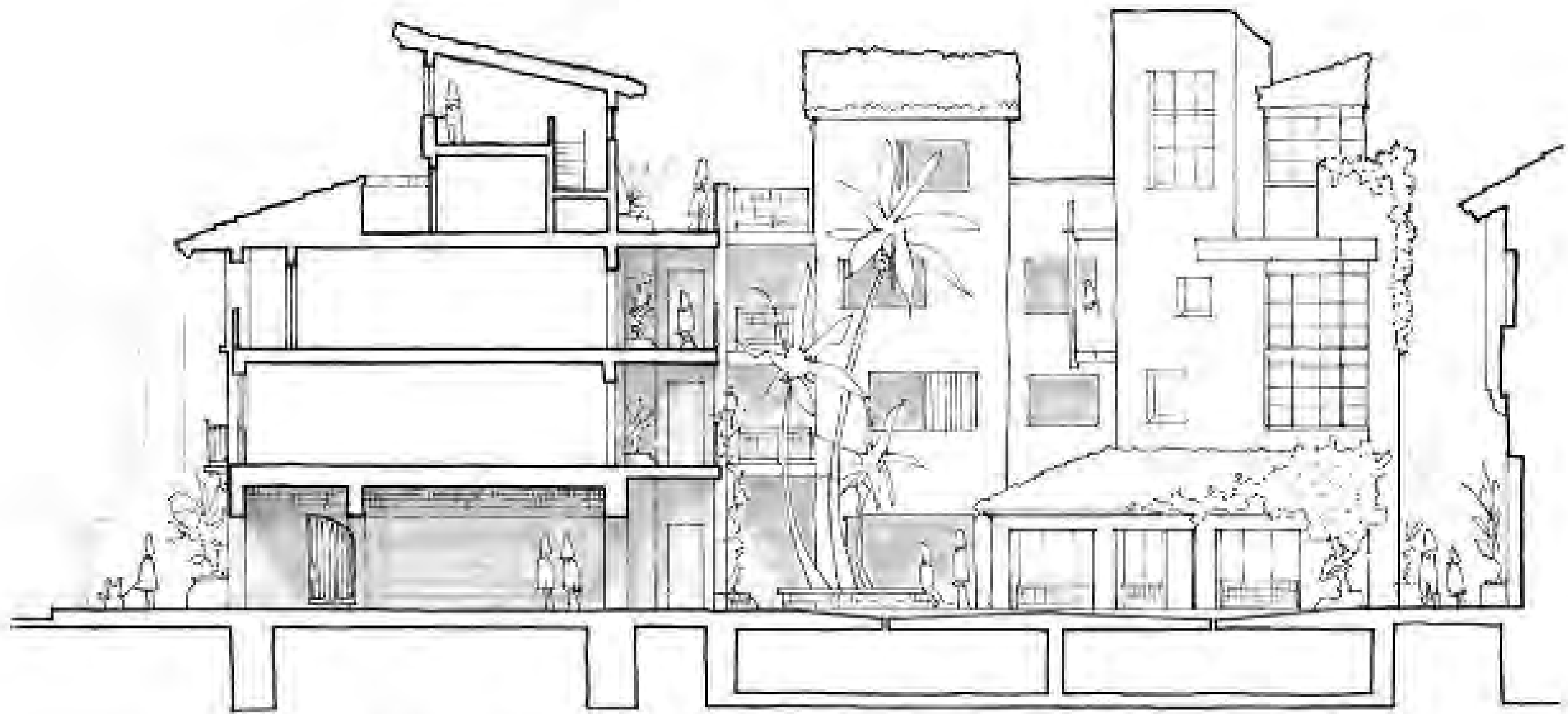
SCALE: 1/16"=1'-0"



FOURTH / ROOF LEVEL PLAN

SCALE: 1/16"=1'-0"





BUILDING SECTION

DOWNTOWN SANTA BARBARA

Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE



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[HOME](#)

900 Block Team B

"EL CENTRO"

900 Block State Street

900 Block
Team B

General Description

The 900 Block of State Street between Chapala and Anacapa – "El Centro" - is one of the most built-out neighborhoods in El Pueblo Viejo and the Central Business District. Large municipal parking structures occupy the center of each block. The team nicknamed Lot 9 "El Pulpo," Spanish for octopus, for the many tentacle-like ramps.

Historic treasures include The Lobero Theatre, El Castillo, Masonic Temple, El Centro, 903 State Street, Hughes Building, and the 7 W. Carrillo buildings built originally as Livery Stables. The Baylor Building, Carrillo Recreation Center, Carrillo Gym, Downtown Post Office and The Presidio Historic Park, are all just outside of this area.

Goals

1. Identify opportunities to maximize rental housing within the 2 block area
2. Identify opportunities for improved pedestrian connectivity and enhancements to the public outdoor spaces

Opportunities For Housing:

Adaptive Reuse of existing structures:

- 900 State Street (Marshalls) (Not Historic)
- 901 State Street (Forever 21) (Not Historic)

These buildings were originally designed as banks with large open areas and high ceilings. The team concluded that due to the major structural work required to create the floor area to produce units needed for feasibility, these types of buildings are best remaining used for current purposes as designed.

- Historic one and two story buildings along State Street such as 903 State Street could possibly be added onto but would require special and expensive structural work.

New Structures:

- Parking lot for US Bank and bank drive through at corner of Carrillo and Anacapa
- Parking lot for Charles Schwab Building Parking lot near Chapala and W Canon Perdido
- City Parking Garages #2 & #9 could have new housing built above.

Team 900 B Charrette Work

Buildings: 226 New Rental Units In 4 New Residential Developments

1. "Los Dos" (900 State Street): Two 4 story mixed-use buildings and a paseo, mixed use with just over 2,000 SF retail and 41 rental housing units provide a study of possible housing by replacing an outdated building.
2. "El Pulpo" (907 State St.) Three new 2-and 3-story structures with 85 rental units above the roof of the existing City Lot # 9 parking structure ("the Octopus"). The project provides housing and improves the aesthetics of the garage structure and surrounding urban space.
3. Hughes Building (917 State Street): Remodel to include a Paseo from State to the "Paseo Canario" on the middle of the block. The structure is expanded to 4 floors with commercial downstairs and 36 residential units above. It is a study of adaptive reuse of a structure with historic interest or significance.
4. "Anacarrillo" (931 Anacapa Street): A new-4 story building with 64 units at the corner of East Carrillo and Anacapa with a portion above the municipal parking Lot 9 entrance from Anacapa to use the air space and to improve the aesthetics of the garage entrance.

Open Space: Expanded / Enhanced Paseo & Circulation System

1. Widen Canon Perdido: Enlarge sidewalks and replace street trees on Canon Perdido and East Carrillo as recommended by the City Arborist
2. Paseo Hughes: New pass through paseo to connect State Street to the "Paseo Del Canario" to the parking structure on Chapala.
3. Paseo Del Canario: Enhancements to the existing paseo with addition of an open air market by the Canary Hotel.
4. Paseo De La Perla: Enhancements of the existing paseo at City Lot 9 with the addition of artistic elements.
5. Piazza De Los Dos: Improvements to vehicular and pedestrian circulation at Canon Perdido Lot 9 entrance.
6. Paseo Del Teatro: Enhancements of the existing paseo between the Lobero Theater and El Centro building.
7. Paseo Del Castillo: Enhancements of the existing paseo from Carrillo to Canon Perdido
8. (N) Canon Perdido Bike Park

Introduce art elements including bold graphic patterned cobble paving inspired by Roberto Burle Marx's Rio De Janeiro paving patterns along with other decorative tile & mosaic work. Tiled murals on the Los Dos Project mimic historic features and link with the nearby Presidio.

Other Ideas, Comments & Notes:

Storm Water Management - The basement area of the Marshalls building could be repurposed into a large cistern for the collection of Storm Water for properties in this neighborhood of the CBD

The opposite side Chapala Street to the West is under-developed with a small onestory structures, multiple curb cuts and surface parking lots. This is an example illustrating why the development standards should extend to the middle of the block so that opposing sides of the street can relate to each other in terms of size, bulk and scale. The streetscape and facades of buildings create the "outdoor room" whose proportions are critical to the feeling and dynamic of life in the street.

Just outside of the study area - The open Parking Lot South of the Baylor Building and West of the Presidio is an opportunity for a Park enhancing the proximity to the Presidio.

Horses and riding are a big part of Santa Barbara's History. Structures along Carrillo Street were once livery stables when horse and buggy were the prime transportation and residents could get everywhere by horse. Many cities in the US and around the world have operators who provide horse buggy rides through out the city as a popular way to enjoy, tour, and get a taste of Santa Barbara History. The ability for an operator to provide horse and buggy tours could be a great attraction by working with equestrian groups to work out details, identify routes, and to restore and expand trails to make this activity available to residents and visitors.



(E) 900 BLOCK 3-D AERIAL

900 BLOCK TEAM B PROJECT LEGEND

- 1 "LOS DOS" (N) 4 story mixed use
- 2 "EL PULPO" (N) 3 & 4 story mixed use over City Lot 9
- 3 "PASEO HUGHES" 3 & 4 story adaptive mixed use
- 4 "ANACARRILLO" (N) 3 & 4 story housing



900 BLOCK 3-D AERIAL PROPOSED

Date: 09/23/2020



Bryan Bugaj, Cassandra Ennsberg FAIA, LEED, Jan Hochhauser, AIA, Tom Jacobs, AIA, Matt LaBrie, Sherinx Li, Alex McGonegal, Jacob Niksto, AIA, Alex Pujo, AIA, Robert Schmidt, Michael Soto

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DOWNTOWN SANTA BARBARA

Design Charrette 2020

RE: INVIGORATE
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PURPOSE

1



EAST CARRILLO ST.

POTENTIAL LANDMARK
LOGAN & BRYAN BLDG.
1927

POTENTIAL LANDMARK
RODGERS FURNITURE
BUILDING

LANDMARK
NARDO BLDG. 1887

"EL PULPO"
HOUSING COMMERCIAL MIX
85 RENTAL UNITS
19,000 SF COMMERCIAL

PASEO DE LOS DOS

"LOS DOS"
HOUSING/ COMMERCIAL MIX
41 RENTAL UNITS
2,133 SF COMMERCIAL

CANON PERDIDO ST.
900 Block
Team B

STATE STREET 900 BLOCK NORTH ELEVATION - (E) LANDMARKS & (N) HOUSING



CANON PERDIDO ST.

POTENTIAL LANDMARK
BOTHIN BLDG.

POTENTIAL LANDMARK
LEVY BLDG. 1919

"PASEO HUGHES"
HOUSING/COMMERCIAL MIX
36 RENTAL UNITS
4,800 SF COMMERCIAL

POTENTIAL LANDMARK
OSBORNE BOOKSTORE

WEST CARRILLO ST.

STATE STREET 900 BLOCK SOUTH ELEVATION - (E) LANDMARKS & (N) HOUSING

Date: 09/23/2020



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2



ANACAPA STREET 900 BLOCK ELEVATIONS - (E) LANDMARKS & (N) HOUSING



EAST CARRILLO STREET 100 BLOCK ELEVATIONS - (E) LANDMARKS & (N) HOUSING

900 Block
Team B



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3

"EL CENTRO"

Buildings of Historic Interest

- 1 The Lobero Theatre
- 2 El Centro
- 3 Masonic Temple
- 4 903 State Street
- 5 Livery Stables
- 6 Other Bldgs of Historic Importance

900 BLOCK OF STATE STREET



Canerio Market Stalls

Paseo Del Canario



Paseo Hughes
Image: El Paseo



Bike Park



OUTDOOR SPACES & CIRCULATION SITE PLAN



Paseo De La Perla

Paseo Castillo



Piazza De Los Dos

Paseo Del Teatro



Canon Perdido Sidewalk

900 Block - Team B

Date: 09/23/2020

"LOS DOS"



"LOS DOS"

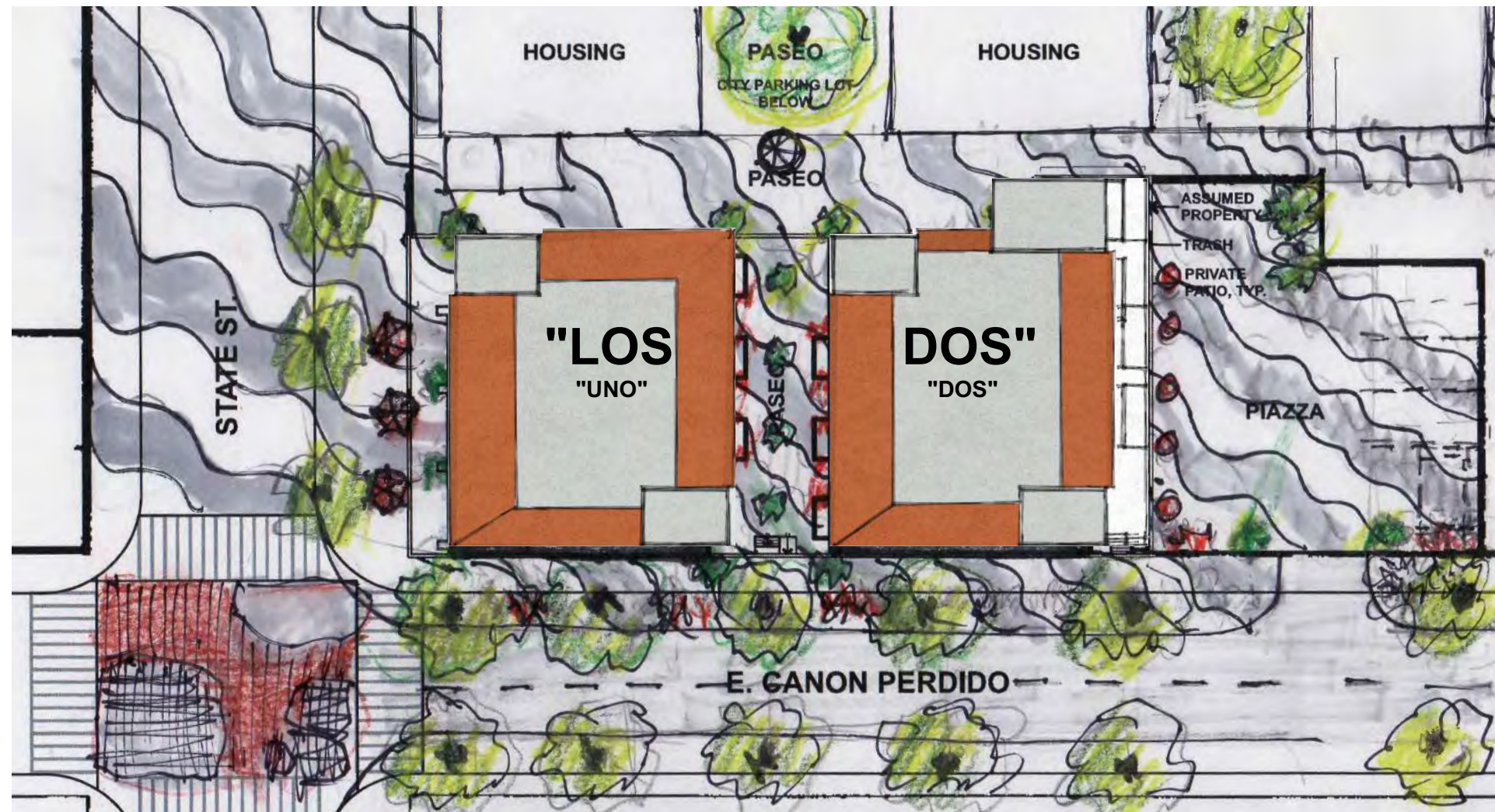
Twin Apartments Buildings at 900 State Street
(E) structure is best suited for the current or some other commercial use. The building is not important historically and the team felt that converting the building into apartments would not be economically viable.
As an alternative, "LOS DOS" illustrates design of two simple, efficient white stucco, tile roofed apartment buildings separated by a Paseo with artistic details that highlight the many significant neighboring historic structures.

PROJECT DATA

Mixed Use – Primarily Residential with Retail fronting State Street.	
Height:	4 story, 55' H, 80' x 70'
Floor to floor:	10' ceilings at ground level, 9' at upper floors
Total Units	41
Studio Apartments	26
1 BR Apartments	15
Average Unit Size	749 SF
Rental FAR to Parcel Size	2.01
Building FAR to Parcel Size	3.05
Rental Net SF to Building Gross SF	66%
No parking proposed. None on (E) property (E) basement could be rebuilt and could provide:	
- Storage for Residents	
- Cistern for water harvesting / collection	
Potential to work with city for municipal storm water management system in the CBD.	

"LOS DOS" DESIGN TEAM:

Cassandra Ensberg FAIA, Architect, LEED AP
Tom Jacobs, AIA Architect
Alex McGonegal, Emerging Architectural Professional



"LOS DOS" MIXED USE APARTMENTS SITE / ROOF PLAN



Date: 09/23/2020



Bryan Bugaj, Cassandra Ensberg FAIA, LEED, Jan Hochhauser, AIA, Tom Jacobs, AIA, Matt LaBrie, Sherinx Li, Alex McGonegal, Jacob Niksto, AIA, Alex Pujo, AIA, Robert Schmidt, Michael Soto

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(E) RETAIL BUILDING - MARSHALLS



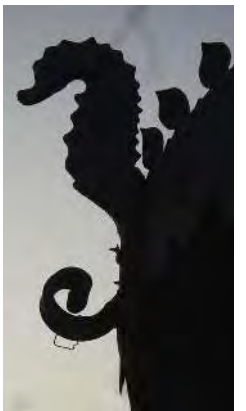
PROPOSED MIXED USE BUILDING - "LOS DOS"



"LOS DOS" PLAN



El Presidio Plaza Bldg Urn



Lobero Kiosk Decorative Wrought Iron Seahorse



Date: 09/23/2020

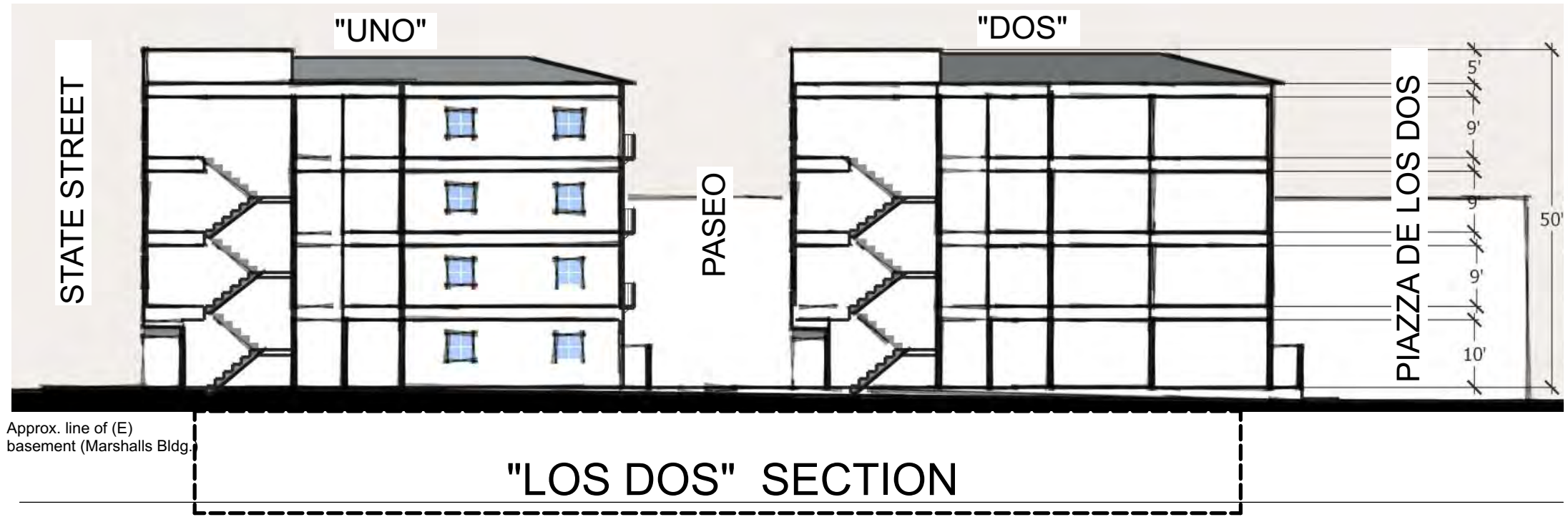


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900 Block
Team B



"LOS DOS" - CANON PERDIDIO ELEVATION

Date: 09/23/2020



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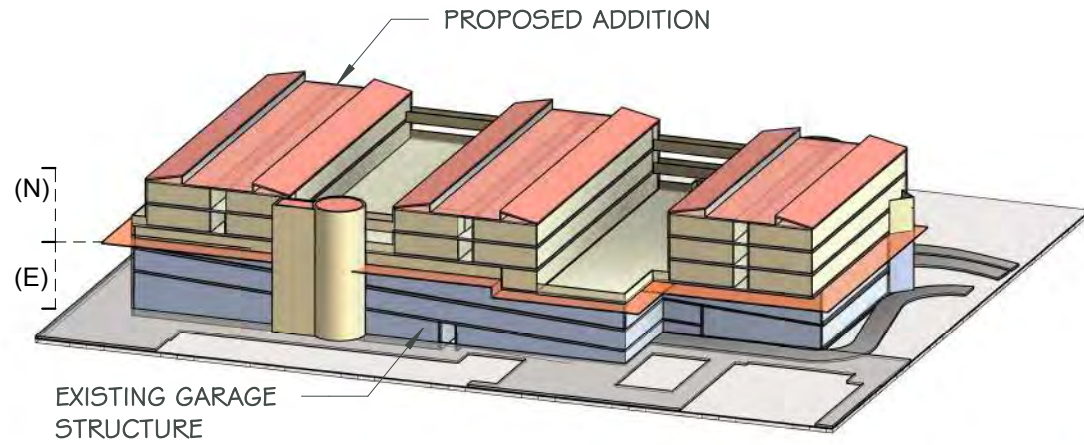
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RE: INVIGORATE
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IMAGINE
PURPOSE

" EL PULPO "



" EL PULPO " SCHEMATIC



900 BLOCK EXISTING



900 BLOCK CONCEPT

Adaptive Use / Addition -Apartments above the Lobero parking structure and Fiesta Theatre on State.

PROJECT DATA

Mixed Use- Primary apartments on podium above existing parking structure with ground level commercial fronting the street.
 Site Area: 1.55 acres / 67,518 SF
 Height: five story, 60 Feet
 Floor to Floor: com. 15FT., Res. 10.33 FT
 3 stories of residential totaling 61,000 SF
 85 Apartments consisting of Studios, Ones and two bedroom units averaging 700 SF Gross each
 Ground level commercial: 20,000 SF
 All existing parking maintained
 Total FAR: 1.20 Residential FAR: .90

DESIGN TEAM:

Jan R. Hochhauser AIA, LEED AP
 Charlton Stockwell – Hochhauser Blatter Arch.

"El Pulpo" [The Octopus]

Fiesta Theatre & Lobero Parking Garage

In the heart of downtown the spatial volumes or what might loosely be referred to as "air rights" above and over parking fields and parking decks are an invaluable resource to address the policy goals and objectives envisioned by this exercise. No doubt these surfaces waste so much in service of idle automobiles and cost us so much aesthetically and have way too many environmental impacts.

The "El Pulpo" on State presents a significant opportunity. Located adjacent some of Santa Barbara's taller structures the utilization of the volumes above this parking structure can deliver 80 units apartment living in studios, one and two bedroom units where they are needed most.

Arranging residential massing around interior green streets that interface with adjacent paseos and open space networks the development will contribute to the pedestrian and human scale fabric of the downtown.

Date:09/23/2020



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**RE: INVIGORATE
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 PURPOSE**



900 BLOCK AXON CONCEPTUAL



STATE STREET ELEVATION CONCEPT



EL PULPO WALKING
UP STATE



STATE STREET ELEVATION EXISTING

Date:09/23/2020

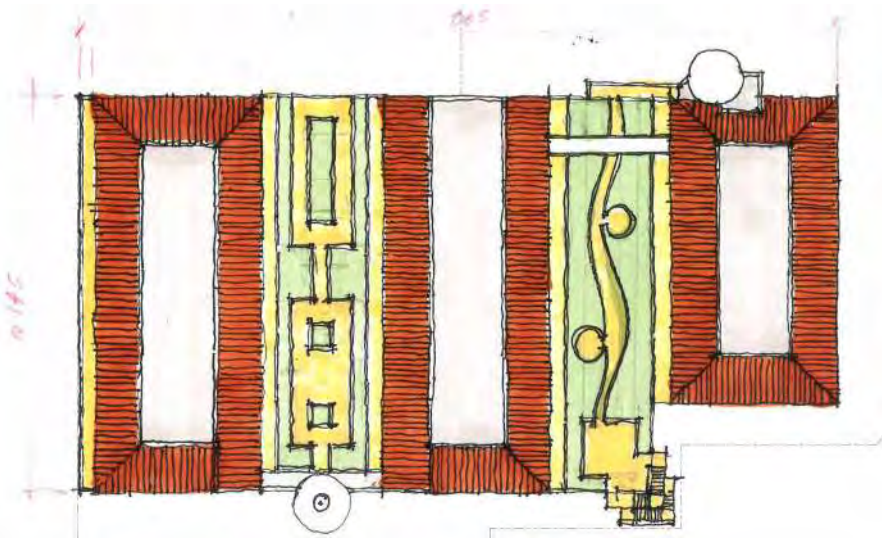


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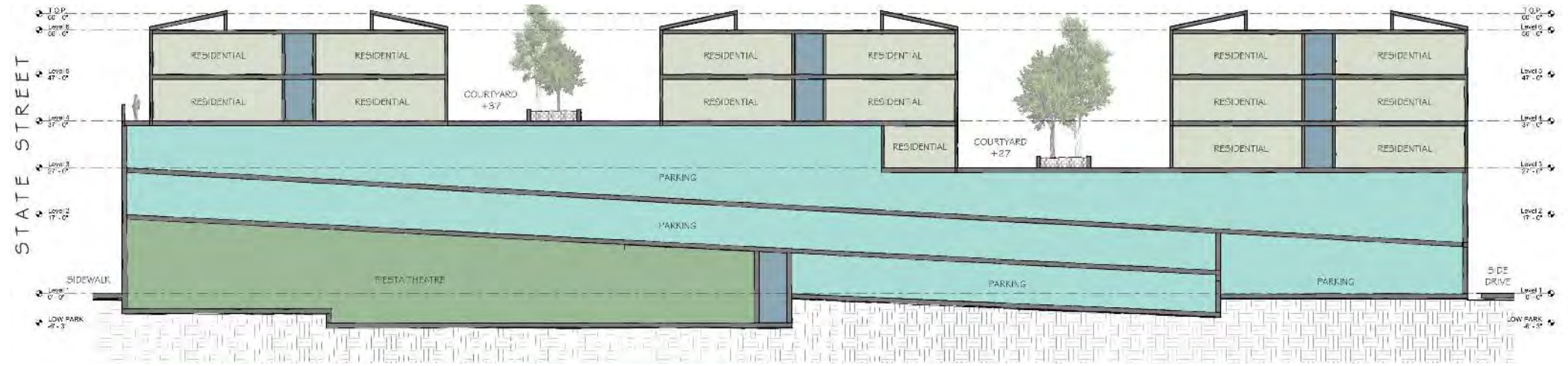
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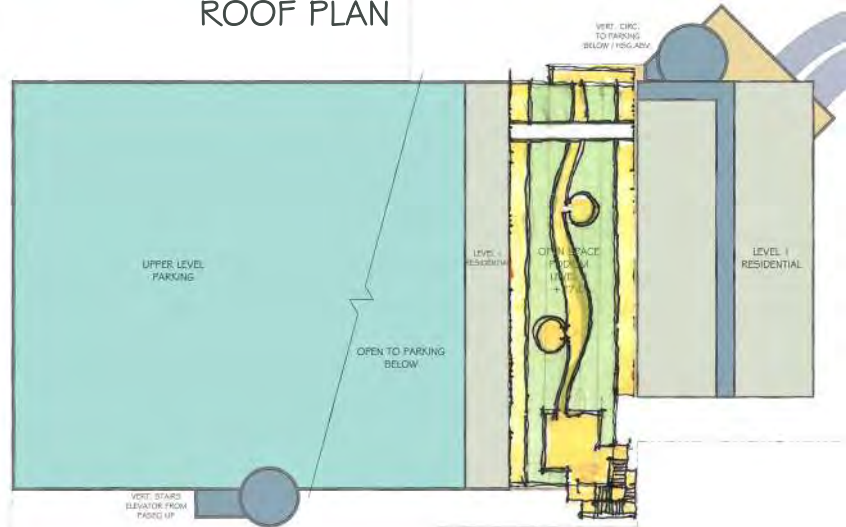
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ROOF PLAN



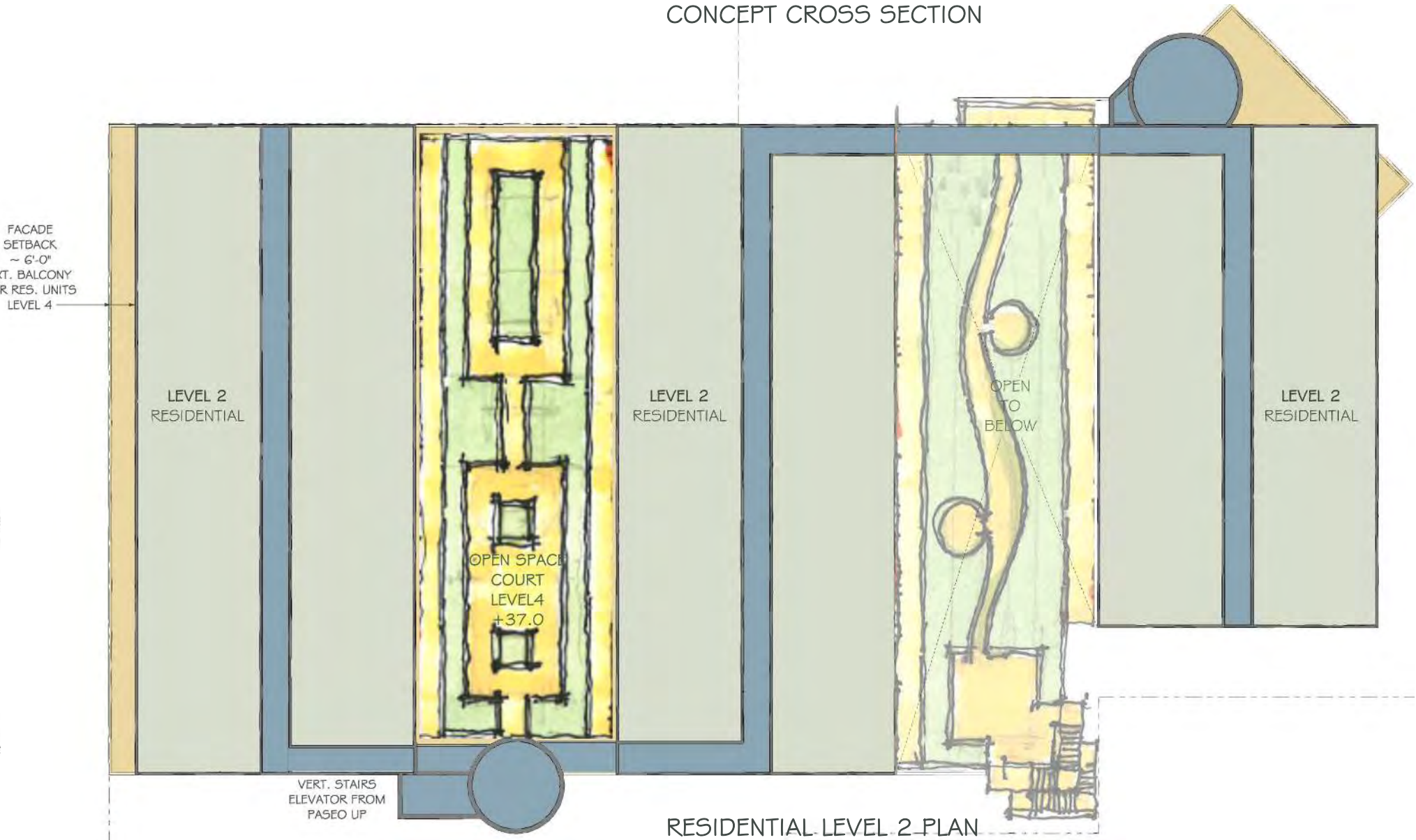
CONCEPT CROSS SECTION



RESIDENTIAL LEVEL 1 PLAN



STREET LEVEL PLAN



RESIDENTIAL LEVEL 2 PLAN

Date:09/23/2020



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DOWNTOWN SANTA BARBARA
Design Charrette 2020

RE: INVIGORATE
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PURPOSE

"PASEO HUGHES" 917 STATE STREET

HISTORY:

- ORIGINALLY KNOWN AS "THE HUGHES BUILDING."
- EXTENSIVE ALTERATIONS WERE DESIGNED BY SOULE MURPHY HASTINGS IN LATE 1925, AFTER EARTHQUAKE. MANY SUBSEQUENT ALTERATIONS HAVE OCCURED SINCE.
- ONCE CONTAINED A FULL SECOND FLOOR LEVEL. TODAY ONLY A "FAUX FRONT" FACADE REMAINS AT SECOND LEVEL ALONG STATE STREET

PROPOSAL OVERVIEW:

- PROVIDE A NEW "PASEO HUGHES" TO **CONNECT STATE STREET TO THE EXISTING "PASEO DEL CANARIO"** NEAR CITY PARKING LOT #2
- **ADD HOUSING** ON THREE NEW LEVELS ABOVE GROUND FLOOR
- **ADD INTERIOR COURTYARD** TO BREAK UP LONG PASEO CONNECTION, AND PROVIDE DAYLIGHT FOR RESIDENTIAL UNITS FACING INTERIOR
- TOTAL FIRST FLOOR COMMERCIAL AREA IS REDUCED, HOWEVER SIGNIFICANT AMOUNT OF RETAIL FRONTAGE IS GAINED ALONG NEW PASEO AND COURTYARD FRONTAGES

PROJECT DATA:

	<u>EXISTING</u>	<u>PROPOSED</u>
LOT SIZE:	9,128 SQ FT	9,128 SQ FT (NO CHANGE)
BLDG SIZE (GROSS):	8,717 SQ FT	25,445 SQ FT
COMM. USE (GROSS):	8,717 SQ FT (1 UNIT)	4,800 SQ FT (6 UNITS)
PARKING AREA:	0 SQ FT	0 SQ FT
RENTAL AREA (NET):	0 SQ FT (0 UNITS)	15,357 SQ FT (36 UNITS)
BUILDING F.A.R.	0.95 (EXISTING)	2.79 (PROPOSED)
RENTAL % OF BLDG:	0.0% (EXISTING)	60.4% (PROPOSED)
RENTAL F.A.R.	0.0 (EXISTING)	1.68 (PROPOSED)
BUILDING HEIGHT:	34'-1" (EXISTING)	50'-0" (PROPOSED)



EXISTING STATE STREET FACADE



PROPOSED STATE STREET FACADE



AERIAL OVERVIEW - 917 STATE STREET

Date:09/23/2020



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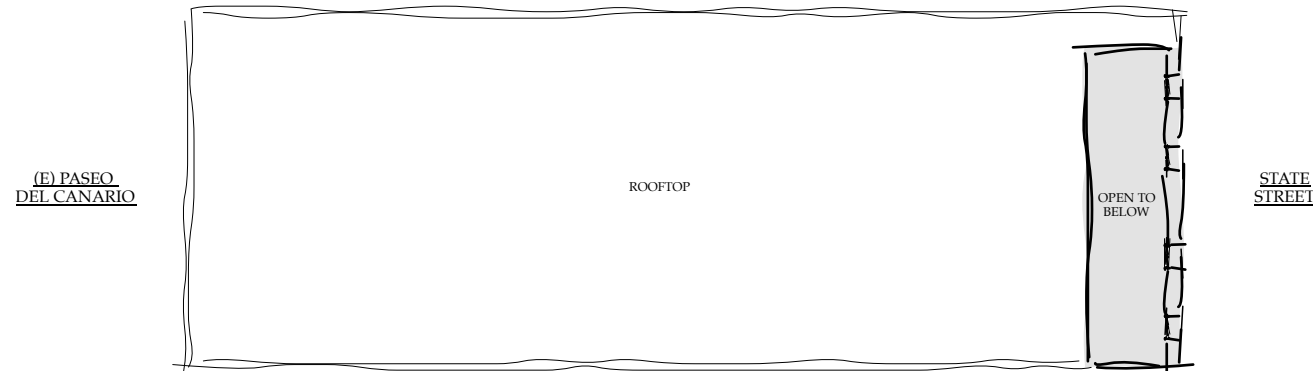
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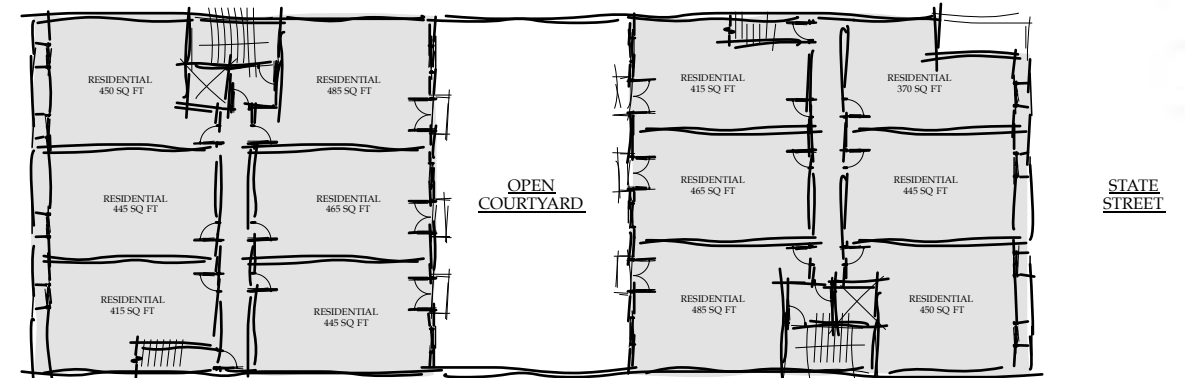
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"PASEO HUGHES" 917 STATE STREET

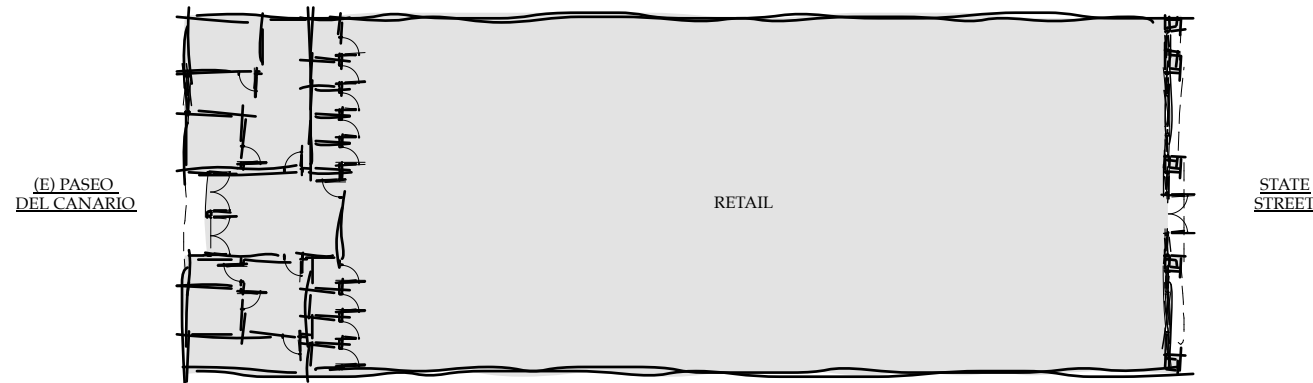
900 Block
Team B



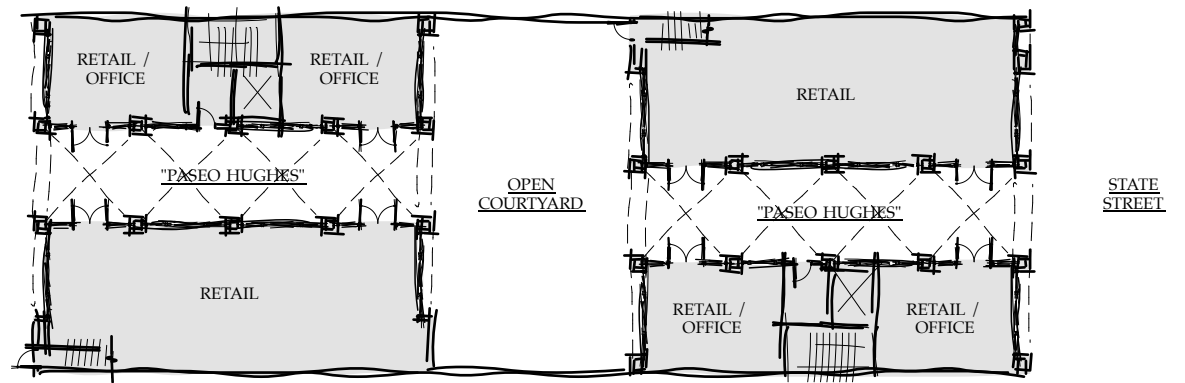
EXISTING SECOND FLOOR PLAN
1"=30'



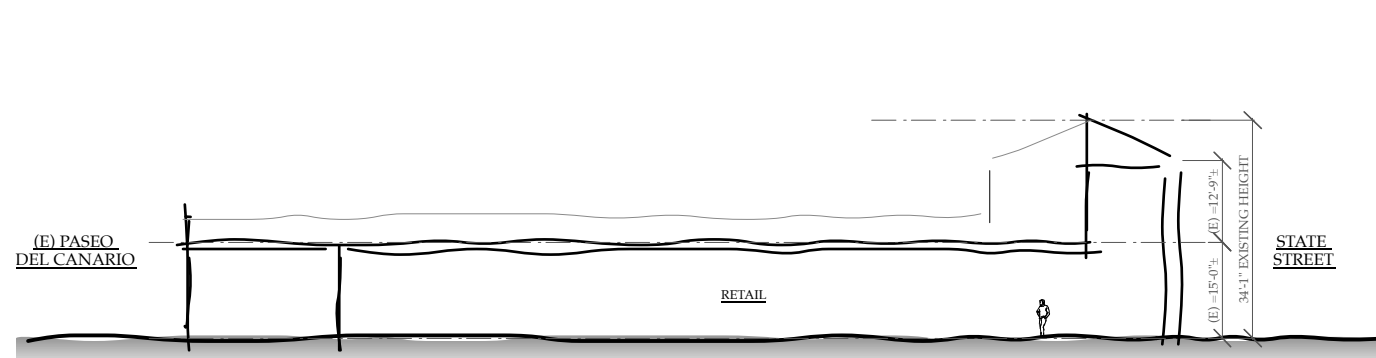
PROPOSED UPPER FLOOR PLANS (2-4 SIMILAR)
1"=30'



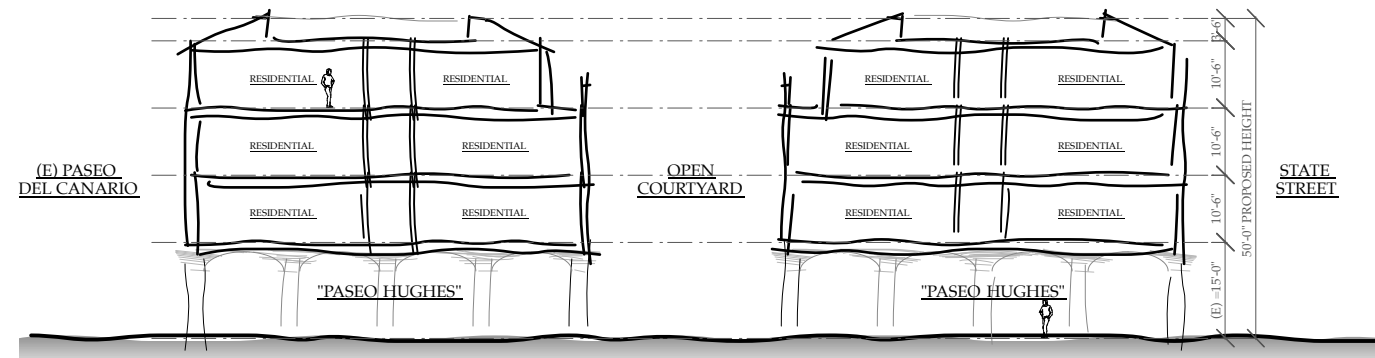
EXISTING GROUND FLOOR PLAN
1"=30'



PROPOSED GROUND FLOOR PLAN
1"=30'



EXISTING BUILDING SECTION
1"=30'



PROPOSED BUILDING SECTION
1"=30'

Date: 09/23/2020



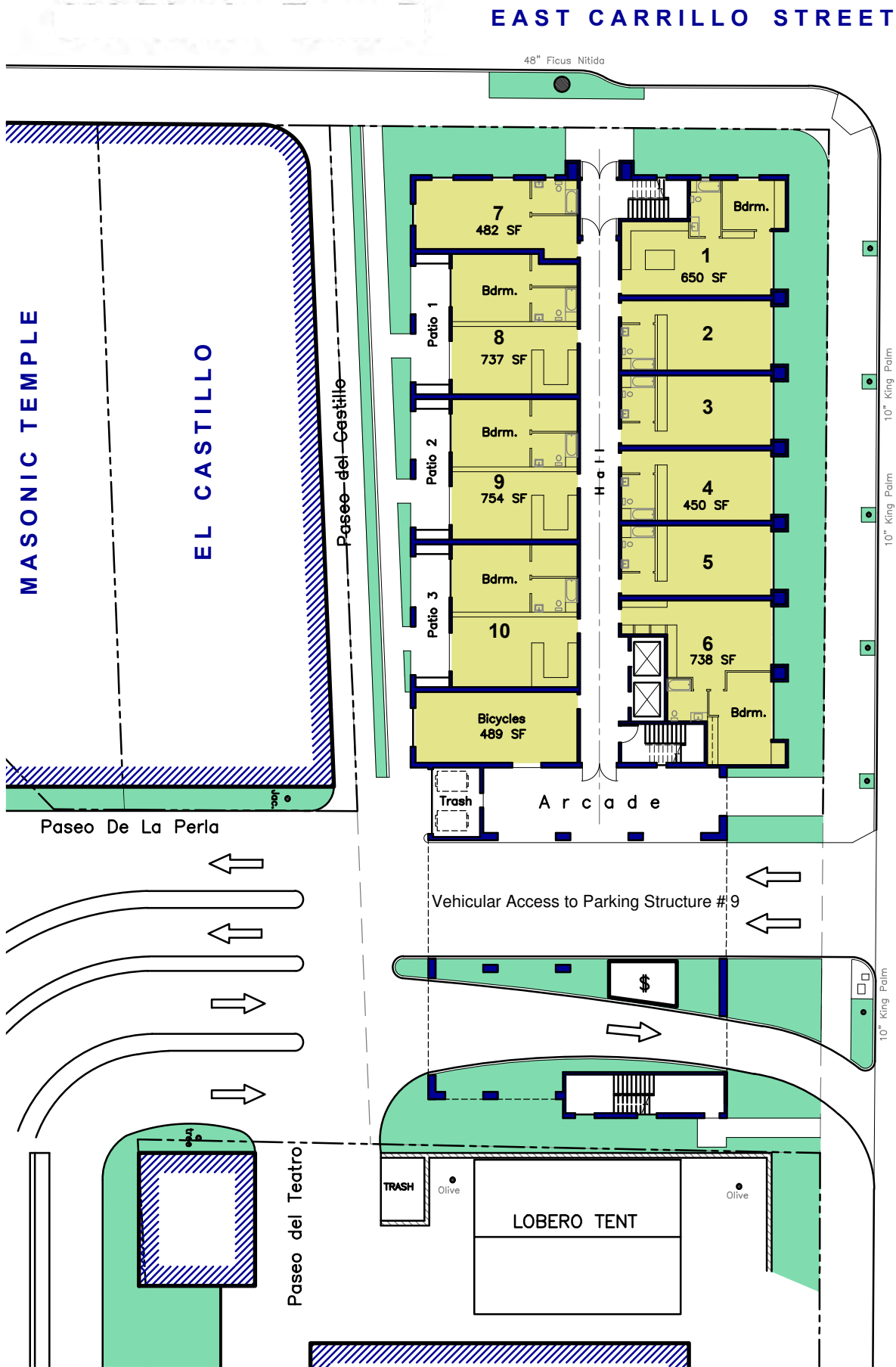
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Design Charrette 2020

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900 Block
Team B

Anacarrillo Building

PROPOSED 4-STORY RESIDENTIAL BUILDING ON THE PARCEL CURRENTLY OCCUPIED BY THE UNION BANK DRIVE-THRU.

DEVELOPMENT INCLUDES AIR RIGHTS OVER VEHICULAR ACCESS TO MUNICIPAL PARKING STRUCTURE.

PARCEL IS SURROUNDED BY HISTORIC RESOURCES: EL CASTILLO BUILDING AND THE MASONIC TEMPLE ON THE WEST, THE LOBERO THEATER ON THE SOUTH, AND THE CITY REC AND BAYLOR BUILDINGS ACROSS ANACAPA STREET.

NUMBER OF PROPOSED UNITS:

STUDIOS:	37	(330 to 480 sf)
1-BEDROOM:	+ 20	(470 to 750 sf)
2-BEDROOM:	7	(800 to 980 sf)
TOTAL:	64	

PARCEL:	20,666 sf		
	Gross sf	Net sf	Rentable sf
1st FLOOR:	10,792	8,479	6,676
2nd FLOOR:	13,842	13,301	10,974
3rd FLOOR:	13,842	13,301	10,974
4th FLOOR:	13,345	12,803	9,663
TOTAL:	51,821	47,884	38,298

BUILDING FAR:	51,821 / 20,666 = 2.51
RENTAL FAR:	38,298 / 20,666 = 1.85
RENTAL % OF BLD.:	38,298 / 51,821 = 0.74%
DENSITY:	43,560 / 20,666 x 64 = 135 UNITS/ACRE



BAYLOR BUILDING



EL CASTILLO & MASONIC TEMPLE

Date: 09/23/2020



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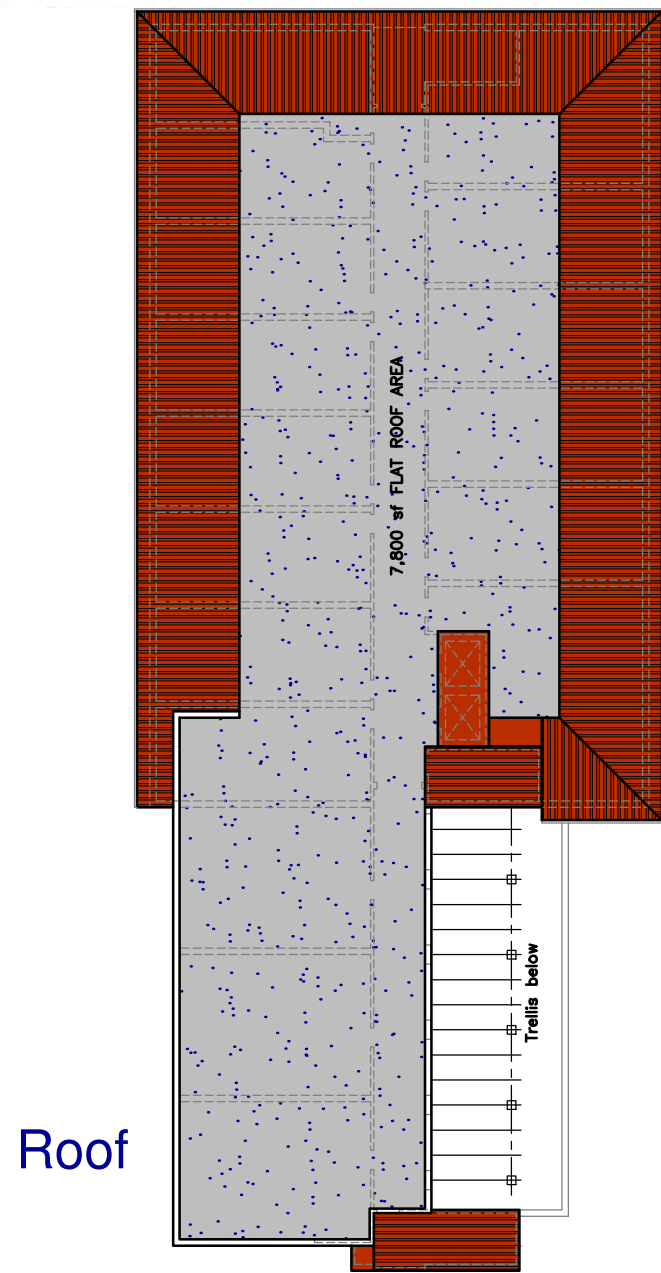
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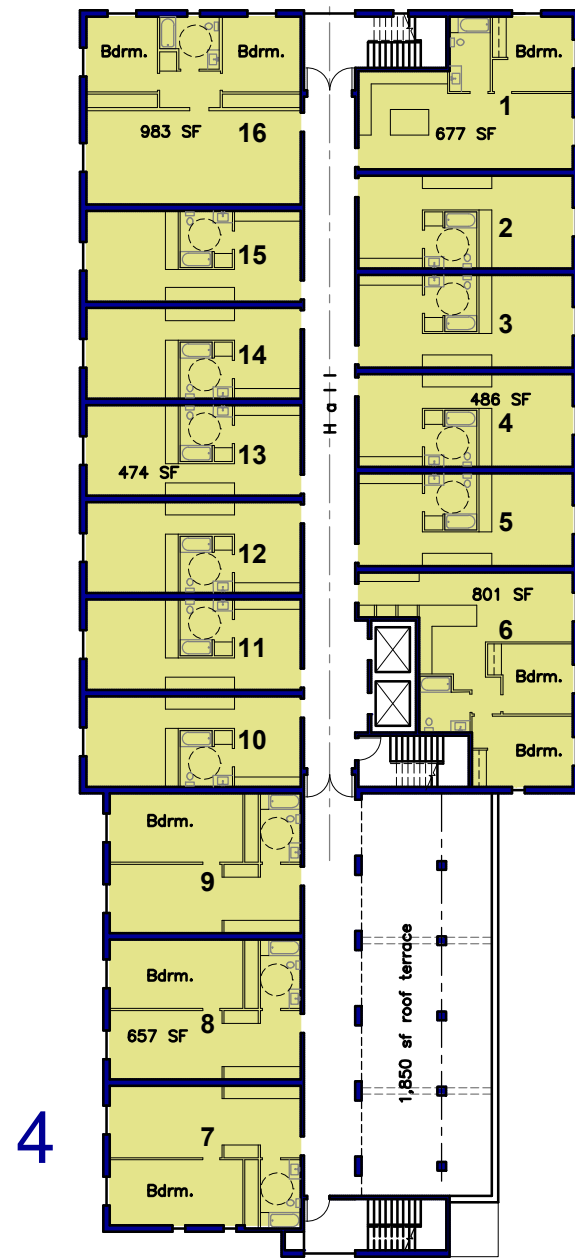
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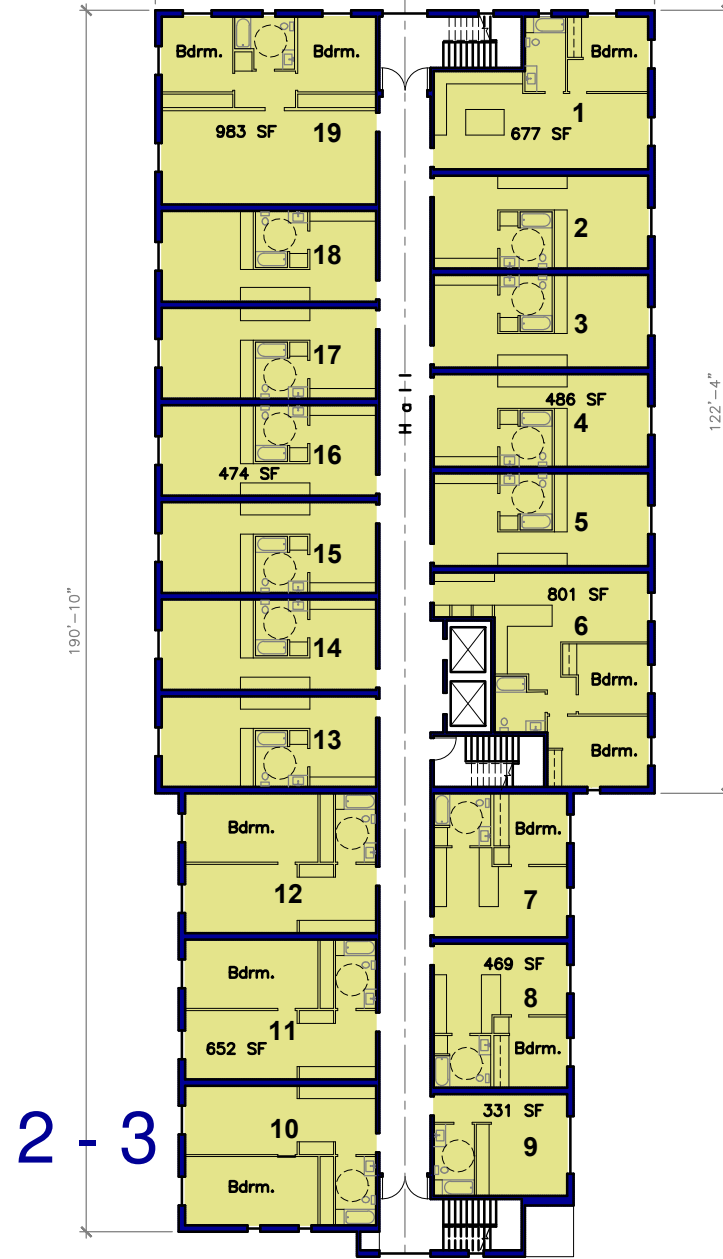
ANACARRILLO BUILDING



Roof



4



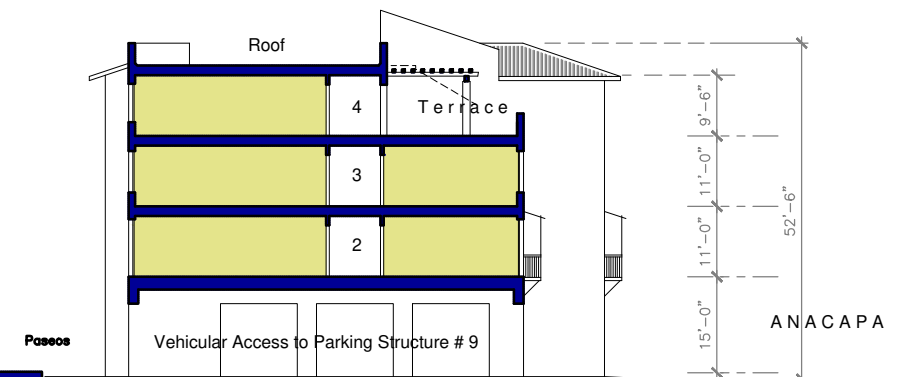
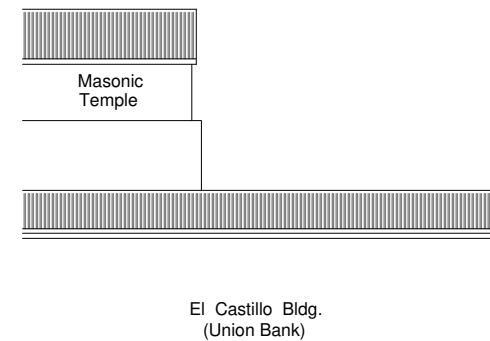
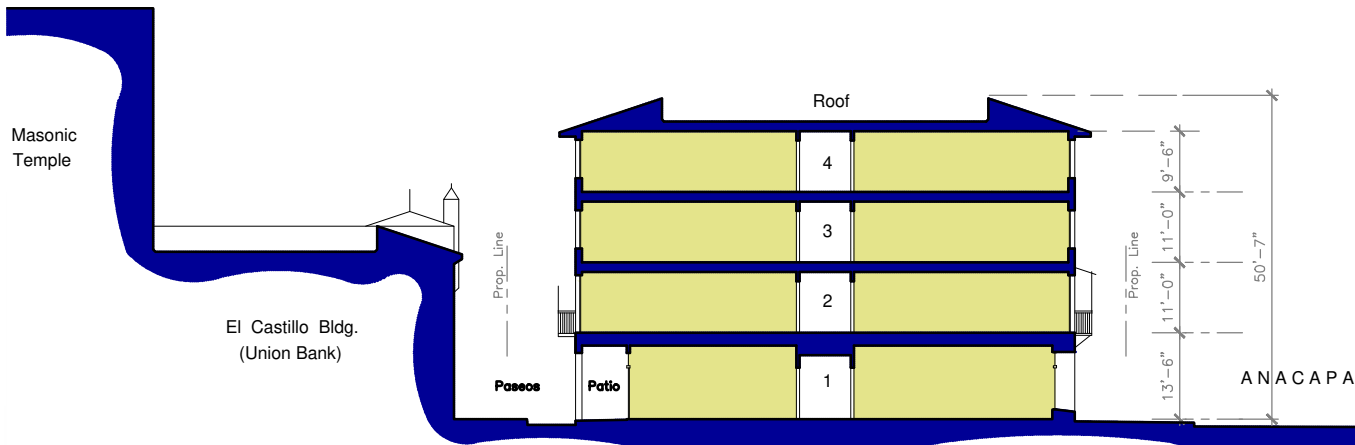
2 - 3



1

900 Block
Team B

Anacapa Street



Bryan Bugaj, Cassandra Ensborg FAIA, LEED, Jan Hochhauser, AIA, Tom Jacobs, AIA, Matt LaBrie, Sherinx Li, Alex McGonegal, Jacob Niksto, AIA, Alex Pujo, AIA, Robert Schmidt, Michael Soto

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DOWNTOWN SANTA BARBARA
Design Charrette 2020

RE: INVIGORATE
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PURPOSE

ANACARRILLO BUILDING

900 Block
Team B



Lobero Theater

Anacarrillo Building

HAPUJ

Anacapa Street Elevation



Carrillo Recreation Center
(Baylor Building beyond)

ANACAPA

13'-6"

Anacarrillo Building

Paseo
Del Castillo

El Castillo Building

Masonic Temple

Carrillo Street Elevation

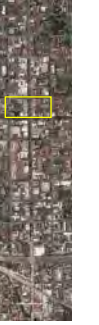
Date: 09/23/2020

[HOME](#)

1000 Block Team A



Dee Carawan, Architect
 Juan Heras, Architect Assoc. AIA
 Hillary Blackerby, SB Metropolitan Transit District
 Mariella Dentzel, Landscape Designer
 Dale Aazam, SB Housing Authority
 Tai Yeh, Architect AIA
 Zoe Beba, Architect
 Kelly Cote, Engineer
 Karla García, UCSB student
 David Anaya, Engineer

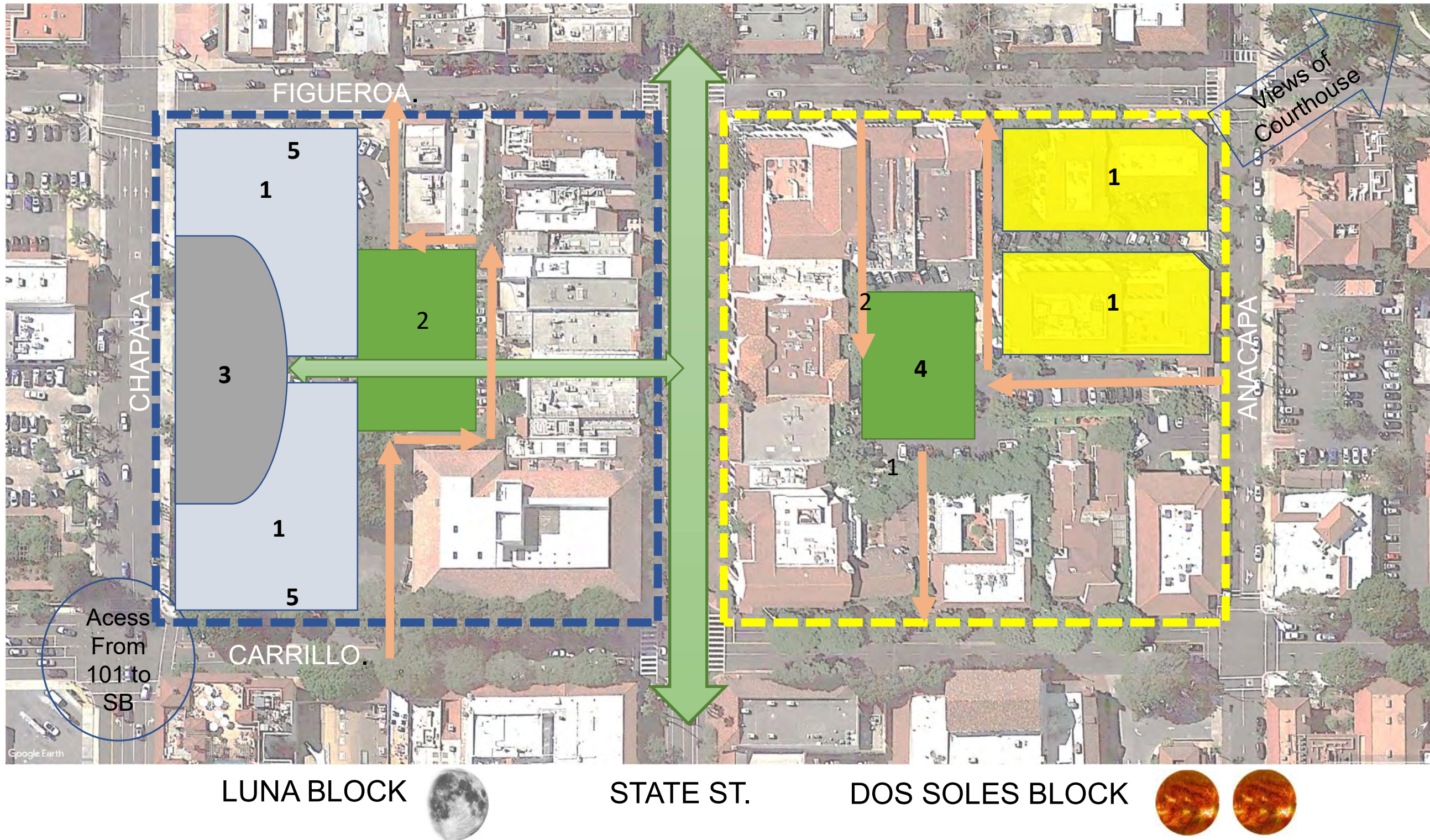


1000 Block-Team A



LUNA Y DOS SOLES

Date: 09/24/2020



LUNA BLOCK



STATE ST.

DOS SOLES BLOCK



Downtown **Housing (1)** + **Networking** of paseos, walkways, open space and parks **(2)** + Revitalize **Transit Center** to integrate bus, bicycle and ride share **(3)** + Courtyard for **entertaining amenities** and food truck dining experience **(4)** + **Sustainable Design** + Subterranean **parking (5)**

KEY POINTS

Date: 09/24/2020



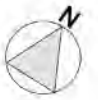
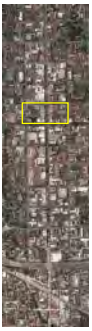
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DOWNTOWN SANTA BARBARA

Design Charrette 2020

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02



1000 Block-Team A



LUNA BLOCK-2/5

Date: 09/24/2020



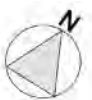
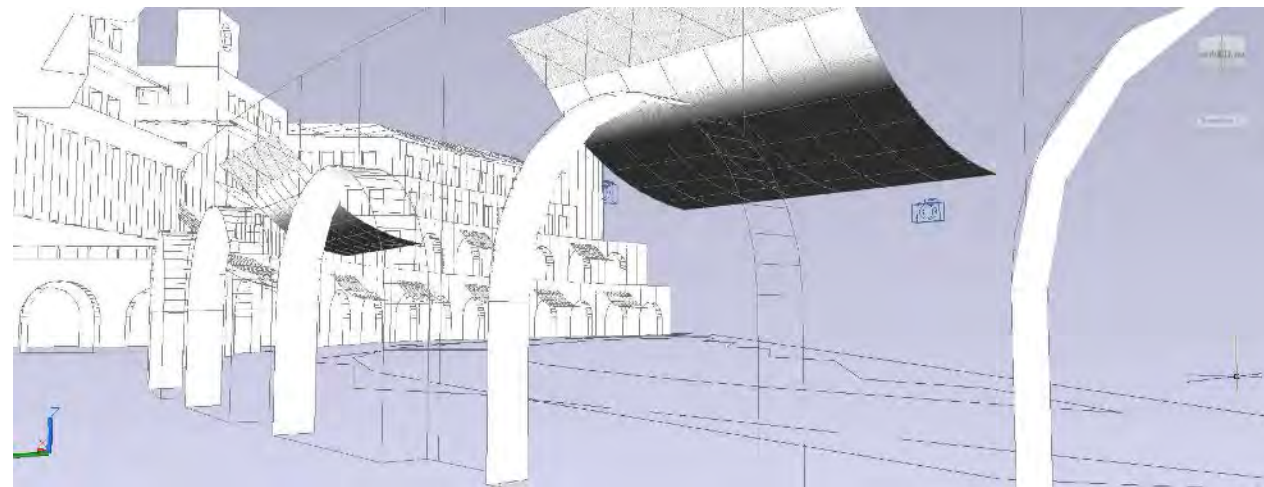
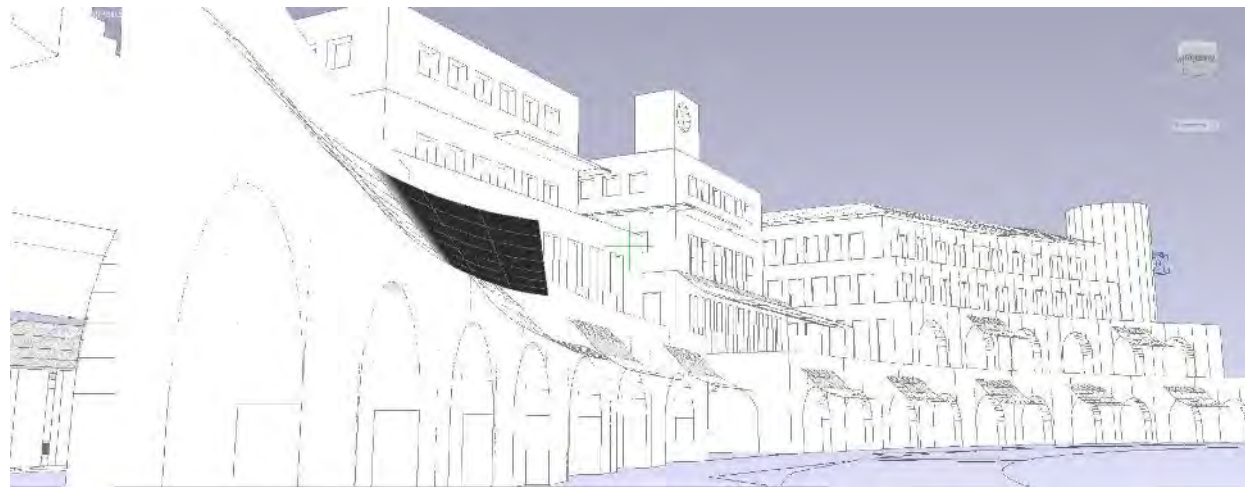
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03



1000 Block-Team A



LUNA BLOCK-3/5

Date: 09/24/2020



GRACIAS POR LA OPORTUNIDAD

Date: 09/24/2020



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DOWNTOWN SANTA BARBARA

Design Charrette 2020

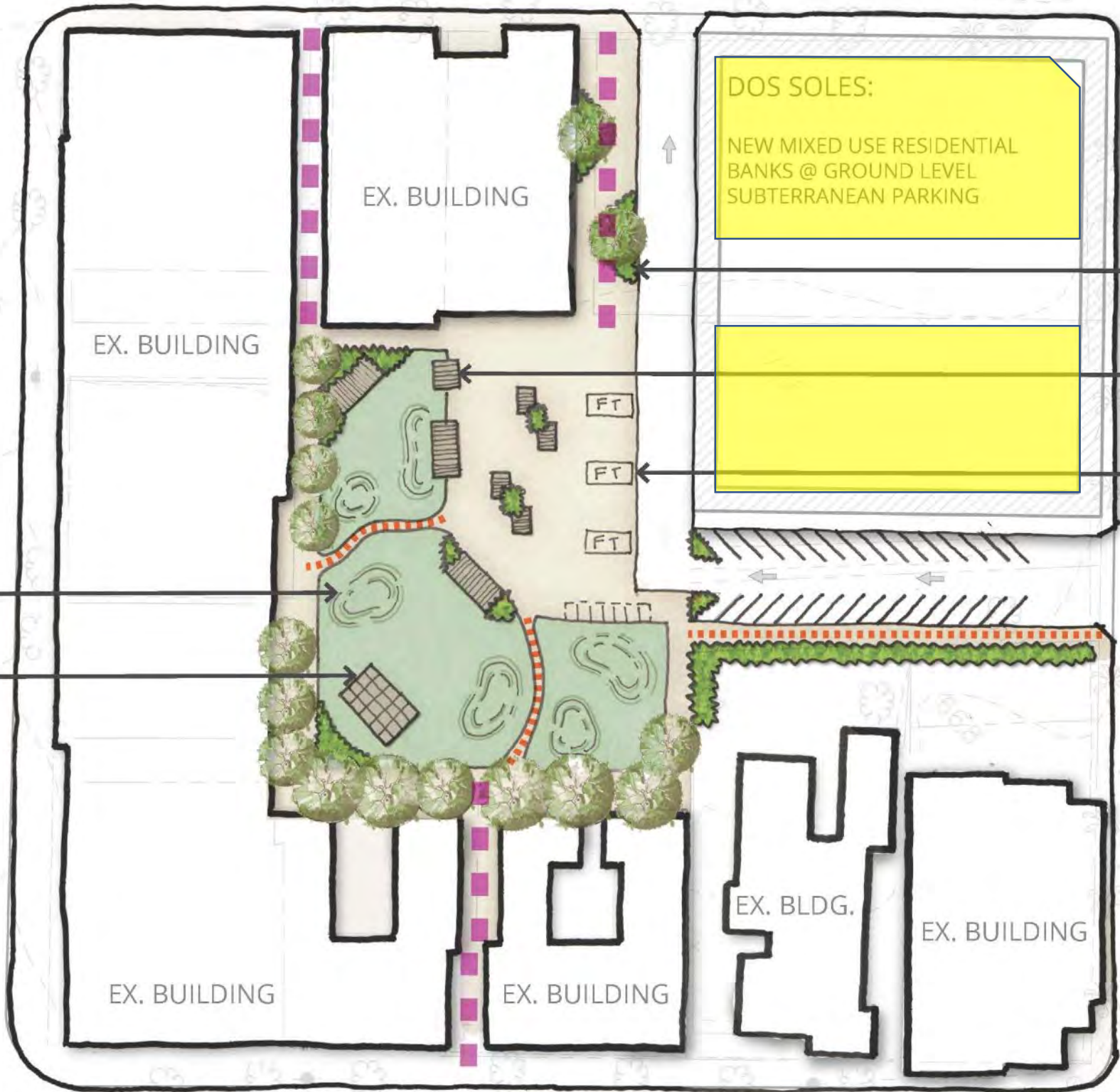
RE: INVIGORATE
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05



INFORMAL PLAY MOUNDS

SHADE STRUCTURE/STAGE

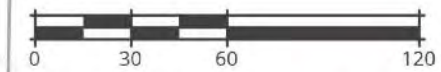


ART ALLEYS 
 PEDESTRIAN 

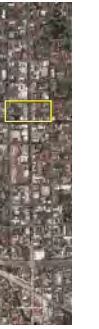
BIORETENTION PLANTER

SEATING PLATFORMS

FOOD TRUCK PARKING



SCALE: 1" = 60'-0"



1000 Block-Team A



DOS SOLES BLOCK 1/4

Date: 09/24/2020

Dos Soles

A ZERO CARBON MIXED USE DEVELOPMENT

LOT AREA - 42,120 SF

BUILDING HT - 54' with 2 towers to 65'

FLOOR AREAS

Ground Level.....24,600 SF
 Second Floor.....23,780 SF
 Third Floor.....23,780 SF
 Fourth Floor.....20,280 SF

TOTAL GROSS SF 92,440 SF

FAR - 2.19

NUMBER OF UNITS - 86 Total

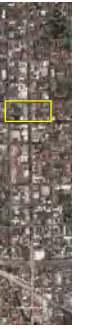
AVERAGE SIZE OF UNIT - 789 SF

PARKING - Surface and Subterranean

RECOMMENDED DEVELOPMENT STANDARD - Passive House

1. High Performance Envelope with continuous insulation, an air tight barrier and thermal breaks
2. Rooftop solar
3. Battery storage in basement
4. All electric development with reliance on renewable energy

INSPIRATION- The Lobero Theater for massing & detailing
 Team 5B's Los Dos housing



1000 Block-Team A

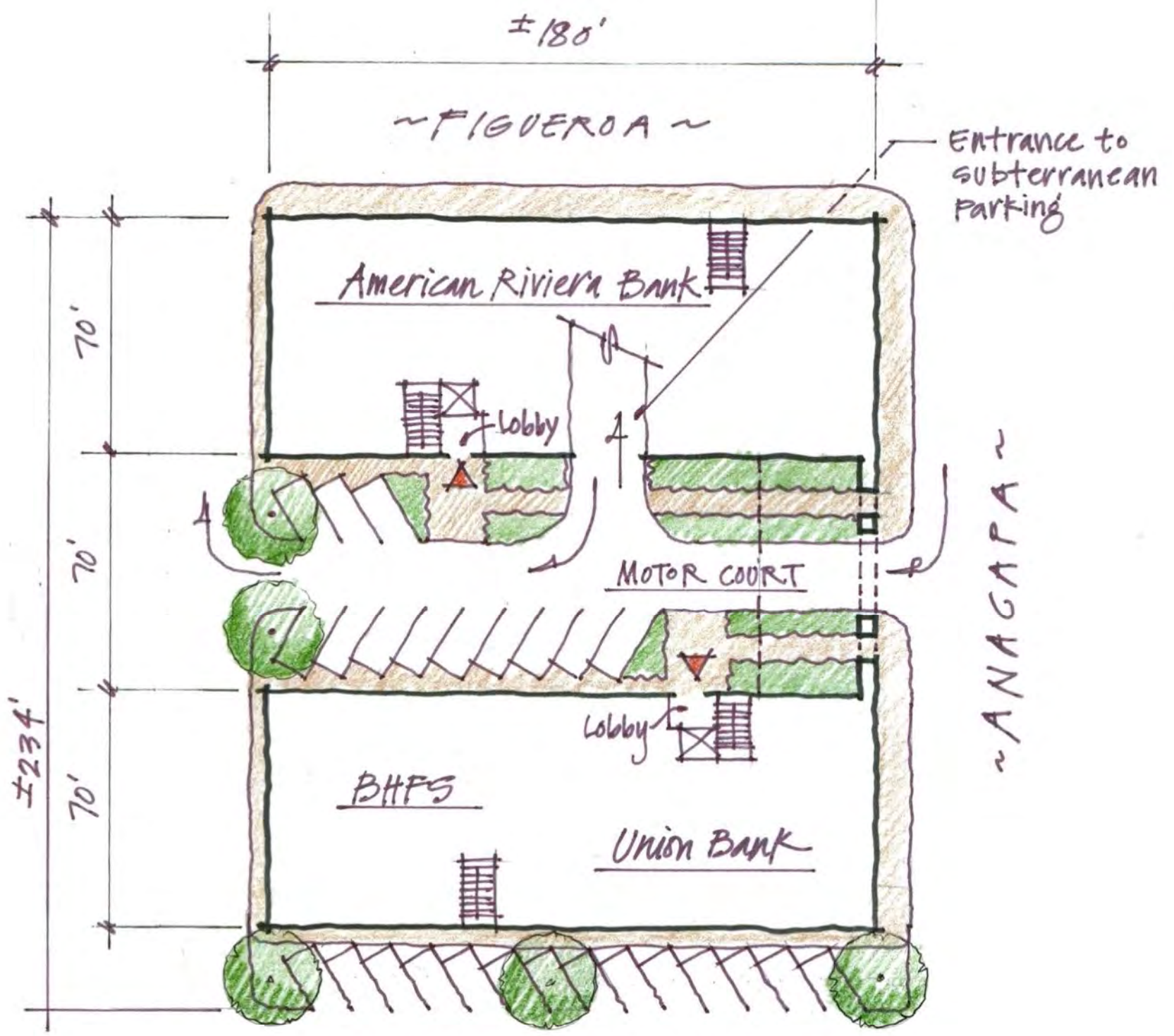


DOS SOLES BLOCK 2/4

Date: 09/24/2020



LEVELS 2 + 3 : RESIDENTIAL
 (Level 4 similar w/ units 1 & 15 omitted from each building)



GROUND LEVEL : COMMERCIAL

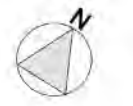
0 10' 50' 100'

SCALE 1:40

Dos Soles

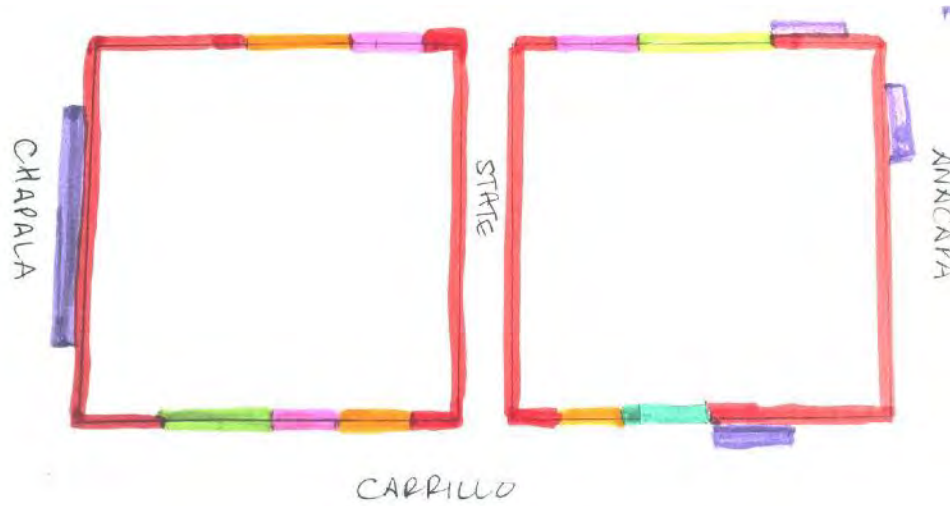
DOS SOLES BLOCK 3/4

Date: 09/24/2020



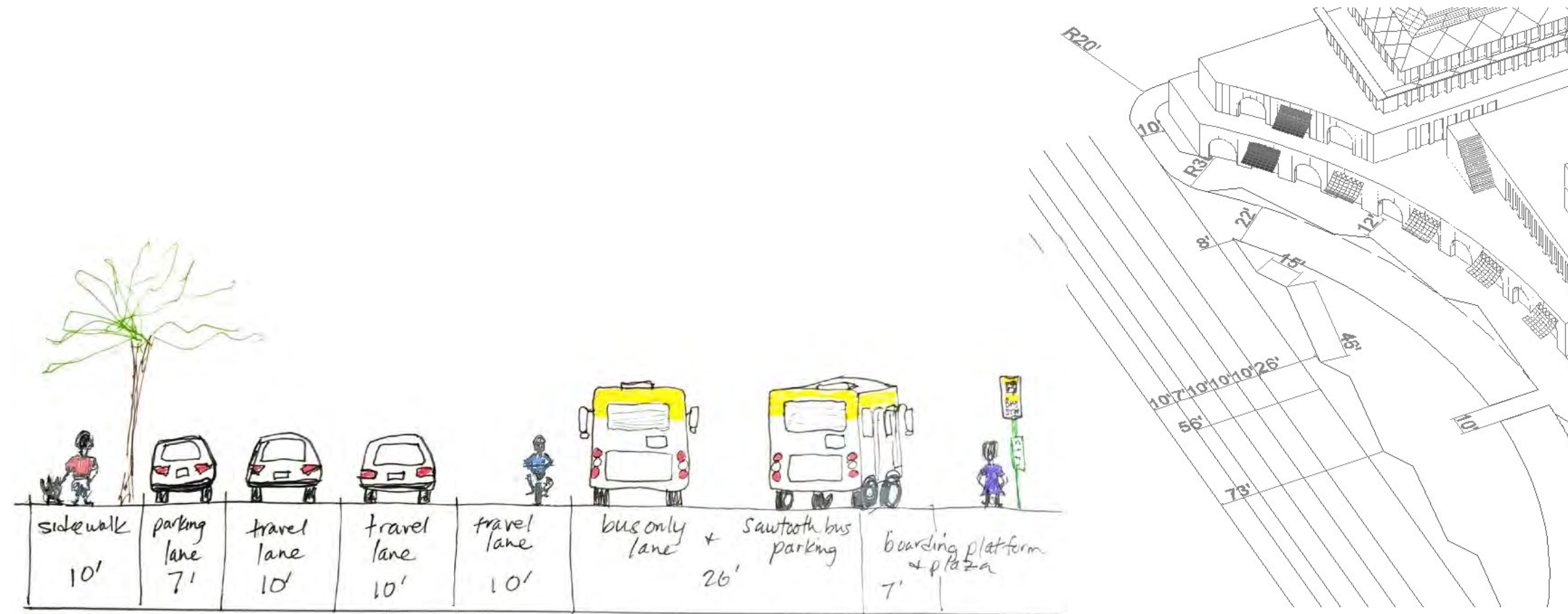
1000 Block-Team A



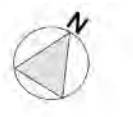
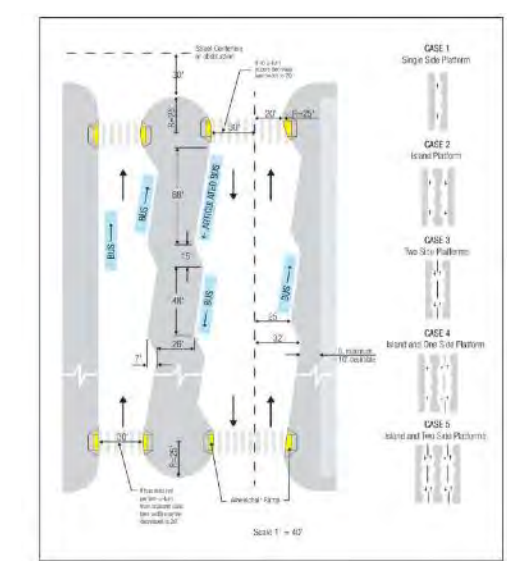
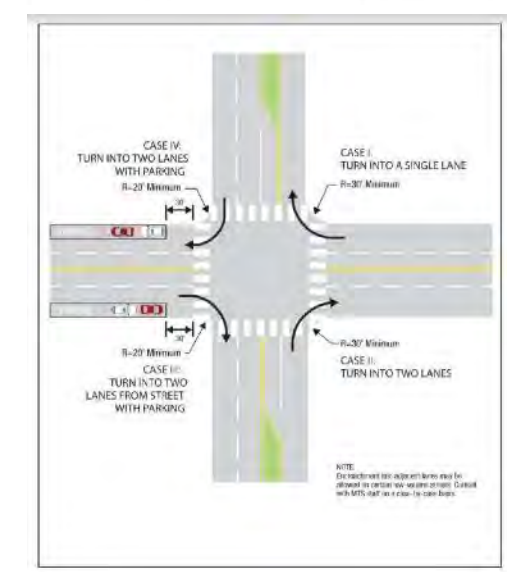
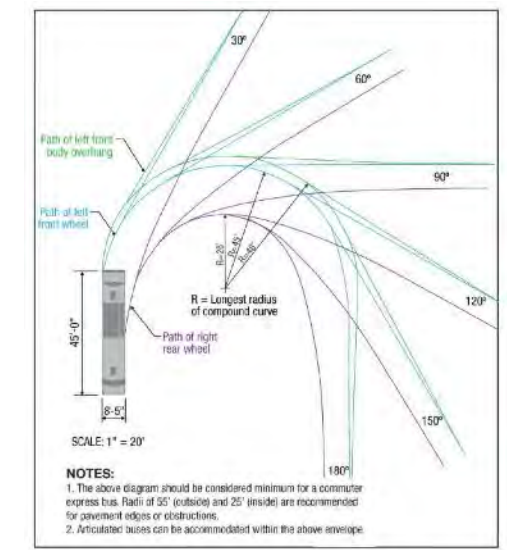


- Red curb
- 15 minutes parking
- 75 minutes parking
- 10 minutes taxi+ TNC parking
- Commercial loading
- Bus stop

With State Street closing to through traffic, curb spaces on adjacent streets need to balance and manage on-street space for bus stops, commercial deliveries, taxis and transportation network companies (Uber/Lyft), and parking.



This section of Chapala is high capacity but fairly low volume. One of the four existing travel lanes can be removed from general traffic flow and incorporated into the Transit Center site to allow for sawtooth bus parking and easy bus circulation.

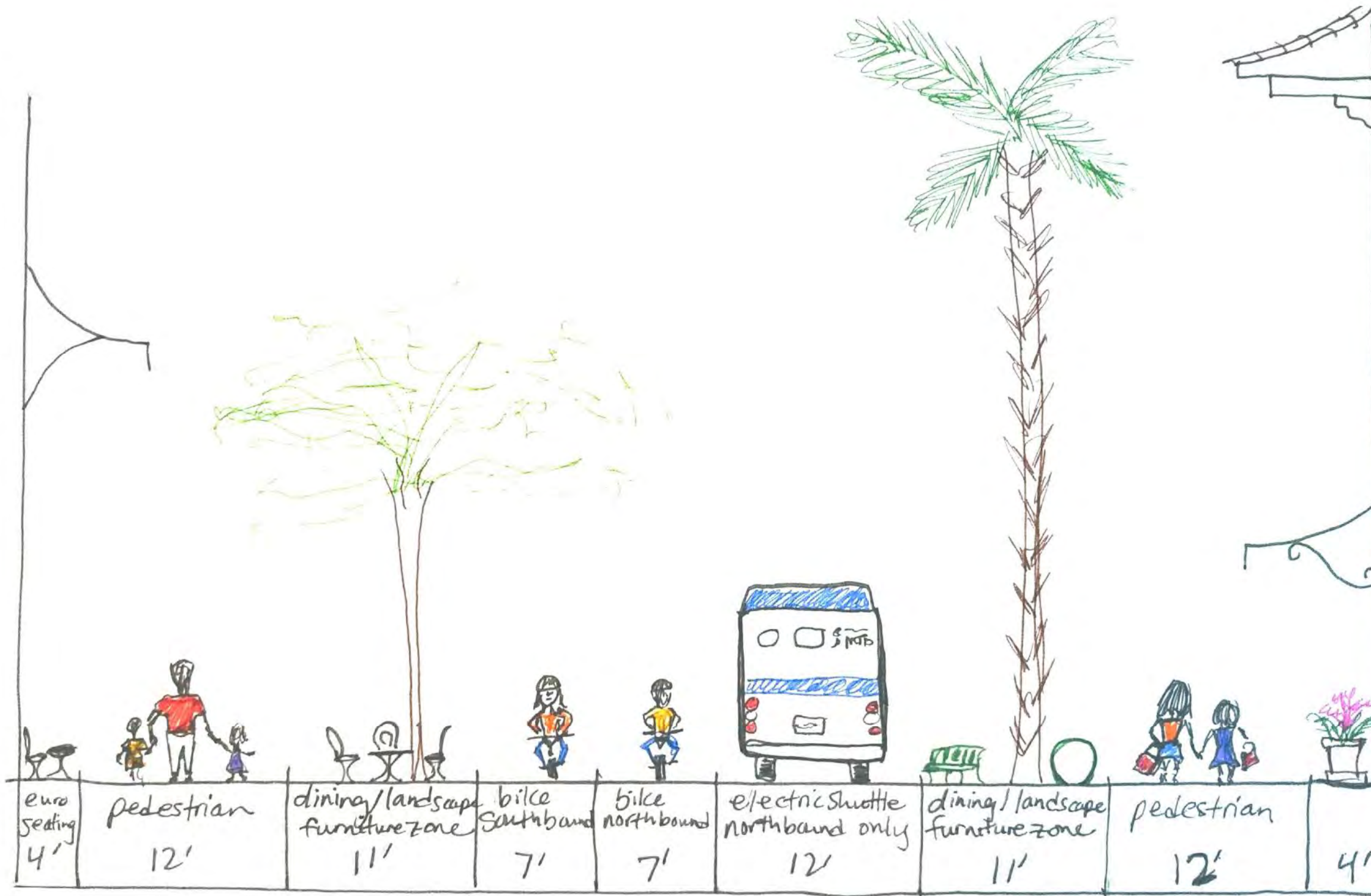


1000 Block-Team A

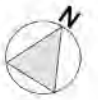
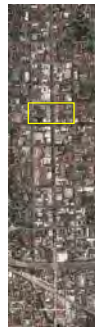


CIRCULATION

Date: 09/24/2020



Wide pedestrian areas and designated space for dining, bike racks, landscaping, and other street furniture reduces competition for space and ensures ADA path of travel compliance. Designated bike lanes and a one-way transit lane ensure everyone can enjoy State Street safely, and provide access for emergency vehicles and parades.



1000 Block-Team A



STATE STREET

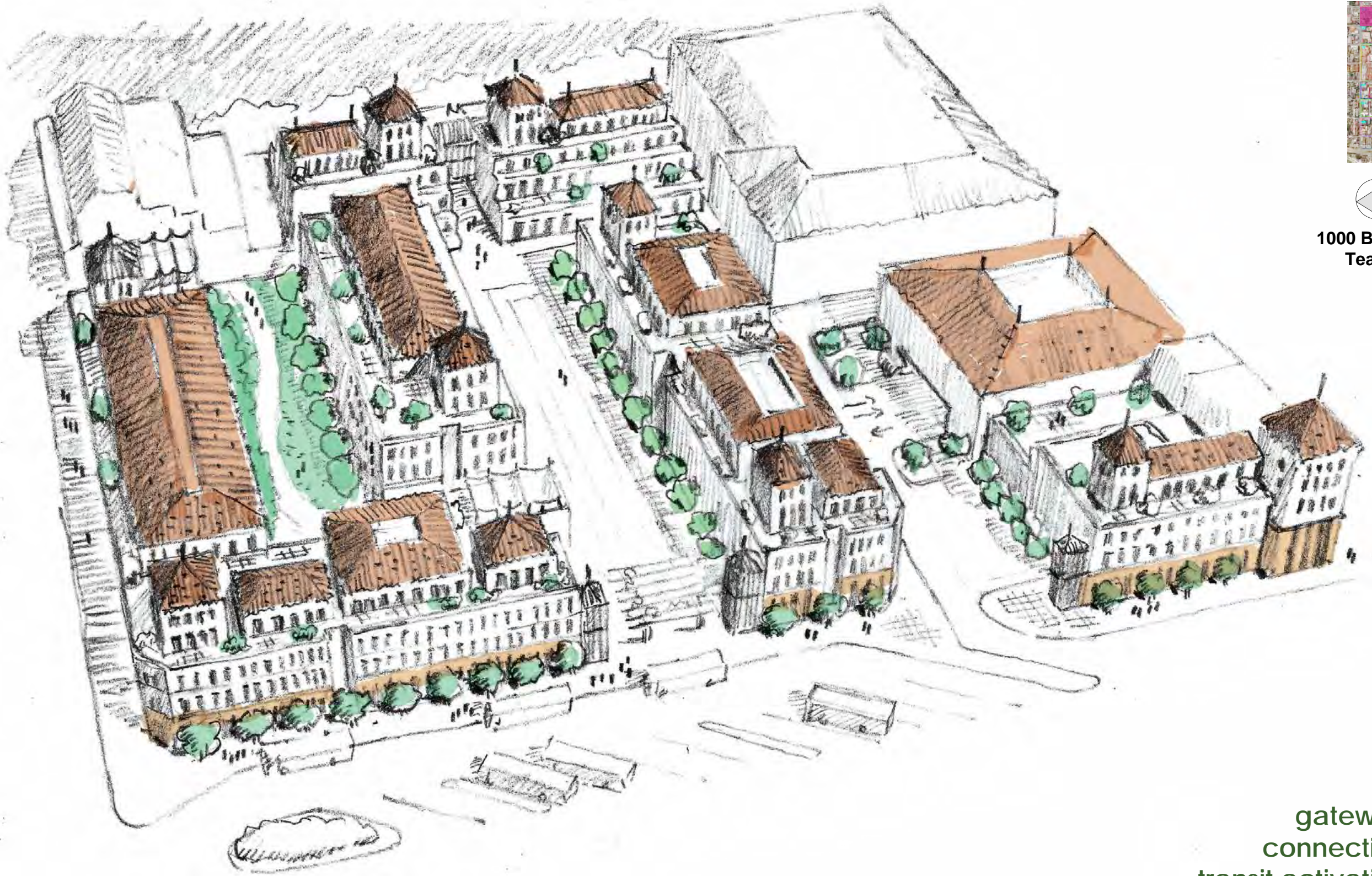
Date: 09/24/2020

[HOME](#)

1000 Block Team B

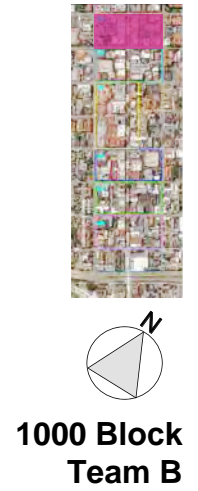
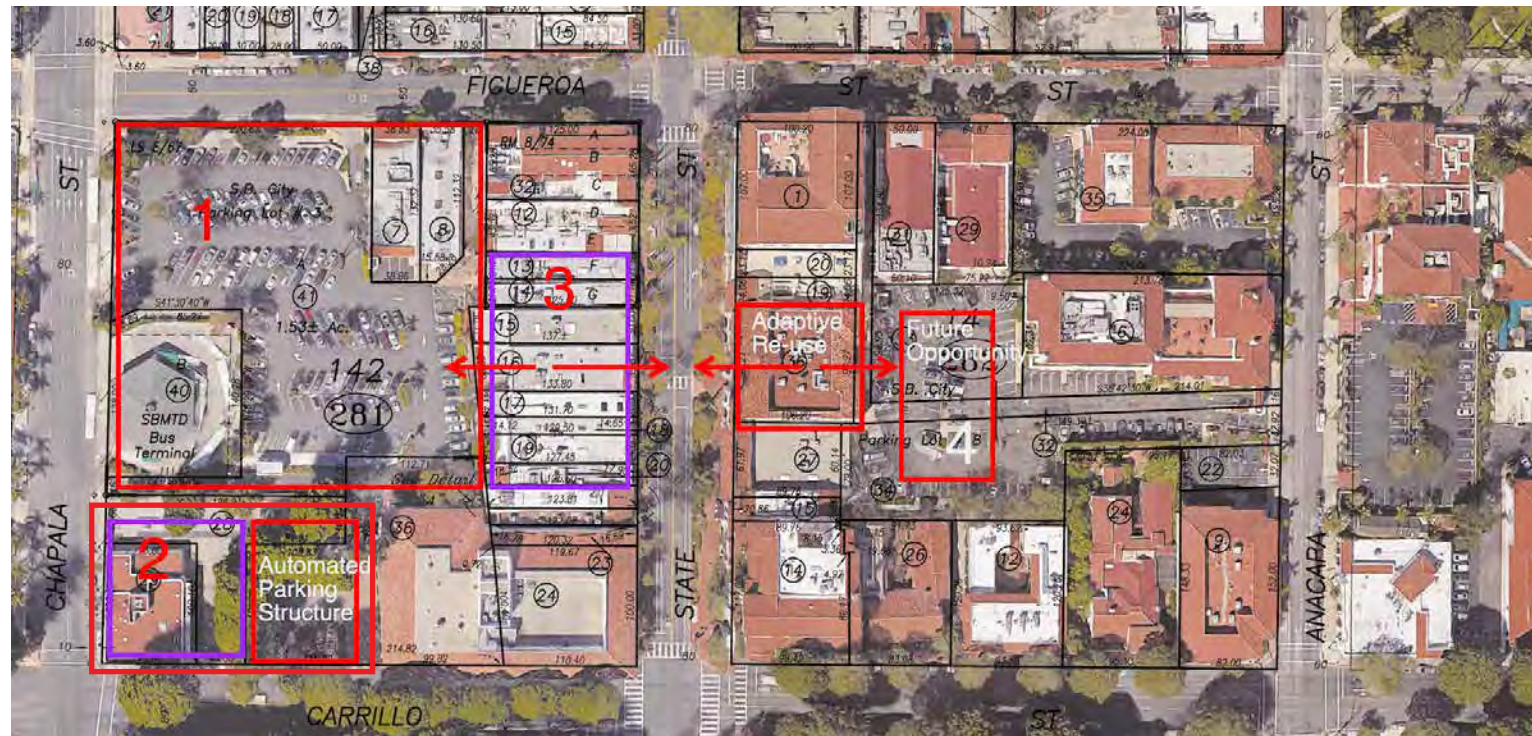
State Street
1000 Block
Team 6b

Detty Peikert
Erica Obertelli
Richard Warner
Kalie Grubb
Brian Launder
Kristin Stoyanova
Molly Morrison
Eric Mayer
Alanna Green
Eva Yang



1000 Block
Team B

gateway
connection
transit activation
an outdoor living room in the heart of santa barbara
living green



SITE 1 – New Development

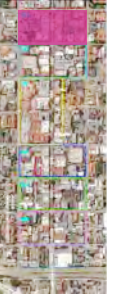
1. Private public partnership to acquire existing public on grade parking lot
2. Acquire two existing properties fronting Figueroa Street for redevelopment
3. Reconfigure existing to MTD bus terminal to accommodate up to 12 buses by taking a portion of the parking lot property and a portion of the public right of way. Narrow Chapala Street down to two northbound lanes plus parking.
4. Acquire a portion of the Amazon parking lot to construct a 300 vehicle fully automated multi-level parking structure to replace all of the existing public parking and add approximately .5 spaces of additional parking spaces per unit of the proposed residential development.
5. Develop approximately 16,000 SF of ground level commercial space fronting Chapala and Carrillo
6. Develop approximately 125,000 SF of residential apartments on site are 1. (between 250 and 300 Residential units depending on type on unit size)
7. Approximately 7,900 SF is proposed to be configured as ground level Live Work space.
8. Partner with the City Housing Authority or non-profit affordable developer to create at least 20% affordable housing utilizing public subsidies.
9. Create at least 15% "work force" units affordable to residents earning between 120% and 200% of the area median income.
10. The proposed residential development will be all on grade with significant grade level landscaped open spaces.
11. Create a public Transit Center Plaza facing Chapala with a solar trellis to assist in charging MTD electric buses.
12. Create a continuous public paseo from the proposed Transit Center Plaza at Chapala through to State Street.
13. Storm Water Management for all three sites can be handled by utilizing the large area of on grade permeable open space, combined with underground storage, filtration planters and other technologies.

SITE 2 – New Development

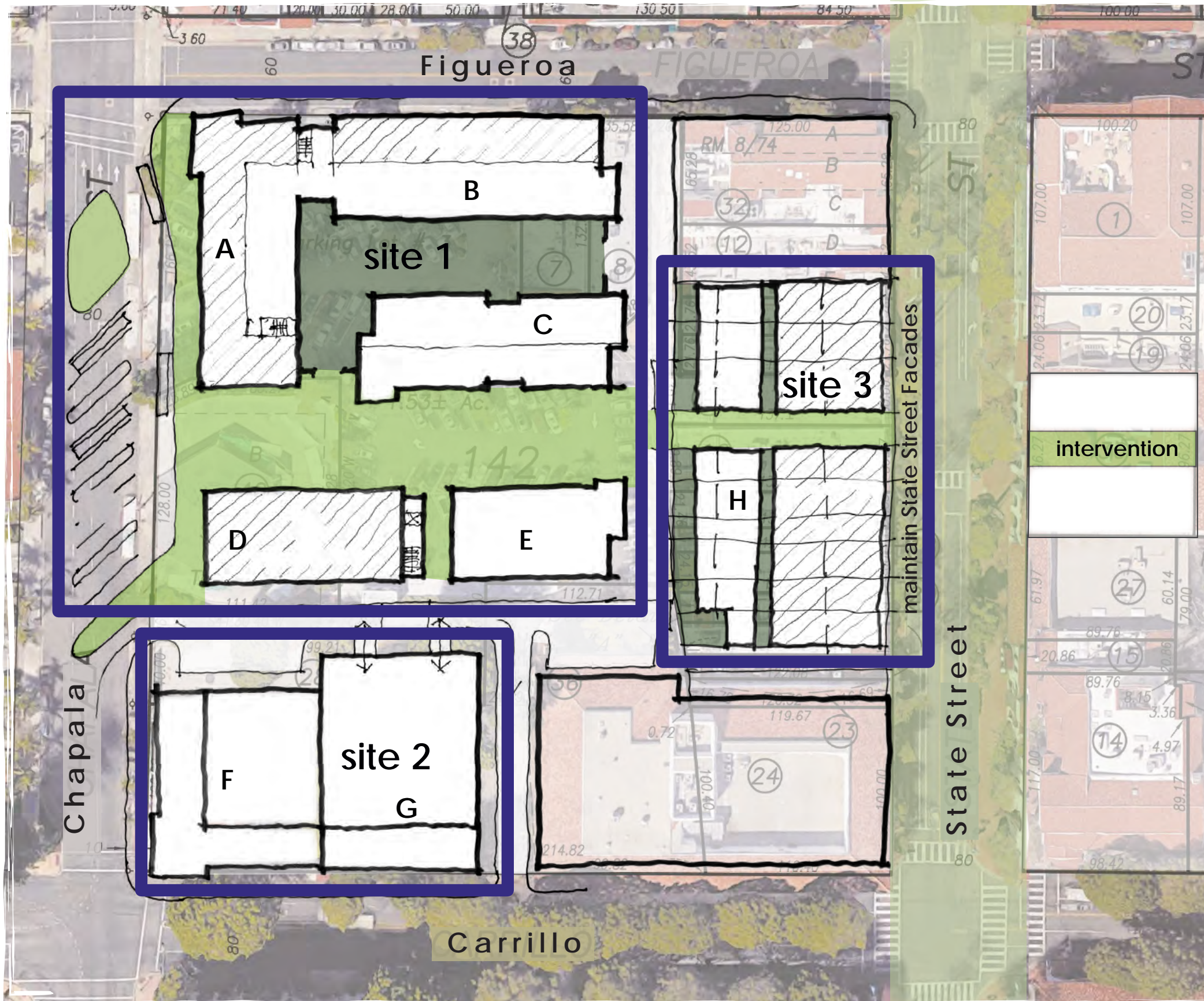
1. Acquire previously approved site at the corner of Chapala and Carrillo and acquire additional property for a total of 10,000 SF
2. Develop a 28,000 SF building consisting of an internal parking garage utilizing "Puzzle Park" stacked parking technology.
3. Create 18,600 SF of residential space
4. Develop 5,000 SF of Commercial space fronting Chapala and Carrillo.
5. Create a second story roof deck/courtyard to provide open space for the residents.
6. Separately, acquire the Amazon parking lot for construction of a \$9,500,000 fully automated parking structure providing replacement of all existing public parking and at least 160 additional spaces to accommodate the new development.

SITE 3 – Adaptive Re-use

1. Acquire 7 existing properties fronting State Street for adaptive re-use
2. Reduce the overall depth of the existing one story buildings to a maximum of 60' by removing the rear portion of the building to provide space for new residential development.
3. Remove one building entirely to create a 20' wide paseo that leads from State Street through to the proposed Transit Center Plaza
4. Develop 6,000 SF of commercial/Live Work space behind the remaining existing commercial buildings.
5. Develop 21,000 SF of residential development behind and partially over the remaining existing commercial buildings.
6. Step residential building approximately 25' back from State Street to maintain the single story facades and reduce the visual impact of the residential development.
7. Retain 9,600 SF of existing commercial space fronting State Street
8. Develop 6,000 SF of additional ground level commercial space or live work space.
9. Retain the existing Streetscape/building facades.

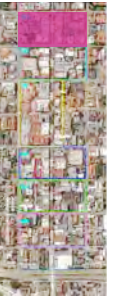
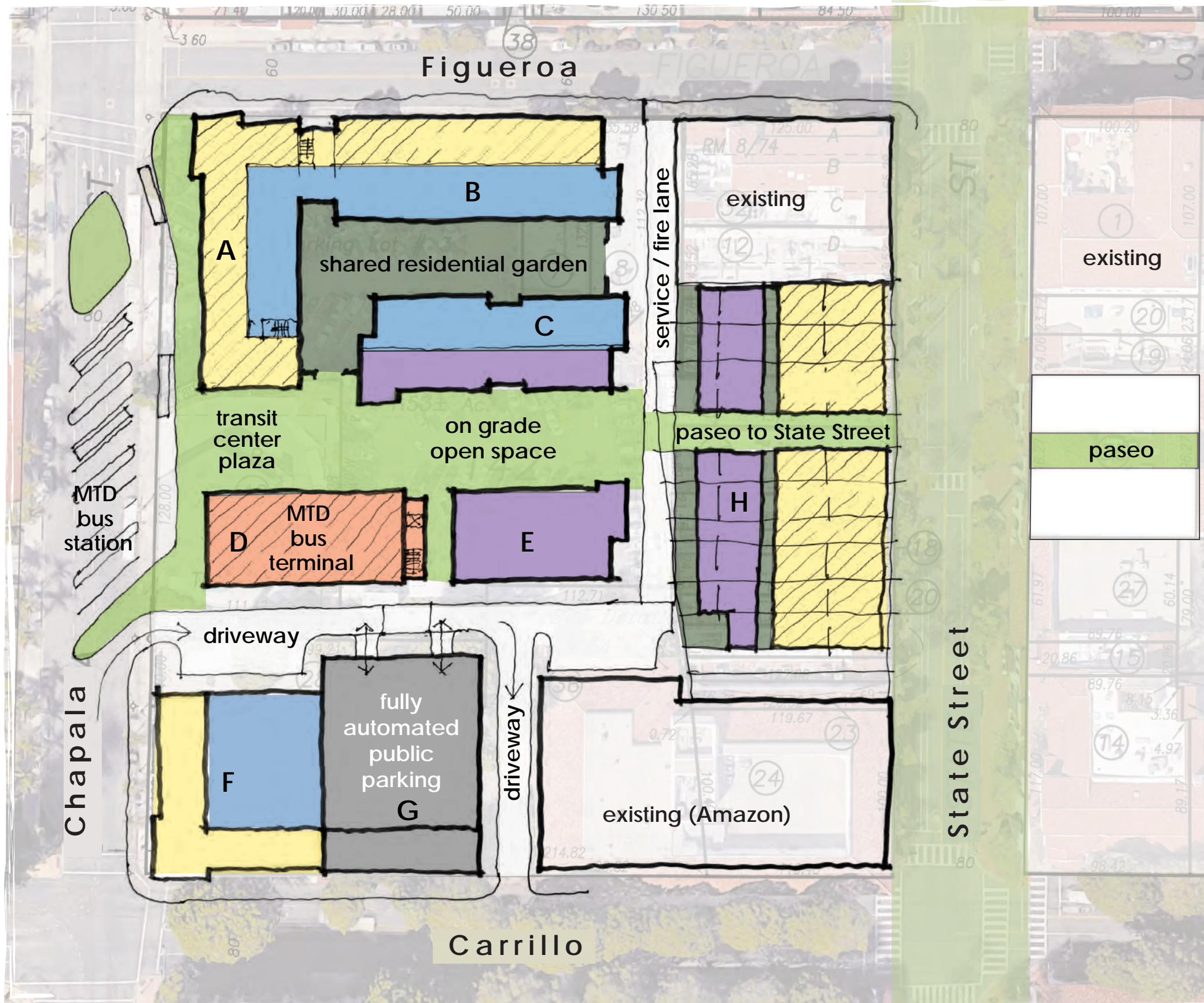


1000 Block Team B



PROJECT DATA

Site Area 1	72,800 SF			
	Bldg Area	Commercial	Residential	Live Work
Bldg. A	30,450	5,400	23,000	
Bldg. B	32,480	4,800	27,000	
Bldg. C	38,400		36,000	3,100
Bldg. D	24,640	6,100	17,820	
Bldg. E	22,400		21,000	4,800
	148,370	16,300	124,820	7900
FAR (site 1)	2.038		Rentable FAR	1.94
Site Area 2	10,000 SF			
	Bldg Area	Commercial	Residential	Live Work
Bldg. F	28,000	5,000	18,600	
FAR (site 2)	2.8			
Fully Automated Parking Structure				10,000 SF Footprint
Site Area 3	23,000 SF			
Existing Bldg	18,000 SF Approx.	Existing commercial space reduced to 60' deep		
Reduced Bldg.	9,600 SF			
	Bldg Area	Commercial	Residential	Live Work
Bldg. G	37,200	9,600	21,600	6,000
FAR (site 3)	1.62			



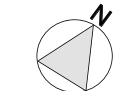
1000 Block Team B

Legend

- Residential Units
- Live/Work Space
- Transit Center
- Commercial Space
- Public Outdoor Space
- Private Outdoor Space
- Automated Parking Garage

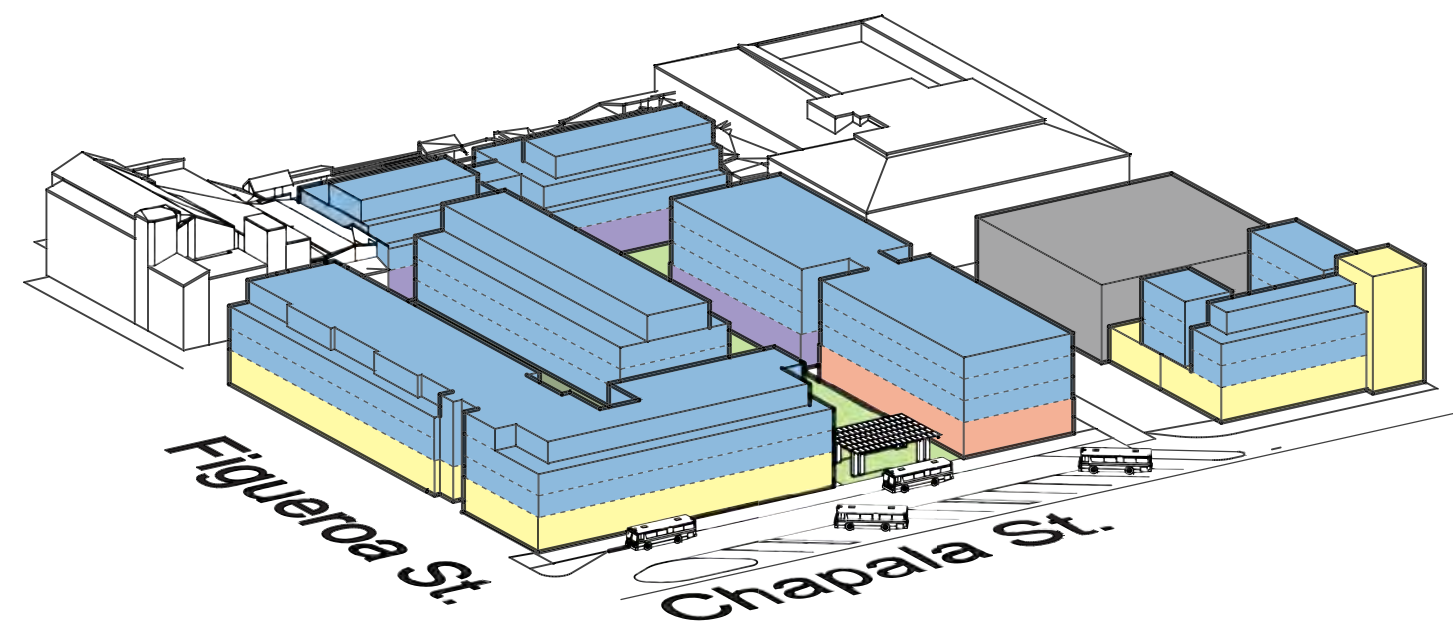
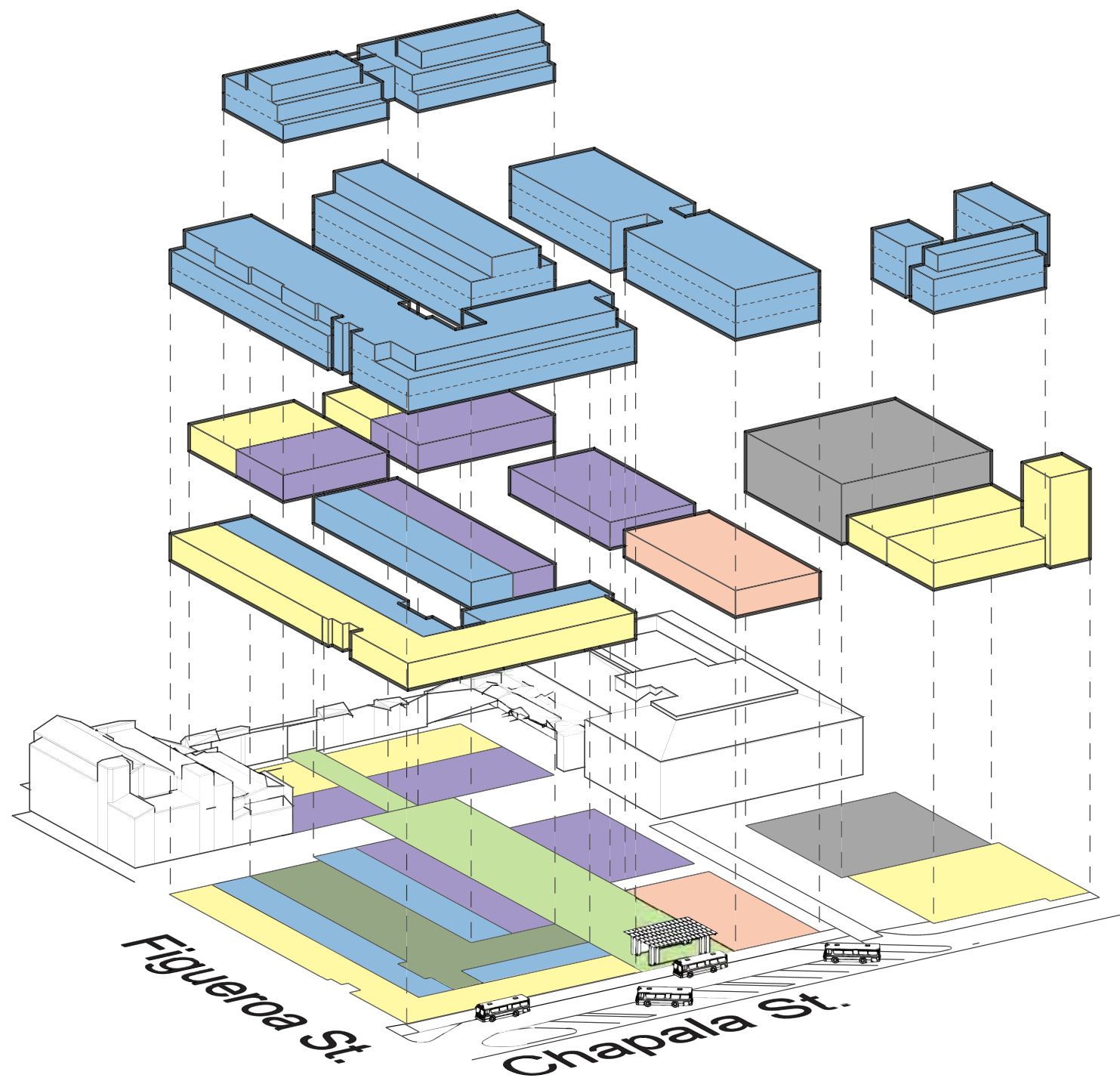
	Bldg Area	Commercial	Residential	Live Work
Bldg. A	30,450	5,400	23,000	
Bldg. B	32,480	4,800	27,000	
Bldg. C	38,400		36,000	3,100
Bldg. D	24,640	6,100	17,820	
Bldg. E	22,400		21,000	4,800
Bldg. F	28,000	5,000	18,600	
Bldg. G	37,200	9,600	21,600	6,000
Total	213,570	30,900	165,020	13900

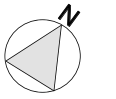
Fully Automated Parking Structure 10,000 SF Footprint
 Existing commercial building 18,000 SF Approx.
 Reduced Building (60' deep) 9,600 SF



Legend

- Residential Units
- Live/Work Space
- Transit Center
- Commercial Space
- Public Outdoor Space
- Private Outdoor Space
- Automated Parking Garage





1000 Block
Team B



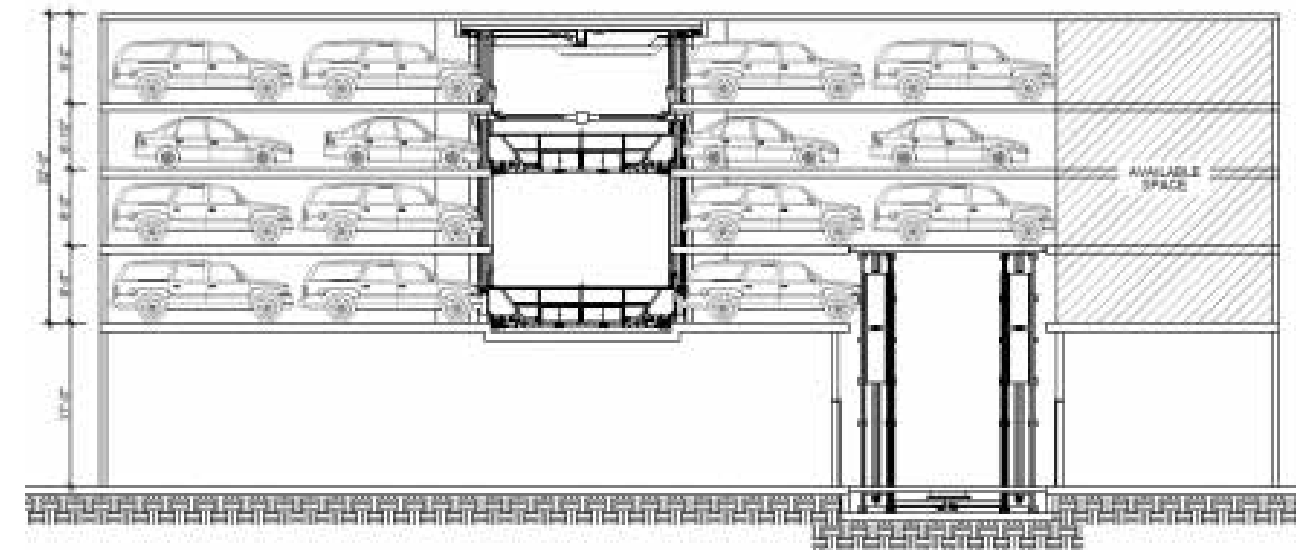
Automated Parking Structures (APS)

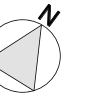
An average conventional garage requires three to six times more square feet than the actual dimension of a car to accommodate drive aisles, ramps, and standard parking space dimensions.

Automated Parking Structures can reduce the square footage needed per car by up to 50%, eliminating ramps, concrete slabs and, in some cases, drive aisles to use property area and vertical space more efficiently. Automated Parking Systems lift cars and slide them into place in a variety of compact configurations. They have an average retrieval time of 2 to 3 minutes depending on the size of the garage.

APS and Conventional Garage Comparison

Application	Type	Parking Spaces	sq ft (m ²) per Space	Cost per Space
Freestanding Above Grade	Parking Garage	203	445 (41.3)	\$29,600
	APS	217	268 (24.9)	\$28,200





1000 Block Team B

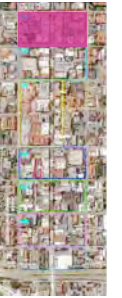
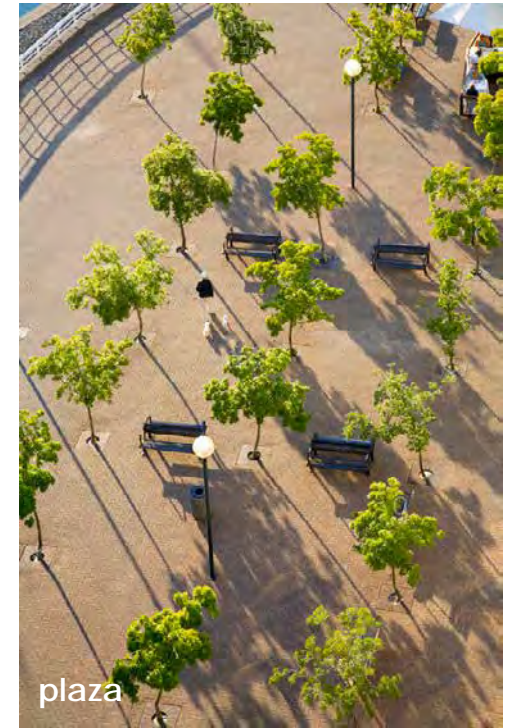


Legend

- Pedestrian
- - - - - Bike Path/Lane
- ▬▬▬ Bus Route
- ▬▬▬ Car/Service Vehicles
- ▭ Primary Outdoor Space
- ▭ Transit Center



Our approach to the ground level landscaping for this site was to maximize flexibility of uses and create inviting, comfortable urban spaces and functional, semi-private gathering spaces for the residents. The Central Transit Plaza is lined with canopy trees and focuses on terminal focal points to pull visitors through the plaza and out onto State Street. The entry to the plaza allows for gathering, outdoor dining, shaded waiting areas for the buses, and a traditional fountain element to help mitigate traffic noise. The semi-private residential gardens are gated to allow for amenities such as BBQs, gas fire pits, picnic areas and patio gardens. The residential spaces will still have an urban feel, but the flow and functions will be more resident focused. The impact of the automated parking garage, allows for wide plaza spaces that will allow for ample light and air flow through the taller building masses, which is critical for making spaces inviting to the communities residents and visitors alike.



1000 Block Team B



The approach taken for State Street was intended to weave multiple types of uses into one cohesive urban fabric. As our block of state street is anchored by the use of the Transportation Center, a larger conversation of how to organize transportation through the corridor of State Street became a focus.

Shielded & shaded by a canopy of trees, a transportation artery for man-powered forms of transportation (bicycles, Scooters, Roller Blades, Skateboards etc) ebbs & flows through the center of State Street. The new Transportation Center paseo opens onto a widened public plaza. Pedestrian access is shifted to the center of State, nestled on either side of the "artery", allowing for further activation of the spaces directly along the building's edge. These resulting pockets of "plaza" are widened for the use of restaurants, cafes or public gatherings, further activating the space and increasing visual interest as pedestrians move along the 1000 block



USER ACTIVATED DOWNTOWN



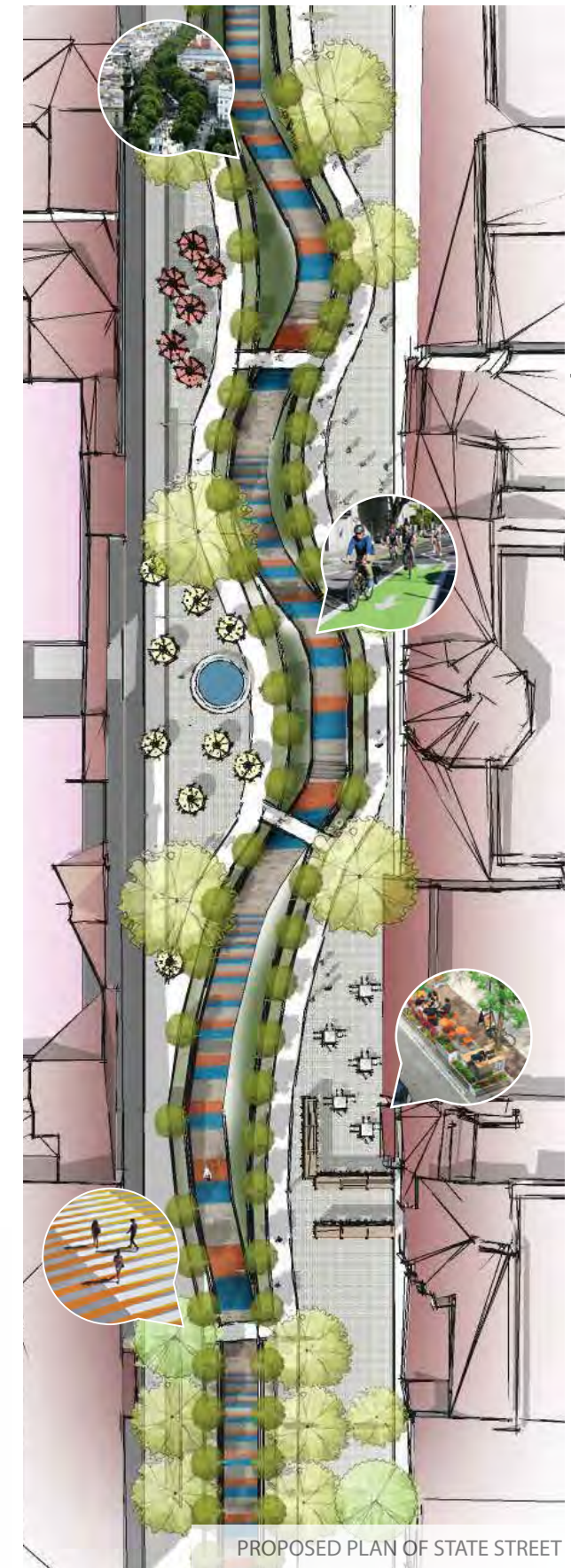
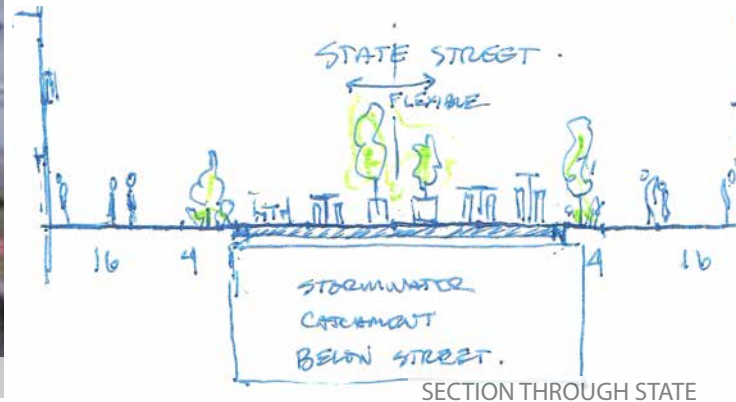
GRAPHIC SEPARATION OF USES



USER ACTIVATED DOWNTOWN



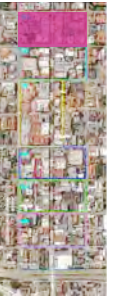
MIXED USES GEARED AROUND RECREATION



PROPOSED PLAN OF STATE STREET



1000 Block Team B



1000 Block
Team B

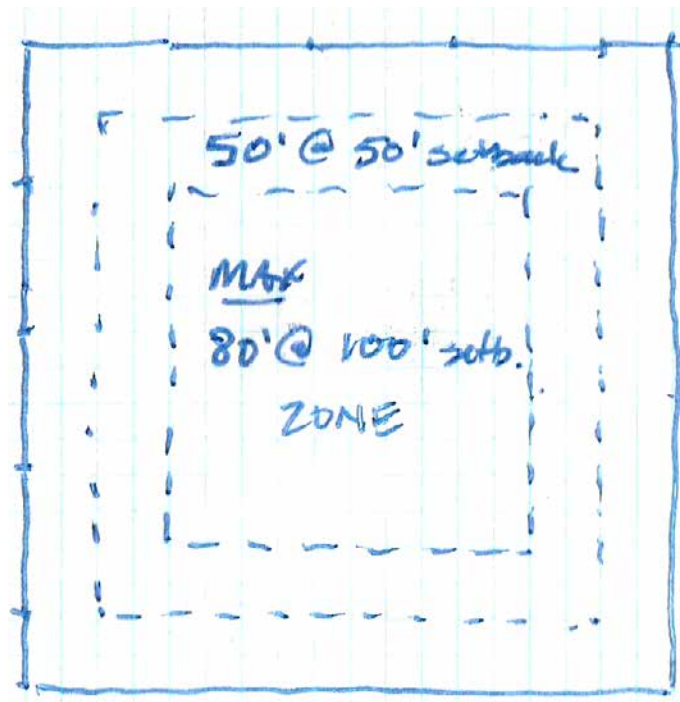


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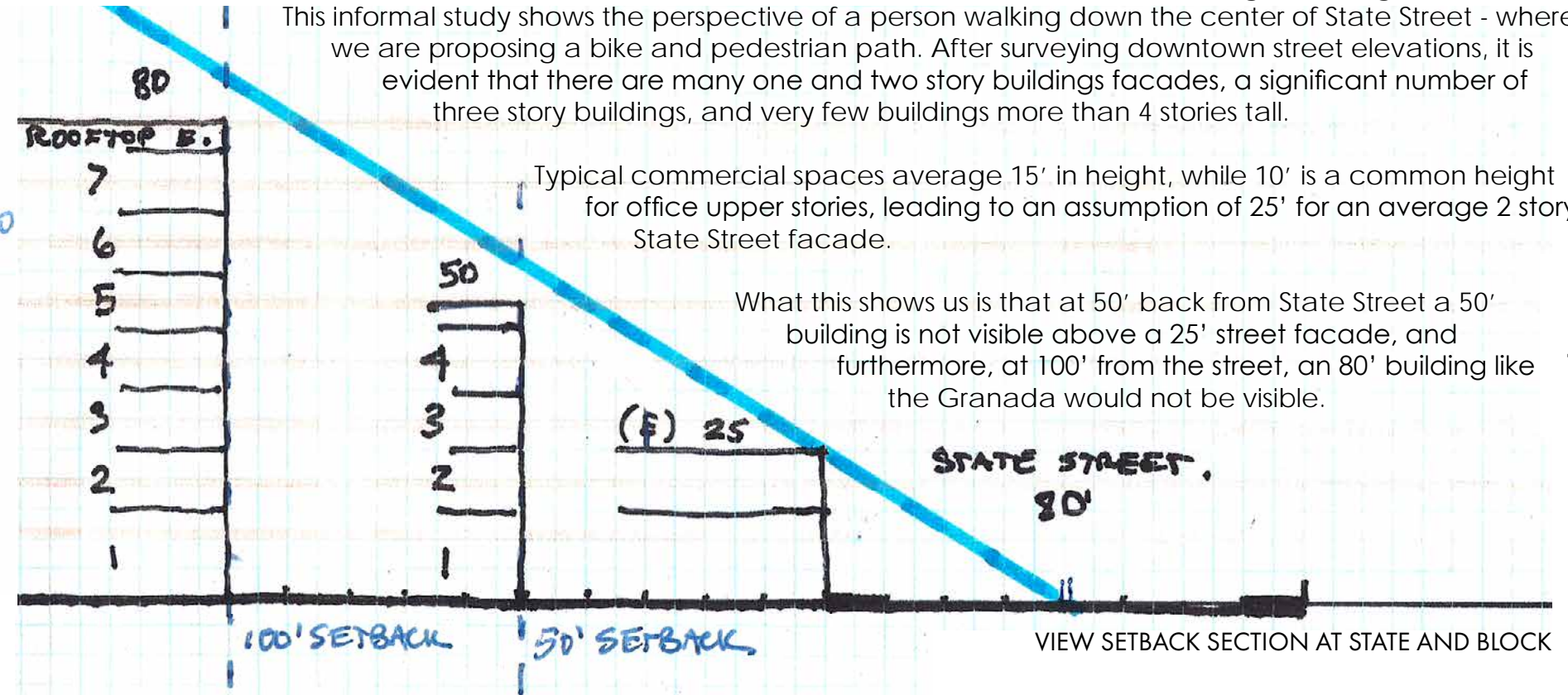
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VIEW SETBACK PLAN OF BLOCK

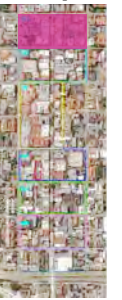


VIEW SETBACK SECTION AT STATE AND BLOCK

This informal study shows the perspective of a person walking down the center of State Street - where we are proposing a bike and pedestrian path. After surveying downtown street elevations, it is evident that there are many one and two story buildings facades, a significant number of three story buildings, and very few buildings more than 4 stories tall.

Typical commercial spaces average 15' in height, while 10' is a common height for office upper stories, leading to an assumption of 25' for an average 2 story State Street facade.

What this shows us is that at 50' back from State Street a 50' building is not visible above a 25' street facade, and furthermore, at 100' from the street, an 80' building like the Granada would not be visible.



1000 Block Team B

The study of visual magnitude and setbacks above is a key concept in our proposal. For our adaptive reuse, we conceived of maintaining the State Street facades and increasing height and density at the interior of the block. This strategy allows for a sense of openness at the street while increasing the housing in a manner that is consistent with current perceptions of size bulk and scale.

In addition to the above studies, our research suggests that the 125'+ deep parcels that face State Street often struggle to find tenants because the portion of the commercial space beyond the first 60± feet is superfluous and so creates undesirable tenant spaces by design.

In combining these two studies, we determined that there is an opportunity to utilize the rear portion of these overly deep parcels for housing, with the possibility of providing live work spaces at the plaza level with residential units above. Those new residential buildings could be taller than typical downtown Santa Barbara buildings today, without impacting the "feel" of the street.

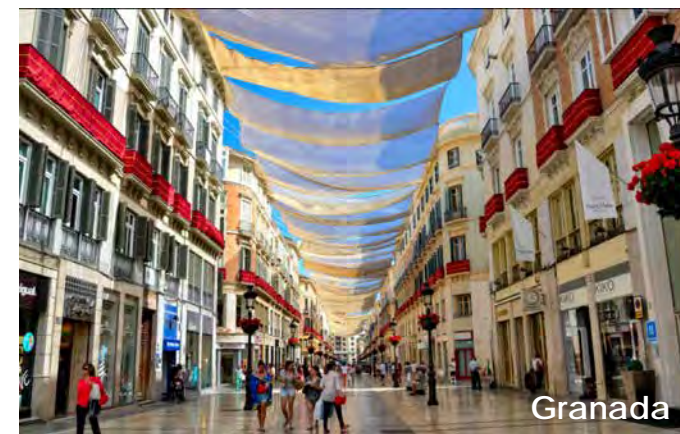
Furthermore, we would recommend changing current height guidelines to be more reflective of the architecture of Spanish and Andalusian towns (averaging 4-6 stories at the street) and therefore to allow for at least 4 stories at the street.



Besalu



Costa Brava



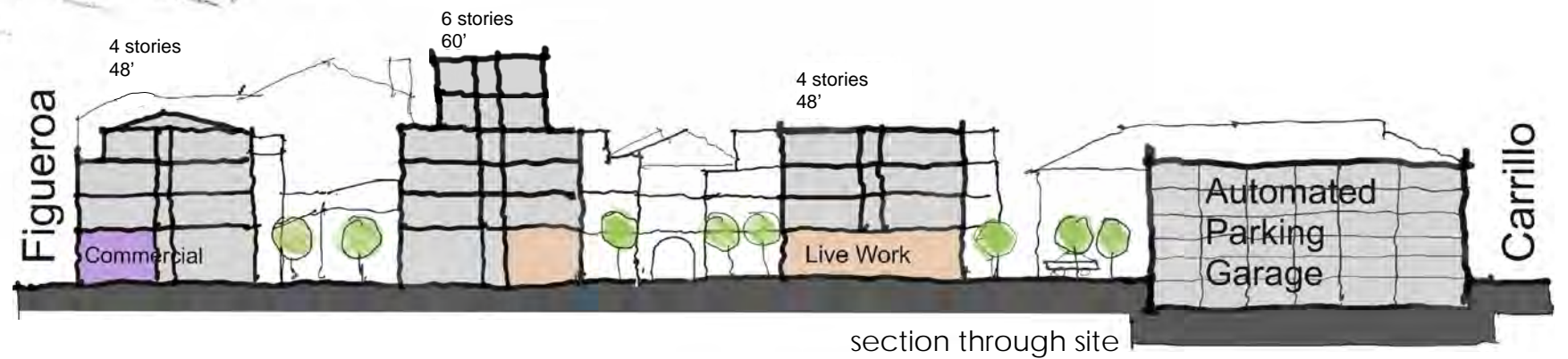
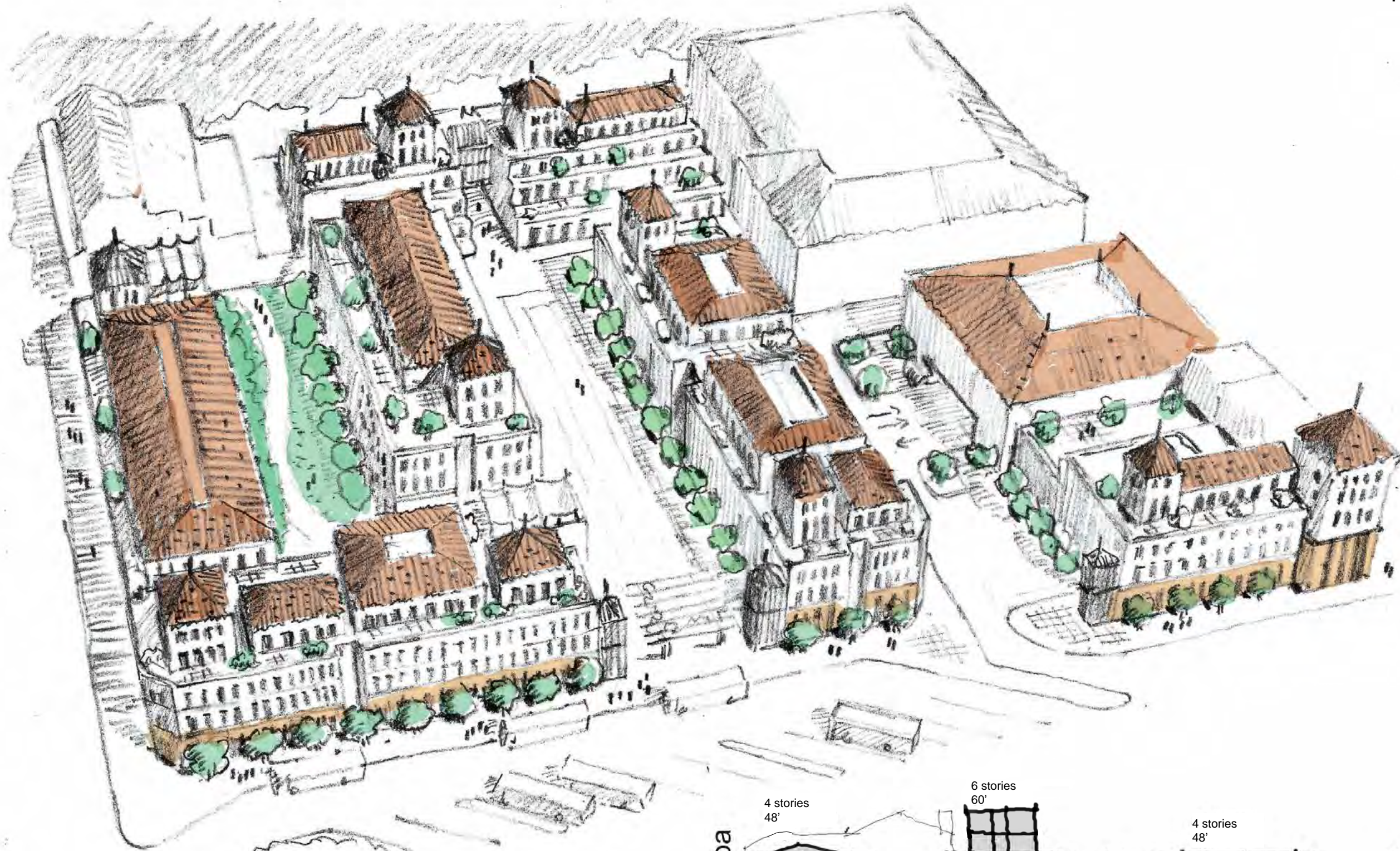
Granada

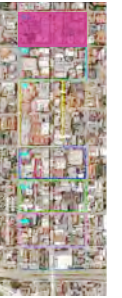


San Sebastian



1000 Block
Team B





1000 Block
Team B



SANTA BARBARA STREET CONCEPTUAL MASSING - STATE STREET ENTRANCE TO TRANSIT PLAZA AND BUS TERMINAL



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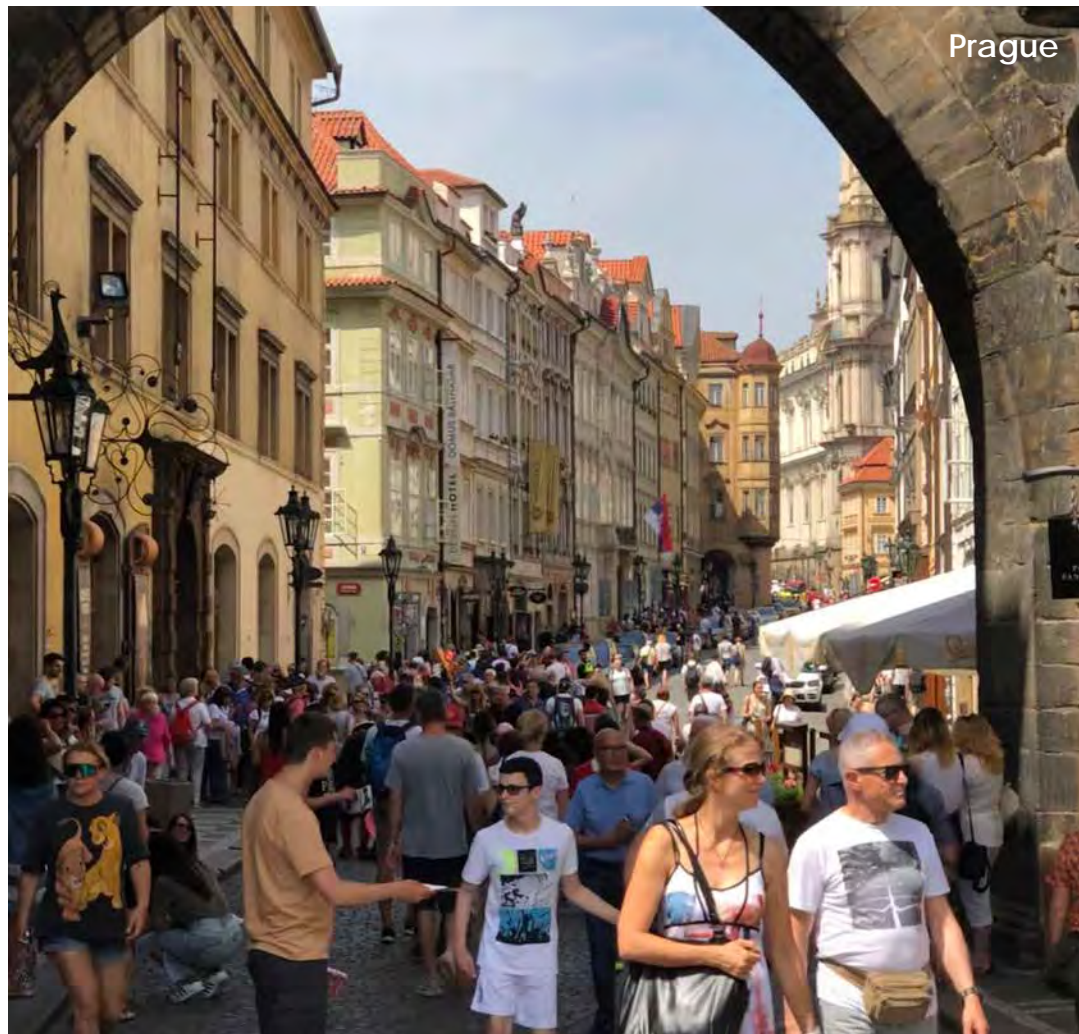
RE: INVIGORATE
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Santa Barbara

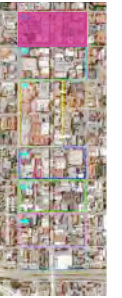
Images showing taller buildings and civic plazas with vibrant activation at ground level and office and residential above



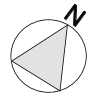
Prague



Vienna



1000 Block Team B



1000 Block Team B





1000 Block
Team B

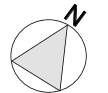


view from State Street paseo



view along Chapala





1000 Block
Team B

The heart of Santa Barbara - downtown.eat.sleep.live.work.play.travel. Proposed transit oriented housing and mixed use!



Advisory Committee

AIASB CHARRETTE 2020

BUILDING FORMS AND FLOOR AREAS SUPPORTING PROJECT FEASIBILITY

Peter Lewis, Craig Minus, John Campanella

BUILDING FORMS ILLUSTRATED

- SAME BUILDING FORMS AS CURRENTLY EXIST IN THE CBD
- BUILDING FORM **FLEXIBILITY** BASED ON SITE DIMENSIONS
 - RECTANGLES OR PAIRS OF RECTANGLES
 - U-SHAPED AROUND A COURTYARD
 - SQUARE WITH CENTER COURTYARD
- ONLY BUILDING EXTERIOR WOULD BE VISIBLE FROM THE STREET

FLOOR AREAS ILLUSTRATED

- FLOOR AREA ONLY ACCESSIBLE FROM COURTYARD = **LESS** FLOOR AREA
 - **SINGLE ROW** OF RESIDENCES ACCESSED FROM THE COURTYARD
 - FEASIBLE FOR 1960 – 1970 APARTMENTS
 - FEASIBLE FOR CONDOMINIUMS TODAY
- FLOOR AREA ACCESSIBLE FROM INTERIOR HALLWAY = **MORE** FLOOR AREA
 - **EFFICIENCY - TWO ROWS** OF RESIDENCES ACCESSED FROM THE HALLWAY
 - **FEASIBLE** FOR APARTMENTS TODAY

LIVABLE FLOOR AREA EFFICIENCY

- MORE FLOOR AREA PER LEVEL = MORE **LIVABLE** FLOOR AREA
 - MAXIMIZE **LIVABLE** FLOOR AREA INSIDE THE BUILDING
- MORE **LIVABLE** FLOOR AREA = **VARIETY** IN SIZE OF RESIDENCES
 - MICRO UNITS, STUDIOS, ONE AND TWO BEDROOMS – **WIDER MARKET**
- MORE **LIVABLE** FLOOR AREA = **EFFICIENCY** IN SHARING COSTS
 - SITE COST, PROCESSING, SITE PREPARATION, GRADE LEVEL STRUCTURE

RECTANGLES / PAIRS OF RECTANGLES - INTERIOR HALLWAY ACCESS



401 STATE (REPLACED) – FOUR FLOORS
COMMERCIAL ON FIRST FLOOR - STACKED CAR LIFTS



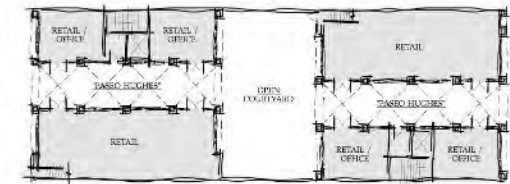
RECTANGLES / PAIRS OF RECTANGLES - INTERIOR HALLWAY ACCESS



PROPOSED STATE STREET FACADE



PROPOSED UPPER FLOOR PLANS (2-4 SIMILAR)
1"=30'



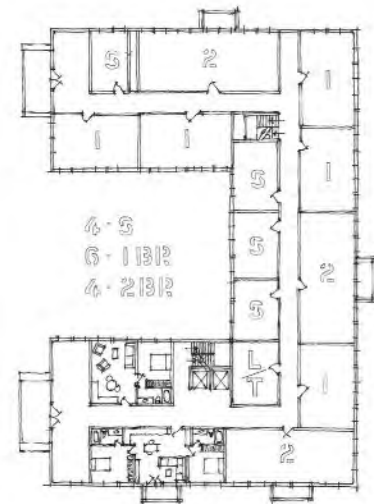
PROPOSED GROUND FLOOR PLAN
1"=30'

"PASEO HUGHES"/TILLY'S (ADDITION) – TWO BUILDINGS, FOUR FLOORS
COMMERCIAL ON FIRST FLOOR OF BOTH – PASEO TO PUBLIC PARKING

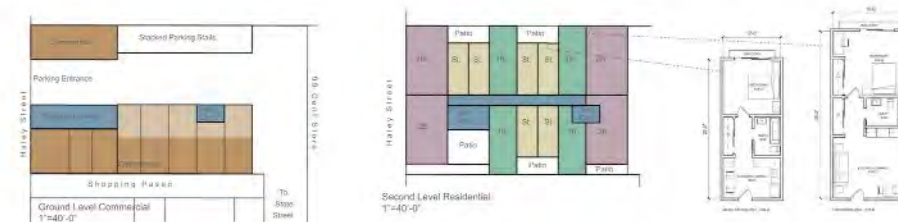
U-SHAPED AROUND A COURTYARD - INTERIOR HALLWAY ACCESS



BALBOA BUILDING (CONVERTED) - TOP FIVE FLOORS TO RESIDENTIAL
COMMERCIAL ON FIRST FLOOR (RETAINED) – NO ONSITE PARKING

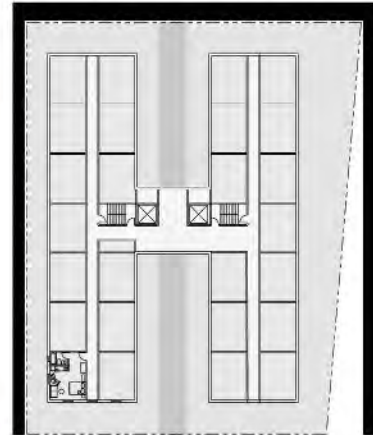


RECTANGLES / PAIRS OF RECTANGLES - INTERIOR HALLWAY ACCESS



SR. HOUSING / .99 CENT PKNG LOT (NEW CONSTRUCTION) – FIVE FLOORS
COMMERCIAL ON FIRST FLOOR - STACKED CAR LIFTS

U-SHAPED AROUND A COURTYARD - INTERIOR HALLWAY ACCESS



"DE LA GUERRA MICRO UNITS" (NEW CONSTRUCTION) – FIVE FLOORS
ON DE LA GUERRA PLAZA – USES CITY HALL PARKING LOT
NO COMMERCIAL – NO ONSITE PARKING

SQUARE WITH CENTER COURTYARD – INTERIOR HALLWAY ACCESS



NORDSTROM'S (CONVERTED) – THREE FLOORS
COMMERCIAL ON FIRST FLOOR – USES PASEO NUEVO PARKING
• CITY LAND LEASE SUPPORTS FEASIBILITY

SQUARE WITH CENTER COURTYARD – INTERIOR HALLWAY ACCESS



COST PLUS / WORLD MARKET (REPLACED) – FIVE FLOORS
COMMERCIAL ON FIRST FLOOR – STACKED CAR LIFTS

AIASB CHARRETTE 2020

BUILDING FORM FLEXIBILITY
+ FLOOR AREA EFFICIENCY
= PROJECT FEASIBILITY

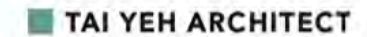
- TAKEAWAYS FROM ILLUSTRATIONS IN THE CHARRETTE
 - BUILDING FORMS ARE **FLEXIBLE** - DESIGN BASED ON SITE DIMENSIONS
 - BUILDING FORMS ARE THE SAME THAT CURRENTLY EXIST IN THE CBD
 - **EFFICIENCY** IN DESIGNING **LIVABLE** FLOOR AREA REDUCES COSTS
 - THREE TO FOUR RESIDENTIAL FLOORS SUPPORT **FEASIBILITY** IN THE CBD

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HARRISON DESIGN



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