



AIASB Design Charette 2020

A COMMUNITY VISION FOR
Downtown Santa Barbara

Live - Work - Play



AIA Santa Barbara

A COMMUNITY VISION FOR Downtown Santa Barbara



INTRODUCTION & OVERVIEW

2020 will no doubt go down in history as the year no one will forget. Like so many communities, Santa Barbara is dealing with a confluence of three major crises: a world-wide pandemic, a dramatic economic crisis, and a housing crisis. In addition, social justice issues are needing attention from coast to coast. The confluence of these difficult circumstances has created a watershed moment for the City that is not unlike the 1925 earthquake. Yet, it is these unprecedented events that create the very opportunity to realize positive change. In response, AIA Santa Barbara (American Institute of Architects) organized and managed a charrette to find solutions. A charrette is a powerful process tool used by architects to find solutions to difficult problems by bringing many minds together to tackle the issues. In this case, the challenge is to generate a community vision to bring integrated housing into downtown and to revitalize Santa Barbara's downtown.

WHAT IS A CHARRETTE?

A charrette is an intense collaborative session of design or planning activity where stakeholders on an issue come together to resolve conflicts and to identify solutions. The word "charrette" has its origin from the 19th century at the Ecole de Beaux Arts in Paris where architecture students worked intensely right to the last minute to study, resolve, and illustrate solutions, and then, to present the results.

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 the City to determine how best to meet community goals. The charrette work provides design concepts and data to illustrate potential impacts and to help inform policy decisions. With input from city partners, AIASB designed the Charrette 2020 specifically to study housing and the related open spaces including State Street as a pedestrian promenade in the Central Business District and home to Santa Barbara's historic El Pueblo Viejo.

HOW THE CHARRETTE WAS ORGANIZED

- To start, a survey was created and broadly distributed that included questions about desirability of living downtown, parking needs, and State Street as a promenade. The survey received almost 5,000 responses, providing invaluable input from the community to inform the design teams.

- The charrette work was conducted via video conferencing over the course of 7 weeks. Throughout the process, individual teams organized on-line meetings to share ideas and develop their solutions.
- To be as inclusive as possible, the charrette was broadcast widely to the design community for participation. Roughly 160 participants formed 16 volunteer design teams organized to include architects, landscape architects, students, engineers, interior designers, and other local experts. The teams also included individuals from Santa Barbara's Planning Commission, Metro Transit District, Coastal Housing Coalition, Downtown Santa Barbara, COAST, SB Bike, and other organizations.
- A volunteer team of expert advisors included City planning and transportation staff, representatives from the design review bodies, property owners, and developers.
- Twelve design teams focused on the 300 - 1000 blocks of State Street from Chapala to Anacapa Streets to study and provide:
 - Solutions for the incorporation of housing through adaptive reuse of existing buildings and new buildings at opportunity sites such as open parking lots
 - Solutions for the outdoor spaces within the two block area including State Street
 - Detailed project statistics to demonstrate the feasibility and development potential
 - Recommendations about regulatory changes adjustments to incentivize the new vision for housing and open space
- Four design teams studied the public open spaces of State Street, the paseos, parks, and plazas for the entire downtown area from Cabrillo Boulevard to Sola Street to address:
 - housing and supportive public open spaces
 - circulation for walking, biking, automobile, transit, and parade routes
 - recreational activities
 - storm water management

Over 250 pages of creative and visionary design work was created along with applicable statistics and a better understanding of housing potential on each block.

The Community Vision expressed in the work of the charrette is designed to encourage inclusivity, discussion, and steps forward to realize the housing and revitalization of our downtown in Santa Barbara's unique creative style.

THANK YOU TO OUR 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 Poinier, AIA
Haley Kolosiekie

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 Ensborg, 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 Balkian
Stephanie Soldo
Jodi Sutton
Ivonne Ibarra
Joanna Kaufman
Courtney Jane Miller, ASLA

State Street Corridor - Team C

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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

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 Ensborg, 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

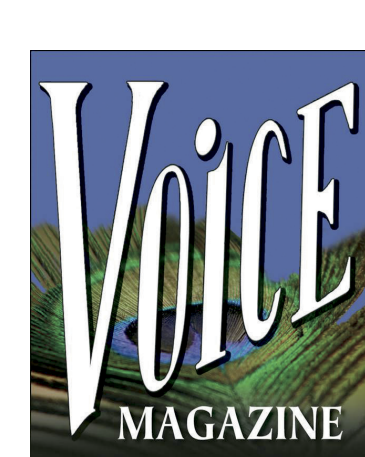
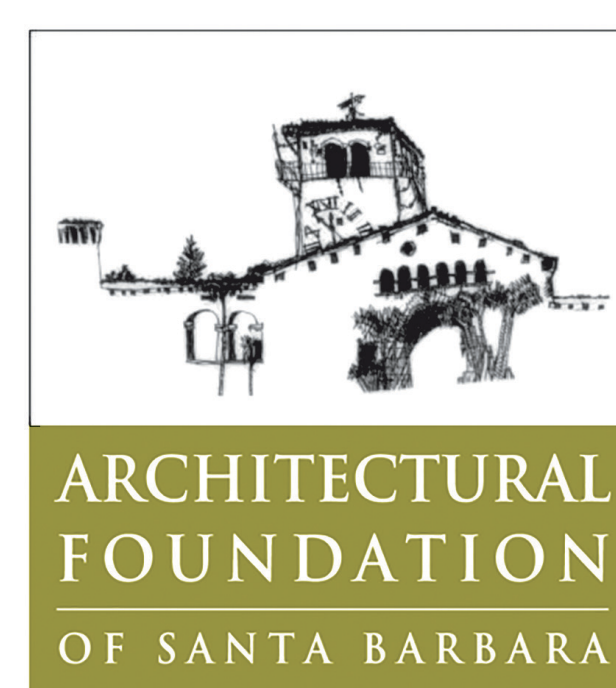
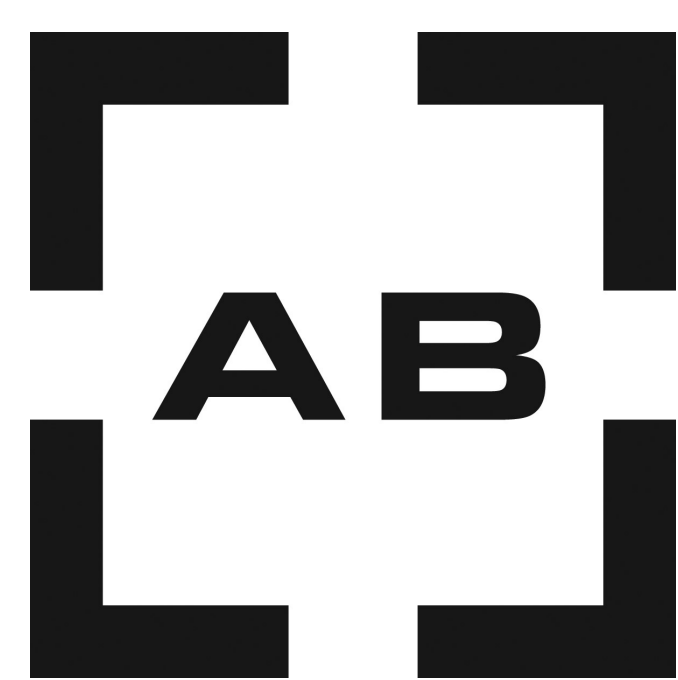
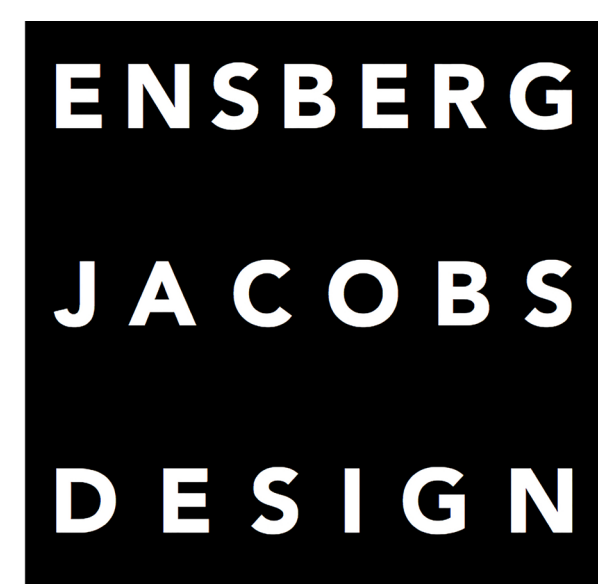
EXHIBIT ON THE PROMENADE COMMITTEE

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

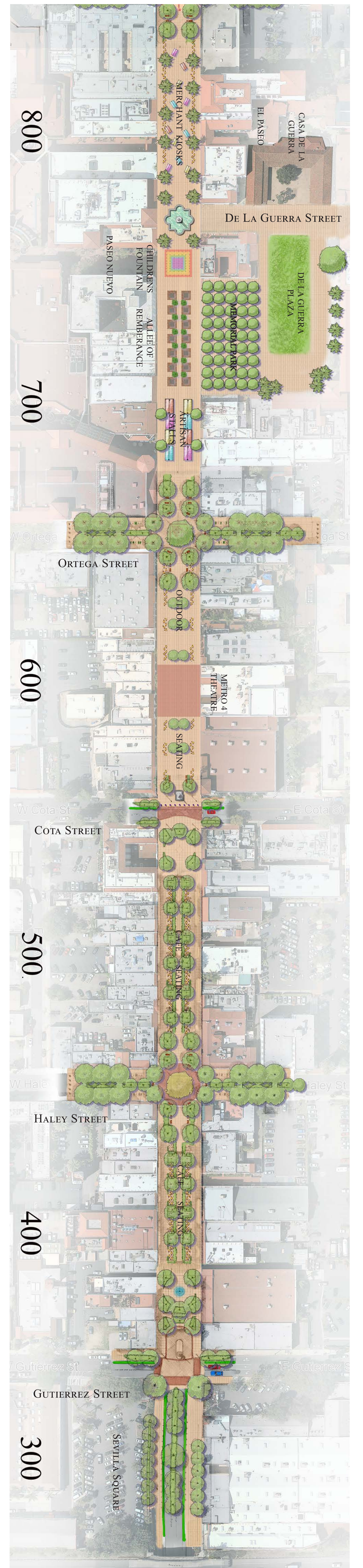
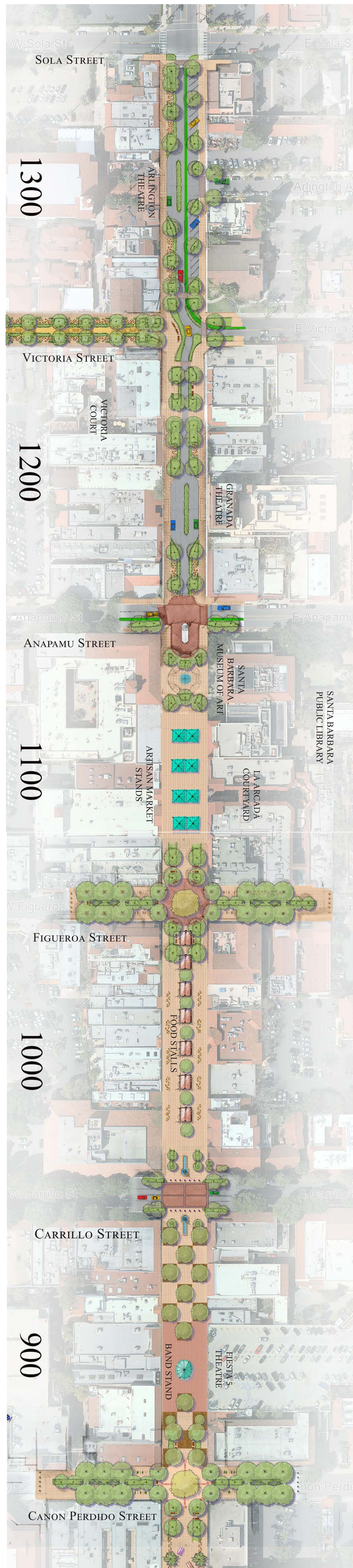
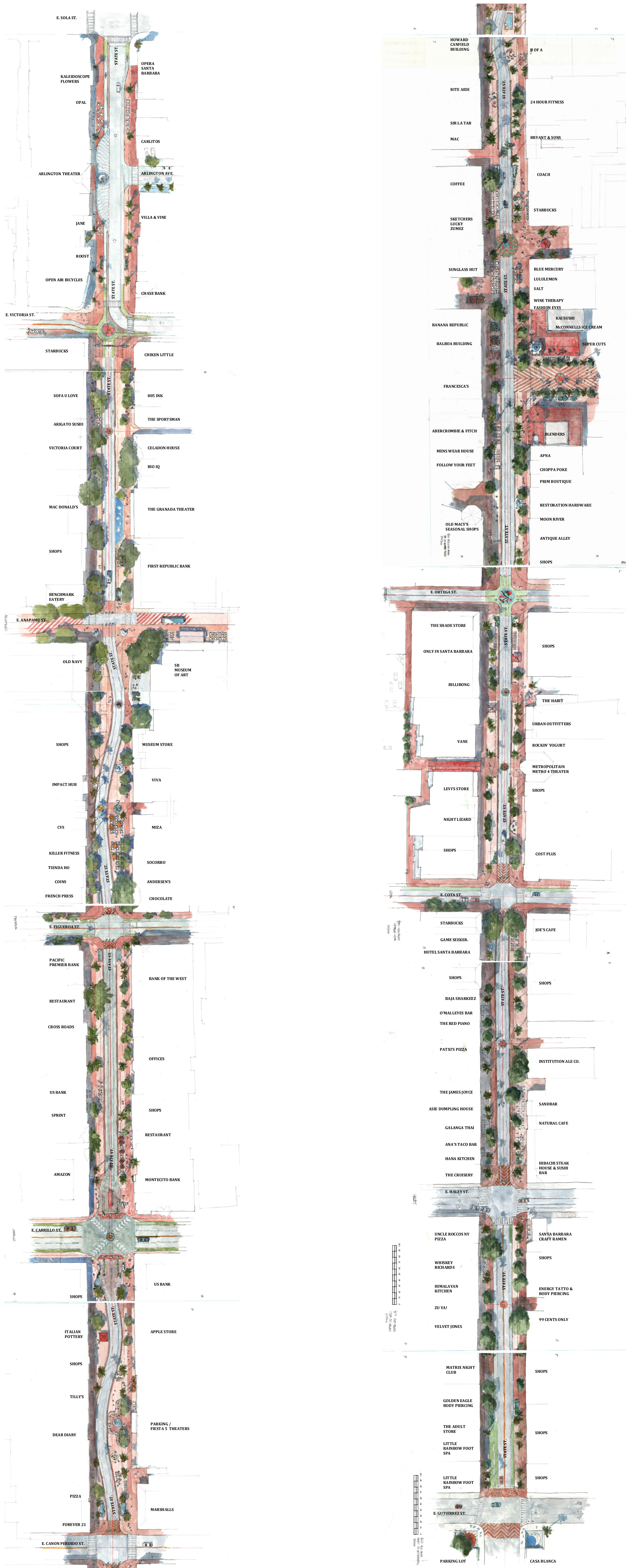
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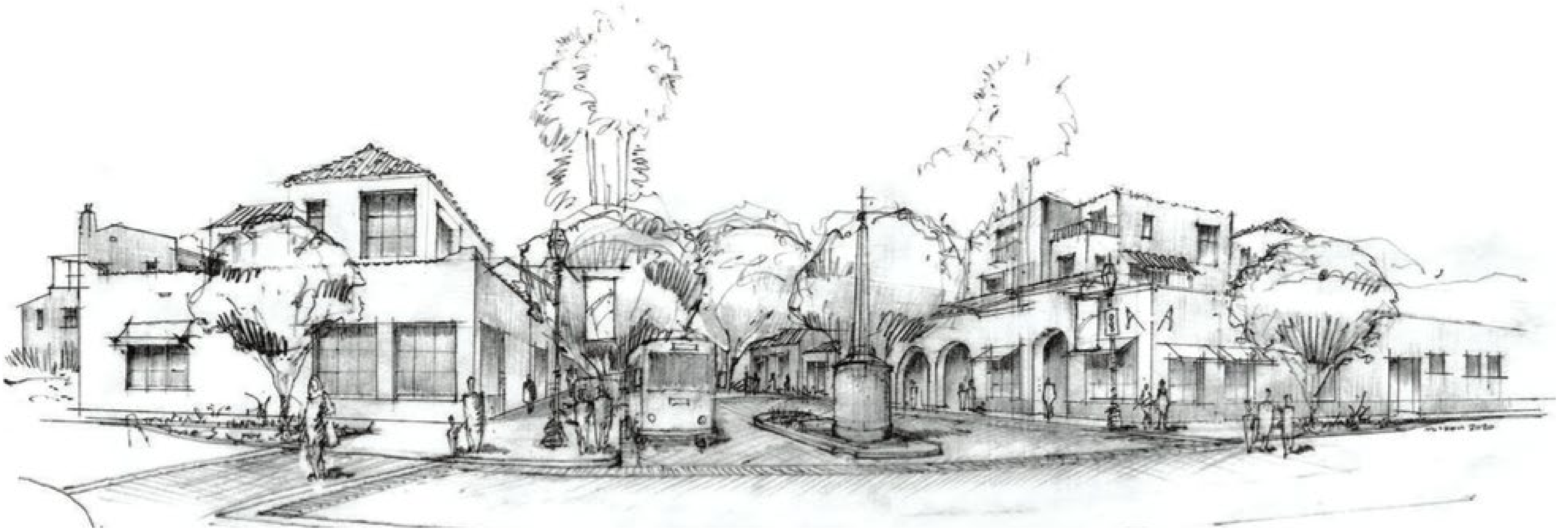
THANK YOU TO *Our Sponsors*



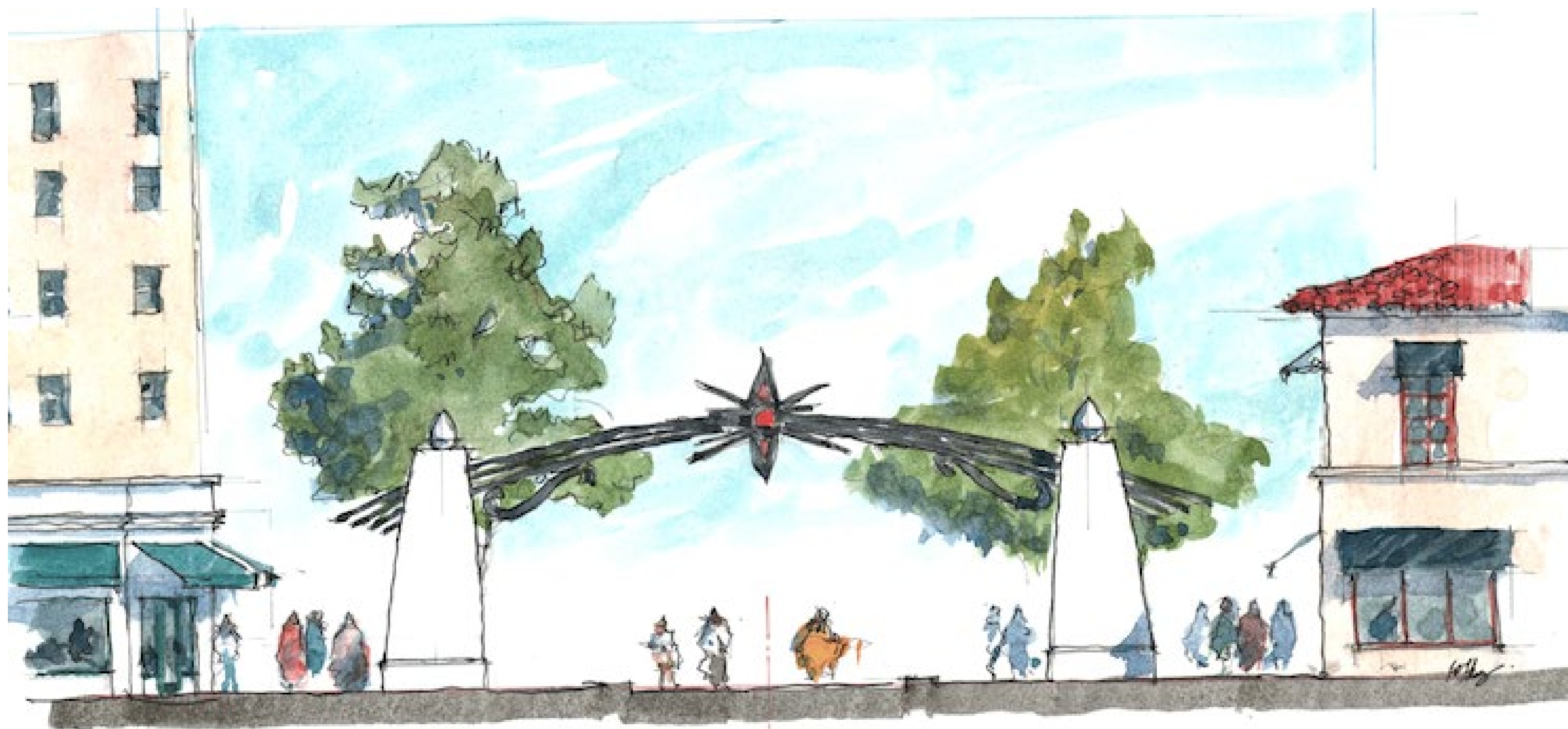
VISION FOR THE PROMENADE



GATEWAYS AND INTERSECTIONS



GUTIERREZ STREET INTERSECTION LOOKING NORTH



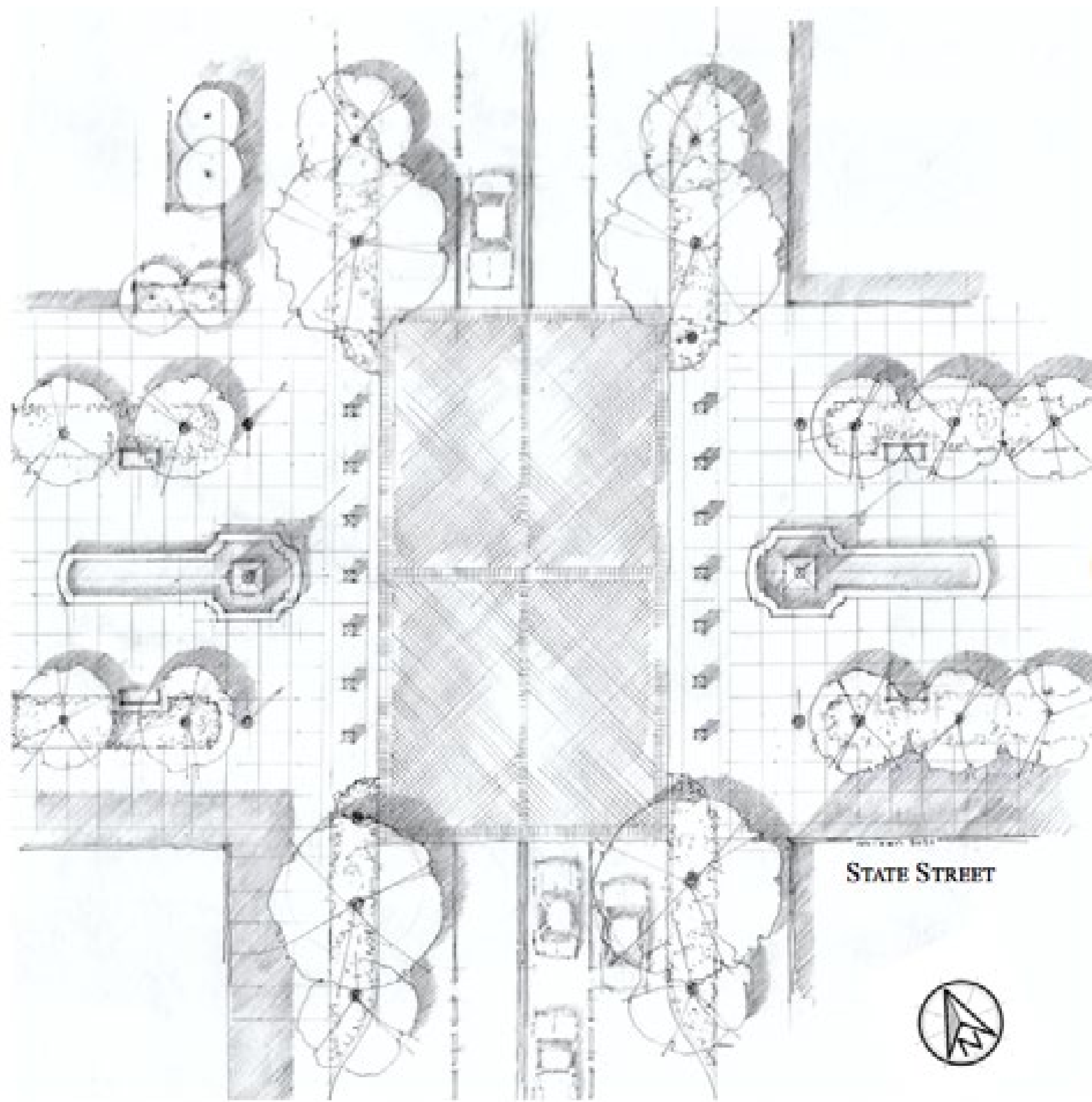
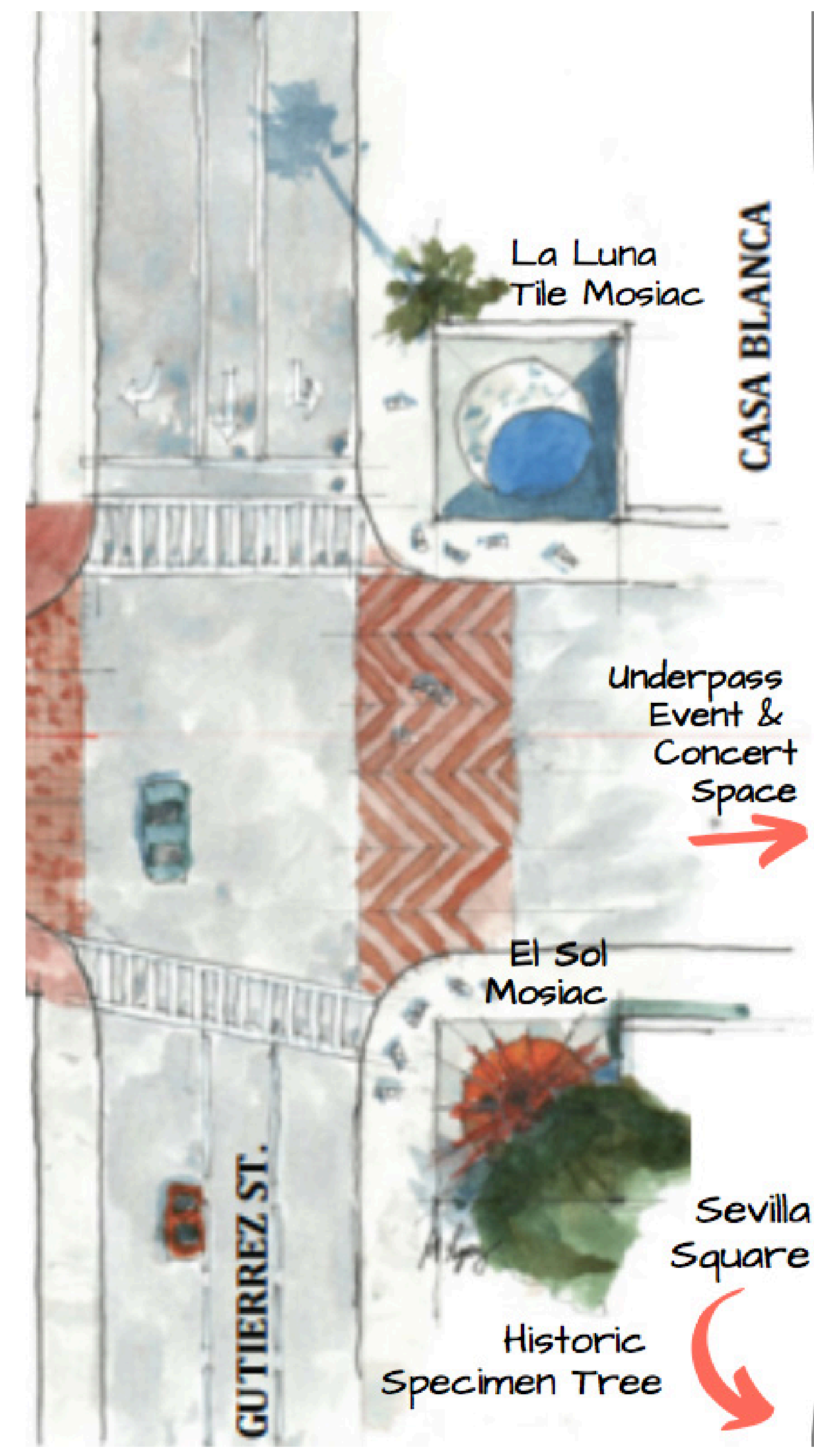
VICTORIA STREET INTERSECTION



GUTIERREZ STREET INTERSECTION LOOKING NORTH



DE LA GUERRA STREET INTERSECTION



CARRILLO STREET INTERSECTION PLAN VIEW



CARRILLO STREET INTERSECTION



ENHANCING PASEOS, COURTYARDS, & PLAZAS

“EL CENTRO”

900 BLOCK OF STATE STREET

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



Canerio Market Stalls

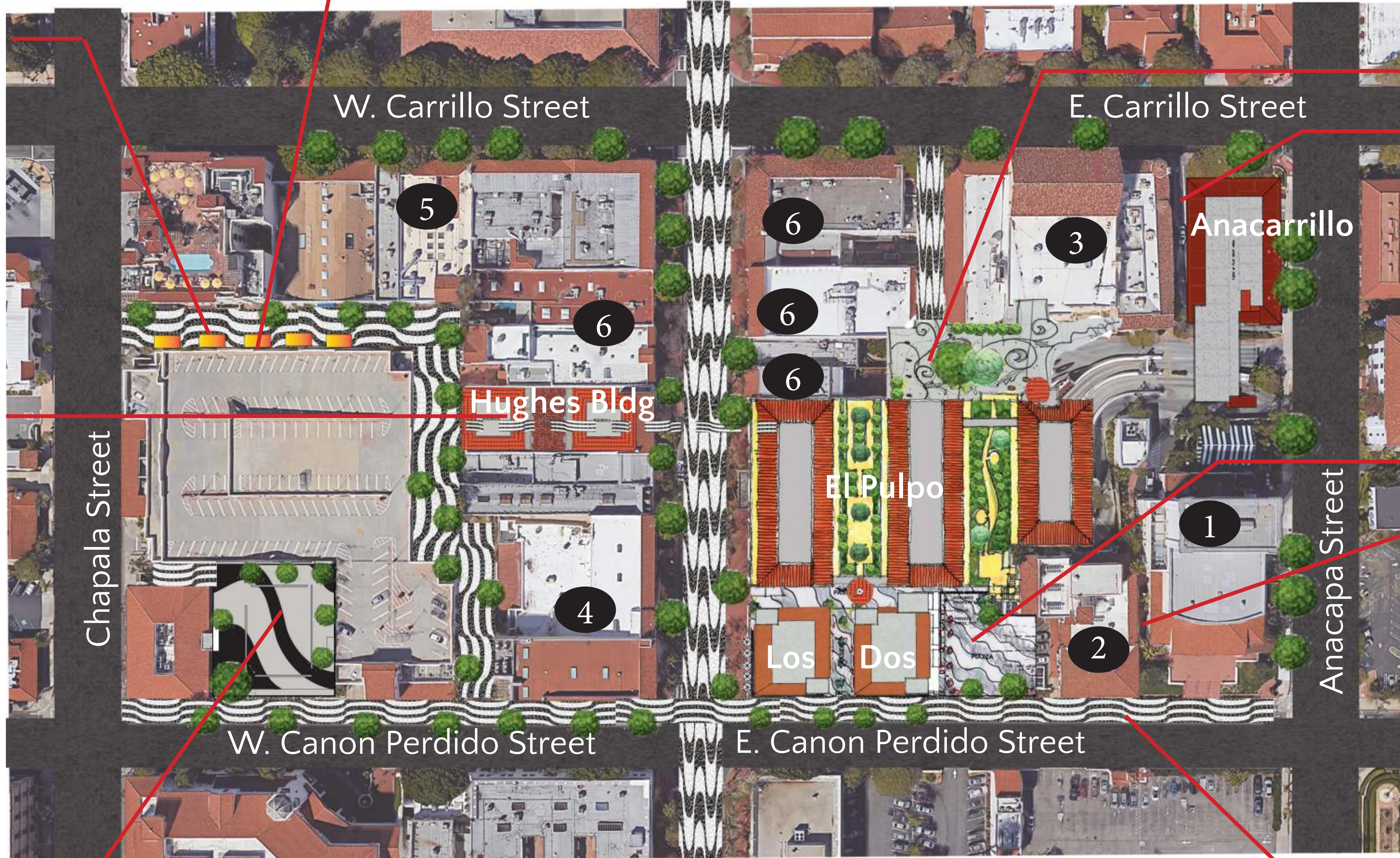
Paseo Del Canario



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



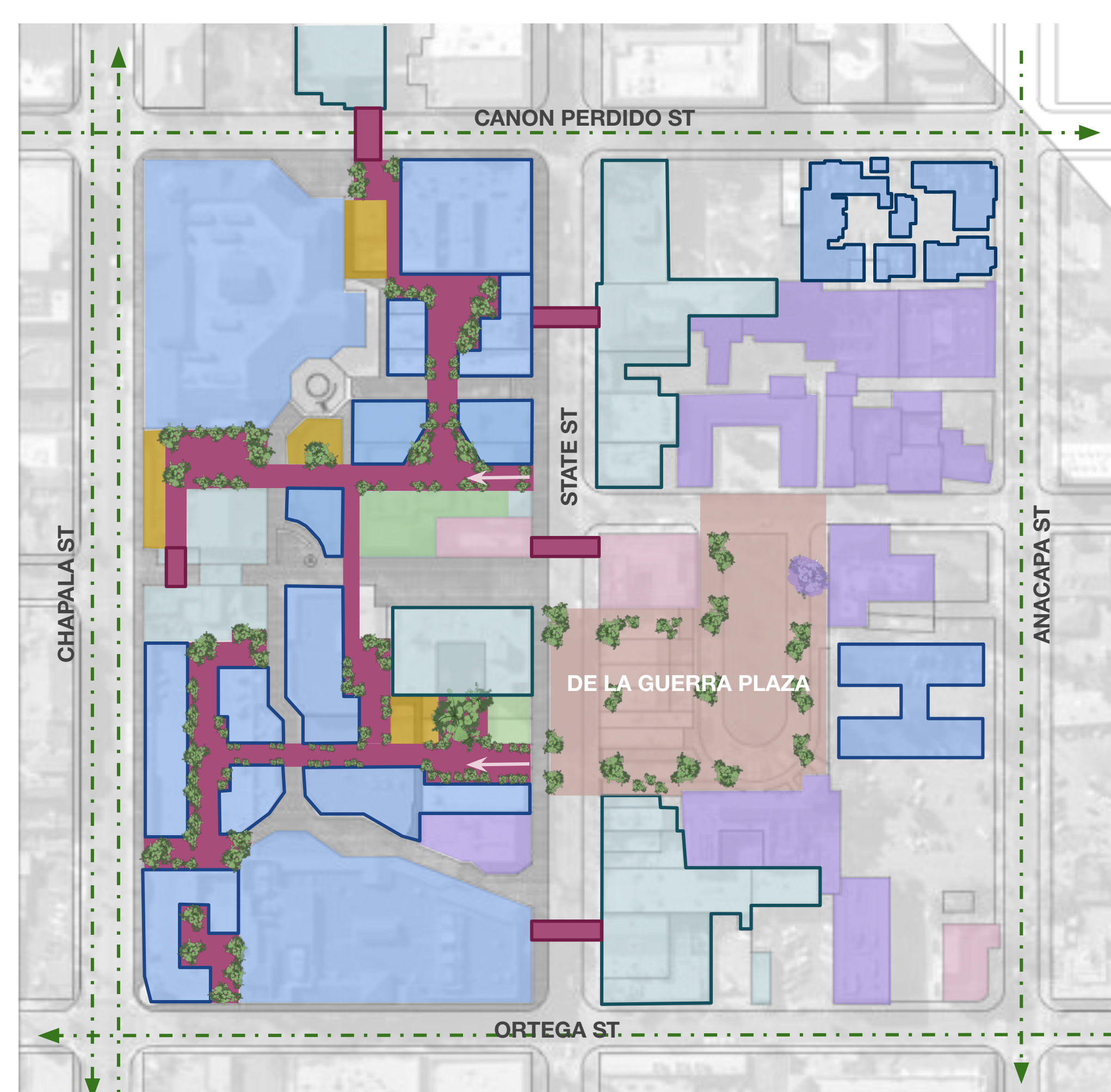
BRIDGES ENHANCE EXISTING PASEOS BY CONNECTING TO UPPER LEVELS OF PASEO NUEVO



ENHANCED ENTRYWAY TO HIDDEN SAN MARCOS COURTYARD



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



700/800 STATE STREET BLOCK | "PASEO CIELO" and DE LA GUERRA PLAZA
 LANDMARK: EL PASO CITY HALL, LAWRENCE FINE, SEASIDE HOTEL, ALEXANDER BUILDING
 STRUCTURE OF STREET: LAS PERRAS BUILDING, LA PLAZA DE LOS ANGELES, LOMAR/ARTS AND CRAFTS CENTER
 "PASEO CIELO" UPPER LEVEL
 OPPORTUNITY SITE: ROSAÑA GARDENS, DE LA GUERRA MICRO-UNITS, HOWARD CHAYFIELD RESIDENTIAL DEVELOPMENTS
 DE LA GUERRA PLAZA: THE GREAT STAIRS, "MANTICORRA" ART SPACE
 RESTAURANT SPACE: CORTES SHOP-RESTAURANT
 COMMON SPACE: ROOFTOP GARDENS SPACE TO ENJOY DOWNTOWN FROM THE UPPER AND OTHER LEVEL



NEW PASEOS, COURTYARDS, & PLAZAS

Removing Buildings To Create More Open Space & Connectivity

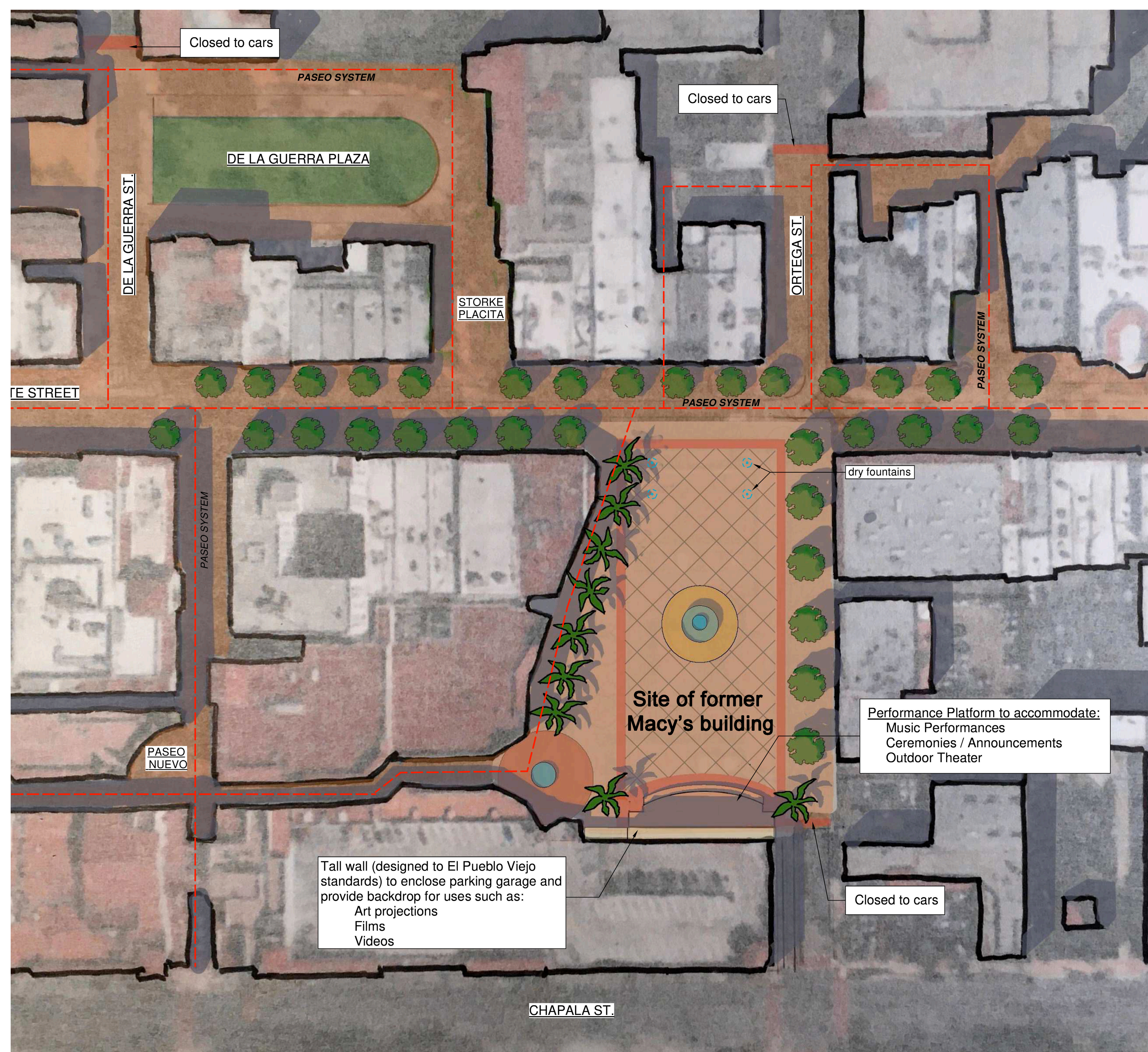


DE LA GUERRA PLAZA

CASA DE LA GUERRA OFF STATE STREET WAS THE EARLY NINETEENTH CENTURY COMMERCIAL HUB DURING THE SPANISH OCCUPATION. DE LA GUERRA 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.



EXPAND ACCESS TO DE LA GUERRA PLAZA BY REMOVING SOME RETAIL BUILDINGS ALONG STATE STREET, EXTENDING THE PLAZA FROM THE STEPS OF CITY HALL TO THE BALBOA BUILDING.



EXTENSIVE RENOVATION OF THE MACY'S BUILDING ORIGINALLY DESIGNED AS A DEPARTMENT STORE - WOULD BE COSTLY. REMOVING THE STRUCTURE COULD CREATE A NEW PLAZA FOR ALL THE COMMUNITY TO ENJOY.



EXISTING STATE STREET FACADE



PROPOSED STATE STREET FACADE

CREATE NEW PASEOS BY REMOVING PORTIONS OF BUILDINGS AND GAIN ACCESS TO HOUSING, SERVICES, AND COURTYARDS WITHIN THE BLOCK.



ART



FESTIVALS FULL OF ART AND DANCING ON THE PROMENADE



ART AND ARCHITECTURE AT JOE'S



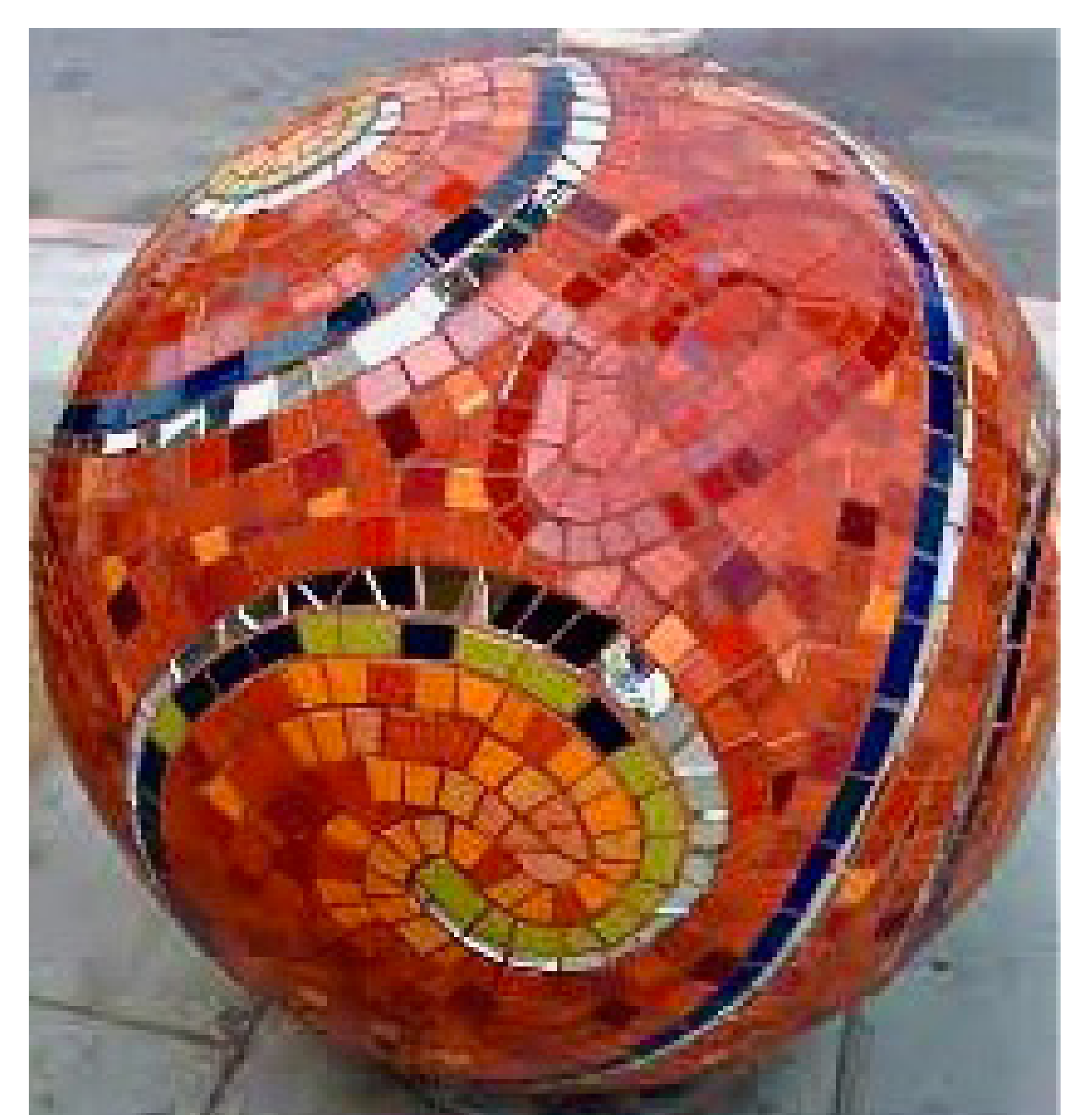
TILE WALL MURAL SET IN PLASTER WALLS DEPICTING AND TELLING THE STORY OF "EL CANON PERDIDO"



EL PRESIDIO PLAZA BUILDING URN INSPIRATION



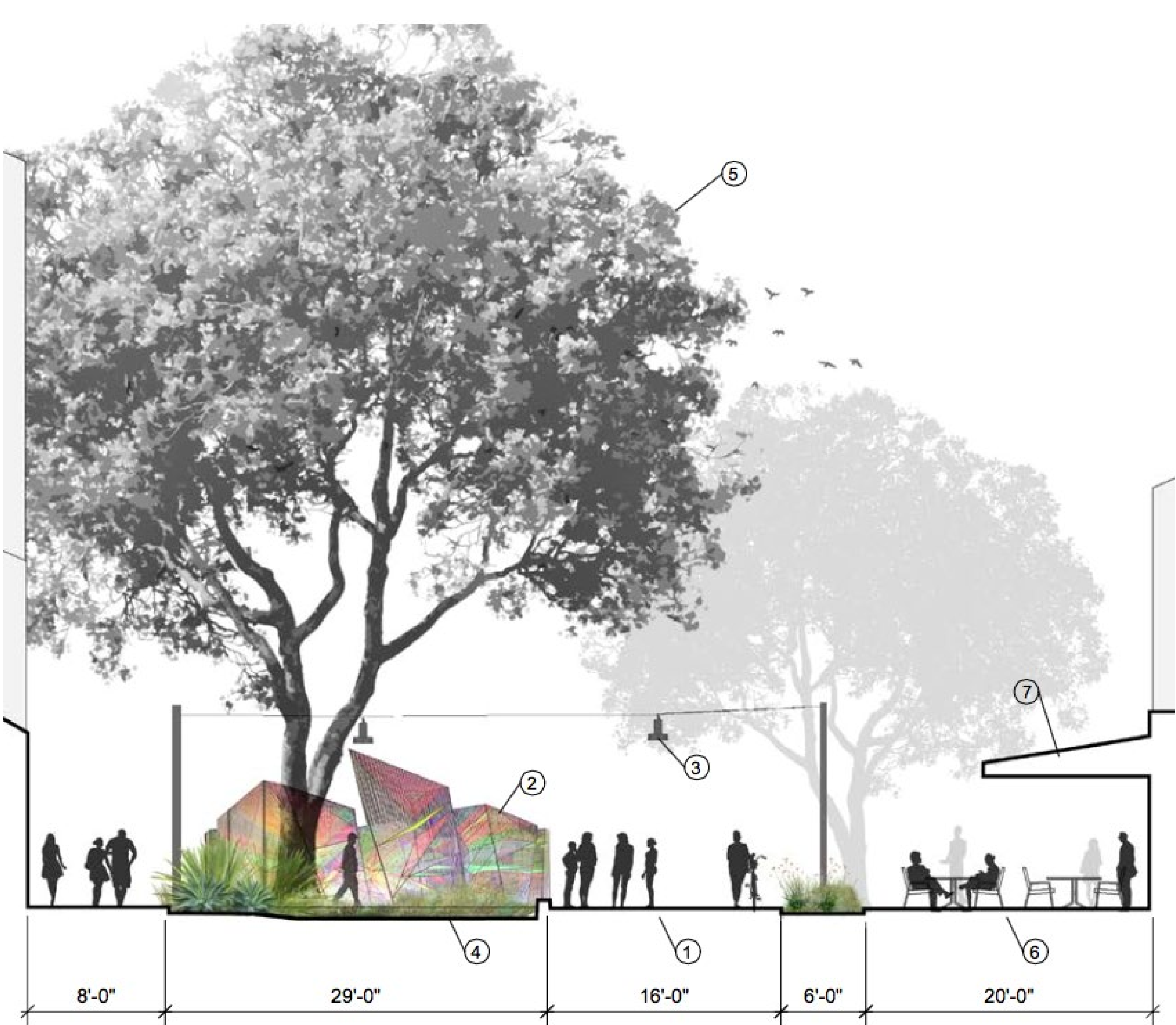
TILE MURAL



MOSAIC BOLLARD BALLS



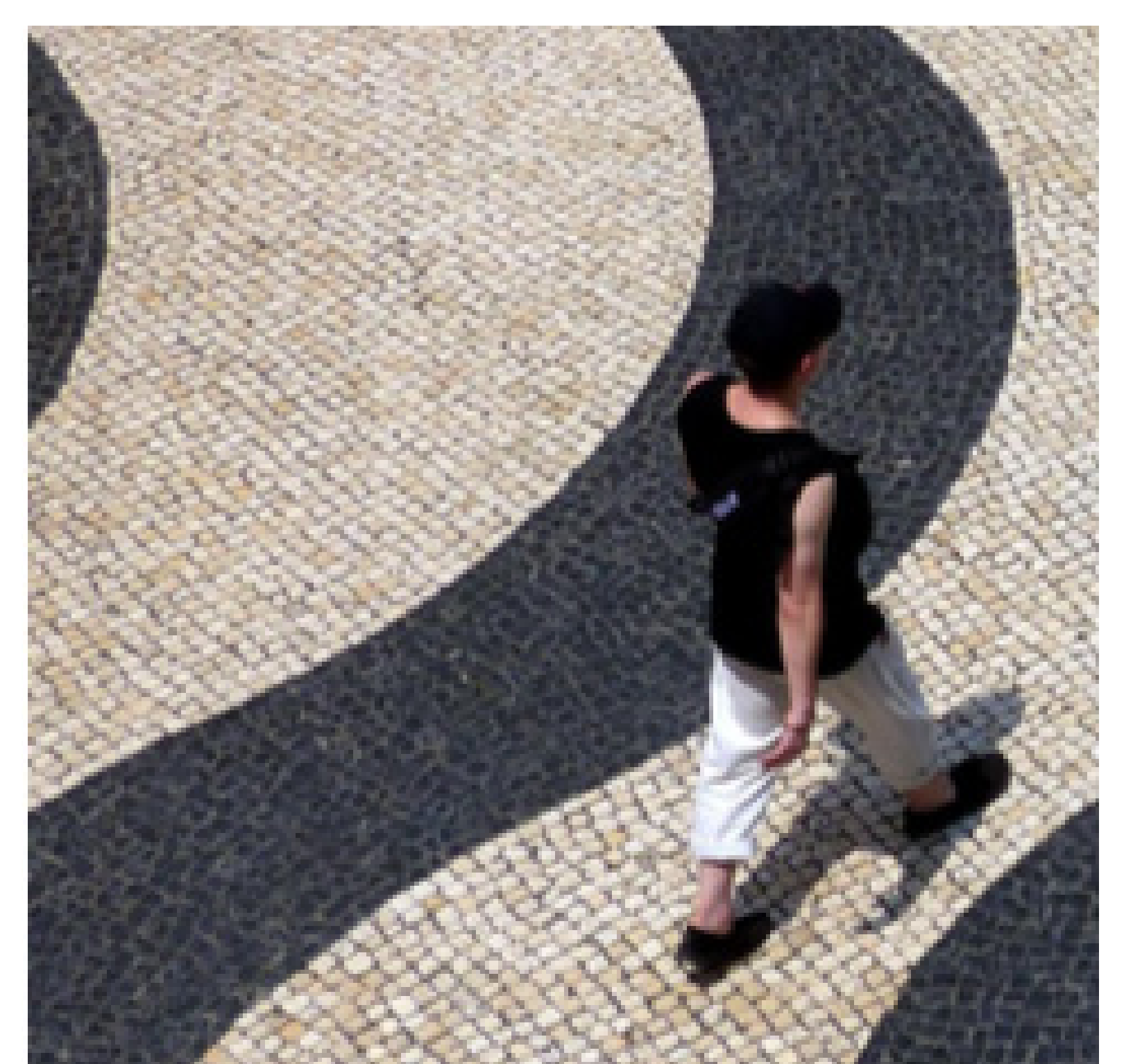
"LOS DOS" DECORATIVE WROUGHT IRON HORSES INSPIRED BY LOBERO THEATRE KIOSK SEAHORSE



INTERACTIVE ARTWORKS



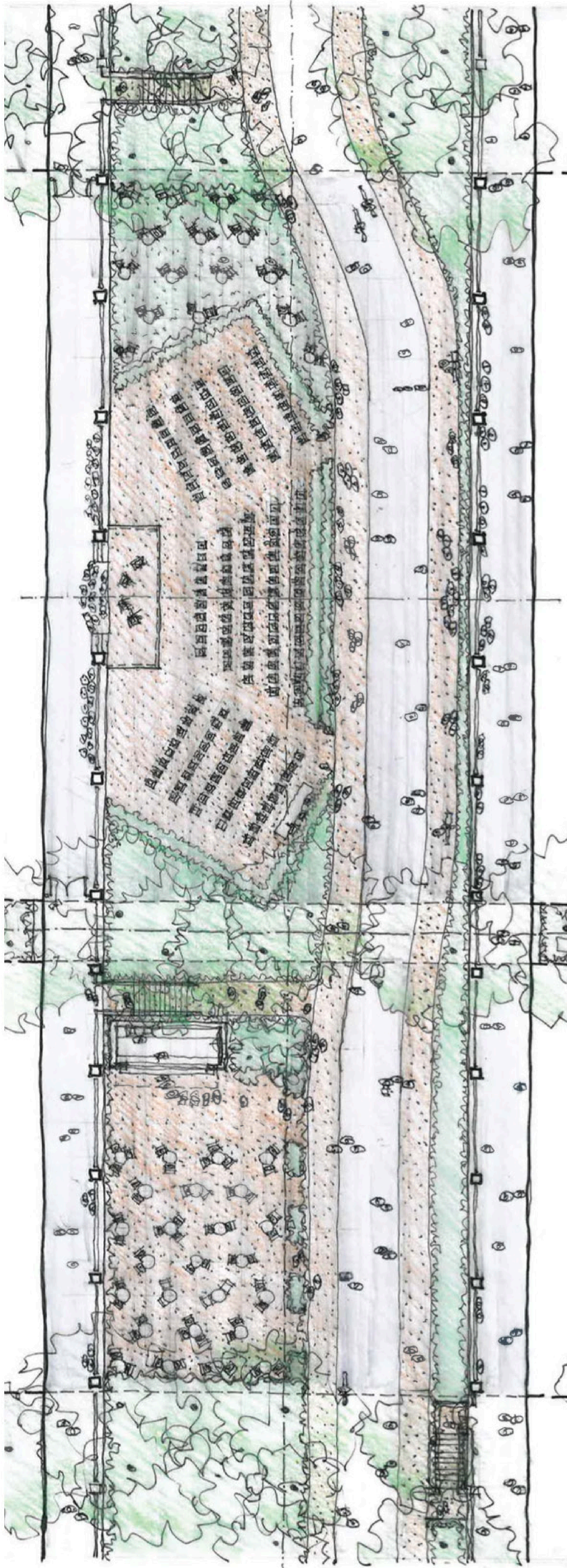
DECORATIVE TILE WALLS AT BIKE PARK



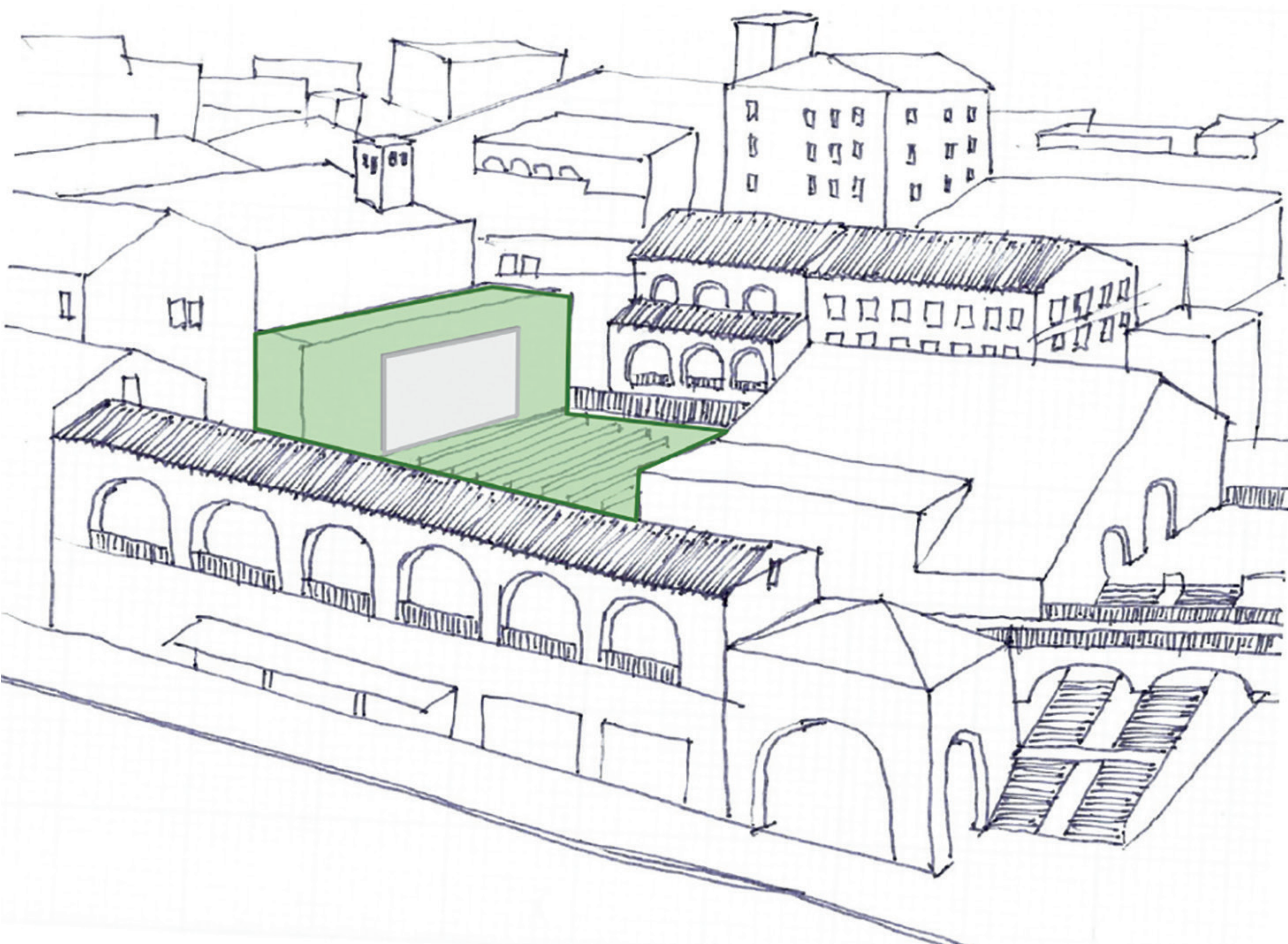
PERMEABLE COBBLE WALKWAYS IN BOLD GRAPHIC PATTERNS



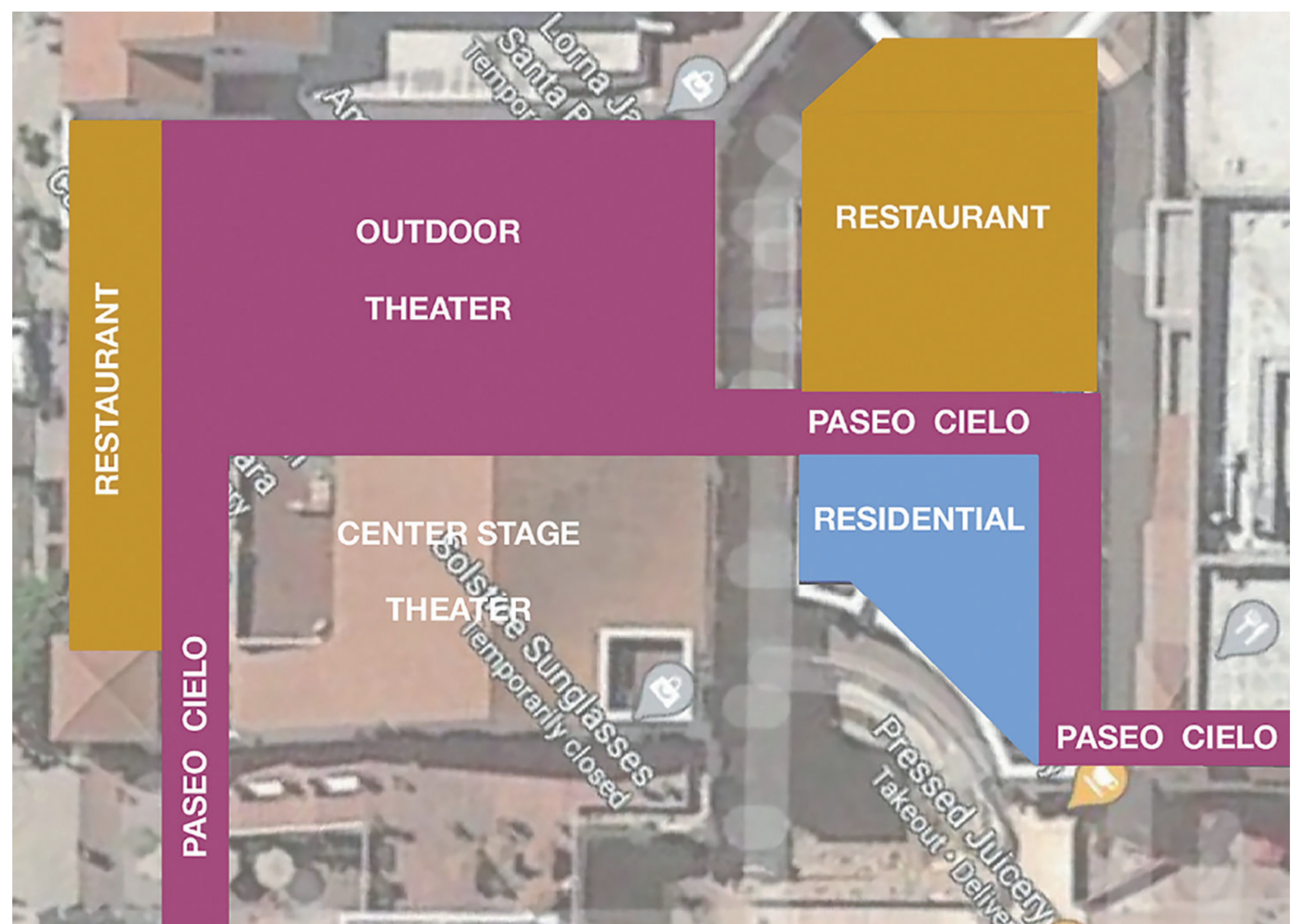
OUTDOOR PERFORMANCE SPACES



THE UNDERPASS AS A PERFORMANCE HALL USES THE HARD CONCRETE SURFACE SOUND REVERBERATION AS AN ACOUSTICAL ASSET.



OUTDOOR THEATER ABOVE PASEO NUEVO ALONG A NEW "PASEO CIELO"



BETTER USE OF PARKING LOTS



PROJECT STATISTICS
85 UNITS
700 SF/UNIT AVERAGE
FAR = 1.2

STATE STREET ELEVATION CONCEPT

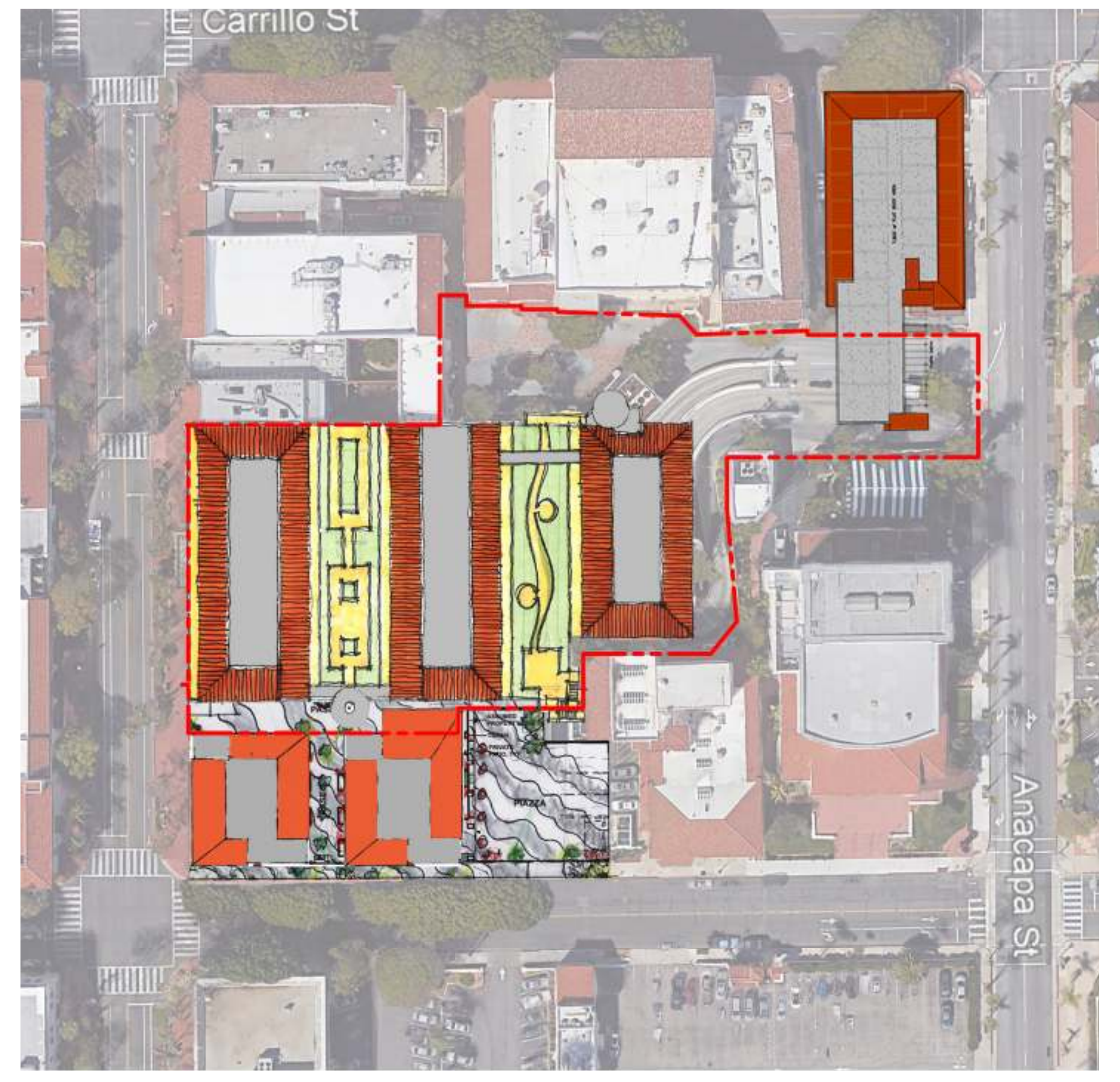
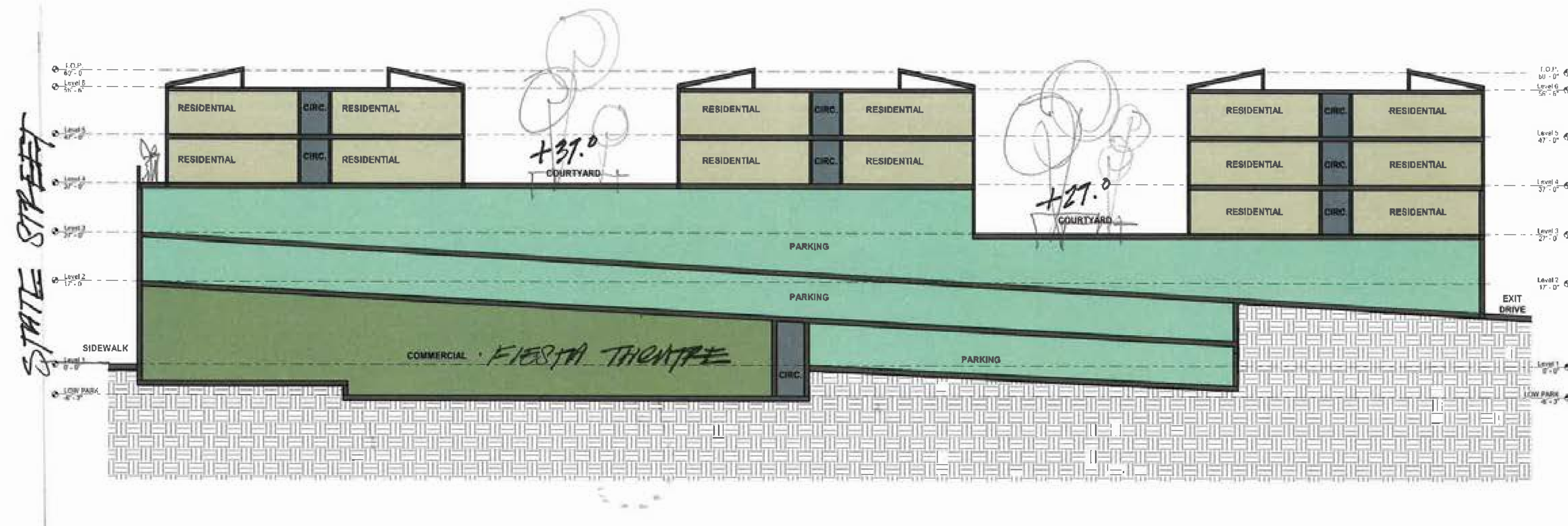
"EL PULPO"



EL PULPO WALKING UP STATE



"EL PULPO" - CONSTRUCT THREE NEW RESIDENTIAL BUILDINGS AND OPEN SPACE ON TOP OF EXISTING CITY PARKING LOT WHILE MAINTAINING PARKING BELOW AND ENHANCING THE OLD STRUCTURE



CONVERTING PARKING LOT 11 TO HOUSING AND PLAZA

PROJECT STATISTICS
80 HOUSING UNITS
FAR = 2.93
UNDERGROUND PARKING

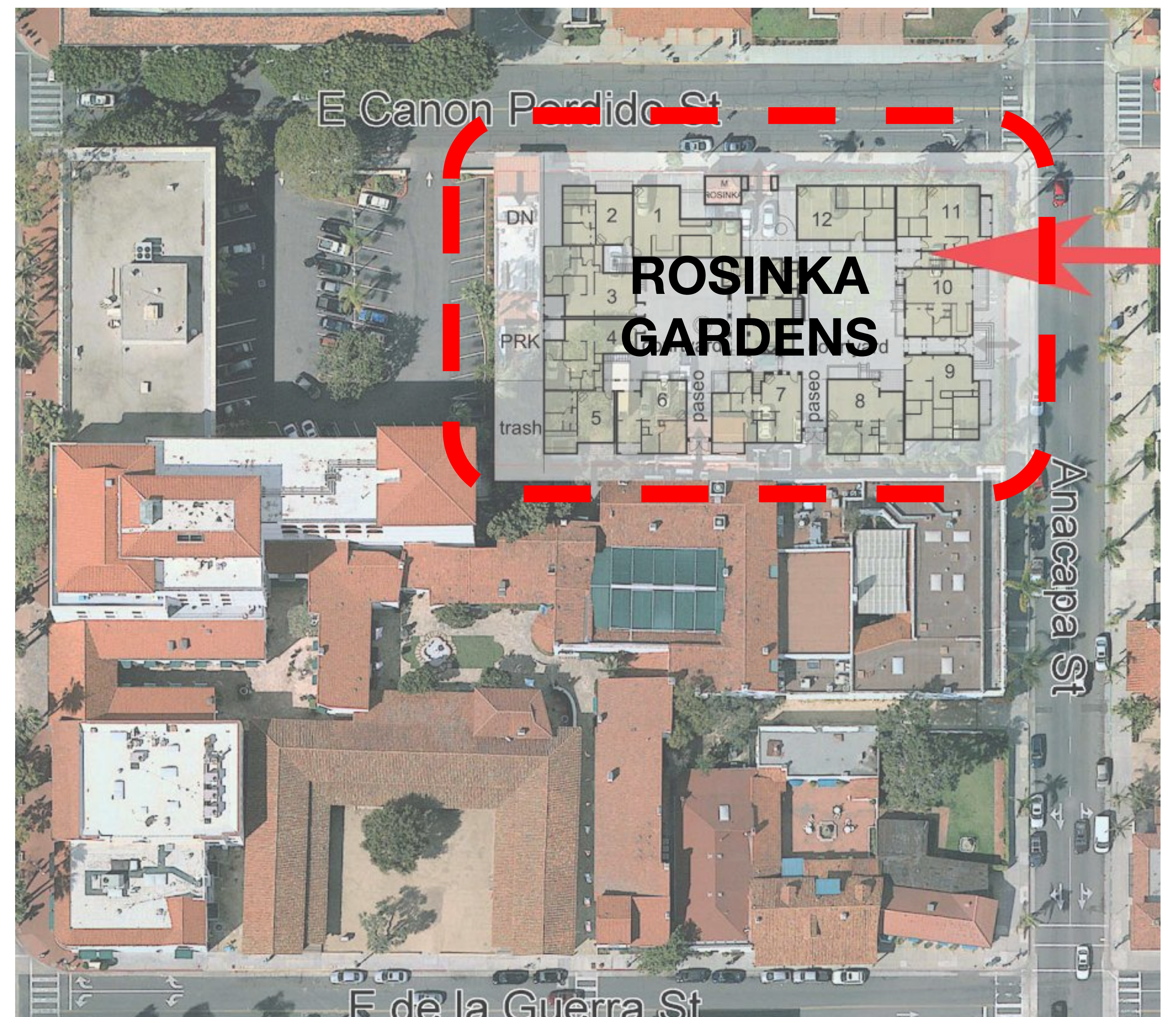


PERSPECTIVE



"ROSINKA GARDENS" CONVERTING PARKING LOT TO HOUSING

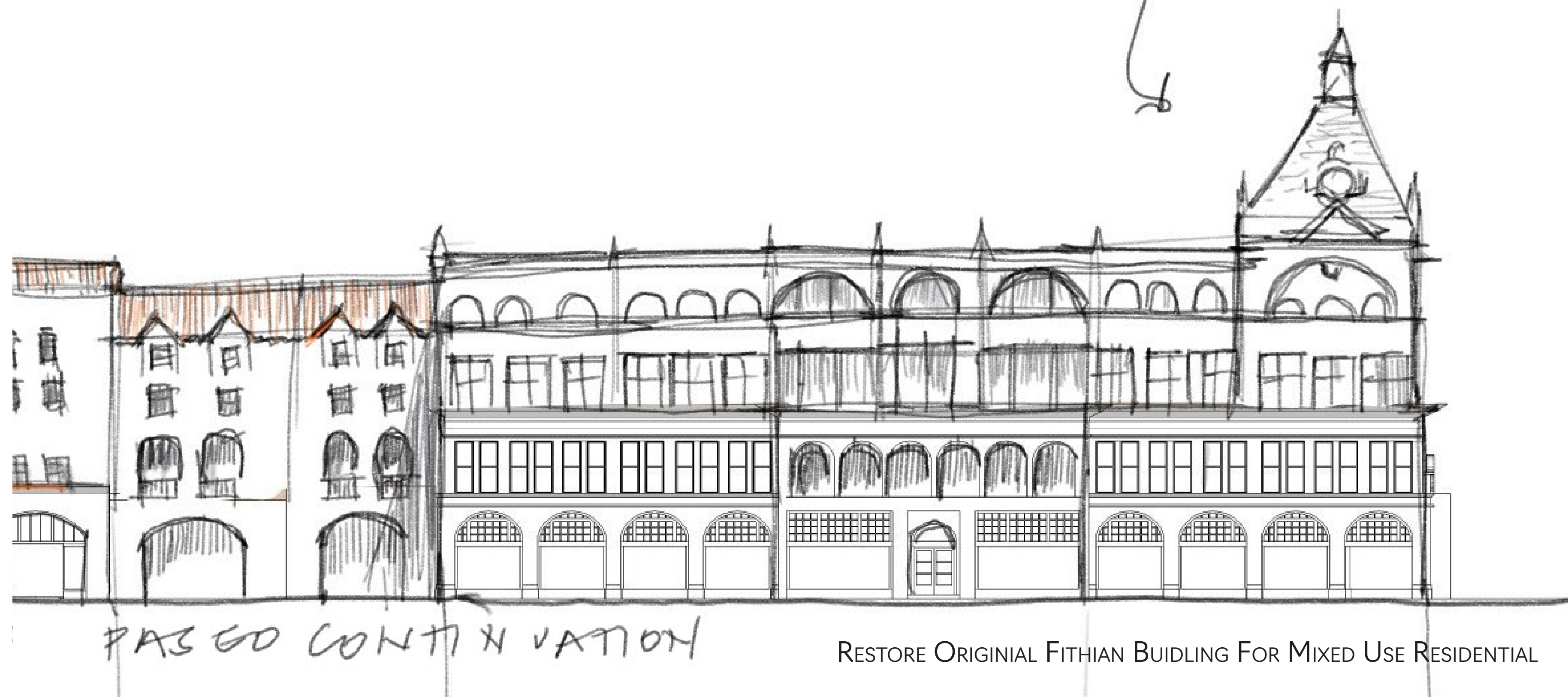
PROJECT STATISTICS
48, 48 UNITS, FAR = 1.78
60, 60 UNITS, FAR = 2.22



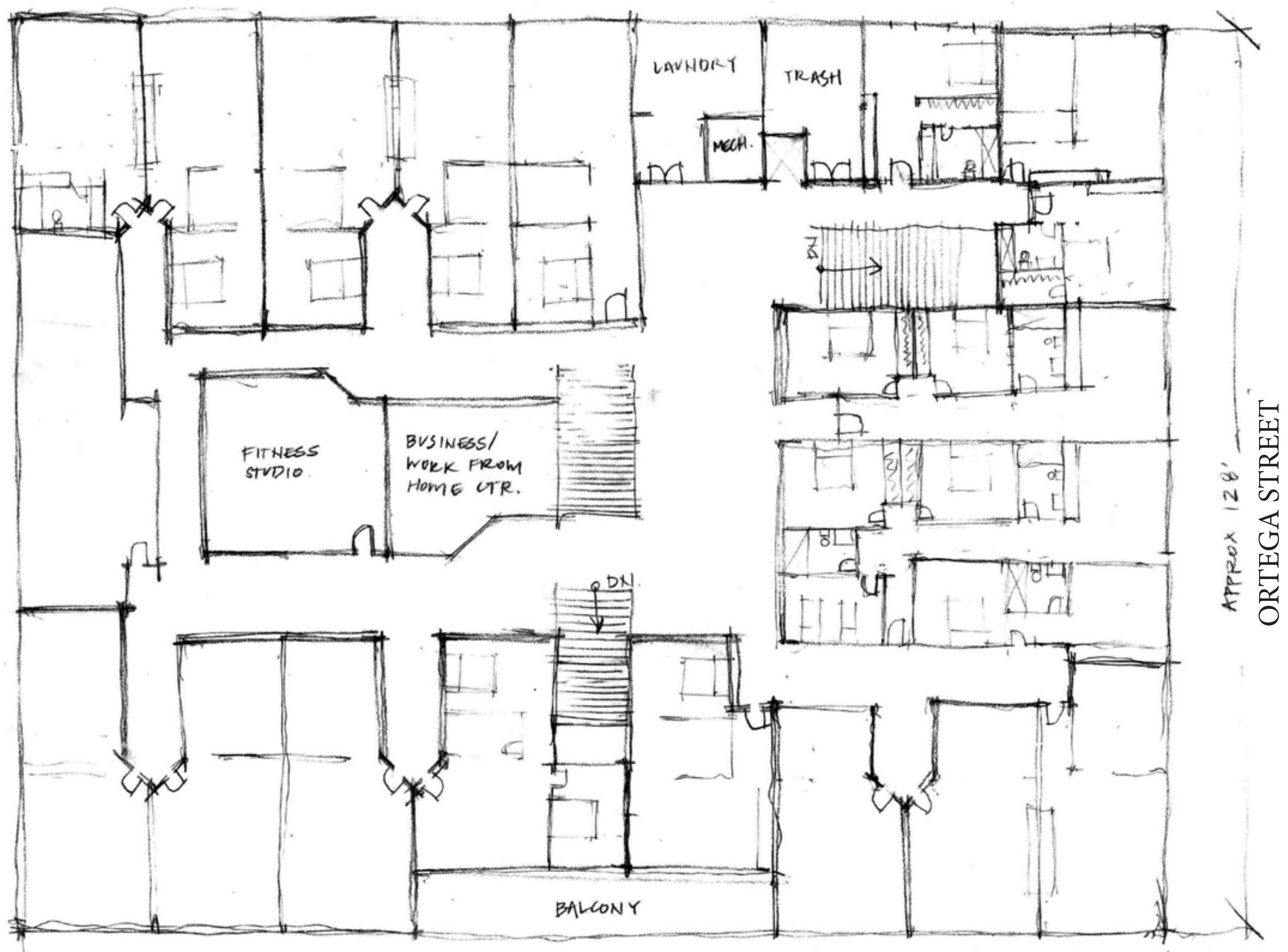
HOUSING SOLUTIONS

Designing Within Historic Fabric

RESTORE ORIGINAL FITHIAN STRUCTURE



PROJECT STATISTICS
60 UNITS
FAR = 3.8



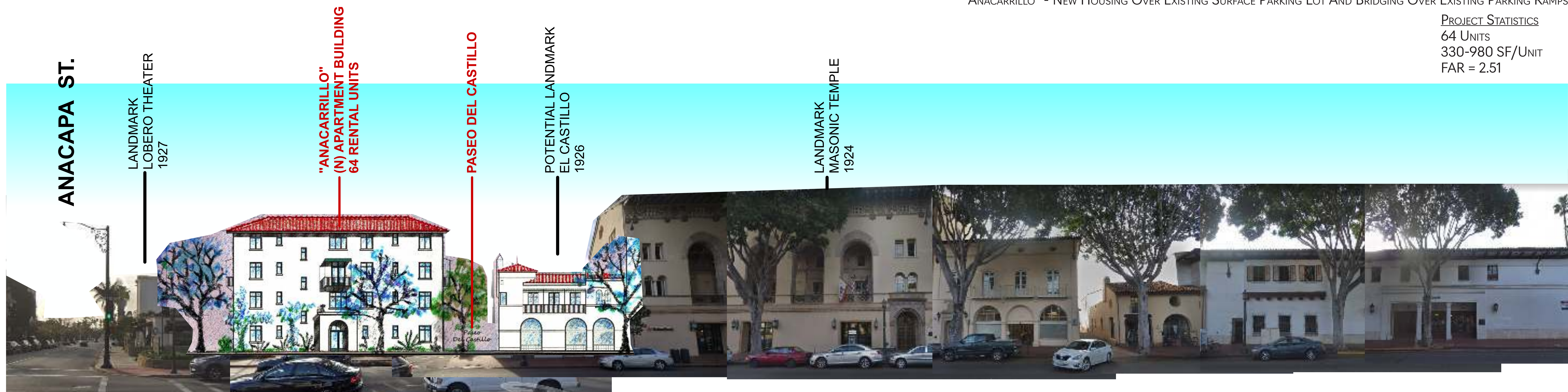
FITHIAN BUILDING, SANTA BARBARA, CA CIRCA 1900, BEFORE 1925 EARTHQUAKE



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

"ANACARRILLO" - NEW HOUSING OVER EXISTING SURFACE PARKING LOT AND BRIDGING OVER EXISTING PARKING RAMPS

PROJECT STATISTICS
64 UNITS
330-980 SF/UNIT
FAR = 2.51



EAST CARRILLO STREET 1000 BLOCK ELEVATIONS - (E) LANDMARKS & (N) HOUSING



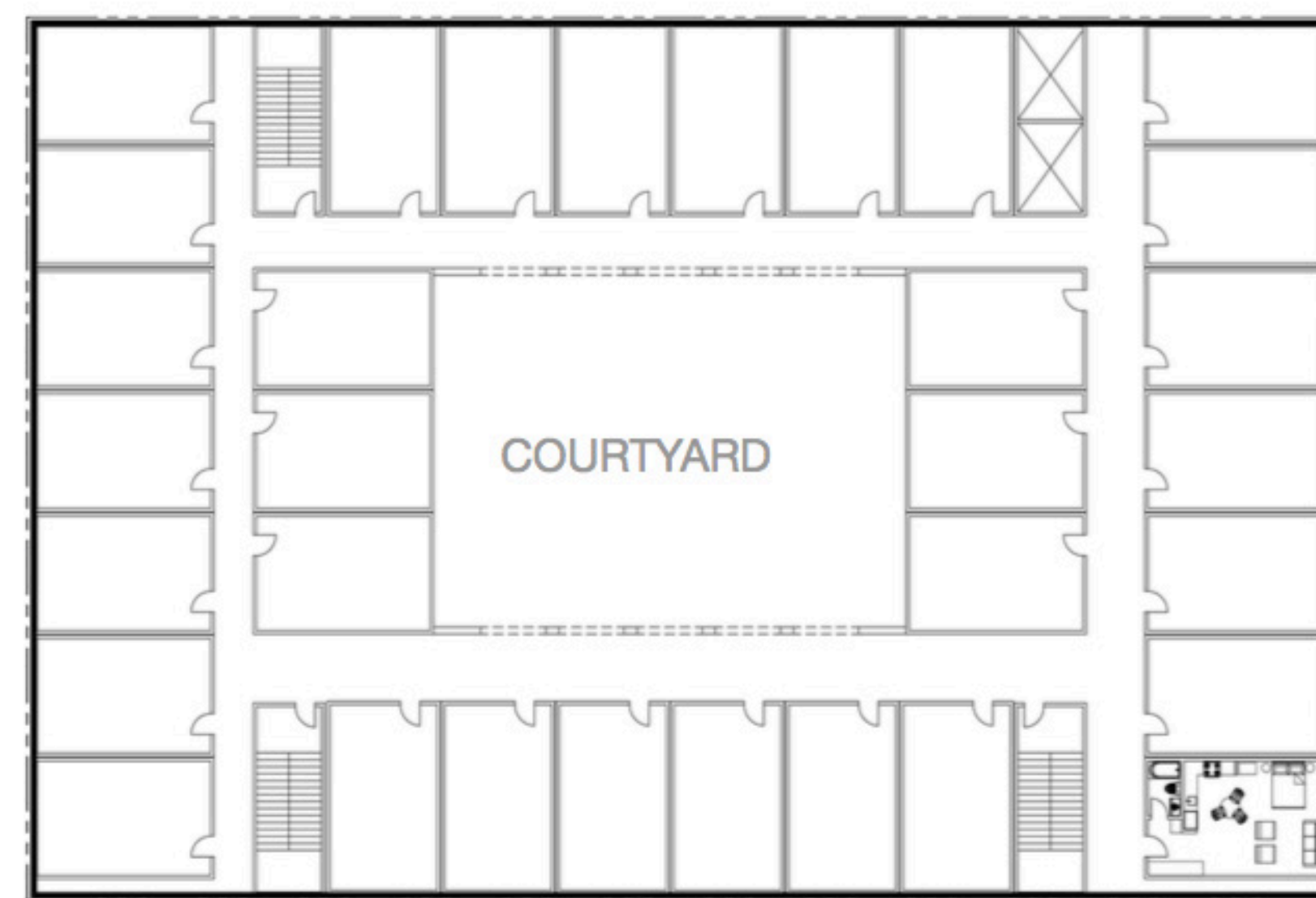
HOUSING SOLUTIONS

Living In Small Spaces / Adding Housing Into Existing Buildings



At 48', 48 UNITS
 FAR = 2.5
 At 60', 128 UNITS
 FAR = 3.33
 437 SF UNIT SIZE

EXPANSION OF HOWARD CANFIELD BUILDING TO A FIVE STORY BUILDING AROUND A COURTYARD



MICRO-UNIT HOUSING ARE SMALL EFFICIENCY UNITS THAT ARE AFFORDABLE BY DESIGN, WITHOUT DEDICATED PARKING



HOUSING SOLUTIONS

Opportunities To Integrate Housing

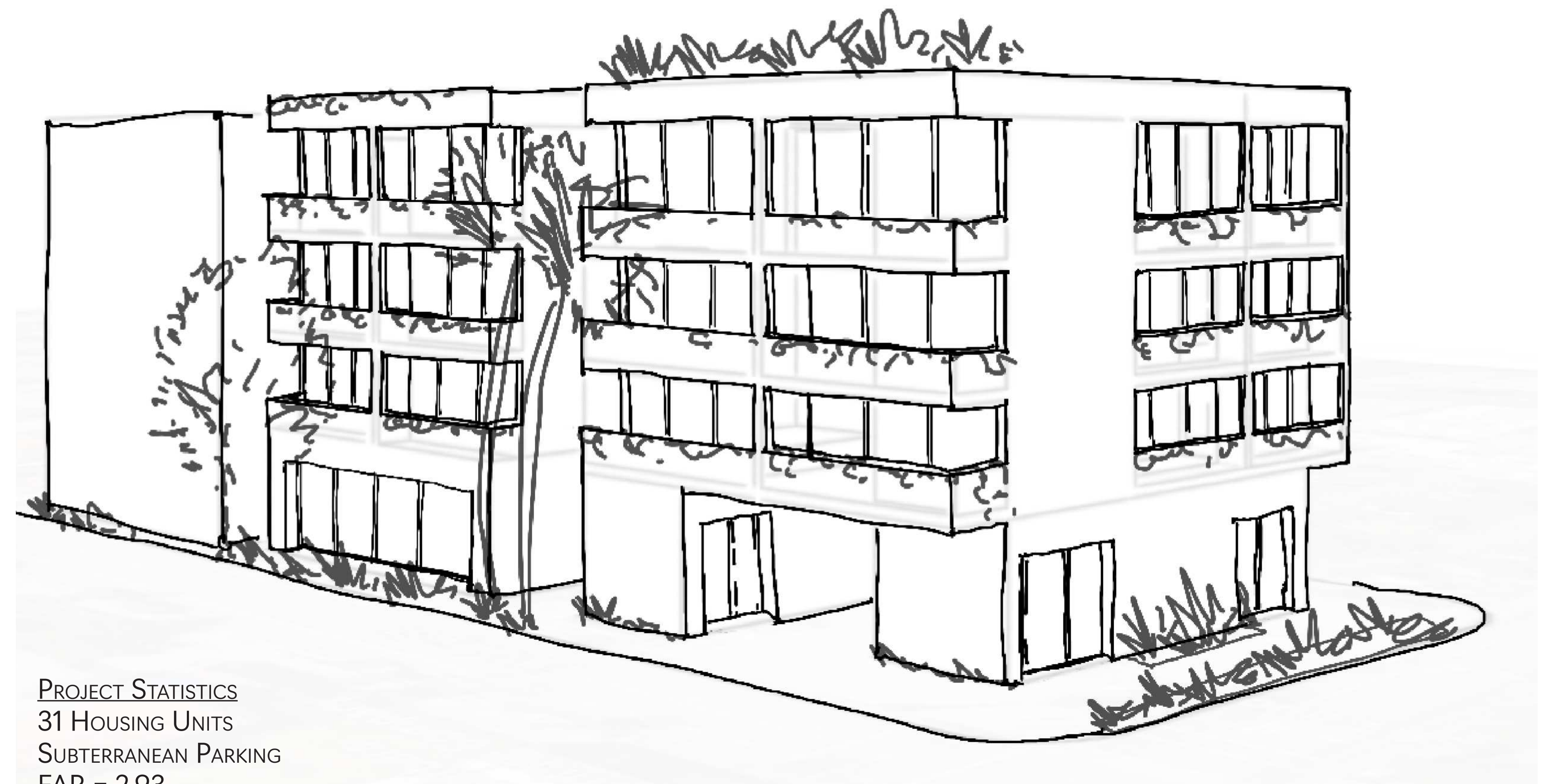


PROJECT STATISTICS
695 UNIT SIZE AVE
89 PARKING SPACES
NO FAR - PROJECT BASED UPON FULL
LOT AREA WITH 2 EXISTING BUILDINGS

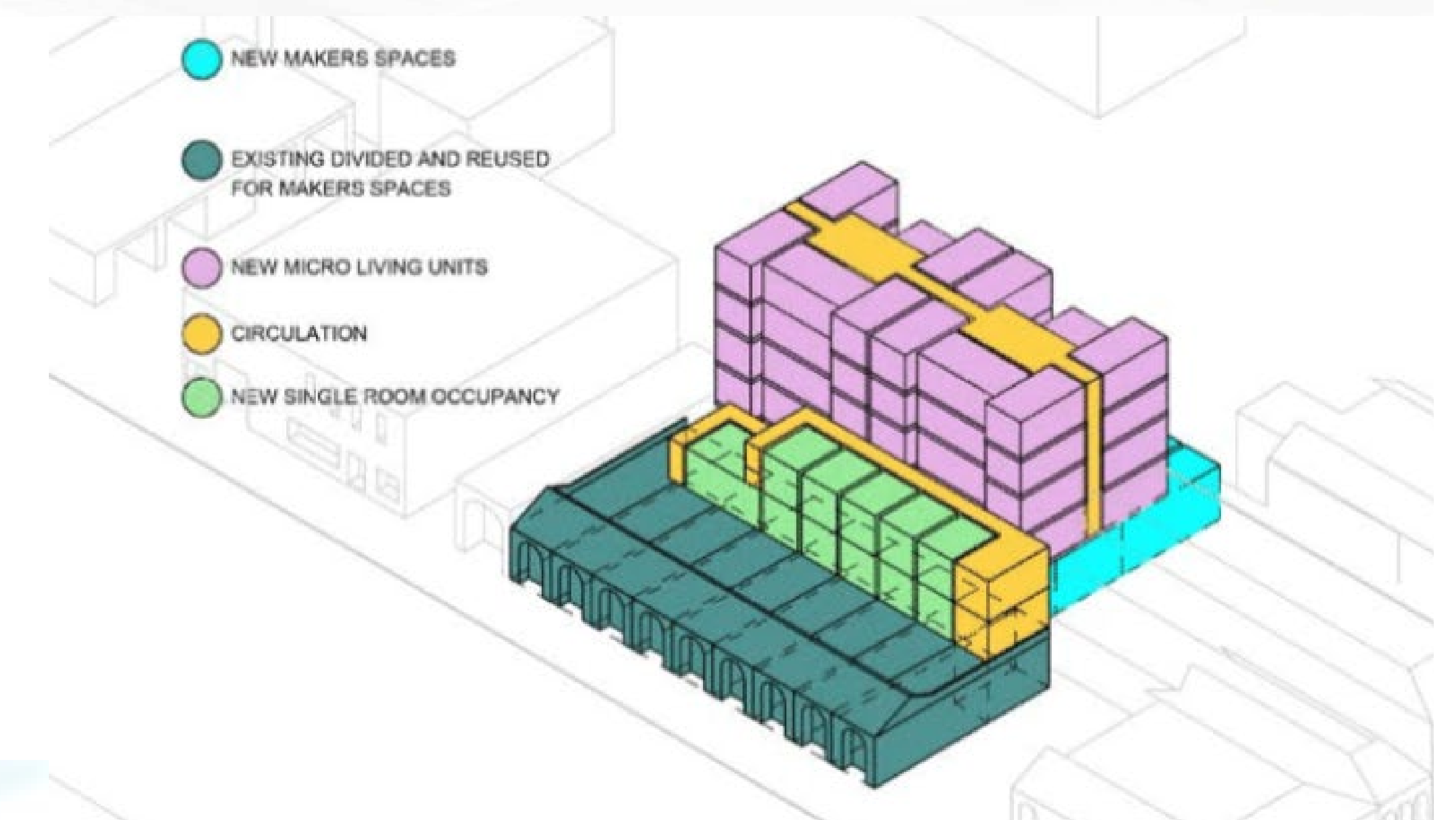
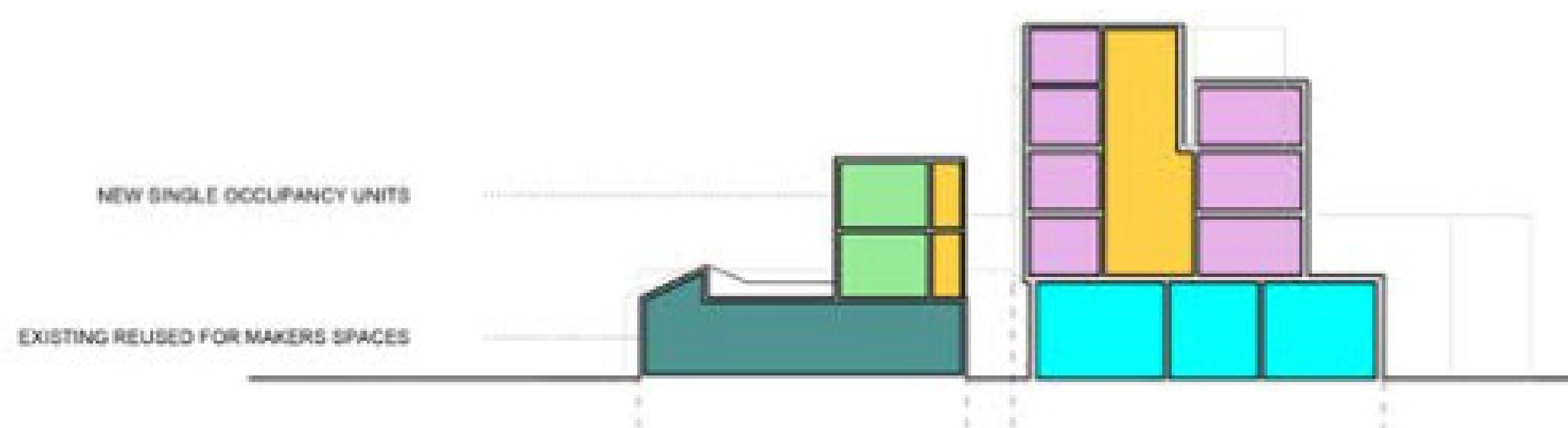
TRANSFORMATION OF FORMER STAPLES PARKING LOT



"THE BRIDGE" - NEW HOUSING NEAR FAULDING HOTEL AT CORNER OF HALEY & ANACAPA



PROJECT STATISTICS
31 HOUSING UNITS
SUBTERRANEAN PARKING
FAR = 2.93



"THE CHANGE" - NEW HOUSING OVER & BEHIND THE 8-18 COTA STREET BUILDING

PROJECT STATISTICS
48 MICRO HOUSING UNITS
300 SF/UNIT
NO PARKING
FAR = 1.2



TRANSFORMING LARGE RETAIL BUILDINGS

ADAPTING FOR HOUSING OR RECREATION



NEWLY CONSTRUCTED HOUSING ON THE SITE OF WORLD MARKET WITH GROUND FLOOR RETAIL AND RESTAURANTS



SECTION THROUGH ATRIUM GREEN SPACE

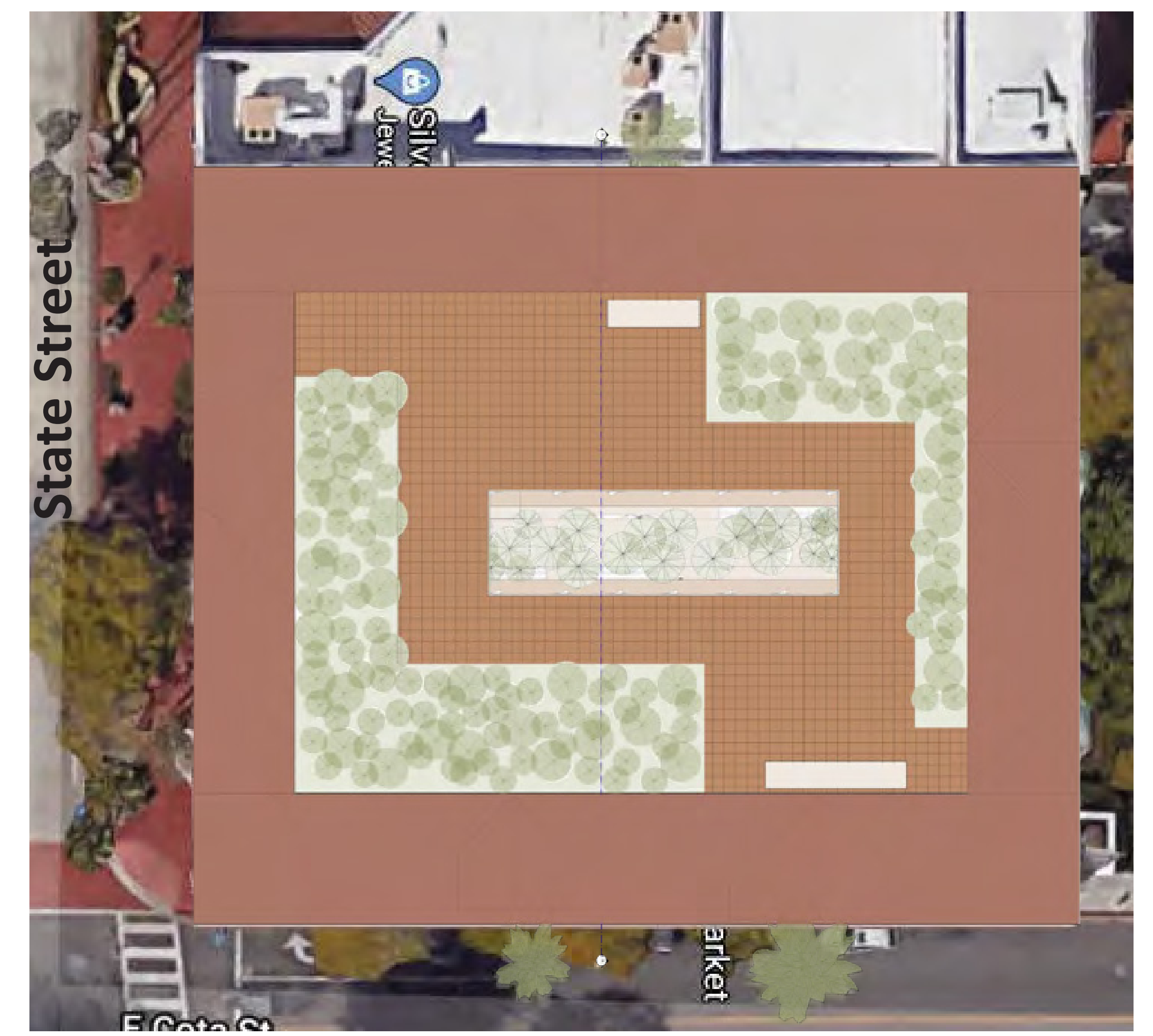
PROJECT STATISTICS
180 UNITS
300-576 SF/AVERAGE UNIT SIZE
FAR = 4.3



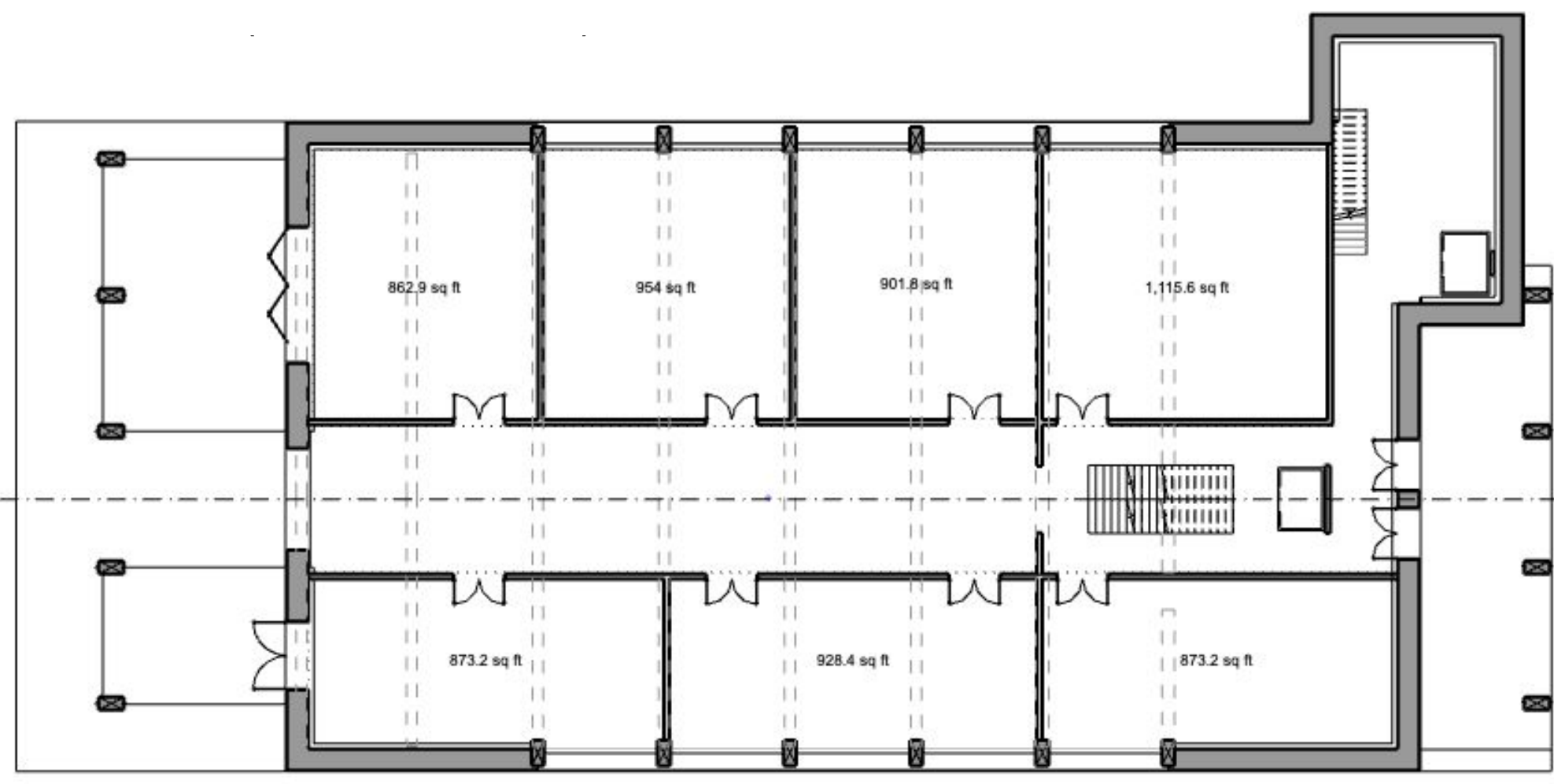
1ST LEVEL



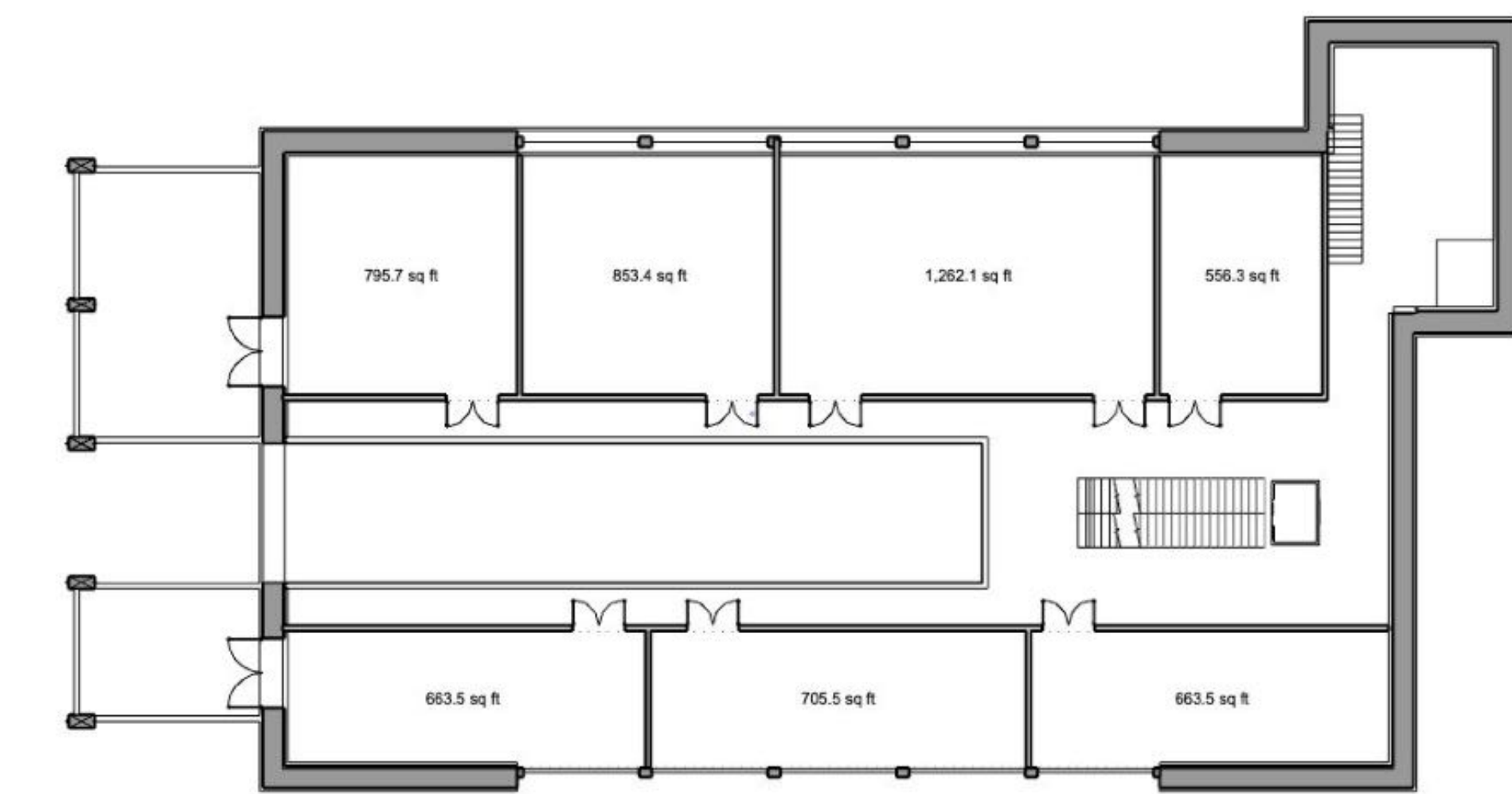
2ND - 4TH LEVELS



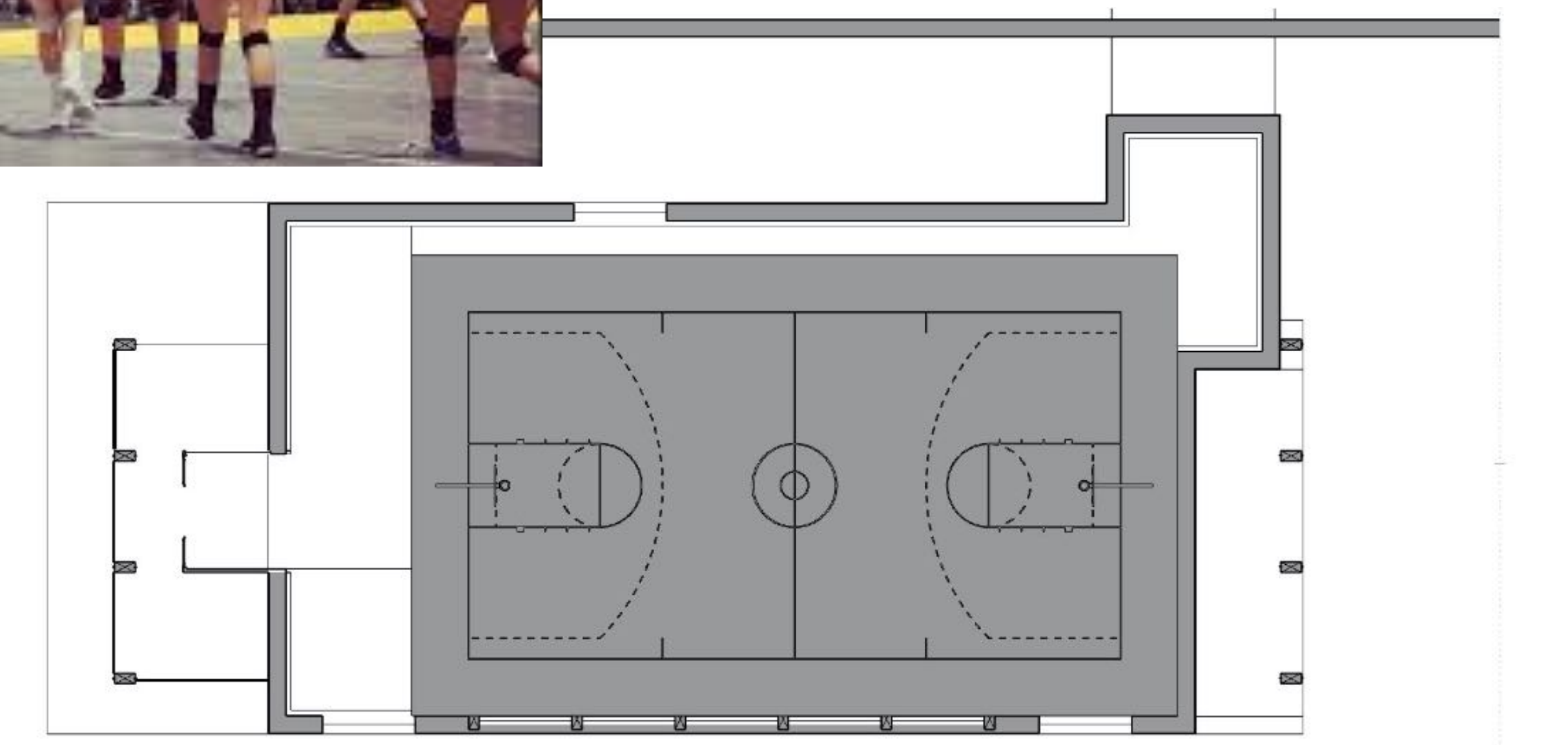
ROOF TOP



MARSHALL'S - ADAPTIVE REUSE - GROUND LEVEL FLOOR PLAN (RETAIL & BUSINESS)



MARSHALL'S - ADAPTIVE REUSE - SECOND & THIRD LEVEL FLOOR PLAN (RESIDENTIAL)



MARSHALL'S - ADAPTIVE REUSE - GROUND LEVEL FLOOR PLAN (SPORTS CENTER)



ADAPTING EXISTING MARSHALL'S BUILDING FOR HOUSING



(E) RETAIL BUILDING - MARSHALL'S



PROPOSED TWIN MIXED USE BUILDINGS CALLED "LOS DOS" WITH 41 RESIDENTIAL UNITS TO REPLACE EXISTING MARSHALLS BUILDING



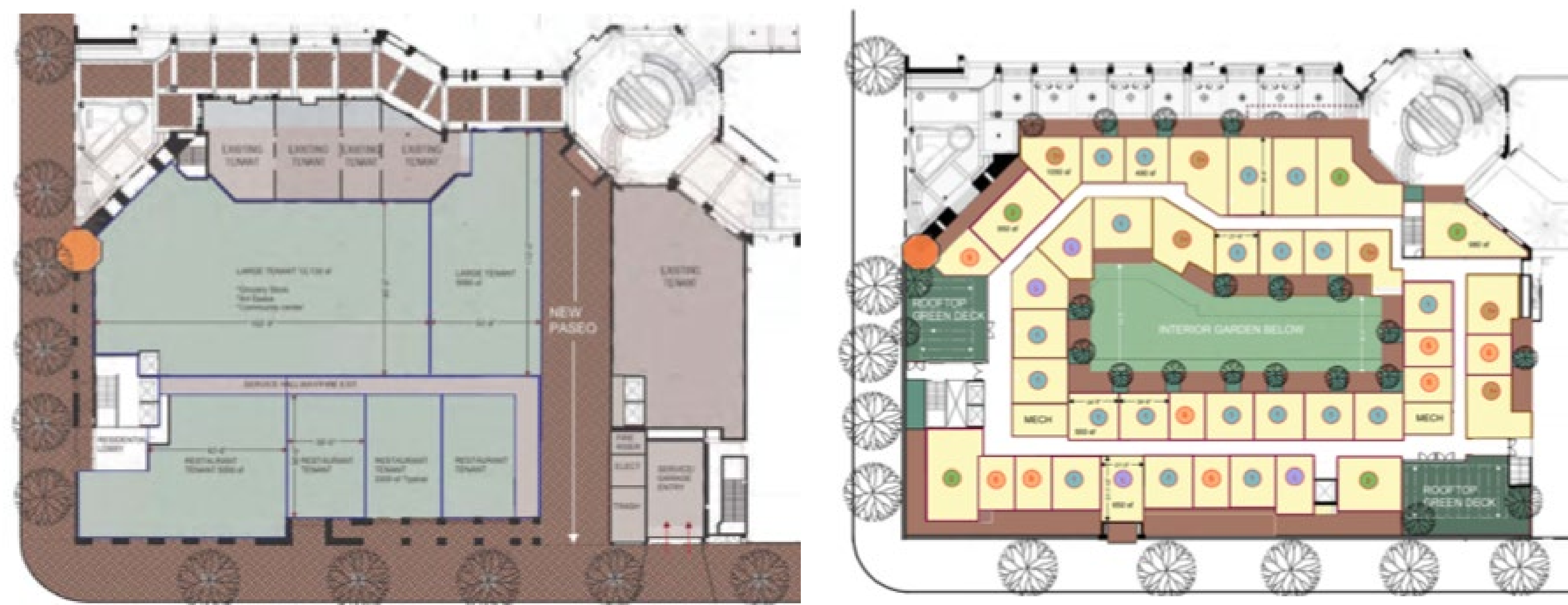
PROJECT STATISTICS
41 UNITS
749 SF/AVERAGE UNIT SIZE
FAR = 3.05



NEW USES FOR EXISTING BUILDINGS



CONVERT NORDSTROM'S TO HOUSING



PROJECT STATISTICS
81 UNITS
400-1200 SF/ UNIT AVERAGE
FAR = 2.84



PROJECT STATISTICS
70 UNITS
320-900 SF/ UNIT AVERAGE
FAR = 4.9



CONVERT BALBOA BUILDING OFFICES TO HOUSING



CONVERT PASEO NUEVO PARKING STRUCTURE INTO HOUSING

PROJECT STATISTICS
113 UNITS
668 SF/ UNIT AVERAGE
FAR = 2.3



COLLECTING STORMWATER

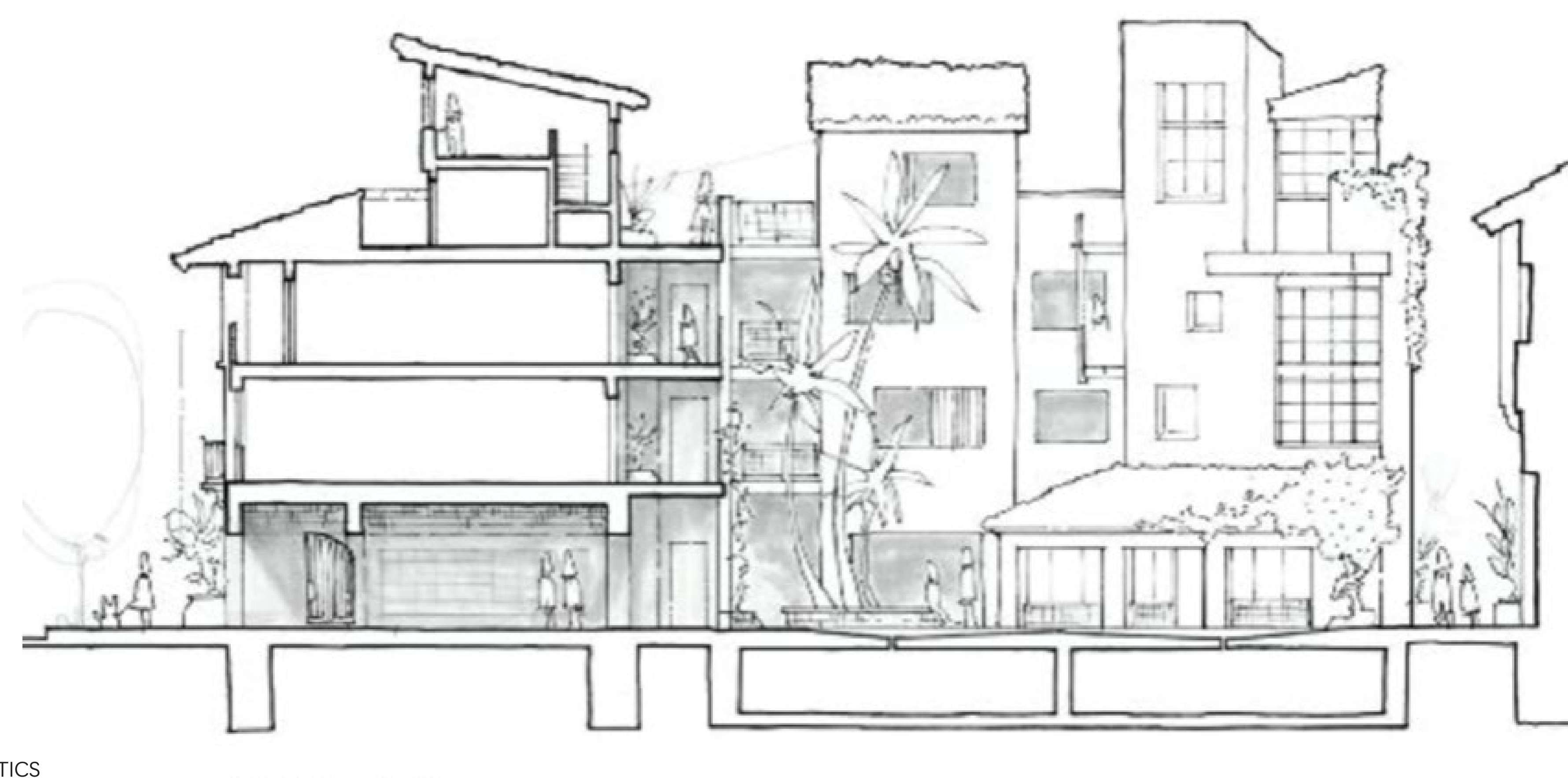
Harvesting Water for Vibrant Landscape



STORMWATER RAIN GARDEN POCKETS AT THE ENDS OF EACH BLOCK INTEGRATED WITH SMALL FOUNTAINS AND PLANTINGS.



PROJECT STATISTICS
FAR = 2.38

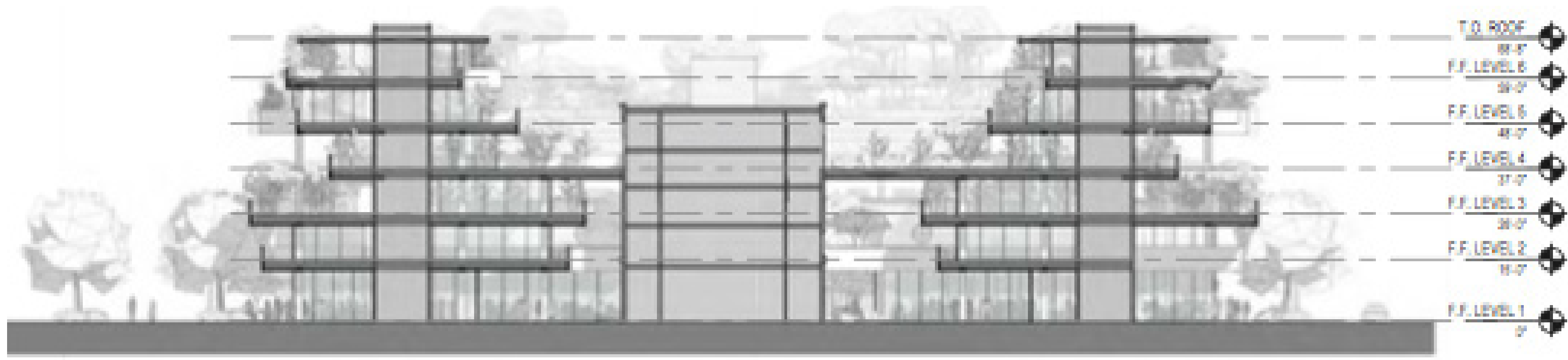


ANACAPA & CARRILLO - NEW RESIDENTIAL WITH COURTYARD & RAINWATER CATCHMENT.



SUSTAINABILITY

Green Roofs, Alternate Energy, & Storm Water



- T.O. ROOF 88'-0"
- F.F. LEVEL 6 84'-0"
- F.F. LEVEL 5 78'-0"
- F.F. LEVEL 4 72'-0"
- F.F. LEVEL 3 66'-0"
- F.F. LEVEL 2 60'-0"
- F.F. LEVEL 1 54'-0"



PROJECT STATISTICS
 200 UNITS
 545 SF / UNIT AVERAGE
 FAR = 3.09
 400 PARKING SPACES



SIGNIFICANT POTENTIAL FOR GREEN ROOFS

STORM WATER RETENTION IN 1" RAIN EVENT, 21,817 GALLONS ON UPPER LEVELS AND 4,675 ON GROUND LEVEL

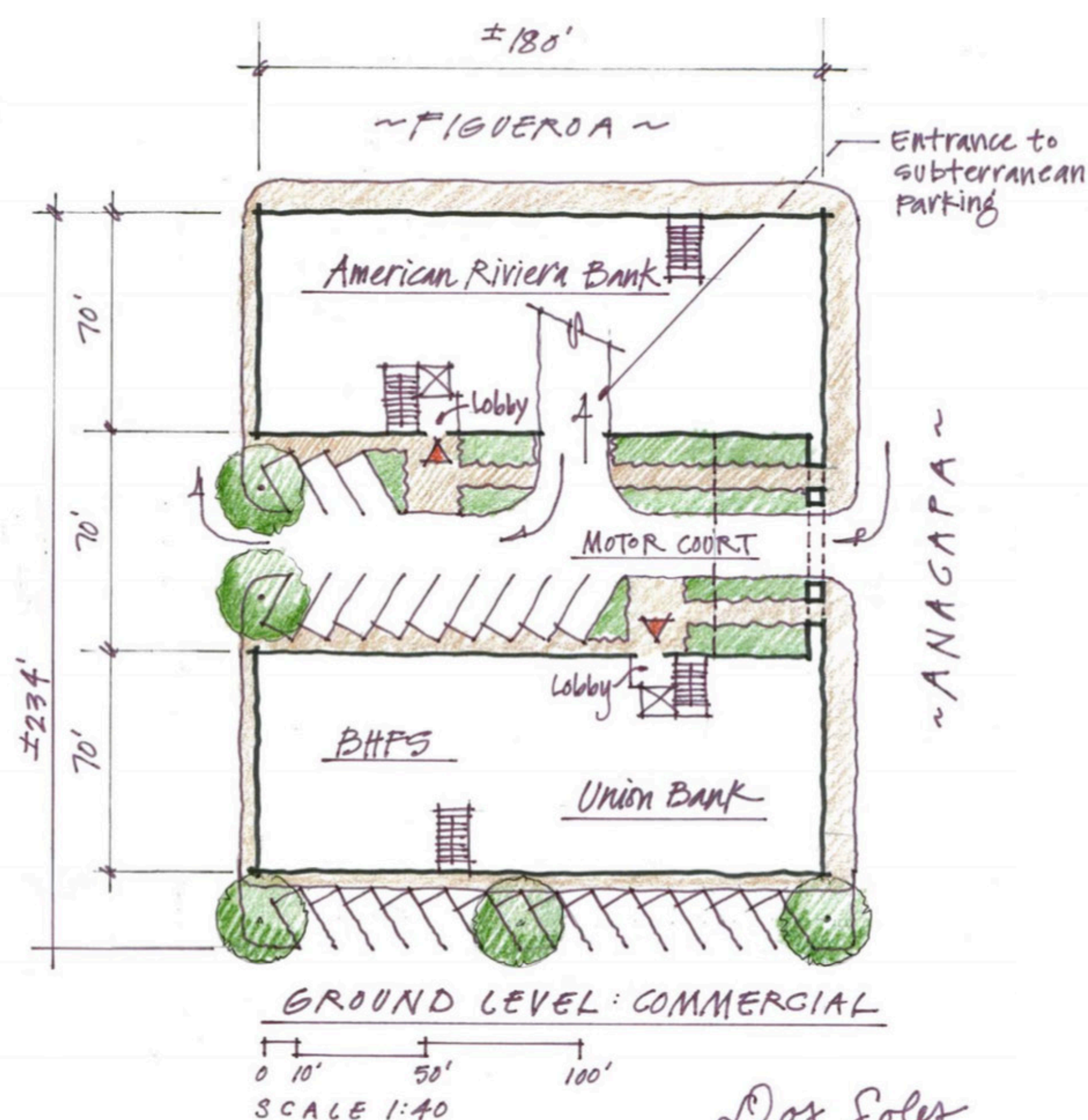
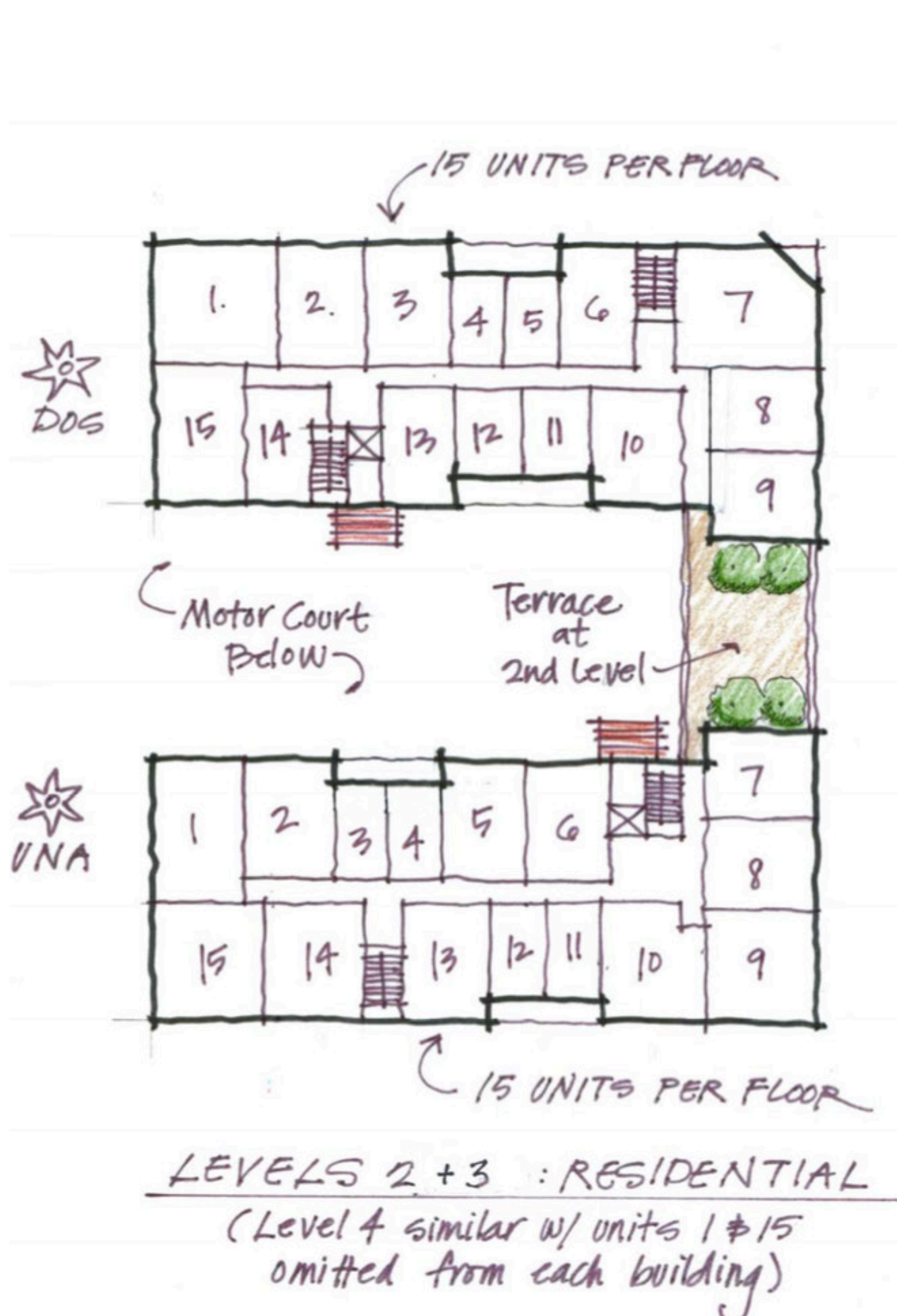
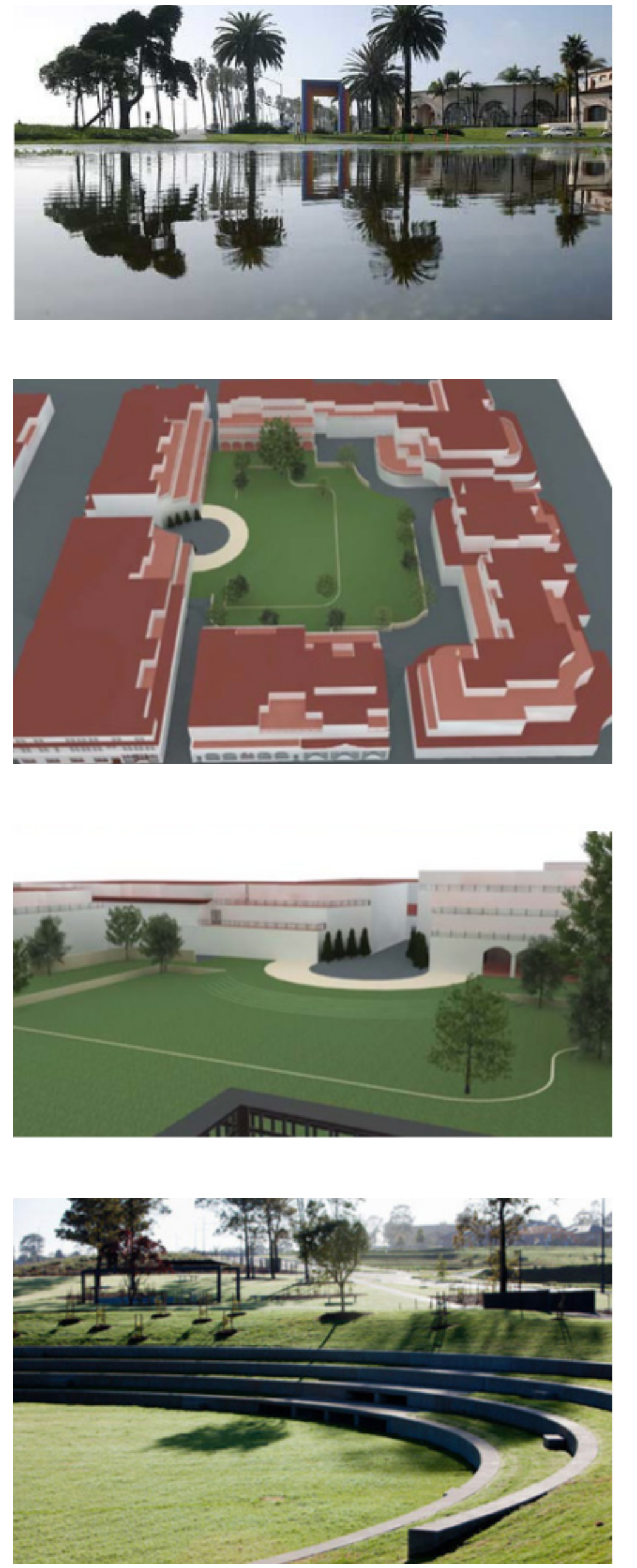


PROJECT STATISTICS
 86 UNITS
 789 SF/UNIT AVERAGE
 FAR = 2.19

ZERO CARBON MIXED USE HOUSING PROJECT WITH ROOFTOP SOLAR



SITE PLAN - PRIORITIZING STORMWATER MANAGEMENT
 FLOOD PARK BELOW GRADE COLLECTS WATER & IRRIGATES PARK SPACE



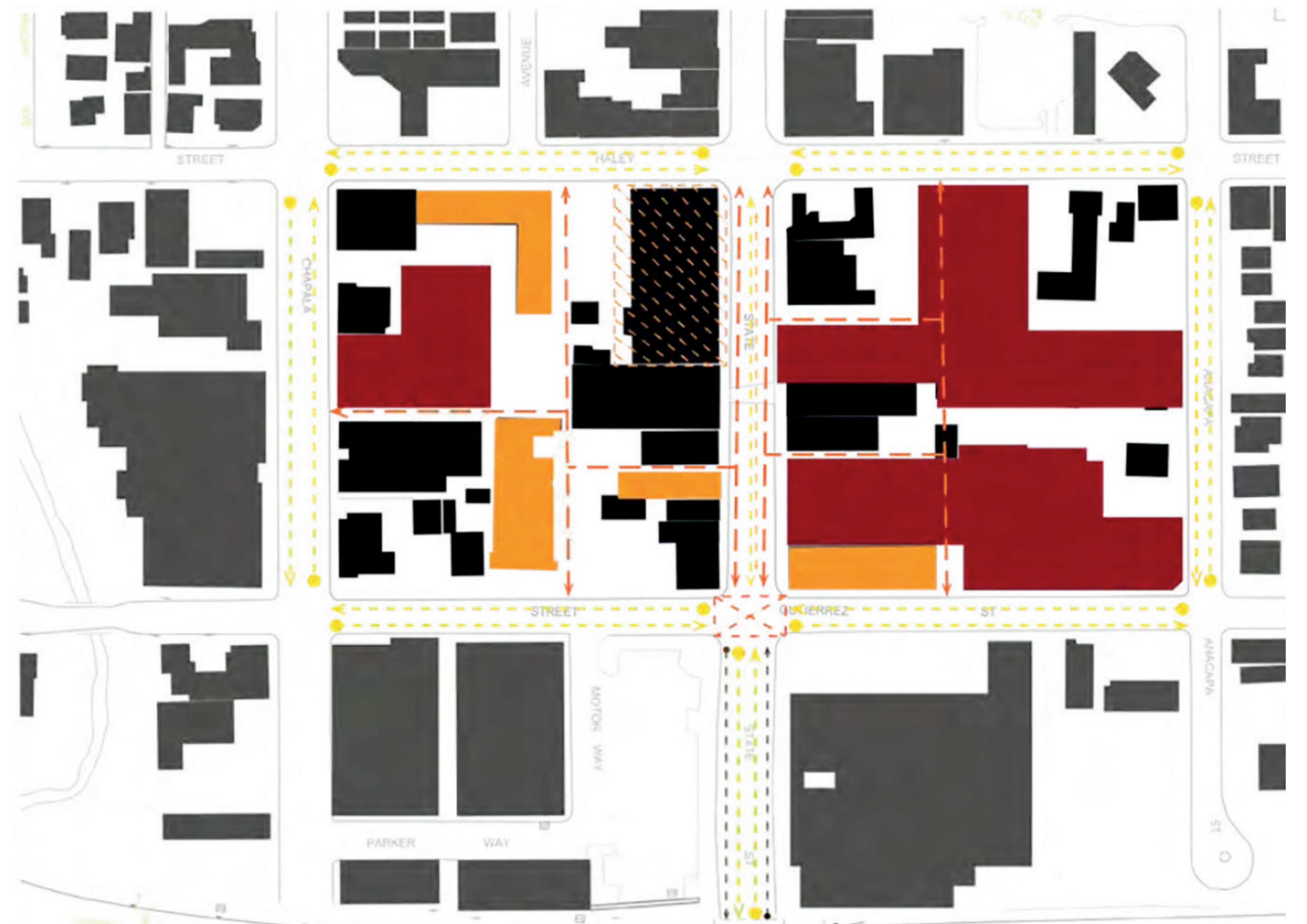
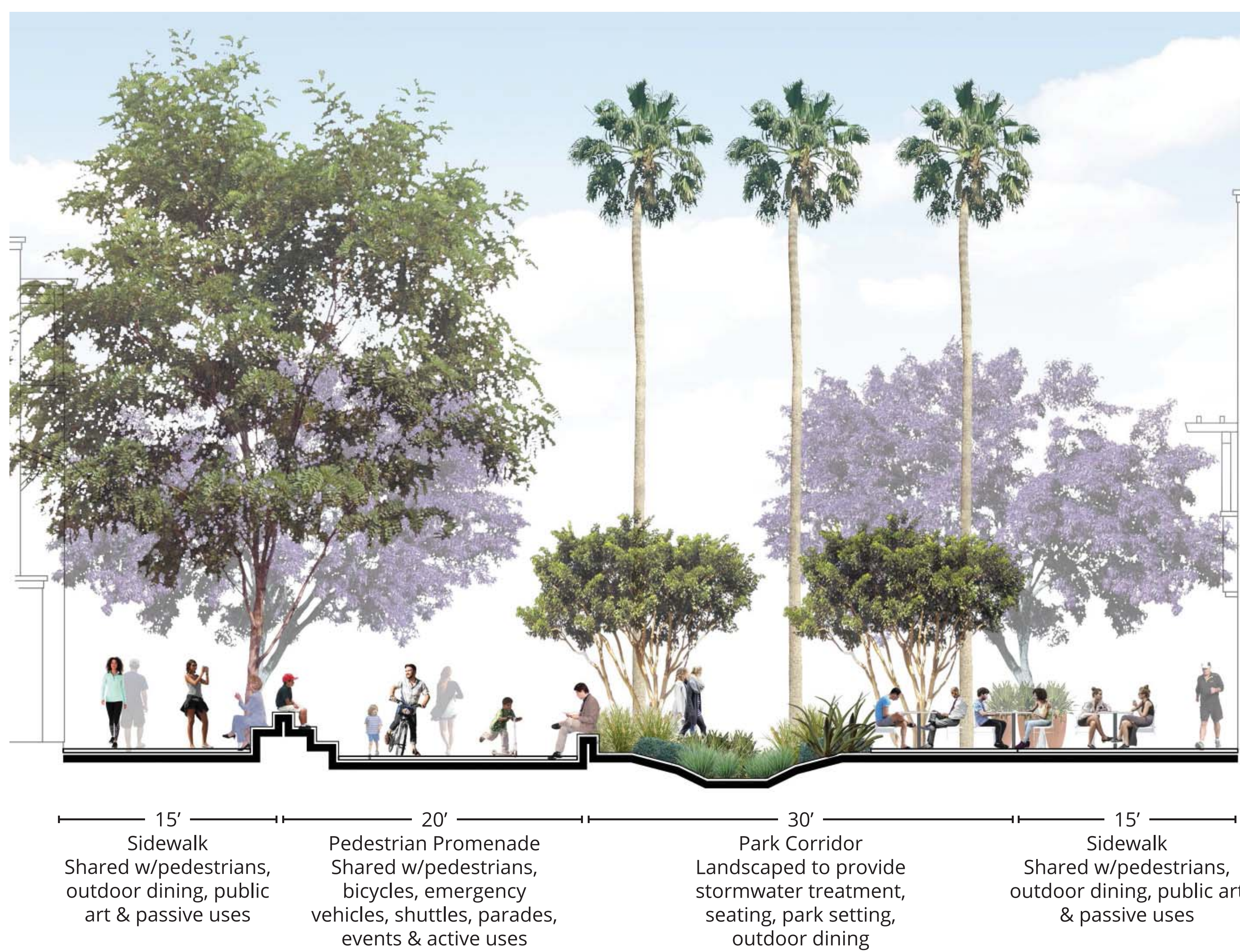
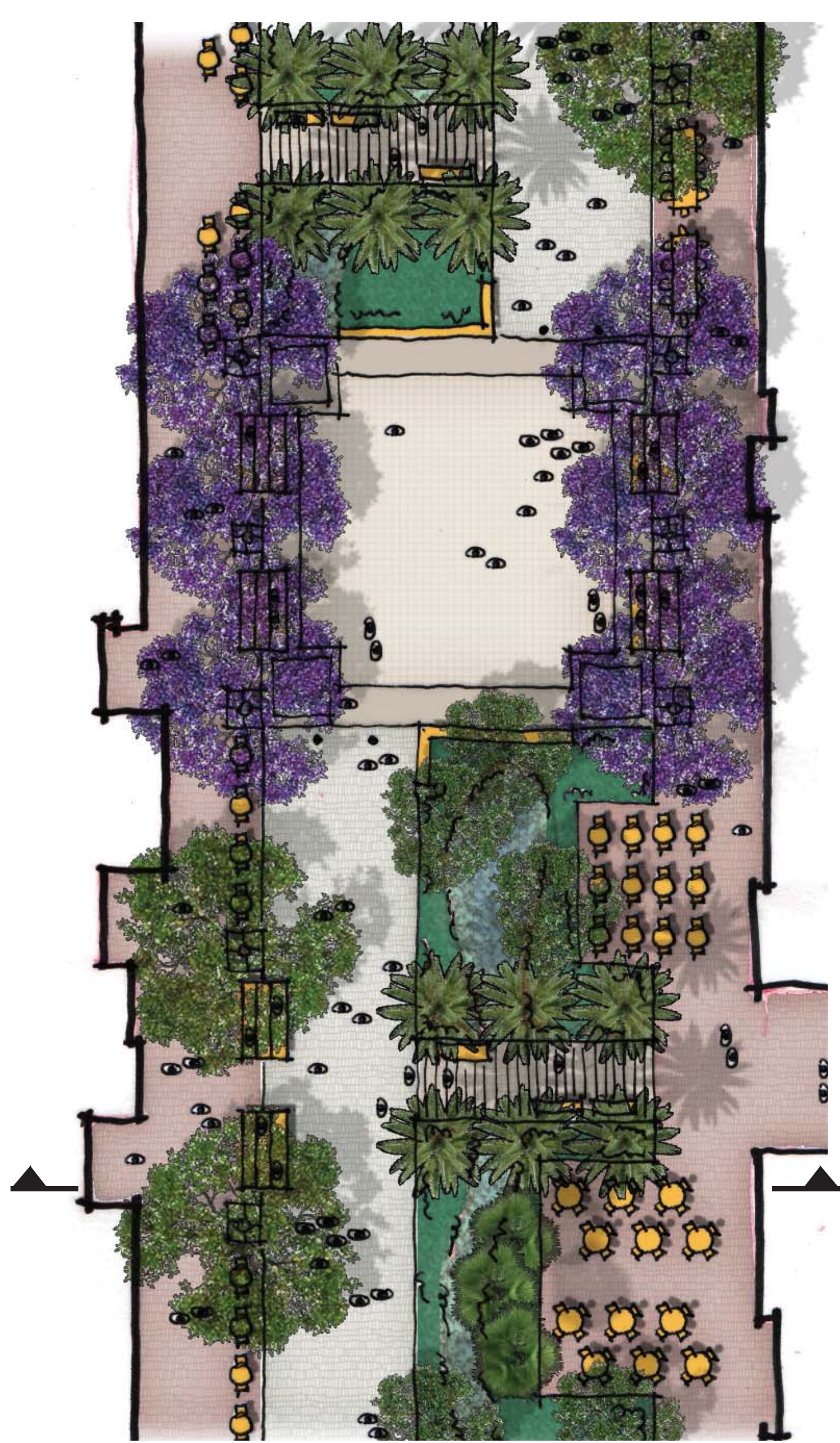
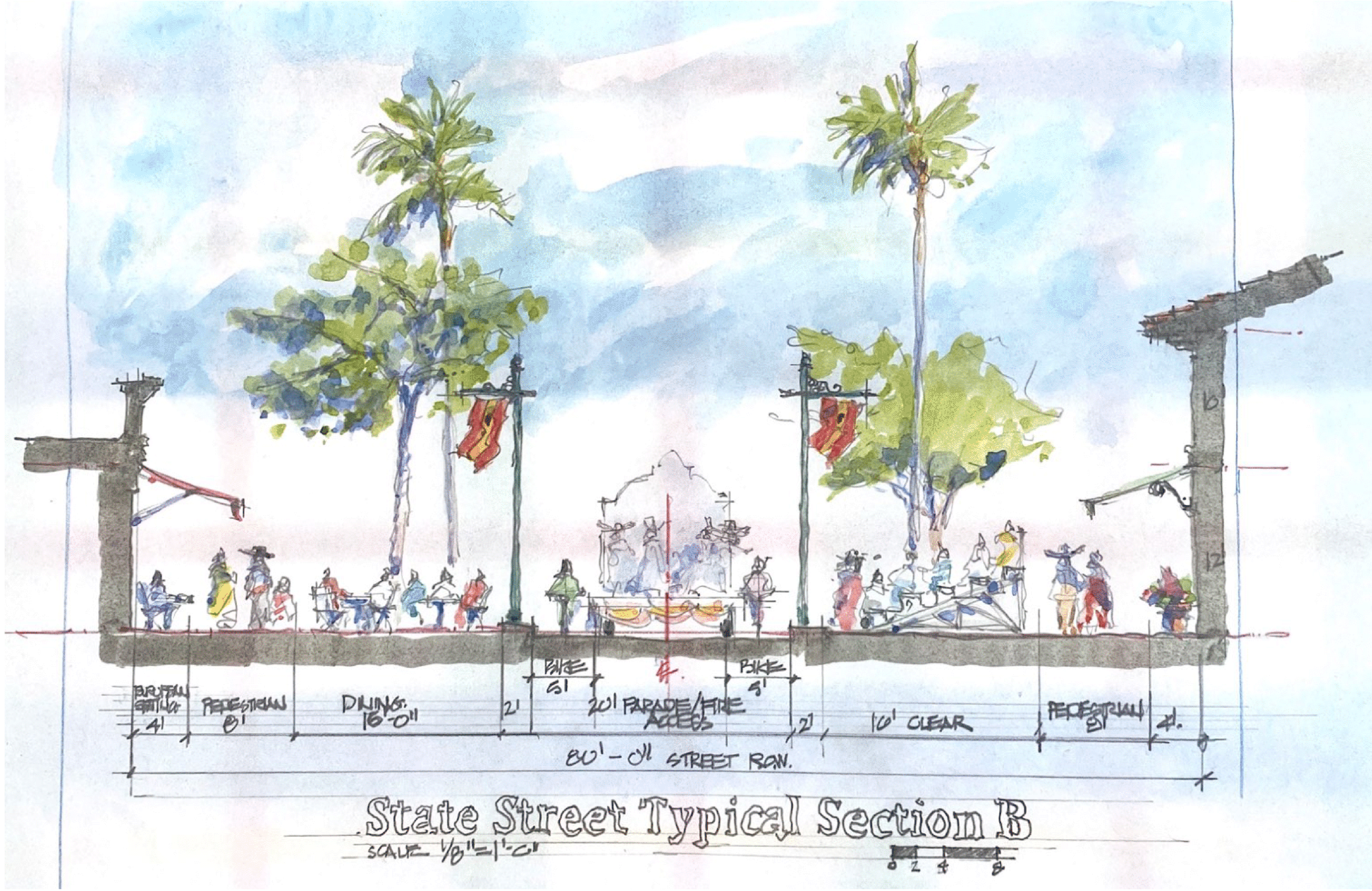
RESTORATION OF MISSION CREEK AS A NATURAL RESOURCE ASSET TO CREATE A WALKING PATH AND OPPORTUNITY FOR CREEK FRONT RESTAURANTS & EDUCATIONAL PROGRAMS ABOUT THE ENVIRONMENT

ELECTRIC VEHICLE CHARGING STATIONS



CIRCULATION

Sharing space between bikes, pedestrian, shuttles, & dining



REWORKING 2-WAY STREETS TO INCLUDE PROMENADE @ 400 BLOCK

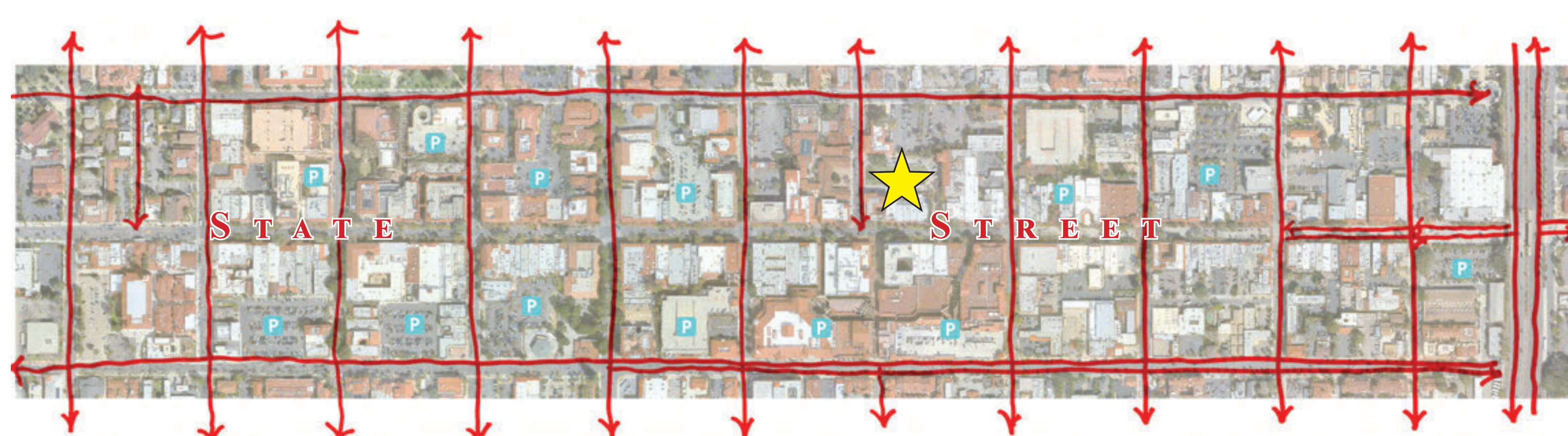
- LEGEND
- PROPOSED VEHICULAR TRAFFIC
 - PROPOSED PEDESTRIAN
 - PROPOSED BICYCLE PATH



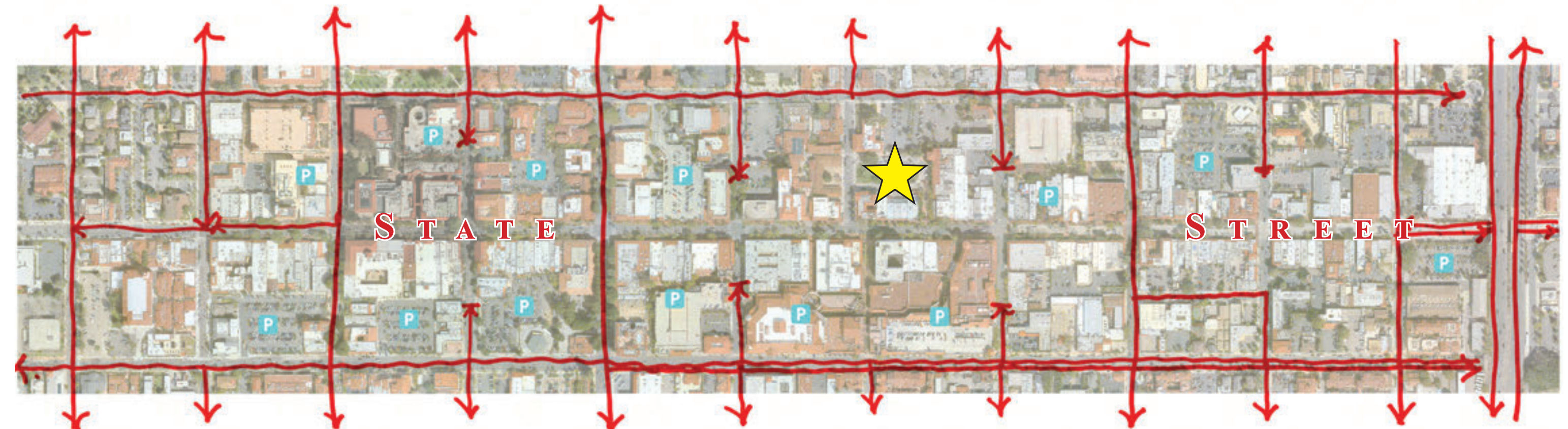
BIKE PARKING



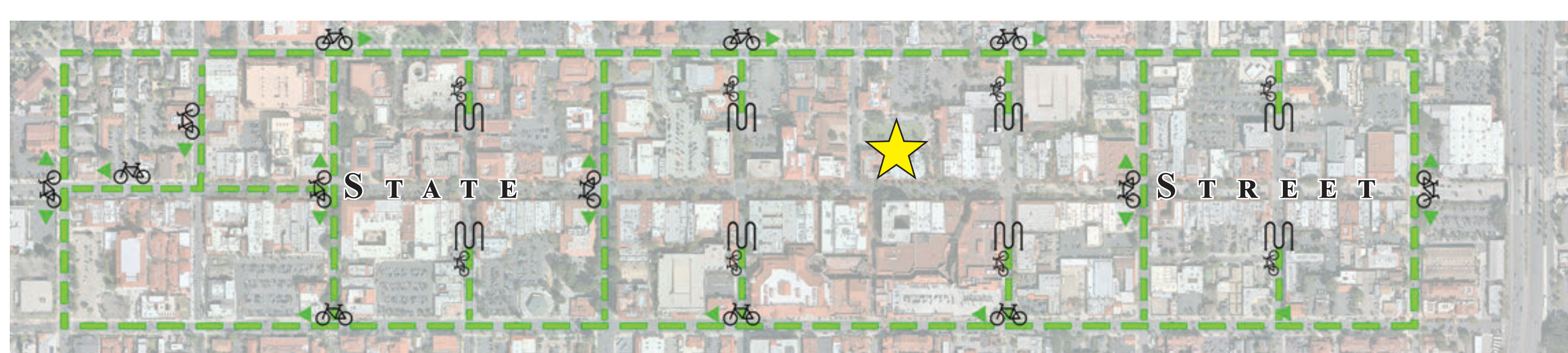
PRIORITIZE BIKE TRAFFIC



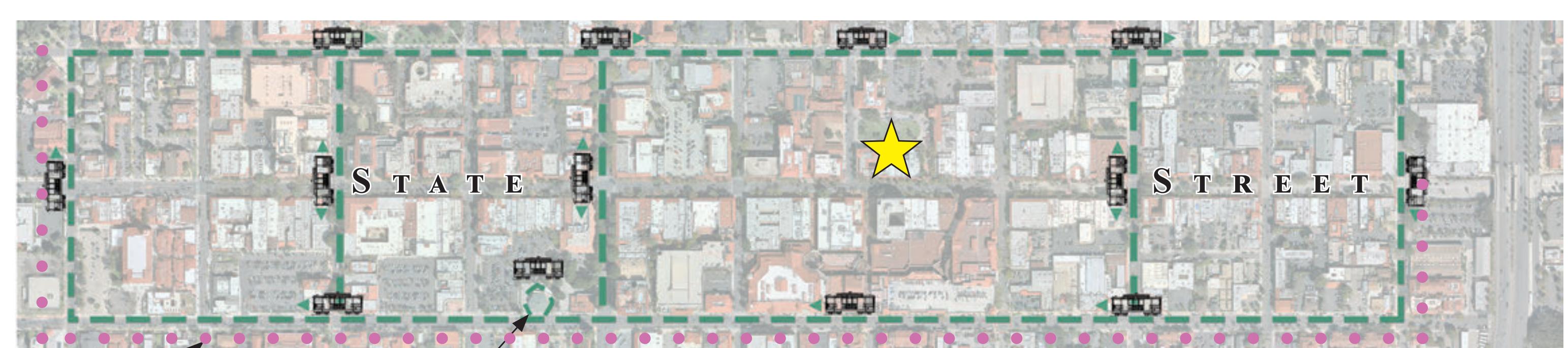
EXISTING VEHICULAR CIRCULATION



PROPOSED VEHICULAR CIRCULATION

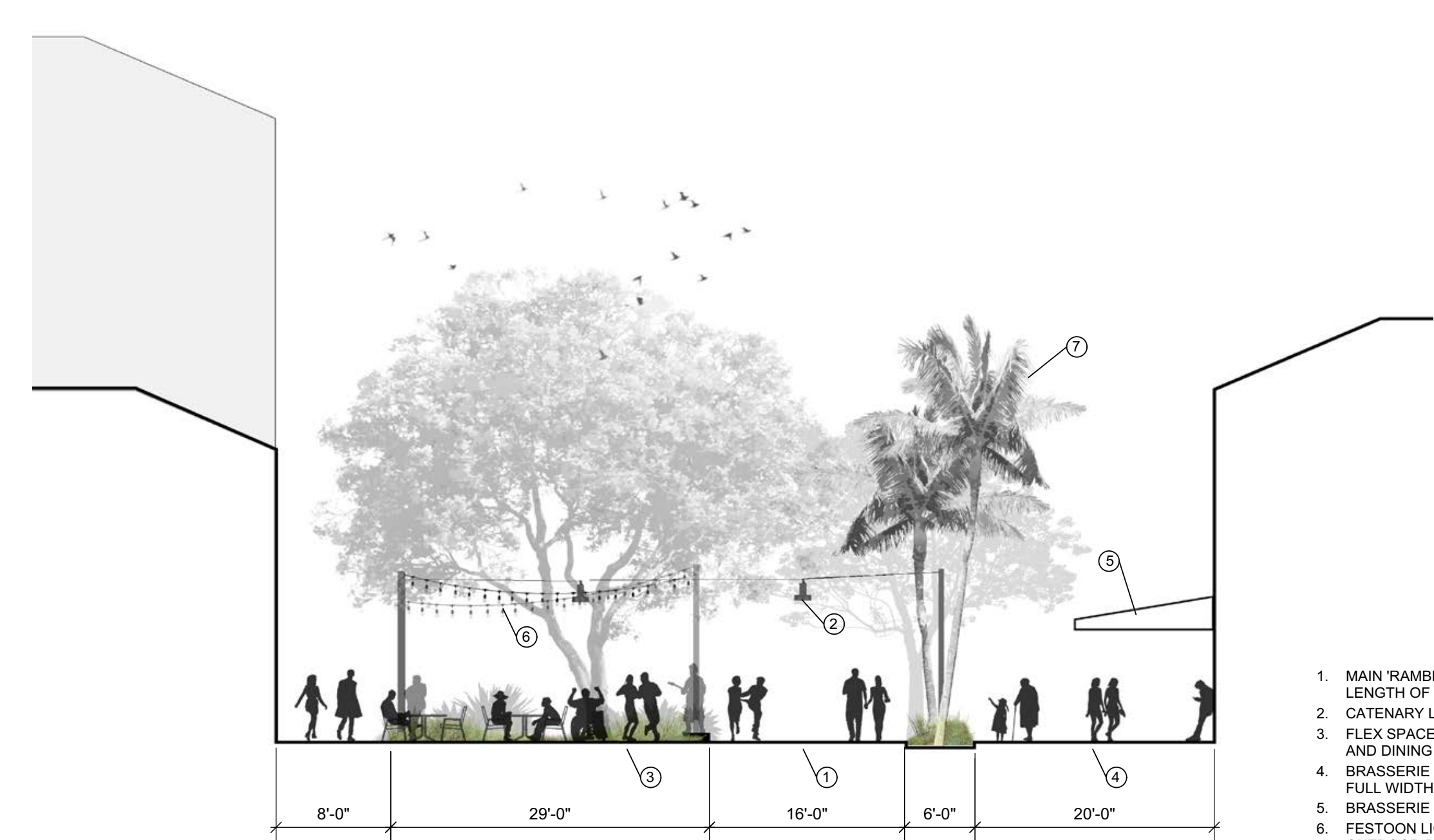


PROPOSED BICYCLE ROUTES



Parade Route Trolley Station PROPOSED TROLLEY ROUTES

- ★ De La Guerra Plaza
- P Public Parking
- ⌋ Bike Racks
- 🚲 Bike Path
- 🚊 Trolley Stops



TRANSPORTATION

Functional Housing, Transit, & Parking Technologies



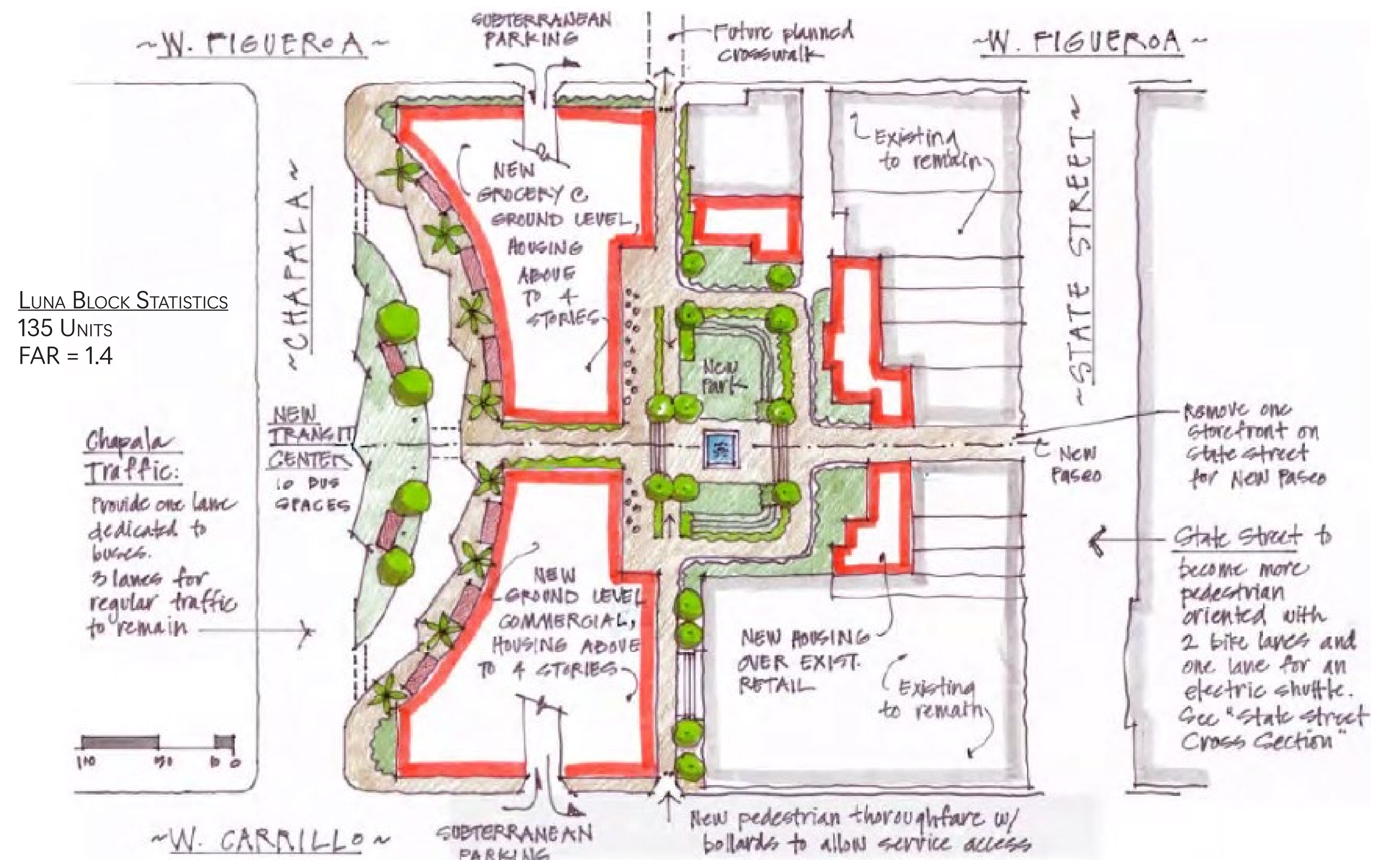
TRANSFORM THE TRANSIT CENTER BLOCK USING CAR PARKING TECHNOLOGY TO ACCOMMODATE HIGHLY EFFICIENT PARKING IN A SMALL FOOTPRINT THEREBY CAPTURING THE EXISTING SURFACE PARKING LOT AREA THAT BECOMES AN OPPORTUNITY FOR HOUSING AND A NEW TRANSIT CENTER WITH MORE BUSES.

PROJECT STATISTICS
314 UNITS
550 SF UNIT SIZE AVERAGE

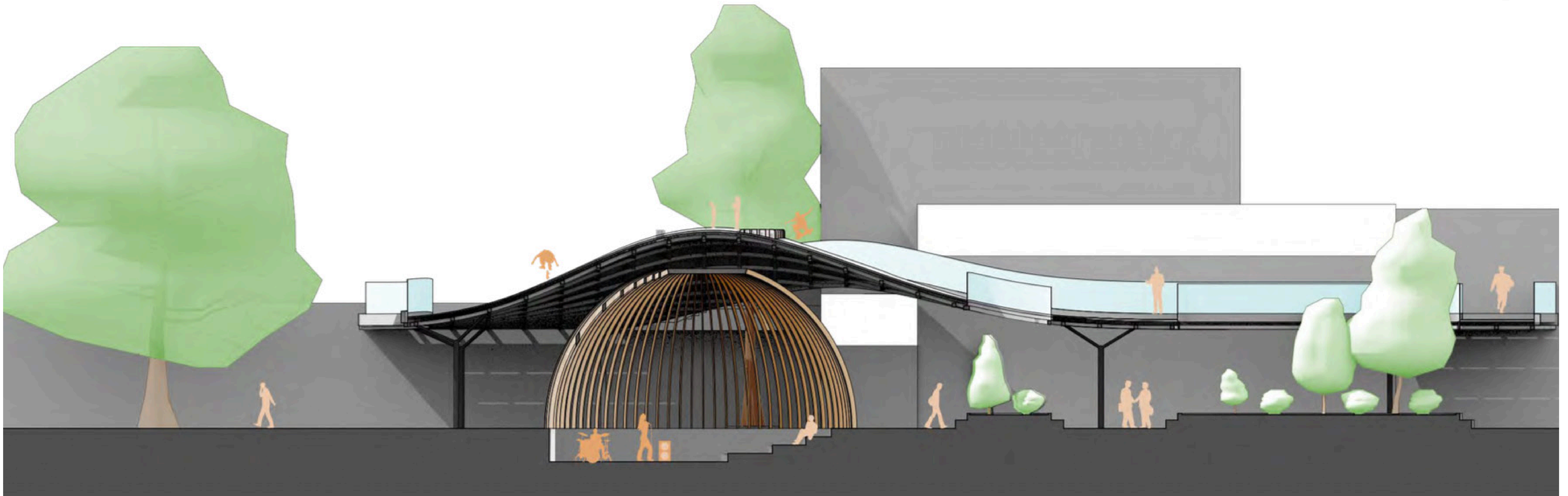


AUTOMATED PARKING CAN REDUCE SPACE PER CAR BY UP TO 50% WITH 2-3 MINUTE RETRIEVAL TIME

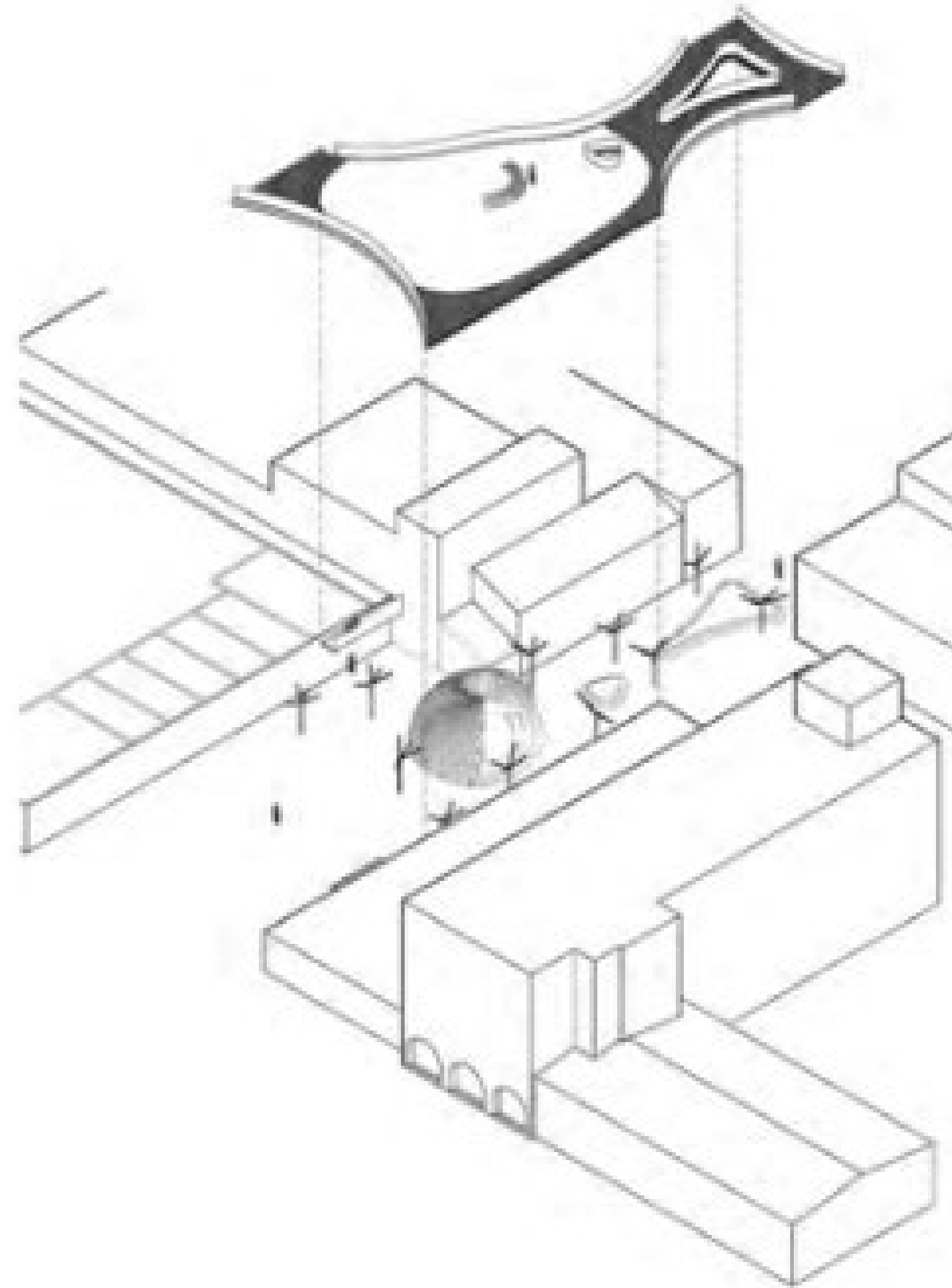
RECONFIGURE TRANSIT CENTER FOR MORE BUSES, NEW HOUSING, AND BUILD NEW HOUSING UNITS, INCLUDING 20% AFFORDABLE, THROUGH PARTNERSHIP WITH HOUSING AUTHORITY



PUBLIC PRIVATE PARTNERSHIPS



CULTURAL PERFORMANCE PAVILION AND PEDESTRIAN FOOTBRIDGE CONNECTING 2ND LEVEL PARKING WITH HOUSING, RESTAURANTS, AND CAFES



LYON'S BUILDING PLAZA
COLLABORATING WITH HIGHER EDUCATION INSTITUTIONS



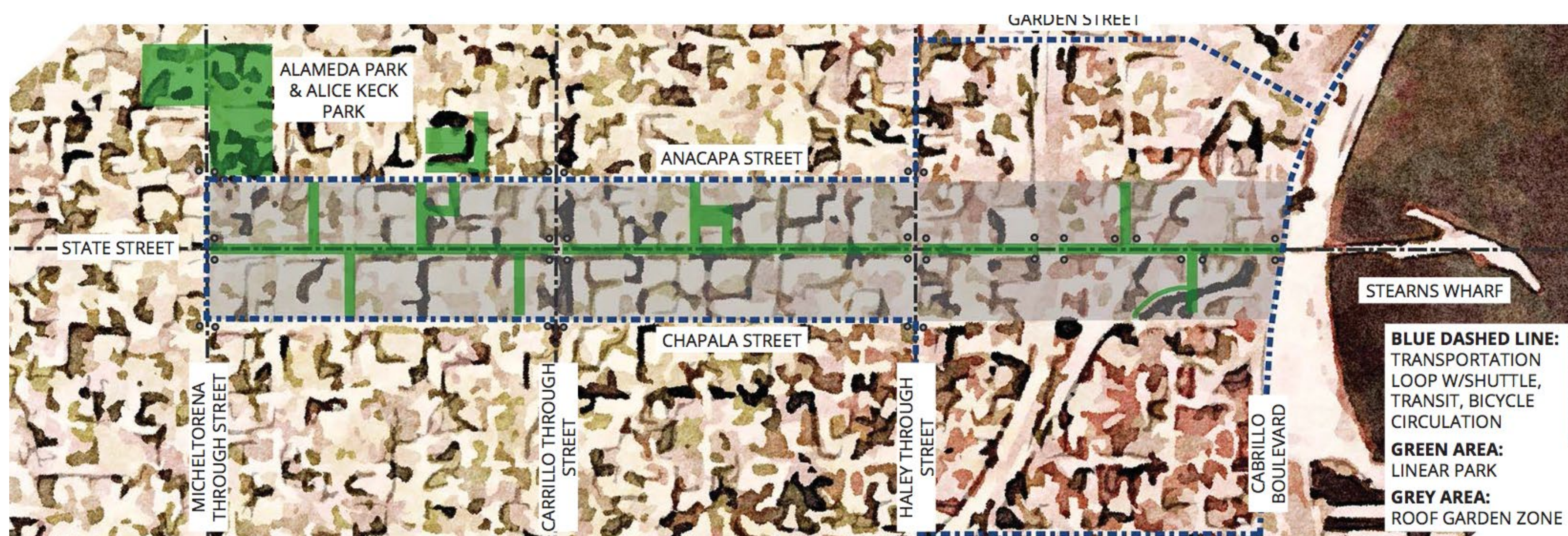
LYON'S BUILDING CLASSROOMS & STUDENT HOUSING
30 UNITS
275 SF/UNIT
FAR = 1.86



SANTA BARBARA BOWL FOUNDATION



THE HIGH LINE NEW YORK CITY



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.



COMMUNITY INPUT & CHARRETTE FINDINGS

HOW TO MAKE HOUSING PROJECTS FEASIBLE




Hughes Building






Little Rainbow Site




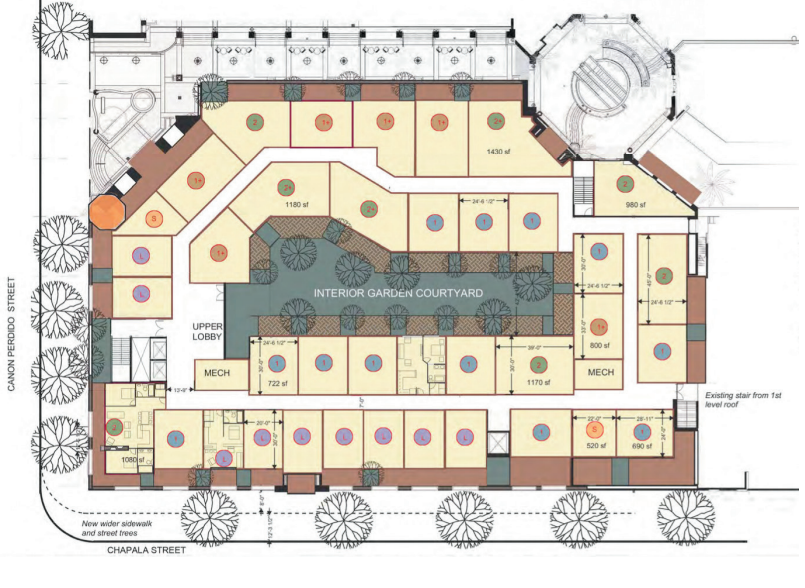

99-cent Store

RECTANGLES





Balboa Building

U-SHAPED AROUND COURTYARD

Former Nordstroms Building




World Market Site

SQUARE WITH CENTER COURTYARD

PROJECT FEASIBILITY = LIVABLE FLOOR AREA + FLEXIBLE BUILDING FORMS

LIVABLE FLOOR AREA

- Variety in Size of Residences
- Micro Units, Studios, One and Two Bedrooms
- Efficiency in Sharing Costs
- Site Costs, Processing, Site Preparation, Grade Level Structure

FLEXIBLE BUILDING FORMS

- Building Forms Should Be Flexible Based on Site Dimensions
- U-Shaped Around A Courtyard
 - Square With Center Courtyard
 - Rectangles Or Pairs Of Rectangles
- Efficiency In Designing Livable Floor Area Reduces Costs
- Three To Four Residential Floors Support Feasibility

COMMUNITY INPUT

To inform the designers as they studied the use of spaces downtown, a community survey was conducted in English and Spanish in July 2020 with the help of many community organizations.

Approximately **4,800** survey responses were received from a broad demographic range with **98%** of respondents residing in the Santa Barbara South Coast area.

SURVEY HIGHLIGHTS:

- **93%** supported closing part of State Street to vehicle traffic, 39% who would like to see the number of blocks expanded and 8% who would like to see a smaller area closed to vehicles
- **56%** supported pedestrians and cyclists sharing the street while 35% supported only pedestrians on the street without cycling traffic
- **63%** wanted to see more housing downtown with interest in a broad range of rental apartments and condominiums.
- **57%** expressed interest in small rental apartments (1-2 BR).

- **60%** noted they would personally consider living downtown.

- Recognizing there would be many building heights, **54%** supported 3 stories, **28%** supported 4 stories, **12%** supported 5 stories, **6%** supported higher than 5 stories.

- Residents encouraged activities on the promenade when public health restrictions subside with the following support:

- Dining (94%)
- Music (91%)
- Places to Sit (88%)
- Art (84%)
- Food Trucks (63%)
- Retail Vendors (62%)
- Children's Play Areas (50%)

