

"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:

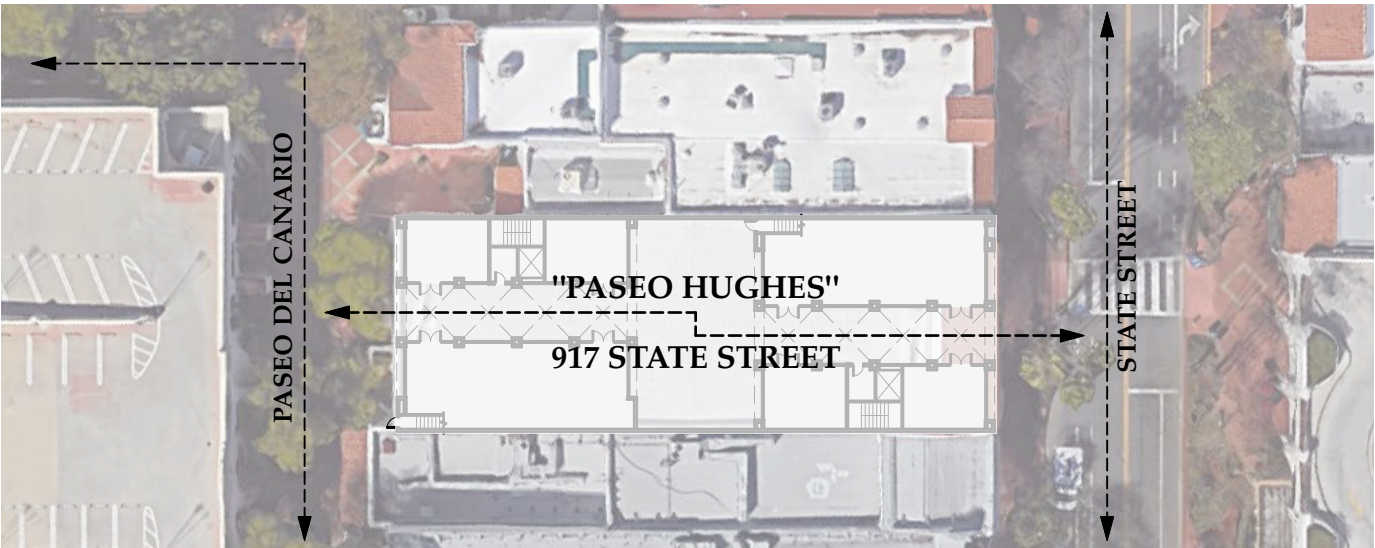
	EXISTING	PROPOSED
LOT SIZE:	9,128 SQ FT	9,128 SQ FT (NO CHANGE)
BLDG SIZE (GROSS):	8,717 SQ FT	25,445 SQ FT
COMM. USE (GROSS):	8,717 SQ FT (1 UNIT)	4,800 SQ FT (6 UNITS)
PARKING AREA:	0 SQ FT	0 SQ FT
RENTAL AREA (NET):	0 SQ FT (0 UNITS)	15,357 SQ FT (36 UNITS)
BUILDING F.A.R.	0.95 (EXISTING)	2.79 (PROPOSED)
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



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

AIA Santa Barbara

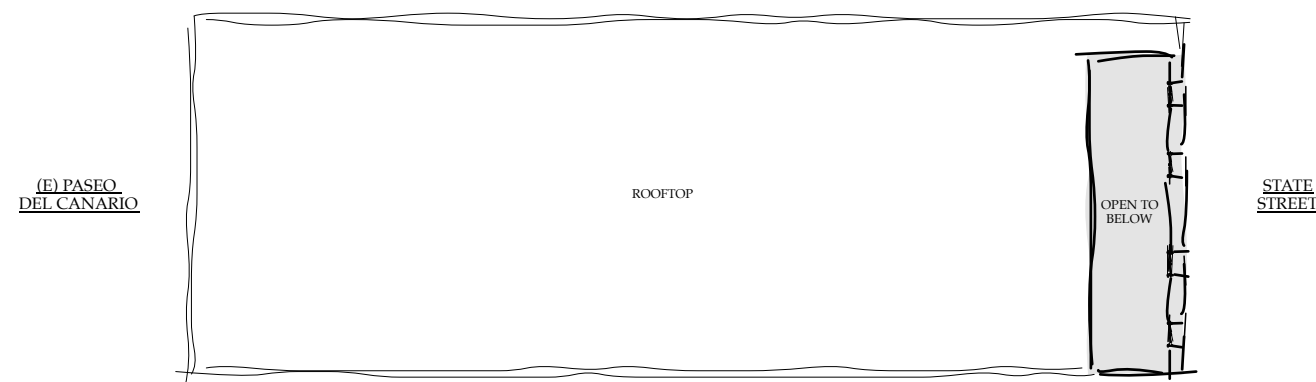
DOWNTOWN SANTA BARBARA

Design Charrette 2020

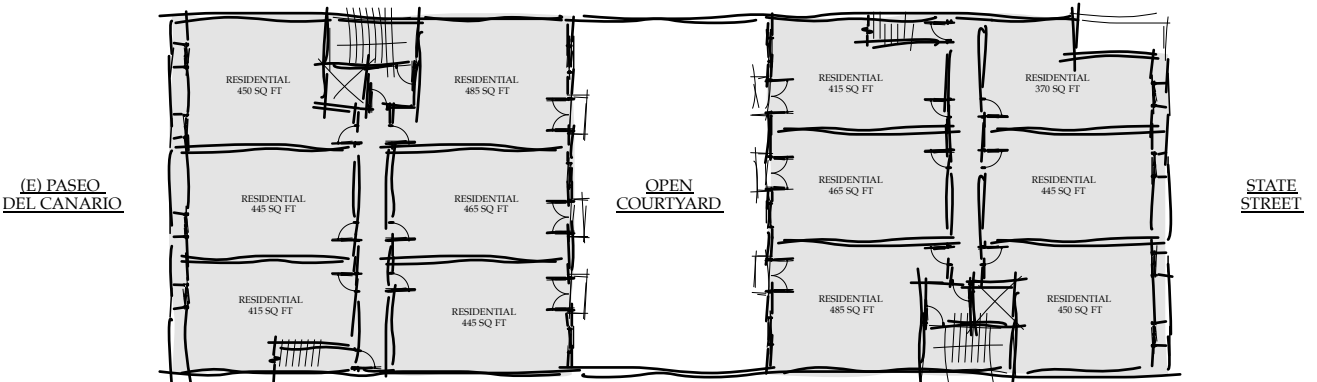
Date:09/23/2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

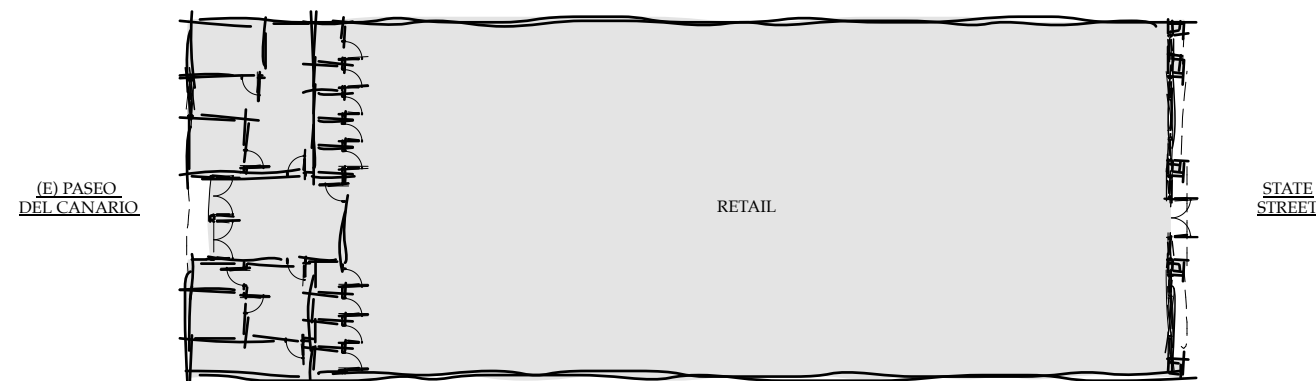
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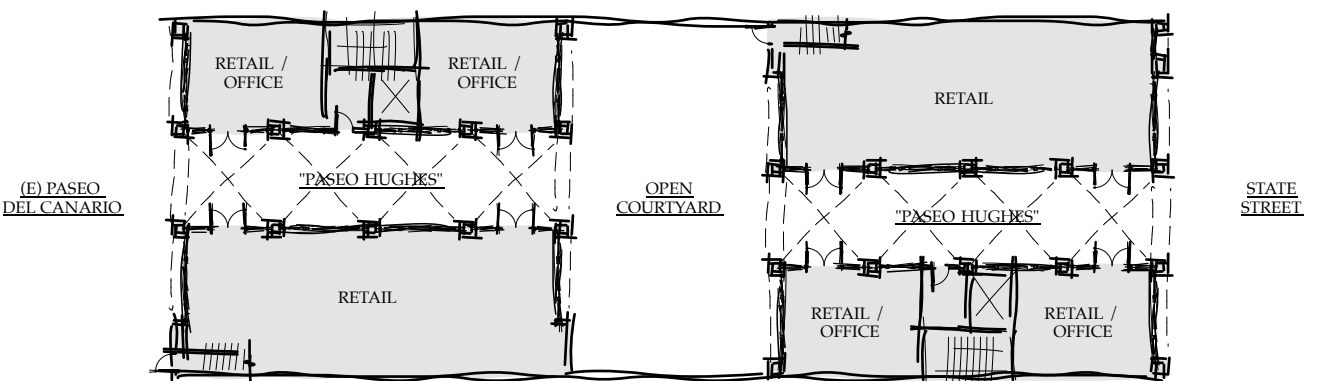
EXISTING SECOND FLOOR PLAN
1"=30'



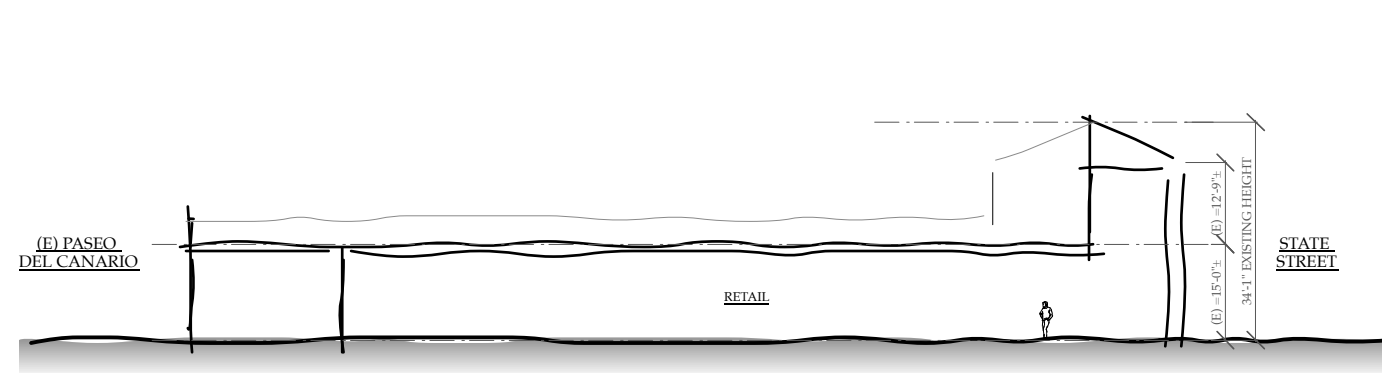
PROPOSED UPPER FLOOR PLANS (2-4 SIMILAR)
1"=30'



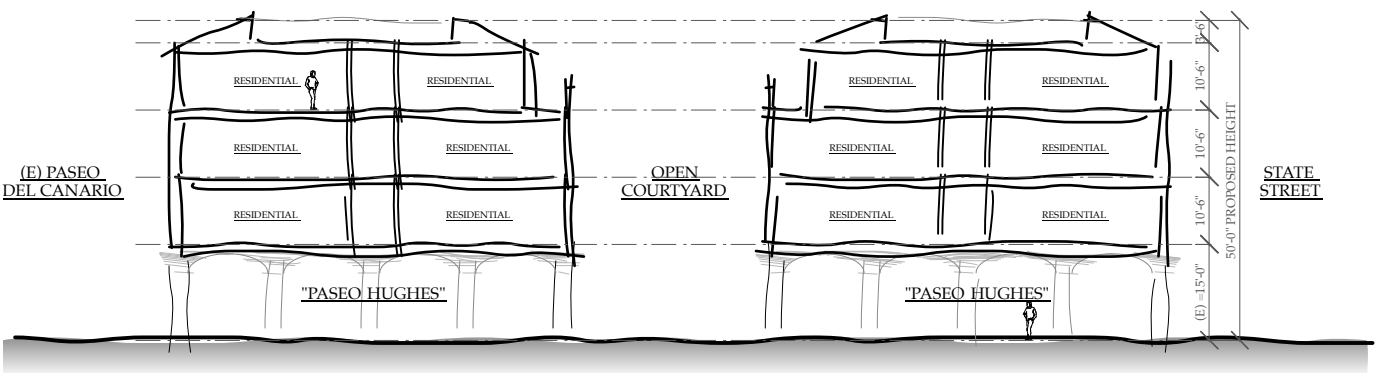
EXISTING GROUND FLOOR PLAN
1"=30'



PROPOSED GROUND FLOOR PLAN
1"=30'



EXISTING BUILDING SECTION
1"=30'



PROPOSED BUILDING SECTION
1"=30'

Date:09/23/2020