

"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use with just over 2,000 SF retail and 41 rental housing units provide a study of possible housing by replacing an outdated building.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 additon 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 cobbled 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

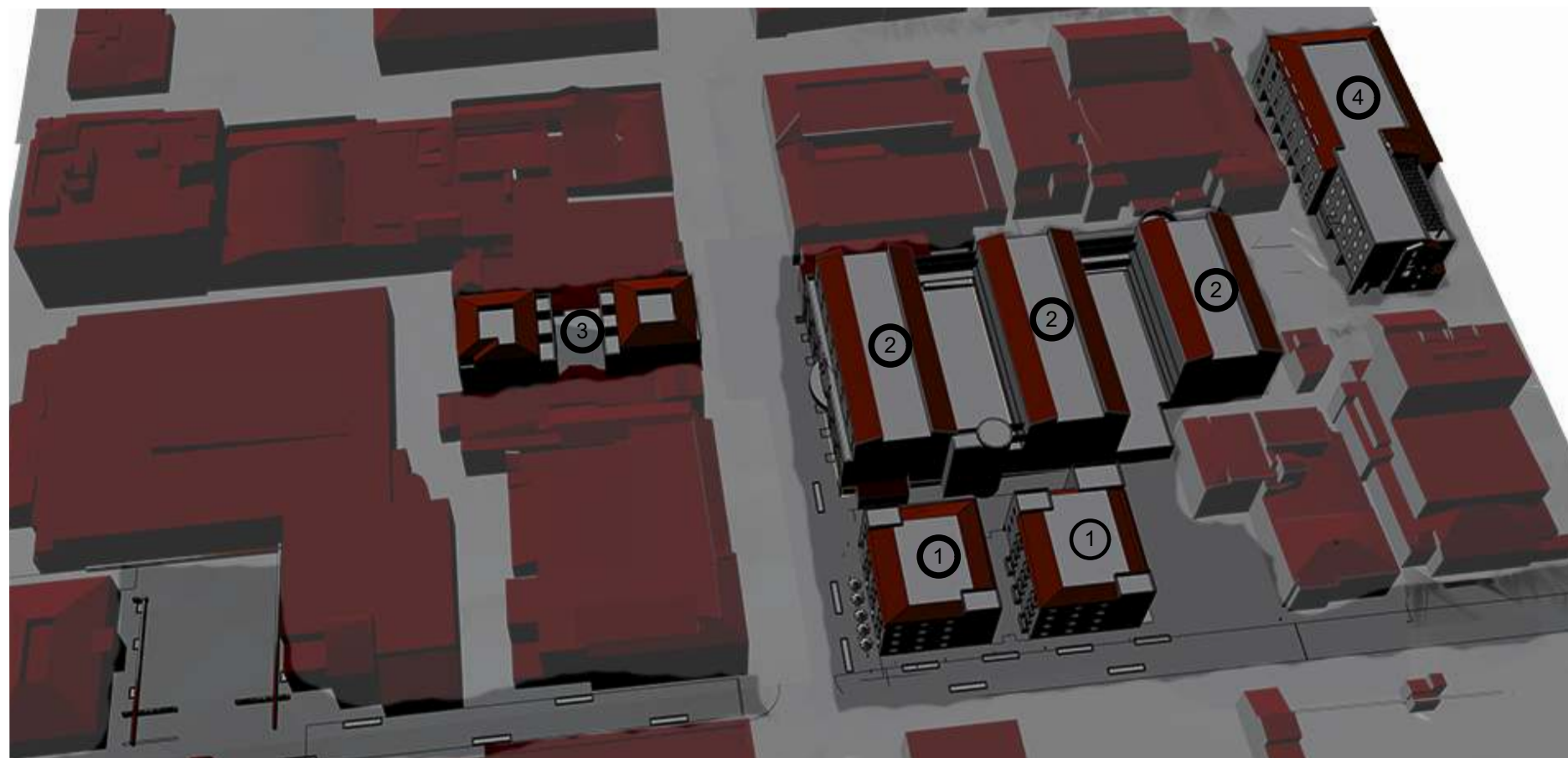
The opposite side Chapala Street to the West is under-developed with a small onestory structures, multiple curb cuts and surface parking lots. This is an example illustrating why the development standards should extend to the middle of the block so that opposing sides of the street can relate to each 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 3-D AERIAL PROPOSED

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

DOWNTOWN SANTA BARBARA

Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

1



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



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

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AIA Santa Barbara

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"EL CENTRO"

Buildings of Historic Interest

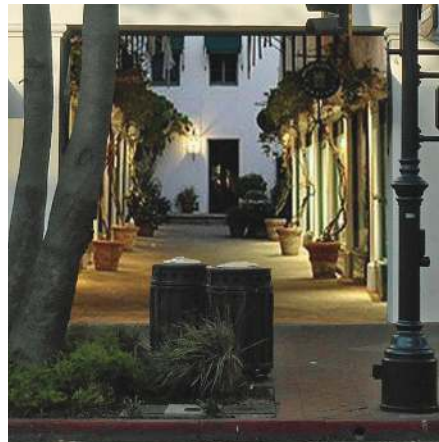
900 BLOCK OF STATE STREET

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



Canerio Market Stalls

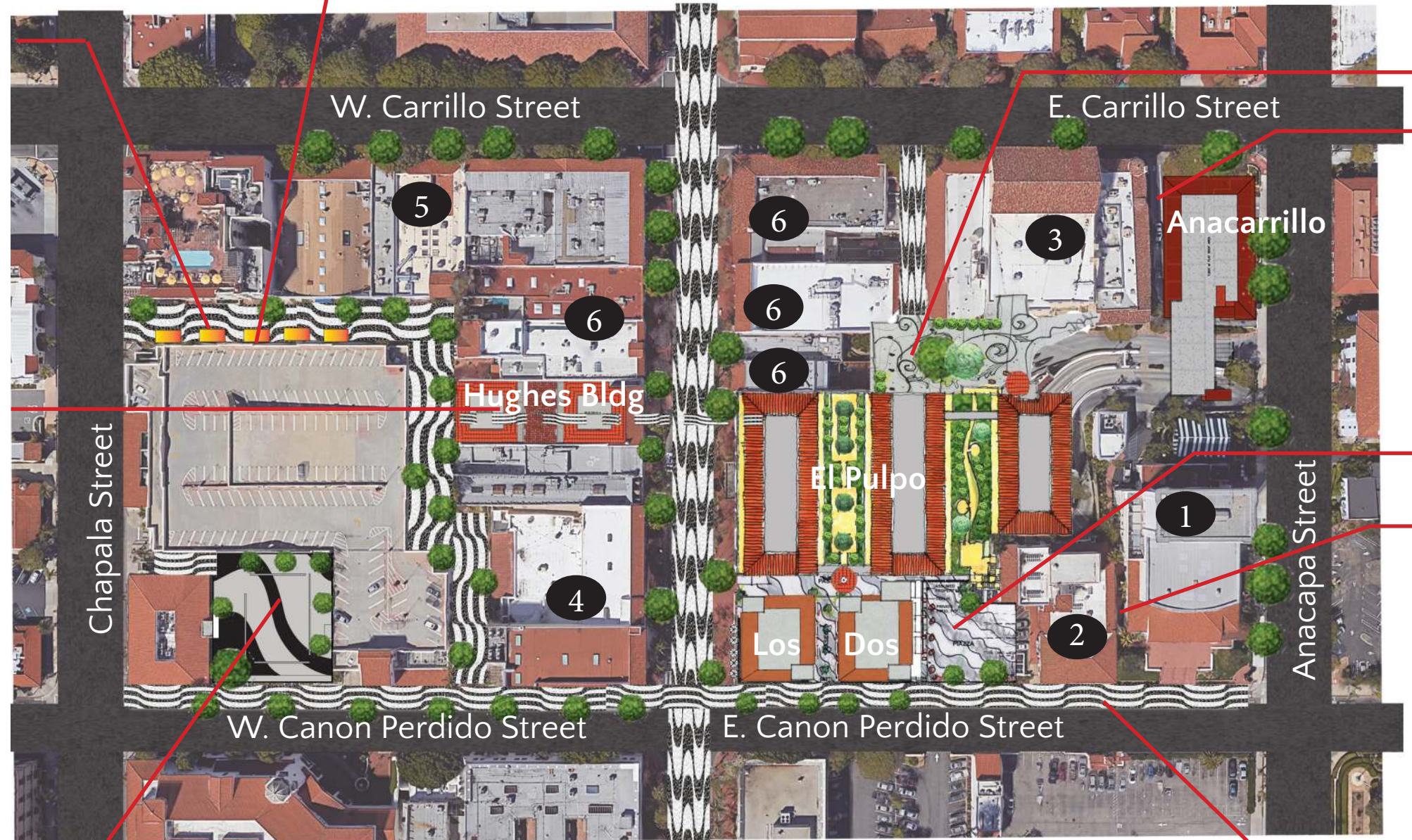
Paseo Del Canario



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

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