



THE MAKERS' BLOCK

Date: 09/23/2020



AIA Santa Barbara

DOWNTOWN SANTA BARBARA
Design Charrette 2020

**RE: INVIGORATE
INVENT
IMAGINE
PURPOSE**

1



THE MAKERS' BLOCK



We feel the best bet for creating long term economic and cultural sustainability downtown, has as much to do with redefining the commercial use of this area as it does with adding more housing units. Although it is critically important to resolve our housing crisis, in order to successfully prepare for the unknown challenges we will face in the next 20, 50 or 100 years, we must also develop the means to support and sustain livelihoods at the local level. Our solution is to offer an experience more deeply engaged in process and product. Affordable housing is only one half of the equation. Santa Barbara must also invest in the type of workforce that the community wants to be part of. To address this need, we propose turning the 500 block into an area dedicated equally to both economic and cultural growth - ultimately becoming a resilient and productive live/work environment.

We propose the following types of development:

- Workforce housing
- Light manufacturing & cottage industries
- Food commissary kitchen (alternative to restaurants)
- Art residence program (subsidized)

BLOCK MAP

RE INVENT

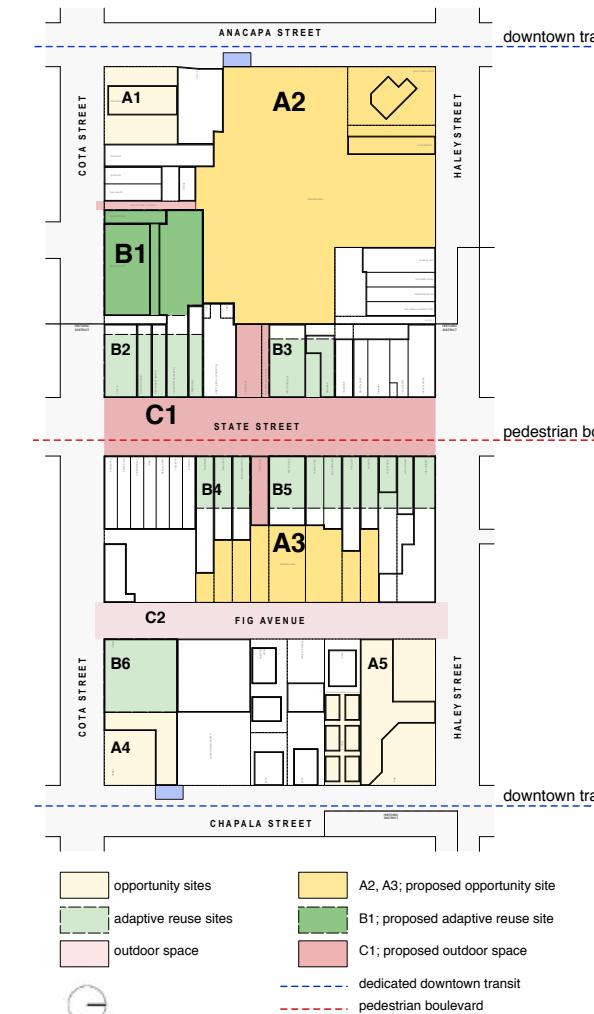
proposed development

RE PURPOSE

adaptive reuse

RE IMAGINE

open spaces



PROPOSED SITES



The Backyard opportunity site

Repurposing of the back-of-house and inefficient parking areas into a diverse mix of beer gardens, outdoor bistro's, small pop-up movie venues, and live music.

State St Parkway outdoor space

Proposed Steet level commercial, micro units and SRO's above existing building.

The Change adaptive reuse

Pedestrian boulevard that seeks to form a new type of urbanism with the focus of fostering a collective stewardship of natural resources and common open space.

The Central Court outdoor space

A diverse mixed-use outdoor space. A central courtyard connected to State St.

The Keep opportunity site

Repurposed parking area activated with a vibrant mix of restaurant, retail and office centered around a communal outdoor space.

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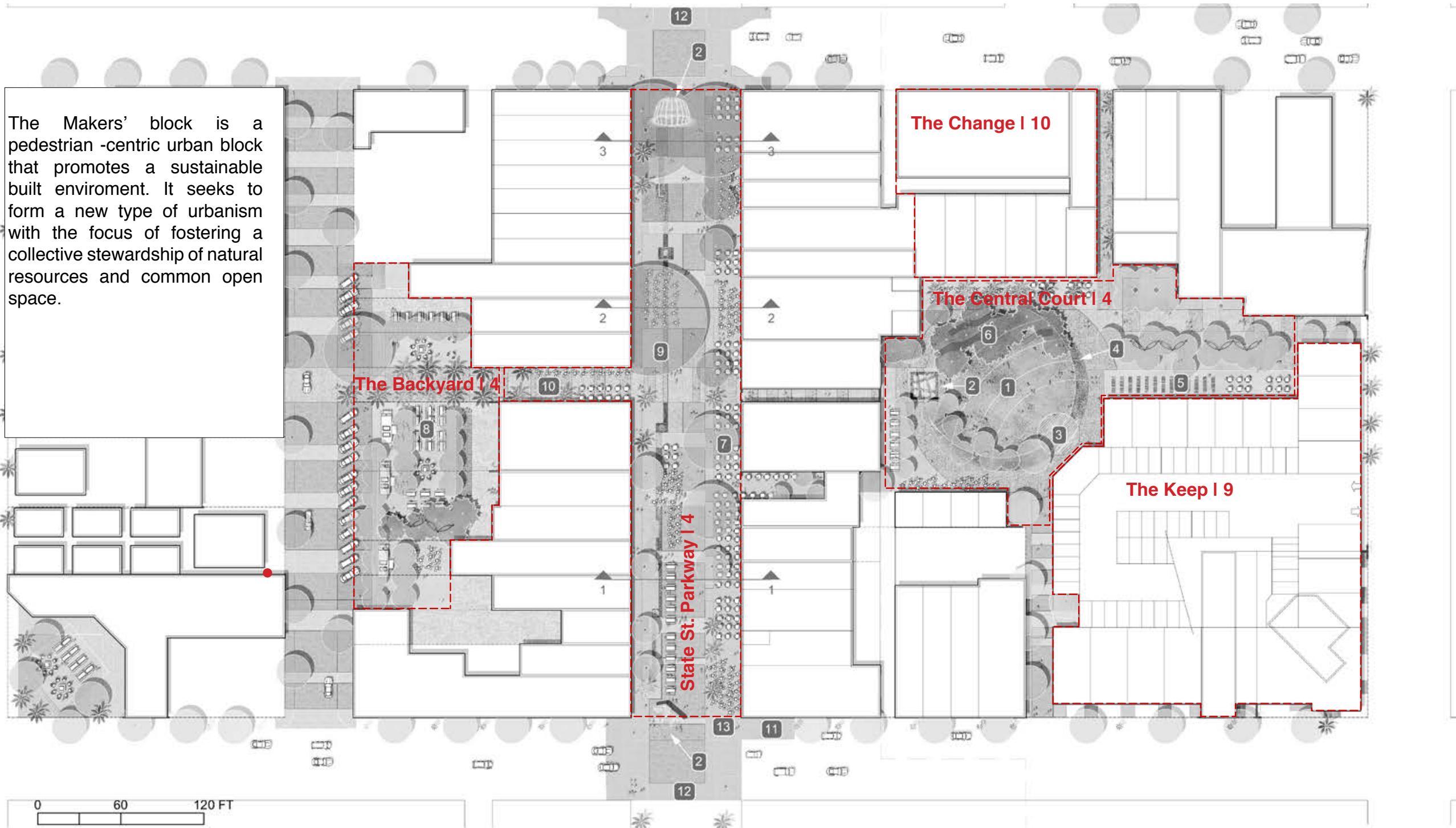
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500 BLOCK | MASTER PLAN



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STATE ST. PARKWAY

OUTDOOR SPACE



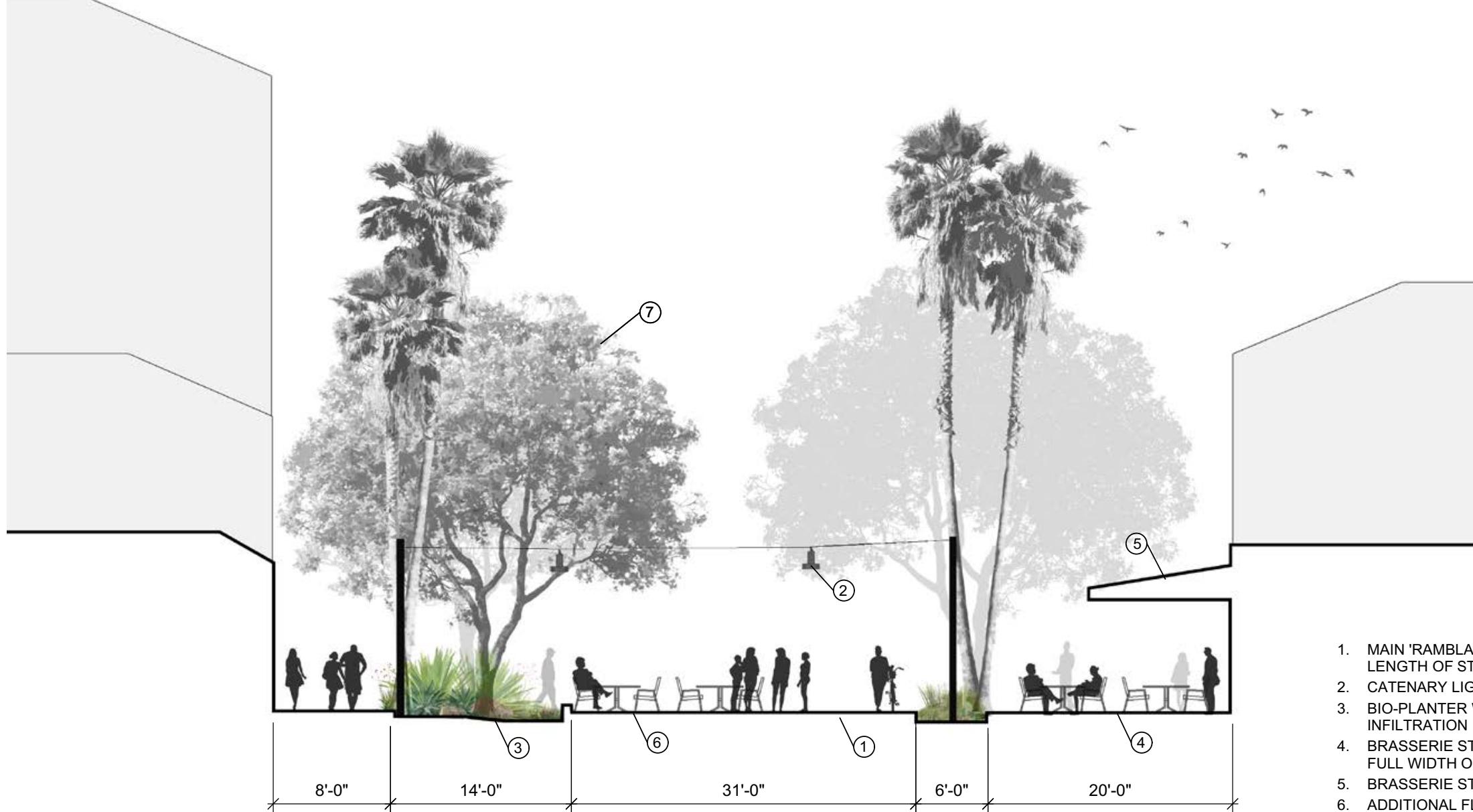
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STATE ST. PARKWAY | OUTDOOR SPACE



SECTION 1

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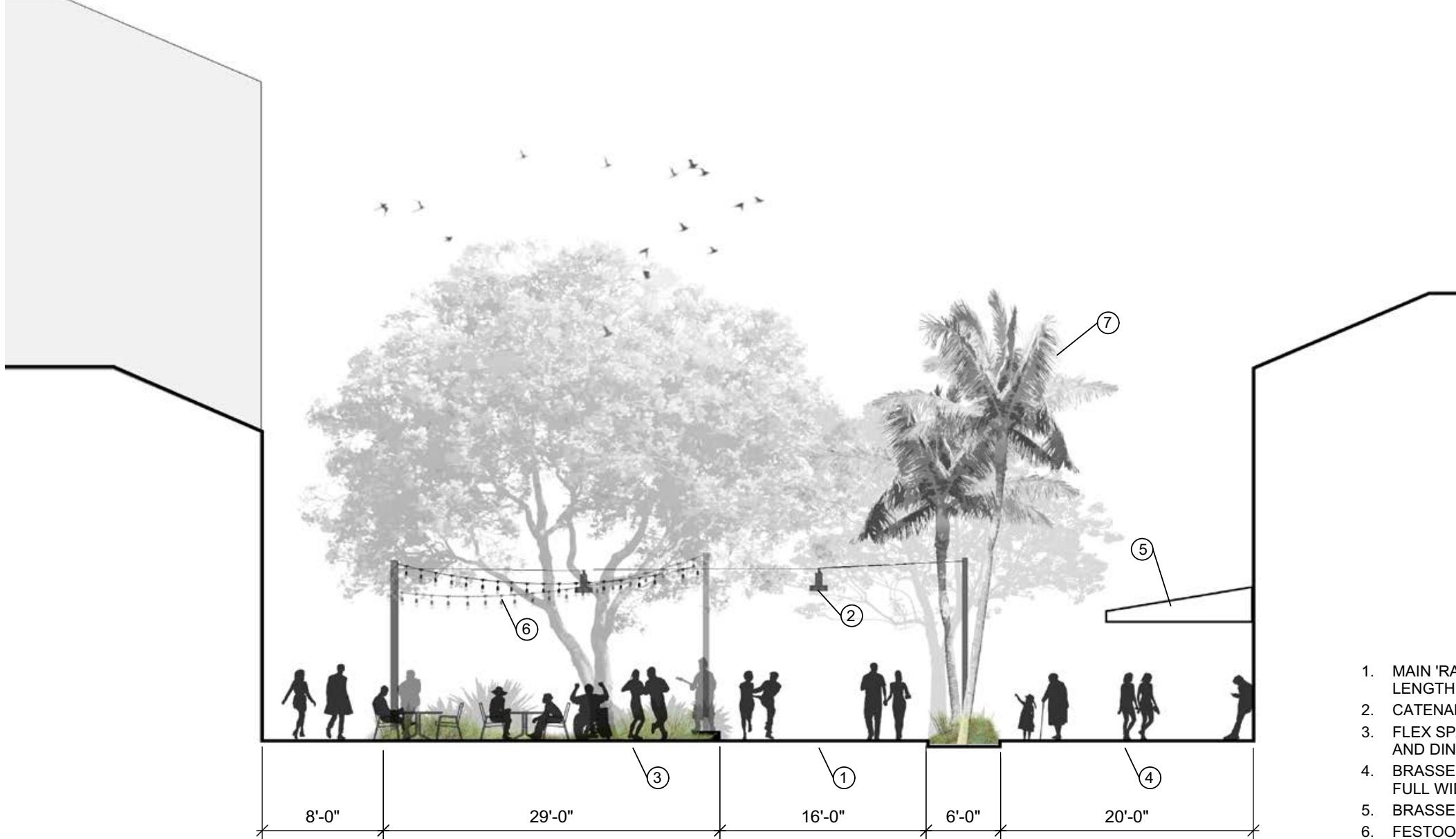
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STATE ST. PARKWAY | OUTDOOR SPACE



1. MAIN 'RAMBLA' PASSAGE FULL LENGTH OF STATE ST.
2. CATENARY LIGHTING FIXTURE
3. FLEX SPACE FOR PERFORMANCES AND DINING
4. BRASSERIE STYLE CAFE SEATING, FULL WIDTH OF SIDEWALK
5. BRASSERIE STYLE SHADE AWNING
6. FESTOON LIGHTING OVER OUTDOOR BAR SPACE
7. ALL EXISTING TREES TO REMAIN

SECTION 2

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STATE ST. PARKWAY

OUTDOOR SPACE



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STATE ST. PARKWAY

OUTDOOR SPACE



MAZELTOV BUDAPEST: STUDIO ARKITEKTER



MISSION ROCK SAN FRANCISCO: CMG



LAWN ON D BOSTON: SASAKI



VIADUCT RAIL PARK PHILADELPHIA: HOOD DESIGN STUDIO



STATE STREET PARKWAY



SOUTH PARK SAN FRANCISCO: FLETCHER STUDIO

BACK PATIO

CENTRAL PARK SPACE

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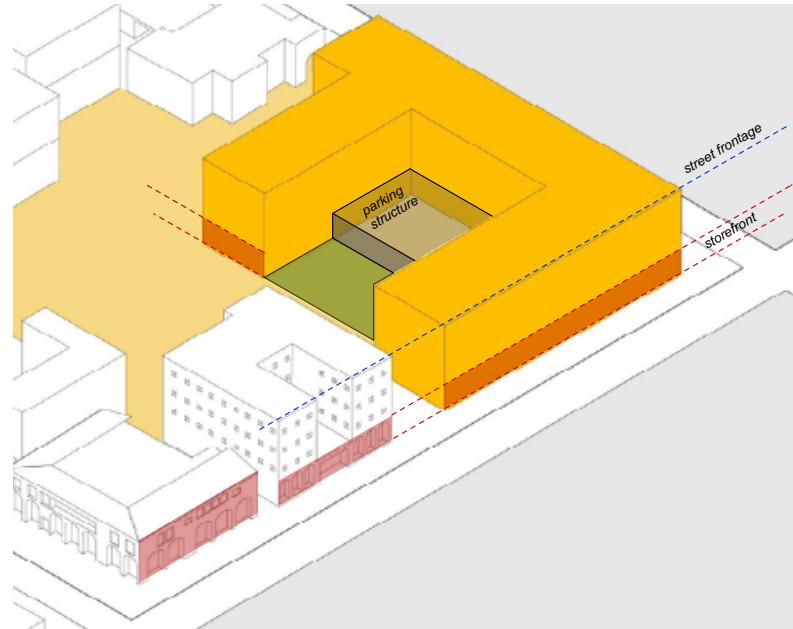
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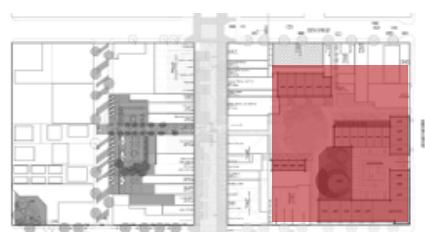


THE KEEP | OPPORTUNITY SITE

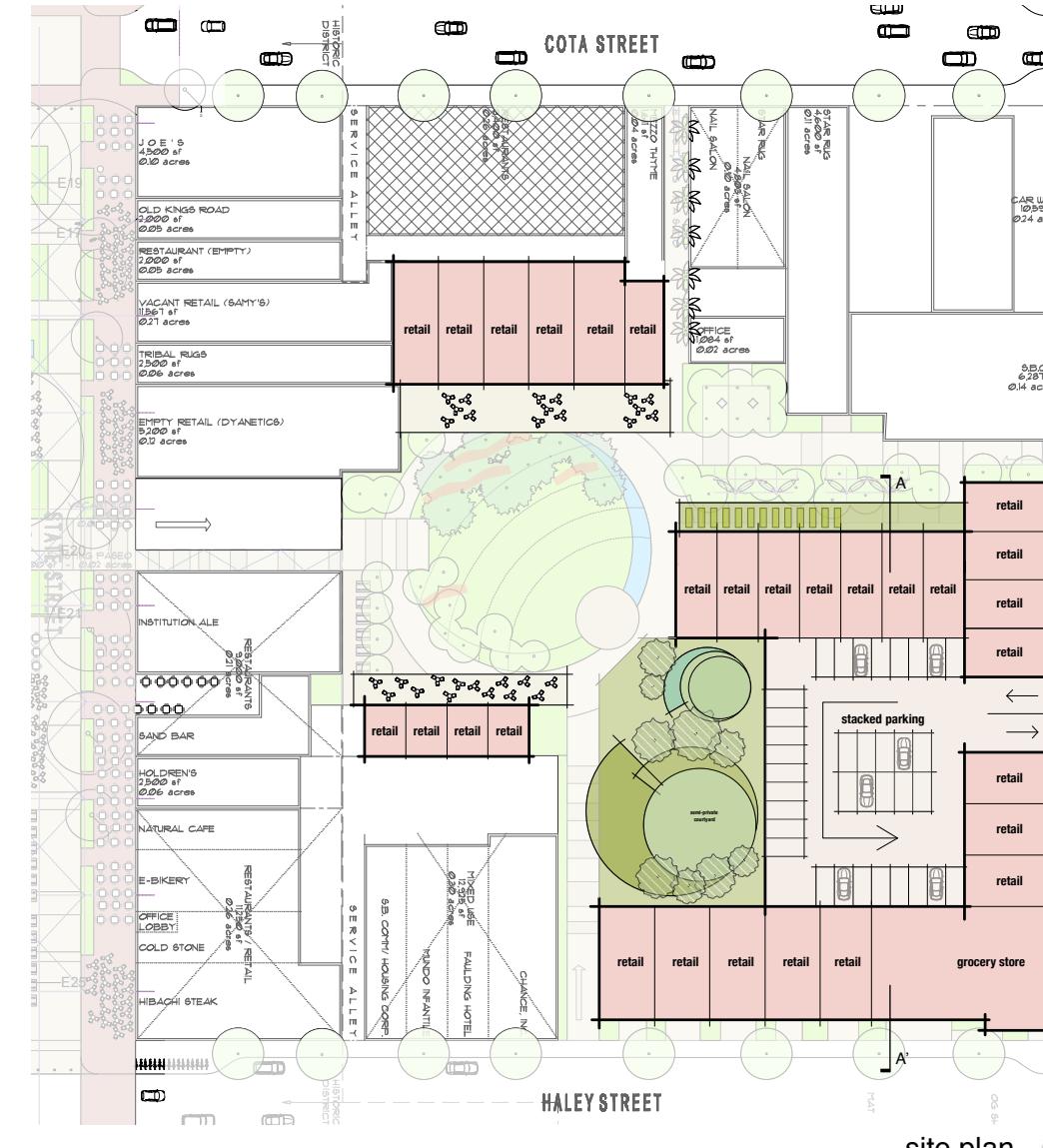


The Keep

The Keep is mixed-use multi-family development at the corner of Anacapa and Haley St. The development provides a continuous street front and opens into a central courtyard. A garage with stacked parking is provided within the wrapped building mass, shielding it from the street front. This flexible space could be converted into an event space with a decrease in the demand for parking spaces. The retail store fronts create an activated ground plane that leads into the State St Parkway. The upper floors have a diverse mix of residential unit sizes. The development has a semi-private courtyard and a private elevated garden above the parking podium.



key plan



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
65,864	146,200	28,900	12,600	109,500	2.22	74.9%	1.66

BUILDING SIZE	
Number of Floors	4
Maximum Building Height	52'
Bldg Footprint (Gross SF)	38,200

PARKING DEPENDENCIES	
<input type="checkbox"/>	Surface parking
<input type="checkbox"/>	Underground parking
<input checked="" type="checkbox"/>	Garage parking under podium
<input type="checkbox"/>	Multi-level parking garage
<input checked="" type="checkbox"/>	Stacked car lifts
<input checked="" type="checkbox"/>	Includes commercial parking
<input type="checkbox"/>	Includes public parking

HOUSING DEPENDENCIES	
<input type="checkbox"/>	Multi-Family Building
<input checked="" type="checkbox"/>	Multi-Family part of Mixed Use Bldg.
<input checked="" type="checkbox"/>	Apartments (1,2,3 bedrooms)
<input checked="" type="checkbox"/>	Studios apartments
<input checked="" type="checkbox"/>	Micro-units
<input type="checkbox"/>	Inclusionary

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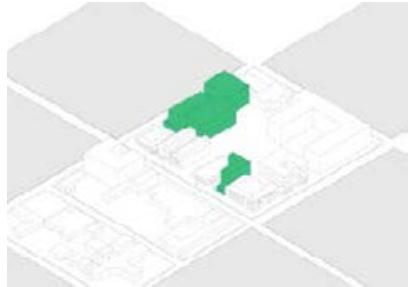
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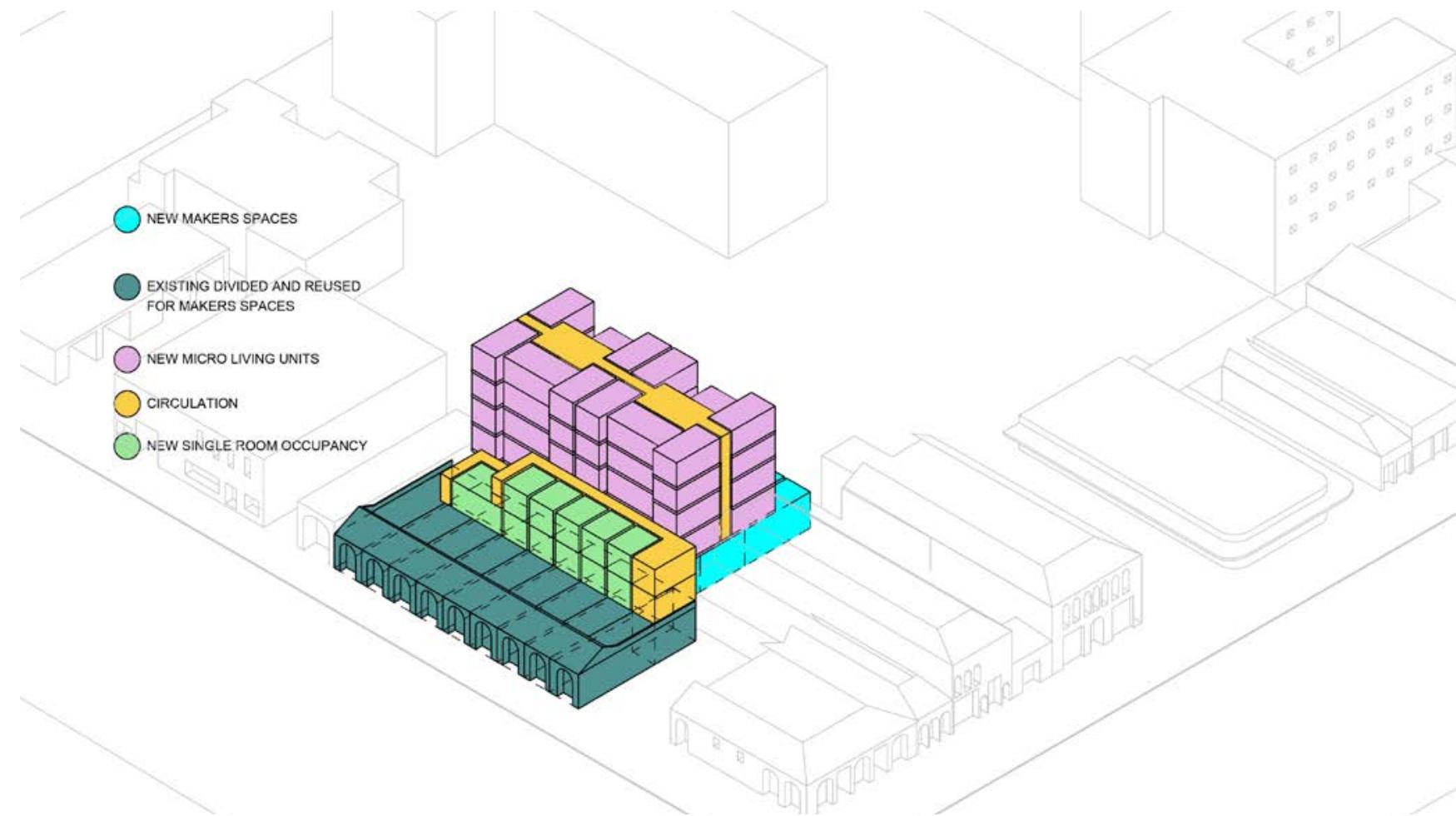


THE CHANGE | ADAPTIVE REUSE



THE CHANGE adaptive reuse

Partially crouched on top of the back half of 8-18 Cota Street building, this adaptive reuse also involves demolishing the building directly behind it, and replacing it with a 5 story multi-family building. The ground-up portion facing the central court consists of (48) 300 sqft micro-units above 3,500 sqft of commercial tenant space. The addition atop the Cota building consists of (10) 1This would provide room and board for students, artists or even young workers/apprentices employed below, or somewhere close by.



Project Title:								THE CHANGE
Select Block Area =>	Area 2 - 500 Block							
Select Type of Project =>	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
15,944	38,878	13,708	0	19,070	2.44	49.1%	1.20	2.00

*not to include easements

*residential only - not to include commercial, etc.

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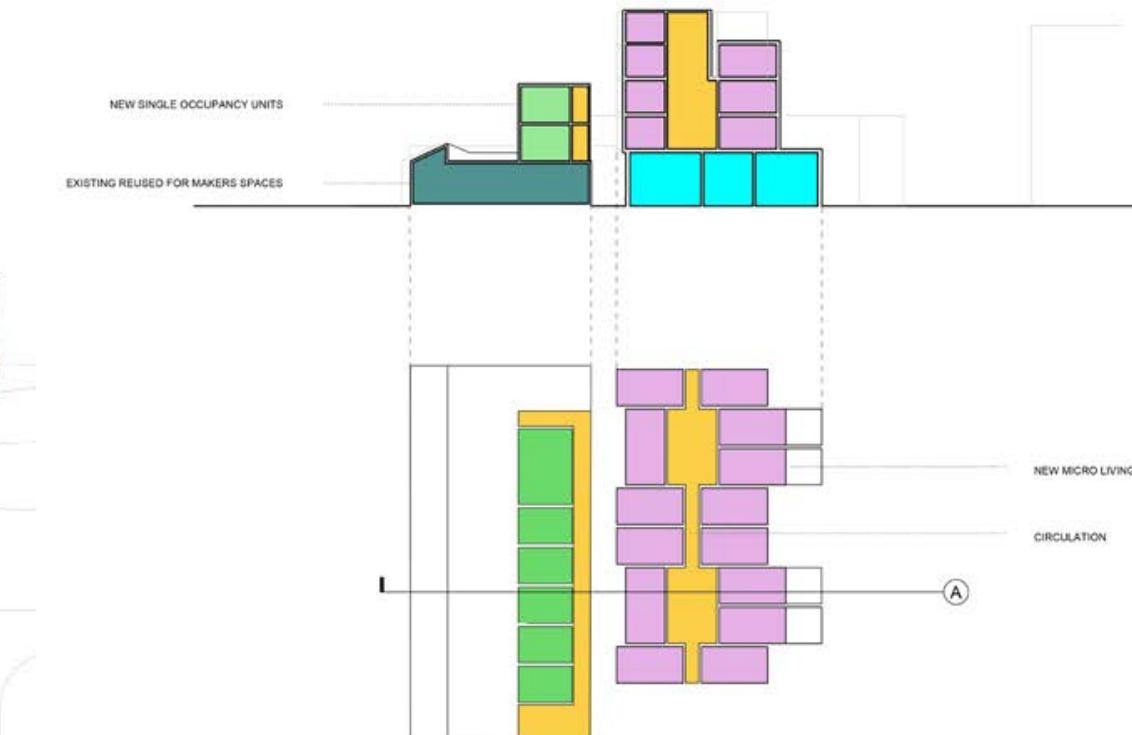
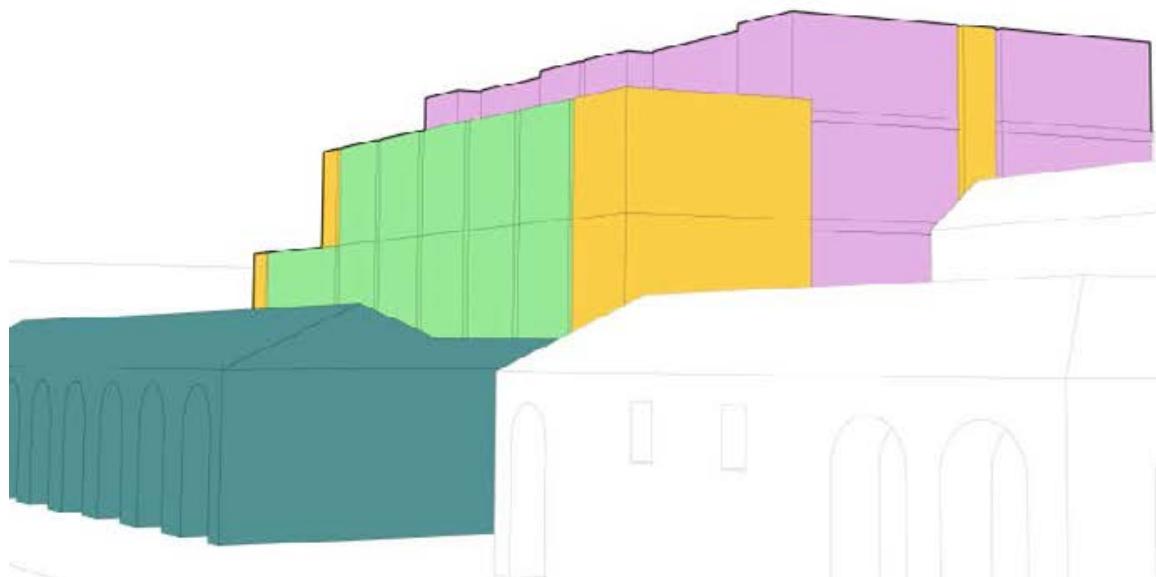
THE CHANGE | ADAPTIVE REUSE

EXISTING DIVIDED AND REUSED
FOR MAKERS SPACES

NEW MICRO LIVING UNITS

CIRCULATION

NEW SINGLE ROOM OCCUPANCY



BUILDING SIZE	
Number of Floors	5
Maximum Building Height	60'
Bldg Footprint (Gross SF)	14,870

HOUSING DEPENDENCIES	
<input type="checkbox"/>	Multi-Family Building
<input checked="" type="checkbox"/>	Multi-Family part of Mixed Use Bldg.
<input type="checkbox"/>	Apartments (1,2,3 bedrooms)
<input type="checkbox"/>	Studios apartments
<input type="checkbox"/>	Micro-units
<input checked="" type="checkbox"/>	Single Room Occupancies
<input type="checkbox"/>	Inclusionary

PARKING DEPENDENCIES	
<input type="checkbox"/>	Surface parking
<input type="checkbox"/>	Underground parking
<input type="checkbox"/>	Garage parking under podium
<input type="checkbox"/>	Multi-level parking garage
<input type="checkbox"/>	Stacked car lifts
<input type="checkbox"/>	Includes commercial parking
<input type="checkbox"/>	Includes public parking

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