



THE MAKERS' BLOCK

Date: 09/23/2020



AIA Santa Barbara

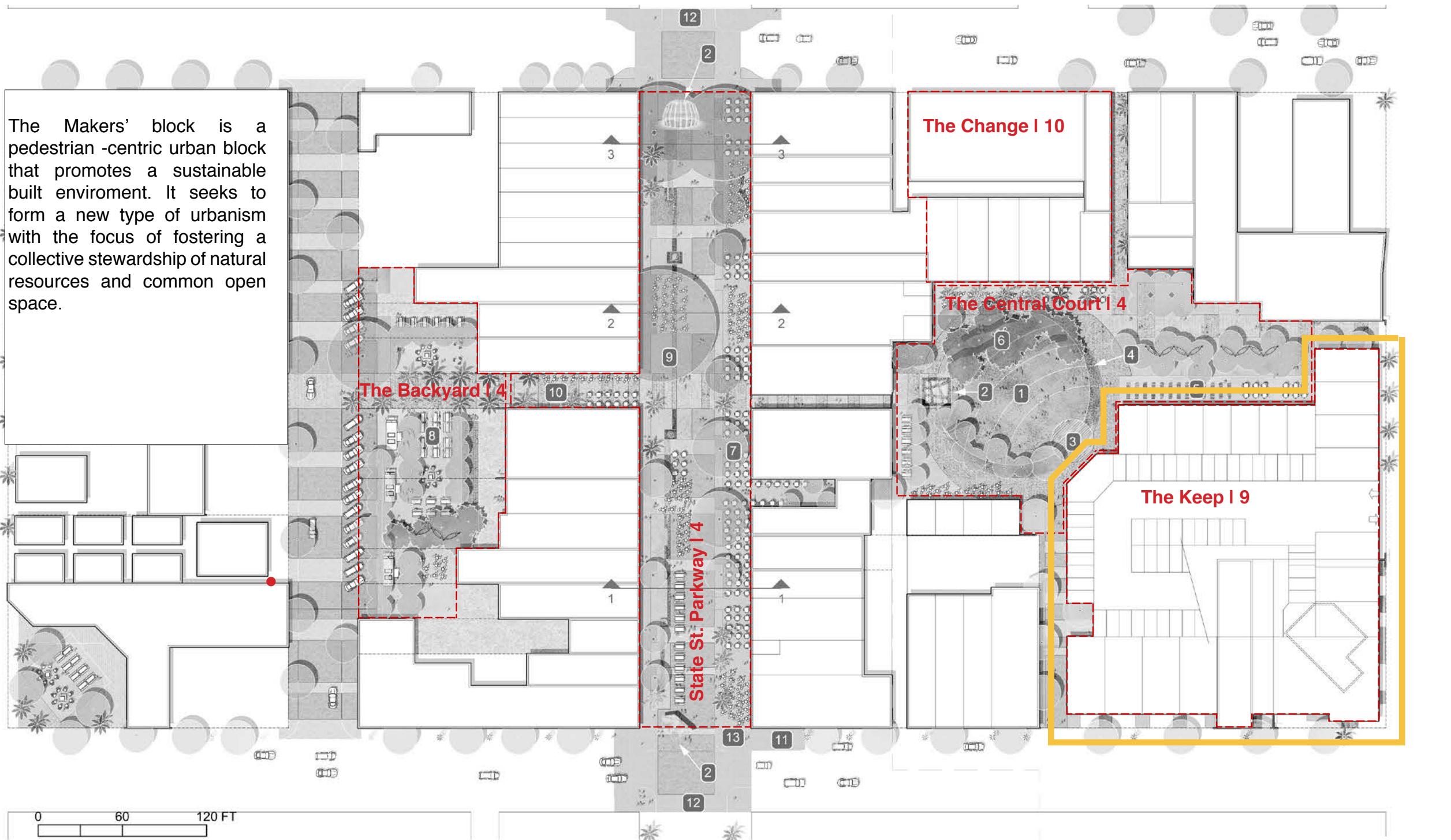
DOWNTOWN SANTA BARBARA
Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

1



500 BLOCK | MASTER PLAN



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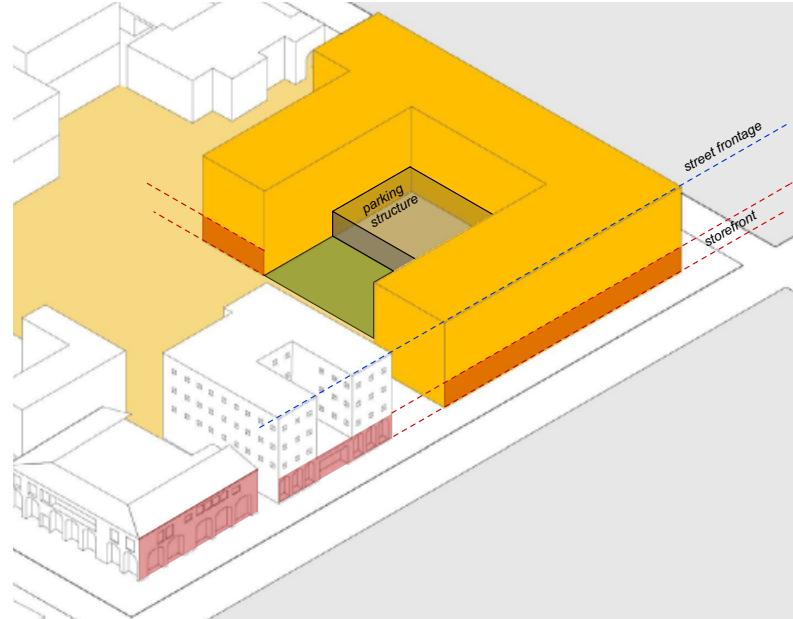
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3



THE KEEP | OPPORTUNITY SITE

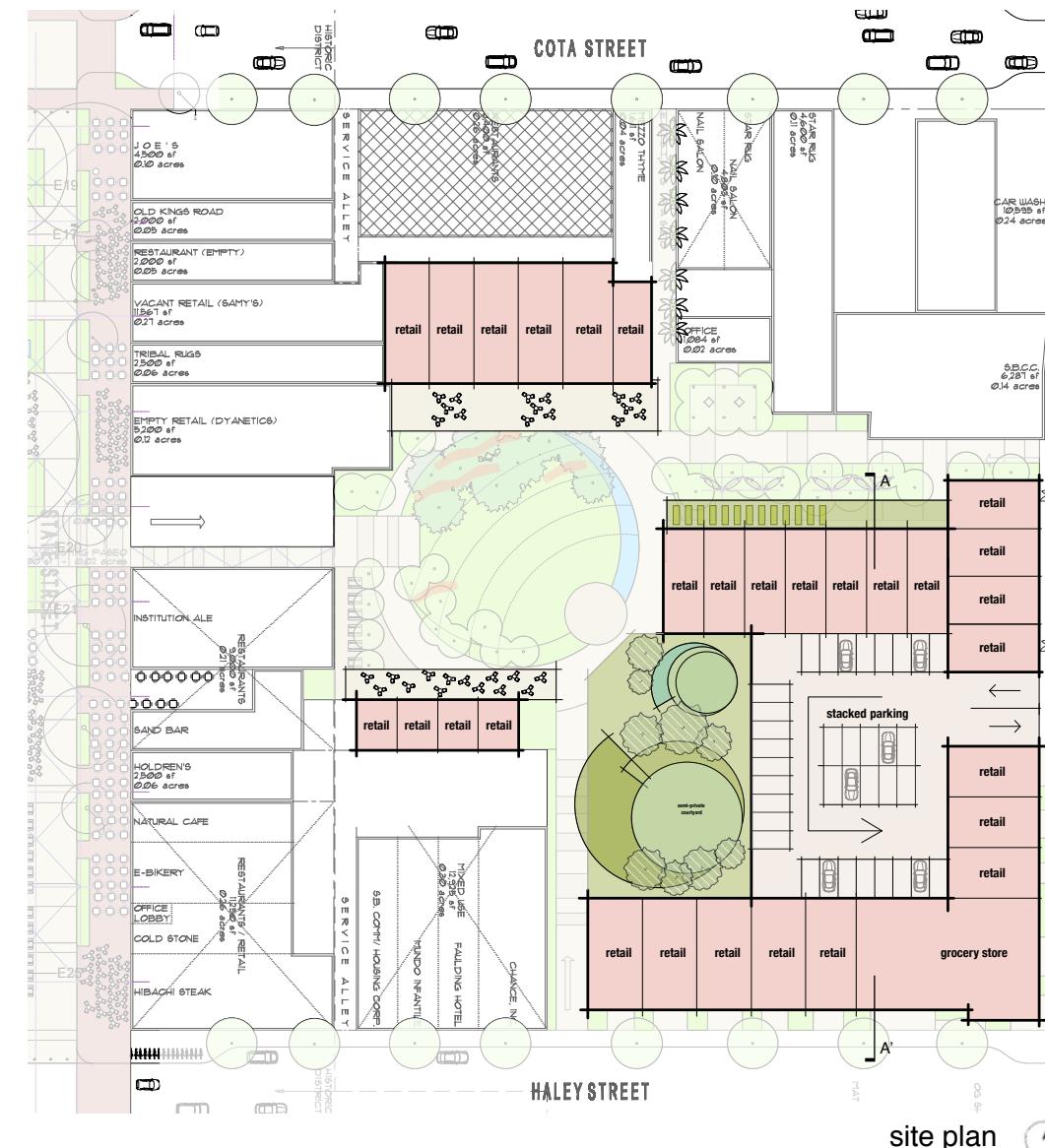


The Keep

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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9