

400 block - team a



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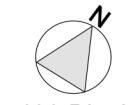
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Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

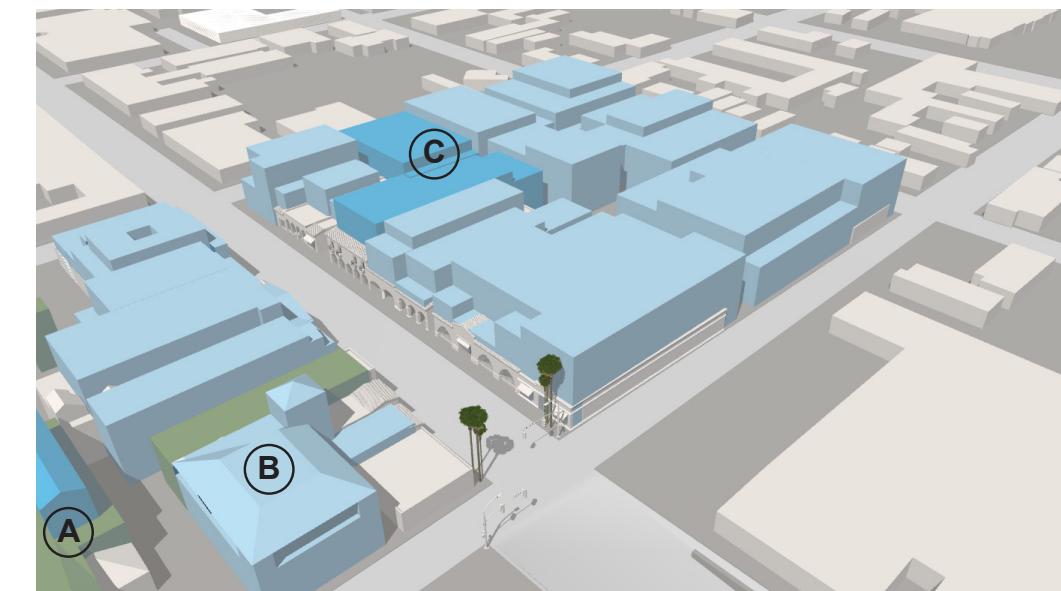


Zoning and Land Use (mass + bulk + scale)

- (A) Adaptive Use Opportunity Site
- (B) Mixed Use Opportunity Site 02
- (C) Mixed Use Opportunity Site 01



400 Block
Team A



Zoning and Land Use

The 400 block is characterized by underutilized space, including several surface parking lots and mostly single story developent. Our vision for this area is to provide housing in second and third stories and make more efficient use of the surface parking with stacked parking and the addition of paseos. We also created roof top areas to provide outdoor space for residents and visitors while taking advantage of the ocean and harbor views from this location. We looked at three opportunity sites detailed in slides 4, 5 and 6. These reimaged sites would result in (bring in brief summary of stats)

Even with the added development, the goal is to keep the feel pedestrian friendly, this is achieved with development that is stepped back from the street as height increases, architectural details that help with perceived massing, increased paseos, and pedestrian scale commercial spaces on the ground floor and potentially on the roof tops. Keeping commercial on the ground floor will provide opportunities to create services for the increase in residents that additional housing will provide. the increase in residents will create a ready customer base for the businesses, creating a symbiotic relationship between the two.



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paseos + foot traffic



Paseos + Foot Traffic

The 400 block of State Street currently has limited paseos and alleyways, a defining characteristic of downtown Santa Barbara. The illustration shows the potential use of the existing paseo adjacent to the 99c Store and how optimizing these small spaces can benefit the neighborhood for everyone.

Looking ahead to the long term vision of downtown, there is ample opportunity for the creation of a network of paseos to improve connectivity both within the 400 blocks and to the surrounding region. These paseos create a variety of spaces, from smaller walkways to help with movement to green spaces tucked in between the buildings to large courtyards for residents to gather.



Precedent Imagery



400 Block Team A

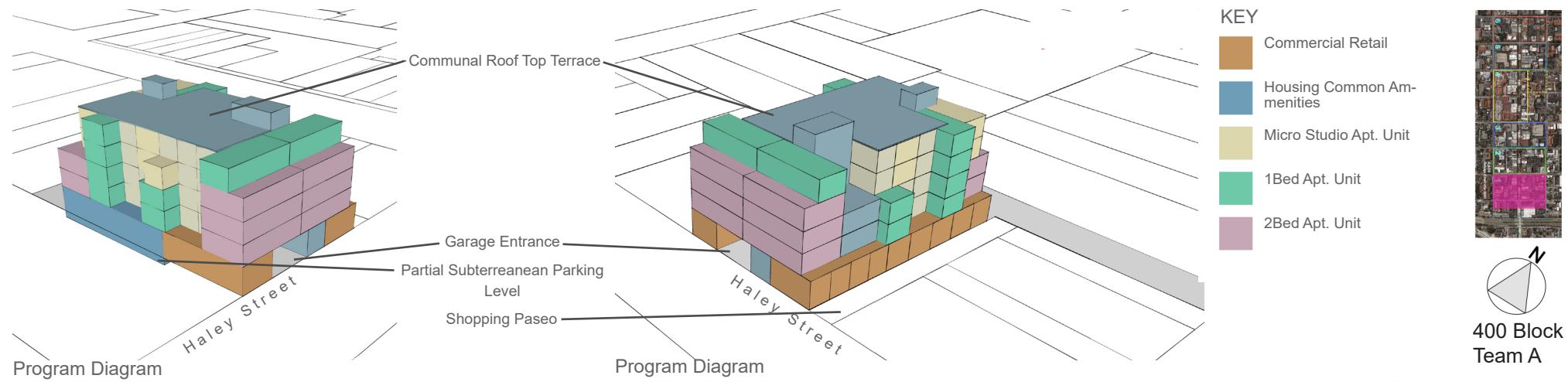
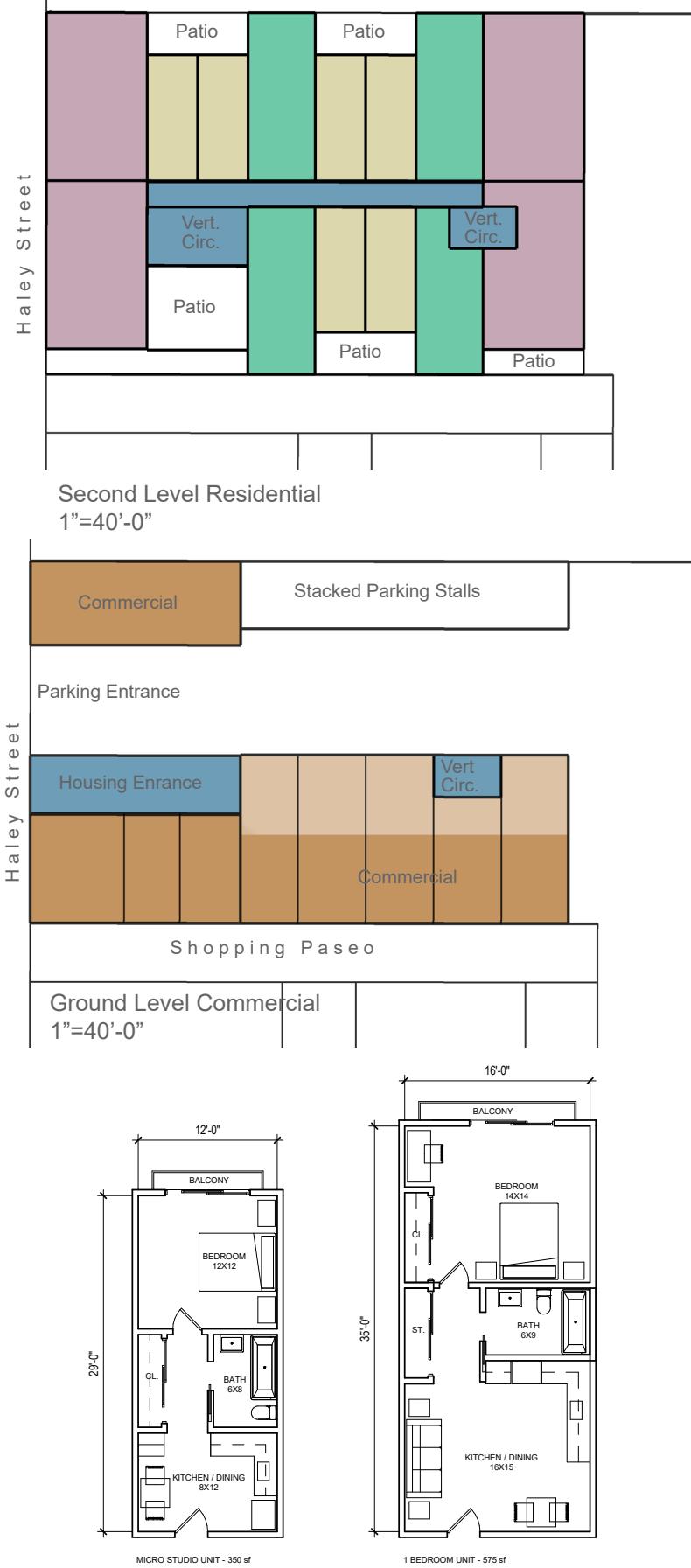


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mixed use



mixed use opportunity site 01 (existing 99 cent store site)

- Address: E Haley Street (037-212-003)
- Lot Size - 16,552.8 Square feet, approx. 0.38 acres.
- Lot Coverage - 100%
- Units per Acre Density achieved = 147 per acre.
- 2.8 FAR
- 5 stories, 1 commercial level and 4 housing levels.
- 56 housing units total provided
- 60' high to top of ridge, with Architectural elements beyond



Partial Sub Grade Level:

- 28 parking spaces. 7 regular and 21 with a parking stacking machine -5000SF

Ground floor:

- Approx. 5,500 sq ft of Commercial space
- Approx. 1,750 sq ft. Circulation, egress, and Utility space

Second Floor:

- (6) Micro Studio units approx. 360-500 sq. ft. each.
- (4) 1 bedroom units approx. 640 sq ft each.
- (4) 2 bedroom units approx. 960 sq. ft. each.

3rd Floor:

- (6) Micro Studio units approx. 360-500 sq. ft. each.
- (4) 1 bedroom units approx. 640 sq ft each.
- (4) 2 bedroom units approx. 960 sq. ft. each.

4th Floor:

- (10) Micro Studio units approx. 360-500 sq. ft. each.
- (2) 1 bedroom units approx. 640 sq ft each.

Roof:

- Roof top outdoor communal space appox. 5000 sq. ft.



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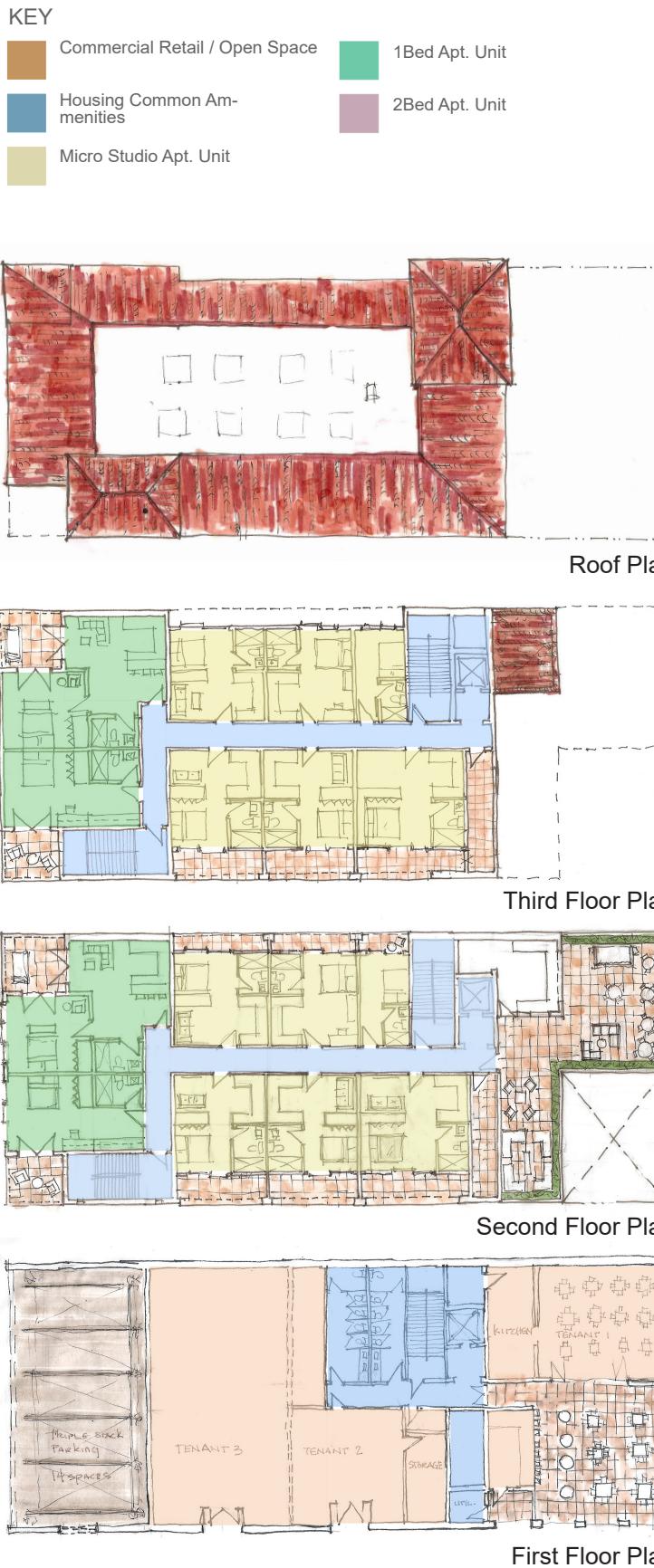
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mixed use



mixed use opportunity site 02 (existing little rainbow site)

- Address: 401 State Street
- Lot Size - 7,222.6 Square feet, approx. 0.16 acres.
- Lot Coverage - 100%
- Units per Acre Density achieved = 150 per acre.
- 4 stories, 1 commercial level and 3 housing levels.
- 24 housing units total provided
- Approximately 55' high to top of ridge, with Architectural elements beyond



N
 400 Block Team A



Ground floor:

- 14 parking spaces provided with a parking stacking machine. - 1,467 sq ft.
- Approx. 4,000 sq ft of Commercial space
- Approx. 754 sq. feet of covered commercial patio.
- Approx. 1,000 sq ft. Circulation, egress, and Utility space

Second Floor:

- Rooftop deck
- (1) 1 bedroom units with balconies approx. 600 sq ft each.
- (7) Studio units with balconies approx. 400 sq. ft. each.

3rd Floor:

- (1) 1 bedroom units with balconies approx. 600 sq ft each.
- (4) Studio units with balconies approx. 400 sq ft each.
- (3) studio units with light well windows approx. 400 sq ft each

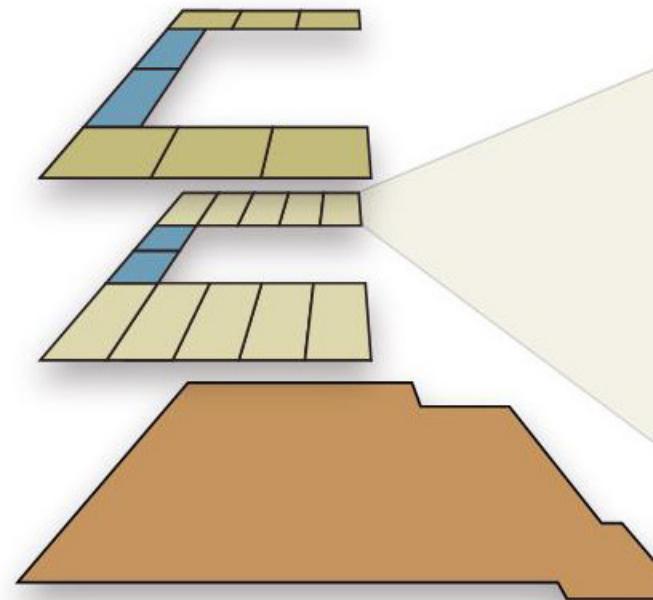
4th Floor:

- (1) 1 bedroom units with balconies approx. 600 sq ft each.
- (4) Studio units with balconies approx. 400 sq ft each.
- (3) studio units with light well windows 400 approx. sq ft each

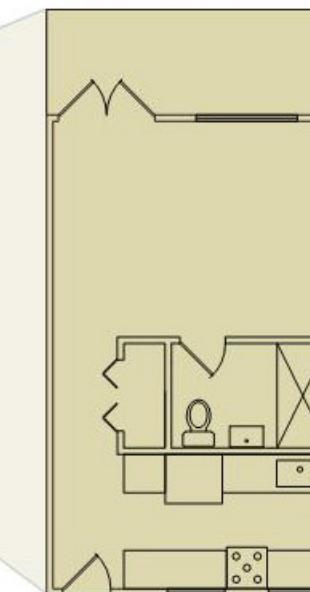


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adaptive reuse



concept 2nd floor apartment
approx. 400sqft

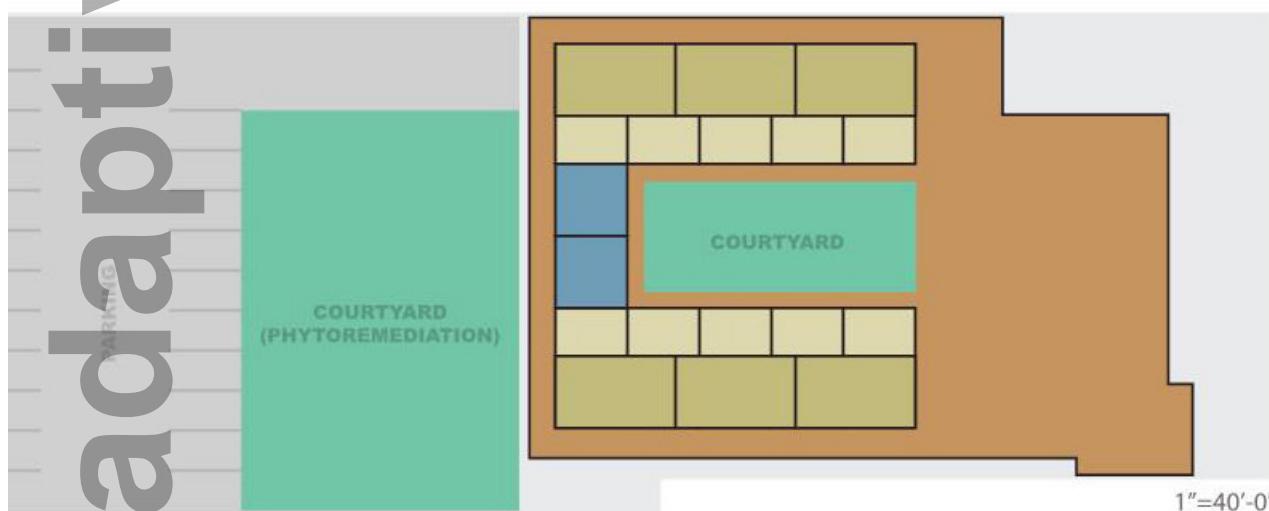


400 Block
Team A

Elevated Courtyard Studios
Adaptive-Reuse of commercial site

Stats:

Address: 14 W Gutierrez St (037-211-019)
Lot Size - 24,517 Square feet, approx. 0.56 acres.
Units per Acre Density achieved = 29 per acre.
0.8 FAR
3 stories, 1 commercial level and 2 housing levels.
16 housing units total provided.



Perspective **A**



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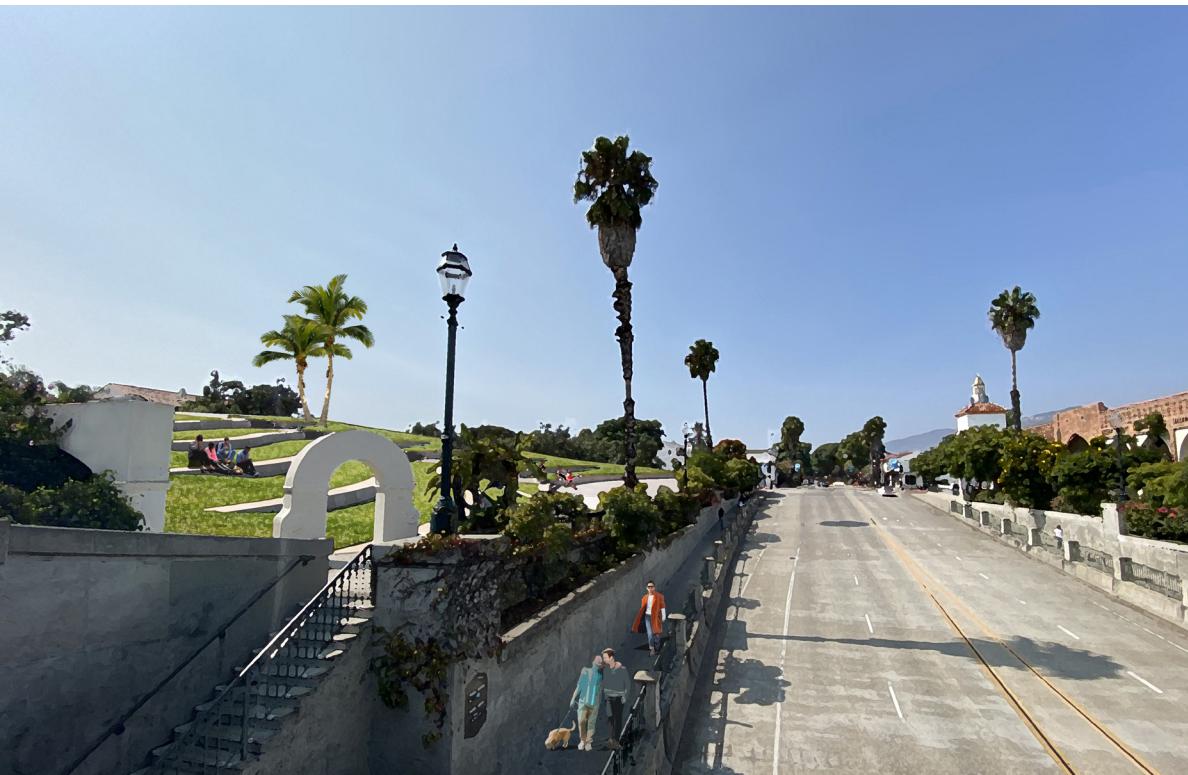
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park - ing



Park + Green Space - Perspective looking south towards underpass



Park + Green Space - Perspective looking north from underpass

Park + Parking

By moving the majority of parking space of Lot 12 into a multilevel underground garage, a significant amount of space at the street level becomes available to serve the community in a desirable way. Leaving a portion of the site at the street level as accessible parking, the rest is converted to a park that adds much needed green space to downtown and a bit of commercial space along Motor Way. The park has the potential to become a focal point that attracts local residents and visitors alike, and encourage movement from the waterfront to State Street and vice versa. The project also gives the opportunity of a venue for community events, such as a farmers market.



Commercial Spaces at Motor Way - Perspective



Precent Imagery



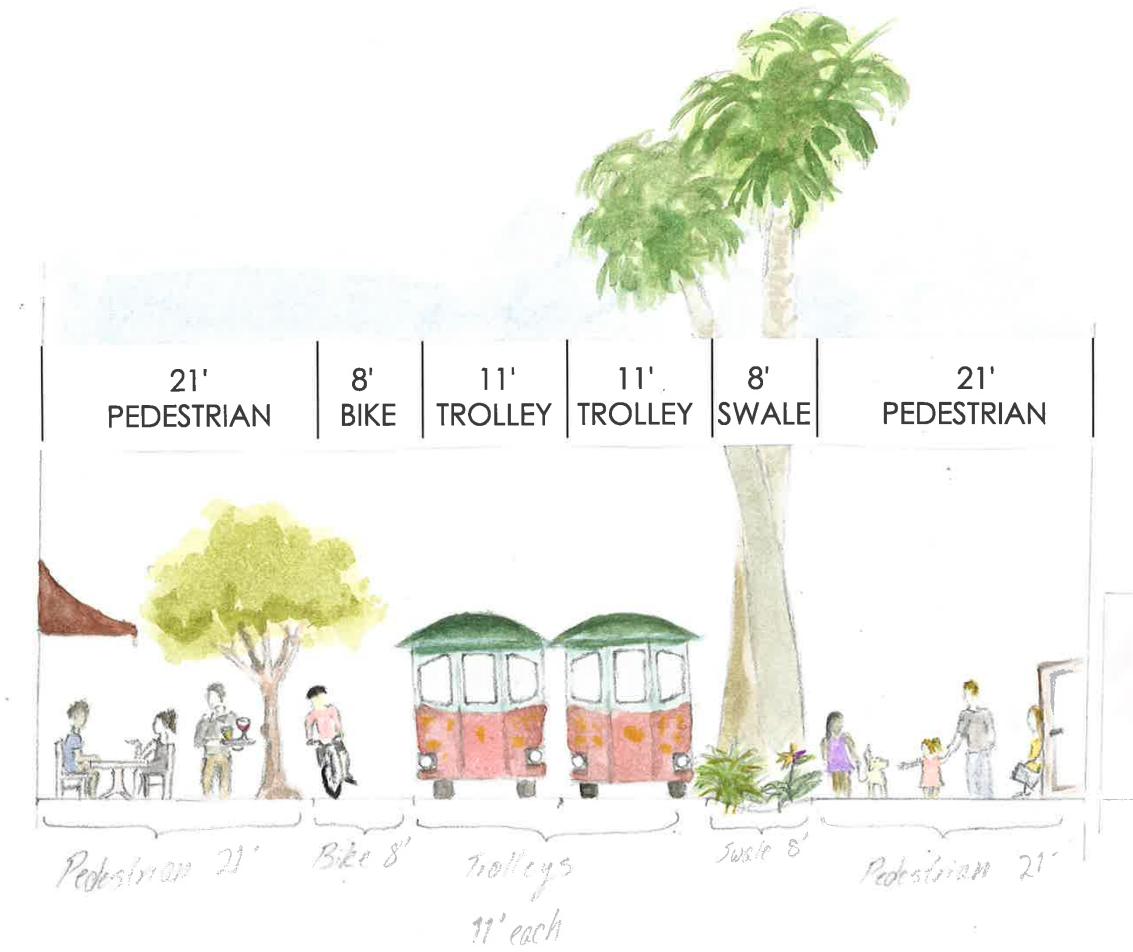
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public space



Public Space

Currently State Street remains open to traffic at the 400 block, but closing State here should be considered to increase pedestrian flow and provide parklet relief to the restaurants on this block. This section shows a reimagined State Street that allows for outdoor dining and commercial space, pedestrians and bikes as well as trolley service. Keeping space for a trolley lane in the middle keeps State Street accessible and provides a potential for early morning loading access and deliveries for the businesses.

A roundabout at Guiterrez/State would help with redirecting traffic if State is closed at the 400 block. Highlighting the roundabout with an art piece adds a pedestrian and vehicular interest and can serve to further create connectivity with the Funk Zone, Waterfront and Train Station. This concept features Karana from Island of the Blue Dolphins.



Roundabout as gateway monument



Precedent Imagery



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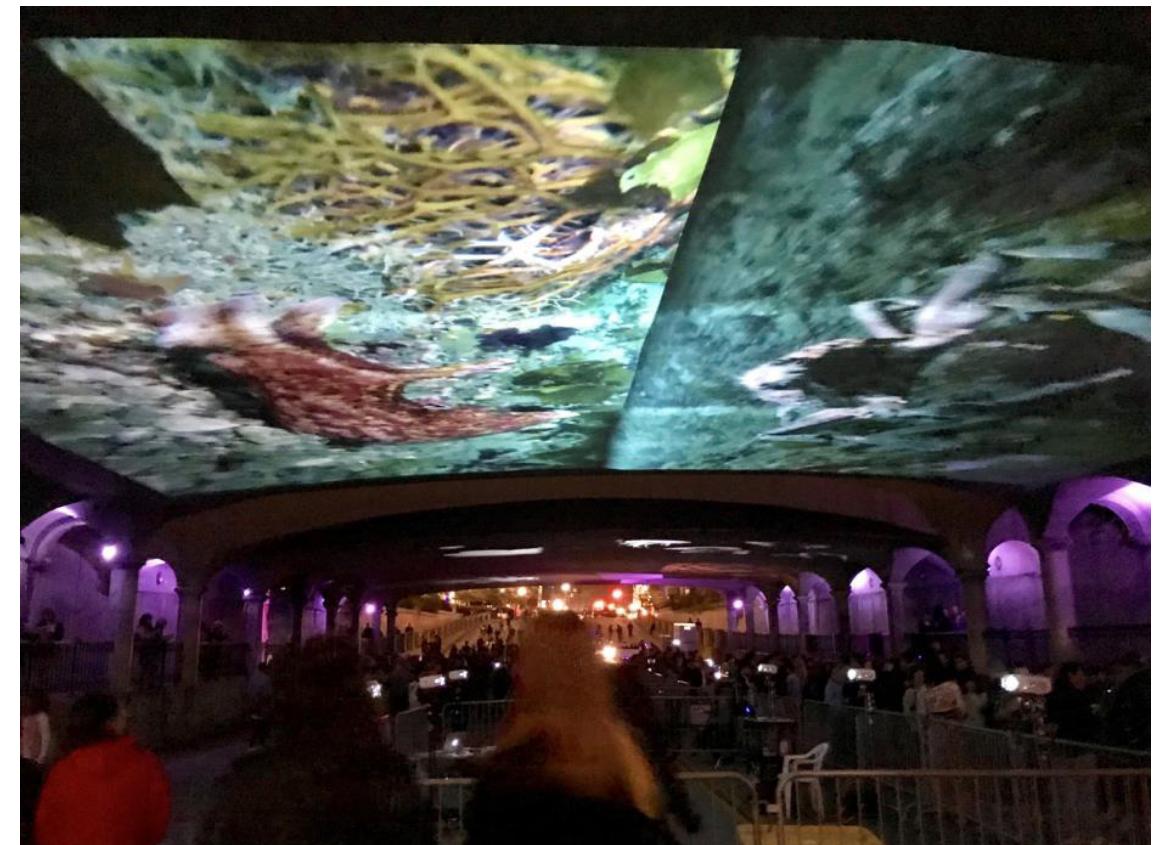
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underpass

underpass engagement

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