

PROJECT STATS

PARCEL SIZE: 30,000 SF

BUILDING FOOTPRINT: 22,000 SF

TOTAL RESIDENTIAL AREA (4 STORIES): 88,000 SF

SUBTERRANEAN PARKING

SUBJECT TO INCLUSIONARY REQUIREMENTS



PERSPECTIVE



SITE PLAN

OPPORTUNITY SITE: CITY LOT 11

SEPTEMBER 23, 2020



AIA Santa Barbara

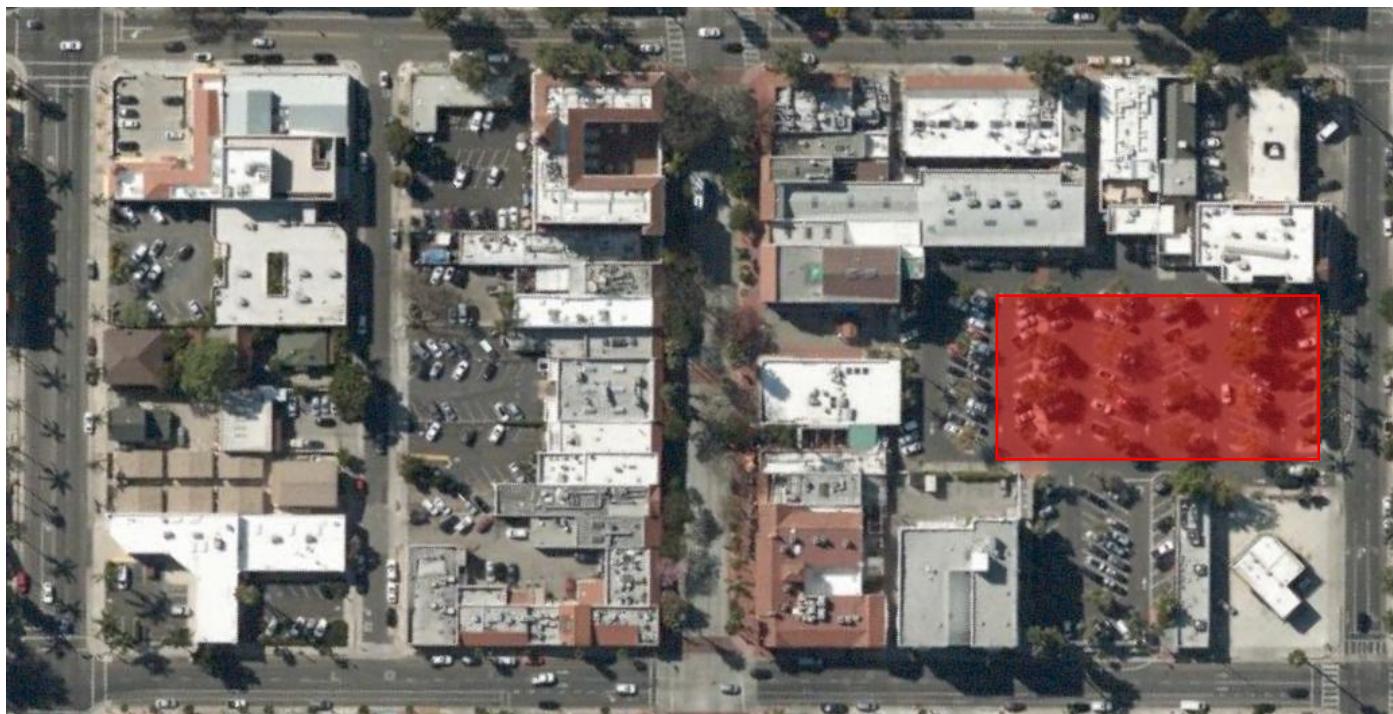
DOWNTOWN SANTA BARBARA

Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE



500 Block Team 2A



Opportunity Site: Lot 11 = 30,000 ft²



AIASB Charratte 2020 **FAR** Guidance Tool

This FAR Guidance Tool is a **FUND-ABILITY** check for rental housing projects
This is a conceptual exercise for rental housing projects aiming for implementation

OPPORTUNITY SITE: LOT 11

Area 2 - 500 Block
New Construction

Project Title:

Select Block Area =>
Select Type of Project =>

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
30,000	110,000	0	22,000	88,000	3.67	80.0%	2.93	2.00

*not to include easements

BUILDING SIZE	
Number of Floors	4
Maximum Building Height	60'
Bldg Footprint (Gross SF)	22,000

HOUSING DEPENDENCIES	
TRUE	Multi-Family Building
FALSE	Multi-Family part of Mixed Use Bldg.
TRUE	Apartments (1,2,3 bedrooms)
TRUE	Studios apartments
FALSE	Micro-units
FALSE	Inclusionary

PARKING DEPENDENCIES	
FALSE	Surface parking
TRUE	Underground parking
FALSE	Garage parking under podium
FALSE	Multi-level parking garage
FALSE	Stacked car lifts
FALSE	Includes commercial parking
FALSE	Includes public parking

Once your team has outlined a conceptual design, submit your project parameters on PlanSB.org. Future revisions of PlanSB.org will display the financial case for each project, in addition to community impact metrics and environmental impact metrics.

[See the Survey Results | Housing tab for some data on public housing interest in the downtown corridor](#)

FAR Guidance Tool created and facilitated by RealSitePlans.com & EcoQuants.com for use with PlanSB.org

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