

PROJECT STATS

PARCEL SIZE	9,750 SF
BUILDING FOOTPRINT	6,105 SF
RESIDENTIAL	31 UNITS / 13,950 SF TOTAL (400 - 450 SF RANGE)
COMMERCIAL	6 UNITS / 2,250 SF TOTAL (350 - 675 SF RANGE)
FAR	1.43



PANORAMIC - VIEW ALONG HALEY STREET



28 E HALEY STREET



28 E HALEY STREET / 501 ANACAPA



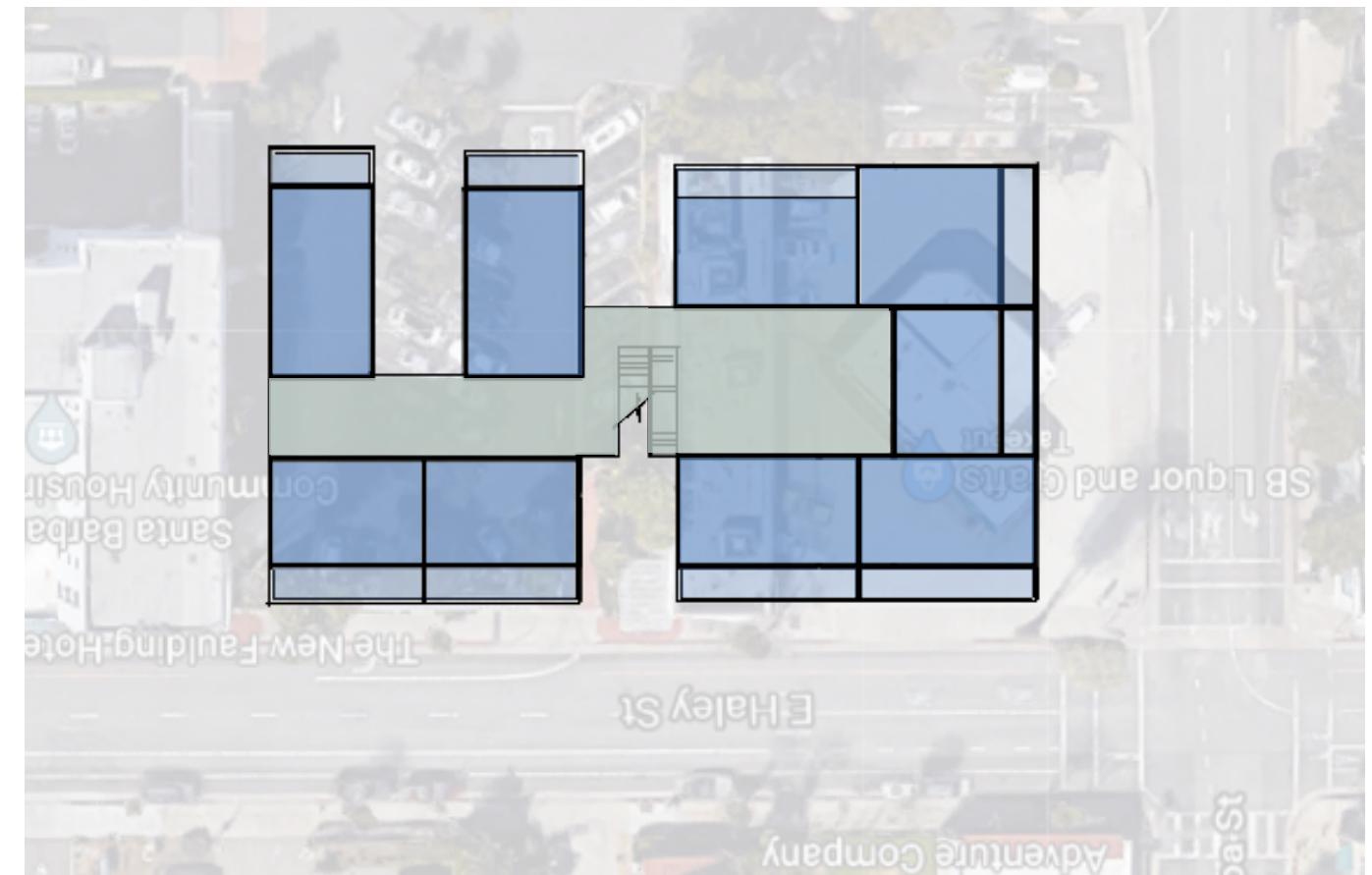
501 ANACAPA - VIEW FROM ANACAPA ST



500
Block
Team
2A



GROUND FLOOR -
MIXED USE: COMMERCIAL & RESIDENTIAL UNITS



SECOND, THIRD & FOURTH FLOORS
(ROOF DECK FOR ADDITIONAL OPEN SPACE)

- RESIDENTIAL UNIT
- COMMERCIAL UNIT
- OUTDOOR SEATING
- PEDESTRIAN PATH
- LANDSCAPE

THE BRIDGE - ADAPTIVE REUSE (501 ANACAPA + 28 E HALEY)

SEPTEMBER 23, 2020



AIA Santa Barbara

DOWNTOWN SANTA BARBARA
Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

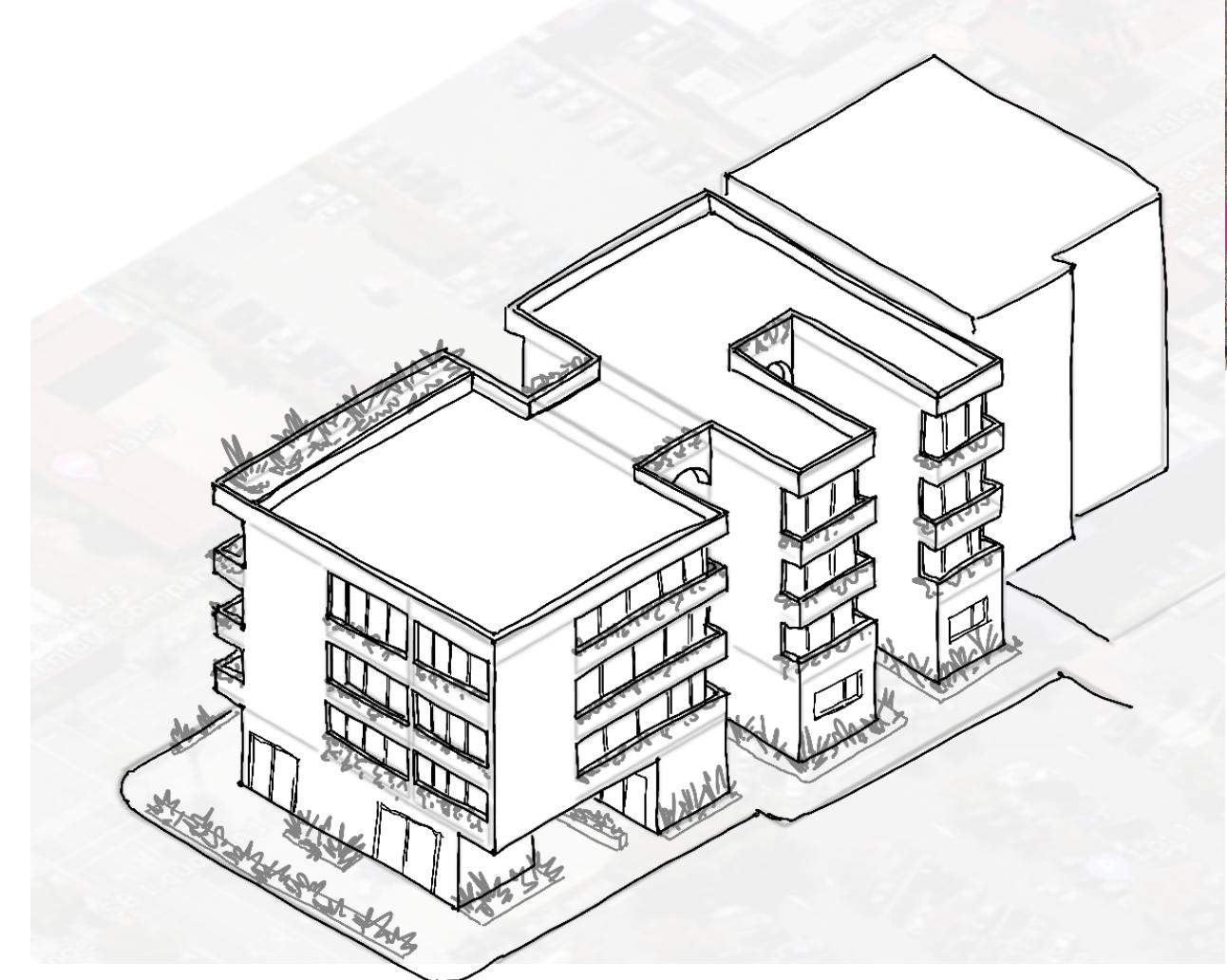
7a



VIEW FROM CORNER OF HALEY STREET AND ANACAPA STREET



THE BRIDGE - ADAPTIVE REUSE (501 ANACAPA + 28 E HALEY)



ISOMETRIC VIEW FROM ANACAPA STREET

SEPTEMBER 23, 2020



AIA Santa Barbara

DOWNTOWN SANTA BARBARA

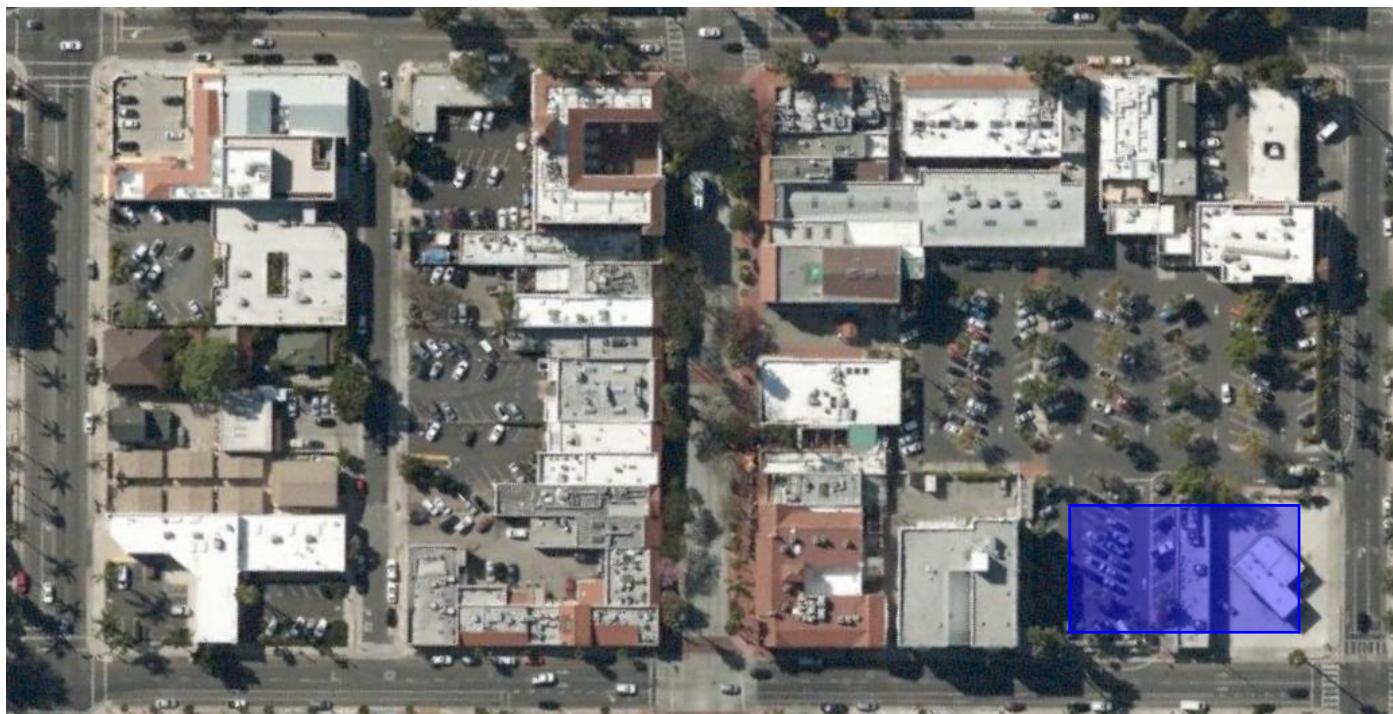
Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

7b



500 Block Team 2A



The Bridge = 9,750 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

Project Title:

Select Block Area =>

Select Type of Project =>

Charratte 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) * Gross 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
9,750	16,200	2,250	0	13,950	1.66	86.1%	1.43	2.00

*not to include easements

BUILDING SIZE

Number of Floors 4
Maximum Building Height 60'
Bldg Footprint (Gross SF) 6,105

HOUSING DEPENDENCIES

TRUE Multi-Family Building
TRUE 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
FALSE Underground parking
FALSE Garage parking under podium
FALSE Multi-level parking garage
FALSE Stacked car lifts
FALSE Includes commercial parking
FALSE Includes public parking

[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](#)

THE BRIDGE

SEPTEMBER 23, 2020



AIA Santa Barbara

DOWNTOWN SANTA BARBARA
Design Charrette 2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

12b