



- Increase housing for diverse people groups including young professionals, students, families, and those who are approaching retirement with a minimum of 600 new units
- Increase green space and public conveniences
- Mitigate Stormwater and educate the public on the importance of its management
- Benefit the pedestrian experience by increasing paseos and providing important services within walking distance
- Honor history and celebrate the intentional design visions of Santa Barbara's architects of the past
- Look to the future Including automotive alternatives and sustainable initiatives



E Cota St looking North toward Lyons building



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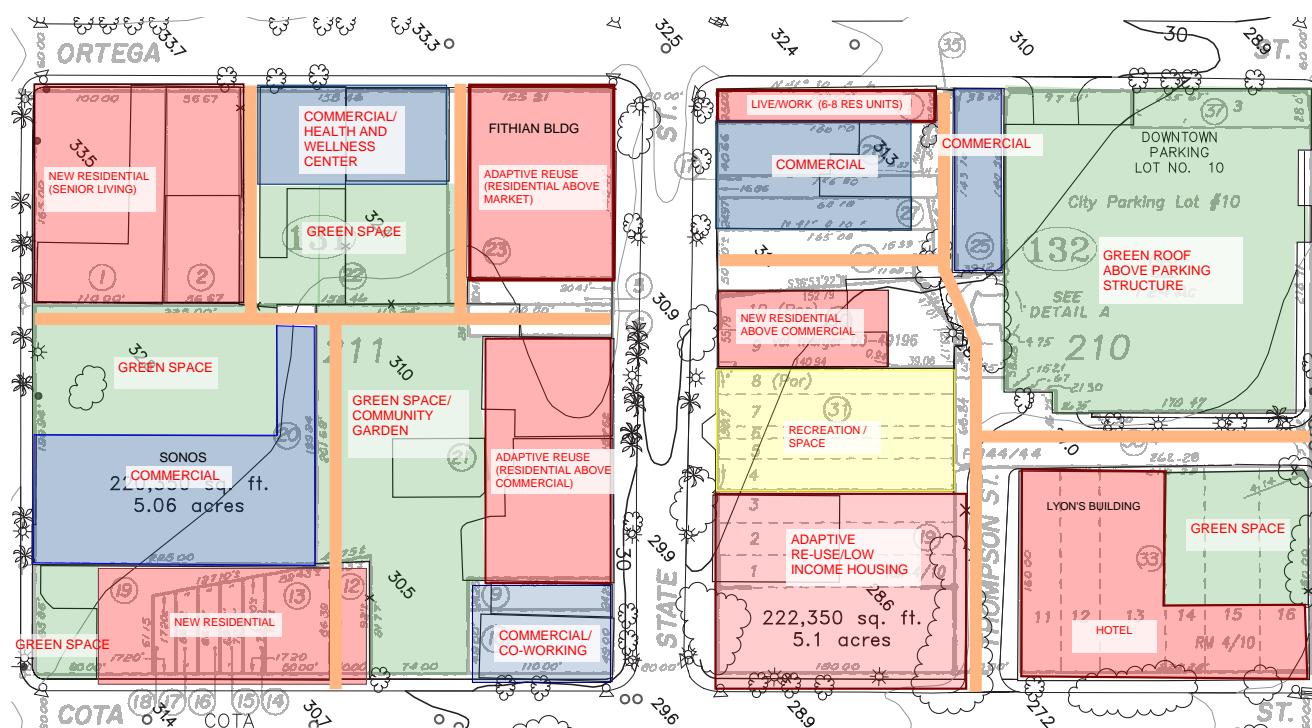
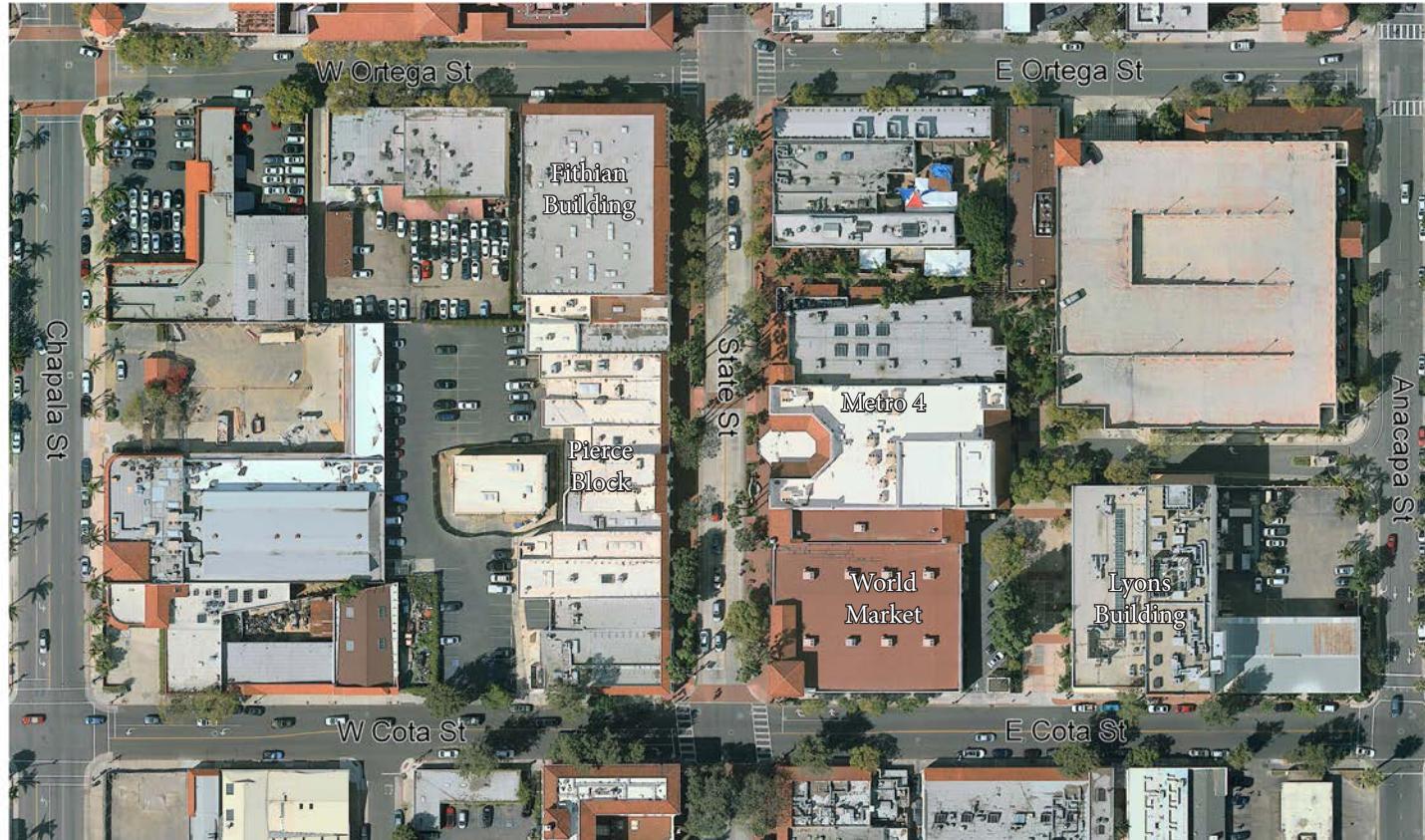
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GOALS AND OBJECTIVES



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600 Block - Team B



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ANALYSIS OF EXISTING CONDITIONS



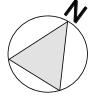
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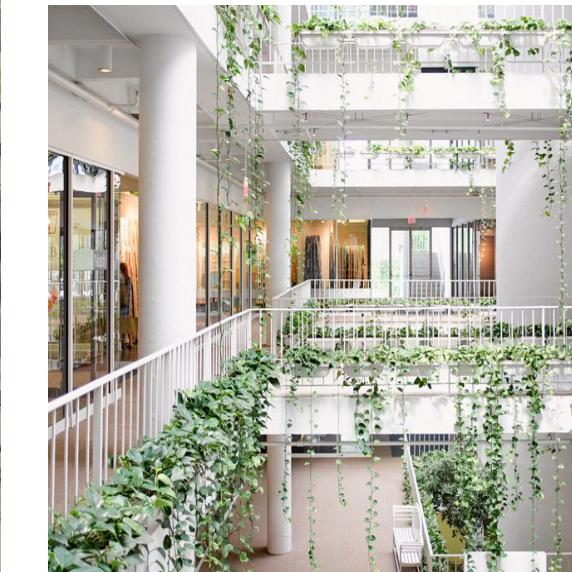
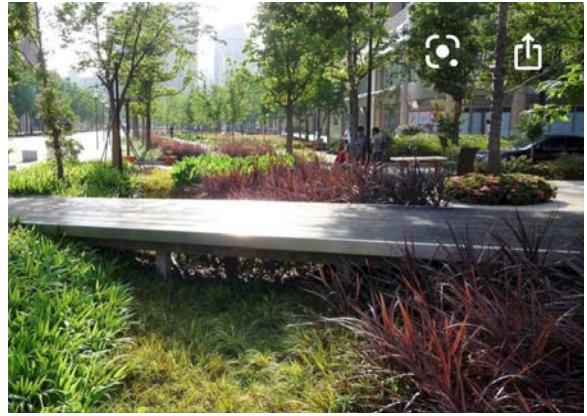
**RE: INVIGORATE
INVENT
IMAGINE
PURPOSE**



600 Block
Team B



600 Block
Team B



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PRECEDENT STUDY



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STATS:

Flood Park- below grade
360,000 gallons

with infiltrators- 720,000
gallons

using appropriate trees-
over 1,000,000 gallons

Proposed residential
units- 253 units

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SITE PLAN- Prioritizing Stormwater Management

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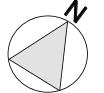
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SITE PLAN- Prioritizing Housing



600 Block
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MAJOR HOUSING DEVELOPMENT POTENTIAL

E. 600 Block

650 sq.ft. Unit typ.



NEW UNITS TOTAL: 412

HOUSING GOALS



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① PARKING LOT	Parking Lot City of SB Stories (E)	53,821 SF. 3	Stories (N) Upper Level Paseo (N) Upper Level Addn. (N) # Living Units all floors	2 (5 TOT.) 14,222 SF. 39,599 SF. 100 units
② 616 STATE	Recreation (Movie) Privately Owned Ground Level demo	17,226 SF. 0 SF.	Stories (N) Upper Level Paseo (N) Upper Level Addn. (N) # Living Units all floors	3 (4 TOT.) 3,150 SF. 14,076 SF. 48 units
③ 27 E COTA Lyon's Building	Office / Multi Use Privately Owned Ground Level demo	35,552 SF. 16,276 SF.	Stories (N) Upper Level Paseo (N) Upper Level Addn. (N) # Living Units all floors	3 (4 TOT.) 3,000 SF. 32,552 SF. 138 units
④ 622 STATE	Retail Privately Owned Ground Level demo	9,860 SF. 0 SF.	Stories (N) Upper Level Paseo (N) Upper Level Addn. (N) # Living Units all floors	3 (4 TOT.) 1,000 SF. 8,860 SF. 30 units
⑤ 610 STATE	Bank / Cost Plus World Market Privately Owned Ground Level demo	25,425 SF. 0 SF.	Stories (N) Upper Level Paseo (N) Upper Level Addn. (N) # Living Units all floors	3 (4 TOT.) 2,125 SF. 23,300 SF. 96 units

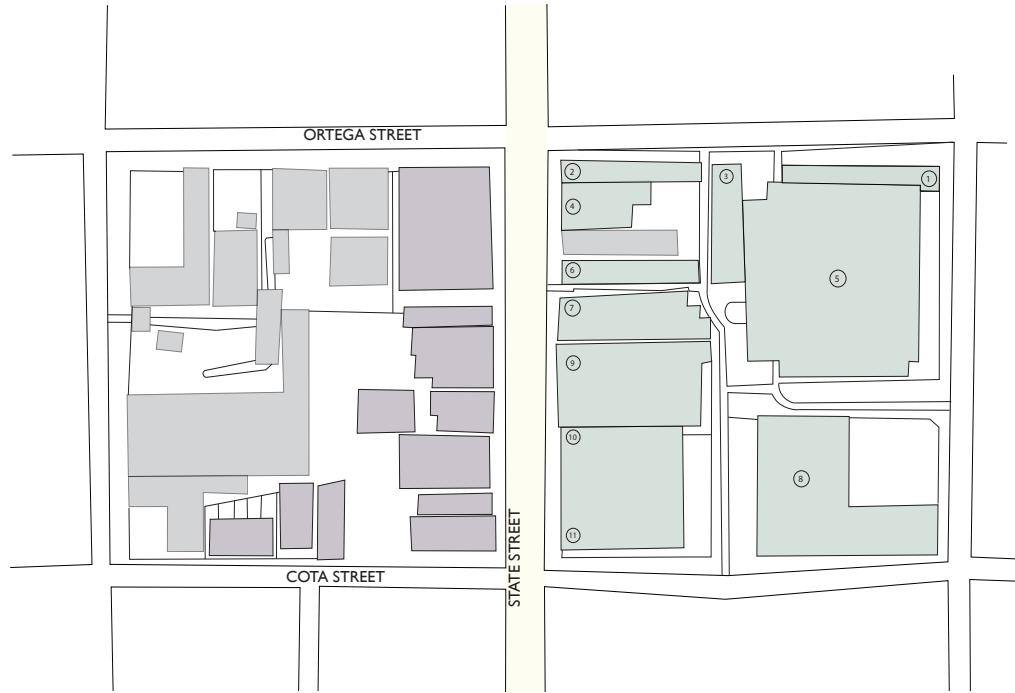
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600 Block - Team B

HOUSING DEVELOPMENT POTENTIAL

E. 600 Block
650 sq.ft. Unit typ.



Building SF. increases x1.43



Paseo SF. increases x 8.5

① 26 E ORTEGA Retail Privately Owned Ground Level demo 0 SF.	3,799 SF. Stories (E) 1 Adaptive Reuse (E) 3,799 SF. Ground Level Paseo (E) 0 SF.	Stories (N) 0 Upper Level Paseo (N) 0 SF. Upper Level Addn. (N) 0 SF. # Living Units all floors 15 units	⑦ 628 STATE Restaurant Privately Owned Ground Level demo 0 SF.	7,200 SF. Stories (E) 1 Adaptive Reuse (E) 7,200 SF. Ground Level Paseo (E) 1,800 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 1,800 SF. Upper Level Addn. (N) 5,400 SF. # Living Units all floors 24 units	
② 636 STATE Retail Privately Owned Ground Level Demo 0 SF.	4,200 SF. Stories (E) 1 Adaptive Reuse (E) 4,200 SF. Ground Level Paseo (E) 0 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 0 SF. Upper Level Addn. (N) 4,200 SF. # Living Units all floors 21 units	⑧ 27 E COTA Lyon's Building Office / Multi Use Privately Owned Ground Level demo 16,276 SF.	35,552 SF. Stories (E) 1 Adaptive Reuse (E) 17,776 SF. Ground Level Paseo (E) 1,500 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 3,000 SF. Upper Level Addn. (N) 32,552 SF. # Living Units all floors 138 units	
③ 18 E ORTEGA Restaurant (Dargan's) 5,398 SF. Privately Owned Ground Level demo 0 SF.	5,398 SF. Stories (E) 1 Adaptive Reuse (E) 5,398 SF. Ground Level Paseo (E) 0 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 0 SF. Upper Level Addn. (N) 5,398 SF. # Living Units all floors 18 units	⑨ 616 STATE Recreation (Movie) 17,226 SF. Privately Owned Ground Level demo 0 SF.	17,226 SF. Stories (E) 1 Adaptive Reuse (E) 17,226 SF. Ground Level Paseo (E) 0 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 3,150 SF. Upper Level Addn. (N) 14,076 SF. # Living Units all floors 48 units	
④ 634 STATE Retail Privately Owned Ground Level demo 0 SF.	6,200 SF. Stories (E) 1 Adaptive Reuse (E) 9,032 SF. Ground Level Paseo (E) 0 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 2,250 SF. Upper Level Addn. (N) 6,782 SF. # Living Units all floors 24 units	⑩ 622 STATE Retail Privately Owned Ground Level demo 0 SF.	9,860 SF. Stories (E) 1 Adaptive Reuse (E) 9,860 SF. Ground Level Paseo (E) 0 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 1,000 SF. Upper Level Addn. (N) 8,860 SF. # Living Units all floors 30 units	
⑤ PARKING LOT Parking Lot City of SB 53,821 SF.	53,821 SF. Stories (E) 3	Stories (N) 2 (5 TOT.) Upper Level Paseo (N) 14,222 SF. Upper Level Addn. (N) 39,599 SF. # Living Units all floors 100 units	⑪ 610 STATE Bank / Cost Plus World Market 25,425 SF. Privately Owned Ground Level demo 0 SF.	25,425 SF. Stories (E) 1 Adaptive Reuse (E) 25,425 SF. Ground Level Paseo (E) 0 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 2,125 SF. Upper Level Addn. (N) 23,300 SF. # Living Units all floors 96 units	
⑥ 630 STATE Retail Privately Owned Ground Level demo 0 SF.	4,200 SF. Stories (E) 1 Adaptive Reuse (E) 4,200 SF. Ground Level Paseo (E) 0 SF.	Stories (N) 3 (4 TOT.) Upper Level Paseo (N) 675 SF. Upper Level Addn. (N) 3,525 SF. # Living Units all floors 12 units	NEW UNITS TOTAL: 526			



600 Block
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HOUSING GOALS



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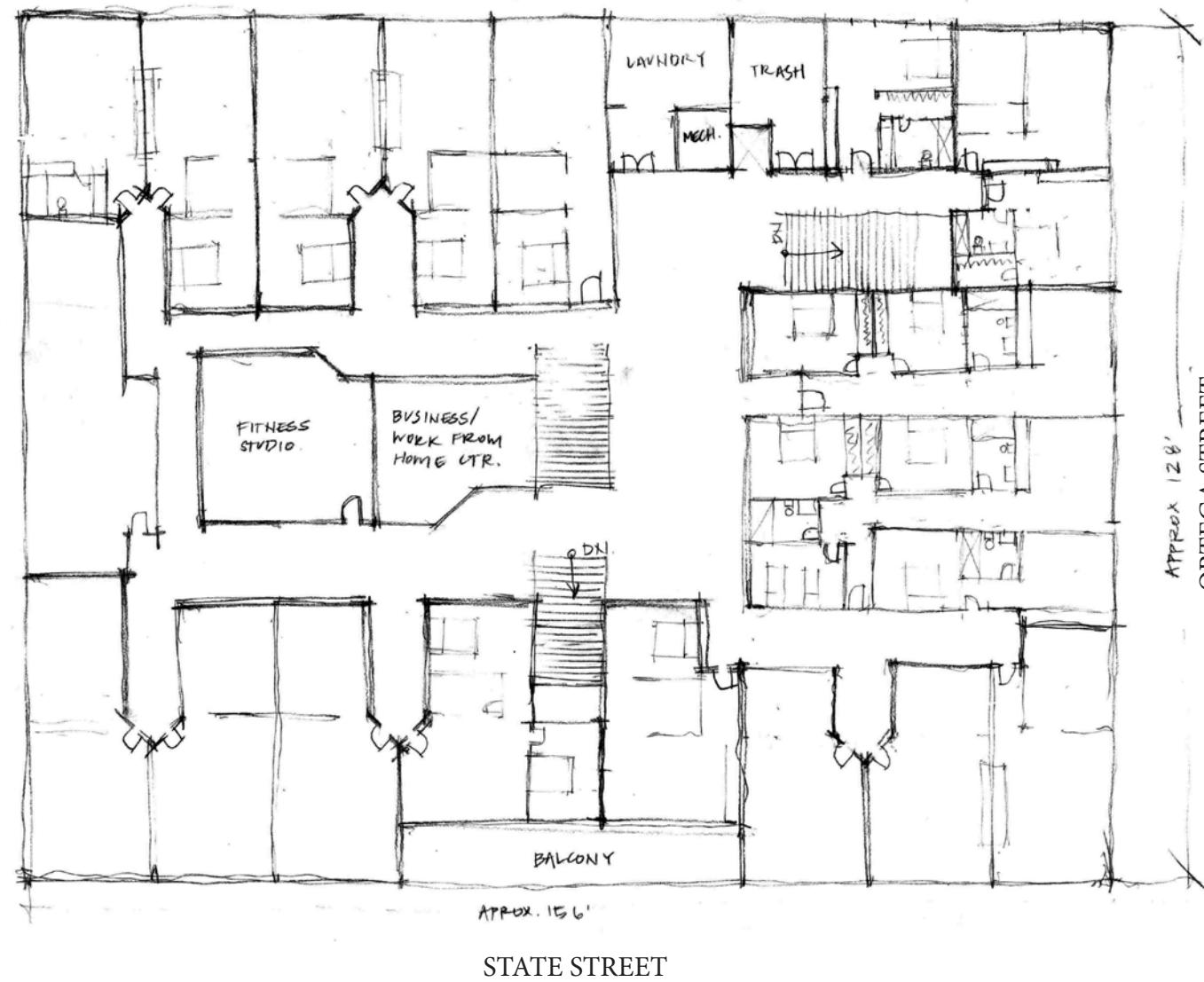
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Fithian Building, Santa Barbara, CA circa 1900, before 1925 earthquake



State Street Elevation, looking Southwest

PROJECT ONE- The Fithian Building



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PURPOSE

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STATS:

FAR- 3.8

Units- 60 residential units on top of existing commercial (142 dwelling units / acre)

13,024 sf of residential housing on existing second story

2,000 sf of amenities on existing second story

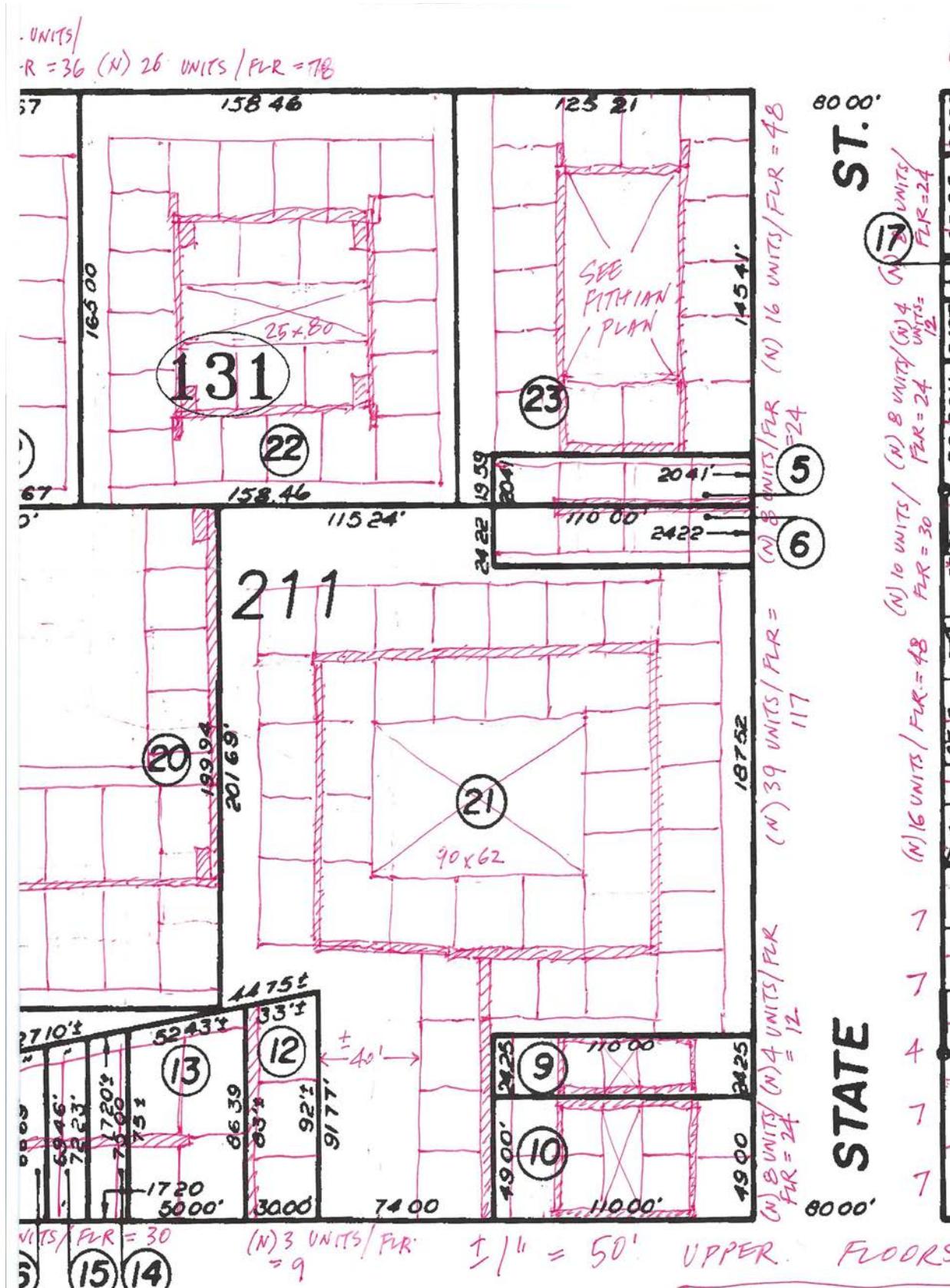
26,048 sf of residential housing on proposed third and fourth stories

4,000 sf of amenities on proposed third and fourth stories

19,900 sf of existing commercial to remain

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STATS:

FAR- 2.45

Units- 117 residential units on top of existing commercial (101 dwelling units / acre)

15,000 sf of existing commercial to remain

20,000 sf of proposed commercial

87,000 sf of proposed residential

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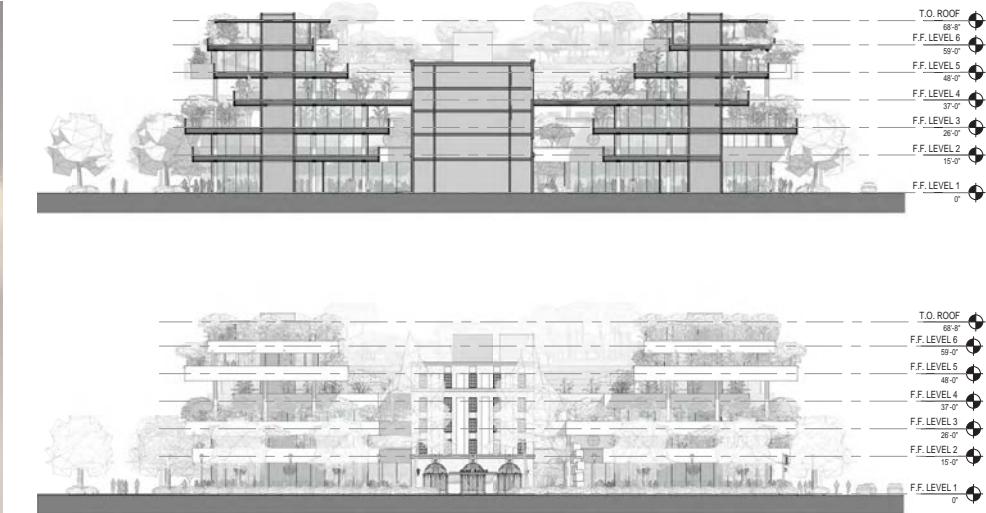
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Corner of E Cota and Anacapa looking West



Aerial composite rendering looking North toward Lyons building



Section and Elevation from E Cota St looking Northwest



E Cota St looking North toward Lyons building

STATS:

Proposed Commercial -
12,000 sf

Existing Commercial -
10,000 sf

Adaptive Re-Use -
42,000 sf

Proposed Residential -
200 units, 80,000 sf
(97 dwelling units / acre)

Reconfigured Parking -
140,000 sf

Green Roof - 35,000 sf
Solar - 20,000 sf

Storm water retention
on upper levels- 21,817
gallons in a 1" rain event

Storm water retention
ground level - 4,675
gallons in a 1" rain event

Parking- 400 cars

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