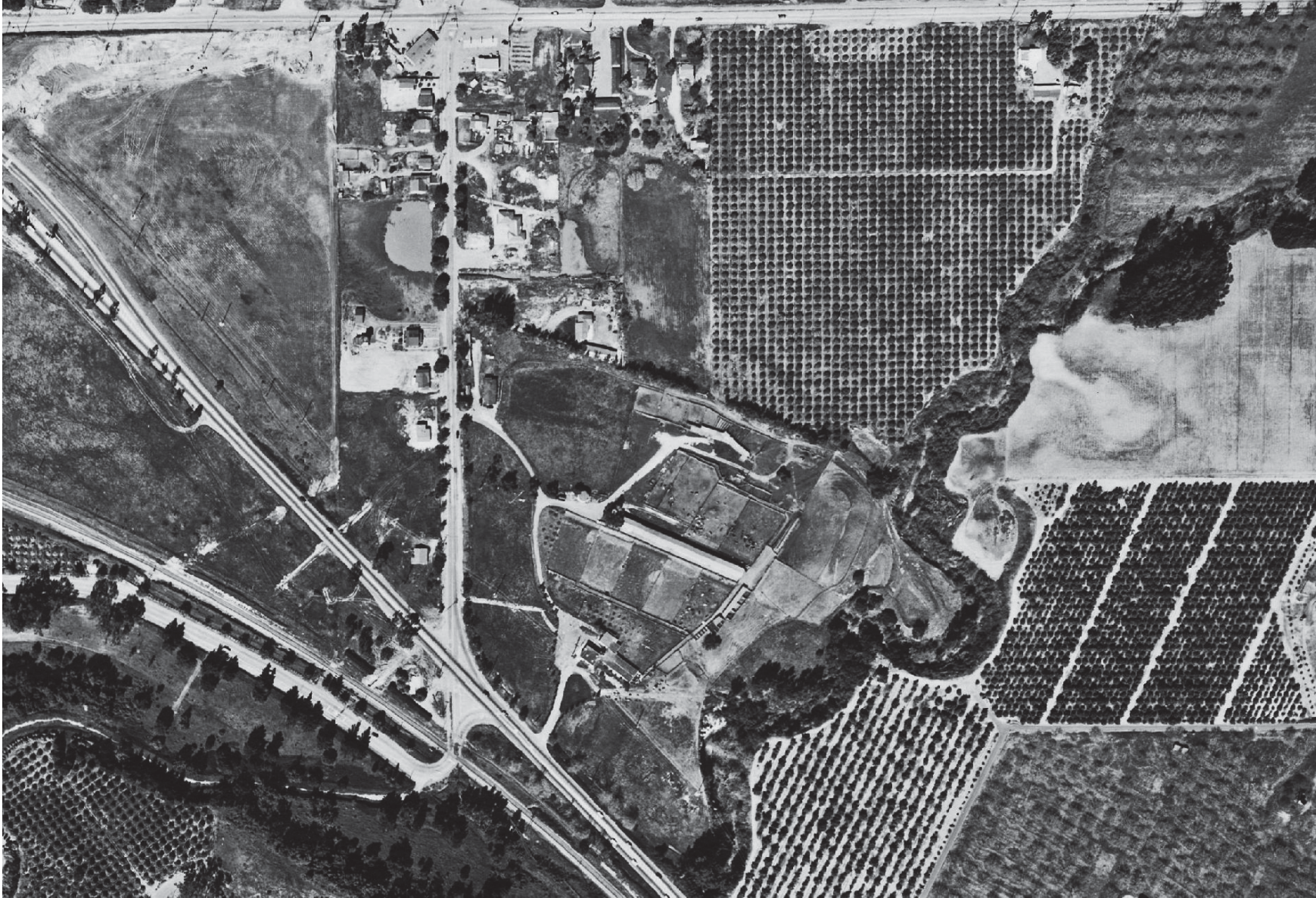


The Neighborhood at State & Hope

ABR

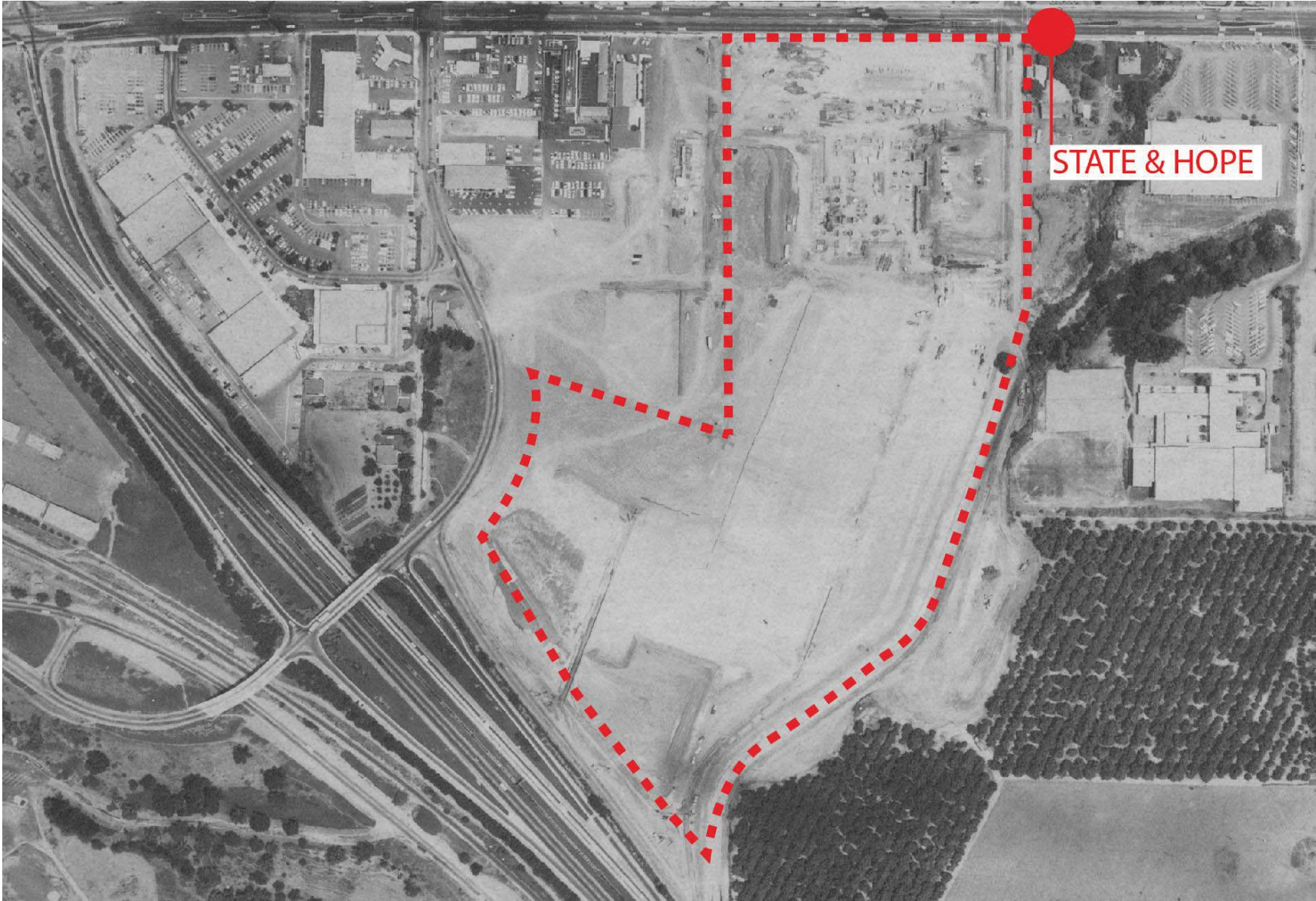
March 4, 2024



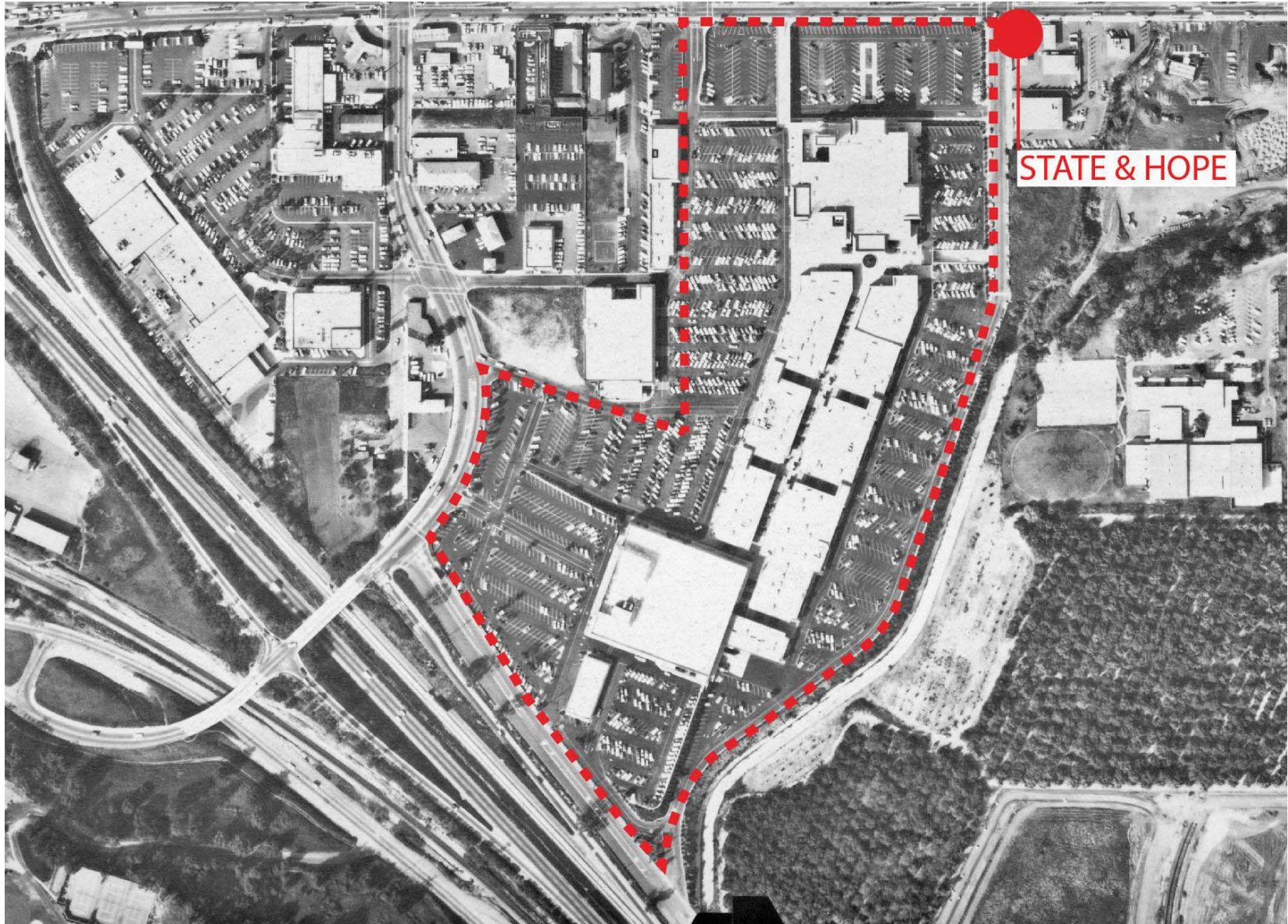




STATE & HOPE



STATE & HOPE



STATE & HOPE





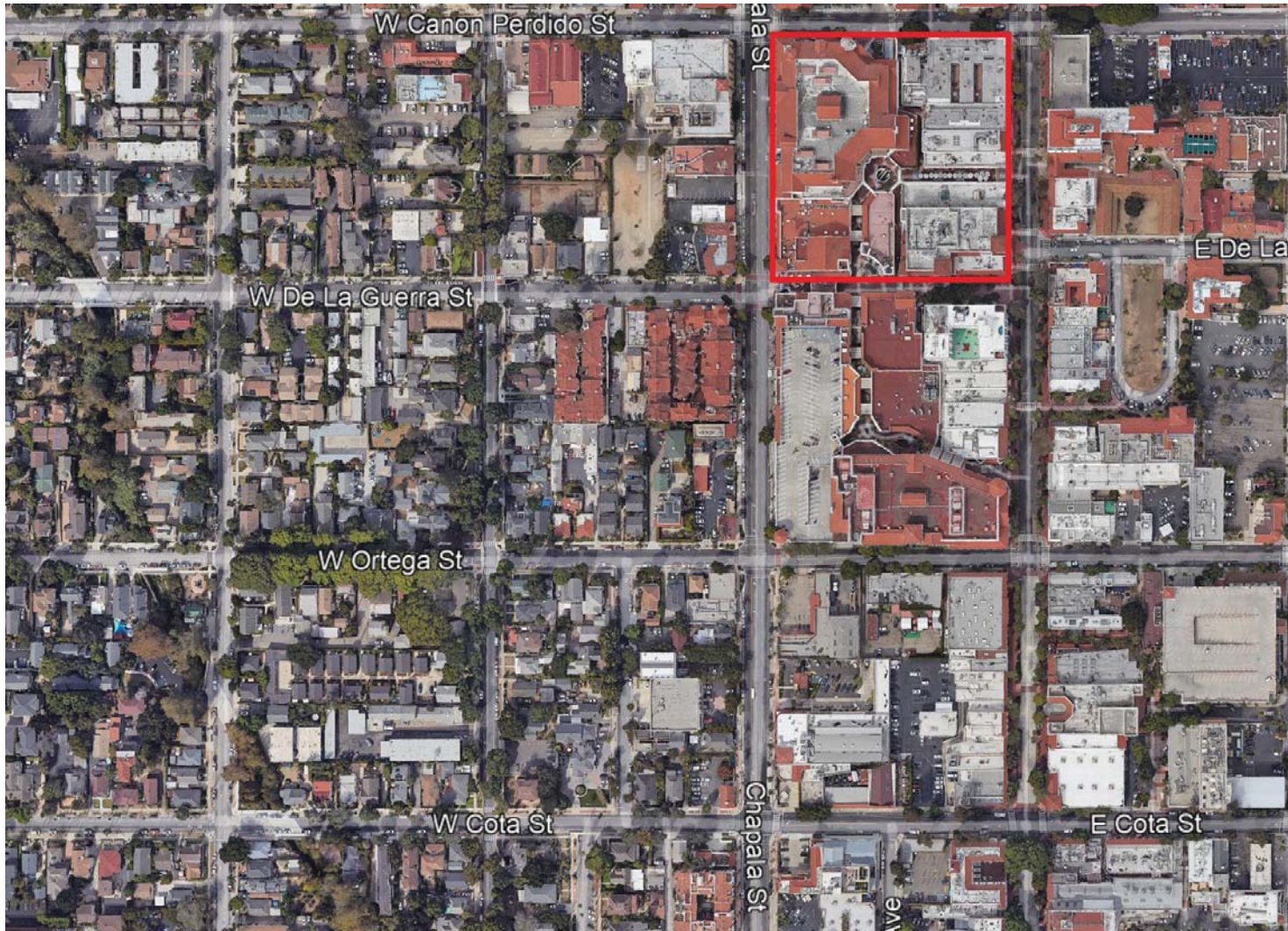








DOWNTOWN SB 500' SQ BLOCK







GRANADA 500' SQ BLOCK











housing
over 10,000 units built

David Baker Architects

9 Ways

to Make Housing for People



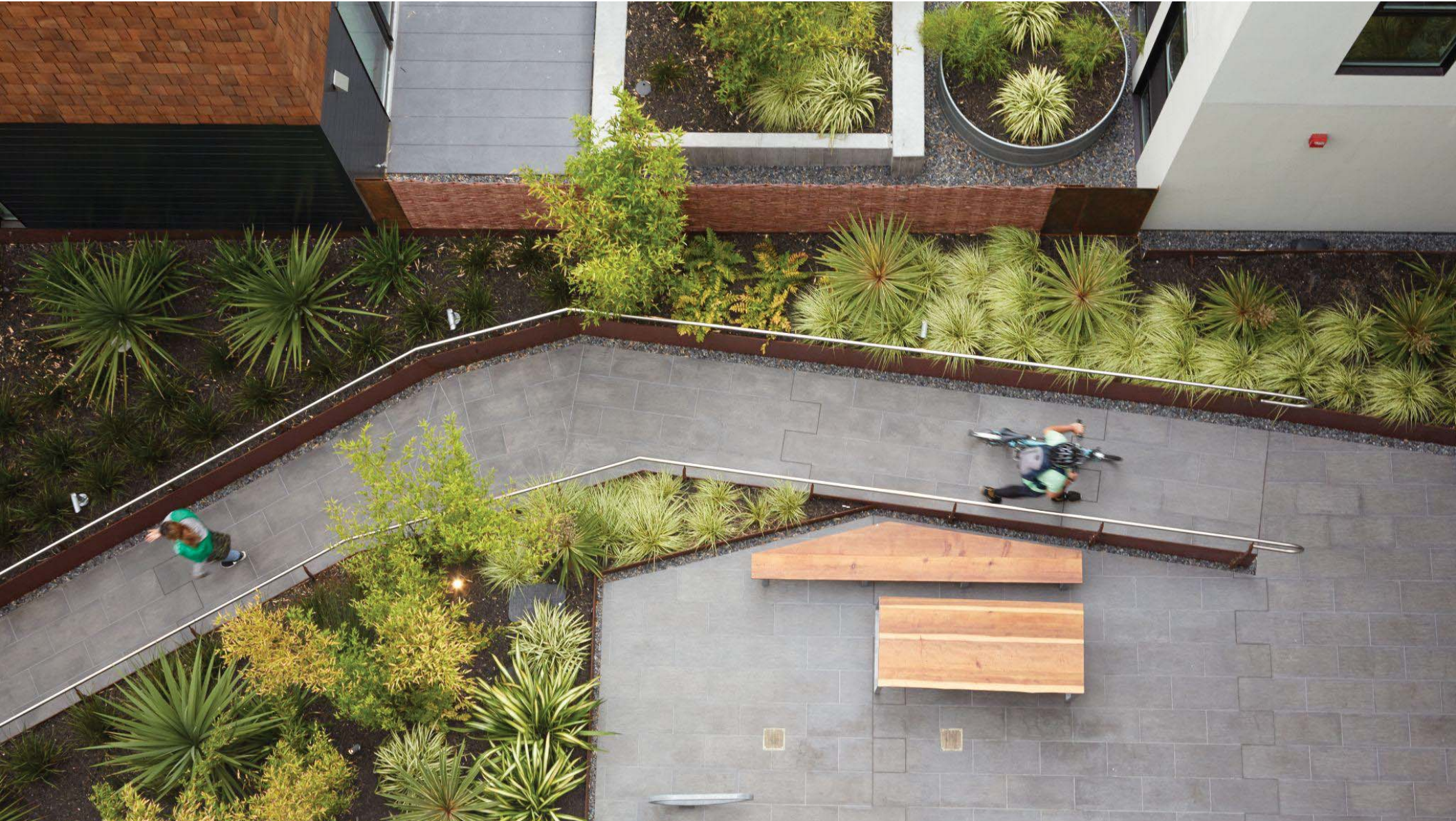














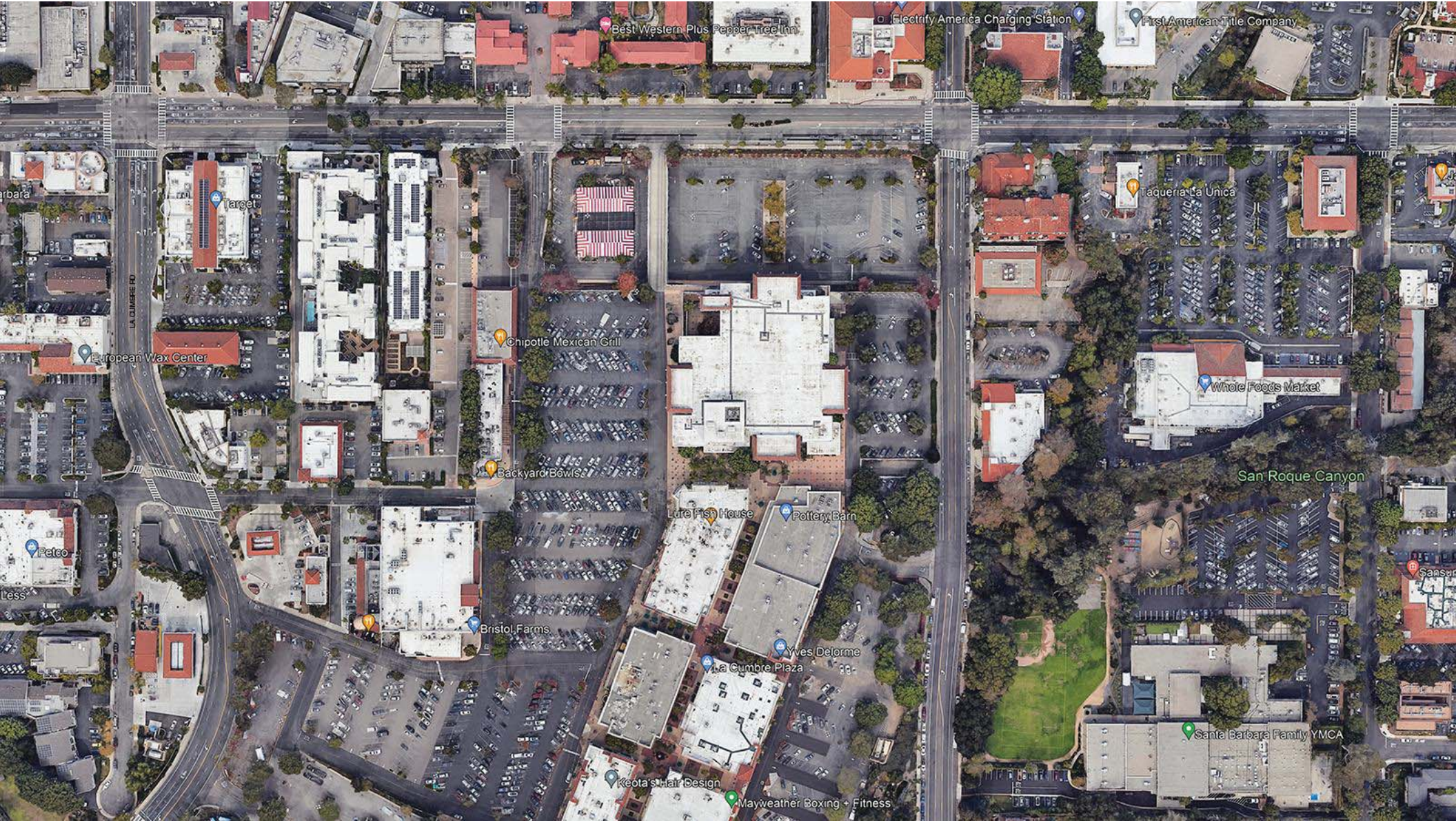












Best Western Plus Pepper Tree Inn

Electrify America Charging Station

First American Tile Company

Target

European Wax Center

Chipotle Mexican Grill

Backyard Bowls

Lure Fish House

Pottery Barn

Bristol Farms

Yves Delorme

La Cumbre Plaza

Keota's Hair Design

Mayweather Boxing + Fitness

Taqueria La Unica

Whole Foods Market

San Roque Canyon

Santa Barbara Family YMCA

LA CUMBRE RD

LA CUMBRE PLAZA



STATE STREET

LA CUMBRE AVENUE

PLAZA AVENUE

HOPE AVENUE

LA CUMBRE PLAZA LANE

AREA USE LEGEND

- COMMERCIAL
- GARAGE
- RESIDENTIAL
- ADMINISTRATION
- CIRCULATION
- AMENITY
- UTILITY





STATE STREET

PLAZA AVENUE








HOPE AVENUE

LA CUMBRE PLAZA LANE

TRUE NORTH



AREA USE LEGEND

-  COMMERCIAL
-  GARAGE
-  RESIDENTIAL
-  ADMINISTRATION
-  CIRCULATION
-  AMENITY
-  UTILITY



AREA USE LEGEND

- COMMERCIAL
- GARAGE
- RESIDENTIAL
- ADMINISTRATION
- CIRCULATION
- AMENITY
- UTILITY



AREA USE LEGEND

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- GARAGE
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- CIRCULATION
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- GARAGE
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- CIRCULATION
- AMENITY
- UTILITY










AREA USE LEGEND

-  COMMERCIAL
-  GARAGE
-  RESIDENTIAL
-  ADMINISTRATION
-  CIRCULATION
-  AMENITY
-  UTILITY



AREA USE LEGEND

-  COMMERCIAL
-  GARAGE
-  RESIDENTIAL
-  ADMINISTRATION
-  CIRCULATION
-  AMENITY
-  UTILITY





Framework

- Central Plaza (Public)
- Community Plaza (Public)
- Pedestrian Paseos (Public)
- Pedestrian Corridors (Public)
- Resident Courts (Private)
- Wayfinding Nodes
- Bollards



Central Plaza (Public)

Central Plaza



Daily & Event

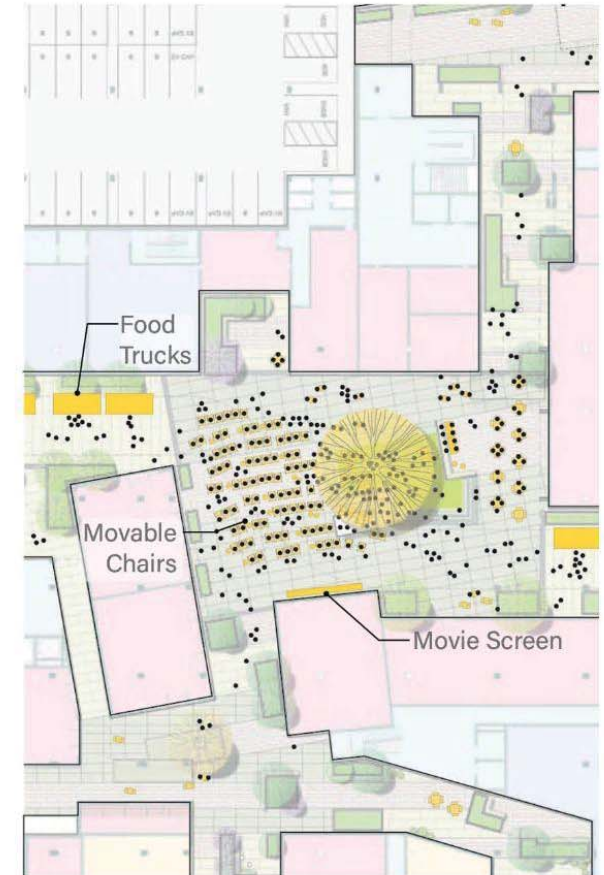
DAILY USE



FARMERS MARKET



MOVIE NIGHT



Community Plaza (Public)

Community Plaza



Paseo & Corridor

- Pedestrian Paseos (Public)
- Pedestrian Corridors (Public)



State Street

Plaza Ave

Hope Avenue

La Cumbre Plaza Lane

Lure Fish House

Pottery Barn

BLDG A1

BLDG A2

BLDG C1

BLDG A1

BLDG A2




BLDG C2

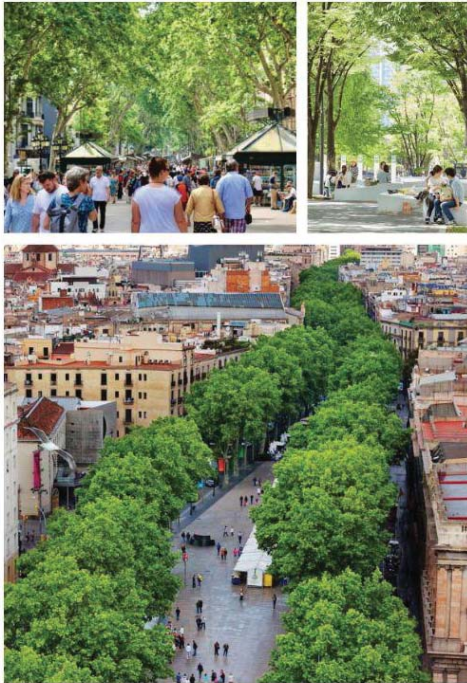
BLDG B1

BLDG A3

BLDG C2

Tree Strategy

-  Gateway Trees
-  Specimen and Landmark Trees
-  Allees at Paseos
-  Street Trees
Final Selection per
City of Santa Barbara Street Tree Masterplan







STATE STREET

HOPE AVENUE

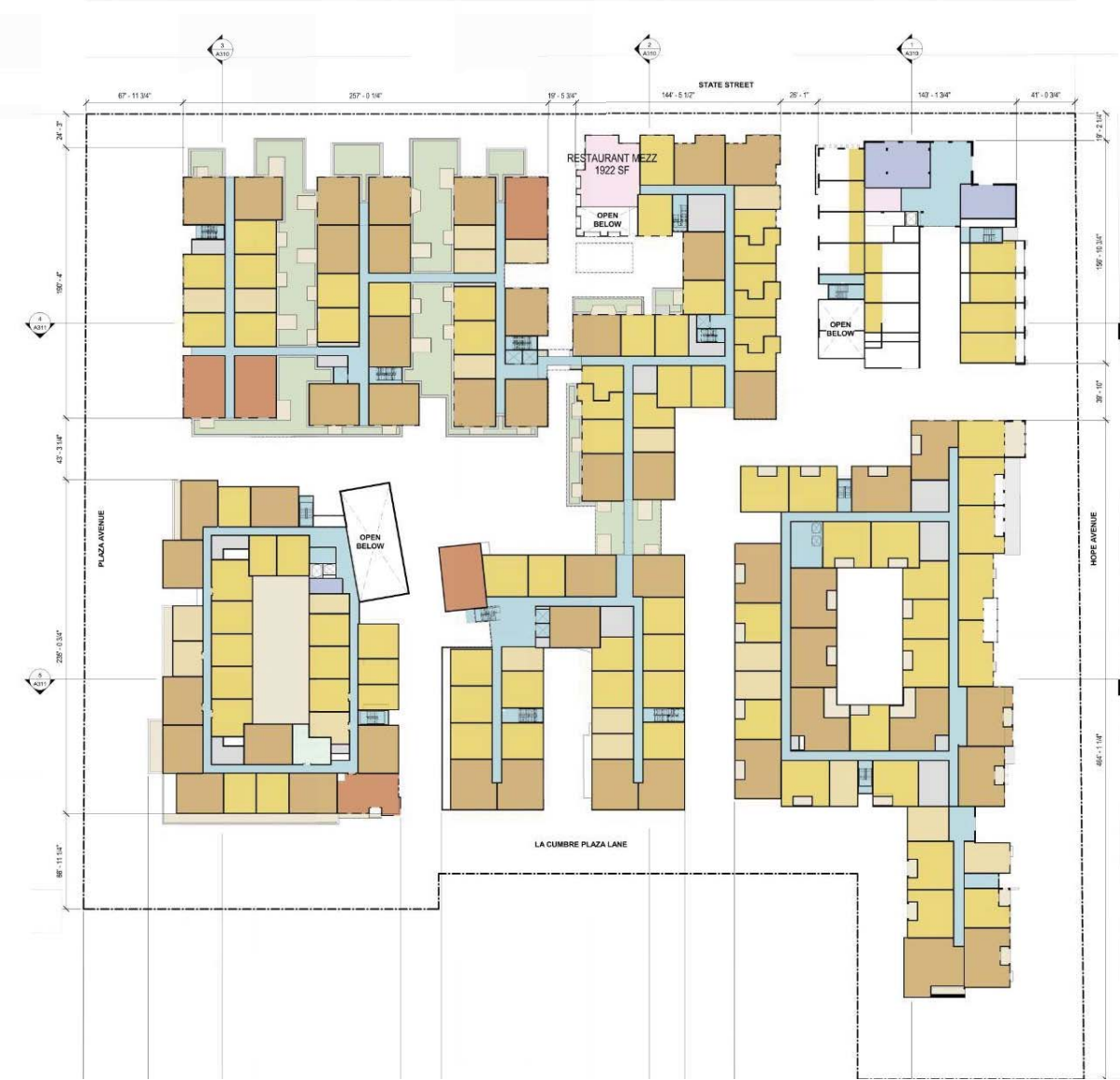
- 5-STORY
- 6-STORY

100'

136'

61'

LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6



STATE STREET ELEVATION



BLDG C1

PASEO

BLDG A2

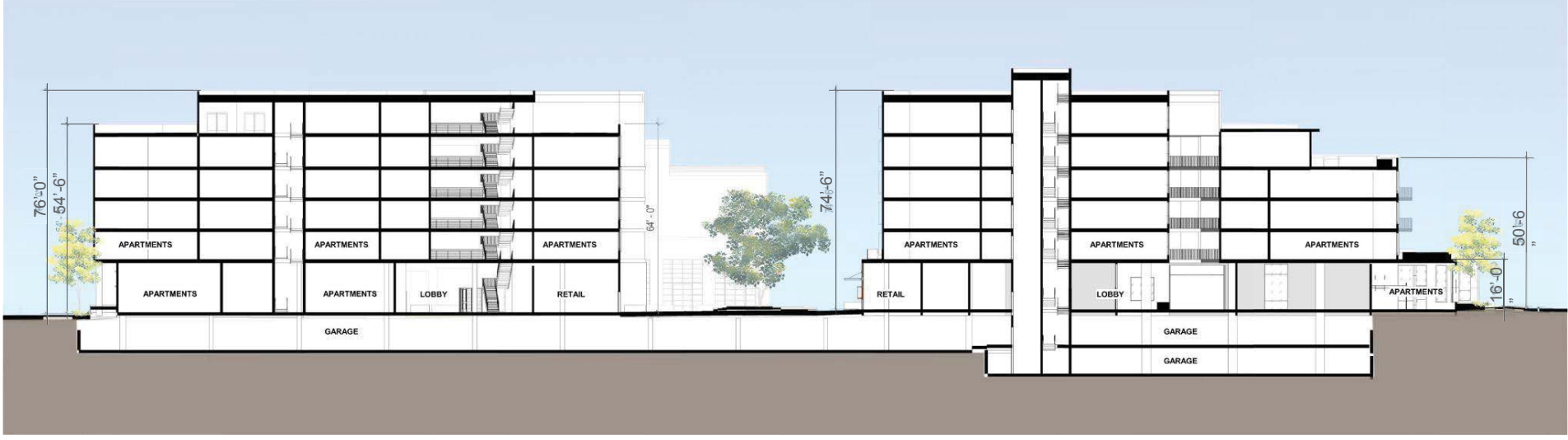
PASEO

BLDG A1

PODIUM
COURTYARD

PODIUM
COURTYARD

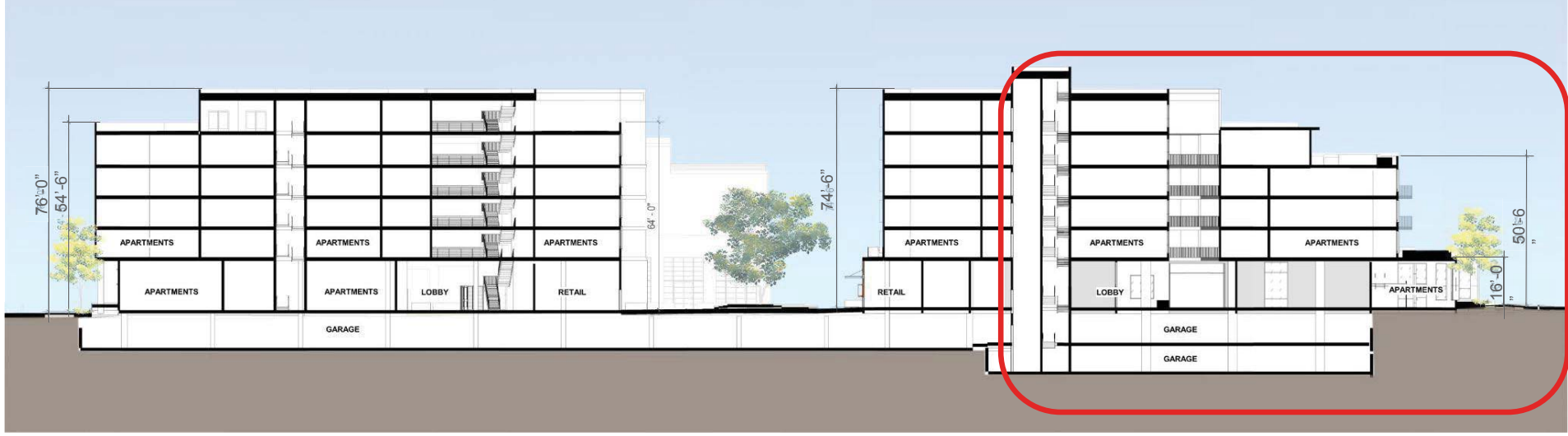
LA CUMBRE PLAZA



STATE ST

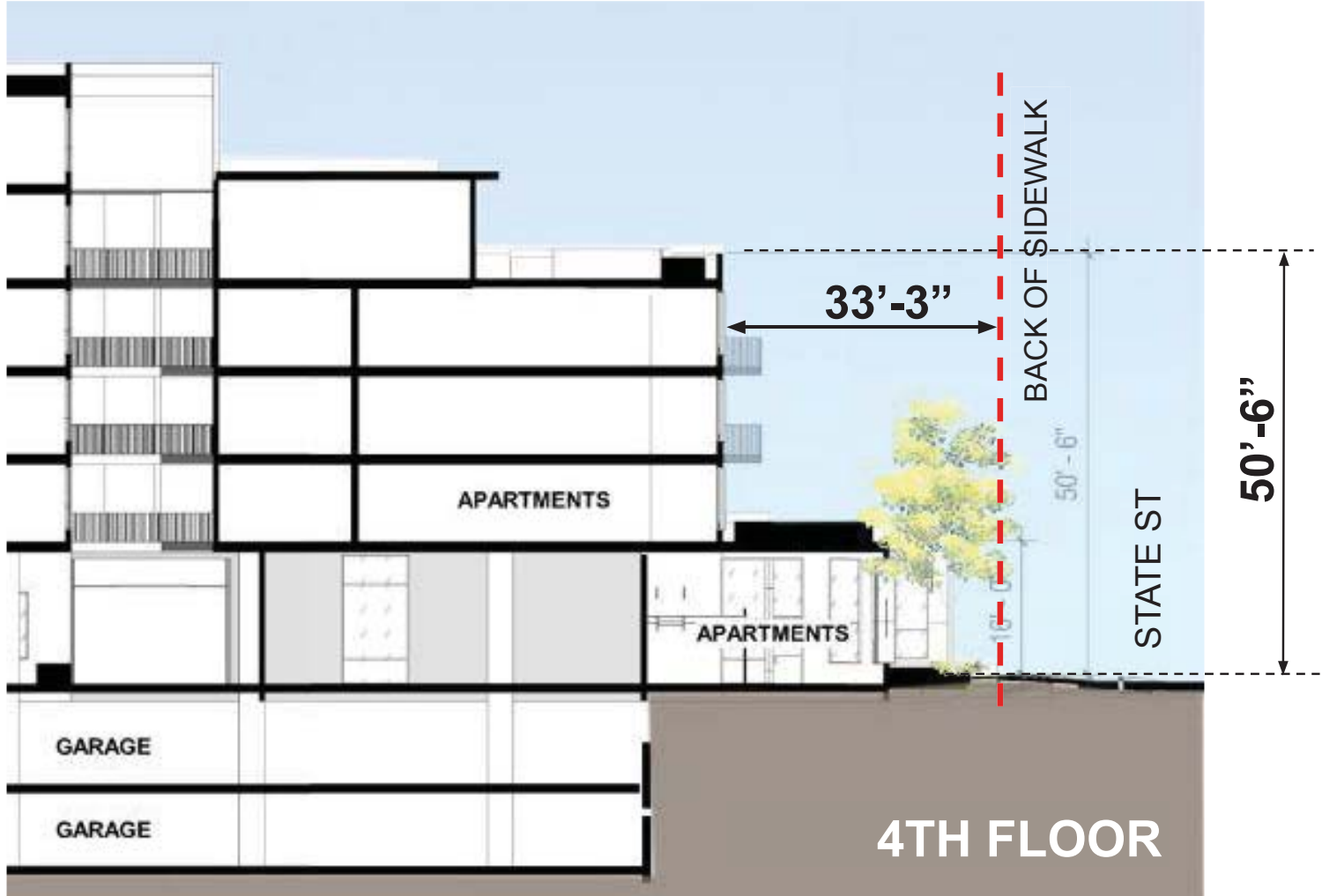


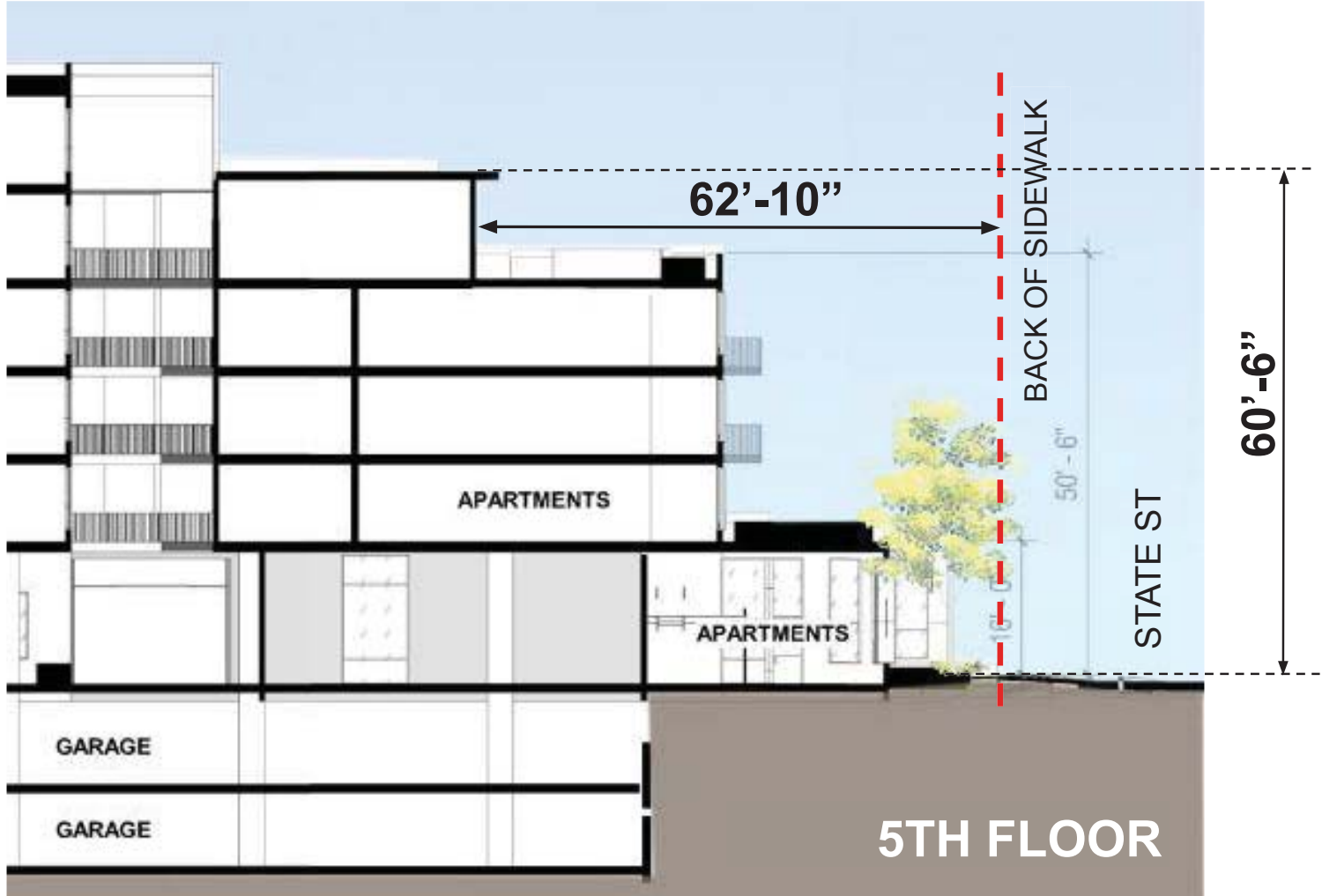
LA CUMBRE PLAZA

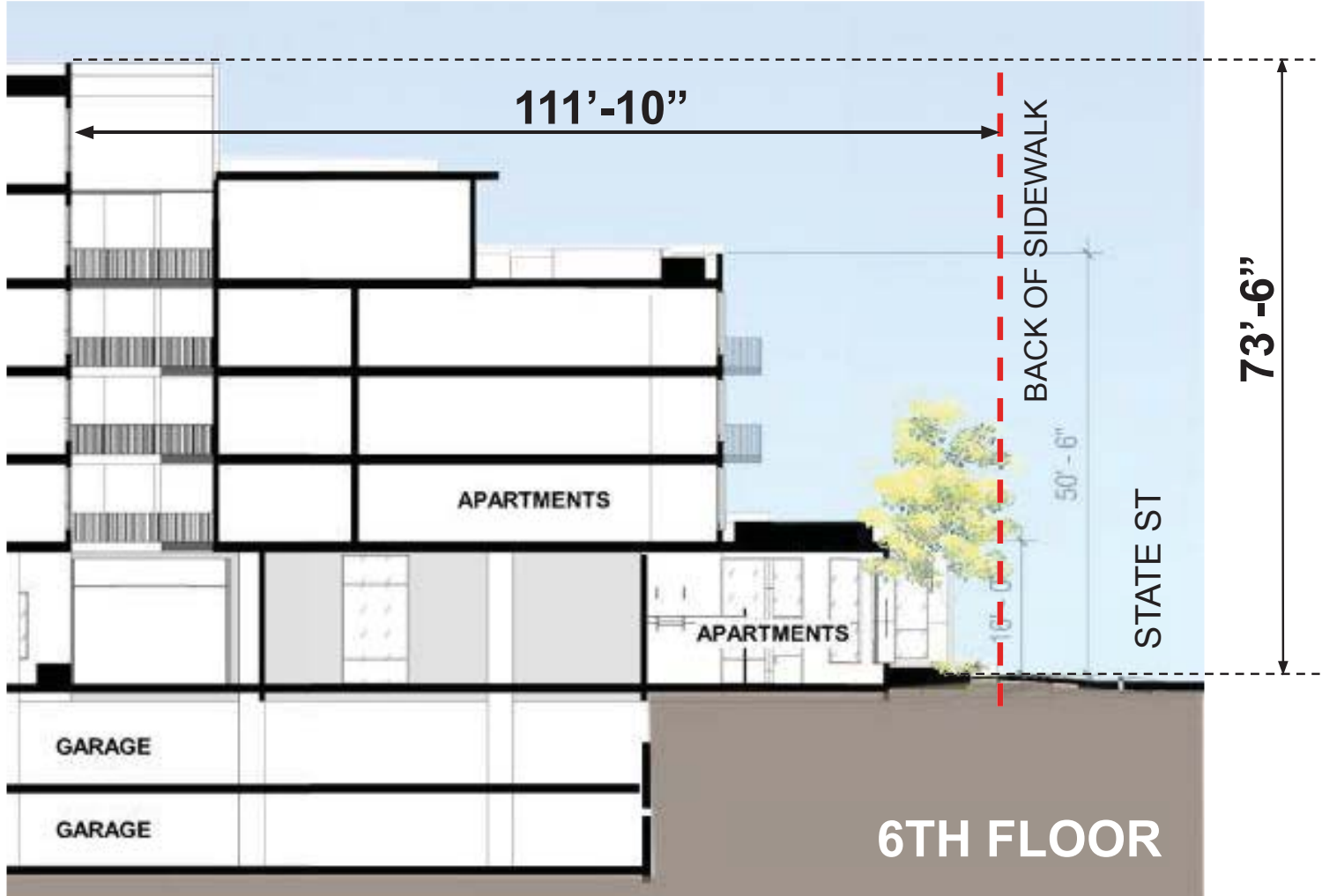


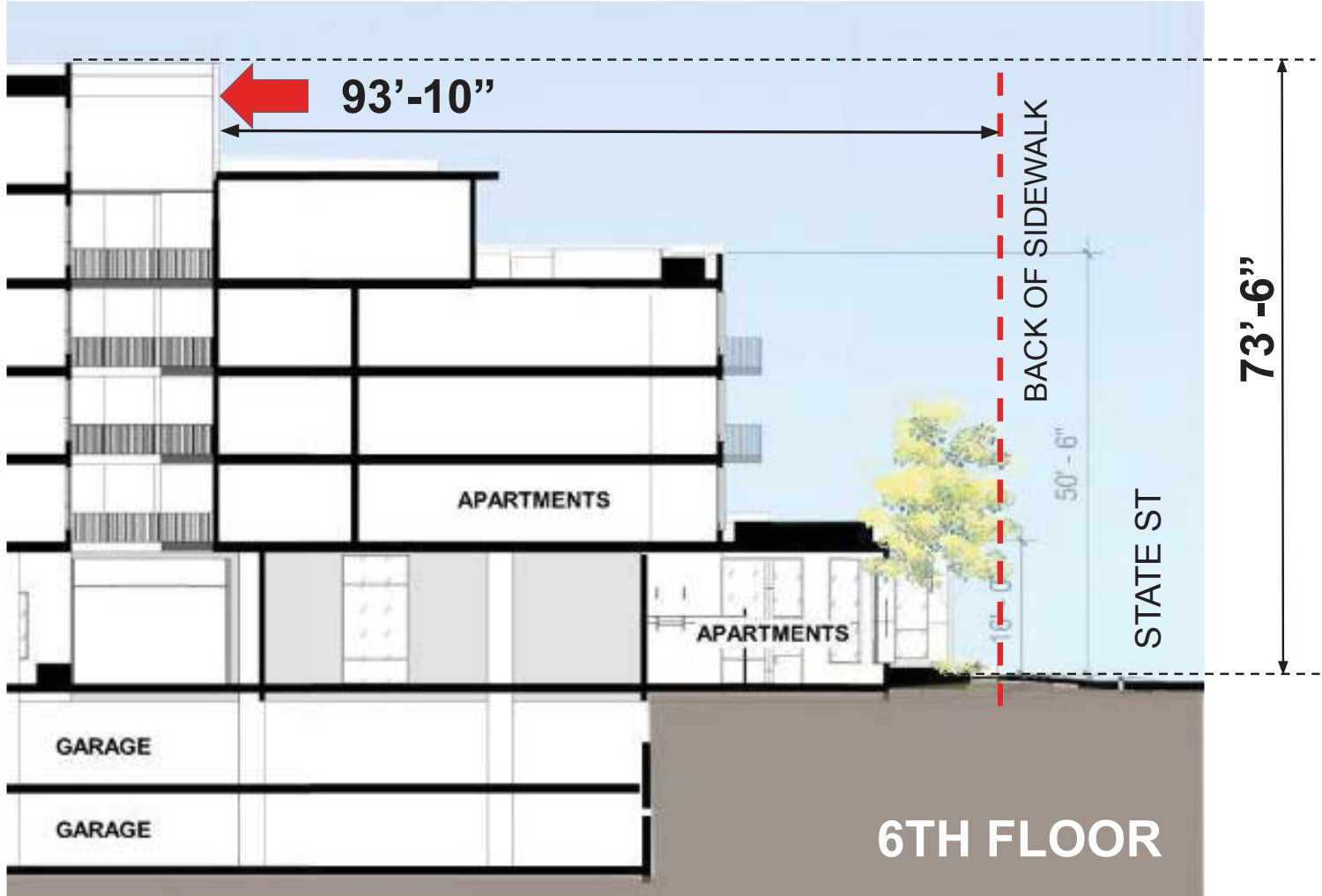
STATE ST

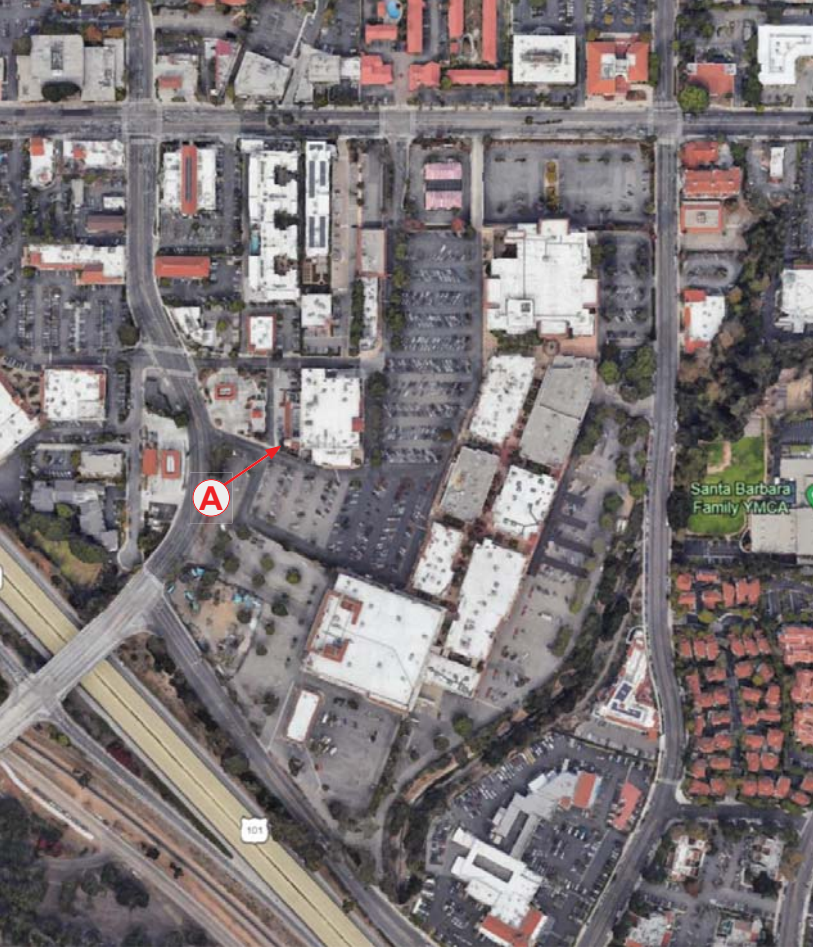




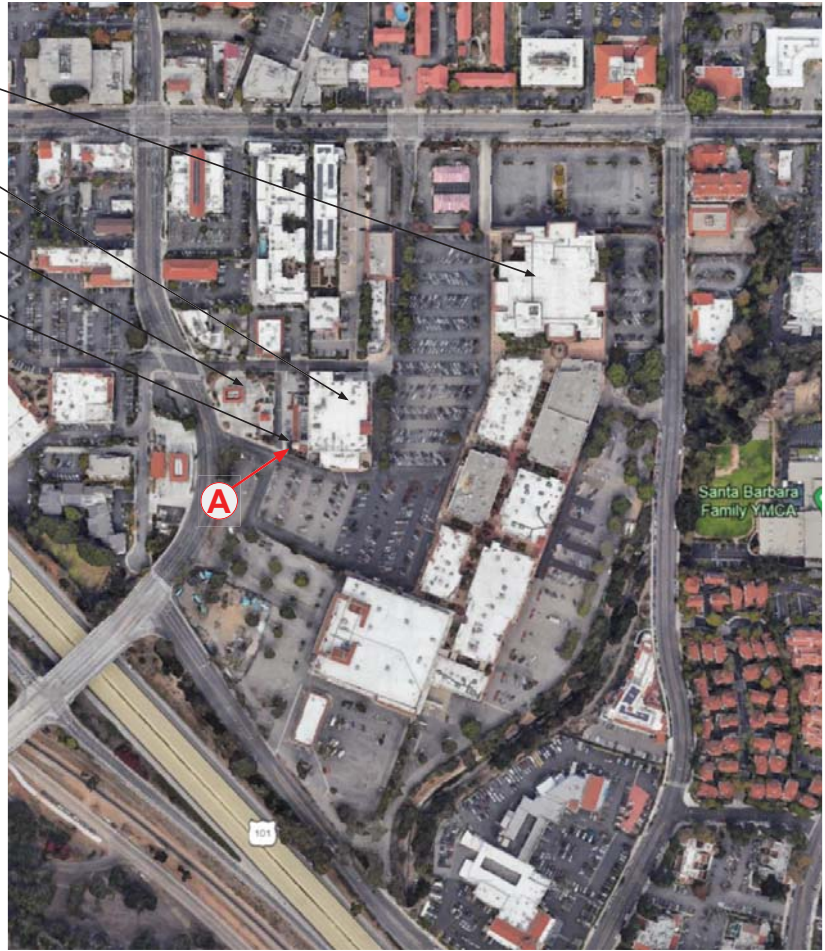








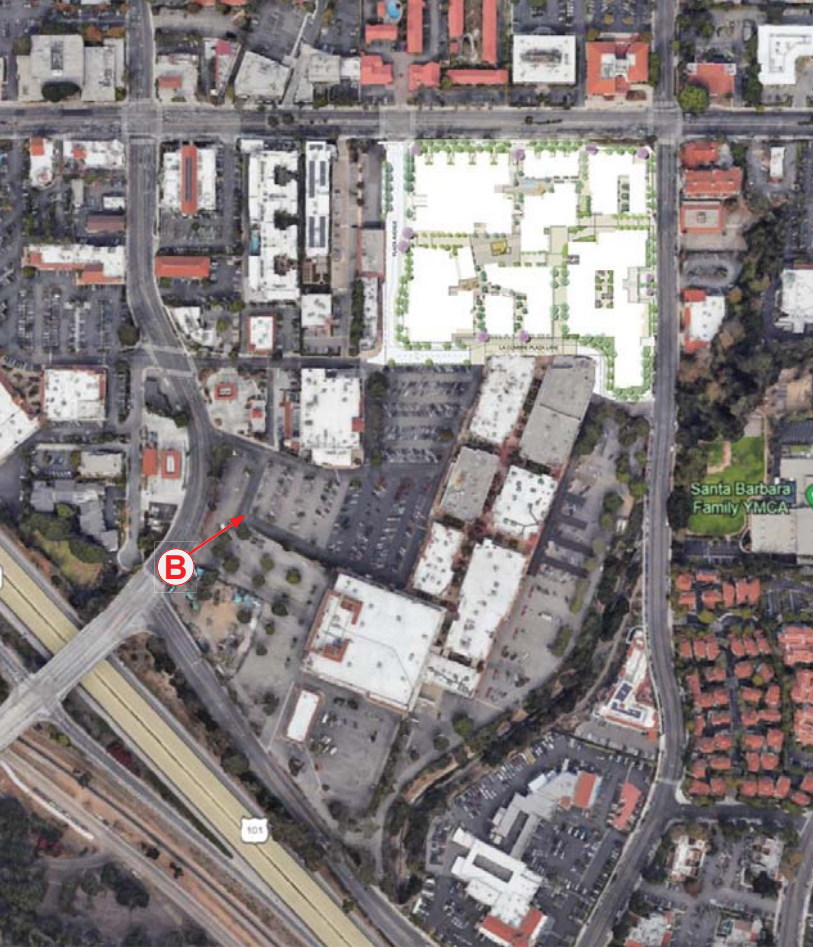
MACY'S
BRISTOL FARMS
GAS STATION
THE HABIT

















STATE STREET

STATE STREET

PLAZA AVENUE

HOPE AVENUE

LA CUMBRE PLAZA LANE

TRUE NORTH

A1

A2

C1

B1

A3

C2





STATE AND HOPE





STATE STREET

PLAZA AVENUE

HOPE AVENUE

LA CUMBRE PLAZA LANE

TRUE NORTH



STATE @ PASEO



STATE STREET

PLAZA AVENUE

HOPE AVENUE

LA CUMBRE PLAZA LANE

TRUE NORTH



HOPE @ DRIVE ENTRANCE







ENTRY















STATE STREET

PLAZA AVENUE

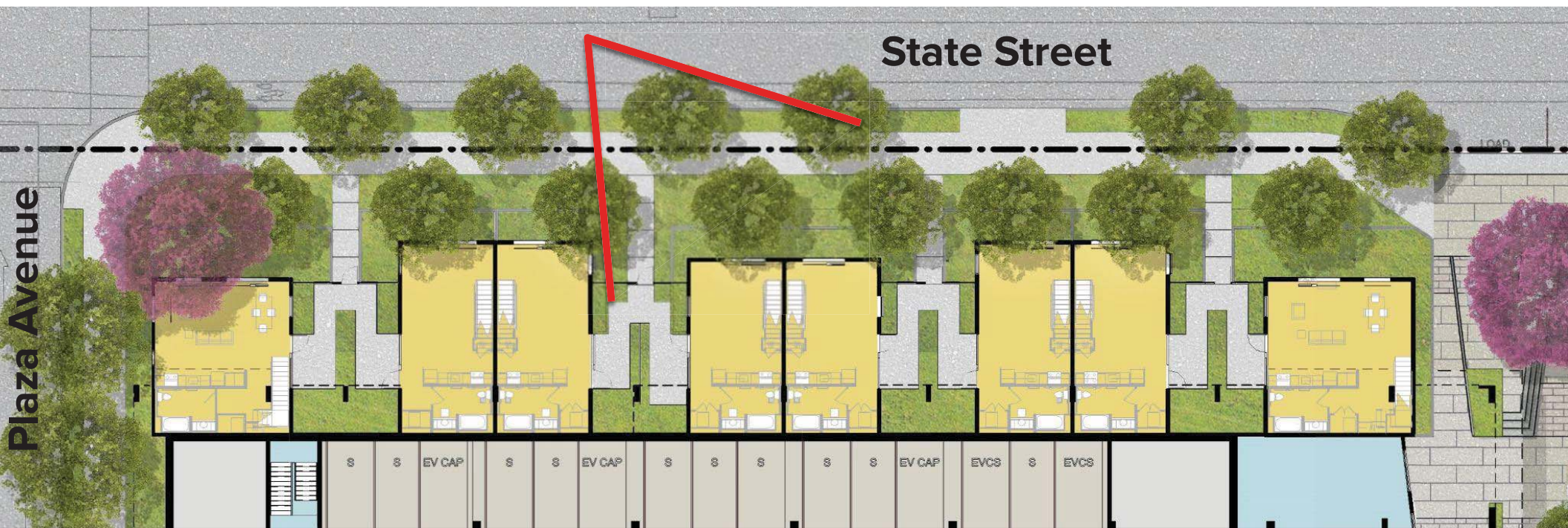
HOPE AVENUE

LA CUMBRE PLAZA LANE

TRUE
NORTH

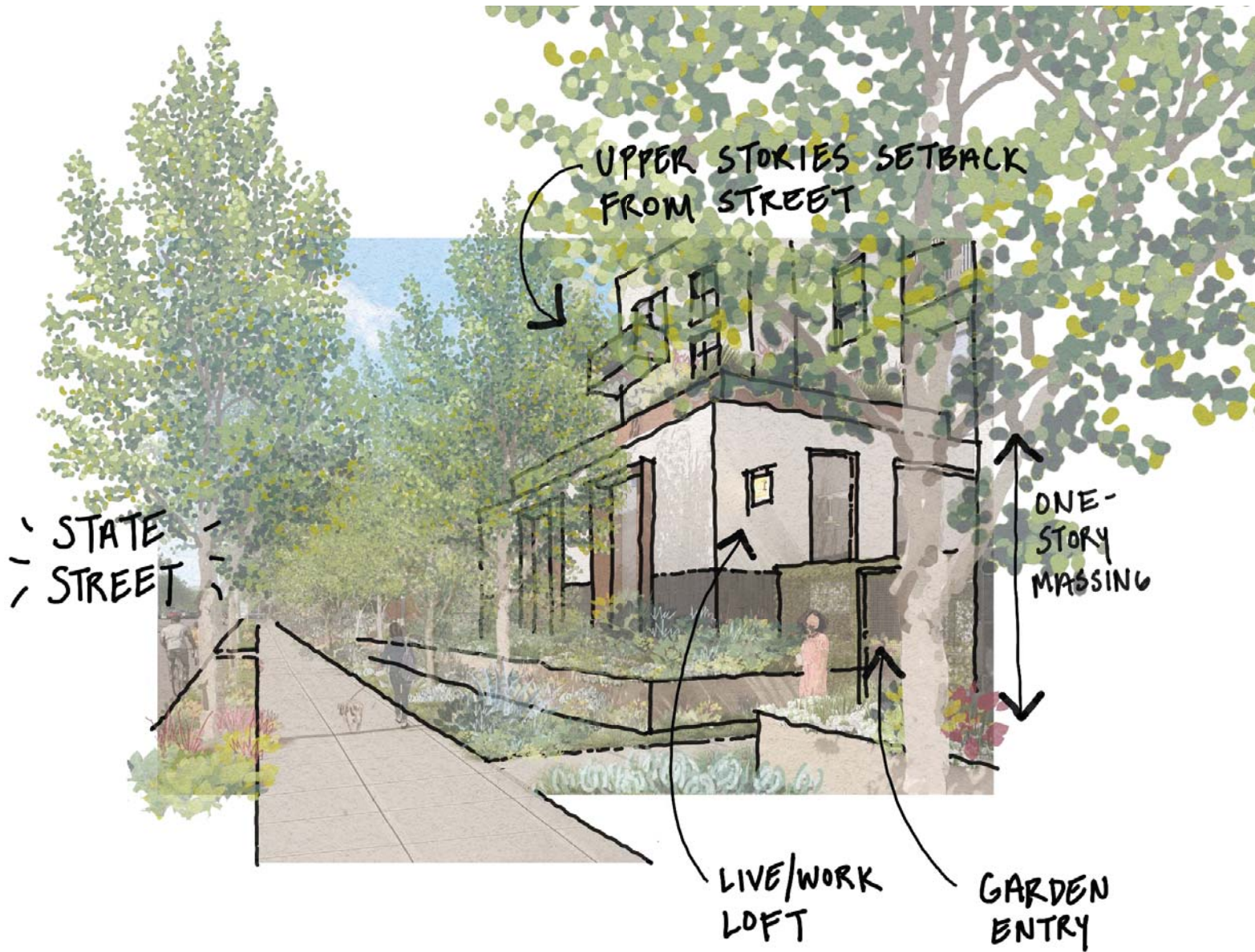
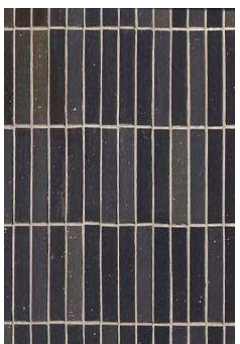
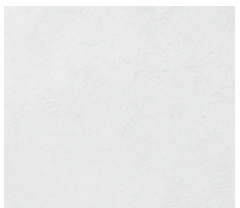
Plaza Avenue

State Street



S S EV CAP S S EV CAP S S S S S EV CAP EVCS S EVCS







STATE STREET

PLAZA AVENUE

HOPE AVENUE

LA CUMBRE PLAZA LANE

TRUE
NORTH



UPPER-STORY MASSING
SETBACK FROM STREET

ONE-STORY
LIVE/WORK
LOFTS

PUBLIC
PEDESTRIAN
PASEO

STATE STREET







STATE STREET

PLAZA AVENUE

HOPE AVENUE

LA CUMBRE PLAZA LANE

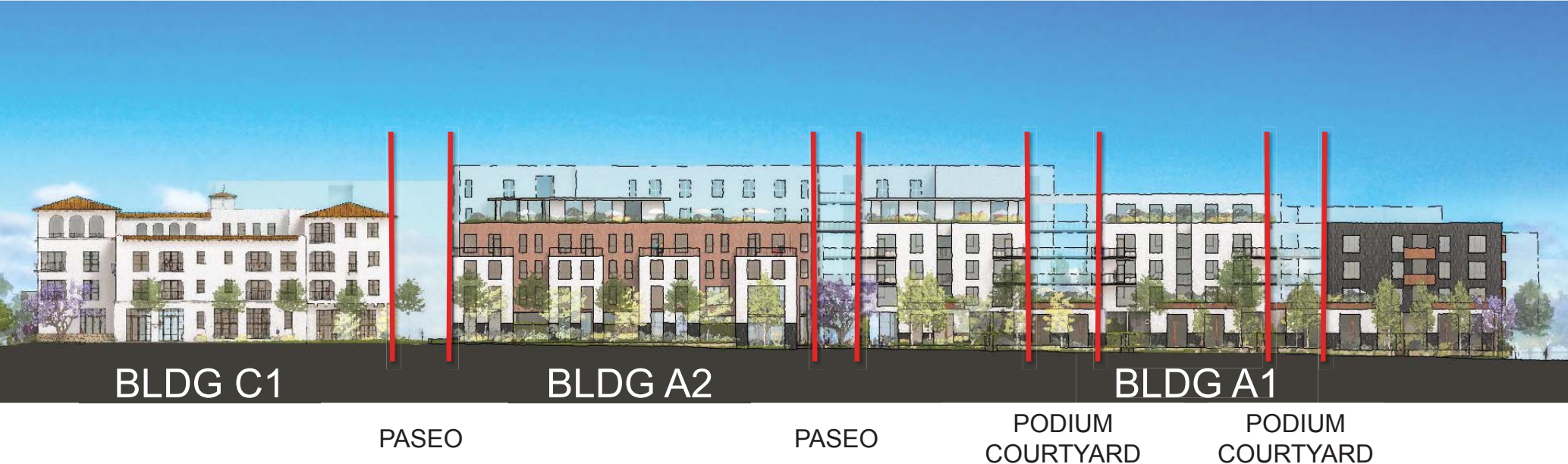
TRUE
NORTH



STATE STREET ELEVATION



STATE STREET ELEVATION





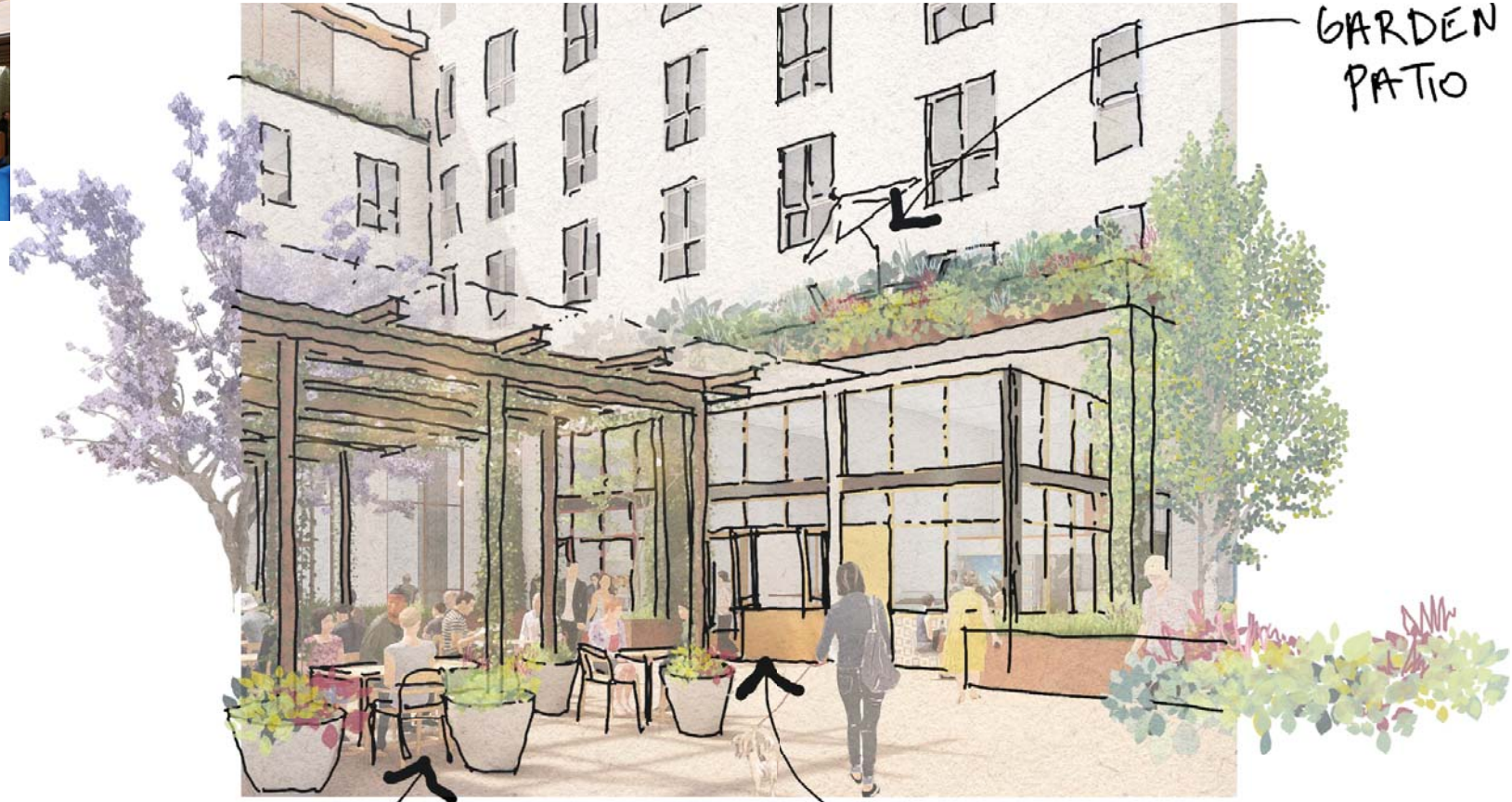
STATE STREET

PLAZA AVENUE

HOPE AVENUE

LA CUMBRE PLAZA LANE

TRUE NORTH



GARDEN
PATIO

OUTDOOR
DINING

MICRO-RETAIL FOR
LOCAL BUSINESSES



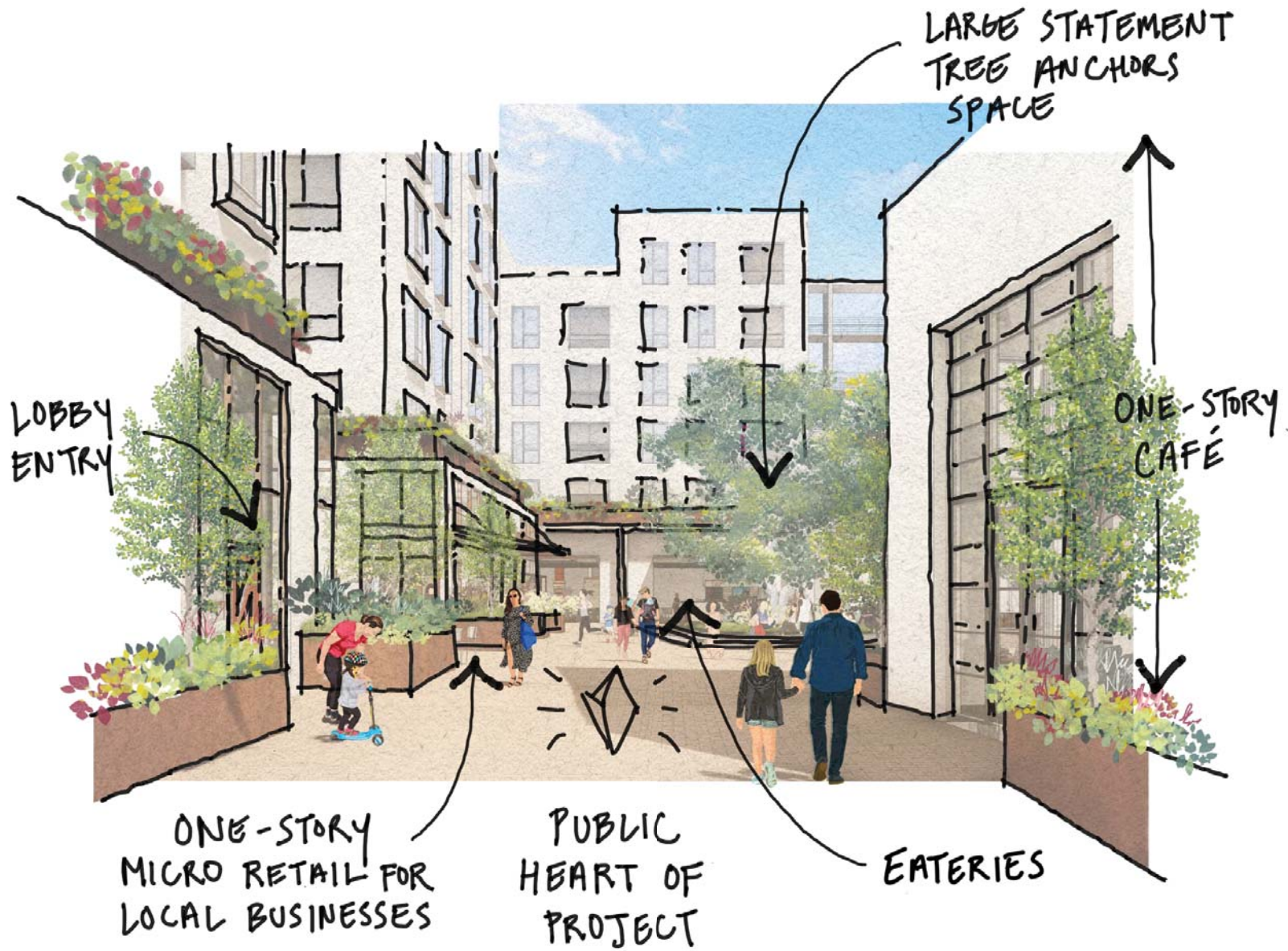
STATE STREET

PLAZA AVENUE

HOPE AVENUE

LA CUMBRE PLAZA LANE

TRUE
NORTH



LOBBY
ENTRY

LARGE STATEMENT
TREE ANCHORS
SPACE

ONE-STORY
CAFÉ

ONE-STORY
MICRO RETAIL FOR
LOCAL BUSINESSES

PUBLIC
HEART OF
PROJECT

EATERIES



Thank You!