



COMMUNITY DEVELOPMENT DEPARTMENT

STATE STREET ADVISORY COMMITTEE

April 18, 2022

I. Roll Call: Committee Members

- Dave Davis, Chair (at large)
- Ken Saxon, Vice Chair (at large)
- Dianne Black (at large)
- Hillary Blackerby (at large)
- Roger Durling (at large)
- Nadra Ehrman (at large)
- Robin Elander (business)
- Peter Lewis (business)
- Kristen Miller (business)
- Susanne Tejada (at large)
- Michael Becker (alternate)
- Marge Cafarelli (alternate)
- Roxana Bonderson (Planning Commission)
- Ed Lenvik (HLC)
- Alejandra Gutierrez (City Council)
- Meagan Harmon (City Council)
- Mike Jordan (City Council)

PRELIMINARY MATTERS

Item II

A. Opening Remarks and Announcements

B. Agenda Review

- A. RFP/RFQ Status for State Street Master Plan
- B. AIASB Design Charrette 2020 Presentation and Discussion

C. Approval of the 3/21/22 SSAC Minutes

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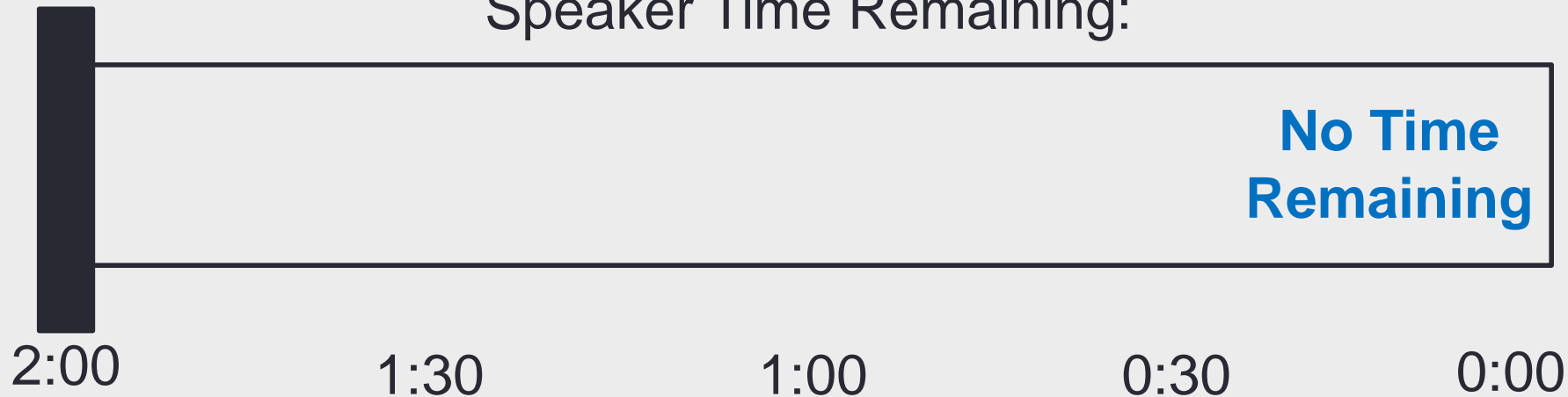
D. General Public Comment

Item II.D

General Public Comment

You Have 2:00 Minutes to Speak

Speaker Time Remaining:

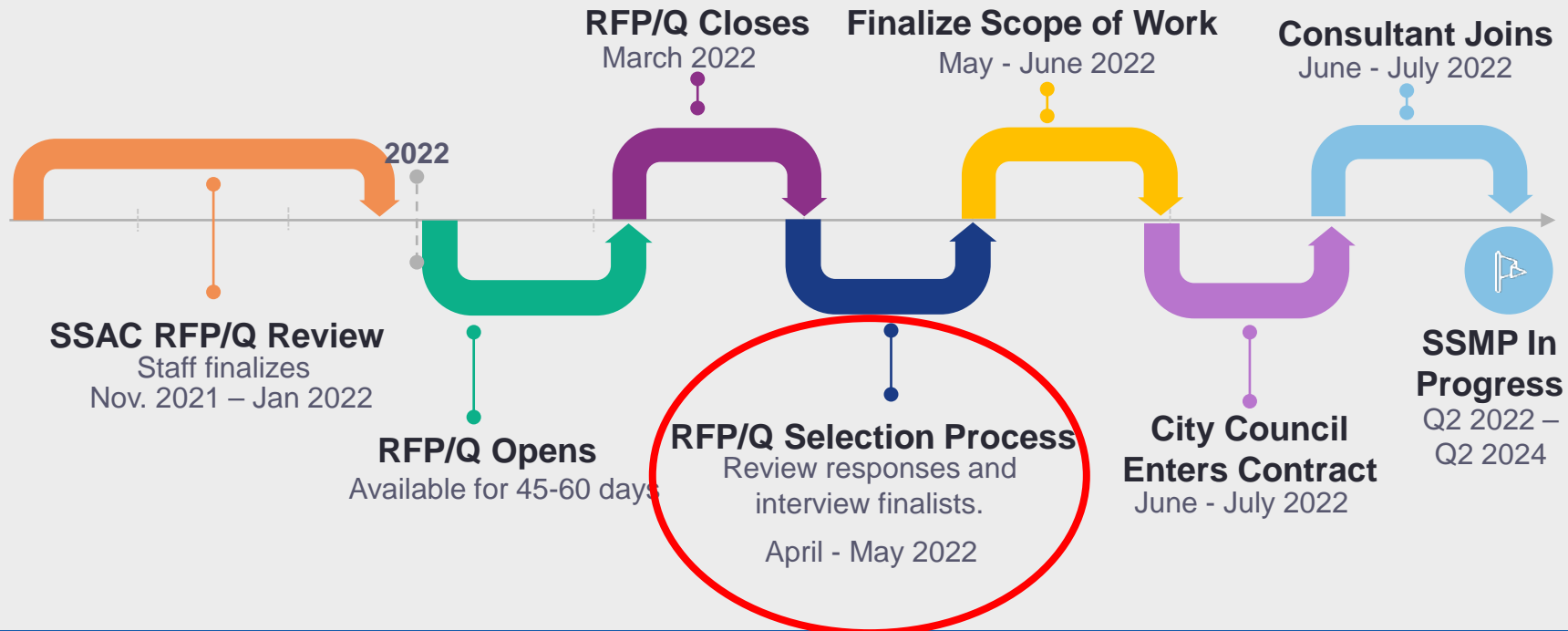


RFP/RFQ STATUS

Item III.A

State Street Master Plan RFP/RFQ

RFP/Q Process for Consultant Selection



RFP/RFQ Status

November 2021: SSAC reviewed draft RFP/Q

January 6, 2022: RFP/Q available

January 28, 2022: RFP/Q pre-submittal meeting

March 24, 2022: RFP/RFQ closes

~ April – June 2022: Interviews and selection

~ June – July 2022: Contract authorization

~ June – July 2022: Project kickoff

Public Comment

Item III.A

RFP/RFQ Status

You Have 2:00 Minutes to Speak

Speaker Time Remaining:



AIASB – DESIGN CHARRETTE 2020

Item III.B

Presentation and Discussion on the AIASB Design
Charrette 2020

A COMMUNITY VISION FOR *Downtown Santa Barbara*



AIA Santa Barbara

Design Charrette
2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE



Community Based Design



AIA Santa Barbara

State Street Design Charrette 2017

Making State Street Work



State Street Corridor

Challenges and Opportunities

- Closure of major anchor stores
- Increasing numbers of storefront vacancies
- Impact of on-line shopping on important retail tenants
- Persistent presence of homeless individuals and groups
- Concern about the future vitality of downtown
- Lack of a long term vision to address evolving problems



AIA Santa Barbara



2020 Design Charrette Downtown State Street

Community Survey Results



Click here for more
info on the Charrette



**Presentation to City
Council 1/21/2021**

Broad Community Support

HARRISON DESIGN



THANK YOU TO
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APPLETON PARTNERS LLP
Architects

WINICK ARCHITECTS

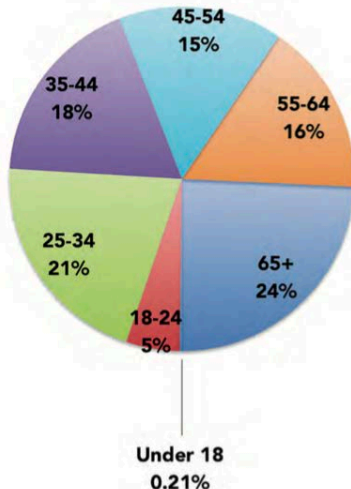


COMMUNITY INPUT

To inform the designers as they studied the use of spaces downtown, a community survey was conducted in English and Spanish in July 2020 with the help of many community organizations.

Approximately **4,800** survey responses were received from a broad demographic range with **98%** of respondents residing in the Santa Barbara South Coast area.

Demographics



SURVEY HIGHLIGHTS:

- **93%** supported closing part of State Street to vehicle traffic, **39%** who would like to see the number of blocks expanded and **8%** who would like to see a smaller area closed to vehicles
- **56%** supported pedestrians and cyclists sharing the street while **35%** supported only pedestrians on the street without cycling traffic
- **63%** wanted to see more housing downtown with interest in a broad range of rental apartments and condominiums.
- **57%** expressed interest in small rental apartments (1-2 BR).

- **60%** noted they would personally consider living downtown.

- Recognizing there would be many building heights, **54%** supported 3 stories, **28%** supported 4 stories, **12%** supported 5 stories, **6%** supported higher than 5 stories.

- Residents encouraged activities on the promenade when public health restrictions subside with the following support:

- Dining (94%)
- Music (91%)
- Places to Sit (88%)
- Art (84%)
- Food Trucks (63%)
- Retail Vendors (62%)
- Children's Play Areas (50%)



**State
Street
Corridor**



Charrette Organization - AIASB Advocacy Committee

**160 Participants – 16
Teams**

The Charrette Teams

Team 1A - 400 Block

Eva Turenchalk

Aramis Arciga
Matthew Beausoleil, AIA
Evan Daniel
Rene Escobedo
Jessi Finnicum
Michael Hamilton
Alex Parker

Team 1B - 400 Block

Brian Cearnal, AIA
Robin Donaldson, AIA

Scott Collins
Joe Corazza
Yichen Li
Kinamee Rhodes
Elizabeth Yee
Ruchita Chandsarkar
Monica Martin
Guillermo Gonzalez
Crista Sanders

Team 2A - 500 Block

Amy Tripp, Assoc. AIA

Tod Stockwell, Assoc. AIA
Rachel Raynor
Katie Klein
Kym Cochran
Ryan Mills
Dylan Thompson

Team 2B - 500 Block

Matt Gries
Tori Smolinski

Rod Britton
Nahal Sobhati
Michelle Zimney
Lila Boyce
Vandhana Balachandran, Assoc. AIA
Lane Goodkind, ASLA
Eric Ameson

Team 3A - 600 Block

Michael Holliday, FAIA
Andrew Gartner

Ani Rodriguez
Gelare Macon
Jasper Jacobs, PE
Joseph Rabun
Lauren Anderson
Mina Ash
Sicheng Wang
Rose Hillebrandt

Team 3B - 600 Block

Anthony Tomasello, AIA

Amy Gallina
Serena McClintick, AIA
Leland Wamsley, ASLA
Justin Harmon
Don Nulty, AIA
Daniele Burns
Ellen Bildsten, AIA
Ashley Taylor

Team 4A - 700-800 Block

Paul Poirier, AIA
Haley Kolosiek

Isabel Larriba, Assoc. AIA
Sage Shingle, SE
Jesly Brown
Susanne Tejeda, AIA
Barret Reed
Isabel Larriba, Assoc. AIA
Stephanie Poole, AIA

Team 4B - 700-800 Block

Jeff Hornbuckle, AIA

Alexis Stypa, Assoc. AIA
Dennis Thompson, FAIA
Harvey Molotch
Ivan Bercovich
Jeremy White, AIA
Jerry Rocci
Ken Marshall
Kimberly True, ASLA
Marcus Schiff, Assoc. AIA
Megan Sheard
Ohan Arakelian

Team 5A - 900 Block

Blake Herpst
Karl Kras

Andrew Thill
Yan Wencheng
David Alvarez
Jolie Wah, AIA
Armando Arias, Assoc. AIA
Pat Saley
Yvonne Chen, AIA
Joseph Tasca

Team 5B - 900 Block

Alex Pujo, AIA
Cassandra Ensberg, FAIA

Matt LaBrie
Alex McGonagel
Sherrie Li
Bryan Bugaj
Jacob Niksto, AIA
Michael Soto
Tom Jacobs, AIA
Robert Schmidt
Jan Hochhauser, AIA

Team 6A - 1000 Block

Dee Carawan, AIA

Juan Heras Perea
Tai Yeh, AIA
Hillary Blackerby
Dale Aazam
Mariella Dentzel
Karla Garcia
Zoe Beba
Kelly Cote
David Anaya

Team 6B - 1000 Block

Erica Obertelli, Assoc. AIA

Molly Morrison
Eric Meyer
Alanna Green
Eva Yang
Brian Launder
Richard Warner
Kristin Stoyanova
Detty Peikert, AIA
Kalie Grubb

State Street Corridor - Team A

John Margolis, AIA

Steve Aldana, Assoc. AIA
Kent Mixon, AIA
Ken Mineau, AIA
Morgan Solorio, Assoc. AIA
Justin Manuel
Debbi Tilley
Alexandra Cole

State Street Corridor - Team B

Paul Rupp, AIA
Lauralee Anderson

Alex Jordan
Melissa Cunningham
Jack Van Thyme
Estabon Balkian
Stephanie Soldo
Jodi Sutton
Ivonne Ibarra
Joanna Kaufman
Courtney Jane Miller, ASLA

State Street Corridor - Team C

Susan Steindler, Assoc. AIA

Fred Sweeney, AIA
Robert Adams, ASLA
Steve Diaz
Elly Iverson
Gabriel Farhadian
Laura Dell'Anno
Karl Benkert
Alex Wyndham
Eve Sanford
Ray Twyford

State Street Corridor - Team D

Roxana Bonderson, Assoc. AIA

Adam Tripp
Sara Lack, AIA
Dawn Sherry, AIA
Kristen Franz, Assoc. AIA
Clay Aurell, AIA
Brian Hofer, AIA
Kristin Story, AIA
Joseph Andralaitis, AIA

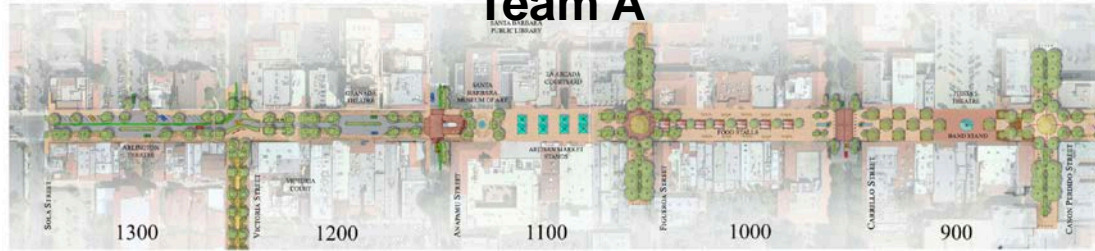
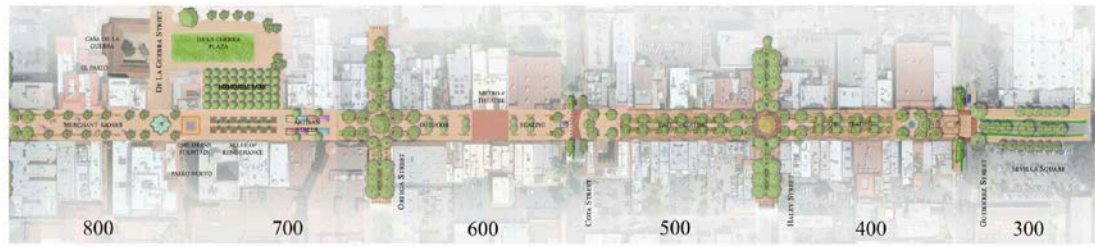
The Charrette Work Product



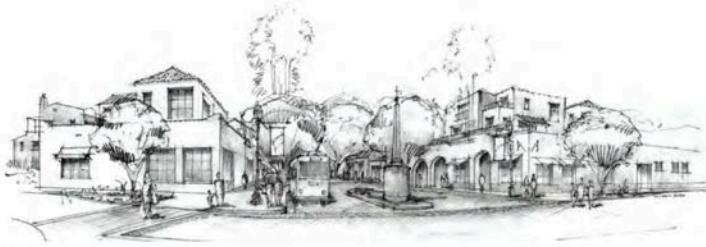
Indexing

Vision for State Street

Public Parks, Plazas, Paseos



Gateways and Intersections



Guatemala Street Intersection Looking North



De La Guadalupe Street Intersection



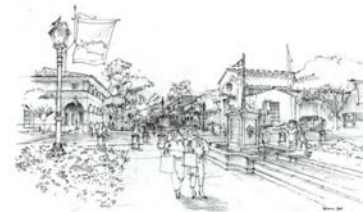
Victoria Street Intersection



Guatemala Street Intersection Looking North



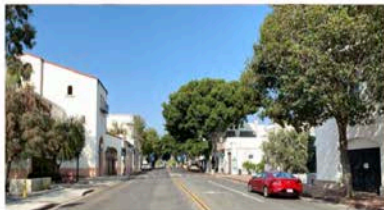
Guatemala Street Intersection Plan View



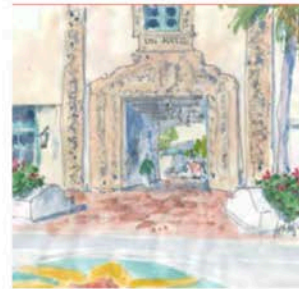
Central Street Intersection



Enhancing Paseos, Courtyards and Plazas



BRIDGES ENHANCE EXISTING PASEOS BY CONNECTING TO UPPER LEVELS OF PASEO NUEVO



ENHANCED ENTRYWAY TO HIDDEN SAN MARCOS COURTYARD



VIEW OF PASEO AND PROPOSED BRIDGES LINKING UPPER STORY COMMERCIAL AND RESIDENTIAL



"EL CENTRO"

900 BLOCK OF STATE STREET

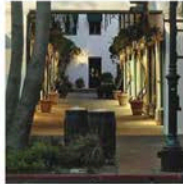
Buildings of Historic Interest

- | | |
|----------------------|--------------------------------------|
| 1 The Lobero Theatre | 4 903 State Street |
| 2 El Centro | 5 Livery Stables |
| 3 Masonic Temple | 6 Other Bldgs of Historic Importance |



Canerio Market Stalls

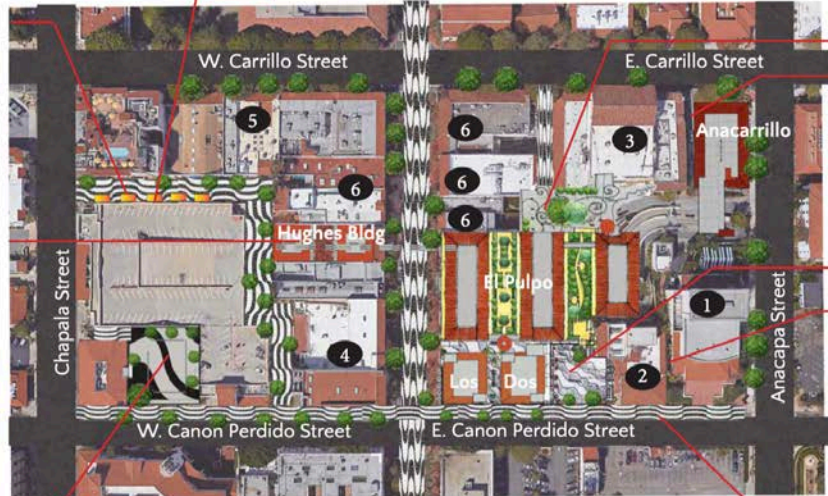
Paseo Del Canario



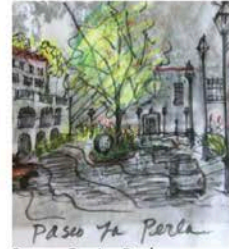
Paseo Hughes
Image: El Paseo



Bike Park



OUTDOOR SPACES & CIRCULATION SITE PLAN



Paseo De La Perla

Paseo Castillo



Piazza De Los Dos

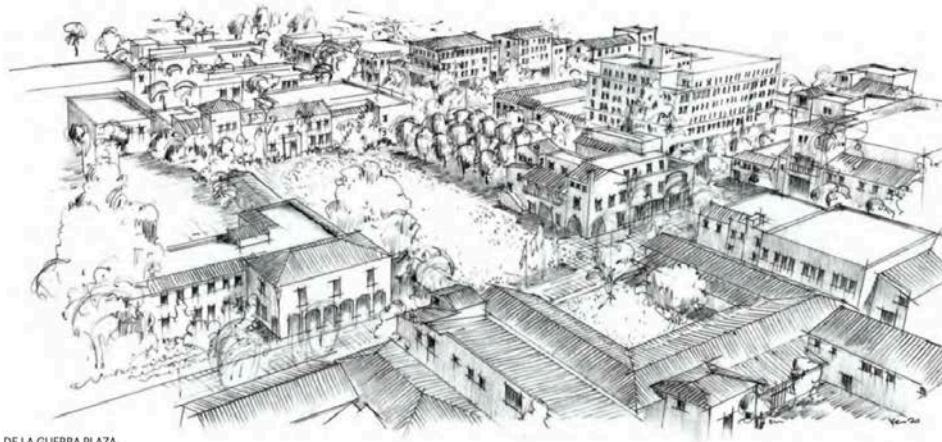
Paseo Del Teatro



Canon Perdido Sidewalk

New Paseos, Courtyards and Plazas

Removing Buildings To Create More Open Space & Connectivity



DE LA GUERRA PLAZA

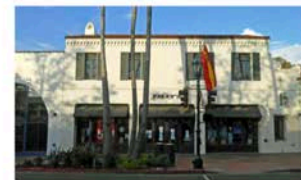
CASA DE LA GUERRA OFF STATE STREET WAS THE EARLY NINETEENTH CENTURY COMMERCIAL HUB DURING THE SPANISH OCCUPATION. DE LA GUERRA WAS DESIGNATED AS A PUBLIC SQUARE IN 1853, AND HAS SINCE SERVED AS SANTA BARBARA'S CIVIC CENTER. IT IS THE VENUE FOR POLITICAL ACTIVISM AND EVENTS INCLUDING "OLD SPANISH DAYS". IMAGINE THE POTENTIAL OF COMBINING THE HISTORY OF THE PLAZA, WITH A RENEWED PEDESTRIAN FRIENDLY VITAL LIVE-WORK-PLAY COMMUNITY.



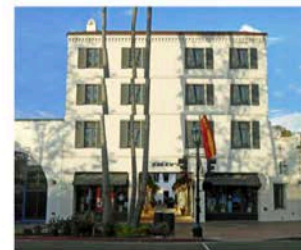


EXTENSIVE RENOVATION OF THE MACY'S BUILDING. ORIGINALLY DESIGNED AS A DEPARTMENT STORE - WOULD BE COSTLY. REMOVING THE STRUCTURE COULD CREATE A NEW PLAZA FOR ALL THE COMMUNITY TO ENJOY.

EXPAND ACCESS TO DE LA GUERRA PLAZA BY REMOVING SOME RETAIL BUILDINGS ALONG STATE STREET, EXTENDING THE PLAZA FROM THE STEPS OF CITY HALL TO THE BALBOA BUILDING.



EXISTING STATE STREET FACADE



PROPOSED STATE STREET FACADE

CREATE NEW PASEOS BY REMOVING PORTIONS OF BUILDINGS AND GAIN ACCESS TO HOUSING, SERVICES, AND COURTYARDS WITHIN THE BLOCK.

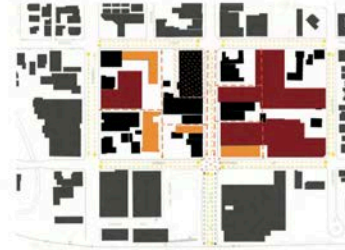
Circulation



BIKE PARKING



PRIORITIZE BIKE TRAFFIC



RECONSTRUCT 2-400 STREETS BY 2025: PRIORITIZED @ 400 BLOCK

Legend:
 - Red: Priority Street
 - Orange: Secondary Street
 - Yellow: Tertiary Street



EXISTING VEHICULAR CIRCULATION



PRIORITIZED VEHICULAR CIRCULATION



PRIORITIZED BIKEWAY ROUTE



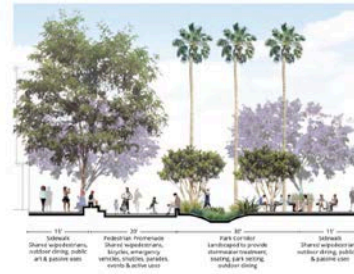
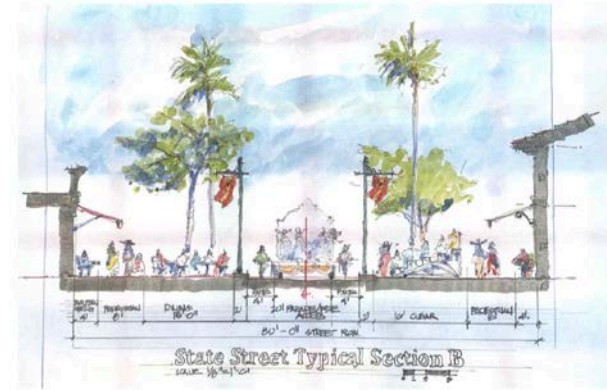
Parkade Drive

Timber Station

PRIORITIZED BIKEWAY ROUTE



Sharing space between bikes, pedestrian, shuttles, & dining



Vision for State Street

Public Parks, Plazas, Paseos

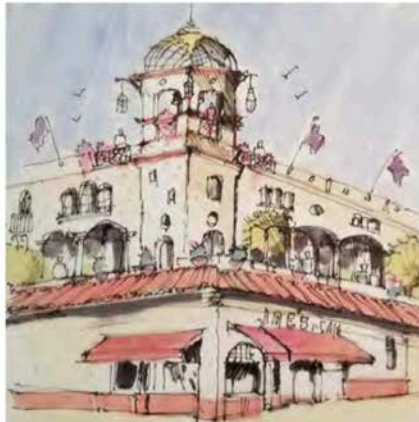
Takeaways and Next Steps:

- Consider supporting the creation of a permanent **park-like promenade** for State Street
- **Consider funding the development of an Overall Plan for State Street and downtown Public Open Spaces – Parks, Paseos, Plazas, Promenades, etc.**
- Explore the creation of a **foundation** to fund improvements
- **Engage the community through workshops and discussions to establish the vision for the future of State Street**

Public Art



FESTIVALS FULL OF ART AND DANCING ON THE PROMENADE



ART AND ARCHITECTURE AT JOE'S



THE WALL MURAL SET IN PLASTER WALLS DEPICTING AND TELLING THE STORY OF "EL CANON PERDIDO"



EL PRESIDIO PLAZA BUILDING URBAN INSPIRATION



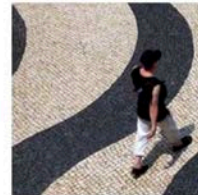
Tile Mural



Mosaic Bowling Balls



"Los Dos" Decorative Wrought Iron Horses Inspired by Lobero Theatre Room Scurions



Promenade Crosswalk Walkways in Bold Graphic Patterns



Interactive Artwork



Decorative Tile Walls At Bird Park

Public Art

Takeaways and Next Steps:

- Find ways to **Remove barriers** to the implementation of visual and performing arts in the Public Realm
- Define minimum review and **streamline the approval** process for private art projects in the public realm
- Form and strengthen partnerships with local museums and existing arts organizations to **sustain cultural assets** and leverage resources and strengths of each organization for a thriving public arts program.
- Allow more **freedom of creative expression** within architectural styles and architectural forms and colors
- **Engage** a variety of artists to participate in the design process for all projects
- Encourage use of **outdoor public space** for performance venues and markets for local artisan merchants

Housing Solutions

Better Use of Parking Lots



PROJECT STATISTICS
85 Units
700 SF/Unit Average
FAR = 12

STATE STREET ELEVATION CONCEPT

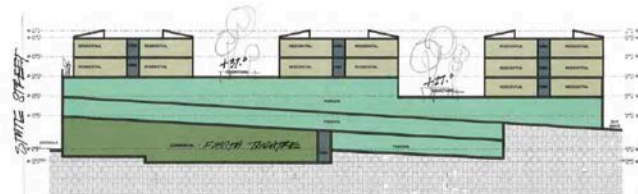
"EL PULPO"



EL PULPO WALKING
UP STATE



"EL PULPO" - CONSTRUCT THREE NEW RESIDENTIAL BUILDINGS AND OPEN SPACE ON TOP OF EXISTING CITY PARKING LOT WHILE MAINTAINING PARKING BELOW AND ENHANCING THE OLD STRUCTURE



CONVERTING PARKING LOT 11 TO HOUSING AND PLAZA



PROJECT SUMITREX
80 HOUSING UNITS
FAR = 2.93
UNDERGROUND PARKING

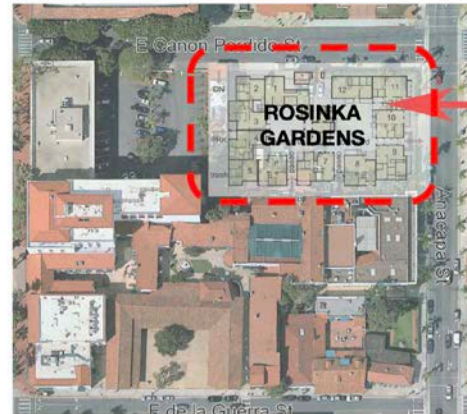


PERSPECTIVE

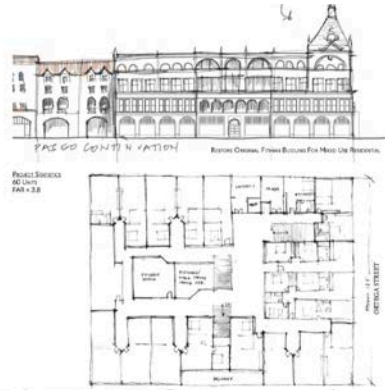


"ROSINKA GARDENS" CONVERTING PARKING LOT TO HOUSING

PROJECT SUMITREX
48, 40 UNITS, FAR = 1.78
60, 40 UNITS, FAR = 2.22



Designing Within Historic Fabric



ANACAPA STREET 908 BLOCK ELEVATIONS : (E) LANDMARKS & (H) HOUSING
 "MAGNIFICENT" - NEW HOUSING OVER EXISTING SURFACE PARKING LOT AND BRINGING OVER EXISTING PARKING RAMP



EAST CARRILLO STREET 1000 BLOCK ELEVATIONS : (E) LANDMARKS & (H) HOUSING

New Uses for Existing Buildings

Project Summary
 70 Units
 320,000 SF / Unit Avenue
 FAR = 4.3



Convert Broken Business District To Housing



Convert Restaurant To Housing



Project Summary
 10 Units
 400,000 SF / Unit Avenue
 FAR = 2.04



Convert Pazo Nuevo Structure Into Housing

Project Summary
 10 Units
 648 SF / Unit Avenue
 FAR = 2.3



Transit Oriented Housing

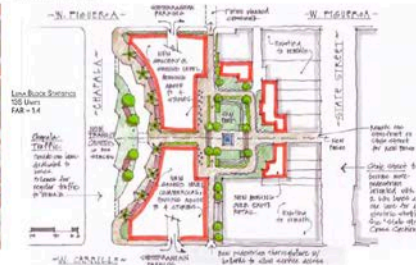


TRANSFORM THE TRANSIT CENTER BLOCK INTO CAR PARKING TECHNOLOGY TO ACCOMMODATE HOUSY EXISTENT PARKING IN A SMALL FOOTPRINT THROUGH CAPTURING THE EXISTING SURFACE PARKING LOT AREA THAT BECOMES AN CONCERN FOR HOUSING AND A NEW TRANSIT CENTER WITH MORE BLOCK.



AUTOMATED PARKING CAN REDUCE SPACE PER CAR BY UP TO 50% WITH 2-3 MINUTE RETRIEVAL TIME

RECONSTRUCT TRANSIT CENTER FOR MORE BUILT, NEW HOUSING, AND BUILT NEW HOUSING UNITS, INCLUDING 20% AFFORDABLE, TRANSFORM PARTIALITY WITH HOUSING ACTIVITY



Sustainability



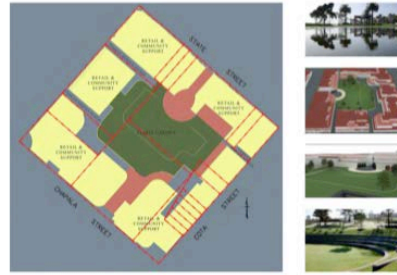
SOVEREIGN POTENTIAL FOR GREEN ROOFS



ZERO CARBON MASS LUXE HOUSING PROJECT WITH RECYCLED SOLAR



STORM WATER RETENTION IN 1" RAIN EVENT: 25,807 GALLONS ON UPPER LEVELS AND 4,475 ON GROUND LEVEL



SOIL PORE - PERMEABLE STORMWATER MANAGEMENT
FLUOROPOLYMER GRADE COLLECTS WATER & INSURES PARK SPACE



RESTORATION OF MEXICO CREEK AS A NATURAL RESERVUE ADJUST TO CLIMATE A WILDLIFE
PARK AND OBSERVATORY FOR CLIMATE POLICY RESEARCH AND EDUCATIONAL PURPOSES
ABOUT THE ENVIRONMENT

ELECTRIC VEHICLE CHARGING STATIONS

Making Housing Feasible

Takeaways:

Flexibility + Efficiency = Feasibility

- **Flexible design standards** can best respond to site dimensions and constraints
- Building forms are classic and **typical** to those existing in the CBD
- **Efficiency** in designing livable floor area reduces cost
- **Three to four residential floors** over ground floor support feasibility

Housing Solutions

Takeaways and Next Steps:

- Consider designation of all rental housing projects in the CBD as **community benefit** projects without the need for special consideration or findings
- Continue the work in **Partnership with AIASB** and others to determine the appropriate development Floor Area Ratios (FAR)
- Include best practices for development that address **Sustainability**
- Create an **Adaptive Re-use Ordinance**. Develop design standards and ordinance provisions specifically to incentivize adaptive re-use conversions to housing in the CBD

Collecting and Filtering Storm Water

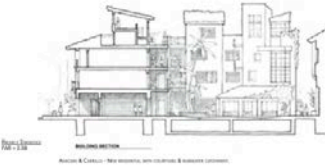
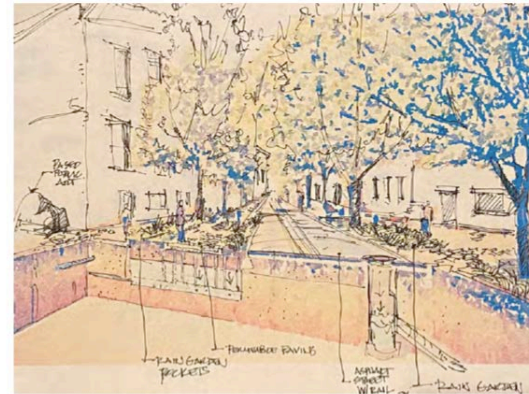


Figure 1.1 illustrates the six types of trees that are most commonly found in the tropics. From left to right, the trees are: a tall palm tree, a large deciduous tree, a medium deciduous tree with red fruit, a small deciduous tree with purple fruit, and two smaller palm trees.



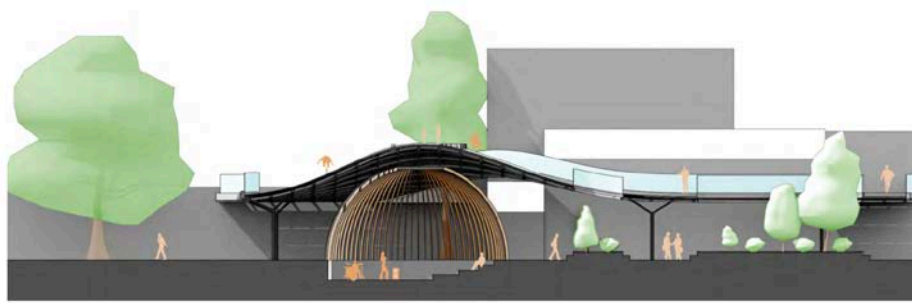
Collecting Storm Water

Takeaways and Next Steps:

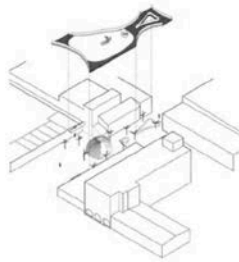
- Consider creation of a **public** stormwater management district along the State Street Corridor CBD

Public - Private Partnerships

Partnerships, Foundation for Capital Improvements,
Events and Activities Programming



CULTURAL PERFORMANCE PAVILION AND PEDESTRIAN FOOTBRIDGE CONNECTING 2ND LEVEL PARKING WITH HOUSING, RESTAURANTS, AND CAFES



LYON'S BUILDING POND
COLLABORATING WITH HIGHER EDUCATION INSTITUTIONS



LYON'S BUILDING COMPLEXES & STUDENT HOUSING
30 Units
275 SF/Unit
FAR = 1.86



SANTA BARBARA BOWL FOUNDATION



THE HIGH LINE NEW YORK CITY

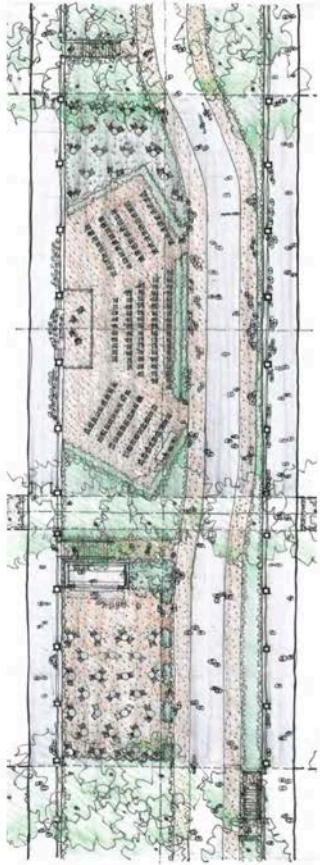


THE STATE STREET FOUNDATION
A Vision Created By Our Community For Our Community

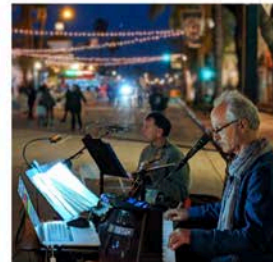
A PUBLIC-PRIVATE PARTNERSHIP WHICH CREATES, FUNDS AND IMPLEMENTS PHASED PROJECTS BASED ON A MASTER PLAN. ACTIVITIES ARE PROGRAMMED IN PARTNERSHIP WITH SANTA BARBARA BUSINESS, INSTITUTIONS AND NON-PROFITS. FROM STREET REIMAGINING, RENOVATION, REDEVELOPMENT AND REPAIRS TO RECEIVING CONTINUAL SUPPORT VIA A DEDICATED NON-PROFIT ORGANIZATION FOR THE BENEFIT OF OUR COMMUNITY.

A LINEAR PARK IS PLANNED TO EXTEND PROGRAMMED EVENTS, THE PARK BEGINS AT THE WESTERN END AND ENDS AT McCLINTOCK STREET AND INCLUDES SEVEN EAST-WEST PEDESTRIAN EXTENDING WHICH INTEGRATE SPECIAL DISTRICTS AND CULTURAL LANDMARKS. IT IS SUPPORTED BY A ONE-WAY TRANSPORTATION LOOP OF BICYCLES, TAXI AND BUS LINES.

Outdoor Performance Spaces



THE UNDERGRASS AS A PERFORMANCE HALL USES THE HARD CONCRETE SURFACE SOUND REVERBERATION AS AN ACOUSTICAL ASSET.



Public - Private Partnerships & Foundation

Takeaways and Next Steps:

- Develop a framework for **Public - Private partnerships** to redevelop existing city parking lots and other city owned properties to realize new multi-unit housing and mixed-use developments
- Consider the creation of a Foundation Entity to raise funds for **Capital improvements** and for programming of **Performing Arts & Recreational Activities** to enhance and increase vitality in the public realm

A COMMUNITY VISION FOR
Downtown Santa Barbara



AIA Santa Barbara

Design Charrette
2020

RE: INVIGORATE
INVENT
IMAGINE
PURPOSE

Public Comment

Item III.B

AIASB Presentation and Discussion

You Have 2:00 Minutes to Speak

Speaker Time Remaining:



Adjournment