



COMMUNITY DEVELOPMENT DEPARTMENT

STATE STREET ADVISORY COMMITTEE

August 21, 2023

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)
- Meagan Harmon (City Council)
- Mike Jordan (City Council)
- Kristen Sneddon (City Council)

II. PRELIMINARY MATTERS

Preliminary Matters

- A. Opening Remarks and Announcements**
- B. Agenda Review**
- C. Approval of the Minutes from the May 22 and May 24, 2023, Meetings**
- D. General Public Comment**

How To Make An Oral Public Comment

- To indicate that you would like to make a public comment, click the **Raise Hand** icon  in the Control Panel
- The Organizer will notify you when it is your turn to speak
- You will have two minutes to speak and no time may be donated from another speaker
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III. AGENDA ITEM

A. Vision and Concepts for the State Street Master Plan

Presentation Outline

The focus of today's presentation is on the vision & concepts for the future of Downtown and State Street, which will be followed by a facilitated discussion.

1. Schedule
2. Today's Goals
3. Areas of Agreement
4. Vision
5. District Concepts
6. Discussion



Schedule

Where We Are in the Process

- **Today, August 21:** Vision & concepts for three districts
- **September (date TBD):** Transportation history and considerations in the State Street Master Plan area
- **Early October (date TBD):** Deep dive on mobility including refined concepts and trade-offs
- **October 23:** Stormwater, utilities, continued mobility discussion as needed
- **Mid-October to Mid-December:** Community engagement
- **December:** Implementation (phasing, finance, management) and Policy
- **Early 2024:** City Council Update and Approval of Concept



Today's Goals

What do we want to accomplish today?

Gather SSAC feedback on:

The long-term vision and key design moves for the State Street Master Plan project area

- District approach, location, identities, and potential design elements
- Location and scale of change
- Pedestrian connections

Today's Goals

What do we want to accomplish today?

The State Street Master Plan is a long-term vision. The goal of today's conversation is to discuss the programming, activity and identity of each district.

The 30-year vision is needed to guide future near and long-term implementation steps, so that they build towards a cohesive vision.

Today's Goals

A word about mobility

Mobility is key to successful public spaces.

Today's focus is on vision, placemaking concepts, and design elements to ensure those guide mobility decisions

- All concepts shown include a 20-24ft corridor that could support most mobility options

The illustrations do not represent or assume any mobility options, which could be interpreted as promoting a pedestrian-only solution for all 10 blocks. This is not the case.



Areas of Agreement

Goals

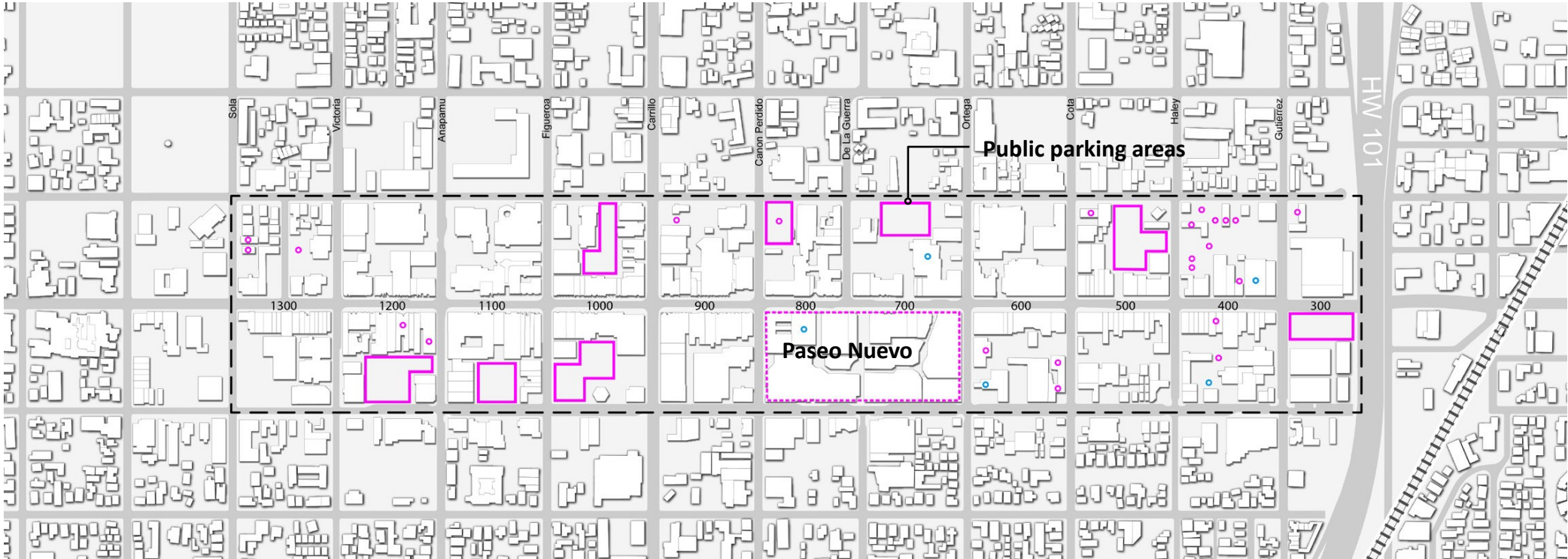
There is broad agreement on the goals

- Create a safe experience
- Bring people Downtown
- Be people centric
- Ensure economic revitalization
- Recapture/re-establish Downtown's identity
- Design for locals
- Facilitate housing Downtown



Areas of Agreement

Housing



Housing Element Suitable Sites:
● Available
● Pending Project

Housing is essential

Public parking areas provide an opportunity Paseo Nuevo is a strategic long-term opportunity

The public realm needs to provide a neighborhood environment and amenities

Areas of Agreement

Community Feedback

Keep State Street closed to cars

Make State Street a great place for families

Provide diverse seating and amenities

Provide spaces for art and performance

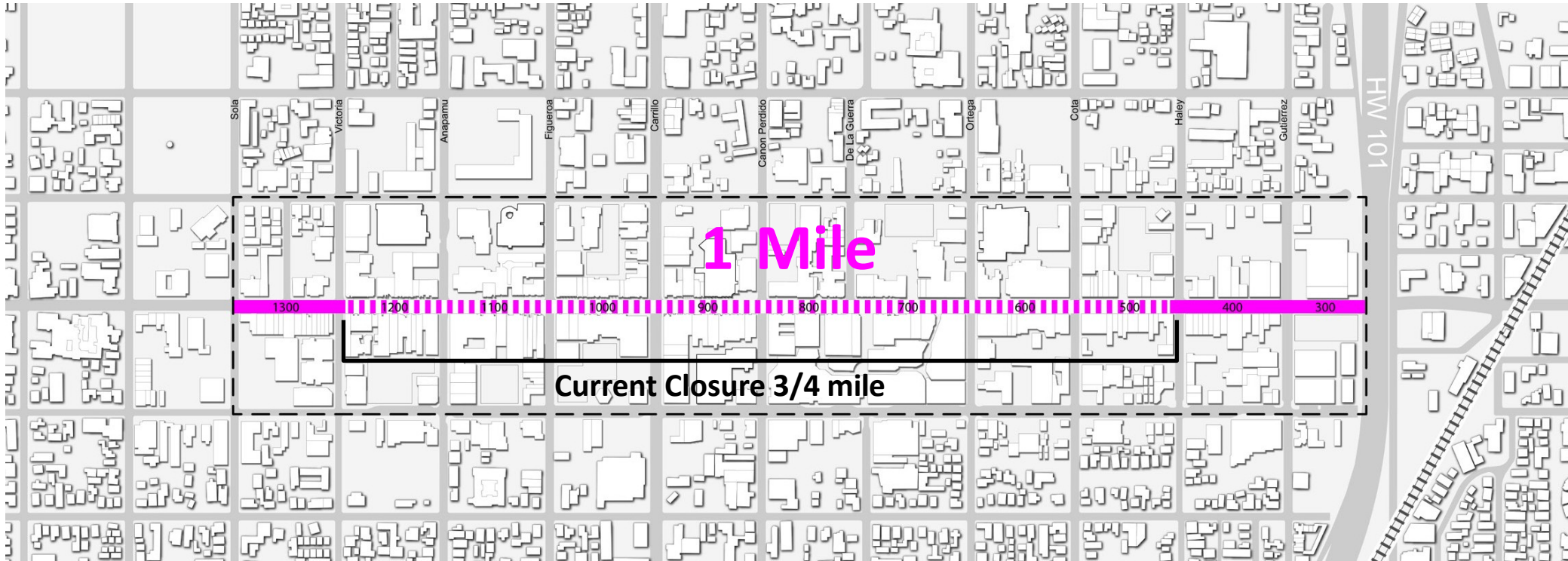
Activate the center blocks

Housing, housing, housing



Areas of Agreement

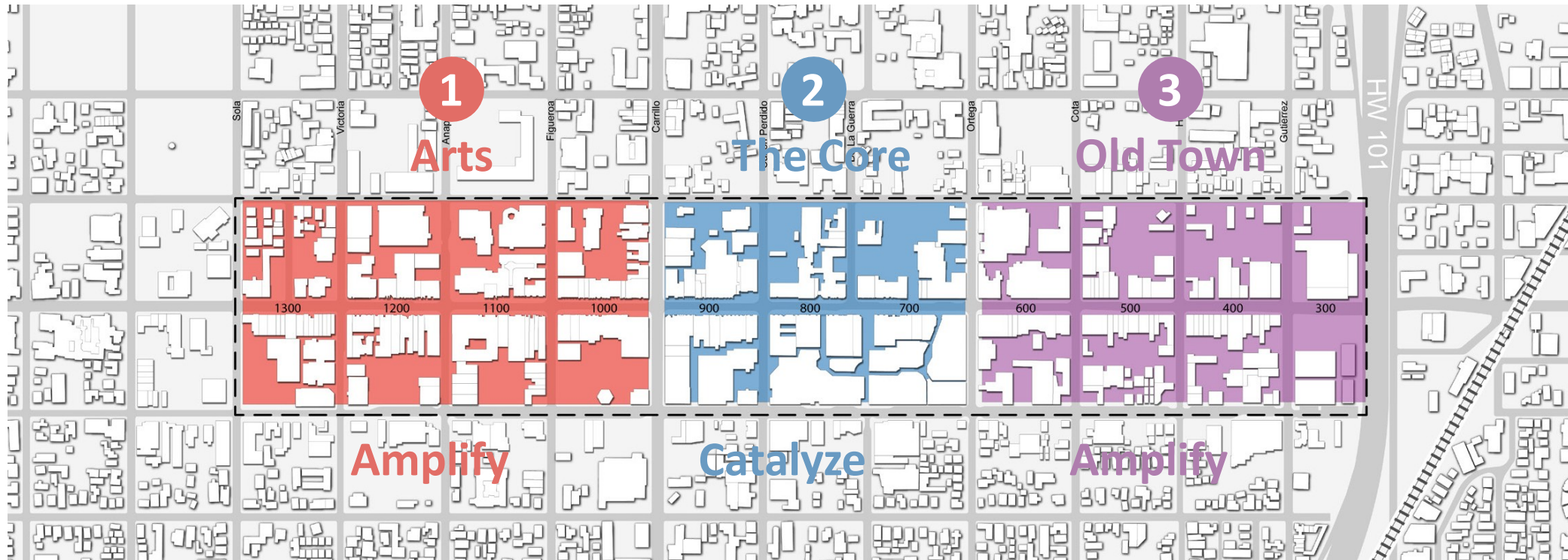
Long & Linear



Solution: Districts, Plazas, and Connections

- Emphasize three distinct districts with a unique sense of place, look and feel, and site layout
- Include at least one plaza/gathering area in each district
- Accentuate connections to the paseo network and key downtown institutions, spaces, and destinations

Districts



Building on existing destinations and institutions along State Street, three clear districts provide the foundation for activity downtown. The vision builds on the assets in each district to **amplify** or **catalyze** public life throughout downtown.



Old Town



Old Town

Vision

Old Town is a vibrant entertainment district, connecting to the Funk Zone and Waterfront. Lively restaurants and bars energize the area day and night, with street performers and games providing additional life and activity.

Potential Design Elements

Expanded patio seating
Continuous tree canopy
Gateway / entrance feature on 400 block
Games
Immersive lighting
Playful and moveable seating

Plaza ground treatment
Rotating interactive installations
Small outdoor stages and other facilities for busking
Social seating / community tables



Expanded Patios



Social Seating



Tree Canopy



Moments of Joy

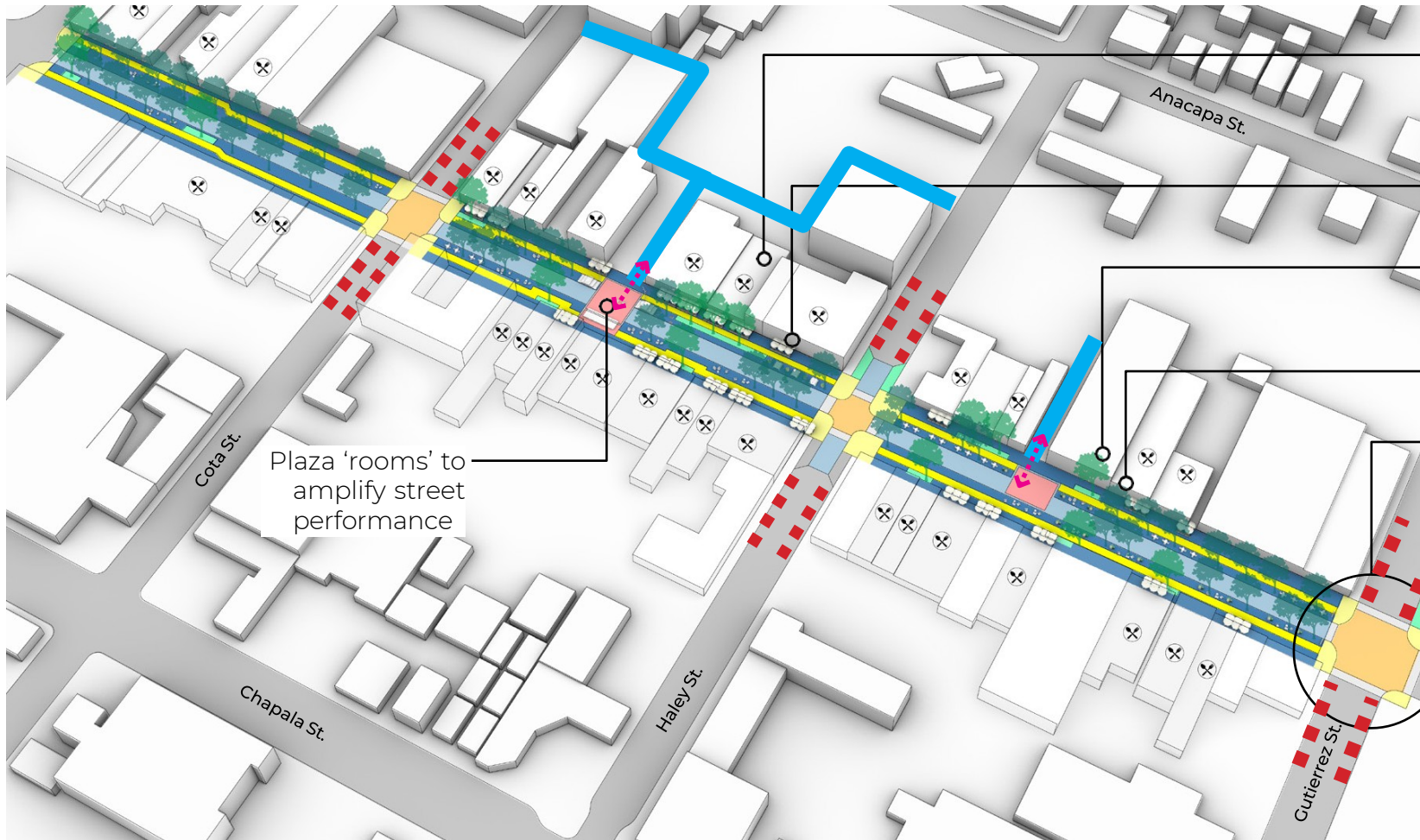


Games



Interactive Lighting

Old Town



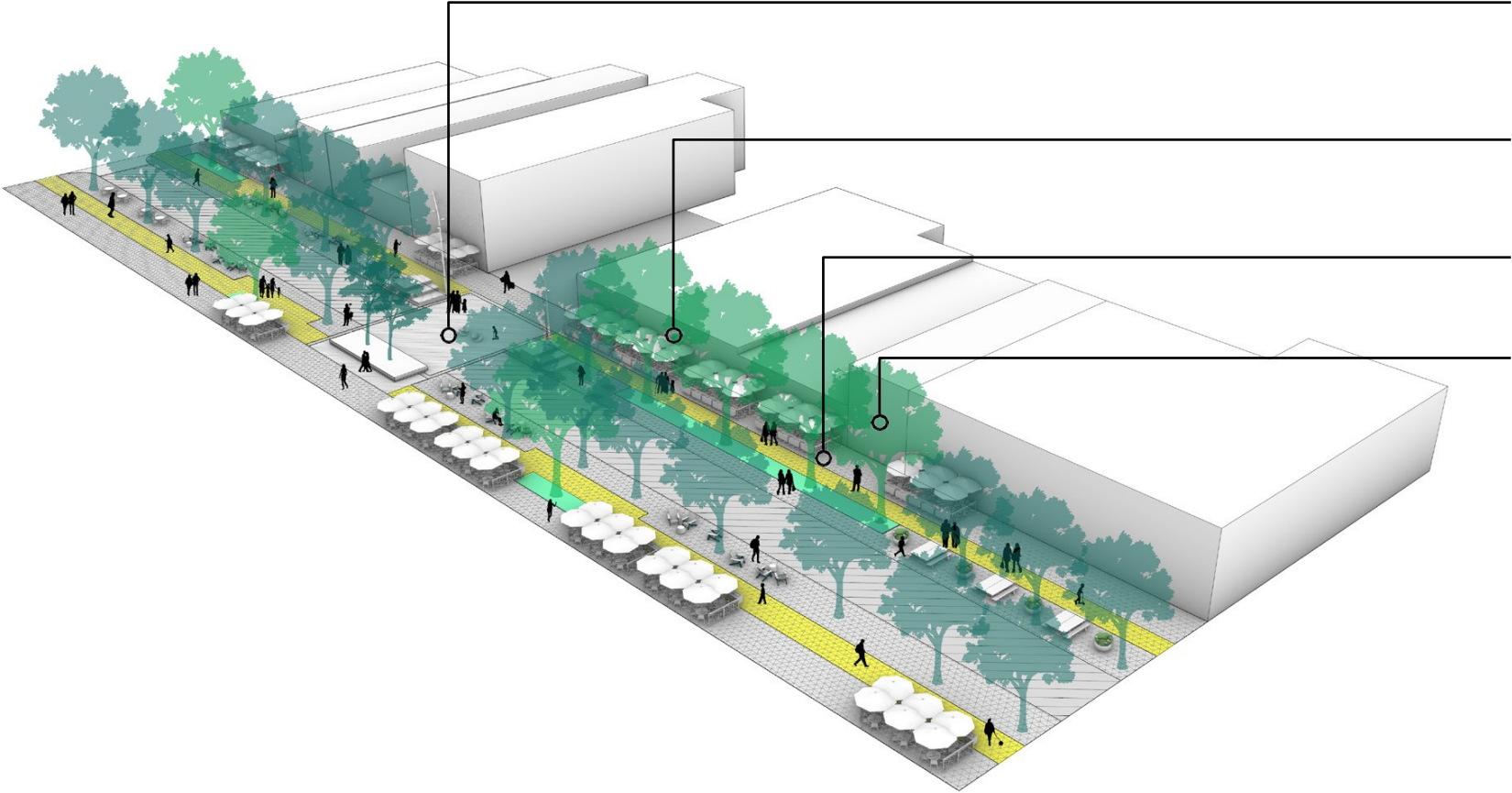
- Concentration of restaurants provides animation to 400 & 500 blocks
- Expand patio seating from 6-feet to 12-feet
- Large existing shade trees provide unique character to district
- Expand large shade tree canopy throughout blocks
- Gateway at 400 block

- 8-foot continuous pedestrian walk
- 20-foot corridor
- Amenity / activation space
- Paseos
- Plazas



Old Town

500 Block



Plaza 'rooms' to amplify street performance

Expand patios to 12-foot

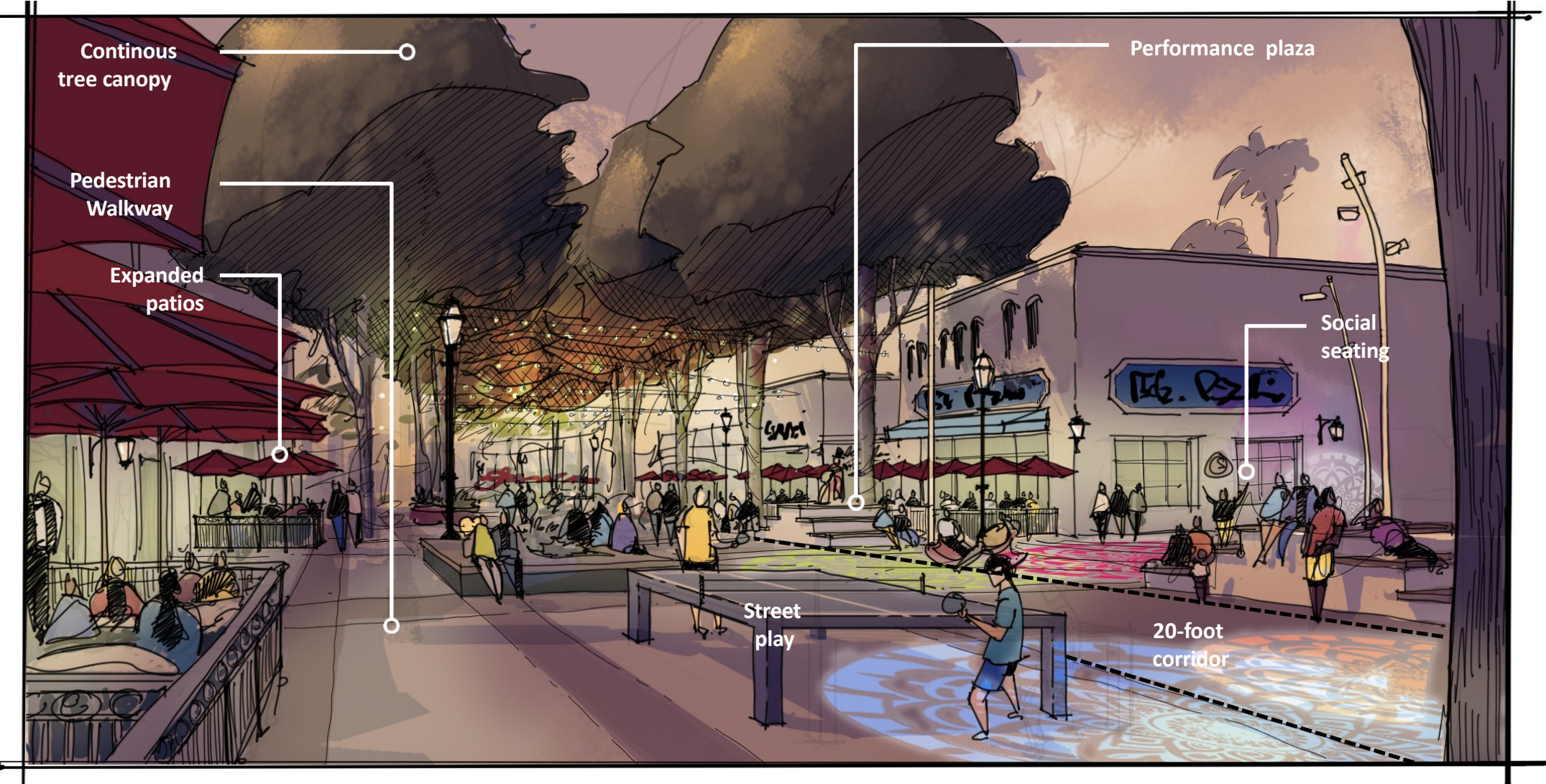
Continuous pedestrian walk

Expanded tree canopy



Old Town

500 Block



Old Town

400 Block Gateway



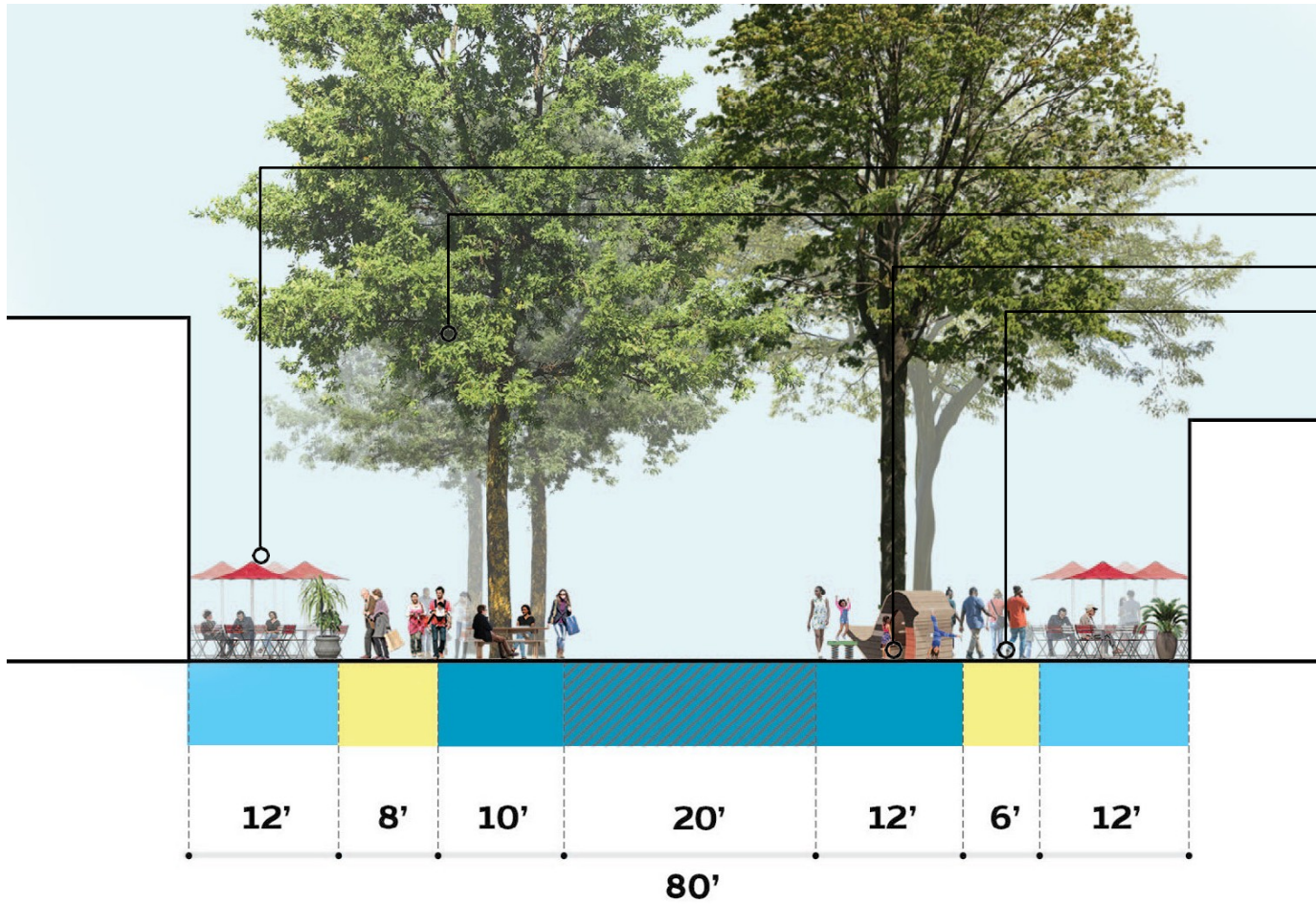
Gateway features identify entry into Old Town and

- wayfinding information
- interpretive exhibits
- community posting board

Enhanced paving and crosswalks at intersection

Old Town

How does it work?



The Section

The street section remains symmetrical in order to provide equal space for restaurants on either side.

Expanded patio area (12-feet)

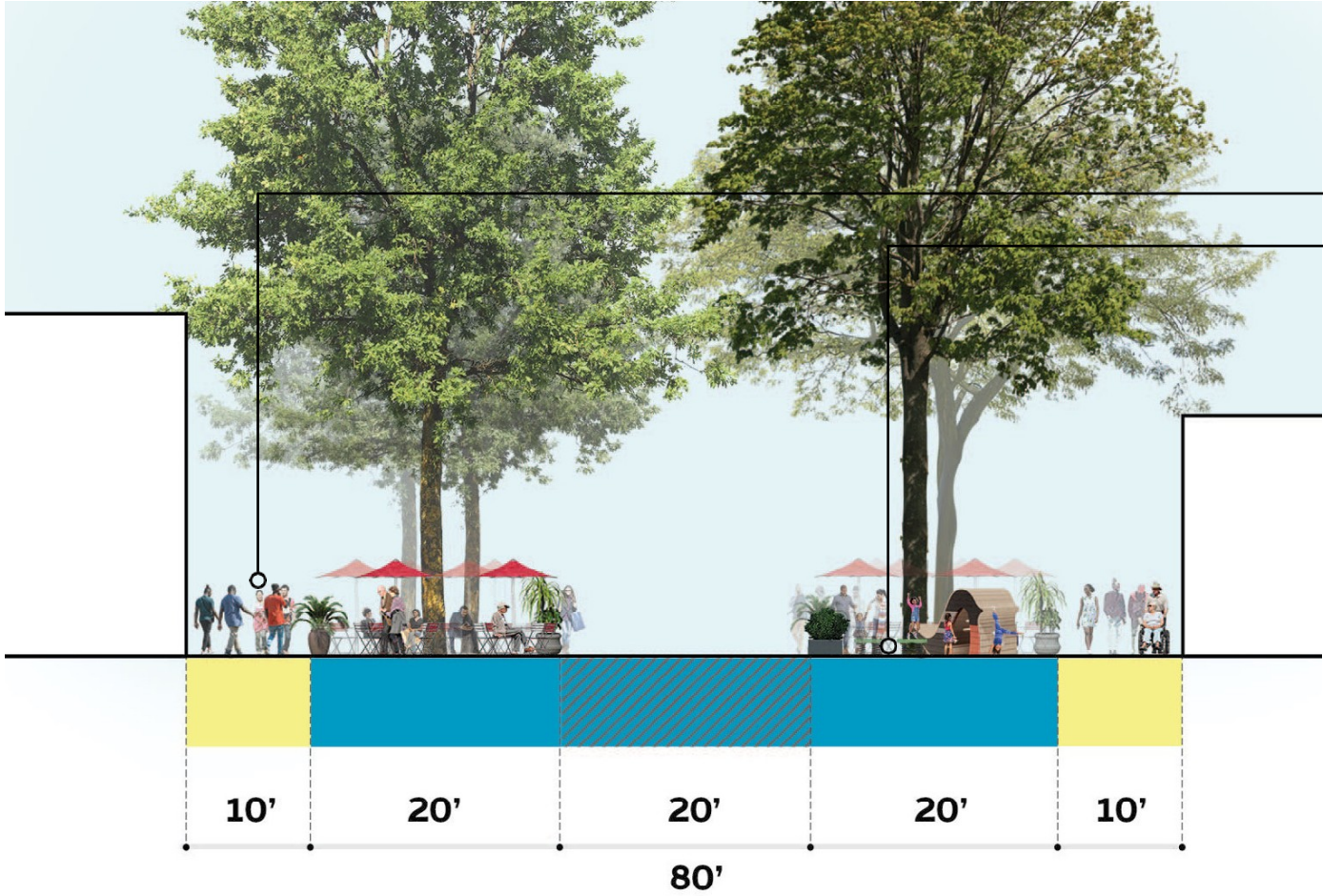
Large shade trees overhang street

Public amenity zone

Pedestrian zone (8-feet typical, reduced to 6-feet where there are conflicts with existing trees)

What If?

What if we rethink the patios?



Consolidated Section

By reorganizing the same physical space, we consolidate the patio and public amenity zones into a larger, more programmable space.

Sidewalk expanded and moved to edge
Consolidated patio and public amenity zone.



What If?

What if patio regulations and policies change?





Civic District



Civic District

Vision

The Civic Center showcases the best of Santa Barbara and creates a magnetic new destination for locals and visitors. The district integrates the paseo network and key anchors, like City Hall, De la Guerra Plaza, Paseo Nuevo, El Paseo, and the Santa Barbara Historical Museum. The Civic Center is the heart of civic and community life in the City. It invites all Santa Barbarans, with an emphasis on locals and families. Play is emphasized, with small “moments of joy” and iconic features throughout the district.

Potential Design Elements

Areas to linger and relax

Areas to walk and stroll

Children’s play areas

Festival or concert stages and facilities (farmers market, art fairs)

Greenery and shade trees

Informal sports facilities (frisbee, catch etc.)

Lawn games

Lighting

Outdoor dining

Plaza ground treatment

Spaces to congregate

Interactive water feature

Patio and public seating

Kiosks – local food and businesses



Interactive play



Social Seating



Local kiosks



Moments of Joy

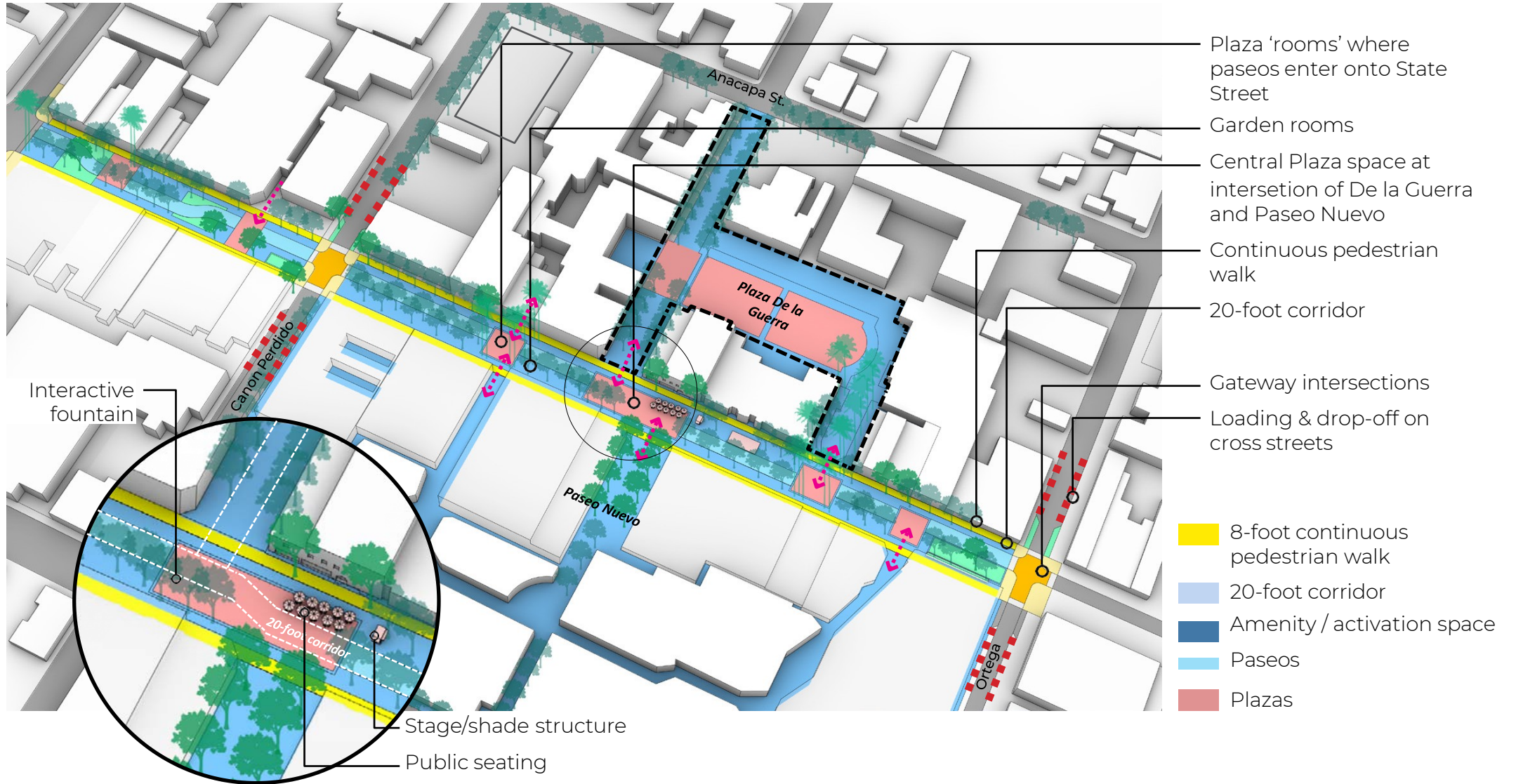


Festivals



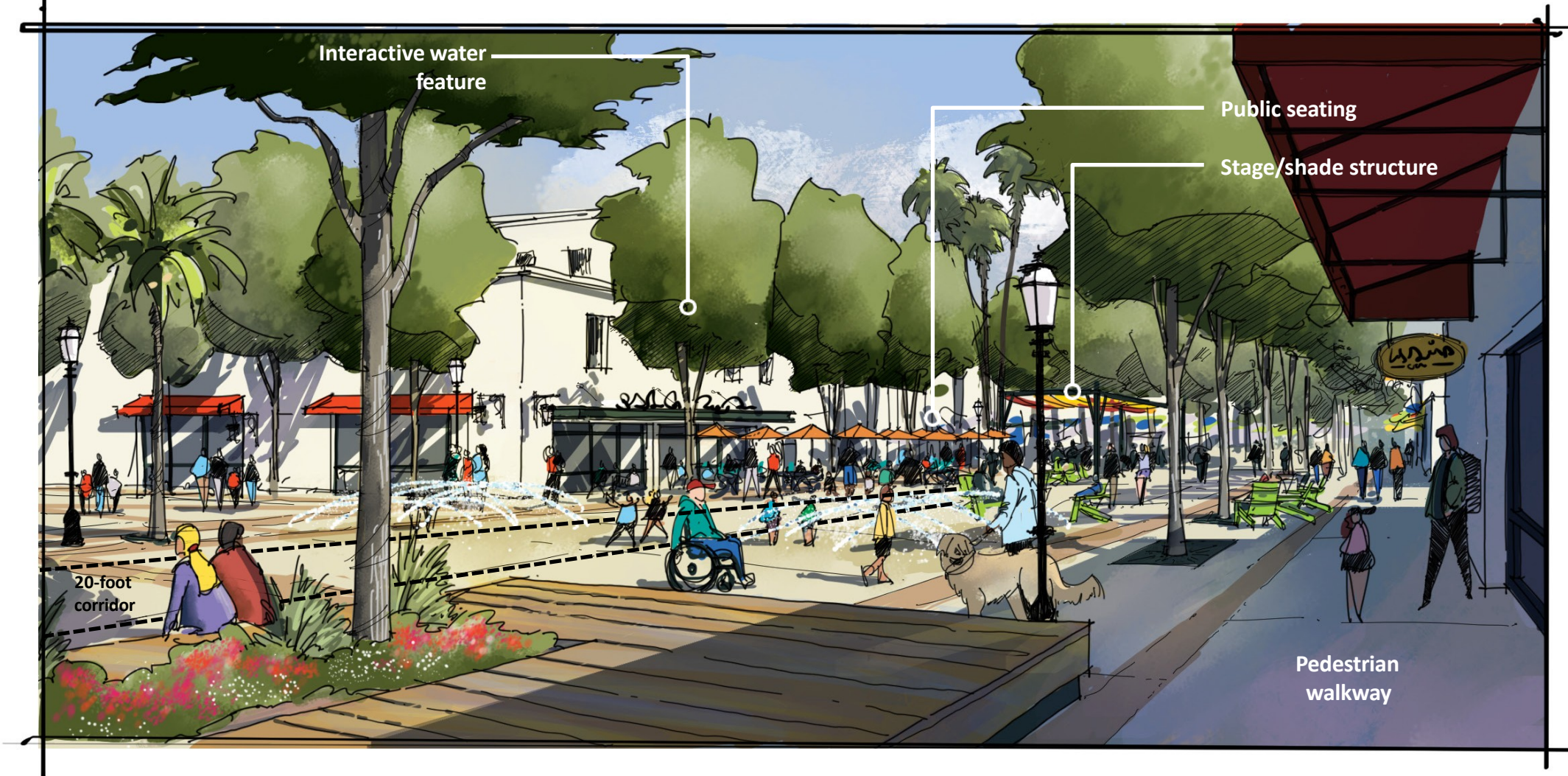
Moveable seating

Civic District



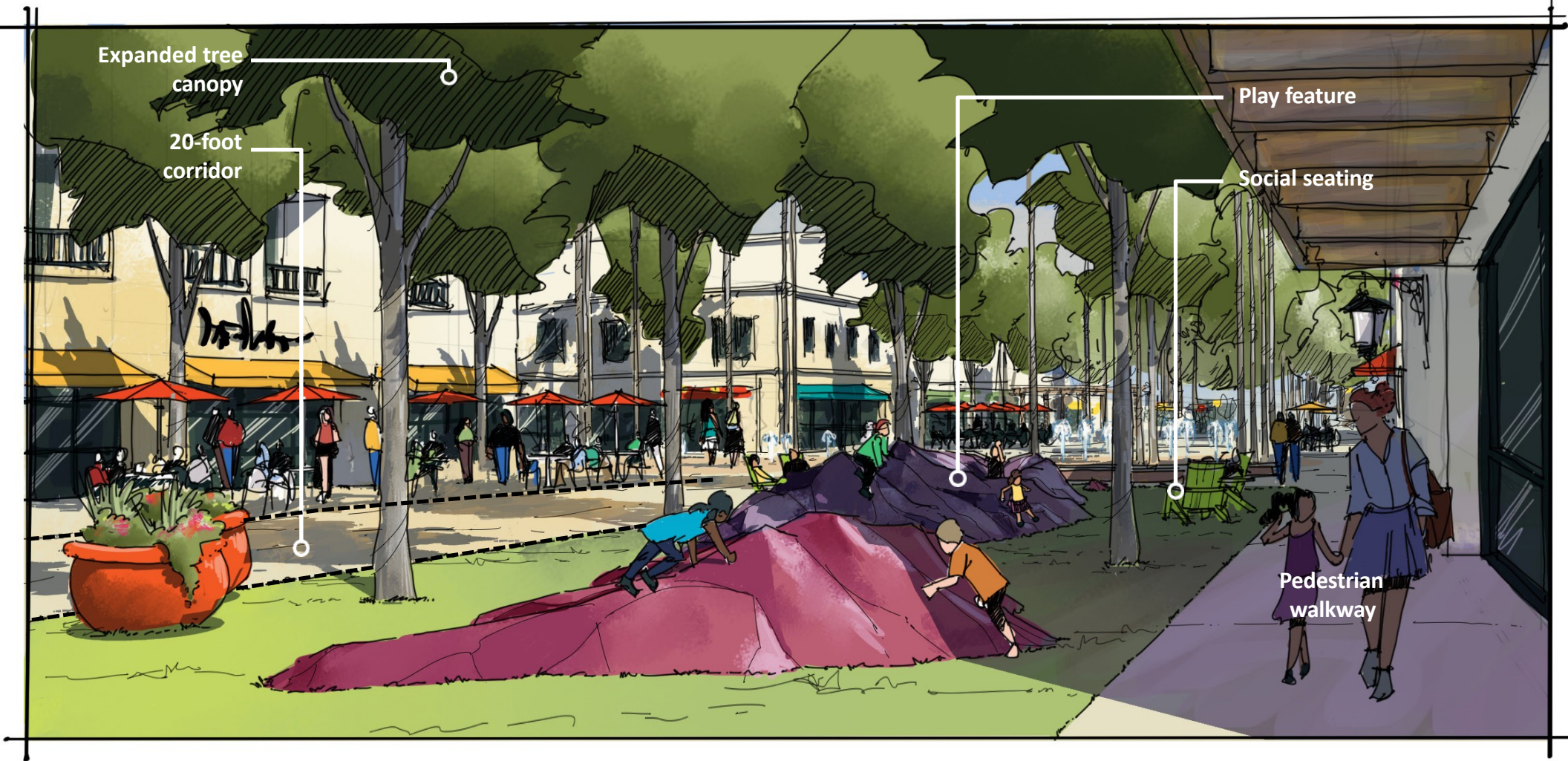
Civic District

The plaza

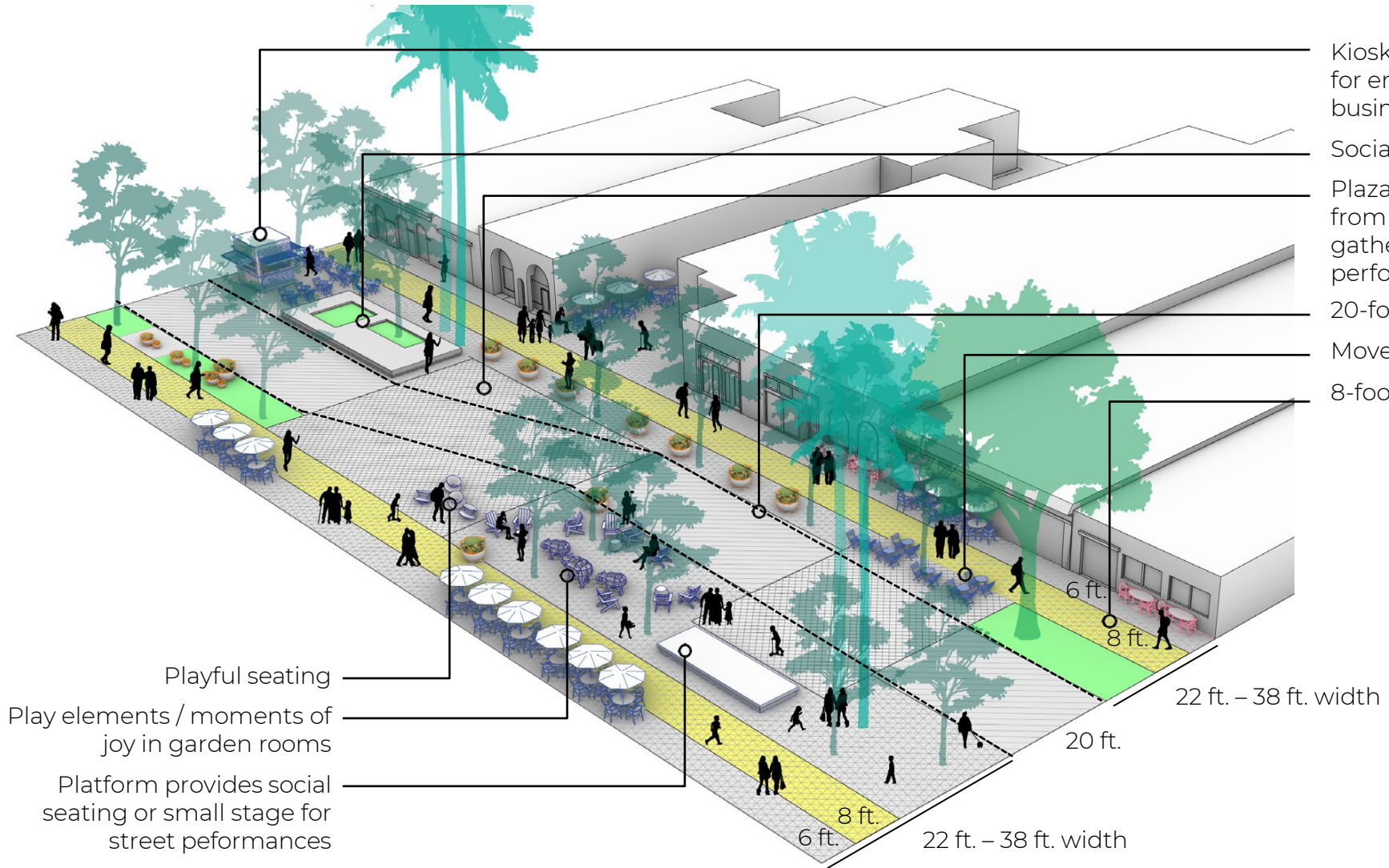


Civic District

Moments of Joy



Civic District



Kiosks provide opportunities for emerging or adjacent businesses.

Social seating

Plaza room at entry from paseo creates gathering space for small performances or events.

20-foot corridor

Moveable public seating

8-foot pedestrian zone

Playful seating

Play elements / moments of joy in garden rooms

Platform provides social seating or small stage for street performances

What If?

Create a new heart of the city





Arts District

Arts District

Vision

The arts district is animated by the concentration of vibrant cultural destinations along State Street, including the Santa Barbara Museum of Art, Arlington and Granada Theaters, the Santa Barbara Public Library and Historic Courthouse.

Potential Design Elements

Artistic elements that invite play
Immersive installations
Lighting
Outdoor dining
Plaza ground treatment
Retail kiosks
Rotating art installations
Sculpture garden
Shaded seating
Spaces for performances, art classes, lectures, and temporary exhibition facilities
Increased tree canopy and garden spaces
Public seating and amenities



Plazas



Sidewalk Art



Street performance



Installations



Moments of Joy



Playful Art



Dining



Trees & green spaces



Evening stroll spaces

Arts District

Smaller plaza 'rooms' where paseos enter onto State Street



Loading & drop-off on cross streets

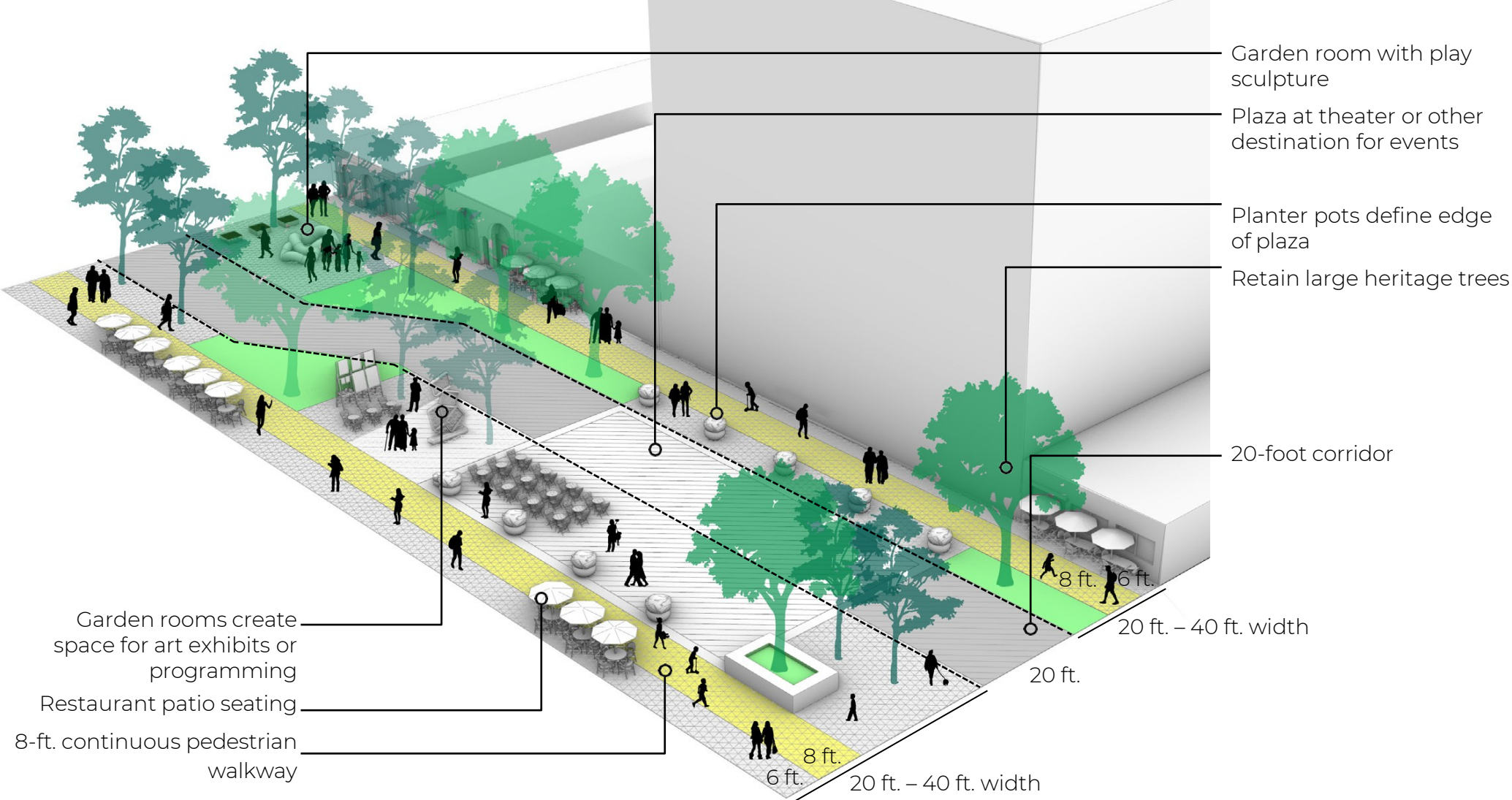
- 1 Arlington Theatre
- 2 The New Victoria Theatre
- 3 Granada Theatre
- 4 Santa Barbara Museum of Art
- 5 Santa Barbara Public Library
- 6 County Courthouse and Sunken Gardens

Event & entry plazas celebrate key district destinations and provide event and drop-off space

Gateway intersections

- 8-foot continuous pedestrian walk
- 20-foot corridor
- Amenity / activation space
- Paseos
- Plazas

Arts District



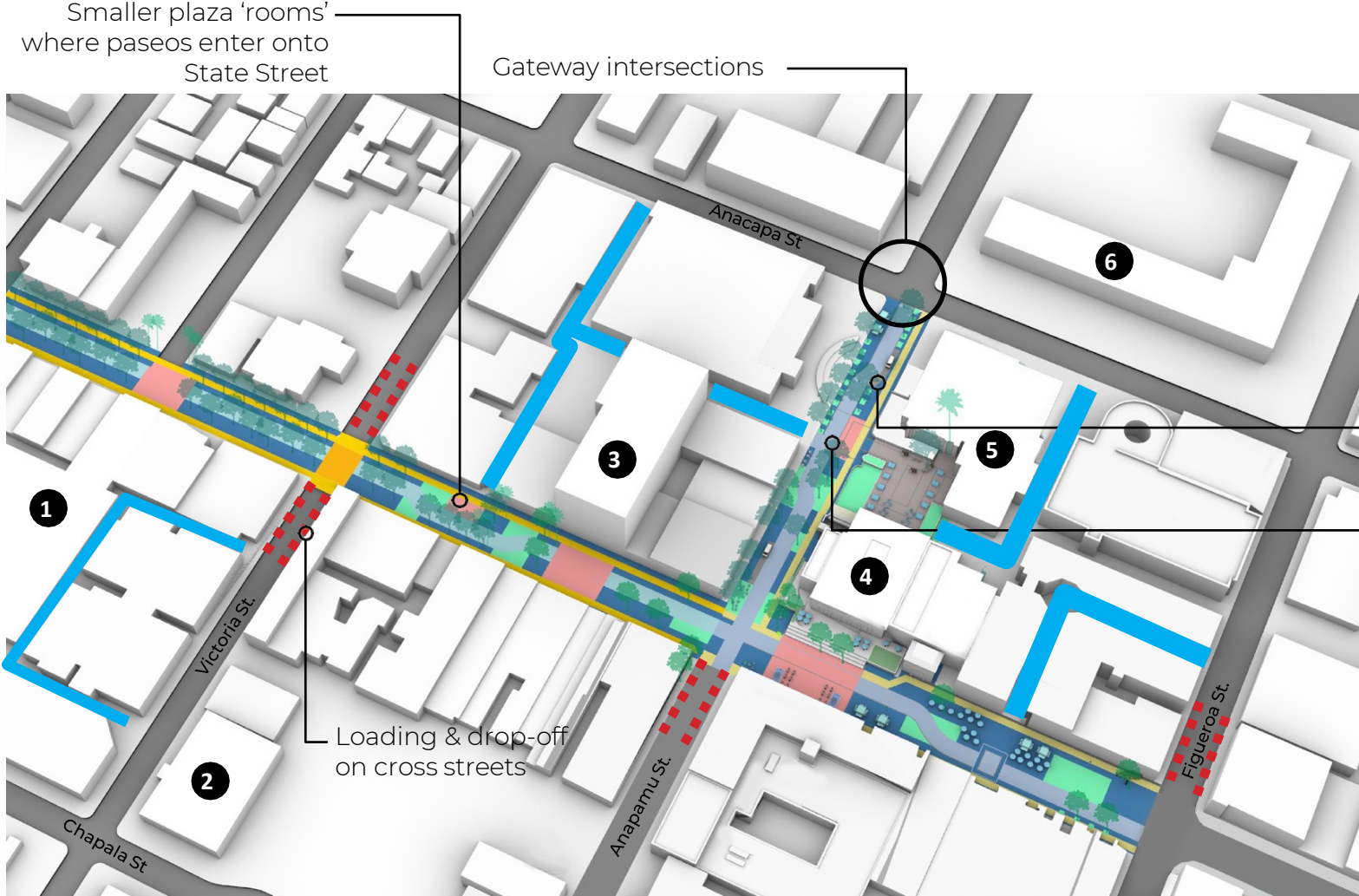
Arts District

Arts Plaza



Arts District

Anapamu Street

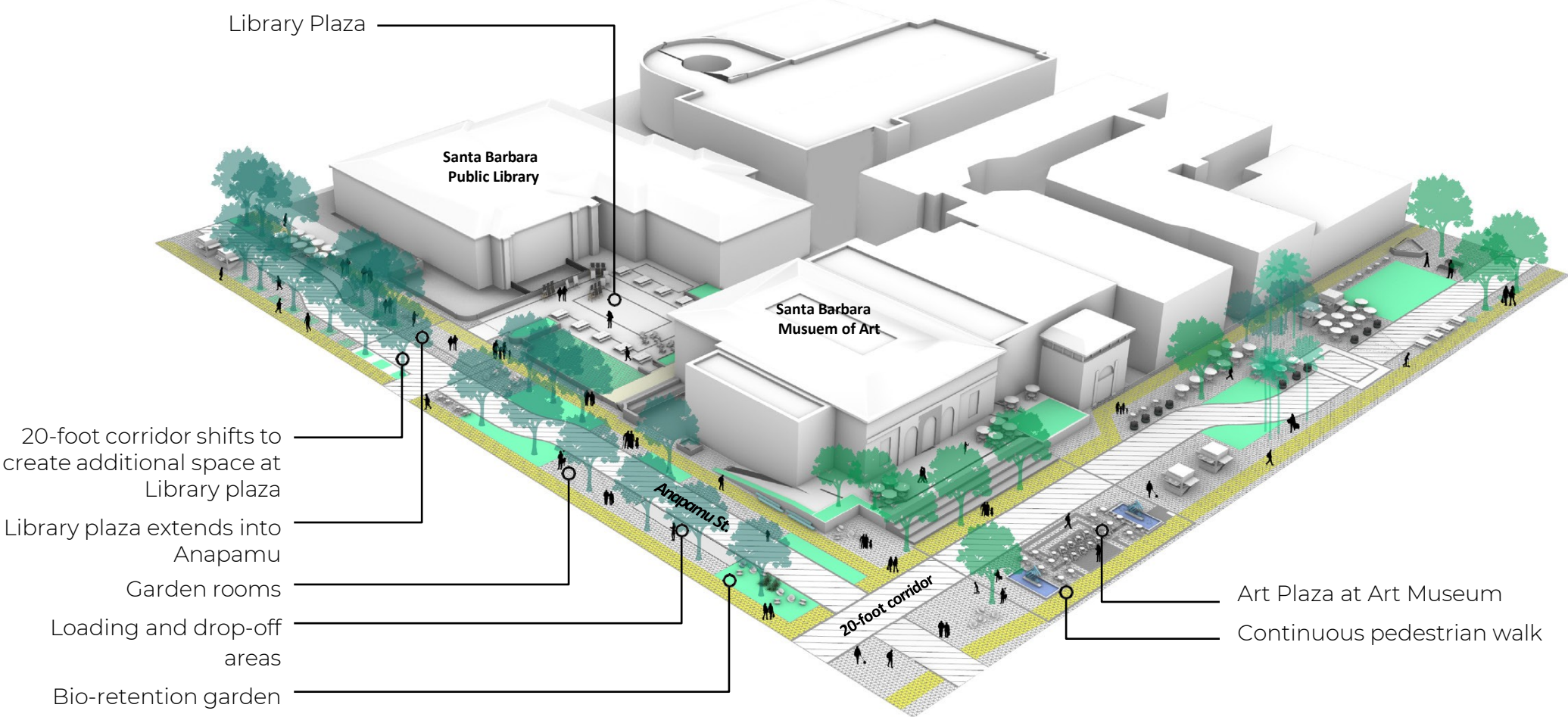


- 1 Arlington Theatre
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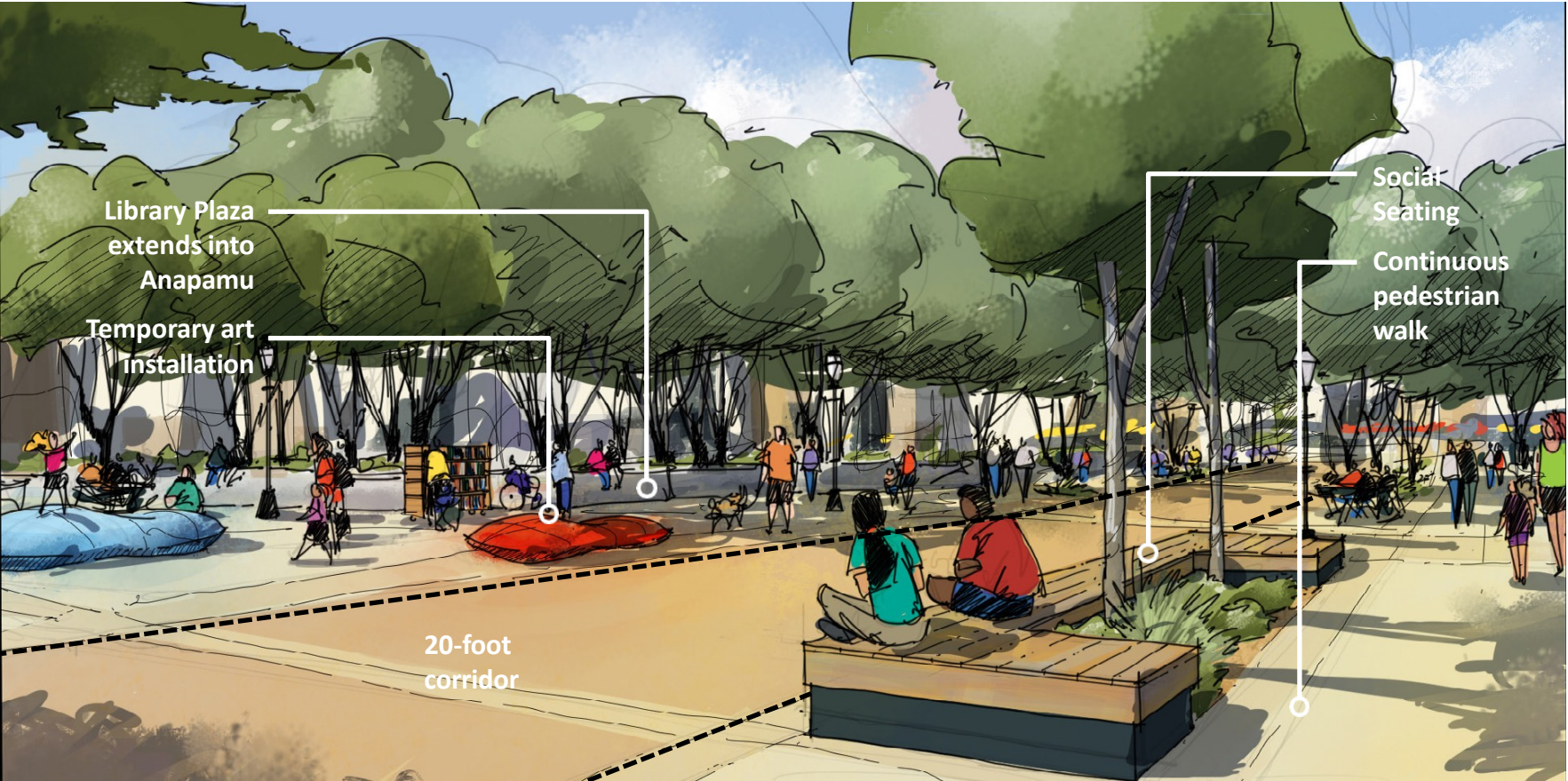
Arts District

Anapamu Street



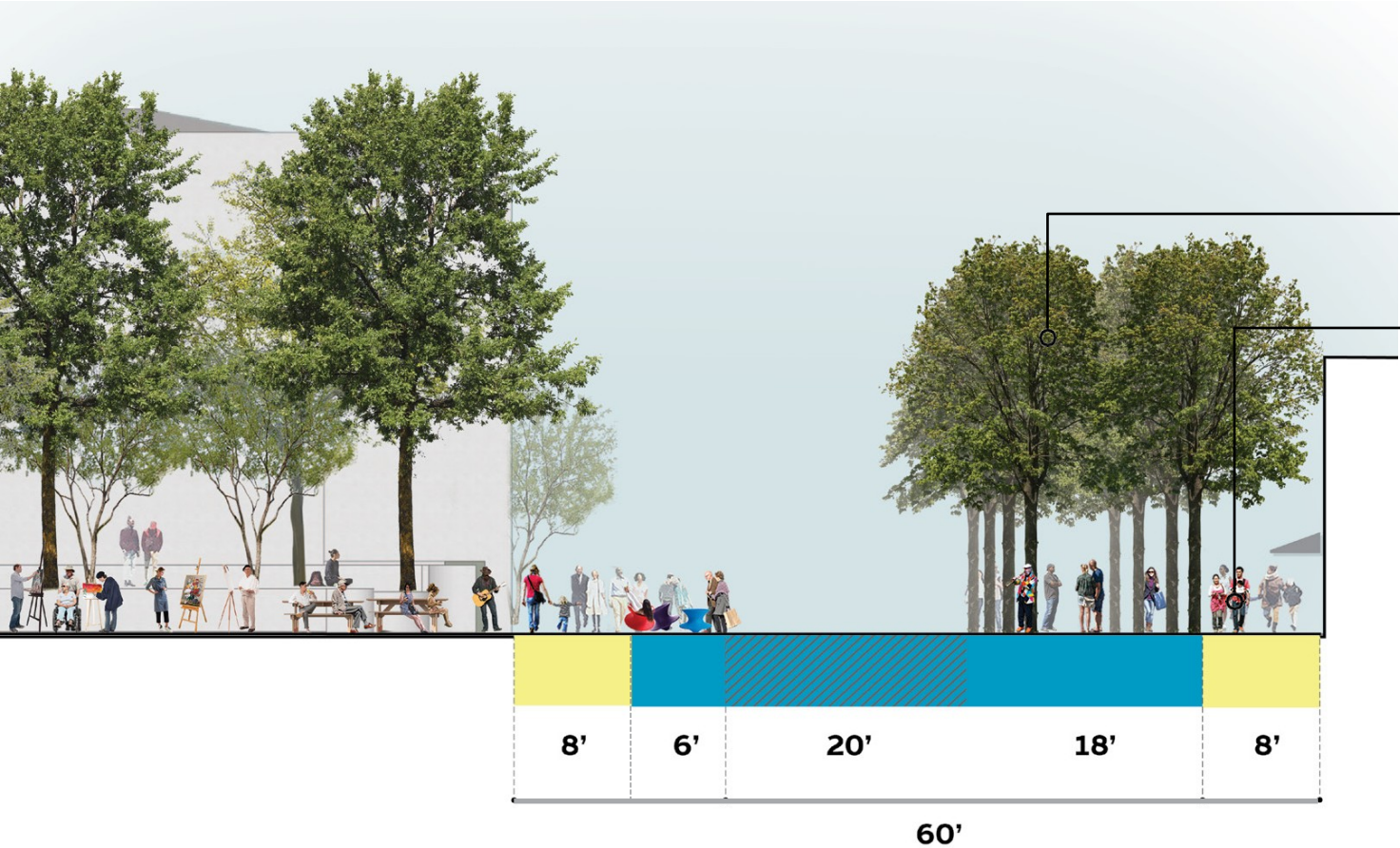
Arts District

Anapamu Street



Arts District

Anapamu Street



The Section

The street section is assymetrical to provide space for the 20-foot corridor as well as increased amenity and garden space

Expanded public amenity zone provides space for programming and garden rooms.



Continuous 8-foot pedestrian zone

- 8-foot continuous pedestrian walk
- 20-foot corridor
- Amenity / activation space

Questions



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Discussion



Discussion Topics

- Vision for the overall State Street Promenade
- Three unique districts and their boundaries, identities, and elements
- Greatest design changes and programming to occur in the center
- Amplification of existing success in Old Town and the Arts District
- Enhancing connection along Anapamu St. between Anacapa and State Street
- Creating a large community space in the Civic Center
- Gateway to the Promenade on the 400 block



The background image shows the exterior of a white, two-story building with a series of arches on the ground floor and a balcony on the second floor. The building is identified as City Hall. There are potted plants with red flowers in the foreground. The text is overlaid on the image.

**State Street Advisory Committee
meeting**

August 21, 2023

Faulkner Gallery

IV. ADJOURNMENT



COMMUNITY DEVELOPMENT DEPARTMENT

STATE STREET ADVISORY COMMITTEE

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