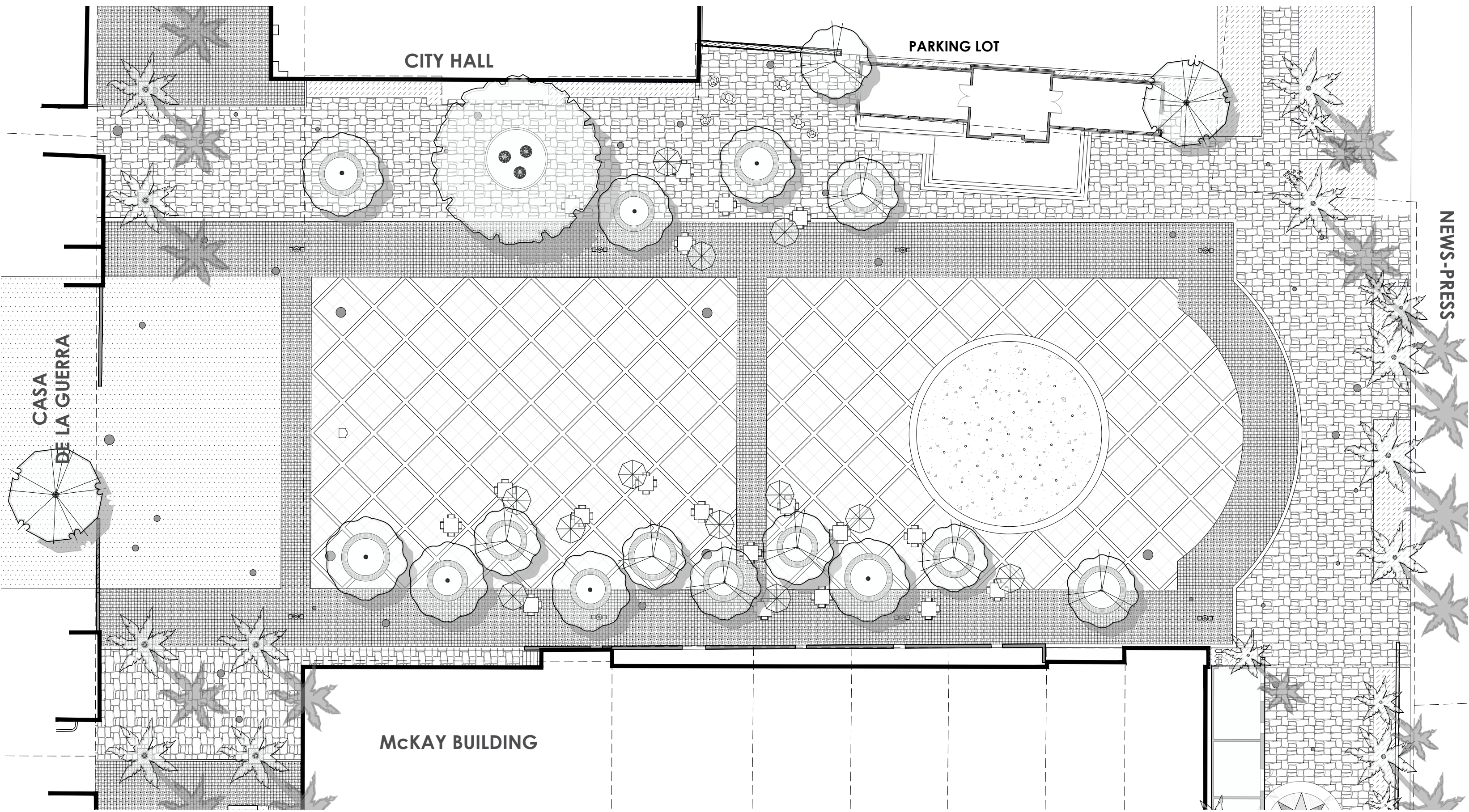


DE LA GUERRA PLAZA REVITALIZATION

CONCEPTUAL DESIGN PACKAGE

PRELIMINARY SITE PLAN



VICINITY MAP



PROJECT DATA

Project Name	De La Guerra Plaza Revitalization
Project Address	20 E. De La Guerra Street Santa Barbara, CA 93101
Assessors Parcel Number	037-092-037
Size	
Parcel Size	98,355 sf (2.26 ac)
De La Guerra Street (R.O.W.)	25,334 sf (0.58 ac)
Total	123,689 sf (2.84 ac)
Zoning	Commercial General [C-G(C-2)] Park and Recreational (P-R)
Land Use	Institutional
Average Slope	Approximately 2%
Owner	City of Santa Barbara
Address	630 Garden Street Santa Barbara, CA 93101
Applicant	Brad Hess, Principal Project Manager
Phone	(805) 564-5373
Architect	RRM Design Group
Civil Engineer	RRM Design Group
Landscape Architect	RRM Design Group
Address	10 E. Figueroa Street, Suite 200 Santa Barbara, CA 93101
Contact	Lief McKay, Principal
Phone	(805) 543-1794

PROJECT STATISTICS

Total Development Area*	83,878 sf	
*Includes area of proposed development on Parcel 037-092-037 and within De La Guerra Right-of-Way. Excludes existing City Hall building and parking lot which will remain unaltered.		
Existing Impervious Area	52,258 sf	
Existing Pervious Area	31,620 sf	
Proposed Impervious Area Total	74,389 sf	
Proposed Building Area	1,170 sf	
Proposed Hardscape Area	73,219 sf	
Proposed Pervious Area Total	9,489 sf	
Proposed Landscape Area	9,489 sf	
Proposed Turf	0	
Building Area	Gross	Net
Existing Building Area (Demolished)	0	0
Proposed Pavilion	1,273 sf	1,147 sf
Proposed Restrooms	557 sf	492 sf
Total at Project Completion	1,830 sf	1,639 sf
Earthwork Quantities		
Area of Disturbance	TBD	
Raw Cut	TBD	
Raw Fill	TBD	
Net	TBD	

PARKING

AUTO PARKING	STALL COUNT	
De La Guerra Street	Existing	Proposed
Regular (75 Minute)	16	6
Short Term (15 Minute)	3	0
Loading	7	1
Regular	0	0
Accessible*	0	1
Clean Air / Van Pool / EV	0	0
TOTAL	26	8
De La Guerra Plaza	Existing	Proposed
Regular (75 Minute)	15	0
Short Term (15 Minute)	15	0
Loading	3	0
Regular	0	0
Accessible*	1	0
Clean Air / Van Pool / EV	0	0
TOTAL	34	0
PROJECT TOTAL	60	8

*The Project proposes to use (3) accessible parking spaces in the City Hall parking lot, for a total of (4) accessible parking stalls available for public use.

Required vehicular parking will be determined by the Community Development Director in consultation with the Public Works Director per Municipal Code 30.175.040. See Sheet 5 for locations of proposed parking stalls.

PROJECT DESCRIPTION

The revitalization of De La Guerra Plaza involves raising the existing roadway and parking around the grass area of the Plaza, as well as De La Guerra Street between Anacapa and State Streets, to be level with the existing sidewalk from building to building.

Proposed improvements include new landscaping, new surface materials throughout, an interactive bubbler fountain, restrooms, a new structure with a stage, multiple at-grade art nodes, improved lighting, and consolidated, underground trash/recycling.

The surface materials will be a combination of stone and brick, with the brick used above a consolidated utilities trench to control for ongoing operations and future repairs.

The Project proposes to remove 11 palm trees within the grass area and to remove four Jacaranda trees within the landscaping adjacent to the City Hall's parking lot. The Project adds 14 tree wells that will be used as raised landscape planters for olive trees, or other appropriate tree species, throughout the Plaza. These will also be used as seating.

The front landscaping of City Hall, on the Anacapa Street side, will also undergo improvements.

Traffic will be limited to parking off of Anacapa Street and retractable bollards will be at State Street and Anacapa Street intersections. Unless the bollards are down for short term parking of Anacapa Street, or planning for an event that requires deliveries to the center of the Plaza, the entire space will be pedestrian only.

Bicycle Parking	Existing	Proposed
	6*	12

*There are (7) existing bicycle racks for a total of (14) existing bicycle parking spaces available for public use on State Street between De La Guerra Street and Storke Placita. These spaces are not included in the calculation above.

The quantity of required bicycle parking will be determined by the Public Works Director per Municipal Code 30.175.040. See Sheet 6 for locations of proposed bike racks.

SHEET INDEX

- 1 – Title Sheet
- 2 – Site Key Map and Photos
- 3 – Existing Site Photos
- 4 – Existing Site Photos
- 5 – Existing Conditions and Utilities
- 6 – Site Plan
- 7 – Site Plan - Main Plaza Enlargement
- 8 – Perspective View #1 - Bubbler Fountain
- 9 – Perspective View #2 - Pavilion
- 10 – Perspective View #3 - Pavilion
- 11 – Pavilion Floor Plan and Elevations
- 12 – Perspective View #4 - Outdoor Dining
- 13 – Perspective View #5 - Storke Placita
- 14 – Restroom Floor Plan and Elevations
- 15 – City Hall Entry Landscape Plan
- 16 – City Hall Entry Landscape Perspectives
- 17 – City Hall Entry Landscape Perspectives
- 18 – Materials Palette



DE LA GUERRA PLAZA REVITALIZATION

TITLE SHEET



SITE PHOTO KEY MAP
NTS

SOURCE OF PHOTO — VIEW TO SUBJECT
— PHOTO NUMBER



DE LA GUERRA STREET & CITY HALL FROM ANACAPA ST.



VIEW FROM CITY HALL LOOKING TOWARD ANACAPA STREET



CITY HALL FRONT STEPS FROM ANACAPA STREET



CITY HALL LANDSCAPE FROM ANACAPA STREET



DE LA GUERRA STREET LOOKING TOWARD STATE STREET



STREET IN SPAIN LOOKING TOWARD CITY HALL



DE LA GUERRA PLAZA REVITALIZATION

SITE KEY MAP AND PHOTOS



HISTORIC PEPPER TREE AT CITY HALL



VIEW OF CASA DE LA GUERRA FROM DE LA GUERRA STREET



OUTDOOR PATIOS & WALLS ADJACENT TO PLAZA



FRONT VIEW OF HISTORIC HARMER ADOBE WALL



VIEW OF CITY HALL FROM DE LA GUERRA STREET



DE LA GUERRA STREET VIEW LOOKING TOWARD ANACAPA



DE LA GUERRA PLAZA LOOKING TOWARD MCKAY BLDG



VIEW FROM CASA DE LA GUERRA TO NEWS PRESS BUILDING



VIEW OF DE LA GUERRA STREET FROM STATE STREET



PATHWAY FROM CITY HALL PARKING LOT TO PLAZA



CASA DE LA GUERRA COURTYARD



VIEW OF MCKAY BUILDING FROM PLAZA



HARMER ADOBE WALL PLAQUE



SIDE VIEW OF HISTORIC HARMER ADOBE WALL AND EXISTING OLIVE TREE



DE LA GUERRA PLAZA REVITALIZATION EXISTING SITE PHOTOS



AERIAL VIEW FROM CITY HALL TO THE PLAZA



AERIAL VIEW ABOVE THE NEWS-PRESS TO PLAZA



BUILDINGS AT STORKE PLACITA ENTRANCE FROM PLAZA



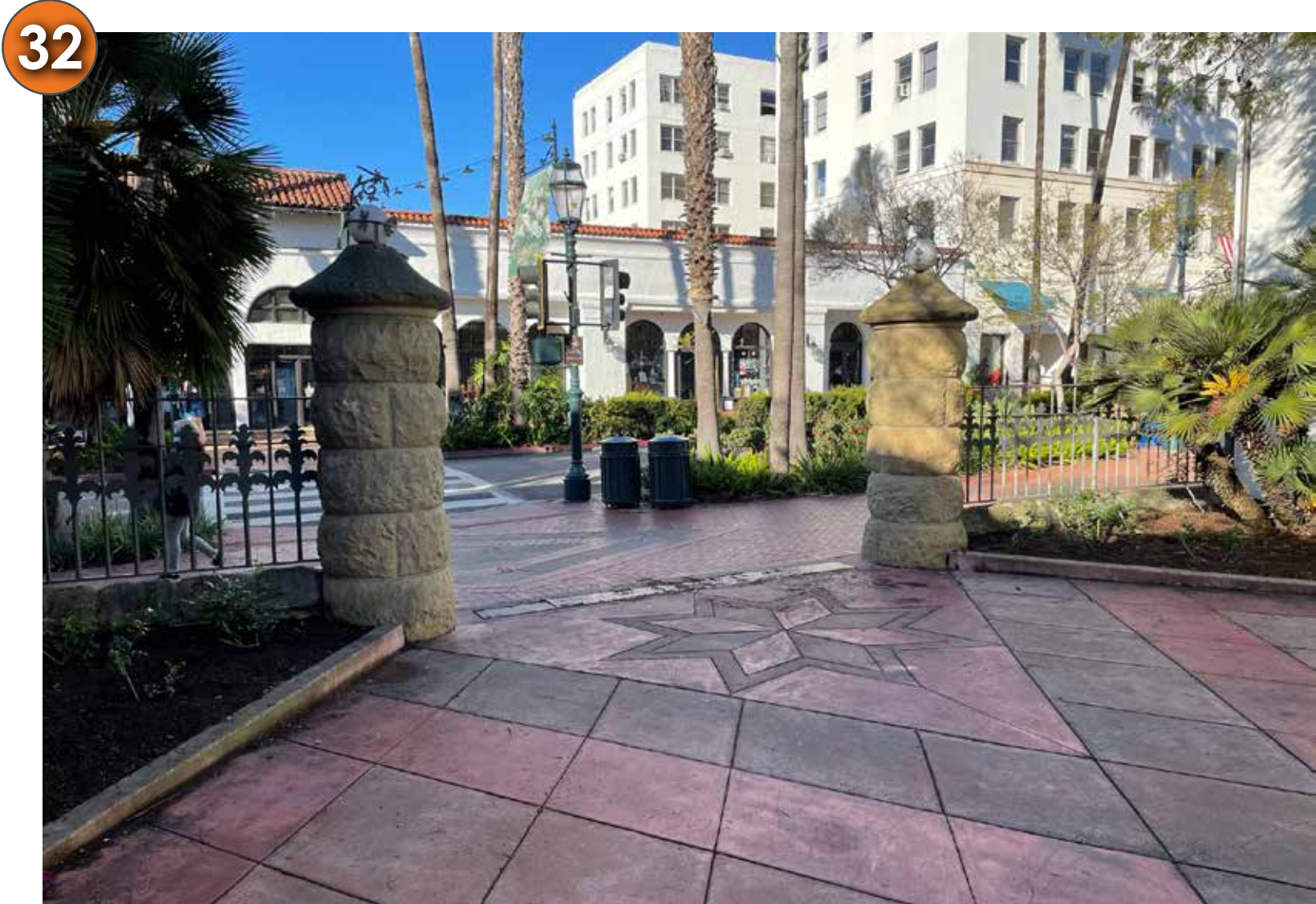
COMPASS ROSE IN PAVING AT STORKE PLACITA



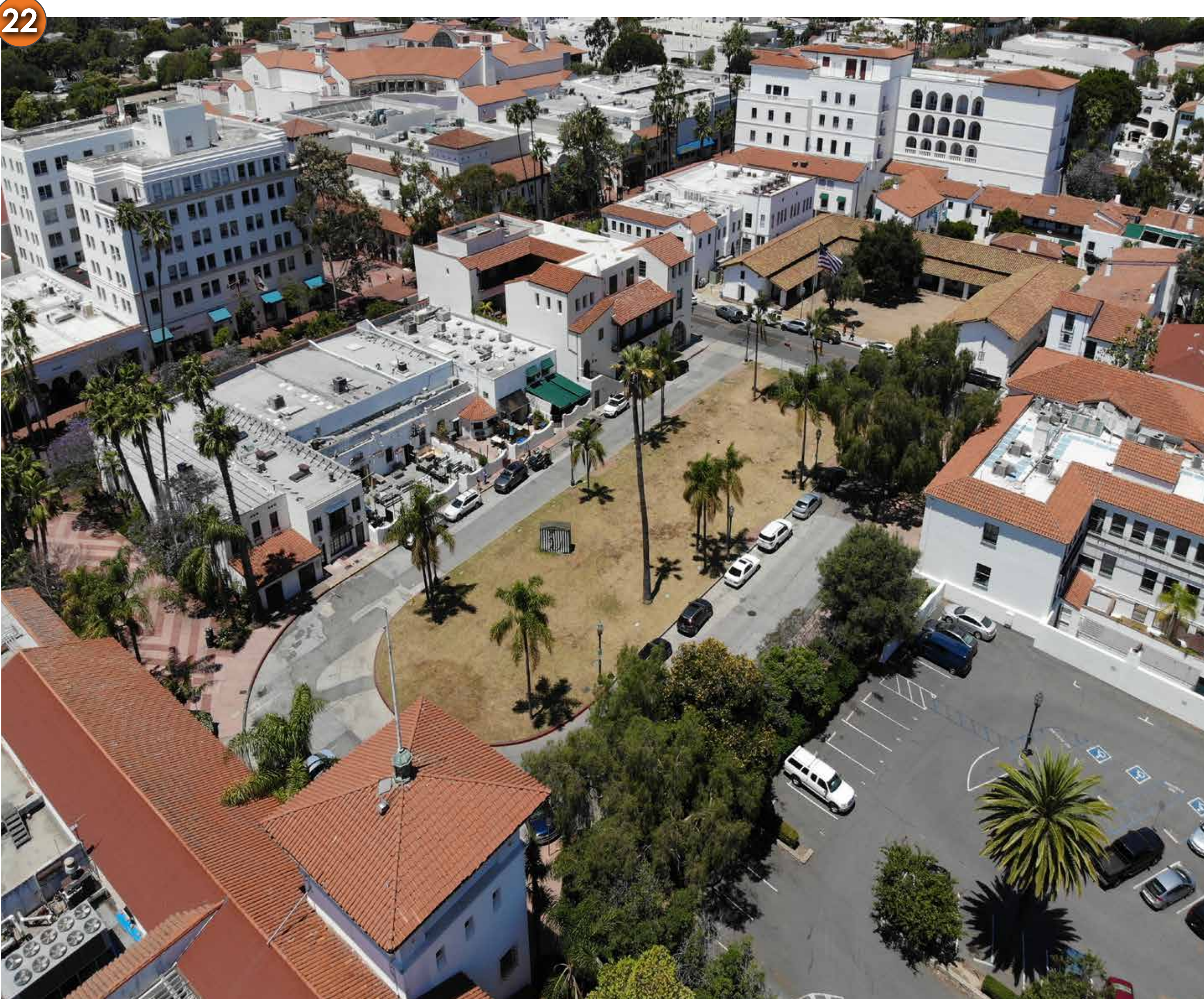
AERIAL VIEW FROM MCKAY BUILDING TO THE PLAZA



STORKE PLACITA ENTRANCE FROM THE PLAZA



STORKE PLACITA ENTRANCE TOWARD STATE STREET



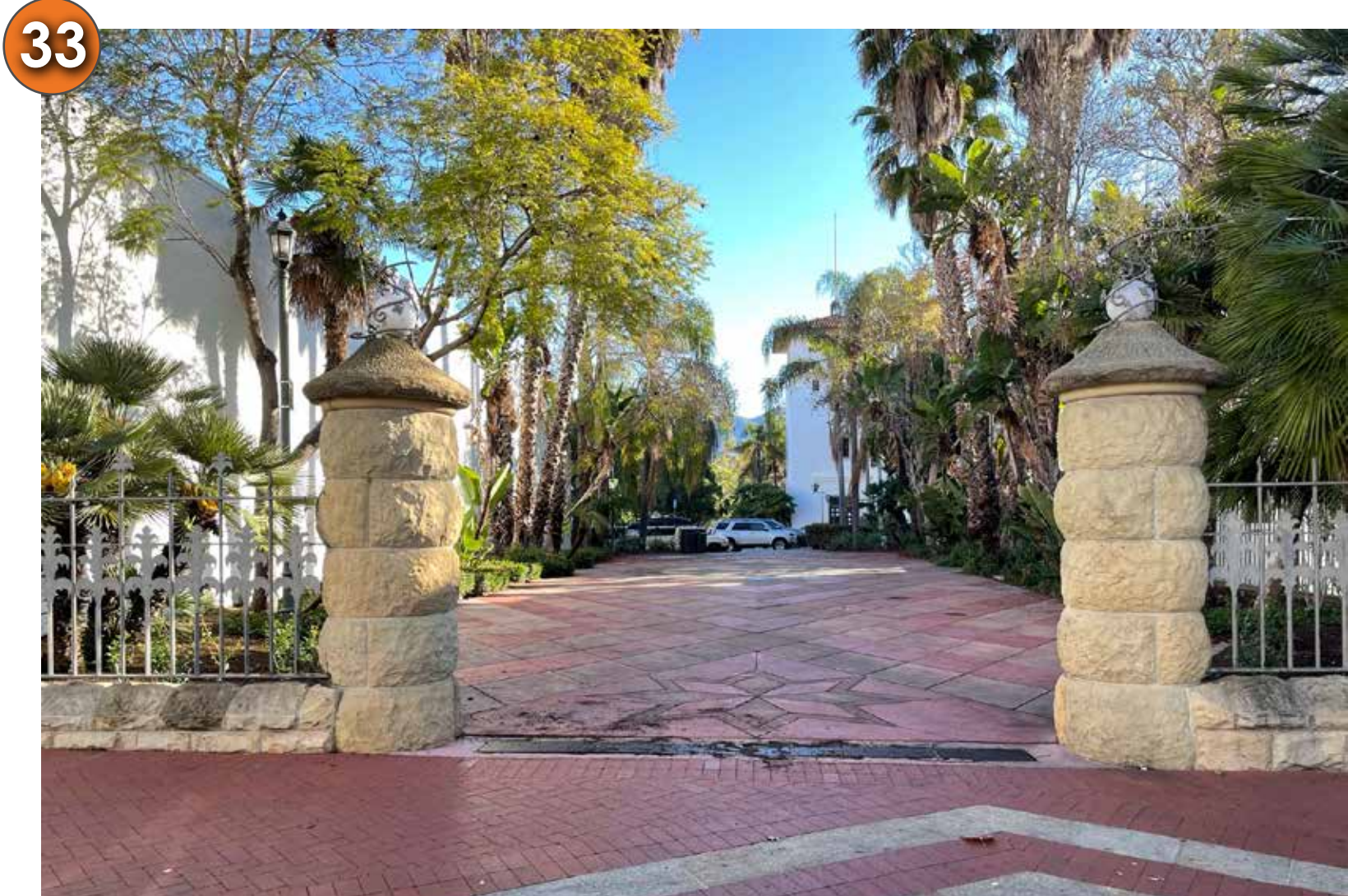
AERIAL VIEW FROM THE CITY HALL PARKING LOT AND NEWS-PRESS TOWER TO THE PLAZA



NEWS-PRESS BUILDING FROM THE PLAZA



STORKE PLACITA TOWARDS STATE STREET



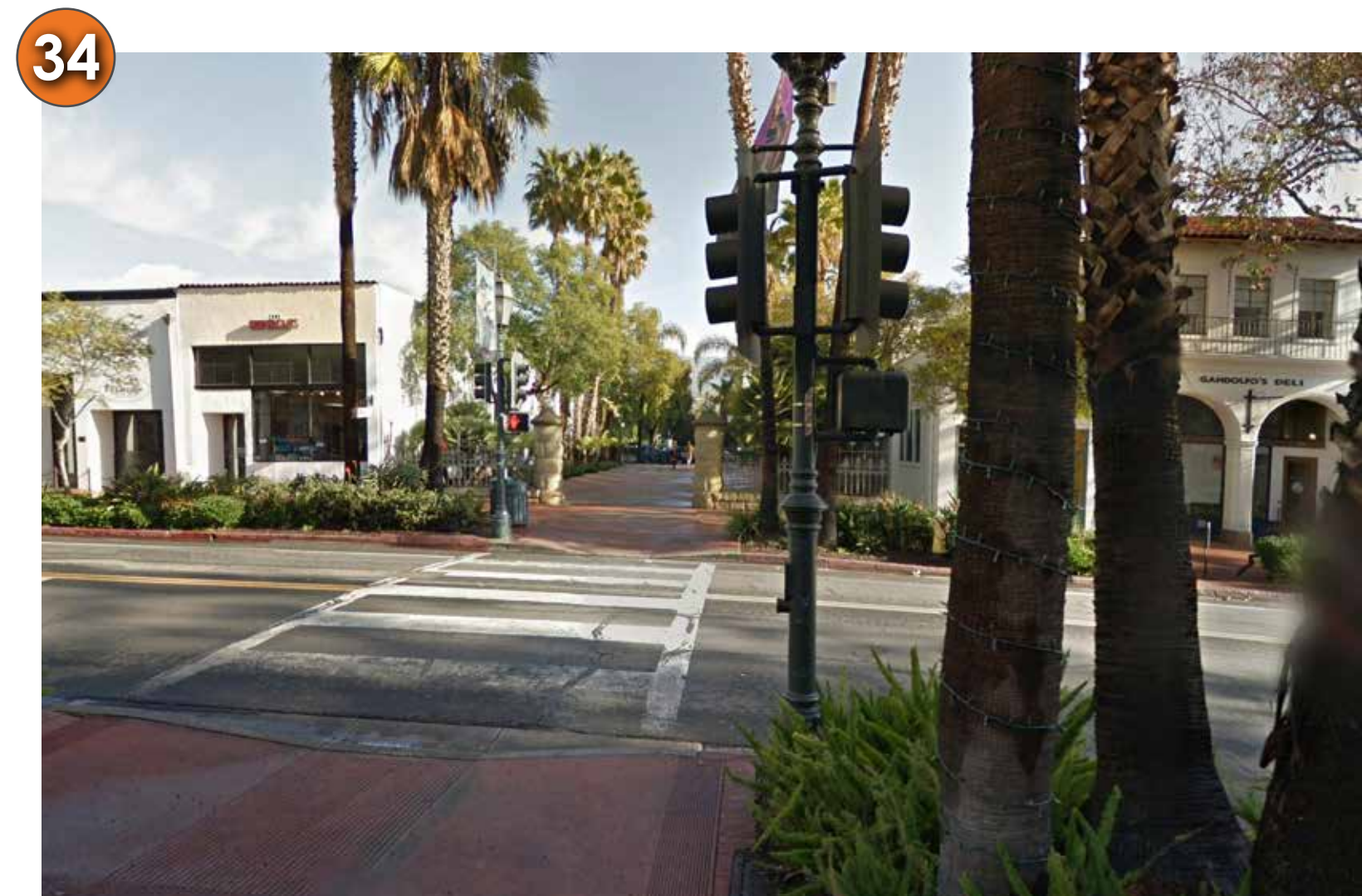
STORKE PLACITA ENTRANCE AT STATE STREET



NEWS-PRESS TOWER



STORKE PLACITA LOOKING BACK TO THE PLAZA



STATE STREET VIEW TO STROKE PLACTIA



DE LA GUERRA PLAZA REVITALIZATION EXISTING SITE PHOTOS

LEGEND

UTILITIES

Electrical (Edison)

- Conduit
- Meter/Meter Pedestal
- Outlet
- Pole Light

Cable TV

- Conduit
- Pull Box

Gas

- Pipe
- Meter

Sewer

- Pipe
- Manhole

Storm Drain

- Pipe
- Inlet

Telephone (AT&T)

- Conduit
- Pull Box

Water

- Pipe
- Outlet, Main
- Outlet, Minor
- Hydrant

TRAFFIC AND CIRCULATION

- Bus Stop
- Primary Pedestrian Access Point
- Adjacent Building Entries
- Parking

- Commercial Loading
- Fire Lane
- Street Parking
- Limited Street Parking

POINTS OF SIGNIFICANCE

- Historical Significance
- Historic Tree

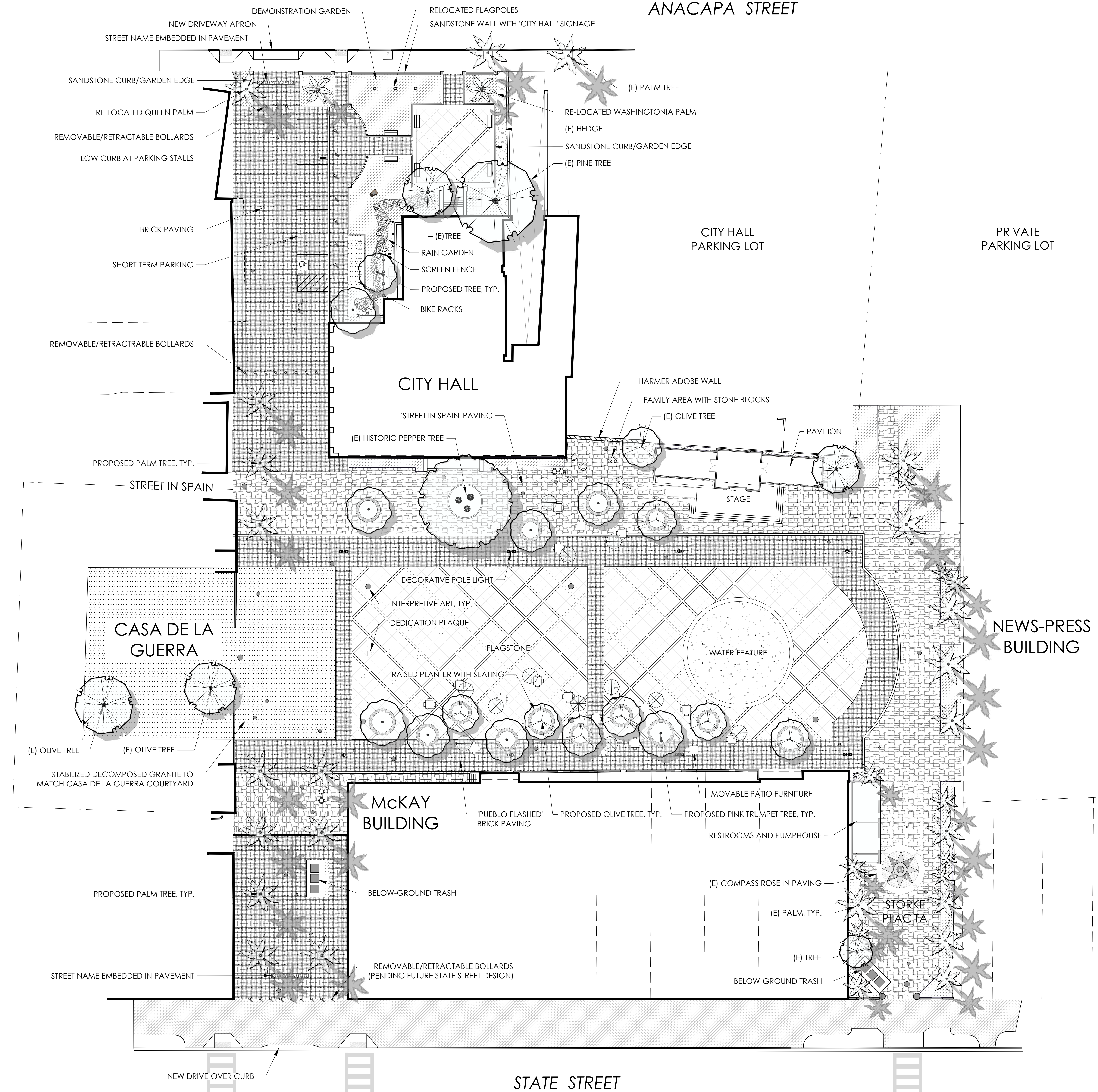
MISCELLANEOUS

- News Stand/Rack

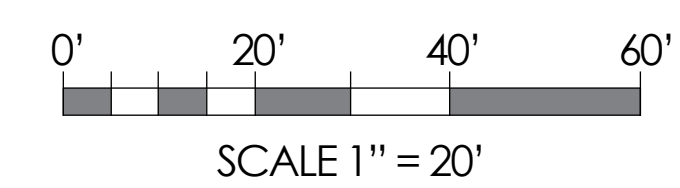


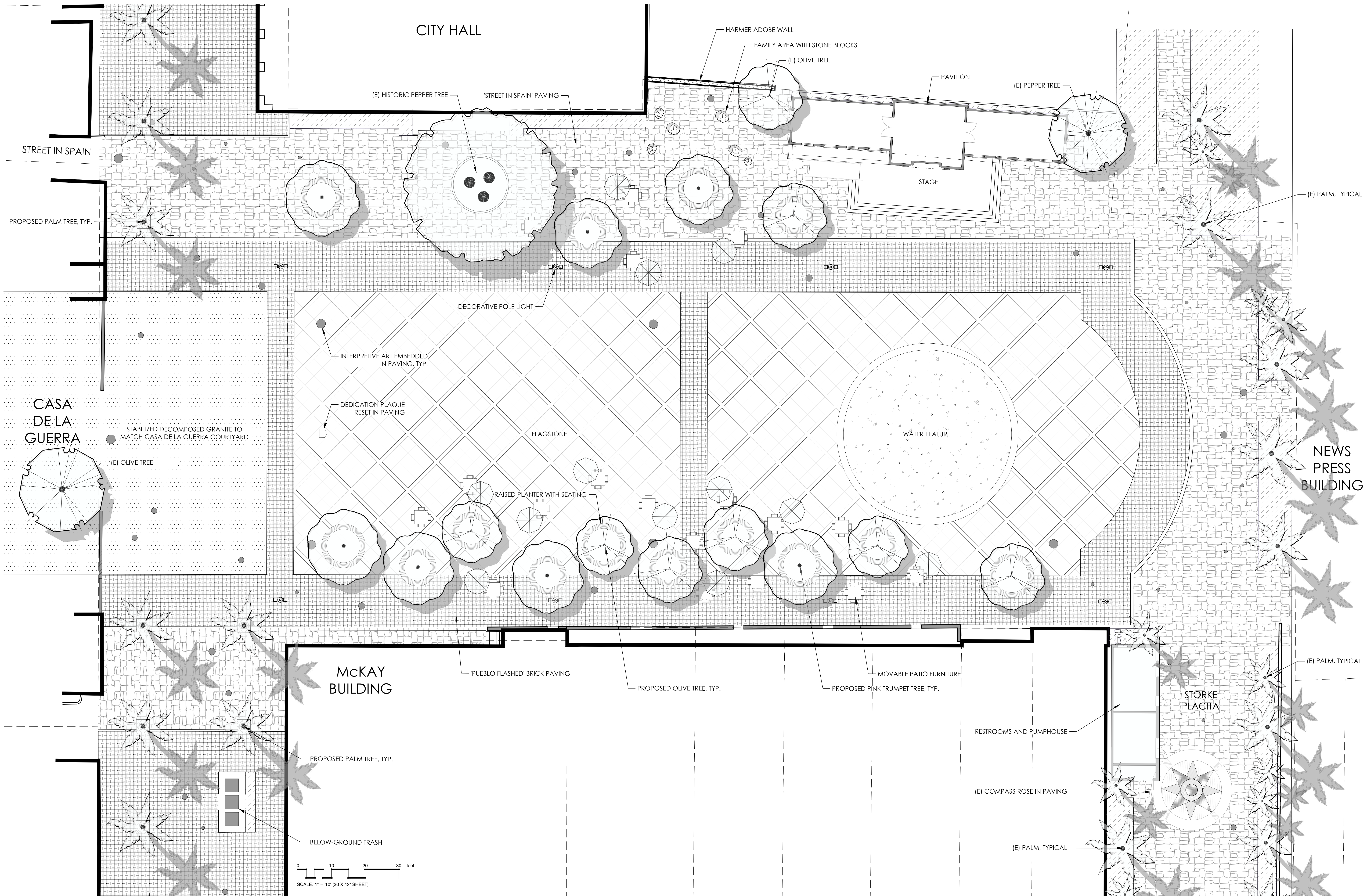
DE LA GUERRA PLAZA REVITALIZATION EXISTING CONDITIONS AND UTILITIES

0' 20' 40' 60'
SCALE 1" = 20'

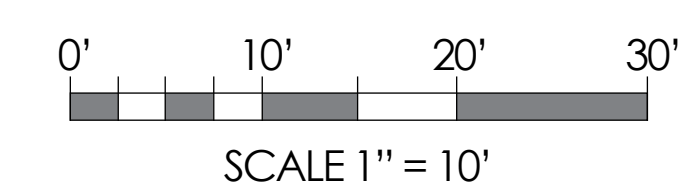


DE LA GUERRA PLAZA REVITALIZATION SITE PLAN





DE LA GUERRA PLAZA REVITALIZATION SITE PLAN - MAIN PLAZA ENLARGEMENT





View of interactive bubbler fountain at south end of plaza looking toward the News Press Building



DE LA GUERRA PLAZA REVITALIZATION
PERSPECTIVE VIEW 1



View of new pavilion building looking east toward City Hall parking lot



DE LA GUERRA PLAZA REVITALIZATION
PERSPECTIVE VIEW 2

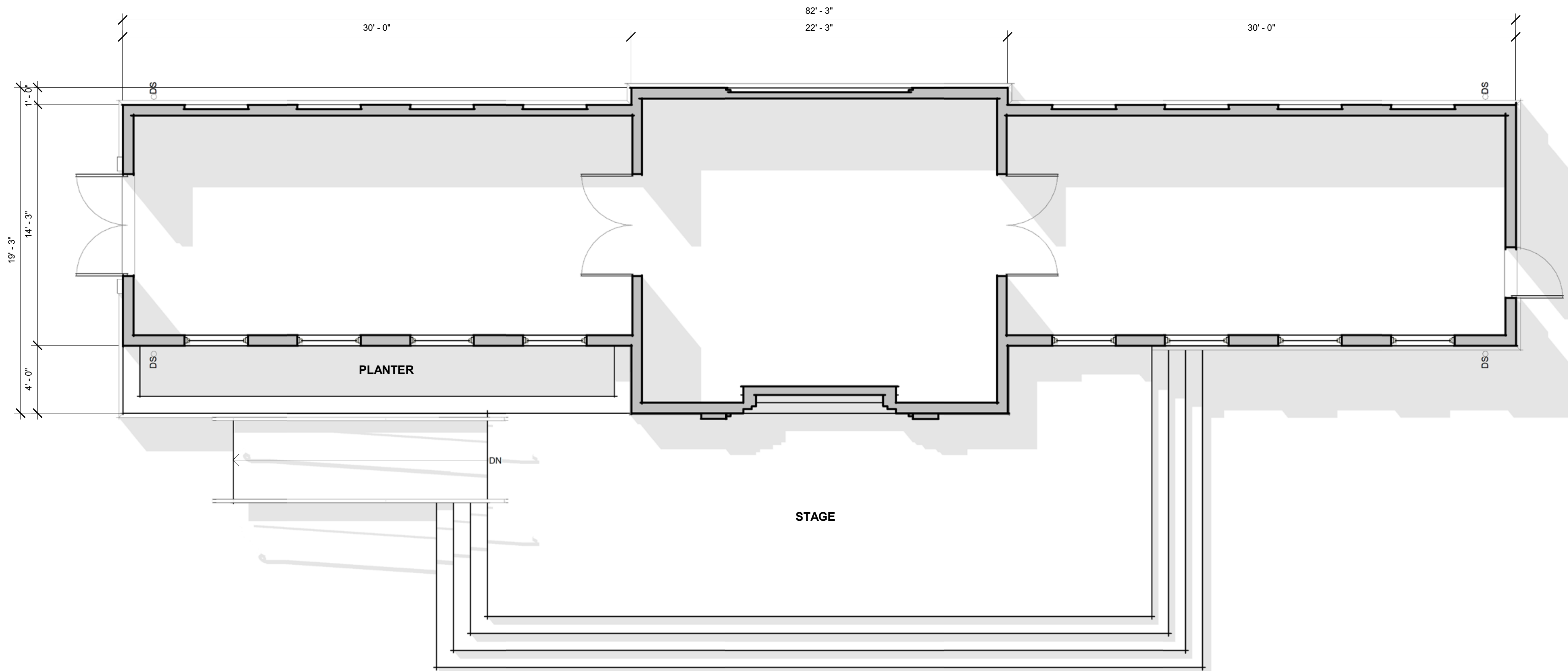


View of new pavilion building looking south toward News Press Building



DE LA GUERRA PLAZA REVITALIZATION
PERSPECTIVE VIEW 3

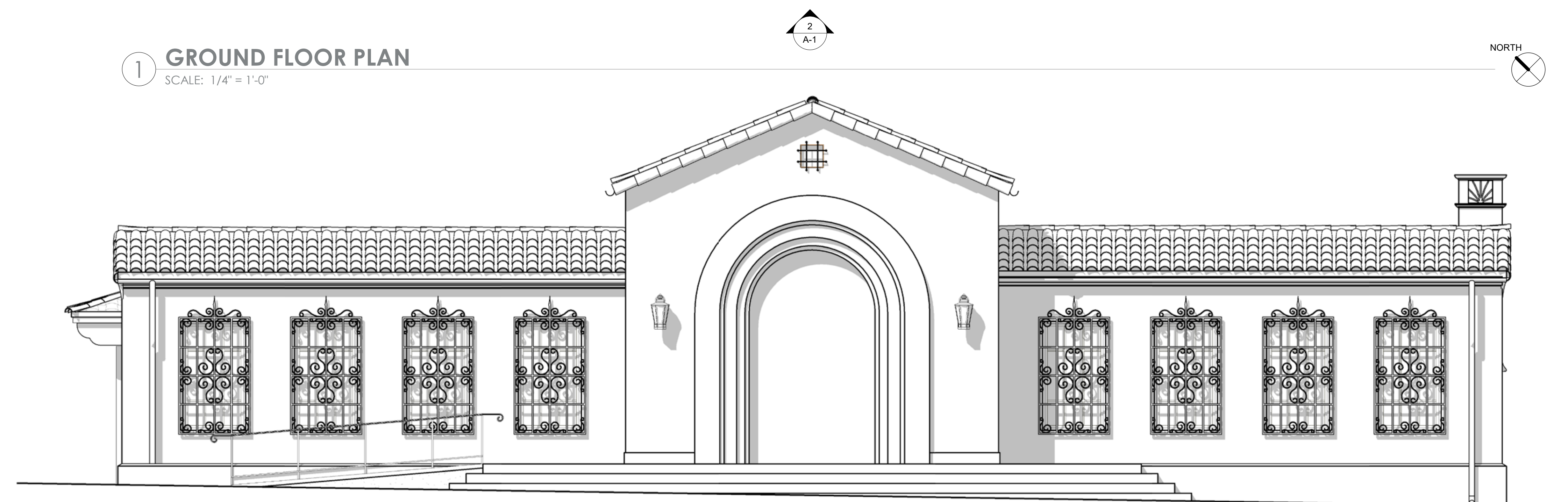
5
A-1



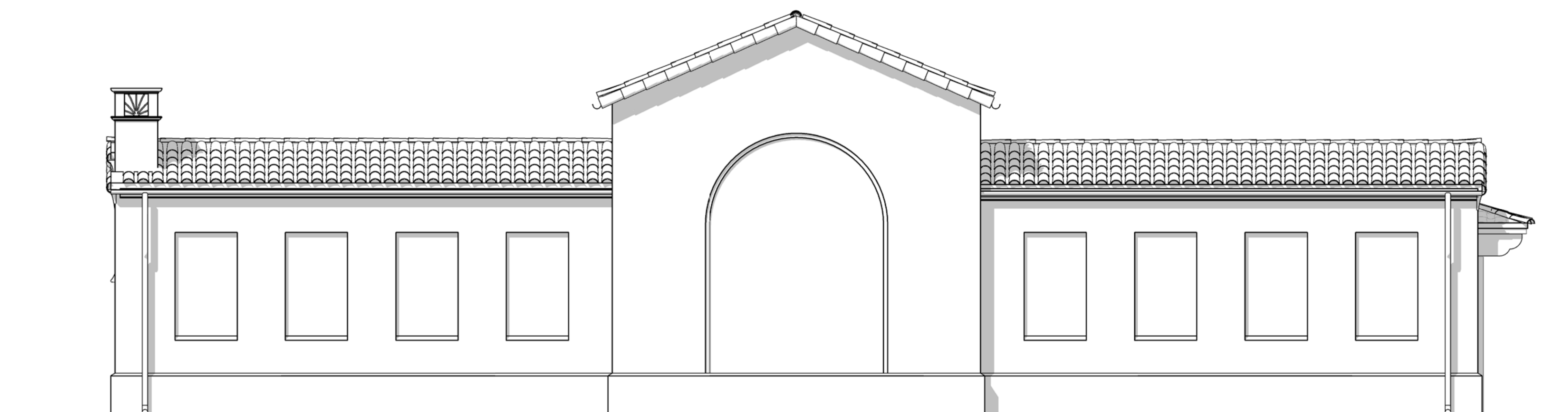
4
A-1

1 **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

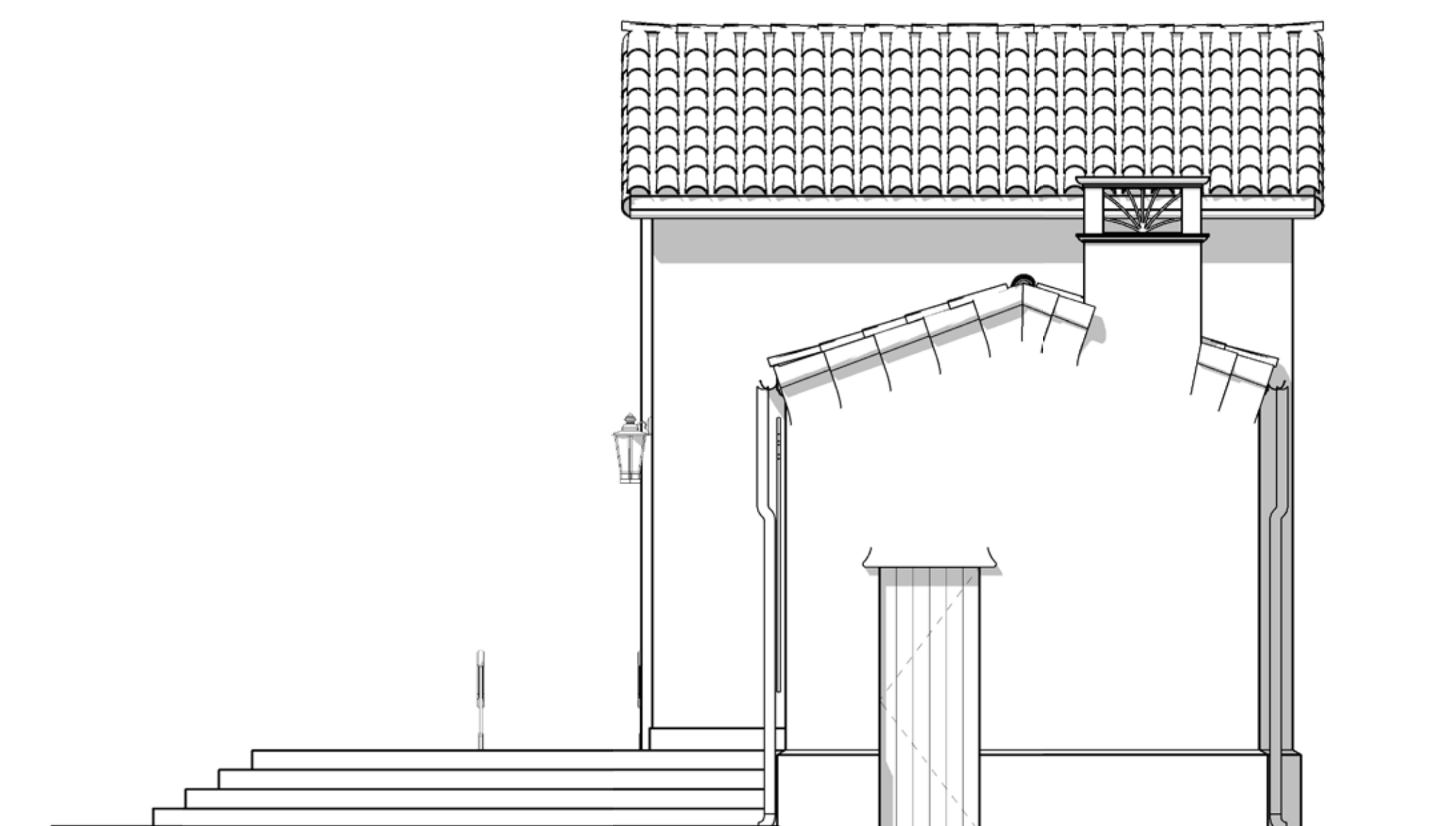
NORTH



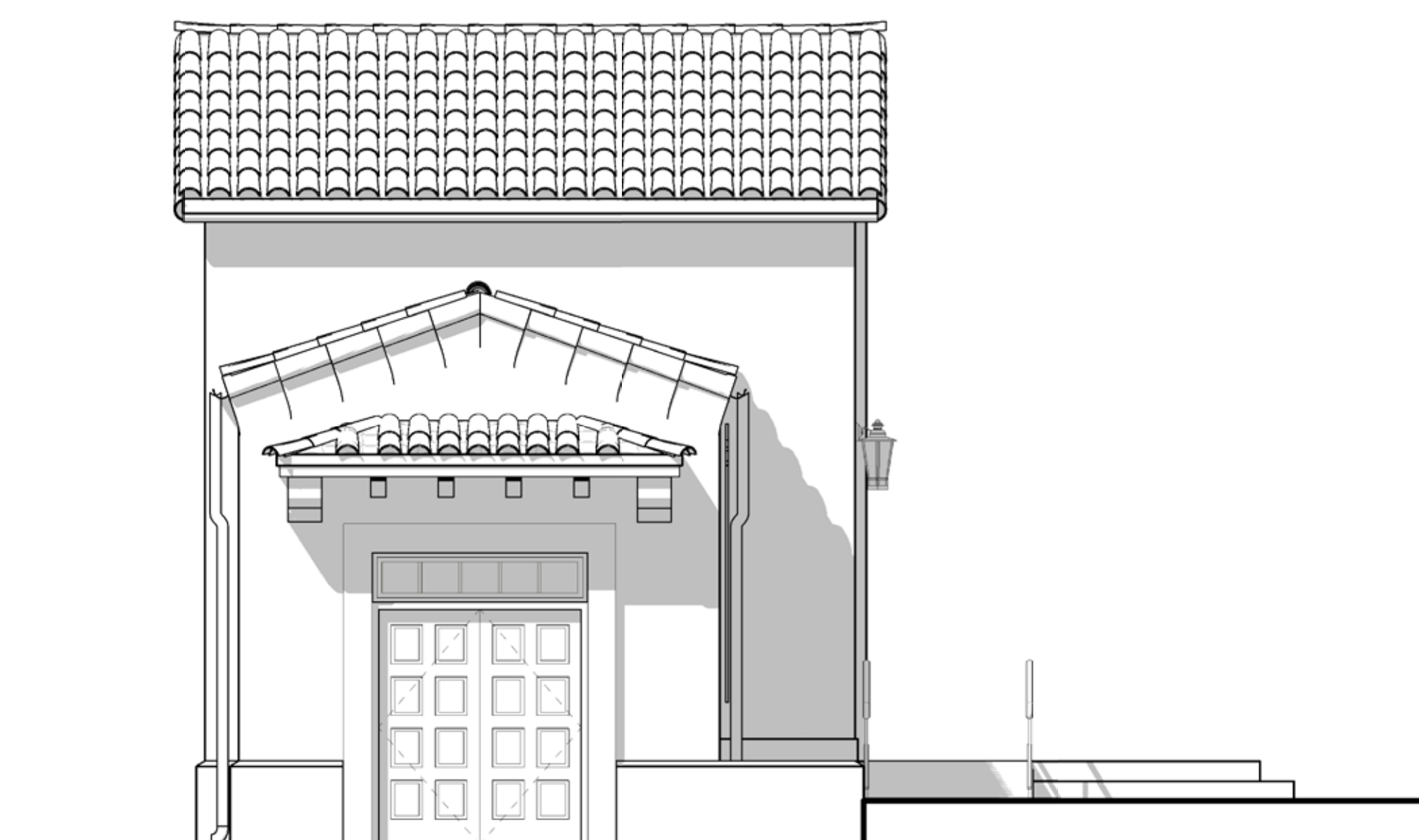
2 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



3 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



5 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



DE LA GUERRA PLAZA REVITALIZATION

PAVILION BUILDING



View along west edge of plaza adjacent to existing cafe patios



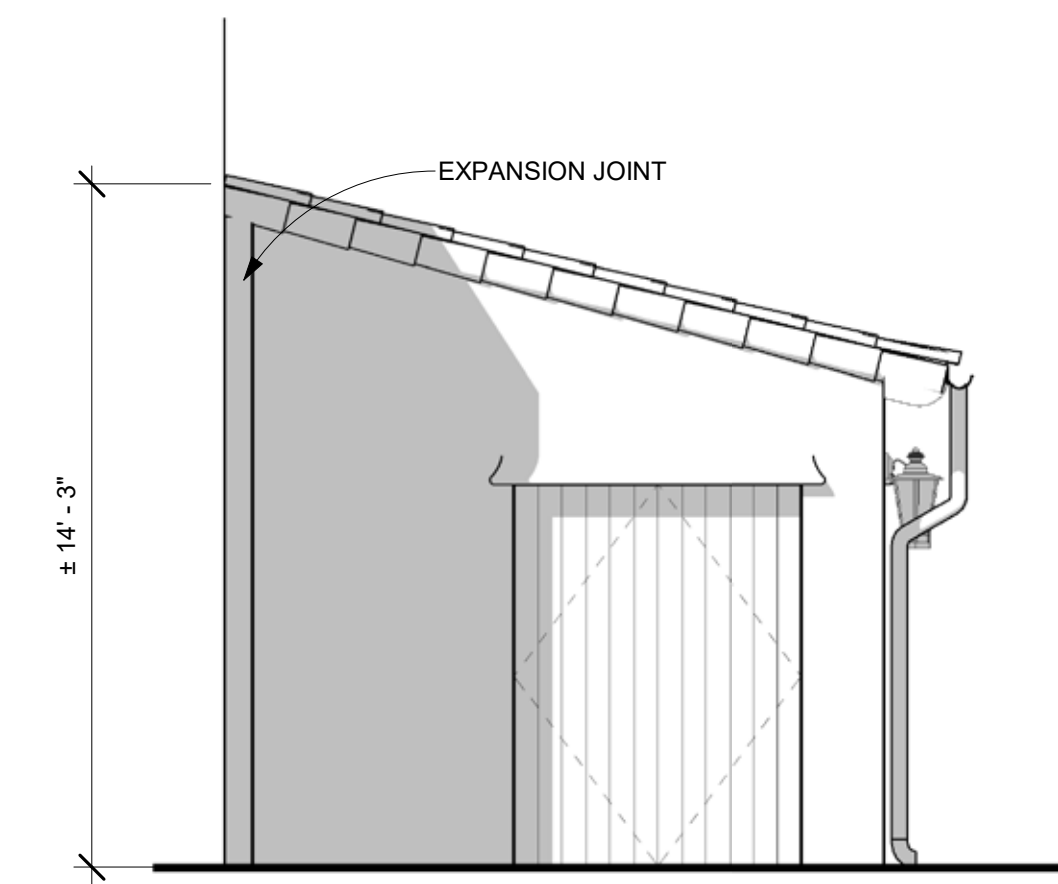
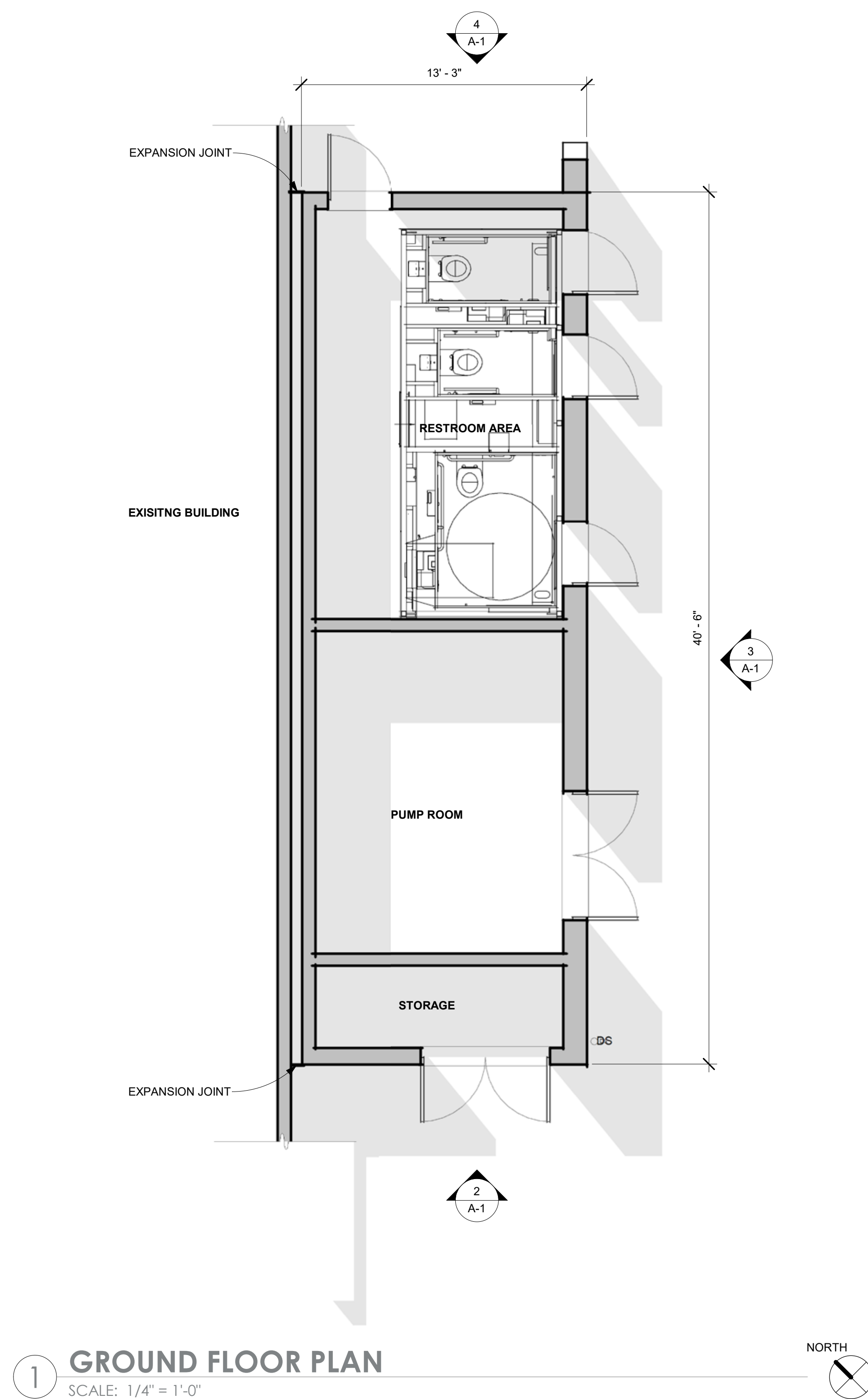
DE LA GUERRA PLAZA REVITALIZATION
PERSPECTIVE VIEW 4



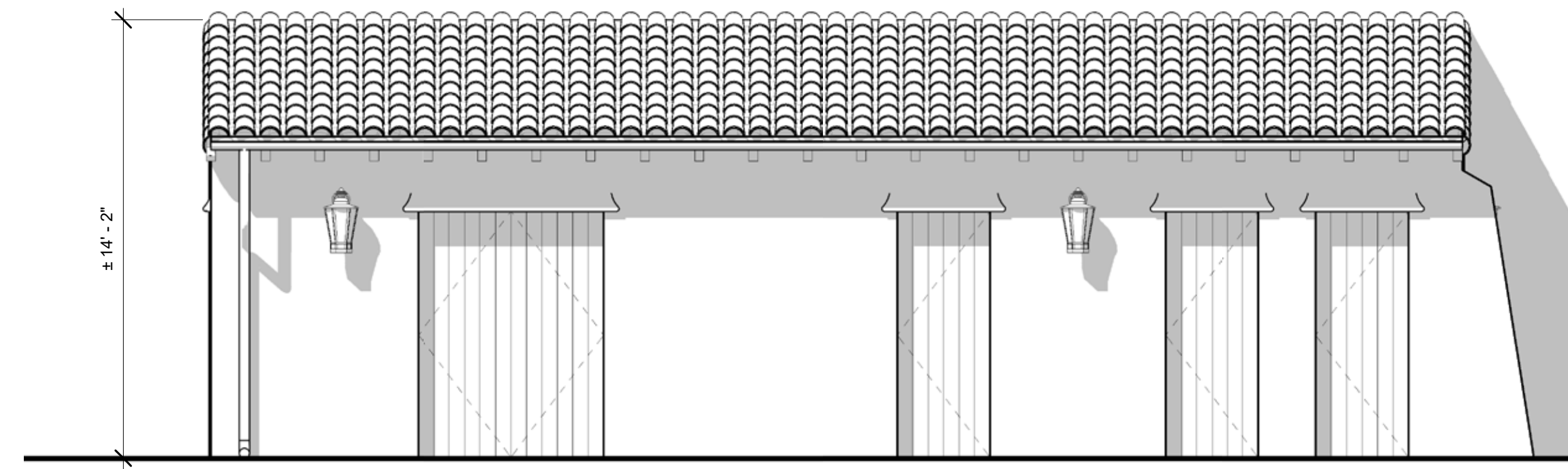
View of Storke Placita looking toward State Street, with new restroom building



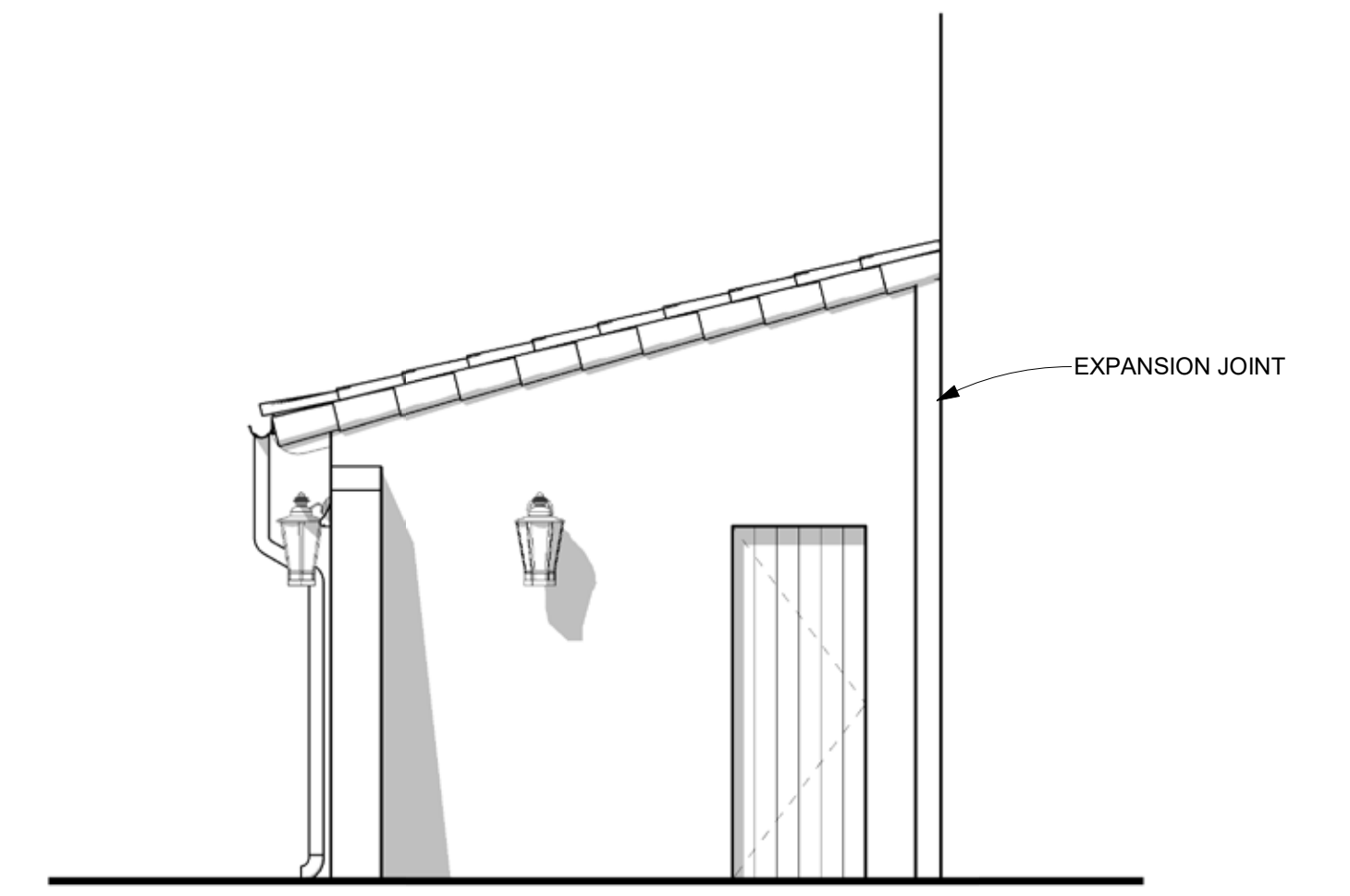
DE LA GUERRA PLAZA REVITALIZATION
PERSPECTIVE VIEW 5



2 SOUTH ELEVATION PRESENTATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION PRESENTATION
SCALE: 1/4" = 1'-0"

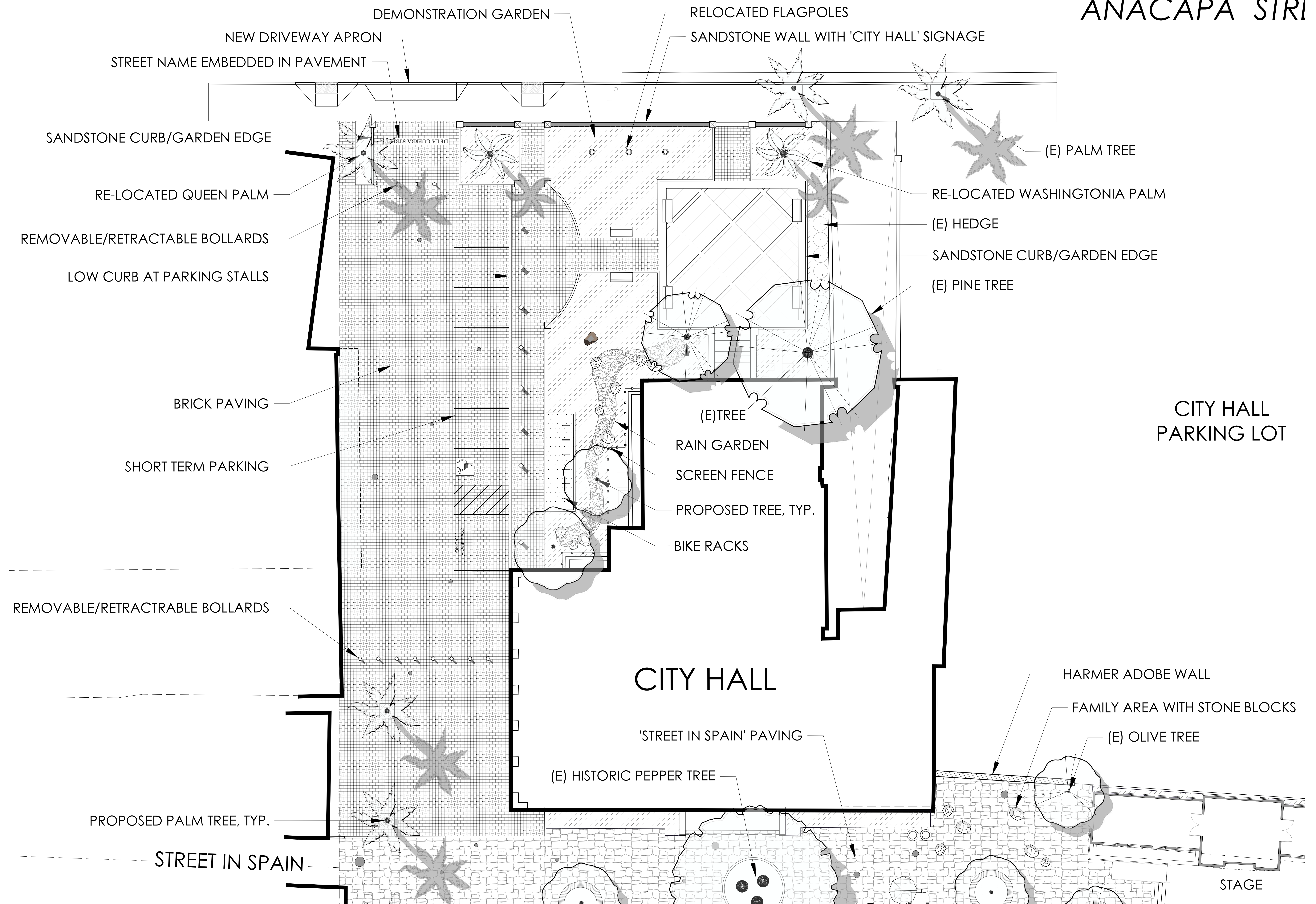


4 NORTH ELEVATION PRESENTATION
SCALE: 1/4" = 1'-0"



DE LA GUERRA PLAZA REVITALIZATION

RESTROOM FLOOR PLAN AND ELEVATIONS



DE LA GUERRA PLAZA REVITALIZATION

CITY HALL ENTRY LANDSCAPE

0' 10' 20' 30'
SCALE 1" = 10'



rrm design group
#1567-01-UR19



Existing view from Anacapa Street



Preliminary Concept Sketch



Design Concept A



Design Concept B



DE LA GUERRA PLAZA REVITALIZATION

CITY HALL ENTRY LANDSCAPE

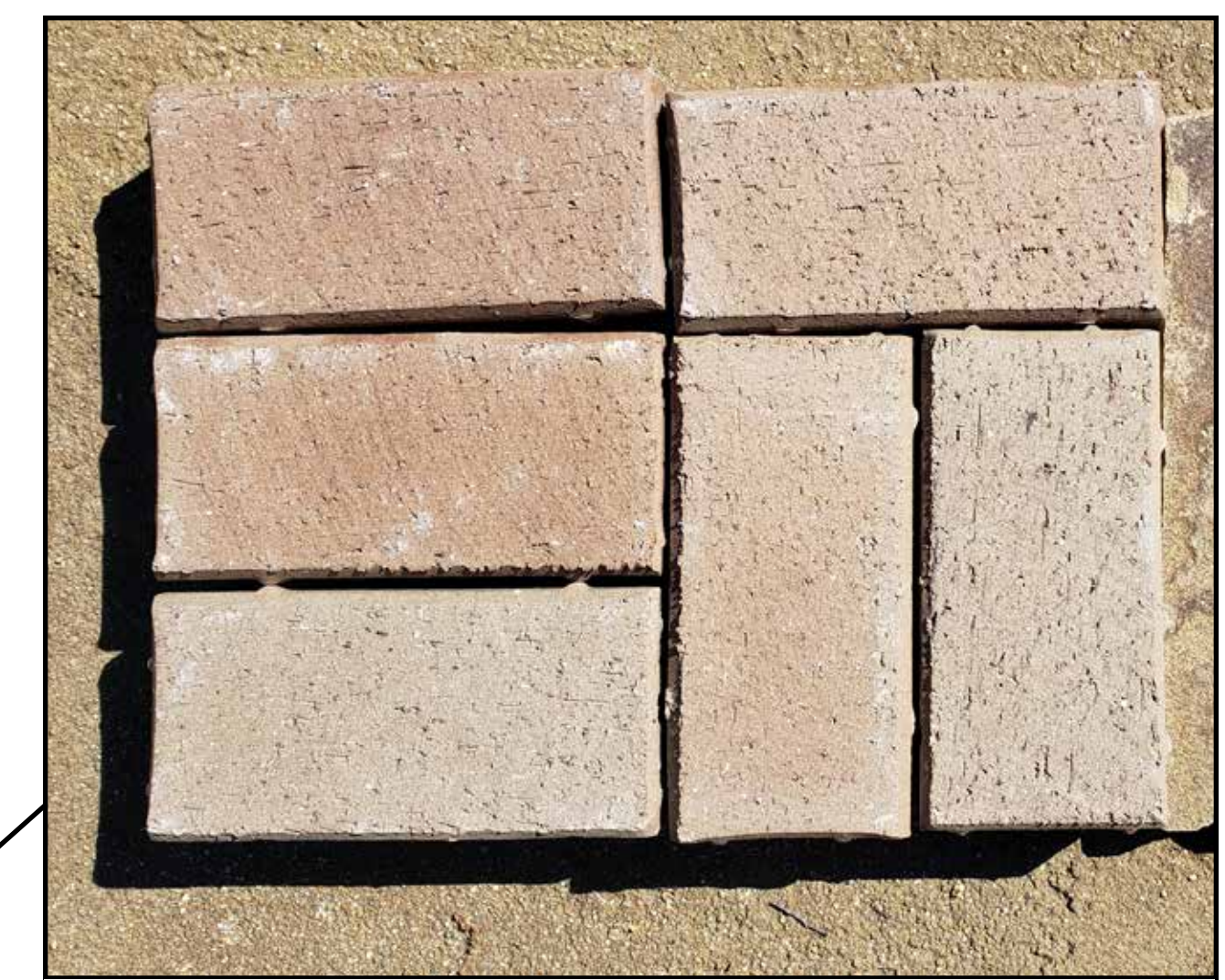


DE LA GUERRA PLAZA REVITALIZATION

CITY HALL ENTRY LANDSCAPE



Street in Spain (sandstone)



'Pueblo Flashed' Brick



'Oklahoma' Flagstone



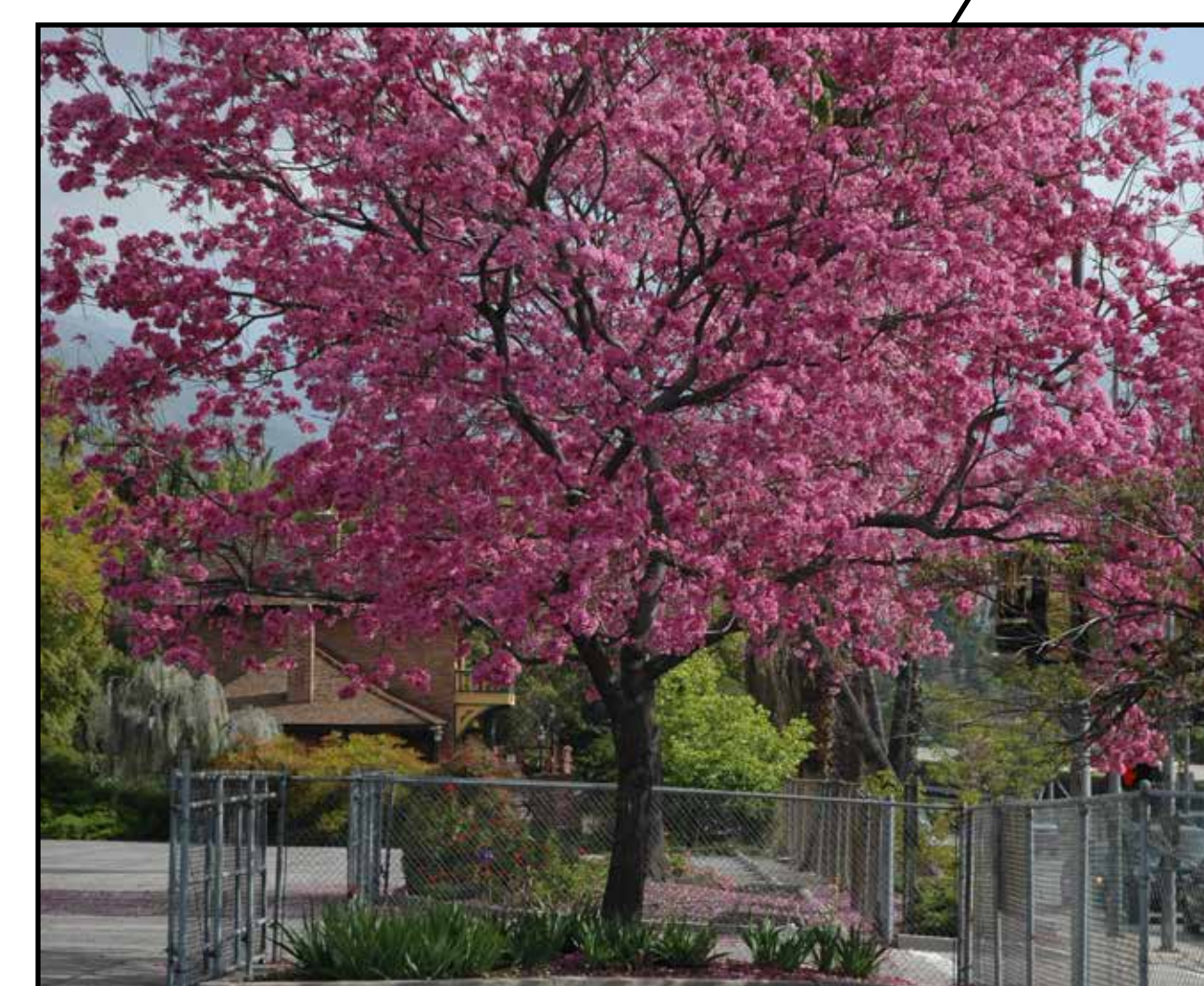
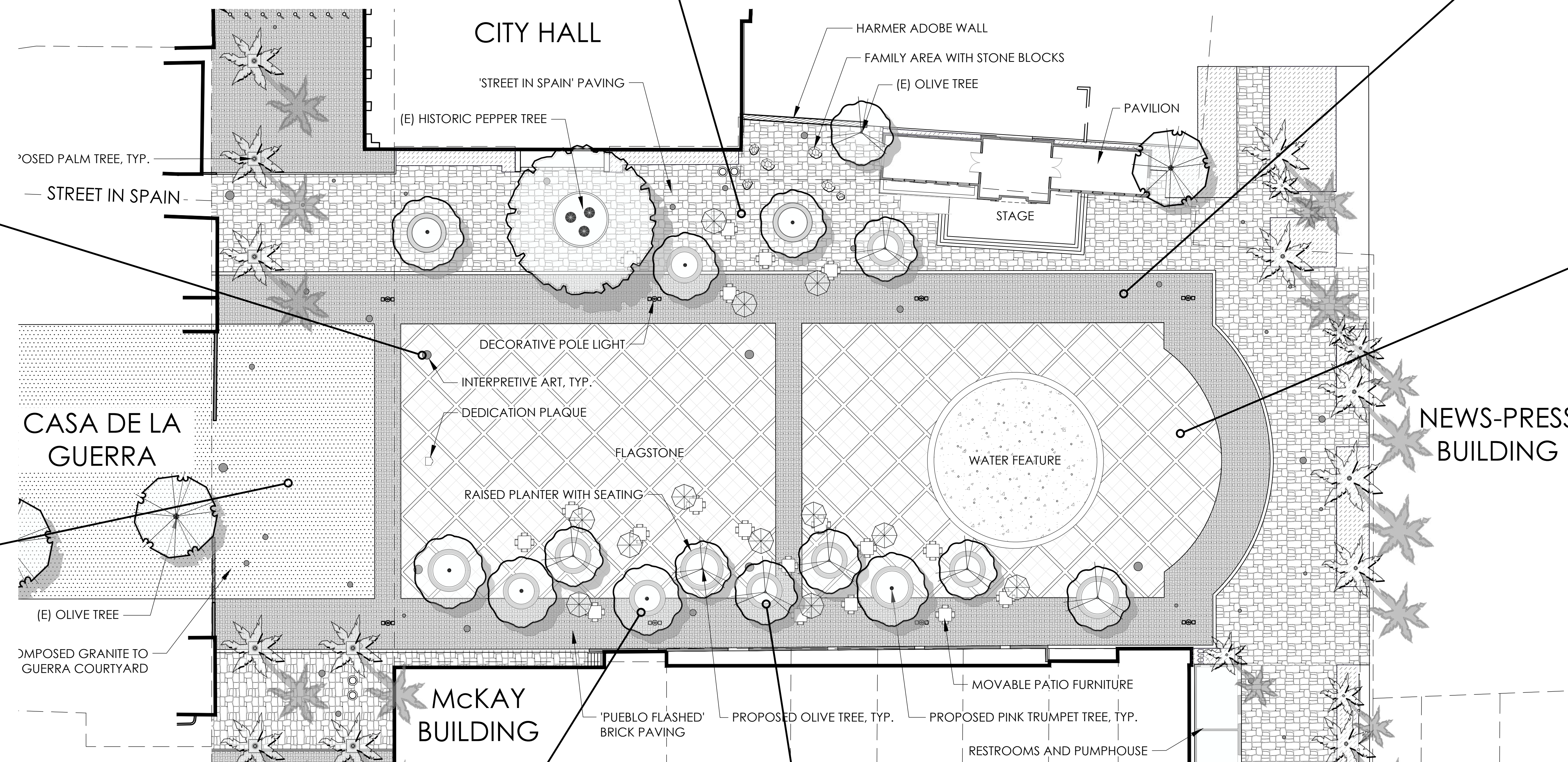
Tile accents on walls and step risers (pattern TBD)



Bronze or cast iron inlay (public art feature)



Stabilized decomposed granite



Pink Trumpet Tree



Fruitless Olive



DE LA GUERRA PLAZA REVITALIZATION

MATERIALS PALETTE

