

7. Traffic Circulation

Limiting buildings to two stories prevents traffic congestion and gridlock. Two-story buildings accommodate significantly less growth and therefore result in correspondingly less traffic and congestion.



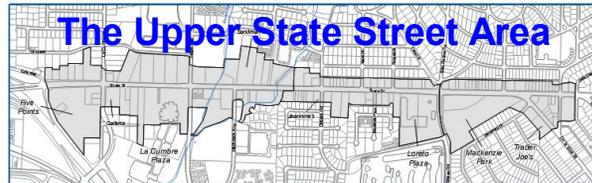
Traffic at Las Positas and State is already severely impacted.

8. Population Growth Slowing

Limiting buildings to two stories helps keep population growth in Santa Barbara closer to the population handling of the city (estimated by some as roughly 100,000). Two stories leads to significantly slower growth than three stories in concert with our community's desire for slow growth.

Upper State Street mixed use should have a maximum FAR (floor to lot area ratio) less than 1.0 for:

- Matching building size to lot size
- Preventing massive, bulky projects and loss of open space
- Community compatibility (mass, bulk, scale and character)
- Lessening traffic with smaller projects



Allied Neighborhoods Assn.

Allied Neighborhoods Association represents more than a dozen neighborhood associations, working to preserve and protect the City and its neighborhoods through conservation and good planning.

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A two-story height limit can help prevent our city from becoming just another LA suburb.



Three- and four-story projects such as this are incompatible with the character of our community due to size, bulk, and scale

Why Upper State Street Should Have a Two-Story Height Limit



Three- and four-story projects such as this are incompatible with the two-story character and human scale of the Upper State Street area.

1. Mountain Views

A two-story height limit together with height-proportional setbacks will help to protect mountain views.



The beauty of the Santa Ynez mountain range should be enjoyed and not blocked.

2. Monstrosity Prevention

A two-story height limit will complement FARs (floor to lot area ratios) in preventing massive, overbuilt projects, such as the three- and four-story monstrosities currently going up on Chapala Street (see the photos on the front page). Two-story projects have better human scale and benefit the community by being less massive, less bulky, less dense, and less tall.

3. Building Compatibility

A two-story height limit will maintain the wonderful, two-story character of our Upper State Street area. A two-story limit is needed so that new projects will be compatible with the existing buildings, 95% of which are one or two stories in height.

4. Roofline Softening

A two-story height limit will preserve the natural character of our Upper State Street area, where the lines formed by roofs meeting the sky are broken and softened by trees extending across them. With three-story buildings this softening is not possible.



Trees can soften the roof lines of one- and two-story buildings.

5. Infrastructure Limits

Limiting building size to two stories helps our community live within our resources by slowing growth and decreasing the burden on our precious remaining resources: open space, water, air quality, sewer, noise, and traffic and trash capacities. The Upper State Street circulation system will not accommodate increased traffic caused by three-story buildings.



Waste water treatment facility.

6. Ecological Sustainability

Limiting building to two stories enhances sustainability. Smaller buildings use significantly fewer materials and less energy to build. Smaller buildings use significantly less energy to light, heat, and cool. Their burdens on water, trash, and sewer systems are also much less.