

The Garden at Garden Street:

A Place for **Community** and **Nature** to Thrive in the **Funk Zone**

Eddy Zhu / Summer 2025 / Capstone Studio / Meg Coffee / UCLA Extension Landscape Architecture Program



CONTENTS

3 INTRODUCTION

SITE

- 4 Location
- 5 Context
- 6 History
- 7 Existing Conditions

DIRECTION

- 10 Goals and Objectives
- 11 Program elements
- 12 Design Methodology
- 14 Case studies

ANALYSIS

- 18 Users
- 19 Watershed
- 20 Flooding
- 21 Art & Culture
- 22 Circulation
- 23 Trees
- 24 Structures
- 25 Businesses
- 26 Constraints
- 27 Opportunities

DESIGN

- 28 Concept Development
- 30 Final Concept
- 31 Grading & Drainage
- 32 Plant Palette

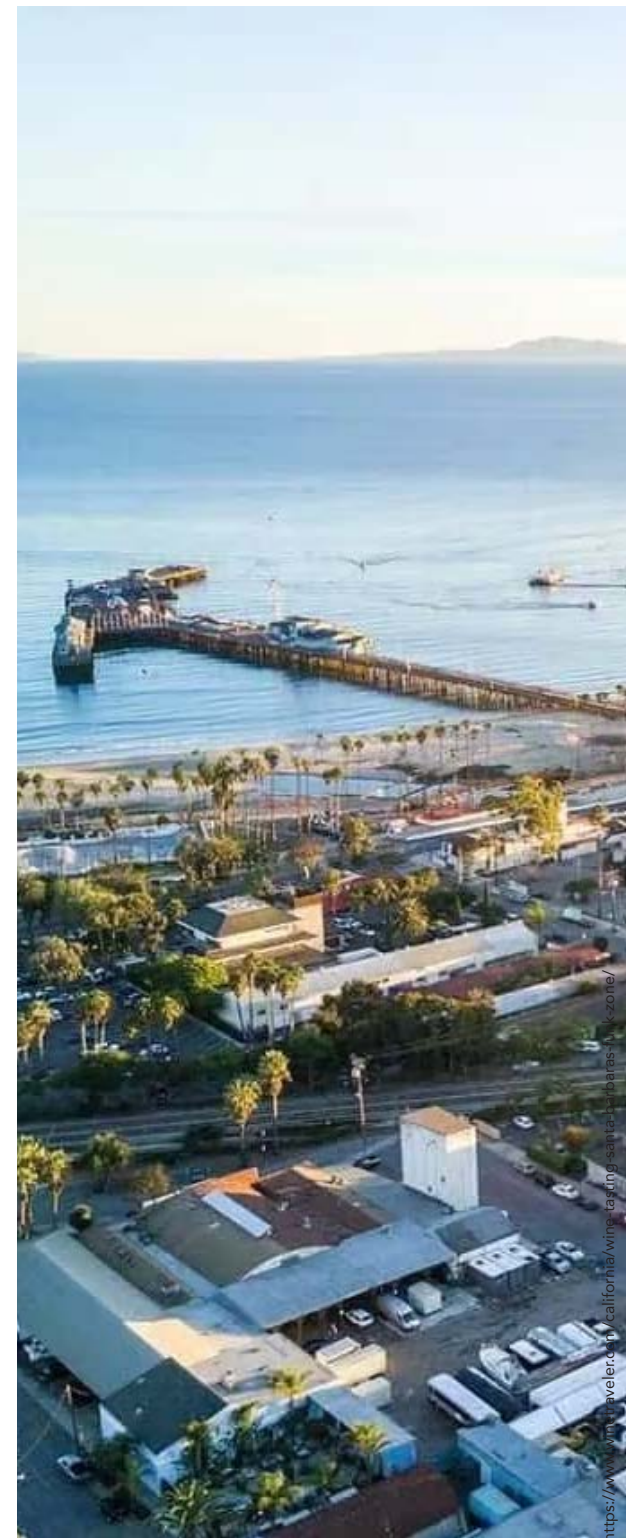
GRAPHICS

- 33 Site Plan
- 34 Aerial: View South
- 35 Aerial: View North
- 36 Section: Central Piazza & Wetland
- 37 Enlargement: Wetland in Summer
- 38 Enlargement: Wetland in Fall
- 39 Enlargement: Wetland in Winter
- 40 Perspectives: Wetland Area & Boardwalk
- 41 Perspectives: Central Piazza & Pedestrian Entrance
- 42 Perspectives: Food Cooperative & Community Garden
- 43 Perspectives: Food Trucks & Commercial
- 44 Enlargement: Oceanside
- 54 Section: Quonset Hut, Artist Studios, Ocean View Hill
- 46 Perspectives: Ocean Hill
- 47 Video

CONCLUSIONS

ACKNOWLEDGEMENTS

REFERENCES



INTRODUCTION

STATEMENT

This project will re-imagine an industrial shipping container yard as a community space. The design will help to connect people with nature by fostering a strong connection to the original coastal wetland **environment**. The design will create flexible **community** spaces while incorporating the neighborhood vernacular of **funk** through adaptive reuse and public art. The project will demonstrate the best practices determined by the City of Santa Barbara for wetland restoration, storm water management, and sea level rise adaptation.



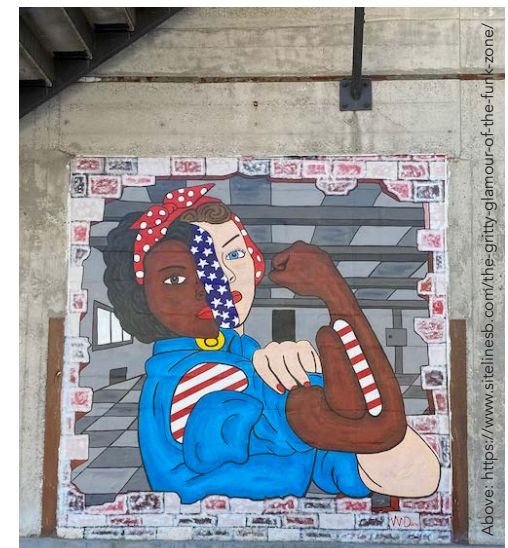
JUSTIFICATION

ENVIRONMENTAL

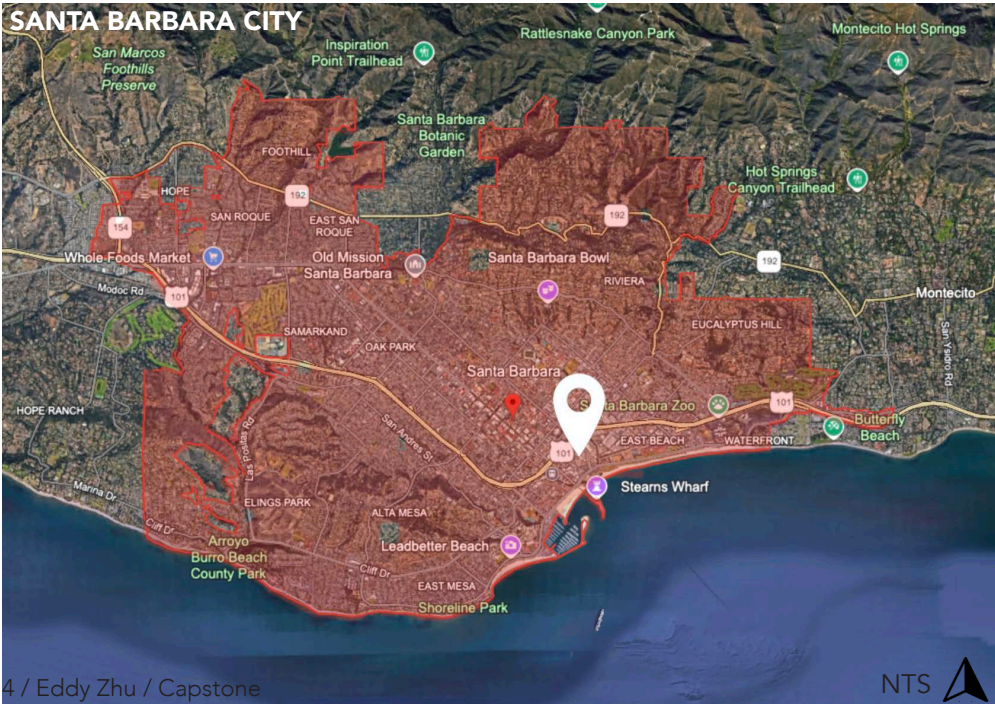
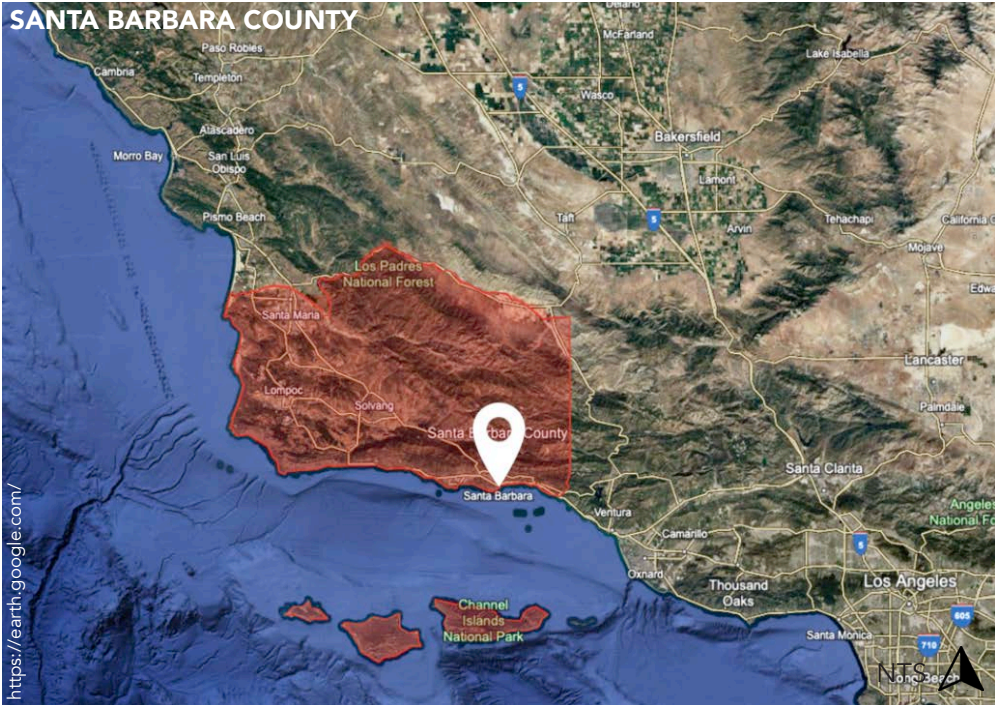
- Former wetland sandwiched between two highly urbanized streams: Mission Creek and Laguna Creek
- The site is threatened by flooding due to both sea level rise and extreme rain events
- Soil and groundwater contaminated with heavy metals and hydrocarbons
- Storm water swale (Environmentally Sensitive Habitat Area) filled with invasive species

SOCIAL

- Located in the dynamic artistic and industrial 'Funk Zone' neighborhood, with an opportunity to connect downtown with the waterfront
- Currently the site has a vibrant community of small businesses and artist studios housed in shipping containers that is facing development pressure along with numerous other sites in the Funk Zone leading to potential neighborhood gentrification
- Highly controversial 250-room Garden Street hotel proposed with no amenities for community access
- The local community could benefit from a more planned, permanent space that takes into account various stakeholders









SITE: Location



SITE: Context



LEGENED

-  Creek
-  Railroad
-  Amtrak Station
-  Industrial
-  Hotels
-  Residential
-  Open Space
-  Commercial
-  Parking Lot

- The Amtrak Station and the beach are both approximately 0.25 mi or a 5-minute walk away
- The project site is located near the El Estero wastewater treatment and recycling facility
- The Funk Zone is a vibrant mixed-use neighborhood

SITE: History

1920-1955: A 120-acre estuary named **El Estero** becomes site of the city's busiest **landfill** which was filled with rubble from the 1925 earthquake.

1930: Census shows that **two-thirds of Santa Barbara's Black residents** are living on the lower Eastside and the Funk Zone, due to restrictive covenants and anti-black housing policies elsewhere.

1951: El Estero **Wastewater Treatment** Center opens nearby.

1959: Completion of **Highway 101** divides lower Eastside and Funk Zone neighborhoods.

1980s: Development pressure threatens the Funk Zone, Arts Commissioner Patrick Davis and city planner Don Olson lead movement to **change zoning**.

1983: Specific Plan approved by the city which provides for **land donation** by the Wright Family for connection of Garden St. to Cabrillo Blvd. and also allowing development of housing, hotel, public market, and aquarium on the project site.

1992: **Leaking underground fuel tank** owned by Channel City Lumber is removed.

1997: Road construction of Garden Street is completed.

2000s: Many large-scale developments surrounding the Funk Zone heading to approval.

2008: Wright family proposes **91-unit condominium**, but it was withdrawn for not being profitable.

2022: Non-profit **Keep the Funk** created to inform large-scale development and preserve the character of the Funk Zone.

May 2022: First time 250-room **101 Garden Street Hotel plans** are revealed, project goes before the Historic Landmarks Commission.

March 2024: Santa Barbara **Planning Commission** votes 4-2 to approve Garden Street Hotel.

November 2024: Santa Barbara **City Council** votes 5-2 to approve Garden Street Hotel.

April 2025: **Coastal Commission** finds no substantial issue with Keep the Funk's appeal concerning the 101 Garden Street Hotel .



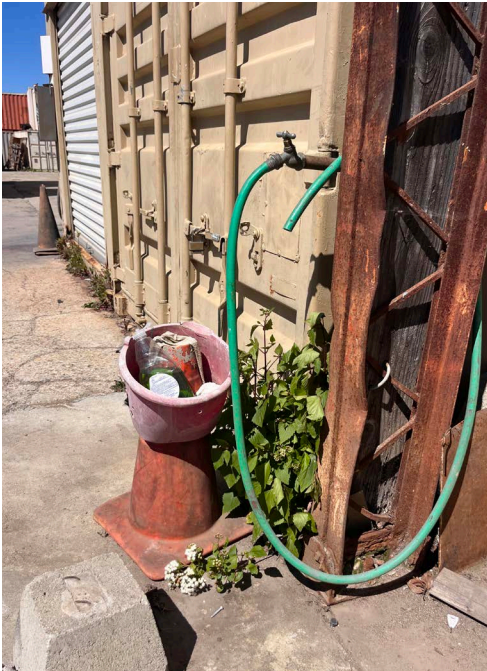
1873 Site Location within El Estero Estuary

Above/Below: <https://www.independent.com/2017/02/09/earthquake-debris-muddies-waters-new-market/>



1917 Site Location within El Estero Estuary

EXISTING CONDITIONS



1. Makeshift sink



2. Junk storage



3. *Ficus carica*, wooden stairs



7. Interstice between containers



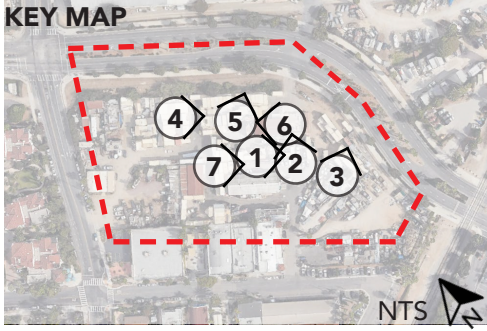
4. Container tunnel



5. Artist studio



6. Loquat tree in a pot



KEY MAP

EXISTING CONDITIONS



1. Old decorated car



2. Snack Shack and artwork



3. Paradise Import sculptures



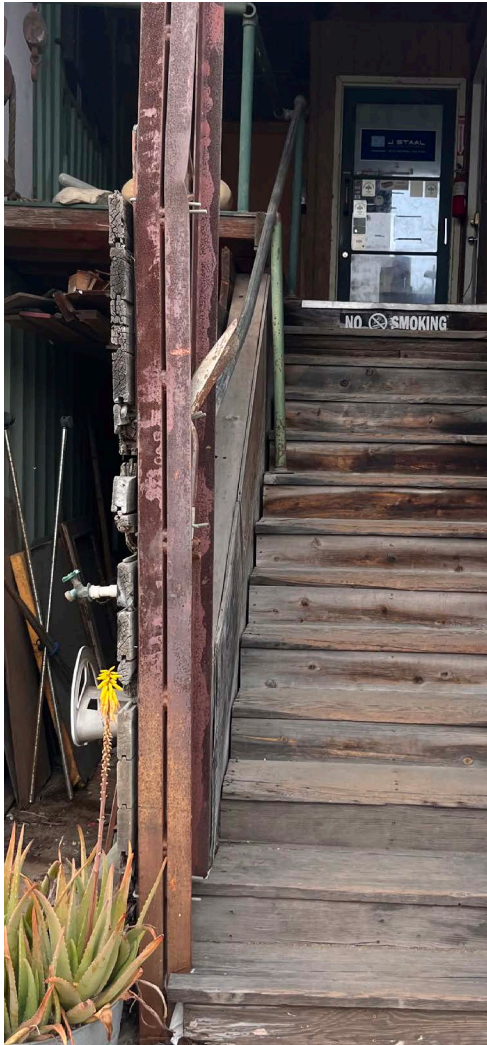
4. Truck and kayak
8 / Eddy Zhu / Capstone



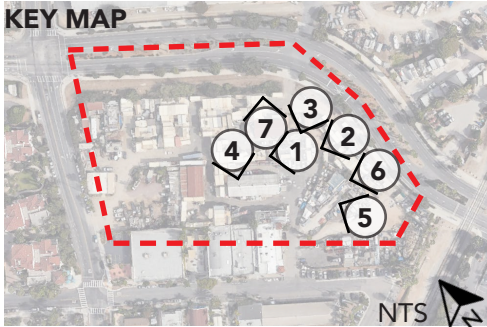
5. Boat storage



6. Kayaks



7. Wooden stairs



KEY MAP

EXISTING CONDITIONS: Plants



1. *Tropaeolum majus*



2. *Cortaderia selloana* in swale



3. *Rosa* sp.



7. *Echium candicans* in swale



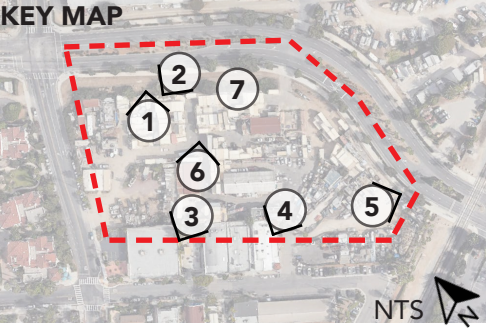
4. *Ficus carica*



5. *Phoenix canariensis*, *Bignonia capreolata*



6. *Ageratina adenophora* in tractor



GOALS AND OBJECTIVES



PROTECT **ENVIRONMENT**

- Restore a section of historic wetland to reduce contaminated runoff into the Pacific Ocean
- Soil remediation, removal of hazardous waste, phytoremediation
- Native climate-adapted plantings, provide coastal wetland habitat
- Filter, clean, infiltrate, and capture stormwater
- Mitigate impacts from sea level rise

Above: <https://wildlandsconservancy.org/preserves/eelriverestuary>

STRENGTHEN **COMMUNITY**

- Connect city with the ocean through multi-modal transportation
- Provide community amenities, access, and flexible space for events
- Create a participatory space that engages and is valued by the community
- Include programming that addresses the needs of both locals and visitors

Above: <https://santabarbaraca.com/businesses/summer-solstice-celebration/>

INTEGRATE **FUNK**

- Connect with the architectural and cultural vernacular of the surrounding dynamic artistic and industrial 'Funk Zone' neighborhood
- Adaptive reuse of existing buildings and shipping containers
- Public art displays and improvisational space for rotating outdoor art exhibits

Above: <https://www.coastvillageinn.com/funk-zone.htm>

PROGRAM ELEMENTS

ENVIRONMENT COMMUNITY FUNK

- ● Boardwalk through restored coastal wetland with native riparian planting (5'-15' wide)
- ● Multi-use path with buffer along Garden Street (10' wide)
- ● Shipping container and building material adaptive reuse (standard container: 8'6" x 8'6" x 20')
- ● Community garden & food co-op with rooftop greenhouse, rainwater capture, solar panels (10,000 SF)
- ● Public art: murals, sculptures, performance, etc. (various sizes)
- ● Shipping containers (20'x8'x8.5') and quonset huts (40'x60') for artist studios, galleries, businesses
- ● Shade structures, viewing platforms, shade trees (50' diameter)
- ● Food truck pod (5,000-10,000 SF)
- ● Public restrooms (400-900 SF)
- ● Formal pedestrian circulation (6', 10', 16' wide paths)



Shade Trees



Community Garden



Funk Zone Mural

DESIGN METHODOLOGY

City of Santa Barbara Local Coastal Program Coastal Land Use Plan (2019)

4.15-15 Biological Resources section designates Garden Street swale as a coastal wetland and an

Environmentally Sensitive Habitat Areas (ESHAs)

- ESHAs must have habitat buffers with any new development or redevelopment
- Development in ESHAs may occur if they
 - Improve habitat value
 - Provide public access with impervious trails (minimum 35' from top of bank)
 - Provide educational and directional signage,
 - Create bioswales or other storm water BMPs (Best Management Practices)

4.1-37 **Bird Safe Building design** features listed below must be implemented within 100' of ESHAs

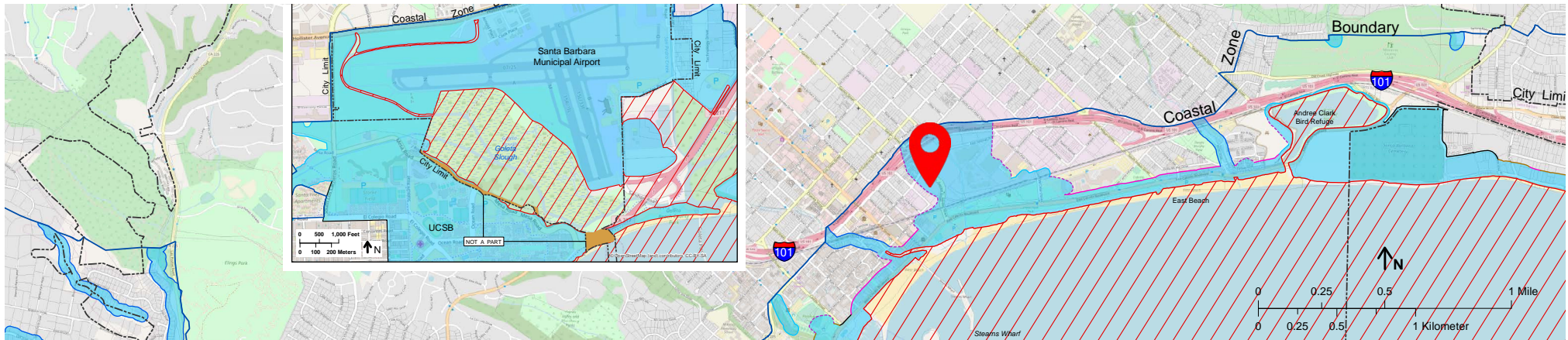
- Minimizing the amount of untreated glass or glazing
- Incorporating glazing treatments to make glass visible to birds
- Using opaque materials and non-reflective glass
- Siting trees and other vegetation to avoid or obscure window reflection
- Avoiding the use of 'bird traps' such as glass courtyards, interior atriums, and clear glass walls

4.2-10 **Storm Water Management Program** details the following requirements for new development

- Minimize transport of pollutants from runoff into coastal waters
- Minimize changes in the site's runoff flow regime to preserve hydrologic balance
- Protect and restore hydrologic features such as drainage swales, stream corridors, floodplains, and wetlands
- Protect ESHAs from disruption of habitat values resulting from discharge of stormwater or other runoff

4.2-21 **Biological Productivity and Water Quality** should be maintained and restored by

- Minimizing adverse effects of waste water discharges and controlling runoff
- Preventing depletion of ground water and encouraging wastewater reclamation
- Minimize alteration of natural streams, protect and maintain riparian habitats and vegetated buffers



City of Santa Barbara **Sea-Level Rise Adaptation Plan** (2021)

Relevant Low-lying Waterfront and Beach Adaptation Options (7.3)

- Elevating or waterproofing structures
- Elevating property grade
- Managed retreat

Tide Gates and Weirs (8.3)

- Tide gates and weirs
- Groundwater pumping
- Creek flood walls and levees

City of Santa Barbara **Storm Water BMP Guidance Manual** (2020)

Storm water runoff requirements

- Water quality treatment
- Runoff volume reduction
- Peak discharge reduction

Storm water runoff BMP options

- Bioinfiltration, bioretention
- Infiltration
- Permeable pavement
- Building BMPs (cisterns/rain barrels, planters, green roofs)

How to Turn a Place Around: A Placemaking Handbook by Kathy Madden (2021)

Criteria for determining the success of a site:

- Sociability
- Uses & Activities
- Comfort & Image
- Access & Linkages

Waste Matters: Adaptive Reuse for Productive Landscapes by Nikole Bouchard (2021)

- Waste as a resource and an opportunity to address ecological and cultural challenges
- Utilizing interdisciplinary approaches to tackle reuse, recycling, reassembly, and preservation
- Finding design strategies that are both sustainable and imaginative

CASE STUDY 1: Freetown Christiania - Copenhagen, Denmark

Overview

- Founded in 1971 on a former military base, now an intentional community and anarchist commune
- Many residents build their own homes using recycled materials, resulting in interesting architecture and abundant public art
- Major tourist attraction with half a million visitors per year who visit this vehicle-free zone
- Local residents worked with government to dig up the cobblestones on Pusher Street in 2024 to reduce illegal drug market

Takeaways

- Community-driven, pedestrian-friendly design
- Public art displays with numerous murals
- Adaptive reuse strategies
- LID storm water interventions



CASE STUDY 2: 798 - Beijing, China

Overview

- Bauhaus-style weapons factories built by East Germany in 1954, now houses vibrant art community
- Home to UCCA Center for Contemporary Art, Beijing Queer Film Festival, and Beijing Design Week
- Gentrification has been an issue, re-development was planned but ultimately thwarted due to public outcry
- Sasaki Associates hired by Belgian philanthropist Guy Ullens to create a successful adaptive reuse vision plan
- Third most-visited destination in Beijing with more than 3 million annual visitors

Takeaways

- Public art displays with numerous murals
- Preserves historic buildings, adaptive reuse
- Attracts tourists while preserving local culture
- Balancing development with gentrification



CASE STUDY 3: Calle Regina - Mexico City, Mexico

Overview

- Part of a revitalization effort in the historic center of Mexico City during the 2000s
- Vehicular street that was converted to pedestrian street with hardscape, lighting, seating, and planting improvements
- Furnishings such as benches and bollards create a safe, engaging environment for pedestrians
- Previously, crime made residents and visitors feel unsafe
- Small businesses, artist community, and public art murals
- Part of a "Cultural Pedestrian Corridor" including nearby streets

Takeaways

- Community-driven, pedestrian-friendly design
- Attracts tourists while preserving local culture and small businesses
- Public art displays with numerous murals
- Small businesses are thriving, limited gentrification



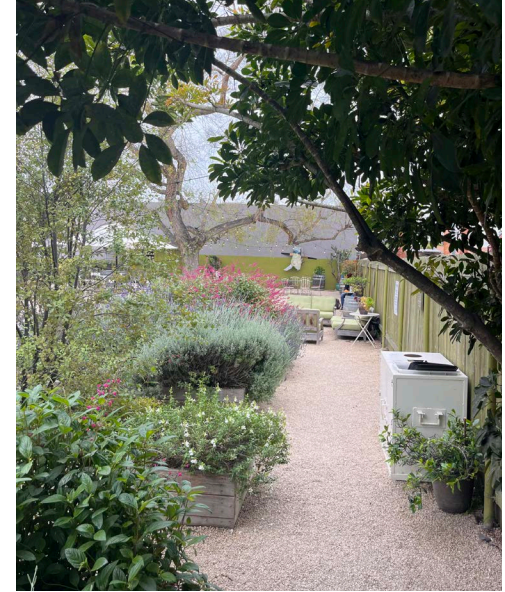
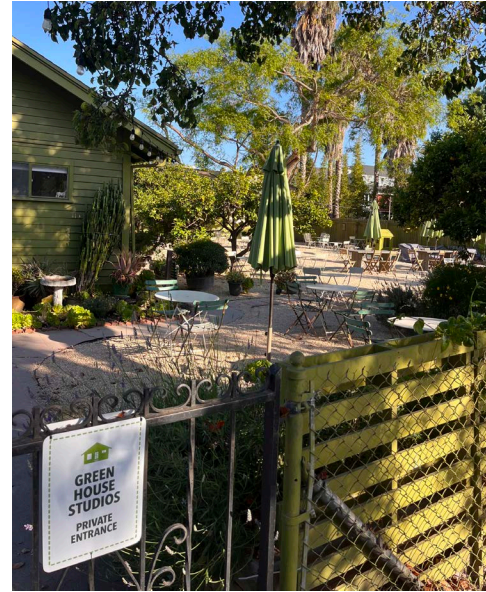
CASE STUDY 4: Dart Coffee Garden

Overview

- Across the street from popular coffee shop Dart Coffee Co.
- Various community groups use the space for regular meetings such as a mom support group and a knitting group
- The garden can be rented out for various events of up to 250 people
- 6,000 SF space that is open to the public from 10am-4pm
- Percentage of proceeds goes to supporting local artists
- Private artist studios also located on site
- Located across the street from project site

Takeaways

- Privately owned but functions as a third space & community hub
- Community-oriented small business that also attracts visitors
- Popularity demonstrates a need for more community spaces
- Planter boxes with fragrant herbs, mostly porous gravel surfaces



ANALYSIS: Users

ENVIRONMENT

COMMUNITY

FUNK

STAKEHOLDERS

- Keep the Funk
- The Wright Family H. Limited Partnership
- Dauntless Development
- Local Residents
- Existing Businesses

GOVERNMENT AGENCIES

- City of Santa Barbara
- South County Board of Architectural Review
- California Coastal Commission
- California Department of Transportation
- California State Coastal Conservancy
- Regional Water Quality Control Board
- U.S. Army Corps of Engineers
- City of Santa Barbara Water District
- Santa Barbara City & County Fire Departments
- California Department of Fish and Wildlife

POTENTIAL USERS

LOCALS:

Artists, small business owners, gardeners, students, local wildlife.

Demographics: The typical local user is middle income, white or Hispanic, college educated, and over 35 years old.

VISITORS:

Vacationing families, couples, individuals, migratory wildlife.

Demographics: The typical visitor is from Southern California, middle income, white, college educated, and over 40 years old.



East of Yesterday by Ruth Ellen Hoag

ANALYSIS: Watershed

ENVIRONMENT




COMMUNITY

FUNK







LEGEND

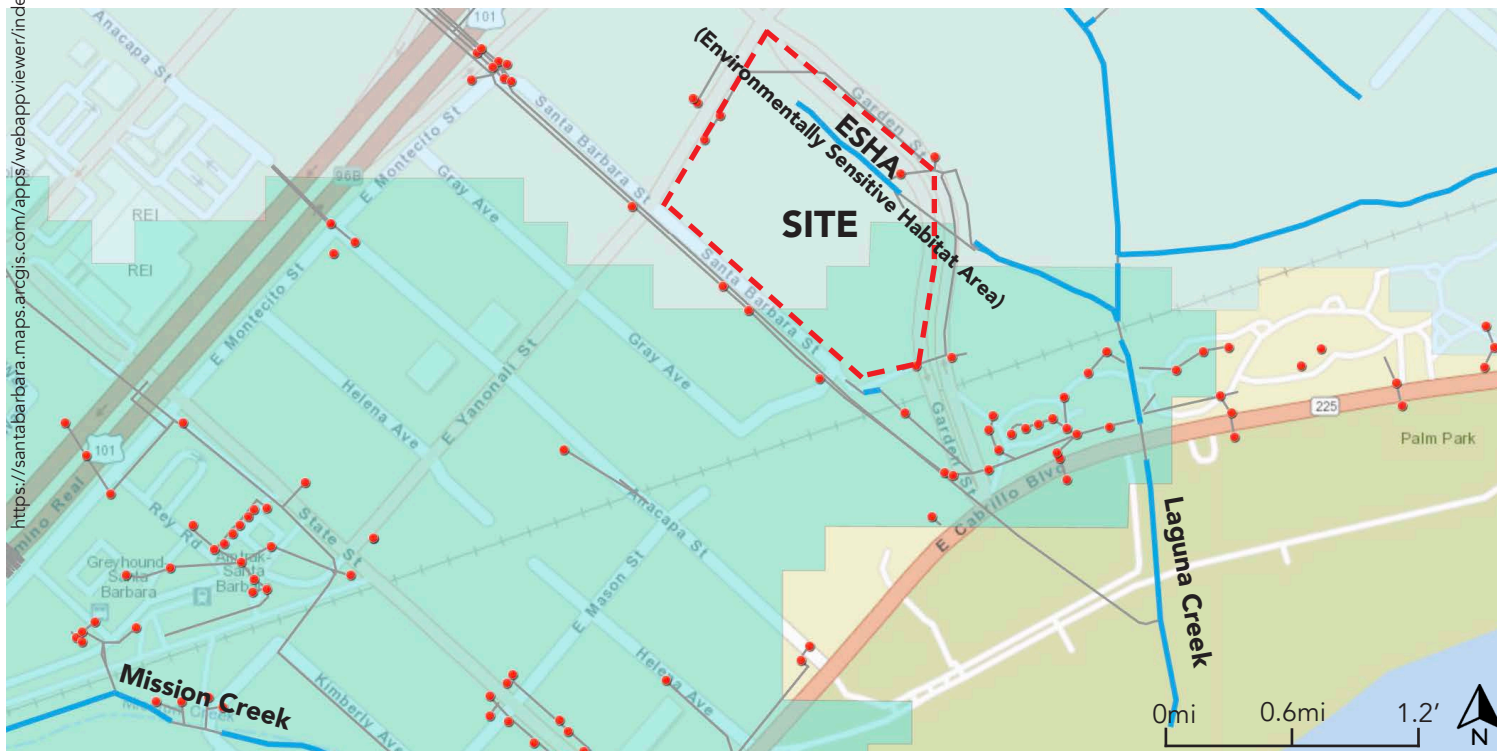
Projects

-  Fish Passage
-  Creek Restoration
-  Water Quality Improvement

Infrastructure

-  Creeks
-  Storm Drain Inlets
-  Storm Drain Pipes
-  City Limits

- The majority of the site is located within Laguna Creek watershed
- Laguna Creek watershed is largely made up of impervious surfaces which exacerbates flooding
- Numerous storm drain inlets bring water from around the site toward Laguna Creek
- The mouth of Laguna creek is managed by a system of gates and pumps to manage tidal influence



ANALYSIS: Flooding

ENVIRONMENT

COMMUNITY

FUNK

- The site is located at an average elevation of **10'-12'** and only about 1000' away from a dynamic shoreline
- The site would only be free from flooding under a low greenhouse gas emission scenario
- Sea level rise for the year **2100** is projected to remain below 3.1' under a low scenario, but may reach 6.6' under medium, and up to **9.8'** under the worst-case scenario

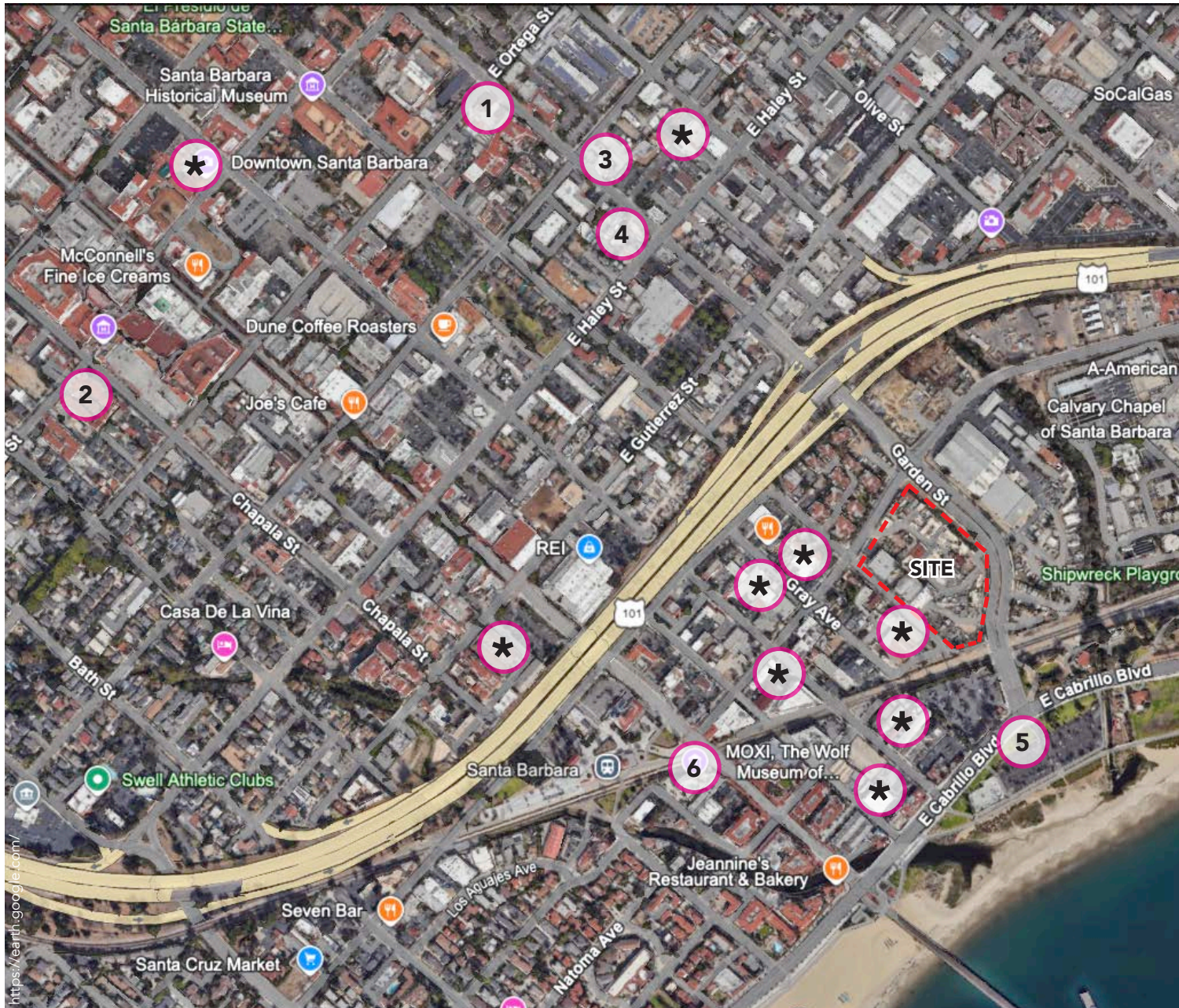


ANALYSIS: Art & Culture

ENVIRONMENT

COMMUNITY

FUNK



1. **CAW** (Community Arts Workshop)
2. **Museum of Contemporary Art**
3. **Art From Scrap** (Creative ReUse Store)
4. **SBCAST** (Santa Barbara Center for Art, Science, and Technology) a live/work arts community
5. **Santa Barbara Arts & Crafts Show** (every Sunday)
6. **MOXI** (The Wolf Museum of Exploration + Innovation)



- Potential for collaboration with local art and culture organizations and non-profits
- Numerous art galleries in the Funk Zone
- Higher-end art galleries and the Santa Barbara Museum of Art are located further up State Street and not shown on this map
- The Arts & Crafts Show (5) happens weekly along the waterfront

0' 500' 1000'













ANALYSIS: Circulation

ENVIRONMENT

COMMUNITY

FUNK

LEGEND

-  Primary Vehicular
-  Secondary Vehicular
-  Tertiary Vehicular
-  Parking
-  Primary Pedestrian
-  Secondary Vehicular
-  Railroad
-  Bike lanes
-  Ingress/Egress
-  ESHA
Environmentally Sensitive Habitat Area



- Currently there are only three entrances for both pedestrians and vehicles
- Garden street provides one of **only three connections** under 101 between downtown and the waterfront within a mile long section
- **Unprotected bike lanes** only exist on Garden and E Yanonali Streets
- Intersection of Mason and Santa Barbara Streets has parking but no sidewalk



Unmarked Entrance
22 / Eddy Zhu / Capstone



Unmarked Entrance

ANALYSIS: Trees

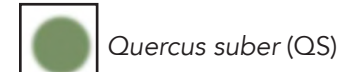
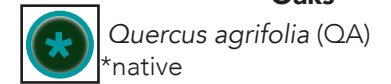
ENVIRONMENT

COMMUNITY

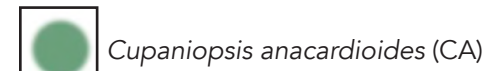
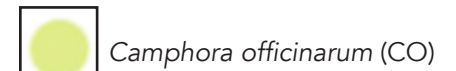
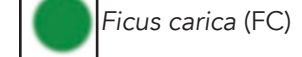
FUNK

Legend

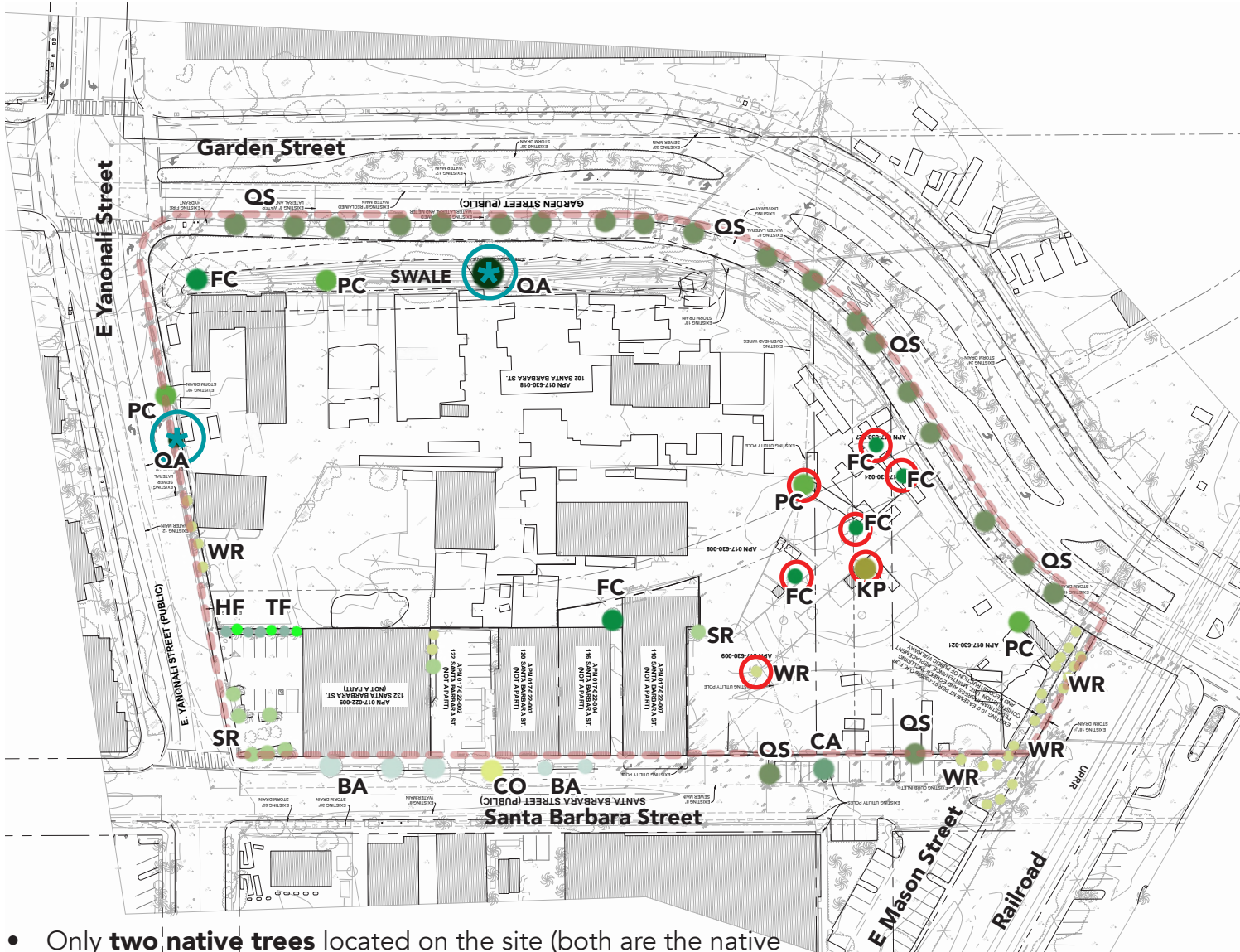
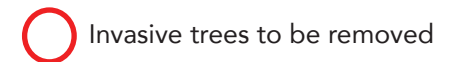
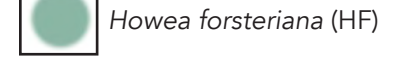
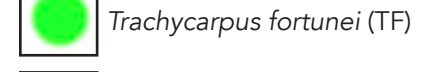
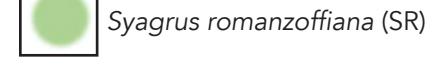
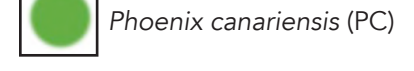
Oaks



Other Trees



Palms



- Only **two native trees** located on the site (both are the native *Quercus agrifolia*) these and all **street trees to remain**
- Severe lack of shade throughout the project site with very **minimal plant material** on site other than the swale that is filled with invasive species (except for the *Quercus agrifolia* and a single patch of *Schoenoplectus acutus*)

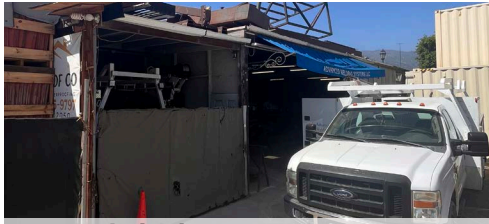


ANALYSIS: Structures

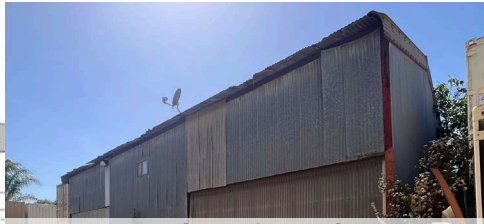
ENVIRONMENT

COMMUNITY

FUNK



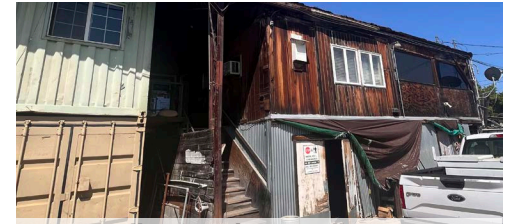
1. Metal Shade Structure



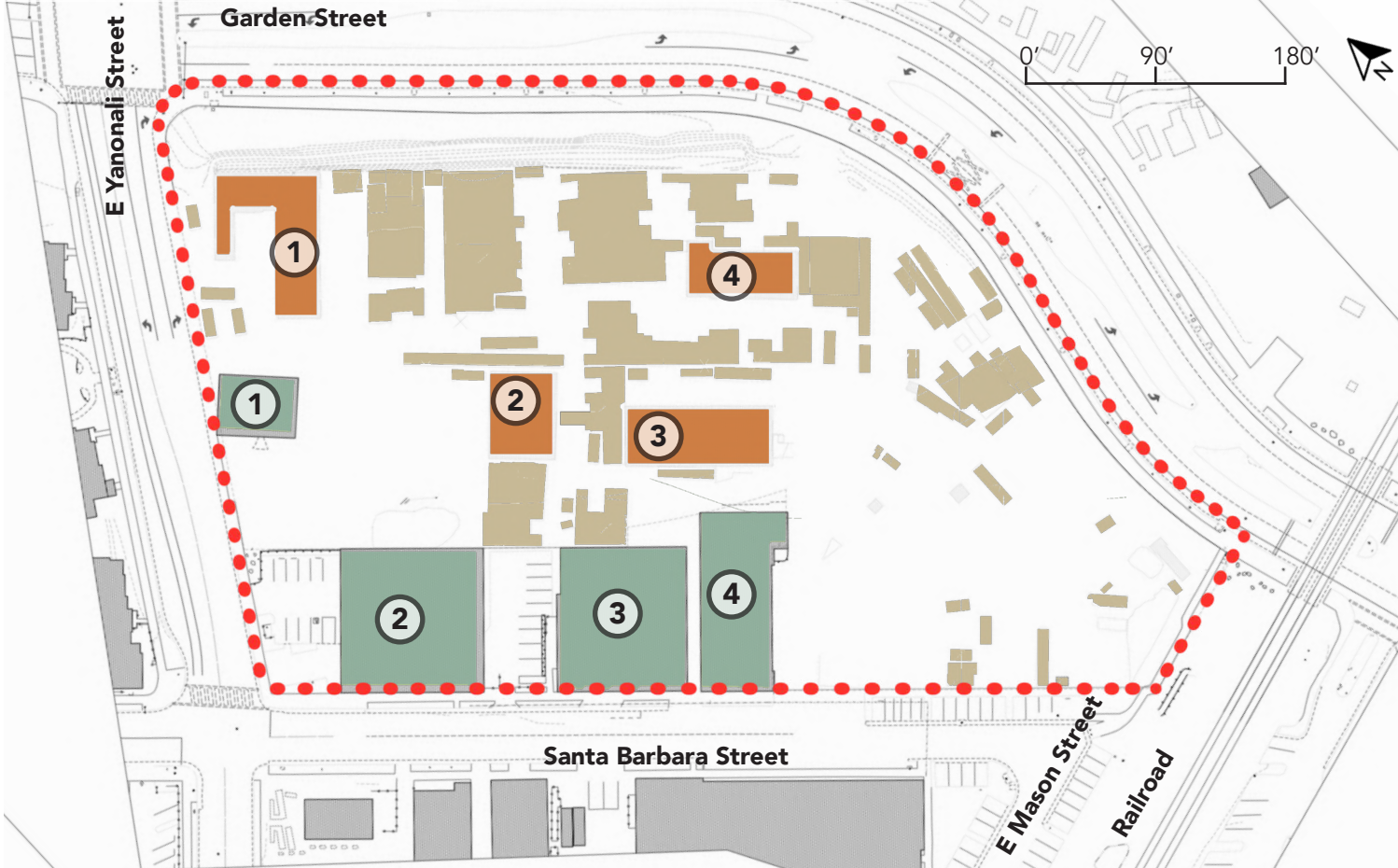
2. Corrugated Steel Warehouse



3. Metal Building with Foundation



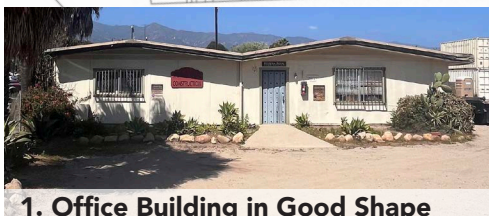
4. Partially Wood, Partially Container



LEGEND

- Shipping containers
- Buildings to remain
- Buildings to be demolished

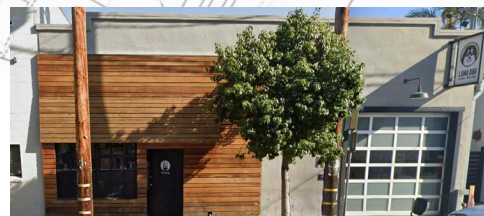
- Buildings shown above are not structurally sound and materials will be **adaptively reused**
- Shipping containers are arranged to maximize space, mostly **stacked** two high, some to be adaptively reused, majority to be recycled or sold
- Buildings below are in good shape and could be occupied by existing or new businesses



1. Office Building in Good Shape
24 / Eddy Zhu / Capstone



2. Large Retail Space, Flat Roof



3. Restaurant/Brewery/Retail



4. Gym with Second Story

ANALYSIS: Businesses

ENVIRONMENT

COMMUNITY

FUNK

LEGEND

11 - Construction

6 - Home & Garden

6 - Vehicle & Boat

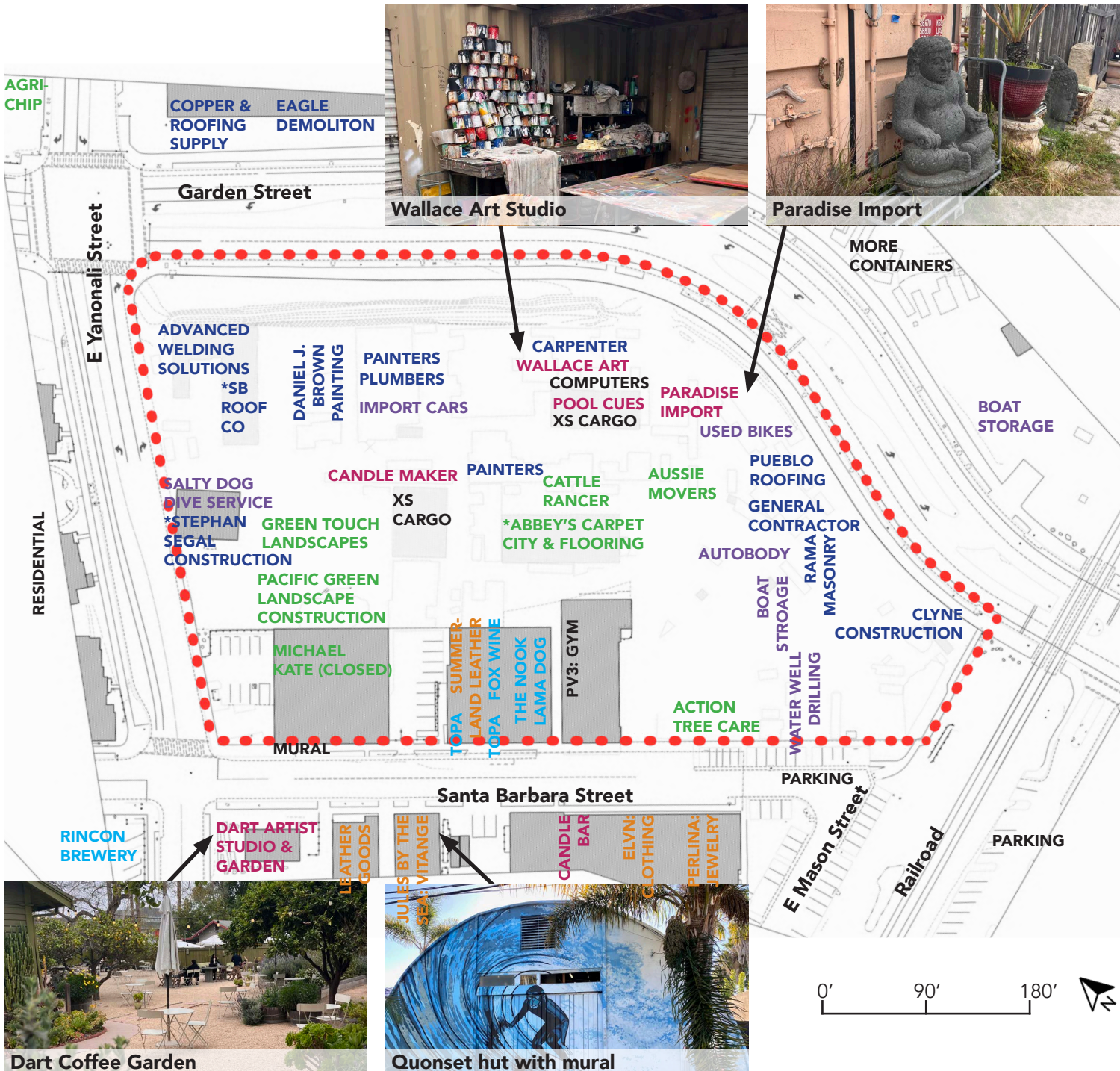
4 - Arts & Crafts

4 - Food & Drink

3 - Other

1 - Clothing

* Numbers above only include businesses on the project site



- Construction is the most common business, with home & garden, and vehicle & boat the second most common
- **XS Cargo** is responsible for renting out all the shipping containers
- Businesses use the shipping containers for **storage, office space, and production**
- Most businesses on site are **construction** oriented and thus not public facing, in contrast to those on Santa Barbara St

OPPORTUNITIES

ENVIRONMENT

COMMUNITY

FUNK



Multi-modal transportation



Use existing structure for restrooms & maintenance



Preserve existing parking



Possible location for new main pedestrian entrance



Wetland restoration



Shipping containers can be relocated & reused



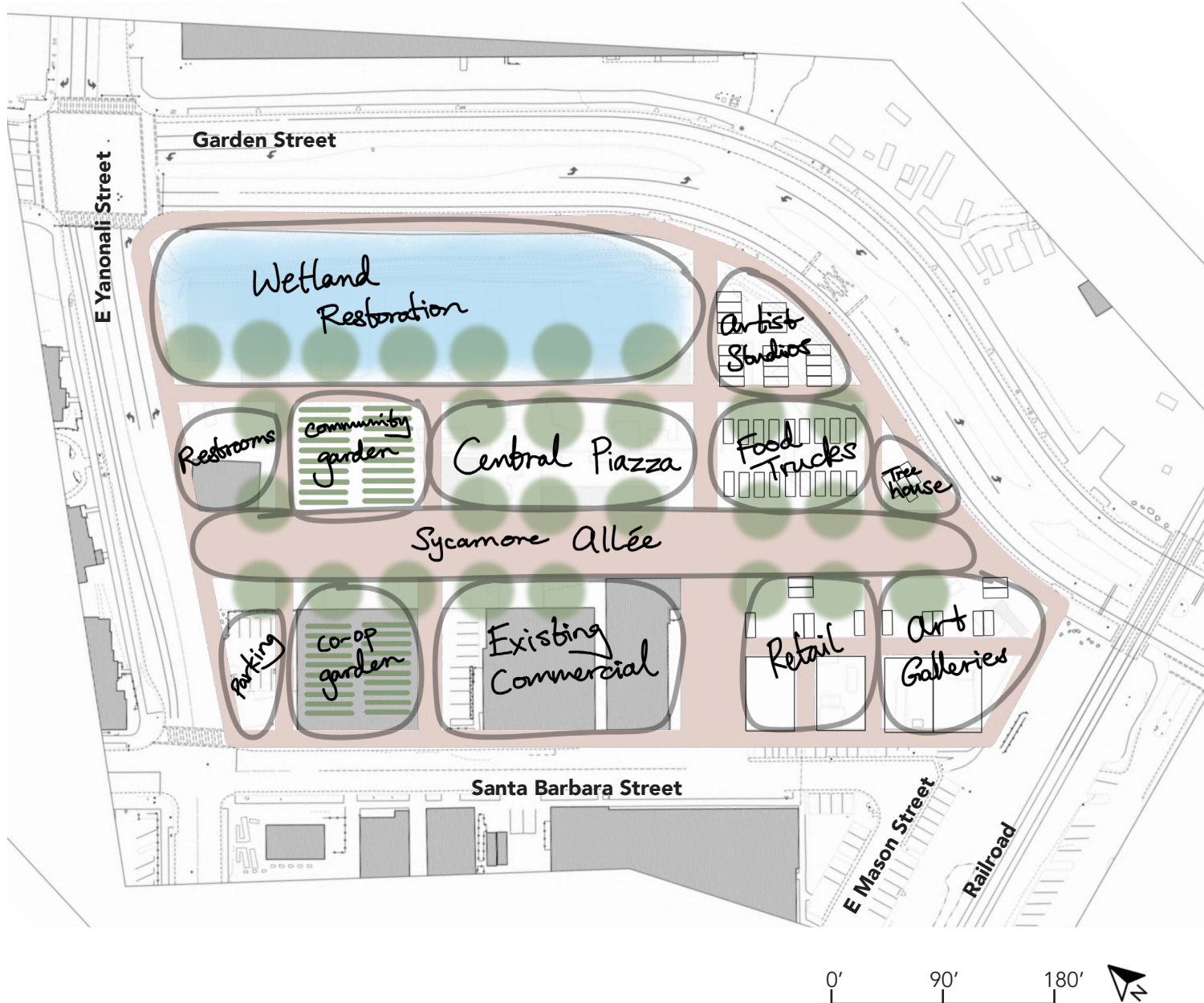
Improve noise & visual buffer from railroad



0' 90' 180'



CONCEPT DEVELOPMENT: Bubble Diagram 1

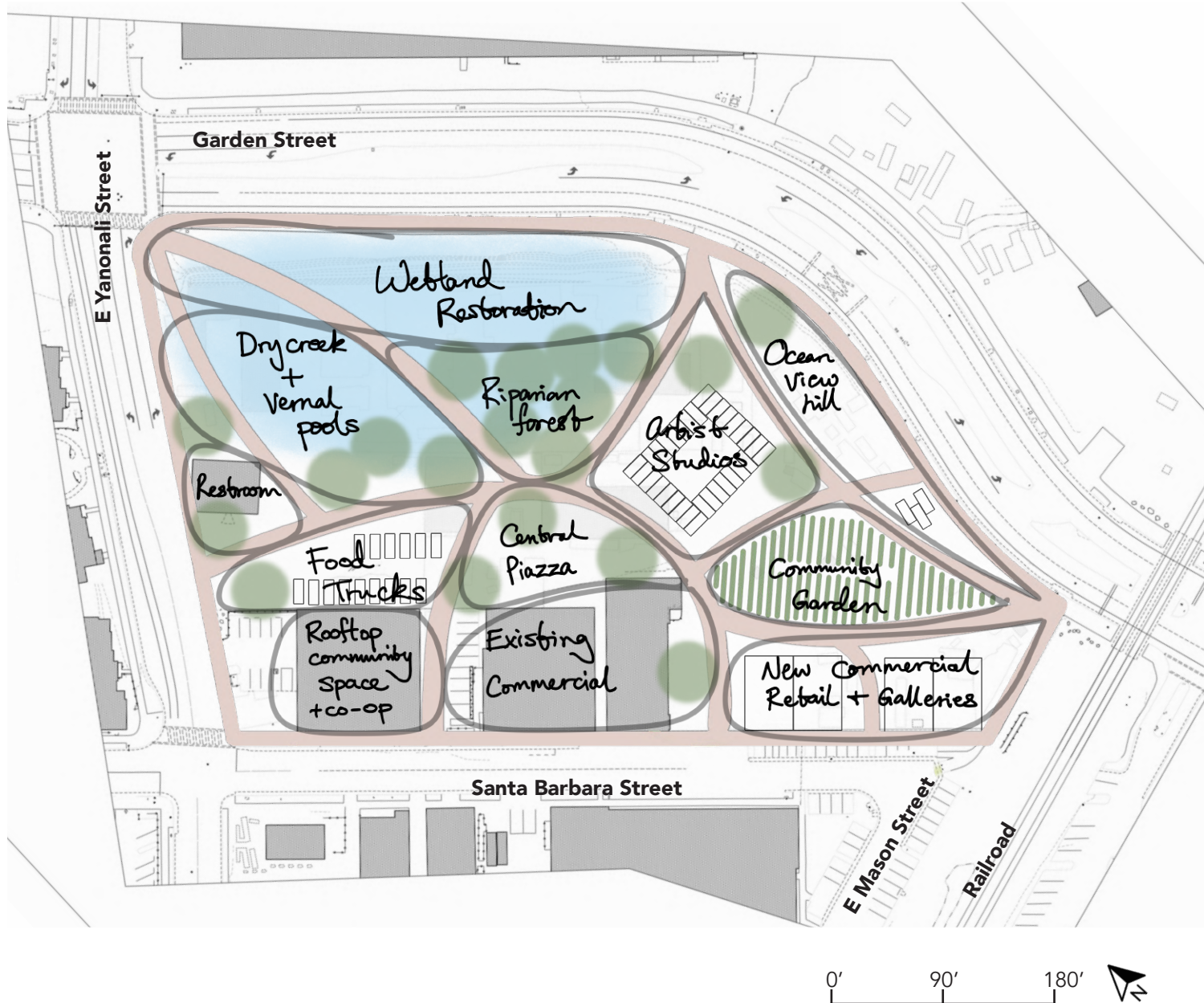


This design utilizes the rectilinear forms of the shipping containers and existing buildings as an organizing principle to orient spaces and circulation.

The wetland in the northeast section of the site is expanded, with native sycamore trees lining the banks. Commercial spaces are expanded along Santa Barbara street and a generous 50' wide allée of sycamores creates a flexible community space that can host events, performances, and informal gatherings.

The community garden is situated near the central piazza, and also on the rooftop of the food cooperative. On the other side of the central piazza are food trucks and artist studios in reused shipping containers.

CONCEPT DEVELOPMENT: Bubble Diagram 2



This design uses circulation that radiates out from the central plaza as an organizing feature. Spaces to the north of the central plaza are focused on ecological restoration, with two boardwalk bridges traversing the wetland. Community-oriented spaces flank either side of the plaza.

In this iteration, the community garden is fully on the ground and located at the southern section of the site. To the east of the community garden, ocean view hill is created using soil removed from wetland restoration.

The riparian forest has the densest tree canopy but other strategically placed shade trees radiate along the pathways to provide habitat and shade.

FINAL CONCEPT

FRESH ENVIRONMENT

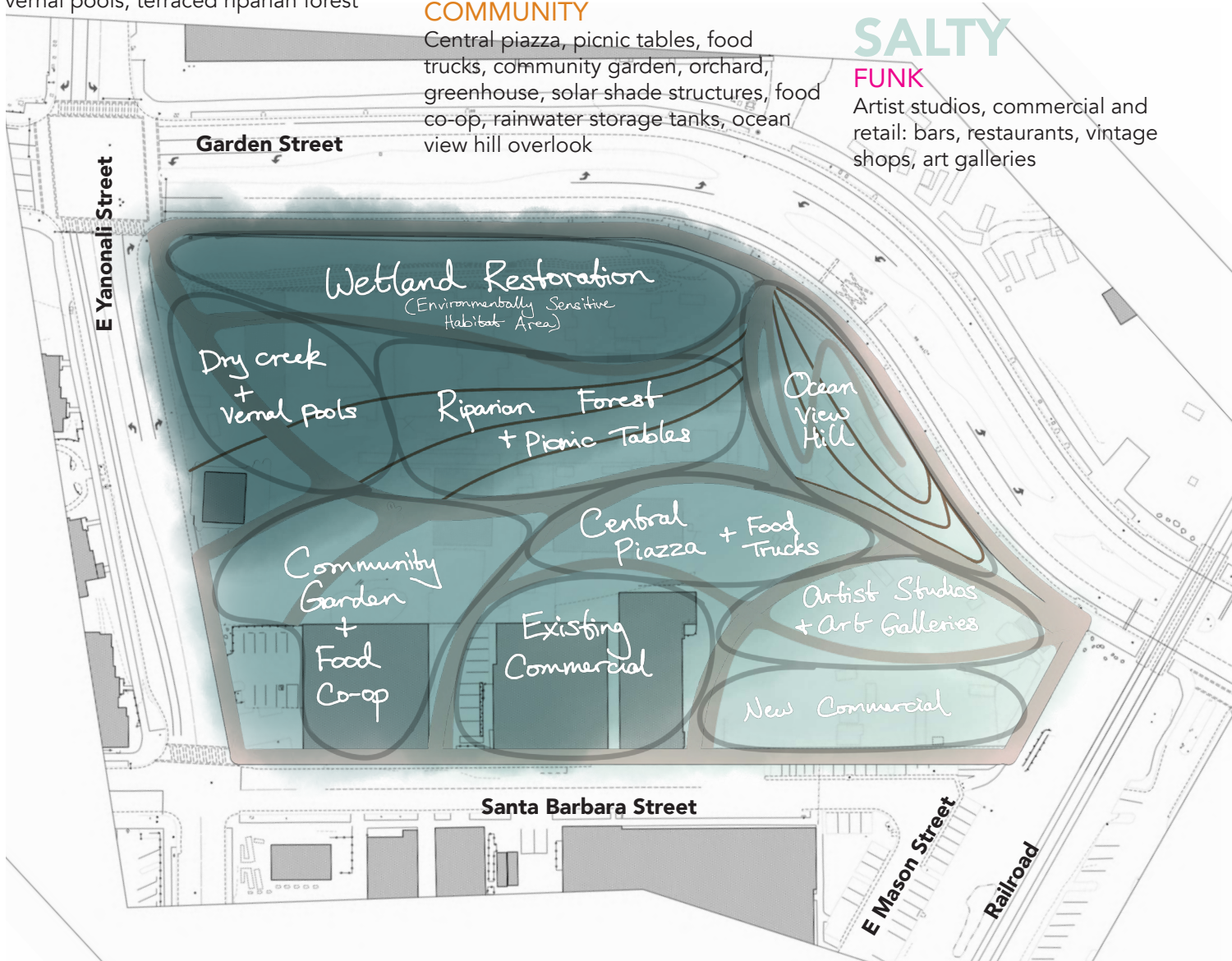
Coastal wetland restoration, dry creek, vernal pools, terraced riparian forest

BRACKISH COMMUNITY

Central piazza, picnic tables, food trucks, community garden, orchard, greenhouse, solar shade structures, food co-op, rainwater storage tanks, ocean view hill overlook

SALTY FUNK

Artist studios, commercial and retail: bars, restaurants, vintage shops, art galleries



<https://www.fisheries.noaa.gov/national/habitat-conservation/estuary-habitat>

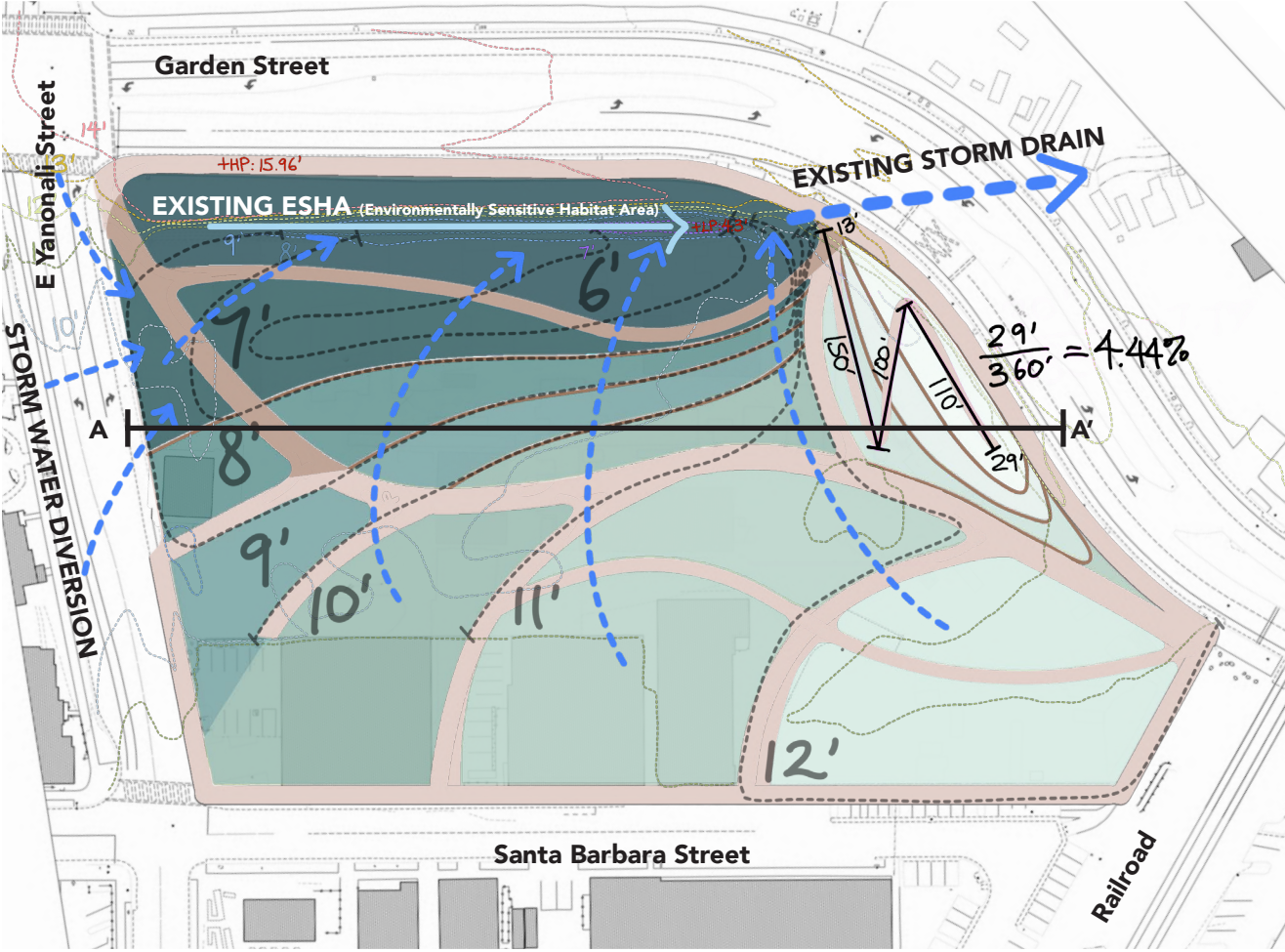
DESIGN METAPHOR: ESTUARY

Estuaries are one of the most bio-diverse and productive ecosystems on the planet. They are **dynamic** environments where fresh water meets the salty tides. In this confluence of **land and sea**, they form a fragile habitat that has been overexploited and highly degraded.

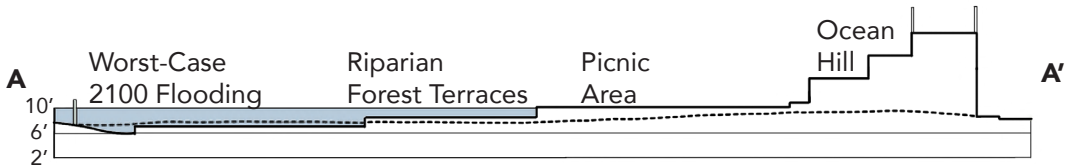
Most cities are located near estuaries, and Santa Barbara is no exception. With both the availability of **freshwater** and the **richness of the sea** within reach, estuaries remain a vital location for human communities.

The **resilience and beauty** of the Funk Zone is represented in the ever-changing yet prolifically-vibrant nature of the estuary. Changing seasons and tides mean that the estuary is a protean landscape much like the uncertain future of development in the Funk Zone.

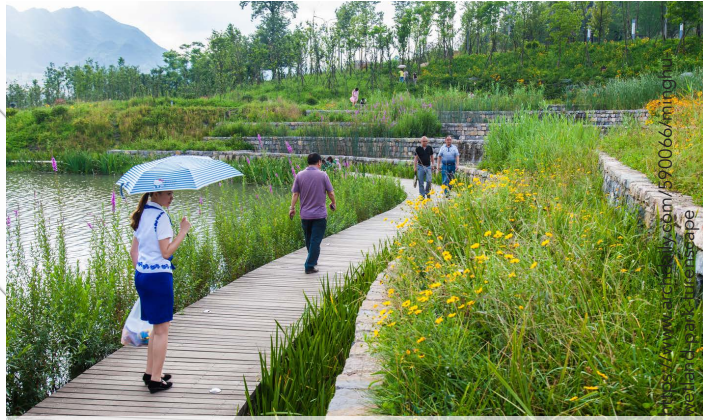
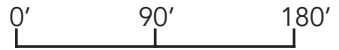
GRADING & DRAINAGE CONCEPT



Section: Existing and Proposed Elevations



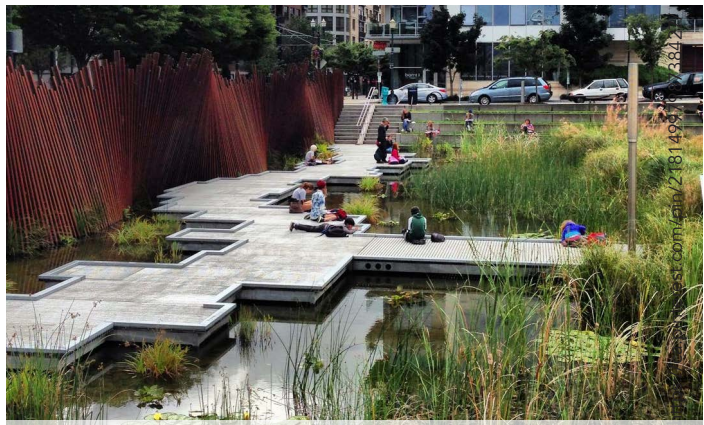
*Vertical scale differs from horizontal scale



Inspiration: Riparian Terraces



Inspiration: Curving Boardwalk



Inspiration: Urban Wetland

PLANT PALETTE

FRESH BRACKISH SALTY



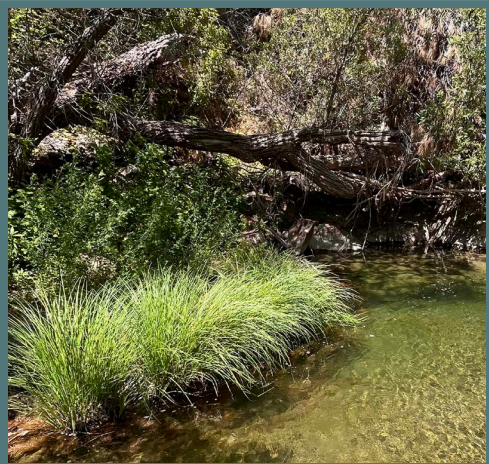
UPLAND COASTAL SAGE SCRUB/OAK WOODLAND

- *Agave shawii*
- *Artemisia californica*
- *Asclepias fascicularis*
- *Baccharis pilularis*
- *Bromus carinatus*
- *Elymus condensatus*
- *Elymus triticoides*
- *Encelia californica*
- *Epilobium canum*
- *Eriogonum parvifolium*
- *Eriophyllum confertiflorum*
- *Frangula californica*
- *Heteromeles arbutifolia*
- *Isocoma menziesii*
- *Mimulus aurantiacus*
- *Muhlenbergia rigens*
- *Rhus integrifolia*
- *Salvia apiana*
- *Salvia leucophylla*
- *Salvia spathacea*
- *Stipa pulchra*



RIPARIAN SCRUB/SYCAMORE ALLUVIAL WOODLAND

- *Artemisia douglasiana*
- *Achillea millefolium*
- *Baccharis salicifolia*
- *Calystegia macrostegia*
- *Clematis ligustifolia*
- *Keckiella cordifolia*
- *Ribes aureum*
- *Rosa californica*
- *Rubus ursinus*
- *Salix exigua*
- *Salix lasiolepis*
- *Sambucus nigra*
- *Solidago californica*
- *Symphotrichum chilense*
- *Venegasia carpesioides*
- *Woodwardia fimbriata*



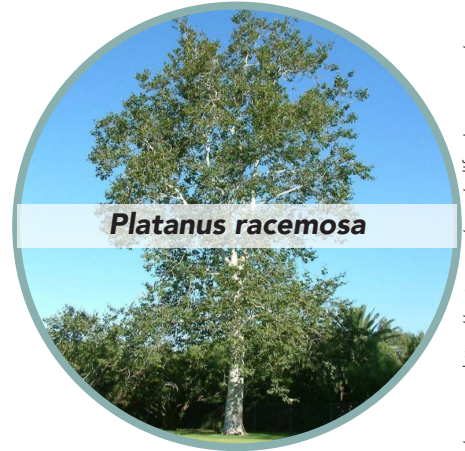
COASTAL WETLAND

- *Anemopsis californica*
- *Carex praegracilis*
- *Distichlis spicata*
- *Erythranthe cardinalis*
- *Erythranthe guttata*
- *Juncus patens*
- *Schoenoplectus californicus*
- *Carex barbarae*



Quercus agrifolia

<https://madronelandscapes.com/lets-plant-some-oaks/>



Platanus racemosa

<https://sactree.org/trees/california-sycamore/>



Populus trichocarpa

<https://www.mrusellphotography.com/blog/maple-bay-cultus-lake/>

SITE PLAN



Garden Street

TO CITY

BOARDWALK

MULTI-USE PATH

E Yanonah Street

ENVIRONMENTALLY SENSITIVE HABITAT AREA

RIPARIAN FOREST TERRACES

PICNIC AREA

OCEAN VIEW OVERLOOK

RESTROOMS & GARDEN STORAGE

FOOD TRUCKS

CENTRAL PIAZZA

SOLAR SHADES

COMMUNITY ORCHARD

COMMUNITY GARDEN

ARTIST STUDIOS & GALLERIES

TO OCEAN

RAINWATER COLLECTION

EXISTING PARKING

GREENHOUSE

Santa Barbara Street

FOOD CO-OP

EXISTING COMMERCIAL

QUONSET HUTS (COMMERCIAL)

E Mason Street

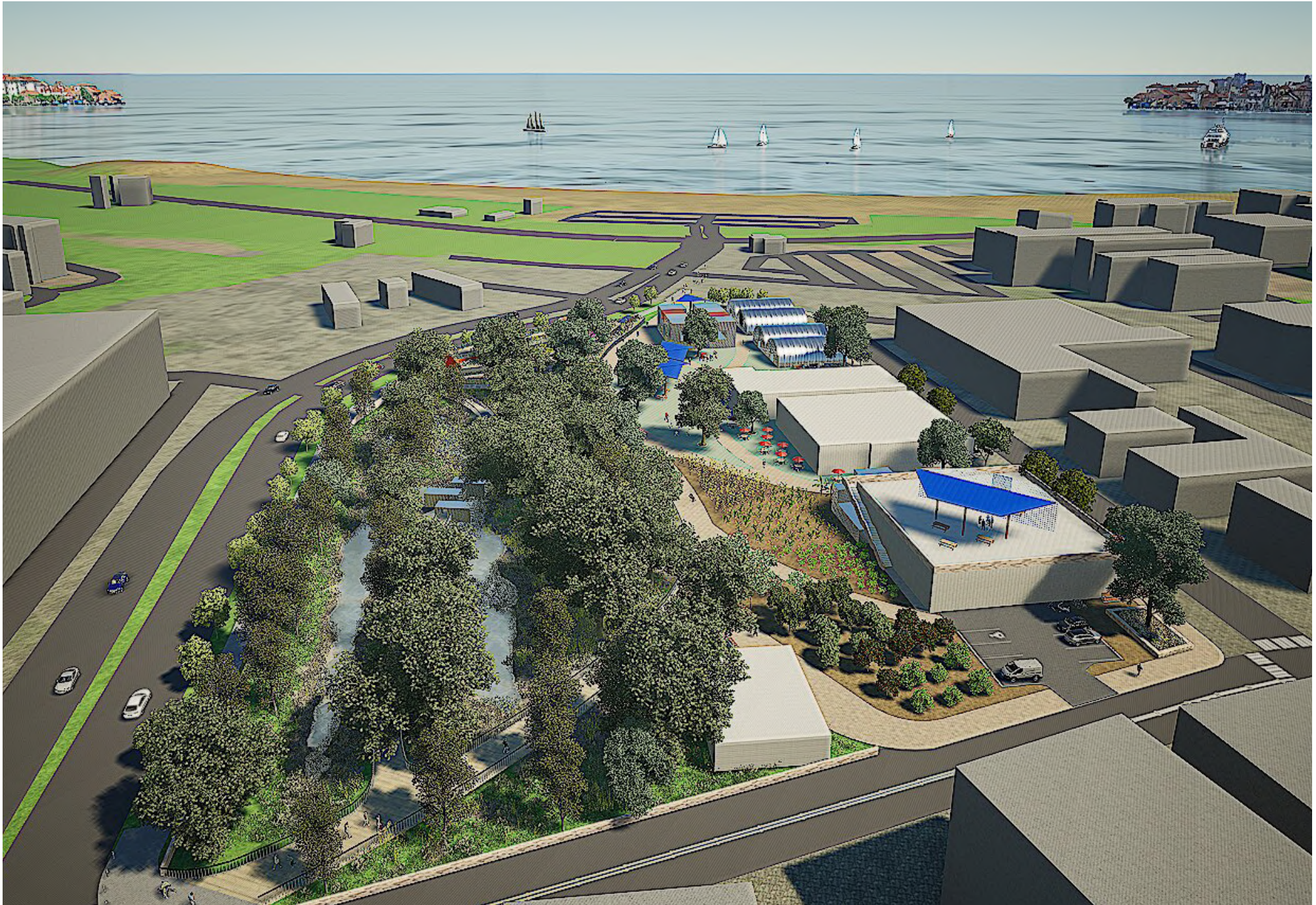
Railroad

0' 50' 100'



AERIAL: View South

FRESH BRACKISH SALTY



AERIAL: View North

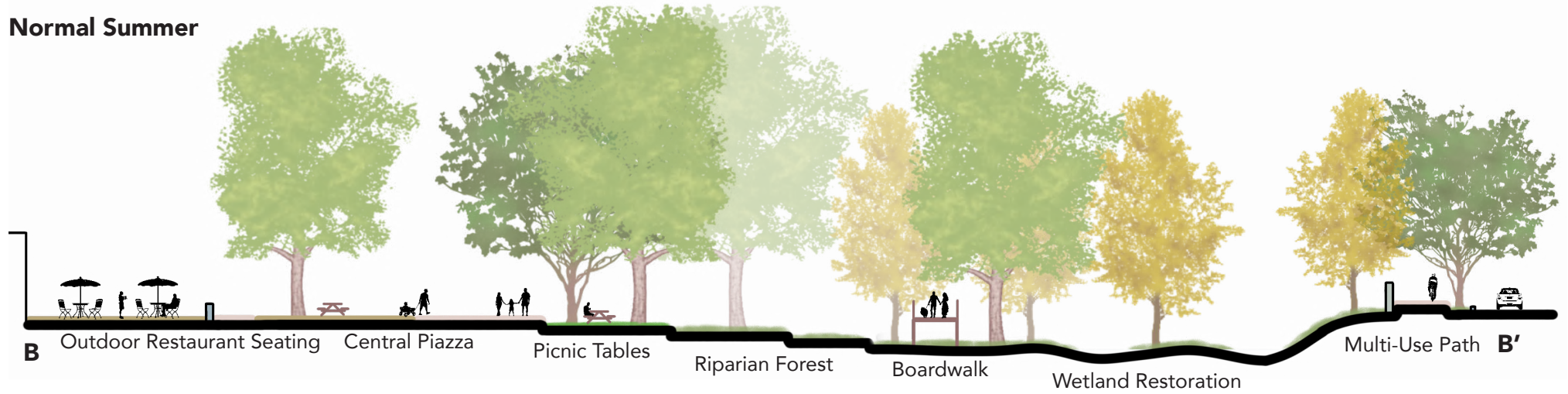
FRESH BRACKISH SALTY



SECTION: Central Piazza & Wetland

FRESH BRACKISH SALTY

Normal Summer

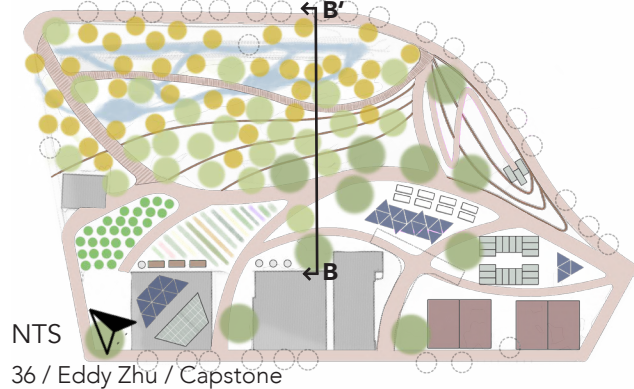


Extreme Winter

100 Year Storm and 2100 Sea Level Rise Worst-Case Scenario



KEY MAP



ENLARGEMENT: Wetland in Summer

FRESH BRACKISH SALTY



Garden Street

EXISTING STREET TREES (*Quercus suber*)

MULTI-USE PATH

Quercus agrifolia

ENVIRONMENTALLY SENSITIVE HABITAT AREA

Populus trichocarpa

Platanus racemosa

BOARDWALK (10')

WILDLIFE BLINDS

SEASONAL CREEK

VERNAL POOL

BOARDWALK (16')

8' TERRACE

RIPARIAN FOREST

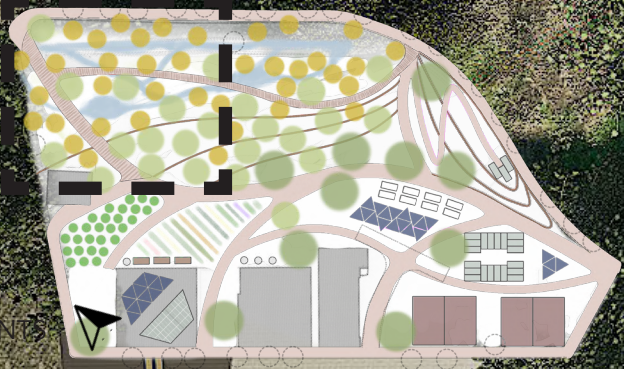
9' TERRACE

10' TERRACE

PICNIC AREA

E Yanonali Street

KEY MAP



0 25' 50'

Capstone / Eddy Zhu 7 37

ENLARGEMENT: Wetland in Fall

FRESH BRACKISH SALTY



ENLARGEMENT: Wetland in Winter (100 Year Storm & 2100 Sea Level Rise Worst-Case Scenario)

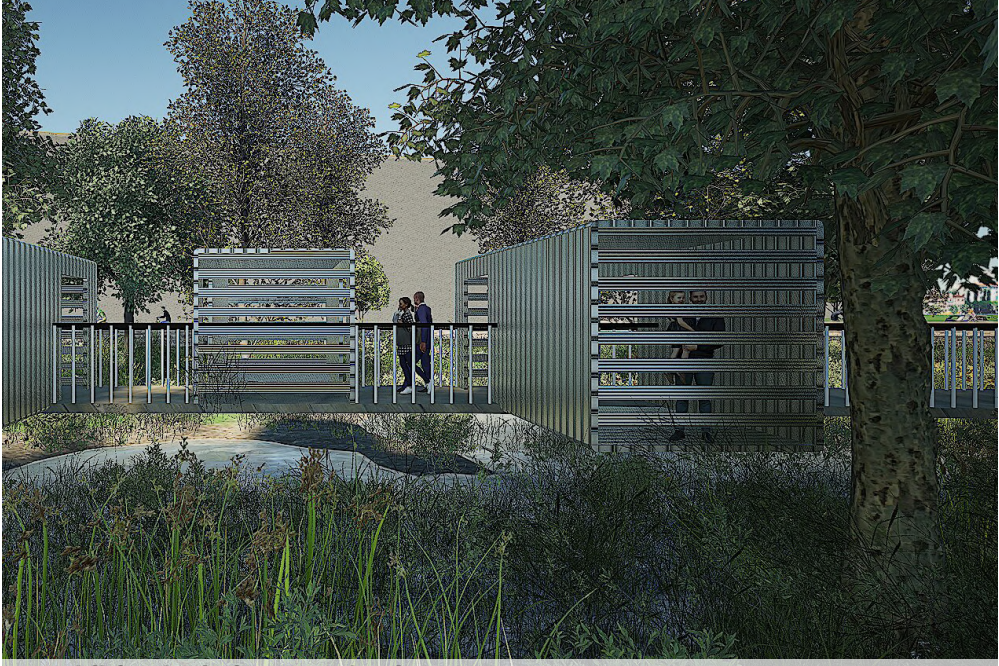


PERSPECTIVES: Wetland Area & Boardwalk

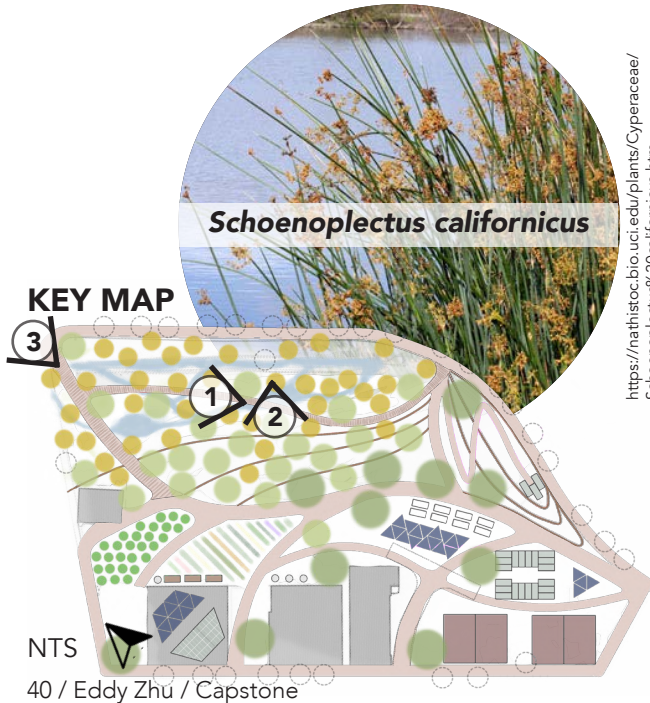
FRESH BRACKISH SALTY



1: Wildlife Blinds from Boardwalk



2: Wildlife Blinds from Wetland



Schoenoplectus californicus

<https://mathisroc.bio.uci.edu/plants/Cyperaceae/Schoenoplectus%20californicus.htm>



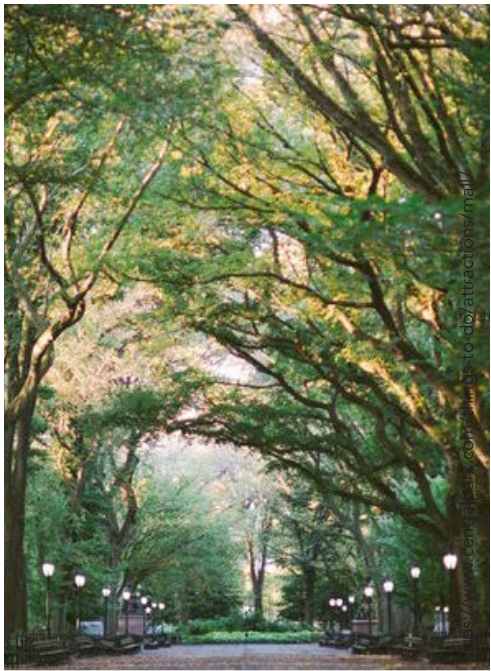
3: Multi-Use Path and Boardwalk

PERSPECTIVES: Central Piazza & Pedestrian Entrance

FRESH BRACKISH SALTY



1: Pedestrian Entrance

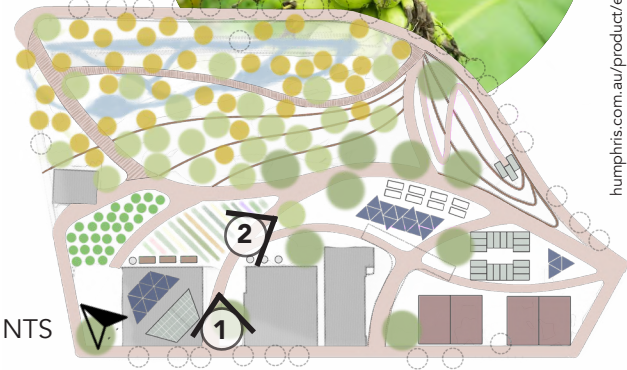


Inspiration: Shade Trees



Musa acuminata

KEY MAP



NTS

humphris.com.au/product/edibles/musa-acuminata-bananas-lady-finger/



2: Central Piazza

PERSPECTIVES: Food Cooperative & Community Garden FRESH BRACKISH SALTY



1: Rooftop View toward Community Garden and Central Piazza



Inspiration: Solar Shade Structure



Helianthus annuus

KEY MAP



2: Community Garden and Orchard with Food Co-op and Rainwater Collection

PERSPECTIVES: Food Trucks & Commercial

FRESH BRACKISH SALTY



1: Food Trucks, Picnic Area, Ocean View Hill



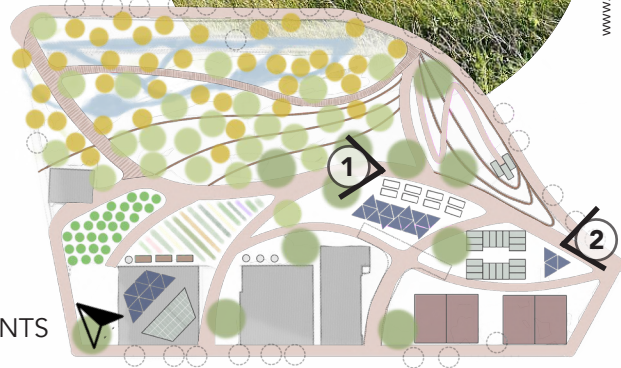
Inspiration: Food Trucks



Carex praegracilis

www.calfloranursery.com/plants/carex-praegracilis

KEY MAP



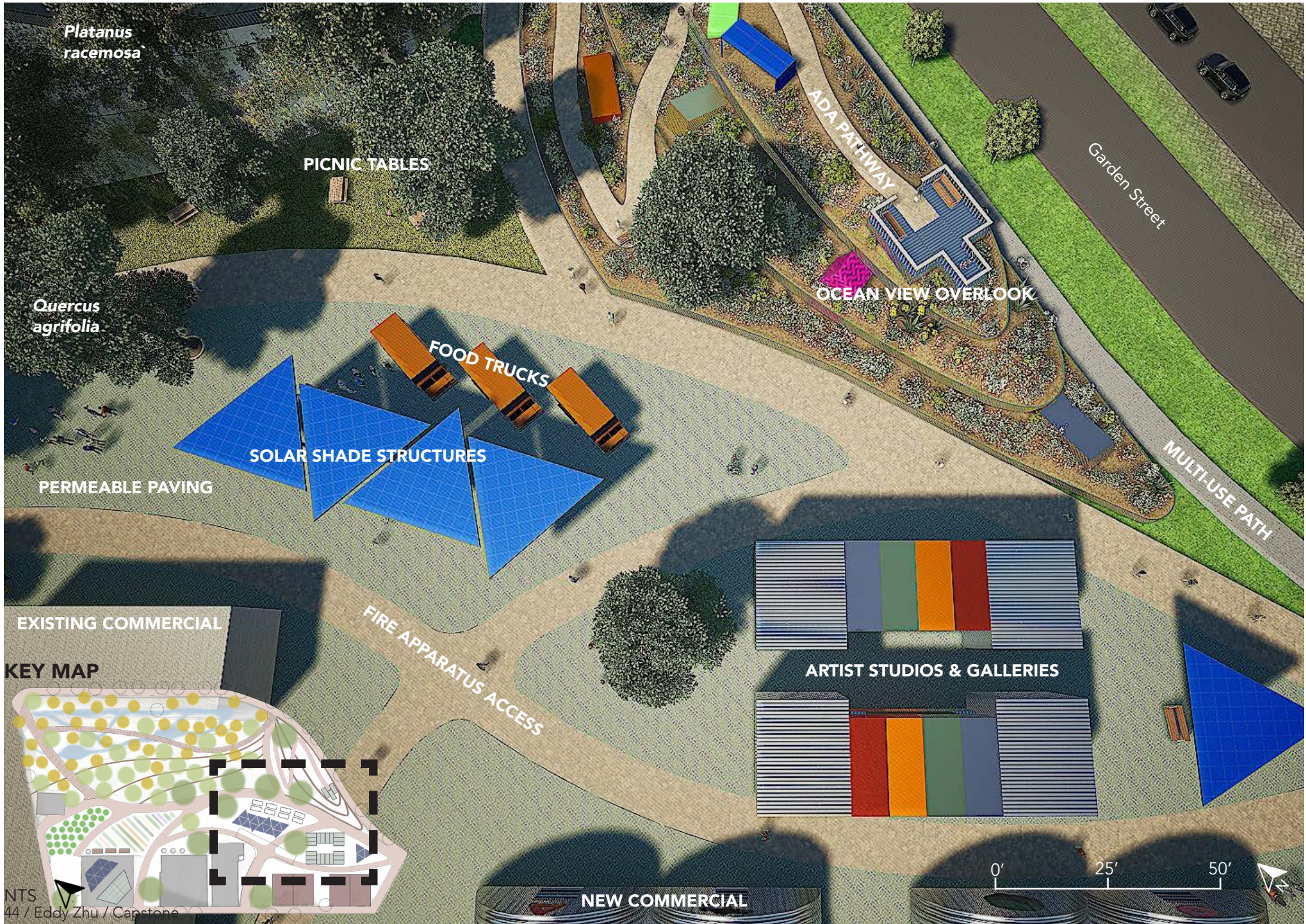
NTS



2: New Commercial Area in Re-purposed Shipping Containers and Quonset Huts

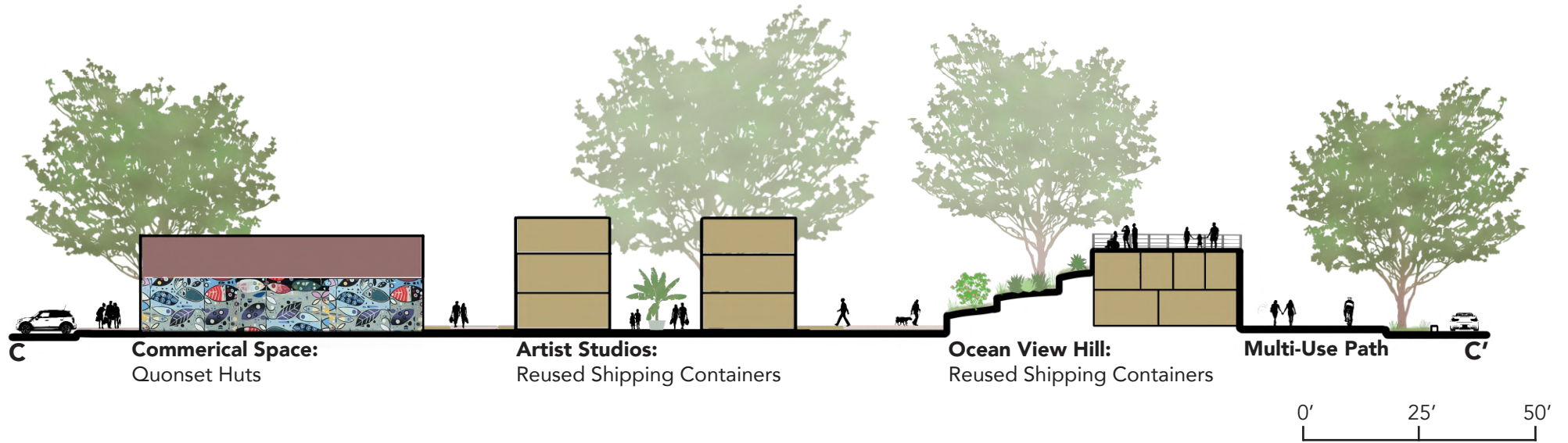
ENLARGEMENT: Oceanside

FRESH BRACKISH SALTY

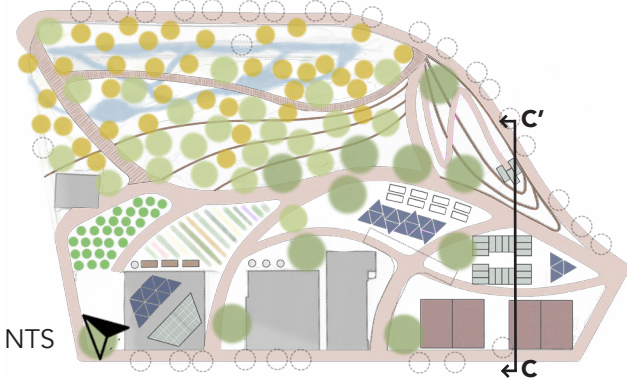


SECTION: Quonset Hut, Artist Studios, Ocean View Hill

FRESH BRACKISH SALTY



KEY MAP



Inside Neighboring Quonset Hut



Inspiration: Overlook

PERSPECTIVES: Ocean View Hill

FRESH BRACKISH SALTY



1: Ocean View Overlook



Inspiration: Terraced Planting



Agave shawii

KEY MAP



NTS
46 / Eddy Zhu / Capstone



2: ADA Pathway on Ocean Hill

VIDEO



The Garden at Garden Street: A Place for Community and Nature to Thrive in the Funk Zone

<https://www.youtube.com/watch?v=835DOUHc0wl>

CONCLUSIONS

ENVIRONMENT

COMMUNITY

FUNK

Garden Street

E Yanonali Street

ENVIRONMENT

- 1.81 acres** of wetland restored
- 8.4 million gallons** of storm water filtered annually from 19.35 acres of the surrounding watershed
- 58** native riparian trees planted
- 48** species of native plants planted

COMMUNITY

- 3.3 acres** permeable ADA accessible community space
- 0.4 acres** community garden, including **28 fruit trees**
- 105,910 gallons** of rain captured annually for irrigation
- 6** pedestrian entrances created
- 900 LF** of protected multi-use path created
- 13+ connections** with local businesses & nonprofits:

Keep the Funk, Santa Barbara Arts Collaborative, Community Arts Workshop, The Arts Fund SB, Art from Scrap, Fishbon, Isla Visa Food Co-op, The Terrace Foundation, Summerland Leather Co, Dart Coffee, Topa Topa, Fox Wine, Lama Dog, etc.

FUNK

- 17,528 SF** new mural space created
- 95** shipping containers reused
- 16,512 SF** new commercial space created

Santa Barbara Street

E Mason Street

Railroad

0' 50' 100'



ACKNOWLEDGEMENTS

Thank you to Alyssa Leal-Moffitt and Brittany Zajic for your contributions and insight. So much gratitude to Meg Coffee for your guidance, to my brilliant cohort Aaron Buynak, Aimee Kirby, Amy White, Catherine Litaker, Heather Wu, Justin Lillehei, Mackenzie Doyle, and especially to Alicia Bartoli-Arnold for sticking with me for the past 3 years! Finally, many thanks to my family and friends, you know who you are, I truly could not have done it without all of your love and support!

<3



REFERENCES

SLIDE 6: HISTORY

Page & Turnbull. (2022, June 1). *African American and Black Historic Context Statement | City of Santa Barbara*. <https://santabarbaraca.gov/government/priorities-policies/historic-preservation/african-american-and-black-historic-context>

SBTHP | *El Presidio de Santa Barbara SHP*. (2007, July 27). <https://web.archive.org/web/20070727220129/http://www.sbthp.org/presidio.htm>

Siteline | *The 250-Room Funk Zone Hotel Is Taking Shape*. (2022, May 22). <https://www.sitelinesb.com/the-250-room-funk-zone-hotel-is-taking-shape/>

Stewart, E. (2011, October 6). *The History of the Funk*. *The Santa Barbara Independent*. <https://www.independent.com/2011/10/06/history-funk/>

Syukhtun. (n.d.). Retrieved September 25, 2025, from <https://www.angelfire.com/sk/syukhtun/syuk.html>

Wealthy California city approves luxury hotel despite public outcry. (n.d.). Retrieved September 25, 2025, from <https://www.sfgate.com/centralcoast/article/calif-city-approves-luxury-hotel-public-outcry-19971953.php>

SLIDE 12: DESIGN METHODOLOGY

Development, C. (2022, June 6). *Local Coastal Program | City of Santa Barbara*. <https://santabarbaraca.gov/government/priorities-policies/local-coastal-program>

SLIDE 13: DESIGN METHODOLOGY

Bouchard, N. (2021). *Waste Matters Adaptive Reuse for Productive Landscapes*. Routledge.

Madden, K. (2021). *How to turn a place around*. New York, NY: Project for Public Spaces.

Sustainability & Resilience. (2024a, February 1). *Storm Water Management Program (SWMP) | Sustainability & Resilience*. <https://sustainability.santabarbaraca.gov/programs/storm-water-management-program-swmp>

Sustainability & Resilience. (2024b, March 24). *Sea Level Rise Adaptation & Vulnerability Assessment | Sustainability & Resilience*. <https://sustainability.santabarbaraca.gov/projects/adaptation-resilience-program/sea-level-rise-adaptation-vulnerability-assessment>

SLIDE 14: FREETOWN CHRISTIANIA

Freetown Christiania. (2025). In Wikipedia. https://en.wikipedia.org/w/index.php?title=Freetown_Christiania&oldid=1312367107

Freetown Christiania | See & Do | VisitCopenhagen. (n.d.). Retrieved September 25, 2025, from <https://www.visitcopenhagen.com/copenhagen/planning/christiania-gdk957761>

Safronova, V. (2023, December 5). *After 50 Years, a Danish Commune Is Shaken From Its Utopian Dream*. *The New York Times*. <https://www.nytimes.com/2023/12/05/realestate/christiania-denmark.html>

Welcome to the Christiania – the city of happiness and hippie | meets.com. (n.d.). Retrieved September 25, 2025, from <https://meets.com/blog/en/welcome-to-the-christiania/>

SLIDE 15: 798

798 Art Zone. (2025). In Wikipedia. https://en.wikipedia.org/w/index.php?title=798_Art_Zone&oldid=1289878246

798 Arts District Vision Plan – Sasaki. (n.d.). Retrieved September 25, 2025, from <https://www.sasaki.com/projects/798-arts-district-vision-plan/>

SLIDE 16: CALLE REGINA

10 Awesome Things To Do in Christiania. (n.d.). Retrieved September 25, 2025, from <https://yourdenmarkguide.com/things-to-do-in-christiania/>

Calle Regina. (n.d.). Retrieved September 25, 2025, from <https://laverdad.com.mx/2020/02/calle-regina/>

Ginnie. (2018, May 4). *Where to Find Murals in Mexico City! Hello Little Home*. <https://hellolittlehome.com/calle-regina-street-art-mexico-city/>

Guerrero, A. (2020, February 16). *Calle Regina*. *La Verdad*. <https://laverdad.com.mx/2020/02/calle-regina/>

SLIDE 18: USERS

Santa Barbara, CA - Reviews, rankings and crime. (n.d.). Niche. Retrieved September 25, 2025, from <https://www.niche.com/places-to-live/santa-barbara-santa-barbara-ca/>

Destination Analysts, Inc. *Santa Barbara South Coast Visitor Profile & Tourism Economic Impact Study*. <https://santabarbaraca.com/wp-content/uploads/2017/10/Santa-Barbara-Visitor-Profile-and-Economic-Impact-Study-2016-17-DECK.pdf>

SLIDE 20: FLOODING

Moffat & Nicol. (2019). *Garden Street Hotel Development Project Sea Level Rise Hazard Analysis and Adaptation Plan*. Dudek.

Hazard Map – Our Coast, Our Future. (n.d.). Retrieved September 25, 2025, from <https://ourcoastourfuture.org/hazard-map/>

S.B. Needs Homes not Hotel Rooms—The Santa Barbara Independent. (n.d.). Retrieved September 25, 2025, from <https://www.independent.com/2024/11/16/s-b-needs-homes-not-hotel-rooms/>

*All image sources are shown on or near the image, those without sources are my own work

SITE PLAN

Garden Street

E Yanonali Street

Santa Barbara Street

E Mason Street

Railroad

0' 50' 100'



Capstone / Eddy Zhu / 51

