

Capitola City Council

Agenda Report

Meeting: September 12, 2024

From: Community Development

Subject: Capitola Wharf Long-Term Use and Development Plan



Recommended Action: Authorize the City Manager to execute an agreement with Fuse Architecture for outreach, planning, and design services for the Long-Term Use and Development Plan for the Capitola Wharf in an amount not to exceed \$75,000, subject to City Attorney review and approval.

Background: The Capitola Wharf is nearing completion of significant renovations through the Wharf Resiliency and Public Access Project (Project). The Project focused on critical elements, including widening the Wharf, addressing failing pilings, replacing the deck, and adding new restroom facilities. The Project aims to improve the Wharf's long-term resilience. Cushman Contracting began construction in September 2023 and completed major construction in August. The City is working on the installation of the final Wharf enhancements with completion estimated in September.

The storms in December 2023 caused additional damage to both the Wharf and its structures, necessitating the removal of the buildings and further repairs to the Wharf beneath them.

In February 2024 the City Council approved the removal of the buildings and requested staff return with a Temporary Wharf Use Plan while a Long-Term Wharf Plan is created. For 2024, the Temporary Wharf Use Plan includes reopening Boat & Bait and two public events, including a Grand Reopening on September 25th and a concert with food trucks and beer garden on October 6, 2024. The City Council will consider options for the Temporary Use Plan for 2025 at the start of the new year.

Discussion: On May 24, 2024, the City issued a Request for Proposals (RFP) for the Capitola Wharf Long-Term Use and Development Plan (Wharf Long-Term Plan), which sought outreach, planning, and design services to create a long-term plan for future uses and structures on the Capitola Wharf. Staff received one proposal and decided to extend the RFP until August 8, 2024. The RFP was reposted on the website and circulated to numerous consulting firms. In the second round, the City received one submittal from Fuse Architecture in conjunction with Moffat and Nichol. A selection committee comprised of staff from four departments reviewed the proposal and recommended that the contract for the Wharf Long-Term Plan be awarded to Fuse Architecture. The contract, with a scope of work, is included as Attachment 1.

Deliverables for the project include:

1. Alternative Analysis Report: The report will include five alternatives for the Wharf Long-Term Plan, as follows:

Option	Description	Examples
Open Space Option	Wharf with no leased space.	
Current Use Option	Fishing concession in a single consolidated weatherproof structure, public restrooms, and public gathering infrastructure for special events.	
Mobile Option	Defined space for mobile structures for fishing, food, and beverage. Includes additional public restrooms at the head of the Wharf and public gathering infrastructure for dining and entertainment. Structures can be moved off Wharf during large storm events.	Food trucks, trailers on wheels, Pismo Beach airstreams, mobile beer garden, etc.
Small Structures Option	Small accessory structures for fishing, food, and beverage. Includes additional public restrooms at the head of the Wharf and public gathering infrastructure for dining and entertainment. Structures cannot be moved off Wharf during a large storm event.	All-weather small accessory structures, modified shipping containers, etc.
Permanent Structure Option	Permanent structures for fishing, food and beverage, and other potential uses. Includes additional public restrooms at the head of the Wharf.	Similar to previous boat and bait shop and restaurant

2. The report will include a summary of each alternative, including a description, conceptual site plan and renderings, quantitative data on area per proposed use, cost estimate, and overview of applicable permits and CEQA. The alternatives report will be presented to the City Council in the winter of 2025. This will provide the City Council the opportunity to identify any additional considerations to be included in the alternatives prior to seeking public input.
3. Public Outreach on Alternatives: The consultant will host one in-person community meeting and one virtual community meeting to present the four alternatives and collect feedback from attendees. The consultant will also create a public survey which will inform the public of the alternatives and provide an opportunity for public input on each alternative. The survey shall be made available for a minimum of 21 days.
4. City Council Presentation: The findings of the public outreach will be presented to the City Council along with the firm's recommended alternative for the Wharf Long-Term Plan. The City Council will provide feedback on the recommendation prior to final development and design.
5. Capitola Wharf Long-Term Plan: The final development design plans for the Wharf Long-Term Plan will include a site plan, a description of uses and programmed area, 360-degree conceptual elevations and renderings, cost estimate, and overview of applicable permits and CEQA. The Plan will be presented to the City Council.

The following is the anticipated schedule:

Contract Award	September 2024
City Strategic Plan public outreach*	September/October 2024
Research and Alternative Development	October – December 2024
City Council: Present Alternatives	Winter 2025
Public Outreach on Alternatives	February/March 2025
City Council: Present public outreach findings and recommended alternative	April 2025
Develop Capitola Wharf Long-Term Plan	May 2025
City Council: Present Wharf Long-Term Plan	June 2025

As noted with an asterisk above, the City is launching the Capitola Strategic Plan in the fall of 2024 with extensive public outreach. As part of this effort, the City will seek input on the Wharf Long-Term Plan. The findings will be provided to the consultant to assist in the development of the alternatives.

Fiscal Impact: The FY 2024-25 Budget includes \$75,000 for the Capitola Wharf Use and Structure Plan.

Attachments:

1. Contract with Scope

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager