



# CAPITOLA WHARF INITIAL CONCEPTS FOR PUBLIC OUTREACH



**DIRECTIONS FROM SANTA CRUZ**  
FOLLOW CA-1 NORTH | 7.5 MILES / EXIT BAY AVE  
TOWARDS CAPITOLA VILLAGE

CITY OF CAPITOLA + CAPITOLA + CALIFORNIA + 95010  
CONCEPTS FOR PUBLIC OUTREACH  
03.05.2025

# ALTERNATIVE ANALYSIS / INITIAL CONCEPTS FOR PUBLIC OUTREACH

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# ALTERNATIVE ANALYSIS / INITIAL CONCEPTS FOR PUBLIC OUTREACH

## PROJECT SUMMARY / CAPITOLA WHARF :

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### OPTION 01 | PUBLIC OPEN SPACE WITH ENHANCED PUBLIC REALM

- A. Wharf with all areas open to the public. No leased Space
- B. Public gathering infrastructure including: Benches / Stage / Shade Structure
- C. Additional Public Bathroom(s) at the Wharf Head
- D. Remove (E) Hoist

### OPTION 02 | ENHANCED PUBLIC REALM AND MOBILE VENDORS

- A. Majority Open Space with up to 4 Mobile Kiosks for Variety of Uses (examples: Food/Drink/Mobile Fishing Shop/Non-Power Water Craft Rental - Kayaks, Paddle Boards, etc.)
- B. Public gathering infrastructure including: Benches / Stage / Shade structures
- C. Additional public restroom(s) at the Wharf Head
- D. Remove (E) Hoist

### OPTION 03 | ENHANCED PUBLIC REALM AND FIXED FISHING CONCESSION

- A. Fixed Low-Cost Structure for Fishing Concession with boat rental / repair & fixed boat storage / mooring buoys, dingy service and hoist
- B. Public gathering infrastructure including: Benches / Stage / Shade Structure(s)
- C. Fixed Lifeguard station with Personal Rescue Water Craft (PRWC).
- D. Additional public restroom(s) at the end of the wharf

### OPTION 04 | ENHANCED PUBLIC REALM, FIXED FISHING CONCESSION, & MOBILE VENDORS

- A. Fixed Low-Cost Structure for Fishing Concession with boat rental / repair & fixed boat storage / mooring buoys, dingy service and hoist
- B. Mobile Kiosks for food/beverage operations
- C. Public gathering infrastructure including: Benches / Stage / Shade Structure(s)
- D. Fixed Lifeguard station with Personal Rescue Water Craft (PRWC).
- E. Additional public restroom(s) at the end of the wharf

### OPTION 05 | ENHANCED PUBLIC REALM WITH FIXED FISHING CONCESSION & FLEXIBLE MARKET SPACE

- A. Fixed all weather building Fishing Concession with boat rental / repair & fixed boat storage / mooring buoys, dingy service and hoist
- B. Fixed Flexible Market Space for food & beverage concessions w/ open space for public (ie: fish market)
- C. Lifeguard station with Personal Rescue Water Craft (PRWC).
- D. Public gathering infrastructure including: Benches / Stage / Shade Structure(s)
- E. Additional public restroom(s) at the end of the wharf

### OPTION 06 | PERMANENT STRUCTURES & PUBLIC SPACE

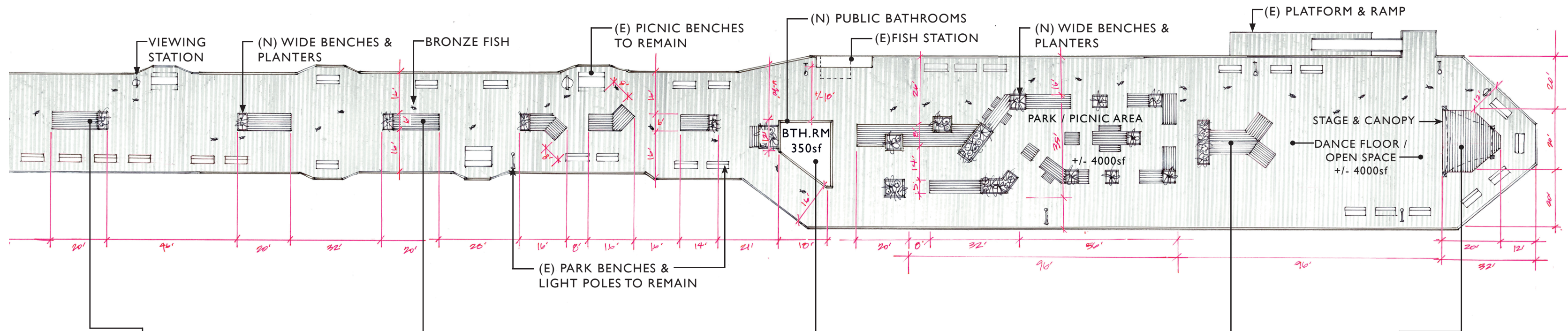
- A. Fixed all weather building Fishing Concession with boat rental / repair & fixed boat storage / mooring buoys, dingy service and hoist
- B. Fixed all weather building for a full restaurant
- C. Lifeguard station with Personal Rescue Water Craft (PRWC).
- D. Public gathering infrastructure including: Benches / Stage / Shade Structure(s)
- E. Additional public restroom(s) at the end of the wharf

# CONCEPTUAL LAYOUT / USE PLAN - OPTION 01

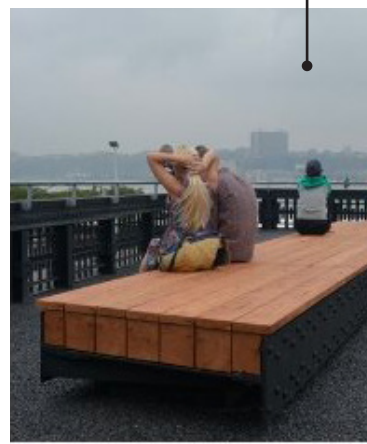
## 01. PUBLIC OPEN SPACE WITH ENHANCED PUBLIC REALM:

- A. Wharf with all areas open to the public. No leased Space
- B. Public gathering infrastructure including Benches / Stage / Shade Structure
- C. Additional Public Bathroom(s) at the Wharf Head
- D. Remove (E) zHoist

**OPTION 01 / BUDGET APPROXIMATION: (+/-) \$900K to \$1.1M**



WIDE BENCHES & PLANTERS



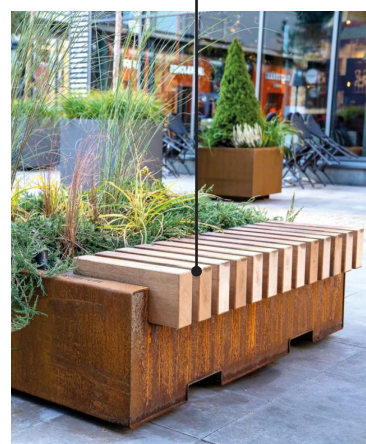
PUBLIC BATHROOMS



WOOD & STEEL BENCHES

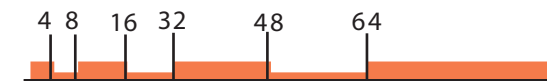


STAGE



WHARF HEAD - SITE MAP & CONCEPTUAL IMAGES / SCALE: 1' = 1/16"

\*\*PLEASE NOTE: IMAGES SHOWN ARE TO HELP SHOW INTENT - NOT ACTUAL DESIGN\*\*



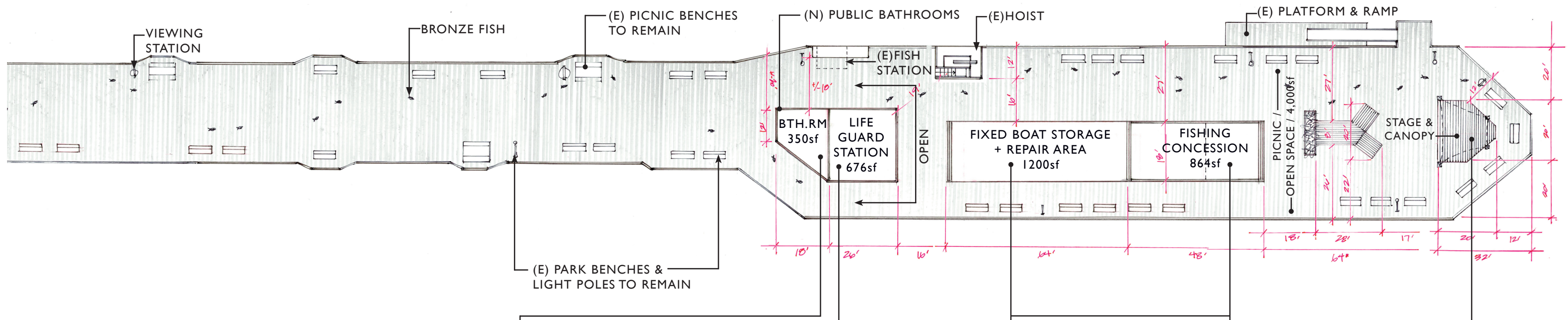


# CONCEPTUAL LAYOUT / USE PLAN - OPTION 03

## 03. ENHANCED PUBLIC REALM AND FIXED FISHING CONCESSION:

- A. Fixed Low-Cost Structure for Fishing Concession with boat rental / repair & fixed boat storage / mooring buoys, dingy service and hoist
- B. Public gathering infrastructure including: Benches / Stage / Shade Structure(s)
- C. Fixed Lifeguard station with Personal Rescue Water Craft (PRWC).
- D. Additional public restroom(s) at the end of the wharf

**OPTION 03 / BUDGET APPROXIMATION:** (+/-) \$1.7M to \$2.2M



WIDE BENCHES & PLANTERS

PUBLIC BATHROOM

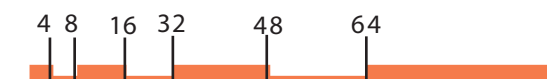
LIFEGUARD STATION & ROOFTOP LOOKOUT

FIXED LOW COST STRUCTURE / FISHING CONCESSION / REPAIR / STORAGE

STAGE

**WHARF HEAD - SITE MAP & CONCEPTUAL IMAGES / SCALE: 1' = 1/16"**

**\*\*PLEASE NOTE: IMAGES SHOWN ARE TO HELP SHOW INTENT - NOT ACTUAL DESIGN\*\***



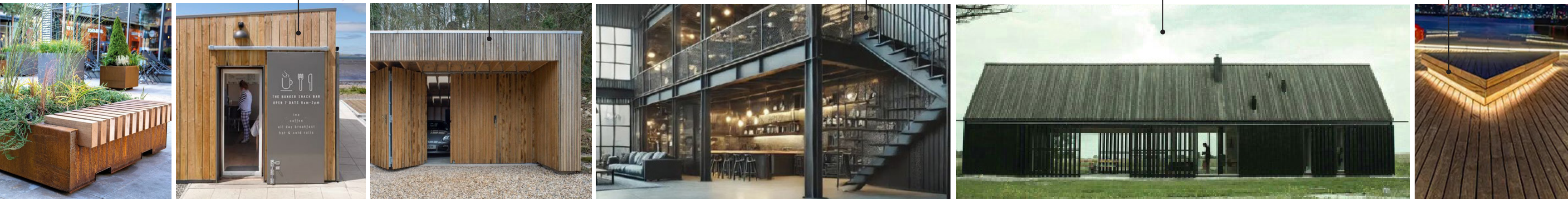
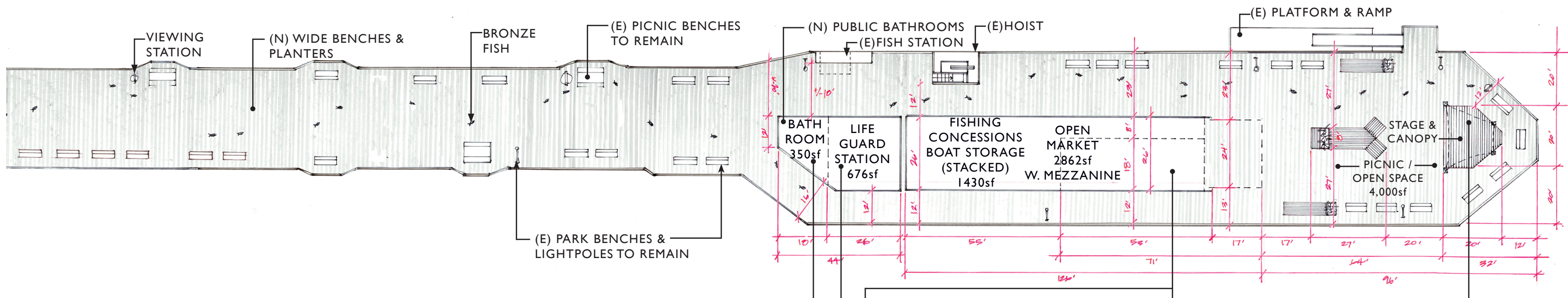


# CONCEPTUAL LAYOUT / USE PLAN - OPTION 05

## 05. ENHANCED PUBLIC REALM WITH FIXED FISHING CONCESSION & FLEXIBLE MARKET SPACE:

- A. Fixed all weather building Fishing Concession with boat rental / repair & fixed boat storage / mooring buoys, dingy service and hoist
- B. Fixed Flexible Market Space for food & beverage concessions w/ open space for public (IE: fish market)
- C. Lifeguard station with Personal Rescue Water Craft (PRWC).
- D. Public gathering infrastructure including: Benches/ Stage / Shade Structure(s)
- E. Additional public restroom(s) at the end of the wharf

**OPTION 05 / BUDGET APPROXIMATION:** (+/-) \$2.2M to \$3.2M



PLANTERS / BENCHES

PUBLIC BATHROOM

LIFEGUARD STATION & ROOFTOP LOOKOUT

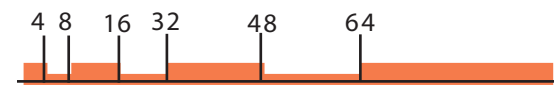
FLEXIBLE MARKET SPACE / OUTDOOR SEATING

FULL FISHING CONCESSIONS / REPAIR / OPEN AIR BUILDING

STAGE

### WHARF HEAD - SITE MAP & CONCEPTUAL IMAGES / SCALE: 1' = 1/16"

\*\*PLEASE NOTE: IMAGES SHOWN ARE TO HELP SHOW INTENT - NOT ACTUAL DESIGN\*\*



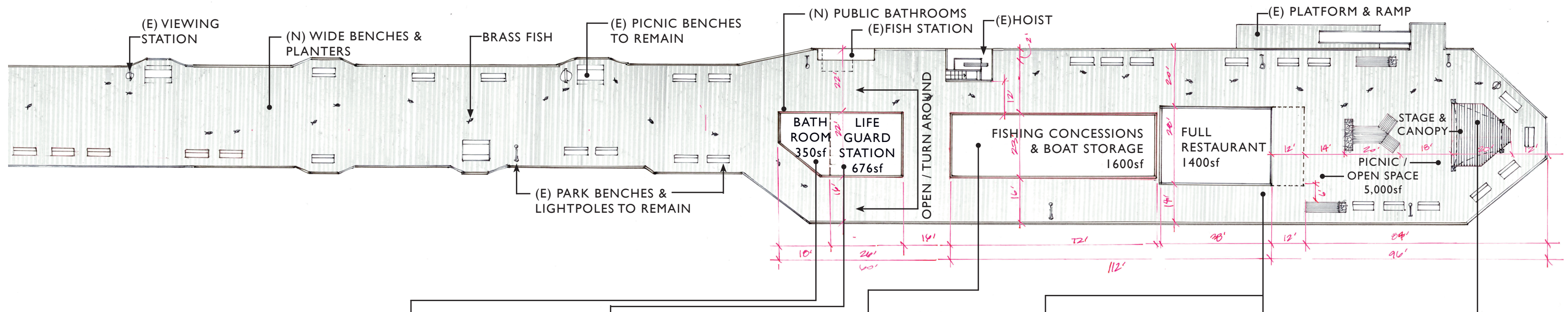


# CONCEPTUAL LAYOUT / USE PLAN - OPTION 06

## 06. PERMANENT STRUCTURES / REPLACING BUILDINGS & PUBLIC SPACE:

- A. Fixed all weather building Fishing Concession with boat rental / repair & fixed boat storage / mooring buoys, dingy service and hoist
- B. Fixed all weather building for a full restaurant
- C. Lifeguard station with Personal Rescue Water Craft (PRWC).
- D. Public gathering infrastructure including Benches / Stage / Shade Structure(s)
- E. Additional public restroom(s) at the end of the wharf

**OPTION 06 / BUDGET APPROXIMATION:** (+/-) \$5.5M to \$6.2M



WIDE BENCHES & PLANTERS

PUBLIC BATHROOM

LIFEGUARD STATION & ROOFTOP LOOKOUT

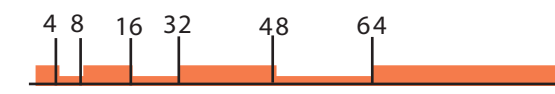
FISHING CONCESSIONS / REPAIR / STORAGE

FULL RESTAURANT & BAR W. OUTDOOR SEATING & ROOF TOP SEATING

LOW LIGHTING

WHARF HEAD - SITE MAP & CONCEPTUAL IMAGES / SCALE: 1' = 1/16"

\*\*PLEASE NOTE: IMAGES SHOWN ARE TO HELP SHOW INTENT - NOT ACTUAL DESIGN\*\*



# CONCEPTUAL LAYOUT - PRELIMINARY COST BREAKDOWN:

## iii. COST APPROXIMATION SUMMARY:

### OPTION 01 | PUBLIC OPEN SPACE WITH ENHANCED PUBLIC REALM

#### TOTAL ESTIMATE: 900K - 1.1M

DEMOLISH HOIST: (+/-) \$60K

ENHANCED PUBLIC SPACE / PARK: (+/-) \$450K

PUBLIC RESTROOM (2 STALL): (+/-) \$600K

ANY NECESSARY ENGINEERING: T.B.D.

### OPTION 02 | ENHANCED PUBLIC REALM AND MOBILE VENDORS

#### TOTAL ESTIMATE: 1.3M - 1.6M

DEMOLISH HOIST: (+/-) \$60K

ENHANCED PUBLIC SPACE / PARK: (+/-) \$450K

PUBLIC RESTROOM (2 STALL): (+/-) \$600K

MOBILE KIOSKS: (+/-) \$120K / EACH

ANY NECESSARY ENGINEERING: T.B.D.

### OPTION 03 | ENHANCED PUBLIC REALM & FIXED FISHING CONCESSION

#### TOTAL ESTIMATE: 1.7M - 2.2M

ENHANCED PUBLIC SPACE / PARK: (+/-) \$250K

PUBLIC RESTROOM (2 STALL): (+/-) \$600K

LIFEGUARD STATION / LOOKOUT: (+/-) \$200K

FIXED BOAT STORAGE & FISHING CONCESSION: (+/-) \$650K

ANY NECESSARY ENGINEERING: T.B.D.

### OPTION 04 | ENHANCED PUBLIC REALM, FIXED FISHING CONCESSION

#### & MOBILE VENDORS | TOTAL ESTIMATE: 2.2M - 2.5M

MOBILE KIOSKS: (+/-) \$120K / EACH

ENHANCED PUBLIC SPACE / PARK: (+/-) \$250K

PUBLIC RESTROOM (2 STALL): (+/-) \$600K

LIFEGUARD STATION / LOOKOUT: (+/-) \$200K

FIXED BOAT STORAGE & FISHING CONCESSION: (+/-) \$650K

ANY NECESSARY ENGINEERING: T.B.D.

### OPTION 05 | ENHANCED PUBLIC REALM WITH FIXED FISHING CONCESSION

#### & FLEXIBLE MARKET SPACE | TOTAL ESTIMATE: 2.2M - 3.2M

ENHANCED PUBLIC SPACE / PARK: (+/-) \$250K

PUBLIC RESTROOM (2 STALL): (+/-) \$600K

LIFEGUARD STATION / LOOKOUT: (+/-) \$200K

INDOOR MARKET SPACE / FOOD + FISH CONCESSION: (+/-) 1.2M

ANY NECESSARY ENGINEERING: T.B.D.

### OPTION 06 | PERMANENT STRUCTURES & PUBLIC SPACE

#### TOTAL ESTIMATE: 5.5M - 6.2M

ENHANCED PUBLIC SPACE / PARK: (+/-) \$250K

PUBLIC RESTROOM (2 STALL): (+/-) \$600K

LIFEGUARD STATION / LOOKOUT: (+/-) \$200K

PERMANENT BOAT STORAGE & FISHING CONCESSION: (+/-) \$1.2K

PERMANENT RESTAURANT: (+/-) \$3.3M

ANY NECESSARY ENGINEERING: T.B.D.

A photograph of a wooden pier structure over water. The pier is made of weathered, dark brown wooden posts and beams. The water is calm and reflects the sky. The sky is a pale, overcast blue. In the center of the image, there is a yellow rectangular box with the text ".thank you" written in a dark, sans-serif font.

.thank you