



# CAPITOLA WHARF INITIAL CONCEPTS FOR PUBLIC OUTREACH

**Recommendation:** Receive report and direct staff to proceed with public outreach for long term wharf plan in April and May 2025, using presented concepts.





# CAPITOLA WHARF INITIAL PUBLIC OUTREACH PLAN

## **Purpose:**

1. Introduce 6 draft concepts for Long-Term Wharf Plan
2. Direct staff to initiate robust public outreach



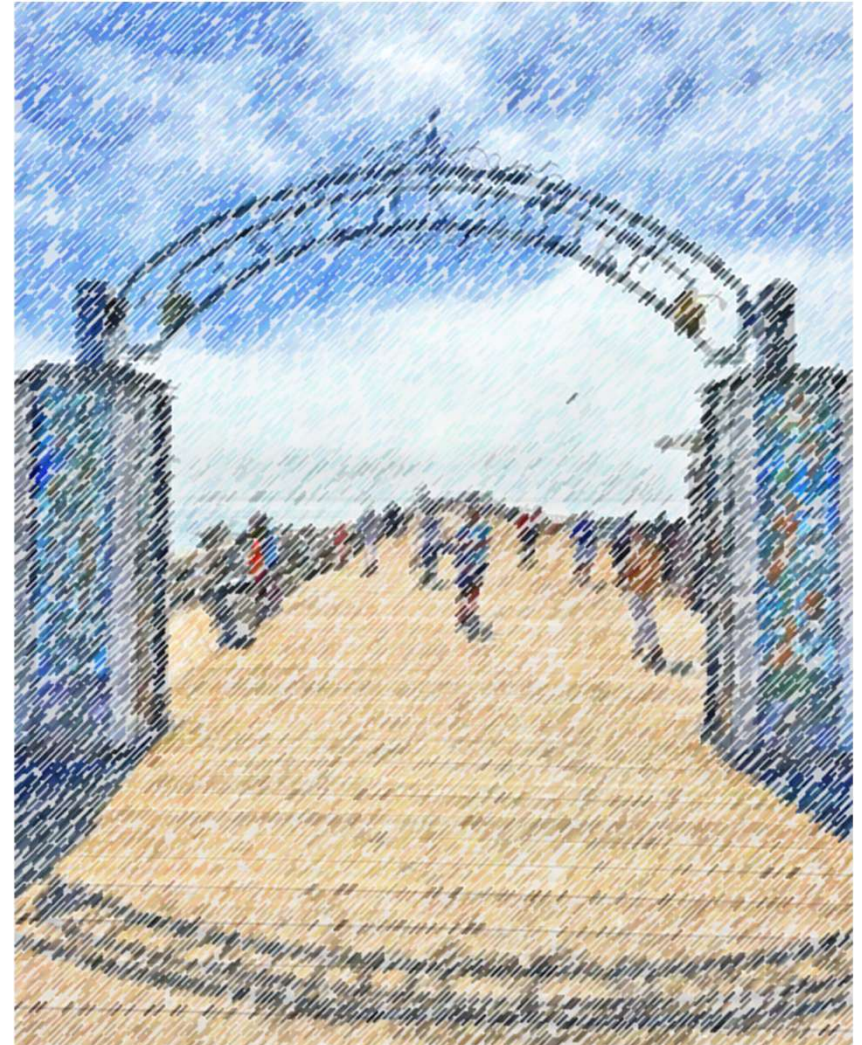


# CAPITOLA WHARF INITIAL CONCEPTS FOR PUBLIC OUTREACH

## **Background:**

September 12, 2024:

Contract with Fuse  
Architecture for outreach,  
planning, and design services  
for the Long-Term Wharf  
Plan.





# CAPITOLA WHARF INITIAL PUBLIC OUTREACH PLAN

1. Host Two Community Meetings in April
  - In-person interactive community meeting
  - Virtual meeting: date TBD
2. Public Survey:
  - Available April 1 – April 30
  - Hardcopy surveys at City Hall and Library
3. Meet with Stakeholder Groups:
  - All City Advisory Bodies, CWEP, and representatives from the CVWBIA, and current lease holders



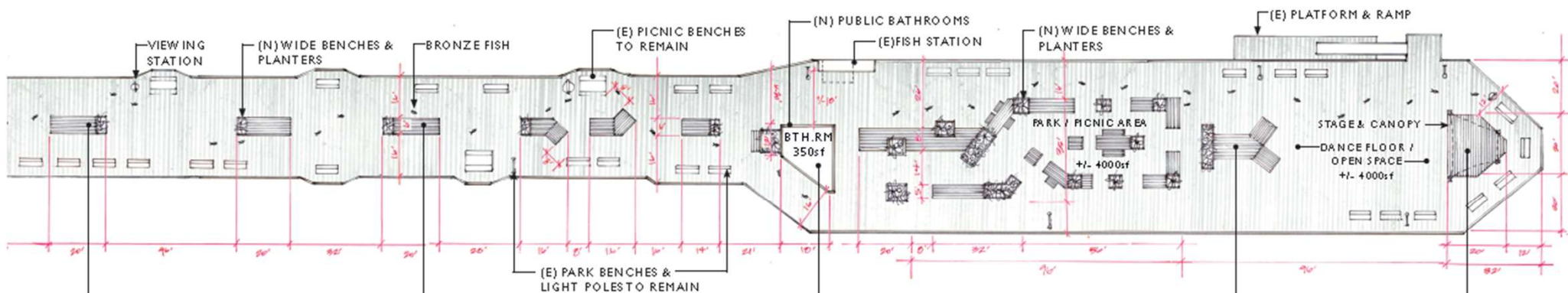
# CAPITOLA WHARF INITIAL USE CONCEPTS

## CONCEPTUAL LAYOUT / USE PLAN - OPTION 01

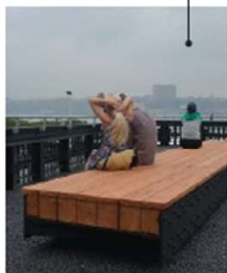
### 01. PUBLIC OPEN SPACE WITH ENHANCED PUBLIC REALM:

- 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"

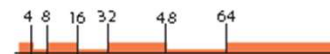
\*\*PLEASE NOTE: IMAGES SHOWN ARE TO HELP SHOW INTENT - NOT ACTUAL DESIGN\*\*



512 CAPITOLA AVE. | CAPITOLA, CA.  
831.479.9295

DRAFT / INITIAL CONCEPTS FOR  
PUBLIC OUTREACH  
CAPITOLA WHARF LONG-TERM PLAN

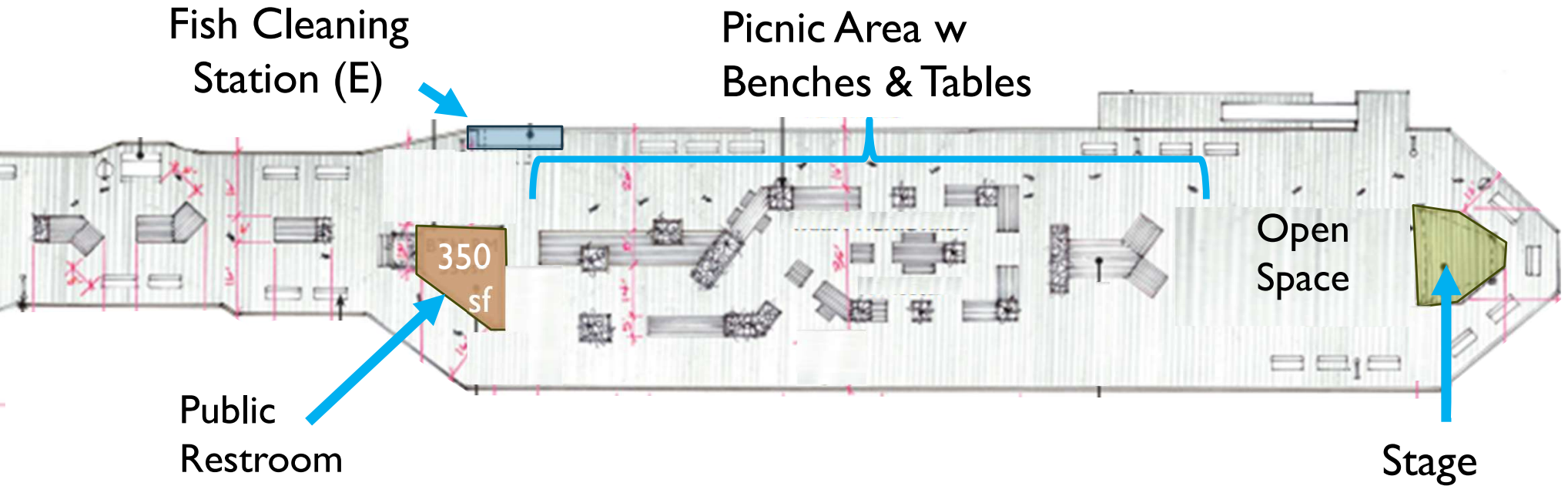
DATE | 03.06.2025



01.

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~\$900,000- \$1.1 million

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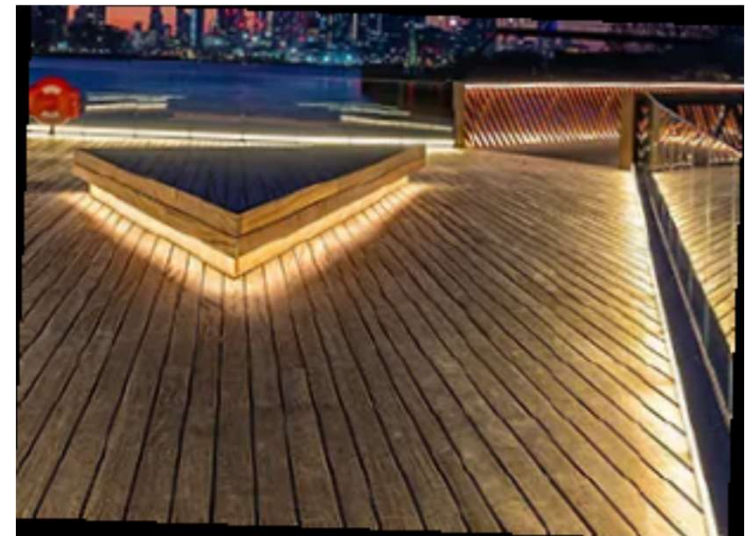
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Wood Benches



Public Bathrooms



STAGE



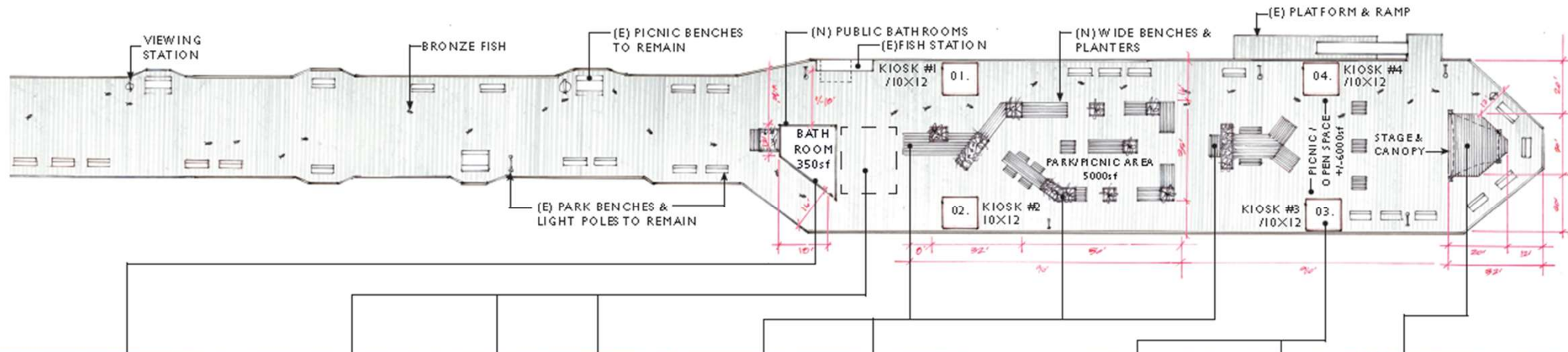
# CAPITOLA WHARF INITIAL USE CONCEPTS

## CONCEPTUAL LAYOUT / USE PLAN - OPTION 02

### 02. ENHANCED PUBLIC REALM AND MOBILE VENDORS:

- A. Majority Open Space with up to four (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 02 / BUDGET APPROXIMATION: (+/-) \$1.3M to \$1.6M



PUBLIC BATHROOM



MOBILE SURF / KAYAKS RENTALS



WIDE BENCHES & PLANTERS



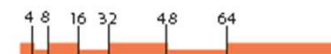
KIOSKS / MOBILE VENDOR



STAGE

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

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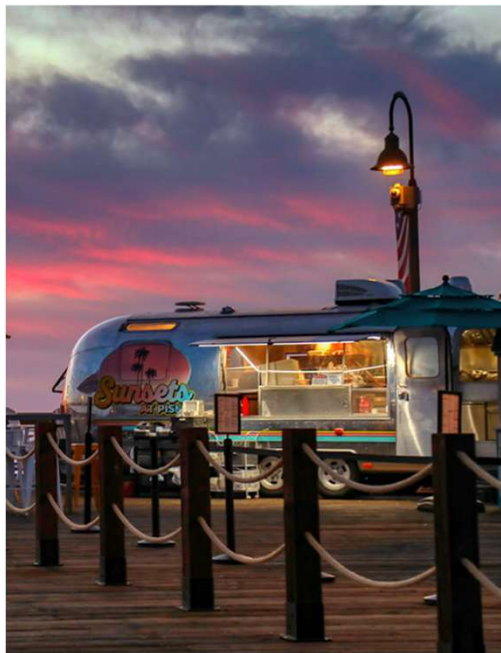






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- A. Majority Open Space with up to four (4) Mobile Kiosks for Variety of Uses  
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- B. Public gathering infrastructure including Benches / Stage / Shade structures
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- D. Remove (E) Hoist



Examples of Mobile Kiosks : Food/ Drink/ Mobile Fishing/ Non-Powered Watercraft



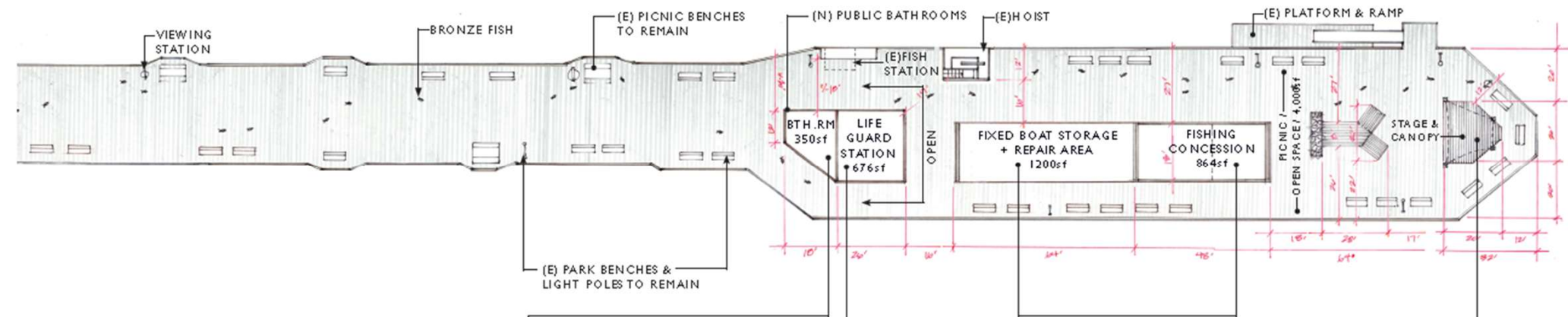
# CAPITOLA WHARF INITIAL USE CONCEPTS

## 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

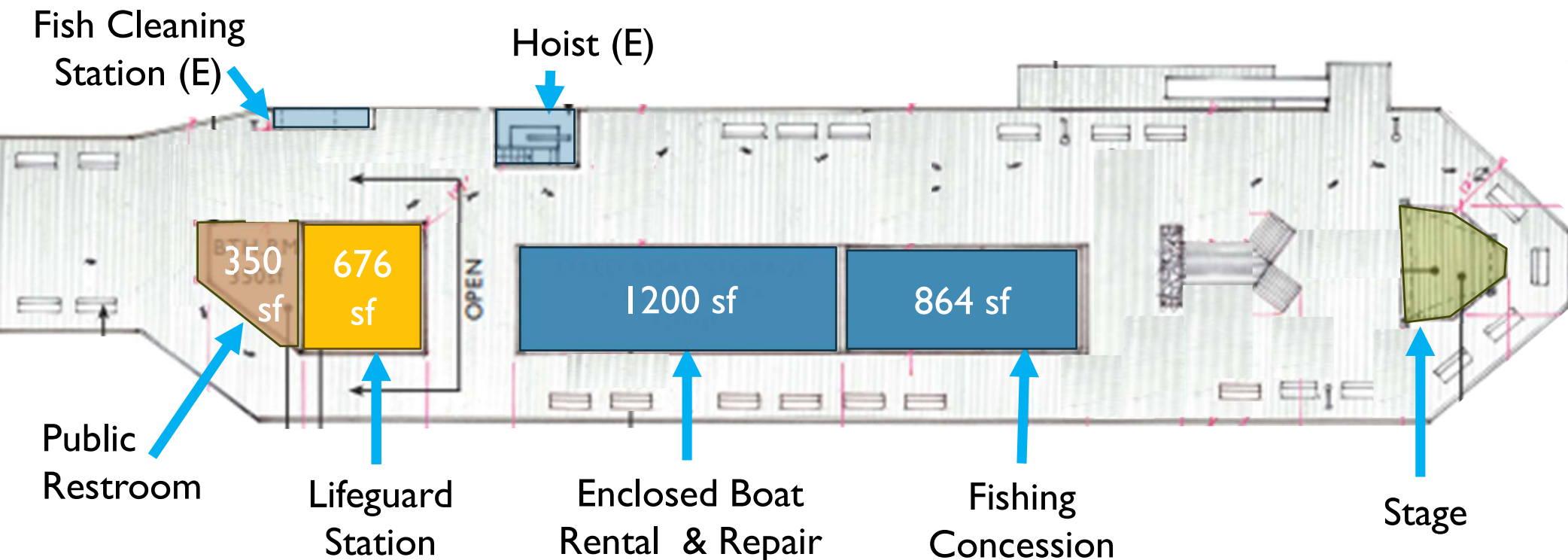
**WHARF HEAD - SITE MAP & CONCEPTUAL IMAGES / SCALE: 1" = 1/16"**

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~\$1.7 - \$2.2 million

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Lifeguard  
Station



Fixed Low-Cost Structure for Fishing Concession  
with Boat Rental & Repair





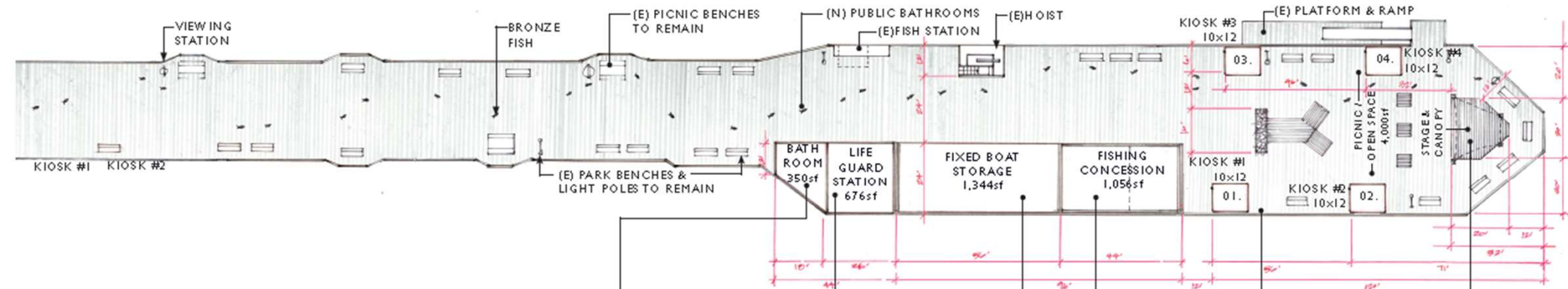
# CAPITOLA WHARF INITIAL USE CONCEPTS

## CONCEPTUAL LAYOUT / USE PLAN - OPTION 04

### 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 04 / BUDGET APPROXIMATION:** (+/-) \$2.2M to \$2.5M



WIDE BENCHES & PLANTERS



BATHROOM



LIFEGUARD STATION & ROOFTOP LOOKOUT



FIXED STRUCTURE / FISHING CONCESSION / REPAIR / STORAGE



KIOSKS / MOBILE VENDORS

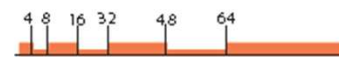


STAGE



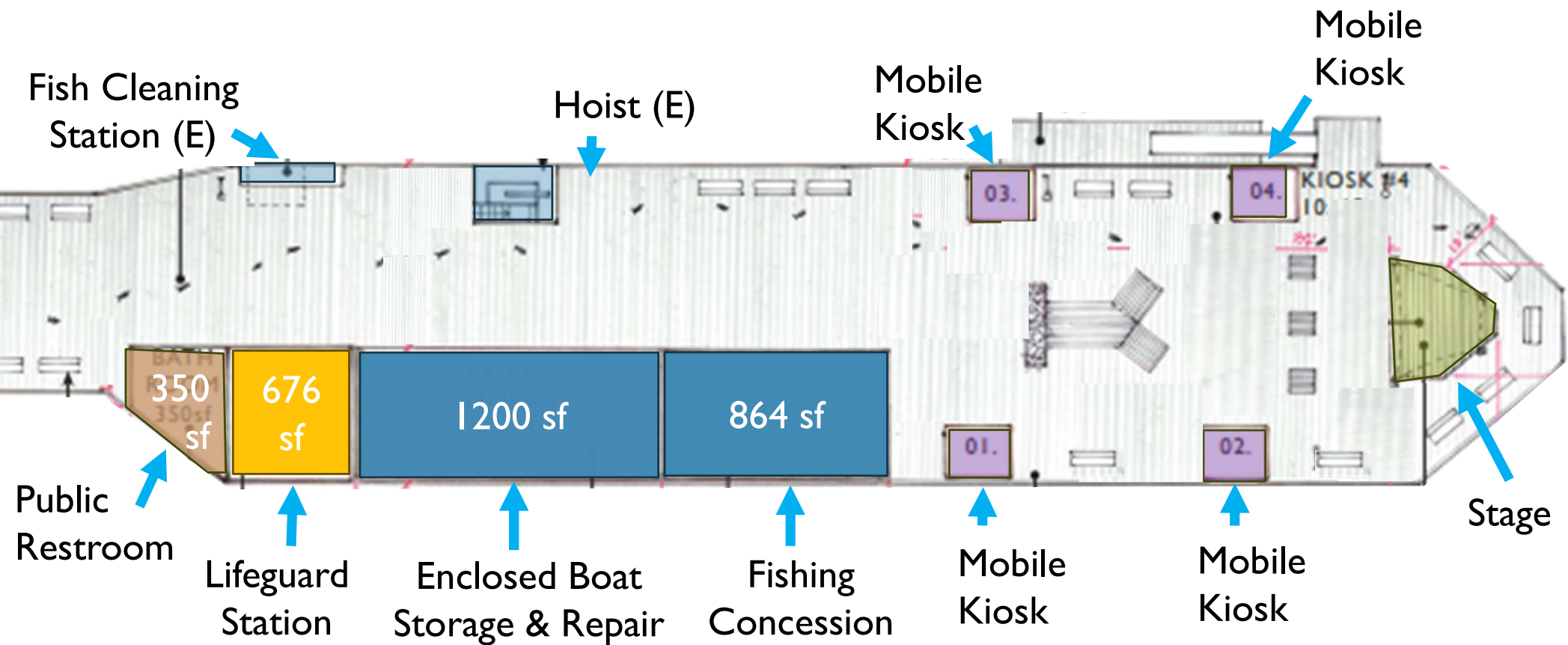
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# 04. ENHANCED PUBLIC REALM, FIXED FISHING CONCESSION & MOBILE VENDORS:

- 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



~\$2.2 - \$2.5 million

## 04. ENHANCED PUBLIC REALM, FIXED FISHING CONCESSION & MOBILE VENDORS:

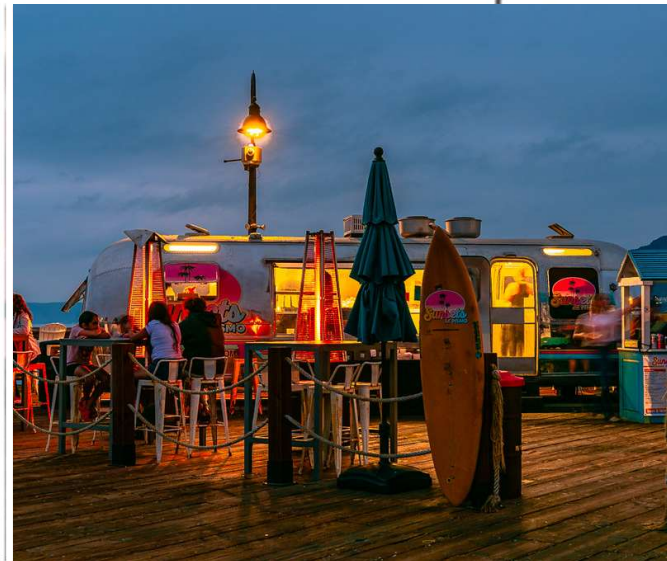
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- D. Fixed Lifeguard station with Personal Rescue Water Craft (PRWC).
- E. Additional public restroom(s) at the end of the wharf



Lifeguard  
Station



Fixed Low-Cost Structure  
for Fishing Concession



Mobile Kiosks for Food and  
Drink Vendors







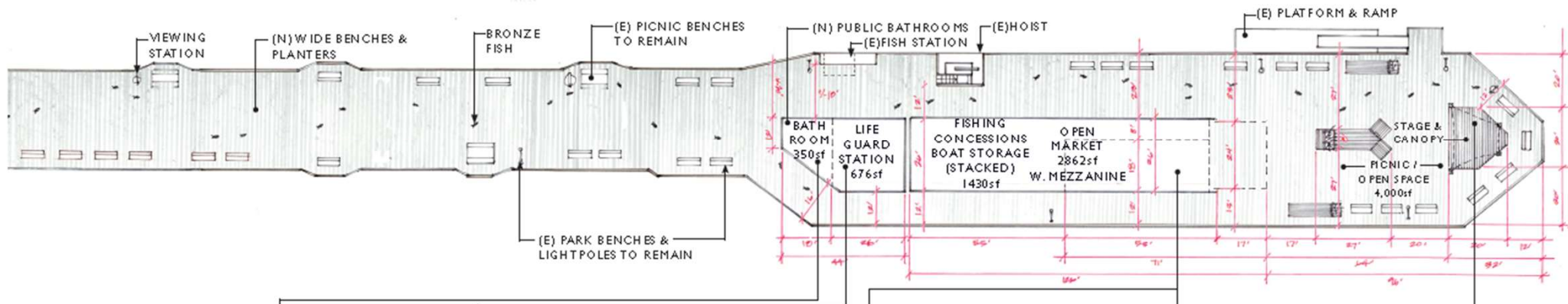
# CAPITOLA WHARF INITIAL USE CONCEPTS

## 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

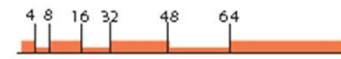
LIFEGUARD STATION & ROOFTOP LOOKOUT

FLEXIBLE MARKET SPACE / OUTDOOR SEATING / FULL FISHING CONCESSIONS / REPAIR / OPEN AIR BUILDING

STAGE

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

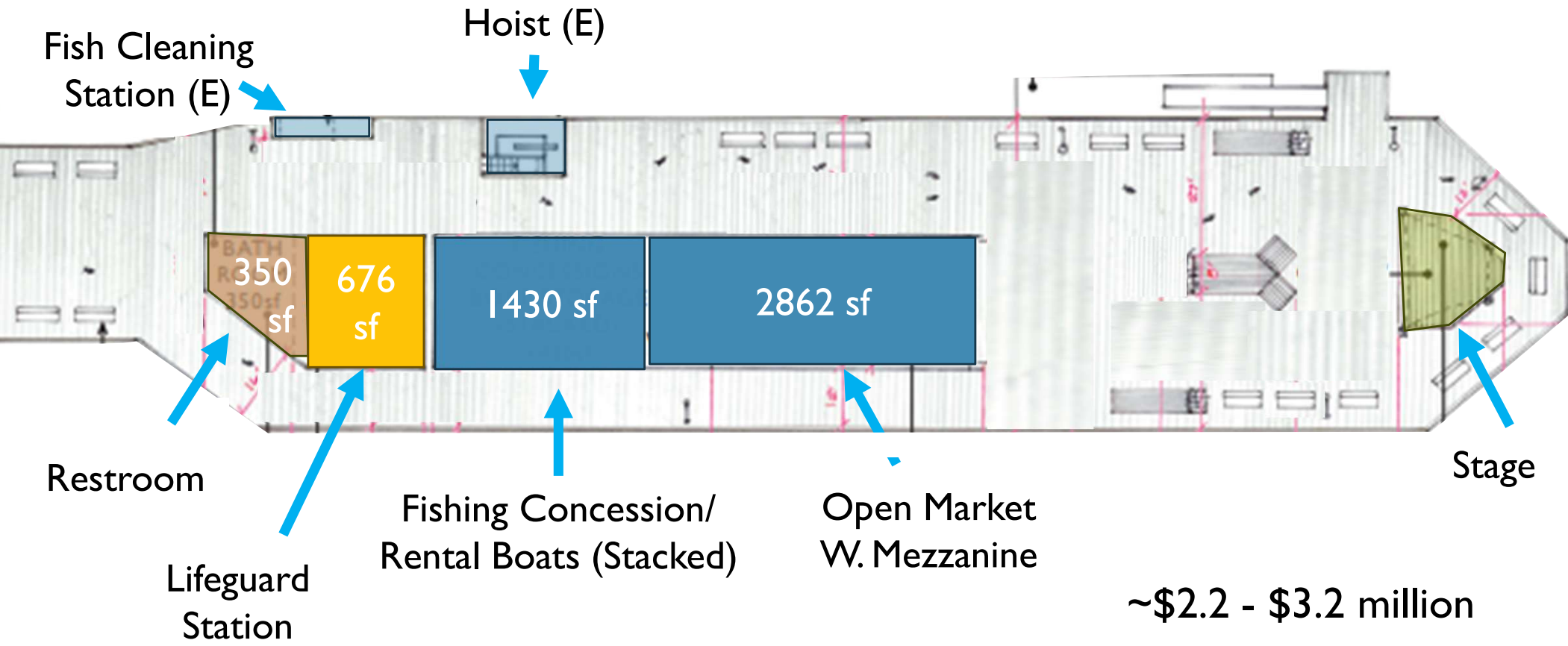
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# 05. ENHANCED PUBLIC REALM WITH FIXED FISHING CONCESSION & FLEXIBLE

## 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
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- D. Public gathering infrastructure including: Benches/ Stage / Shade Structure(s)
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Fixed All Weather Building for Fishing Concession & Flexible Market Space



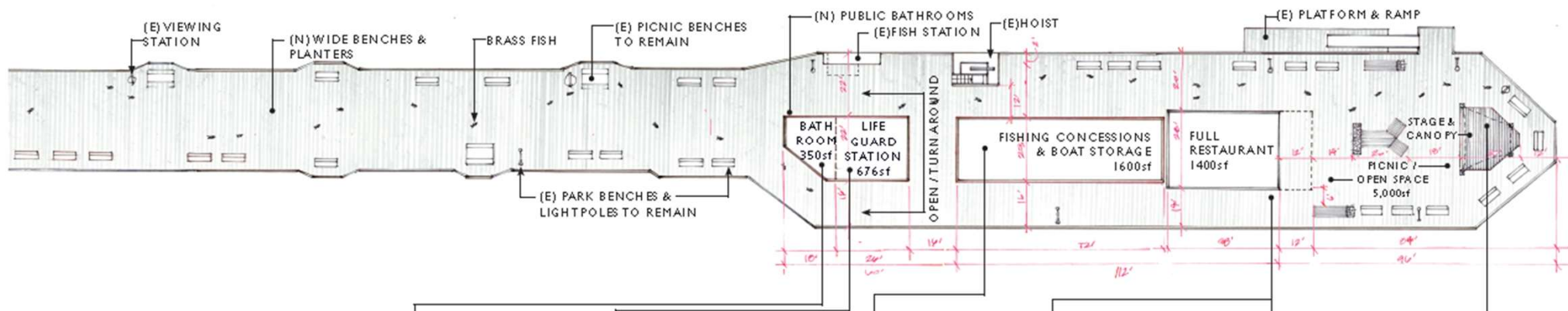
# CAPITOLA WHARF INITIAL USE CONCEPTS

## 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

LIFE GUARD STATION & ROOFTOP LOOKOUT

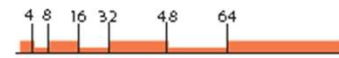
FISHING CONCESSIONS / REPAIR / STORAGE

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

LOW LIGHTING

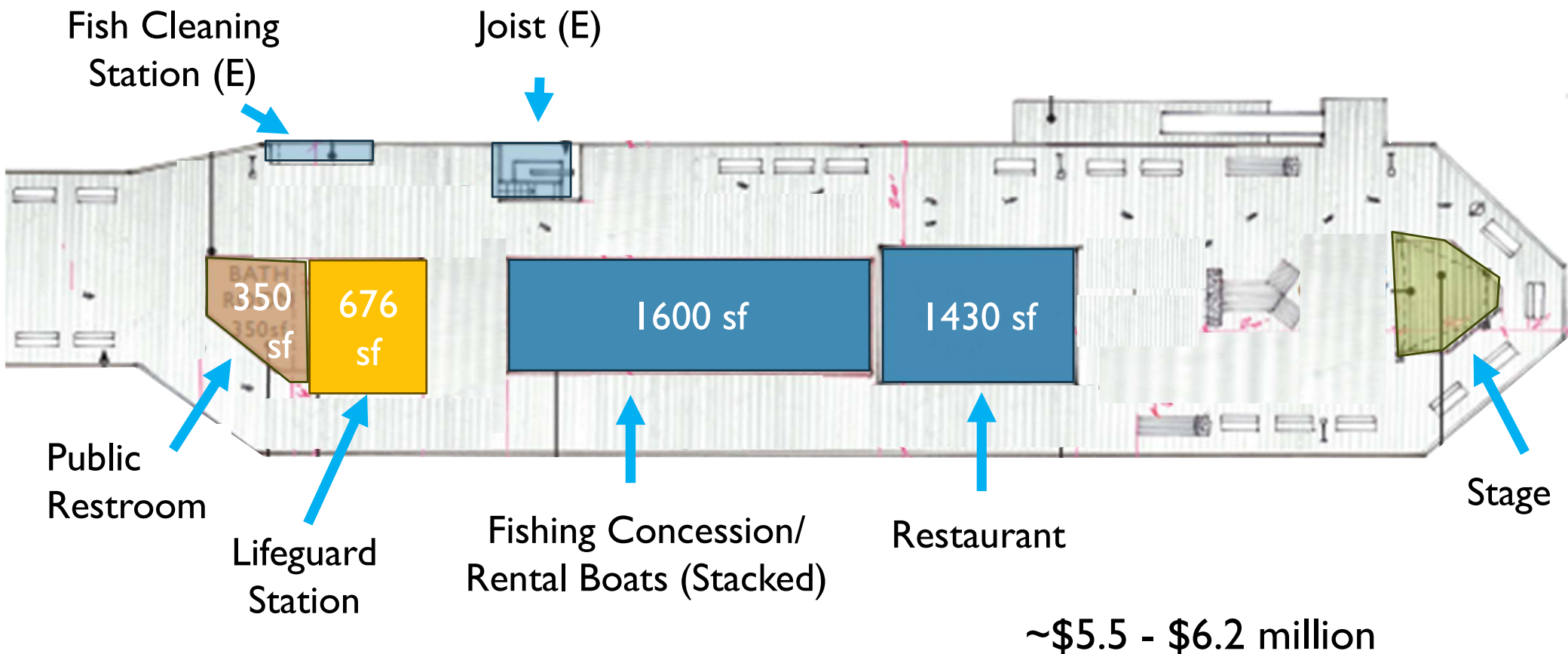
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# 06. PERMANENT STRUCTURES / REPLACING BUILDINGS & PUBLIC SPACE:

- 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
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- D. Public gathering infrastructure including Benches / Stage / Shade Structure(s)
- E. Additional public restroom(s) at the end of the wharf



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- E. Additional public restroom(s) at the end of the wharf



Fixed Structure  
for Fishing Concession



All Weather Building For Full Restaurant





# CAPITOLA WHARF PUBLIC OUTREACH & WHARF USE CONCEPT

**Recommendation: Direct Staff to proceed with public outreach in April and May 2025 using the presented concepts.**

# CONCEPTUAL LAYOUT - PRELIMINARY C

## 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.



# COST BREAKDOWN:

**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.

