



41st Corridor Plan

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To City Council <citycouncil@cityofcapitola.gov>
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Mayor and council members,

The 41st Ave - Capitola Road - Clares St Corridor plan is something the community will live with for decades to come. During those years, Capitola will likely see the housing on the Mall site built out, plus potential redevelopment of other commercial sites along 41st Ave and Capitola Rd. The plan fails to address future potential development in the proposed plan area. It's like putting a coat of paint on a termite riddled house hoping that will solve all future problems.

Reducing a portion of Clares St to one lane makes absolutely no sense considering the adjacent Mall proposed housing. Did the city not learn a thing from the Bay Ave mess? A glaring omission is any consideration of working with the county to open 40th Ave. If 40th Ave connected to Clares, it would relieve the traffic at 41st and Gross Rd and along the parallel section of 41st Ave. It should be part of any future plan for 41st Ave.

A plan that fails to consider the additional 1700+ housing units, fails to consider 40th Ave as an additional arterial street, fails to meet future traffic needs is "thinking small" instead of "thinking big". I remember the days when Capitola used to "think big" - that's how the Clares St Loop was built, that's how Bay Ave was expanded to 4 lanes, that's how the Auto Center came about. Now "thinking big" is putting in speed bumps, flashing lights at crosswalks, No Right Turn signs, and re-striping streets - a bandaid approach that will never meet the future needs of our community.

If, as I expect to hear, this is a small step toward the future, what is the future concept for the 41st Ave corridor? Where is the Master Plan?

Mick Routh
Capitola