



WINTER/SPRING 2020

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## Merlone Geier Presents Mall Conceptual Review

In Fall 2019 the Capitola Mall owner, Merlone Geier Partners, submitted a “conceptual review” application to the City to redevelop the Mall. The City’s conceptual review process provides applicants the



Rendering of Merlone Geier’s Capitola Mall concept

opportunity to receive preliminary feedback on a proposed project, prior to submitting a full development application.

At November Planning Commission and City Council meetings, Merlone Geier presented its conceptual “Capitola Town Square” project to the public. The project included new streets through the existing mall, rebuilt commercial properties, and new housing. In the proposed concept, most of the existing Mall and the old Sears building would be demolished while Target, Macy’s, and Kohl’s would remain. A new main street was proposed which would be lined with retail shops, dining, recreation, and a theater. The proposal also included 637 housing units on upper stories.

At the meetings, Merlone Geier received

feedback from the public, the Planning Commission, and City Council. Public comment ranged from support for the project and its mix of uses to concerns

about the pro-

ject’s size, bulk, and traffic. Council and Commission feedback focused on making certain the project’s design and public spaces reflect Capitola’s unique character. The City Council also suggested adding a hotel to the project to ensure the project is fiscally self-sufficient, making sure the taxes generated by the project more than offset the costs to provide City services. Other suggestions included providing more than the minimum required amount of affordable housing and better connections to other adjacent commercial properties.

Merlone Geier Partners is currently updating its plans to incorporate the feedback. The City expects Merlone Geier will submit an updated application in early 2020.

## New Library Construction Continues

Construction of the new library branch on Wharf Road proceeded well during the summer and fall months. The exterior walls and roof structure are in place and the contractor is working on the interior walls and exterior siding. Coordination with PG&E continues as work to underground the utility wires around the site moves forward. Current construction schedule has the opening slated for summer 2020.



Interior of the new library branch

### UPCOMING EVENTS

#### **Silent Film: The Testing Block**

*Filmed in Capitola in 1920!*  
Capitola Community Center  
January 26

#### **Lincoln’s Birthday**

City Hall Closed  
February 12

#### **Presidents’ Day**

City Hall Closed  
February 17

#### **Free Family Movie Night**

Capitola Community Center  
February 21

#### **New Exhibit Reception**

Capitola Historical Museum  
March 14

#### **Village Easter Egg Hunt**

Capitola Main Beach  
April 11

#### **Citywide Garage Sale**

Capitola  
April 18

#### **Memorial Day**

City Hall Closed  
May 25

#### **Classic Car Show**

Capitola Village  
June 13 & 14

**Click on Calendar at [cityofcapitola.org](http://cityofcapitola.org) under the Resource Center tab to view an up-to-date & interactive Calendar of Events!**

## Museum Shows “Capitola Then & Now”

Have you lived in Capitola or been visiting for many years? Have you seen the City through its many changes? This year’s Capitola Historical Museum exhibition is titled “Capitola Then and Now” and will explore some of the ways Capitola has changed over the years (and some of the ways it has not).

Museum Curator Frank Perry will be drawing from the Museum’s vast collection of historic photos and putting them side-by-side with contemporary photos of the same scene. “I think locals and visitors to Capitola are really going to enjoy this exhibition,” he says.

The Museum will be closed in January and February while last year’s displays are taken down and the new ones installed. The Museum will reopen Sunday, March 1, and resume its regular schedule of Thursday through Sunday, noon to 4 p.m. A reception with refreshments will be held Saturday, March 14, noon to 2 p.m. The “Capitola Then and Now” exhibition will run through the end of 2020.



The Superintendent Building ‘Then’



The Superintendent Building ‘Now’

## Current Work on Street Improvements In Capitola

The County completed a sewer project in the Jewel Box area this summer that included resurfacing of impacted streets. Construction is underway on a new sidewalk along Park Avenue from McCormick Avenue to Wesley Street. This coming summer improvement projects are slated for Brommer Street, Clares Street, and Park Avenue plus another sewer project on Capitola Avenue.



A newly completed sidewalk on Park Avenue

## Village Parking Meters Keep Up With Technology

Historically, the City of Capitola has managed its parking meter program with the use of both older stand-alone parking meters and the more technologically advanced pay stations that you find throughout Capitola Village. The stand-alone meters, all of which were located on Capitola Avenue between Stockton and Riverview, were incompatible with 4G technology and no longer accepted credit card payments. For this reason, the dated stand-alone meters were removed.

Parking payment for spaces throughout the entire Village will now be accepted at the clearly marked blue pay stations. Four pay stations have been relocated to serve motorists parking on Capitola Avenue where the older stand-alone parking meters were previously installed. The pay stations have been relocated to the 200, 300, and 400 blocks of Capitola Avenue. To use these pay stations, motorists must remember their assigned parking space number, which is clearly marked on the pavement for each space.

## Recreation Continues to Meet Capitola's Needs

### Afterschool Program

At the beginning of the school year, the Recreation Division started an Afterschool Rec Club, hosted at New Brighton Middle School. The afterschool program for middle-school aged youth offers specially focused activities in art, technology, leadership, sports, and performance. Sessions have provided units on culinary arts, graphic design, archery, and digital music. The afterschool program is offered to residents at the affordable rate of \$12 per day, and there is a scholarship fund provided in a joint effort by the City and Soquel Union Elementary School District. Scholarship applications and session sign-ups are available on the Recreation page of the City website.

### Family-Friendly Events

During Summer 2019, Recreation hosted its first ever Food Truck Event at Monterey Park! This well-attended gathering was just one example of Recreation's effort to offer more family-friendly events; residents can expect to see more in the future. Another new program is the Winter Movie Series, which began with the free screening of family film *Dumbo* (2019) on December 6 and continues with *Moana* (2016) on January 24 and *Mary Poppins Returns* (2018) on February 21. These screenings at the Capitola Community Center are free for all; we hope you'll join us!

### Strategic Plan Development

The Recreation Division is currently collecting feedback from the community to support the development of a Strategic Plan that will guide staff for the next five years. Residents are encouraged to visit the Recreation page on the City website and follow the link for our survey. Community feedback is a valuable resource that will enable Recreation to provide needed services and programs to the community of Capitola and its neighbors, so please take the five minutes and let us know what you would like to see in Capitola Recreation's future.



Free popcorn is offered during free family movie nights this Winter

## Winter Water Conservation Tips

Gutters and downspouts play an important role in directing stormwater away from your home's foundation. Follow these helpful tips to make sure your home's gutter system functions to their maximum capacity! Make sure to clear your gutters and downspouts of any leaves, twigs, or debris that may have accumulated over the dry season and dispose of these materials in green waste bins. Check and make sure your downspouts are pointed in the right direction preventing ponding around the perimeter of structures. If your downspouts are too short extensions are an inexpensive way to direct flow away from the foundation.



Downspout extensions can redirect water flow

Capturing stormwater onsite during the winter is a great way to reduce potable water consumption in the summer and also decrease urban runoff. Consider installing a rain barrel to capture and store stormwater for later use. Contact Public Works at 475-7300 to get your rain barrel today.



Rain barrels hold runoff for future use

## City of Capitola

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Named one of *Sunset* magazine's best beach towns with one of *USA Today's* best California beaches

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## Wharf Emergency Repairs and Rehabilitation Moves Forward



The Capitola Wharf in Summer

Following the New Year's Day damage to the small boat hoist area of the wharf, emergency repairs were quickly made to secure the hoist. Plans for additional work to replace the broken piles are underway.

The Wharf Rehabilitation Project continues at full speed with permitting and design work. Phase 1 of the project will widen the narrow portion of the wharf using fiberglass pilings that are more durable than wooden piles and add new restroom buildings at both ends of the Wharf to better serve the public. The permitting process for this project involves many State and Federal agencies and is anticipated to take one year to complete. Construction is planned to begin in Fall of 2021.