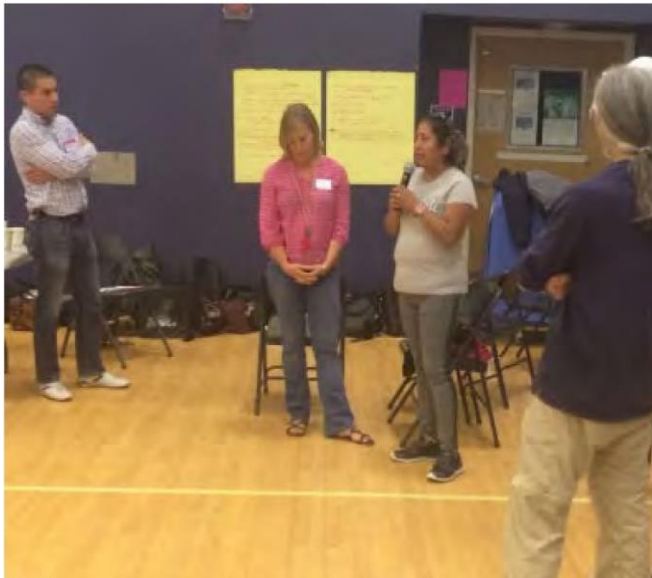




1500 Capitola Road Opportunity
Mixed-Use:
Commercial/ Residential Development

Community Charrette Session

Needs & Preferences



working space w/ GREEN SPACE
 PLAZA
 GATHERING PLACE ★★
 - experience-centric
 FOOD STORE
 - need for all of Live Oak
 - local produce
 - organic food
 - more modern

AFFORDABLE HOUSING
 - greener housing
 - SRDs
 - tiny housing/smaller lots
 - affordable for families

UNDERGROUND PARKING
 NEEDS TO CONSIDER TRAFFIC
 - alternate forms of transit
 - bikes, walking

I. Needs of LO

- Walking distance restaurants
- Full neighborhood grocery store (Affordable)
- Outdoor Seating (meeting place)
- Wine or Pub style (Family welcome) - Live music local

MIXED USE? (no residential)
 - Flexible space
 - HOW HIGH? 1-2 stories
 - similar to Kelly's Bakery
 GATHERING SPACE

COMMERCIAL DEVELOPMENT FOR LOCALS
 - BIKE SAFE DEVELOPMENT
 - SHOULD BE TIME CONSTRAINT
 - DEVELOPERS CAN'T LET LAND SIT OR NOT ACT ON PLAN

RETAIL
 - QUALITY, NOT FAST FOOD
 - ~~LOCAL OWNED, NO BIG BOX/CHAINS~~
 - LOCALLY OWNED, NO BIG BOX/CHAINS
 - EATERY -> MAYBE SMALL ONES
 - COFFEE SHOP
 - BAKERY

Kindful of neighbors (i.e. noise consideration)
 - Greenspaces b/w houses & businesses
 - Mixed use - living space above/adjacent to the retail
 - Laundrymat/Drycleaner
 - Location of Live Oak

CONCERNED ABOUT: TRAFFIC (SAFE FOR KIDS PETS)
 CLEAN
 SAFE

- INCLUDE TRAFFIC ABATEMENT
 - STAY ON CAPITOLA

COMMUNITY GATHERING SPACE
 EX LUMA, PACIFIC ARTS CENTER
 - VARIETY OF OPTIONS
 - MIXED USE
 - RENT IT OUT

PARK -> CONCERN ABOUT PEOPLE HANGING OUT LATE
 PARK COULD SERVE AS COMMUNITY GATHERING SPACE
 TRYING TO KEEP SALES TAX REVENUE IN LIVE OAK

What types of commercial space, services or activities does Live Oak most need?

I. mixed use/income micro units
 II. medical facilities (light traffic)
 Community gathering - dining options (all incomes)

is it affordable as of right? (mandated?)
 • office
 ↳ medical ↳ small biz. ↳ entrepreneurial space
 center for the arts
 ↳ performing ↳ live arts
 • walkability ++



Community Charrette Session

April 20, 2017

- Participants emphasized they would like to see a family-friendly gathering space for a diverse community.
- A space that can accommodate dynamic and interactive activities for the community to promote a safe atmosphere.
- Mixed-use commercial and residential development desired.
- Affordable housing is a priority.

Site Context



Site Analysis



Site Plan - Option 1

Using current land available from County



Site Plan - Option 2

Envisions the design possibilities if the corner were also available for redevelopment



Site Plan - Option 2

Envisions the design possibilities if the corner were also available for redevelopment



DIENTES & COMMUNITY HEALTH CENTERS