

City of Hollister

Open and Anonymous Design Competition **TIME EXTENSION to October 23, 2015**

Gateway Feature at the West Entrance to Hollister on San Juan Road

The City of Hollister is extending the time for submittal of design concepts to establish the west entrance to the City of Hollister as a gateway to both the City and Pinnacles National Park. The project is open to residents, artists, students, design professionals and architects. Compensation is not provided at this phase.

Intent and Overview: The City of Hollister 2005-2023 General Plan update established a new commercial and residential “West Gateway” land use designation at the west entrance to Hollister. The General Plan also included policies to improve the major entrances into the City with “landmark entry features, signs and gateways”. San Juan Road is one of the major entrances to Hollister. Pinnacles National Monument, which was established in 1908, was reclassified as the nation’s newest National Park in 2013. Incorporation of Pinnacles National Park into the entry feature will communicate the community’s new role as a gateway to a National Park.

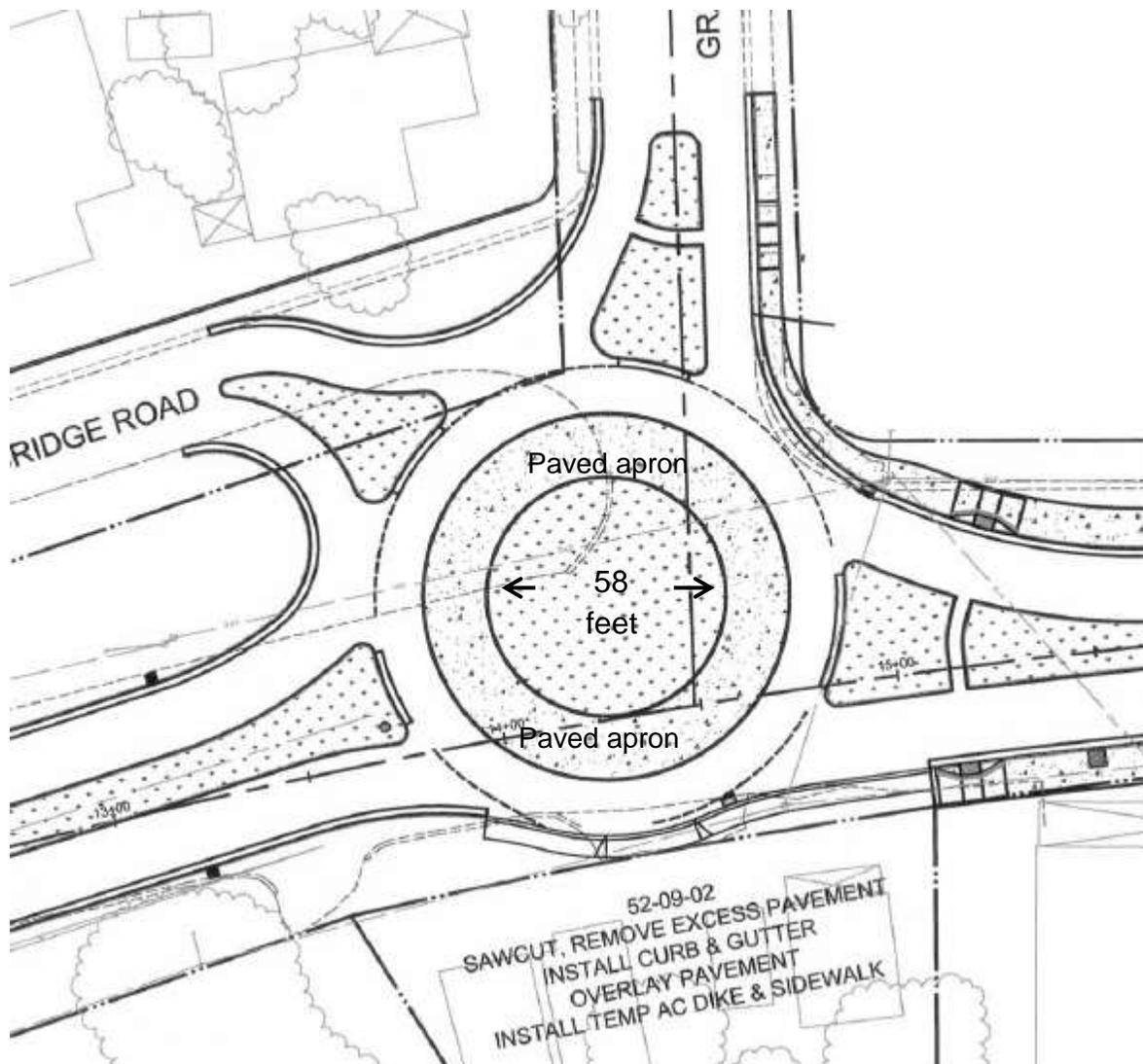
San Juan Road is accessed from State Highway 156. There are between 14,000 – 19,500 vehicle trips per day on Highway 156. Highway 156 provides an interstate link between the Monterey Peninsula and the Central Valley where it connects to Highway 152. San Juan Road was originally built to function as part of State Highway 156 to optimize movement of high volumes of interregional vehicular and truck traffic. Today the corridor is transitioning to a new mixed use ‘West Gateway’ designation aligned with sustainable mixed use development. Traffic volumes range from about 12,730 to 16,170 vehicle trips per day with volumes progressively increasing east of Graf Road.

The City of Hollister approved the West Gateway Streetscape beautification project to convert the former interstate roadway to a more pedestrian friendly ‘complete’ street with a roundabout entry, landscape median, and the addition of on-street parking, curb extensions and a Class II bike path. The City has committed funds to construct a Phase 1 of the streetscape project that will replace the signalized intersection of Graf Road/San Juan Road with a roundabout. The City will also be pursuing using funds from the Pacific Gas and Electric Rule 20A program to assist with undergrounding the existing power lines east of the bridge.

The Gateway feature could be located within the center of a new roundabout at the intersection of San Juan Road/Graf Road or on the shoulder of San Juan Road between the San Juan Road Bridge over the San Benito River and Graf Road.

Roundabout option: The central area of the planned roundabout is about 58 feet wide as shown on Figure 1. There will be a 16 foot wide paved apron around the center of the roundabout that could be used by large trucks travelling around the circle. Figure 2 illustrates existing conditions at the intersection of San Juan Road/Graf Road.

.Figure 1 – Future roundabout at San Juan Road/Graf Road



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Figure 2 – Existing Conditions at Intersection of San Juan Road/Graf Road



Shoulder option: A mix of native trees and shrubs are envisioned to be planted on the road shoulders between the bridge and Graf Road in the West Gateway Streetscape Beautification Plan (see Attachment A). The trees and shrubs are planned to integrate with natives planted on the south shoulder of the road by the Hollister Rotary Club in 1992 to screen percolation ponds. The south shoulder is relatively flat in some areas as shown in Figure 3.

The north shoulder of San Juan Road slopes down a 40 to 60 foot wide embankment to a parallel local street called Bridge Road as shown on Figure 4. Due to the pronounced slope, much of this road shoulder is out of the line of sight for a motorist travelling eastbound into Hollister.

The West entrance to Hollister will be integrated into longer term goals for linear parks. Hollister’s General Plan envisions a river trail on the west side of the City along the San Benito River. The City pursued a first phase as shown in Figure 5 with trail heads near Bridge Road and Apricot Lane but was stymied by land acquisition challenges. The San Benito County Regional Park Master Plan foresees a river trail along the San Benito River extending through the San Juan Valley to Bolado Park south of Hollister.

Figure 3 – Shoulder area on south side of San Juan Road

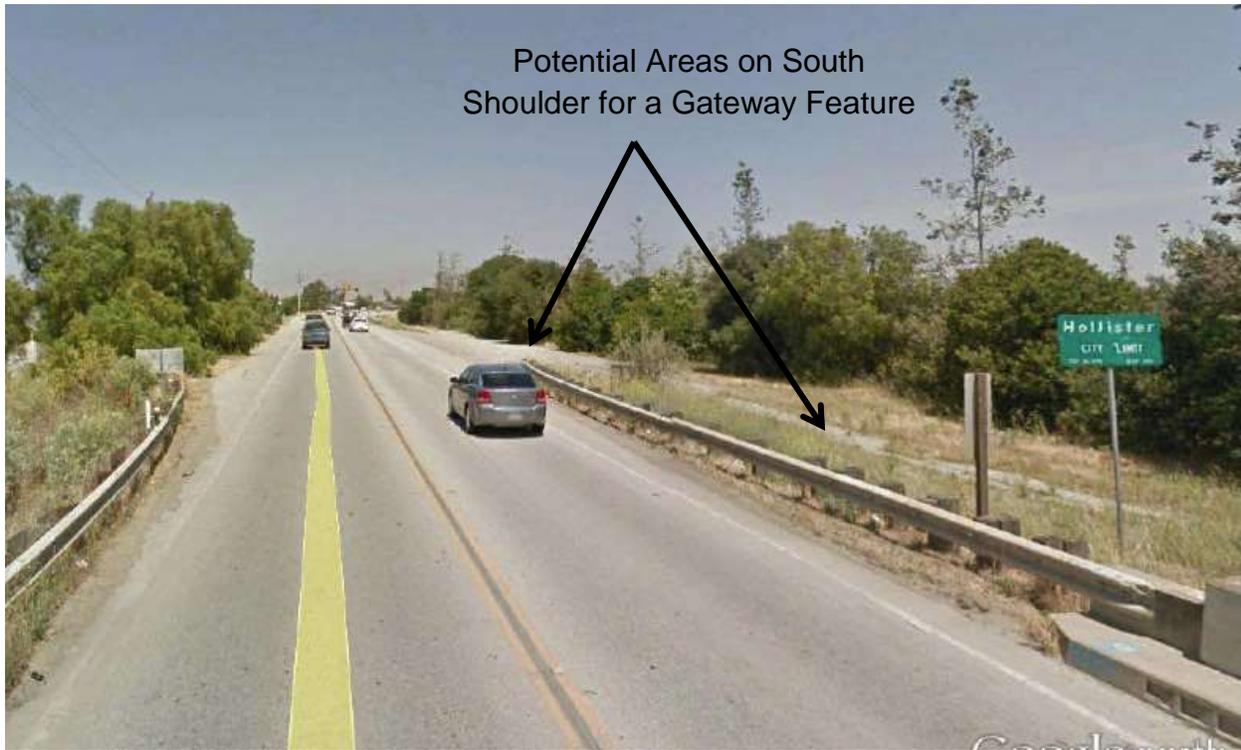


Figure 4 – View of North Shoulder slope toward Bridge Road



Figure 5 Location of trailhead pursued with Phase 1 river trail

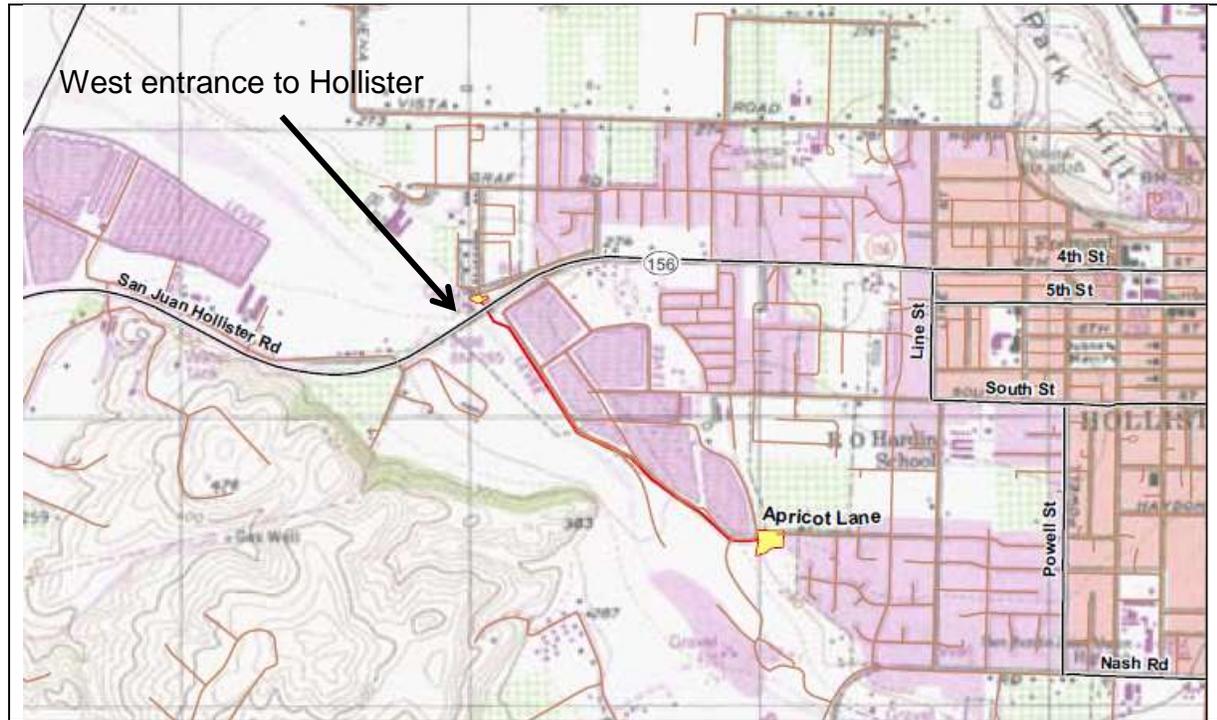
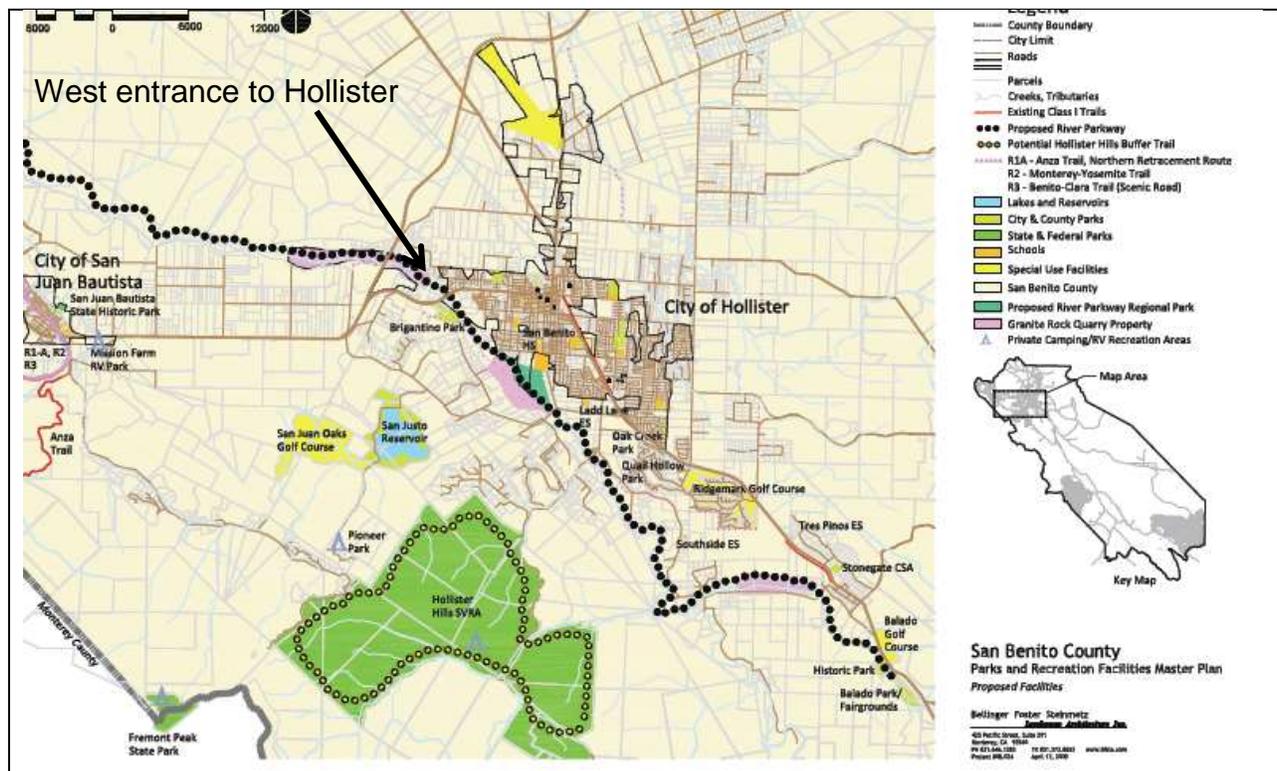


Figure 6 San Benito County Park and Recreation Facilities Master Plan



The City of Hollister acquired 50+ acres just south and west of the San Benito River bridge to use as a spray field for the its regional water reclamation facility that is open to the public for passive recreation uses. The spray field has been developed with a parking lot, a perimeter path, picnic tables and portable toilets. Annexation of the property to the City of Hollister was approved in 2015.

The City of Hollister has secured approval from the San Benito County Council of Governments to use up to \$50,000 of local transportation funds for the gateway entry feature. The design competition is intended to help formulate the vision for the gateway entry to the City and as a gateway community to Pinnacles National Park.

Submittal Process:

Gateway Concept Design: Submittals must include an **anonymous** color rendering of the gateway feature, a site plan illustrating the location of the gateway feature and may include a written statement of one page or less.

How to submit. Submit an **anonymous** gateway concept in a sealed envelope with the following subject line: “Gateway Feature at the West Entrance to Hollister on San Juan Road”. Submit a second sealed envelope with contact information with the following subject line: Gateway Feature Contact Information”. Submit the two envelopes concurrently to the City Clerk at 375 Fifth Street, Hollister California so the envelopes can be logged in as a pair and assigned the same envelope number. Submissions may also be submitted by mail. Please place both envelopes in a larger envelope, and mail both to the City of Hollister City Clerk, 375 Fifth Street, Hollister, California 95023.

Submittal Deadline: October 23, 2015, 5:00 p.m.

For more information about the City of Hollister and Pinnacles National Park, please visit the City of Hollister’s home page at www.hollister.ca.gov and the Pinnacles National Park home page at www.nps.gov/pinn.

Review of Concepts:

Submittals will be reviewed by a selection committee with the Superintendent of Pinnacles National Park, the Executive Director of the San Benito County Council of Governments, Executive Director of San Benito County Chamber of Commerce & Visitor’s Bureau, the City of Hollister Development Services Department.