



Pioneer Road Complete Streets

Refined Concepts

Draft

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Pioneer Road Complete Streets: Concept Overview

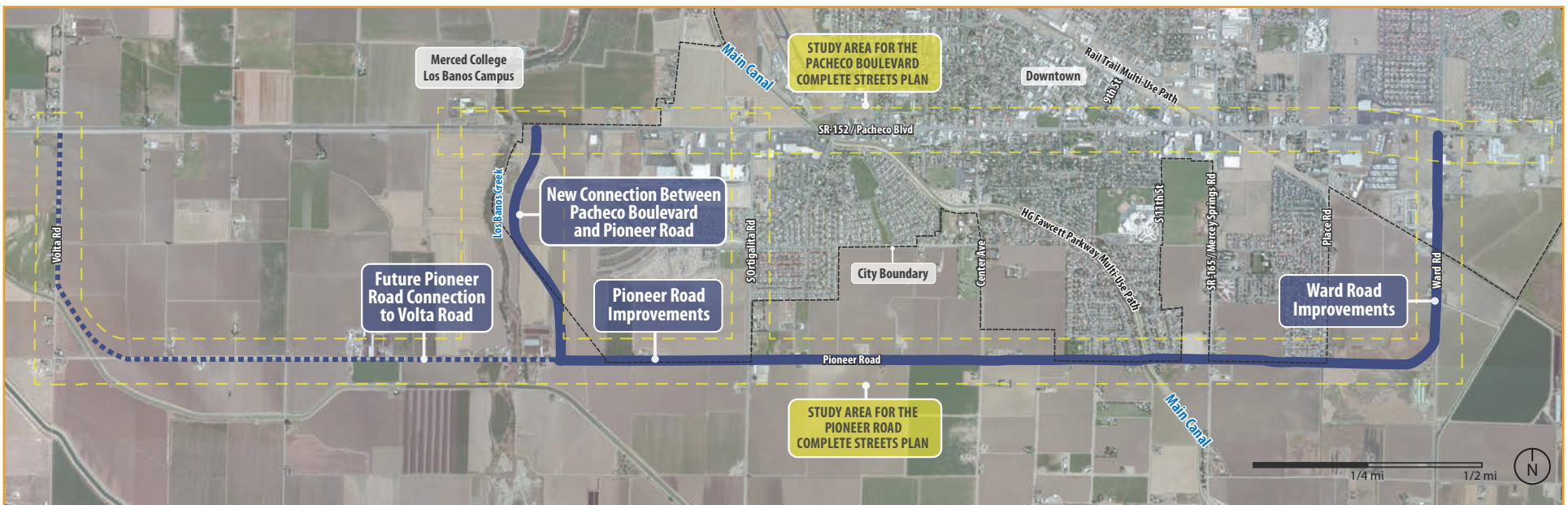
The goal of the Pioneer Road Complete Streets project is to explore the potential for making Pioneer Road an attractive boulevard and providing a new east-west connection for cars and trucks that would include safe, comfortable facilities for people walking and bicycling. It is funded by a grant from the California Department of Transportation (Caltrans). The project's study area is Pioneer Road from Volta Road to the west to Ward Road to the east, along with several potential north-south connections from Pacheco Boulevard to Pioneer Road.

This Refined Concepts packet presents a set of improvements for Pioneer Road as well as a proposed alignment for connections from Pioneer Road to Pacheco Boulevard. The proposed improvements and alignment are the result of an extensive outreach process that included two community workshops, several stakeholder meetings, and an online survey.

The outcome of this community outreach helped the project team create the concepts that are presented in this packet. The concept consists of two alignments: an interim alignment to be developed initially, which includes a new road east of Los Banos Creek and a widening of Ward Road; and a long-term alignment extending Pioneer Road westward to Volta Road, which would be developed in the future. The concept also includes a roadway section for Pioneer Road which includes four lanes of traffic, a landscaped median, and a shared bicycle/pedestrian path along the north side. The width of Pioneer Road is reduced by eliminating the median where required to avoid impacting existing properties and structures.

The project team welcomes community input on these concepts! Please fill out the comment sheet at the back of this packet, or email your comments to completestreets@losbanos2040.org.

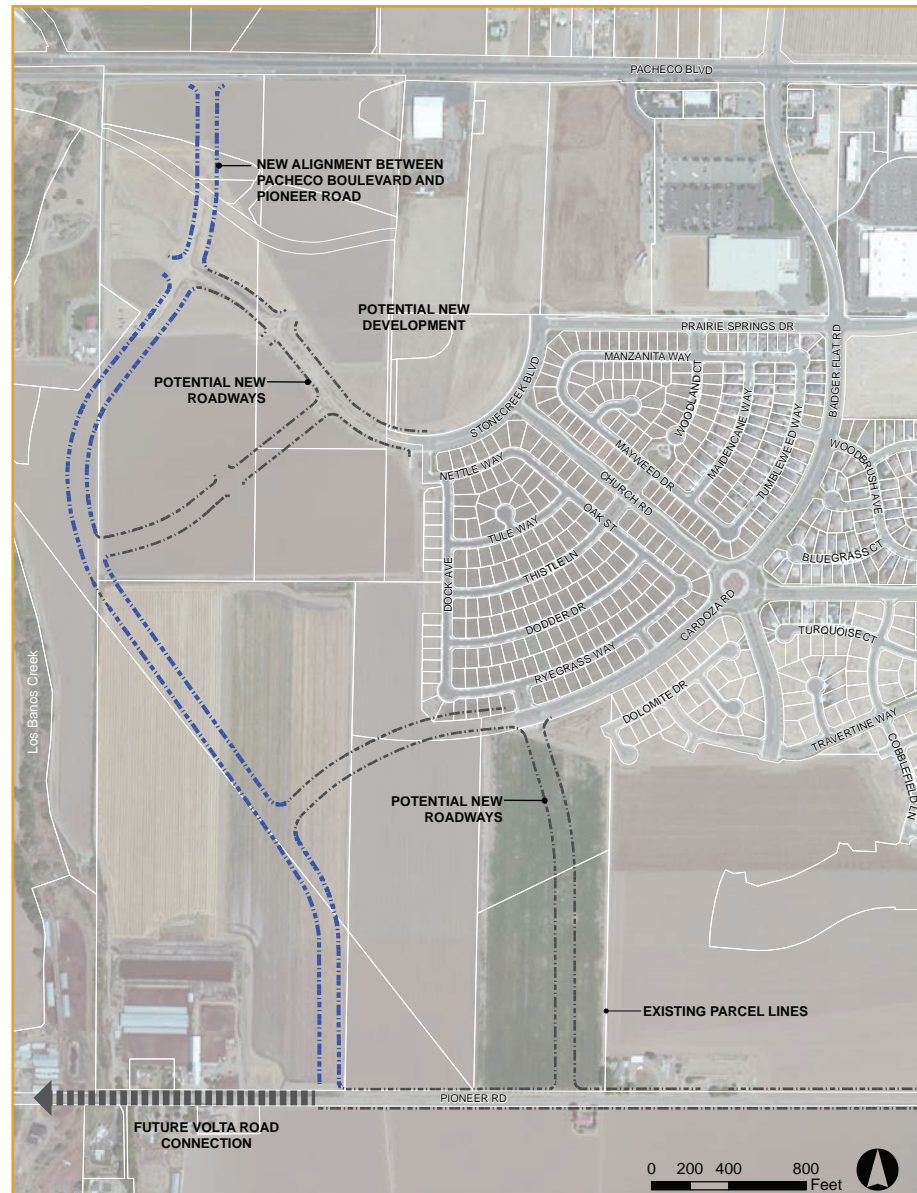
Project Overview Map



Pioneer Road Complete Streets: Concept Overview

East of Creek Alignment Diagram

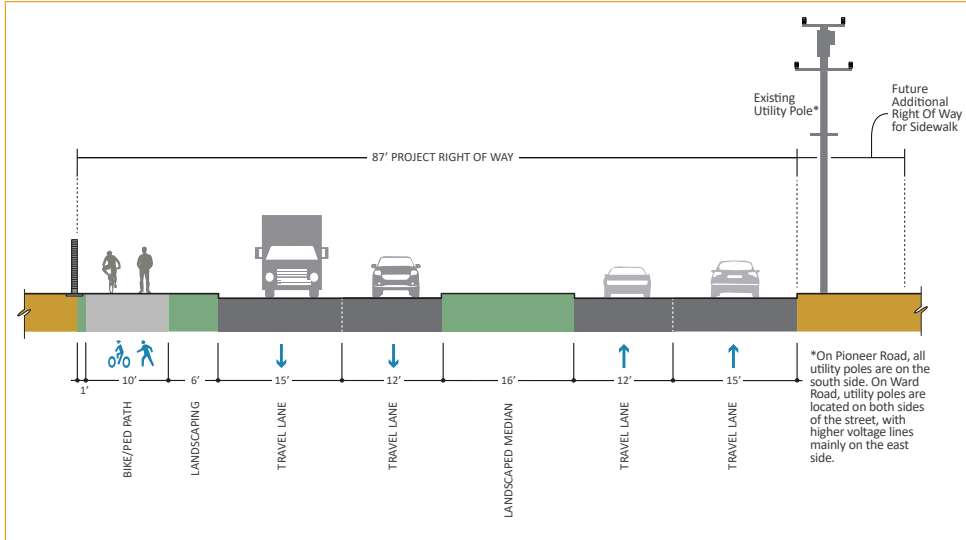
This diagram shows the East of Creek Alignment that would connect Pacheco Boulevard with Pioneer Road. The alignment would be connected to future development to the east. This diagram is based on plans for an approved planned development.



Pioneer Road Complete Streets: Typical Roadway Configurations

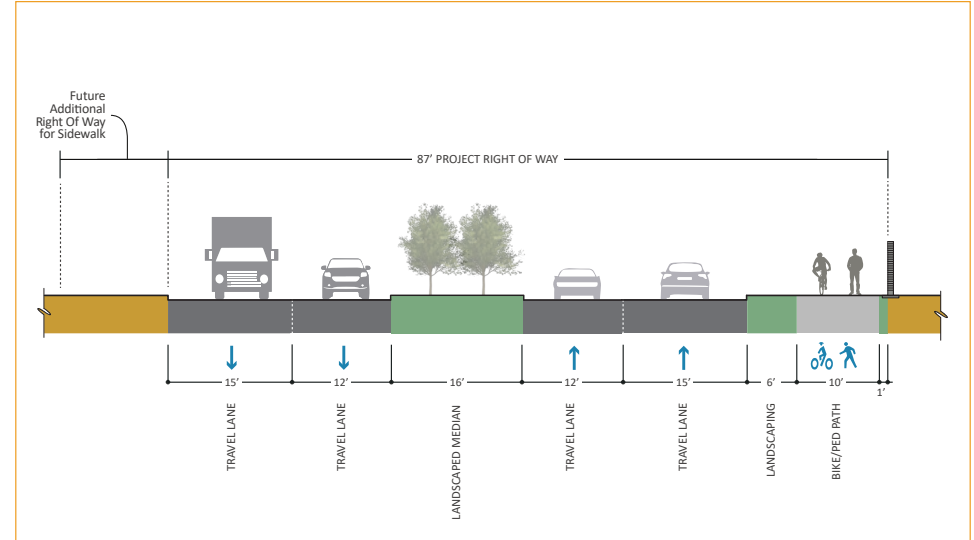
Pioneer Rd (Looking East) and Ward Road (Looking North)

For Pioneer Road and Ward Road, the concept has four lanes of traffic, a landscaped median, and a shared bicycle/pedestrian path along the north side of Pioneer Road and west side of Ward Road. The opposite sides of the street would be enhanced with landscaping and a sidewalk if the land is developed in the future. The roadway width is reduced by eliminating the median where required to avoid impacting existing properties and structures.



East of Creek Alignment (Looking North)

For the East of Creek alignment, there are four lanes of traffic, a landscaped median, and a shared bicycle/pedestrian path along the west side. Like Pioneer and Ward Road, the other side of the street would be enhanced with landscaping and a sidewalk in the future.



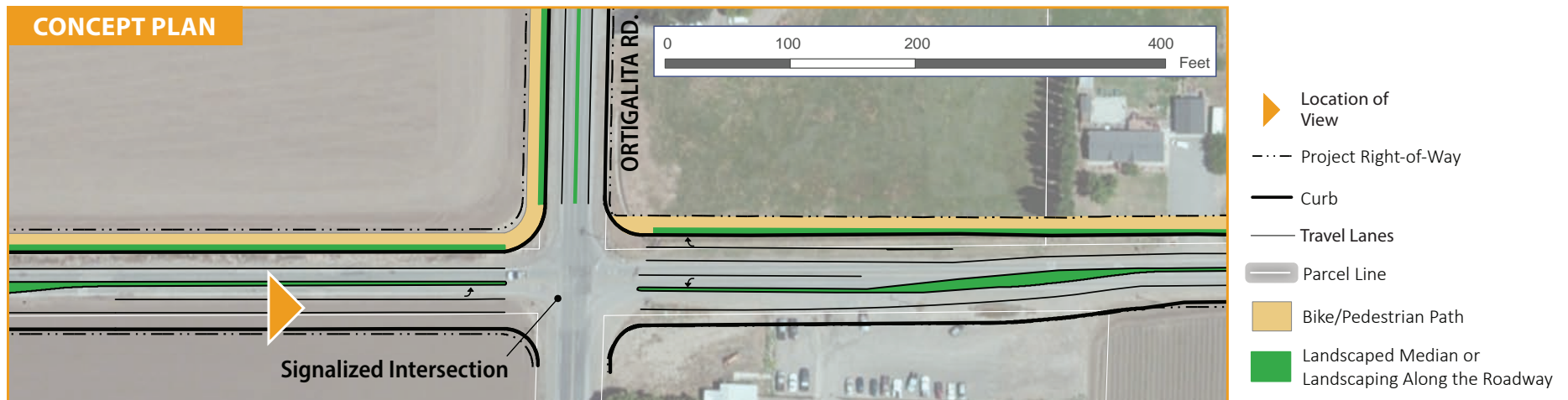
Concept Visualizations

Example Location 1: Pioneer Road at Ortigalita Road



Ortigalita Road provides a key north-south route between Pioneer Road and Pacheco Boulevard. This concept view (looking east) shows a signalized intersection with left-turn lanes on Pioneer Road in both directions and a right-turn lane in the westbound direction. Ortigalita Road is also shown developed to four travel lanes to the north of Pioneer Road.

There is a bicycle/pedestrian path on the north side. The south side of the street would be enhanced with landscaping and a sidewalk if the land is developed in the future.



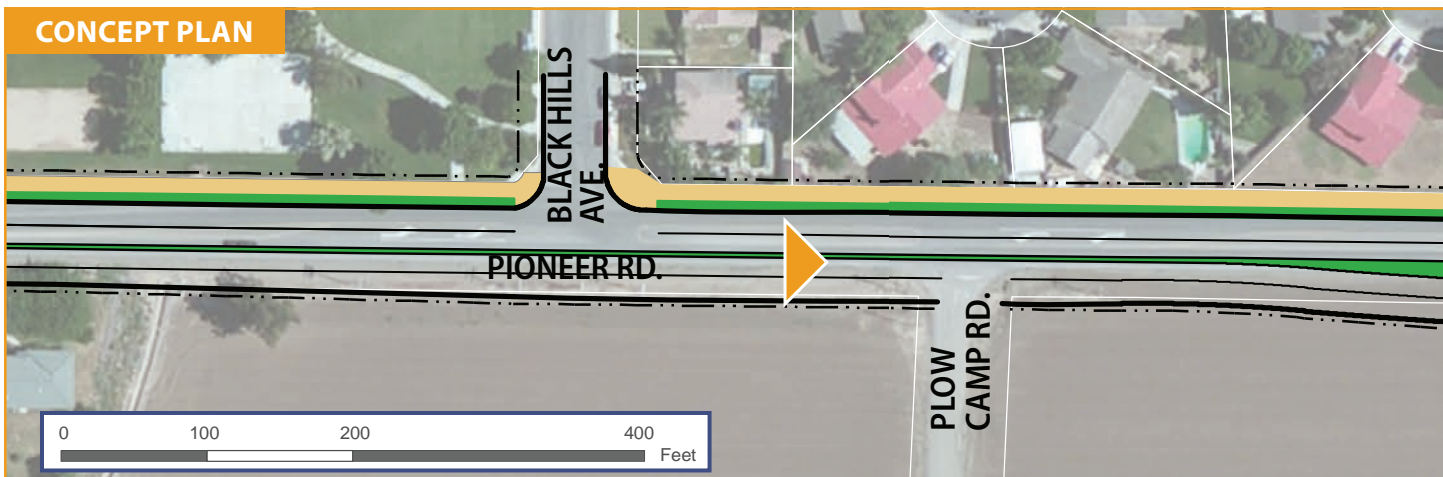
Concept Visualizations

Example Location 2: Pioneer Road near Black Hills Avenue



This location is currently fully developed on the north side with residential uses, and there are existing structures on the south side (just out of view). To avoid impacts to existing structures the center median is reduced to narrow the road width. The roadway returns back to normal width in the distance.

There is a bicycle/pedestrian path on the north side. The south side of the street would be enhanced with landscaping and a sidewalk if the land is developed in the future.



- ▶ Location of View
- Project Right-of-Way
- Curb
- Travel Lanes
- Parcel Line
- Bike/Pedestrian Path
- Landscaped Median or Landscaping Along the Roadway

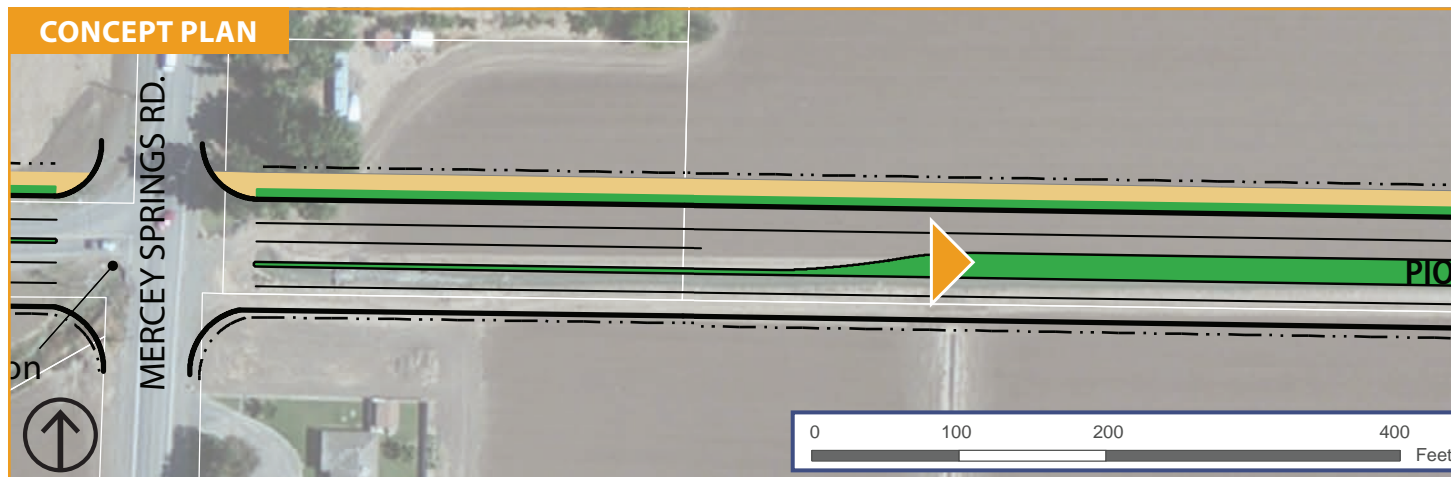
Concept Visualizations

Example Location 3: Pioneer Road east of Mercey Springs Road



East of Mercey Springs Road, Pioneer Road would have two travel lanes in each direction and a 16'-wide landscaped median.

There is a bicycle/pedestrian path on the north side. The south side of the street would be enhanced if the land is developed in the future.

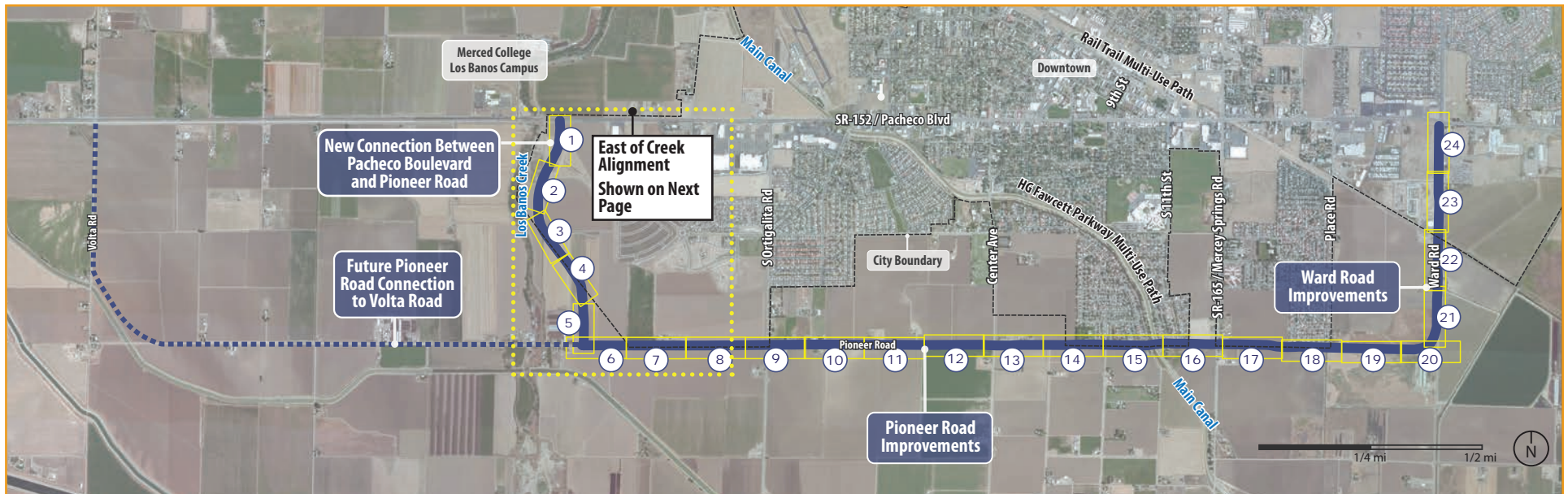


- Location of View
- Project Right-of-Way
- Curb
- Travel Lanes
- Parcel Line
- Bike/Pedestrian Path
- Landscaped Median or Landscaping Along the Roadway

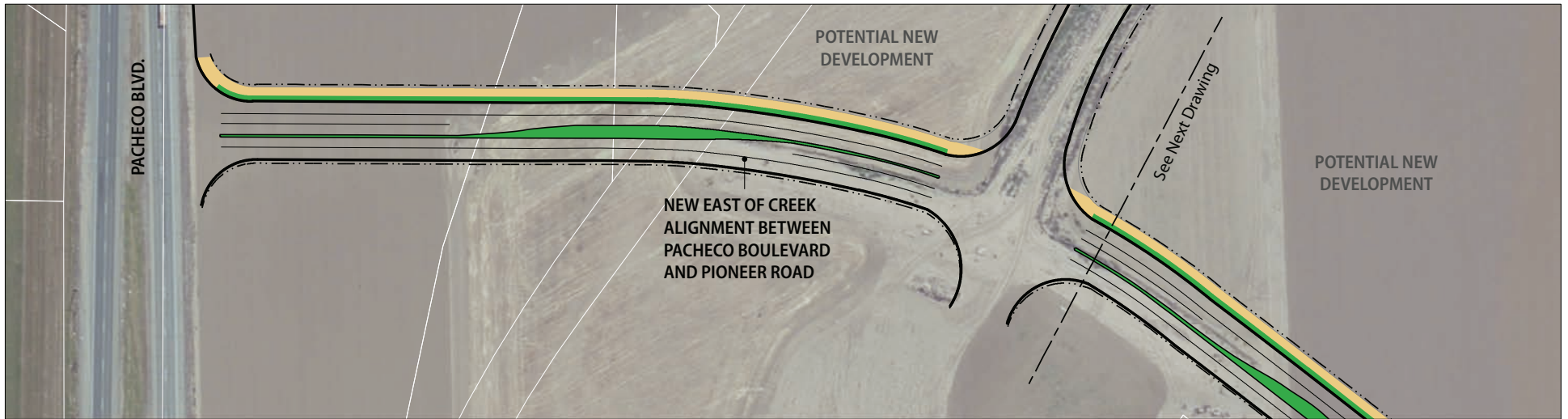
Concept Alignment: Roadway Segments

Concept Segments Key Map

The concept alignment is shown in detail in a set of 24 figures presented on pages 8 through 19. The key map below shows the numbered segments. The area in the dotted yellow rectangle is shown in greater detail on the next page.

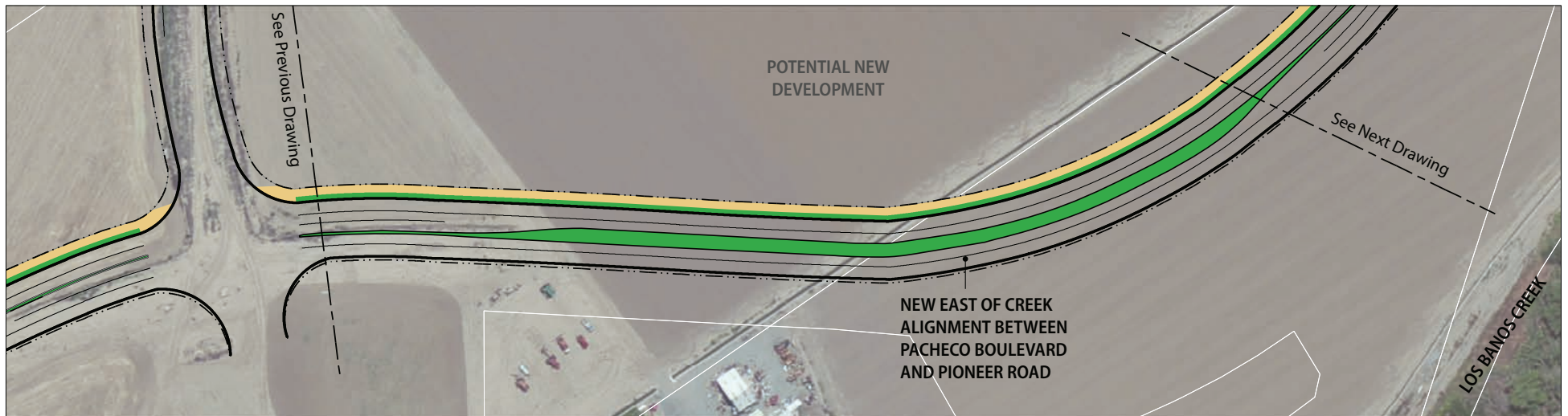
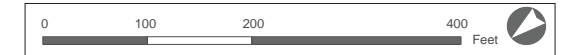


Concept Alignment: East of Creek Connection



1. EAST OF CREEK ALIGNMENT AT PACHECO BOULEVARD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



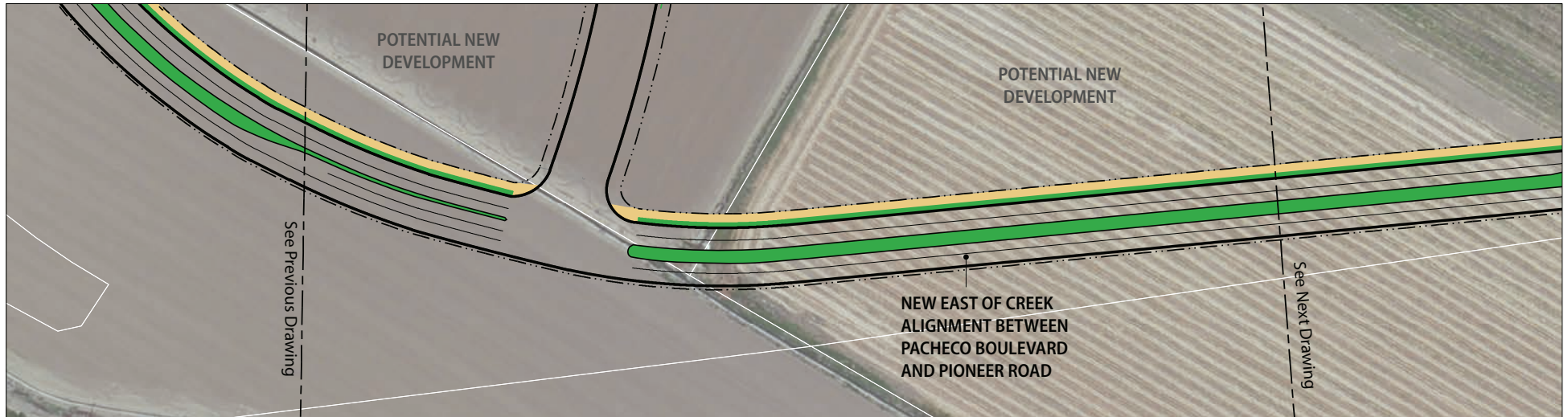
2. EAST OF CREEK ALIGNMENT

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



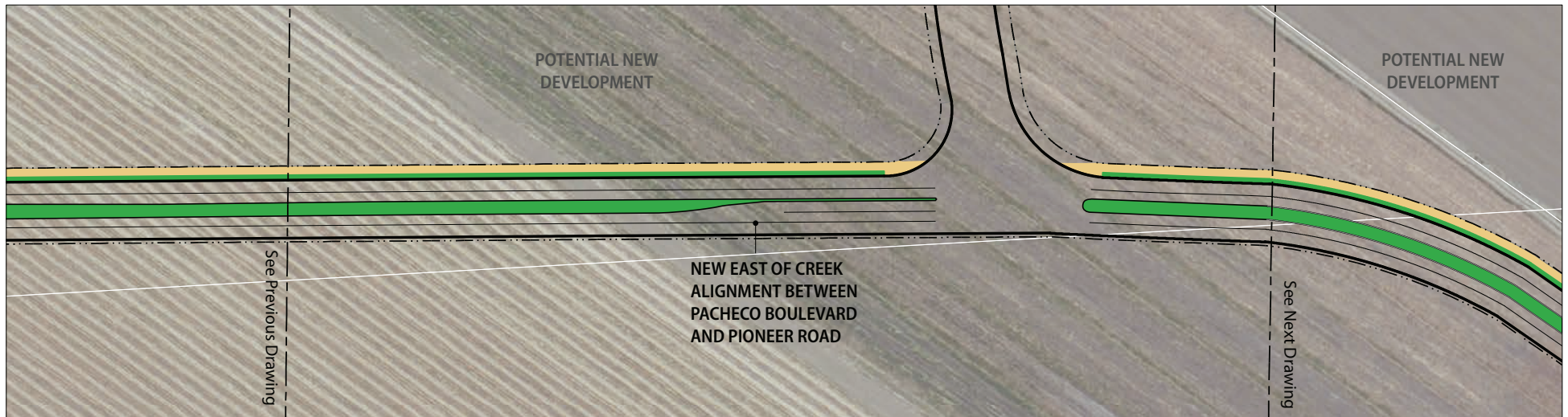
Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: East of Creek Connection



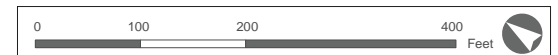
3. EAST OF CREEK ALIGNMENT

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



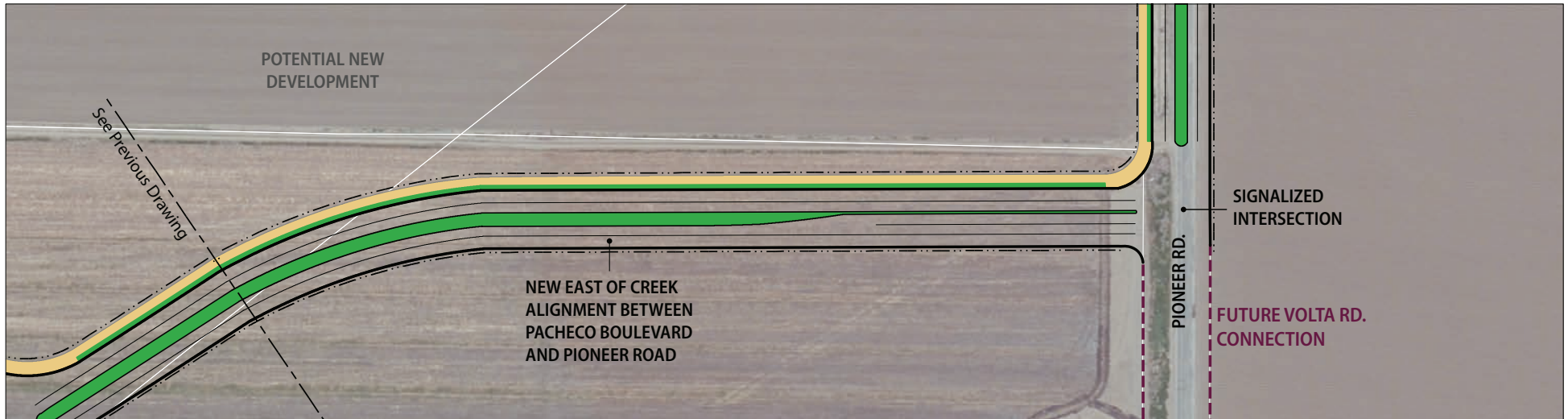
4. EAST OF CREEK ALIGNMENT

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



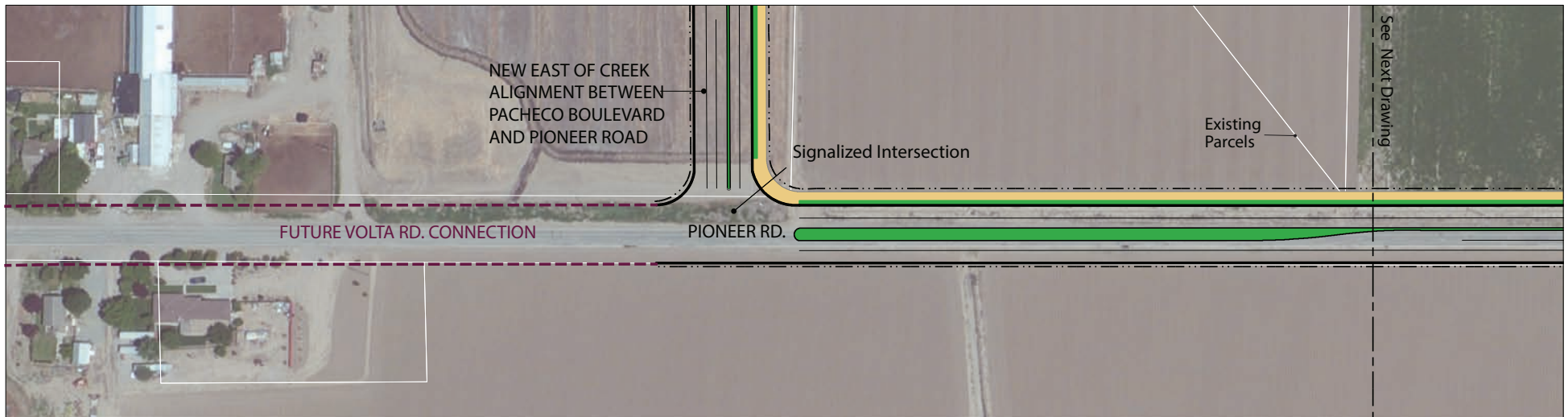
Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: East of Creek Connection and Pioneer Road



5. EAST OF CREEK ALIGNMENT AT PIONEER ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



6. PIONEER ROAD AT EAST OF CREEK CONNECTION

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



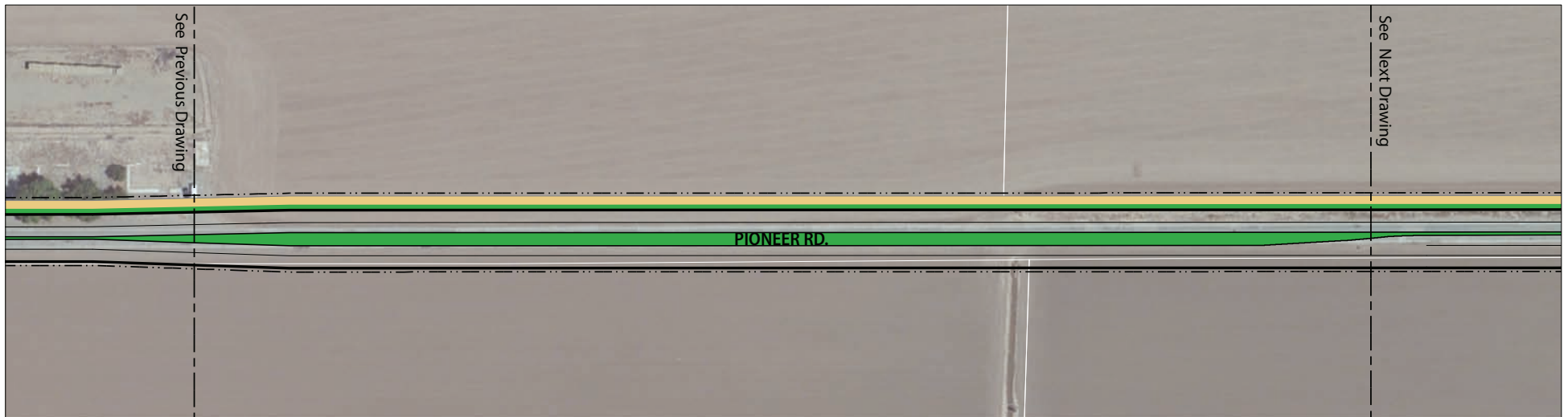
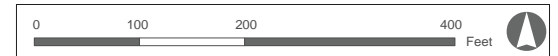
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Concept Alignment: Pioneer Road



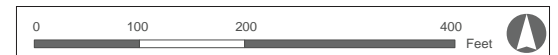
7. PIONEER ROAD AT NEW CONNECTION TO CARDOZA ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



8. PIONEER ROAD BETWEEN NEW CONNECTION TO CARDOZA RD. AND ORTIGALTA RD.

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



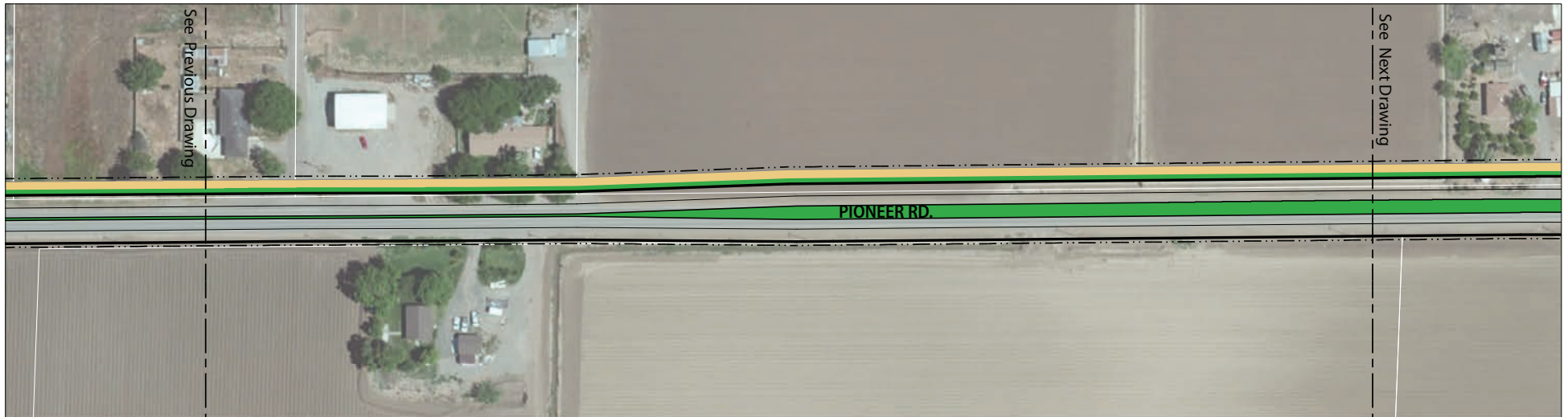
Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: Pioneer Road



9. PIONEER ROAD AT ORTIGALITA ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



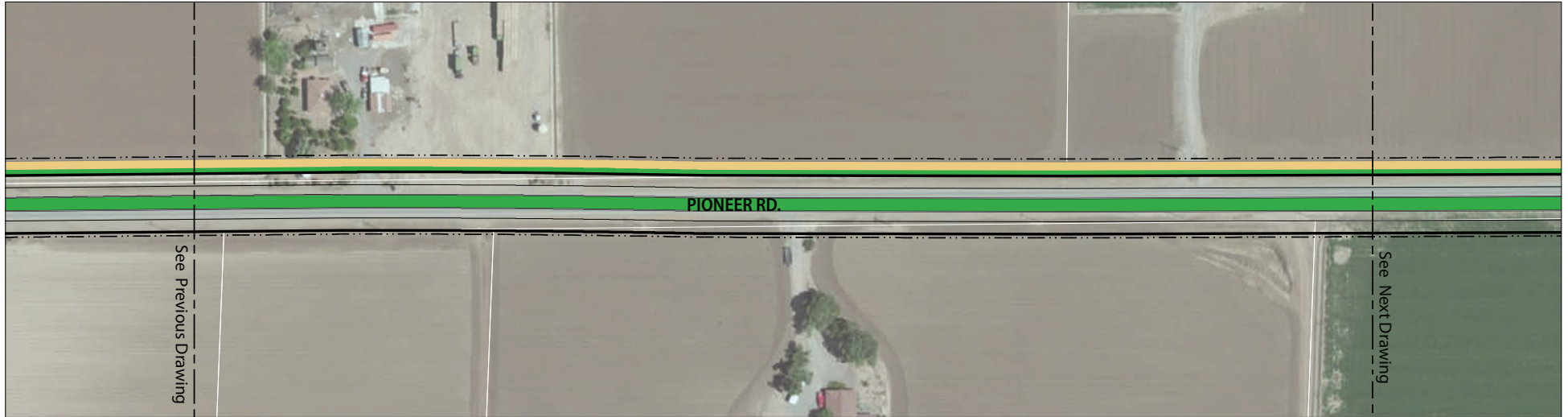
10. PIONEER ROAD BETWEEN ORTIGALITA ROAD AND CENTER AVENUE

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: Pioneer Road



11. PIONEER ROAD BETWEEN ORTIGALITA ROAD AND CENTER AVENUE

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



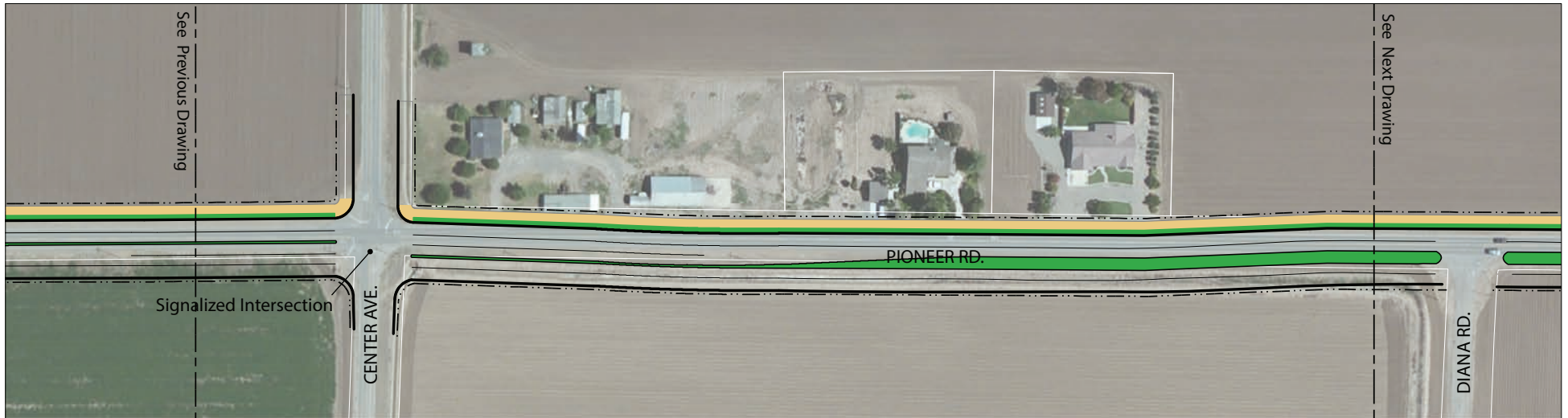
12. PIONEER ROAD AT CENTER AVENUE

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



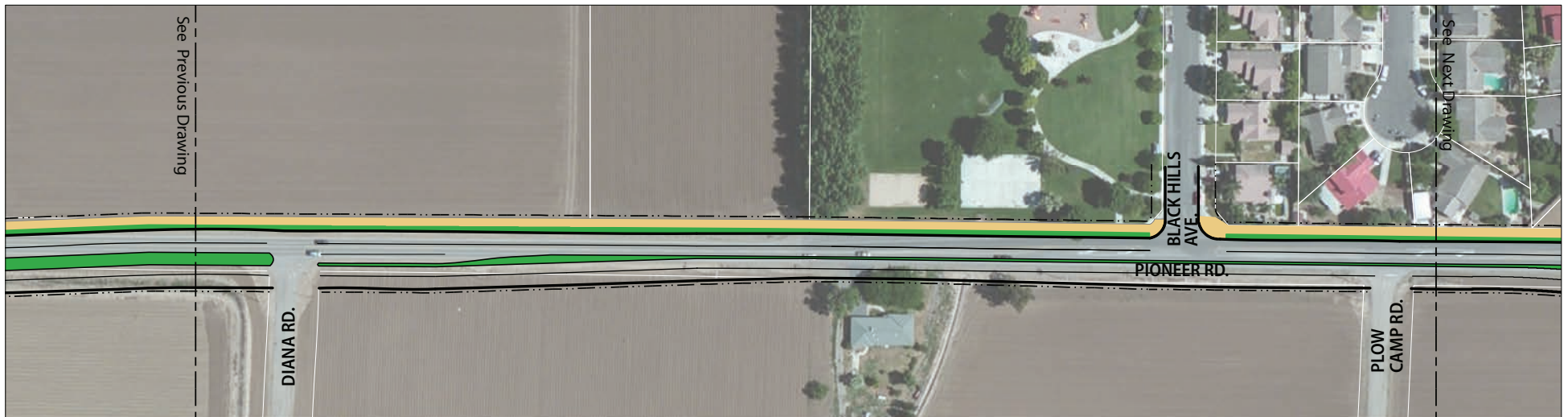
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Concept Alignment: Pioneer Road



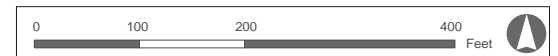
13. PIONEER ROAD BETWEEN CENTER AVENUE AND DIANA ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



14. PIONEER ROAD AT BLACK HILLS AVENUE

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



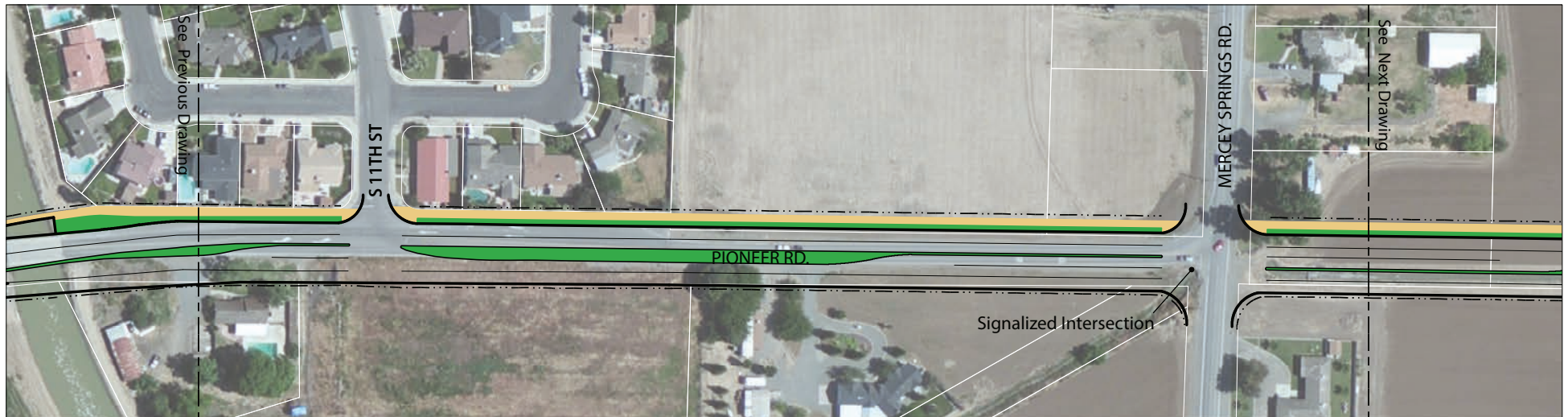
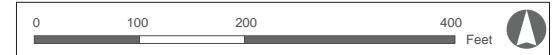
Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: Pioneer Road



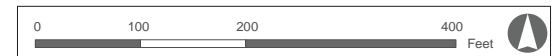
15. PIONEER ROAD AT BLUE RIDGE AVENUE

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



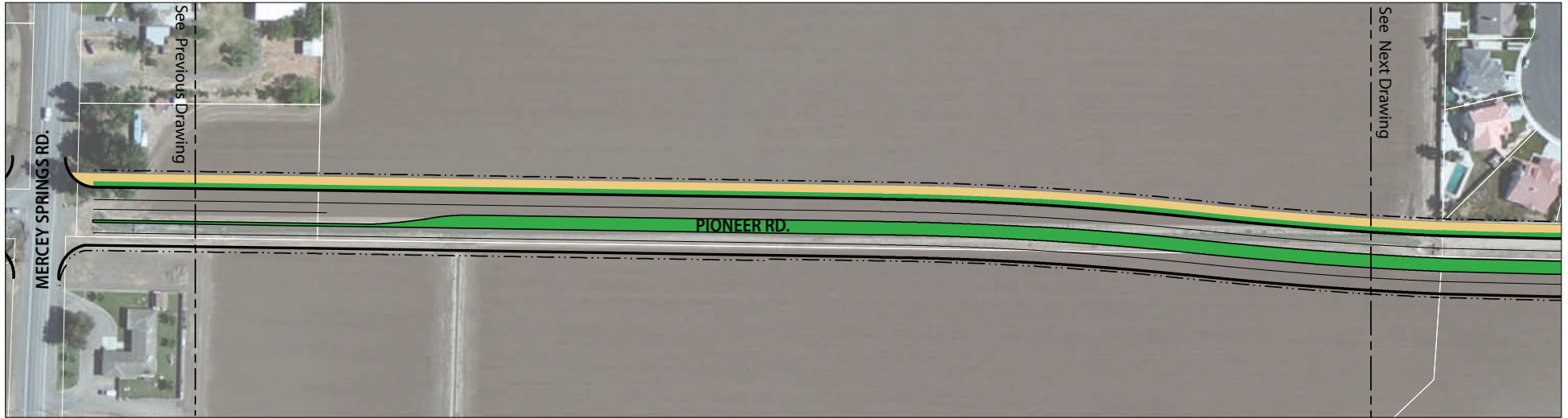
16. PIONEER ROAD AT MERCY SPRINGS ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



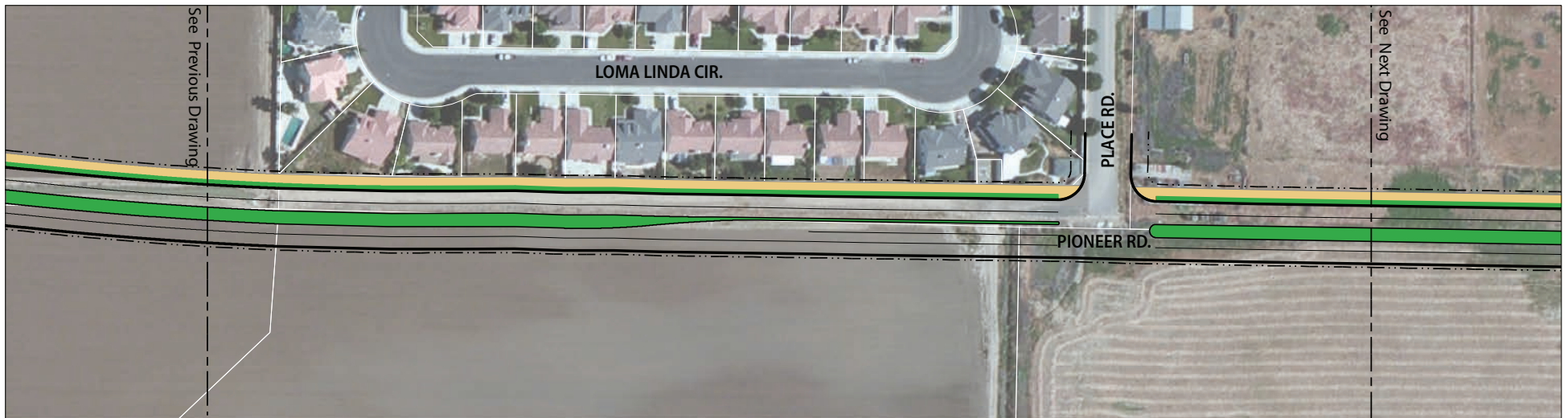
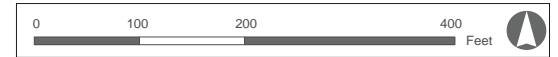
Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: Pioneer Road



17. PIONEER ROAD EAST OF MERCY SPRINGS ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



18. PIONEER ROAD AT PLACE ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



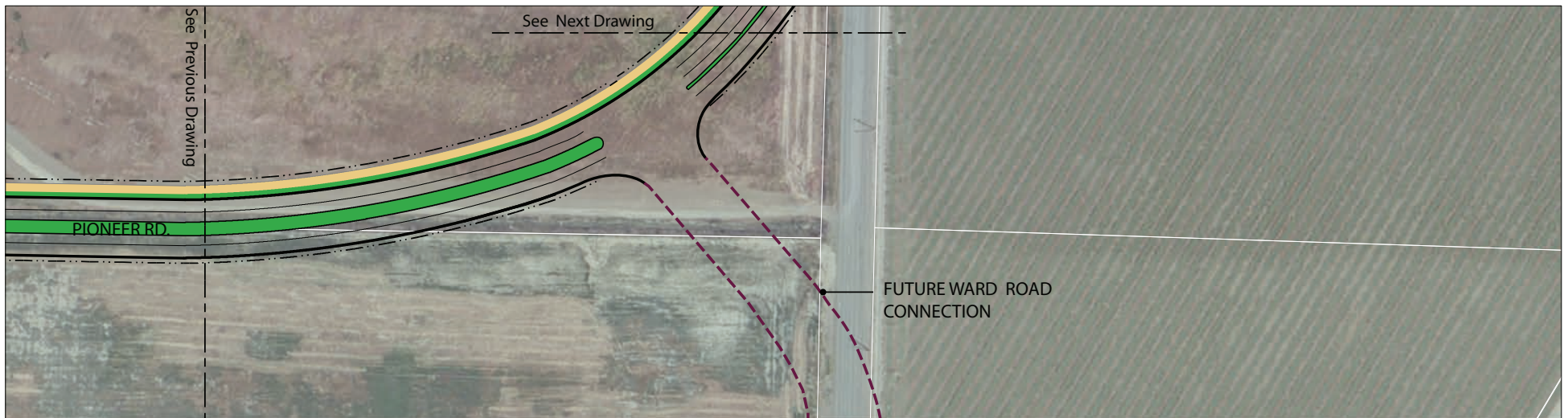
Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: Pioneer Road and Ward Road



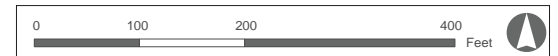
19. PIONEER ROAD BETWEEN PLACE ROAD AND WARD ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



20. PIONEER ROAD AT WARD ROAD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path

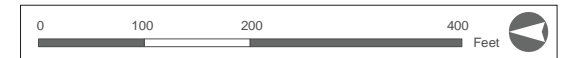


Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: Ward Road



21. WARD ROAD AT PIONEER ROAD



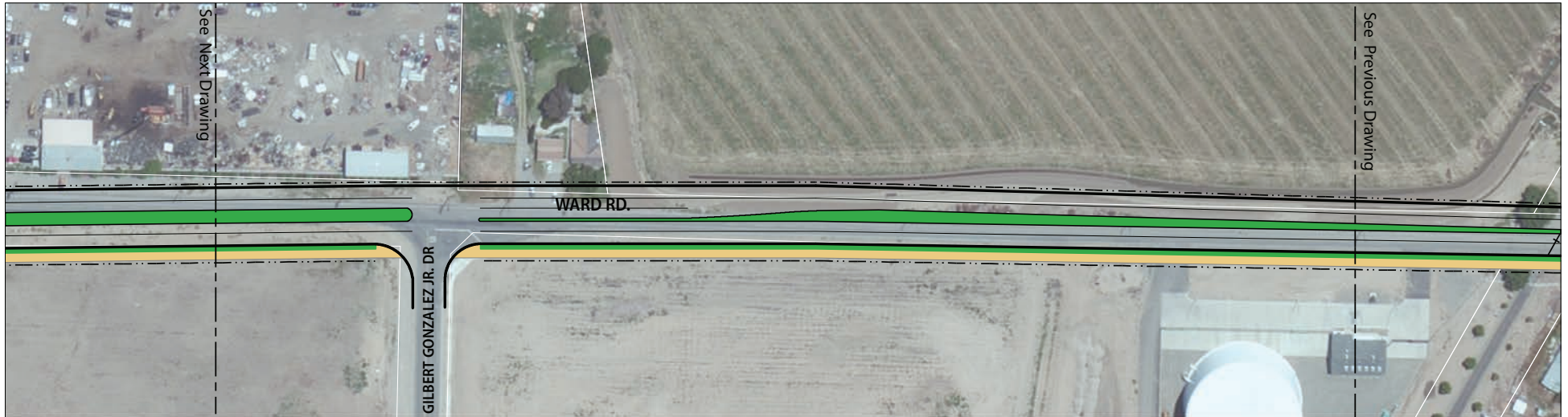
22. WARD ROAD BETWEEN GILBERT GONZALEZ JR. DRIVE AND PIONEER ROAD

Parcel Line
 Project Right-of-Way
 Curb
 Travel Lane
 Landscaped Median or Landscaping Along the Roadway
 Bike/Pedestrian Path



Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Concept Alignment: Ward Road



23. WARD ROAD AT GILBERT GONZALEZ JR. DRIVE

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



24. WARD ROAD AT PACHECO BOULEVARD

Parcel Line Project Right-of-Way Curb Travel Lane Landscaped Median or Landscaping Along the Roadway Bike/Pedestrian Path



Note: These drawings are based on available data which is accurate to approximately 24 inches plus/minus.

Roadway Features and Aesthetics

Below left are some examples of landscaped medians to potentially emulate in the project area. The top image is Badger Flat Road in Los Banos. Below right is a planting “palette” with plants and trees that are appropriate for the Los Banos climate and are relatively easy to maintain.

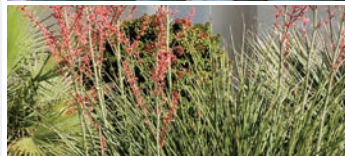
Landscaped Medians



Planting and Trees

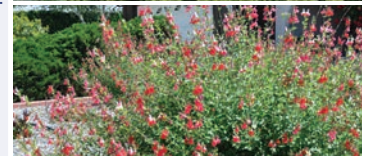
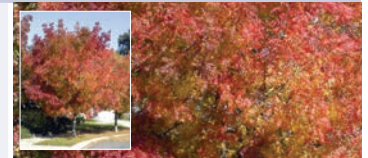
Dry-Garden Palette

Botanical Name	Common Name
Parkinsonia florida	Palo Verde
Dasyliirion wheeleri	Desert Spoon
Agave 'Blue Glow'	Agave 'Blue Glow'
Hesperaloe parviflora	Red Yucca
Agave geminiflora	Twin Flowered Agave
Cistus ladanifer	Gum Rockrose



Low-Water Palette

Botanical Name	Common Name
Pistacia chinensis	Chinese Pistache
Chamaerops humilis var. argentea	Blue Mediterranean Fan Palm
Arctostaphylos 'Sunset' manzanita	Sunset' manzanita
Salvia greggii 'Furman's Red'	Furman's Red Autumn Sage
Dietes bicolor	Fortnight Lily
Lomandra longifolia 'Breeze'	Dwarf Mat Rush



Roadway Features and Aesthetics

Below are some examples of aesthetic and functional features for an enhanced Pioneer Road, Ward Road, and connection between Pacheco Boulevard and Pioneer Road.

Example Bike/Ped Paths



Sound Wall Design Examples



Street Lighting Examples



Roadway Lighting



Pedestrian/Bicycle Path Lighting