

# Public Planning Competition

## Benicia Arsenal Historic District Adaptive Re-Use

Competition Requirements

### Background:

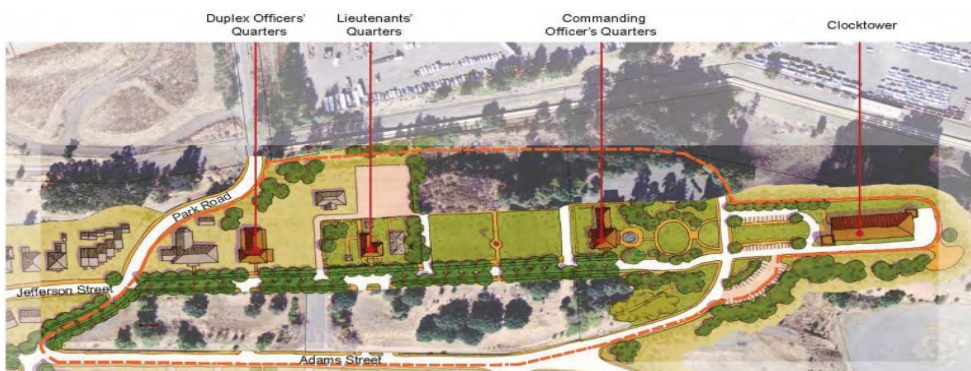
- The City of Benicia currently maintains Clocktower Park which includes the [Clocktower](#) and the [Commanding Officer's Quarters](#) in the [Benicia Arsenal Historic District](#).
- The District (Property ID 76000534) is listed on the prestigious National Register of Historic Places and has four sub-districts: A, B, C and D. District C, also known as Jefferson Ridge, is the heart of the Benicia Arsenal Historic District and contains the nation's most impressive ensemble of mid-19th century military architecture still largely intact as built over 150 years ago. The buildings and open spaces here form a harmonious, formal military unit, strategically located on a ridgeline overlooking the Carquinez Strait, the "highway" of the Sierra Gold Rush trade. District C includes the mansions of Officers' Row.
- In 2021, the Benicia Arsenal Historic District was included in the [Sacramento-San Joaquin River National Heritage Area](#), the first national heritage area on the West Coast
- Current uses in District C include the Clocktower event center, [Arts Benicia gallery](#), [Jefferson Street Mansion event center](#), offices and low-density residential. One historic structure, the [Duplex Officers' Quarters](#), is undergoing renovation. The surrounding nine acres of open space is privately owned and slated for development of 138 condominiums in two- and three-story structures. A lawsuit has been filed to stop new development which does not comply with Secretary of Interior Standards and may result in District C being delisted by Department of Interior.
- The objective of 1000 Friends is to protect, purchase, plan and develop additional park land that will preserve and enhance historic resources for the public's use.

### Competition Objectives:

- Fulfill the goal of the City's [Parks, Trails & Open Space Master Plan](#) which proposed expansion of the Clocktower Park.
- Address the 5-acre deficit in neighborhood parks to serve the recreation needs of the East Side as documented in the Master Plan.
- Support the existing uses of the historic structures on Jefferson Ridge
- Any new construction or adaptive reuse for the historic buildings and open spaces must comply with [the Secretary of Interior Standards](#) for historic properties. Generally new construction should retain the same scale and massing of historic buildings. Up to two new structures in the project area are allowed.
- Improve access to site features and viewsheds.
- Introduce interpretative elements through art installations, signage or other interactive features that reinforce the history and natural beauty of Jefferson Ridge.
- Support the Sacramento-San Joaquin River National Heritage Area.

### Who can enter:

- Citizens, students and design professionals are encouraged to enter.



**1000**  
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**HISTORIC**  
**BENICIA**

### **Entry requirements:**

- Entries must be submitted as physical hard copy and digital pdf.
- Hard copy prints must be mounted to a ridged backing material (foam core recommended)
- Prints size should be minimum 11”X17” (24”X36” recommended)
- Suggested submission entry:
  - Rendered site plan
  - One or two rendered images or site elevations
  - A one-page narrative describing features of the proposed design or element.
- Entry submissions are suggested to be limited to no more than five (5) pages.
- All entrants must agree to the competition rules and liability waiver form.

### **Selection Process:**

- Entries are due Wednesday, November 15, 2023 by 5:00pm
- Entries delivered to: *Elizabeth Patterson at 1215 West 2<sup>nd</sup> St, Benicia*  
*Digital copies can be emailed to: [info@1000FriendsPHB.org](mailto:info@1000FriendsPHB.org)*
- An optional on-line informational conference will be conducted Thursday, September 14th at noon. The conference will provide general site background information and answer questions. To register for conference please email: [info@1000FriendsPHB.org](mailto:info@1000FriendsPHB.org)
- Judging will occur Thursday, November 16th at 6:00pm in the Doña Benicia Room at the Benicia Public Library, 150 East L St.
- Submissions will be exhibited at the Library through November 18th.
- Competition resources, with site plans and cad files can be downloaded from our website by clicking [here](#).

### **Selection Criteria:**

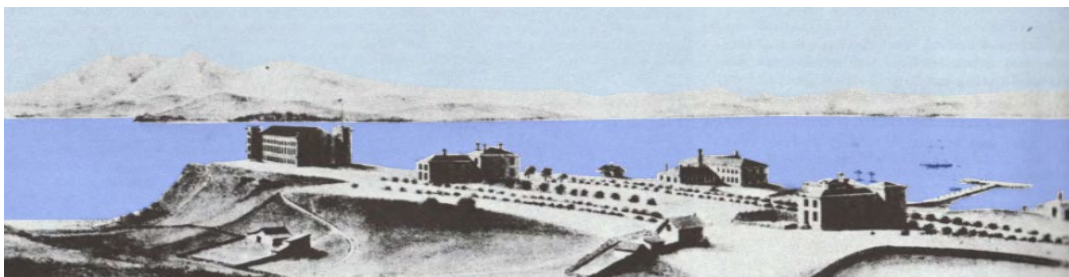
- Innovation: How creative and original is the design and will it address opportunities and constraints in support of the historic nature of the site?
- Relevance: Does the design support the objectives?
- Presentation: How clear and compelling is the sketch or design?
- Community: How does the design meet neighborhood needs within 15-minute walking distance?
- Sustainability: How well does the design avoid negative environmental impacts.
- The public will also be encouraged to vote on their preferred design.

### **Awards:**

Finalist will be selected in the following categories:

- Best Landscape Design
- Best Interpretative Design or Adaptive Re-Use
- Best Student Design
- Best Overall Design
- Most Public Support
- Honorable Mention

All entries will be displayed in the Doña Benicia Room at the Benicia Public Library for public viewing and voting.



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