

SAN RAFAEL HIGH SCHOOL STADIUM PROJECT

148 Third Street
San Rafael High School,
San Rafael, CA
02/03/2016
Version 1.1

EXHIBITS

The existing conditions plan and Proposed Project conceptual design are attached hereto.

PROJECT BACKGROUND AND EXISTING SETTING

San Rafael High School is located adjacent to residential neighborhoods and commercial area of San Rafael between Mission Avenue, Third Street, Union Street and Embarcadero Way. The existing stadium is south of the existing gymnasium and east of the library and classroom building, west of the baseball field and fronts Third Street and the main parking lot of the high school. The fenced stadium has an irrigated natural grass field, stadium lights, concession building, storage containers and sheds, an eight-lane rubberized track with a nine-lane straight-away, elevated home bleachers with announcer's booth and visitor bleachers.

The existing fenced stadium is almost six acres. The site is generally flat at about elevation 10.00'. To the east and north of the high school are residential neighborhood areas that are generally steep and combined with campus buildings that enclose the stadium within a horseshoe shaped space that opens up to the south Third Street, commercial buildings and the San Rafael Canal. Near the southeast corner of the stadium is a steep undeveloped slope with ruderal Eucalyptus trees.

The existing wood and steel grandstands accommodate approximately 2,500 people (1,550 on home side with an announcer's booth and 1,000 on the visitor's side). The stadium has four 4 stadium light poles with metal halide lamps and some security lights. The stadium has two wood utility poles with loudspeakers for use as a public address system. The stadium includes facilities for high school football and track and field and physical education. In recent years the field has also been used for lacrosse and soccer.

The playing on the adjacent baseball field result in foul balls from the baseball field entering the stadium is a safety issue for people in the stadium during baseball games and practices.

PROJECT DESCRIPTION

The District is proposing the following improvements suitable for high school and community use:

- Replace the existing natural turf with synthetic turf
- Replace the current eight lanes of track with nine (9) lanes of all-weather track
- Replace the existing stadium lights with new energy efficient LED stadium lights
- Replace the existing home grandstand bleachers with new grandstand bleachers with announcer's booth for ~1,400 people
- Replace the existing visitor grandstand bleachers with new visitor bleachers for ~500 people
- Replace the existing concession stand with a new concession stand
- Replace the existing scoreboard with a new scoreboard
- Replace the existing public address system with a new public address system
- Replace the existing fencing with a new fencing
- Replace the existing storage with a new storage
- Replace the existing ticket booth with a new ticket booth
- Replace the existing utilities (sewer, water, irrigation storm, electrical and data) with a new utilities
- Replace the existing site furnishings (flagpole, trash receptacles, drinking fountains, football goal posts, soccer goals, discus cage and signs) with new site furnishings

Replace the existing walkways with new accessible walkways

Add a new restroom building

Add a new lighted and landscaped parking area for up to 50 cars, visiting team bus parking and driveway connector at Third Street

Add a new welcome plaza for the stadium

Add pedestrian, security lighting and emergency egress lighting

Provide the design for infrastructure for future phase including:

Add a new visitor team room building

Add a new concession for the Association of Student Body

To direct traffic to the stadium site, the project is using address 148 Third Street in lieu of 185 Mission Avenue.

To accommodate soccer and lacrosse fields within the 400-meter track the field has been widened and the track changed to a broken-back layout. This allows for adequate run-out space adjacent to the soccer touchlines and lacrosse sidelines. The track includes continuous 9-lanes for three-way track meets and an unmarked tenth lane as a safety zone between lane 9 and the perimeter fencing. The high jump and long jump/triple jump field events areas have been moved to outside of the track oval to accommodate the wider soccer and lacrosse fields within the oval and to provide better orientation for these field events to the afternoon sun and the prevailing northwest wind.

The new field and track is proposed to be parallel to the campus buildings to provide a unified geometry in harmony with the campus buildings. The new field and track is proposed to be sited west of the existing home grandstand to allow for incremental construction that protects the existing home grandstand until the home grandstand can be replaced in a subsequent increment of construction. The location of the new field and track and new visitor bleachers require the relocation of the existing baseball sideline fence at right field and the addition of ball netting to existing fence to shield the stadium from foul balls from the baseball field.

As part of the proposed parking lot improvements, a row of 12 existing umbrella pine trees are proposed to be removed and replaced with 14 deciduous maple trees planted to meet City of San Rafael standards.

The capacity for both the proposed home grandstand and proposed visitor bleachers is less than the capacity of the existing home grandstand and existing visitor bleachers and is summarized as follows:

	Existing Approximate Capacity	Proposed Approximate Capacity
Home Grandstand Increment 2	1,550	1,400
Home Grandstand Potential Expansion	NA	200
Visitor Bleachers Increment 2	1,000	500
Total	2,500	2,100



REQUIRED REGULATORY APPROVALS

The project protects the existing City of San Rafael storm drain system that passes through the stadium and drains into the San Rafael Canal. The new stormwater system detains increased stormwater runoff from impervious surfaces, in the perimeter drain trenched under the new synthetic turf field. The synthetic turf field is considered self-treating for the purpose of stormwater treatment.

New landscaping meets the requirements of the Marin Municipal Water District and State of California regulations for water conservation. The project requires review and approval by Marin Municipal Water District for water conservation

The project includes a Stormwater Pollution Prevention Plan.

The project requires review and approval by the State of California Division of State Architect for accessibility, structural safety, fire life safety and water conservation.

The project requires review and approval by the City of San Rafael Fire Marshall.

PROJECT CONSTRUCTION PHASING

INCREMENT 1 (Construct 2016)

1. Synthetic turf field for multiple uses
2. 9-lane, all-weather track and field events
3. LED Stadium lighting, pedestrian and security lighting
4. Parking
5. Scoreboard
6. Fencing
7. Storage
8. Utilities (sewer, water, storm, electrical and data)
9. Temporary track striping
10. Demo visitor bleachers
11. Protect existing home bleachers and public address system
12. Some landscaping

INCREMENT 2 (Construct 2016)

1. Restrooms
2. Concession
3. Entry Plaza

INCREMENT 3 (Construct 2017)

1. Home bleachers with announcer's booth for ~1,400 people
2. Visitor bleachers for ~500 people
3. Public address system
4. Final track surfacing and striping
5. Landscaping

