

Project Description

Event Venue Improvements at Oakland Roots & Soul Training Facility

10 June 2026

A. EXISTING CONDITIONS

The Oakland Roots & Soul SC (Club) currently occupies 1220 and 1150 Harbor Bay Parkway, located in the Harbor Bay Business Park of Alameda. The facility is located on nearly 17 acres, with 118,000 square feet of occupiable buildings (office, gym, performance, and athletic training facilities, and theater space) plus an additional 5,000 square feet of storage buildings. The Club currently occupies the building, for use as its athletic training facility and office, and is actively seeking sub-tenants to co-occupy the office building. In addition to Club training, the property is also used for community events such as youth matches, coaches training, fan appreciation and corporate events. The majority of the property is comprised of playing fields, including 1 oversized main field and a regulation sized practice field. There are 309 parking spaces on site. Currently, the Club hosts soccer and other sports events with a fan capacity of 500 or less, 15 - 20 times per year.

B. PROPOSED PROJECT: OVERVIEW

The Club is proposing adding stands and other facilities on an interim basis that would allow the Club to use its main field to sponsor outdoor assembly activity, comprised of hosting soccer matches and other events. This interim use would be in place to provide a stable, reliable home for Roots & Soul matches until its permanent stadium is constructed at another location. We anticipate this interim use to be in place up to 5 years, through the Club's 2030 season. These activities, in addition to the Club's current activities, are anticipated to include:

- Oakland Roots Soccer matches with a fan capacity of up to 8,000, 20 - 24 times per year from March through November;
- Oakland Soul Soccer matches with a fan capacity of up to 1,500, 5 - 7 times per year from May through July;
- Soccer and other sports events with a fan capacity between 500 - 2500, 3 - 5 times per year.

In addition to fan attendance other presence on site would include the players, coaching team, game day workers and security. We anticipate up to 300 workers in these categories to be present for Oakland Roots matches, up to 162 workers for Oakland Soul matches, and up to 131 workers for the other matches sized at 2,500 person attendance.

These events, and particularly the larger capacity events, would occur primarily on weekends (starting noon to 7pm) and weekday evenings (starting at 5pm or to 7pm), to minimize traffic conflicts with workday traffic in the business park, and occur primarily from March through November. We anticipate most of the events to be sporting events, including youth, high school and college matches.

Other possible activities could include corporate events, summer camps, adult league games, etc. Concerts or music festivals would not be allowed.

Scope of Improvements:

In order to accommodate these additional events, the following facilities would be added on site:

Fixed Improvements would include:

- Modular stands that would accommodate approximately 7,600 fans;
- Light poles to allow for matches to be held at night;
- Public address/speaker system;
- Video scoreboard; and
- New pedestrian paths and limited amounts of new paving as needed to ensure safe paths to amenities, and equal ADA access to each experience opportunity.

“Pop-Up” Infrastructure, installed for temporary use during events and removed after each event, would include:

- Port-a-Potties, restroom trailers, and hand washing stations;
- Security screening systems and queueing equipment;
- Food trucks and open air food/drink tents;
- Open air tents (10x10) for corporate partner presence, merchandise sales, and community activations such as art projects, children’s activities, etc.; and
- Increased trash and recycled material collection containers.

C. DESCRIPTION OF FIXED IMPROVEMENTS

Much of the infrastructure required to support the proposed activity is already on site in existing structures. Team and officials locker rooms, showers, meeting rooms, etc. are located in the 1220 and 1150 Harbor Bay Parkway buildings. The proposed new improvements are focused on providing adequate seating and lighting for the events described above.

1. Seating Structure & Configuration:

Stands that would accommodate most of the fans would be provided in 3 sections. The stands would be modular, constructed using a bleacher style, metal scaffolding system that would be wrapped in a semi transparent architectural scrim.

While the final configuration is subject to further review and refinement, dimensions of the stands would be as follows:

- The North Stands would have the most capacity, with approximately 4,000 fans facing south toward Oakland San Francisco Bay International Airport. The dimensions of the North Stands are 350 feet long by 69 feet deep, and would rise to 34 feet high. Additionally a “pressbox” structure that would be 8 feet by 40 feet in size and approximately 9 to 12 feet higher than the stands would house media and coaching staff for their use observing and announcing the match.
- The East Stands would have a capacity for approximately 900 fans in stands that would be approximately 230 feet long by 25 to 38 feet deep, and a maximum height of 18 feet.
- The South Stands would measure approximately 350 feet long by 50 feet deep and 29 feet high, with a capacity of approximately 2,700 fans.

2. Lighting:

New lighting would be installed to illuminate the playing field and walkways to the stands, as identified on the drawings. The lighting system is currently proposed to include 6 light poles approximately 90 feet in height, arranged around the stands. These fixtures would be designed to meet professional sports standards, providing uniform field illumination suitable for live broadcast and nighttime play. Each pole would include LED fixtures designed to minimize glare and reduce light spillover onto adjacent properties. The fixtures would be directionally focused to illuminate the field while limiting off-field impacts.

There may also be a need to add lighting to the parking lot/activation area to ensure safe use of these areas. To the extent required, temporary/mobile fixtures or use of the existing light poles in the parking lot would be utilized to upgrade or add fixtures, without adding height.

3. Amplified Sound Systems:

The proposed improvements would include an amplified Public Address system, to be used during the events to address attendees. Speakers would be arranged along the northern edge of the stands and directed down toward the field/stands and south toward the airport to minimize noise impact on neighboring commercial and residential properties. Final sound distribution is being studied and will be submitted for review at a later date.

D. ACCESS, CIRCULATION & PARKING:

1. Overview: As mentioned above, the larger capacity events would be held on weekends and evenings, when occupancy in the immediate Harbor Bay Business Park is low. As a result, existing parking infrastructure within the Business Park and along Hegenberger would be utilized

to accommodate fans who choose to drive to the venue. Bike facilities, monitored use of existing pedestrian crossings near the venue location, and use of shuttles to encourage public transit would be part of the overall transportation management plan.

2. Event Transportation and Traffic Management Elements:

Based on our understanding of fan originations and preferred modes of transportation, we anticipate a multi-pronged approach to managing fan access to the site:

- **Shuttle Service:** Operating a shuttle service between the Coliseum BART Station and the Project Site for events that anticipate attendance of 5,000 or more. Shuttles would begin operations approximately 60 to 75 minutes before start of the event, and end approximately 60 to 75 minutes after the event concludes.
- **Bike Valet:** For local fans interested in biking to the site, a bike valet would be set up on site or in a nearby parking lot;
- **Parking:** Parking availability would be sized to accommodate anticipated attendance. For the largest events, 1,800 to 2,100 parking spaces would be available to be reserved at the same time an event ticket is purchased. Parking locations are still to be determined, but would include lots in the area that would not otherwise be utilized during event times, as well as parking lots that are further out, which would be serviced by a planned shuttle system. Parking would be professionally managed and monitored, with security and post-event clean up included as part of the program. Preferred routes to the site via Hegenberger Road, 98th Avenue and Ron Cowan Parkway would be encouraged for all fans traveling by car.
- **Traffic Control Personnel:** To the extent needed, traffic control officers would be employed at intersections close to direct traffic and keep the flow smooth.
- **Signal Coordination:** To the extent feasible and necessary, work with the City of Alameda Public Works Department to adjust traffic signals during peak traffic flow periods.

E. PROJECT CONSTRUCTION & SCHEDULE

As mentioned above, because much of the infrastructure is already in place at the property, limited construction will be required. We anticipate construction to occur in 3 phases over a 6 month period:

1. Phase 1: Demolition & Infrastructure: (approximately 3 months):

Limited demolition will be required, including removal of fencing, and in-ground therapy pool that was used by a prior occupant, and limited paving areas to provide access to the subgrade. In addition we anticipate this phase to include limited trenching and installation of an electrical distribution system serving the planned light poles and video board. To the extent below grade foundations are used to support the light poles, installation of these foundations would also occur at this time.

2. Phase 2: Modular Components: (approximately 1 month):

The main work in this phase consists of Installation of modular grandstands, which are modular, constructed using a bleacher style, metal scaffolding system. The elements of the system are manufactured offsite, and assembled onsite. Similarly, the field light poles and other lighting would be manufactured offsite and brought to the site for installation; Examples of the grandstand and light pole systems are included in the graphics package.

3. Phase 3: Finishes: (Approximately 2 months):

This phase of work includes installation of finishes and any remaining work not completed in prior phases. This would include scrim to enclose the grandstand structure, finish paving as needed, directional signage, security infrastructure and the video board.

Site Overview: Site Layout & Context



Oakland Roots & Soul SC Training Facility
Proposed Venue Improvements



Site Overview: Main Area of Improvements



Oakland Roots & Soul SC Training Facility
Proposed Venue Improvements



Site Overview: Main Area of Improvements



Oakland Roots & Soul SC Training Facility
Proposed Venue Improvements



Site Overview



View From Field Toward Parking Lot



Parking Lot

Oakland Roots & Soul SC Training Facility
Proposed Venue Improvements



Neighborhood Context



Main Driveway to Property from Harbor Bay Loop Road



Harbor Bay Parkway Looking West (Property on Left Side)

Oakland Roots & Soul SC Training Facility
Proposed Venue Improvements



Neighborhood Context



From Harbor Bay Parkway Looking Southeast Toward Property



From Property Looking West Toward Harbor Bay Loop Rd and Harbor Bay Parkway

Oakland Roots & Soul SC Training Facility
Proposed Venue Improvements



- Food Truck/Concession
- Grab & Go
- Ticketing/Customer Service
- Merch/Partner Activations
- Temp Toilets
- Clear Stream



Capacity:
 Stands 7,600
 Field Seats: 200
 Large Party: 200
 Total Capacity: 8,000

GENERAL LAYOUT



MODULAR GRANDSTAND SYSTEM
Examples



Food Trucks

Self-Serve Grab & Go



Mobile "Push" Carts

EXAMPLES OF CONCESSIONS



Educational Events

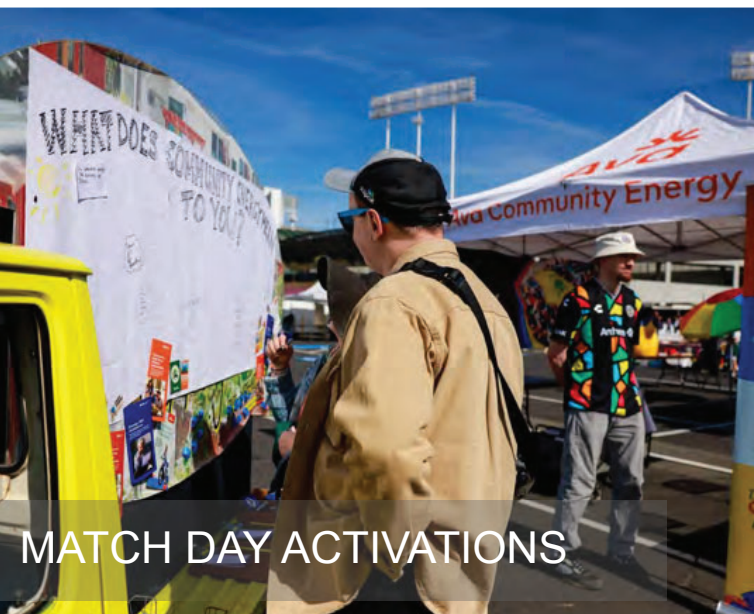


Community Events

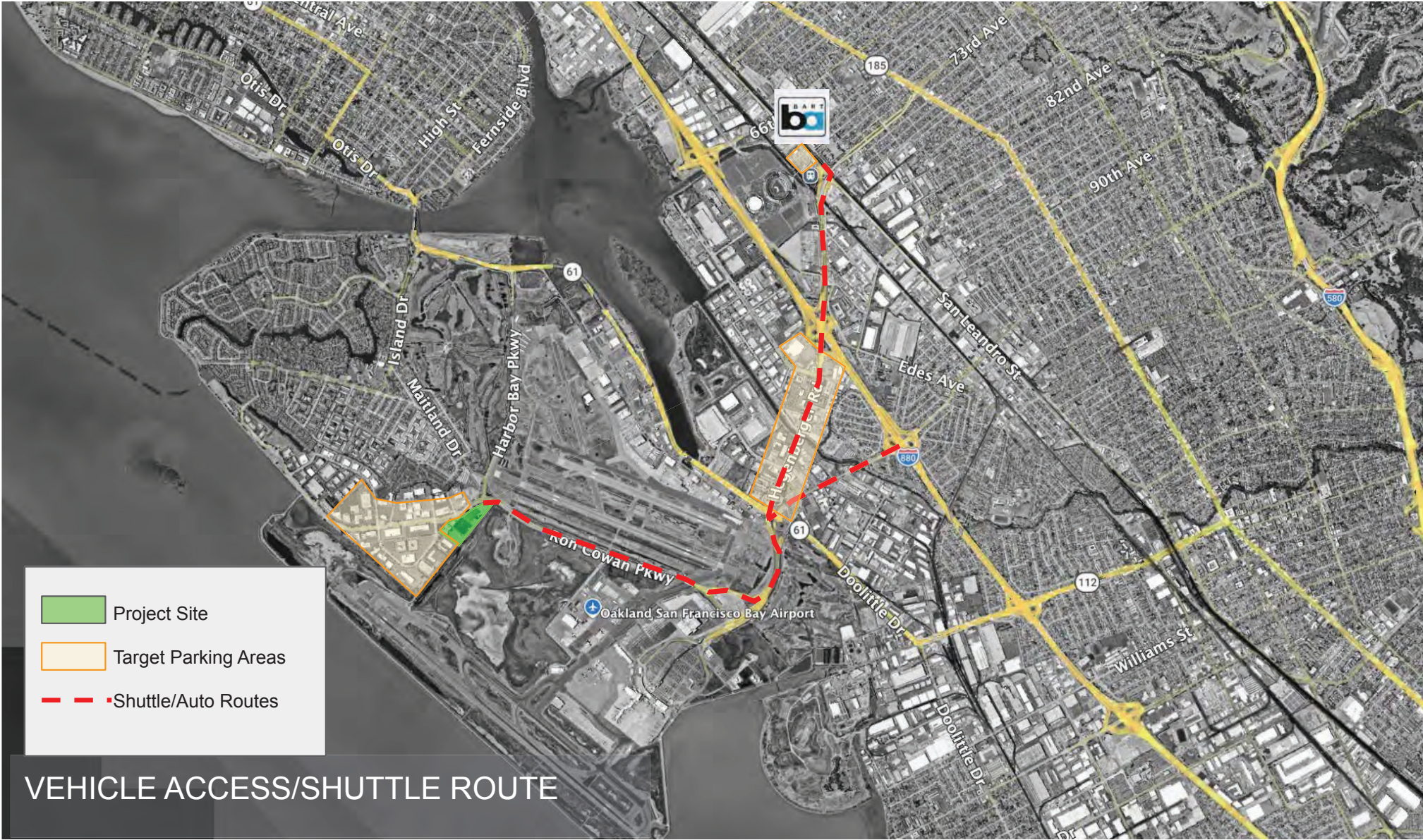


Community Collaborations

COMMUNITY ACTIVATIONS



MATCH DAY ACTIVATIONS



VEHICLE ACCESS/SHUTTLE ROUTE



Bicycle Parking Plan Elements:

- Approximately 5,000 s.f. Parking lot
- Temporary fencing
- Up to 400 bikes
- Valet Service managed by Bike East Bay
- Lot Opens 2 hours prior to start time and closes 1 hour after match ends

BICYCLE PARKING PLAN

OAKLAND ROOTS TEMP STADIUM - VIEWS



4 STREET EYE-LEVEL

2 PARKING LOT EYE-LEVEL

1 STREET EYE-LEVEL

3 AERIAL AXON







HOME & VISITORS
88:18
DAKLAND ROOTS SC

OAKLAND ROOTS
OAKLAND ROOTS TEAM SHOP

LOCAL BREWS
TECH SPONSOR
DAKLAND GROWN

WIFI
RESTROOMS

TECH SPONSOR

