



Educational Suitability Summary Report

House Park

Date: 08/15//2016 – (Rev. 1 – 11/7/16 – Survey Results) (Rev. 2 – 1/9/2016 – Construction Dept)

House Park is a stadium that has seating for approximately 6,500 spectators, located near downtown Austin. The original buildings were constructed in 1938, and a locker room addition was completed in 2009. The stadium hosts multiple high schools throughout Austin ISD. Sports that the high school play at this location are football, soccer, lacrosse, and rugby. The pro soccer team Aztecs play at this location as well.

Survey Overview

Staff members participated and completed the online ESA survey. Results expressed that the common spaces and administrative offices were unsatisfactory. Some of the main areas that were highlighted as unsatisfactory were the physical condition overall of the building, the physical condition of the public areas, as well as the restrooms. The survey indicated that the press boxes are condemned and are very tiny for hosting modern events. The survey also indicated that the artificial lighting and temperature controls were unsatisfactory. The responses also indicated that there was a need for better signage, and a need for more parking, as well as separation of bus and cars.

Interview and Assessment Overview

The stadium has a seating capacity of approximately 6,500. The required support spaces and infrastructure are not adequate for this facility. Offices for the current staff are a converted storage room. The facilities under the stadium are showing age and are not meeting the need of the users. The press boxes are at an end of life period and are too small.

Parking is a not adequate for any event that occurs at this facility. Due to the limited size of the site, the district is unable to add additional parking. There is some shared use parking between the City of Austin parking lot and the private parking garage across the street, that helps address the need.

The current sports that have competition events at this location are soccer, lacrosse, football, and rugby. Band and drill team are also in attendance for some of these events. Band and drill team have practice events at the stadium during the day. When originally constructed there was a track that ran around the exterior of the stadium, but currently, there is no track or field events.

Press boxes are at end of life condition. Both press boxes are a part of original construction built in 1938. A capacity of 18 occupants are limited by code, but 18 cannot fit in the space due to size and portions of the building being condemned. Elevators are currently not serving either of the press boxes. Both press boxes cannot facilitate the staff that need to use it during the game. Media, announcers, press box supervisor, and score board controller are a just a few of the staff that would be required in

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the box. Other members that would need to be seated in the press box are offensive, defensive, and special teams coaches for the home and visiting teams. No hospitality can occur in the press box, due to the design of the facility. Bringing scouts from universities is limited due to the lack of space for them as well.

Community use of the facility includes private office parties, rental of the field for competitions, and the stadium has been used as a movie set. Community uses also include pro soccer and semi pro-football. There have also been wedding receptions, offices parties, house versus senate football games, and political gatherings. When the community does rent the space they meet in the undersized lockers rooms, and there are no public restrooms other than under the stadium. There are no meeting spaces or classrooms to meet in at this time.

AISD has attempted to bring the restrooms up to code and to meet ADA accessibility. The restrooms are in need of upgrades and some minor repair of plumbing and partitions is needed.

Due to the high use of the facility and the number of teams it must serve, some games must start early in the evening. Because the campus is downtown it is difficult to get the proper staff to the field when early games occur. Staffing for these night events is difficult and plays a factor in how the facility is scheduled.

Due to existing construction and the layout of the field and fencing, it is difficult to manage when the band can get on the field. Play must stop prior to half time so that the bands can get positioned. The game is then resumed while the bands are precariously placed outside the field until half time.

This facility does not have the proper support spaces and has limited staff to make the stadium work correctly. The staff are doing an excellent job, and manage to keep the events moving, but safety is the number one concern. Limited staff and aging facilities, make it difficult to run the number of events this facility serves.

The locker rooms are too small to serve entire varsity teams, and the competing teams must share showers. There are separate trainer rooms that are located next to the locker rooms. The sealed concrete floors, in the locker rooms and associated restrooms, is extremely slippery. There is a need to apply epoxy resin flooring in the locker rooms, and toilets to reduce the slick condition as well as fight the dangers of staff and other infections. The flooring in these rooms is a big concern for the onsite staff.

Safety around the facility is a growing concern. The fencing has multiple areas where people can get onto the site. With the homeless population in the area, House Park has become a place to sleep and use the facilities. Staff have to keep the restrooms unlocked, so that the buildings are not vandalized. Due to the limited staffing and difficulty of scheduling staff it is hard to maintain the expected level of security at events. Larger events are specifically difficult to manage.

The scoreboard has some historical significance. Doing repairs is difficult because it is a landmark. It would be beneficial for the stadium to have an upgraded scoreboard.

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Additional Notes as per Kathy Genet with AISD Construction Department:

-Field house is undersized for current needs.

-Bus parking lot needs additional lighting at lot entrance drive for safety. Students load buses in dark and buses enter and exist the lot in a high traffic area with many pedestrians.

-Concession equipment is not adequate.

-Handicap signage and other signage is not mounter per ADA/TAS requirements.

-Existing ticket booth does not serve capacity crowds adequately. Home and visitor patrons are not separated at ticket booth or entry. Consider construction of new booth with windows serving home and visitor fans on two different sides, and provide separated gate entries into stadium. Include restroom for workers.



Photo 1. Stadium



Photo 2 . Locker Room



Photo 3. East Press Box



Photo 4. West Stands



Photo 5. Ticket Booth



Photo 6. Concessions



Photo 7. Fencing



Photo 8. Shared Showers