
II. SUMMARY OF PROPOSED CHANGES

INTRODUCTION

This Addendum analyzes the environmental impacts that may result from certain changes that have been proposed to the Coliseum Renovation Project after the 2003 EIR was certified. The proposed changes include modifications to the architectural design, the establishment of a Coliseum District Specific Plan Overlay District to govern the development and operation of the Coliseum under a proposed lease agreement between the Los Angeles Memorial Coliseum Commission and the National Football League (NFL), the adoption of a signage plan to control on-and off-site advertising, and approval of the sale and service of sale of alcoholic beverages for on-site consumption. Each of these components is summarized in greater detail below.

ARCHITECTURAL MODIFICATIONS

The conceptual design of the Proposed Project for the Draft Environmental Impact Report was completed by the architecture firm NBBJ in September 2003. These initial plans, sections and renderings present a stadium proposal that is representative of a possible design solution. The principal designers, Ronald F. Turner, FAIA and Jonathan Emmett, worked closely with the Coliseum Commission, Los Angeles Conservancy, local and regional agency representatives and other consultants to develop a design that would preserve and enhance the historic character of the Los Angeles Memorial Coliseum while using their experience as architects of other recently completed stadiums to anticipate the functional and structural requirements of a modern venue for the NFL that is in conformance with the generally accepted standards of design for NFL stadiums.

In October 2005, RTKL Associates Inc. was engaged to further develop the conceptual design, test its feasibility, discover any risks or opportunities that may exist and, ultimately, produce a set of Preliminary Schematic design documents suitable for conceptual cost estimating. The original design team (Turner and Emmett having joined RTKL earlier in 2005) was expanded to include Nabih Youssef and Associates (structural engineers), M-E Engineers (mechanical, electrical and plumbing engineers), Schirmer Engineering (life safety and fire protection consultants), and the Mollenhauer Group (civil engineers and surveyors). This team was selected for their experience with the Coliseum and with complex sports venue design. Both Nabih Youssef and Associates and the Mollenhauer Group were responsible for the structural and civil engineering for the extensive seismic upgrades, seating modifications, renovations and repairs completed at the Coliseum following the Northridge Earthquake in 1994. M-E Engineers and Schirmer Engineering have broad experience with sports venue and public assembly design nationally and locally – most notably, the Staples Center arena.

The renderings and drawings prepared by RTKL and the expanded design team represent a Preliminary Schematic Design. The current design of the Proposed Project has been developed with:

- Input from the National Football League on the functional program;

- Field-verified survey information of the existing site conditions;
- Preliminary structural engineering of the typical sideline framing;
- Preliminary mechanical and electrical engineering;
- Preliminary life safety and exiting analysis; and
- Constructability review with assistance from qualified general contractors.

While the final stadium design has not yet been completely developed, the current design of the Proposed Project is indicative of the revisions required to the conceptual design in order for the Coliseum to be built, using current feasible building practices, to meet the needs and expectations of NFL spectators while maintaining the primary historic preservation and aesthetic objectives from the original Environmental Impact Report.

Key Revisions

Field Level Expansion

In the current design of the Proposed Project, the lowest level of the building has been expanded to create more below-grade service and support areas for team locker rooms, loading and marshalling, storage and food service facilities. From a construction perspective it is anticipated that these additional areas are required to be excavated in order to modify the existing foundation of the historic perimeter wall on both the north and south sidelines, and the west endzone. Therefore, the design team has reallocated areas that were to be on a below grade mezzanine service level on the south side of the stadium to occupy new areas at the field level to the north, thus eliminating the mezzanine. This strategy maximizes the flexibility of the building for hosting multiple teams and for supporting special events such as concerts, NFL Super Bowls, World Cup Soccer, etc. Creating the support space below the seating bowl initially will also avoid a costly future expansion of the below-grade space which would be potentially disruptive to the structure and operation of the building (see Figure II-1, Field Plan Illustration).

Loss of Lower Bowl Historic Fabric

As part of the Preliminary Schematic Design study, the design team researched the original construction documents, along with construction and survey documents from more recent modifications. The team also conducted limited field verifications of the existing typical sideline structural bays in order to reconstruct more accurate base drawings of the existing structure. Through this process, the existing seating bowl was found to be steeper and slightly narrower than was determined in the original conceptual design. Because of the need to maintain an acceptable seating count for both USC and NFL tenants and to achieve spectator sightlines that meet or exceed design standards, the typical cross-section at the sideline

Figure II-1, Field Plan Illustration

Figure II-2, 50 Yard Line Section

was revised in the current design to accommodate this unforeseen condition. The impact of this revision is that portions of the existing lower bowl along the sidelines that were to be left in place and covered by new construction will now be removed (see Figure II-2, 50 Yard Line Section). Alternative sections studied which raised the seating bowl to maintain the previous intent were found to result in a substantial increase in the overall height of the building, a significant decrease in seating capacity, and a disruption of the relationship of the new internal concourse levels with the grade level plaza and the horizontal datum lines of the existing perimeter wall.

Maintaining the West End Zone Historic Fabric

In order to mitigate the necessary loss of the lower bowl fabric that was to be covered in the original proposal, the design team looked for opportunities to maintain and meaningfully utilize as much of the historic fabric elsewhere in the Coliseum as possible. In the original conceptual design, the West End Zone was proposed to be demolished and rebuilt in its original place in order to construct new concessions and restroom facilities below. Sightlines for seats in this area were believed to be marginal for USC games and below acceptable standards for the NFL. Using the enhanced existing bowl documentation and a more detailed study of the seating bowl layout, the design team was able to more accurately determine spectator sightlines and overall seat counts than was previously possible. In the current design for the Proposed Project, the existing West End Zone will remain in place and will accommodate spectators with acceptable sightlines for events that warrant the full capacity of the renovated stadium. New concessions and restrooms will be constructed outboard of the stadium.

Non-use of Existing Tunnels and Stairs

The existing stairways, because of their steepness and lack of intermediate landings, do not meet current code requirements for exit stairs and will not be used for this purpose in the Proposed Project. Similarly, the tunnels do not meet current code requirements for minimum height and are unsuitable to meet access or exit requirements. In the current design of the Proposed Project, the existing stairs and tunnels are to remain unmodified at the West End Zone only and the stairs and tunnels along the sidelines will no longer be utilized. On the exterior perimeter, the existing stairs and tunnel portals will remain in place wherever possible to maintain the architectural character although they will not be functional (see Figure II-3, Conceptual Plan, East and West Elevations). In addition, in order to provide adequate emergency exiting capacity from the new upper deck of seating, open-air exit stairs or ramps may be provided at four locations immediately surrounding the Coliseum; two along the north side and two along the south side of the Coliseum structure. These exiting structures would be freestanding with walkways connecting to the floors served by the stairs or ramps, but would otherwise act as independent structures detached from the historic fabric of the Coliseum structure.

Partial Removal of the Existing Berm at Sideline Entries

As part of the Preliminary Schematic Design process, the design team conducted an initial life-safety review and preliminary exiting analysis to determine the required exit width for stairs, ramps and

Figure II-3, Conceptual Plan, East and West Elevations

doorways serving the spectator populations on the various levels of the building. As stated previously, the existing stairs and tunnels do not meet the minimum code requirements to act as egress components in any case and, even if they were modified to comply, their combined width would still be substantially below the dimensions required to exit the building in a safe and timely manner. Through discussions between the architect, life-safety consultant and representatives of the Los Angeles Department of Building and Safety and the Los Angeles Fire Department, a strategy to address this issue was developed. It was agreed that the Proposed Project would incorporate internal pressurized fire stairs, sized according to factors consistent with those allowed for smoke protected assembly spaces, to exit spectators from the upper levels to the plaza level at grade. Additionally, the design team revised the configuration of the sideline entries to include continuous exit doors in the central bays between the exit stairs to provide adequate exit width for spectators on the Main Concourse and Lower Club Concourse levels. In order to implement this egress arrangement, it is necessary to remove the existing berm in these locations. The Proposed Project may replace this portion of the berm with a sloped entry canopy that maintains the horizontal datum line of the berm at the building face, and the tunnel portals, to the degree possible, will be supported in their original locations. Of the approximately 2,500 feet of perimeter berm, an estimated 425 feet will need to be removed from each side (approximately 850 feet total) to provide adequate egress. The final configuration of the egress system will be determined by the use of a timed egress computer model to be presented to and approved by the Department of Building and Safety and the Los Angeles Fire Department prior to issuance of a building permit (see Figure II-4, Conceptual Plan, North and South Elevations).

Infill of Existing Openings in Perimeter Wall

In order to create a comfortable, climate controlled environment within the sideline concourses and to keep out roosting pigeons and other undesirable destructive elements, the existing openings along the sidelines may be glazed and air conditioning may be provided. The new infill walls will be set back from the face of the building and glazed with non-reflective glass and minimal metal framing. The upper portion of the infill wall will be louvered to provide locations for air intakes and exhaust vents, minimizing the need for openings in the existing concrete wall. While it was the original design intent to create an enclosed environment at these locations in the development of the conceptual design, it was never explicitly stated nor illustrated in any of the EIR documents. The design team has developed preliminary elevations of the building which address this shortcoming (see Figures II-3 and II-4, Elevation Drawings).

SIGNAGE DISTRICT

Conceptual Sign Program

The Los Angeles Memorial Coliseum conceptual sign program includes five separate signage zone designations that would govern where and what types of signs are utilized within the Coliseum District Specific Plan. The conceptual sign program would be coordinated with signage already in existence at Exposition Park, and signs would complement the existing and proposed architectural styles. To

Figure II-4, Conceptual Plan, North and South Elevations

provide flexibility for different events that may be held at the Coliseum, the conceptual sign program includes both permanent and movable signage elements. The Conceptual Signage Plan is described in detail in Section III.C, Project Characteristics.

SALES OF ALCOHOLIC BEVERAGES

The Applicant is requesting approval for the sale and service of a full line of alcoholic beverages within the Coliseum premises in keeping with the customary operations of a stadium facility. The sale and service of alcoholic beverages for on-site consumption currently exists on the Coliseum premises and will continue under the proposed lease agreement in connection with the renovated Coliseum as incidental to the primary uses of the property as a major sporting and entertainment facility. This request seeks to clarify the existing authorization, in order that it accurately reflects the proposed new uses within the Coliseum premises. A diversity of food and beverage service is desired and expected, and the selling of alcoholic beverages provides an expected amenity for patrons of a stadium facility. The renovation and improved amenities within the Coliseum facility will ensure that this historic structure continues to remain and be an economically vital part of the City and surrounding community.