



COVER SHEET



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09/01/2023

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Case No. CPC-2022-5429-GIPA-VZC-HD-CUB

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1 LOOKING SOUTH AT MIDFIELD FROM W 30TH STREET



2 UNIVERSITY AVE & W 30TH ST - LOOKING SOUTHWEST



3 HEBREW UNION COLLEGE PARKING LOT - LOOKING NORTH FROM McCLINTOCK AVE.



VICINITY MAP

PROJECT DESCRIPTION

Located just north of USC's University Park Campus at the intersection of Hoover Street & 30th Street, the New Women's Soccer and Lacrosse Stadium (NWSLS) will serve as the new facility for the USC women's soccer and women's lacrosse teams. The NWSLS project is located at the existing one thousand seat McAlister Field site which was constructed in 1998 and is surrounded by existing development. The North side of the site abuts up to West 30th Street. University Avenue is immediately adjacent to the east; the Hebrew Union College parking lot property is immediately adjacent to the south side and Los Angeles Fire Department Station #15 abuts the west side of the site.

The team amenities and fan experience currently offered at McAlister Field do not adequately represent the success that both teams have shared over the years. Currently, all the needed facilities such as team lockers, and training facilities are in either Heritage Hall or John McKay Center which is a 10-minute walk away. The goal of the NWSLS project is to improve the playing field conditions, optimize player commutes by consolidating the team facilities as well as improve the fan experience by providing upgraded restrooms, increased plumbing fixtures, additional concessions, and an increased seating capacity.

In addition to an improved playing surface that will accommodate both teams, the fifty-five feet tall NWSLS is anticipated to include approximately 26,703 gross square feet of area, a fixed seating capacity of approximately 2,000 seats and standing room only areas for 276 persons for game day events. The NWSLS is anticipated to feature an elevated press box that will include various broadcast booths, a multi-purpose room and two exterior patios structured above the fixed seating. The slab of the elevated press box will also act as a sun shading device offering an enjoyable and comfortable fan experience for seated spectators. Other key features include team facilities such as locker rooms, training areas, storage areas a press box and field lighting as well as fan amenities such as a roof top viewing deck along with food and beverage offerings. The project has a goal of achieving LEED Gold certification with aspirations of achieving LEED Platinum certification.



PROJECT INFORMATION



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PROJECT SUMMARY TABLE

Project Address:	3000 S Hoover St, Los Angeles, CA 90089		
Applicant Name:	University of Southern California (USC)		
Zoning:	R3-1-O		
General Plan Land Use:	Medium Residential		
Net Site Area:	Existing: 105,458 SQ FT = 2.4210 ACRES Acquired: 7,705 SQ FT = 0.1769 ACRES Total: 113,163 SQ FT = 2.5979 ACRES		
Legal Description:	<p>FOR DESC SEE ASSESSOR'S MAPS POR OF TR=23126,TR=29063 AND MR 29-19-20 BLK N</p> <p>AS SHOWN ON LOT LINE ADJUSTMENT CASE NO. AA-2010-2720-PMEX, AS EVIDENCED BY DOCUMENT RECORDED MAY 31, 2011 AS INSTRUMENT NO. 20110751497 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>LOT 2 AND A PORTION OF LOT 1 OF TRACT NO. 23126, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FIELD IN BOOK 820, PAGES 56 AND 57, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND A PORTION OF LOT 1 OF TRACT NO. 29063, IN SAID CITY AND COUNTY, AS PER MAP FIELD IN BOOK 852, PAGES 53 AND 54 OF MAPS IN SAID COUNTY RECORDER OFFICE OF SAID COUNTY AND A PORTION OF LOTS 1 THROUGH 7, INCLUSIVE AND LOTS 36, 37 AND 38 OF BLOCK N, WEST LOS ANGELES TRACT, PER MAP RECORDED IN BOOK 3, PAGES 142 AND 143 OF MISCELLANEOUS RECORDS IN SAID COUNTY RECORDERS OFFICE DESCRIBED AS A WHOLE AS FOLLOWS:</p> <p>BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 2 OF SAID TRACT NO. 29063; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT AND ITS SOUTHEASTERLY PROLONGATION, SOUTH 61°53'34" EAST 372.45 FEET TO THE SOUTHWESTERLY PROLONGATION OF SOUTHEASTERLY LINE OF LOT 6 OF BLOCK N, WEST LOS ANGELES TRACT, PER MAP RECORDED IN BOOK 3, PAGES 142 AND 143 MISCELLANEOUS RECORDS, OF SAID COUNTY; THENCE NORTHERLY ALONG SAID PROLONGATION LINE, NORTH 27°54'54" EAST 0.01 FEET TO THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 10.00 FEET OF LOT 36 OF SAID BLOCK N, WEST LOS ANGELES TRACT; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, SOUTH 61°52'56" EAST 133.93 FEET TO THE WESTERLY LINE OF SAID SOUTHWESTERLY LINE, NORTH 61°53'20" WEST 446.32 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 259.00 FEET; THENCE WESTERLY ALONG SAID CURVE 125.08 FEET THROUGH A CENTRAL ANGLE OF 27°53'04"; THENCE NORTH 89°46'24" WEST 33.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET AND BEING TANGENT AT ITS SOUTHERLY TERMINUS WITH THE EASTERLY LINE OF HOOVER STREET, 100 FEET WIDE, AS SHOWN ON SAID TRACT NO. 29063; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE 31.19 FEET THROUGH A CENTRAL ANGLE OF 89°20'19" TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG SAID LINE SOUTH 0°53'17" WEST 214.08 FEET TO THE POINT OF BEGINNING.</p> <p>EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CITY OF LOS ANGELES, A MUNICIPAL CORPORATION AS EVIDENCED BY GRANT DEED JULY 2, 2015 AS INSTRUMENT NO. 2015-795326 OF OFFICIAL RECORDS.</p> <p>EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET, AS RESERVED IN INSTRUMENTS OF RECORD, EXCEPT THEREFROM ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES RESERVED IN VARIOUS DEEDS OF RECORD, AMONG THEM BEING THAT DEED RECORDED DECEMBER 9, 1960 IN BOOK D-1060, PAGE 329 OF OFFICIAL RECORDS, EXCEPT THEREFROM ALL OIL GAS AND MINERAL SUBSTANCES RESERVED IN VARIOUS DEEDS OF RECORD, AMONG THEM BEING THAT DEED RECORDED FEBRUARY 07, 1968 IN BOOK D-3906 PAGE 717 OF OFFICIAL RECORDS.</p>		
Uses:	Outdoor Sports and Recreation, Entertainment and Spectator Sports		
Occupant Load:	Ground Floor: 103 Press Level: 126 Fixed Seating: 1,741 Pavilion Deck SRO: 196	Press Level SRO TOTAL OCCUPANT LOAD:	74 2,240
Building Height:	Number of Stories / Actual Building Height Pavilion – One (1) story / 15'-0" (including stair access to roof) Stadium – Two (2) stories / 55'-0"		
Building Area:	<p>Ground Level Pavilion Building = 6,796 SF Public Areas Beneath Seating = 10,664 SF</p> <p>Upper Bowl Covered Area Beneath Press Level = 7,151 SF Press Level Press Box = 2,093 SF</p> <p>Total (Pavilion + Stadium) = 26,703 GSF</p>		

Floor Area Ratio:	26,848 GSF / 113,163 Sq Ft = 0.24
Parking:	<p>Per Assembly Bill 2097 (AB 2097), the project is exempt from minimum parking requirements as it is located within a half-mile radius of a major transit stop (Metro Jefferson/USC Station). The project is also located within one-half mile of existing commercial parking including the USC Campus parking structures that may include the USC Village parking structure and the USC Shrine Parking Structure.</p> <p>During game events, parking for one uplink satellite truck, one tv truck/sprinter van, and team busses will be accommodated at the Hebrew Union Parking lot and along W 30th Street.</p> <p>The project has a requirement for 9 bicycle parking spaces (3 short-term and 6 long-term). Shown on Sheet A1.</p>
Lighting:	Sports lighting will be designed to meet LA City Compliant lighting levels. Six lighting poles with heights ranging from 90'-0" to 130'-0" are anticipated to meet this requirement. Additionally, sports lighting may be required at midfield along the press box roof.
Signage:	The primary building signage is anticipated to be located at the southern side of the playing field near the press box. Refer to sheets in the package for area, height and proposed locations of the building signage.
Proposed Sustainability Measures:	<p>In addition to the Los Angeles Green Building Code (LAGBC), the project will seek LEED Gold certification with aspirations of achieving LEED Platinum certification if feasible. Proposed sustainability measures include the following:</p> <ol style="list-style-type: none"> 1. LED lighting 2. Natural cross ventilation 3. Low-impact development (LID) 4. Environmentally friendly materials 5. Native non-invasive water efficient landscaping 6. Rainwater management 7. Reduced parking footprint
Outdoor Noise Sources:	<p>The primary exterior noise sources will be derived from spectators and the seating bowl sound system. The seating bowl sound system is anticipated to be a distributed system with speakers directly above the spectators. Sound for the field of play is anticipated to be single source from the new video scoreboard. All speakers will be designed to focus sound on the stadium and field of play as much as possible.</p> <p>Outdoor equipment such as generators or chillers will include integral noise enclosures or screens will be installed to reduce the transmission of noise to adjacent exterior spaces.</p>
Landscaping:	<p>Existing trees and shrubs are located within the project boundary along W 30th Street. On site landscaping is anticipated to be remain. However, some existing trees may be required to be removed due to conflict with the existing tree roots and required construction of concrete footings for the sports lighting and video scoreboard. Every attempt will be made to avoid removal existing shrubs and trees.</p> <p>New landscaping opportunities include an occupied Pavilion building as well as at the interior plaza at the main entrance.</p>



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PROJECT SUMMARY TABLE

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Project Request: The USC New Women's Soccer and Lacrosse Stadium is proposed to be located on previously developed land which include the existing McAlister Field site plus a portion of acquired land from the adjacent Hebrew Union College totaling approximately 2.5978 acres. The existing zoning of the property is R3-1-O and is proposed to be maintained and amended.

Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all.

The primary visitor entrance to the site is located along University Avenue, a pedestrian-only street. This thoroughfare connects the surrounding properties such as the various student housing units located on the north side of 30th Street and the adjacent Troy Hall student housing to the main campus. This allows for an opportunity to locate the main entrance at the grade level along the southeast corner. This is an optimal location to feasibly connect the pedestrian thoroughfare to the university and wider community. This location also allows easy access and the from the Hebrew Union College Parking lot.

Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

The stadium is primarily pedestrian oriented. Direct vehicular access to the playing field will only be provided by service vehicles and is provided on the north side by way of a gate and curb cut along 30th Street. Visiting team buses also stage along W 30th Street which is comprised of four lanes albeit two of the lanes (one on each side) are dedicated to metered on-street parking. Spectator parking for visitors not arriving on foot is provided at the Shrine Parking Structure located just southeast of the project site.

Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.

The site is situated in a highly walkable location from the USC campus and is within a ½-mile walking distance from the adjacent USC Village which provides a number of amenities such as retail stores and restaurants. The Walk Score (a metric used to determine the walkable amenities within a 5-minute walk) is 90 out of 100 possible points. This is seen as a sustainable initiative as it promotes walkability of the USC campus community and helps to reduce the reliance on vehicles. The project is designed to create an interesting and comfortable pedestrian experience with varied and interesting architectural features built with high-quality materials. The stands are located to the south end of the property to preserve existing mature trees and place the massing away from pedestrians along 30th Street.

Guideline 4: Organize and shape projects to recognize and respect surrounding context.

The existing location of McAlister Field is within a densely populated area and surrounded with existing development. The North side of the site abuts up to West 30th Street. University Avenue immediately adjacent to the east; the Hebrew Union College parking lot property is immediately adjacent to the southside, and Los Angeles Fire Department Station #15 abuts the west side of the site. The existing site is an ideal location for the new stadium as it is familiar to the USC campus community, provides optimal orientation and connected to existing utilities and infrastructure. Care was given to the project design on all four sides to respect the surrounding buildings and public spaces.

Guideline 5: Express a clear and coherent architectural idea.

The conceptual design is derived from stakeholder engagement, and USC Campus Design Guidelines including Collegiate Gothic and Romanesque architectural motifs as well as other athletic facilities found throughout the existing USC campus. In addition, Crawford Architects took inspiration from Greek mythology including the Bronze Age, the city of Troy, and the Trojan War as exemplified in the in both the Tommy Trojan statue and the USC Hecuba Statue.

A number of design and massing concepts were developed as part of this feasibility study which include the following:

- **Traditional** – architectural language includes similar elements as traditional buildings throughout the USC campus.
- **Transitional** – architectural language includes a mix of traditional elements as traditional buildings throughout the USC campus as well as modern elements.
- **Transformational** – architectural language is a departure from the Collegiate Gothic/Romanesque architectural vocabulary found throughout the USC campus.

The primary massing consists of a Heavy monolithic base that is complimented with Light elevated elements that overhang the fixed seating areas. The recommended material makeup of the concept designs consists of a mix of masonry (brick, stone, concrete, etc.) at the base along with metal (panels, screen, mesh, etc.) integrated at the "Light" elevated elements.

Guideline 6: Provide amenities that support community building and provide an inviting comfortable user experience.

The team amenities and fan experience currently offered at the existing McAlister Field do not adequately represent the success that both teams have shared. The New Women's Soccer and Lacrosse Stadium will provide both teams with the on-site facilities needed to enhance student athlete training capabilities so that USC can continue to pursue titles and national championships. Currently, all the needed facilities such as team lockers, team amenities and training facilities are in either Heritage Hall or John McKay Center which is a 10-minute walk away. This adds 20-minutes to both the players and coaches during practice sessions and game day events due to the round-trip commute between McAlister Field and the team locker rooms.

With a Transit Score of 77, the project site is also located near public transit stops that are serviced by two different Metro Bus lines which combine to provide 122 weekday stops and 113 weekend stops. Spectators and USC staff will be provided with the opportunity to ride public transportation and reduce motor vehicle use, which will help to reduce greenhouse gas emissions and air pollution. Furthermore, the project site is very bike friendly. With a Bike Score of 93, the site is considered a "Biker's Paradise". Dedicated bicycle lanes along W 30th Street and Hoover Street connect the site to the USC University Park Campus. Bicyclists are also allowed to traverse along University Avenue. A sheltered, 9 bike capacity, Metro Bike Share bike sharing station, is also located near the northeast corner of the project site at the intersection of University Avenue and W 30th Street.

The stadium will provide an opportunity for community members to engage in women's collegiate sports and create a venue for local youth sports.

Guideline 7: Carefully design elements and uses to protect site users.

The overall building parti is organized into a public and private realm. The ground floor of the Pavilion building represents the private realm and includes all the team amenities such as locker rooms, a training room, nutrition bar and team storage. The public realm is located along the south side of the playing field and includes fixed spectator seating, restrooms, and concessions. The main entrances into both the stadium and the Pavilion are accessed from University Avenue. For security reasons, the number of entrances and exits will be designed to meet the minimum amount as required by code. Circulation routes throughout the stadium are clearly defined and easily discernible. Stadium seating is accessed from the main concourse through vomitories that include a series of ramps and stairs.

Exterior facades will be designed to avoid nooks and crannies which may pose a security threat to building users. Landscaping will be designed to allow good visibility for personal security and eliminate areas of concealment. All entries and stairwells will be designed to be easily identifiable, and open in efforts to promote a secure and comfortable environment.

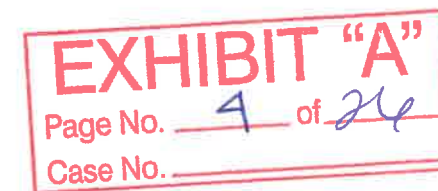
Guideline 8: Protect the site's unique natural resources and features.

The USC New Women's Soccer and Lacrosse Stadium is on the previously developed USC McAlister Field site. The existing location of McAlister Field is surrounded by existing development. The North side of the site abuts up to West 30th Street. University Avenue is immediately adjacent to the east; the Hebrew Union College parking lot property is immediately adjacent to the south side and Los Angeles Fire Department Station #15 abuts the west side of the site. Although the Hebrew Union College parking lot butts up to the south side of the project site, the impacts to the parking lot resulting from the construction of the new stadium will be minimized. The architecture of the NWSLS will be designed to speak the language of the USC campus and blend with the contextual environment surrounding the site which provides an array of architectural styles including Italian Romanesque, Collegiate Gothic as well as Bauhaus.

With the recently constructed USC Village being one block away from the project site, many restaurants, retail stores, services and community facilities are located within a quarter-mile walking distance. This equates to about a 5-to-10-minute walking commute which contributes to a Walk Score of 90. Due to the existing surrounding density and locating the new stadium on the previously developed McAlister Field site, the project can obtain the maximum number of points available for the LEED Location and Transportation Credit: Surrounding Density and Diverse Uses. Inherently, the proposed project location will aide in promoting walkability, and transportation efficiency.

Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.

Wind speed and direction are influenced by many factors and are highly dependent upon local topography and obstructions such as buildings and trees. Throughout most of the year the predominate winds are from the west or southwest yet, the average annual wind speed experiences significant seasonal variation. The windiest time of the year is typically between November and May with average wind speeds of approximately seven miles per hour. The calmer time of the year occurs between May and November with average wind speeds of approximately five miles per hour. It is not uncommon for wind speeds to reach upwards of 19 mph. According to the Beaufort Scale, wind speeds between four to seven mph are considered a light breeze while wind speeds between 19 – 24 mph is considered a fresh breeze in which could add drag and affect the velocity of kicked soccer balls. The existing field is oriented perpendicular to the direction of the prevailing southwest winds. The spectator seating is relocated to the south side of the field along with the press box which functions as an obstruction that shelters the field of play from unpredictable wind gusts. The elevated press box also acts as a sun shading element that protects spectators from inclement weather. This will provide a much more enjoyable and comfortable fan experience.



Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.

In addition to the waste management goals, other sustainable initiatives include reducing water, energy consumption and carbon emissions. Inherently, large rooftop areas which are not seen from street view, provide opportunities to incorporate solar energy generating systems such as photovoltaics (PV) and/or solar thermal collectors. These features lend themselves to additional sponsorship opportunities. For instance, rooftop solar panels could be funded through sponsorship. Sustainable design features should be integrated into the overall aesthetic of the stadium and should be attractive. The design of the new stadium should consider the following initiatives, but not limited to:

1. LED Lighting
2. Natural Cross Ventilation
3. Low-impact Development (LID)
4. Environmentally Friendly Materials
5. Sustainable Landscaping
6. Rainwater Management
7. Reduced Parking Footprint



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LA CITYWIDE DESIGN GUIDELINES

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