

LYNCHBURG CITY STADIUM STUDY

VMDO ARCHITECTS

03.19.2012

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Precinct Study Area

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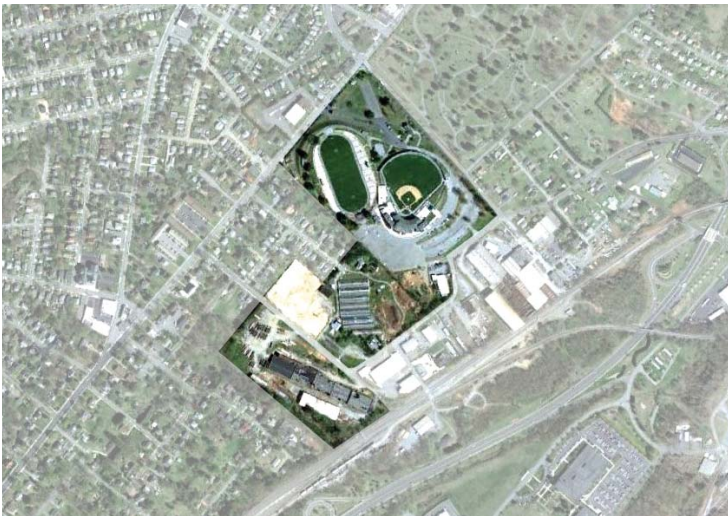
Chris Weatherford

STUDY PROCESS

INTRODUCTION



Existing Conditions - Core Campus Precinct



Study Proposal - Core Campus Precinct

BACKGROUND

The Lynchburg City Stadium was built in 1939 to provide combined football and baseball stadium facilities to the city. The stadium complex is home both to the Lynchburg Hillcats, a class A minor league team, and to EC Glass and Heritage High School's varsity football teams. While a major renovation to the baseball stadium was complete in 2004, the football stadium has been left relatively untouched since its original completion.

Over the years the integrity of the original design has been compromised, with at least one building being demolished and others being used for unintended purposes. The stadium's bleachers, stands, pressboxes, associated buildings, entrances and exits, sound system, and parking areas needed to be assessed and areas for improvement. The city of Lynchburg was interested in solutions for bringing the stadium up to current standards while retaining the original charm and the architectural integrity of the stadium.

SCOPE OF THE PLANNING STUDY

To resolve these questions, the planning and design team set out to:

- 1) Conduct and facilitate meetings with city staff to review project goals, tasks, and schedules
- 2) Interview staff and analyze use of the facility to accommodate current and future programmatic uses.
- 3) Assess the physical condition and function of the facility.
- 4) Ensure success over time with a flexible and realistic phasing strategy for implementation.
- 5) Identify components of the project that need to be brought into compliance with current codes and ADA requirements.
- 6) Identify environmentally friendly and sustainable design components that can be implemented in the project.

PROGRAM SUMMARY

PROGRAMMING

The program for the study was developed with input both from the steering committee and from stakeholders who use the stadium. The steering committee and the stakeholders expressed a strong desire to have new locker rooms for the high school teams who currently share a locker room with the baseball team when using the stadium. In addition, our assessment of the stadium’s existing facilities found stadium services inadequate to meet the needs of a 9,000 seat stadium. In order to achieve what is required by code, a large portion of this new program is devoted to providing new bathroom facilities and concession space.

| | | |
|---|-----------------|--------------|
| Stadium | | |
| Grandstands - Aluminum Bleachers - 9,000 seats* | | |
| Press Boxes (4) | 1,200 sf | gross |
| Maintenance | | |
| Groundskeeper's Office | 100 sf | gross |
| Storage | 1,200 sf | gross |
| Stadium Services | | |
| Toilet Rooms* - (45 men , 88 women) | 8,300 sf | gross |
| Concessions/Storage (60 linear ft of counter) | 1,000 sf | gross |
| Ticketing | 250 sf | gross |
| Stadium Services Subtotal | 9,550 sf | gross |
| Stadium Team Support | | |
| Home Team Locker Room | 2,000 sf | net |
| Visitor Team Locker Room | 1,500 sf | net |
| Wet Area | 500 sf | net |
| Training | 150 sf | net |
| Team Storage | 200 sf | net |
| Coaches' Office | 150 sf | net |
| Officials' Changing Room | 200 sf | net |
| Stadium Team Support Subtotal | 4,700 sf | net |
| Stadium Team Support Total | 7,849 sf | gross |
| Baseball Team Support | | |
| Home Team Locker Room | 2,500 sf | net |
| Wet Area | 750 sf | net |
| Training Area | 3,000 sf | net |
| Team Storage | 150 sf | net |
| Coaches' Office | 400 sf | net |
| Visitor Team Locker Room | 1,000 sf | net |
| Wet Area | 650 sf | net |
| Coaches' Office | 400 sf | net |
| Officials' Changing Room | 400 sf | net |
| Baseball Team Support Subtotal | 9250 sf | net |
| Baseball Team Support Total | 13040 sf | gross |

*Code Required Toilet Calcs: 9000 = 4500 women, 4500 men 87.67, (88) x 60sf/toilet = 5,280 sf women, 45 (45) x 50sf/ toilet = 2,250sf men for a total of 7,530 sf.



Press Boxes



Toilet Rooms



Concessions/Ticketing



Stadium Team Support



Baseball Team Support

STUDY GOALS + OBJECTIVES

PRECINCT GOALS

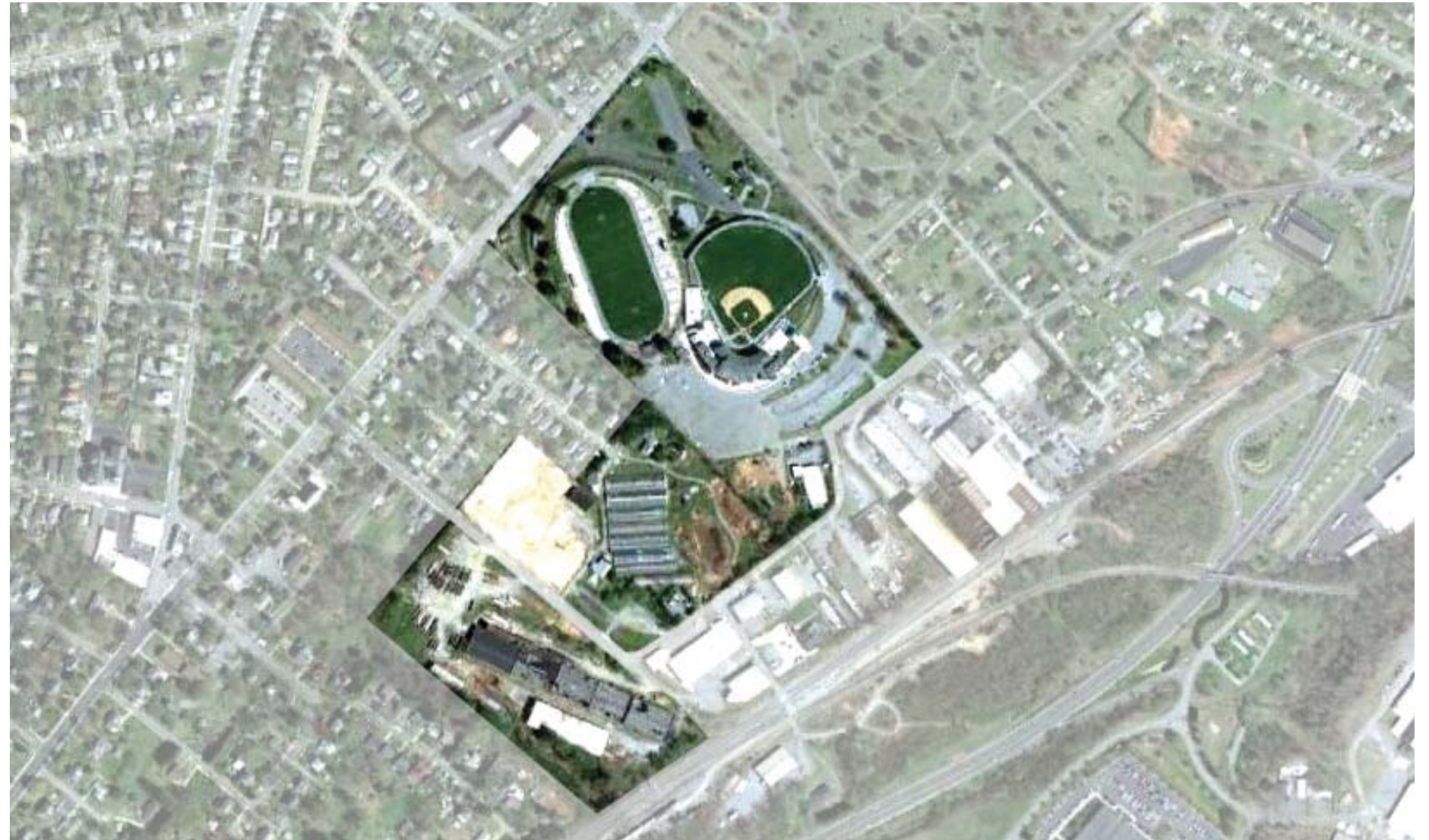
Provide a vision for the future of the park as a whole

Address issues of sustainability and storm water runoff

Allow for neighborhood involvement in design process to ensure the project responds to the neighborhood as a whole

Find opportunities to share amenities with Lynchburg Grows

Consider sound and light pollution effecting the surrounding neighborhoods



STUDY GOALS + OBJECTIVES

SITE GOALS

Consider the stadium site as a public park space

Create a sense of arrival and entry to the site and stadium

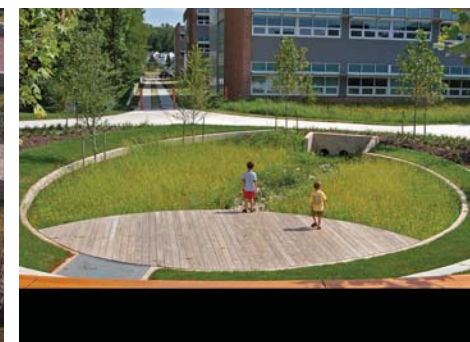
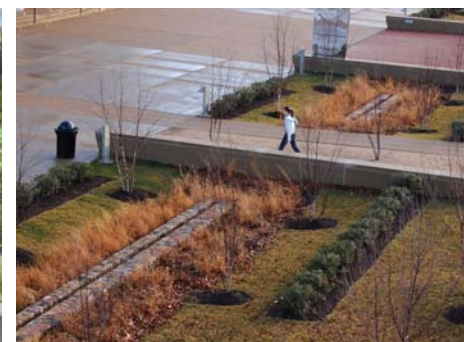
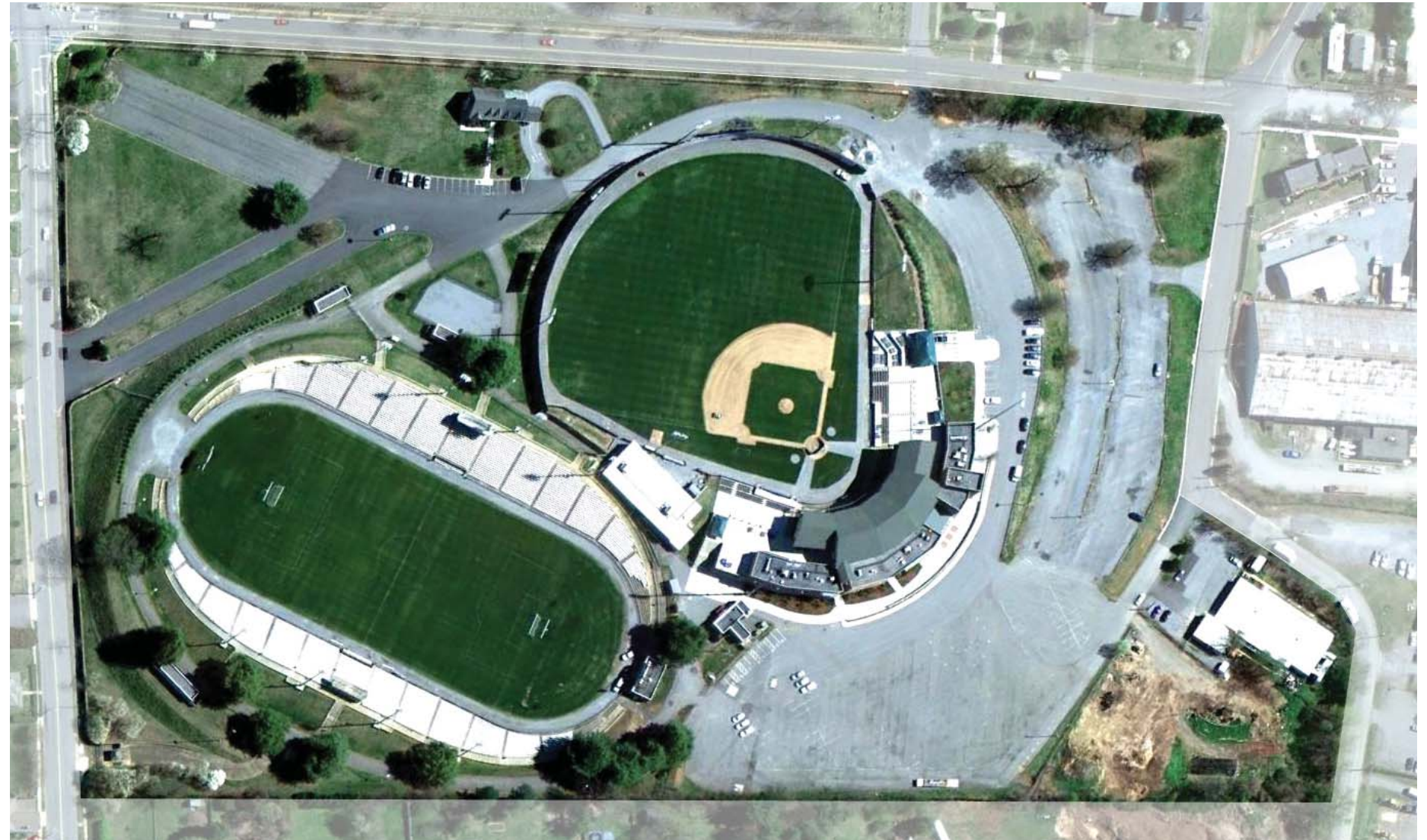
Address car and pedestrian access to the site

Provide a plan for traffic flow on site and a new parking plan to accommodate at least 500 spots

Provide proper site access for team and band busses on game days

Preserve views of Lynchburg and the surrounding areas

Create a new memorial/hall of fame space to house existing plaques



STUDY GOALS + OBJECTIVES

STADIUM DESIGN OBJECTIVES

Define a clear perimeter to the facility

Ensure a safe and secure experience at the stadium

Provide a plan for new dressing rooms and team support spaces

Address inadequate bathroom facilities and concession spaces

Consider installation of a synthetic turf field in place of the existing grass field

Ensure both schools feel a sense of ownership over the new facility

Address how teams enter/exit the stadium

Renovate and expand press box capacity



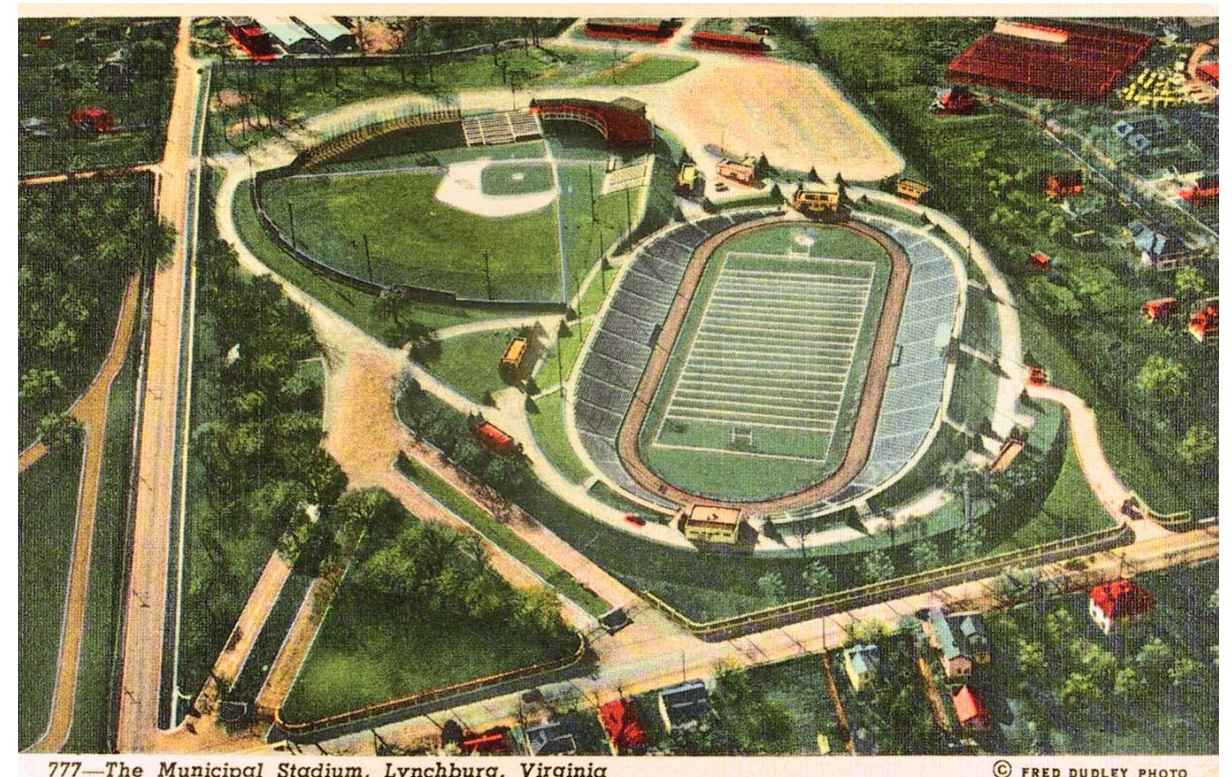
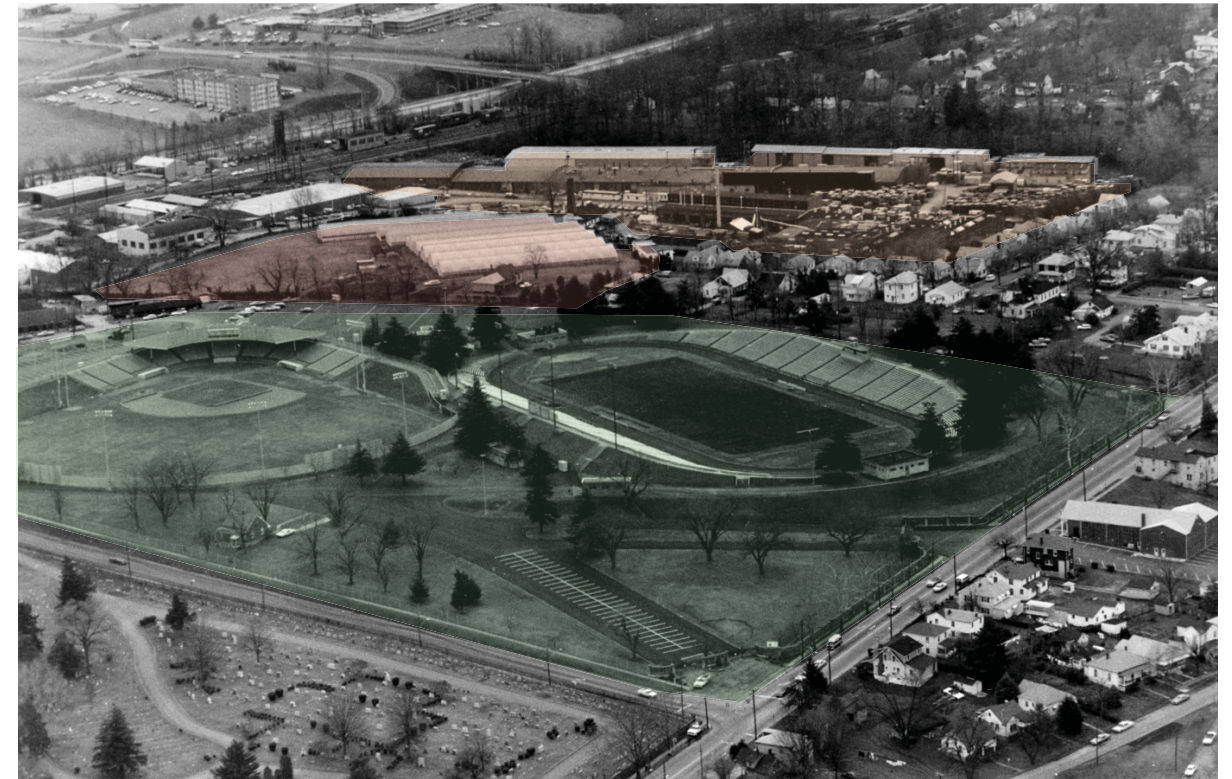
EXISTING PRECINCT ANALYSIS

SITE HISTORY

The precinct and neighborhood which contain the City Stadium complex have a long history of being an area of mixed industrial businesses and housing. The Allen Morrison site in particular has been used for over 100 years as an industrial site, first as a wagon manufacturing company and later as a metal sign fabrication facility famous for being the supplier of metal Coca-Cola signs. What is now the Lynchburg Grows property was originally a rose farm operated by the Schenkel family. The nine greenhouses covering 70,000 square feet which were once used to produce 1.3 million roses annually now is a working urban farm providing work opportunities for disabled and low-income individuals.

STADIUM HISTORY

Completed in 1939 the city stadium complex was constructed under the New Deal's Work Progress Administration. The park was a focal point within the community as a place for baseball and football games and as a fairground where horse races and county fairs were held. The first baseball game played in the stadium was in 1940, an exhibition game between the New York Yankees and the Brooklyn Dodgers. Joe Dimaggio scored the first two runs in the new stadium.



777—The Municipal Stadium, Lynchburg, Virginia

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EXISTING PRECINCT ANALYSIS

PRIMARY LANDSCAPE SPACES + BUILDINGS

- 01 City Football Stadium
- 02 Baseball Stadium
- 03 Lynchburg Credit Union
- 04 Lynchburg Grows
- 05 Allen Morrison Site
- 06 Stadium Parking Lot
- 07 Humane Society
- 08 Fort Hill Neighborhood
- 09 Spring Hill Cemetery
- 10 City Stadium Complex Boundary
- 11 Bankers Steel
- 12 City Maintenance Yard
- 13 Miller Park Neighborhood
- 14 Route 29
- 15 Fort Avenue



Site plan showing Existing Conditions

EXISTING PRECINCT ANALYSIS

ANALYTICAL DIAGRAMS

A series of diagrams were created to explore and highlight key issues that effect the City Stadium precinct. Issues of topography, site connectivity, and storm water management were diagrammed to highlight problems and reveal design opportunities on the site. Examining site circulation and arrival was important to providing new solutions for on site parking while also considering how pedestrians move through and use the site.

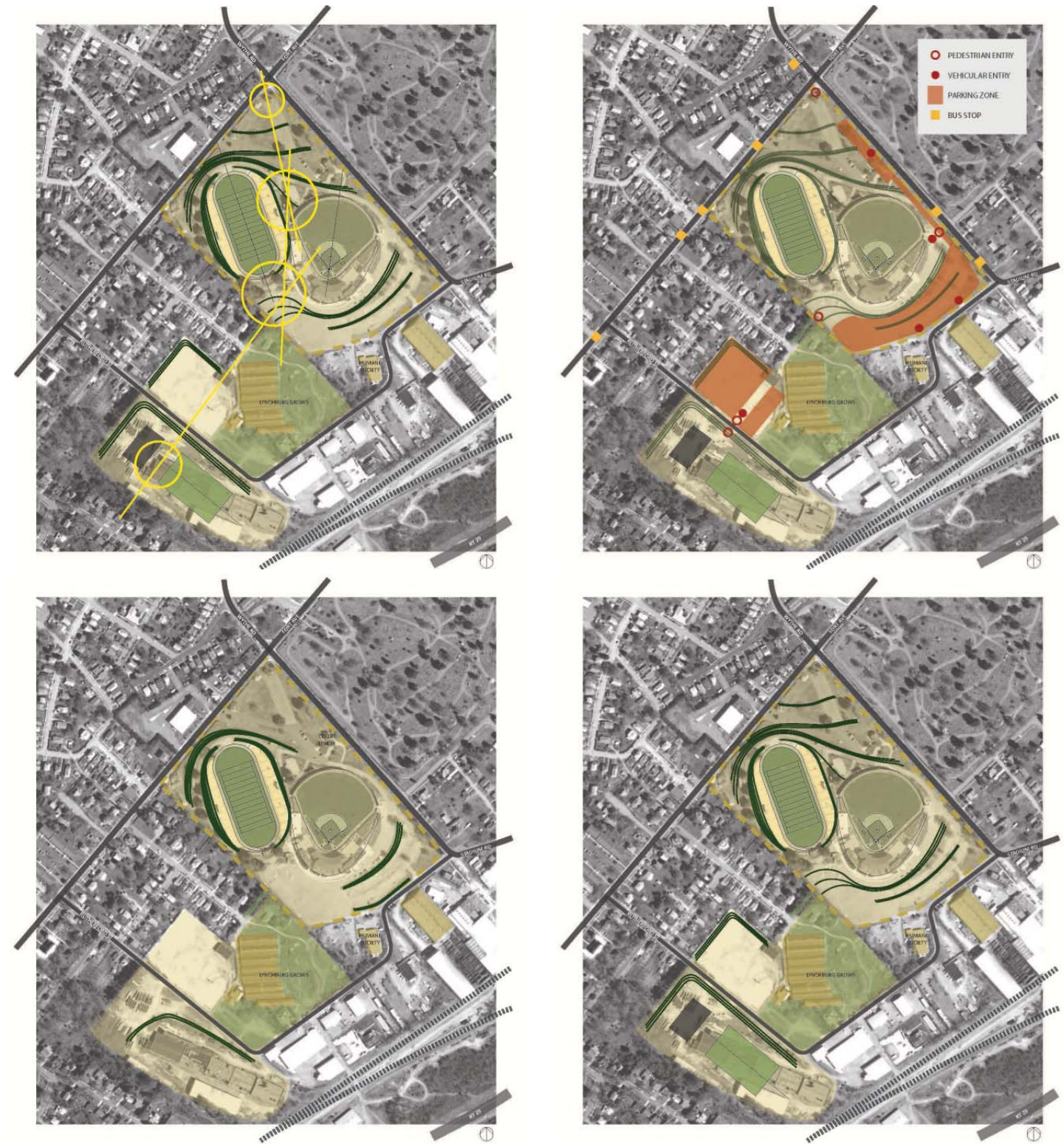
TOPOGRAPHY

Known as the “City of Seven Hills,” The City of Lynchburg is an area with a lot of topography and the City Stadium site is no exception to this. The football field itself is a constructed topography, created by carving out a space for the field and using the excavated fill to create the earthen berm sides of the stadium on which the grandstands are constructed. This theme of constructed topography inspired the possibility of creating additional spaces within the landscape surrounding the stadium.

The Football field, a topographic high point on the site, provides fans with great views of the mountains west of the city. The strong visual connection to the larger regional topography of Virginia is an important characteristic of the stadium and one which should be preserved in future renovation work.



View from the football field out onto the surrounding mountains

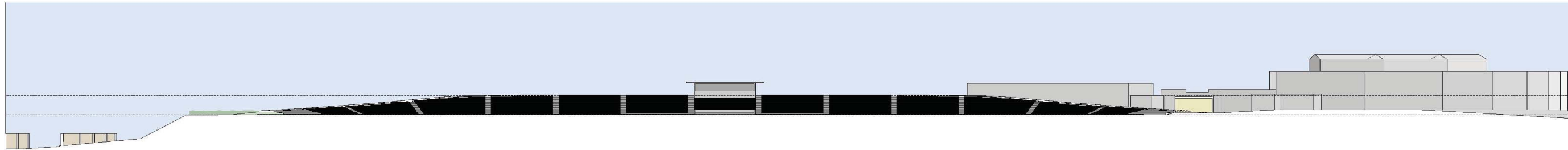
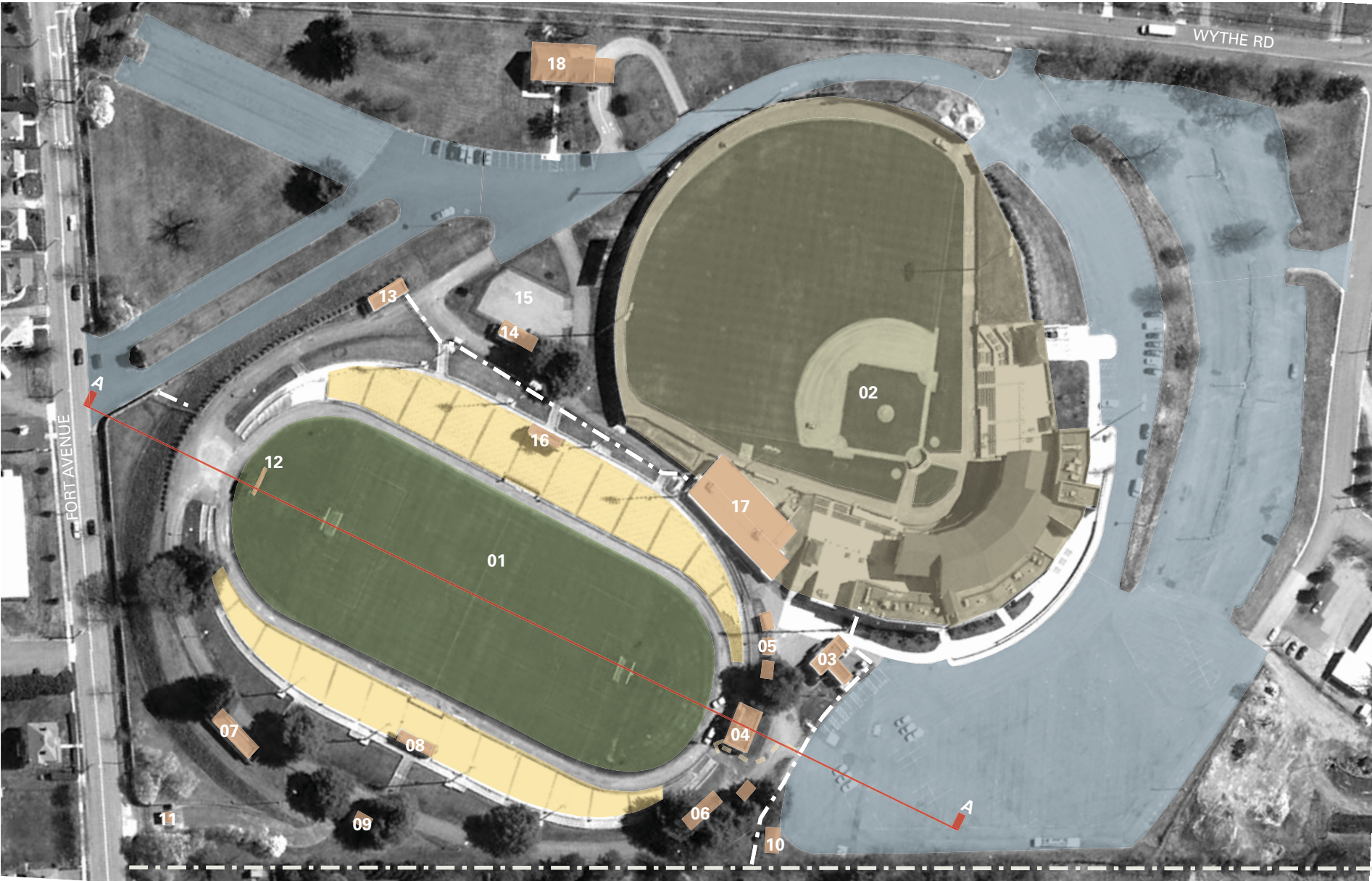


Existing Conditions Diagram showing topographic conditions and opportunities on the site.

EXISTING PRECINCT ANALYSIS

STADIUM SPACES + BUILDINGS

- 01 City Football Stadium
- 02 Calvin Falwell Field
- 03 Ticket Booth and Storage
- 04 Maintenance Storage
- 05 Concessions Buildings
- 06 Women's Bathroom
- 07 Men's Bathroom
- 08 Home Side Press Box
- 09 Concessions Building
- 10 Concessions Storage
- 11 Pedestrian Ticket booth/ Entrance
- 12 Scoreboard
- 13 Women's Bathroom #2
- 14 Men's Bathroom #2 (Storage)
- 15 Baseball Team Parking
- 16 Visitors' Side Press Box
- 17 Baseball Team Locker Rooms
- 18 Lynchburg Credit Union



Site section A-A through the stadium

EXISTING PRECINCT ANALYSIS

STRUCTURAL

Overall the stadium itself is in good condition given its age and exposure. There are minor repairs to the expansion joints throughout the stadium which need to be re-sealed. Previous attempts to patch concrete around the stadium should be rework to better color match the original concrete. The support buildings found around the site are however not in very good shape structurally. The concrete brick walls used in these buildings were constructed without control joints and thus many of the walls are suffering from shrinkage and movement cracks.

MEP

In general the mechanical, electrical, and plumbing systems within the stadium and its support buildings are antiquated and in need of updating. The plumbing fixtures found on site do not meet current water conservation standards mandated by code and the number of plumbing fixtures also falls below the amount required. While the field lighting is sufficient, lighting around the site and on walkways is inadequate. The public address system is dated and does not have speakers distributed throughout the stadium resulting in uneven sound levels within the grandstands

CIVIL

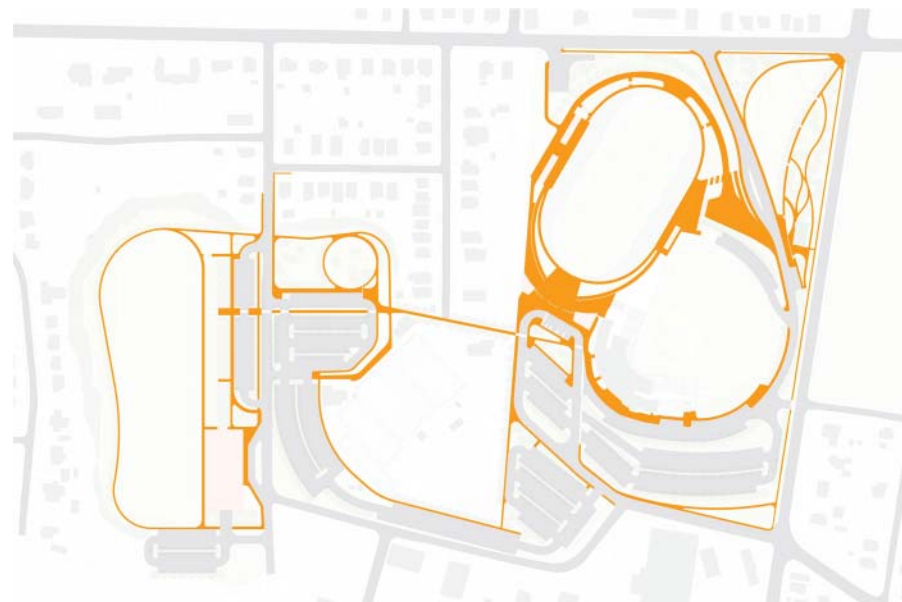
Given the age of this site and the buildings on it the Civil engineers found a wide range of conditions during the survey. Storm water runoff is of a major concern and is currently not being handled sufficiently and will need to be address in any future work on the site. Increasing the sewer capacity currently on site in order to handle additional plumbing fixtures that would come with new construction will have to be a consideration as well.



DESIGN CONCEPTS

PRECINCT STUDIES

The Lynchburg City Stadium Study was developed through a series of presentations and design reviews spanning from October 2011- February 2012. The steering committee along with community stakeholders came together with the design team to develop and review design ideas. The design discussions study focused not only on the future of the City Stadium but also on the larger precinct that includes the Lynchburg Grows and the proposed neighborhood park located on the Allen Morrison site. Many design variations were explored, an overview of which is provided in this section.



DESIGN CONCEPTS

STADIUM PLAN STUDIES

Several strategies were explored for how best to arrange and locate the new program spaces around the stadium. Strong consideration was given to how fans could access the bathrooms and concessions during a game. Schemes which located these amenities at a new concourse level behind the seats were favored to schemes where the fans had to exit the seating area completely to get to these spaces. Where to locate the locker rooms and how players would access the field from the lockers was also an important design issue addressed. Another major design issued studied was how to make the stadium wheel chair accessible and brought up to current ADA standards while at the same time maintaining the design integrity of the original stadium.

