**Title of Proposed Action:**
Renovation of Memorial Stadium
University of Illinois at Urbana-Champaign
Champaign, Illinois

**Lead Agency:**
University of Illinois at Urbana-Champaign (UIUC)

**Affected Jurisdictions:**
University of Illinois Urbana-Champaign Campus
Cities of Champaign and Urbana, Illinois
Champaign County, Illinois

**Designation:**
Historic Preservation Adverse Effect Alternative Analysis

**ABSTRACT**

The potential adverse effect(s) to the character-defining historic architectural features of UIUC’s Memorial Stadium as a result of the proposed renovation of Memorial Stadium are examined in this Historic Preservation Adverse Effect Alternative Analysis (HPAEA). The purposes of the proposed action include provision of contemporary hospitality suite amenities, improvement of concessions, restrooms and circulation systems in the general public seating areas, an increase in the number of American with Disabilities Act (ADA) seating spaces available and the upgrade of media/coaching staff elevated operational spaces.

Memorial Stadium has been determined to be eligible for listing on the National Register of Historic Places. Pursuant to the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.) [the Act], UIUC has notified the Illinois Historic Preservation Agency (IHPA) of its intent to undertake the proposed action and participated in consultations with IHPA concerning the potential effects of the proposed undertaking.

IHPA has determined that the undertaking, as proposed, constitutes an adverse effect as defined in Section 3(d) of the Act and requested that UIUC investigate feasible and prudent alternatives to the proposed undertaking that could avoid or minimize adverse effects.

UIUC has prepared this HPAEAA for review by IHPA, parties in interest, representatives of national, State and local units of government and public/private organizations desiring information on the potential effects of the proposed undertaking on the architectural character of Memorial Stadium. Besides the proposed action, additional administrative alternatives, as well as technical variants to the proposed renovation, are also considered and evaluated within the body of this report.

Copies of the HPAEAA are available for review at the University of Illinois Library Central Circulation Desk, located in 203 Main Library, 1408 West Gregory Drive, Urbana, Illinois, the City of Champaign Public Library, located at 505 South Randolph Street, Champaign, Illinois and the Urbana Free Library located at 210 West Green Street, Urbana, Illinois. Additional information can be obtained by contacting Ms. Jill Maxey, UIUC Facilities and Services Planning Office, 1501 South Oak Street, Champaign, Illinois 61820, or by phone at (217) 244-0742, facsimile (217) 244-5775 or by electronic mail at JMaxey@oandm.uiuc.edu.

April 2006
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acronyms &amp; Abbreviations</td>
<td>4</td>
</tr>
<tr>
<td>Executive Summary</td>
<td>5</td>
</tr>
<tr>
<td>1. Purpose Of &amp; Need For Action</td>
<td>6</td>
</tr>
<tr>
<td>1.1 Introduction</td>
<td>6</td>
</tr>
<tr>
<td>1.2 Location</td>
<td>6</td>
</tr>
<tr>
<td>1.3 History Significance</td>
<td>6-7</td>
</tr>
<tr>
<td>1.4 Purpose Of &amp; Need For Action</td>
<td>7-8</td>
</tr>
<tr>
<td>1.5 Public Involvement &amp; Agency Coordination</td>
<td>8-10</td>
</tr>
<tr>
<td>1.6 Framework For Decision-Making</td>
<td>10-12</td>
</tr>
<tr>
<td>2. Alternatives Including The Proposed Action</td>
<td>13-14</td>
</tr>
<tr>
<td>2.1 Introduction</td>
<td>13-14</td>
</tr>
<tr>
<td>2.2 Project Planning, Scope &amp; Status</td>
<td>14-15</td>
</tr>
<tr>
<td>2.3 Historic Preservation Regulatory Status</td>
<td>15-16</td>
</tr>
<tr>
<td>2.4 Project Alternatives</td>
<td>16-22</td>
</tr>
<tr>
<td>2.5 Comparison Of Alternatives &amp; Summary Of Impacts</td>
<td>22-23</td>
</tr>
<tr>
<td>3. Other Consideration</td>
<td>24-25</td>
</tr>
<tr>
<td>3.1 Cumulative Impacts</td>
<td>24-25</td>
</tr>
<tr>
<td>3.2 Possible Conflicts Between The Action &amp; The Objectives Of Federal, State, Regional &amp; Local Historic Preservation Plans, Policies, Standards &amp; Guidelines</td>
<td>25-26</td>
</tr>
<tr>
<td>3.3 Relationship Between Historic Preservation Adverse Effects &amp; Proposed Action’s Long-Term Benefits</td>
<td>26-29</td>
</tr>
<tr>
<td>4. List of Preparers</td>
<td>30</td>
</tr>
<tr>
<td>5. References</td>
<td>31-32</td>
</tr>
<tr>
<td>Appendices</td>
<td></td>
</tr>
<tr>
<td>A. Photographs</td>
<td>33-36</td>
</tr>
<tr>
<td>B. Design Drawings</td>
<td>37-50</td>
</tr>
<tr>
<td>C. Correspondence</td>
<td>51-59</td>
</tr>
<tr>
<td>D. Project Schedule</td>
<td>60</td>
</tr>
<tr>
<td>E. UIUC South Campus Master Plan</td>
<td>61-62</td>
</tr>
<tr>
<td>F. Memorial Stadium Aerial Site Plan</td>
<td>63</td>
</tr>
<tr>
<td>ACRONYMS AND ABBREVIATIONS</td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>ADA</strong></td>
<td></td>
</tr>
<tr>
<td>Americans with Disabilities Act</td>
<td></td>
</tr>
<tr>
<td><strong>APE</strong></td>
<td></td>
</tr>
<tr>
<td>Area of Potential Effect</td>
<td></td>
</tr>
<tr>
<td><strong>DIA</strong></td>
<td></td>
</tr>
<tr>
<td>Division of Intercollegiate Athletics, University of Illinois at Urbana-Champaign</td>
<td></td>
</tr>
<tr>
<td><strong>F&amp;S</strong></td>
<td></td>
</tr>
<tr>
<td>Facilities &amp; Services, University of Illinois at Urbana-Champaign</td>
<td></td>
</tr>
<tr>
<td><strong>HNTB</strong></td>
<td></td>
</tr>
<tr>
<td>HNTB Illinois, Inc.</td>
<td></td>
</tr>
<tr>
<td><strong>HPAEAA</strong></td>
<td></td>
</tr>
<tr>
<td>Historic Preservation Adverse Effect Alternative Analysis</td>
<td></td>
</tr>
<tr>
<td><strong>ICSI</strong></td>
<td></td>
</tr>
<tr>
<td>Intrepid Consulting Services, Inc.</td>
<td></td>
</tr>
<tr>
<td><strong>IHPA</strong></td>
<td></td>
</tr>
<tr>
<td>Illinois Historic Preservation Agency</td>
<td></td>
</tr>
<tr>
<td><strong>LPCI</strong></td>
<td></td>
</tr>
<tr>
<td>Landmarks Preservation Council of Illinois</td>
<td></td>
</tr>
<tr>
<td><strong>MSPDP</strong></td>
<td></td>
</tr>
<tr>
<td>Memorial Stadium Phased Development Plan</td>
<td></td>
</tr>
<tr>
<td><strong>NHL</strong></td>
<td></td>
</tr>
<tr>
<td>National Historic Landmark</td>
<td></td>
</tr>
<tr>
<td><strong>NP</strong></td>
<td></td>
</tr>
<tr>
<td>National Park Service</td>
<td></td>
</tr>
<tr>
<td><strong>NRHP</strong></td>
<td></td>
</tr>
<tr>
<td>National Register of Historic Places</td>
<td></td>
</tr>
<tr>
<td><strong>PA</strong></td>
<td></td>
</tr>
<tr>
<td>Programmatic Agreement</td>
<td></td>
</tr>
<tr>
<td><strong>PACA</strong></td>
<td></td>
</tr>
<tr>
<td>Preservation and Conservation Association of Champaign County</td>
<td></td>
</tr>
<tr>
<td><strong>SHPO</strong></td>
<td></td>
</tr>
<tr>
<td>State Historic Preservation Officer</td>
<td></td>
</tr>
<tr>
<td><strong>Standards</strong></td>
<td></td>
</tr>
<tr>
<td>Secretary of Interior’s <em>Standards for Rehabilitation &amp; Guidelines for Rehabilitating Historic Buildings</em></td>
<td></td>
</tr>
<tr>
<td><strong>the Act</strong></td>
<td></td>
</tr>
<tr>
<td>Illinois State Agency Historic Resources Preservation Act</td>
<td></td>
</tr>
<tr>
<td><strong>U of I</strong></td>
<td></td>
</tr>
<tr>
<td>University of Illinois</td>
<td></td>
</tr>
<tr>
<td><strong>UIUC</strong></td>
<td></td>
</tr>
<tr>
<td>University of Illinois at Urbana-Champaign</td>
<td></td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

Introduction

This Historic Preservation Adverse Effect Alternative Analysis (HPAEAA), addressing the proposed University of Illinois Memorial Stadium Renovation Project, has been prepared by the University of Illinois at Urbana-Champaign to fulfill compliance requirements in accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). Memorial Stadium has been determined to meet criteria for listing on the National Register of Historic Places as a National Historic Landmark. The HPAEAA evaluates programmatic/technical alternatives to the proposed UIUC action. The primary adverse effect under examination is the UIUC proposal to place a press box/hospitality suites addition in Memorial Stadium’s west stand balcony.

Purpose and Need

The purpose of the proposed action is to fulfill long-term UIUC Division of Intercollegiate Athletics (DIA) and UIUC facilities management strategic and operational objectives, rehabilitate a 20th Century resource for 21st Century use and to provide the most convenient facility for all potential users. The principal needs for the proposed project are to provide a safe, secure and convenient facility for all users, improve functional aspects of the stadium and to eliminate deferred maintenance deficiencies.

Project Alternatives

Alternatives to the proposed UIUC action include allowing the stadium to continue programmatic functions as it currently exists, construction of a new facility, relocation of user game day operations and design variants to the UIUC concept. Characteristics and long-term public benefit of alternatives are presented in the body of this report.

Conclusion

Based on the information gathered and the analysis performed, implementing the proposed UIUC approach would achieve UIUC DIA and UIUC facility management programmatic objectives, only marginally affect the historic architectural integrity of Memorial Stadium and ensure the long-term preservation of the stadium as a functional cultural resource for the appreciation of the UIUC community, the people of the State of Illinois and the people of the United States.
1. PURPOSE OF AND NEED FOR ACTION

1.1 INTRODUCTION

The University of Illinois at Urbana-Champaign (UIUC) has proposed to renovate Memorial Stadium, an action that meets the definition of undertaking within Section 3(f) of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.) [the Act]. UIUC’s Memorial Stadium was determined eligible for listing on the National Register of Historic Places in the mid-1980s as a result of a National Park Service National Historic Landmark thematic study of resources related to recreation in the United States. This Historic Preservation Adverse Effect Alternative Analysis (HPAEAA) has been prepared as a result of UIUC’s responsibilities under the Act.

The HPAEAA presents and evaluates alternatives to UIUC’s proposed renovation of Memorial Stadium as conceptually presented to the Illinois Historic Preservation Agency (IHPA) in June of 2005. IHPA has determined that the proposed undertaking does not meet the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is considered to be an adverse effect as defined in Section 3(d) of the Act. Alternatives examined within the HPAEAA include continued use of the stadium in its current configuration, replacement with a new facility and design variants to the proposed UIUC concept.

1.2 LOCATION

Memorial Stadium is located between 1st and 4th Streets on Kirby Avenue in the southwestern portion of the UIUC’s main campus in Champaign, Illinois. Champaign is located approximately 140 miles south of Chicago, 50 miles west of the Illinois/Indiana border and 50 miles north of the Shelbyville terminal moraine. The stadium is the centerpiece of the north-south axis of the UIUC intercollegiate athletic complex site plan. The stadium is bordered by practice fields to the east and west. The Intramural and Physical Education Building is sited north of the stadium and the Assembly Hall is across Kirby Avenue to the south.

1.3 HISTORIC SIGNIFICANCE

The University of Illinois was officially founded in Urbana-Champaign in 1867 under the name of the Illinois Industrial University. The establishment was a result of the State of Illinois’ acceptance of a federal land grant under the College Land Grant Act, also known as the Morrill Act. The Morrill Act authorized each state to endow at least one college where the primary objective was to teach branches of education related to agriculture and mechanical arts, without excluding the other scientific/classical studies and military training. In 1885, the institution’s name was changed to the University of Illinois.

Supporting facilities expanded as academic curricula increased throughout the later portion of the 19th century. The University’s intercollegiate athletic program was more intramural in character during this period, but began to blossom into an interschool, competitive sports program in the early part of the 20th Century. The first formal outdoor University of Illinois athletic complex, Illinois Field, was developed in the area north of Kenney Gymnasium between University and Stoughton Avenues in
1. PURPOSE OF AND NEED FOR ACTION...Cont.

Urbana. Due to the rise in national public interest and opportunities for student participation in intercollegiate athletics during the pre/post World War I era, the University Board of Trustees determined that the football and track & field facilities provided at Illinois Field were inadequate for athletic program requirements and spectator demand. A new stadium was planned for and conceptually sited in the southwestern reaches of campus where open space was available for satellite athletic practice fields, adequate automobile parking and future development of an extended physical education, intramural sport and intercollegiate athletic complex.

Memorial Stadium was constructed in 1923. Soon after, the building began its service as the University’s football/track & field stadium and as a memorial to alumni, faculty and students who lost their lives in service to the United States during World War I. The building was designed the Classical Revival architecture style by the noted firm of Holabird and Roche of Chicago. Since originally constructed, the stadium has undergone modifications to its original design, such as the addition of the west balcony press box in the 1950s and addition/expansion of athletic training facilities adjacent to the northeast tower. The contemporary stadium functions primarily as an intercollegiate football program facility. Memorial Stadium has served as the baseline building for the extensively developed and continuously growing UIUC south campus athletic complex. The stadium is a nationally known collegiate sport icon associated with University of Illinois and Big Ten football.

1.4 PURPOSE OF & NEED FOR ACTION

The purpose of the renovation of Memorial Stadium is to fulfill UIUC Division of Intercollegiate Athletics (DIA) and UIUC facilities management strategic and operational objectives through the following actions:

- To provide an improved day-of-game experience for all spectators by increasing the quality and quantity of ADA seating; by furnishing new concession and restroom facilities; by improving circulation in and around the stadium; and by addressing first aid, fire safety, utility, infrastructure, and security concerns.

- To develop modern spectator amenities, including suite and club seating.

- To upgrade media and coaching staff facilities.

- To address deferred maintenance deficiencies.

- To minimize seating capacity reductions.

- To preserve, to the greatest extent possible, the historic architectural integrity of the stadium and to transform the site into a contemporary destination location worthy of its historic significance.

The need for the proposed project is to fulfill University of Illinois, UIUC, UIUC DIA and UIUC facilities management strategic programmatic objectives, which include:

- The provision a safe, secure and convenient facility for all users.
1. PURPOSE OF AND NEED FOR ACTION... Cont.

- The improvement of the functional aspects of all University assets.
- The elimination of facilities deferred maintenance deficiencies.
- The provision of the highest quality athletic program/facilities for all sports.
- The preservation of historic resources.
- The enhancement of the intellectual, cultural and economic quality of life of the University/surrounding communities, the people of the State of Illinois and the people of the United States.

By balancing these needs within the scope of the proposed Memorial Stadium renovation, UIUC intends to provide an upgraded facility that will adequately support UIUC DIA student/athlete recruitment initiatives, aid in the further development of UIUC championship-caliber National Collegiate Athletic Association (NCAA) intercollegiate sport programs, increase revenues for the UIUC DIA/surrounding communities, preserve a recognized historic landmark and enhance the national reputation of the University of Illinois as a responsible program developer and resource manager.

1.5 PUBLIC INVOLVEMENT & AGENCY COORDINATION

1.5.1 Public Involvement

UIUC has actively engaged the general public concerning the market feasibility of and general design concepts for the Memorial Stadium Renovation Project since the spring of 2005.

Initial public opinion concerning the project was requested through consumer surveys that were part of the PricewaterhouseCoopers’ Market Analysis Section of the Memorial Stadium Phased Development Plan prepared by HNTB Illinois Inc., the UIUC-retained design firm for the project. Since completion of the referenced plan, UIUC DIA has undertaken an aggressive public information/suite marketing campaign that includes, presentations to Rotary, Kiwanis, similar organizations and individuals throughout the State of Illinois. Additionally, UIUC DIA representatives have presented the project’s administrative and design approaches to the written and electronic media, resulting in wide dissemination of the project’s objectives and the conceptual design modifications proposed for the stadium. UIUC DIA has further publicized the intent of and design concepts for the Memorial Stadium Renovation Project through its Illinois Renaissance web page, http://www.athletics.uiuc.edu/renaissance/ and a mailing campaign of 13,500+ project information brochures to potential donors, season ticket holders and the general public. DIA currently has plans to e-mail project information to over 56,000 University of Illinois alumni.

In an effort to inform and engage statewide historic preservation advocacy organizations regarding preservation issues and design concepts related to the Memorial Stadium Renovation Project,
UIUC has provided the HNTB Memorial Stadium Phased Development Plan and Intrepid Consulting Services’ Historic Preservation Adverse Effect Alternative Analysis to the Landmarks Preservation Council of Illinois (LPCI) and the Preservation and Conservation Association of Champaign County (PACA).

Further opportunity for public review of pertinent issues associated with the Memorial Stadium Renovation project is evidenced by the UIUC deposit of the HNTB Memorial Stadium Phased Development Plan and Intrepid Consulting Services’ Historic Preservation Adverse Effect Alternative Analysis at the general circulation desks of the University of Illinois and Urbana Free Libraries in Urbana, Illinois and Champaign Public Library in Champaign, Illinois.

Internally, the UIUC F&S Planning Department, UIUC DIA and HNTB Illinois have presented the design concepts to UIUC’s Chancellor’s Design Advisory Committee (CDAC). CDAC is composed of faculty and staff within professional disciplines such as architecture, art and urban planning. CDAC’s primary functions are to provide the UIUC Chancellor with expert opinion on the development of the UIUC campus and the appropriateness of design for new campus construction and rehabilitation of existing UIUC architectural and landscape resources. CDAC will continue to review and comment on all submittals throughout the design process.

1.5.2 Agency Coordination - The Illinois State Agency Historic Resources Preservation Act

Parallel to the UIUC F&S Planning Department’s conceptual planning operations for the renovation of Memorial Stadium, UIUC has undertaken administrative actions required in accordance with UIUC’s responsibilities under the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.) [the Act]. These actions are compulsory as Memorial Stadium is eligible for listing on the National Register of Historic Places (NRHP) as a potential National Historic Landmark. The mid-1980s NRHP-eligible determination was a result of a National Park Service thematic study of resources associated with recreation in the United States. As a NRHP-eligible property, proposed actions that could directly or indirectly affect the physical historic integrity of Memorial Stadium are subject to the administrative review process established by the Act.

In the spring of 2005, the UIUC Facilities & Services Planning Department notified the Illinois Historic Preservation Agency (IHPA), the pertinent regulatory agency for the Act, of UIUC’s intent to undertake the renovation of Memorial Stadium. IHPA responded in July of 2005 that UIUC’s proposed large scale addition to the stadium’s west grandstand did not meet the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings (Standards) and was considered to be an adverse effect as defined in Section 3(d) of the Act. IHPA additionally indicated that proposed modifications to the north and south end zone areas did meet the Standards. IHPA also determined that proposed modifications to the east and west interior great halls were generally in compliance with the Standards. IHPA requested that UIUC consult with IHPA to discuss alternatives to avoid or minimize the adverse effect of the west balcony addition and suggested three alternatives to the UIUC west balcony proposal for examination. UIUC provided a limited written response to IHPA in September of 2005. IHPA responded in October of 2005, that the UIUC response in September 2005 was not sufficient, in that UIUC did not provide back-up documentation in its examination of alternatives. UIUC has also presented conceptual design approaches and discussed project-related historic preservation issues with IHPA architectural review and
1. PURPOSE OF AND NEED FOR ACTION... Cont.

compliance staff during two consultation meetings conducted in Champaign during June of 2005 and January of 2006. UIUC ultimately defined end user programmatic needs and suitable design to fulfill those needs during its internal conceptual planning phase in late 2005 and early 2006. To provide supporting documentation for on-going consultations with IHPA, UIUC F&S Planning Department determined it prudent to formally address the potential adverse effects of the proposed undertaking on the historic integrity of Memorial Stadium by examining programmatic and design alternatives. To that end, this Historic Preservation Adverse Effect Alternative Analysis report was prepared for IHPA review and comment.

1.6 FRAMEWORK FOR DECISION-MAKING

The decision to proceed with the selected UIUC Memorial Stadium renovation approach is based on variety of factors including, the preservation of, and minimal impact to, character-defining historic architectural features. Additional considerations include UIUC’s Division of Intercollegiate Athletics’ (DIA) programmatic requirements, a fiscally responsible funding strategy, the necessity to eliminate extensive deferred maintenance deficiencies, the UIUC South Campus Master Plan and the proposed design/construction schedule.

1.6.1 Preservation of/Minimal Affect to Character-Defining Architectural Features

In addressing historic preservation considerations, UIUC is guided by relevant statutes, accompanying rules, an associated programmatic agreement, the objectives of the UIUC historic preservation program and standards/guidelines providing guidance on cultural resources management and planning. Referenced documents include, but are not limited to, the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.); Title 17: Conservation, Chapter IV: Illinois Historic Preservation Agency, Part 4180 Rules for Review of State Agency Undertakings; Programmatic Agreement dated June 2001 between the University of Illinois Board of Trustees and the Illinois Historic Preservation Agency for Implementation of the Illinois State Agency Historic Resources Preservation Act; the University of Illinois at Urbana-Champaign Historic Preservation Plan; the Secretary of Interior’s Standards and Guidelines for Archaeology and Historic Preservation, the Secretary of Interior’s Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Virtually all of UIUC’s conceptual physical planning for the project has been guided by historic preservation considerations and applicable standards/guidelines in an effort to retain the historical character of Memorial Stadium. Similar projects across the country, in order to minimize costs and disruption to the present facility, generally feature exterior additions – invasive structural incorporations that simply surround the existing buildings. These improvements, while the most cost effective alternative, significantly alter and obstruct the original structure. Due to the historic and societal value of Memorial Stadium’s
1. PURPOSE OF AND NEED FOR ACTION...Cont.

stately colonnades, erected in memory of the 189 University of Illinois students, faculty, and alumni to fall in World War I, UIUC has never considered such exterior improvements. Instead, UIUC has committed to building within the confines of the current structure, thereby ensuring that the east and west elevations will remain intact and unobstructed. Another example of UIUC’s preservation efforts is demonstrated by the removal of the extant elevator in the stadium’s west stands, which currently runs through the west colonnades. According to design consultants working on the Memorial Stadium renovation project, these commitments to the stadium’s most notable historic elements will cost UIUC millions of dollars in additional engineering and construction, will increase the time necessary for project completion and will reduce primary seating capacity in the stadium’s main stands. These are concessions that UIUC has elected to accept to ensure minimal disruption to the historic character of the stadium. This commitment is indicative of UIUC’s dedication to preserving Memorial Stadium. Throughout the project planning process, HNTB, the architect contracted to design the project, and UIUC have approached the project with the preservation of the stadium’s historic features as one of the primary considerations.

1.6.2 UIUC DIA’s Programmatic Requirements

It is the primary mission of UIUC DIA to provide the University of Illinois with the highest quality athletic program for all sports, therein allowing UIUC intercollegiate athletic teams to compete at the championship level in the Big Ten Conference and within the organizational structure of National Collegiate Athletic Association. To assist in successful implementation of UIUC DIA’s foremost mission, it is imperative that DIA’s support facilities are adequately maintained, developed to attract/sustain high caliber student/athletes and provide modern amenities for revenue-generating common spectators/athletic program benefactors. The atmosphere of NCAA Division I athletic programs, with regard to staffing, is almost as competitive as the action on the fields of play. Modern, revenue-generating facilities are paramount to recruitment and retention of coaching and administrative staffs and an objective taken into consideration by DIA in the development of the project. To those ends, UIUC DIA considered the time to undertake the Memorial Stadium renovation long overdue.

1.6.3 UIUC South Campus Master Plan

The UIUC South Campus Master Plan defines the spaces currently occupied by UIUC DIA facilities as athletic/recreational in use. The primary axis for athletic complex extends east and west between Kirby/Florida Avenues and St. Mary’s Road, terminating at intramural fields along Lincoln Avenue to the east and the Assembly Hall along 1st Street to the west. A perpendicular north-south axis for the athletic complex extends north from St. Mary’s Road to Peabody Drive between 1st and 4th Streets. In some areas, primary athletic department support facilities exist or are programmed adjacent to these axes. These athletic facilities abut those of other extant or planned resources for University programs such as agriculture, housing and business.

In the initial planning for the Memorial Stadium renovation, it was determined that siting a new stadium in areas adjacent to the extant UIUC DIA athletic complex would be an encroachment on other University program areas, would conflict with the objectives of the UIUC Historic Preservation Plan and would be economically unfeasible. The UIUC decision to rehabilitate Memorial Stadium was determined the most prudent alternative under development guidelines of the current UIUC South Campus Master Plan.
1. PURPOSE OF AND NEED FOR ACTION

1.6.4 Deferred Maintenance Upgrades

As typical with any capital project proposed for the UIUC campus, the University Office for Facility Planning & Programs and UIUC Facilities & Services (F&S) advocates the implementation of such projects in a manner to eliminate or reduce deferred maintenance deficiencies associated with University assets. UIUC F&S examined UIUC DIA’s initial scope of work for the stadium to determine which resource deficiencies would be eliminated as part of the proposal. Also evaluated were which additional deferred maintenance tasks could be integrated into the scope of work to eliminate short-term economic duplication of administrative and physical maintenance tasks, such as contracting, staging and temporary loss of programmatic space. The UIUC F&S data base for such evaluations is a campus-wide deferred maintenance survey prepared by VFA, Inc. Deferred maintenance data compiled by VFA, Inc. regarding Memorial Stadium dates to a fall 2002 survey.

Within UIUC DIA’s selected approach, it was determined that a majority of Memorial Stadium’s deferred maintenance will be addressed, equating to approximately $10.8 million, in 2008 dollars, in resolved maintenance deficiencies. This factor proved positive in UIUC’s decision to proceed as proposed of deferred maintenance inclusion eliminated the necessity of future tasking of securing maintenance funding from state or student resources and attacking the deficiencies in a piecemeal fashion.

1.6.5 Fiscal Planning Approaches

UIUC’s Division of Intercollegiate Athletics is an auxiliary unit of the University of Illinois and is independently funding the proposed action. No funds for the project will be received from the University, local taxpayers, or the State or federal governments. In the current fiscal environment surrounding higher education, there are no funds available for projects of this type or magnitude. Through the PricewaterhouseCoopers’ Market Analysis projections exhibited in the HNTB Memorial Stadium Phased Development Plan, UIUC determined it economically feasible and prudent to proceed with the project. The most appropriate fiscal approach was determined to be through the issuance of a 30-year bond to be reduced through funds associated with the leasing of luxury and club suites, a private capital campaign and a ticket surcharge. Revenues from the suites and club seats alone will account for 85 percent of the $116 million project.

1.6.6 Design and Construction Schedule

The current design and construction schedule was selected and implemented by UIUC based on the element of project consistency through the retention of the consulting team who developed the Memorial Stadium Phased Development Plan and is familiar with current UIUC staff, programs and objectives. The existing design and construction schedule was chosen for implementation to minimize annual fiscal escalation dynamics and permit Memorial Stadium to continue as a football venue without interruption.
2. ALTERNATIVES INCLUDING THE PROPOSED ACTION

2.1 INTRODUCTION

In the post World War II era, University-level intercollegiate athletic program operations, stadium spectator amenities and game day written/broadcast media requirements have become much more sophisticated than could have been possibly envisioned by University of Illinois athletic administrators, facilities planners and design architects involved in the development of Memorial Stadium in the 1920s.

Intercollegiate football programs that once provided coaches and student/athletes with such rudimentary support facilities as a locker room, shower room, training room, equipment room chalkboard and a practice field have evolved into operations that offer locker rooms integrating study/communication carrels, physical therapy facilities, media rooms, film rooms, tutorial rooms, indoor practice facilities and stylish office spaces. Up-to-date operational facilities are essential in the retention of highly qualified staff and the recruitment of highly regarded student/athletes.

Spectators who once were content with open-air seating and limited amenities presented by the original Memorial Stadium are now more discerning in their desires. The stadium’s antiquated restrooms and concessions facilities have long been inadequate and need to be modernized. Aisles need to be widened and ADA seating made available in larger quantities and in more quality locations. Access needs to be provided to all areas of the stadium, regardless of age or mobility. The great gathering halls on the stadium’s east and west sides are in need of structural and aesthetic attention. Safety, fire, first aid, and security are all concerns that must be addressed.

In addition, modern fans desire private venues for hosting friends, family, and business associates. As a result, amenities such as weather-proof skyboxes and club seats are standard in contemporary sport stadium design. The benefits offered by these luxury seating options – including food, beverage, personal communications, security and privacy options – are in high demand for fans willing to invest in such services. In light of these changing tastes and expectations, such options must be examined and included when undertaking facilities improvement programs or new construction initiatives.

As interest in college athletics has exploded, media outlets have raced to keep pace. Coverage of college football is available via every medium imaginable, including television, Internet, and the traditional forums of print and radio. Since the addition of the current press box in the 1950s, this media explosion has made the stadium’s current facility inadequate and outdated. Virtually every Illinois home football game is broadcast live on network or cable television, and television licensing rights comprise some of the largest revenues in any athletic department’s budget. The proposed project will enhance the media facilities available, and will advance the stadium technologically to better accommodate the diversified interests of the modern media.

In the post World War II era, UIUC has undertaken a variety of projects at Memorial Stadium to stay abreast of the evolution of collegiate athletic program management, spectator stadium amenities, and the diversification of media operations. In the 1950s, UIUC added the extant press box in the west balcony to provide enhanced, weather-proof written/broadcast media facilities, as well as elevated game day observation positions for the engaged coaching staffs. In the 1980s, the original track & field facilities were moved to new a new complex to the southeast of the stadium. Football program facilities originally contained in
structures adjacent to the northeast and northwest towers have undergone renovation and addition in response to innovations in sports operations. A new indoor practice facility northeast of the stadium was introduced in the late 1990s. In the early part of the 21st Century, a new scoreboard incorporating a large-scale video viewing screen was added in the area adjacent to the north end zone.

UIUC improvement projects to Memorial Stadium have not entirely been driven by athletic program, spectator and media trends. As with any building of this nature, the stadium is constantly exposed to the elements and is subject to material and structural deterioration at an accelerated rate. Any building that inherently serves as a mass public meeting space and experiences live loading of variable magnitudes is subject to accelerated deterioration. Public safety and convenience are primary concerns in the physical management of Memorial Stadium, UIUC facility managers must constantly evaluate deficiencies and program improvement projects to address these issues. While correction of deficiencies are often deferred until reaching deadline status, UIUC has consistently striven to address such issues at Memorial Stadium prior to achieving critical stages, often sacrificing desired programmatic enhancements of the end user due to the reprioritization of available funding. UIUC projects at Memorial Stadium falling under this category include the structural rehabilitation of all non-horseshoe stadium seating, including the east main and balcony stands and west main and balcony stands in the 1990s.

2.2 PROJECT PLANNING, SCOPE AND STATUS
For over a decade, UIUC has been considering athletic program, spectator and media amenities upgrades to Memorial Stadium. In late 2004, UIUC regarded fiscal and implementation climate sufficiently advantageous to proceed with formal conceptual planning. Planning functions have progressed to the preliminary design phase, with construction for the selected upgrades scheduled to commence in late 2006. Major improvements contained in the final UIUC selected scope of work for the Memorial Stadium renovation project include the following:

- **East Stadium**
  - Modernized Great East Hall including increased number of restrooms, concession areas and first aid stations.
  - New interior vertical circulation structure replacing the existing ramp system.
  - New mezzanine level for main stand patrons.

- **West Stadium**
  - Modernized Great West Hall including increased number of restrooms, concession areas and first aid stations.
  - New ADA seating and improved accessibility.
  - New upper concourse in the stadium’s balcony.
  - Addition of the Colonnades Club, exclusive outdoor luxury seating.
  - Addition of a three-tiered press box/hospitality facility in the west balcony, featuring the 77 Club, Memorial Stadium Suites and modern media amenities with a focus on television capabilities.
2. ALTERNATIVES INCLUDING THE PROPOSED ACTION...Cont.

- **North Stadium**
  - New 6,000 seat permanent seating structure.
  - Elevated scoreboard and video board screen.
  - New concourse level, with restrooms and concessions, connecting the east and west stands.

- **South Stadium**
  - Localized rehabilitation of Horseshoe structural system.
  - New scoreboard.

- **Site Improvements**
  - Gated entry/egress system.

Projected costs for the undertaking are $116 million. Primary financing will come through pre-leasing of the luxury seating opportunities available in the renovated west stands, which will fund approximately 85 percent of the project’s total cost. Annual cash flow from these leases will provide the revenue necessary to pay down the debt on newly issued 30-year bonds offered to support the project. To generate additional project funds, a private capital fundraising campaign featuring naming opportunities within the new facilities is being undertaken by UIUC DIA and a ticket-surcharge will be implemented. No state funding or increases in student tuition/fees will be used to finance the project.

In 2005, the stadium architectural renovation firm of HNTB Architecture was contracted as the project’s lead design team. It has assessed the feasibility of UIUC’s preferred scope of work, developed conceptual documents to support internal UIUC approval for the project and accurately defined budgetary expectations. HNTB possesses significant experience with University-level stadium renovations, having performed similar projects at Purdue University, the University of Iowa and Michigan State University. Additionally, HNTB has worked closely on preserving historic stadiums, including Ohio Stadium at the Ohio State University, which, like Memorial Stadium at the University of Illinois, has been deemed eligible for listing on the National Register of Historic Places. Construction execution of the HNTB design is scheduled to be accomplished in phases during calendar years 2006/2008 and done in such a manner as to minimize disruption of the fall 2007 football season. The project is expected to be fully completed in time for the fall 2008 football season.

2.3 HISTORIC PRESERVATION REGULATORY STATUS

Initial UIUC regulatory consultations with the Illinois Historic Preservation Agency (IHPA) regarding the preliminary scope and conceptual design of the project resulted in a determination of adverse effect to character-defining architectural characteristics of the building. IHPA determined that most of the preliminary scope was generally in compliance with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. IHPA considered the proposed three-tiered pressbox/hospitality suites addition programmed for the west balcony the dominant adverse effect issue. IHPA has requested that UIUC examine and present alternatives to its proposed scope to support resolution. IHPA cited the following Standards as not being met:

**Standard 2** – The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
2. ALTERNATIVES INCLUDING THE PROPOSED ACTION... Cont.

Standard 5 – Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9 – New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Standard 10 – New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

To some extent, elements of each of the identified Standards contribute to the adverse effect determination concerning the west balcony addition. The primary issue centers on the compatibility of size, scale and mass of the new construction within the context of the extant building design.

UIUC considers the spaces/amenities proposed within the west balcony addition essential to meet DIA programmatic needs and to ensure the revenue base to fund the entire project. It is also UIUC’s opinion that its proposed approach is the most prudent from the administrative and physical perspectives. To that end, IHPA has requested that UIUC examine alternatives to its selected approach and present rationale for alternative selection or elimination of alternatives from further consideration.

2.4 PROJECT ALTERNATIVES

As a result of regulatory consultations with the Illinois Historic Preservation Agency concerning the potential adverse effects of the proposed project, UIUC deemed it practical to assess administrative and technical alternatives to its selected renovation approach. Alternatives examined reflect optional design approaches suggested by IHPA and additional alternatives conceptualized by UIUC staff and consultants. After careful consideration of these options, UIUC remains of the opinion that it’s preferred design approach adequately supports the programmatic requirements of UIUC DIA, minimizes the overall affect of the project on significant architectural characteristics of the stadium, exhibits a compatible design concept regarding the historic architectural integrity of the stadium and affords a functionally-upgraded facility benefiting the public in general.

Selection Criteria – UIUC identified the following project objectives or key criteria to be met by the proposed project and its alternatives:

- **End User Programmatic Needs** - The project must meet the UIUC DIA’s operational program objectives, provide modern spectator amenities, increase ADA seating, improve accessibility, introduce additional media spaces adapted to contemporary technology and provide for improved spaces for coaching/administrative staff functions.
2. ALTERNATIVES INCLUDING THE PROPOSED ACTION...Cont.

- **Historic Preservation** - Memorial Stadium has been determined to be eligible for inclusion in the National Register of Historic Places. The project should be crafted to avoid, minimize, or mitigate adverse affects on the stadium, its site and resources within the project’s area of potential effects.

- **Deferred Maintenance** - The project must address building deficiencies previously identified, but deferred until adequate funding became available and an opportune construction schedule could be implemented.

- **Construction Standards** - The project must be technically feasible and be able to meet or exceed applicable construction standards, codes and requirements.

- **Regulatory** - The project must administratively meet all applicable regulatory processes and requirements.

- **Economics** - The project should be fiscally prudent. Total project costs must be attainable through DIA’s independent funding efforts, including the pre-leasing of luxury seating and the private capital campaign. Funds raised must be able to support the annual payments necessary to issue a new bond, which will provide the immediate resources needed to finance the project.

2.4.1 Continued Use of Memorial Stadium in Extant Configuration

UIUC has determined that the continued use of the existing stadium in its current configuration to be impractical.

The current stadium is in a state of disrepair that requires substantial infrastructure upgrades in the very near future. Its present facilities for accessibility, elderly, and families, as well as general restrooms and concessions facilities, are inadequate to properly serve the current spectator population. By not providing a similar day-of-game experience seen at other stadiums around the country, including luxury seating, UIUC and DIA are failing to take advantage of a tremendous potential revenue stream that would ultimately benefit all of the athletic teams, as well as the entire university. The stadium also lacks modern media facilities, effectively limiting the university’s public relations potential. Lastly, the current stadium lacks the amenities necessary to recruit competitive athletic and coaching talent to Urbana-Champaign, thereby restraining the development of a championship-caliber program and limiting game day revenue-generating opportunities (e.g. hotel, food, concessions, supplementary entertainment) available to the University and local communities.

2.4.2 Replace Memorial Stadium with a New Facility

UIUC has determined that the replacement of Memorial Stadium with a new stadium is neither feasible nor prudent.

The principal factor of non-prudence for this approach is that Memorial Stadium is a monument to the U of I community’s wartime fallen. The stadium honors not only those ultimate casualties from World War I, but in all U.S. conflicts that have followed. Replacement of Memorial Stadium would be an af-
front to the individuals honored, no matter what form of mitigation would be implemented.

While to some a new UIUC football stadium in Urbana-Champaign is a very appealing prospect, there presently is no feasible approach to this kind of endeavor. Costs associated with this type of project are prohibitive in the current University fiscal environment. Student fees, localized fund raising and net stadium operational revenue have historically supported stadium construction and improvement initiatives. Estimated costs for a new stadium fulfilling current programmatic needs are estimated to be in the $260 - $350 million range. This is a burden the University considers excessive for students, alumni and athletic program benefactors to bear. Rehabilitation costs for the existing Memorial Stadium, which are approximately $116 million, are more prudent.

Additionally, UIUC discounts the prudence of the replacement of Memorial Stadium under the following rationale:

- The building is a rare remaining example of early-20th Century, Classical Revival stadium architecture which was designed by the noted Illinois firm of Holabird & Roche.
- The building has been a prominent site of Big Ten and national collegiate football activities for over eighty years.
- The building has also served as a location for varied statewide and local sports/non-sporting activities.
- The building is a University icon, easily recognizable to sports enthusiasts and collegians throughout the nation.
- If a new stadium were constructed at a different campus location it is unlikely that Memorial Stadium would be retained for alternative uses.
- If a new stadium were constructed on the site of the extant stadium, the University would sacrifice one of its prized assets and draw deserving criticism from students, alumni and the people of the State of Illinois for the demolition of Memorial Stadium.

2.4.3 Relocate User Programs to Alternate Site

UIUC examined the approach of relocating stadium activities, primarily collegiate football functions, and found this methodology to lack prudence.

Historically, the University of Illinois football program has always been associated with the Urbana-Champaign campus. The stadium is physically sited on the northern axis of the athletic department’s south campus complex and was the core building around which the UIUC sports complex was developed during the 20th Century. University football program operations require that the stadium remain the site for everyday and game day functions.

Moving game day operations to a modern facility like Soldier Field in Chicago is not feasible. University revenues would diminish due to fees and costs associated with such an arrangement, severely limiting the University’s ability to adequately
maintain Memorial Stadium as a practice facility. Transfer of game day functions to high capacity stadiums in Indianapolis or St. Louis would fall into the same fiscal circumstances. Furthermore, the absurdity of the University of Illinois playing home games in another state is readily apparent.

2.4.4 Renovation of Memorial Stadium – Internally Sited West Balcony Press Box/Hospitality Suites Addition (UIUC Selected Approach)

UIUC has selected the incorporation of an internally sited press box/hospitality suites addition in the west balcony. It is UIUC’s opinion that this approach best facilitates DIA’s programmatic requirements and preserves the stadium by choosing a design approach that minimizes the affect on the primary, character-defining architectural aspects of the building.

The functional design of Memorial Stadium allows for few options when desiring to upgrade with contemporary amenities within the existing footprint. Memorial Stadium features an angled, bi-level interior and horizontal/vertical lines define the exterior east/west stands and adjoining circulation towers. The angled seating is typical of the outdoor seating arrangements of early 20th Century stadiums.

To a certain extent, the insertion of contemporary seating and spectator amenities in the spaces between the upper and lower stands as reflected in UIUC’s Club-level proposal has minimal noticeable effect as the vertical infill does not extend beyond the line established by the interior facades of the circulation towers.

The insertion of a contemporary, weather-proof addition in the balcony level exhibits a more noticeable modification to the original design of the building. While the proposed design does increase the size, mass and scale of the west stands, the addition retains the Classical horizontal/vertical lines and, as viewed from the west, north and south exterior, is proportionally balanced. Viewed longitudinally from the east interior, the mass of the new addition is most readily apparent, but incorporation of the rhythmic horizontal/vertical Classical lines in the structure and fenestration assists in minimizing the mass. Cosmetic extension of the adjoining towers to balance the effect of mass was not considered prudent from an economic standpoint and because such an approach would diminish the historic integrity of the building.

When the complete stadium is viewed transversely, the affect of the proposed addition on the original design symmetry is readily apparent. For rationale addressed in 2.4.8, the present UIUC administration concluded not to balance the building from the transverse perspective and retain the exterior elements of the east stands as a physical record of the original design.

2.4.5 Renovation of Memorial Stadium – Externally Supported, Three-Tiered West Balcony Press Box/ Hospitality Suites Addition

Two design variations focusing on external support systems for the three-tiered, west balcony press box/hospitality suites addition were considered during UIUC conceptualization. For both of these variants, the envisioned press box/hospitality suite addition was considered to be of similar scale, mass and size of the UIUC proposed structure in order to meet programmatic space requirements. Both options were dismissed without further study due to the severe magnitude of their potential affect on character-defining architectural attributes of the stadium.

The first externally supported design option conceptualized a west balcony addition supported by a cantilevered steel support system tied into the west facade of the stadium either...
2. ALTERNATIVES INCLUDING THE PROPOSED ACTION... Cont.

immediately above or below the colonnade. This approach was dismissed from further consideration in that it would significantly alter the Classical architectural rhythm of the west façade, disrupt the transverse perception of the west stands structure due to the overhanging support system and potentially obscure the memorial colonnade.

The second externally supported design option contemplated a west balcony addition shored up by towers extending from grade level. This concept was dismissed for the same reasons noted in the preceding paragraph. Additionally, UIUC deemed that grade-level structures introduced along the west façade may further complicate site circulation, which this renovation project proposes to improve.

2.4.6 Addition of Skyboxes at the North and South Ends of the Stadium to Reduce Volume of and Minimize Effect of Proposed Skyboxes Programmed for the West Main Stands (IHPC Recommended Design Alternative to UIUC Selected Approach)

Although Memorial Stadium presents opportunity for vertical growth at the north and south end zone areas, placing revenue-producing luxury seating options, including suites and club seats, in such undesirable locations eliminates the economic advantages of luxury seating and would potentially preclude commencement of the entire project.

Historically, whether discussing professional, college, or Pop Warner football, the most appealing location for observing football games has been on a parallel axis to movement of the opposing teams near the center of the playing field. From such a vantage point, one has a view of the entire playing field and obtains the best perspective on the game’s action. In contrast, end zone seating does not provide the same comprehensive sightlines. Depth perception problems make it difficult to distinguish players spatially, particularly when the action of the field occurs at the opposite end.

Athletic program benefactors will be the primary consumers of the new luxury seating amenities. Their current seats are located in the stadium’s main stands near the field’s 50-yard-line. When presented the choice of retaining their current seats or sitting in an end zone, albeit in a comfortable suite, most will undoubtedly opt to remain in their present locations. End zone luxury seating would significantly reduce demand, as well as the market price for the suites and club seats. One need look no further than present ticket prices to see that seats in the end zone are valued at a fraction of those in the main stands. The reduced revenues experienced by situating the suites and club seats in the end zones would very likely significantly reduce the scope of the project or even prohibit the project’s commencement altogether.

Aside from economic and programmatic concerns, there are aesthetic concerns as well. Memorial Stadium, along with the adjacent Intramural and Physical Education Building to the north, anchors the northern leg of the UIUC intercollegiate athletic complex axis. Vantage points in the east and west balconies seating areas of the stadium allow for views of this complex, as well as views of the UIUC campus, the cities of Champaign and Urbana and rural Champaign County. These vistas provide a spectator experience unrivaled on campus or in the local community. Similar views would be unavailable from luxury seating located in the end zones, and the presence of such a large vertical structure in that location would seriously affect the quality of these viewsheds for spectators located in the extant balconies.
2. ALTERNATIVES INCLUDING THE PROPOSED ACTION...Cont.

2.4.7 Reduction in Height of the Three-Tiered Press Box/Hospitality Addition Programmed for the West Balcony (IHPA Recommended Design Alternative to UIUC Selected Approach)

UIUC has determined that the reduction in height of the three-tiered, west balcony press box/hospitality suites addition from three stories to one is programmatically unfeasible.

Leaving the current press box in place, rehabilitating and expanding north and south with a one-story addition will not provide the opportunity to introduce contemporary, marketable suites and amenities. The result would amount to nothing more than climate controlled seating for a limited number of spectators. The volume of media, coaching and game day operational spaces would increase marginally, if at all.

One important premise of the UIUC program for the stadium is to provide spectators with modern amenities, including suites with food service, media and comfort areas and increased ADA seating. Reduction in programmable space would prevent these objectives from being fully realized.

The proposed press box/hospitality suites addition will extend no higher than the height established by the existing press box structure. The proposed structure will also be built incorporating a centrally-located, gradual, horizontal, set back approach, thereby reducing its visual impact on the west elevation.

The principal fiscal element supporting all aspects of the proposed undertaking is dependent upon the long-term revenue generated by the leasing of the suite spaces programmed in the west balcony addition. Although reducing the addition by two levels would reduce the project costs, this approach would essentially eliminate the most significant revenue-generating element of the project. Without the suite revenue, UIUC would choose not proceed with the project due to lack of funds. Both the athletic program and the physical stadium condition would fail to benefit from this proposed alternative.

2.4.8 Dual Press Box/Hospitality Additions; One in the West Balcony, One in the East (IHPA Recommended Design Alternative to UIUC Selected Approach)

UIUC has determined that placing dual press box/hospitality facilities on either side of the stadium’s main stands would be fiscally irresponsible and programmatically disruptive.

For several reasons, from a spectator’s perspective, luxury seating on the stadium’s east side is significantly less appealing than equivalent seating on the stadium’s west side. Most Illinois football games are played in mid-afternoon, meaning that the setting sun descends over the stadium’s west stands. Spectators in west-facing suites and club seats would be forced to combat this sun entering their sightlines. University stadiums featuring west-facing luxury seating have historically faced difficulties in selling their inventory. Additionally, in late summer when the temperatures remain exceptionally warm, fans in the east stands are always at risk for overexposure and heat-related accidents. This is not the ideal environment to locate luxury seating. The sun also has historically presented heating and air conditioning problems at other universities utilizing west-facing suites and club seats. Lastly, because current athletic program benefactors will be the main consumers of the proposed luxury amenities, locating these amenities on the stadium’s east side, opposite the vast majority of benefactor parking, which is largely located on the stadium’s west side, will also reduce demand.

Locating luxury amenities on the stadium’s east side makes little sense economically. As previously discussed, UIUC is going...
to great lengths and great expense to minimize displacement of Memorial Stadium’s historically relevant features. When done with the stadium’s overall preservation in mind, infrastructure improvements necessary to support the proposed press box/hospitality facility, including new elevator units, balcony engineering, and seating accommodations, represent significant percentages of the project’s total cost. Duplicating these efforts on the stadium’s opposite side would make the costs of the entire project prohibitive.

Additionally, UIUC’s approach to this undertaking has been to minimize the affect of the selected design on the historical integrity of the building. The programming of mirrored facilities on either side of the stadium would further diminish historic integrity. The current UIUC administration has elected to make no significant modifications to the east stand seating areas to retain these areas as a physical record of the original design.

2.5 CHARACTERISTICS AND SUMMARY OF EXAMINED ALTERNATIVES

2.5.1 Continued Use of Memorial Stadium in Extant Configuration

Characteristic – Stadium not renovated.
Summary – UIUC DIA programmatic needs not met.
Stadium deferred maintenance tasks unaddressed and unfunded.
Historic integrity of stadium unaffected.

2.5.2 Replace Memorial Stadium with a New Facility

Characteristic – New stadium at new site.
Summary – UIUC DIA programmatic needs met.
Existing stadium deferred maintenance tasks undressed and unfunded.
Elimination of revenue generating source for upkeep of existing stadium.
Limited uses for existing stadium.
Historic integrity of existing stadium unaffected.
Required design and construction funds unavailable.
Operation of two identical resources fiscally irresponsible and unsupportable.

Characteristic – New stadium on existing stadium site.
Summary – UIUC DIA programmatic needs met.
Existing stadium demolished.
Historic Resource lost.
Objectives of UIUC Historic Preservation Plan not met.
Required design and construction funds unavailable.
2. ALTERNATIVES INCLUDING THE PROPOSED ACTION

2.5.3 Relocate User Programs to Alternate Site

Characteristic – Shift game day operations to alternate facility.

Summary – UIUC DIA programmatic needs not met.
Existing stadium deferred maintenance tasks unaddressed and unfunded.
Elimination of revenue generating source for upkeep of existing stadium.
Limited uses for existing stadium.
Historic integrity of existing stadium unaffected.
Additional administrative costs incurred by UIUC DIA.

2.5.4 Renovation of Memorial Stadium – Internally Sited West Balcony Press Box/Hospitality Suites Addition

Characteristic – Renovation project undertaken as proposed by UIUC.

Summary – UIUC DIA programmatic needs met.
Memorial Stadium gains contemporary spectator amenities.
Memorial Stadium operational characteristics improved.
Memorial Stadium maintenance deficiencies addressed.
Historic integrity moderately affected.

2.5.5 Renovation of Memorial Stadium – Externally Supported, Three-Tiered West Balcony Press Box/ Hospitality Suites Addition

Characteristic – Renovation project undertaken.

Summary - UIUC DIA programmatic needs met.
Memorial Stadium gains contemporary spectator amenities.
Memorial Stadium operational characteristics improved.
Memorial Stadium maintenance deficiencies addressed.
Historic integrity substantially affected.

2.5.6 Addition of Skyboxes at the North and South Ends of the Stadium to Reduce Volume of and Minimize Effect of Proposed Skyboxes Programmed for the West Main Stands

Characteristic – Suites placed between north circulation towers and above south end zone Horseshoe.

Summary – UIUC DIA programmatic needs unlikely to be met.
Project financing in jeopardy.
Limits potential future rehabilitative development of the Horseshoe.
Northern and southern viewsheds substantially obstructed.
Historic integrity moderately affected.

2.5.7 Reduction in Height of the Three-Tiered Press Box/ Hospitality Addition Programmed for the West Balcony

Characteristic – Reduced scale, mass and size of west balcony addition.

Summary – UIUC DIA programmatic needs not met.
Project financing in jeopardy.
Potential retention of incompatibly designed extant press box.
3. OTHER CONSIDERATIONS

3.1 CUMULATIVE IMPACT

In order to analyze the potential cumulative affect of the Memorial Stadium Renovation project, an Area of Potential Effect (APE) must be identified for which effects of the proposed action would be cumulatively experienced. Consequently, the APE where cumulative effects may occur includes the UIUC campus, the communities of Urbana-Champaign and Champaign County Illinois.

3.1.1 Cultural Resources

Beneficial effects are expected. Implementation of the proposed action would rehabilitate Memorial Stadium, which would preserve a nationally-significant historic property located on the University of Illinois’ flagship campus. Preservation of cultural resources the caliber of Memorial Stadium is strongly advocated by public/private historic preservation organizations at the national, state and local levels. The proposed project meets the spirit and intent of the UIUC Historic Preservation Plan, the State of Illinois Comprehensive Statewide Preservation Plan and the National Historic Preservation Act of 1966, as amended.

3.1.2 Land Use

There would be no cumulative land use impacts. The proposed project is consistent with the facility siting concepts contained within UIUC South Campus Master Plan and improves circulation in and around Memorial Stadium through minor site improvements.

3.1.3 Visual and Aesthetic Resources

Moderate adverse cumulative impacts to visual and aesthetic resources in the APE would occur from implementation of the proposed action. These impacts would be related to the alteration of the historic architectural character of the west stands/balcony of Memorial Stadium and a minor reduction in scope of extant northern and southern viewsheds associated with stadium balcony seating. While the proposed project alters the form of the west stands, other elements of the project scope, such as the removal of the existing elevator shaft projecting through the west stand’s colonnade and architectural features correlated to the proposed site portal system, would serve to enhance the visual and aesthetic appearance of Memorial Stadium, its site, and the UIUC southwest campus area.

3.1.4 Transportation

Cumulative adverse transportation impacts related to the action would be minor and short-term. These impacts would entail reduced circulation, be limited to the immediate UIUC southwest campus area and be a result of construction operations during the implementation of the project. No net gain or loss of facility/campus/public parking would occur as a result of the project.

3.1.5 Socioeconomics

Long-term beneficial impacts are expected from implementation of the Memorial Stadium Renovation project. As proposed, there would be a long-term beneficial effect from increased UIUC stadium operational revenues necessary to fiscally support the project. Without the revenue base provided by the marketing of the proposed suite and club areas, financial support for stadium improvements and deferred maintenance tasks would most likely result in funding from traditional public resources such
3. OTHER CONSIDERATIONS...Cont.

as State of Illinois’ capital improvement funds or the increase in student tuition and fees. The physical aspects of the project also allow for UIUC to generate increased game day revenue for stadium maintenance through the provision of additional spectator concessions areas. Furthermore, a long-term beneficial impact regarding the quality of life for students, staff and the general public using the renovated Memorial Stadium would be realized through proposed project improvements addressing, security, first aid and accessibility.

3.1.6 UIUC Programmatic Objectives

The Memorial Stadium Renovation project, as proposed by UIUC, would provide ample long-term benefit to UIUC administrative and intercollegiate athletic department strategic objectives. UIUC facility management objectives of providing accessible, safe and well maintained campus resources would be accomplished through the deferred maintenance upgrades and other improvements scoped within the stadium renovation project. Integration of these tasks into the project scope reduces further deference of a majority of the stadium’s extant physical deficiencies, eliminates the obligation of requisite funds to address eradicated deficiencies and reduces repetitive tasking of maintenance personnel for short-term repairs. Reduction of maintenance deficiencies associated with Memorial Stadium would also allow for planning/operational maintenance emphasis to be shifted to deficiencies associated with other UIUC and UIUC DIA physical assets.

The long-term advantage of the project to the UIUC DIA would be evidenced by making available a contemporary stadium facility to support its mission of “...providing the highest quality of athletic program in all sports that allows University of Illinois teams to compete for championships in the Big Ten Conference and the NCAA.” The proposed stadium renovation will support that mission by affording DIA the opportunity to attract high-caliber student/athletes, coaches and administrative staff and to advantageously compete with its rivals in all sports, both in recruiting and in the competitive arena.

The project, as proposed, also has the long-term impact of fulfilling UIUC administrative objectives concerning the preservation of its historic resources. The implementation of the project would allow UIUC to foster/enhance the availability of historic resources for future generations; to preserve, restore and maintain historic resources for the benefit of the all people; and to ensure that UIUC projects preserve and enhance historic resources.

3.2 POTENTIAL CONFLICTS BETWEEN THE ACTION AND THE OBJECTIVES OF FEDERAL, STATE, REGIONAL AND LOCAL HISTORIC PRESERVATION PLANS, POLICIES, STANDARDS AND GUIDELINES

There are several historic preservation plans, policies, standards and guidelines that address and offer planning/execution approaches for projects such as the proposed Memorial Stadium Renovation undertaking. These documents include the UIUC Historic Preservation Plan, the State of Illinois Comprehensive Statewide Preservation Plan, the intent of the U.S. Congress as set forth in Section 1 of the National Historic Preservation Act of 1966, as amended (NHPA); the Secretary of Interior’s Standards for Historic Preservation and Archaeology, the Secretary of Interior’s Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
3. OTHER CONSIDERATIONS...Cont.

Under the proposed action, no potential conflicts are evident within the general framework of the cited preservation plans and purposes established under the NHPA. As a result of the proposed action, Memorial Stadium continues to be preserved as national, statewide and local cultural resource benefiting present and future generations of the American public.

The proposed action potentially conflicts with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Illinois Historic Preservation Agency has determined that the proposed scope for the project, specifically the west balcony press box/hospitality addition, is in variance with these Standards. The primary adverse effect to the extant stadium being the size, mass and scale of the proposed addition.

3.3 RELATIONSHIP BETWEEN THE PROPOSED ACTION’S HISTORIC PRESERVATION ADVERSE EFFECTS AND LONG-TERM PROJECT BENEFITS

An analysis of the relationship between the proposed renovation project’s potential adverse effects on the historic physical characteristics of Memorial Stadium and the consequences that these impacts may have on long-term benefits for UIUC DIA programs, UIUC facilities management, the general public and the stadium itself is warranted. Impacts that narrow the range of beneficial programmatic and public uses are of particular concern. This refers to the possibility that choosing one programmatic or design alternative diminishes the opportunities available to the primary tenant of the stadium, reduces the level of comfort, safety and accessibility for the general public and jeopardizes the long-term retention of the stadium as a UIUC facilities asset.

Elements of the project’s scope of work, such as the improvements to the east and west great halls and the north/south seating additions, would affect the stadium’s historic integrity in relation to the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. IHPA has determined that UIUC’s concepts for these areas either meet or are in general compliance with the Standards. UIUC’s proposal for the west balcony press box/hospitality suites addition is the principal element of the conceptual scope at issue. The key concern is the proportional size, mass and scale of the proposed addition in relation to the extant structure.

UIUC advocates that the west balcony press box/hospitality suites addition is the core element of the project. Without incorporating the addition, as proposed, the project would not be feasibly achievable and execution of the foremost DIA program objectives would be severely constrained. UIUC is also of the opinion that, of the alternatives examined, the proposed action provides the greatest long-term benefit to UIUC, the facility’s users, the people of the State of Illinois, the people of the United States and the stadium itself.

Retention of the stadium in its current configuration demonstrates little long-term benefit. UIUC user programs would not be accomplished, deferred maintenance tasks/costs would continue to escalate and accessibility/safety/security/circulation issues would potentially not be addressed. Shifting game day
functions to a satellite site would be detrimental in the long-term, as it would place undue fiscal/logistical tasking on UIUC DIA, would eliminate campus traditions associated with the home football season and have a substantial effect on the Champaign-Urbana area economy through loss of revenue generated as a by-product of home games. Both of these alternatives benefit the historic integrity of the extant stadium in that no major modifications to the existing design are likely to be proposed or undertaken. In the long-term these approaches put the stadium’s existence at risk, as it would be unlikely that UIUC would consider it prudent to retain a physical asset of this nature that was not, in part, self-supporting.

The long-term benefit of the construction of a new stadium to UIUC is substantial from the operational perspective but is adverse from the UIUC fiscal standpoint. UIUC DIA would be provided with a facility enabling it to advantageously achieve its primary mission. UIUC facilities management would significantly reduce its campus-wide deferred maintenance burden and provide a facility with state-of-the-art accessibility/safety/security/circulation features for public use. Financially, in the long-term, the new stadium alternative would place UIUC in a position to incur as much as three times the debt as the proposed action and provide limited operational elements to increase stadium revenues above those of the proposed action. Long-term benefit of this alternative to the UIUC community, the people of the State of Illinois and the people of the United States would not exist. A new stadium would, in all probability, be constructed on the site of Memorial Stadium, resulting in the loss of a nationally significant cultural resource.

Within the framework of the alternate designs to the UIUC proposed action for the west balcony press box/hospitality suites addition, long-term benefits and detriments have some commonality in regard to user programs, public use and historic preservation. The level of benefit or disadvantage regarding each of these factors varies with the alternate considered. One long-term aspect of all design alternates proposed remains constant. The historic architectural integrity of Memorial Stadium will be compromised.

Long-term benefits and historic preservation adverse effect degree for each design alternate are as follows:

**Renovation of Memorial Stadium – Externally Supported, Three-Tiered West Balcony Press Box/Hospitality Suites Addition**

Long-term benefit to UIUC DIA operations and UIUC facility management as a result of implementation of this alternate would potentially fulfill programmatic requirements, reduce deferred maintenance deficiencies and facilitate needed stadium accessibility/safety/security/circulation improvements. The compromise of the historic architectural integrity of Memorial Stadium would be extreme. Not only would a portion of the west balcony be adversely affected, but the west stands exterior facade would be partially obscured. Additionally, the transverse perspective of the west stands structure would be altered both horizontally and vertically.

**Addition of Skyboxes at the North and South Ends of the Stadium to Reduce Volume of and Minimize Effect of Proposed Skyboxes Programmed for the West Main Stands**

Long-term benefit to UIUC DIA operations and UIUC facility management as a result of implementation of this alternate would not exist. Hospitality suites in end zone areas would not be embraced by the targeted market or provide the level of long-term revenue necessary to implement the all aspects of the proposed undertaking. The influence on the historic architecture-
3. OTHER CONSIDERATIONS...Cont.

tural integrity of the stadium, as well as the historic viewsheds of the UIUC campus, the communities of Urbana-Champaign and rural Champaign County presented by stadium balcony stadium, would be significant. The spatial openness of the stadium would be severely affected and viewsheds would be considerably obscured.

Reduction in Height of the Three-Tiered Press Box/Hospitality Addition Programmed for the West Balcony

Long-term benefit to UIUC DIA operations as a result of implementation of this alternate would not exist. This alternate fails to provide programmatic spaces to meet UIUC programmatic/operational objectives or the financial mechanisms necessary to address the entire project scope. This alternative does reduce the severity of the adverse effect on the historic architectural integrity of the stadium.

Dual Press Box/Hospitality Additions; One in the West Balcony, One in the East

Long-term benefit to UIUC DIA operations as a result of implementation of this alternate would not exist. The marketability of west facing hospitality suites is reduced due primarily to the factor that spectators in this market resist paying premium prices for seating facing into the sun. Implementation of this alternative with reduced seating prices would not allow for revenue necessary for the proposed action, must less cover additional project costs for the additional work for the east stands. While this approach would potentially reduce the level of historic architecture adverse effect of the proposed action on the west balcony and retain consistent design symmetry of the stadium, it would fail to meet one of UIUC’s primary conceptual objectives of retaining the exterior features of the east stands as a physical record of the original design.

Renovation of Memorial Stadium – Internally Sited West Balcony Press Box/Hospitality Suites Addition

Long-term benefit to UIUC DIA operations and UIUC facility management as a result of implementation of this alternate would potentially fulfill programmatic requirements, reduce deferred maintenance deficiencies, facilitate needed stadium accessibility/safety/security/circulation/convenience improvements, mitigate net loss of seating and provide the most advantageous revenue opportunities to support the action.

The long-term effect on the historic architectural integrity of Memorial Stadium would be moderate.

The effect on the stadium balcony-based viewsheds resulting from the addition of the north end zone stands with companion elevated scoreboard and the scope element to attach an elevated scoreboard to the south end zone Horsehoe structure would be modest. The views projected to be most affected would be short distant in nature. The distant views of the UIUC campus, the cities of Urbana-Champaign and rural Champaign would be retained.
3. OTHER CONSIDERATIONS

Even though the proposed addition to the west balcony exhibits a difference in size, scale and mass to the original design, this is primarily noticeable from an interior west facing and transverse west stand views. Perception of the proposed design effect on the west stands viewed east from the west exterior is that the proposed design is fundamentally balanced and is in rhythm with the Classical features of the west elevation. The exterior design features of the suite lobbies above the center colonnade section of the west elevation allows for a gradual transition between the original construction and the new, contributing to the compatibility of the new design with the original. Viewed transversely, the addition promotes a logical vertical extension of the west stands outer wall/circulation towers without the introduction of horizontal features disrupting the original vertical design and introducing setback into the adverse effect equation.
4. LIST OF PREPARERS

**Stephen A. Thompson** – Primary Author
Project Historic Preservation Consultant;
Intrepid Consulting Services, Inc.,
Mattoon, Illinois

**Douglas Kuster** – Client/Consultant Coordination
Senior Project Manager; HNTB Architecture, Inc.,
Kansas City, Missouri

**J. Todd Hearn** – Report Layout and Photography
Graphic Designer; Facilities & Services,
University of Illinois at Urbana-Champaign

**Scott Sherry** – Client/Consultant Coordination
Project Architect; HNTB Architecture, Inc.,
Kansas City, Missouri

**Jill Maxey**, AIA, LEED AP – UIUC Coordination
Project Planner; Facilities & Services,
University of Illinois at Urbana-Champaign
5. REFERENCES

HNTB Illinois, Inc. Douglas Kuster, Senior Project Manager. Letter to Jill Maxey, UIUC Memorial Stadium Renovation Project Planner, regarding costs associated with the option of constructing a new UIUC football stadium. 16 March 2006.

Meeting Notes. Consultation meeting between IHPA, UIUC and UIUC consultants. Presentation of the Memorial Stadium Phased Development Plan and discussion of historic preservation issues. 15 June 2005.

Meeting Notes. Consultation meeting between IHPA, UIUC and UIUC consultants. Presentation of current overview of the proposed work for the Memorial Stadium Renovation project. 20 Jan 2006.


Anne Haaker, Deputy State Historic Preservation Officer. Letter to Melvyn Skvarla, UIUC Campus Historic Preservation Officer, regarding failure of UIUC to provided adequate documentation examining feasible and prudent alternatives to the proposed UIUC Memorial Stadium Renovation concept. 18 October 2005.


Melvyn Skvarla, UIUC Campus Historic Preservation Officer. Letter to Anne Haaker, IHPA Deputy State Historic Preservation Officer confirming the execution of a consultation meeting with IHPA staff and request for comment. 30 June 2005.

Melvyn Skvarla, UIUC Campus Historic Preservation Officer. Letter to Anne Haaker, IHPA Deputy State Historic Preservation Officer responding to adverse effect determination finding. 16 September 2005.

5. REFERENCES


APPENDIX A
PHOTOGRAPHS
APPENDIX A-1

Looking Southwest of Pressbox Facility

Looking North from Horseshoe

Looking Northwest from Horseshoe

Closeup Northwest Pressbox Facility
APPENDIX B
DESIGN DRAWINGS
Memorial Stadium Expansion - Overall West Exterior Elevation
Scale 1/32" = 1' - 0"

Memorial Stadium Expansion - Overall North Exterior Elevation
Scale 1/32" = 1' - 0"
Memorial Stadium Expansion - Enlarged Exterior Sector 3 Elevation

Scale 1/16" = 1'-0"
Memorial Stadium Expansion - Enlarged Exterior Sector 2 Elevation

Scale 1/16" = 1' - 0"
Memorial Stadium Expansion - Enlarged Exterior Sector 3 Fieldside Elevation

Scale 1/16” = 1’-0”
MEMORIAL STADIUM EXPANSION - OVERALL TRANSVERSE SECTION FIELDSIDE
Scale 1/32" = 1'-0"

MEMORIAL STADIUM EXPANSION - OVERALL LONGITUDINAL SECTION FIELDSIDE
Scale 1/32" = 1'-0"
Memorial Stadium Expansion- West Stadium Section @ 10 Yard - South
Scale 1/8" = 1'-0"
Memorial Stadium Expansion - West Stadium Section @ 50 Yard Line

Scale 1/8” = 1’-0”
Memorial Stadium Expansion - Press Level University Suites Seating Manifest
Scale 1/32" = 1' - 0"

Memorial Stadium Expansion - Upper Suite Seating Manifest
Scale 1/32" = 1' - 0"
Memorial Stadium Expansion - West Sideline 3D Image

No Scale
Memorial Stadium Expansion - West Sideline 3D Image

No Scale
APPENDIX C
CORRESPONDENCE
June 30, 2005

Ms. Anne E. Harker  
Deputy State Historic Preservation Officer  
Preservation Services Division  
Illinois Historic Preservation Agency  
One Old State Capitol Plaza  
Springfield, Illinois 62701-1512

Re: Memorial Stadium – Building # 72  
Proposed upgrade and Renovation

Dear Ms. Harker:

This is to confirm that on Tuesday, June 14th, Mike Jackson, Andrew Heckenkamp, you and another member of your staff attended a preliminary design presentation here at the University given by HNTB Sports Architecture of Kansas City, Missouri, the architectural/engineering consultant for the above subject project, about the proposed enhancements to Memorial Stadium.

At that time you were also given a copy of the preliminary design presentation booklet for your review and official comments. We look forward to receiving your comments about the proposed project.

If you have any questions, do not hesitate to contact me at 217/265-6133.

Very truly yours,

Melvyn A. Skvarla  
Campus Historic Preservation Officer

MAS/akd
Cc: Chi Carey, AIA  
Jim Massey, AIA

Michael W. Wright, AIA

APPENDIX C-2

July 13, 2006

Nelvyn A. Skvarla
Campus Historic Preservation Officer
University of Illinois at Urbana-Champaign
1501 South Oak Street
Champaign, IL 61820

Dear Mr. Skvarla:

We have reviewed the above referenced project on Memorial Stadium which was previously determined eligible for listing on the National Register of Historic Places. The proposed large scale addition to the west grandstand reviewed by our office does not meet the Secretary of the Interior’s Standards for Rehabilitation and would therefore constitute an adverse effect as defined in Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420).

Specifically, the proposal does not meet Standards 2, 5, 9, and 10. The design of the north and south additions does not meet the Standards, as these additions do not require much demolition of the significant features and overall configuration of the stadium. The proposed changes to the interior of the stadium, particularly the east and west grandstands generally are not in compliance with the Standards. Please begin consultation with this office in accordance with the law to discuss alternatives to avoid or minimize the adverse effect.

Alternatives that should be formally investigated, but not be limited to are as follows:

1. The addition of more skyboxes at the north and south ends of the stadium are both potential design areas for adding new spaces to the complex without demolishing the west main stands.

2. The expansion of the existing press box to the north and south can be done to meet the Standards, but the size should be no more than one story in height and should be set-back from the west facade. The addition of a similar scaled structure on the east side would also be acceptable.

3. The demolition and replacement of the main playing field at a lower level can meet the Standards. The change of elevation should be the minimum needed to improve the sight lines.

Sincerely,

[Signature]

[Title]

[Institution]
If you have any questions feel free to contact Andrew Hackenkamp at 1 Old State Capital Plaza, Springfield, IL 62701, or 217-782-8168.

Sincerely,

Anne E. Haaker
Deputy State Historic Preservation Officer
Ann

Co: Anne McGuire
September 16, 2005

Ms. Anne E. Frank,
Deputy State Historic Preservation Officer
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, Illinois 62701-1512

RE: Champaign County
Champaign:
Rehabilitation and New Construction,
Memorial Stadium, University of Illinois Urbana-Champaign
HPIA Tag # 919081585

Dear Ms. Frank:

The team thanks you for the opportunity to meet with Mike Jackson and you to present the proposed stadium project and for HPA’s review and comments included in your letter of July 13, 2005. While the proposed work to the north, south, and east meets the Standards, we want to respond to comments and suggestions regarding the proposed work to the west grandstand. The review committee raised concerns about the loss of historic materials and features and the compatibility of the west addition. We want to clarify that the west addition as proposed will not cause any historic materials to be removed. Some brick at the upper level will be dismantled and reused, however, this area has been rebuilt previously.

Typical stadium renovation projects include the incorporation of suites and club areas to generate revenue which not only allows for increased fan amenities at the suites and club areas, but also funds upgrades to existing concessions, restrooms, concourses, ADA accessibility and other deferred maintenance issues that the stadium may require.

The addition of suites and clubs are provided at the areas that provide the most demand and thus allows the University to generate the required revenue needed to fund a project of this type. Previous stadium renovation projects and fan surveys show that the demand is highest along the sidelines, with the west side of the stadium the top choice because it is not facing into the afternoon sun. Almost without exception, previous renovation projects at other stadia have added the suites and club areas on the west side of the stadium as their desired approach to providing these fan amenities.

Due to the expensive nature of building suites and club areas many floors above the adjacent ground level, Universities typically build off of their suites and clubs on one side of the field. Duplication of structures, dentures, restrooms, concessions, etc. makes it cost prohibitive to split these areas into multiple locations. Only after other Universities have exhausted the capacity on the west side and a new demand arises have they looked at adding suites on the east side of the endzone.

We want to assure HPA that many alternatives were considered in developing the overall program and incorporated a review of other similar stadium improvements.

HPA’s suggested changes were formally investigated. (HPA comments in italics.)
APPENDIX C-5

1. The addition of more skyboxes at the north and south ends of the stadium are both potential design areas for adding new space to the complex without demolishing the west main stands.

Response: Space for skyboxes at these north and south locations would displace a disproportionately number of seats, would not sufficiently generate revenue for the overall project, and inhibit the intended future growth of the stadium in these areas. Also, the proposed removal of the west main stands only affects the non-original pressure-sensitive and press stands that were installed in 1992.

2. The expansion of the existing press box to the north and south can be done to meet the Standards, but the size should be no more than one story in height and should be set back from the west façade. The addition of a similar new structure on the east side would also be acceptable.

Response: The proposed addition on the west is not taller than the existing press box and is stepped back from the west façade more than the existing press box. The only element that is taller than the existing press box is the elevator override needed to provide accessibility to the area. The elevation projection is also set back. It is the intent of the design to incorporate new construction that is compatible with the historic façade.

Grandstand improvements typically rest in expansions on the “outbound side” of existing stadium walls. Examples include the new construction at Purdue and Ohio State. Illustrations of these grandstands are included for your reference. To make compatible grandstand improvements at Memorial Stadium every effort has been made to accommodate the grandstand on the “inside” of the historic stadium.

While a similar addition could be implemented on the east side, experience shows these expansions are not favorably received and that do not provide sufficient funding for the project. At the Wisconsin stadium seat on the east have experienced significant sun and air conditioning problems.

3. The demolition and replacement of the main playing field at a lower level can meet the standards. The change in elevation should be the minimum needed to improve the sight lines.

Response: The playing field will be lowered “the minimum needed to improve sight lines.”

The team is committed to respecting the historic significance of Memorial Stadium. The contract for the Memorial Stadium, architectural design services will be before the University’s Board of Trustees for approval. Once this phase of the project starts up we look forward to continued dialogue with HFA as the project is developed. Should you have any questions, please do not hesitate to contact me at 217/265-0123.

Sincerely,

University of Illinois at Urbana-Champaign

Melvin A. Skadina,
Campus Historic Preservation Officer

M/A/AMO Inc.
cc: Cliff Oster, AIA, Campus Architect and Director of Planning
    Jim VanMetre, AIA, Project Architect
    Warren Hulst
    Doug Kasten, HNTB
    Renee McPeake, AIA, MIA

attachments: 2 photographs – Purdue University

Ohio State University
APPENDIX C-6

October 18, 2005

Malvern Svarc
University of Illinois at Urbana-Champaign

Rehabilitation and New Construction, Memorial Stadium

Northwest corner of 1st and 4th Streets

Dear Mr. Svarc:

We have reviewed your letter concerning rehabilitation and new construction at Memorial Stadium. This letter was received by our office on September 19, 2005 and was apparently in response to our adverse effect determination of July 13, 2005.

As you know, in accordance with the “Operational Programmatic Memorandum of Agreement between the agency, the rehabilitation of historic resources must conform to the Secretary of the Interior’s Standards for Rehabilitation unless it can be substantively proved that no feasible and prudent alternative exists.”

While it is stated in your letter that alternatives were investigated, lack of documentation was not provided to our office to illustrate this. Nor were consultations held with IHPO staff to discuss the attributes of any of these alternatives in relation to the Secretary of the Interior’s Standards or guidelines (especially in regards to new additions). In order to ensure conformance with the agreement, it is necessary to document these considerations and discussions.

At this time, we require that the background documentation for the various alternatives studied be provided to our office so that we may enter into a meaningful dialogue with University staff as to the rehabilitation of Memorial Stadium can meet the Secretary of the Interior’s Standards for Rehabilitation as closely as possible as required by both the programmatic agreement and the Illinois State Agency Historic Resources Preservation Act.

Upon receipt of this information, we will consider the options and effects of this project on the historic attributes of Memorial Stadium in order to complete the required consultation process.

If you have questions, please call me at 217-784-5027.

Sincerely,

Anne E. Haake
Deputy State Historic Preservation Officer
March 16, 2006

Ms. Jill Mapley
Facilities & Services - Planning Division
Physical Plant Service Building, MC-800
1501 South Oak Street
Champaign, Illinois 61820

Re: Memorial Stadium Renovation

Dear Jill,

Per recent correspondence with Steve Thompson, the question of the cost of a new stadium was asked. We have previously put together the following analysis on another project that provides a rationale for the anticipated cost of a new 80,000 seat stadium. Please note that the assumptions do not include a lot of the site related costs.

Our preliminary input on the cost of a new 80,000 seat NCAA Division I Football Stadium for an open "green field" site would be in the range of $269M to $355M.

The above is based on the following:

1. Site Assumptions:
   A. The site is generally flat and without existing structures, i.e., no demolition on the new site.
   B. The cost of the land is not considered, i.e., land costs are not included in the above figures.
   C. Geotechnical conditions are suitable for the type of structure without special foundations or special requirements related to the structure, i.e., no additional costs are included.
   D. Utilities are readily available on site and no allowance has been considered.
   E. Roadways may need widening, ramps and turn-off lanes may be required but no allowance has been included.
   F. Allowance for on-grade parking is not included.
   G. Allowance to demolish the existing stadium and leave a finish earth-grading site is not included.

2. Comparisons:
   A. New Collegiate Football Stadiums:
      1. The examples of new collegiate football stadiums are fairly limited and are typically for much smaller seating capacities. The examples include: The University of Louisville – Papa Johns Stadium with 42,000 seats and SMU – Gerald R. Ford Stadium with 32,000 seats. Papa Johns Stadium opened in 1998 with a hard construction cost of $64M. Gerald R. Ford Stadium opened in 2000 with a hard construction cost of $64M.
      2. HNTB in conjunction with a Construction Manager recently compared Papa Johns as a basis of cost to a new stadium for another University. Based on that approach, we allowed for costs that were not included in the $64M figure, such as food service, seats, scoreboard, and other. These additional costs totaled $13M and were added to the $64M number to arrive at $77M. This equates to $1,833 per seat which was increased $77M for a 42,000 seat stadium. This equates to $1,833 per seat which was increased to $147M. When, multiplied times 89,000 seats equals $147M in 1998 dollars. Taking this $147M and increasing it by 4% per year to 2006 dollars equals $212M in 2006 construction cost. Taking the $212M times 1.3 to convert to "Project Cost", the total equals $275M.
      3. The gross square footage requirements for this stadium will be approximately 190 square feet, including the seating bowl. For reference, Ohio Stadium at Ohio State University is 1.325M square feet and seats 102,000. Commonwealth Stadium at the University of Kentucky is 800,000 square feet and seats 78,000. Both Ohio Stadium and Commonwealth Stadium are existing stadiums that have been renovated, and have less square footage than they would if constructed new. For this example we believe a new stadium will require
approximately 1M square feet at $160 / square foot which equals a construction cost of $200M. Taking the $200M and escalating it at 4% per year from 2005 to 2008 equals $221M in 2008 construction cost. Taking the $221M times 1.3 to convert to ‘Project Cost’, the total equals: $290M.

B. New NFL Football Stadiums:

1. There are a number of New NFL Stadiums with similar seating capacities and we believe some comparison to these facilities will come into discussion, please note the following:

a) New NFL Football Stadiums are much larger in square footage than collegiate football stadiums. NFL stadium square footage will generally range from 1.8M to 2.4M square feet. New NFL Stadiums are in the first gross building area. Some of the recent examples of new NFL Stadiums are in the $700M to $950M range for construction cost. Allowing for escalation to 2008 dollars, and soft costs,E the project costs for a new open-air NFL Stadium will range $390M to $650M end up, note these figures do not necessarily include site-work and parking.

b) The average per seat cost of some of these most recent open-air NFL stadiums is approximately $3,000 seat. By comparison the cost per seat for the collegiate stadium allowing for level of service and amenities should be roughly 1/2 to 2/3 of the above noted NFL cost/seat, which provides a collegiate range of $2,500 to $3,500 per seat in construction cost. Taking this range times 1.3 to convert to ‘Project Cost’ the range equals: $260M to $350M.

In reviewing the above various analyses, the estimated range of project cost excluding site work as noted in paragraph 1, the range is $260M to $350M.

If you have any questions, do not hesitate to call.

Sincerely,

HNTB Architecture, Inc.

Douglas Kuster
Senior Project Manager

c: Mark Thompson
File #1186/801
### University of Illinois

**Project No. 41169**

#### EAST STADIUM

<table>
<thead>
<tr>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schematic Design</td>
<td>Schematic Design</td>
<td>Schematic Design</td>
<td>Schematic Design</td>
</tr>
<tr>
<td>Design Development</td>
<td>Design Development</td>
<td>Design Development</td>
<td>Design Development</td>
</tr>
<tr>
<td>Early Packages</td>
<td>Early Packages</td>
<td>Early Packages</td>
<td>Early Packages</td>
</tr>
<tr>
<td>Bidding - Early Packages</td>
<td>Bidding - Early Packages</td>
<td>Bidding - Early Packages</td>
<td>Bidding - Early Packages</td>
</tr>
<tr>
<td>Construction Documents</td>
<td>Construction Documents</td>
<td>Construction Documents</td>
<td>Construction Documents</td>
</tr>
<tr>
<td>Bidding</td>
<td>Bidding</td>
<td>Bidding</td>
<td>Bidding</td>
</tr>
<tr>
<td>Construction</td>
<td>Construction</td>
<td>Construction</td>
<td>Construction</td>
</tr>
</tbody>
</table>

#### NORTH STADIUM

<table>
<thead>
<tr>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schematic Design</td>
<td>Schematic Design</td>
<td>Schematic Design</td>
<td>Schematic Design</td>
</tr>
<tr>
<td>Design Development</td>
<td>Design Development</td>
<td>Design Development</td>
<td>Design Development</td>
</tr>
<tr>
<td>Early Packages</td>
<td>Early Packages</td>
<td>Early Packages</td>
<td>Early Packages</td>
</tr>
<tr>
<td>Bidding - Early Packages</td>
<td>Bidding - Early Packages</td>
<td>Bidding - Early Packages</td>
<td>Bidding - Early Packages</td>
</tr>
<tr>
<td>Construction Documents</td>
<td>Construction Documents</td>
<td>Construction Documents</td>
<td>Construction Documents</td>
</tr>
<tr>
<td>Bidding</td>
<td>Bidding</td>
<td>Bidding</td>
<td>Bidding</td>
</tr>
<tr>
<td>Construction</td>
<td>Construction</td>
<td>Construction</td>
<td>Construction</td>
</tr>
</tbody>
</table>

#### WEST STADIUM

<table>
<thead>
<tr>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schematic Design</td>
<td>Schematic Design</td>
<td>Schematic Design</td>
<td>Schematic Design</td>
</tr>
<tr>
<td>Design Development</td>
<td>Design Development</td>
<td>Design Development</td>
<td>Design Development</td>
</tr>
<tr>
<td>Documents - Foundations / Early Steel</td>
<td>Documents - Foundations / Early Steel</td>
<td>Documents - Foundations / Early Steel</td>
<td>Documents - Foundations / Early Steel</td>
</tr>
<tr>
<td>Bidding - Foundations / Early Steel</td>
<td>Bidding - Foundations / Early Steel</td>
<td>Bidding - Foundations / Early Steel</td>
<td>Bidding - Foundations / Early Steel</td>
</tr>
<tr>
<td>Construction Documents</td>
<td>Construction Documents</td>
<td>Construction Documents</td>
<td>Construction Documents</td>
</tr>
<tr>
<td>Bidding</td>
<td>Bidding</td>
<td>Bidding</td>
<td>Bidding</td>
</tr>
<tr>
<td>Construction</td>
<td>Construction</td>
<td>Construction</td>
<td>Construction</td>
</tr>
<tr>
<td>Shop Drawings</td>
<td>Shop Drawings</td>
<td>Shop Drawings</td>
<td>Shop Drawings</td>
</tr>
<tr>
<td>Steel Package</td>
<td>Steel Package</td>
<td>Steel Package</td>
<td>Steel Package</td>
</tr>
<tr>
<td>Elevator Package</td>
<td>Elevator Package</td>
<td>Elevator Package</td>
<td>Elevator Package</td>
</tr>
<tr>
<td>Construction</td>
<td>Construction</td>
<td>Construction</td>
<td>Construction</td>
</tr>
</tbody>
</table>

**Overall Schedule**

- **2005:** 7 Sep 05
- **2006:**
- **2007:**
- **2008:**

#### FOOTBALL SEASON

<table>
<thead>
<tr>
<th>2006</th>
<th>2007</th>
<th>2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Football Season</td>
<td>Football Season</td>
<td>Football Season</td>
</tr>
</tbody>
</table>

---

**Historic Preservation/Adverse Effect Alternative Analysis - Renovation of Memorial Stadium University of Illinois at Urbana-Champaign**
APPENDIX E
UIUC South Campus Master Plan

APPENDIX F
Memorial Stadium Aerial Site Plan
APPENDIX E

UIUC Southwest Campus Master Plan

Memorial Stadium
Memorial Stadium

UIUC Southwest Campus Aerial Photograph