

Walter —
I urged this survey I think
Some of it is faulty but it regardless —
you should break it
Could offer something —
vice

This is old

REPORT OF FINDINGS

Bob Glenn
Sakora

Management Division
Chief Administrative Office
County of Los Angeles
February 1, 1955

TABLE OF CONTENTS

INTRODUCTION

	Page Number
Introduction	
PART ONE	1
Summary of Findings	
PART TWO	2
Big League Baseball in Los Angeles	
PART THREE	5
Big League Stadium Operations	
PART FOUR	9
Plant Requirements and Estimated Costs and Payout	
PART FIVE	13
<u>Appendix:</u>	
Table 1 .. Baseball Attendance Data	
Table 2 .. Pacific Coast League Attendance Data	
Table 3 .. All-time Baseball Attendance Records	
Table 4 .. Estimated Annual Operating Expenses and Revenue	
Supplement, Table 4 -- Operating and Maintenance Costs, Los Angeles Coliseum	
Table 5 .. Major League Stadium Capacities	
Table 6 .. Acquisition Costs Wrigley Field and Surrounding Area	
Table 7 .. Wrigley Field Estimated Land Use	
Table 8 .. Amortization Schedules	
Table 9 .. Retirement Fund Status	

PART ONE

SUMMARY OF FINDINGS

The major purpose of this inquiry is to determine the feasibility of Los Angeles County constructing a baseball stadium suitable for holding a Major League Baseball game.

INTRODUCTION

The results of the inquiry tend to validate the following conclusion:

1. That the Los Angeles area possesses the characteristics requisite to successful Big League operations.

2. That this report is the result of an analysis directed at data provided by the cities of Cleveland and Baltimore, the County of Milwaukee, the Los Angeles Coliseum Commission, and the Sixth Agricultural District of the State of California. Further data has been obtained from bibliographical resources including the report prepared by Mr. Bill Veeck for the "Special Research Committee for Major League Baseball in Los Angeles." Cost estimates regarding land and facilities have been prepared in cooperation with the office of the County Engineer. Additional data regarding this subject is on file in the Management Division, Chief Administrative Office.

3. That the financial feasibility for Los Angeles County to construct or otherwise acquire a baseball stadium provided the facility may be amortized over a fifty year period, that parking lots are operated by the County, and that a lease is secured on the following basis:

- a. At a suburban site, a net lease arrangement returning from \$100,000 to \$200,000 per annum to the County.
- b. At Wrigley Field, a net lease arrangement returning approximately \$370,000 per annum to the County.

6. That, because of the sports potential of this area, such lease arrangements would not be unreasonable to a Major League Baseball Club.

7. That, a suburban site in an area of comparatively low land values, is much preferable to the purchase of Wrigley Field - both to the County of Los Angeles and to a Ball Club.

PART ONE

SUMMARY OF FINDINGS

The major purpose of this inquiry is to determine the feasibility of Los Angeles County constructing a baseball stadium suitable for housing a Major League Baseball Club.

The results of the inquiry tend to validate the following conclusions:

1. That the Los Angeles area possesses the characteristics requisite to successful Big League operations.
2. That such an operation would require a stadium comprising approximately 52,000 seats and covering 774,000 sq. ft. of land. It is recognized that a lesser capacity might be suitable for the first year or two of operation.
3. That a stadium operation of the required size will require supporting parking facilities to house 10,000 vehicles, with a space allocation of 240 sq. ft. per vehicle.
4. That several suburban and downtown sites are available which, by reason of proximity to centers of population and traffic arterials, are feasible locations for a Big League Baseball Park.
5. That it is financially feasible for Los Angeles County to construct or otherwise acquire a baseball stadium provided the facility may be amortized over a fifty year period, that parking lots are operated by the County, and that a lessee is secured on the following basis:
 - a. At a suburban site, a net lease arrangement returning from \$100,000 to \$200,000 per annum to the County.
 - b. At Wrigley Field, a net lease arrangement returning approximately \$370,000 per annum to the County.
6. That, because of the sports potential of this area, such lease arrangements would not be unreasonable to a Major League Baseball Club.
7. That, a suburban site in an area of comparatively low land values, is much preferable to the purchase of Wrigley Field - both to the County of Los Angeles and to a Ball Club.