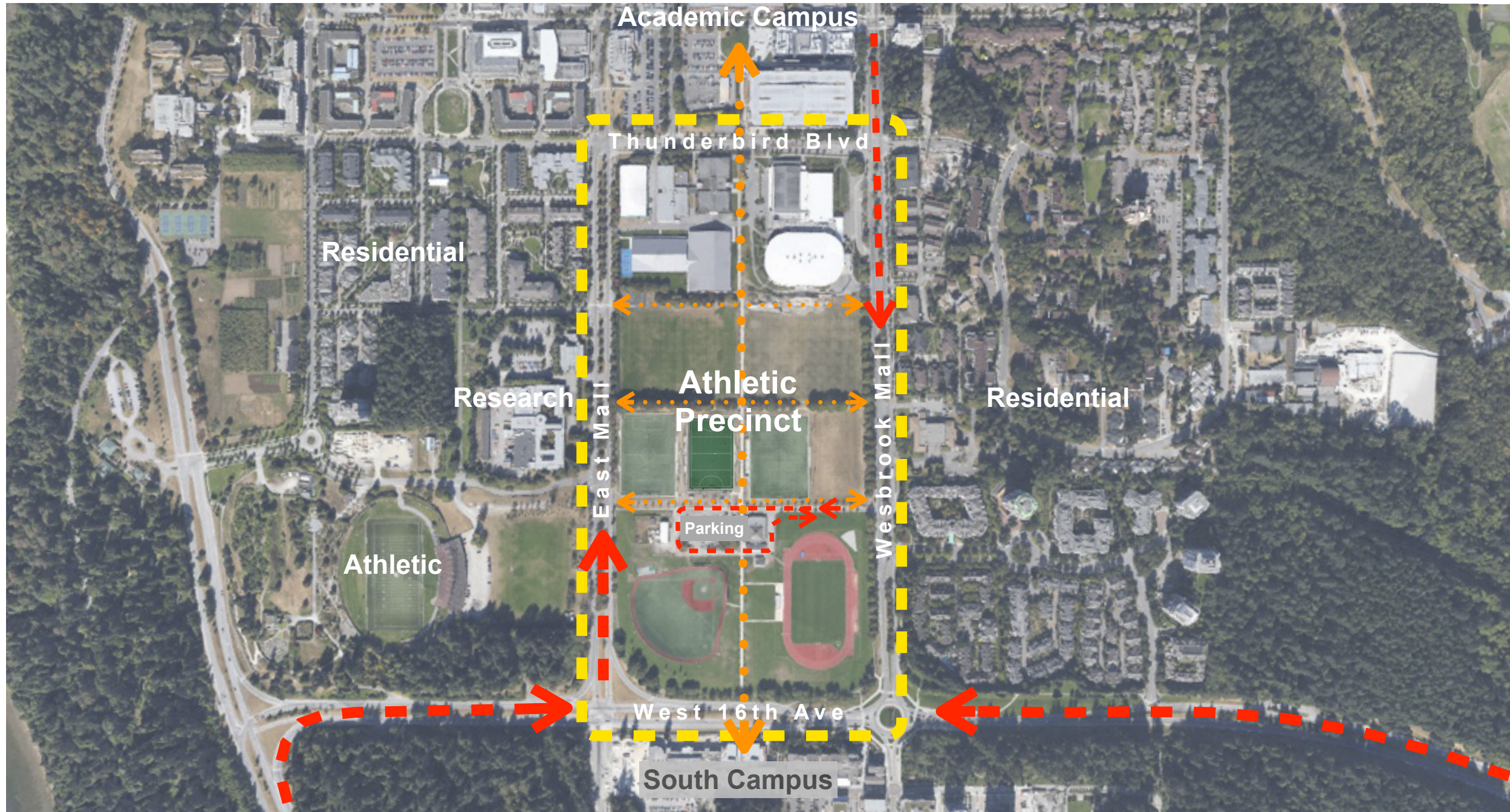


Development Permit Application / Advisory Urban Design Panel
NATIONAL SOCCER DEVELOPMENT CENTRE
31 October 2014



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1. Athletic Precinct existing fields & circulation



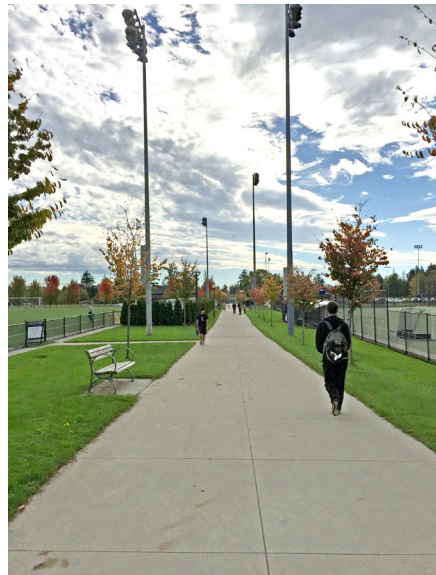
3. new Thunderbird Plaza & new east-west connectors at heart of Athletic Precinct



2. removal of existing parking & Alan McGavin Pavilion for new field expansion



4. UBC Athletics & Whitecaps Training + Baseball Field House define & animate plaza

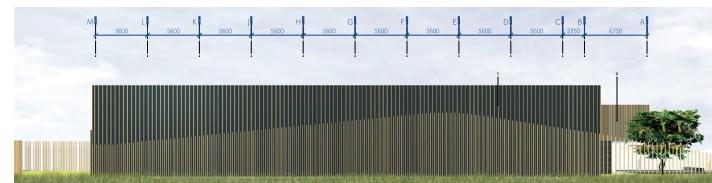
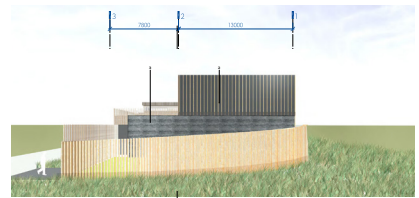
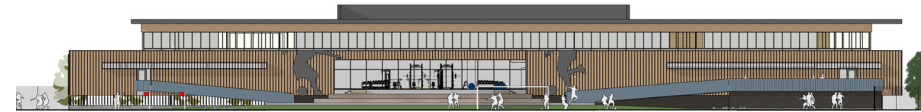


baseball

soccer

rugby

tennis



Introduction

The new National Soccer Development Centre (NSDC) will combine the UBC Athletics Hub with the Vancouver Whitecaps Football Club Training Centre at the heart of the UBC Athletics Precinct. The new training centre will serve UBC athletics, the Whitecaps Football Club, the University community and a number of community and recreation organizations.

The key goal of the facility is to bring together the soccer community and meet the development needs of students, Academy and high-performance Major League Soccer athletes.

The facility will have two main programmatic components including the UBC Athletic Hub with varsity and community locker rooms, change rooms, washrooms and multi-purpose room as well as the Whitecaps Football Club Training Centre with high-performance training facilities for First Team and Academy players. The facilities will include new synthetic and natural turf fields, which are integral components of the training centre facilities.

PROJECT STATISTICS

PROJECT NAME:	NATIONAL SOCCER DEVELOPMENT CENTRE
PROJECT ADDRESS:	TBD
LEGAL DESCRIPTION:	TBD
SITE AREA:	N/A
SITE COVERAGE:	N/A

PROPOSED FLOOR AREAS:

	WHITECAPS	UBC	TOTAL
LEVEL 1	475 sqm	861 sqm	1,336 sqm
LEVEL 2	1,291 sqm	0 sqm	1,291 sqm
LEVEL 3	741 sqm	0 sqm	741 sqm
TOTAL	2,507 sqm (26,975 sqft)	861 sqm (9,265 sqft)	3,368 sqm (36,240 sqft)

	PERMITTED	PROPOSED
FSR	N/A	N/A
BUILDING HEIGHT	N/A	12.85M (approx.)
FRONT YARD SETBACK	N/A	N/A
SIDE YARD SETBACK	N/A	N/A
REAR YARD SETBACK	N/A	N/A
PARKING SPACES	N/A	N/A
LOADING SPACES	N/A	N/A
BICYCLE SPACES	TBD	TBD





Context

The new UBC Whitecaps Training Centre is a key new building set within the heart of the Athletics Precinct. The Precinct is situated between the academic campus and the South Campus residential neighbourhood with a primary north-south connector that bisects the Precinct linking the two communities. In addition, there are a number of secondary east-west pedestrian pathways.

The north end of the Precinct has a concentration of building facilities designed for ice hockey, tennis and general athletic activities, leaving the majority of the Precinct home to a combination of synthetic and natural turf fields designed for soccer, rugby, field hockey, track and field, baseball, ultimate and other recreational activities. The relatively new UBC Rugby Centre is currently the only building that has a direct relationship to the fields. The Allan McGavin Sports Medicine Centre, at the centre of the Precinct, will be relocated to make way for a new synthetic turf soccer field, the new baseball field house and the new NSDC.

With the proposal for a new UBC Varsity Baseball Field House and Training Centre adjacent to the baseball park, there is an opportunity for the new NSDC to frame and define a much-needed open space for community gathering, celebration of sports achievements, general use and assembly during the myriad sports activities that take place on the surrounding fields.

In the spirit of place-making, the new baseball field house and NSDC will together provide an appropriate degree of enclosure and animation of the proposed new Thunderbird Plaza, forming a new “heart” in the middle of the Precinct.

The existing north-south connector abuts Thunderbird Plaza and two new east-west connectors will feed into the plaza from the perimeter streets in a pinwheel manner bringing people dynamically to and through Thunderbird Plaza.

The new UBC Athletic Hub component will front Thunderbird Plaza opposite the proposed new Baseball Field House with both facilities having a very strong connection to the public realm animating activity and use at the heart of the Precinct. The Whitecaps component will have a direct and secure connection to the natural fields, which will be used on a daily basis for training in conjunction with the centre. The fields are an extension of the Whitecaps Training Centre and form an integral part of the National Soccer Development Centre.

Design Rationale

UBC CAMPUS DESIGN GUIDELINES

The NSDC Field House project has been designed in compliance with The University of British Columbia Vancouver Campus Plan.

Specifically, Part 3 Design Guidelines of the UBC Vancouver Campus Plan were used to inform the design of the building, landscape and infrastructure of the NSDC Field House project to ensure that all component systems work in harmony to achieve the functional, sustainability and character objectives of the campus.

The Athletic District Design Guidelines call for buildings to be massed as sculptural pavilions set in the landscape. Their architectural expression is to inspire pride and provoke pedestrian interest in the activities that take place within and around the facility.

ATHLETIC DISTRICT DESIGN GUIDELINES

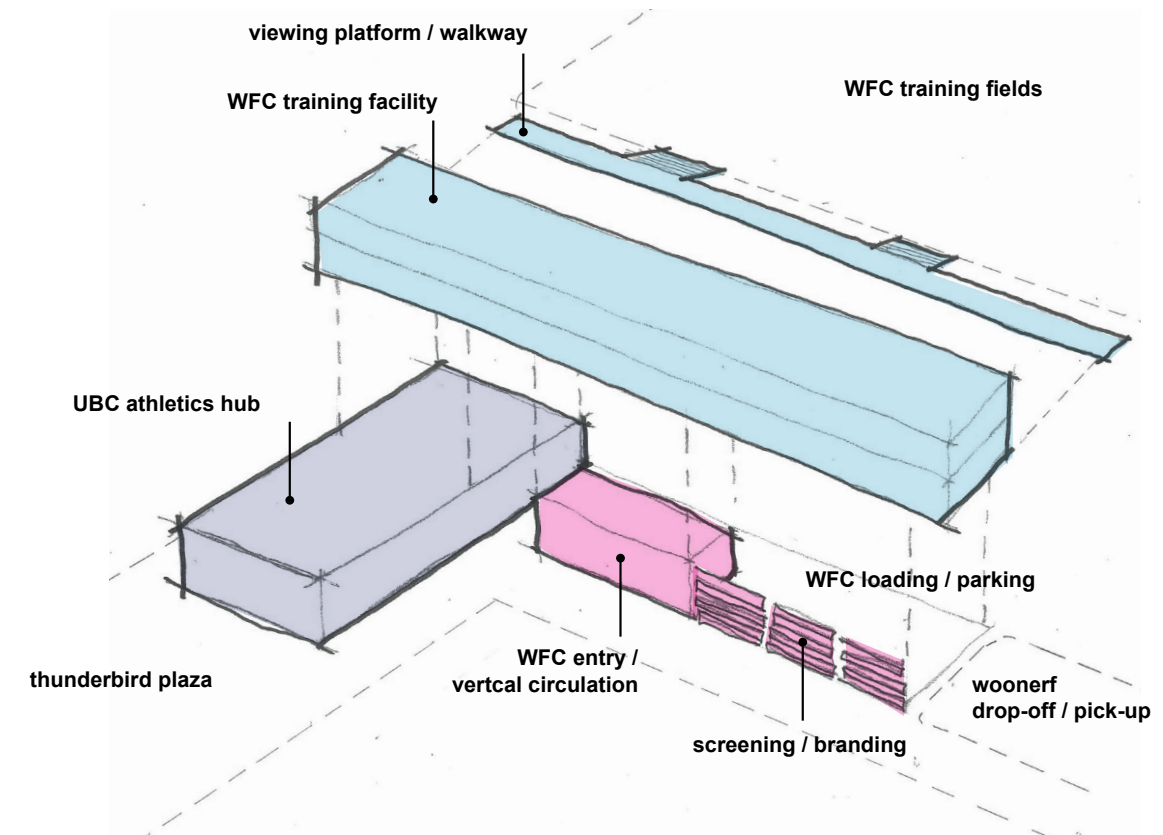
High Performance + Community Participation

The NSDC Field House project is designed to convey a sense of achievement and ambition consistent with the demands of a high performance athletic facility. Both UBC and WFC are recognized as leaders in the development of soccer in Canada, which is epitomized in the ideal of the 'club' – a core value of any successful soccer enterprise.

The club model intends to promote soccer excellence by cultivating the game through an investment in grass roots development. WFC's mission statement is 'to be a champion club on and off the soccer pitch', which is consistent with UBC's goal of developing athletes that are also scholars. This attitude of promoting high-level achievement while also serving the soccer community at large is the foundation upon which the NSDC Field House is built.

Athletic Precinct Architectural Vocabulary

A strong architectural vocabulary is emerging in the precinct, which is consistent with the ideal of the 'sculptural pavilion set in the landscape' identified in the Athletic District Design Guidelines. The Gerald McGavin Rugby Centre sets a very strong precedent for a building well integrated with its athletic landscape. It also develops very strong relationships between public/private, viewing/performing and indoor/outdoor that enhance its identity as a pavilion.



The UBC Tennis Centre, although more shed than pavilion, has a very clear and effective scheme of super-graphics that reinforces overall building legibility. And finally, the new Baseball Field House combines the language of both rugby and tennis in a very successful combination.

The design of the NSDC Field House employs elements of this common architectural language to contribute to the evolving Athletic Precinct typology. The need for clarity is heightened for the NSDC Field House, which intends to act as a hub for the entire precinct. As such, a governing concept of the design is its graphic scheme, which enriches the overall architectural expression. The building is legible at various different scales, from the south and east facing 'billboard' elevations to an integrated scheme of wayfinding.

ARCHITECTURAL COMPOSITION + ATHLETIC ACTIVITIES

UBC Hub

The building has been conceived as two intersecting bars, one oriented to the ground and the other floating above. The massing also reflects the functional and operational distinctions between the UBC and WFC components. The UBC component is primarily public in nature, consisting of a hub of locker rooms, washrooms, and public amenity spaces.

To maximize access to and from these spaces, the UBC hub has been situated on the ground level at the intersection of primary north-south and east-west pedestrian connectors. In addition, a large glazed multipurpose room and concession stand face directly onto the proposed Thunderbird Plaza, providing important amenities for public gatherings.

Secondary architectural elements are designed to further animate the public realm, including wayfinding, super-graphics, colour coding, lighting, commemoration and rain protection.

WFC Hub

In contrast to the UBC component, WFC requires the high degree of privacy consistent with a professional sports franchise. As such, the WFC component has been located to optimize direct access to their new training fields, two of which are raised roughly 1.5m above the UBC hub. The architectural strategy has been to develop a split-level relationship between the training fields and the field house. The resulting floating bar provides enhanced privacy for their core program while allowing space for service-oriented activities below.

The WFC program is organized around three hubs – a 1st Team hub, an Academy hub and a performance hub. First Team and Academy players access the field through separate ramps that meet at a terraced viewing area in the middle of the facility. The upper floor consists of social space and administration offices, and is set back from the edge of the podium to minimize its massing. The entire WFC component is designed to overlook the training fields, constantly reinforcing their core activity.

Material Palette

The material palette of the NSDC Field House is consistent with both the Athletic District Design Guidelines and existing precedents within the Athletic Precinct. The lower level consists of integrally colored concrete block with painted accents to enhance wayfinding and orientation. Opportunities to use glazing are limited due to the nature of the program at the lower level (locker rooms, public washrooms, etc), so an integrated graphic scheme will be developed to enhance public interaction. A floor-to-ceiling glazed multipurpose room acts like a lantern at the south end of the UBC hub, overlooking Thunderbird Plaza.

Level 2 is clad with a board and batten skin that provides a finer grain and allows it to float above the ground plain. It also complements the wood cladding on the new Baseball Field House across Thunderbird Plaza. Windows are hidden behind the battens, which gives the cladding a depth and screen-like quality. A scheme of integrated super-graphics will be applied to the board and batten cladding.

Level 3 is conceived as a light penthouse and is clad in a combination of standing seam metal and clear anodized windows. Exposed soffits are wood. The viewing terrace on the north side of the building is a combination of cast-in-place concrete and wood.

Loading + Service

A loading bay is provided beneath the podium at the east end of the building, concealed from the public by an integrated screen. The loading bay is accessible from a new public access road that connects Wesbrook Mall to a pick-up and drop-off roundabout. Loading and delivery vehicles can access the loading bay through a large sliding gate.

Fire truck and service access extends from the roundabout towards Thunderbird Plaza and the Baseball Field House but is controlled through the use of surface bollards.

