

A light blue line-art map of the UBC Thunderbird Park Precinct, showing a grid of streets and building footprints. The map is centered on the page and serves as a background for the text.

# UBC Thunderbird Park Precinct Plan: Public Workshop

**July 2014  
Public Workshop Summary**

August 1, 2014

**campus + community** planning

# Table of Contents

<b>Executive Summary .....</b>	<b>3</b>
<b>1. Public Notification and Stakeholder Engagement.....</b>	<b>4</b>
<b>2. Public Workshop.....</b>	<b>4</b>
<b>3. Summary of Participant Feedback .....</b>	<b>5</b>
<b>4. Participant Demographics.....</b>	<b>8</b>
<b>5. Next Steps .....</b>	<b>8</b>
<b>6. Appendices .....</b>	<b>8</b>

## Executive Summary

UBC is developing a precinct plan for Thunderbird Park. Campus + Community Planning and UBC Athletics and Recreation are organizing two community sessions during the summer of 2014 to gather input and feedback on the Thunderbird Park Precinct Plan.

The first session, a public workshop took place on July 10, 2014 from 5-7pm at MBA House. Participants discussed a wide variety of topics and the key themes discussed during the workshop were:

1. Access to the Precinct
2. Fieldhouse
3. Plaza
4. Other Amenities / User Experience

The outcomes from the workshop will be used to inform the development of the precinct plan.

Campus + Community Planning (C+CP) provided notification of the public workshop in late June and early July to over **231,126 contacts** through advertising, and outreach activities leading up to the public workshop. **38 stakeholders** and **57 residents** also received notification of the public workshop. As a result of the outreach activities, there were a total of **39 people** who attended the public workshop.

### BACKGROUND

UBC is upgrading the facilities at Thunderbird Park. The upcoming changes will include both new facilities and the relocation and improvement to existing facilities. A precinct plan for Thunderbird Park is being prepared to provide design guidance for these upcoming changes to the area. It will help provide a coordinated and balanced approach for addressing user and surrounding community needs. The project goals are:

- **Goal 1:** Provide an environment for high performance programs and teams to excel.
- **Goal 2:** Provide a world class recreational experience for all users from arrival to departure.
- **Goal 3:** Provide integration and engagement opportunities with the community (including spectators, visitors, family, community, etc).

# 1. Public Notification and Stakeholder Engagement

## PUBLIC NOTIFICATION

C+CP provided notification between June 26<sup>th</sup> to July 10<sup>th</sup> to over 231,160 contacts through advertising, email and stakeholder outreach. Notification was provided through the following print advertisements and online channels:

- Vancouver Courier (Westside edition), published July 2<sup>nd</sup>, 4<sup>th</sup>, and 9<sup>th</sup> (51,850 X 3 = 155,550)
- The Ubyyssey, online version, from July 2<sup>nd</sup> to July 10<sup>th</sup> (22,400 impressions)
- UNA e-newsletter (circulation 2,475 x 3 = 7,425)
- The C+CP event calendar (91 unique pages views)
- The C+CP e-newsletter (circulation 2,060)
- Campus digital signage (3000/day X 14 = 42,000)
- C+CP website - project webpage (173 unique page views)
- Posts to C+CP Twitter accounts between Jun 30<sup>th</sup> to July 10 (over 1,332 followers)
- Emails to stakeholders (38) and residents (57)

## STAKEHOLDER & RESIDENT NOTIFICATION

Notification was provided to **38 stakeholders** and **57 residents**, representing the students, sports and recreation clubs, schools, parent advisory councils, residents as well as other organizations on campus (see Appendix II for the full stakeholder notification list). The communication included sample tweets, and a link to the Campus + Community Planning (C+CP) website to direct people to more information. Stakeholders were encouraged to share the information with their networks.

## 2. Public Workshop

A public workshop was held on July 10 from 5:00pm – 7:00pm at MBA House Commons Room, 3385 Wesbrook Mall. During the workshop participants learned about the planned changes for the precinct and discussed ideas on some of the key aspects of the plan. After a brief introduction, participants were divided into four groups with one facilitator and one notetaker at each table. Each table had the same four discussion questions:

1. How do you envision your experience of the community playing fields, sporting facilities and other amenities?
2. How can we improve access to the precinct?
3. What kind of activities and events would you like to see in this area?
4. Anything else?

UBC Athletics and Recreation staff were on hand to answer questions about the proposed facility upgrades at Thunderbird Park for the duration of the public workshop. Each group reported back on the outcomes of their discussion at the end of the session. The outcomes from the workshop will be used to inform the development of the precinct plan. A total of 39 people attended the Public Workshop.

Notes from the workshop as well as the questionnaire are provided in Appendix II, and III respectively.

### 3. Summary of Participant Feedback

Participants discussed a wide range of topics at the workshop. Recurring themes discussed across all groups at the workshop included: parking, pick up/drop off and short term parking, fieldhouse and plaza use as well as user experience of the area. A summary of the discussions are summarized below.

#### 1. ACCESS TO THE PRECINCT

##### ❖ Parking

- Needs to be more affordable
- Needs to be convenient and safe
- The existing parking on Thunderbird Boulevard and Wesbrook Mall is too far and unsafe (there is a lot of jaywalking)
- Create more parking on Wesbrook
- Better utilization and access from and to on-street parking on Wesbrook Mall
- Explore parking options around the whole perimeter of the precinct
- Residents are concerned about the shortage of parking in Hawthorn- need to increase dedicated parking space for residents
- Field users are concerned that there won't be enough parking
- Better access to fields for coaches and individuals carrying heavy equipment
- Proximity of access for the parents of soccer kids

##### ❖ Pick up/drop off/short term parking

- Needs to be convenient for parents (i.e. 10 minutes parking time period)

- Potentially adding a location near plaza/field house
- Increase family pick up and drop off area where kids play
- Design pull-in bay on East Mall and Stadium Road

❖ Pedestrian Access

- Create better routes for east-west connection to allow quick access from one end of the sports fields to another
- Preferred pedestrian route: from Stadium Road to the north side of the grass field
- Improve the widths of pathways and lighting on pedestrian routes
- The entry way from East Mall and south of the proposed new Tennis Centre is not ideal

## 2. FIELDHOUSE

- ❖ Design raised viewing area for better viewing experience
- ❖ Coordinate future programming with Wesbrook Community Centre
- ❖ Set up First Aid Station
- ❖ Sporting Facilities
  - Showers and washrooms (more satellite washrooms)
  - Meeting rooms
  - Space for physiotherapy and sports medicine services to be integrated into the field house
  - Additional lockers
- ❖ Storage Facilities
  - Additional storage facilities that can store large quantity of sports equipment

## 3. PLAZA

- ❖ Should locate plaza in a more centralized area and be large enough to accommodate hundreds of people
- ❖ Plaza should not take away too much space from athletic areas
- ❖ Plaza can potentially be used for: BBQ, tournament ceremonies, and birthday parties
- ❖ Important to have a covered area for year round use
- ❖ Space for gathering at field house, especially during the big tournaments
- ❖ Plaza could be raised (i.e. not at grade)

## 4. OTHER AMENITIES AND USER EXPERIENCE

- ❖ Fencing
  - Install fencing around fields so balls don't go into the street
  - Fencing should be lower on sides to 4 feet
  - Less fencing is desirable but ball control is required and likely takes precedence so various activities are not disrupted by each other from errant balls

- Some participants do not want fencing at all
- ❖ Concession stand and food amenities
  - Ideas: restaurants, food trucks and light snacks
  - Can potentially be located just north of field house
- ❖ Create additional warm up areas (i.e. the area immediate south of the proposed new varsity turf field)
- ❖ Create spectator bench seating with overhead cover near all the fields.
- ❖ Install additional water fountains, especially along the central north-south spine
- ❖ Better wayfinding to include maps, field names, and denote field usage and field users
- ❖ Create better waste sorting system and facility
- ❖ Biking Facilities
  - Install shower stalls and locked bike room
  - Install more bike racks and add additional covered bike parking

## 5. OTHER DISCUSSION ITEMS

Other discussion topics were also brought up and discussed at the workshop, including concerns about the removal of the hedge on East Mall, noise and waste. Key feedback received included:

- ❖ Hedge location- removal, redesign and ability to review concern of tenants and residents (See below for more info)
- ❖ Transit access to fields
- ❖ Noise from large non-student events that close roads.
- ❖ New Varsity Turf placement – potential impact on residents including increased use, lighting, noise
- ❖ Lack of adequate waste infrastructure and waste pick-up in the area

### EAST MALL HEDGE

Campus and Community Planning has been working with UBC Athletics and the project team to find ways to respond to the issues raised during the public consultation and the June 5 meeting on the development permit application for improvements to Wolfson Field West. The revised plans were circulated to residents on July 25. The two major modifications to the original proposal include:

- Retaining a greater extent of the hedge on East Mall
- Providing a drop-off/pick-up vehicular zone on East Mall

Key feedback received about the hedge during the workshop included:

- ❖ Hedges provide windbreak for field users
- ❖ Hedges act as privacy barrier for residence
- ❖ Residents want hedges to be kept, particularly along northern portion of East Mall

Overall, workshop participants also agreed that ongoing communication should be maintained between UBC Recreation and Athletics, UNA, residents, and field users on access, parking and field usage. Notes from the workshop discussion are provided in Appendix II. A feedback form was also made available to participants (see Appendix III). None of the participants completed the form.

See Appendix II for the raw notes taken during the workshop.

## 4. Participant Demographics

A total of 39 people attended the workshop. The following summarizes their relationship to UBC. Please note that three participants identified themselves as both faculty and resident and one as both student and resident. These participants were counted below as residents.

Relationship to UBC	Count
Student	6
Faculty	1
Staff	7
UBC Resident	14
Other	11

## 5. Next Steps

The outcomes from the workshop will be used to inform the development of the precinct plan. The precinct plan is being drafted over the summer by the project team. An Open House will be held to review the plan and provide feedback, when the draft is complete..

## 6. Appendices

### Appendix I: Stakeholder Notification List

BC Rugby Union	U Hill Secondary Parent Advisory Council (PAC)
Field Hockey Canada	U Hill Secondary School
FPIInnovations	UBC Alma Mater Society
Fraternities (Beta Theta Pi)	UBC Athletics and Recreation
Norma Rose Point Elementary	UBC Baseball
Old Barn Community Centre	UBC Graduate Student Society
RCMP	UBC Men's Field Hockey
Sororities, UBC (UBC Panhellenic Association)	UBC Men's Rugby
Total Field Hockey Club	UBC Men's Soccer
U Hill Elementary Parent Advisory Council (PAC)	UBC REC
U Hill Elementary School	UBC Sports Camps
	UBC Student Housing and Hospitality Services



UBC Track & Field	Vancouver Nighthawks
UBC Women's Field Hockey	Vancouver Ultimate League
UBC Women's Rugby	Vancouver United Football Club
UBC Women's Soccer	Vancouver Women's Field Hockey League
University Endowment Lands	Village Gate Home
University Neighbourhoods Association	Wesbrook Properties
Urban Rec	Wesbrook Village
Vancouver Hawks Field Hockey Club	

**Appendix II: Notes from Workshop (Attachment)**

**Appendix III: Feedback Form (Attachment)**