

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

# UBC Thunderbird Park Precinct Plan: Public Workshop

**Thursday, July 10, 2014**  
**Discussion Session Notes**

July 21, 2014

# Discussion Session Notes

## Public Workshop – Thunderbird Park Precinct Plan

Thursday, July 10, 2014, 5:00pm to 7:00pm, MBA House Commons Room

**The following are the notes taken from each of the discussion groups during the workshop.**

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**Discussion Question:** How do you envision your experience of the community playing fields, sporting facilities and other amenities?

**FACILITATOR:** AVIVA SAVELSON • **NOTES:** NINA VUKOJEVIC

- Spectators areas for all sports and ages
- Field hockey raised spectator area
- Wayfinding
- IMPORTANT: Signage at fields /maps / field names
- Denote field usage / who uses it
- Include neighbouring context /pedestrian pathways routes
- Satellite washrooms and water fountains
- Warm-up area (to accommodate VUFC, Urban Rec. etc.)
- Heavy users: dedicated storage for soccer equipment
- Make sure the fields are universally accessible
- Fencing / lower on sides: 4 feet
- Higher fence / hedge on East Mall for weather protection, keeping the noise down and stray balls.
- Increase amount of bleachers. Explore solution that works with very narrow fields.
- Field House meeting space to be bookable, washrooms and shower areas shared
- Higher fence / hedge on East Mall for weather protection, keeping the noise down and stray balls.

**FACILITATOR:** SCOT HEIN • **NOTES:** JOYCE YANG

- Movement and connection (too narrow right now)
- Issue of crossing
- Shared paths
- East-west connection
- Access to sports field by athletes, Whitecaps members, students and residents
- Discussion: location of east-west connection:
  - From Botanical Garden → childcare space (Osoyoos Crescent)
  - ◆PREFERRED From Stadium Road → North of grass field (pass through the fields)

**FACILITATOR:** BUD FRASER • **NOTES:** KARA MCDUGALL

- Lack of seating around fields
  - Where you can properly watch and enjoy?
  - Takes into consideration the effect on neighbours (e.g. orienting seating away from housing residents)
  - Rain shelters
    - Limb-lifted trees?
  - Hedges
    - Provide windbreak - athletes find fields windy
    - Residents seek privacy barrier
- Easy to get to from main campus
- Well lit but takes consideration of neighbourhoods

- First aid station
- Bathroom facilities
- Standards for use of fields (e.g. cleanliness) and supervision/compliance for standards
- Appropriate screening, both for neighbours and sports users (safety hazards, e.g. balls going out of bounds)
- Change rooms with showers
- Water fountains
- Emergency access
  - What is the access point and exact address and intersection to give to 911 / medical
- Aesthetic feel, look of precinct
- Impact: noise, lighting
- Wayfinding / signage / marketing for playing fields
  - Especially for high-performance
  - Especially for visitors

FACILITATOR: JOANNE PROFT • NOTES: MICHAEL PETERSON

- UBC's goal: World class training or world class event hosting?
  - Potentially both but UBC needs to decide if some aspects of the precinct are for training only or for tournaments as well. For example, two fields are the minimum required to host a field hockey tournament, but UBC has only field for field hockey, which is for training only.
- How do you see yourself engaging with events?
  - Do not see myself engaging. There's a difference between UBC hosting or UBC providing the venue. No one knew about the badminton championships last week
- What improvements could be made to publicize?
  - Depends on who is facilitating
  - It would be great if non-UBC events were publicized by UBC to get the word out. Sometimes significant events take place that the UBC community is unaware and these events may be of interest to the community. UBC would benefit from association/promotion of such events, i.e. the badminton championships.
- How much impact is expected from the Whitecaps?
  - It's their home base
  - Designer: the physio facility will be shared with UBC Varsity
  - Designer: it has been heard that Whitecaps practice sessions may sometimes be concealed behind a temporary screen
- Enclosure desire?
  - Not being fenced is better
  - 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.
- Is baseball facility moving?  
Designer: Varsity and community use. There is consideration that the diamond may flip.
- East-west pathways only lightly used, not a concern
- Food trucks?
  - Could be an alternative to having no concessions

**Discussion Question: How can we improve access to the precinct?**

FACILITATOR: AVIVA SAVELSON • NOTES: NINA VUKOJEVIC

- Thunderbird Parkade not realistic for children
- Lighting/visibility for parents to all the fields
- Improve widths and lighting on pedestrian. routes to let parents walk the dog, sit etc.
- Bike access improvement, additional covered bike parking throughout, shower and locked bike rooms
- Introduce shuttle program for parents/kids bringing them to the fields

- UBC Parking needs to be included in discussions
  - Provide monthly parking discount and other provision
  - Evening users / need replacement surface parking
  - Parking at 16<sup>th</sup> and East Mall
- Concern about parking capacity/pedestrian access from on- street parking to fields needs improvement
- Improve transit access to the fields
- Parking at perimeter or bringing it into fields/most important issue? Study needed
- Accessibility to fields for coaches (carrying heavy equipment, snacks .etc)
- Need for proximity of access for the parents of soccer kids
- Better utilization /access from /to of on street parking on Wesbrook Mall
- Where kids play, increase family drop-off, pickup

FACILITATOR: SCOT HEIN • NOTES: JOYCE YANG

- Lots of foot traffic from East Mall to the path through the middle of the fields
- Bike lane: ideal situation is on East Mall, with the transportation design as the following:  
CAR | BIKE | PEDESTRIAN | FIELD
- Exist on site parking lot important for people to be able to walk from parking lots to the sports field
- Community use of the fields: allow the community more access to the field
- Parking at Hawthorn Place after 6:00 PM
  - Need to increase the parking for residents

FACILITATOR: BUD FRASER • NOTES: KARA MCDUGALL

- Pick-up / drop-off
  - Currently very limited
  - What is plan for parking / drop-off for service vehicles and food trucks
  - Agreement that field house / plaza could be drop-off loop
- Accessing fields is currently limited: need open access to fields
- Access on East Mall so parents could see kids get on / off field
  - Pull-in bay?
- Elimination of current parking puts pressure on residents
  - Solution: 6 PM no paid parking on East Mall
    - Finance this by increasing rental fees for the fields (field rental user says prices are already very high)
  - Open up access to FP Innovation lot
  - Visitor parking area for residents (after 6 PM especially)
  - Why not an underground parking under field house / plaza
  - Signage for Thunderbird parking: what about tower parking here?  
Where is parking for Whitecaps? They will demand parking.

FACILITATOR: JOANNE PROFT • NOTES: MICHAEL PETERSON

- Pick-up, drop-off, arrival and access points: impacts to the adjacent neighbourhood
- Sports buses too close to Thunderbird Boulevard
  - UBC got them to park further south on East Mall to keep noise, diesel fumes away from residents
- CCP: the lost parking space will be made up by other parking areas within short walking distance; opportunities such as at community centre, Thunderbird Stadium and FP Innovations
- Parking not lost, but added more users -Angle parking could be added along East Mall because roadway is overbuilt for traffic
  - Issue: having parking that's reasonably close
- Vehicle access to turf field? fields needed for drop-off of heavy equipment for activities and events
- Designer: some talk of eliminating lane and turnaround

- Comment: would be madness for any kind of event (tents, emergency vehicles, drop-off)
- Need a 10-minute drop-off on-site to facilitate drop-off and pick-up of young children, equipment, etc.
- Watering of fields not done evenly; drainage?
- Event catering and meeting rooms?
  - Meeting space for team technical meetings would be huge
- Viewing space awful: gets cold and wet in winter. Need seating options around all sides of the fields because sometimes fields divided in two for 8 on 8 games.
- Lighting is okay – no issue now but concerned it may be in the future if more lighting is added or if hedge is removed
- Neighbourhood
  - Supportive of UBC training but not supportive of non-UBC student events due to adverse impacts for residents.
  - “Last thing I want to see is a big viewing space”
  - Want hedge as a separation
- From 6 AM there are users looking for parking in neighbourhood west of Winter Sports Centre because parking in other locations is expensive
- Big events at arena presently cause disruption for residents due to parking issues ie. traffic noise
- On-site pick-up, drop-off of people and equipment such as tents, rolls, flags needed
- Strictly high performance events host site.
  - This is not a viable event venue for field hockey – cannot host tournament on a single field, need two fields for tournaments.
  - Yes: Great training facility. No: not a venue for international events
- South of Winter Sports Centre
  - Rugby Centre, good example of Varsity change rooms, public washrooms
- UBC hosting Special Olympics. Is UBC publicizing? Discussion of UBC’s role:
  - If UBC wants to develop a world-class facility, they have a stake in publicizing non-UBC events since they can benefit UBC through association
  - Wright Field used for international events
    - Almost impossible to run international events on a single field
  - If UBC is one of the leaders for national sports, the facility itself is a bigger issue than marketing & communications about events that are being held — need the facilities first
  - So much field hockey is moving to Surrey because they have two fields
    - Is there anything that could work as an alternative to the single field issue?
  - Get the space right if the infrastructure is insufficient
    - Electricity: there is only one location where you can draw power for events

**Discussion Question: What kind of activities and events would you like to see in this area?**

FACILITATOR: AVIVA SAVELSON • NOTES: NINA VUKOJEVIC

- Field house
  - Access to storage, meeting rooms (field hockey), plaza – external meeting area
- Outdoor team get together area large adjacent to Field House
- Other stakeholders / access to meeting room, storage, washrooms, youth soccer
- Plaza barbecue /30teams for U Rec/ ~300 people capacity
- Cold drinks concessions
- Use all year around
  - Partially covered areas / canopies
- Adult co-ed sports: 30 teams tournaments
- Viewing area to the fields form the Field house
- Beer access for celebrations
- During tournaments: large gathering space with food / drinks
- Birthday parties on plaza for residents

- Meeting space preferred location is at the field house for youth soccer
  - But can be at Wesbrook Community Centre
- Showers in field house
- Plaza usage more at certain times in the year –summer

FACILITATOR: SCOT HEIN • NOTES: JOYCE YANG

- Community dialogues on the use of field, access and parking (i.e. UNA, residents, other field users)
- Whitecaps usage of the field is fixed
- Landscaping around the field
- Pick up and drop off
- How do we handle the demand of parking space as the usage of the field increases?
- Greater emphasis and consideration of south-east corner of the green field and Wesbrook Mall
- Location of the Plaza Field House
- Better signage for parking and non-parking at Hawthorn
- Shift the field house north

FACILITATOR: BUD FRASER • NOTES: KARA MCDOUGALL

- Facility that works for all sports
- Too many ground-level structures (at-grade plaza only) doesn't work
  - More levels, with parking, seating, amenities
  - Something with terraces / balconies
  - Multi-level with field viewing options
- Vending machines / café / food / concession / food truck
- Lighting / safety of washroom facilities
- Aesthetically pleasing
- Signage to Wesbrook food amenities
- Somewhere to sit (indoor / outdoor)
- Washrooms
- Space for physio and sports med services integrated in field house
- Change rooms and showers
  - Proper and controlled access, e.g. Richmond Oval (as part of rental)
- Space rental
- Storage for equipment
- Access to tap water, including along the central N-S spine
- Lockers
- Designed to look integrated with neighbourhood – attractive

OTHER IDEAS AND CONCERNS

- Muddy access down slope into Warren and Wright fields
- Hedge: wants hedge to be kept, particularly along northern portion of East Mall
  - When hedge was there, safety was fine
  - Sports users see no problem keeping hedge
- Not well serviced: big issue, needs to be emptied, particularly on weekends
- Need more locations but must be serviced
- As well as East Mall and Wesbrook
- Access points / strategic placement of bins
- Impact of large non-student events that close roads. Big problem for residents. Reconsider New Varsity Turf placement – impact on residents (increased use, lighting, noise)

FACILITATOR: JOANNE PROFT • NOTES: MICHAEL PETERSON

- Concession, washrooms, and changing facilities: Yes. Everything. As much as possible?
- Edmonton dedicated field has a second-storey concession/food facility with indoor seating and views to fields; so does 8 Rinks in Burnaby — could be good examples
- Discussion re food services. Mahoney's on top floor of field house, or clubhouse along the lines of Meraloma at 8 Rinks?
  - Designer: Meraloma is community-based, operates in a "DYI" arrangement: won't work
  - Agreement that a Mahoney's model would be better option if feasible as a business
- Doug Mitchell Thunderbird Winter Sports Centre
  - Liquor license
  - Concession – only open on game days
- Curling and squash facility busy 10% of time, otherwise empty
- The examples above may show that a full-time concession/food facility may not be viable as a business, but perhaps could be operated by UBC Food Services
- Plaza or field house: what type of activities
  - Gathering place for big tournaments
  - Connection to meeting rooms at Varsity, washrooms, concession
  - Award ceremonies, podium, meeting place, place of arrival to get bearings
- Don't see a need for UBC to run and brand events. Concern that UBC will encroach on existing community events
- Pick-up points where kids can wait for parents to pick them up. Need to have connection to access points, need to be able to drive into site to pick up and drop off young kids
- Which of these are access points only for cars?
- Kavie: the thinking was that we don't send vehicles across the pedestrian walkway (MainMall)
- If kids are playing 8 / side games, you want to watch at the ends of fields so more seating options around field are desirable
- Other low-hanging fruit within neighbourhoods
  - Move buses south on East Mall to keep them away from residents re: noise, diesel fumes
  - Larger events: People always park on East Mall as soon as they can. No parking frp, 8 AM to 6 PM
  - Make parkade cheaper - don't want to pay \$10 to park
  - Arena only place to park after 10
  - Rates change for weekend (could change for evenings as well)
  - Need storage space for equipment for UBC Rec league events
    - E.g. flag football, ultimate

### Parking Lot Items

- Hedge location question: removal, redesign and ability to review concern of tenants / residents
- Transit access to field improvements
- Hawthorn Place: noise, public parking, closed to races
- Jaywalking from Thunderbird Parkade problem
- Why is removal of the hedge a necessity or why is it a priority?
- Impact of large non-student events that close roads. Big problem for residents
- Reconsider New Varsity Turf placement – impact on residents (increased use, lighting, noise)
- Could grass and turf be flipped
  - Move it east
  - Could grass and turf be flipped
- Who is responsible for waste infrastructure and waste pick-up in the area?
  - Not many bins
  - Not well serviced: big issue, needs to be emptied
  - Need more locations but **must** be serviced as well as East Mall and Wesbrook
  - Access points / strategic placement of bins

**NOTES ON MAPS FROM DISCUSSION GROUPS**





