

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

**January – February 2015 Public
Consultation Summary Report**

March 25, 2015

campus + community planning

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1. Summary

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.

The planning process for the Thunderbird Park Precinct Plan began in Spring 2014 with public consultation in July 2014. Follow up public consultation was held between January 26 - February 4 to report back on the final draft of the plan. There were two public consultation activities that took place:

1. An **open house** on Wednesday, January 28, 2015 4:30pm – 6:30pm at MBA House Commons Room, 3385 Wesbrook Mall;
2. **Online consultation** which ran from January 26 - February 4.

Campus + Community Planning (C+CP) provided notification of the public open house in January advertising, and outreach to stakeholders. Notification was sent to **38 campus stakeholders** representing the students, sports and recreation clubs, schools, parent advisory councils, residents as well as other organization on campus (see Appendix III for the full stakeholder notification list). **57 residents** were also directly notified. As a result of these outreach activities:

- A total of **21** people attended the open house
- **8** completed online questionnaires were received
- **147** unique page views to the Thunderbird Park Precinct Plan project page on the C+CP website

1.1. Summary of Consultation Feedback

Consultation participants provided feedback on a wide range of topics. Recurring themes from the in person and online feedback can be summarized as follows:

- Improve access to the precinct, including East Mall drop off, parking, pathways and sidewalks
- Ensure the precinct includes high quality amenities, such as bike racks, good lighting and weather protection

Many of the comments received will be addressed in the implementation of the plan.

2. Consultation Process Overview

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.

The goals of the Precinct Plan are: 1. Provide an environment for high performance programs and teams to excel. 2. Provide a world class recreational experience for all users from arrival to departure.

3. Provide integration and engagement opportunities with the community (including spectators, visitors, family, community etc).

The planning process for the Thunderbird Park Precinct Plan began in Spring 2014 with public consultation in July 2014. A final draft of the plan was presented for public feedback in January – February 2015. A **public open house** was held on January 28 from 4:30pm – 6:30pm at MBA House Commons Room, 2283 Westbrook Mall. **Online consultation** ran from January 16 to February 4. During the public consultation, participants learned about planned changes for precinct and reviewed the final draft precinct plan.

Public Notification

C+CP provided notification between January 16 to February 4 through advertising, email and stakeholder outreach. Notification was provided through the following print advertisements and online channels (circulation numbers in brackets):

- Vancouver Courier, published on January 23 (circ 51,850)
- The Ubysey, on January 19 and January 22 (circ 12,000 x 2 = 24000)
- The Campus Resident (circ 9,500)
- UNA e-newsletter (circ 2,475)
- The C+CP event calendar (27 unique pages views)
- The C+CP e-newsletter (circulation 2,060)
- Campus digital signage (3000/day X 10 = 30,000)
- C+CP website - project webpage (147 unique page views)
- Posts to C+CP Twitter accounts between to January 26-February 4 (over 1,564 followers)
- Emails to stakeholders (38) and residents (57)

Stakeholder Notification

Notification was sent to **38 stakeholders** representing the students, sports and recreation clubs, schools, parent advisory councils, residents as well as other organizations on campus (see Appendix III for the full stakeholder notification list). Notification was also directly sent to **57 residents**. The communication included a rendering of the precinct under design, a list of 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.

3. Public Consultation

Students, sports and recreation clubs, and residents were the primary target audience for the consultation but others were not precluded from participating. Public consultation ran from January 28 to February 4, during which a public open house was held on January 28. During this consultation **8 questionnaires** (6 online and 2 in person) were submitted and **21 people** attended the public open house.

Participants were asked to provide feedback on the following:

- The approach to user and visitor experience in the precinct. This includes: parking and access, bicycles and pedestrians, the plaza, and identity and experience in the precinct
- What they like the most and least about the proposed precinct plan?
- Any other comments

UBC Athletics and Recreation staff were on hand to answer questions about the final draft precinct plan, including the proposed facility upgrades at Thunderbird Park.

Online Consultation

As part of the online consultation, the C+CP website provided the same information as was available at the public open house on January 28. The web content was posted on the C+CP website on January 26, and the link to the online questionnaire was also posted on the Public Consultation page on the same day. The online questionnaire included links to the relevant supporting information on the C+CP website. The online questionnaire included the four (4) questions on the feedback form available at the open house. The public was invited to take the questionnaire and provide input until February 4.

4. Detailed Feedback

Below is a summary of the feedback received on the final draft Precinct Plan from both the open house and online consultation. When asked what respondents **liked most** about the Precinct Plan, responses included:

- The proposed East-West connection
- Dedicated pedestrian and bicycle lanes
- Improved facilities including washrooms, changing rooms and storage space
- Improved wayfinding signage
- New public amenities (e.g. plaza, washrooms, storage)
- Spectator enhancements (i.e. covered seating)
- East Mall hedge is retained

The following summarizes the responses to questions on: user and visitor experience, what respondents liked least about the Precinct Plan as well as other comments:

Theme	Outcome
<p>1. East Mall drop off</p> <ul style="list-style-type: none"> • East Mall drop off is awkward to get to the turf fields, particularly because there are no sightlines for parents. • Suggestions were made to create a drop off / pick up area in the hedge free area between Warren and Wolfson West on East Mall. 	<p>A pickup drop-off area is planned for East mall, near Wolfson and Warren fields where there is no hedge to offer clear sightlines for parents to the fields.</p>
<p>2. East Mall sidewalk</p> <ul style="list-style-type: none"> • The condition of the sidewalk is in poor condition, particular on the northbound 	<p>Out of scope for this plan, but will be considered as part future sidewalk upgrades.</p>

Theme	Outcome
side of East Mall and wrapping around to 16th.	
<p>3. Parking</p> <ul style="list-style-type: none"> Hawthorn residents are concerned about field users parking in their neighbourhood, making it difficult for residents to park. 	<p>The UNA manages the parking in the neighbourhoods and have made adjustments to restrict parking hours. To assist with deterring visitors from parking in the neighbourhoods, the wayfinding for the precinct identifies the UBC parking options available, along with rates and distances. There will also be additional parking in the renovated Thunderbird Stadium parking lot.</p>
<p>4. Pathways</p> <ul style="list-style-type: none"> The pathways within the precinct should be wide enough to accommodate both pedestrians and cyclists safely. 	<p>The new East-West connector, north of baseball park/stadium to the National Soccer Development Centre, is planned to be 3m wide.</p>
<p>5. Public access to fields</p> <ul style="list-style-type: none"> It is important that the fields and plaza remain open and accessible to the public. There is concern that there will be less access once the Whitecaps arrive. 	<p>The addition of a new turf field will result in more access for the UBC community.</p>
<p>6. Public amenities</p> <p>Suggestions included:</p> <ul style="list-style-type: none"> Install more garbage and recycling stations Install covered bicycle racks Install low flow toilets and energy efficient hand dryers in the washrooms Serve sustainable food and green utensils in the concession stand 	<ul style="list-style-type: none"> Additional recycling stations are planned. There are no plans for stand alone covered bike racks, but integration with building overhangs will be explored. Efficient fixtures are planned. Sustainability will be a factor in our choice of concessionaire.
<p>7. Sport fields</p> <p>Feedback included:</p> <ul style="list-style-type: none"> Emergency access to fields and procedures (i.e. locations of defibrillators) should be clearly communicated 	<ul style="list-style-type: none"> Vancouver Fire is involved in all developments at UBC to ensure emergency access is acceptable to BC Fire Code. A comprehensive precinct wayfinding plan is being developed, which will include emergency response points and locations of emergency response equipment.

Theme	Outcome
<ul style="list-style-type: none"> • There is water leaking from Wolfson and Warren fields onto East Mall. This should be addressed • Lighting: Concerns that lighting in the precinct will impact the adjacent areas and wild life. There was also a suggestion to use the model for existing lights on the East-West connector for any new lighting installation in the precinct • Concern about the impact to the drainage and biodiversity in the area from converting grass fields to turf and buildings • Concern that the warm up area is not close enough to the field hockey field and the lack of warm-up area for soccer • Suggestion for alternative arrangement to fields to accommodate better parking and pick up / drop off. 	<ul style="list-style-type: none"> • The drainage systems on Wolfson Field and all other fields undergoing upgrades are being replaced. This should address any future leaks. • Additional lighting will be consistent with the precinct. • The number of grass fields will remain the same as existing, with the one added artificial turf field being located on the existing parking lot. • The field hockey warm up area is planned as a larger more functional space in its new location. • Field arrangement was dependent on constrictions imposed by the 2007 Thunderbird Park reconstruction, and the final layout was chosen to optimize field space and access.
<p>8. Weather protection</p> <ul style="list-style-type: none"> • There are questions about whether the proposed weather protection is adequate 	<p>Covered bleacher areas are still being investigated and costed, but no decision has been made. Weather protected areas will be incorporated into the building design.</p>
<p>9. Safe Pedestrian Access</p> <ul style="list-style-type: none"> • Concerns about safe pedestrian access to the precinct, including installing lights on East Mall, Wesbrook Mall and West 16th Ave • Concerned about speeding on East Mall 	<p>Out of scope for this plan. Safety is an important concern for both UBC and UNA. UNA and UBC work together to enhance awareness on pedestrian safety through partnership initiatives like the Walk N Roll program and with the RCMP speed watch program.</p>

5. Participant Demographics

Participant demographics are calculated over **8**, the total number of questionnaire respondents. Please note two participants identified themselves as both alumni and residents, one as staff, resident and UNA and one as faculty and resident.

What is your primary affiliation with UBC?	Count
Student	0
Faculty	0
Staff	0
Alumni	0
Professor Emeritus	0
Resident	7
UNA	0
No direct association	0
Other	1

6. Next Steps

Many of the comments received during the public consultation will be addressed in the implementation of the plan. The final draft of the precinct plan presented during the public consultation is moving forward and is currently pending final budget approval. The various projects within the Precinct will be approved individually through the development permit process. The public will be given opportunity to comment on each of these projects at future development application open houses.

Current projects underway include:

- Upgrades and improvements to the Thunderbird Park Athletic Precinct have begun, including Wolfson Field West, the Baseball Field House and National Soccer Development Centre.
- New parking and a pick and drop off area will be installed as part of the National Soccer Development Centre.
- The new parking at Thunderbird Stadium will be underway soon.

To learn more about Thunderbird Park go to: <http://sportfacilities.ubc.ca/thunderbird-park/>

7. Appendices

Appendix I: Display Boards (Attachment)

Appendix II: Feedback Form (Attachment)

Appendix III: Stakeholder Notification List

1.	BC Rugby Union
2.	Field Hockey Canada
3.	FPIinnovations
4.	Fraternities (Beta Theta Pi)
5.	Norma Rose Point Elementary
6.	Old Barn Community Centre

7.	RCMP
8.	Sororities, UBC (UBC Panhellenic Association)
9.	Total Field Hockey Club
10.	U Hill Elementary Parent Advisory Council (PAC)
11.	U Hill Elementary School
12.	U Hill Secondary Parent Advisory Council (PAC)
13.	U Hill Secondary School
14.	UBC Alma Mater Society
15.	UBC Athletics and Recreation
16.	UBC Baseball
17.	UBC Graduate Student Society
18.	UBC Men's Field Hockey
19.	UBC Men's Rugby
20.	UBC Men's Soccer
21.	UBC REC
22.	UBC Sports Camps
23.	UBC Student Housing and Hospitality Services
24.	UBC Track & Field
25.	UBC Women's Field Hockey
26.	UBC Women's Rugby
27.	UBC Women's Soccer
28.	University Endowment Lands
29.	University Neighbourhoods Association
30.	Urban Rec
31.	Vancouver Hawks Field Hockey Club
32.	Vancouver Nighthawks
33.	Vancouver Ultimate League
34.	Vancouver United Football Club
35.	Vancouver Women's Field Hockey League
36.	Village Gate Home
37.	Wesbrook Properties
38.	Wesbrook Village

Appendix IV: Verbatim Feedback

Please provide feedback on the approach to user and visitor experience in the precinct. This includes:

1) Parking and access, 2) Bicycles and pedestrians, 3).Plaza and 4) Identity and experience in the precinct

Plaza is meant to be distinct part of the plan, but it was not well preserved neither in details, nor even conceptually.

Parking plan for the area should cover the whole neighbourhoods. Already now Tennis arena and Thunderbird ice hockey arena users are using Hawthorne neighbourhoods as free alternatives in evenings. East side East Mall parking is always empty during evenings. Why not make it free after 6pm?

For some reason the existing fields that abut East Mall continually leak water onto the East Mall road. This involves the length along Wolfson and Warren fields and is most acute at the driveway area at the North end of Wolfson. This phenomenon makes the road dirty, wet and slippery and so is both a nuisance and a safety hazard. It is not uncommon for field users to cause a ball to go over the fence onto the road requiring quick stops. Secondly, visitors searching for or leaving street parking are prone to unanticipated changes of direction on the road, once again requiring quick stops. The wet, muddy roadway is an environment that increases the risk of accidents. I don't know why this has been allowed to persist, but as UBC is in the process of spending large sums of money to re-develop the fields, surely proper drainage should be part of the field design. Allowing continual drainage onto the road is a foolish solution. It seems that you have a situation with either poor design or shoddy installation and this should be reviewed immediately.

Parking and Drop-off -- decreased number of parking spaces increases the impact on parking in the community. We are already swamped with people parking any time outside of the "no parking" times (i.e. M-Sun 8-6) such that we have difficulty finding a spot to park on the street even though we have purchased \$60+ parking passes and have the right to park in front of our homes.

Access - access to, particularly, Wright field has decreased notably. Proposed drop-off zone on East side of NSDC Whitecaps/NSDC UBC is not in (parent) sightline for parents dropping off for the Community-use fields especially Wright field (or Warren & Wolfson West).

Bicycles & pedestrians - good accessibility and accommodation. Please make sure that the paths are wide enough to accommodate both pedestrians and bikes (for e.g., the sidewalk running North-South between this area and UHill Secondary is a good width). Please also include lots of bike racks -- covered would be nice!

Plaza - Very nice idea. I hope that it will be open to public not just reserved for high performance athletes. Will there be picnic tables?

Identity and Experience - I think that people will be more frustrated than they currently are with regard to finding parking. I know one plan is to have people park in Thunderbird parkade but that is at least 2 blocks away. I think that parents will also be frustrated with drop-off and pickup.

It seems based on the southern most connector through the plaza, that the 'drop off' zone and short term parking (10min) will not be useful to the community groups using the turf fields - the route is awkward to get to the turf fields, and there is no line of sight for parents. A viable drop off / pick up area will be vital on the west side of the precinct (East Mall) where now all the community program activity will be focused.

I cannot tell from the plan where emergency vehicles can get into the center of the park - they need to be able to approach all the fields with WELL SIGNPOSTED ACCESS (EMERGENCY ONLY). This is a historic problem at the fields, but it is not clear how it is being addressed. Field design elsewhere allows ambulance to drive directly on to the turf, which can save lives. WHERE ON SITE WILL DEFIBRILLATORS be located?? All of the groups accessing these fields need to know how health and safety and emergency situations are going to be addressed.

I love that the design is active transportation oriented which is fitting for a sports precinct. Please

enhance the safety for all participants by adding more "Red Light" controlled traffic lights to allow access to the precinct. Currently the only safe access points for children and elderly are the NE and NW corners of the precinct on Thunderbird Blvd at Wesbrook Mall and East Mall. The "Yellow Light" crossing points to the East, South, and West of the precinct on Wesbrook Mall, 16th Ave, and East Mall that audibly warn that "traffic may not stop" are not safe, especially while crossing four lanes (!!!) of traffic.

I am very disappointed to hear that there is no plan to improve the sidewalk on the northbound side of East Mall and wrapping around to 16th! The current sidewalk is riddled with tree roots pushing up through the asphalt making it un-passable for anyone using wheels (i.e. wheel chairs, walkers, strollers, shopping buggies, etc.). This is a hindrance and a safety hazard to people trying to access the fields from East Mall. The precinct area will look nice and pretty but the outside will have this dilapidated, unsafe, sidewalk. It doesn't make sense and it detracts from the aesthetic of the inner walkways.

What is most important for me and I think most of the people who live in my neighbourhood is the very poor condition of pedestrian and cyclist connections through and around Thunderbird Park.

I applaud the plan to add east-west connections through the Park. This is wonderful.

However, to get to these from main campus and my neighbourhood (Hawthorn Place) one must travel along East Mall. The sidewalk on the east side of East Mall is in absolutely horrible shape. It is dangerous for older folks to walk on at night. Its nearly impossible to pull a grocery buggy on it when traveling to and from Save-on-Foods. We raised this issue repeatedly in the earlier consultation, but I see nothing in the plan about the East Mall sidewalk. Is it there? If not, this is a huge disappointment.

What do you like the most about the proposed precinct plan?

bicycle and walkways; saving the hedge on East Mall; public access to new facilities

I like the idea of having:

- permanent washrooms and changing rooms
- weather-protected seating area between Warren and Wright field.
- storage
- I like the current lighting along the E/W sidewalk North of Warren and Wright. Good model for other areas.

Clearly there will be a strong central core to the precinct and much improved facilities - the best will be having washrooms and change rooms available, plus the long awaited storage areas.

Weather protection for spectators is a key enhancement. Covered bike parking would be great, too! That would encourage more people to cycle in all weather conditions.

I'm glad to see the upgrading of East-West pedestrian and bike routes and the plan to improve signage and way finding both for pedestrians and drivers. I am frequently stopped by both drivers and pedestrians asking me where a particular field is located. With the plan to have prominent landmark signage that is visible from the street, this will help people with way finding.

What do you like the least about the proposed precinct plan?

I witnessed many times spectators (often parents" standing around the fields under the rain. Proposed weather protection facilities look to be very limited

parking will be inadequate-I can foresee that more and more evening parking will happen around Hawthorne neighbourhood

As a member of the community, I have a number of concerns. Further, I am also involved with user groups -- both soccer (Van U) and field hockey (Vancouver Hawks). Below I have listed my concerns as a community member and also as a representative from user groups.

Concerns:

- **Parking:**

Parking was a major topic at the July 14 workshop where both community and facility users expressed concerns regarding the limited amount of accessible parking. The Plan states that "the goal for the precinct is to provide parking that is easy to access, well managed and with minimal impact to the adjacent neighborhoods". However, as parking in close proximity to fields is reduced, parking competition in front of our home (on East Mall) will increase.

The plan depicted at <http://planning.ubc.ca/vancouver/projects-consultations/consultations-engagement/thunderbird-park-precinct-plan/user-and-visitor-experience> under "proposed new parking" is misleading as it does not show the current parking and drop off available in the gravel parking lot South of the Wright field. This large space can accommodate 60 vehicles in the lot and there is further space for parking (20+ vehicles) plus drop-off (10+ vehicles) on the South & East sides of the current baseball tent. All of these parking spots will be lost when the new turf field (#18) is built.

- **Dropoff/Pick-up zones:** also a recurring topic at the July 14th workshop. Again, the Plan is misleading as it states that "12 new drop-off and pick-up spaces [will be created] near the National Soccer Development Centre but does not mention anything about the notably large number of spaces (10+ +) that will be lost beside the current baseball tent with the building of turf field #18.

I think it would be good to have a pull-in bay along East Mall (South of Warren field). It is vital that there be a drop off/pick-up zone designated in "hedge-free" space between Warren and Wolfson West.

- **Traffic:** As traffic increases on East Mall, it may be necessary to install several speed bumps

to discourage speeding. (Our puppy was hit by a car speeding along East Mall several years ago and, although he survived, we think of it daily as we watch cars continue to speed there.)

- Garbage: There used to be a number of garbage cans situated at various places beside the playing fields. Now those numbers have decreased notably and the amount of garbage on the ground has correspondingly increased. Increased use of this area, especially with a concession stand, will result in more garbage. We need more bins and, more importantly, proper recycling stations such as can be seen in many of the UBC buildings.
- Decreased green space: the proposal converts quite a bit of the current open green space (both grass and bush/tree cover) to buildings or artificial ground cover. This affects drainage patterns and also affects the overall biodiversity of the area. For example, there is less space for small children to run, Canada geese to graze, less bushes for songbirds to build nests, etc.
- Limited Accessibility to fields: Building of 2 natural grass fields specifically for the limited use by the professional Whitecaps team (with possible use by UBC Men's team) limits community and user accessibility to space in the fields. For example, it appears that "other users" such as baseball community leagues, ultimate High School tournaments, will not have access to the "special" natural grass fields, and will be accordingly more and more hard-pressed to find user space.
- Bike-Pedestrian Accessibility: the pedestrian/bike way between Warren & Wright fields and the new proposed fields just South is too narrow. The space between Warren and Wolfson is lovely with the older deciduous trees and strip of grass but this new "corridor" will be very tight and won't contain good sight lines.
- Artificial Lights: I continue to be concerned about the increased amount of artificial lights in this area. It would be better to limit the artificially-lit area to a few blocks in radius but unfortunately, these lights will now be spread further with the introduction of a lit field at Wolfson West. Research (quoted in previous submissions to CCP) indicate that these lights negatively affect both humans and wildlife (such as migrating birds).
- Field Hockey warm-up area: I find it strange that the completely new warm-up space right beside Wright field will be torn up and the warm-up space moved further away!

I'm very sorry to see the Field Hockey warm up area be separated from Wright field, the new one appears larger, but I'm not sure we gain enough to make it truly useful. It is also unfortunate that there is a lack of warm up areas for the other soccer fields (as were designed into the Coquitlam complex), unless soccer players will be able to use the small-sided fields?

The best feature of the current precinct is that all the fields are open and accessible which helps build the community. I see professors playing a casual soccer game and lunch and children playing a pickup baseball game in a corner of the turf baseball field. It seems that with the new design more and more of the fields will be closed off to the public. The Whitecaps fields are already closed and the new baseball stadium will be closed, too. I think this is a critical mistake. The open fields encourage participation in an active lifestyle and build community. They also drive spectators to UBC events. Please keep all of the fields open to the public and don't fence off area after area.

The disregard for the lack of an immediate plan to upgrade the sidewalk on the periphery of the fields (especially along East Mall). It is a safety issue, an accessibility issue and an aesthetic issue as well. Everywhere within the precinct there will be nice wide flat sidewalks but if you park or get dropped off on the northbound side of East Mall, you're likely to be navigating asphalt that has been pushed up by tree roots causing great gaps and bumps in the sidewalk. In places it is virtually impassable if you use wheels of any kind (wheel chairs, strollers, etc).

Lack of information about whether the East Mall sidewalk (east side), which connects Thunderbird Park to the rest of campus, will be improved. If not, then the plan is a tremendous disappointment.

Other comments

Representing opinion of East Mall residents, I emphasize again our request to retain the hedge along East Mall which provides a sort of a buffer between the fields and the residential arena. More parking coordination is needed along East Mall. Residential parking of Logan Lane complex is all taken by sport facilities users after 6 pm even now.

Once again the design plan that is posted does not address the issue of parking. It is inevitable that the re-development of the precinct, especially with the addition of the soccer centre, will bring more car traffic. The new plan eliminates a substantial parking area now in the middle near the Physio centre and replaces it with a minimal parking area which logic says will be taken up by soccer centre/Whitecaps personnel. One can only wonder why UBC continues to avoid discussion of the impact of this development on the neighbourhoods adjacent. Parking on neighbourhood streets is a major issue and this Planning Dept. refusal to make parking part of the precinct plan is irresponsible. You seem to be deliberately creating a situation of conflict and I fail to see how this serves anyone. This is a planning failure that should be addressed immediately.

I am surprised by the proposed density of fields in the area South of Warren and Wright fields. My recommendations are as follows:

- no artificial turf field (#18)
- keep field hockey warm-up area where it is currently (i.e. no #16). Enlarge if necessary.
- move storage (#15) east
- move futsal fields (#17) east
- incorporate a drop-off/pickup + short-term/coaches-only parking into space West of storage & futsal areas (i.e. what shows as #18 turf). Have vehicles access this from east Mall
- widen bicycle and pedestrian path (2-lanes) South of the above (what used to be #18). Put lighting and trees along this access point.
- install drop-off/pickup zone along East Mall in "hedge-free" zone between Warren and Wolfson West.
- better attention to what will really make the area sustainable -- what UBC claims to be! According to the USA Environmental Protection Agency, this would mean "conditions under which humans and nature can exist in productive harmony". The following should be

considered:

- recycling stations
- ecologically sound plantings
- washrooms with low-water flush toilets and speed-heat hand dryers
- public accessibility (limit the areas that are restricted to 'high end' users)
- concession stands offer food grown in a sustainable manner and "green" utensils (use Hollyburn lodge on Cypress mountain as model)

The covered area between Wright and Warren fields is not described - is this to be covered stands? A covered area is very welcome as long as it contributes to the fan experience and does not interfere with stands/bleachers dedicated to Wright field (part of a federal infrastructure grant development)

With the new parking lot being built at the stadium and the expected increase in pedestrian traffic across East Mall at Stadium road, I would suggest that pedestrian activated flashing lights would greatly enhance the safety of those crossing there (especially at night and in the Winter). I would also advocate for flashing lights to be installed at the crosswalk at East Mall and Eagles Dr. as well. These crosswalks are used heavily by UBC sports teams walking from the residences as well as high school students on their way to school and residents walking between Hawthorn Place and Westbrook Place.