Inter River Park

South Sports Field Feasibility & Conceptual Design

NORTH VANCOUVER DISTRICT

Council Sports Field Workshop

October 24, 2016

BINNIE

Council Workshop

Council Sports Field Workshop
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Agenda:

1. Inter River Park: South Sports Field Feasibility & Conceptual Design
2. Kirkstone Park ATF Conversion
3. District Wide Sports Field Strategy

In addition:

4. Lynn Valley Trail Loop Proposal

Presented by:

Susan Rogers, Parks Manager

Catherine Eiswerth, Project Manager, Binnie & Associates

ATF/Sportsfield Demand

- Increasing demand for more playing fields in the District
- District limited to accommodate full sized tournament sportsfields
- ATF's provide 3-4 times more playable hours than grass sportsfields
- Playable in wet weather and no recovery time from use

Stakeholder Process to date:

Sportsfield User Group Meeting - October 2015

Sports Advisory Presentation - November 2015

District Council Workshop - January 2016

Parks Advisory Committee - January 2016

Sportsfield User Meeting - July 2016

Sport Council- September 2016

PNEAC - September 2016

Council Workshop – October 24, 2016

Project Background

Site History

- **Waste Landfill -1956 to 1988**
- **Field 1 Opened 1988**
- **Soil Disposal 1990 Present**
- **Fields 2, 3 Opened mid 1990's**
- **Master Plan approved 1995**
- **Fields 4, 5, 6 - Opened 2005**
- **Fields 7, 8 - Opened 2009**

8 = Field Number

Rationale for Inter River

Why is upgrading being considered?

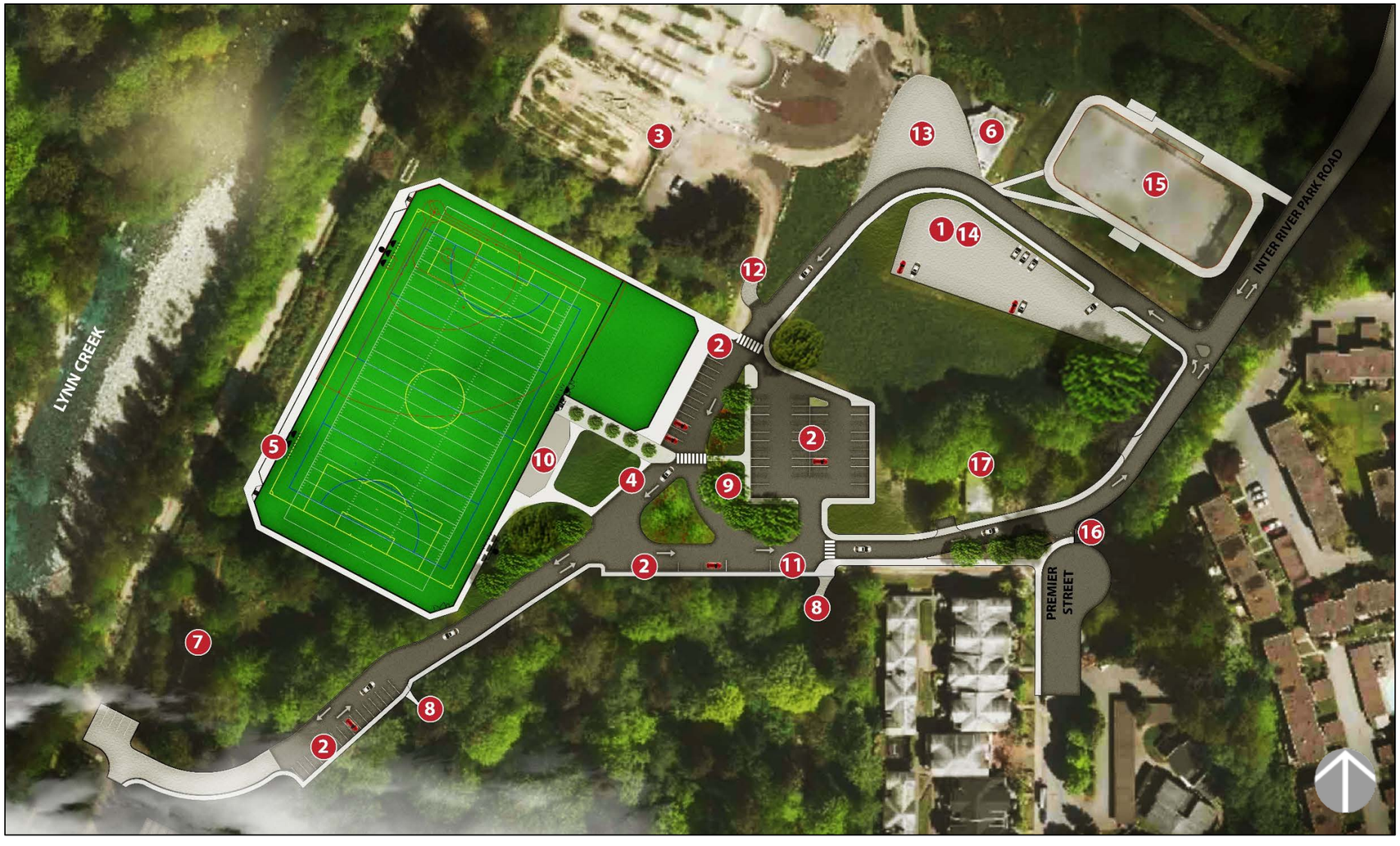
- **Existing field is uneven with poor drainage**
- **Total rebuild required**

Why an artificial turf field?

- **One multi-use ATF is equal to 4 to 6 grass fields**
- **Strengthen Inter River Park's role as a tournament center**
- **Pressure taken off District's other grass fields**
- **Potential increase in bookable hours from 147 hrs. (2015) to 2600 hrs.**

Artificial Turf Field Concepts

1 Field + Warm-up Option



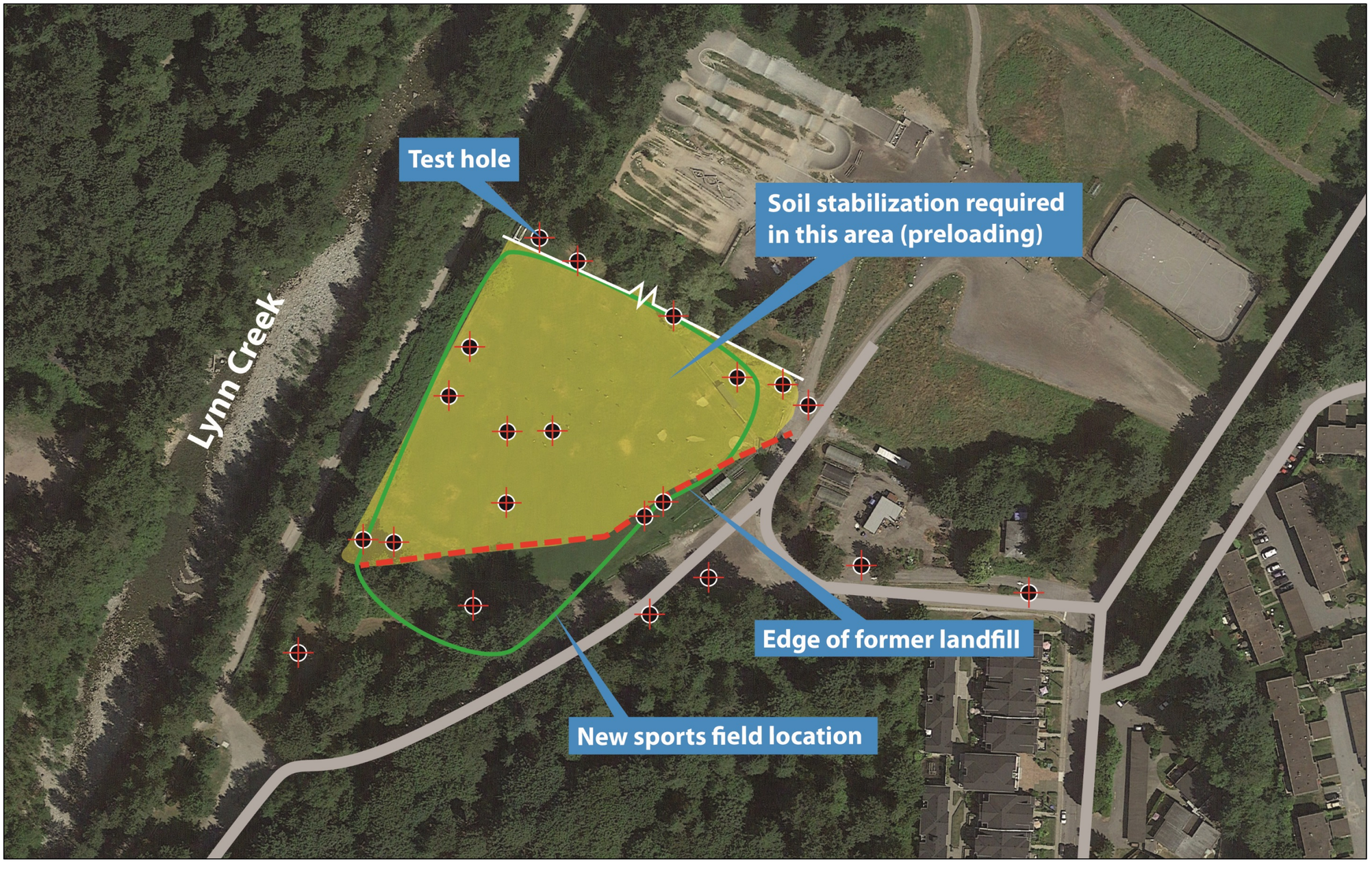
1) Existing parking
2) Proposed parking areas (79) (74 ninety degree, 5 parallel)
3) Existing bike skills facility
4) Proposed drop-off area
5) Proposed field lights
6) Existing field building / washrooms
7) Existing sedimentation pond
8) Existing trail entrance
9) Existing trees preserved
10) Spectator area
11) Bus parking stalls (2)
12) Service vehicle access
13) Bike skills park drop-off area
14) Parking and event staging area
15) Future sport court (by others)
16) Emergency access
17) Future park operations area

Artificial Turf Field Concepts

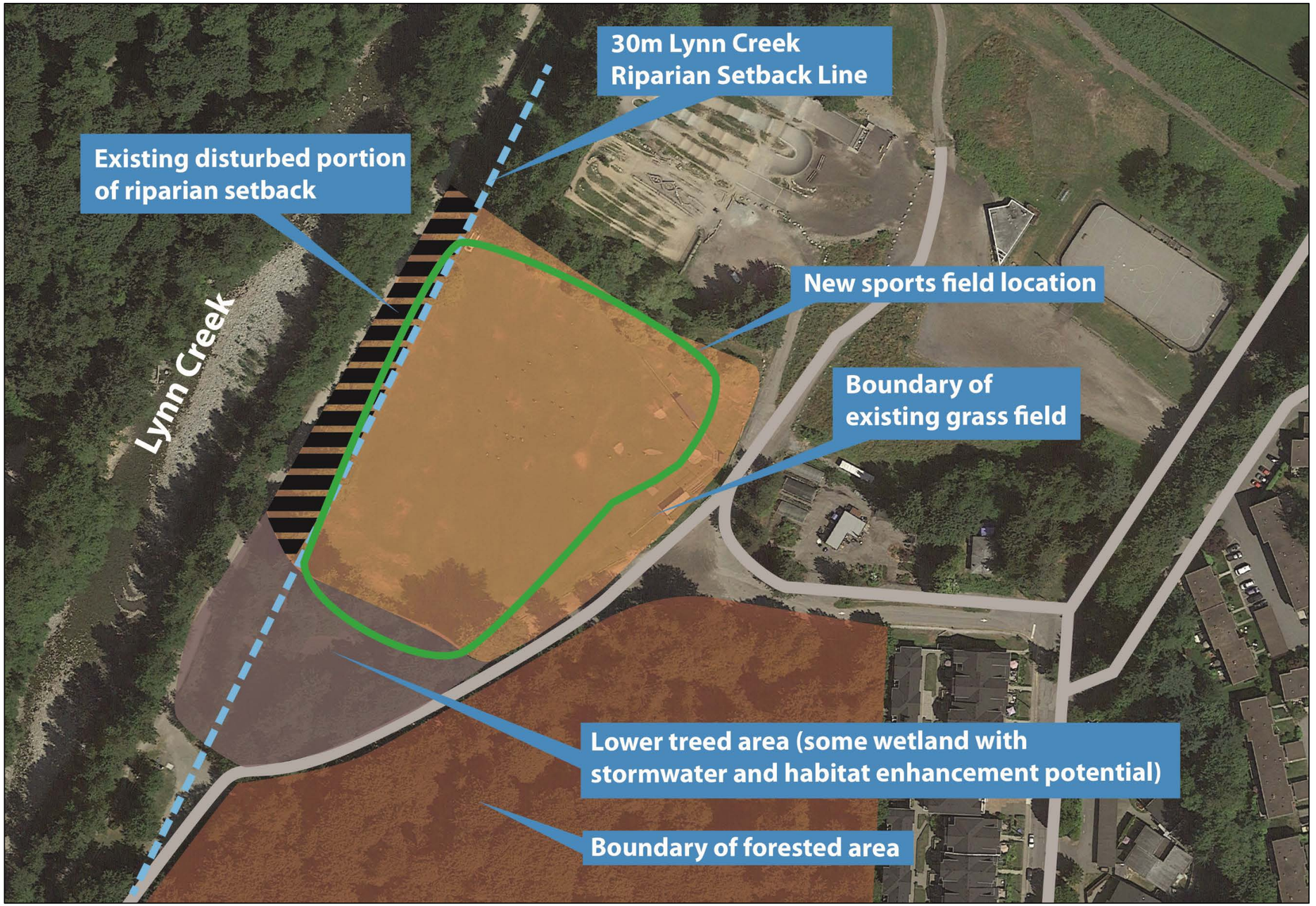
2 Field Option

1) Existing parking
2) Proposed parking areas (ninety degree)
3) Existing trail entrance
4) Existing sedimentation pond
5) Service vehicle access
6) Existing trees preserved
7) Parking and event staging area

Geotechnical Overview

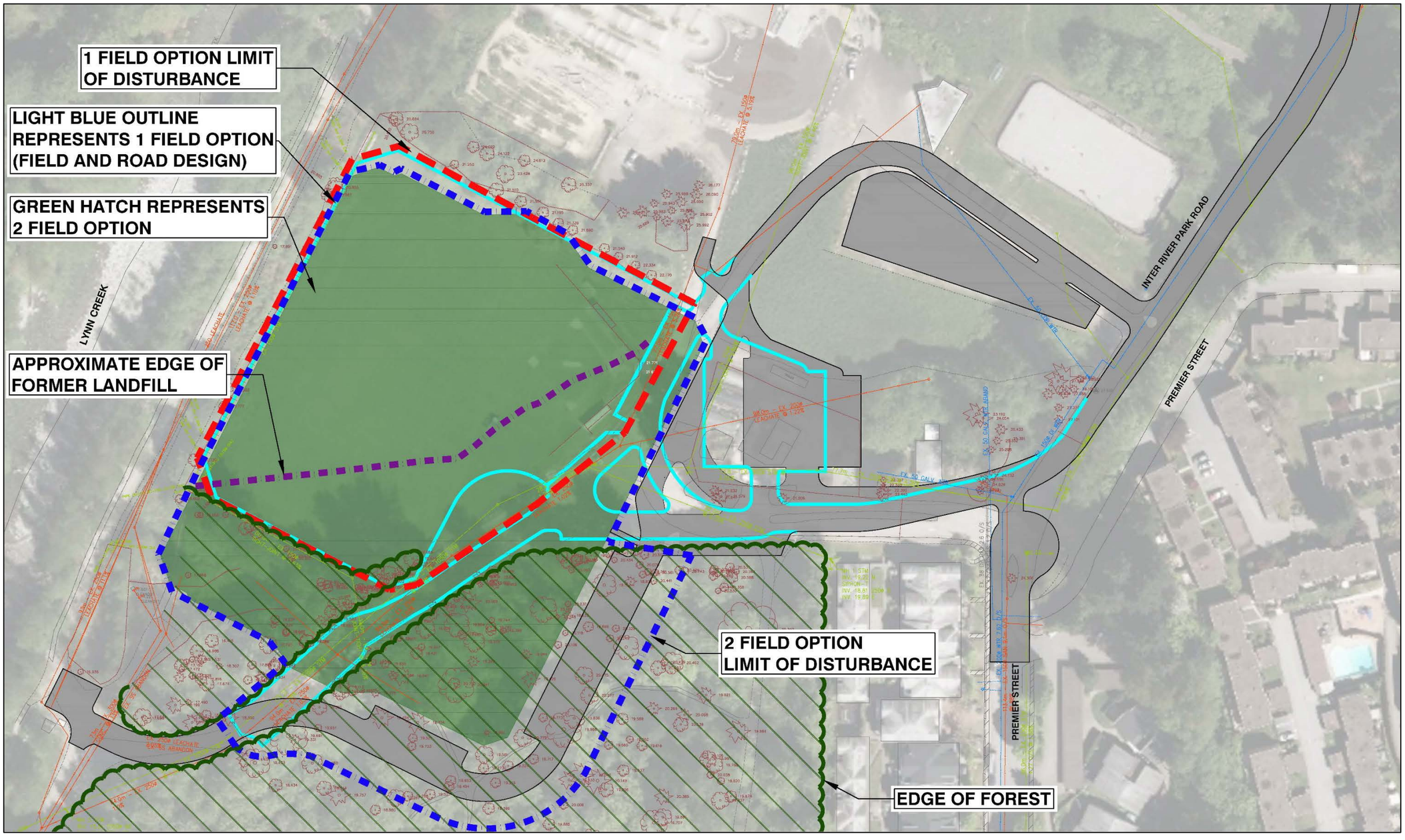


Environmental Overview



Comparison of Artificial Field Concepts

NORTH VANCOUVER DISTRICT



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Natural Grass Field Concept

1) Existing parking
2) Proposed parking areas (ninety degree)
3) Existing bike skills facility
4) Existing field building/washrooms
5) Future sport court (by others)
6) Existing sedimentation pond
7) Existing trail entrance
8) Existing trees preserved
9) Service vehicle access
10) Bike skills park drop-off area
11) Parking and event staging area

Implications of ATF Options

Relative Implication of Design Options – 2 ATF Fields			
Criteria	No Impact (or Benefit)	Some Impact	High Impact
Tree/Habitat Loss			
Riparian Encroachment			
Settlement Potential			
Preload Duration			
Ex. Utility Relocation			
Extraordinary Cost			
Future Maintenance Risk			
Parking Demand Met			
Additional Field Inventory			

Relative Implication of Design Options – 1 Field + Warm-up			
Criteria	No Impact (or Benefit)	Some Impact	High Impact
Tree/Habitat Loss			
Riparian Encroachment			
Settlement Potential			
Preload Duration			
Ex. Utility Relocation			
Extraordinary Cost			
Future Maintenance Risk			
Parking Demand Met			

Implications of ATF vs Grass Options

NORTH VANCOUVER DISTRICT

Relative Implication of Design Options – Natural Grass Field			
Criteria	**No Impact (or Benefit)**	**Some Impact**	**High Impact**
Tree/Habitat Loss			
Riparian Encroachment			
Settlement Potential			
Preload Duration			
Ex. Utility Relocation			
Extraordinary Cost			
Future Maintenance Risk			
Parking Demand Met			

Relative Implication of Design Options – 1 Field + Warm-up			
Criteria	**No Impact (or Benefit)**	**Some Impact**	**High Impact**
Tree/Habitat Loss			
Riparian Encroachment			
Settlement Potential			
Preload Duration			
Ex. Utility Relocation			
Extraordinary Cost			
Future Maintenance Risk			
Parking Demand Met			

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“Class D” Cost Estimates

Site development costs (ATF Field plus associated infrastructure upgrades)

- **One field plus warm-up area option:**

  $5.0 - 5.9 million

- **Two field option:**

  $9.5 -10.5 million

- **Grass field option:**

  $1.9 million

Environmental Impacts of Artificial Turf

What is the environmental concern about artificial turf?

- **Public/media concerns over ATF crumb rubber infill ('soil' portion)**
- **Ground car/truck tires used for ATF infill**
- **ATF fibres ('grass' portion) do not pose an elevated risk to health or environment**
- **Infill safety being studied by United States' EPA – report pending**
- **City of Vancouver no longer using crumb rubber – TPE, organic or EPDM infill**

Are there options to crumb rubber?

- **A number of infill options – TPE, EPDM, Organic, 100% Sand, etc.**
- **Other infills more costly than crumb rubber (+ $150K to $300K per field)**

Public Feedback

Main Comments Summarized

- **Baseball prefers natural grass option due to impact of ATF on higher level ball**
- **More people support closing Premier Street than do not**
- **Concerns about increased traffic, noise, safety, speeding**
- **1 field option preferred over 2 ATF option**
- **Concerns about deforestation/impact on environment**
- **Dog walkers are a major user group and hope project won't impact them**

Timeline

1 Feasibility Review and Concept Design

4 Public Information Session

3 Public Feedback Period

4 We are here

Sports Council
Council Workshop
Parks Committee

5 Go or No Go

6 Spring 2017

Implementation (if Go) Detailed Design

7 Summer 2017

Tendering/ Construction Site Preparation

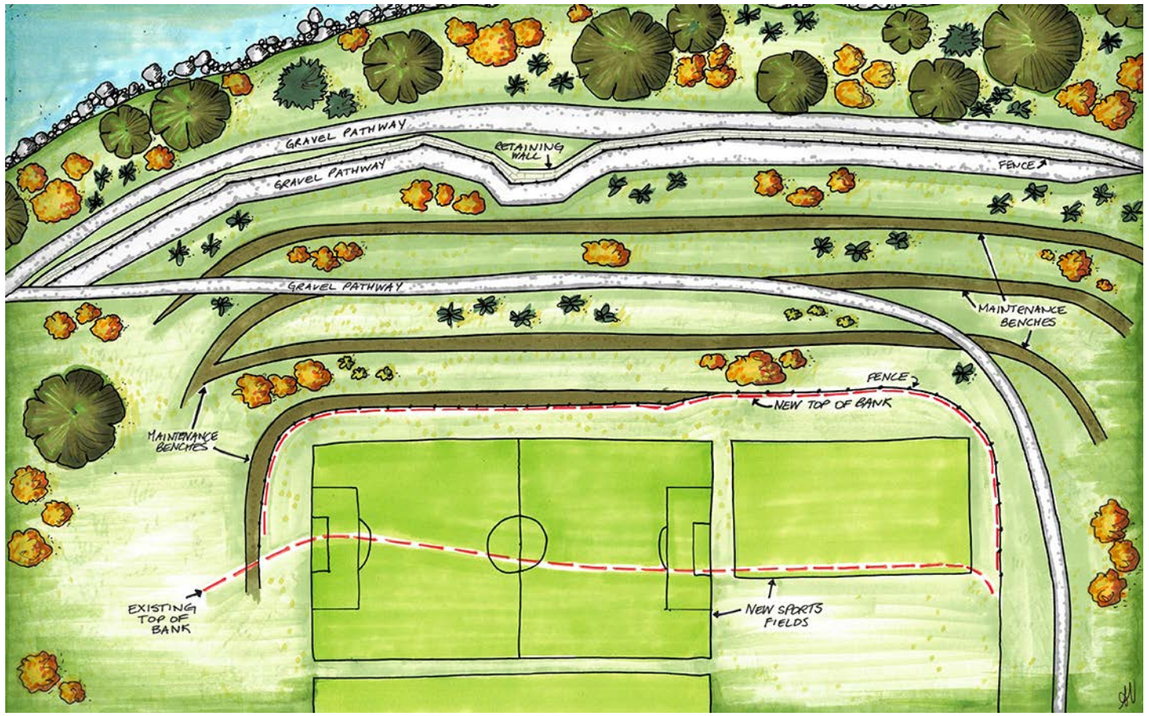
8 2018 and beyond

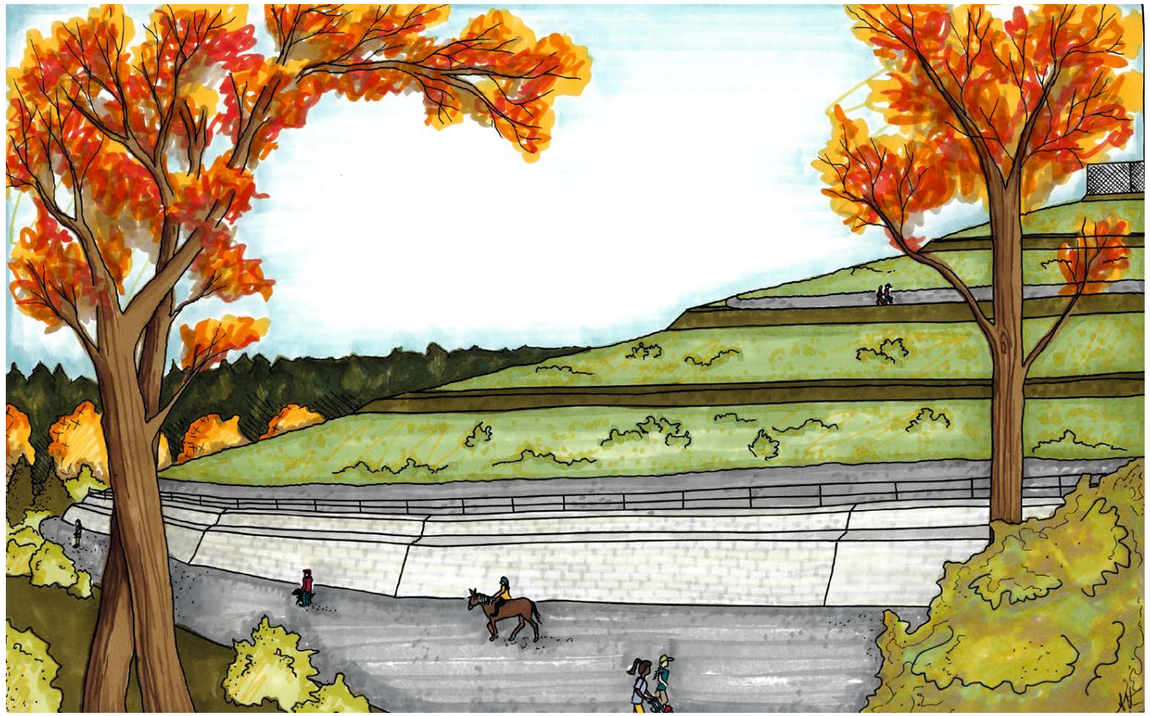
Field/Parking Construction

Recommendation

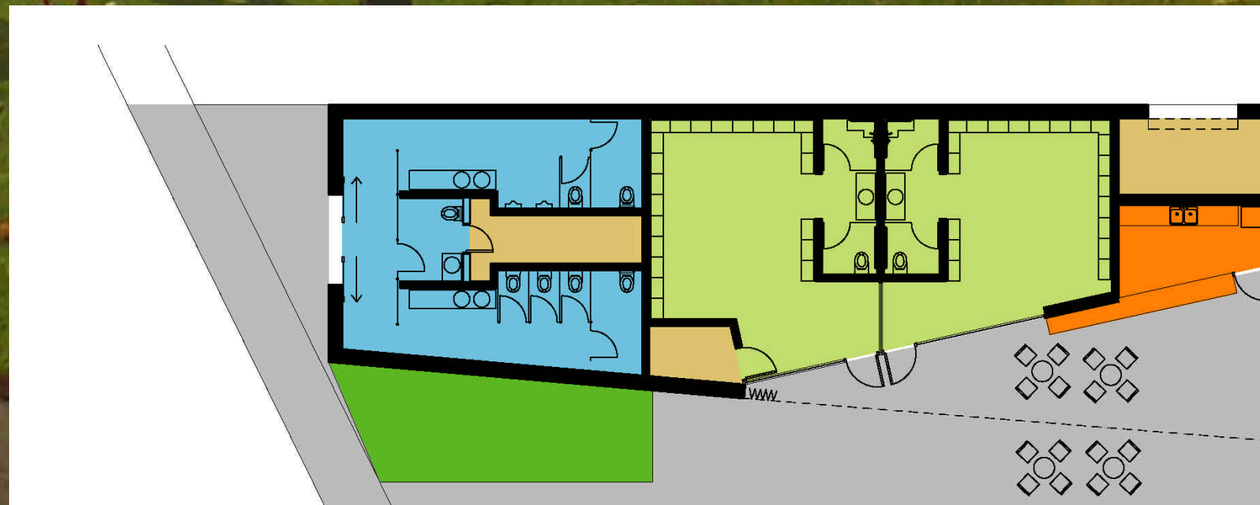
That Council direct staff to proceed with a 2017 Capital Budget request for site preparation for a 1 ATF field plus warm-up option at South Inter River Park.

Inter River Park- slope expansion project






INTER RIVER PARK
FIELDHOUSE



Comments and Questions

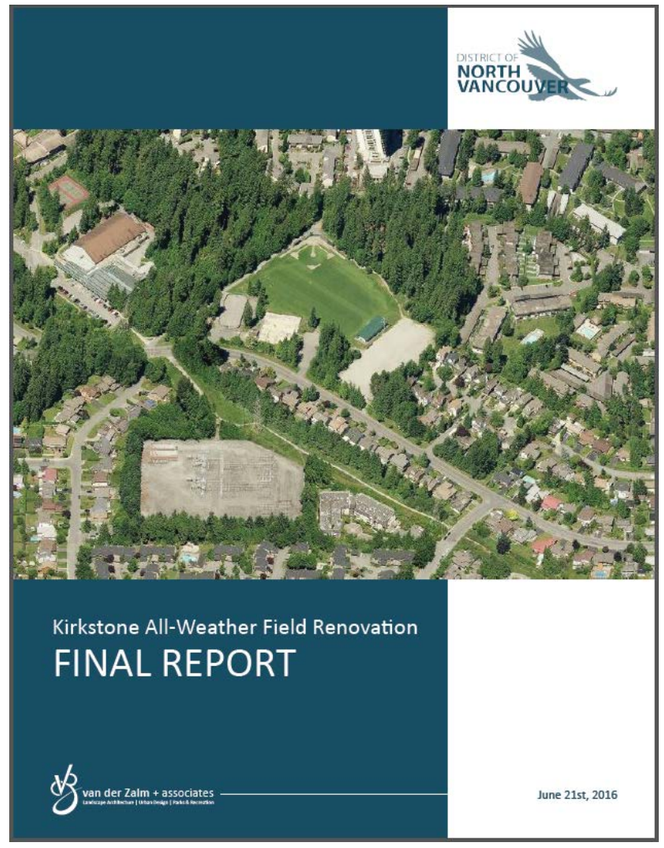
Thank You!

Inter River Park

South Sports Field Feasibility and Conceptual Design

Kirkstone ATF Feasibility Study June 2016

- **In 2016 DNV retained van der Zalm + Associates for feasibility review to convert DNV all-weather field to community-level ATF**
- **DNV has shortage of soccer practice facilities for year round use.**
- **All weather fields are generally underutilized.**
- **Kirkstone AW Field has infrastructure required by an ATF. This reduces construction cost without affecting playability**
  - Existing field lighting
  - Existing drainage
- **The all-weather field at Kirkstone has key infrastructure :**
  - Existing parking
  - Existing washroom building
  - Located on a bus route
  - Next to Lynn Valley Growth Center



Gravel Field ATF Conversion: Kirkstone Park

- **Increasing demand for more playing fields**
- **Low demand (bookings) for existing gravel fields**
- **Potential increase of bookable hrs from 700 - 2600 hrs. per year**
- **Limited park areas to expand with new field inventory**
- **Sites are dedicated, flat and have existing field lights**
- **Gravel conversions cost less than typical ATF fields as lighting exists; drainage is less costly and less fill is required**.

Stakeholder Process:

Sportsfield User Group Meeting - October 2015

Sports Advisory Presentation - November 2015

District Council Workshop - January 2016

Parks Advisory Committee - January 2016

Sportsfield User Meeting - July 2016

Council Workshop - October 2016

Kirkstone ATF Feasibility Study June 2016

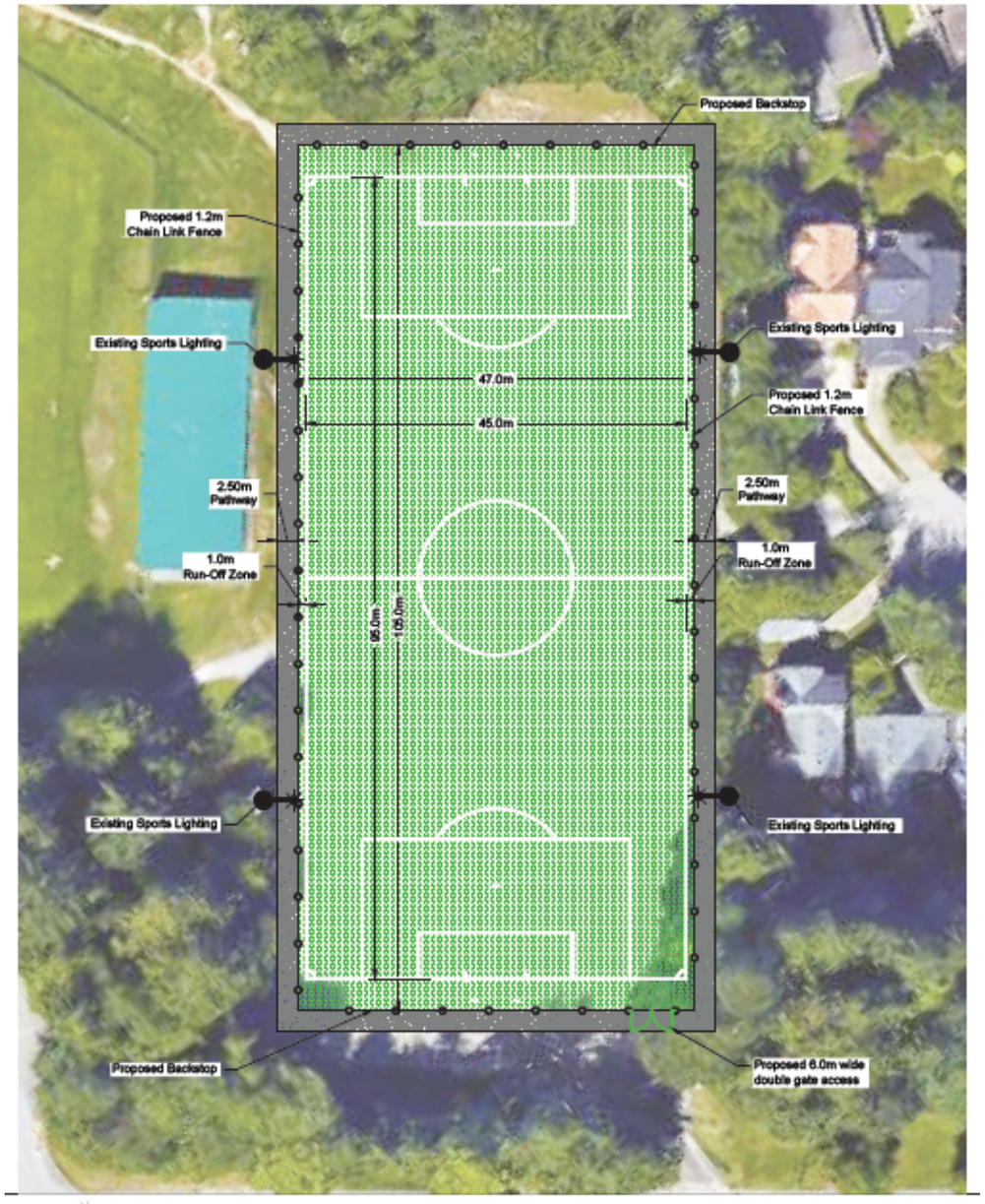
Recommendation:

- Develop field 47M x 105M - marked for Super 8 and full-length field
- Field meet FIFA standard for play
- Field halved for simultaneous games in U6 - U10 leagues or broken down for youth practice games.

Cost Estimate:

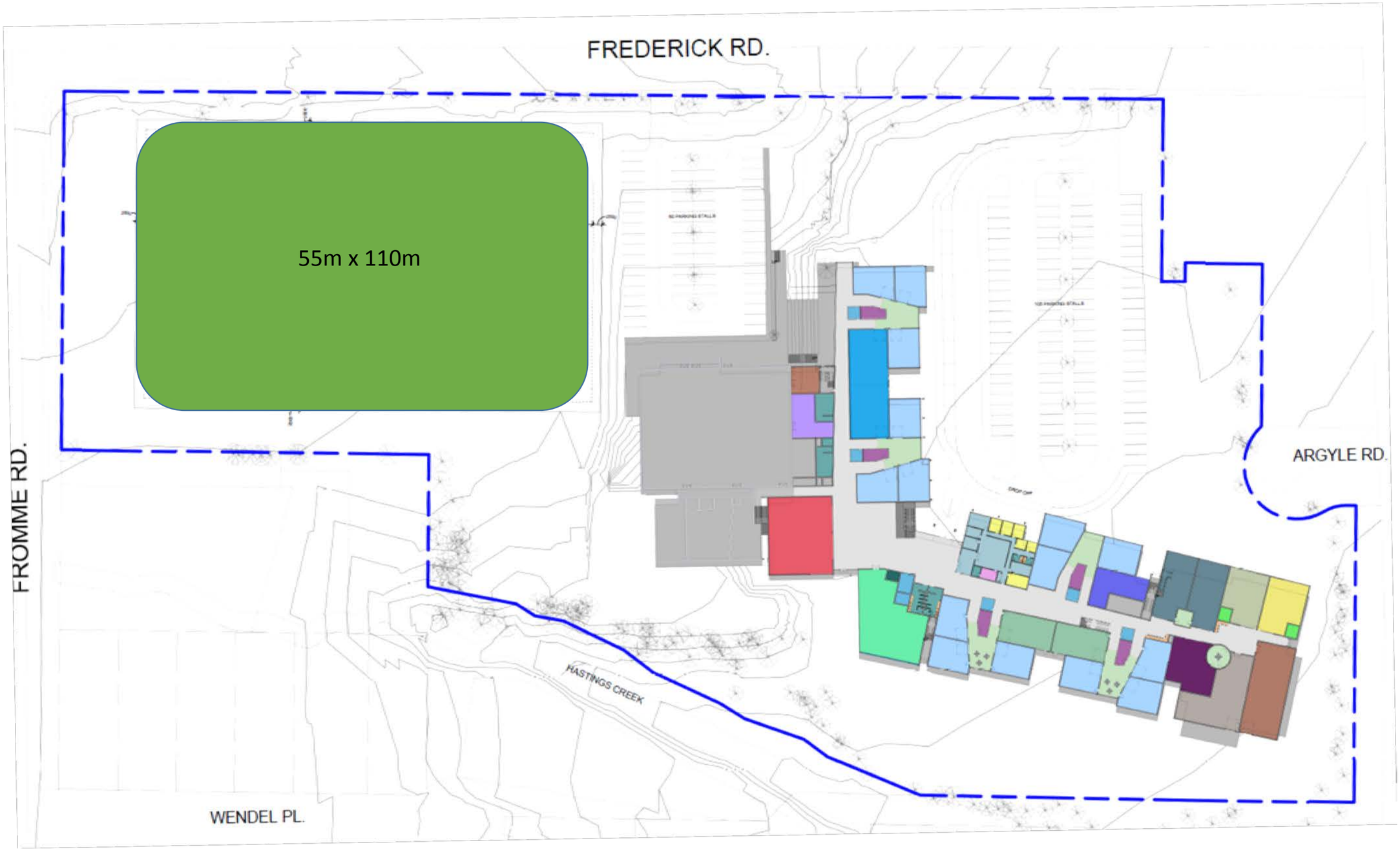
Estimated Grand Total - $1,200,000.00

Preliminary Concept (VDZ & Associates May 2016)

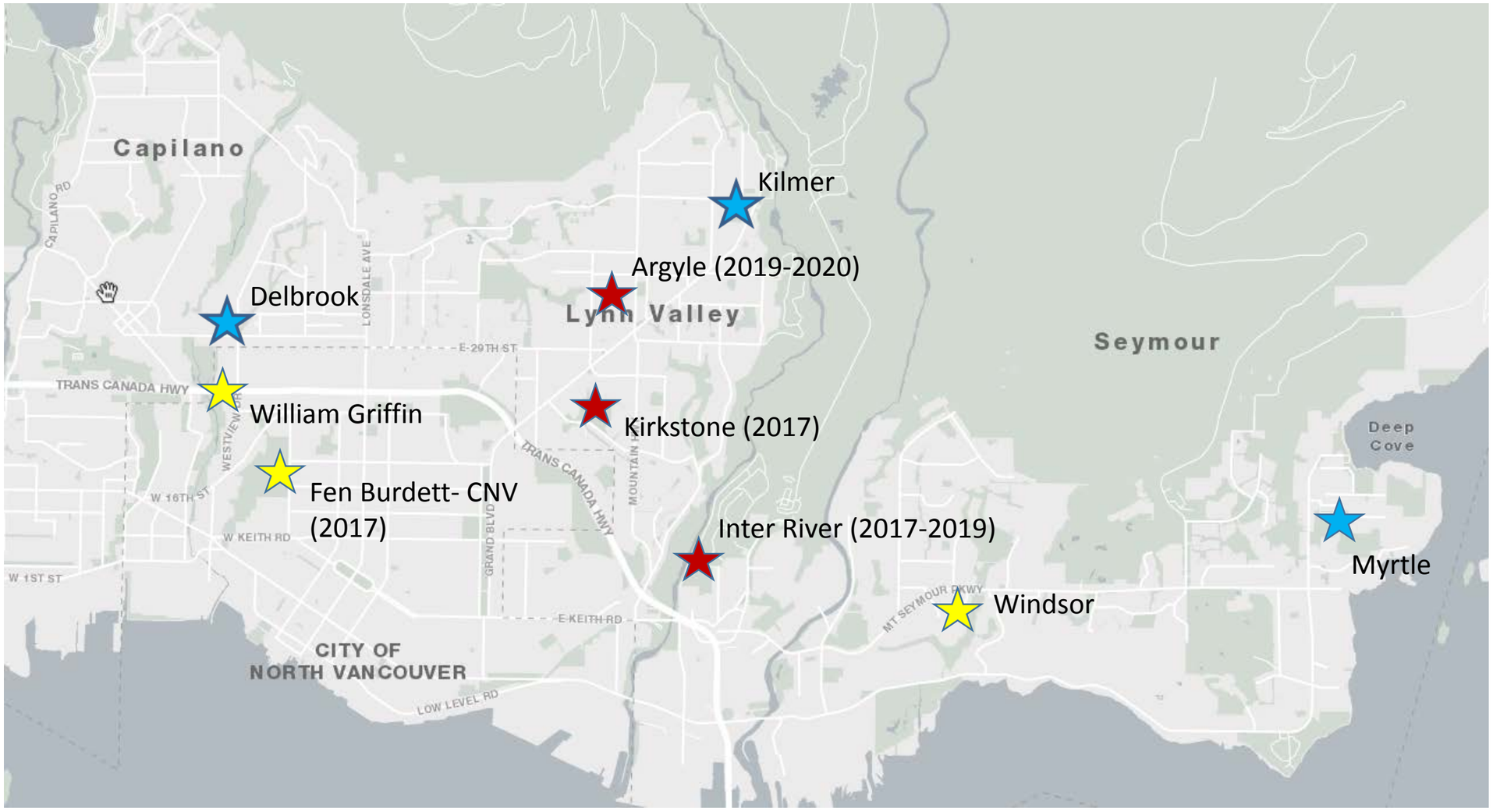


47m x 105m from fence to fence

Argyle Secondary School ATF



District Wide Strategy

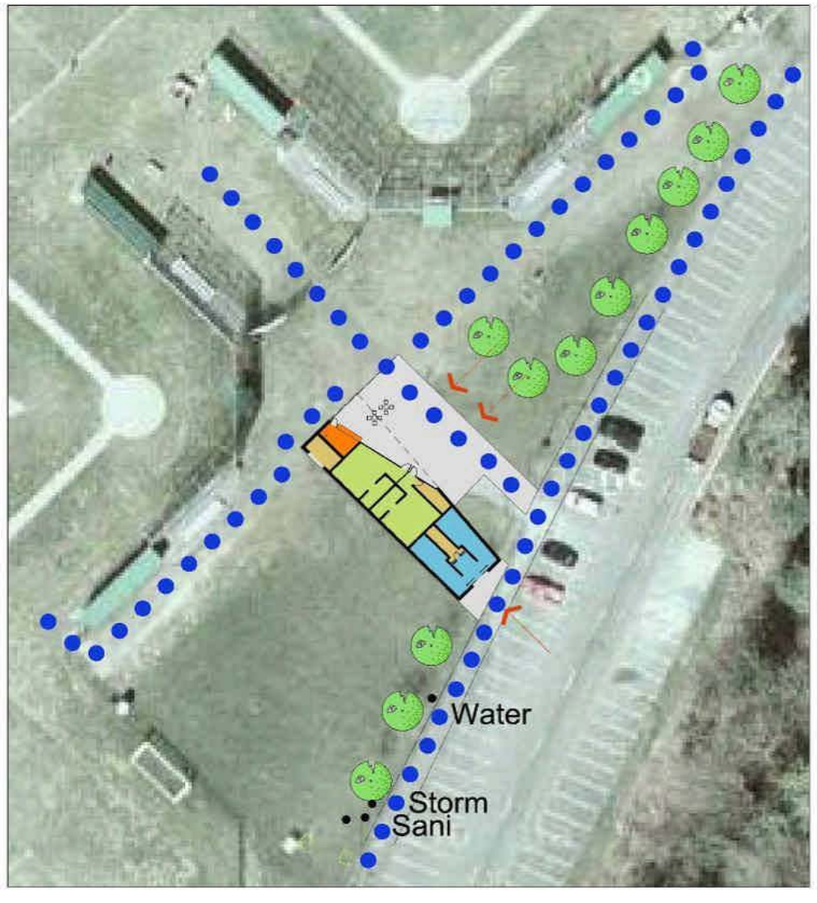


In planning or design phase

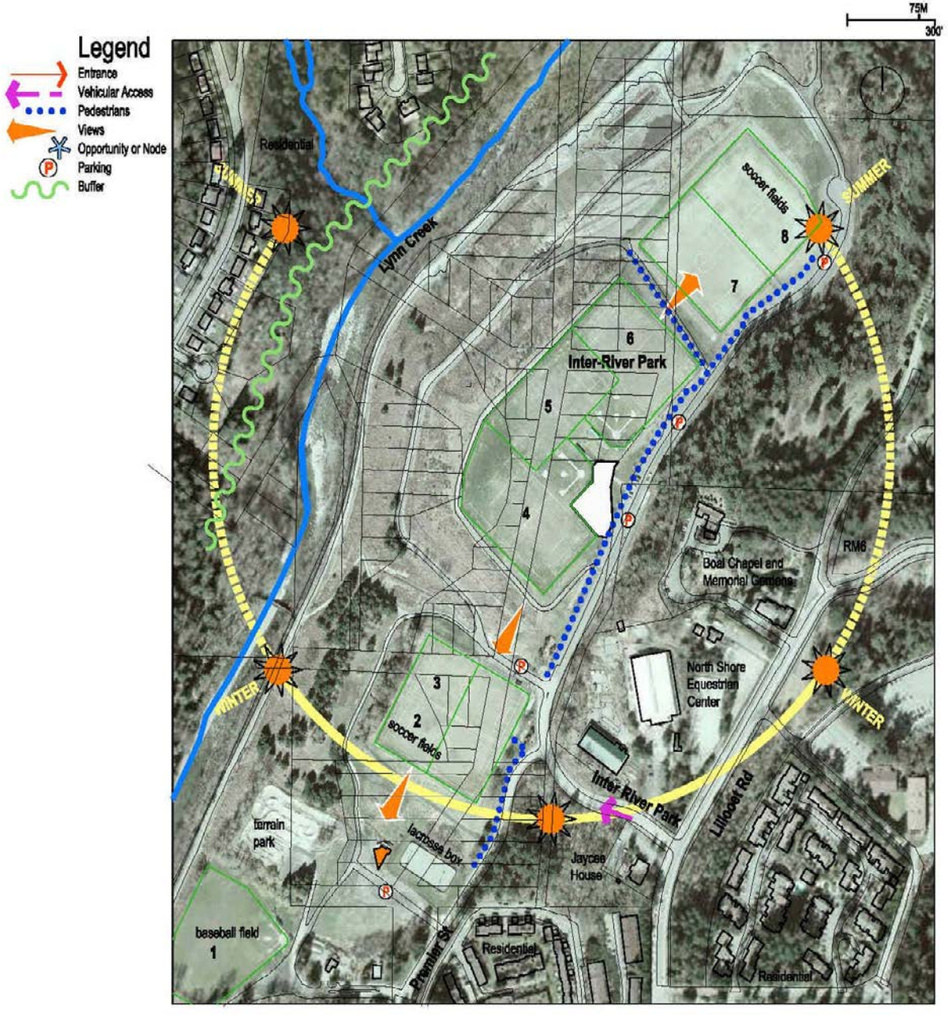
Existing or under construction

Future potential sites

Inter River Fieldhouse



- Entrance
- Vehicular Access
- Pedestrians
- Views
- Opportunity or Node
- Parking
- Buffer



Summary

Projects	2017	Costs
Inter River Park South Field (Option 1)	Detailed design & site prep & preloading Explore partners	5 m – 5.9 m (Phase 1 – 1.5m)
Inter River Fieldhouse (north)	Detailed design & construction	1.6 m
Inter River Fieldhouse (south)	Conceptual planning	$70,000
Kirkstone ATF Field	Detailed design & construction	1.2 m
Argyle School	Continue exploration school with school/community	TBD
All weather field conversion to ATF Myrtle, Kilmer & Delbrook	Continue feasibility reviews	TBD Range 1.2 m per field