

CITY OF NANAIMO Stadium Report

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BACKGROUND ON TYPES AND USES OF STADIUMS

Stadiums can be generalized into three basic classes which are based simply on seating capacity: small, medium and large. A playing field with amenities is not a stadium; it is merely a playing field with amenities. A playing field facility cannot become a stadium until it has spectator seating and services for those spectators.



SMALL SIZED STADIUMS

A small sized stadium generally seats between 400 to around 3,000 spectators. At this number of seats, the operation of the stadium is concentrated on the playing field and player amenities. The 2,100 seat Westhills Stadium in Langford is an example of a small sized stadium. This type of stadium mainly hosts smaller sporting events from High School Championships up to National Championships, including small Games events like the Canada Games (providing the field amenities meet the requirements of the hosted sports). Without the addition of temporary seats and facilities, these stadiums are generally too small for concerts, most large civic events and international events (FIFA soccer friendly match, Vancouver Whitecaps exhibition match, etc.).

MEDIUM SIZED STADIUMS

A medium sized stadium seats from between 3,000 to 12,000 spectators. This type of stadium can host larger events from small concerts to the RCMP Musical Ride show. They can also host small international events like the Pan-American Junior Championships or the World Field Lacrosse Championships. There is an important difference between a small sized stadium and a medium sized stadium that relates to the seating numbers. A medium sized stadium has a large enough number of seats that the focus of the stadium shifts from the field and the player amenities to spectator services and amenities. Parking, food services, washrooms, ticketing, garbage collection and back-of-house operations (television trucks, delivery trucks, event fit-out storage, etc.) take up the vast majority of the operations staff's time than what they spend on the field and the player's change rooms. The relationship between how much area the field and field amenities occupy to how much area the seats and spectator services occupy changes as well. The size of the site that a medium sized stadium requires increases significantly from that of a small stadium due to these requirements for spectator services. An example of a medium sized stadium is the 5,000 seat Swangard Stadium in Burnaby.



LARGE SIZED STADIUMS

Large stadiums are the familiar professional team stadiums found in major cities. They have all the requirements of a medium sized stadium except everything is magnified by the need to service a significantly greater number of seats. They are also able to host a much wider variety of special events. These stadiums are constructed specifically for events that require a significant seating capacity, such as a Grey Cup event or a concert. The 60,000 seat BC Place is a typical example of a large stadium.

The determining factor on what size of stadium a municipality requires hinges on what types of events are envisioned for hosting at the stadium. Most medium sized municipalities, such as Nanaimo, are generally well served with one medium sized stadium that can handle most sporting events like civic events and small concerts. A small stadium generally is too limiting to accommodate the variety of events that a city the size Nanaimo would wish to host.

In addition, because of the seasonal relationship various sporting events have (i.e., football in fall, soccer in winter), and as other sporting or cultural events are limited in number, it is generally not necessary for a city the size of Nanaimo to have both a medium sized and small sized stadium. Larger municipal centres like Greater Vancouver will often have all sizes of stadiums in order to host the wide variety of events that a major centre attracts and which the population can support.

DESIGN AND OPERATIONS OF STADIUMS

The following apply to all stadium sizes. The needs remain relatively the same; however, the demands of those needs vary according to the number of seats.

FACILITY BRANDING AND SITE LANDSCAPING

A stadium exists to present an event. It does not exist to provide a venue for low spectator games and events or team practices, although those things certainly can happen within a stadium.

A stadium exists because the events meant to take place within it are important. They are exciting, higher level events that people want to see. This could be the regular season games for a professional team, the BC Junior Football Championship, the World Field Lacrosse Championship, an outdoor concert, a 24-hour relay or even a public rally. The stadium is not just a

place to sit, take a washroom break and eat a hot dog. The stadium is part of the experience itself. All the parts could be present (seating, washrooms, etc.), but if they are utilitarian, disparate and uninviting, the entire experience is reduced to that of only being there. The stadium needs to be a destination, produce excitement just by looking at it and contribute to the urban fabric that makes a livable city.



For that reason, stadiums should have a presence. The parts need to hang together as one; there needs to be a sense of arrival and a place to gather (including accommodating tailgate parties). Thus, a public plaza in front, a recognizable pattern to the treatment of the facades of the various parts within, purposeful landscaping (as opposed to naturally occurring foliage) and iconic signage starting from the parking lot right up to the stadium are important elements for stadiums.

PARKING AND TRANSIT

Parking for small and medium sized stadiums is often greater per person than a large stadium. The simple reason is that providing the number of stalls for the number of spectators attending a large stadium would require a huge number of stalls and create significant traffic problems. As such, large stadium generally do not provide more than one parking stall per ten seats, and sometimes no parking is provided at all. Large stadiums are also set up on transit hubs to accommodate the huge volumes of people arriving or leaving the stadium.



For small and medium sized stadiums, it is assumed that while transit needs to be an option, most people will arrive at the stadium by car. The general rule of thumb, with transit still providing for a portion of the user's transportation to site, is one stall for every three to four seats.

It is not practical to design parking for every possible event, including events where additional seating is brought in, as this leaves a sea of empty asphalt for 90% of the time. For special events where more seats are required, event organizers need to examine using a shuttle bus service from a remote parking lot to the stadium. In all cases, having a transit stop closer to the stadium also helps alleviate the need for additional parking.

SUPPORT SPACES

In between the field and the seats lay the varied support spaces that allow for events to happen. These spaces include:

- Ticketing
- Public washrooms
- Concessions
- Mechanical Rooms
- Storage Rooms
- Receiving Areas
- Change Rooms
- First Aid Room
- Officials Change room
- Event Operations/Meeting Room
- Press Booth
- Maintenance Room



Each of these areas allow for the stadium and to properly operate. Each of these spaces is required for all except the smallest size stadium. The larger the stadium, the larger in size and amount of these spaces are required. Some of the more important spaces are described in greater detail later in this report.

TICKETING

Ticketing is an effective revenue generator if the stadium is set up for pay-per-view (the event can only be viewed from inside the stadium). As long as the vast majority of interested patrons have to view the event from inside the stadium then ticket sales can become a revenue generator. This is an important factor. Unless this can happen, there is little value in setting up and staffing ticket booths and ticket collection.



Ticket Booth

Revenue and the need for ticket collection is also determined by the number of events that can be held on a yearly basis. A stadium's ability to accommodate a diversity of events from soccer matches to football games to concerts directly impacts the potential revenue generation and the need for ticket collection.

For any size of stadium, ticket booths must be an integral part of a pre-seating area plaza, as the plaza accommodates crush space before and during ticket sales/collection.

PRESS BOOTH

For all stadiums, the key to getting media out to the events is to provide operational space for the media. Ensuring space for television trucks, easy television truck cable hook-ups, internet connections and a washroom in the booth area become essentials for ensuring media coverage of stadium events.

Press booths provide more than a viewing area for the media. They are used by officials monitoring the event for safety and logistics, coaches directing on field play (spotters) and even as meeting rooms for officials. They are an essential part of a large and medium sized stadium and provide great utility for small stadiums as well.



Press Booth

The size of a press booth is dictated by the size of the stadium and the events that the stadium hosts; however, the booth should at least be sized large enough to host a small official's meeting. Even for small stadium press booths there should be accommodation for a camera position for filming games (often on the booth's roof).

FOOD SERVICES AND WASHROOMS

Wherever large numbers of people are brought together for an event, two public services are a must. These services are food services and washrooms.

Washroom requirements are dictated by the building code. The number of seats dictates the number of washroom stalls. The more seats in a stadium the larger the washroom areas.



For example, a 3,000 seat stadium would typically require 13 stalls for men, 24 stalls for women and 1 universal washroom independent of the men's and women's washrooms. Gender neutral washrooms are also being considered by many municipalities and institutions, and these require more space than a dedicated sex washroom. Ideally the washrooms should be located near the seating so that the spectator does not miss much of the event when leaving for a washroom break. In the case of additional temporary seating, portable toilets must be supplied in numbers related to the quantity of temporary seats.

Food services is an area where significant revenue can be derived whether that revenue comes from a coffee pot and a muffin tray at small events or from full-service restaurants at large stadiums. In large stadiums, food services are delivered both by in-house catering and service booths that are run by independent operators. The number of events held at larger stadiums demands permanent on-site operations for food services.

For medium sized stadiums it is generally not economically viable to have the type of permanent food services operations found in large stadiums. Often the case is that space is provided for food services to deliver pre-made food, but not for grease cooking (hamburgers and fries). Grease cooking requires a much higher level of infrastructure (large vent fans, grease storage, separate washroom for workers, regular inspections, etc.). Unless a food booth gets enough use from frequent events, it generally is not economical to run.

For small stadiums it is even less economically viable to have a significant food services presence.

Generally, a small counter is as much as is ever provided and food selection is limited to any type of food that can be prepared through a plug in unit or taken off the shelf (coffee machine, hot dog maker, chips and candy).



For both small and medium sized stadiums, a very good alternate to having a permanent food booth area is to allow for the on-site accommodation of food trucks.

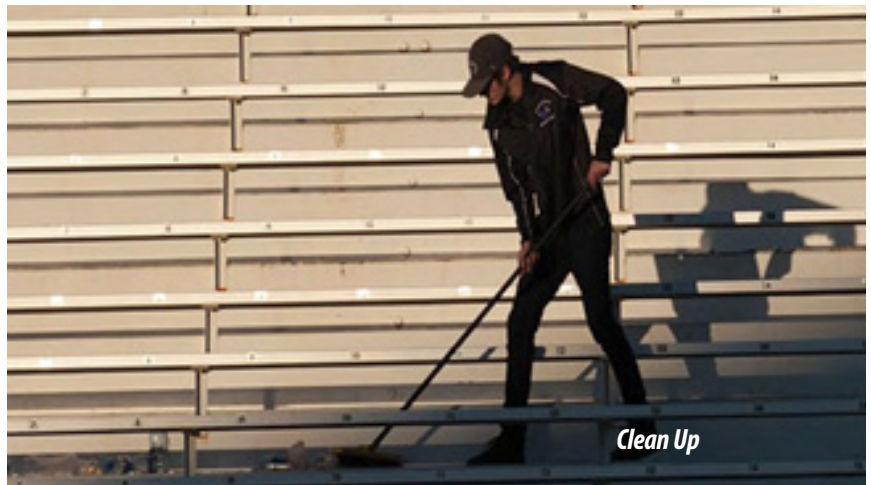
These mobile restaurants offer grease cooking and a wide variety of food offerings. No hook-ups for gas, water or electricity are required, although having a hose bib nearby for a wash down after the trucks leave is advisable. To accommodate these food trucks, a road access has to be established from the street to an area near the seating where the trucks can park.

The food truck option aside, a small booth with a counter should be part of any medium to small stadium design, as many sport organizations rely on the sale of coffee, donuts and T-shirts to raise money. When contracting food trucks, it must be established whether the local sport organization will be allowed to continue the operation of their own food kiosk.

GARBAGE COLLECTION AND REMOVAL

A large amount of garbage is generated at a stadium event even for small stadiums. While much of it ends up in trash cans, a significant proportion is left in the seating area.

In stadium design, it is worthwhile to have completely closed-in seats so that garbage cannot fall below the seats. It is also important that the design of the seats or benches does not allow for trapped garbage, as this greatly slows the stadium cleaning process. A cleaner should be able to blow all garbage down a row to an exit aisle and then down the aisle to a collection point (usually the field).



The design of the stadium should allow for a small vehicle to then pick up loose or bagged garbage from the collection points to the main garbage collection area. The main collection area must allow for garbage trucks to drive in, empty the containers and back-out or manoeuver back out to the street. This temporary storage area should be visually screened.

Lastly, garbage cans should be located on the route to and in the parking lot. Spectators often carry with them various purchased products on their way from the stadium to their car or bus. The next biggest complaint from home owners in areas that have stadiums, after noise and late evening activity, is the garbage that is left on the streets, sidewalks and lawns around the stadium. Having garbage cans along the main routes will help reduce the cost of collecting this garbage later, and it will keep the area looking clean.

SEATING

Seating can be a simple bench without a backrest to cushioned seats with individual backs and armrests. While the more elaborate seats are generally associated with large stadiums, there is no rule as to what type of seats should go into what type of stadium. Small stadiums can have premium seats, but they often do not due to concerns over maintenance and/or vandalism. Whether a stadium has bench seating or individual seats



does not affect the stadium seat count. The Building Code mandates the amount of space each seat must occupy even if it is a bench.

It should be noted that the Building Code has not updated the width of a stadium seat for over 50 years and that the current width of a seat does not reflect the average size of an individual in North America. This must be considered when determining how many seats a stadium should contain, as it will determine the size of the stadium. Using the existing standard will result in seat widths that are too small and stadium users will not be comfortable or happy. As at that point the stadium size is set, the only option is to then reduce the number of seats in the stadium to make the width more accommodating to current body sizes in North America. In addition, backrests should always be a part of seating design. It is very uncomfortable for most people, and especially seniors, to watch an event for any length of time from a seat that does not have a backrest.

TEMPORARY SEATS

While not generally a consideration for a large stadium, temporary seats are an important consideration for a small or medium sized stadium. Temporary seating for major events is a more economical/practical means to allow the stadium to host larger events rather than increasing the number of permanent seats. The design number of seats should only be enough to meet the needs of 90% of events that will be hosted at the stadium. Temporary



seats are then brought in for the once-every-few-years event like a BC Summer Games. A good example of this was the 1994 Victoria Commonwealth Games Stadium which had 33,000 event seats of which only 5,000 were permanent. Temporary seating is readily available for renting, and its rental cost is generally covered by including it in the ticket price for the event.

To accommodate temporary seating, there must be areas designed that will allow them to fit into the existing seating layout. In addition, space must be provided for the trucks that bring the components of the seats to site for assembly. It is very expensive to haul seating components across a field to be assembled - especially if a large number of seats are being installed because the field must be protected. A laydown area for components next to where the seats are to be placed is also highly recommended.

Lastly, along with the areas set aside for the temporary seats and their delivery/assembly space, there must be an area provided for the portable toilets that will service the users of these seats.

PRIVATE BOXES

Private seating boxes allow for additional revenue generation - especially for large stadiums where higher operation costs require greater per event revenues. Medium sized stadiums and even small stadiums can benefit from revenues generated from private boxes if the events held in the stadium can support private box sales. The Westhills Stadium in Langford has 10 private boxes.



Often, the boxes are pre-sold to the local business community for period of time (ten years) prior to construction, and those funds are used to build the boxes. For small and medium sized stadiums where pre-construction sales may not be feasible, making private boxes multi-functional can make these facilities more cost effective. When not used for private boxes, they can be used for meeting rooms, souvenir concession sales or any other type of non-permanent use. The cost of constructing the booths is large enough that the revenue pay-back must be completed over 5 to 10 years. Costs will depend on size, finishes and amenities within the boxes.

COVERED SEATING

Covered seating is something that people who attend stadium events love to have. Roofs protect them from rain or hot sun and generally make the seating area's micro-environment more pleasant; however, covered seating adds a considerable amount to the stadium's construction costs. Costs can be reduced, but this is achieved by reducing the span by placing support columns in the seating area. These columns block views



for almost all seating positions at one time or another. While accepted 70 years ago when long span cantilevered roofs were not common, placing posts in the seating area today is considered something that should be avoided if the budget will allow for it. The smaller the cantilever, the less costly the roof, so partially covered large stadiums or covered medium to small stadiums are more affordable. Langford's Westview Stadium's roof covers about 70% of the seats. Costs depend on the design and materials used.

Given that large stadiums, such as Calgary's Mahon Stadium or Regina's Mosaic Stadium have no roofs, it is clear that roofs are not a necessity for spectators; however, given Nanaimo's rainfall and that sport in Nanaimo is played all year-round, covered seating for a stadium in Nanaimo would have a higher utility.

FIELD SURFACE

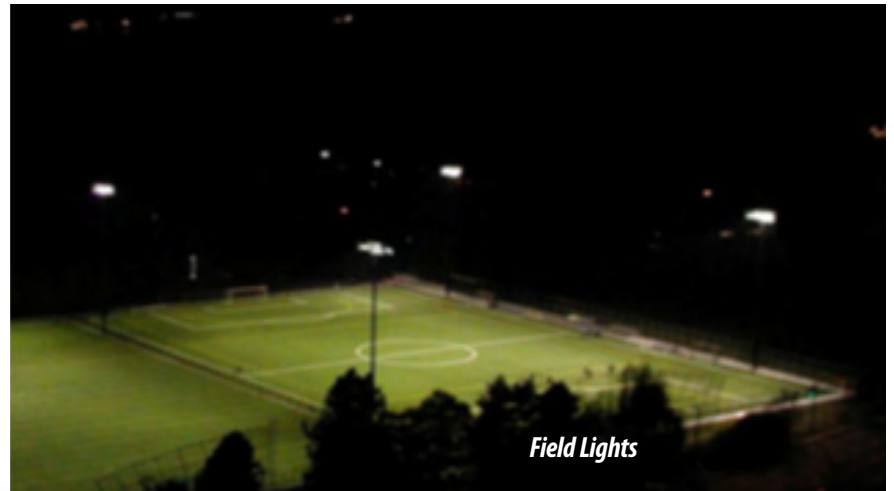
The playing surface for a field in a stadium generally must be synthetic turf. In some professional stadiums where no more than 20 matches a year might be played, grass is an option; however, for almost all small to large stadiums in North America, the number and variety of events hosted dictates that a very durable surface like synthetic turf be used.



Generally, no more than three different sport games lines should be placed on a field to avoid game line confusion and making the field look like a gymnasium floor; however, stadiums are the choice for big games and championship games and so more than three sports would have to be accommodated. To accommodate this, the two to three most dominant sports should have permanent games lines placed into the synthetic turf field and the rest are painted on as required. Specialized paint and paint removal machines are used for this task. Stadiums like BC Place do not have any lines or event markings on the field. All game lines and event markings are painted on as required for each event and then later removed.

FIELD LIGHTING

Field lights are essential for a stadium field in order to maximize the use of the stadium asset. A facility as expensive as a stadium is to build and operate is not sustainable if it is only used in daylight hours. In addition, many events require evening (lights on) events due to the schedules of the users and spectators. Lastly, to maximize the use of a modern stadium, the field surface should be synthetic turf. To maximize use the use of a synthetic turf field requires field lights.



Field lights are typically designed to provide 500 Lux to the field surface as recommended by the Illuminating Engineering Society for tournament level lighting of events; however, if there are to be televised events, which is typical for a stadium, the levels have to be increased to 900 to 1,100 Lux. This higher level can also be achieved using temporary rental lights. This also depends on the level of play (recreational, semi-professional or professional).

The requirement for lights at a stadium brings forward the issue of community compatibility. Many residential communities will organize against the construction of any outdoor facility because of the use of lights. It is not because of the lights themselves, as it can be shown that their existing street lights will contribute more to the light levels in their homes than fully shielded directional stadium lights. The issue for the community is that lights at a stadium brings activity to the neighbourhood in the evening hours (past 9:00 pm). While this generally is not an issue for a playing field on its own, it is an issue when a stadium accommodating several hundred or several thousand spectators are added to the mix. It cannot be assumed that all spectators will be well behaved after an event. The noise and the activity levels, particularly when the event ends, can be very disruptive to a community.

PUBLIC ADDRESS SYSTEM

Where there are events where large numbers of spectators are gathered, there is generally a need for a public address system (P/A's). P/A's provide the ability to get information quickly and efficiently to a large number of people. The information provided ranges from information on the event (the score, a penalty, etc.), to emergency needs, to wrongly parked vehicles. While small stadiums sometimes operate without P/A's, it is not a recommended operational model.



The sound from P/A's in medium and large stadiums can be disruptive to the surrounding community unless the walls of the stadium can contain the sound. In small to medium sized stadiums, however, there are sound delivery systems that can deliver sound directly to the spectators in their seat from a speaker located on a light pole as opposed to sending sound across the entire area. Low disbursement speakers look like street lights hanging over the seating area. The sound is only delivered to the seating area and not to the area in general. This makes these P/A's very neighborhood friendly. An example of such a sound system can be found at Foote Field at the University of Alberta. These low disbursement sound systems are only viable in small to medium sized stadiums. It is not possible to have the localized sound systems on small poles disbursed throughout a large seating area as they would block views. Small to medium sized stadiums allow the fixtures to be installed just behind the seats and overhang the low number of seating rows found in a small stadium. They can also be hung from a roof when a stadium has covered seating.

SCOREBOARDS

Scoreboards provide everything from just the score to replays and advertising. At one time, video scoreboards were found only at large stadiums and basic scoreboards were used at small stadiums. With the cost of LED video display scoreboards significantly coming down, larger display-type scoreboards are now often found in small stadiums. The advantage of a video display is that the scoreboard can be customized for each event which is useful for a multi-

purpose stadium. At one event it can be a football scoreboard, at another event it can be a rugby scoreboard. Video displays at the lower cost level are monochromatic, but the cost of colour boards is also dropping to within the realm of affordability. Scoreboards can also increase revenues by running advertising during events. The track and field / soccer venue in Ft. McMurray, AB, opted for a video display board for the above reasons, and after three years of use, the municipality believes it was the right decision.



STADIUM OPPORTUNITIES AND LIMITATIONS AT CALEDONIA PARK



SIZE

The Caledonia Park site can only accommodate a small stadium. Certain specific improvements can be considered for Caledonia Park that would make it a more functional facility and needs increase and these are discussed in the recommendations section. Overall, as time goes on, there may be a need to make further incremental improvements to the facility based on increased use by both players and spectators; however, the site will never be able to fit the program requirements for a medium sized stadium.

BRANDING AND SITE LANDSCAPING

From its inception, Caledonia Park was not developed as a true stadium site. A grandstand was built, later a concession was built and after that, change rooms were constructed. At some point, a separate press booth was constructed as well. Although the parts of a stadium exist on site, the site does not present the visual image of a stadium, nor does it have typical stadium elements like a plaza, a consistent architectural language between parts or a sense of arrival. If increased use requires that incremental improvements are made over time, then some of these improvements should be implemented to bring these disparate parts together architecturally so to give spectators a greater sense of stadium, event and excitement.

FOOD SERVICE AND PUBLIC WASHROOMS, GARBAGE COLLECTION AND REMOVAL

The Caledonia site is well suited for food services, public washrooms and garbage collection and removal. These spaces can be improved over time (i.e., screened garbage storage/collection site, serviced food truck area) to make them more functional and user friendly.

PARKING AND TRANSIT

The Caledonia site is well serviced by transit and has an adequate amount of immediate parking for a small stadium; however, there are not enough parking stalls in that immediate adjacent parking lot to accommodate large events, nor is there sufficient vacant land to expand the number of stalls. The parking lot adjacent the Nanaimo Curling Centre (and additional parking across the street from that lot) is only one city block away, and these lots have enough stalls to allow for the largest event the existing stadium could host.

SUPPORT SERVICES

If additional permanent seating is added to the current stadium it would trigger the need for additional support spaces like public washrooms and food services. Any increase in seating cannot be done independent of these improvements (the Building Code would mandate an increase in the number of washroom stalls). Increased permanent seating would also increase user expectations and needs for other services. Other recommended additional spaces or renovations would include a dedicated first aid room, an event management/meeting room, additional storage space, a maintenance room and improvements to the press booth to make it more media friendly (paved access, TV cable hook-up, washroom).

SCOREBOARDS

Currently the scoreboard at Caledonia Park provides for the basics (time, score, down, etc.). Replacing it with an LED video display scoreboard would provide for re-plays and advertising, although this is not a necessity. In lieu of having a permanent video display scoreboard for major events, a portable video display board could be rented.

PUBLIC ADDRESS SYSTEM

A public address system is necessary for a stadium, not just for announcing scores, etc., but for public announcements that may be related to the safety of those in the stadium. As the Caledonia site is adjacent to a residential neighbourhood, if a new public address system is considered it would be recommended to install a low impact sound system.

PRESS BOOTH

The Caledonia site currently has an adequate press booth on the far side of the field; however, if more seating is added to allow for larger events, the press booth should be renovated to accommodate increased media requirements, such as TV truck cable hook-up, a washroom for media personnel in the booth and a high-speed internet connection. Such improvements would make the press booth's location more suitable on the seating side of the stadium.

TICKETING

The Caledonia site is well situated for small ticketed events even without improvements to site security. Small improvements could be made to ensure that larger numbers of patrons cannot view events without paying, such as installing a view blocking fence above the north slope. As noted above, an increase in permanent seating would trigger the need for additional ticketing related infrastructure as increased seating cannot be looked at as a stand-alone improvement. With more patrons, a north side view blocking fence would have to be installed to accommodate large pay-per-view events. The front plaza would have to be more formally organized to act as a spectator crush space before and after an event. Ticket booths and ticket line posts and chains would be required to more efficiently serve the larger number of people coming to an event at the stadium.

SEATING

Over time, consideration should be given to improving the existing seating by adding a backrest to give greater comfort to spectators - especially older spectators. Some or all of the existing seating could be upgraded to individual seats, as this would provide for a more stadium-like atmosphere to the patrons.

TEMPORARY SEATS

The Caledonia site has adequate space to allow for the addition of temporary seats for larger events, including staging and set-up space. Using temporary seating would allow the Caledonia stadium to remain at its present appropriate size for the vast majority of events currently held there.

PRIVATE BOXES

Private boxes can be considered for a small sized stadium to generate additional revenues. For the costs to be justified for private boxes at Caledonia Park they would have to be multi-functional so that the cost of the boxes can be spread over a number of the required support spaces in a stadium. A gauging of the interest for pre-sale of private boxes within the local business community should be investigated before any decision is made in this regard.

COVERED SEATING

A small stadium is the most cost-efficient size for adding cover for seating areas. The Caledonia site presents no barriers for covered seating. Given weather conditions in Nanaimo in the fall and winter, when the stadium would host many sporting events, a covered seating area would be a highly desired amenity for patrons.

FIELD SURFACE

The Caledonia stadium field does not have enough activities on it to justify replacing the existing natural grass field with synthetic turf; however, the current grass field could be improved. Even with good maintenance, natural grass fields eventually have to be rehabilitated. The Caledonia stadium field is showing signs of aging, such as the general unevenness of the surface and the slow surface drainage. Installing a new sand-based natural grass field would provide a level playing surface, excellent drainage capabilities, and increase the number hours that could be played on the field. At some point in the future, if use justifies it, a synthetic turf field could be installed.

FIELD LIGHTING

Field lighting is generally used at synthetic turf fields to maximize the number of hours of use on a surface that can withstand an almost unlimited amount of play. Lighting a natural grass field does not increase the amount of playing time on the field as there is a limited number of hours that a natural grass field can withstand; however, if the user activity is generally in the evening, and/or if major events are generally desired to be in the evening, then lighting a natural grass field – while not increasing the amount of time played on it – can increase the field's utility. The high use of the Caledonia stadium field in the fall and the desire of the main user group to host Friday and Saturday night events makes the stadium a good candidate for the installation of field lighting. If lighting is considered, the surrounding community should be consulted as lighting would allow the stadium to be used later into the evening.

DISCUSSION AND RECOMMENDATIONS FOR CALEDONIA PARK

The Caledonia site is an excellent site for a small stadium; however, the needs of the City of Nanaimo are for a medium sized stadium that can accommodate between 3,000 to 12,000 seats. The Caledonia site is too small for this amount of seating and related amenities and cannot be considered as a site for a stadium for the City of Nanaimo. As noted, Nanaimo is not a large enough municipality, even when the surrounding areas are considered, to financially operate both a small stadium and a medium sized stadium.

The Caledonia site has most of the amenities that will allow this site to be well utilized even if a stadium is not developed there (seating, changerooms, press booth, parking, etc.). While it is not in the City's best interest to invest too much into the Caledonia Park facility beyond maintaining its current operation, there are many improvements that can be made over time as demand increases to trigger these improvements. At this time, however, the only improvements recommended are that the City examine the replacement of the existing grass field with a sand-based natural grass field with improved drainage and potentially the installation of field lighting. If adding lights is considered, it would be prudent to conduct consultation with the immediate neighbourhood prior to any decision being made.

It is estimated that these improvements would have construction costs of \$700,000 for the field lighting and \$650,000 for the sand-based natural grass field. Both improvements can be carried out over a three-month summer construction period. For the field replacement, in order for the field to be ready for the September playing season, the field construction would have to begin in March and the surface would have to be sodded as opposed to seeded.

STADIUM OPPORTUNITIES AND LIMITATIONS AT BEBAN PARK



SIZE

The Beban Park site is suitable for a medium sized stadium. There is ample space for a large spectator seating area, support facilities and parking.

BRANDING AND SITE LANDSCAPING

The site has numerous opportunities to create a “front door” plaza area and to landscape this plaza to create an iconic and welcoming entrance to the stadium.

FOOD SERVICE AND PUBLIC WASHROOMS, GARBAGE COLLECTION AND REMOVAL

The Beban Park site is well suited for food services, public washrooms, and garbage collection and removal.

PARKING AND TRANSIT

The Beban Park site is well serviced by transit and has an adequate amount of immediate parking for a medium sized stadium. There is also suitably sized areas in the immediate vicinity that could be made into parking areas to accommodate large events.

SUPPORT SERVICES

The Beban Park site has ample area to accommodate support spaces like public washrooms and food services, as well as recommended additional spaces for a first aid room, an event management/meeting room, storage space, a press booth, etc.

SCOREBOARDS

Currently there is no scoreboard at Beban Park, but an LED video display scoreboard that would provide for re-plays, and advertising can be constructed on site.

PUBLIC ADDRESS SYSTEM

Currently there is no public address system at Beban Park and is necessary for a stadium for announcing scores and providing public announcements. As the Beban Park site is not adjacent to residential neighbourhoods, a new public address system would not require low noise considerations.

PRESS BOOTH

If the Beban Park site is considered for a medium sized stadium, a press booth within the seating area as well as other media requirements like a TV truck cable hook-up, a washroom for media personnel in the booth and a high-speed internet connection would be required.

TICKETING

The Beban Park site is well situated for ticketed events. Accommodations would have to be made for view blocking fences to ensure that larger numbers of patrons cannot view events without paying and accommodate large pay-per-view events. A front plaza would be required to act as a spectator crush space before and after an event. Ticket booths and ticket line posts and chains would be required to more efficiently serve the larger number of people coming to an event at the stadium.

SEATING

The number of seats required will have to be determined, but around 3,000 seats would be adequate for most events, and temporary seating could fill in for larger special events. A variety of seating, from bench to individual seats with arms, can be incorporated into a new stadium. In all cases, backrests should be incorporated.

TEMPORARY SEATS

The Beban Park site has a generous amount of space to allow for the addition of temporary seats for larger events, including staging and set-up space.

PRIVATE BOXES

Private boxes for a medium sized stadium at Beban Park would be beneficial to generate additional revenues. The boxes can be made multi-functional so that the cost of the boxes can be spread over a number of the required support spaces needed in a stadium. A pre-sale of private boxes to the local business community could offset costs.

COVERED SEATING

A medium sized stadium is cost-efficient covering all or most of the seating area. Given weather conditions in Nanaimo in the fall and winter, when the stadium would host many sporting events, a covered seating area would be a highly desired amenity for patrons.

FIELD SURFACE

Beban Park currently is a vast open space of natural grass field, but the field for a medium sized stadium should be synthetic turf so that no events are cancelled due to rain and to ensure maximum stadium utility.

FIELD LIGHTS

Field lighting would be required to maximize the number of hours of use on the synthetic and to allow for hosting of evening events - especially on Friday and Saturday nights. The surrounding has no immediate adjacent residential areas making it very suitable for evening events.

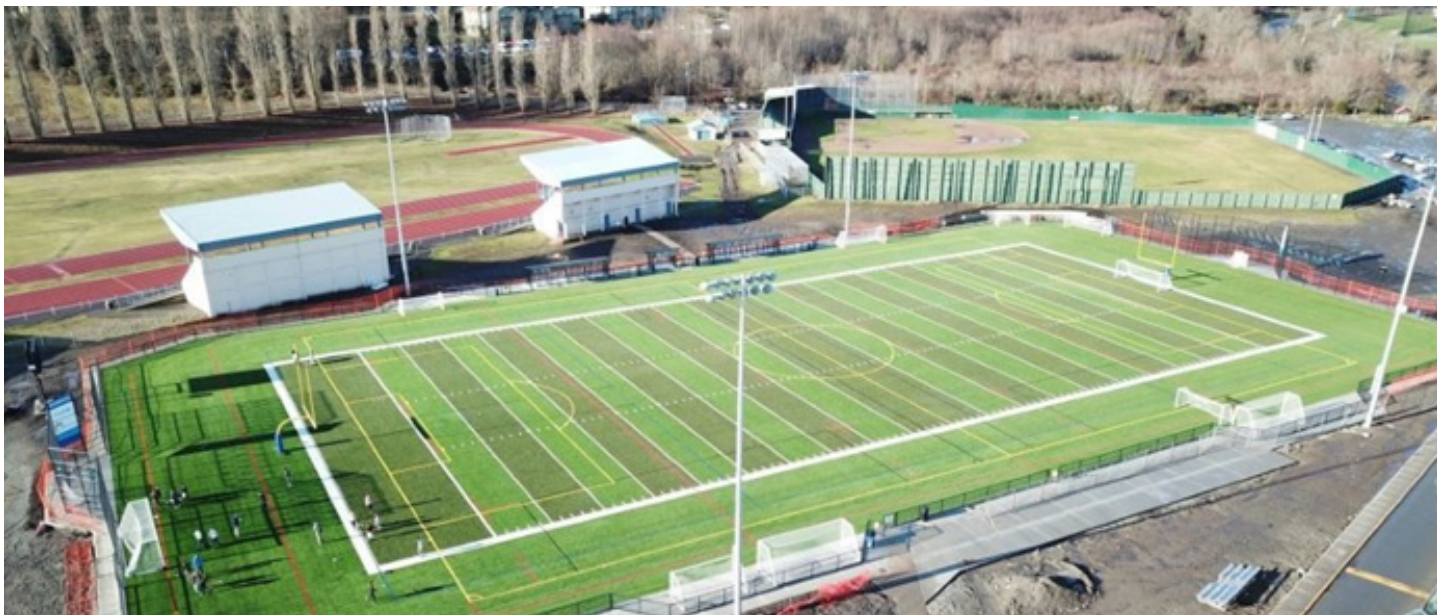
DISCUSSION AND RECOMMENDATIONS FOR BEBAN PARK

The Beban Park site is an excellent site for a medium sized stadium that can accommodate between 3,000 to 12,000 seats. The site is large enough for the stadium itself, as well the related parking requirements. There is a generous amount of space for a plaza, and the site can easily accommodate view blocking fencing for pay for view events. The site's current use and its remoteness from residential areas make it ideal for a medium sized stadium location.

The natural grass fields on site would be reduced in number to accommodate the stadium; however, the synthetic turf field within the stadium would be able to provide for three times the number of hours of use as the last grass field. The best location for the stadium would be the south side of the park with the spectators facing north. This location also places the stadium close to parking and transit and allows for the stadium to sit up against a natural embankment.

At the Beban Park site, a medium sized stadium of 3,000 seats and all amenities and parking would cost approximately \$16,000,000. The construction would take slightly less than two years to complete.

STADIUM OPPORTUNITIES AND LIMITATIONS AT THE NDSS FIELD / ROTARY BOWL / SERAUXMEN STADIUM COMPLEX



SIZE

The NDSS Field / Rotary Bowl / Serauxmen Stadium Complex (hereafter the 'Complex') site is suitable for a medium sized stadium of between 3,000 to 12,000 seats. The site also has existing parking and room to expand that parking.

BRANDING AND SITE LANDSCAPING

The Complex is well known, and branding could easily be accomplished as there is a natural 'front door' off of Third Street across from the Nanaimo Ice Centre. There is ample room to create a front entrance plaza in that location.

FOOD SERVICE AND PUBLIC WASHROOMS, GARBAGE COLLECTION AND REMOVAL

The Complex is well suited for food services, public washrooms and garbage collection and removal. These services are already offered in some form or another at the various facilities on site. As such, a new stadium here could work with those existing facilities and perhaps reduce the need for everything being built within a new stadium.

PARKING AND TRANSIT

The Complex is well serviced by transit and has an adequate amount of immediate parking for a medium sized stadium. There is also suitably sized areas in the immediate vicinity that could be made into parking areas to accommodate large events. Further, there is ample parking on site, although not with direct access to a new stadium, on the other side of Nanaimo District Secondary School and the Nanaimo Aquatic Centre.

SUPPORT SERVICES

The Complex has ample area to accommodate support spaces like public washrooms and food services, as well as recommended additional spaces for a first aid room, an event management/meeting room, storage space, a press booth, etc. There is also an opportunity to share the support spaces within a new medium sized stadium with the adjacent Rotary Bowl and Serauxmen Stadium. Spaces, such as change rooms, concessions, public washrooms and first aid rooms, could be used by all facilities within the Complex.

SCOREBOARDS

Currently there are new scoreboards at the NDSS Field and Serauxmen Stadium, thus there is no need to require additional scoreboards for a medium sized stadium at the Complex. There is no scoreboard at Rotary Bowl, but scoreboards at track and field facilities are not typical.

PUBLIC ADDRESS SYSTEM

Currently there are public address systems at Rotary Bowl and Serauxmen Stadium, so only NDSS Field would require a public address system. As the Complex is not adjacent to residential neighbourhoods, a new public address system would not require low noise considerations.

PRESS BOOTH

Currently there are press booths at Rotary Bowl and Serauxmen Stadium, so only NDSS Field would require a press booth should a medium sized stadium be located at the Complex. A press booth within the seating area, as well other media requirements like a TV truck cable hook-up, a washroom for media personnel in the booth and a high-speed internet connection would be required for NDSS Field.

TICKETING

The Complex is well situated for ticketed events. Access control and view is mostly in place already to ensure that larger numbers of patrons cannot view events without paying and to accommodate large pay-per-view events. Currently there are controlled access / ticketing points at Rotary Bowl and Serauxmen Stadium, so only NDSS Field would require a ticketing area within a front plaza should a medium sized stadium be located at the Complex. A front entrance plaza would be required to act as a spectator crush space before and after an event. Ticket booths and ticket line posts and chains would be required to more efficiently serve the larger number of people coming to an event at the stadium.

SEATING

Currently spectator seating exists at Rotary Bowl and Serauxmen Stadium, so only NDSS Field would require a new seating area. There are aluminum bleachers at NDSS Field, but an insufficient number to accommodate larger sporting and cultural events. Typically, the spectator seating is built off of the support spaces like the changerooms, washrooms and concessions; however, given that there are three facilities within the Complex and two of them already have seating, there is a unique opportunity to build the seating for NDSS field independent of the supporting facilities. This is not uncommon, and the University of Western Ontario Stadium is an example of where the seating

area is independent of change rooms, etc. The number of seats that should be built for the NDSS field would have to be determined, but around 3,000 seats would be adequate for most events, and temporary seating could fill in for larger special events. New seating at NDSS Field should have a variety of seating from bench to individual seats with arms. In all cases backrests should be incorporated.

TEMPORARY SEATS

The Complex has a generous amount of space to allow for the addition of temporary seats for larger events, including staging and set-up space. The north side of NDSS field is already set up for aluminum bleacher seating, and this area could be expanded in depth and length to accommodate a large number of temporary seats. There is also the potential to access school washrooms for large special events to accommodate the extra temporary seats.

PRIVATE BOXES

Private boxes for a medium sized stadium at the Complex would be beneficial to generate additional revenues. The boxes could be placed with the seating or over top of the remote support spaces. They also could be made multi-functional so that the cost of the boxes can be spread over a number of the required support spaces needed in a stadium, such as an event coordination room. A pre-sale of private boxes to the local business community could offset costs.

COVERED SEATING

A medium sized stadium is cost-efficient covering all or most of the seating area. Given weather conditions in Nanaimo in the fall and winter when the stadium would host many sporting events, a covered seating area would be a highly desired amenity for patrons. Given that the seating for Rotary Bowl and Serauxmen Stadium are covered for the most part, it would be in keeping with the other Complex facilities to cover some or all of the new seating at NDSS Field.

FIELD SURFACE

Each facility within the Complex have playing surfaces that are being maintained and improved as required. The NDSS Field is the largest synthetic turf field in the City and is large enough to host major events for all field sports. As such, if a medium sized stadium were to be located at the Complex, no new playing surfaces would be required and the NDSS synthetic turf field would provide a multi-purpose surface that could host all field sports and community events.

FIELD LIGHTS

Field lighting exists at both the NDSS Field and Serauxmen Stadium and while Rotary Bowl does not have field lighting, is not something that is typical for a track and field venue. As field lighting exists, it would not have to be installed if a medium sized stadium were built at the Complex.

DISCUSSION AND RECOMMENDATIONS FOR THE NDSS FIELD / ROTARY BOWL / SERAUXMEN STADIUM COMPLEX

The Complex is an excellent site for a medium sized stadium that can accommodate between 3,000 to 12,000 seats. The site is large enough for the stadium itself, as well as the related parking requirements. There is a generous amount of space for a front entry plaza, and the site requires very little view blocking fencing to accommodate for pay for view events. The site's current use and its remoteness from residential areas make it ideal for a medium sized stadium location.

The Complex is well suited for a medium sized stadium because of the facilities within the Complex or adjacent to it. Rotary Bowl (the track and field facility) and Serauxmen Stadium (the baseball facility), while both having limited support facilities, would benefit from new change rooms, public washrooms, concessions, storage space, a first aid room and an event coordination room. Additionally, Nanaimo District Secondary School and Vancouver Island University would both benefit from having a medium sized stadium located on the site.

The Complex also has many features that would reduce costs, including a synthetic turf field with field lights, scoreboards, limited number of washrooms and changerooms, parking and public transit. As such, locating a medium sized stadium at this site would reduce overall costs of construction.

At the Complex, a medium sized stadium of 3,000 seats and all additional amenities and parking not yet on-site would cost between \$6,000,000 and \$9,000,000 depending on what is decided for the final stadium space program. The construction would take slightly less than two years to complete.

CONCLUSIONS AND RECOMMENDATIONS

A municipality the size of Nanaimo would be best served in the long run by a medium sized stadium of approximately 3,000 with the ability to increase the seating to 12,000 seats with temporary seating for special events. It is likely that Nanaimo would have enough events to support both a small and a medium sized stadium, as this would result in one of those stadiums being under-utilized as a spectator facility. At this time, if the construction of a stadium is to be considered, it should be for a medium sized stadium on a site that can support it.

The Caledonia Park site is only suitable for a small sized stadium. It currently has most of the amenities that will allow this site to be well utilized (seating, change rooms, press booth, parking, etc.). As the City of Nanaimo would be best served over the long run by building a medium sized stadium on a site that is large enough to accommodate it, investing in Caledonia Park to upgrade it to a small stadium is not worthwhile at this time. While there are many improvements that can be made over time to Caledonia Park that would make it incrementally better as use and spectator needs require them. At this time, it is only recommended that the City examine the replacement of the existing grass field with a sand-based natural grass field and the installation of field lighting if budgets will allow for this. Adding lights would increase the stadium's utility for the main user group, but it would be prudent to conduct consultations with the immediate neighbourhood prior to any decision being made.

The Beban Park site is an excellent site for a medium sized stadium. The site has all the prerequisites for a stadium; however, virtually every element would have to be constructed as there are no pre-existing elements on site. In addition, siting a stadium at Beban Park would require the Stadium to be a destination facility as there are no other existing facilities that could readily share the facility and provide a higher utility. If there were no other sites in consideration for the location of a medium sized stadium, then the Beban Park site would be the best choice and one that would be successful.

The best choice for a site for a medium sized stadium in the City of Nanaimo is the NDSS Field, Rotary Bowl, Serauxmen Stadium Complex. Not only does the site meet all the prerequisites for a medium sized stadium, but it also has many of the amenities already in existence. Perhaps even more valuable to the success of the facility, the site contains two other sport facilities that would benefit from the support spaces required for a medium sized stadium and the site is adjacent to a secondary school and a university. The selection of this site will lower construction costs and greatly increase the facilities utility and success. To recap, the Complex has the following advantages over all other sites reviewed and would be a great addition to the amenities already in place as part of the Larry McNabb Sports Zone which is also home to the Nanaimo Aquatic Centre, Nanaimo Ice Centre, Rotary Activity Centre, Rotary Bowl, NDSS Field, Serauxmen Stadium and more.

- Adjacency to Serraxmen Stadium which would benefit from additional public washrooms, change rooms, concessions, first aid room, storage and event coordination room.
- Adjacency to Rotary Bowl which would benefit from additional public washrooms, and change rooms.
- Adjacency to Nanaimo District Secondary School which would benefit from a stadium that could host school athletic and social events, including major Secondary School Championship Events.
- Adjacency to Vancouver Island University which would benefit from a stadium that could host University athletic and social events, including major university championship events.
- Adjacency to Nanaimo District Secondary School that allows for school washrooms and classrooms to be utilized for major events where temporary seating is brought in and thus temporary washroom facilities and additional event coordination rooms are not required.
- A synthetic field with field lights that is large enough to host all field sport games and championships already exists on site and thus there is significant savings gained by not having to construct these amenities.
- Current site conditions (adjacent stadiums, school and aquatic centre) create a natural view block which greatly reduces the amount of view blocking fencing required to allow for pay-for-view events.

Additionally, since many amenities already exist on site within other facilities (although not necessarily in sufficient quantity), this site allows for a phased approach to the construction of the stadium. If the seating area is only constructed initially, there are limited washrooms and change rooms available on site to keep the facility functional.

The next steps in the process to provide a medium sized stadium for the City of Nanaimo on the preferred site are as follows.

- Conduct stakeholder meetings with the sport and community organizations that would use the stadium to determine the extent of the building program required.
- Complete a concept design for the stadium that would show how the stadium would sit on the site and how the various parts of the building program would be located to provide the maximum utility.
- Commission a Class 'C' costing report to determine the estimated cost of the stadium.
- Based on the costing report determine if the stadium can be built complete as a single project or if it needs to be phased over several years.

