Carrie Jane Gray Park

MASTER PLAN

September 2006
# Carrie Jane Gray Park Master Plan

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1.0 Project Purpose

This Master Plan has been prepared for the City of Prince George in response to the need to guide the long-term planning, development and management of Carrie Jane Gray Park (CJGP). CJGP is classified as a City Athletic park, and is centrally situated in Prince George in proximity to the downtown area and accessible from several major roads. To the west and north, CJGP is bounded by Massey Drive and to the east by Highway 16 East. The south boundary of the park is defined by Highway 97 North. The total site area of the park amounts to approximately 40 hectares.

While CJGP already supports several ball fields and related facilities, the redevelopment of the athletic park known as Recreation Place, situated on the west side of Highway 16, south of Highway 97, necessitated the relocation of the Recreation Place facilities to CJGP. This has provided an opportunity to consider the integration of existing facilities at CJGP with those that would be displaced from Recreation Place. While not all of the facilities at Recreation Place would be accommodated at CJGP, several key uses were considered for relocation to CJGP. These include the Senior Men’s Baseball facility, Minor Girl’s Softball, Horseshoe Pitch and the Radio Control Car Club.

UMA was retained by the City of Prince George to consider the relocation of Recreation Place uses. As part of the project, there was also a need to determine, in consultation with user groups, how relocated recreation activities could be accommodated at CJGP given space availability, already established uses, and the requirements of the current users. Comprising part of the work was the need to review the 1998 Carrie Jane Gray Master Plan and to make appropriate revisions. This new Master Plan represents the culmination of that work. It includes several pertinent components of a previous report: Master Plan Background Report, October 2002, UMA that provide additional context.
The Master Plan defines the overall development concept for CJGP, reviews the various designs and proposed facilities, and also summarizes previous user group input and suggestions while explaining some of the design issues that led to the evolution of the current planning concept for the park.

1.1 Park Background

CJGP became a park area in 1966, after it was dedicated and named after Mrs. Carrie Jane Gray (1912-1984). Mrs. Gray who was both a Mayor and Alderman on City Council, and was also involved in many community organizations. Prior to becoming a park, the site area was utilized as a former landfill facility (see Appendix A for a map of the approximated area). Later, ball field facilities were constructed by the user groups, through volunteer labour and donated materials. Currently user groups maintain rental agreements with the City for the use of these facilities. The Family Y was established on the site in 1975. The southern portion of the park has also been the location of a snow dump facility, until this area was no longer utilized for this purpose since the spring of 2004.

Park upgrades to date have included new gravel parking facilities that were developed to accommodate the 1990 Summer Games at Massey Place. New landscaping treatments were also included in 1999, along 20th Avenue and in the area between the Rotary field and Spruce City Men’s field.

1.2 Established Uses at Carrie Jane Gray Park

Prior to the redevelopment of CJGP, a series of baseball, softball/fastball fields and other uses were established at the site. Some of these other uses include the Prince George Family Y, and the BMX track. The portion of the park north of Massey Drive includes the Rotary Skate Park, a lacrosse box, a basketball court, tennis courts and a toboggan hill. Facilities as they existed in early 2004 are depicted on Map 1 – Site Plan (Facilities as of early 2004).

All of the ball facilities in the park, the BMX Track and the Lacrosse Box, are managed under rental agreements with the City of Prince George. These rental agreements operate within a 5-year term, where the renter can utilize the facility, but must oblige by a number of responsibilities. These include providing insurance for the users, getting city consent for any construction or alterations to the facility, keeping the facility in good repair, and providing safe venues for both user groups and spectators of the facility.
The operation and maintenance of the facilities under these rental agreements is shared between the City of Prince George and the user groups. Generally the City maintains the turf of the ball field, including such tasks as mowing, aeration, fertilization, top dressing and thatching. The City also repairs and maintains any underground irrigation systems, as well as rototills the in-field, and supplies paint (city approved colours) as well as garbage containers. The user groups are responsible for fence repairs, bleacher maintenance, concession maintenance, dragging of infields, above ground irrigation, utilities, and any additional disposal or litter control required (i.e. tournaments and clean up of grounds).

To facilitate a review these rental agreements, research has been conducted on how other various communities establish agreements with user groups for the operations and maintenance of their facilities (See Appendix B for research on operations in comparable communities.)
Map 1 – Site Plan (Park Facilities as of early 2004)
The table below offers a summary of all facilities at CJGP with information on the principal user groups, supplemented with comments on the nature or adequacy of facilities as of the spring of 2005, just prior to the adaptation of current facilities and the start of redevelopment. The map also depicts a snow dump area in the park that has been a major City snow dump facility for many years. The snow dump facility was removed from CJGP in 2004, to allow for the redevelopment of the park as a fully dedicated recreational site.

Table 1 – Inventory of Facilities (as of early 2005)

<table>
<thead>
<tr>
<th>Name of field or facility</th>
<th>Principal user group</th>
<th>Comments, reflecting status at 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrie Jane Gray field (dedicated baseball field)</td>
<td>• PG Youth Baseball</td>
<td>- 2 small wood bleachers and score keeping building</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- moderate quality field</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- partially fenced</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- field less than optimum size</td>
</tr>
<tr>
<td>Rotary field (dedicated baseball field)</td>
<td>• PG Youth Baseball</td>
<td>- concrete dugouts, washroom building and 2 bleachers</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- very good quality field</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- completely fenced</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- less than optimum size</td>
</tr>
<tr>
<td>Spruce City Men’s Fastball (fastball/softball field)</td>
<td>• Spruce City Men’s Fastball Assoc.</td>
<td>- has covered bleachers</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- only field in CJG with lights</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- washroom (on septic)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- adequate size field</td>
</tr>
<tr>
<td>Minor Boys field (also known as Home Field, dedicated fastball/softball)</td>
<td>• Spruce City Minor Boys’ Fastball</td>
<td>- field needs improvement</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- 2 bleachers and partially fenced</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- marginal washroom (septic)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- field too small</td>
</tr>
<tr>
<td>Merchant Men’s (fastball / softball field)</td>
<td>• Spruce City Minor Boys’ Fastball</td>
<td>- good field, but some improvements needed - small bleachers in moderate condition and dugouts in poor condition</td>
</tr>
<tr>
<td></td>
<td>• Minor Girls’ Softball</td>
<td>- completely fenced</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- considered too small</td>
</tr>
<tr>
<td>Ron Wylie field (fastball / softball field)</td>
<td>• Spruce City Minor Boys’ Fastball</td>
<td>- well drained and constructed; adequate size</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- incomplete new washroom/concession building</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- no sewer hookup</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- has attached fenced in practice area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Y allows public to use washrooms/showers for a fee</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- has expansion plans under consideration, including 2 indoor soccer fields, pool, daycare, and gymnasium</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- on land leased from City</td>
</tr>
<tr>
<td>Family Y</td>
<td>• Range of indoor recreation facilities (gym, exercise rooms, etc.)</td>
<td>- dirt track with two small portable bleachers</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- incomplete washroom with roughed in plumbing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- expansion plans proposed to increase length &amp; layout</td>
</tr>
<tr>
<td>BMX Track</td>
<td>• Supertrak BMX</td>
<td>- constructed in 2002</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- street-style and traditional concrete skating areas</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- desire for expansion with a clover bowl area</td>
</tr>
<tr>
<td>Rotary Skate Park</td>
<td>• Skateboarders represented by the Boards, Bikes &amp; Blades Committee</td>
<td>- concrete walls and suracing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- desire for covered and heated year round facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- walls not preferred (potential injuries from concrete)</td>
</tr>
<tr>
<td>Lacrosse Box</td>
<td>• PG Masters Lacrosse</td>
<td>- 3 courts</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- surfacing required</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>• Public Tennis</td>
<td>- 1 court</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- requires resurfacing and new hoop &amp; post standards</td>
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In most instances where constraints are noted, these relate to the need for expanded field sizes, especially for tournament use, and the desire for improved drainage. The deficiencies noted in the above table are largely being addressed as part of this Master Plan development.

Parking areas are considered to be sufficient, even for very large tournaments. Often shared parking arrangements occur, and can include cross parking arrangements with Massey Stadium events. The parking lots are generally not hard surfaced however, resulting in problems associated with haphazard parking, dust control and regrading requirements. For tournament occasions, there is some casual RV parking for self-contained units within available parking lots.

The Family Y facility is situated within the park on the basis of a long-term lease. Expansion plans by the Y may affect part of the park, and any expansion will be subject to both a successful fund raising program as well as design approvals. The Y facility plan includes a new 26m x 55m (85’ x 180’) gymnasium, a 26m x 55m (85’ x 180’) indoor soccer facility, indoor swimming area, 3-lane track, seniors’ day care, and related amenities. The facility would be managed and maintained by the FAMILY Y on a full cost recovery. The overall building complex, as initially announced, could be in excess of 9500 m² (about 100,000 ft²), and includes an expanded parking area. The expansion of this facility, which remains undetermined at the time of this report preparation, will need to take into account CJGP facility improvements that are defined elsewhere in this report.

In addition to the more active recreational facilities at CJG Park, there are opportunities for passive recreation. Native tree stands provide local beauty and serve as buffers to nearby uses. However, the pine beetle infestation has unfortunately had a major impact on the existing groves of trees that dot the perimeter of the park therefore leading to the removal of a significant number of these trees in 2004. Along the park perimeter are trail links that tie to the overall city trail network.

The park contains 2 drainage channels that meet on the west side of Highway 16 West and drain into the Hudson’s Bay Slough Canal, which ultimately drains into the Fraser River. One channel extends south of 17th Avenue and drains the storm outflow from the Carney area. The other channel is located along the southern perimeter of the park and drains the storm outflow from the Massey area, including Shane Creek. Both channels are narrow and have some riparian habitat.
Both channels are not known to support any fish species (Environmental Dynamics Inc., Draft Environmental Assessment of the Hudson’s Bay Slough Catchment Area).

A Watershed Drainage Plan is currently being developed for the Hudson's Bay Slough Watershed to address overall storm water management. Recommendations made through this plan may be incorporated into the 2 channels located in the park, as they drain a large portion of the Bowl's watershed area.

1.3 Development Considerations

The size and location of CJGP provides a significant impetus to the concept of relocating some of the recreation uses that were situated at Recreation Place to CJG Park. It was agreed at the start of the planning process that the relocated facilities were to include:

- Ball diamonds – both Men’s Baseball and Minor Girl’s Softball
- Horseshoe pitch
- Remote controlled car track

Specific consideration was proposed for relocating senior men’s baseball (the Monty Gabriel field at Recreation Place) to Carrie Jane Gray by upgrading existing diamonds to national standards and provide for inclusion of an ultimate 1000 spectator seat capacity. It was also felt that Carrie Jane Gray could provide sufficient lands to allow relocation of both the radio controlled cars and the horseshoe pitch. Carrie Jane Gray until recently also supported a city snow dump, and its relocation generated opportunities for new recreation uses as defined in this Master Plan.

1.4 Design Principles

Among the guiding principles desired by the City in considering the development of new and relocated facilities were:

- Providing for the grouping of like users
- Provision of high standard facilities, to be at least equivalent to facilities being replaced from Recreation Place
- Consider opportunities for sharing of facilities
- Provision for expansion in areas where facilities are relocated
- The ability to host tournaments
- Retention of independent concession/washroom facilities given expressed user group preferences

Thus a key feature in the generation of the new Master Plan was the desirability to reflect the overall principles as defined above.
2.0 Site Utility Services

Carrie Jane Gray Park is partially served by municipal water and sanitary sewer utilities. The north side of the Park, where the Y is situated, has an underground gravity sewer pipe line that serves the Y building and the existing washroom building near Carrie Jane Grey field. The pipeline collects sewage and transports it north offsite to a City maintained sewage pumping station on the north side of Massey Drive. Necessary sanitary sewer service was installed for the new and upgraded facilities in 2005.

Municipal domestic water servicing is provided from the eastern side of the Park to serve the small washroom buildings and irrigate the ball fields. The “Y” is served from a municipal water main west of the facility, from Massey Drive. There is a fire hydrant in the central part of CJG Park site near the BMX track. As of 2005 all newly constructed buildings received water service.

No underground drainage pipes are currently in the Park. All stormwater is directed overland and drains into open drainage channels along the south and east sides of the Park. Offsite stormwater runoff does traverse through the CJG Park site in the existing open channels.

The Park is currently serviced by electricity for small facility buildings needs and for night lighting at the Spruce City field. Roadways adjacent to the site include power, telephone and cable services in the municipal rights of way. In 2005 electrical services was installed to club buildings and to fields for lighting.
3.0 User Group Comments

As part of the consultative process, UMA team members had a series of informal meetings with user groups that occurred mainly in 2002. However further consultation occurred since then, with active reviews with men’s baseball representatives during design discussions (in 2004) on the proposed new senior men’s field and clubhouse facilities. The more recent meetings prior to conclusion of this report were held largely between City staff and user groups.

In the earlier interviews each group was left with a questionnaire to survey the needs of the group and to provide additional data on membership, facility requirements and potential sharing of facilities. At completion of the meetings with the various users, a workshop was held which allowed for general discussion on a range of park planning and user need issues while also afforded the opportunity for an exchange of ideas. This section summarizes the key issues provided by the users. Comprehensive details on the user groups, questionnaire results, meeting notes, and a tabulation of the survey input is included in the earlier prepared Background Report is included in Appendix C to this plan.

3.1 User Group Survey Results

As noted above, all of the principal user groups with interests in CJG Park were contacted for their views. The organizations that participated include:

- Spruce City Men’s Fastball Association
- Family YMCA
- Supertrak BMX
- Prince George Senior Men’s Baseball
- Grays Junior Baseball
- Spruce City Minor Boys’ Fastball
- Prince George Minor Girls’ Softball Association
- Prince George Horseshoe Club
- Prince George Radio Control Car Club
- Babe Ruth Baseball

From the information obtained through both the survey questionnaire and from the subsequent workshop (see Appendix C), it is noted that the baseball and softball groups all use their existing fields extensively throughout their season, which runs from May through the beginning of August. All have several events throughout the season, which attract teams from other cities. Tournament or organized events with spectators are part of the season for all of the baseball and fastball/softball groups. All groups practice and play afternoons and evenings on weekdays, thus exacerbating any overlapping issues. Concurrent play can also be a problem with balls from one park landing in adjacent ball fields.
The men’s and boys’ softball are most dependent on CJGP, as they use this park exclusively. Baseball and girls’ softball groups use fields in CJG Park and elsewhere in the city.

### 3.2 Participation and Facilities

The user group survey and comments received from other local government jurisdictions suggest similar trends. Participation (active membership) in baseball appears to be declining for both boys’ and men’s leagues. It is understood that this trend is similar to many other cities in British Columbia. Conversely, boys and girls softball numbers appear to be increasing, most notably the girls’ league. Results from the questionnaire suggest that baseball associations are perhaps too artificially distinct based on the number of participating players, and there may be benefit in a closer association between Senior Men’s Baseball, the PG Grays, and the senior Babe Ruth clubs. Given trends, it appears possible that two full size fields and possibly a practice field will be sufficient to serve future men’s baseball requirements at CJG Park.

Although the minor boys’ and girls’ softball groups are of similar organization and structure, and share the use of some fields, the two groups are not compatible in terms of approach to the game or manner of play.

The BMX Supertrak group has steady or slightly increasing number of participants. Numbers of users may be misleading, as casual, unlicensed users of the track outnumber licensed riders belonging to the association by perhaps ten to one. The BMX track is unusual in that it is the only privately built facility, which also allows public access and use. The BMX season is longer than the baseball and softball season, extending from May through September. Organized events are held three days per week during this season, with two invitational events hosted each year.

The PG Horseshoe Club had 24 pitches at Recreation Place, with tournaments usually held in June and August. User numbers are holding steady, and this group tends to use its facility more during weekday hours than the other groups, whose members are working or in school.

Through consultation with the Radio-Controlled Car Club, it was confirmed that the club no longer maintains an organized club status. The rental agreement for the existing Radio-Controlled Car facility at Recreation Place has also been terminated. Individuals currently involved in the sport are utilizing areas like the Exhibition Park parking lots for on-road racing events, while off-road racing has become more
limited in numbers. Through these discussions, it was determined that the Radio Controlled Car facility would not be replaced at this time. However, should membership numbers resurge and the society becomes reinstated, the City may then look to relocate the facility to a more appropriate location. For this reason a site on the master plan map is not shown for this user group.

The Family YMCA operates as a member of YMCA Canada and has maintained a lease agreement for their facility at CJGP since 1975. The Y has proposed a multi-million dollar expansion of their existing facility to be on par with other larger centres in western Canada. Expansion plans (see Appendix D) include an 85’ x 180’ indoor soccer facility, 85’ x 180’ gymnasium, indoor 3 lane walking/jogging track, teaching pool, seniors care/child care facility and an expanded fitness facility. The facility would be managed and maintained by the Y on a full cost recovery.

This expansion as proposed includes a potential partnership with the City, possibly including funding. It would also include site improvements for parking, access/egress and the inclusion of additional land (it would ultimately displace the Carrie Jane Gray field). It is anticipated that should the expansion plans be realized, the facility would serve 1 in 8 residents (largely youth-based) and the facility would receive 1,000,000 visitations per year.

Other facilities located across from Massey Drive, including the Rotary Skate Park, tennis courts, basketball court, lacrosse box and toboggan hill, are currently meeting user group participation rates where applicable. The sport of Skate Boarding has been rising steadily over the years and may support an expansion to the existing facility or development of similar facilities in other locations in the city.

### 3.3 Common Issues

The review of user group interests contributed to the definition of several common concerns and objectives. It was felt that those concerns required consideration in development of the Master Plan for CJGP. These are:

- tournament or invitational events are held each year and require consideration in planning
- quality of facilities is important to the ability to continue to attract out of town user groups
- baseball and softball groups especially emphasize economic benefit to the City from hosting tournaments
- concern about vandalism to fields and buildings. (BMX, minor boys’ fastball has built concession / washroom buildings at CJGP, and both have suffered substantial vandalism. Both of these buildings have roughed in plumbing and water, but no sanitary sewer connection.)
• controlled access to facilities and fields (an exception is minor boys’ fastball, who are willing to allow casual public play, notwithstanding concerns about abuse)

• willingness to share some facilities.

• groups with concession facilities note that these contribute a significant portion of their revenue. They are vulnerable to damage and require competent cleaning, making them more difficult to share with the general public, or on a casual basis.

• lack of accessible, safe washrooms is considered by many to be as critical a problem as the provision of fields for play.

Development of the Master Plan gave consideration to user groups needs and suggestions, and attempted to reflect these as much as possible while also recognizing City financial constraints.
4.0 The Design Process

4.1 Development Options
The nature and development within CJGP is determined in part by current conditions and opportunities that both the location and site conditions provide. A summary of the opportunities and constraints are illustrated in Appendix E, Map 3 – Opportunities and Constraints.

Following consultation with user groups and city staff, two principal planning options were prepared for the Park. These options were driven to some extent by the possible expansion of the ‘Y’ and its assumed impact on the configuration and potential available land area within the balance of the park (options are described and illustrated in Appendix E). New access points, internal driveways and potential parking associated with the Y expansion could significantly affect the balance of design, especially in relation to the Carrie Jane Gray field.

One option assumed that Carrie Jane Gray field would remain, the other assumed that it would be decommissioned and redeveloped into Y parking. Following subsequent deliberation with the City, a decision was made to refine the Master Plan on the basis that the current field configuration would largely be retained, that any expansion of the Y was undetermined, and that no specific provision would be made for it in the Master Plan. Should the Y expansion proceed, it would either need to be confined to areas not currently devoted to sports fields, or alternatively one of the fields will require decommissioning (e.g. Carrie Jane Gray field), with appropriate and consequential modifications necessary to the Master Plan.

4.2 Facility Design
Concurrent with the planning process, decisions were made in regards to priority actions necessary to upgrade existing facilities and to confirm the uses to be relocated from Recreation Place.

Of particular importance, driven in part by tournament obligations, has been the siting and construction of the Senior Men’s field. Following considerable deliberation, and upon confirmation of the relocation of the snow dump facility, the new Men’s Baseball facility would be situated in the general area of the snow dump. It is a full size field to be augmented by a clubhouse and seating. Design of the field occurred in the spring and summer of 2004, with tendering and construction commencing later that year.
During the design phase of this facility there was extensive debate regarding the overall style and materials to be used for the stadium structure. One option considered was a precast concrete structure, patterned on a stadium facility in Grand Forks, with seating of around 450 (structural work designed by Sargent & Associates). The other option was a more modest structure that would be built largely of wood construction, with all seating to be of the bleacher variety rather than incorporated as part of the clubhouse/concession structure. However, in 2004 City Council decided to move forward with the development of a full concrete stadium. The new stadium and field were completed and ready for play in the fall of 2005.

Design of the new horseshoe pitch and clubhouse facility also occurred in 2004, with work carried out by Ross Steward Architects of Prince George. Construction of the horseshoe pitches and clubhouse building began in the spring of 2005 with the construction of these facilities completed later that summer.

Field improvements to several of the established ball fields were also designed and completed in 2004. These improvements are detailed in Section 5.1.1.
5.0 The Master Plan Concept

5.1 General Description
The previous Master Plan for CJGP was produced in June 1998 by Jay Lazzarin Landscape Architect. The plan consists of a facilities and field location map, along with order of magnitude costs. New facilities in the plan included a new football/soccer field in the snow dump location, storm water management facilities and various park/landscape enhancements. Many elements of that Plan, including the principal access points and roadways, continue to be mirrored in this updated document.

A new development concept plan for the park was developed (see Map 2 Facility Concept – Master Plan) and was influenced to a significant degree by the physical attributes of the park, the nature of current development, and comments obtained from user groups. While the 1998 plan was able to conceptually address non-organized sports activity, the demands of the relocation program along with other recreational demands has resulted in a park which functions as the focus for baseball, and to a lesser extent softball, in the City. The presence of the horseshoe club and the BMX group adds to the sporting character of Carrie Jane Gray. The additional facilities located north of Massey Drive also support more informal recreational opportunities (e.g. Rotary Skate Park, Tennis Courts and Toboggan Hill).

The current Master Plan incorporates other uses, but to a lesser extent perhaps than the 1998 plan. Picnic and casual play areas may still be developed in central locations throughout the park. Trails offer the possibility for walking or jogging around the park, and accommodate through traffic for pedestrians, connecting the neighbourhood to the east with the high school and shopping facilities. With the recent tree cutting activities, the landscape amenity will need to be addressed for the park as a whole, along with trail locations.

The new Master Plan sets out the area south of the new senior men’s baseball field as an open grass area that can also provide additional parking or event space during baseball tournaments. Consistent with the plan of 1998, the existing storm channel and storm water detention capacity is enhanced along the southern edge of the park site.

Rotary field and Carrie Jane Gray field, both used for baseball, have space for expansion, but this affects adjacent parking and road areas. These fields are smaller than the typical standards suggest, but the baseball users expressed satisfaction with the current dimensions of these two fields.
Vandalism is a concern of all current and potential park users. Visibility into the park area has been restricted by the existing natural trees along Massey Drive, which inhibits visual exposure to several of the facilities. The clearing of the trees along Massey Drive, due to Pine Beetle infestations, will enhance security although at the expense of losing part of the natural green buffer. These areas will need to be re-landscaped in order to retain these green strips.

Expansion of the Y may have future implications for Carrie Jane Gray field, however since expansion plans are yet to be clearly defined and decided on, no specific provision for expansion is provided within the overall concept.

Future development within the Park is to be directed mainly south of the existing Y, the formerly vegetated areas along Massey Drive to the west of the park, and the area used historically as a snow dump. Given current wetlands within the park and previous landfill conditions, part of the park can be used for riparian enhancement and storm water management to create attractive landscape features while simultaneously offering drainage detention.

A portion of the park area across the slough drainage channel east of Spruce City Men’s Baseball and Minor Girls Softball facilities has been determined to be surplus to park needs. This area has several constraints that would make development of athletic type facilities difficult. The location of the slough channel, a large hydro right-of-way bisecting the property from the adjacent BC Hydro sub-station to Hwy 16, and the difficulty of constructing facilities with appropriate vehicular access and parking in this area make this portion of the park unsuitable for recreational development with the exception of a trail alongside the slough channel.

5.1.1 Ball Fields

The primary development within the park is for baseball/softball, with a total of 7 fields provided for as follows:

<table>
<thead>
<tr>
<th>Field Name</th>
<th>Location</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrie Jane Gray Field</td>
<td>North of Park near ‘Y’</td>
<td>Baseball</td>
</tr>
<tr>
<td>Spruce City Men’s Fastball Field</td>
<td>NE in Park</td>
<td>Fastball</td>
</tr>
<tr>
<td>Rotary Baseball Field</td>
<td>Central site</td>
<td>Baseball</td>
</tr>
<tr>
<td>Senior Men’s Baseball Field</td>
<td>South west, new site</td>
<td>Baseball</td>
</tr>
<tr>
<td>Minor Girls’ Softball Field</td>
<td>North east (former Minor)</td>
<td>Softball</td>
</tr>
<tr>
<td>Field Name</td>
<td>Location</td>
<td>Purpose</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>---------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Minor Boys' Softball Field</td>
<td>Central, east side (former Merchant Men’s Field)</td>
<td>Softball</td>
</tr>
<tr>
<td>Ron Wiley Softball Field</td>
<td>South east</td>
<td>Softball</td>
</tr>
</tbody>
</table>

As part of the redevelopment of CJGP, consideration was given to ensuring that fields met appropriate ballpark standards (see Appendix F). In several cases the spatial requirements between softball fields for youth and women are sufficiently close that one field can serve both purposes, with the principal variant being the pitching distance. Field dimensions for softball or women’s fast pitch do not change with the age group. Infield materials and the presence or absence of a pitching mound make baseball and softball incompatible activities on the same field facility.

The Carrie Jane Gray field will continue as a baseball practice field, until upgraded or affected by expansion of the 'Y'.

The Spruce City Men’s Fastball Field will continue to be the focus for Men’s Fastball in Prince George. A number of ongoing upgrades are scheduled for the field and surrounding structures. It is anticipated that the first phase of the 4-Plex Softball facility at the Nechako Park site, could also provide an alternate tournament site facility for the Fastball user group amongst other softball/fastball groups.

Rotary field is intended to remain as a principal youth baseball field in the park. In addition to fixed seating, there also is the option of temporary bleacher seating that can be provided at Rotary field or other fields as determined by events, and availability of temporary bleachers.
A principal feature of the new Master Plan is the development of a new full size baseball diamond in the area previously allocated to snow dump facilities. This field serves as the prime field for preferred use by senior men's baseball. The facility includes a pre-cast concrete stadium that houses the concession, clubhouse, storage area and washroom facilities. Stadium seating will accommodate 450 spectators under open cover. There is provision for expansion along the first and third baseline for an additional 300 - 400 seats to bring the total capacity to approximately 800 seats. Construction of the field commenced in the fall of 2004. The stadium and field construction were completed in the fall of 2005. The drawing in Appendix G illustrates the site layout for the new baseball facility.

The Minor Girl’s field has been upgraded with additional fencing and gates on the dugouts, primarily to improve security and prevent undesirable use of the field after hours. The user group elected to maintain the current outfield fence dimensions. The ultimate relocation of girls’ ball facilities away from CJG Park is desired in the future, in order to group all girl’s/women’s facilities into one centralized area (Freeman Park).

During 2005 the Minor Boy’s field, formerly Merchant Men’s Field, had improvements undertaken to the infield clay area as well as construction of a new backstop, new fencing, and new, larger dugouts. The user group elected to maintain the current outfield dimensions.
The Minor Boy’s Ron Wylie field has not been recommended for any new work at this time. A septic field has recently been added to facilitate the recently added washroom facility.

5.2 **Horseshoe Club**

A new 30-pitch horseshoe club pitch and clubhouse has now been constructed at the northwest portion of the site, immediately south of the existing Y facility. This club has now been relocated from Recreation Place to the location adjacent to the Y thereby allowing the group to share some of the Y’s facilities during tournaments, such as washrooms and showers. The Horseshoe Club facility, designed by RSA Architects and UMA, features the following:

- 30 regulation pitches
- Clubhouse with a common room, washroom and universal access washroom, and kitchen and storage facilities with serving windows
- Outside covered patio areas, with adjacent lawn areas

To the east of the club’s parking area provision has been made for an overflow lot and potential RV parking to accommodate tournaments and special events.

The drawing in Appendix G illustrates the site layout for the pitches and clubhouse facility.

5.3 **Super Trak BMX**

In the earlier stages of the planning process, several options (including preliminary design) were considered for relocation of the BMX track. This was considered to allow siting of the Senior Men’s Baseball field in proximity to the other baseball fields, as a means of offering better opportunities for tournaments and crowd control by having these facilities sited close together. However, cost implications made this option impractical resulting in the siting of Senior Men’s facility in the former snow dump site and the retention of BMX in their existing location.

The BMX facility is run by the Super Trak BMX organization and features a dirt track and a washroom building that was built by the club and recently serviced early in 2005. The current
master plan has allocated space to the west of the existing facility for expansion of the track, which occurred in early 2005, and now meets the North American BMX Track standard, allowing the group to hold tournaments of North American caliber.

5.4 Facilities North of Massey Drive
A future expansion of the Rotary Skate Park may occur as required, west and northeast of the facility. This would include a new cloverleaf bowl to the northeast of the facility. Upgrades to the Basketball Court facility, in the form of resurfacing and new standards are also desired. The existing washroom facility also requires upgrades in the form of exterior and interior finishing (as well as to the washroom north of the Spruce City Men’s field).

5.5 Use Agreements & Special Events
The use agreements and arrangements in place for special events are currently operating sufficiently for existing park facilities. Shared parking arrangements and overnight camping in self-contained RV units will continue to be accommodated. The Y also offers washroom and shower services to the groups during tournaments for a small fee.

The use agreements for the new facilities of the park, including the Senior Men’s Baseball facility and the Horseshoe Club, are currently being renewed and revised, and will reflect some more modifications to responsibilities given more complex building technologies of our current day.

5.6 Transportation
The main entry into the park is from the western entrance off of Massey Drive. This entrance provides access to parking for the Horseshoe Club, Rotary field, the new Senior Men’s field, BMX and the remaining park facilities.

There are also two additional entrances located to the north of the park, also off Massey Drive. The most western entrance provides access to the Family YMCA facility and associated parking areas. This access would be realigned in the future to accommodate the Y expansion plans and improve transportation site lines. This access also provides a linkage to the most eastern entrance off of Massey Drive. This third entrance connects with the park’s internal road system and provides a more direct access route to the ball facilities located at the eastern end of the park.
transportation background report, *Carrie Jane Gray Master Plan Traffic Impact Study – Final Draft (2006)*, for the park and surrounding area was also completed by UMA Engineering Limited and confirmed a number of findings as follows:

- The primary entrance off of Massey Drive (south of Griffiths Avenue) is poorly defined, requires park signage, and requires a southbound left turn slot.

- There exists significant delay for the eastbound left movement from Griffiths Avenue onto Massey Drive and signalization at this intersection may be warranted regardless of developments at the CJGP. This signalization may allow the possibility of redesigning the main YMCA entrance as an extension of Griffiths Avenue.

- Realignment of the existing access points north of Griffiths Avenue to the YMCA and the tennis and skate parks should be brought to a single point directly across from each other in order to make traffic and pedestrian movements safer and more coherent.

- The internal circulation is sufficient to accommodate site traffic and flow throughout the park.

- Pedestrian access to and within the park requires improvements in the form of connectivity to the park uses and bus stop facilities.

- Directional and information signage is required to improve way finding throughout the park for both vehicles and pedestrians.

- The pedestrian crossing at Highway 16 is extremely unsafe for pedestrians/cyclists and motorists.

- On-site parking is adequate to meet site generated parking demands.

- Peak parking demands from the Y expansion will fall short on supply, but may be relieved by overflow parking available in the park and the peak demands occurring at different times of the year.

The park concept calls for some new roads and better defined parking areas. Design has been completed for roads and parking, with some internal paving to be completed in 2006. With paved areas, more parking can be accommodated, since parking spaces are more efficient with more clearly defined parking spots.

The park has two gates (one east of Spruce City Men’s, the other at the west entry between the Horseshoe Pitch and BMX), for purposes of security and to reduce potential vandalism. The north access to the Y facilities and the associated parking areas need to be kept open. The gate locations are proposed for retention to accommodate security access.
5.7 Pedestrian and Park Facilities

Pedestrian facilities would take the form of trail improvements and an underpass facility at Highway 16. The existing Heritage River Trail linkage, located from the crossing on Highway 16 West up to the intersection of Massey Drive and 20th Avenue, would be upgraded to a Multi-Use Trail standard (3.0 metre wide asphalt trail). This trail would connect with other proposed Multi-Use Trails that follow Massey Drive south along the park perimeter up to the Highway off ramp and from the Highway 16 crossing south to the Highway 16 and Highway 97 intersection. A proposed Local Trail system (2.0 metre wide granular trail) would be located along the south perimeter of the park and would extend up to the Y Facility. Since a pedestrian/cyclist underpass has been identified for sometime for the Heritage River Trail crossing at Highway 16, McElhanney Consulting was commissioned in 2005 to design a pedestrian underpass for this location. As of early 2006 the underpass design is now complete and the City is planning to proceed with construction of the facility.

Park signage would take a variety of forms throughout the park. The west entrance off of Massey Drive would include major park signage and a field location directory sign, particularly useful for tournaments, would be located at the internal road intersection between the Horseshoe Club and Rotary field. Minor park signage including facility names and regulation signage, would also be located at the various facility locations. Trail facilities would include directional and information signage at major trailheads and at various trail intersections.

Family picnic and/or play areas are proposed between the Rotary & Spruce City ball fields on the east perimeter, and south of the BMX Track. Although not included in the detail work of this project, additional planting, trails, picnic tables and well drained grass areas may be provided.

The City may also wish to consider changes to the existing children’s play area, currently located in the northeast portion of the park. Potential park expansion could occur northeast of the drainage channel, however it would require a crossing arrangement for the drainage ditch which may include a bridge structure across the drainage channel that is limited to pedestrian traffic and light maintenance equipment only.
5.8 Utilities
Existing site servicing will be maintained for water and sanitary sewer systems. An additional gravity sewer main has been recently installed adjacent to the Y, which picks up the Horseshoe Club, BMX, and the new Senior Men’s facility. Minor Boy’s Softball could also make use of this sewer service by installing a pump in their existing septic tanks and shallow underground line to the gravity main. The watermain was also extended from north of the BMX Track to the Senior Men’s Baseball facility.

Hydro servicing in the park has received a major overhaul with all overhead power being placed underground and the number of electrical services to the park being reduced from 6 lines to 2 new connections. One service connection now comes down from Highway 16 adjacent to the Minor Boy’s Softball field. This line feeds the Ron Wiley field, Senior Men’s Baseball and BMX. The other service crosses the slough at Spruce City Stadium and supplies power to Spruce City Men’s Fastball, Minor Girls Softball, Minor Boy’s Softball, Rotary Field and the Horseshoe Club.

5.9 Landscaping
New landscaping treatments are proposed throughout the park and classed as a High, Medium or Low level standard.

High-level treatments are proposed at the west entrance on Massey Drive, as well as at the southern corner of the Massey Drive and 20th Avenue intersection. This would consist of multi-seasonal interest planting beds, major park signage & hard surfacing treatments.

Medium level treatments would be located along the perimeter areas of the park on Massey Drive, 20th Avenue and Highway 16 West north of the slough, as well as along the internal roadways, parking areas and central open spaces within the park. This level of landscaping treatment would consist of grassed areas with coniferous and deciduous tree plantings, similar to the existing landscaping treatment between the Rotary field and Spruce City Men’s field. Berm treatments may also be required west of the proposed BMX expansion area and the new Senior Men’s Baseball facility.
Low-level treatment areas would include area south of the Senior Men’s Baseball facility and along the slough area. This would consist of a rough grass area south of the Baseball facility and restoration plantings throughout the riparian areas surrounding the slough area.

5.10 Storm Water Management

The two channels located in the southern and northern regions of the park may be enhanced to improve water quality and habitat values. Sedimentation ponds may be developed at each of the outfall locations, with a minimum site area of roughly 50 x 20 metres for the southern channel and 40 x 20 metres for the northern channel. These minimum site areas would include a pond half the site area, with the remainder of the site containing the pond’s berming and access requirements. These ponds would need to be excavated below the existing channel inverts to allow for sediment storage. A sill should also be provided to ensure that ponding would be maintained.

5.11 Facility Summary

The following table provides a summary of all of the existing and proposed CJGP recreation facilities and the intended use as defined in the new Master Plan.
Table 3 – Synopsis of Carrie Jane Gray Park Facilities (2005)

<table>
<thead>
<tr>
<th>Facility</th>
<th>Existing</th>
<th>Proposed</th>
<th>Principal Activity/User</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senior Men’s Baseball field</td>
<td>Formerly located at Rec. Place</td>
<td>Field size 380’ at right centerfield, asymmetrical layout with 16’ high left field fence, field lighting, stadium with seating for 450, and added provision for bleachers, located south of BMX – completed 2005</td>
<td>Senior Men’s Baseball</td>
</tr>
<tr>
<td>Rotary Baseball field</td>
<td>Field Size 320’</td>
<td>Field lighting - added in 2004</td>
<td>PG Youth Baseball</td>
</tr>
<tr>
<td>Spruce City Men’s Fastball field</td>
<td>Field Size 340’ centre, sides 245’</td>
<td>Improved infield, netting, &amp; other upgrades</td>
<td>Spruce City Men’s Fastball</td>
</tr>
<tr>
<td>Minor Girls’ Softball field</td>
<td>Field Size 265’</td>
<td>New Security fencing, backstop, dugout fencing, improved infield - added in 2003</td>
<td>Minor Girls’ Softball</td>
</tr>
<tr>
<td>Minor Boys’ Softball field</td>
<td>Field Size 322’ centre, sides 323</td>
<td>New fencing, backstop, dugouts, field improvements – completed 2005</td>
<td>Minor Boys’ Softball</td>
</tr>
<tr>
<td>Ron Wiley Softball field</td>
<td>Field Size 360’</td>
<td></td>
<td>Minor Boys’ Softball</td>
</tr>
<tr>
<td>Carrie Jane Gray field</td>
<td>Field not fenced</td>
<td></td>
<td>Baseball field</td>
</tr>
<tr>
<td>Horseshoe club</td>
<td>Formerly located at Rec. Place</td>
<td>Club house with 30 horseshoe pitches, located south of the Family Y – completed 2005</td>
<td>Horseshoe club</td>
</tr>
<tr>
<td>BMX Track</td>
<td>Dirt BMX Track</td>
<td>Dirt Track to be expanded &amp; washroom to be serviced – completed 2005</td>
<td>Supertrak BMX Club</td>
</tr>
<tr>
<td>Family YMCA</td>
<td>Located at the north west corner of the park</td>
<td>Gymnasium, exercise, and club rooms, squash courts, washrooms, studios and expansion plans under consideration</td>
<td>Prince George Family YMCA</td>
</tr>
<tr>
<td>Rotary Skate Park</td>
<td>North of Massey Dr.</td>
<td>Potential expansion with a bowl area</td>
<td>Skateboarding</td>
</tr>
<tr>
<td>Lacrosse Box</td>
<td>North of Massey Dr.</td>
<td></td>
<td>P.G. Sr. Lacrosse</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>North of Massey Dr.</td>
<td></td>
<td>Informal use</td>
</tr>
<tr>
<td>Basketball Court</td>
<td>North of Massey Dr.</td>
<td>Desire for court resurfacing &amp; new basketball pole/hoop standards</td>
<td>Informal use</td>
</tr>
</tbody>
</table>

The layout of facilities and access/parking areas are shown on Map 2 - Facility Concept Master Plan.
Map 2 – Facility Concept Master Plan
6.0 Plan Implementation

The phasing of this plan is identified for short and long-term implementation as resources become available. It is anticipated that proposed development timing would be reviewed regularly in association with capital budgeting and as opportunities for funding or partnerships arise.

As the master plan exercise evolved, a number of projects were realized in the park. This includes the Minor Girl’s Softball upgrades, snow dump removal, Rotary Diamond lighting installations, BMX Track expansion & sewer connections, Horseshoe Club development, Minor Boy’s Softball upgrades, and the development of the Senior Men’s Baseball facility.

Other park improvements that are identified in the plan are recommended for implementation within a short-term time frame or a medium to long-term period pending approval by City Council of capital projects as required.

Short-Term Improvements
- Implementation of the park signage program
- High & medium level landscaping treatments
- Development of the Heritage River Trail underpass at Highway 16.

Medium to Long-Term Improvements
- Upgrades to the basketball court
- Expansion of the Rotary Skate Park
- Upgrades to washroom facilities
- Road/parking lot improvements
- Park/picnic area developments
- Trail upgrades & development
- Low-level landscaping treatments
- Storm water management facilities.
Appendix A – Map of the Landfill Area

Map of the Site Area as a Former Landfill Facility
Appendix B – Operations in Comparable Communities

Operations in Comparable Communities
A comparison of how several other communities deal with recreation facilities, especially operation and maintenance in terms of municipal versus user group responsibilities is summarized below. Municipalities surveyed include two in BC (Kamloops and Surrey), and two in Manitoba (Winnipeg and Portage la Prairie).

Republic of Manitobah Park in City of Portage la Prairie, Manitoba
Contact: Dave Green, Parks Manager - (204) 239-8325.

1. The Republic of Manitobah Park was designed by UMA for the Rotary Club of Portage la Prairie. The park was turned over to the City of Portage la Prairie approximately one year after construction. Recreation scheduling is currently the responsibility of the City's Economic and Community Development Department.

2. Republic of Manitobah Park has 9 baseball diamonds, one was added recently, and 7 soccer and football fields, as well as 4 mini-soccer fields.

   The main baseball facility includes a variety of types/sizes of diamonds, including large 300' outfield tournament diamond to smaller Little League and Slo-pitch diamonds. A number of the diamonds have lighting. Orientation of all diamonds has third base lines along a north-south axis.

   Parking for the entire complex is located in two large centralized parking lots. Washroom and change room buildings are located adjacent to each parking lot. There is also a picnic area, 2 beach volleyball courts and trail system.

3. Republic of Manitobah Park is used by most recreation groups in the City of Portage la Prairie, including the Portage Minor Baseball Association, with different age groups/sexes playing fastball, hardball, slo-pitch, and the Portage Minor Soccer Association.

4. The City's Community Services Department is responsible for Information and Registration of teams using the facility. Generally youth teams have priority. Youth groups are scheduled early and adult teams play later on the lighted fields.

   User groups have separate registration nights and develop their own membership lists and field use requirements. These do not seem to change much from year to year. The information and requests for field time is submitted to The Manager of Community Development in the City's Community Services Department computerizes the information.

   User groups are responsible for insurance and liability concerns.

   The system is generally satisfactory and is perceived as being fair to everyone.
5. Community Services convenes a User Scheduling Meeting on an annual basis with the different groups using the park. Generally there is a cooperative discussion between different groups to iron out any scheduling conflicts. Certain diamonds are allocated to certain groups for the duration of the season. Youth have priority.

6. The City used to charge a single seasonal registration fee to each group but now charges a field rental per event for use of diamonds and play fields. This tends to moderate the demand for time slots. User fees, at $10.00 per 3 hour slot, are still too low and only cover 10% of O & M costs.

7. Maintenance of the park is carried out by a contractor working for the City. Sometimes the level of maintenance is not as high as it would be if done by City forces.

Blumberg Softball Complex in the City of Winnipeg, Manitoba.

Contact: Brian Freeman, Information/Registration Systems Coordinator, City of Winnipeg, Community Services (204) 986-7276.

1. The Blumberg Baseball Complex is a City of Winnipeg owned facility. The complex originally started as a golf course, later a major soccer complex was added. Now the facility has a variety of recreational facilities. It has 7 diamonds served by a clubhouse building with washrooms/change rooms and a lounge. Diamonds are lighted. Blumberg is a higher level Regional Sports Facility in the City of Winnipeg. It was constructed by the City in conjunction with the Manitoba Softball Association using some Provincial funding.

2. The Manitoba Softball Association is responsible for the Blumberg Baseball Complex. The complex is used by youth and adult teams, including co-ed, women's and men's teams, both slo-pitch and fast-pitch. Major events, such as the Men's Nationals, and corporate tournaments use the facility but the MB Softball Association has rights of first use.

3. The City of Winnipeg has a Management Agreement with the Manitoba Softball Association. They manage and administer the facility, including all O & M responsibilities and costs. Major enhancements, capital improvements, must be approved by the City of Winnipeg. The City of Winnipeg is responsible for the areas around the complex including parking lot and green space outside the fenced confines of the diamonds. The City also provides any required technical expertise related to maintenance or mechanical and electrical systems.

4. Day to day scheduling is done by the Softball Association.

5. User fees have been very well managed to provide 100% of the monies required for O & M. The MB Softball Association charges $2.00 per head per game (or other field use) for players and spectators. The collected revenues from the gate charge and all monies raised in the lounge must be used for the operation and maintenance or improvement of the Blumberg complex.

6. The adjacent Soccer Complex is operated by the City of Winnipeg. Separate field permits are required for the fields, which are used for major tournaments and playoffs in the City.
regular youth soccer occurs on the fields although they are regularly used by the Women's Soccer Leagues.

There also is a privately operated Slo-pitch facility - Little Mountain, which has 24 diamonds in a variety of configurations and caters to the Men's Slo-pitch League.

Several conclusions can be drawn from the Manitoba examples. It illustrates that it is possible for a city to build a major baseball (with other sports) facility and operate it to the satisfaction of all user groups with multiple users for each diamond or field. However ongoing coordination between user groups is very important, and there need to be economic checks and balances to prevent some groups from over-booking. The O&M cost recovery strategy used at the Blumberg complex may well be applicable to Carrie Jane Gray Park.

Norbrock Stadium, Kamloops, BC

Contact: City of Kamloops contact for facility programming, use and maintenance is Dave Hilton, Parks Manager. Telephone 250-828-3506.

1. The principal baseball facility in Kamloops is Norbrock Stadium. Norbrock Stadium was built as a 1967 Canada Centennial project and seats approximately 1,000 spectators in a covered grandstand and about 300 more in bleachers. Several years ago a separate area was added to one side for wheelchair accessible seating. It is the only lit field in Kamloops. Field length is 390 feet. The concession is not in a good location and some other small things should be changed or updated. Maintenance is a nightmare because the field is heavily used from first chance in spring until the snow comes. They host the Kamloops International Ball Tournament every July, which involves both Canadian and U.S.A. teams.

2. There are many groups use this facility including University teams, High School Football, and ball leagues. There is no exclusive use agreement for the stadium.

3. The facilities are generally maintained by the municipality. If there are improvements required there have been some partnership arrangements where a group makes improvements and the city contributes financially.

4. Playing fields are booked by the various users through the city leisure services staff. There are no exclusive use agreements for fields and this causes serious problems because there are many block bookings done in the beginning of the season. A group may book a facility and then they may not need it after all. The field may remain empty and others cannot use it because it was previously booked. This problem is apparently not evident with Norbrock Stadium.

5. User fees are minimal and schools are able to use the fields for no charge.
Other

The city recognizes there is a problem with fields and scheduling. A field study was done in 2001 by a consultant, Bob Yates that recommended changes. The city is considering a proposal to study Norbrock Stadium and determine what changes should be incorporated.

Softball City, Surrey, BC
Contact: Murray Gage-Cole, Softball City, Surrey

1. Land is owned by City of Surrey, and is leased to BC Amateur Softball Association. The association operates and maintains this complex entirely independent of the City. There are other fields nearby the softball city facility, they are part of Surrey’s park operations and are not related to Softball City.

2. Fields are developed and are used for softball only.

3. The softball city facility consists of a fourplex, with the fields arranged around a central administration, concession and service building. The concession is on the second floor, and has perimeter viewing terraces on all sides.

4. It was noted that the licensed concession revenues are absolutely vital to financial viability of the organization.

5. Used all season for softball league play and tournaments. All fields are booked directly through the softball association and not the City of Surrey. The facility is fenced of, and is not open to the general public.

6. Bleacher spectator seating is available at all of the four fields.
Appendix C – User Group Consultation Information
# Carrie Jane Gray Park / Recreation Place Relocation Plan - User Group Survey (September 2002)

<table>
<thead>
<tr>
<th>1</th>
<th>Organization</th>
<th>Spruce City Mens Fastball Association</th>
<th>Family YMCA</th>
<th>Super Track BMX</th>
<th>Grays Junior Baseball</th>
<th>Spruce City Minor Boys Fastball</th>
<th>Prince George Minor Girls Softball Association</th>
<th>Prince George Horseshoe Club</th>
<th>PG Senior Baseball</th>
<th>Prince George Radio Control Car Club</th>
<th>Babe Ruth Baseball</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Contact Name, Title</td>
<td>Jeff Hill, President, Luciano Pagnotta, Vice President, Russ Pratt, Treasurer</td>
<td>Colin Reid</td>
<td>Fern Thibault</td>
<td>John Kazakoff</td>
<td>Brian Marchand</td>
<td>Rick and Linda Hogh</td>
<td>Vic Vallee</td>
<td>Jim Swanson</td>
<td>Chris Morgan</td>
<td>Ken Wood</td>
</tr>
<tr>
<td>3</td>
<td>Years of Involvement</td>
<td>2</td>
<td>17</td>
<td>7</td>
<td>7</td>
<td>6</td>
<td>20</td>
<td>6</td>
<td>7</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>History of Membership / participation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>100 +</td>
<td>3200</td>
<td>50/20</td>
<td>200</td>
<td>305</td>
<td>50</td>
<td>110</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>100 +</td>
<td>3500</td>
<td>50/20</td>
<td>180</td>
<td>325</td>
<td>50</td>
<td>135</td>
<td>25</td>
<td>275</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>100 +</td>
<td>4200</td>
<td>68</td>
<td>60/20</td>
<td>170</td>
<td>312</td>
<td>50</td>
<td>150</td>
<td>15</td>
<td>225</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>100 +</td>
<td>4400</td>
<td>72</td>
<td>60/20</td>
<td>170</td>
<td>333</td>
<td>50</td>
<td>150</td>
<td>15</td>
<td>180</td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>100 +</td>
<td>8000</td>
<td>70/20</td>
<td>200</td>
<td>375-400</td>
<td>50</td>
<td>185</td>
<td>160</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Number of Teams</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>100 +</td>
<td>16</td>
<td>25</td>
<td>18</td>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>100 +</td>
<td>17</td>
<td>22</td>
<td>20</td>
<td>10</td>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>100 +</td>
<td>17</td>
<td>19</td>
<td>17</td>
<td>11</td>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>100 +</td>
<td>16</td>
<td>18</td>
<td>20</td>
<td>10</td>
<td>13</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>100 +</td>
<td>16</td>
<td>30</td>
<td>13</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5-65 day waivers per year (excludes rep teams)

<table>
<thead>
<tr>
<th>6</th>
<th>Current Facilities</th>
<th>YMCA on Massey Drive, 33000 sq.ft., gym, change rooms, workout area, 4 courts, studios, childminding, all purpose room</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Clubhouse Use</td>
<td>yes 1 yes, at Freeman park/equipment lock up at Hwy 16 yes meeting space upstairs for 40 people, scoring booth wooden two storey driver stand</td>
</tr>
<tr>
<td>8</td>
<td>Washroom</td>
<td>yes roughed in - need 5 yes - at minor boys supplied by City 1 On ground level and next to the track Yes</td>
</tr>
</tbody>
</table>

---

**Appendices**
<table>
<thead>
<tr>
<th>om sewer connection</th>
<th>park</th>
<th>upstairs in Clubhouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>concession yes</td>
<td>one</td>
<td>1</td>
</tr>
<tr>
<td>bleachers Need upgrading</td>
<td>small</td>
<td>2 (seating for 600)</td>
</tr>
<tr>
<td>Parking - number of Stalls</td>
<td>200</td>
<td>unmarked gravel</td>
</tr>
<tr>
<td>Lighting yes</td>
<td>concession and field</td>
<td>no</td>
</tr>
<tr>
<td>Fencing yes</td>
<td>4' around track</td>
<td>yes</td>
</tr>
<tr>
<td>Irrigation yes</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Backstops (9 &amp; size)</td>
<td>(1 - big)</td>
<td>1, very large</td>
</tr>
<tr>
<td>Dugouts yes</td>
<td>2 (30'long x 6'depth)</td>
<td>2 concrete structures at both parks</td>
</tr>
<tr>
<td>Other Structures yes</td>
<td>Equipment and power sheds</td>
<td>Equipment shack at Ron Wylie</td>
</tr>
<tr>
<td>Field Size</td>
<td>LF - 322', CF - 380', RF - 323'</td>
<td>1</td>
</tr>
<tr>
<td>No. of Fields/Pitches</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Landscaping no</td>
<td>very little with some</td>
<td>minimal grass and trees outside of park</td>
</tr>
<tr>
<td>Other Structures yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frequency of Facilities Used during season</td>
<td>6</td>
<td>4 days / week (April to August)</td>
</tr>
<tr>
<td>Typical Times</td>
<td>7</td>
<td>18:30-23:00</td>
</tr>
<tr>
<td>8</td>
<td>Average No. of Participants / event</td>
<td>40</td>
</tr>
<tr>
<td>---</td>
<td>-----------------------------------</td>
<td>----</td>
</tr>
<tr>
<td>9</td>
<td>Upcoming Special Events</td>
<td>Seniors Games 2002, Minor Boys Provincials, Charity Games (w fire dept.), Native Tournament</td>
</tr>
<tr>
<td>Hosted Tournaments</td>
<td>Bidding for 2005 Senior Mens A Fastball Tournament</td>
<td>Jumping contest (1 nat'l, 1 prov'l)</td>
</tr>
<tr>
<td>10</td>
<td>Do other organizations use your facilities?</td>
<td>yes</td>
</tr>
<tr>
<td>How frequently do they use them?</td>
<td>Community groups, sports teams / leagues, disabled groups</td>
<td>Sr. Mens Baseball &amp; PG Babe Ruth</td>
</tr>
<tr>
<td>General Public encouraged to use your facilities?</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>11</td>
<td>Annual Membership Fees</td>
<td>$100/player + $1600 league fees</td>
</tr>
<tr>
<td>12</td>
<td>Fees Charged by other Organizations to use</td>
<td>Yes, by donation or fee</td>
</tr>
</tbody>
</table>

City of Prince George
Carrie Jane Gray Park
Master Plan

Appendices
<p>| | | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Who maintains Facility?</td>
<td>City</td>
<td>YMCA</td>
<td>self</td>
<td>self</td>
<td>self</td>
<td>self</td>
<td>members and the City</td>
</tr>
<tr>
<td></td>
<td>How is it Funded?</td>
<td>City taxes</td>
<td>YMCA</td>
<td>self</td>
<td>league and donations</td>
<td>self</td>
<td>self</td>
<td>League fees are set to cover maintenance</td>
</tr>
<tr>
<td>14</td>
<td>Trends in your sport?</td>
<td>fairly even</td>
<td>growth - in youths and seniors</td>
<td>growth</td>
<td>junior level stable, senior mens growth</td>
<td>growth (hopefully)</td>
<td>growth</td>
<td>Baseball has seen a rise in interest at the men’s level in Prince George over the past six years, and the nationals has raised interest in the next few years. Baseball Canada was suitably impressed with the nationals held here and want to return to Prince George in the near future.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Hights and lows</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Any way we can</td>
</tr>
<tr>
<td>15</td>
<td>Problems or Concerns with space allocation?</td>
<td>no</td>
<td>peak loading</td>
<td>fencing</td>
<td>not enough fields</td>
<td>need 3rd field</td>
<td>satisfied with current facilities</td>
<td>vandalism / drunks</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>downsizing</td>
</tr>
</tbody>
</table>

program inception for BC Junior League games, member dues City and ourselves.
| 16 | What do you like most about CJG? | excellent location, location (central, close), access | Location, opportunity to redesign a focal field adjacent, strength of field at Rotary (outstanding playing surface that would only be better with some improvements), parking should not be a problem; away from residential concerns; drainage not an issue at Rotary with it built up, unlike Babe Ruth park and Spruce City Men's; history of baseball played in the park. | Location, opportunity to redesign a focal field adjacent, strength of field at Rotary (outstanding playing surface that would only be better with some improvements), parking should not be a problem; away from residential concerns; drainage not an issue at Rotary with it built up, unlike Babe Ruth park and Spruce City Men’s; history of baseball played in the park. | Need to be more centralized |
| 17 | What do you dislike about CJG? | security / vandalism, access/egress, washrooms, security / vandalism, trees along road, lack of washrooms | Security issues; transients have caused problems through fires, vandalism, etc., and that area is about to become more active with the skate park being built so close; our vision does not work at Carrie Jane if the Y proposal goes through; potential for park to be overcrowded with all the shuffling that’s going on with Rec Place relocation. | Security issues; transients have caused problems through fires, vandalism, etc., and that area is about to become more active with the skate park being built so close; our vision does not work at Carrie Jane if the Y proposal goes through; potential for park to be overcrowded with all the shuffling that’s going on with Rec Place relocation. | The location |
### City of Prince George

#### Carrie Jane Gray Park

#### Master Plan

**18 What additional facility needed by your Organization?**

<table>
<thead>
<tr>
<th>Facility</th>
<th>3 courts, indoor field/floor, new entry off park with concession and washrooms</th>
<th>washrooms</th>
<th>must retain 3 fields</th>
<th>3rd field</th>
</tr>
</thead>
<tbody>
<tr>
<td>concession, upgraded washrooms, stadium licence (to sell beer)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

We are adamant that three senior-sized parks are required to satisfy the summer needs of PG Senior Baseball, PG Babe Ruth and PG Grays. Senior Baseball, due to its size, needs a park; Babe Ruth, due to its size and number of teams, needs a park, both of those preferably with lights; Grays, due to their relatively light need for playing time due to their league schedule, do not need their own park, but all three require a suitable practice field to allow the programs to stay at the top in a competitive sense, a field that should be scheduled jointly. The suggestion is that the two main fields be located adjacent to one another, but the practice facility could be in another location.

**19 What facilities would you share with other clubs/groups?**

<table>
<thead>
<tr>
<th>Facility</th>
<th>sr mens and sr Babe Ruth only</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>clubhouse</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>washroom</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>concession</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Beachers</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Parking</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Other</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Field / Pitches / Other</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----</td>
<td>-----</td>
</tr>
</tbody>
</table>

PG Senior Baseball, Babe Ruth and the Grays already have a good sharing arrangement. PG Senior Baseball allows Babe Ruth to run the concession for all events other than nationals and Grays; senior baseball runs the concession for nationals. Grays run their own concession. Babe Ruth is a gracious partner in working together in the operations of Monty Gabriel Park.

Yes

20 Would you accept alternate scheduling? yes no no - time restricted due to age N/A

No, time-proven scheduling works very well for all groups. No - the only time our club is able to get together is the weekend.

Yes

21 Comments on proposed new facilities? good not enough fields

There is a better location for sr mens - Ospika & 22nd - all amenities are there, would enhance that corridor and fit in with multiples, soccer. The City may have to increase security. See above, also see facility amenity list provided separately.

No
<table>
<thead>
<tr>
<th></th>
<th>Awareness of the Family &quot;Y&quot; Expansion Plan?</th>
<th>Yes</th>
<th>Yes</th>
<th>Yes</th>
<th>No</th>
<th>Yes</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments</td>
<td>Its about time!</td>
<td>extra parking</td>
<td>concerned with Family Y being classed as a charity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>With the information I have, I am not in favour of the Y proposal and not just because of how it impacts the Rec Place relocation plans, but how it appears to be a short-sighted solution to the indoor soccer/training facility issues facing Prince George.</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

23 | Other Comments? | Park needs improvements in order to invite other teams (from lower mainland). Also need stadium licence to attract teams outside of PG. | Get rid of snow dump. Parking lot source of vandalism, improve lighting, inclusion of seniors day care. Improve RV overnight parking and parking for team buses. | Look forward to upgrades. Tower for announcements during events. Washrooms should be concrete, steel doors as it is vandalised every winter | locate at Ospika and 22nd sewer services required, need scorekeepers box, better dugouts, shale is worn out | What fields in the city will be kept to cover usage for increasing numbers? This has been a problem for us for a few years already. upgraded washrooms (with showers) for visiting players |
| Respondent provided response separately. | Great idea |
Workshop led by Damon Oriente and Kerry Pateman. Laurie-Ann Kosec and Rae Roer, Leisure Services were in attendance.

### User Group Representatives:

<table>
<thead>
<tr>
<th>Stakeholder Group</th>
<th>Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Babe Ruth</td>
<td>Ken Wood and Chris Fahlman</td>
</tr>
<tr>
<td>PG Minor Girls Softball</td>
<td>Linda Hogh</td>
</tr>
<tr>
<td>PG Senior Men’s Fastball</td>
<td>Luciano Pagnotta</td>
</tr>
<tr>
<td>PG Senior Men’s Baseball</td>
<td>Derek Knith</td>
</tr>
<tr>
<td>Family Y MCA</td>
<td>Colin Reid</td>
</tr>
<tr>
<td>PG Radio Controlled Car Club</td>
<td>Chris Morgan and Rick Bennett</td>
</tr>
<tr>
<td>Supertrak BMX</td>
<td>Fern Thibault, Cheryl Schwartz and Crystal Faryna</td>
</tr>
</tbody>
</table>

The workshop opened with introductions, an explanation of what has been done to date, and what the proposed plan of action is.

Each group in attendance briefly reviewed their needs and the following changes are required to the matrix prepared by UMA-

- Minor girls use Rec Place 5 – 7 days per week
- RCC – water needed to track
- Senior Men’s is not Babe Ruth
- Supertrak - if moved consider moving to building (indoor existing building)

### Notes

- Merchant Men’s field is shared by Boys Fastball and Girls Softball
- Slo-pitch and Fastball could share the same facility need movable fence
- Could have a shared practice facility with batting cages, use same infield
- Youth softball and baseball practice on school fields
- Senior men’s baseball suggested a safety zone around the ball field for a distance of 200 ft from baseline.
Babe Ruth indicated that they want two really good fields with lights - one a stadium - and the practice field could be located elsewhere.

All ball fields in one park - if possible

Radio Controlled Car Club noted that they are starting to use bigger cars which require more track. Also some cars are gas powered - these are noisier. They need water to their track to maintain the dirt - off road surface. Some racing is “road”, on an asphalt surface with a painted track. It could be done in a parking lot or on a tennis court. The dirt track is lined with rubber although other tracks use “big O” tubing. They do like to change the layout occasionally and the dirt is a sandy loam.

Supertrak BMX noted that they want sanitary service to the building so that they can complete their washrooms. The track is now about 1150 m and it should be longer, about 1400 m. They would like to re-orient the starting gate.

The Family Y expansion plans were outlined by Colin Reid.

Comments about the park in general – what improvements would users like to see.

- no objection to tree removal along Massey to improve the surveillance
- make park more user friendly for families
- add picnic area and playground
- lights are necessary around park and on trails
- better trail and walkway system around park and more clear linkage to city wide Heritage River Trail system
- better signage and identification of facilities - “wayfinding”
- seemed to be a desire to change the “natural” park areas to be more manicured or groomed and that the “natural” park conflicts with the heavy usage of the facilities
- there is a lot of pedestrian traffic through this park (VLA area to the high school) and opportunity for vandalism
- make park more accessible and usable
- need public facilities (washrooms) - no agreement on whether they should be open to the public or just to user groups (with keys)
- some discussion and hesitation to the idea of a common concession building as each user group has their own and it is a central means for fundraising

Options for relocating groups (brainstormed ideas)

Men’s baseball to Ospika and 22nd near the multi-plex
- Slo-pitch and little league 4-plexes at Carrie Jane Gray
- BMX and RCC Club would have no problem moving if facility is replaced - to the multi-plex
- Men’s Fastball could stay at Carrie Jane Gray

With the slo-pitch at Nechako put Men’s fastball there too
- That would be ok if the Men’s field had proper orientation and they had moveable fences (ones that come up out of the ground?)
Men’s Fastball said they would rather stay put in this central location, and they feel it works better to be near the boys fastball.

Carrie Jane Gray could have 3 softball fields and a 4-plex for little league or they could have several ball fields and move all other users elsewhere. It could be the premium ball park. Difficulty with this is that the Senior Men’s Baseball say users within 200 feet of baseline would be hit.
User Group Interviews (Notes)

From September 17 and 18, and through October 2002

Attendance: for most interviews included - Kerry Pateman, Damon Oriente (UMA team); Laurie Kosec, City of Prince George

Linda Houg - Minor Girls Softball

- Currently have one field in Freeman Park
- Use a field in Recreation Place (editorial note – not too often – once per week??)
- Used Merchant Men’s field in Carrie Jane Gray four days a week for last two years
- Have put in request for exclusive use of Merchant Men’s field – if take it away – need third field.
- Will get the Little League field in Freeman Park – one Little League baseball field is in Freeman Park and is being relocated into a fourplex somewhere. Will need to remove mound and may have concrete under.
- There is also a Senior Ladies field at Freeman Park. Three fields now – likely room for a fourth. Have used ladies field when have tournament.
- Senior Ladies has lights – power
- Girls field has concession on main floor – upstairs has storage room for uniforms, etc.
- It is a concrete block shed.
- Season is May – June and into mid-July
- Need a third field – land available at Freeman Park
- Boys could share field but organization different
- Levels of Minor Girls
  - C House league
  - B Travel team
  - A Travel team
- Want to host Western Canadians
  - need three fields together minimum
- Nationals – need at least four fields
- Had Midget provincial this year

Field

- Use magnetic bases that fit into pipes. They are moveable.
- Infield is crushed lava rock from Drumheller (reddish color) – it is expensive and scarce
- Tried some finer crush shale that is available at Rolling Mix in PG – seemed ok
- Drainage layer is needed under the shale.
Other Concerns

- Maintenance – garbage is an issue all year
- In field maintenance needed in fall – after season
- Availability of Freeman Park – if getting Little League field will need to know in fall to remove mound and do maintenance for next year
- Would be possible to share a third field
- Fastball, Fastpitch, Softball, Slo-pitch – all use skinned infield – 225 ft – no pitchers mound

**Senior Men’s Baseball - Jim Swanson**

- Use Monty Gabriel Field at Recreation Place
- 7 days a week - Mid May to 3rd week of August
- Senior Men’s League play includes the Grays team and the 2 Knights teams from Senior Babe Ruth
- League has 7 teams now with the Grays and Knights but expect 9 next year
- League play - May – June and 1st week July - 2 games a night - 24 game schedule
- Grays use field Sat and Sun – two games each day - provincial league – 20 games/yr – don’t pay
- Grays are 19 – 20 year olds – Elite team
- Knights are select senior Babe Ruth teams – one 16 yrs olds, other 17 – 18 yrs olds
- Nationals just held here – very good reviews – may be voted best for promotion, spectators etc
- Great second facility – Spruce City in Carrie Jane Gray (?wasn’t it Rotary Field)
- Jim has National Standards – for hosting national events – city has copy
- Are talking with Baseball Canada – may be possible to have Olympic Qualifier in 2008 – trying for Nationals again in 2005 or 2006
- Monty Gabriel Park has 500 – 600 spectator seating, has concessions, clubhouse, scorebooth

**Needs, Wants, Desires**

- Need umpires change room / shower
- Need more seating Permanent bleachers – need at least 700 – access to temporary seating
- Need lighting one field at least
- Dimensions at Rotary park ok
- Probably shifting to wood bats – 380 ft center line ok
- Need fenced compound for ticketing control
- Need parking
- For Beer garden – good idea to have bermed area for casual seating to watch game from beer garden (can’t have bleachers in beer garden)
- Want two parks in one compound and need practice facility
- Have Monty Gabriel and use of Rotary and Carrie Jane Gray Babe Ruth field for practices
- Need media space up high – was on scaffolding and worked well
- Seating/bleachers could be built above concession and dugouts and dressing room - covered
• Don’t like chain link – want board fence
• Orientation – like in Carrie Jane Gray important – need 3rd to home facing north
• Want rolling batting cage – moveable fence around dirt area – 3 sided 15 ft dimension on open area about 12-15 ft high
• Need ground level storage for maintenance equipment - open to field

Great Facilities
• Grand Forks (just had world event)
• Kamloops - Nor Brock Stadium – covered seating
• Langley and Lethbridge – both have good new facilities
• Ideal new location – 22nd and Ospika – near Multi-plex

Grays Baseball - John Kazakoff
• Grays is an independent team – 19 to 21 year olds – 20 players
• Play in Sr. Men’s house league
• Play in BC Junior League – 10 teams
• Uses Monty Gabriel for 20 home games of Prov league – 4 game weekends Sat evening and Sunday
• Total BC games 36 (only 20 at home)
• Field size good – 400 spectator
• Season May to August including practice
• Practice occasionally at Rotary and Carrie Jane Gray field
• About 20 teams wanting to practice in May
• Revenue – concession during games, sponsorship

Maintenance - work at Monty Gabriel
• Have put new floor in building
• Clean up the field
• Fix dugouts
• Put in pitching bull pens
• Rotary Field in Carrie Jane Gray is the best field in the Park
• Excellent dugouts
• Larger field than Monty Gabriel – 325 maybe 330 ft
• Meets provincial specs for BC Junior league
• No bull pens
• Chain link fence – more problem with injury – metal poles
• Tough time scheduling practice times field but Babe Ruth (Ken Wood) does allow
• Don’t expect own field
• But need permanent home – could be shared with Senior Men’s
Senior Men’s need replacement facility
Should have at least everything that Monty Gabriel has
Ideal location – 22nd and Ospika buffer zone of trees to residential area
Stable ground, services, unlimited parking
Carrie Jane Gray – unstable ground, no sewer, parking is problem, limited hydro
Grays need announcing ability, concession, gate control, bull pens, batting cages
Baseball needs 3 senior fields in Bowl area – for senior Babe Ruth and Men’s and Grays
In Hart – 2 fields for 13 to 15 year olds.

Supertrak BMX - Fern Thibault, Laurel Volling, Crystal Faryna, Cheryls Schwartz
Supertrak BMX has 72 licenced riders and many have raced up to 3 times on day waivers
Ages 4 – 60+
Long season, end of April to end of September
City has agreed to remove some trees between Track and Massey
This would allow visibility and cut down on vandalism
Events
A National and Provincial event every year – draw up to 300
No charge for spectators ever
Need about 200 seating for big events
Only have bleachers for about 25 now
Race twice a week – scheduled practice one night
Have about 40 – 60 spectators each race
Need and have had RV parking and camping during big events – up to 12 RVs
Need more garbage bins, picnic tables, nice landscaping – grass, to encourage people to keep it nice
Need more and better signage
Have water and power (tech cable from hydro pole
Need sewer to connect to
Vandalism a problem – that is why want visibility from Massey
Need lighting in park – none at all now
Have 4 ft high fence – would like 8 ft high fencing
Currently public use is ongoing whenever no Supertrak scheduled race or practice
Lots of Public Use – hundreds of kids – bikes can jump better here than at Skate Park
Most tracks lock out public use
Supertrak would like lockable gate but would likely allow public use. This encourages ridership and provides a place for kids to go. In winter and early spring would like to be able to lock gate to restrict access. Track gets wrecked if ride on it when muddy.
Track volunteers maintain moto shed and track
Suggested a private fenced racing track and adjacent a public use/ less groomed track.
Would be able to maintain and protect racetrack. Members would be thrilled with that.
Insurance issues – there is a sign – ride at your own risk
Track has insurance for scheduled events when require full gear.
Consider track event when big gate near finish line open.
Have done training clinics and do allow cubs, birthday parties etc
Y held a couple of Extreme sport sessions on track this summer with volunteers from track instructing (did Y charge? – Supertrak did not)
Look forward to general upgrading of park and new users. Make it more desirable for families
Sharing facilities – would be willing to maybe share washrooms with say radio control car club
And maybe their tower could be built so it could be used by our track for announcing.
Would want to have agreement if another user used washroom – built completely by volunteers, concrete block building, steel doors and windows/ vandalized every winter

Family “Y” - Colin Reid
Status of Y project
seek partnership with City
have had 2 public displays and 2 open houses
received 200 – 240 responses 95 % in favor
capital campaign for 2003, tender in 2004 and construct 2004 and 2005 – 16 month const’n
open Sept 2005 or – if delayed – Sept 2006
Summary of comments
why should City partner
Is Y competing with private business
Does the city need third pool
How much will membership cost

Q. Can parking lot be last – No new parking lot needed with 1st phase
Layout not fixed
Phase 1 – 102,00 sq ft including existing building
Plans include 3 basket ball court – hardwood floor and soccer field – indoor carpeted for use from sept to march; then would be rubberized for all purpose use
Soccer would have preferred use during school year – after School and Sat and Sunday. Y would have preferred use rest of time
Fully netted surface
Training for other users
Indoor soccer may lose existing space – need replacement
Would have new entry off park with food service and washrooms
Now allow public to use washrooms and showers – would be much more accessible with new expansion – might be possible to have direct public access
Park should be more of destination park – get rid of snow dump
Don’t see any conflict with user groups
Vandalism – most frequent – to vehicles in parking lot – some window breakages
Need lighting improvement
One part of expansion will include seniors day care
Could provide RV overnight parking in parking layout and for team buses

Vic Vallee, Horseshoe Club
Main concern about moving to Carrie Jane Gray Park is the worry over worse vandalism; worried about being “tucked away” and out of view
Currently experience vandalism to clubhouse although no one has broken in
Season is April to end of September, depending on the weather
Currently have a 20 by 40 ft building which is basically one large room with 2 washrooms; at one end is a counter with sink and grill
Clubhouse is used for meetings, etc
They do have standards and can provide them; although what they have now is basically what is needed
Need 24 courts for tournament play
Courts are 40 ft between pegs (same court) and 10 ft between pegs on adjacent court
Concrete walkway between
6 ft square pitching area
not interested in sharing any facilities with other groups
says the Family Y plans to expand and have washrooms and showers available sounds good
Carrie Jane Gray would be fine if not tucked away out of sight

Spruce City Minor Boys Softball - Brian Marchand, Ken Morland, Mark ?
Have two fields in CJG Park now – with Merchant Men’s between the two
Ron Wylie Field in Carrie Jane Gray park and Minor Boys (home Park)
Need 2 fields – believe City has agreed to move them to Merchant Men’s. Would want at least equal or better
Have 170 registration now – growing
2 house tournaments
2 other for out of town teams – 6 to 8 teams come for that
- A provincial tournament would be 16 teams
- House league – play 4 days – Mon to Thursday 2 ball fields – 2 games a night on each field
- Later in season - pick select team for travel
- When have tournament – ideally need 4 fields – now have access to 4 fields
- Home Park – has bathroom with septic field – tank needs pumping out – has 225 ft fence
- Ron Wylie – just built building with bathrooms – no sanitary sewer connection – do have water - has 245 ft fence
- Fields are really good now – perfect
- If relocated to Merchant Men’s – have given Leisure Services list – approx $50,000
- Need scorekeeper box – 24 ft high backstop ( now only 16 ft high)
- Dug outs are unacceptable
- Shale is worn out
- Size of infield is the same
- Want 6 ft high chain link fence to replace wood
- Infield – ¾ “ minus – 1 ft drainage, with geotech style fabric, then 6” red shale
- Outfield – 1600 trucks of silty sand 1 ½ ft
- Need good drainage – have it now
- Can share with other softball but girls league is different – different focus so could not amalgamate leagues
- Slo-pitch needs longer field 330 ft (because adults) – but do rent to Slo-pitch
- Fast pitch 225 – 245 ft (because younger age)
- General use by public – do allow various users to use – just give keys to them
- Do encourage kids from VLA are to play – so have gloves to give to kids – about 10 to 15 % are unpaid league players
- Gets boys involved in the sport – they just want to play
- Carrie Jane Gray location is ideal for this.
- Believe in having fun.

Babe Ruth Baseball - Ken Wood
- Babe Ruth had their AGM last Thursday evening and passed a motion to merge with Youth Little League
- It is now in the executive’s hands to dissolve the Babe Ruth Association once they feel it is appropriate
- There are no conditions; Youth Little League has their AGM in November but their constitution would cover the age group of Babe Ruth anyway
- Babe Ruth currently has two fields at Carrie Jane Gray and two at Heather Park on Heather Road in the Hart
- Babe Ruth deals with 13 – 18 year olds and they cannot practice on school fields
They feel that the older Babe Ruth, Grays and Senior Men’s only need 2 fields in total

Discussed how the field scheduling would/could work and it was suggested that a Board of Directors could be struck with one from each group. They could do scheduling – or the City. Do not need one primary user with them having control

The Carrie Jane Gray field has had no maintenance for a couple of years because of the relocation plan talks

One premier field is important – it should have concrete dugouts and grandstand etc

Other fields can have chain link dugouts

For younger ball players could have a multi-use field with dirt infield so the dimensions can change, also the mound can be moveable

In the Hart, the mound can move 6 ft to allow different ages on the field

Generally, the gates at Carrie Jane Gray have helped cut down on vandalism a lot

Being in the Bowl is important – no one likes to drive up to the Hart “If you want to kill baseball put us out in the Hart”

Membership in baseball has been declining

A very good point was made though, while the number of players may be dropping, the actual players still involved are the dedicated players. They will practice every night of the week and play rep ball. Before with lots of teams they could only play one game a week – now they have fewer teams but play more.

Jeff Hill, Russ Pratt, Luciano Pagnotta, Randy Potskin - Spruce City Men's Fastball

They have consistently had over 100 plus members and 6 or 7 teams

The Merchant Men’s League folded – at the time they were down to 2 teams – and some ball players moved over and was absorbed

This next year Senior Men’s is looking at including Quesnel and Williams Lake in their league which would strengthen fastball and the league

Current facility is fine for regular events but for tournament play need improved facilities

Minor Boys field can be used for tournament but it should have lights

The Spruce City club is building a clubhouse soon and they do have washrooms and a concession

The grandstand is not in great shape – they are looking at bringing in an engineer to inspect it soon

The grandstand can seat 1000 to 1500 comfortably for tournament play

The club feels it is important to be beside the Boys Fastball and not be separated

It was mentioned by the City, that if Spruce City Men’s fastball remains where it is, there may not be much in the way of improvements provided; the improvements are for those being relocated

Some discussion about moving the men’s fastball to Nechako with Slo-pitch; that is all possible if they got a new stadium type feature field; but most say they prefer the Carrie Jane Gray location; One member said they want a new stadium, wherever they are located.
Comment – why move us too when Senior Men’s Baseball is already being moved
Why not move, squeeze, slo-pitch into Carrie Jane Gray
Slo-pitch fields can be shared with fastball if put in moveable fences
Spruce City Men’s fastball would really like to have a stadium license (liquor license)

Note
- When advised that they may not receive any city assistance for improvements if they stay in Carrie Jane Gray Park – the group stated they would prefer to remain at this location.

Interview Notes by Kerry Patema
## Carrie Jane Gray Park / Recreation Place Relocation Plan – User Group Option Summary & Questionnaire (November 19, 2002)

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Name</td>
<td>Cheryl Schwartz</td>
<td>Jeff Hill</td>
<td>Linda Hogh</td>
<td>Ken Wood</td>
<td>Brian Marchand</td>
<td>Chris Morgan / Tom Hollis</td>
<td>Colin Reid</td>
<td>Jim Swanson</td>
<td>John Kazakoff</td>
<td>Vic Vallee / Alice Laflamme / Ida Boschman</td>
</tr>
<tr>
<td>Preferred Option</td>
<td>C</td>
<td>B</td>
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<td>None</td>
<td>C</td>
<td>C</td>
<td>B / C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

### Comments on Options

- **Exceptions to C:** location of parking lot, washroom facility and want to keep own concession
- **B appears to be best layout for user spaces**
- **Still short one field. What about empty lot beside Freeman Park?**
- **Option C is okay only if upgrades are made to parking and shared concession**
- **Best option to accommodate noise issue with adequate parking**
- **Don’t plan on reducing parking at the “Y”, it will be required. We predict up to 3000 vehicles/day in peak of winter**
- **Still short one field. What about empty lot beside Freeman Park?**
- **In favour of Option C with understanding that design/construction details follow guidelines we submitted; and if the “Y” expands, that the third full-sized baseball park be replaced somewhere in town.**
- **Concern: only displays two full size diamonds - a 3rd diamond is a must.**
- **Options: only displays two full size diamonds - a 3rd diamond is a must.**
- **Space issue. Would like Y expansion and removal of ball park (in Option A)**

### Key Improvement to Proposed Location of your Facility

- **Sewer hookup**
- **Extend Fencing 15 to 20" beyond current (more space)**
- **Upgrade washrooms**
- **Lighting for entire park**
- **Parking must be close to charge batteries, etc.**
- **Name:** Cheryl Schwartz

### Key Improvement to Design of your Facility

- **Increase user space (50%)**
- **Perimeter fencing More bleachers**
- **Good drainage**
- **Appropriate allocation of relocation money (not based on successes of one season)**
- **Parking, washrooms, roadway and signage upgrades to fields (parking) - grass outfields, sprinkler systems**
- **Room for possible expansion**
- **Access/Grass Contracted site maintenance**
- **To early to comment as no designs have been discussed**
- **Covered pits**

### Favour shared Service Building

- **No**
- **Yes**
- **Yes**
- **No**
- **No**

### Comments on shared Service Building

- **Want Service Building close to track**
- **One new central one and upgrades to existing**
- **New building is still too far away**
- **-**
- **Yes**
- **Yes**
- **Yes**
- **No**
- **Yes**
- **No**

### Other Comments

- **Errant baseballs a concern. Only group without private facility. Security is an issue. Fencing is needed.**
- **A concern. Only group without private facility. Security is an issue. Fencing is needed.**
- **Sewer system (for future & private hook up)**
- **Big concern is that hardball is the group being most accommodated - unfair to rest of users**
- **One Senior Mens Rotary Park, move us to new 4-plex at Exhibition Park to help save the sport by centralizing ball fields**
- **We should not have to reduce the quality of our premium facility to accommodate the moving of the other groups.**
- **Understand position may be an issue due to sun. Hardball is the group being most accommodated - unfair to rest of users**
- **We need to be involved in design process (see submitted details); Please contact Derek Knight to include him in design discussions.**
- **Upon confirmation of site, a committee of leisure services people and knowledgeable baseball people be formed as to design & layout, etc. Consultants to be included in group and also access to engineering.**
- **Need RV Parking for out of town participants. If loose this, lose major funds raised for club.**
Appendix D – Family YMCA Expansion Plans
Appendix E – Opportunities and Constraints / Planning Options
Expansion within Carrie Jane Gray Park (Option A, Assuming no ‘Y’ Expansion)

Objective and Features

- Baseball and softball clubs to have facilities for both play and practice within Carrie Jane Gray Park
- The BMX track is to remain
- Accommodation is to be made for the RC cars and horseshoe pitch users
- Accommodate the City requirements for field uses as noted in the Terms of Reference
- Retain the existing field layout as much as possible to reduce financial implications
- Retain independent concession/washroom facilities given expressed user group preferences

Carrie Jane Gray field and Rotary field are retained and upgraded in this option. Parking for the "Y" is made more efficient, and some parking is accommodated in the trees south of the "Y" building. Depending on the extent and configuration of the "Y" expansion, Carrie Jane Gray field may become a practice size field, rather than a full size play field.

Option A includes a slightly expanded central parking area. A variation of Option A is also possible (assuming either no Y expansion or a smaller expansion). It would involve the assumption that Spruce City Men's Fastball is relocated to another park, thus permitting Carrie Jane Gray field and Rotary field to be expanded and upgraded with Spruce City field reassigned as a practice field. The balance of the fields would then be allocated to Boys and Men's fastball, and will thus negate the need to build another field near the BMX track.

The BMX track is moved west into the existing treed area, and the existing road and parking area between the BMX track and Rotary field is relocated to give more space to Rotary field.

The RC car area is proposed to be relocated from Recreation Place and moved to a site adjacent to the BMX track, with these groups sharing a tower and some bleachers.

The existing road between Rotary field and Merchant Men's is proposed to be closed, and Merchant Men's is accessed from north of Rotary field. Pedestrian / trail links would continue to be retained as part of the overall trail network.

Rotary field is intended to remain as the principal field in the park, in either option. Future seating capacity to be provided at this park is intended to accommodate spectator seats for about 1000 persons. This seating should be provided within the current area of Rotary field although some adjustment may be feasible depending on the actual ultimate disposition of Carrie Jane Gray field as a result of Y expansion (i.e. if the field is abandoned in favour of parking there may be potential to expand support areas of Rotary field thus adding flexibility to seating design). In addition to fixed seating, there also is the option of temporary bleacher seating that can be provided at Rotary field or other fields as determined by events at other fields which can take advantage of temporary bleachers available.

A new baseball field is suggested for the current snow dump area, and additional parking is located against the slope. The potential for a field to be situated at the BMX site has not yet been
investigated in terms of geotechnical conditions, however the area is not part of the landfill site, although topographic conditions do suggest that considerable fill will be required to build an acceptable field.

Family park areas are proposed between Merchant Men's and Home field, and adjacent to Ron Wylie field and the new baseball field.

The above option assumes the relocation of girls ball facilities away from CJG Park in order to group all men's facilities in one area, while minor girls softball develops in facilities specific to their use (i.e. Freeman Park). This will allow both men's and minor girls to have centralized facilities in one general area.

**Facilities Summary**

Within Carrie Jane 4 softball diamonds would be retained as follows:

- Spruce City field (with updated bleachers)
- Minor Boys, is proposed to be upgraded as a softball practice field
- Ron Wylie field
- Merchant Men's (with some improvements, e.g. drainage)

In addition to the above a new full size baseball diamond would be created in the area now allocated to snow dump facilities. This field would serve as a second field for senior men's (Grays and senior Babe Ruth)

Other aspects of this design option would include:

- Upgrade and improve the existing Rotary Field for men's baseball, including permanent seating
- The BMX track would be expanded towards Massey Drive in response to the upgraded Rotary field parking which may displace part of the BMX track
- The RC car club would be relocated from Recreation Place and be situated at a location south of the realigned BMX track to allow sharing of some facilities
- The Horseshoe Club could be accommodated directly south of the 'Y' building in the currently treed area, providing proximity of the 'Y' building and seniors activities to the horseshoe pitch
- Carrie Jane Gray field would remain as a baseball practice field

An illustration of this concept (Option A) is provided by Map 4.
Map 4 – Option A (Assuming No ‘Y’ Expansion)
Expansion within Carrie Jane Gray Park (Option B, Assuming ‘Y’ Expansion)

Objective and Features
(These would be similar to those in Option A.)

In this conceptual option it is proposed that Carrie Jane Gray field be eliminated, and replaced by the planned ‘Y’ parking.

The horseshoe club becomes a facility to be located adjacent to the ‘Y’, sharing some of the ‘Y’s facilities, such as washrooms and showers, and in proximity to the proposed senior citizens centre. Bocce may be a logical facility to include in this location.

Rotary field is expanded and upgraded, and some facilities for Rotary field may impact the ‘Y’ parking. In this option, there is likely more space for facilities associated with Rotary field which might include practice areas, an enclosed children’s areas, a beer garden and concession facilities adjacent to the ball field.

Option B is also distinguished by the fact that provision is made for a central washroom building with an adjoining park area that might function as a beer garden for tournaments and special events. Rotary field in this option is also provided with some additional perimeter space for added programming opportunities; however this is achieved at the expense of some of the proposed Y parking area.

The BMX track is moved west into the existing treed area, and the existing road and parking area between the BMX track and Rotary field is relocated to offer more space to Rotary field.

Similar with the previous option is the suggestion for the RC car area adjacent to the BMX track, with these groups sharing access, a tower and some bleachers. Also the existing road between Rotary field and Merchant Men’s is to be closed, and Merchant Men’s is accessed from north of Rotary field. Again, the potential exists for a family park area between Merchant Men's and Home field, and also adjacent to Ron Wylie field and the new baseball field.

Facilities Summary
• Baseball and softball clubs to have facilities for both play and practice within Carrie Jane Gray Park, but with one less practice field
• A new central washroom building and ‘beer garden’ area is provided
• The BMX track is to remain
• Accommodation is to be made for the RC cars and horseshoe pitch users
• Accommodates the City requirements for field uses as noted in the Terms of Reference
• Retain the existing field layout as much as possible to reduce financial implications
• Retain independent concession/washroom facilities given expressed user group preferences, but add a new central facility for washrooms
The above option also assumes the relocation of girl ball facilities away from CJG Park in order to allow both men's and minor girls to have centralized facilities in one general area.

The principal variations in this option relate to the following:

- Spruce City to become a practice field for both softball and baseball, replacing Carrie Jane Gray field, which is lost to expansion of the 'Y' building, and parking.
- A new baseball field would be built in the current snow dump area, possibly with additional practice facilities such as pitching and batting cages, netted areas or moveable ball barriers.

Three softball fields would remain:

- Minor boys field, upgraded
- Merchant men's, upgraded
- Ron Wylie field

In this option, a loss of a dedicated practice field results from potential ‘Y’ expansion. Thus sharing will be required by the respective baseball and softball clubs. We would note that expansion of the proposed ‘Y’ parking could be accommodated in a number of ways, with our concept drawing reflecting the option provided on the drawings displayed by the ‘Y’.

Option B is illustrated by Map 5.

**Site Utility Servicing Needs**

Both Park Concepts (development options) will have similar servicing scenarios. Current site service locations in to CJG Park will be maintained for water and sanitary sewer. Hydro will be re-serviced from BC Hydro’s primary line and brought to a new central electrical distribution building in the Park. Telephone and cable services will be brought to the same central building and then distributed around the site in common trenches with the electrical service lines. Site runoff will be drained positively via overland flow routes to adjacent drainage channels. All servicing will be designed to accommodate summer months operation only.

Both options above are intended for discussion and review prior to more detailed design.
Map 5 – Option B (Assuming ‘Y’ Expansion)
## Appendix F – Standards for Baseball and Fastball/Softball Fields

The consensus standard (following a review of several organizations with published standards) for baseball and fastball/softball fields is as follows:

### Baseball (Men)

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<thead>
<tr>
<th>Requirement</th>
<th>Specification</th>
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<tbody>
<tr>
<td>Field area requirement</td>
<td>3 to 4 acres (1.5 ha)</td>
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<tr>
<td>Base line dimension</td>
<td>90 feet (27.4 m)</td>
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<tr>
<td>Pitching distance</td>
<td>60 ½ feet (18.4 m)</td>
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<tr>
<td>Fence setback</td>
<td>60 feet (18.3 m)</td>
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<tr>
<td>Foul line distance</td>
<td>320 feet minimum (97.5 m)</td>
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<tr>
<td>Centre field distance</td>
<td>400 feet or longer (122 m)</td>
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<tr>
<td>Backstop setback</td>
<td>60 feet (18.3 m) – 47 feet (14.3 m), depending on light pole locations</td>
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### Baseball (Youth)

<table>
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<tr>
<th>Requirement</th>
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<tr>
<td>Field area requirement</td>
<td>3 acres (1.5 ha)</td>
</tr>
<tr>
<td>Base line dimension</td>
<td>90 feet (27.4 m)</td>
</tr>
<tr>
<td>Pitching distance</td>
<td>60 ½ feet (18.4 m)</td>
</tr>
<tr>
<td>Fence setback</td>
<td>60 ½ feet (18.4 m)</td>
</tr>
<tr>
<td>Foul line distance</td>
<td>250 feet minimum (76.2 m)</td>
</tr>
<tr>
<td>Centre field distance</td>
<td>250 feet minimum (76.2 m)</td>
</tr>
<tr>
<td>Backstop setback</td>
<td>60 feet (18.3 m)</td>
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</table>

### Softball (Men’s Fast Pitch)

<table>
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<th>Requirement</th>
<th>Specification</th>
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<tr>
<td>Field area requirement</td>
<td>1.5 to 2 acres (0.7 ha)</td>
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<tr>
<td>Base line dimension</td>
<td>65 feet (20 m)</td>
</tr>
<tr>
<td>Pitching distance</td>
<td>46 feet (14 m)</td>
</tr>
<tr>
<td>Fence setback</td>
<td>30 feet (9.1 m)</td>
</tr>
<tr>
<td>Fast pitch, field radius from plate</td>
<td>225 feet between foul lines (68.5 m)</td>
</tr>
<tr>
<td>Slow pitch</td>
<td>275 feet (84 m)</td>
</tr>
<tr>
<td>Backstop setback</td>
<td>30 feet (9.1 m)</td>
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### Softball/Fast Pitch (Women)

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<th>Requirement</th>
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<tr>
<td>Field area requirement</td>
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<tr>
<td>Base line dimension</td>
<td>60 – 65 feet (18 – 20 m)</td>
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<tr>
<td>Pitching distance</td>
<td>40 feet (12.2 m)</td>
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<tr>
<td>Backstop setback</td>
<td>25 feet (7.6 m)</td>
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<tr>
<td>Fence setback</td>
<td>25 – 30 feet (7.6 m – 9.1 m)</td>
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</table>
Fast pitch, field radius from plate - 225 feet between foul lines (68.5 m)
Slo pitch - 250 feet (76.2 m)

Field orientation should be such that the home plate is situated with the pitcher throwing across the sun, and the batter not facing the sun. The line from home plate through the pitchers’ mound runs east-north east for both baseball and softball, and is the configuration used for the principal fields at CJG Park.
J. Swanson Submission

The following is a submission by Jim Swanson with respect to new field standards and facility requirements for baseball (Prince George Senior Baseball League):

In our vision, the parks would be assigned as follows – the main facility would fall under the guidance of PGSBL; the secondary park would fall under the guidance of PG Babe Ruth; and the practice facility would fall under the guidance of the Grays. PGSBL would make the main park available to the other programs for their high-profile games and events, as is currently the situation with Monty Gabriel Park.

PARK CONFIGURATION

Because national standards of Baseball Canada indicate this is the ideal situation for bidding on national and international events, we would recommend that two parks be adjacent and placed within one secure compound, while the practice facility could be placed at a different location if space dictates. Certainly, there are benefits to having the practice facility near the same grounds as well, the main issue being maintenance.

ORIENTATION

Because of our place on the globe, it is very important to have the parks oriented in a proper direction so sunset does not lead to unsafe playing conditions in the evening. A baseball can do damage when thrown or batted at a player who is unable to see the ball because of the position of the sun. The direction Rotary and Monty Gabriel face now is the standard in Prince George.

COMPOUND

It is ideal for event hosting, including additional national events, to have both parks in one compound. This is beneficial for tournament operations, gate/admission control, promotion, efficiency in maintenance. It allows a design opportunity to centralize and have one concession, one main washroom structure, one merchant area, one umpire room, one beer garden, and one storage area to serve both parks, aiding greatly in tournament operations. Change rooms can also be designed to serve both parks. The elements contained in the compound are explained in the subsections below.

MAIN FACILITY

Baseball Canada asks seating for 2,500 for a national event. In reality, if there was permanent covered seating for 1,000 at the main field, with the ability to expand to 2,500 through temporary bleachers or other seating, that requirement could be met. Standing room and beer garden would not be included in that seating capacity.

The main structure should be a grandstand-style building behind home plate, with netting rather than chain link used as the backstop safety. This design would allow major amenities (concession, washrooms, maintenance area, storage, umpire room, scoring booth, meeting area, clubhouse etc.) to be moulded into the
structure, with seating starting from the one story level and fanning up. Design should be handled to allow for ease of clean up in the main seating area during major events (NorBrocks Stadium in Kamloops is an excellent example of this).

Full dugouts must be included, large enough to fit 24 team personnel plus equipment and individual bags, with bat/helmet rack and hooks and shelving. Changerooms could be designed off the back of these dugouts, with toilets, sinks and showers. Water fountain in all dugouts. Above the dugouts, seating could be designed with the front rows left open for use of media, officials and cameras during major events. During the nationals in Aug. 2002, one of the true discoveries was how much a first-rate, dedicated viewing area for media and officials, in that location, led to a positive experience and first-rate promotion.

FIELD REQUIREMENTS

Standard baseball field -- grass infield with shale dirt surface, 90-foot basepaths with 60 ft., six-inch distance from home to the mound. Current outfield fence dimensions at Rotary and Monty Gabriel parks are fine, and could be expanded -- if adjustments have to be made, competition issues can be resolved by adding height to shorter fences. Irrigation throughout the outfield, no underground sprinkler heads in the infield, with a request to have hose access built in to an underground faucet directly behind the mound (standard in most new parks, helps greatly with efficiency for field maintenance during events). Drainage is a major concern. Warning track surrounding field (dirt within 10-15 feet of fence, safety issue). Proper baseball lighting at both facilities for hosting requirements, allows proper scheduling. Bullpens for each field, with two mounds on either side -- bullpens must be placed down the right field and left field lines, and can be placed either inside the playing surface or directly beside the field of play. (Safer to have them off the field of play.)

CONCESSION

Concession must be big enough to prepare and store food to serve 1,000 or more people. One aspect that is very important, but sometimes overlooked, is having it positioned in such a way that concession workers can see the field of play. (It is difficult to attract volunteers to concession stands at parks where they do not get to keep tabs on the game while volunteering.) Sinks, refrigeration, freezer storage, prep tables, grills, oven, storage and display space must be included, and the concession must be wired and plumbed accordingly, including phone lines (Interac/credit card machines and emergencies).

SCOREKEEPING BOOTH

With a main grandstand structure, the scorekeeping booth could be designed directly behind home plate at ground level. Working bench/desk, wiring for scoring computer and sound equipment, including phone lines for computer/networking requirements. This area would be used for scorekeepers, announcers and music production, and must be big enough to also allow broadcasters (who need to be with scorekeepers) space to work for radio or TV. Total number of bodies required would be 12, maximum. Viewing window should be shatter-proof glass, not screen, with sliding window for communication with umpires/field crew.
UMPIRE QUARTERS
A changeroom for umpires, with toilet and shower, in the main grandstand. Should be large enough to handle 14 people, allowing for changeover between games at both parks. Lockers for storage.

MAINTENANCE AREA
In the main structure, design a secured maintenance and field storage area to keep infield tarps, screens, rakes, shovels, field liner and materials, hoses, sprinklers, lawnmower and quad (for dragging field). Proper shelving for all storage. Design suggestion, allow field access through front (field side) of main grandstand with a modest-sized rolling vertical door, makes life much easier for volunteers trying to get tarps on important areas during rain delays.

WASHROOM FACILITIES
Standard requirement for handling crowds such as were at the 2002 Baseball Canada Senior Championship, 2,500 plus standing room. Toilets, urinals, basins.

STORAGE
There is always a need for storage for such a facility – washroom supplies, cleaning supplies, and other miscellaneous.

CLUBHOUSE
Monty Gabriel Park currently includes a clubhouse area that is highly useful for meetings and special events, and it is used throughout the season. It seats approximately 40 comfortably, and has a viewing window to watch games. This could be designed into the main grandstand structure, at one of the ends, and allow for display space for trophies and awards, etc. Current clubhouse includes washrooms (toilet/sink) and refrigerator.

SCOREBOARD
Electronic scoreboard is suggested, located in left centre field. For secondary park, simple scoreboard with score, inning, balls/strikes/outs and hit/error display. For main park, signage opportunity with full showcase scoreboard that has inning-by-inning score, batter number display, runs/hits/errors, balls/strikes/outs and hit/error display. Message function not required.

BATTING CAGE
Field stress, especially on the fragile home plate and mound areas, is can be restricted by including a batting cage, a rectangular aluminium structure with netting that allows for two hitters/pitchers to practice safely at
any time. Length is 70 feet, width is 12 feet. One issue is that the batting cage, if not shielded from the playing surface both visually and sound-wise, cannot be used during games due to the distraction it causes. If possible to design with a sound and visual barrier, would be more useful.

BEER GARDEN
Design a fenced beer garden compound that would be functional for watching games at both parks, with beverage service from a central location that does not restrict game viewing. (An example – under the current design of CJG, this beer garden area would stretch from centre field at the Babe Ruth Park to right field at Rotary Park.) For security reasons, a proper gating system should be in place. Beer garden would be well served to have a small structure that includes refrigeration, serving windows, ticket sales window (per liquor requirements, tickets must be sold at a different location than serving area) and washrooms. Again, as with concession, booth should be located so volunteers can see the field. Another suggestion, which would add to viewing area and would conform to municipal liquor policies, would be to add a ‘berm along the back of the beer garden area, acting as a park-like setting for people to sit and watch the games. At the nationals, our beer garden viewing area was restricted to an area within 10 feet of the fence because spectators could not see the game from any further back.

FENCING
The four-foot chainlink fence at Monty Gabriel does cause injury concerns, and players have flipped over the fence while trying to catch a ball. Higher fencing would be safer. For compound fencing, something other than chain link (something spectators cannot watch through without entering the compound) would be preferred. A wood fence is more functional for the outfield fence because chain link makes it difficult for players and umpires to tell if a ball cleared the fence or bounced over.

MERCHANT AREA
A problem area at the 2002 Baseball Canada Senior Championship was the merchant area. Problems were evident with traffic patterns due to the current compound design at Monty Gabriel Park, and dust was a major problem. A concrete pad could be designed against the back of the left field fence at Babe Ruth Park, and making it safe for workers with safety netting used as part of that fence. This area would allow for good traffic planning near the concession, assuming it is designed to be on the first base side of the main park. Adding a concrete pad to a roofed, chain-link structure would allow for protection from the elements (t-shirts and other soft goods can be wrecked by the combination of rain and wind we had during nationals) and create a secure area during events that would stop merchants from having to set up and take down every day of a major tournament. Should be wired for electricity and phone (Interac/credit card machine).

SAFETY NETTING
With this design, safety netting would have to be in place for a few key areas. 1. To keep as many foul balls as possible from the main field from flying back into the secondary field; 2. To keep home run balls over the
left field fence on the secondary field from going into unsuspecting spectators and players on the first base side of the main field; 3. To protect vehicles in parking areas, especially parking areas that might be designed directly behind home plate on either field. Netting should be designed so it can be taken down during non-use months, will prevent rotting and unnecessary wear from winter weather.

**BATTING SHELL STORAGE**

As at NorBrock Stadium in Kamloops a secure chain-link fence area to keep a movable batting shell, which is used to take live batting practice at the main field.

**EXPANDED SEATING**

Access gates and space must be kept in mind to bring in additional seating for major events. Also, promotions such as the hot tub that was used at nationals in the beer garden are always part of the equation in properly-promoted tournaments.

**PARKING**

Parking should be easily accessible and large enough to satisfy the volume of seating, with a suggestion for flexibility in using areas not normally open for parking. (Such was the case for nationals, where the city allowed grass areas to be used as makeshift parking during the tournament, and it worked very well.)

**SOUND SYSTEM**

A proper sound system that sends game announcements, advertisements and music throughout the park is required. The challenge with a two-park complex is to have separate sound systems that carry the sound yet do not infringe on each other.

**SECONDARY FACILITY**

The secondary facility would have the same playing surface elements, lights, bullpens, dugouts, sound system and other amenities, but would not have the same external amenities such as grandstand seating, etc. Drainage, irrigation, backstop/safety netting would be in place.

**REQUIRED STRUCTURES**

A scoring booth, wired for computer needs, scoreboard and sound system, with a small area for a rudimentary non-perishable goods concession/merchandise counter, placed directly behind home plate. If feasible, simple washrooms, one stall each, with sinks.
DUGOUTS
Large enough to allow for 24 personnel, helmet and bat rack, hooks and shelving.

SEATING
Basic bleacher seating for 200, with areas for temporary seating to be added.
Appendix G – Site Layouts for Horseshoe Pitch and Senior Men’s Baseball Facilities