



Campbell Field Feasibility Study

Concept Development

April 2022





Table of Contents

1. Introduction	1
2. Findings.	4
2.1 Preferred Option	4
2.2 Reasons for Preferring the Option.	5
2.3 Best Parts of the Options.	6
2.4 Improvements to the Options	6
2.5 Other Comments About the Development of Campbell Field.	7
3. Conclusions.	8
4. Updated Concept	9
Appendices	.10
Appendix A: Presentation Panels	.10

1. Introduction

When the Regional District of Central Kootenay (RDCK) acquired Campbell Field from the South Slokan Sports Association, a commitment was made to carry on the legacy of the site as a valued and utilized community recreation hub. Located within Area H of the RDCK, local decision makers set out with a blank canvas to explore the potential of the site as a recreation hub for both Area H residents as well as others in the broader market area.

The first step in this exploration was to complete the Area H Recreation Master Plan (under separate cover). The Master Plan, and the associated research and community engagement conducted to build it, provided great insight as to Area H resident priorities and preferences and about the merits of partnering to provide recreation services.

Realizing this, and that other nearby areas within the RDCK, including the City of Castlegar and the City of Nelson had completed similar plans, the facilitation of a broader conversation around potential of the site and partnership opportunities was initiated. Beyond RDCK Areas and the three municipalities, local school authorities and other recreation stakeholders were also identified as important to include in this broader conversation.

An outcome of the aforementioned conversation was the decision to proceed with additional study for this potential development. The RDCK commissioned a Feasibility Study for the Campbell Field site. Under a separate cover, the Feasibility Study identified a program of indoor and outdoor activities that should take place on the Campbell Field site.

Indoor Activities

- Fitness / yoga
- Attend performances / events
- Field sports (e.g. soccer)
- Ice skating (e.g. figure skating)
- Court sports (e.g. volleyball)
- Hockey (structured / league)
- Walking / jogging
- Participate in classes / programs

Outdoor Activities

- Attend a performance
- Cycling / mountain biking
- Family gatherings (e.g. picnics)
- Field sports (e.g. soccer)
- Inline skating / skateboarding
- Skating
- Ball diamond sports
- Cross country skiing / snowshoeing
- Hard court activities (e.g. basketball)
- Walking / jogging

This program was then used to develop two concepts for the Campbell Field site. The two concepts are presented below and represent high level presentations on the development that could occur. The primary differences between the concepts are:

- Concept One has an indoor focus
 - » The building has a large activity space the size of an arena pad
 - » There is a larger indoor performance space than the other concept
 - » There are more significant parking requirements than for the other concept
 - » There is less outdoor sport and activity space than for the other concept.

- Concept Two has an outdoor focus
 - » The building has a large activity space the size of a high school gymnasium
 - » There is a large roof covered outdoor space (for sport and performance)
 - » The parking requirements are less significant than for Concept One.
 - » There is more outdoor sport and activity space than for Concept One.

Concept One – Indoor Focus



Concept Two – Outdoor Focus



The two concepts were presented to the public for review and comment. Beginning on November 22, 2021, the concepts were available for viewing on presentation panels (see Appendix A) at several locations in the area including:

- Nelson & District Community Complex;
- Castlegar & District Community Complex;
- Slocan Valley Rec Commission office; and
- The Campbell Field tennis court.

The concepts were also presented on the RDCK website. Finally, a virtual public information session was hosted on December 1, 2021 during which the project was discussed and the two concepts were presented to attendees. Feedback was gathered online beginning on November 22, 2021 with collection ending on January 5, 2022. In total 375 comments were gathered. A synopsis of the findings is presented below.

Based on the feedback gathered, a single concept was then developed and is presented herein.

2. Findings

In total 375 comments were gathered¹. The overall breakdown for preference of the two options is presented as well as for a description of survey participants. Regarding the comments section of the feedback gathered, these comments were examined and presented according to the preference provided.

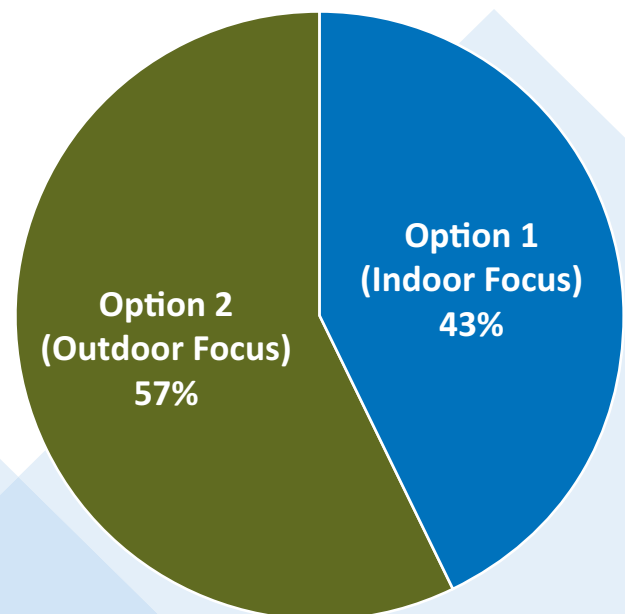
2.1 Preferred Option

As illustrated in the accompanying graph, over half (57%) of respondents said they generally prefer Option 2 – Outdoor Focus.

Subsegment Analysis

- Findings by Residency
 - » Castlegar
 - Option 1 – 50%
 - Option 2 – 50%
 - » Nelson
 - Option 1 – 47%
 - Option 2 – 53%
 - » Area H and Slocan
 - Option 1 – 44%
 - Option 2 – 56%
 - » Other
 - Option 1 – 36%
 - Option 2 – 64%
- Findings by Respondent Age
 - » 39 years of age and younger
 - Option 1 – 47%
 - Option 2 – 53%
 - » 40-59 years of age
 - Option 1 – 38%
 - Option 2 – 62%
 - » 60 years of age and older
 - Option 1 – 50%
 - Option 2 – 50%

Which of the Two Options Do You Generally Prefer?



1 Not all questions were answered by all respondents. If these findings were gathered through use of random sampling throughout the study area, the findings would be considered accurate within +/- 5.1% 19 times out of 20.

2.2 Reasons for Preferring the Option

Respondents were then asked to provide some explanation for why they preferred the option they identified. The responses were examined depending upon their preference, with the most common responses noted below.

Option 1 – Indoor Focus

- It provides for indoor walking and recreation in the winter / year round / provides opportunity during all kinds of weather (50 comments)
- There are already a lot of outdoor amenities nearby (25)
- There is currently little indoor space beyond Nelson and Castlegar currently (21)
- There is a shortage of indoor space in the area; it can be difficult to gain access to school gymnasiums (13)
- There is a need for a complex at that location / somewhere else beyond Nelson and Castlegar (7)
- A gym and fitness facility is desirable (7)

Some other indoor space was identified as being an element to include in the development including the following:

- Arena (12 comments)
- Indoor aquatics (11)
- Music / theatre space (5)
- Indoor skate park (5)

Option 2 – Outdoor Focus

- For physical and mental health people should be outdoors more, a belief demonstrated through this pandemic (19 comments)
- This option better serves the community and will see greater use / it will enhance the outdoor amenities that currently exist (19)
- Castlegar and Nelson provide the indoor recreation amenities so this site can be more outdoor focussed (19)
- Outdoor development better suits the area than a larger indoor development (19)
- The more outdoor focussed development will be less expensive to build, maintain, and operate (18)
- The skateboarding park is really needed (17)
- The outdoor water amenities are appealing (14)
- The pump track / bike track is appealing (11)
- This option offers a wider range of activities and makes better use of the site (10)
- The option offers something for everyone and represents the most active option (10)
- An indoor facility away from the larger population centres does not make sense (8)
- The indoor option is increasing the carbon footprint of the development (7)
- People have chosen to live the nearby area without its indoor amenities and because of their appreciation for the outdoors so prefer the more outdoor option (7)

2.3 Best Parts of the Options

Respondents were asked to indicate the best parts of the options. The responses were examined depending upon their preference with the most common responses noted below.

Option 1 – Indoor Focus

- The larger indoor space accommodates field sports, indoor courts / has many possibilities / meets demands better than a smaller space (31 comments)
- The space accommodates small group classes (16)
- There is a good mixture of options / very multi-functional with its indoor and outdoors space (15)
- The fitness space (11)
- Indoor walking track (10)
- It keeps people active and provides more access to recreation for local residents (9)
- The event and gathering space is a good element (9)
- The splash park / misting area (7)

There were calls for a rink / arena to be included in the development (12). The desire for an indoor pool on the site was mentioned as well (7).

Option 2 – Outdoor Focus

- The skate park / bike park is the best element (44 comments)
- The water park type area is a great feature (41)
- The pump track (32)
- There is a variety of elements / very multi-use (31)
- A large focus on outdoor activities (31)
- The gathering and market area (24)
- The outdoor stage / covered performance area (23)
- The outdoor walking path (19)
- The indoor activity space was considered a best part of the option (15)
- The outdoor skating area (14)
- Playground / play area (10)
- The outdoor sports amenities like fields and ball diamonds (8)
- The smaller building means more natural areas (8)

2.4 Improvements to the Options

Respondents were asked to identify improvements to the options. The responses were examined depending upon their preference with the most common responses noted below.

Option 1 – Indoor Focus

- An indoor swimming pool should be part of the concept (10 comments)
- There needs to be a weight room / indoor fitness area included (7)

Option 2 – Outdoor Focus

- An outdoor track (track & field) should be developed (10 comments)
- The skatepark should be a major feature / larger (8)
- There should only be outdoor amenities included (5)
- A pool (indoor or outdoor) should be developed (5)
- The soccer pitch should be developed / full size (5)



2.5 Other Comments About the Development of Campbell Field

Respondents were able to offer other thoughts about the development of the Campbell Field site. The findings below represent the thoughts of all respondents.

- Developing the Campbell Field site is a great idea and needs to happen (36 comments)
- Concerns about costs for the building and maintenance of the facility. There are a lot of other places the money could be used for / concerns about impact on taxes (22)
- A skateboard park is needed in the area and would get used a lot (14)
- Limit the project to outdoor amenities only such as soccer fields (10)
- Consider the environmental impact of the development from the facility operations to bringing vehicle traffic to the area (9)
- People will not drive from Castlegar and Nelson; this location is in the middle of no where (7)
- The development of an outdoor 400m track would help develop track and field in the area and help athlete development. The schools could use it as well (6)
- Ensure tennis / pickleball courts are available (6)
- A swimming pool would be a good addition (6)
- Any development should complement what exists in the region not duplicate it (5)
- Amenities already exist in Castlegar and Nelson, development at Campbell Field will take away use from them (5)
- A pump track would be well used (5)

Respondent Profile

The table below describes the respondents.

Residency	
Village of Slocan	4%
Castlegar	16%
Nelson	18%
Area E	5%
Area F	11%
Area H	23%
Area I	8%
Area J	5%
Other	10%

Tenure in the Area	
Less than 1 year	1%
1-5 years	17%
6-10 years	18%
More than 10 years	65%

Age	
19 years and younger	1%
20-29 years	6%
30-39 years	28%
40-49 years	31%
50-59 years	13%
60-69 years	15%
70 years and older	6%

3. Conclusions

There are some broad conclusions that can be drawn from the feedback.

- While there is some concern about the costs associated with building and maintaining any development at the Campbell Field site (and impacts on taxes), there is a great degree of enthusiasm about some recreation development there. Duplicating facilities that already exist in Castlegar and Nelson is seen as a risk as is situating amenities there that would necessitate people driving from the larger population centres. In fact some expressed concern about the environmental impact of this dynamic.
- The multi-activity nature of the development is welcome as a means to provide as many different activities for a diversity of user ages and interests. Considering the outdoor amenities, it was felt that they “fit” better in that location than indoor amenities.
- Respite from weather in all seasons of the year is desirable. Some of this can be accomplished through covered spaces.
- There were many calls for indoor fitness and program areas. While there is some discrepancy about the need for the larger indoor space, having some indoor activity space is generally positively received. It should however provide space that is not already available through existing community halls.
- Amongst all the amenities presented, broad support was expressed for the development of a skatepark. While not as broad, large support for a pump track and outdoor water amenities exists.
- The ability to have community gatherings and events was generally viewed positively as well.
- The involvement of the community and the community’s youth was championed as the project continues. Further, gathering more detailed information about potential utilization is seen as vital. Partnership with the schools and community organizations is seen as a critical element for the success of any development.



4. Updated Concept

The feedback gathered was reviewed by the project team and discussed. The output from this discussion is a single concept for the Campbell Field site. Presented below, this concept has an outdoor emphasis and includes the following features:

- full size soccer field
- track and field amenities including a 400m track
- field house to accommodate change rooms and a small meeting space
- basketball and tennis courts
- splash pad
- skate park
- bike pump track
- park space

Site Plan



Recreation Master Plan Connections

The Foundations of the Master Plan are reflected in this concept.

Vision:

“...a region in which everyone is engaged in meaningful, access recreation experiences...”

Values

1. Recreation as a public good.
2. Inclusion and equity for all.
3. Sustainability of service provision.

Appendix A: Presentation Panels



The presentation panel features the Regional District of Central Kootenay logo in the top left. The title "Campbell Field Reimagination Project" is prominently displayed in the top right. Below the title, a "Welcome" section asks for audience feedback. A "You will see:" section lists the project's background, steps, and draft concepts. The bottom half of the panel contains a map of the Campbell Field area, showing its location relative to the Slokan River, Slokan Valley Rail Trail, and Playmor Junction. Key landmarks like Mount Sentinel Secondary School and Brent Kennedy Elementary are also marked. The website "rdck.ca" is located in the bottom right corner.



Campbell Field Reimagination Project

Welcome

Please review the panels and then share your thoughts with us.

You will see:

- Some background about the project;
- The steps in the project; and
- Draft concepts showing the possibilities for the site.



Campbell Field
8.6 acres (3.5 hectares)

Slokan Valley Rail Trail
Highway 6

Slokan River

Playmor Junction

Mount Sentinel Secondary School

Brent Kennedy Elementary

Highway 3a

Slokan Valley Rail Trail
Highway 3a & 6

Kootenay River

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Some Background

- The Regional District of Central Kootenay (RDCK) acquired Campbell Field from the South Slokan Sports Association in 2016.
- The RDCK is committed to maintain the recreation purpose of the site.
- In 2020 the RDCK began the process of reimagining the recreational activities the site could host.

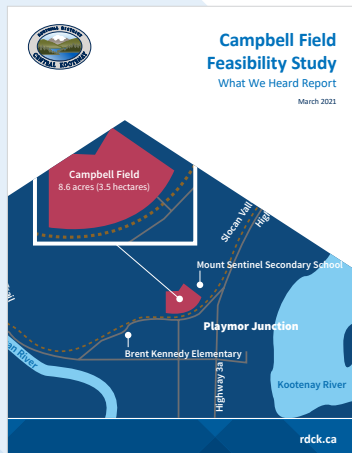


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Steps in the Project

- The RDCK (led by Area H Director Popoff) started conversations with the City of Castlegar, City of Nelson, Village of Slocan, local school authorities, and other stakeholders about the possibilities for the site.
- Recreation planning documents were reviewed.
- An examination of recreation facilities in the area was undertaken
- A program of community engagement was completed



All this research led to the development of a Facility Program.

A Facility Program is a description of what activities to include in the development. The program is shown below.

Indoor Activities	Outdoor Activities
<ul style="list-style-type: none"> • Fitness / yoga • Attend performances / events • Field sports (e.g. soccer) • Ice skating (e.g. figure skating) • Court sports (e.g. volleyball) • Hockey (structure / league) • Walking / jogging • Participate in classes / programs 	<ul style="list-style-type: none"> • Attend a performance • Cycling / mountain biking • Family gatherings (e.g. picnic) • Field sports (e.g. soccer) • Inline skating / skateboarding • Skating • Ball diamond sports • Cross country skiing / snowshoeing • Hard court activities (e.g. basketball) • Walking / jogging

To see the Report scan the QR code



...visit www.rdck.ca and search under Recreation & Parks Planning for Campbell Field

rdck.ca



Facility Concept

The facility program was provided to an architect who then developed the following concepts.

1 Option One INDOOR FOCUS

2 Option Two OUTDOOR FOCUS



What's the difference between the Options?

Indoor Focus

- Building has large activity space the size of an arena pad
- Larger indoor performance space
- More significant parking requirements
- Less Outdoor sport and activity space

Outdoor Focus

- Building has large activity space the size of a high school gymnasium
- Large roof covered outdoor space (for sport and performance)
- Less significant parking requirements
- More outdoor sport and activity space





Facility Concept

Option One - INDOOR FOCUS



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Facility Concept

Precedents



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What do you think?

After reviewing the concepts please share your thoughts by visiting the RDCK website (www.rdck.ca). Please share your thoughts by December 17, 2021.

Think about these questions before you visit the website:

- Which of the two options do you generally prefer? Why
- What are the best parts of the Options presented?
- What improvements should be made to the Options?
- What other comments would you like to share?

You can access the questionnaire by visiting the RDCK website

1. www.rdck.ca and search under "Recreation & Parks Planning" for Campbell Field. You will see a link for feedback on the concepts.
 - » These panels will be available for you to view on the website
2. You can scan the QR code to go right to the feedback form



Next Steps

- The concept will be revised as necessary based on the feedback received.
- Cost estimates will be developed to accompany the concept. These include capital costs (the cost to build the facility) and operating costs (how much it will cost to run the facility).
- An entire site plan will be developed showing outdoor amenities and where the recreation facility will be situated.

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