



**MLBL**

## **Baseball Facility Evaluation Report Riverside Park, Peterborough, Ontario**

### **Introduction:**

We had the opportunity to have a full tour of the Riverside Park facility on June 23, 2016 after our meeting with city staff. We certainly are enamoured with this historic park location. It would be easy to discount this park as unsuitable for professional level baseball due to lack of modern amenities but we think that it has so many possibilities of utilizing the natural historic look and feel along with the space to make wonderful additions to be suitable to accommodate at least 2,000 fans on a regular basis.

The sections below will outline our evaluation of the current facility along with requirements we believe that our group needs for our league to be successful in Peterborough.

### **Seating:**

Currently there are only bleacher seating areas behind home plate for about 200 people. We would like to see a grandstand built in this area and wrapped around to each dugout that could accommodate at least 1,000 people. We would need some bleacher seating on 1B side near the first base bag area for about 800 people beyond the dugout location.

Hospitality/Picnic Area – The vast grassed area down the right field line is a prime area for a contained picnic area where we could have capacity for at least 200 people seated at picnic/outdoor tables and enjoying their own food and beverage served out of a dedicated building for their enjoyment. The fans in this area would enjoy access to the right field side railing for viewing the game.

### **Food and Beverage Amenities:**

There is no food and beverage amenities for the ball park at this time. This is crucial for success, of course. There needs to be food and beverage facilities/building developed to serve at least 2,000 patrons. Many models could be considered.

### **Parking and Transportation:**

Currently there seems to be adequate parking spaces within walking distance to Riverside Park. The current parking lots on both sides of the ball park area would be able to satisfy some of the need. We are not familiar with current public transportation routes near Riverside Park but local fans must have ease of public transportation to the park for success of the operation. This park is only a short walk from downtown and many local restaurants so this bodes very well for this location.

### **Fan Entertainment:**

We felt very positive about the fact that there are a number of auxiliary areas near the ball park for various fan activities and marketing needs.

### **Fan Comfort and Safety:**

It is apparent that the aesthetics for patrons such as the view from a grandstand and back hill area is fantastic from a fan satisfaction perspective. There would need to be appropriate safety netting for all seating areas.

### **Business Needs:**

There are two main features that are required from our perspective: business office and ticket sales office or booths. There is not a ticket sales booth on site which would be required and no obvious situation for either a permanent or seasonal business office. We do realize that the current lower floor of the Lions' Club building is an option for part of our needs potentially.

### **PA, Broadcast and Media Facilities with Amenities:**

Currently there is only a small scorer's booth at the facility. We would like to see a full-sized PA and Broadcast booth built along with a new grandstand.

### **Professional Playing Surface and Amenities:**

Quality of playing surface – at this time it appears that the playing surface can easily be brought to needed standards. We did hear in our meeting that significant work is planned for the surface.

Outfield fence dimensions –The right field fence dimension is a little short being less than 300 feet but that is not a major problem.

Exterior fencing – As this has been a public space and open for public use there are no true borders for the baseball park proper. Again, for prudent business purposes, we must try to establish a border so paying patrons can enjoy access to the ball game and we can manage the ticket holders and paying fans from those who are not. Possibly that can be done with some temporary fencing and borders. We may also need to use coloured scrim for the exterior portions of the ball park border.

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Dugouts – Current dugouts are in good condition as they are fairly recent builds. Perhaps some new amenities could be added which would not be expensive.

Bullpens – Bullpens are currently located outside of playing surface. We would require two sets of approved double mounds built on the interior of the field on each side.

Lighting – We did not get to see the lighting turned on but we would need a high level of field lighting for this level of play as well and auxiliary lighting for safety of fans in all areas including grandstand, back of grandstand and in parking lot areas.

On field training amenities – During our tour of the park, we did see some tools stored there such as safety screens. A full complement of these safety amenities would be required as well as a batting turtle for batting practice on field.

Field tarps – Although not typically used in most amateur and community baseball facilities, we would require a full infield tarp to be used at the facility. The ability to tarp the field before, during and after games is essential in the business of pro baseball. Lost games mean a severe loss in business revenue.

### **Locker Room Facilities and Amenities:**

Currently there are no locker room facilities on site. It was mentioned that potentially the Lions Club facility may be utilized for this function as well as for shower and training facilities.

### **Scoreboard:**

There is currently a working basic scoreboard on site. In time we would like to see an upgrade for our needs for a pro operation.

Summary Notes: Although we have made quite a number of recommendations and stated required needs for Riverside Park, we feel that as it stands there are fantastic possibilities for the current setup. As stated, it is a historic, non-traditional model and with a few modern amendments, this park could become a true jewel mixing old and new. The true trick will be the ability to turn this wide open mixed-use facility into one that can be transformed in-season to be the home of top level baseball with its own local character

Thank you,

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