

Reverchon Ballfield Restoration

Community Survey Results

September 24, 2021



Engagement Overview

This survey component of Reverchon Ballfield Restoration community engagement is intended to provide data relating to preferences from the various stakeholder and user groups.

The online survey link was presented at the first Community Meeting (in-person) on Saturday August 28th where 76 community stakeholders attended. The survey link was also presented at Zoom community meetings held on Thursday September 2nd with 23 community stakeholders in attendance, and Thursday September 9th with 36 community stakeholders in attendance.

Zoom meeting recordings and meeting presentations were posted on project website at ReverchonBallfieldRestoration.org for community stakeholders to review before the survey closed.

- Survey opened August 28th & closed Sunday September 12th
- Over 16 days, 211 individuals submitted the online survey
- Paper Survey submitted by 23 attendees at August 28th in-person meeting
- Total 234 surveys submitted (all in English, none in Spanish)

This summary of survey results includes (on page 13) a summary of all questions received through the community engagement process, including at community meetings, in the Zoom chat and from Spanish language interpreters, and the project website's Contact Us form.

Project Website Statistics: Overall, 445 unique visitors to the project website occurred over 592 sessions, averaging a 1minute visit duration with 88% being direct hits to the page and 24% referrals from dallasparcs.org.

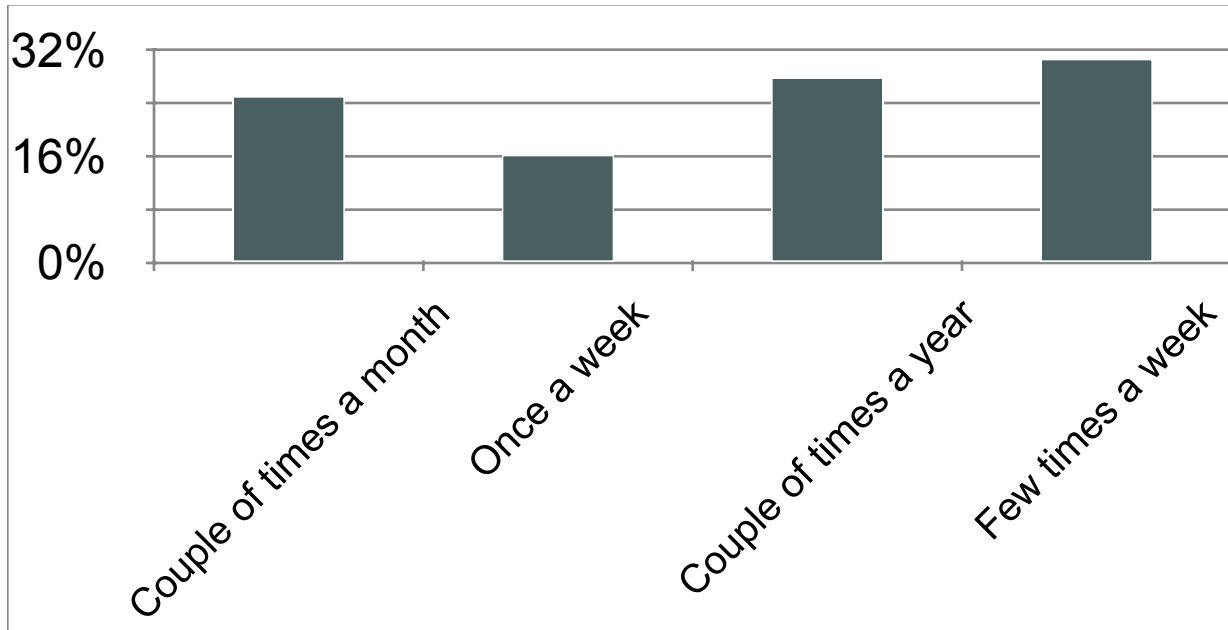
Survey Data Overview

- Survey respondents were about half players & spectators, half neighbors & general park users.
- Most respondents who have played on the ballfield are North Dallas High School current players, and a healthy representation of past players and local league players.
- Half of the ballfield visitors only drive and another 17% sometimes drive (totaling 65% of respondents who drive.) One third of respondents only bike or walk.
- Almost 200 respondents prefer to either save the historic dugouts and expand them or replace the historic dugouts with larger dugouts of similar character.
- Most respondents prefer Grandstand seating followed by bleacher seating, with a fairly even split between those two preferences for spectators.
- By and large respondents preferred a food service combination of both a permanent concession stand and a food truck area

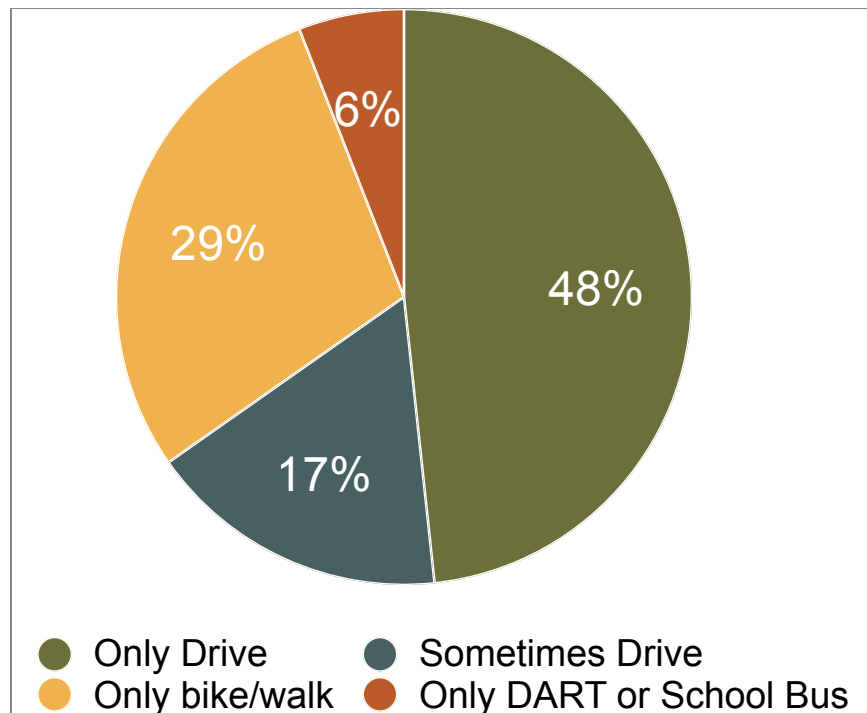


Survey Results

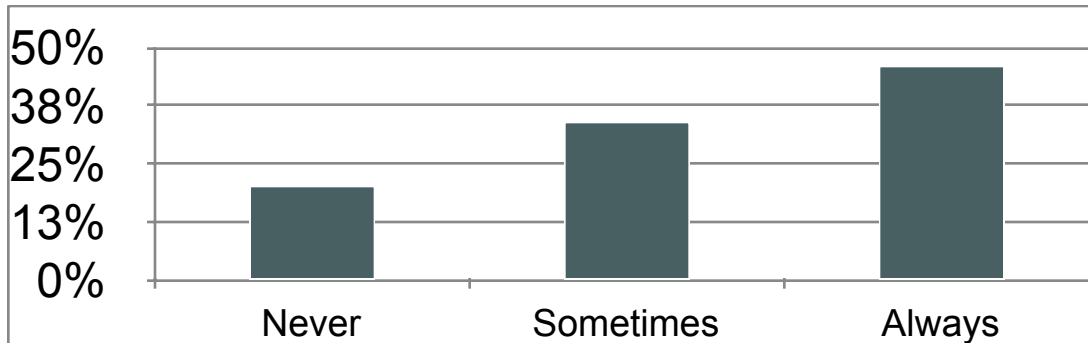
1. Approximately, how often do you visit Reverchon Park?



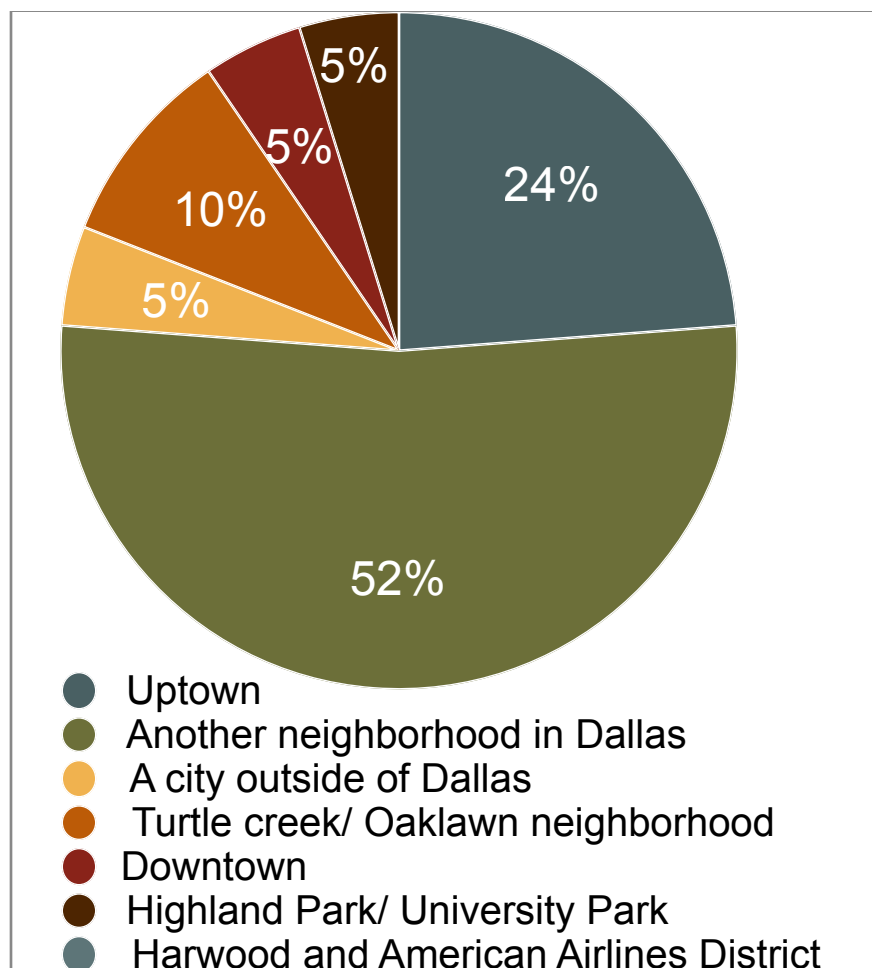
2. How do you usually get to Reverchon Park? Select all that apply



3. When you visit Reverchon Park, how often are you attending or interacting with the Reverchon Ballfield?



4. Where do you live?



5. If you selected "another neighborhood in Dallas" or "a city outside of Dallas" please let us know where.

Other Dallas Neighborhoods	Responses
East Dallas	6
White Rock Lake , Casa Linda, Lakewood*	5
Lake Highlands	4
Midway Hollow, Preston Hollow*	5
South Dallas	1
North Dallas (NE/NW Dallas) *	9
Love Field	4
Oak cliff (Kessler Park, Trinity Groves)*	14
Pleasant Grove	2
Cities outside of Dallas	
Irving (Las Colinas)*	4
Cedar Hill	1
Allen, Frisco, Little Elm, Plano, Mckinney *	11
The Colony, Southlake, Coppell, Flower Mound*	4
Fort Worth, Richland Hills *	1
Richardson, Wylie, Garland *	4
Sherman	1
Denton	1
Mesquite, Balch Springs, Seagoville *	3
Gun Barrel City	1
Quinlan	1

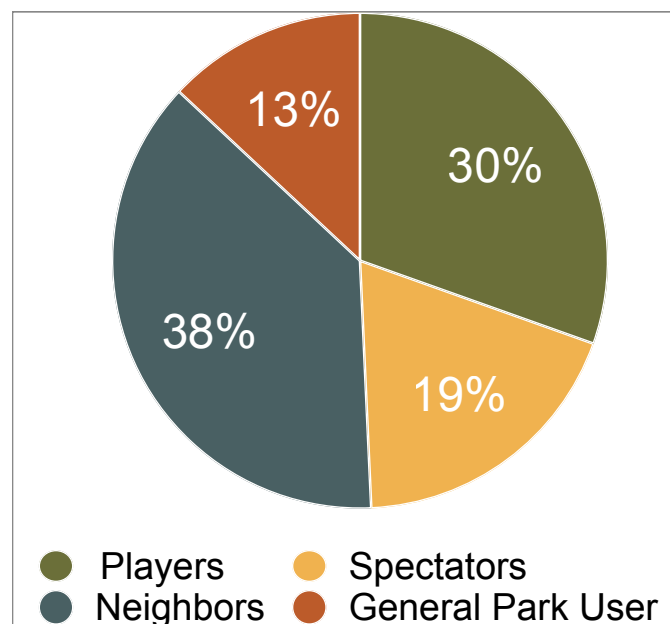
* Cities and/or neighborhoods that have been grouped together due to proximity



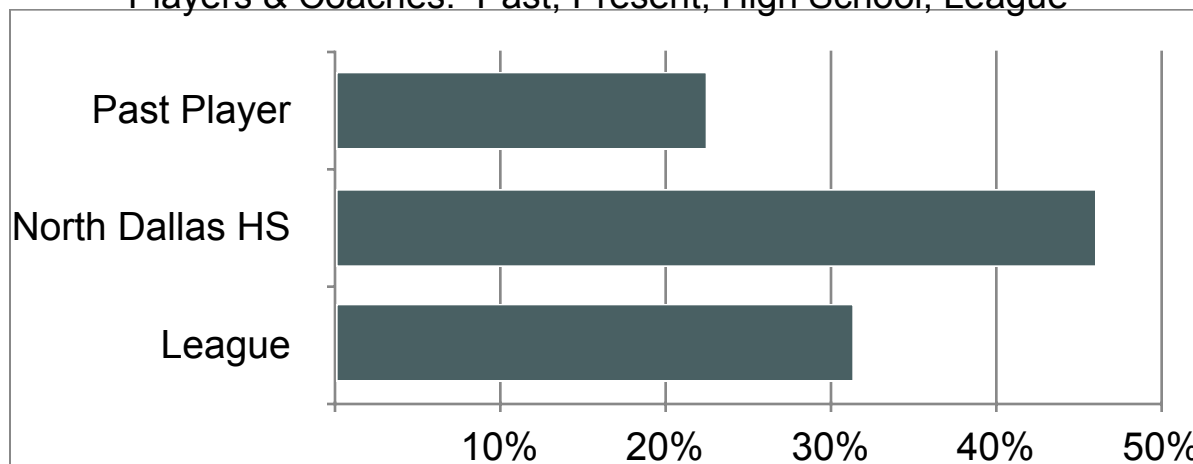
6. What is your affiliation to the Reverchon Ball Field ? Select all that apply.

Many respondents have multiple relationships to the ballfield. The results below reflect the following groupings of these categories of relationships:

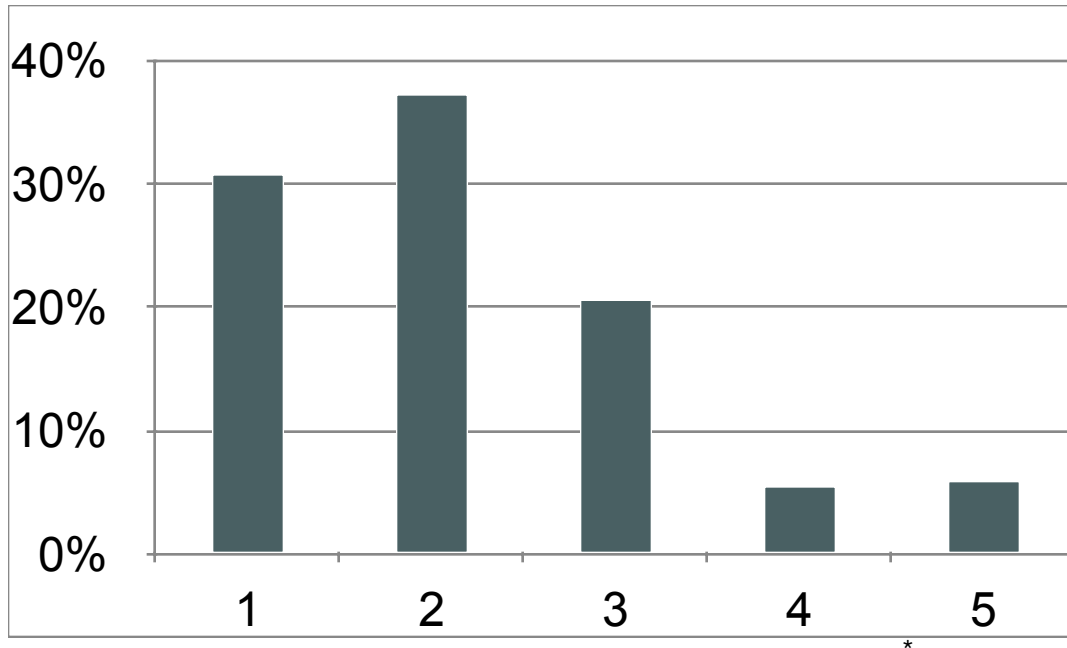
- General Park Users are those who are **only** park users with no other affiliation.
- Past or current players and coaches are categorized as a player because of their unique expertise as a user of the ballfield, regardless whether they are also a neighbor or spectator.
- Spectators have unique experience watching games from the stands. The spectator group includes those who are also neighbors but **not** those who are also past or present players.
- Neighbors are those categorized **only** as a neighboring resident, not including those who are also spectators, players, or general park users.



Players & Coaches: Past, Present, High School, League*

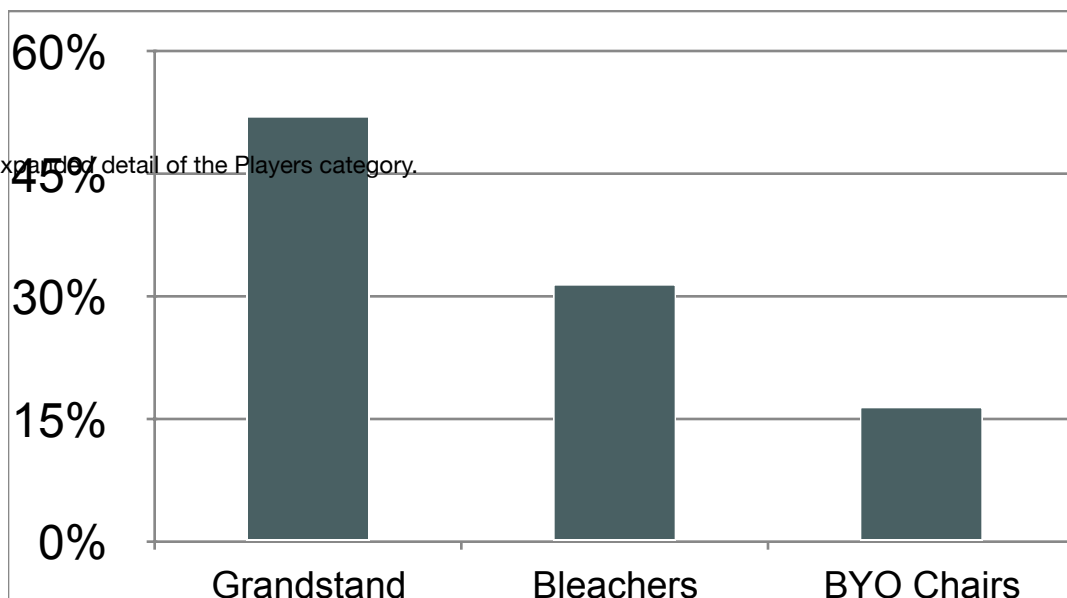


7. Overall, how would you rate your experience of the current physical condition of the ballpark, on a scale of 1 (not good) to 5 (fantastic)? Select one



8. What type of seating would you prefer to sit in while watching a Reverchon baseball game?

Responses with multiple options selected (for example: "grandstands and bleachers") counted toward each option selected.

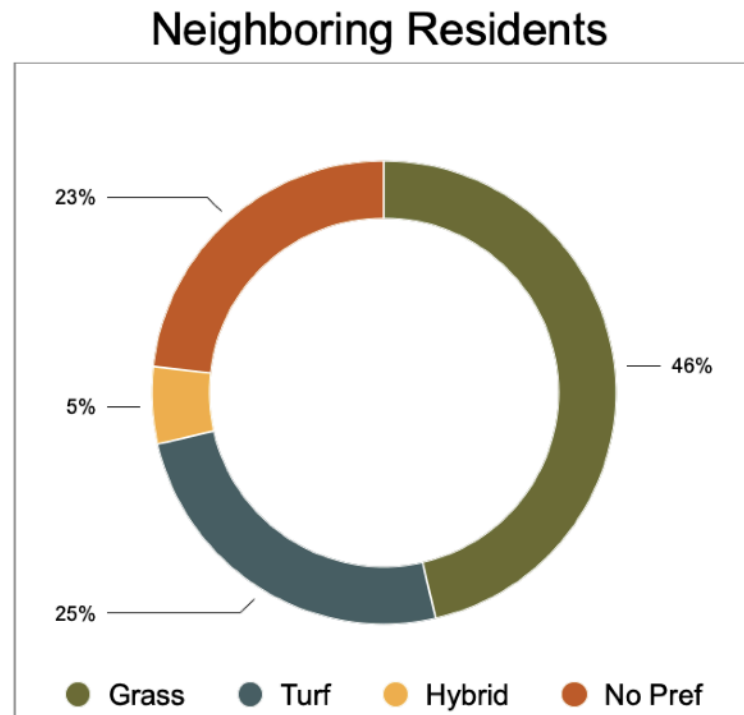
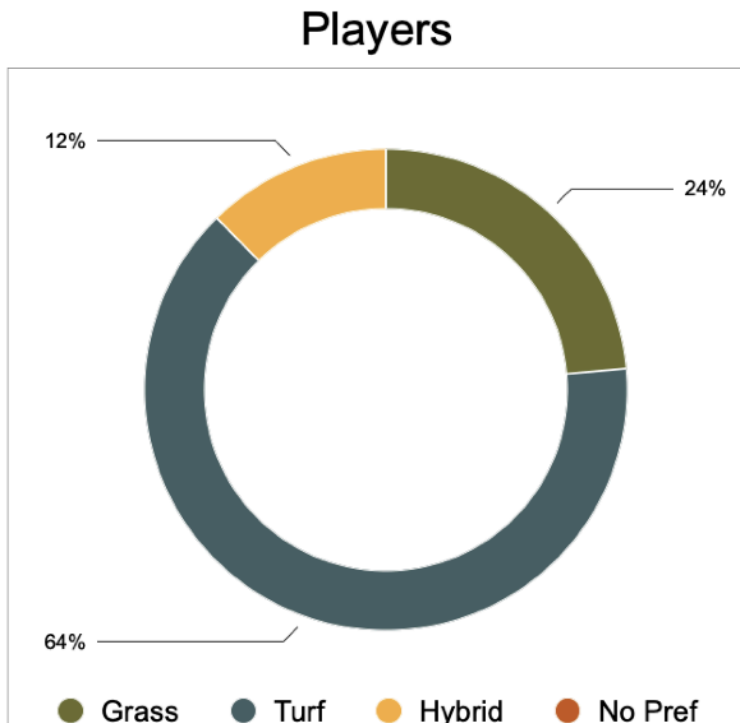
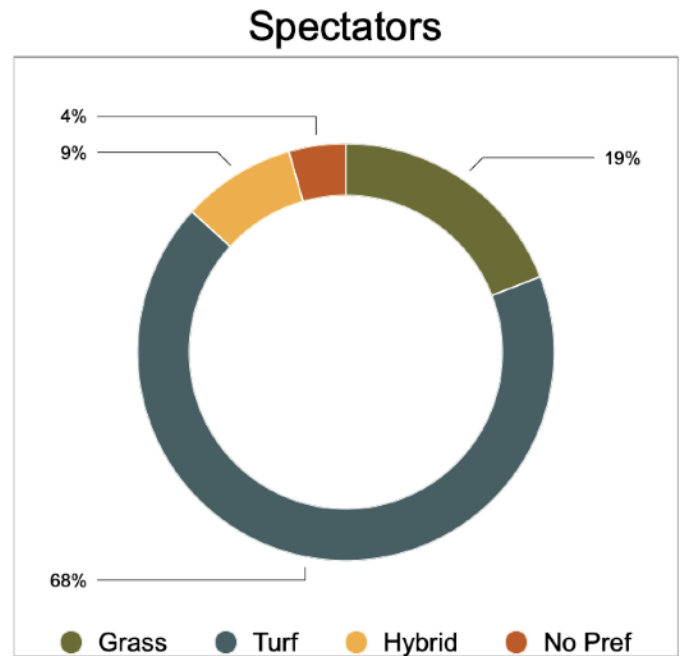
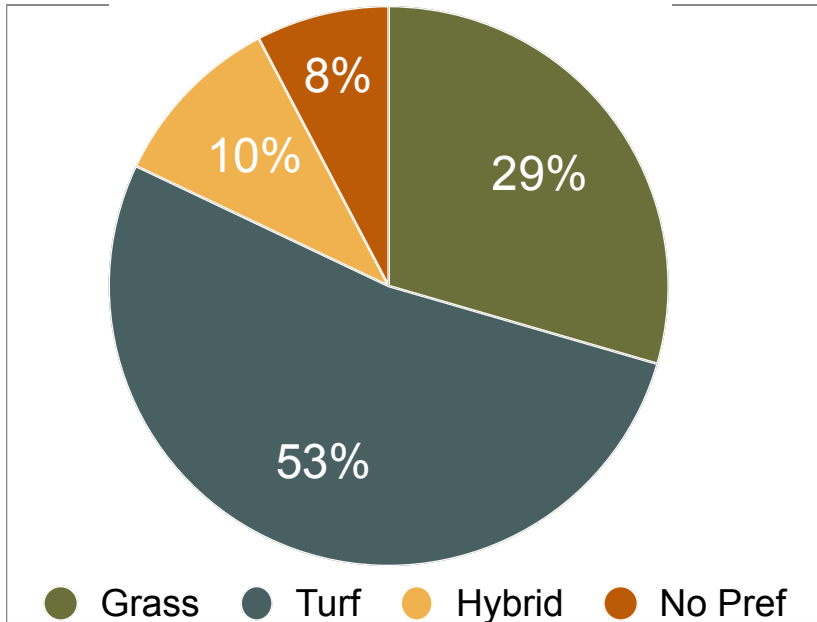


* An expanded detail of the Players category.



9. Which type of playing surface do you think would be best for the Ballfield?

See survey question 6 for a detailed explanation of the following categories of stakeholder relationships to the ballfield, as many respondents have multiple relationships to the ballfield.



10. If you selected a preference for playing surface, please tell us the reasoning for your selection

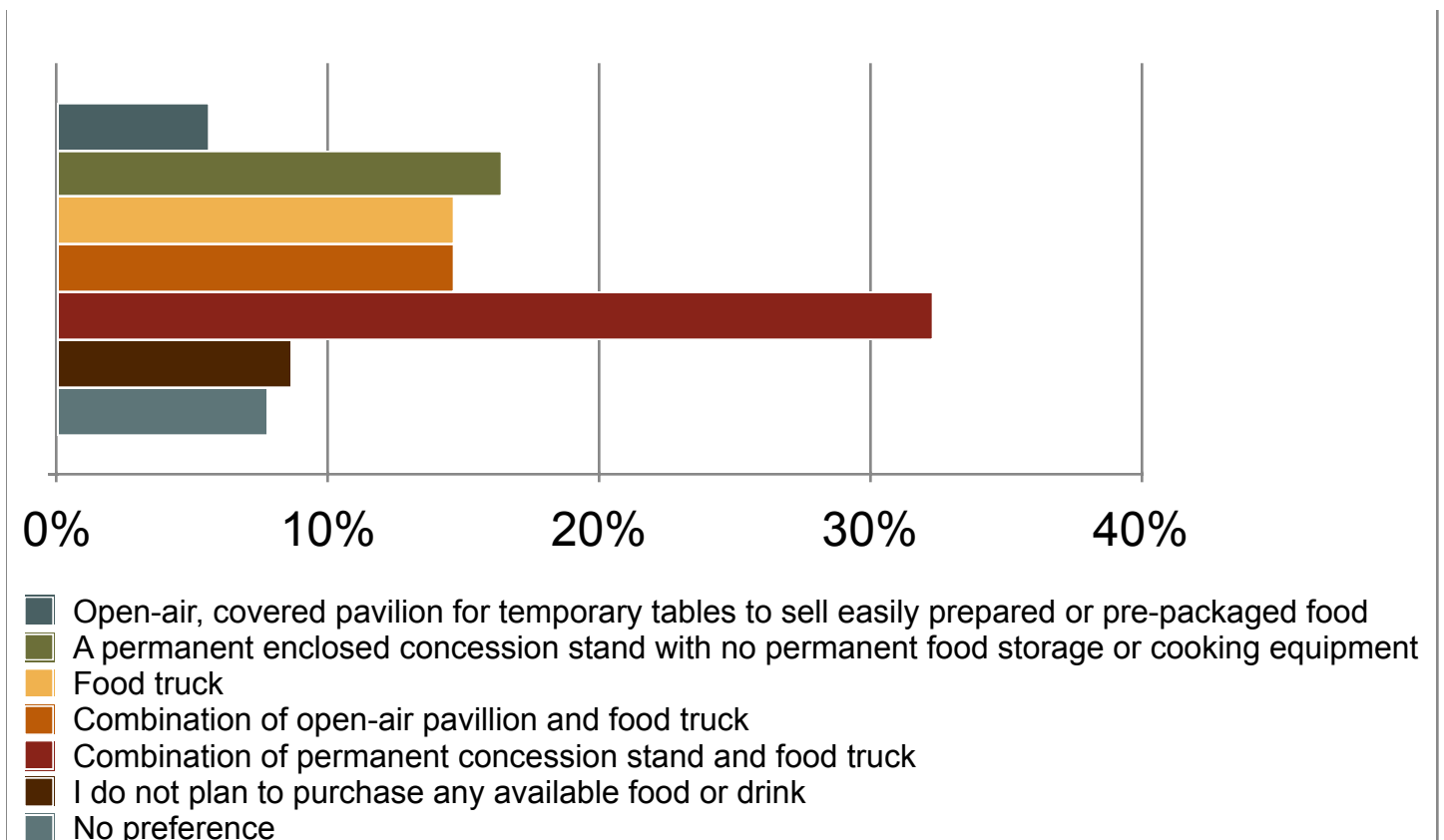
Natural Grass Preference	Responses
More ecological / better for environment	10
Isn't as hot as synthetic (need to combat heat island effect in Dallas)	11
Safer for players (turf = injury)	9
Aesthetics / Fits look and feel of a historic and traditional ball field*	7
I prefer playing / better for players (heat generation, exposure to toxins, overheated toxins)	6
Lower long-term maintenance	5
Lower maintenance **	5
Less expensive replacement (if ever)	2
Permeability / drainage for rain water	2
I could accept hybrid if playability is an issue	2
Money should be spent elsewhere (restoration of park bridge at entrance & moss removal from stone work.)	2
* ("artificial looks tacky", "baseball purist", past N Dallas HS players would object, compatible with park setting, Reverchon is a living history museum, fresh cut grass is part of the sensory experience of baseball, a unique ball field in the nation & should remain historic)	
** (Texas A&M have grass varieties designed to withstand use on fields, necessity to water turf due to heat makes maintenance cost higher than grass)	

Hybrid (turf infield, grass outfield) Preference	Responses
Turf gets too hot but it keeps the field playable. This helps mitigate that heat impact	3
Outfield maintenance is really easy, mowing and filling holes.	3
Helps with the way infield/outfield ground balls are played.	2
Corrects poor drainage & opens field for more playable days	3
Lower cost, artificial turf is nice	2

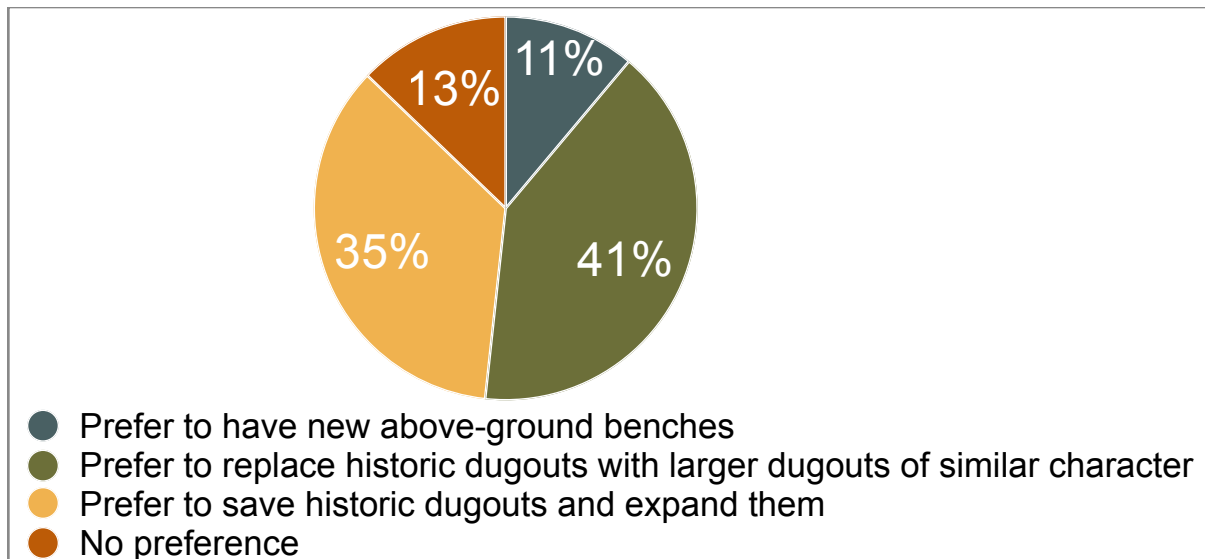


Synthetic Turf Preference	Responses
Ability to play after rain / guaranteed practice/game	29
Easier to maintain daily, better drainage, more efficient	19
Playing ability (easier to play on than grass, nicer playing surface, "allows for the ball to stay true")	5
Looks nicer, (always green, "always looks correct")	7
Safer (smooth & consistent)	7
Quicker turn-around between games	9
Cost ("seems the most cost effective", save money on maintenance, "daily maintenance of grass is not feasible")	6
Durability and long-term maintenance (includes replacement and leveling)	5
Dallas should be cutting edge like Lake Highlands, and we should commit to the future	3
Increased revenue, "worth the money"	2

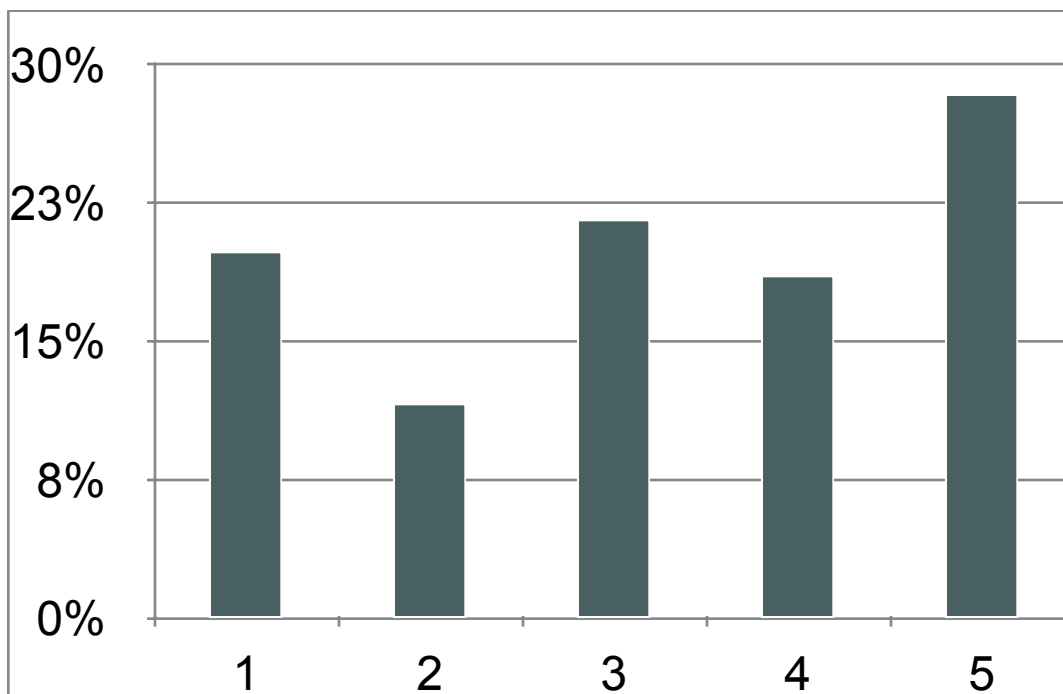
11. What types of food service would you prefer to purchase from if / when attending a ball game at Reverchon Park?



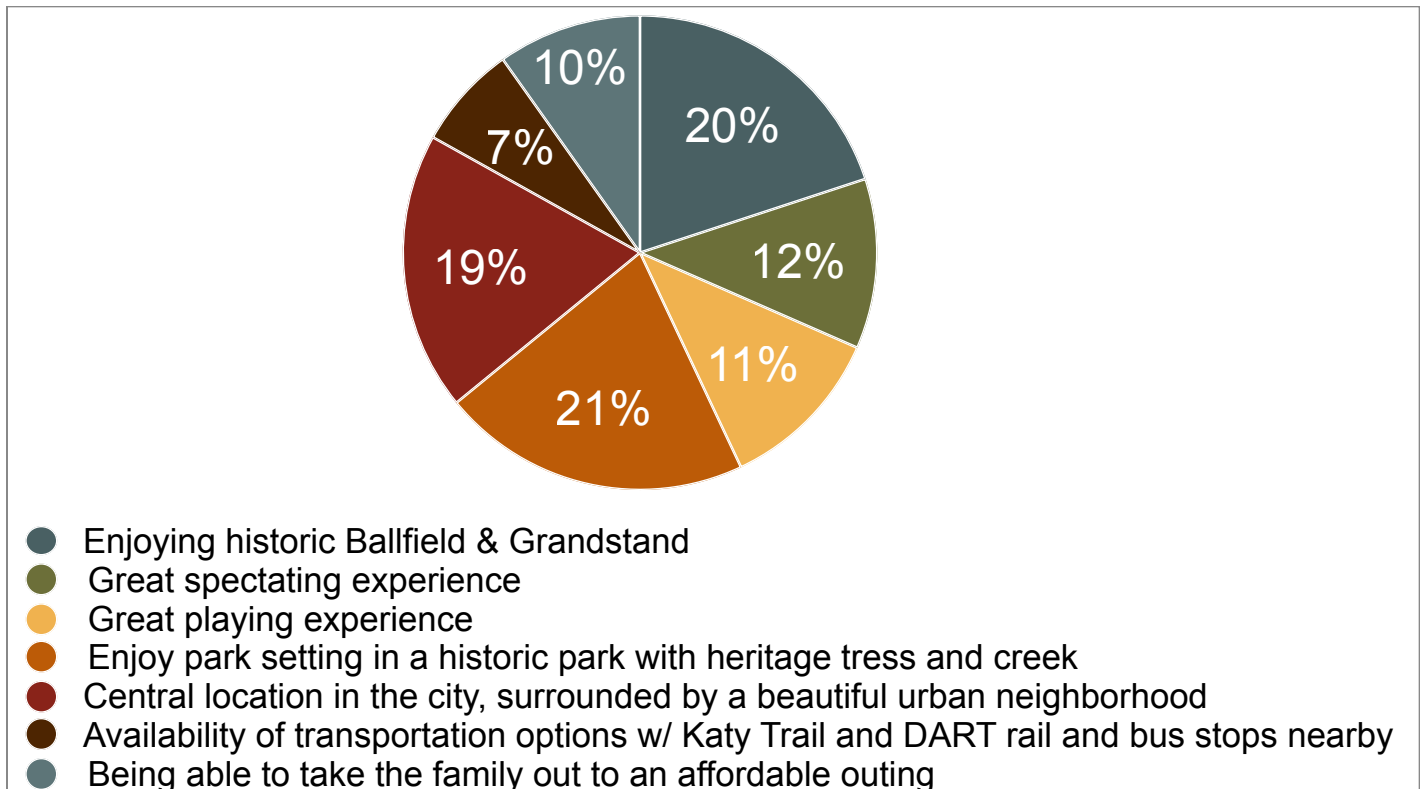
12. The existing dugouts do not function well, by today's standards, but they are historic. What is your preference for dugouts?



13. If you regularly drive to the Ballfield, how concerned are you about having a place to park?



14. What, to you, makes the Reverchon Ballfield experience special? (Choose all that apply to you)



Comments listed where survey respondents selected “Other ____”

- Hanging with players and their families. Listening to and sharing stories- past and future- how we all hope they will be able to simply play ball safely
- I walk my dog around there and enjoy the setting and history, would like the location to be well maintained and trash picked up, also adjust lighting so it doesn't shine in my bedroom at night at the Rienzi
- Baseball field does not serve the Uptown area demographic. Most are young professionals living in an urban environment with no families. Reverchon park is a great place to walk, hike, play with dogs, and catch up with friends. Modernizing the baseball field and restricting its use will not enhance most people's daily experience at the park.
- Consult Jack White and Warstic
- I think the ballpark should be left as is with the wood benches replaced.
- Could be the best ballpark in the city of Dallas.
- Being able to play the game we love, on a regular basis and not have to worry about rain delays, wet fields, etc



15. Do you have any other thoughts you would like to share about the Ballfield restoration project?

Summary of Comments from Survey Respondents*:

North Dallas HS - Stakeholders are split between wanting to see Reverchon be a great home for North Dallas High School (as well as a home for other baseball teams) but many do not want DISD to dictate design and use regardless of how much money is donated by DISD.

Turf & Dugouts - If it's not safe, it's not fun to play. Artificial turf allows players to practice and continue with their scheduled games. Even though natural grass gives everyone a more authentic feel when playing, it is less convenient. Leveling the outfield is a high priority. The current dugout design is very hot and design is unusable.

Parking- Buses could be parked elsewhere. The main road becomes a single-lane which is dangerous - more parking without taking park space - agreement with Scottish Rite and add second egress from Harry Hines. The parking at the ballfield is used every day by park users. Needs a replacement net to protect cars from stray balls.

Food - Amateur league spectators are accustomed to tailgating before games. Food trucks may be rarely used. Neighbors would appreciate game schedules to support hotdog sales as fundraising.

General Design, Other - Stakeholders would like to see Reverchon restored above all, preserving its history and natural beauty. Costs could be defrayed through advertising signage on outfield or selling commemorative bricks. Could lighting be better on parking and still be Dark Skies compliant? Security is a concern.

(* See page 15 for a complete detail of all survey comments combined with all community meeting comments.)



All Questions Received from Stakeholders During Community Engagement Process

Questions from stakeholders were received from an in-person Q&A at the August 28th community meeting, a “Questions” form on the project website, and the chat box and interpreters at zoom meetings.

- Where will I find a link to watch the zoom meeting recording? When might that be available? There are several residents in my building who were not able to attend and would like to review prior to finalizing their survey.
- Top 3 Critical Restoration Priorities
- What are the Top 3 Critical Priorities for Reverchon’s Ball Field Restoration? What are “must be done” (vs. nice to have) to fulfill everyone’s goal that youth and amateur players can play ball?
- What are the top priorities’ estimated budgets? Cost estimate slide 35 is an aggregated scope and pricing. Those range totals are most likely based on project budget line items that exist. So, will you please provide a clearer view?
- In addition to project team consultants listed, who is DSGN’s external environmental consultant? Is there an individual or firm independently currently partnering with DSGN to examine environment impact and sustainability as potential decisions are being considered? If yes, who? If no, why not?
- You have provided overall cost projections for this project range from 4.3 to 5.7 million dollars. How do you expect us to provide feedback on the options we would like to be included in the ballpark, given that you have never shared a cost breakdown for estimated materials, labor, and associated services.? Could you please provide some transparency here.
- What are the options for a scoreboard? Least to Most expensive.
- What are the next steps?
- Since the community is who dictates the design from these meetings how will what you presented reflect what they actually want.
- When the final design is presented will it come before the community before Park Board?
- What is the Parks departments \$ set aside for this restoration? How much funding has been committed?
- So who decides final design?
- Do the players have a preference for turf vs grass?
- What about ways for the players past & present to pay some of these costs.
- How about signage on the outfield fences?
- What are ongoing maintenance concerns with the new design? What about the rest of the park?



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- To confirm, will parking also remain within the existing footprint for parking? Will that parking be sufficient under current standards for anticipated seating/players/concessions/other people at a fully populated game? Along those lines, who will the anticipated teams/users be?
- Has DSGN received a copy of the consolidated 20yr research on grass and turf? Re: Turf - has Sports consultant looked at increased players' injuries and high risks w/ turf? Has Floodplain consultant looked at turf's high environment impacts due to chemical deterioration into Turtle creek and Trinity river.
- Is there any consideration for moving the fences in, the ballpark plays very large for wood bats leagues especially in the power alleys and center field.
- Lighting impacts on residential neighbors?
- What security measures will be in place or needed to ensure new restrooms and investments are secure?
- Where will funding come from? Are there any bonds funds allocated or partnerships or commitments in place already?
- Who are the primary users?
- Parking repaving, number of parking spaces lost with restroom area addition, could Reverchon Park add additional parallel parking along the main road?
- Once the field is renovated, what will be the budget for maintenance and how will that be determined on a yearly basis?"
- In the entrance and/or driveway loop, will there be either a timeline of the ballparks history or a recognition of any famous ball players that once played in the ballpark ?
- Are there any designs or landscapes considerations to block the noise and visual impacts from the Dallas North Tollway flyovers?
- Once the field is renovated, what will be the budget for maintenance and how will that be determined on a yearly basis?
- I am concerned about the following issues that were not addressed: Who will have operating responsibility for the ball field and park; traffic control, parking, scheduling (nightly/weekly/annually), hours of operation, lighting (as it affects The Terrace House residents), trash, selling alcohol. I think you are making the park too commercial by planning food and drink sales. It is a neighborhood park. When will the community be involved in these discussions and decisions?



All Survey Comments and Meeting Comments by Topic

Remaining Questions / Comments

- Once the field is renovated, what will be the budget for maintenance and how will that be determined on a yearly basis?"
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Special Recognition

- Please name the ball field after H. B. Kernodle. He dedicated his life to the ball field and it showed when he took care of it.
- Name the park after HB Kernodle ...a must!
- We won district there in 2017-2018 and I think it should be remembered that we won district there and we were the ones who started the streak of back to back champions so we need to be remembered!!! A plaque or sign or something that shows we started the streak with the help of Coach De La Cerda!!!

Finances/ Budget

- Consider generating revenue by placing advertising/naming rights beneath or behind grandstand. I find it outrageous that taxpayer dollars intended for education are being used for a ballpark after we voted down a bond issue for stadiums.
- This is cheap. We just toured the large field at Mercy Street and the project was \$15M but is bigger and more seating and has offices.
- I am amazed that a project would be put forth for review without first having a budget cap or dedicated funding secured. This is very irresponsible (I speak as a former business executive)
- Ball Field Footprint: Keep it as is. Add flex-grass seating. Batting cages are only used in practices not games – so says the amateur and professional players. These are not used in games at the HS level. So, either have no batting cage or fix the old one on the home team side and that's it. Using all the space of the visitor's side for cages and changing the fence line to do so – a waste of money. A large pavilion? A waste of money. Re-running the gas line – why? When there is zero plans for concession cooking? A waste of money. Bringing in tele/data/ line – Why? A waste of money. Who's paying the utilities – long term - on all these not required services? A waste of money. See the pattern here? What is truly required to enable players to play?



DISD / N Dall HS

- I'm concerned that DISD will have far more preferential treatment in ballpark use over neighborhood and other amateur teams. I don't understand why the city can't fund this without outside interests like DISD. Schools have plenty of land for sports facilities, and should not be encroaching on, or having financial interests in, public parks.
- I feel like this restoration project would be amazing for North Dallas High School. Over the years I feel like we have deserved to have a field to call our home for the past players to look at and the upcoming players to play on. It's the best idea yet
- Would like to see install more wifi and infrastructure to allow broadcasting of games on DISD and local city government channels
- Don't let the fact that DISD has plenty of money to put into the project turn it into a DISD-dominated venue, in design and execution. This is a Dallas Park and Recreation property, with much wider potential use. Personally, I'm willing to wait for a bond issue to fund the project, if need be, if it means not giving control over to DISD, letting their priorities dictate the design and implementation.
- In addition to giving North Dallas High their own field, recreational baseball leagues around Dallas would be able to use the field consistently again. It would be great to update and restore the field.
- I want a place where, when you walk up you know you are at a baseball field! There is a sense of pride when you are playing ! We. (NDHS) need a place to change and meet.
- Please include North Dallas in all matters. Due to this being their home field. They matter.
- Any input from the school of North Dallas?
- This needs to be done quickly so that we don't have to bus the best team in the district across the metroplex to practice.
- Can we please consider making the field feel like " Home of the North Dallas High School Bulldogs ". Our colors are orange and white. Along with those who have funded this amazing ? Project. As beneficiaries we would love to have representation for the Bulldog fam. For more info or questions, feel free to call xxxxxxxxxx Jess ND Booster President
- Keep it open to amateur adult play.

Turf / Dugout Reasoning

- Professional baseball players prefer grass ... for last dozen years, real grass has covered all but two of the 30 Major League Baseball fields.
- DPARD has excellent analysis on turf vs grass fields and the advantages and disadvantages of each. I encourage everyone to reach out to DPARD to get the analysis
- I personally missed my freshman year to covid, and half of my sophomore year had constant canceled practices due to rain. I'm missing my junior year due to an injury, so all I'm asking for is to have a constant field to put in the work with no days off for my senior year. In addition to that, the dugouts would also get flooded underground and we'd have to get our bags dirty by leaving them on the dirt.
- It would be really good to make it turf for future generations
- No artificial turf, ever. no more of the plastics and other synthetic materials that do such great damage to the environment.
- Prefer to save, fix drainage, and expand at grade reasonably so. Do not expand below grade and longer as this will increase costs unnecessarily, drainage issues, and will endanger tree's root systems. Let's say these trees are 70 years old with an age potential of 250 years. If they were human with an 85-year life expectancy, how old are they in human years now? How much more life do they have? How much life will you and this project give or take from them?
- I'm already on your email list but am providing it again in the event that you would be open to facts regarding the pro's & con's of the grass versus artificial turf that appear to be overlooked.



It's not that you are necessarily wrong in your preference for artificial turf, there are new facts you may not be aware of that can lead to a more informed decision.

- IF the field remains grass/dirt, then the batter's box and grade will have to be closely maintained. It could be done correctly, but seems costly when considering the low maintenance of turf.
- I like the suggested changes so far. I just hope we can get the turf field.
- I am a strong advocate for turf field!
- Why Grass w/sand base? In addition to above comment, ecological impact is significant and requires much more than a "users' choice" decision. Grass can be maintained organically, with proper draining can be played on fairly quickly, is safer for players and entire environment, and comparing equipment used for grass (vs Turf) as 'could be polluting' is a very limited consideration given the whole of this important decision. Installation of turf requires saturating the earth with chemicals (aka poisons) that kill everything underneath to prevent growth disturbing the plastic and rubber overlays. How deep does that saturation go and how often do these chemical need to be applied (these are not organic)? This space is within a hear beat from Turtle Creek (aka turtle, fish, bird and dog haven). What do you think your legacy should be?
- The field: it's nice to play on grass and dirt, but it quickly loses it's appeal when it's rutted, sloped, rained out and poorly maintained. If you can't play safely, it's not fun. New turf doesn't have the look, smell or feel of a natural field, but it's more pragmatic and functional and at the end of the day, if you can't play, then nobody will come out to play or spectate.
- The downsloping backstop has got to go.
- The largest concern I have about the playing field is how unlevel it is. It seems especially dangerous behind home plate to the backstop; furthermore, the slope of the field behind the infield effects defensive play. I don't believe anyone likes worrying about running downhill or uphill when playing defense.

Parking

- About the parking, every time I came, balls went on it. This seems one of the most important thing to build higher protections for the cars which do not dare to park close to the ballpark. Safety screens became dilapidated and had to be taken down and no budget to replace.
- Please include parking considerations for general park users during ball game events. A small second lot (~10 spaces) near the rec. center would be a great addition to the park. This could be accomplished by formal parallel parking spaces, as well. Also, speed control, like speed humps, in the park would be a good addition to protect pedestrians.
- We always caravan and parking has never been an issue.
- Expand the parking lot because it is too small and overflow parking is a common nuisance when there are higher profile games. Parked school busses on high school game days will just take up too many parking spaces to an already small parking lot.
- The extra traffic and parking is a HUGE concern. We live within 5 blocks of Reverchon Park and go there almost daily. Whenever family and friends visit, we ALWAYS take them to the park and walk all around and everyone is ALWAYS amazed and enchanted by the beauty of the park and accessibility of it, especially being so close to downtown. However, there have been PLENTY of times where there is a traffic jam of cars just trying to get in and out of the park because it becomes a single lane road, once you enter, due to cars parked along the side. We are EXTREMELY concerned about traffic, not only on Maple Avenue, but also on Turtle Creek BLVD and the narrow roadway, into and out of, the park. Keeping the integrity of the surrounding park and neighborhoods is a MUST, especially without removing any of the green space and/or trees. We're extremely worried about the increased volume of cars and parking and traffic, in the park and the surrounding neighborhoods.
- All parking areas must be considered as holistic to Reverchon. Sometimes we drive vs. walk and parking is important to us easily transport items. The parking lot near the ball field is an



extension of Reverchon in its entirety! During amateur games, ~80% of vehicles are pickup trucks and SUVs and space size must accommodate these primary users. In this case, size really matters the size and maintaining quantity is equally important. Reducing space sizes to "maintain some quantity" is not usability. Beyond ball games, People use this parking area every single day, such as, Dallas PD (including mounted police officers w/horse trailer), cyclists, picnickers, folks going to Katy Trail or dog training classes, and players of games (other than base ball).

- Set up an effective protective system to avoid balls going on the parking lot with much higher nets
- Alternate egress/ingress should be considered as part of this project: Trail connection under DNT ramps to Stemmons Park and Sammons Center for the Arts. Vehicular connection to/from Harry Hines at Houston Street or turn lane from McKinnon Street/DNT ramp. Vehicular or pedestrian connection to Henson Street and Scottish Right hospital (along with parking agreement to use underutilized deck).
- Every effort should be made to add a second ingress and egress to the park.

Food / Concessions

- I would prefer refrigeration units (for event use only) in a permanent concession area. This would not involve much maintenance or expense in the big scheme of things.. I'm also for food trucks when events call for them.
- Food service: Had to check "food truck". An option with "food tent" and without the "pavilion" concept should have been included – this wording is preemptively loading responses. Space (not pavilion) is good for ad hoc tent set up and/or food truck concession only. Food Truck does Not being fenced in. Concession rarely requires electric, and never requires GAS line (cap / remove the line!). Usability has and continues to be Tailgating for all the amateur games... because they Want to Not Have to. Remember this point when thinking about the size of parking spaces.
- Food trucks are not a viable solution. They siphon money away from the players who struggle to fundraise. We need a permanent enclosure.
- Use food trucks for the concessions, like Klyde Warren. Just provide seating and tables.
- We'd love to know about the games and hotdog sales by informing surrounding neighborhood
- I tailgate, don't need concessions or food truck.
- Let's build for the future and enclose a concession and turf!
- Usually bring my own food.
- Area with new restrooms and concessions will not be historic.
- Including food truck options could be cool but not necessary.

Seating

- The bleachers are just bleachers, so replace them with new.
- Usual games are no more than the players and a few fans. In May, during HS playoffs that can be a few hundred. Also, tournaments every Memorial Day, Labor Day and Independence Day. Essentially, seating and parking will rarely be an issue or a nuisance if current renters are the primary users.
- Actually per DISD AD, there are 50-80 people at home games and during playoffs not more than 150.

Dugouts

- As a player, I ensure you the dugouts, by being put so down in the ground are so HOT that we - the players - were not able to stay inside because of the hotness
- And the HOT dugouts should be changed. Players like me cannot stand inside since its so hot
- Unsure about dugouts.
- The dugouts give an old timey feel, so keep them and expand/improve them.



- The antiquated dugouts that most players never enter (and if you're tall, watch your head when standing up from the bench)

Lighting

- Better lighting to light down on field not out to neighborhood, and lighting of parking lot with cameras to discourage bad activity there,
- I'm concerned with lighting bleed into the neighborhoods and night sky, and I would like lighting to conform as much as possible to Dark Sky standards. Current LED security lighting can resemble a that of a prison yard - and is far beyond safety needs. It's a scourge city-wide.
- Could you light the parking, please? Not feel all that safe as it is.

Restrooms

- Proposed restrooms should have touch free water, soap and paper towels for hygiene reasons. Air dryers just blow germs around. The addition of serrated plates on doors so one can open them with a foot is useless when the door is very heavy.
- Bathrooms that are well maintained
- Update and restore bathrooms
- Real restrooms would be a big plus
- What's with the portapotties? Even small real restrooms would be good if kept clean. Portables are usually disgusting.

General Design / Aesthetics

- Any redevelopment of the ballfield should carefully consider the impacts on the remainder of the park's spaces. Reverchon's "central park"-like setting could be easily upset by overdevelopment of the ballfield.
- Recently we are seeing changes in our weather patterns and it seems the 100-year floodplain might need to be upgraded to a 200 or 500-year target. This is a wonderful project and the money spent on drainage is, in my opinion, extremely important.
- The ballpark has only little connection to the neighborhood and cannot compete with neighboring fields that have ample room and parking. It will not see an uptick in use from its current state due to its constricted setting. Reverchon Park should be a place where everyone can meet up and enjoy the day. This requires the whole park being reimagined as a modern urban park like our Klyde Warren park or Atlanta's Piedmont Park. I understand the benefits but I do not see how focusing on reimagining the ballpark will benefit the majority of the area residents in the short or long term.
- I hope it is done well to preserve the beauty
- I have enjoyed watching my son play his HS games there. It would mean so much to see the ballpark updated while keeping it in mostly original form
- Make it fan friendly
- I would love to see Reverchon renovated to allow some of the modern aspects of baseball fields and stands, as well as preserving the historical character of layout of the field and the stands. I believe with careful planning there can be a balance of the Reverchon history as well as moving forward to the future.
- We have the chance to do something special for Dallas -- to save and restore a historic Ballfield in a way that honors its 100-year life, its special setting, and to make it a crown jewel without "overdoing" it.
- I play adult baseball throughout DFW and believe that Reverchon is the lowest qualify field of the 10-20 fields that i've played on. Thanks very much for the restoration project.
- The Reverchon Baseball Field should be a jewel in the heart of Dallas. It could hold games from high school, college, and adult baseball leagues as well as tournaments with all those



age groups. I actually have an adult game there tonight and every time I play there, I can't help but ponder what this field could really look like with a reasonable overhaul including the field (which slopes in places; advertise on the outfield fences and surrounding areas if revenue is a goal) the grandstands and bleachers, and the parking lot (which I think they've finally filled in some of the potholes). This field could be a great selling point for the city of Dallas to attract all levels of baseball almost all year round (weather permitting) with a modest restoration plan. I hope it comes to fruition...the sooner the better.

- Historic lighting, signage, seasonal color during spring summer fall in selected beds
- Just get something done. This field is running out of time.
- think about the long term
- The parking lot needs to be repaved with good security cameras and proper lighting. Police need to drive through more often at night to discourage drug dealers from setting up shop there.
- Would like to host family and friend gatherings in the ballfield for just-for-fun games.
- Restoration Not Renovation. Reverchon is a Community, Texas Legacy Historical Park. Players - youth and amateurs - want to just play ball! People just want a healthy, environmentally safe and sustainable green space in the heart of city where natural spaces are disappearing. Please honor Reverchon and it's ballfield, as the players and communities do.
- Need to consider selling "commemorative" bricks to defray the initial costs of restoration. There are '000's of current and former players who would contribute to this matter in a heart beat. Need to consider advertising on outfield fences which could generate substantial funds for the maintenance/costs.
- The sooner the better!
- Fix it up sooner!
- Park Dept needs to maintain ball field properly Ballfield should be restored not transformed.
- Keep the neighborhood feeling
- Quality lights and soundsystem would also enhance the experience and playing conditions at night.
- I do not play baseball or softball much, but I am a frequent attendee of Reverchon Park and I am just happy to see that the baseball field is finally getting a much-needed makeover.
- Please keep this treasure and restore it!!!
- This is a wonderful park. Could be cleaner.
- Hope more people will come to games now.
- I want to talk with contacts at UNT. Perhaps create a partnership also with a program startup soon planned.
- I can come up with some drawings of what people sort of want
- Still watch some games. Mostly walk my dog and relax after a Katy run. Great park. Don't mess it up while making baseball better.

General Historic

- I want Reverchon park, along with its baseball field, to be designated an historical landmark for the city. It should be enjoyed by high school students and amateur players. Remember this is not a school athletic field.
- Restore the historic character, but expand and do have a minor league team there. It would be the hottest ticket in Dallas for the young professionals in the neighborhood and affordable, family friendly option.
- Historic and heritage projects can maintain their nature, but don't have to maintain their historic deficiencies. Save the things worth saving and update those that aren't. As an architect from SF and New Orleans, I appreciate the difficult task of maintaining history and heritage, while bringing it into the 21st century.
- Don't rush it. Too many failed efforts already. Take the time to get this one right. Restore history (with only required updates) for the generations of players to come.



- I would like for ballpark to regain its historic pride and be a good neighbor of ours
- Please keep it simple, affordable, and true to history. Plus, no fancy, expensive electronic scoreboard. Stay as close to old-fashioned scoreboard as possible. We totally should make a huge deal out of the historic "build it and they will come" feel of this great venue.
- Enough of old Dallas has disappeared, why not keep this beautiful historic park as is?!

Appreciation

- I appreciate the options, research and public input forum
- Thank you for doing this!
- Make the park great for all of us. Thanks for efforts.
- It is about time
- Overdue and appreciated.
- We all need to be together thank you.
- It's worth getting done!
- Glad to see that the city cares after all. I'd about given up.
- I am excited to see what happens.
- I went to the first meeting and listened to the plans. You all are on the right track.
- Now is the time to fix this. I've seen too many projects get put on the back burner for them to never be brought up again. We are nearing the point of Reverchon's last chances before it becomes lost and forgotten for good.
- Thanks for the presentation, very interesting.

Prepared By:
Popken Development with DSGN

For:
City of Dallas, Parks and Recreation Department
Reverchon Ballfield Restoration
September 24, 2021



APPENDIX FULL SURVEYS - ENGLISH & SPANISH

Reverchon Ball Field Restoration

To determine the most appropriate restoration plan for the Reverchon Ballfield, the City of Dallas and the design team need to hear from you.

In addition to the options listed below in the survey, this project will include:

- Parking lot resurfacing
- Lighting upgrades
- Grandstand restoration
- Improved ADA accessibility
- Site drainage

To hear the background information about the ballfield's current conditions and historic preservation assessment, please plan to attend the meeting.

To receive the meeting Zoom link, please visit reverchonballfieldrestoration.org (or shortcut: bit.ly/revball) to sign up for the project.

The two virtual community meetings where this information will be presented will be held:

- Thursday September 2nd 5-6pm
- Thursday September 9th, 5-6pm

If you're unable to attend the community meetings, a recording will be available to view at reverchonballfieldrestoration.org. The email will be sent to you.

This survey will remain open through Sunday September 12th.

If you have any questions regarding the project, please email Amanda at ap@amandapopken.com

* Required

1. Approximately, how often do you visit Reverchon Park? *

Mark only one oval.

- ☐ Few times a week
- ☐ Once a week
- ☐ Couple of times a month
- ☐ Couple of times a year

2. How do you usually get to Reverchon Park? Select all that apply *

Check all that apply.

- ☐ Katy Trail
- ☐ By DART or Bus rail
- ☐ Walk from the neighborhood
- ☐ Bike from the neighborhood
- ☐ Drive
- ☐ Ride share

Other: ☐ _____

3. When you visit Reverchon Park, how often are you attending or interacting with the Reverchon Ballfield? *

Mark only one oval.

- ☐ Always
- ☐ Sometimes
- ☐ Never

4. Where do you live? *

Mark only one oval.

- ☐ Turtle Creek/ Oak Lawn neighborhood
- ☐ Uptown neighborhood
- ☐ Downtown Dallas
- ☐ Harwood/ American Airlines District
- ☐ Another neighborhood in Dallas
- ☐ A city outside of Dallas
- ☐ Highland Park/University Park

5. If you selected "another neighborhood in Dallas" or "a city outside of Dallas" please let us know where



Reverchon Ballfield Survey Results

6. What is your affiliation to the Reverchon Ball Field ? Select all that apply *

Check all that apply.

- ☐ Play as a student or coach at North Dallas High School
- ☐ Play as a student or coach at another High School
- ☐ Play as an adult or coach in one of the local baseball leagues
- ☐ Past player or coach at Reverchon Ballfield
- ☐ Attend as a spectator of high school games
- ☐ Attend as a spectator of a local baseball league games
- ☐ Neighbor near Reverchon Park
- ☐ General Reverchon Park user

Other: ☐ _____

7. Overall, how would you rate your experience of the current physical condition of the ballpark, on a scale of 1 (not good) to 5 (fantastic)? Select one *

Mark only one oval.

1	2	3	4	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The following are potential elements of this restoration project. Please share your preference for the following. Included is some extra information impacting the project that may give you more context for making your selection.

8. What type of seating would you prefer to sit in while watching a Reverchon baseball game? *

Check all that apply.

- ☐ Grandstand
- ☐ Bleachers
- ☐ Bring own chairs

9. Which type of playing surface do you think would be best for the ballfield? *

Mark only one oval.

- ☐ Synthetic / artificial turf (lower daily maintenance, quicker turn around between games, and full replacement needed every 10-20 years)
- ☐ Natural grass (more daily maintenance, longer turn-around between games, lower long-term cost)
- ☐ Hybrid of the two with synthetic / artificial turf on the infield and natural grass on the outfield
- ☐ No preference

10. If you selected a preference for playing surface, please tell us the reasoning for your selection

11. What types of food service would you prefer to purchase from if / when attending a ball game at Reverchon Park? *

Mark only one oval.

- ☐ A permanent enclosed concession stand with no permanent food storage or cooking equipment
- ☐ An open-air, covered pavilion to set up temporary tables and sell easily prepared or pre-packaged food and (non-alcoholic) beverages
- ☐ Food truck
- ☐ Combination of permanent concession stand and food truck
- ☐ Combination of open-air pavilion and food truck
- ☐ I do not plan to purchase any available food or drink
- ☐ No preference



Reverchon Ballfield Survey Results

12. The existing dugouts do not function well, by today's standards, but they are historic. What is your preference for dugouts? *

Mark only one oval.

- ☐ Prefer to save historic dugouts and expand them
- ☐ Prefer to replace historic dugouts with larger dugouts of similar character
- ☐ Prefer to have new above-ground benches
- ☐ No preference

13. If you regularly drive to the ballfield, how concerned are you about having a place to park? *

Mark only one oval.

	1	2	3	4	5	
Not concerned	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very concerned

14. What, to you, makes the Reverchon Ballfield experience special? (Choose all that apply to you) *

Check all that apply.

- ☐ Enjoying the historic ballfield and Grandstand
- ☐ Great spectating experience
- ☐ Great playing experience
- ☐ Enjoying baseball in a historic park setting with heritage trees and creek
- ☐ Central location in the city, surrounded by a beautiful urban neighborhood
- ☐ Availability of transportation options with the Katy Trail and DART rail and bus stops nearby
- ☐ Being able to take the family out to an affordable outing

Other: ☐ _____

15. Do you have any other thoughts you would like to share about the ballfield restoration project?

16. If you like to be added to the email list to receive updates on the Restoration of Reverchon Ballfield, please provide your email.



Reverchon Ballfield Survey Results

Restauracion del campo de beisbol en Reverchon Park

Para determinar el plan de restauración más apropiado para el campo de béisbol Reverchon Ballfield, la Ciudad de Dallas y el equipo de diseño deben escuchar a la comunidad y vecinos del estadio.

Además de las opciones en la encuesta a continuación, este proyecto incluirá:

- Repavimentación del estacionamiento
- Actualización de luces (iluminación)
- Restauración de tribuna del campo
- Accesibilidad ADA (discapacidades) mejorada
- Drenaje del sitio

Para escuchar la información de antecedentes sobre las condiciones actuales del campo de béisbol y la evaluación de la preservación histórica, planee en asistir virtualmente a la próxima reunión de la comunidad.

Para recibir el enlace Zoom de la reunión, visite reverchonballfieldrestoration.org (o el acceso directo: bit.ly/revball) para registrarse en la lista de correo electrónico del proyecto.

Las fechas a continuación será cuando se realizarán las reuniones virtuales para proveer la información descrita:

- Jueves 2 de septiembre de 17:00 a 18:00
- Jueves 9 de septiembre, de 17:00 a 18:00

Si no puede asistir a las reuniones de la comunidad, habrá una grabación disponible para ver en reverchonballfieldrestoration.org. La lista de correo electrónico recibirá una alerta una vez que se publique la grabación.

Esta encuesta permanecerá abierta hasta el domingo 12 de septiembre.

Si tiene preguntas del proyecto, por favor mande un correo a Amanda, ap@amandapopken.com

* Requerido

* Required

1. Aproximadamente, ¿cuántas veces visita Reverchon Park? *

Mark only one oval.

- ☐ Una vez a la semana
- ☐ Pocas veces a la semana
- ☐ Pocas veces al mes
- ☐ Pocas veces al año

2. ¿Cómo llega a Reverchon Park ? *

Check all that apply.

- ☐ Por Katy Trail
- ☐ Por autobus or tren
- ☐ Caminando
- ☐ Bicicleta
- ☐ Manejando
- ☐ Viaje compartido

3. Cuando visita Reverchon Park , ¿Que tan seguido usa el campo de beisbol? (Escoja uno) *

Mark only one oval.

- ☐ Siempre
- ☐ A veces
- ☐ Nunca

4. ¿En cuál área cercana vive? *

Mark only one oval.

- ☐ Turtle Creek/ Oaklawn
- ☐ Uptown
- ☐ Centro de Dallas
- ☐ Harwood/ Distrito de American Airlines
- ☐ Otro vecindario de Dallas
- ☐ Fuera de la ciudad Dallas
- ☐ Highland Park / University Park

5. Si selecciono "otro vecindario de Dallas" o " fuera de la ciudad " , por favor déjenos saber donde vive



Reverchon Ballfield Survey Results

6. ¿Cuál es su asociación con el campo de béisbol de Reverchon Park ? *

Check all that apply.

- ☐ Jugar como estudiante o entrenador de North Dallas High School
- ☐ Jugar como estudiante o entrenador de otra escuela secundaria
- ☐ Jugar como adulto o entrenador en una liga local de béisbol
- ☐ Jugador pasado o entrenador en campo de béisbol de Reverchon
- ☐ Asistir como espectador de un juego de la escuela secundaria
- ☐ Asistir como espectador de las ligas locales de béisbol
- ☐ Vecino cercano de Reverchon Park
- ☐ Usuario general de Reverchon Park

7. En totalidad, ¿cómo clasificaría su experiencia o la condición física del campo de béisbol del 1 (no muy bien) al 5 (fantástico)

Mark only one oval.

1	2	3	4	5
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Las siguientes preguntas son elementos potenciales del proyecto de restauracion. Por favor comparta sus preferencias. Incluido hay mas informacion del proyecto que puede impactar sus respuestas.

8. ¿En que tipo de asientos prefiere sentarse cuando esta viendo los juegos de beisbol ? *

Mark only one oval.

- ☐ Tribuna
- ☐ Gradas descubiertas
- ☐ Traer sus propias sillas

9. ¿ Que tipo de superficie cree usted de que seria mejor para el campo de beisbol? *

Mark only one oval.

- ☐ Cesped sintetico / artificial (menor mantenimiento diario, mas rápido de cambiar entre juegos)
- ☐ Cesped natural (Mas mantenimiento diario, mas tiempo de cambiar entre juegos, menor costo a largo plazo)
- ☐ Hibrido de los dos con cesped artificial / sintetico adentro y cesped natural afuera
- ☐ Sin preferencias

10. Si selecciono una preferencia para la superficie, por favor díganos su razón.

11. ¿De que tipos de servicio de comida prefiere comprar cuando atiende un juego de beisbol en Reverchon Park ? *

Mark only one oval.

- ☐ Puesto de comida permanente sin equipaje de cocina y sin donde guardar la comida permanente
- ☐ Un pabellon habierto con mesas temporales para vender comida preparada que sea facil de vender
- ☐ Camion de comida
- ☐ Combinacion de concesion permanente y camion de comida
- ☐ Combinacion de pabellon habierto y camion de comida
- ☐ No voy a comprar ningun tipo de comida
- ☐ Sin preferencia



Reverchon Ballfield Survey Results

12. Las casetas de beisbol que existen no están funcionando bien para las normas de ahora, pero son históricas. ¿Cual es su preferencia de las casetas de beisbol ? *

Mark only one oval.

- ☐ Salvar las casetas historicas y expandir las
- ☐ Reemplazar las casetas para que sean mas grandes pero que sean similares
- ☐ Tener bancos nuevos
- ☐ Sin preferencias

13. Si maneja regularmente al campo, que preocupado esta de tener un espacio para estacionarse ? *

Mark only one oval.

	1	2	3	4	5	
No esta preocupado	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Muy preocupado

14. Para usted, ¿que hace el campo de beisbol de Reverchon una experiencia especial ? (Escoja todas las que apliquen) *

Check all that apply.

- ☐ Disfrutando el campo histórico y la tribuna
- ☐ Buena experiencia espectadora
- ☐ Buena experiencia jugando
- ☐ Disfrutando beisbol en un parque historico con arboles
- ☐ Locación central en la ciudad, rodeado del hermoso vecindario urbano
- ☐ Disponibilidad a las diferentes opciones de transporte del Katy Trail y el DART y las paradas de autobuses cercanas
- ☐ Poder llevar a la familia en un paseo economico

15. ¿Tiene algunas otras opiniones que quiere compartir del proyecto de restauracion ?

16. Favor de proveer un correo electrónico para recibir actualizaciones de la restauración del campo de béisbol de Reverchon:

