

Reverchon Ballpark Restoration Project

Community Meeting
September 2, 2021

next virtual meeting will be
September 9, 2021



Dallas Park & Recreation



Amanda Popken Development



DSGN

agenda

I.	Welcome	Amanda Popken
II.	Meeting logistics	Amanda Popken
III.	Project Overview	DSGN
IV.	Community Engagement Process	Amanda Popken
V.	History of the Ballpark	DSGN
VI.	Site Conditions Analysis	DSGN
VII.	Discussion	Amanda Popken
VIII.	Public Survey and Project Website	Amanda Popken
IX.	Adjourn	



meeting logistics



Reverchon Ballpark Restoration Project

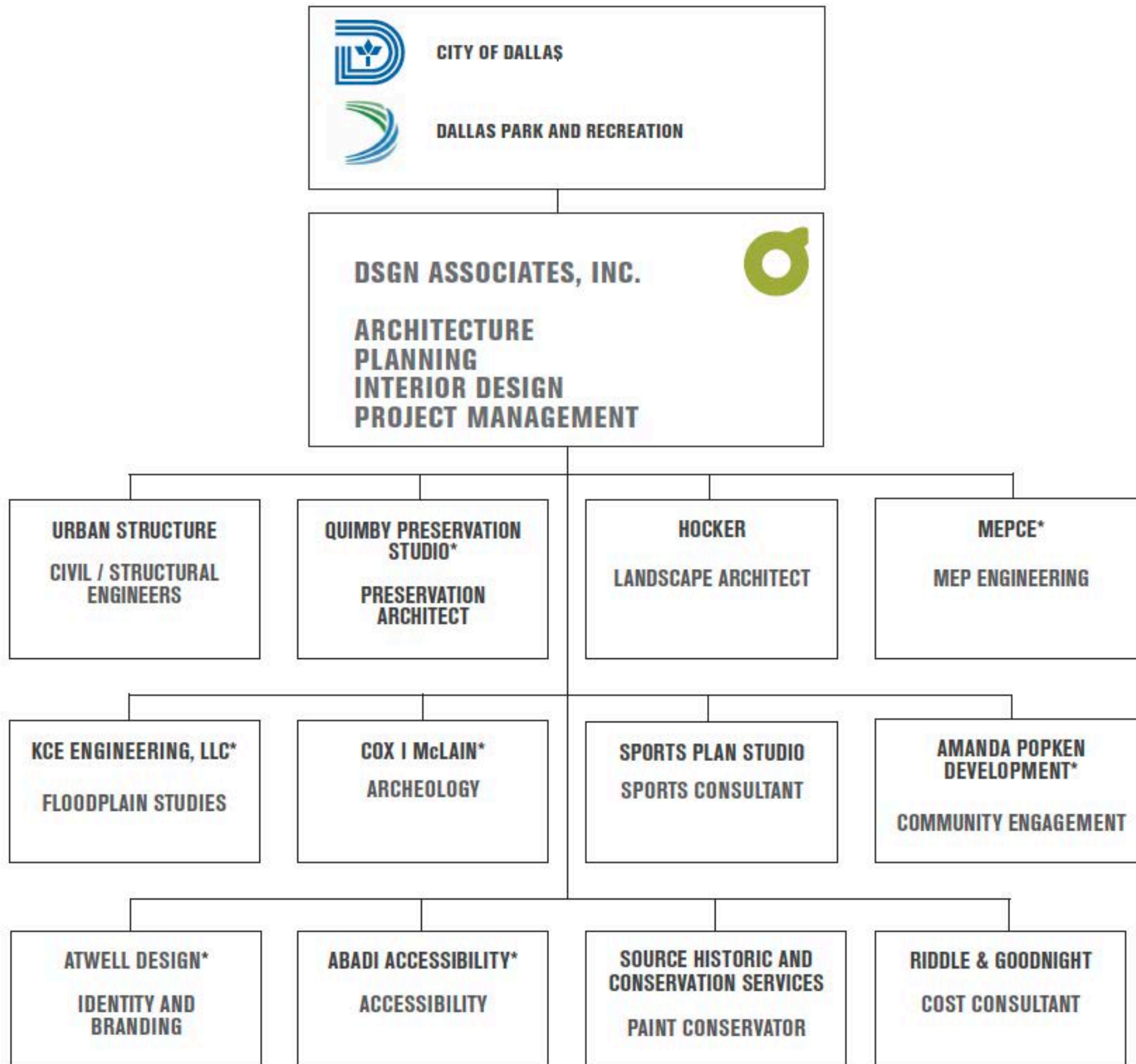


project components

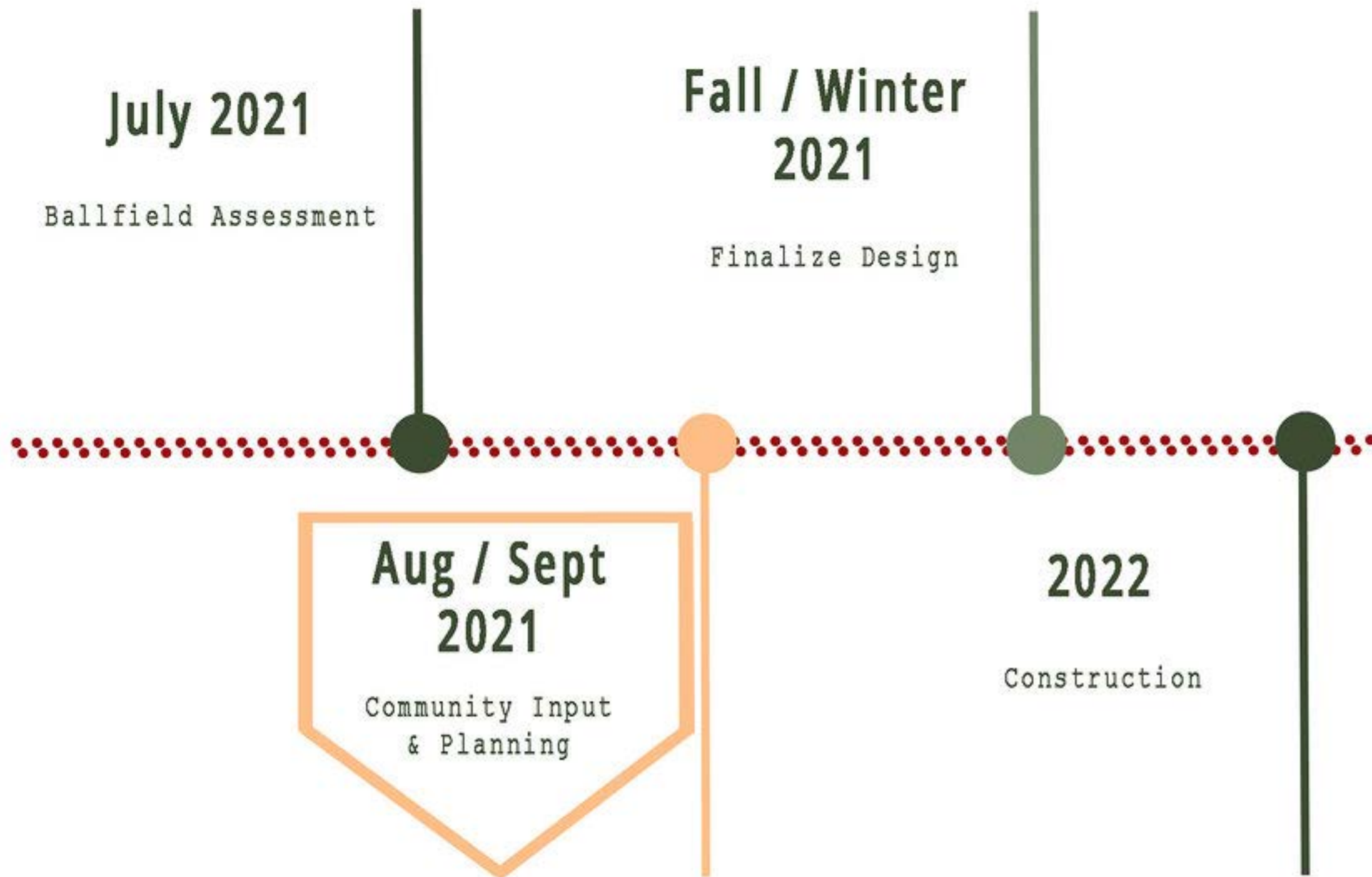
- maintain existing “footprint” of the ballpark
- restore grandstand
- preserve trees
- provide supplemental seating as determined by preferred seating types
- re-surface and re-stripe parking
- new parking lighting (none today)
- provide permanent restrooms for ballpark patrons
- provide food service facilities
- make Reverchon Ballpark accessible to people with physical disabilities
- resurface and regrade playing field to current standards
- improve or replace dugouts
- new field lighting
- new scoreboard
- umpire room
- groundskeeper storage
- improved scorer’s table



project team

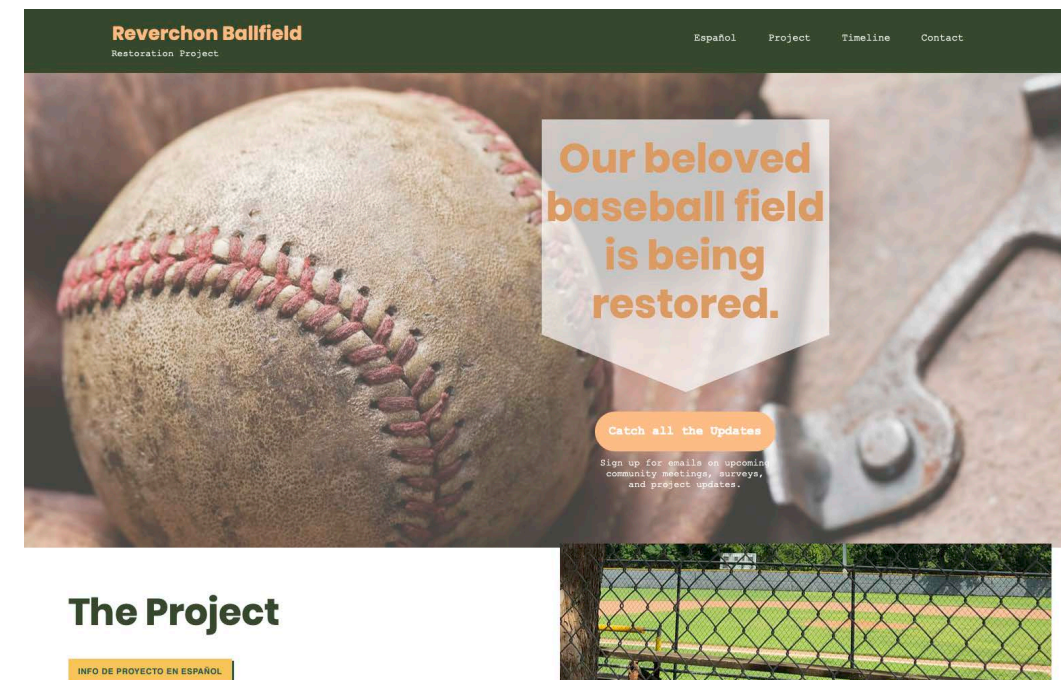


project timeline



community engagement process

- 3 Community Engagement Meetings (same format each time in English and Spanish)
 - August 28, 2021 - today / in person
 - September 2, 2021 - virtual
 - September 9, 2021 - virtual
- Social media, flyers and sidewalk decals with QR codes linking to:
- Project website link: ReverchonBallFieldRestoration.org
- Public survey (in English and Spanish) to be launched after today's meeting

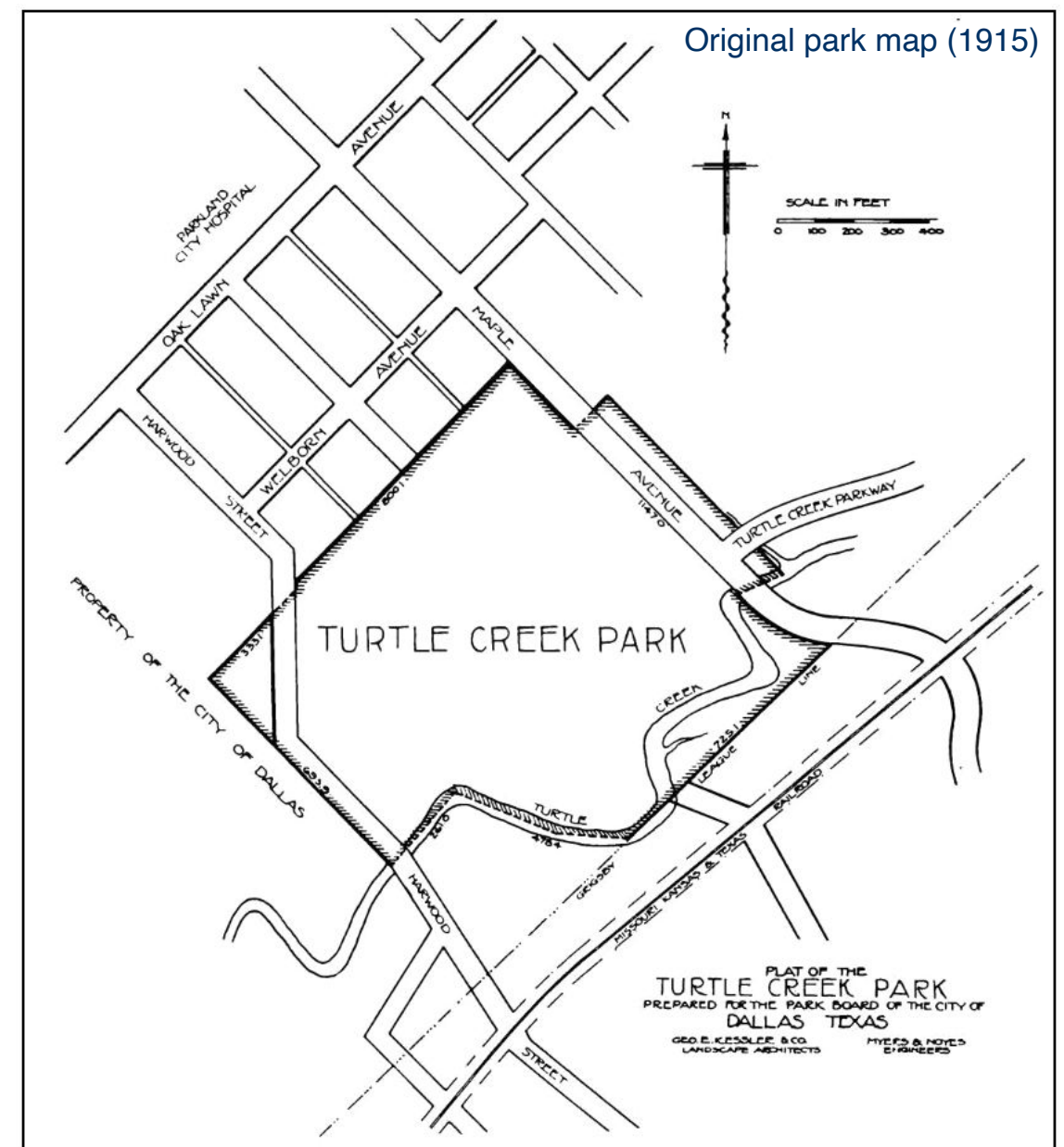
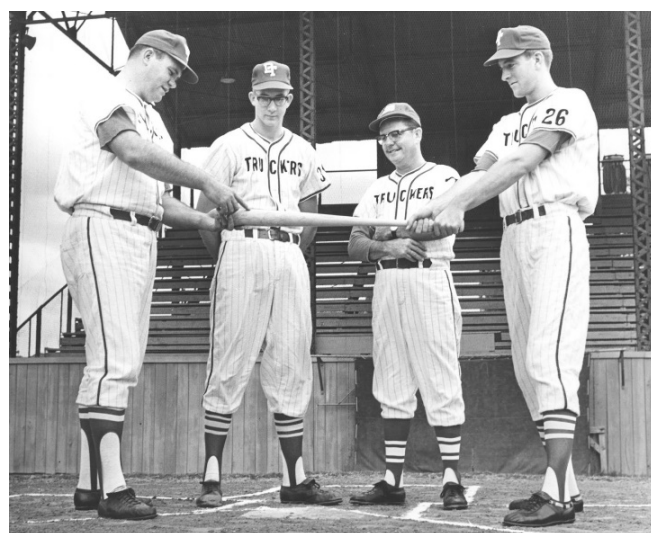


history of the ballpark

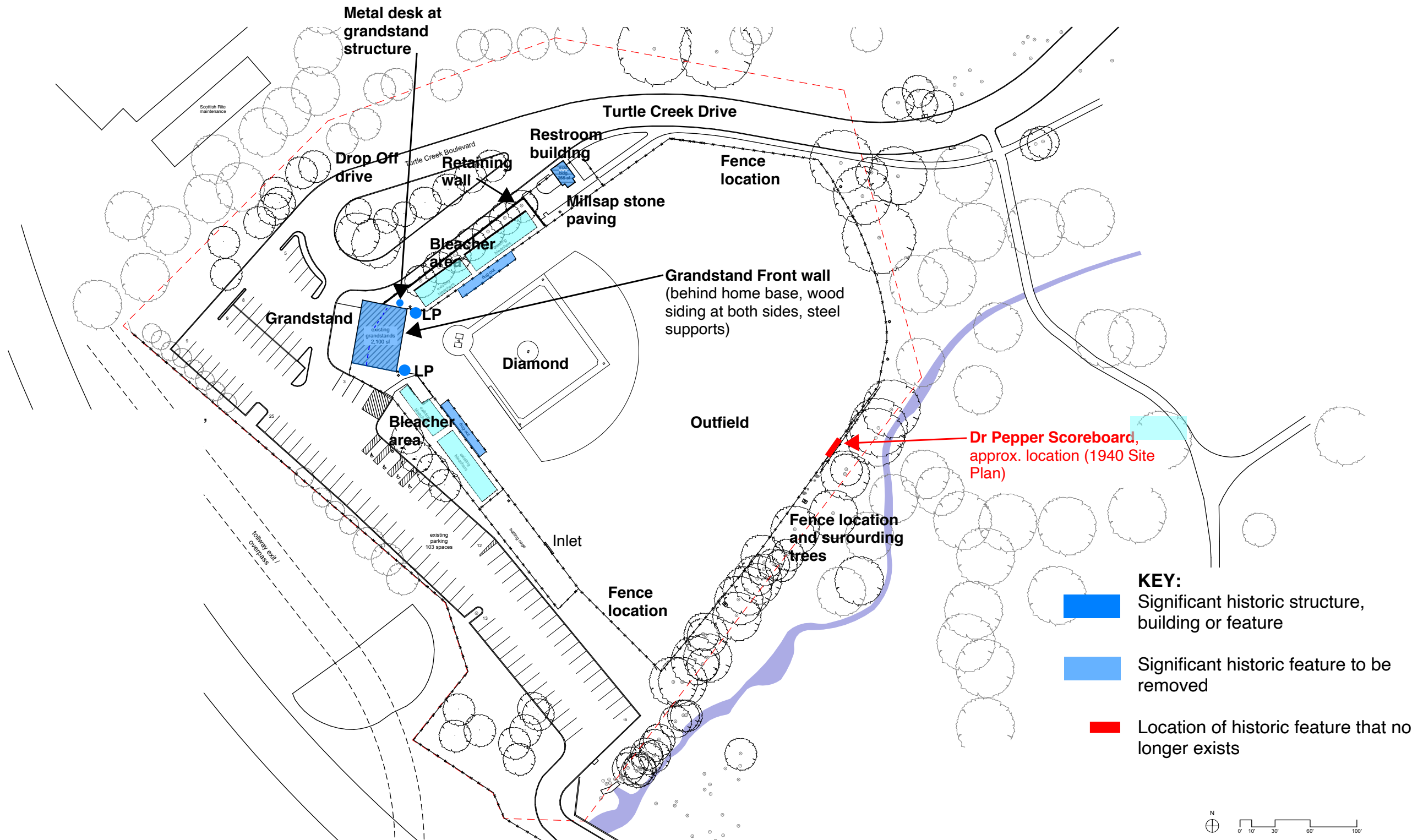


history of the ballpark

- 1915 Land purchased from the John Cole Estate (38 acres); Park named for Julien Reverchon, nationally known Dallas botanist
- 1920s Records show two ballfields at the park (#1, #2)
- 1924 Grandstand, built behind 3rd base (\$6,380)
- 1927 First fence built at Ballfield #1, preventing baseballs going into the creek.
- 1920s Service road from Maple Ave with teardrop loop at ballfields built
- 1935-1937 Site improvements by WPA
- 1939 Grandstand moved to current location ('back of home base')
- 1940-46 Improvements to grandstand - new lights at ballfield (first night games in Dallas held), new dugouts, outfield fence added, ballfield regraded, Dr Pepper sign added.
- 1971 Parking lot by ballfield paved
- 1974 New lighting at ballfield
- 1979 Restroom renovated
- 2010-13 Restoration of stone WPA features in park received Preservation Dallas and Preservation Texas Preservation Awards.
- 2007 New lighting at ballfield (MESA)



historic structures



Reverchon Ballpark - Significant historic Buildings, Structures and Features

Not for regulatory approval,
permitting, or construction.
Issued under the authority of
Robert L. Meckfessel, FAIA.

Quimby Preservation Studio



floodplain analysis



Legend

Existing SD Conduits

2001 Lidar Contours

Effective FEMA 100-yr FP

2020 City Study 100-yr FP

Table ELS-10 – FEMA Effective Discharges					
Flooding Source and Approximate Location	Drainage Area (Sq. Mi.)	Peak Discharge (cfs)			
		10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Knights Branch					
Below Medical Center culvert	4.81	4,900	6,650	7,050	8,900
At Downstream end	5.07	4,750	6,600	7,000	8,600
Turtle Creek					
Upstream of Pressure Sewer Overflow Spillway	8.26	7,750	11,450	13,050	17,700
Downstream of Pressure Sewer Overflow Spillway	8.43	3,000	6,750	8,350	12,900
Maple Avenue	8.51	3,100	6,900	8,600	13,200
Harry Hines Boulevard	8.63	3,200	7,050	8,750	13,500
At I-35 Exit 430A	8.75	3,500	7,450	9,200	14,000
Upstream of Confluence with Cedar Springs Branch	8.83	3,550	7,600	9,350	14,000

Table ELS-11 – Comparison of Discharges				
Stream/Discharge Location	XPSWMM Time Series Output Flow Line	2020 Restudy 1% Annual Chance Discharge (cfs)	Effective FIS 1% Annual Chance Discharge (cfs)	Percent Change Restudy/Effective FIS
Knights Branch				
Below Medical Center culvert*	-	7,400	7,050	4.96
At Downstream end	77	4,500	7,000	-35.71
Turtle Creek				
Upstream of Pressure Sewer Overflow Spillway*	-	14,100	13,050	8.05
Downstream of Pressure Sewer Overflow Spillway	181	2,600	8,350	-68.86
Maple Avenue	196	2,400	8,600	-72.09
Harry Hines Boulevard**	179	2,600	8,750	-70.29
At I-35 Exit 430A**	8	2,600	9,200	-71.74
Upstream of Confluence with Cedar Springs Branch	52	2,800	9,350	-70.05

Based on the report tables, this storm drain conduit line now appears to convey 11,500 cfs. Based on the effective FEMA study, the same line used to convey 4,700 cfs. It appears the difference in the capacity calculations for the storm drain system is the main reason that the floodplain delineations and BFEs are different.

*Discharge taken from node inflow
**Discharge taken from sum of 1-D conduit and 2-D flow line

existing trees and landscape

- existing trees - sycamores, elms, and crepe myrtles are 60+ yrs old
- extreme care to preserve existing roots systems and shade canopies



utilities

- storm sewer lines will need to be re-worked to provide better site drainage
- domestic water and sanitary lines will need to be upgraded and re-routed to new restrooms
- electrical and gas lines and meters may need to be relocated
- telecom / data / phone will need to be brought to the site



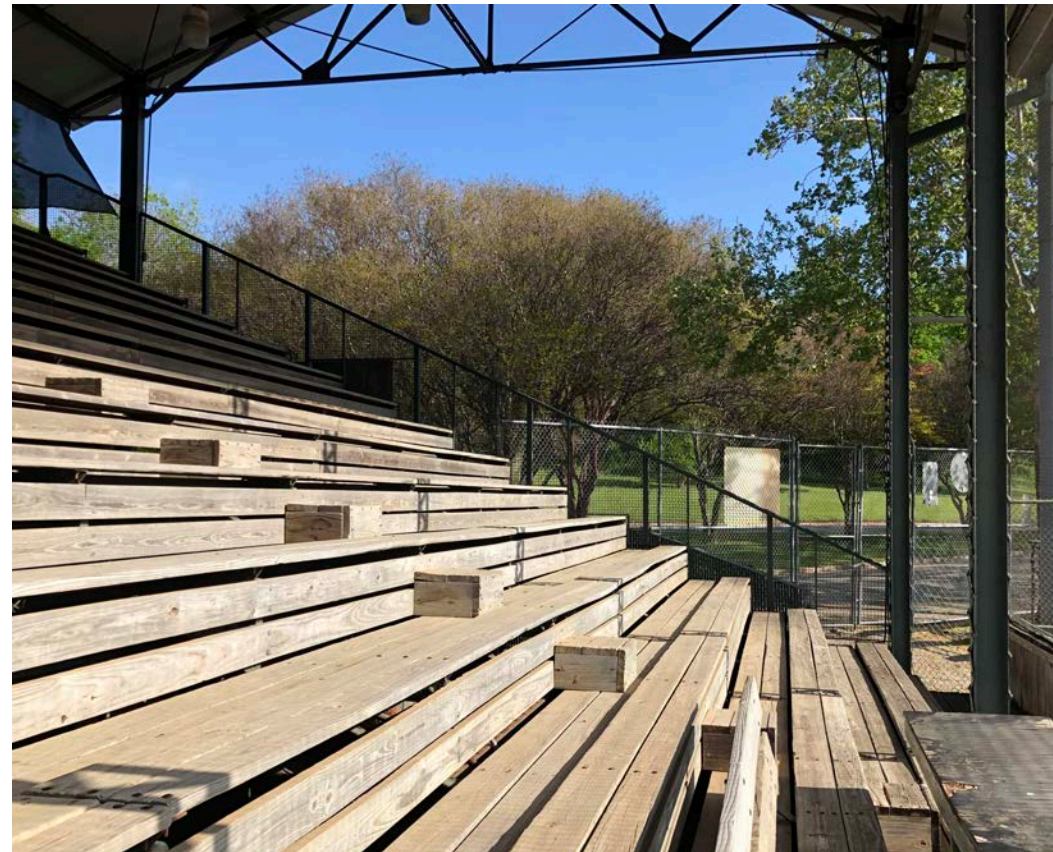
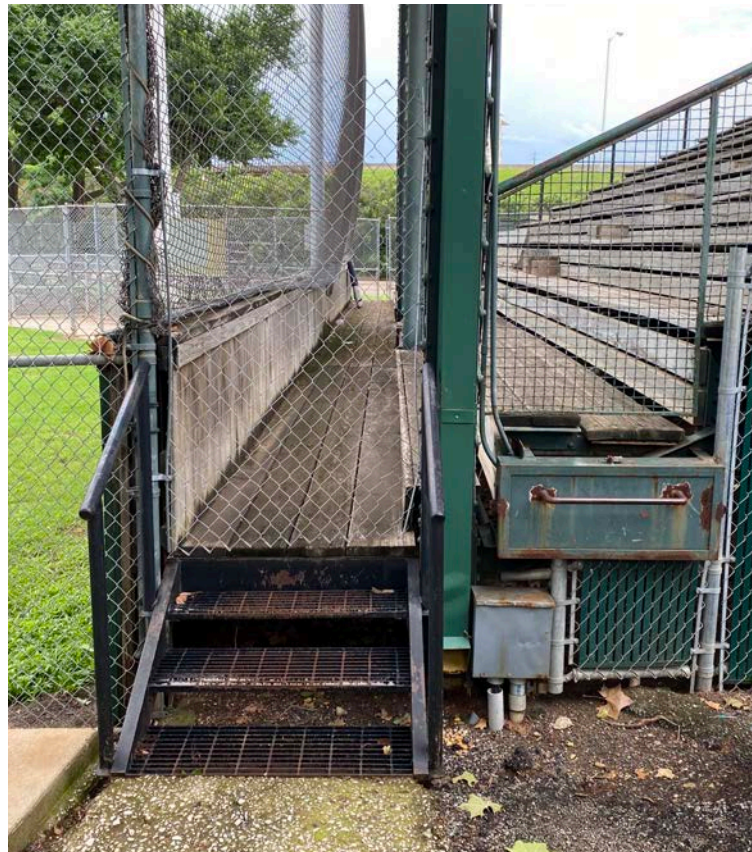
ballfield & parking lot

- due to ponding and functionality for baseball players, majority of infield and outfield needs to be re-graded
- parking lot in very poor shape, beyond resurfacing, no adequate lighting, not ADA compliant
- re-grading of parking lot to storm sewer



grandstand

- steel is in adequate condition, paint and rust will need to be removed, some patching and repairs and re-painted
- wood will need to be replaced
- currently does not meet ADA - design accommodations to be made
- riser and run of seating is being checked against current standards for best views



grandstand

concessions below:

- built after 1950 (not historic)
- very poor condition/ dilapidated
- drainage issues
- not functional



existing restrooms

- built in the 30's and upgraded in 1979
- have been closed to the public for several years
- do not meet ADA or minimum number of fixtures



side bleachers and dugout

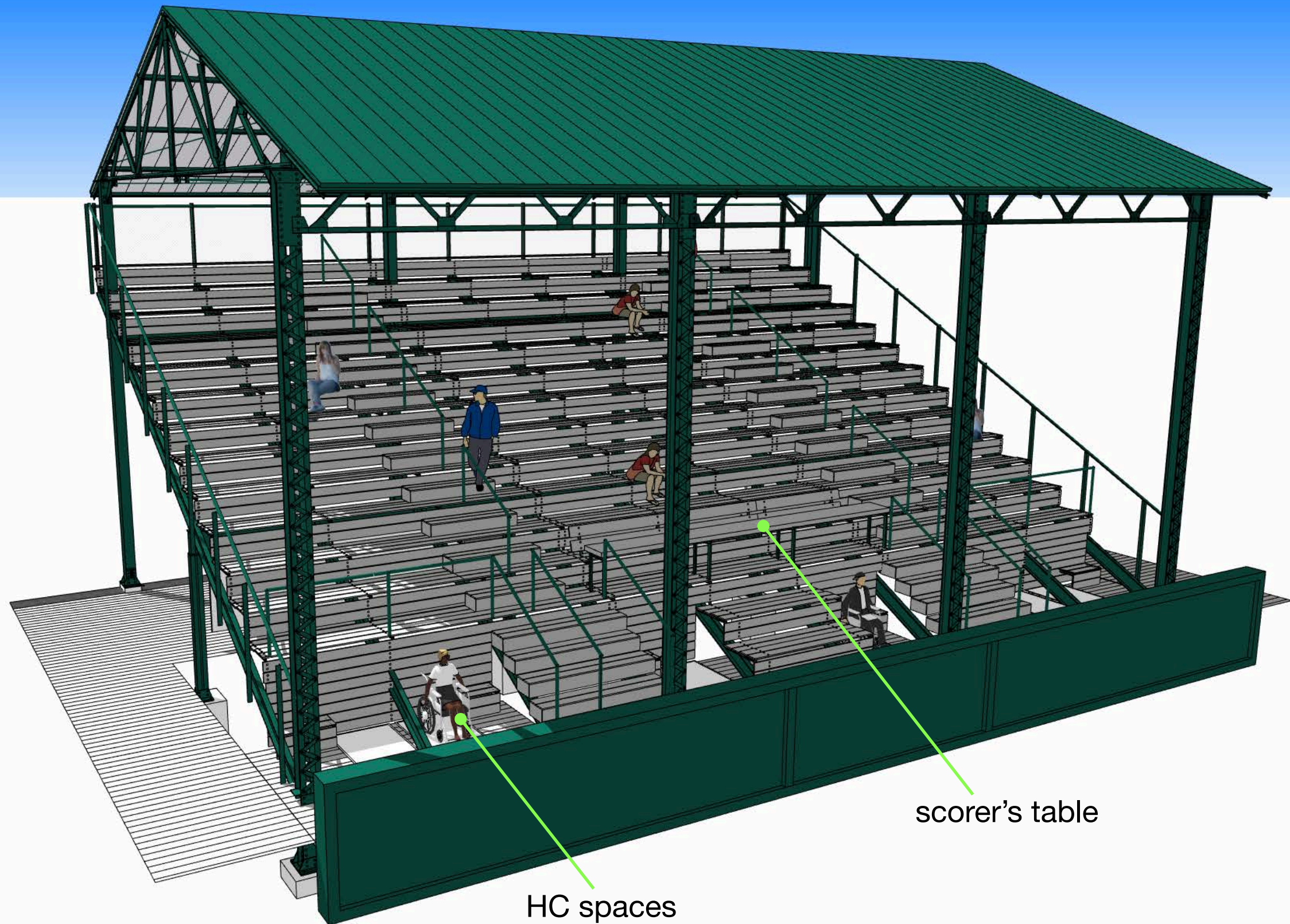
- bleachers are not functional for today's codes, standards and ADA
- bleachers are rusted and do not have adequate safety rails
- dugouts are solid concrete, but drainage system will need to be repaired and do not meet today's needs for a dugout



site constraints



grandstand enhancements



supplemental seating - flex



supplemental seating - flex

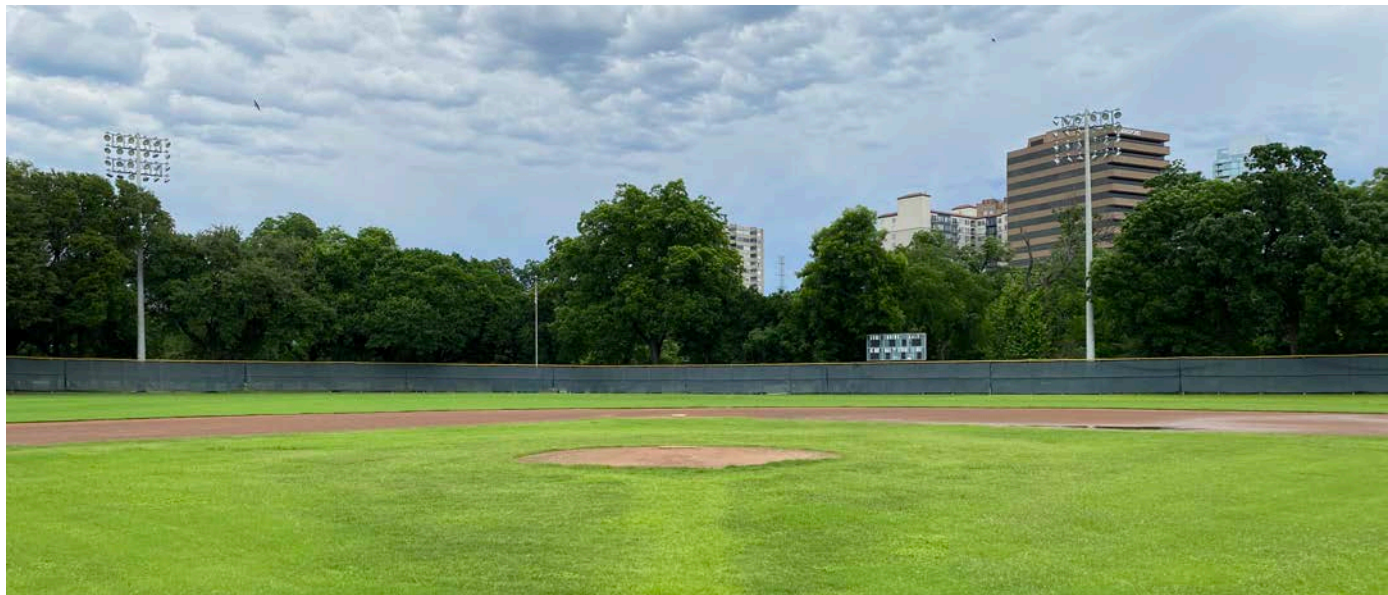


supplemental seating - bleachers

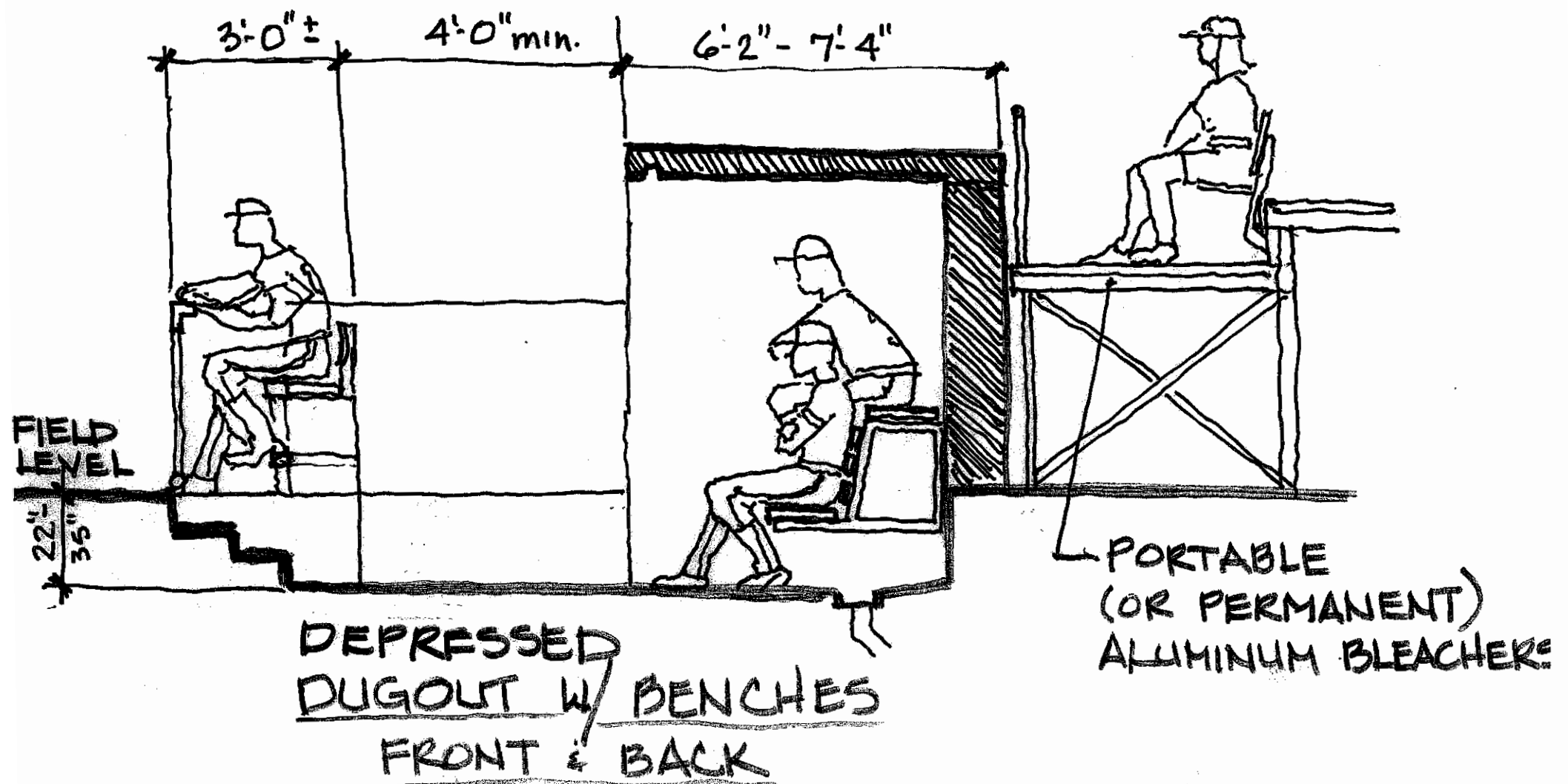


playing surfaces

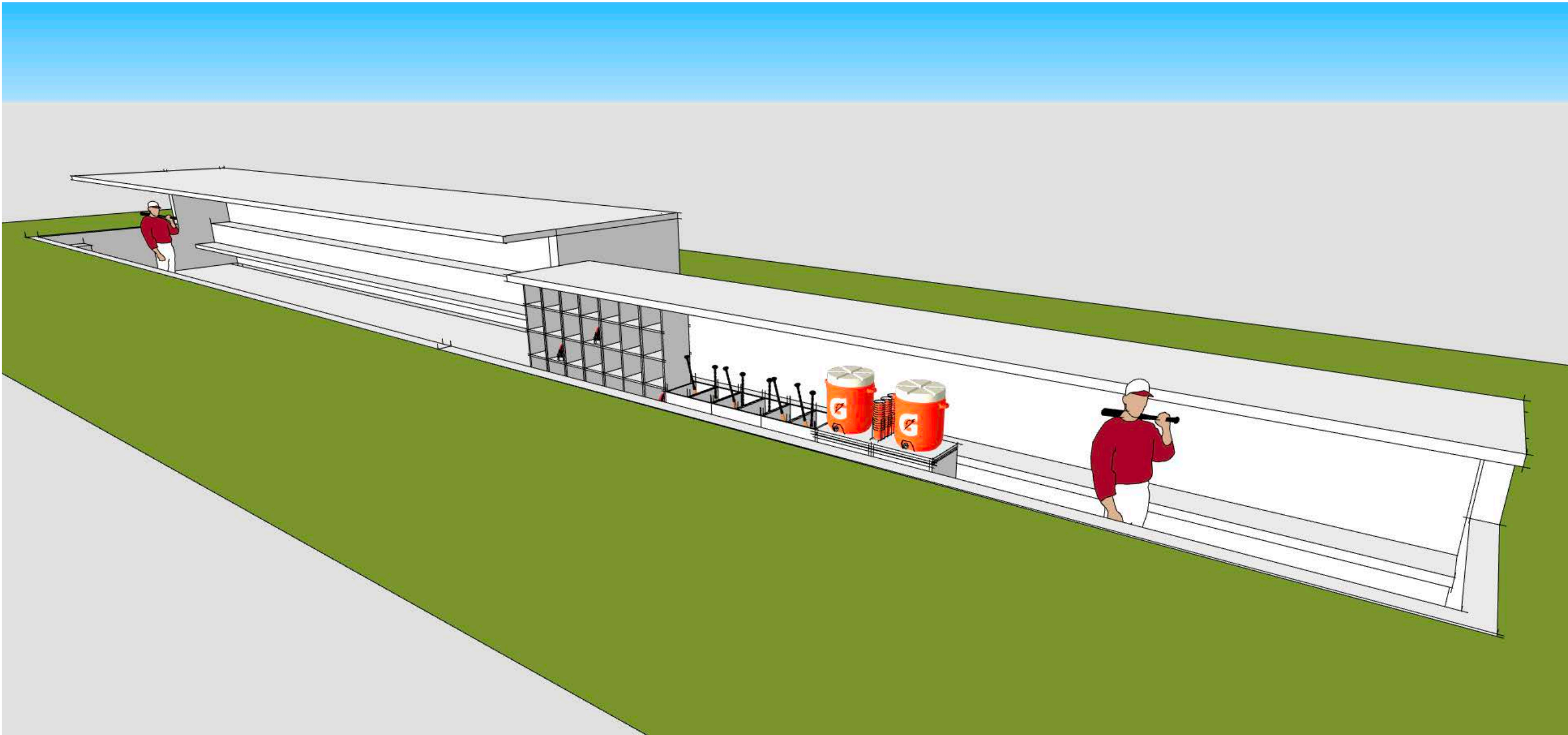
Option	Infield	Outfield
1	natural grass	natural grass
2	natural grass	natural grass
	sand cap	sand cap
	underfield drainage	underfield drainage
3	artificial turf	natural grass
4	artificial turf	artificial turf



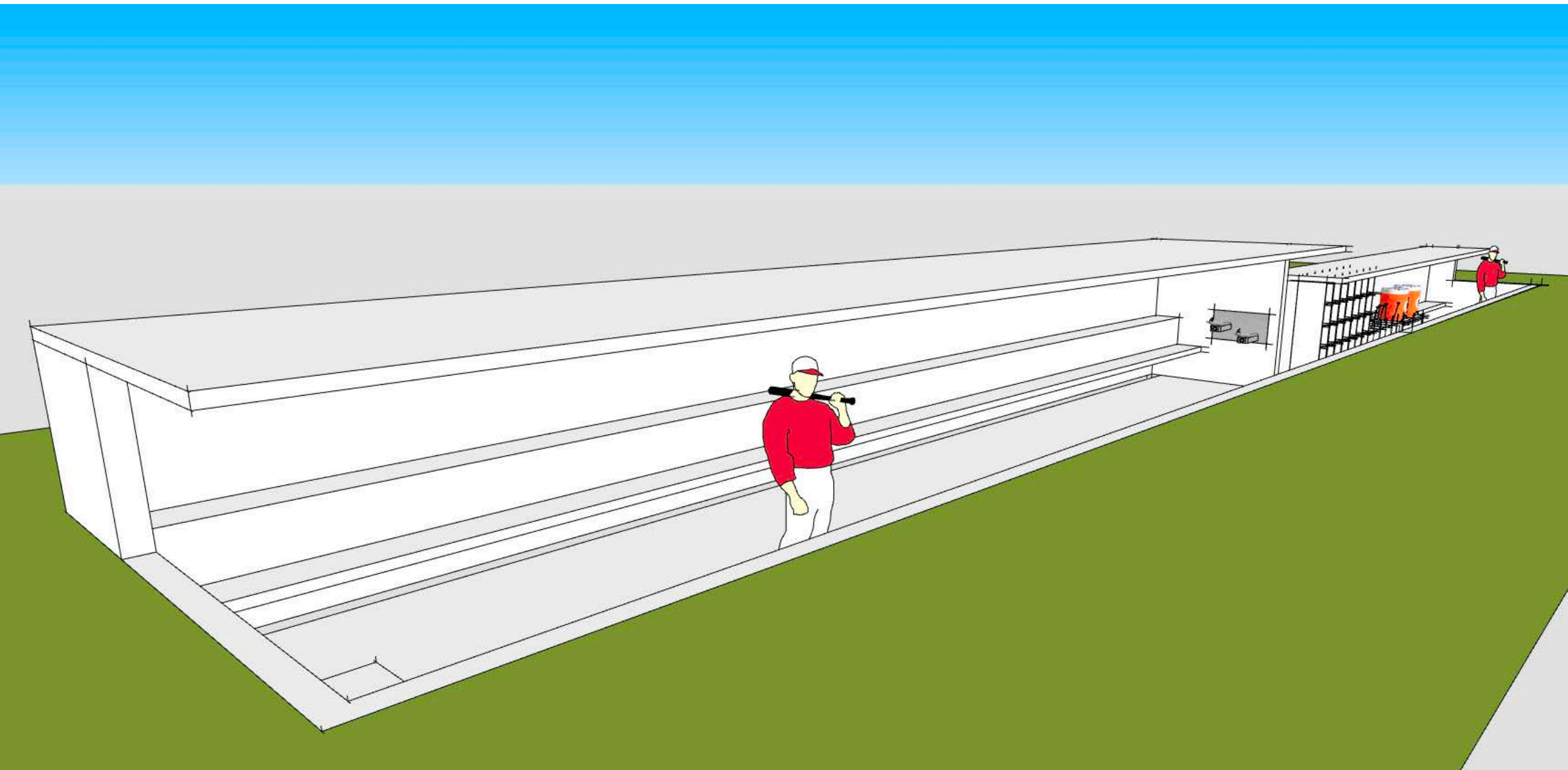
dugout option - expand existing



dugout option - expand existing



dugout option - expand existing



dugout option - new at-grade



food and beverage options



food and beverage options



food and beverage options



site plan



early concept sketch



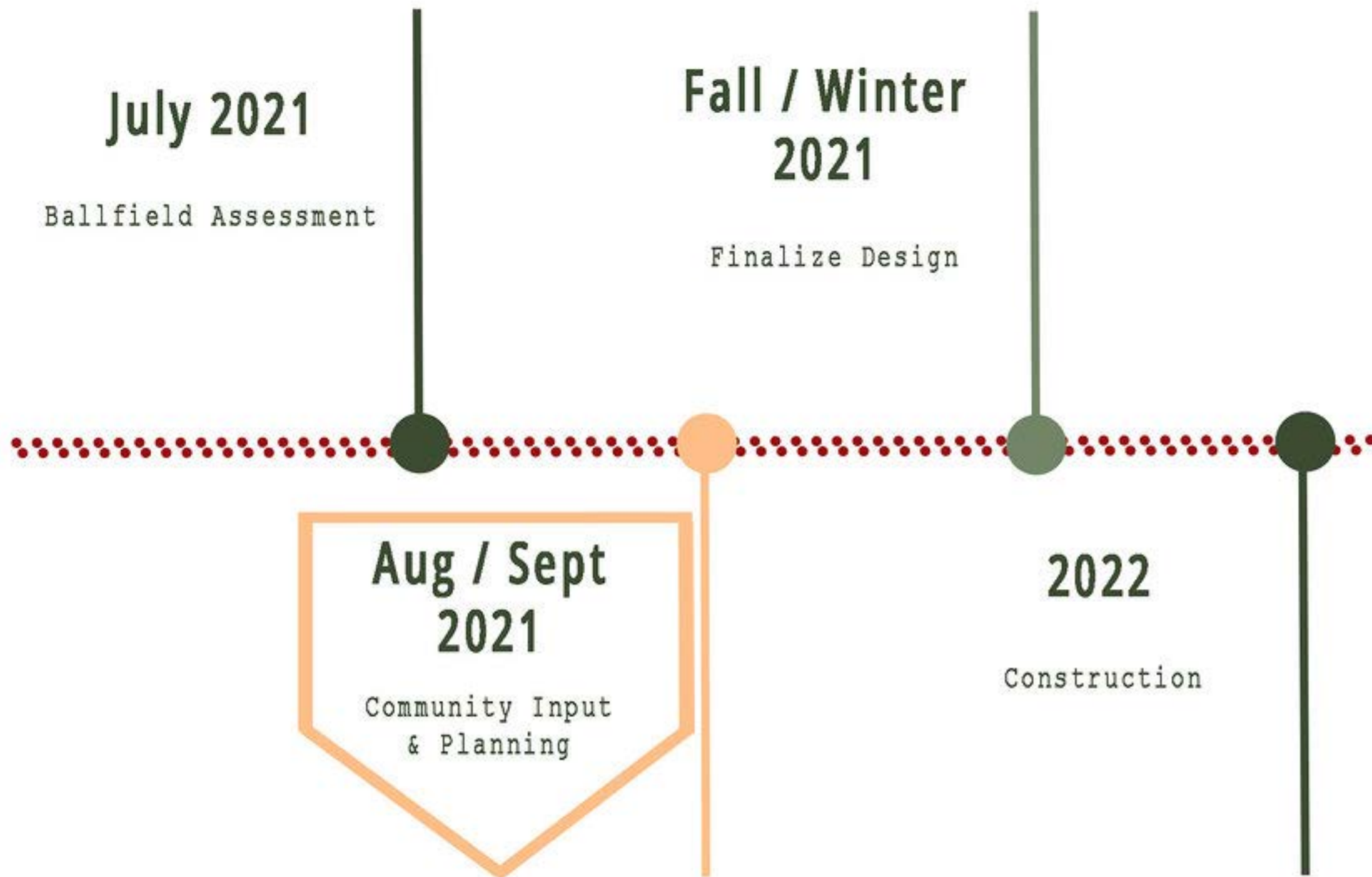
project construction cost estimate

site, landscape, parking and parking lot lighting	\$ 1,500,000	-	\$ 1,900,000
baseball field, re-grading, bullpens, batting cages, field lighting and fencing	\$ 1,400,000	-	\$ 2,050,000
restoration of historic grandstand and other historic features	\$ 650,000	-	\$ 750,000
new restrooms, entry paving, and signage	\$ 750,000	-	\$ 1,050,000
total range	\$ 4,300,000	-	\$ 5,750,000

Note: Costs include the following:

General Contractor Jobsite Expenses (7%)
General Contractor Home Office Expenses (4.5%)
Bonds, permits, access fees (2.95%)
Insurance (0.55%)
General Contractor Profit (5%)
Estimating Contingency (15%)
Escalation (4.5%)

project timeline



project timeline / next steps

June - Present	Research and Development Phase
Early August	Community Engagement Lunched
Today	Community Meeting #1 - Reverchon Recreation Center
Today	Public Survey Launched
Thurs. Sept. 2nd	Community Meeting #2 - virtual meeting at 5pm
Thurs. Sept. 9th	Community Meeting #2 - virtual meeting at 5pm
Sept. 12th	Public Survey Closes
Sept. - November	Design Phase
TBD	City to issue RFQ for Design-Build Team



discussion / Q & A



please fill out survey and share with neighbors.



English



Español

thank you for participating!

Reverchon Ballfield

Restoration Project

[Español](#)

[Project](#)

[Timeline](#)

[Contact](#)



**Our beloved
baseball field
is being
restored.**

Catch all the Updates

Sign up for emails on upcoming community meetings, surveys, and project updates.

The Project

[INFO DE PROYECTO EN ESPAÑOL](#)

