



Dallas Park & Recreation

Reverchon Park Ballfield - Proposed Redevelopment Proposed Request for Proposals for Development and Use Agreement



Park and Recreation Board Briefing

December 1, 2016

Background

- Reverchon Park celebrated its 100th anniversary in 2015
- The 39 acre park is located between Maple Avenue, the Dallas North Tollway, Scottish Rite Hospital and the Katy Trail in the City of Dallas



Background

- Since 1924, the park has included a ball field, which still reflects the historic field design of pre-depression America, but is aging.
- The present area covered by the ball park and the adjacent parking is 4.25 acres or about 11% of the total park
- The Dallas Park Department has \$500,000 in remaining 2006 bond funds dedicated to Reverchon Park
- Existing Reverchon Ball Field Conditions:
 - 700 permanent, non-accessible bleacher seats
 - Antiquated, non-accessible rest rooms / No concession facility
 - Dugouts with inadequate drainage and no team staging areas

Reverchon Ball Field



1924 Grandstands





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Proposed Ball Park Goals

- Potential development goal: Match similar venues
- 1,400 permanent seats and additional 600-1000 temporary bleacher seats
- Modern rest rooms and concession facility
- Improved team space / dugouts
- Accessible seating per ADA and TAS

Development Potential

- Friends of Reverchon Park have proposed the redevelopment of the existing field by means of a long term agreement with a self-funded private entity.
- Such an agreement would create a vastly improved ball park that would eliminate the present problems of drainage, limited utilities, and structural decay.
- The goal for the redeveloped facility:
 - meet the needs of all present patrons
 - Meet the needs of an expanded list of possible users such as Texas Collegiate Baseball League, collegiate play, adult amateur and high school baseball teams(DFW Adult Baseball Association and North Texas Amateur Baseball League)
 - Serve as a venue for community and entertainment events.
- The appropriate initiation of this re-development of the Ball Field should be issuance by Dallas Park and Recreation of a Request For Proposals which defines the desired goals and results in the identification of potential partners.
- The scope of such a project is expected to be \$10,000,000 to \$12,000,000.

Next Steps

- Park and Recreation Board's straw vote for staff to proceed with the issuance of a Request for Proposals for the Development and Management of the Reverchon Ball Field.



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