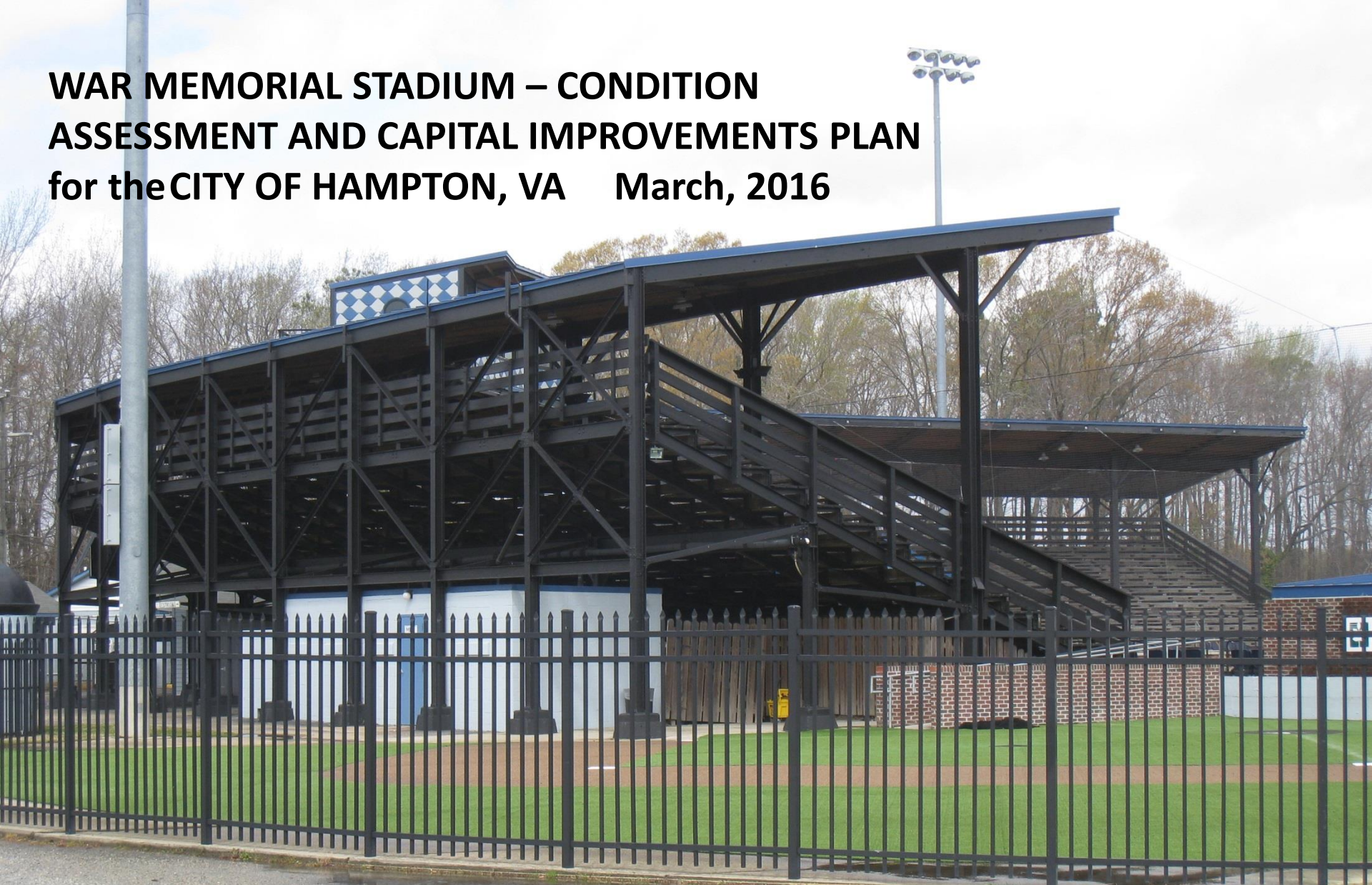


# WAR MEMORIAL STADIUM – CONDITION ASSESSMENT AND CAPITAL IMPROVEMENTS PLAN for the CITY OF HAMPTON, VA March, 2016



Report Prepared by:

**AECOM**

**HAMPTON VA**

# War Memorial Stadium- Condition Assessment and Capital Improvements Plan

## Purpose and Overview

**Purpose of the Study:** To provide stakeholders and decision makers detailed information on the problems/opportunities with the physical condition of War Memorial Stadium and the related costs for repairs and improvements

### **Study Steps:**

- Evaluate the various components of the War Memorial Stadium- overall site, stadium facilities, playing field
- Develop a list of deficiencies and prepare a Condition Assessment of the Stadium components
- Prepare a list of possible capital improvement projects and estimate costs, for correcting identified deficiencies and for enhancing the Stadium
- Provide a sample multi-year capital improvements plan for funding/sequencing the identified projects



# War Memorial Stadium- Condition Assessment and Capital Improvements Plan

## Background

- War Memorial Stadium opened to the public in the late 1940's
- The City-owned 3500 seat facility is overseen by the Stadium Authority- a Council appointed group of citizen volunteers
- The Stadium is managed by the Peninsula Pilots organization, which is responsible for the operation and maintenance, under a contract with the City
- The Pilots have an active program of Apprentice School and College level baseball at the facility, from the Spring to the Fall, with numerous other events held there as well
- While the facility is well operated, programming for events there is challenged by facilities and a site that are functionally obsolescent and borderline inadequate to meet the needs of the players and fans
- After 68 years, the future of the facility is approaching a decision point based on two key questions- first, how much would it cost to bring War Memorial Stadium up to par with newer baseball venues. And, second, is that expense a worthwhile community investment?
- This report focused on addressing the first question, and the second point will be a matter for discussion among the various stakeholders with City Council



# War Memorial Stadium- Condition Assessment and Capital Improvements Plan

## Executive Summary

- Considering its age and the normal wear and tear from sporting events, the facility is attracting a dedicated fan base, despite its shortcomings
- Roof over the grandstands, press box, scoreboard, and field lighting have all been recently replaced
- However, the 68 year old facility still has a number of major challenges, such as- lack of handicapped accessibility, inadequate restrooms and concessions, poor site drainage, inadequate parking and lighting, structural steel maintenance, inadequate entrance conditions and others
- Opportunities were also identified for possible improvements that would not only correct deficiencies, but would improve the fan and player experience and could increase revenues and/or reduce operation and maintenance costs
- The report provides a listing and description of those identified deficiencies and improvements in a detailed Condition Assessment
- Based on that list, the report also provides detailed cost estimates for capital improvement projects at War Memorial Stadium and a plan for possible sequencing/funding over a multi-year period
- Bottom line- the total estimated cost for all repairs and improvements is approx. \$9.5M



# War Memorial Stadium- Condition Assessment and Capital Improvements Plan

## Condition Assessment

- Based on site visits by the consulting team, and meetings with/ feedback from various stakeholders, including City staff, the Stadium Authority, the Peninsula Pilots and the Apprentice School, a list was developed of facility deficiencies
- The items on this list were then described in detail and recommended actions were provided
- The Assessment covers the full spectrum of types of projects- included maintenance, repairs, upgrades to existing facilities and new facilities
- Assessment is divided into 3 groups- Overall Site Improvements, Facility Improvements and Playing Field Improvements



# Proposed Capital Improvement Projects

A. Overall Site Improvements	Estimated Cost
1) Resurface parking lots/restripe parking spaces	\$ 160,000
2) Provide additional parking lot lighting (40 lights)	\$ 100,000
3) Relocate Kentucky Ave away from Stadium and expand parking lots	\$ 2,000,000
4) Acquire land on east side of stadium for future parking lot expansion	\$ 800,000
5) Provide new marquee signage	\$ 133,000
<b>Sub-Total, Overall Site Improvements</b>	<b>\$ 3,193,000</b>
B. Facility Improvements	
1) HC-access to grandstands/Railings at first steps/Eliminate 9" step	\$ 72,000
2) Seating replacement- wood to aluminum & some bucket seating	\$ 310,000
3) Demolish old restrooms/Construct new restrooms	\$ 1,200,000
4) Construct new locker rooms for players/officials	\$ 575,000
5) Construct new or renovate existing offices	\$ 187,000
6) Construct new grand entrance pavilion with amenities	\$ 315,000
7) Construct new maintenance equip/equip repair shop/material stg. storage	\$ 530,000
8) Recoat grandstands steel framing/ replace wood guard rails (See Appendix B)	\$ 341,000
9) Construct new concession building	\$ 510,000
10) Construct upgraded gates/entryways/ticketing	\$ 226,000
11) Install new concourse pavement and drainage improvements	\$ 260,000
12) Install security fencing upgrades along Kentucky Ave	\$ 15,000
13) Provide refuse collection facilities and disposal upgrades	\$ 25,000
<b>Sub-Total, Facility Improvements</b>	<b>\$ 4,566,000</b>
C. Playing Field Improvements	
1) Install "Batters eye" screen (40'x80')	\$ 80,000
2) Install new outfield drainage outfall (to pond on Pembroke Ave.)	\$ 300,000
3) Install new infield drainage system	\$ 144,000
4) Install new outfield drainage system/artificial turf (per Peninsula Pilots)	\$ \$1,000,000
5) Construct new block perimeter outfield wall (Chain link fence option-\$118k)	\$ 154,000
<b>Sub-Total, Playing Field Improvements</b>	<b>\$ 1,678,000</b>
<b>Grand Total</b>	<b>\$ 9,437,000</b>



# A. OVERALL SITE IMPROVEMENTS

# Resurface Parking Lots

## Conditions:

- 1.Existing parking areas are generally loose gravel and uneven.
- 2.Pot holes, dust and surface erosion of fine particles result.
- 3.Parking spaces cannot be striped; creates for inefficient parking and movement of vehicles without staff directing where to park.
- 4.No paved/improved parking exists for handicapped-accessible spaces.
- 5.No HC-accessible route exists from the parking areas into the Stadium.
- 6.No clear buffer exists between Kentucky Avenue and the Park.
- 7.This condition might be appropriate for a low- or infrequent use facility, such as a fairgrounds; but not for a facility intended for near-daily use by hundreds of cars.

## Recommended Action(s):

- 1.Provide paved surfaces, medians, striped lanes and parking spaces.
- 2.Provide sidewalks, park boundaries and fencing to define edges, boundaries and pedestrian routes.
- 3.Provide HC-accessible parking spaces with safe, convenient accessible route into the Stadium.
- 4.Provide grading, curbs, collection basins and underground piping as needed to manage stormwater in accordance with state and local ordinances.
- 5.Stormwater retention basins (BMPs) can be designed as landscape features, including bioretention gardens or a pond with fountain.
- 6.Provide appropriate landscaping and directional signage.
- 7.Perception dramatically improves to that of a first-class facility.





# Additional Parking Lot Lighting

## **Conditions:**

- 1.Lack of lighting creates an unsafe condition during events and invites vandalism after-hours.
- 2.Perception of unsafe environment can harm evening/nighttime event attendance.

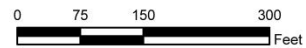
## **Recommended Action(s):**

- 1.Provide adequate parking lot and sidewalk lighting.
- 2.Additional lighting at non-secure side of buildings may reduce vandalism after-hours.
- 3.Additional site lighting can be accomplished using Dominion Va Power (DVP) fixtures and poles, which would not require a upgraded electrical service/panel. And DVP would install and maintain the poles, for a flat rate monthly fee per fixture based on a municipal rate schedule.





**War Memorial Stadium Study  
Kentucky Avenue Relocation  
Parcels 1-5**



# Relocate Kentucky Avenue away from Stadium Entrances

## **Conditions:**

- 1.The primary entrance behind the stadium’s homeplate gathering area is immediately next to Kentucky Avenue; pedestrian safety is compromised.
- 2.“Traffic shock” and large crowd movement into and out of the stadium at primary exits can spill over into Kentucky Avenue.
- 3.Extensive parallel parking of vehicles along Kentucky Avenue compromises movement and safety along Kentucky Avenue.
- 4.Fire department access to the adjacent neighborhood is impacted during stadium events by current parking and pedestrian movement.
- 5.Current position of Kentucky Avenue impedes expansion of spectator areas behind grandstands at critical stadium entry points and concession area. Crowd congestion in these areas diminishes fan experience.

## **Recommended Action(s):**

- 1.Reposition and widen Kentucky Avenue away from the existing main stadium entrance
- 2.Adjacent City of Hampton-owned land is available for the relocated road. (See Appendix C-Figures 1 and Figures 9 and 9A-E for a conceptual road alignment plan and aerial photos with property information)
- 3.Design Kentucky Avenue to suit safe vehicle movement into and out of the stadium, allowing through-traffic to continue to and from the nearby neighborhood.
- 4.Design the intersection with Pembroke Avenue to allow for appropriate traffic stacking movement after games and events.
- 5.Allow for multiple entry/exit points at Stadium parking areas to reduce shock to nearby streets and traffic patterns.
- 6.This realignment would require the relocation of some existing overhead and underground utilities along Kentucky Avenue





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CONDITION  
ASSESSMENT  
OF  
WAR MEMORIAL  
STADIUM  
CITY OF HAMPTON, VA

□ □ □

PROPOSED PLAN  
OF FUTURE  
DEVELOPMENT

JANUARY 7, 2016

□ □ □

TOTAL PARKING = 563 CARS

APPENDIX C - FIGURE 1

JOB NUMBER 1521



# B. FACILITY IMPROVEMENTS

# Handicapped Access to Grandstands/Seating Areas

## Conditions:

- 1) There are currently no handicapped accessible routes from parking areas into the spectator seating areas of the stadium from parking areas.
- 2) While handicapped accessible ramps have been added at ends of each spectator seating area, there are no handicapped accessible seating areas designated or within and accessible route from these ramp points.
- 3) This leaves the stadium fundamentally non-compliant with the Americans With Disabilities Act (ADA).

## Recommended Action(s):

- 1) Several systemic improvements are required throughout the site, concourse and stadium to HC-accessible routes.
- 2) In order to provide handicapped-accessible spectator viewing areas, the following minimum actions are recommended to implement:
  - Remove portions of the lowermost row of spectator bleachers in order to create designated HC-accessible seating. From this vantage point, a clear view of the playing field may be gained, and sufficient seating locations may be provided. See sketch in Appendix C-Figure 2.
  - Raise existing “box” seating areas at ends of the accessible aisle, next to the dugouts, to provide HC-accessible seating in the box zone.
  - Existing handicapped-accessible ramps at ends of the accessible aisle are adequate and shall remain.
  - Improve the existing vomitorium ramp at center of the spectator seating area to meet accessibility standards for slope.
  - The press box at top of the spectator seating area cannot feasibly be made HC-accessible without addition of an elevator; therefore, it shall remain as-is.



# Grandstand Structural Steel Condition

## Conditions:

- 1) Grandstand structural steel has been evaluated by a structural engineer. That evaluation is included in Appendix B of this report.
- 2) Generally, structural steel is in good condition and may continue in service for several years to come.
- 3) The structural engineer's report, however, cites corrosion as the #1 enemy of the steel. Recently, areas of steel were painted that are easily accessed and visible to spectators. Many areas of steel out of view were not re-coated and are subject to on-going corrosion
- 4) The structural engineer's report also concludes that guard rails at top and ends of the bleachers, currently made of wood planking, should be replaced with more permanent steel pipe or mesh guard rails.
- 5) There is evidence that birds have roosted in some elevated, sheltered areas at the grandstands and at steel supporting the roof. These areas are subject to accumulation of bird droppings, a health hazard.

## Recommended Action(s):

- 1) The structural steel should be maintained aggressively with stripping and coating, employing zinc-rich paint, in order to preserve it. Priority should be given to those areas NOT recently painted.
- 2) Bird-netting and humane deterrent methods should be employed at roosting areas to keep the structure free of bird droppings.



# New Restrooms

## Conditions:

- 1) Existing restrooms are in deteriorated condition: Ventilation is poor and generally non-existent. Several fixtures are broken or inoperable. Piping is exposed to view. Unfinished metal stud soffits remain where intended to conceal exposed overhead piping. Concrete floors and masonry walls reek of urine odor due to cleaning practices and lack of sealed surfaces.
- 2) Existing restrooms lack handicapped-accessible fixtures and clearances.
- 3) Current plumbing fixture counts are suitable for low-to-moderate attendance, but are well below current building code requirements for seating capacity of 3500 spectators, that can result in long waits.
- 4) Toilet areas have combined/single entrances and exits, creating congestion moving in and out of the restrooms under large crowd conditions.
- 5) There is a shortage of public water fountains and mop sink/janitor closets.
- 6) Restroom buildings have painted concrete masonry exterior walls that appear somewhat stark and utilitarian – poor for the image of the facility.
- 7) Current restrooms cannot be renovated to mitigate problems of size, shortage of fixtures and configuration.

## Recommended Action(s):

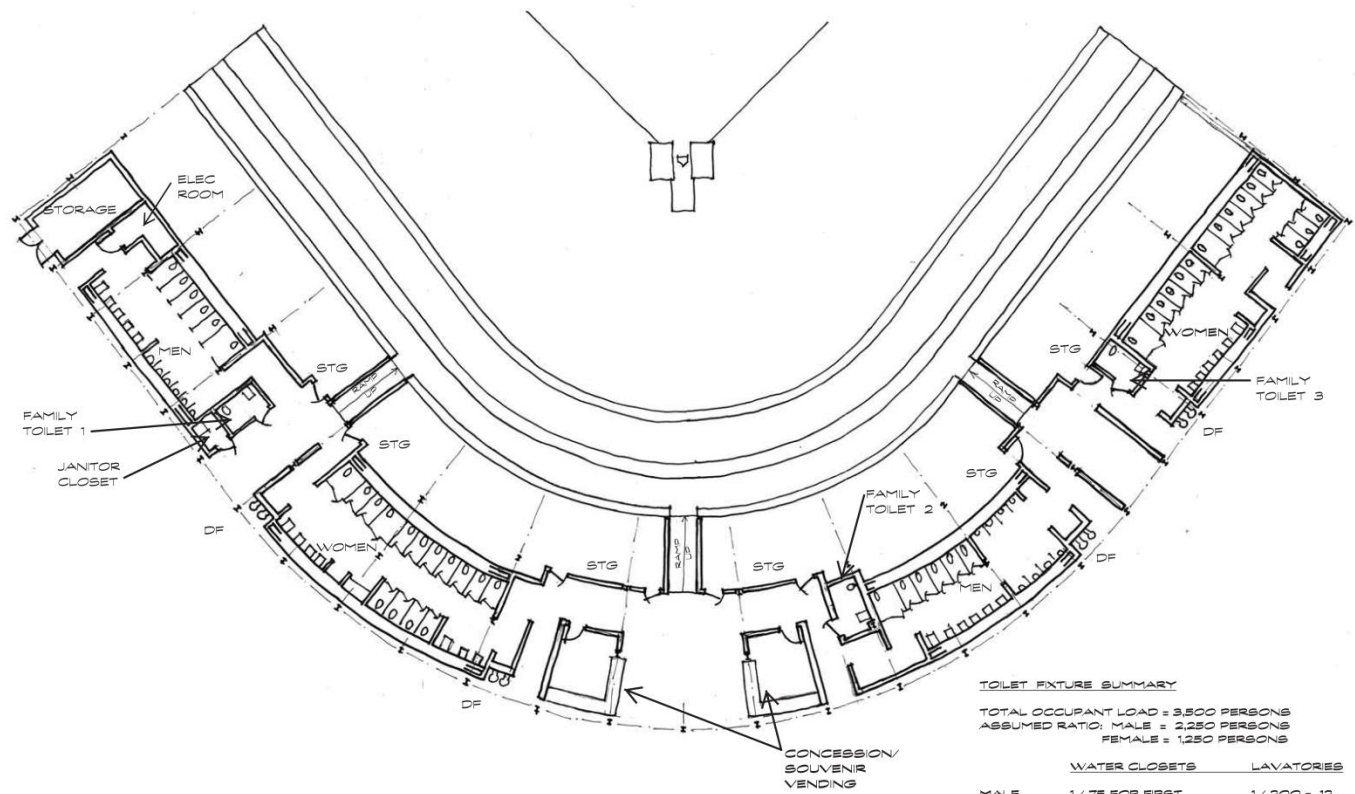
- 1) Demolish the existing structures below the grandstands in order to build modern, clean, efficient public restrooms. There is sufficient clearance beneath the stands to construct new toilets with proper ventilation and recessed lighting. See restroom layout sketch in Appendix C, Figures 3 & 4.
- 2) Plans are based upon meeting current building code requirements for number of fixtures, based on an overall capacity of 3,500 persons.
- 3) New restrooms will be HC-accessible and convenient to all spectators.
- 4) Diaper-changing stations and family toilets can also be provided for fans with small children or special needs.
- 5) Spectators have a choice of entering either male or female toilets from each of the three primary vomitoria accessing the grandstands.







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CONDITION  
ASSESSMENT  
OF  
WAR MEMORIAL  
STADIUM  
CITY OF HAMPTON, VA



PROPOSED TOILET  
REPLACEMENT  
PLAN BENEATH  
GRANDSTAND

**TOILET FIXTURE SUMMARY**

TOTAL OCCUPANT LOAD = 3,500 PERSONS  
ASSUMED RATIO: MALE = 2,250 PERSONS  
FEMALE = 1,250 PERSONS

	WATER CLOSETS	LAVATORIES
MALE	1 / 75 FOR FIRST 1,500 = 20 1 / 120 FOR REMAINING = 7	1 / 200 = 12
FEMALE	1 / 40 FOR FIRST 1,000 = 25	1 / 150 = 9
TOTAL	55 WC	21 LAVS

JANUARY 14, 2016



**APPENDIX C -  
FIGURE #3**

JOB NUMBER 1521



# C. PLAYING FIELD IMPROVEMENTS



**War Memorial Stadium Study  
Proposed Drainage**



# "Batter's Eye" Screen

## Conditions:

- 1) "Batter's Eye" screens are tall, wide, vertically-mounted dense screens, usually dark gray or black, set between poles. This screen provides a simple, contrasting background behind the pitcher for a batter to gain better view of the white, pitched baseball as it approaches home plate.
- 2) There is no batter's eye screen behind centerfield fence. Consequently, batters are at a competitive disadvantage.

## Recommended Action(s):

- 1) Construct a batter's eye screen. We recommend a screen that may be erected between poles and lowered when not in use or in advance of severe weather.
- 2) The batter's eye screen can be made as simply as erecting a tall, black vinyl-coated chain link fence, preferably with 1-inch by 1-inch mesh. This is suitable to a permanent installation.
- 2) It is also recommended to screen existing buildings and trucks at neighboring property beyond the outfield wall, which may be distracting to batters, with tall planted trees, such as cedars or pines.



*Example fence-type Batter's Eye located above centerfield wall*

*Below: Photo of outfield at War Memorial Stadium viewed from right field line, depicting the unscreened visual clutter beyond the fence*



# New Outfield Drainage System/Artificial Turf

## **Conditions:**

Existing turf does not drain stormwater away as quickly as needed due to poor underlying soils and lack of proper drainage along the edges of the field.

Natural turf requires constant maintenance due to wear and tear from play and annual rejuvenation in the preseason and post season- this is an expensive and labor intensive operational burden

Prolonged wet conditions in the outfield after a rain event limit can delay games longer than fans are willing to wait.

Wet condition in the outfield also limits the ability to hold back-to-back events, limiting the opportunity to increase revenues.

## **Recommended Action(s):**

Install artificial turf in the outfield placed over a well-draining substrate with underdrains. There are numerous successful installations of such “systems” at college athletic facilities in the area.

The underdrain system would need to be connected to a new outfall pipeline to be installed across the parking lots from the Stadium to the existing pond on Pembroke Avenue. This outfall pipeline would need to be installed prior to the artificial turf project.

(See Item 25 description below)



# New Infield Drainage System

## Conditions:

After a rainfall event, the infield ponds around the base runners' path and outside the first and third base lines up to the grandstands, as well as in front of the dugouts.

Some stormwater collects behind home plate in a sump from which it is pumped up and over the concourse area and discharges into a ditch behind the concessions building.

## Recommended Action(s):

A new infield drainage system consisting of a new underground storm drain line routed along the 1<sup>st</sup> and 3<sup>rd</sup> base lines would eliminate this standing water, and would negate the need for the sump pump.

This proposed pipeline would connect with the proposed outfall pipeline described in Item 25 above to allow stormwater to gravity flow out to the existing pond.

This proposed infield pipeline/drainage system would also convey the stormwater runoff from the concourse areas behind the grandstands.



# War Memorial Stadium- Condition Assessment and Capital Improvements Plan

## Stadium Improvements Over the Last 10 Years

2006 Field Heights  
Picnic Area  
Warning Track Install



2008 Scoreboard and Dugouts  
Sound System

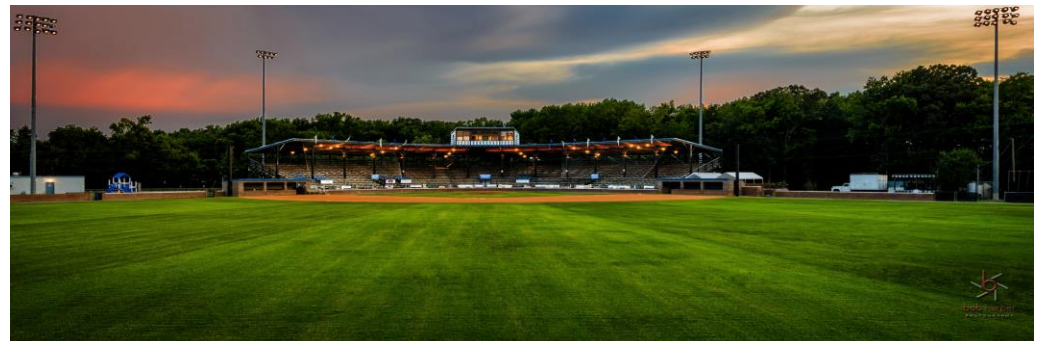
2011 Roof and Press Box



2012 Playground  
Locker Room  
Infield Wall

2014 Back Stop  
Handicap Ramps, Railings

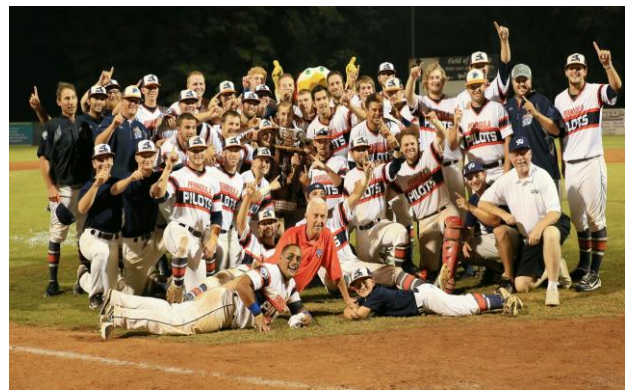
2015 Irrigation System  
Box Seating



# War Memorial Stadium- Condition Assessment and Capital Improvements Plan

## Economic Opportunities

- 35 Peninsula Pilots College Baseball Games
  - All-stars from across the country play in a Minor League environment during the Summer months- **77,200** fans
- 45 Newport News Apprentice School College Baseball Games
  - **5,600** fans/supporters
- 25 WAKA Adult Kickball Dates
  - **330** weekly participants - adult aged (21-50) play Fall and Spring seasons at War Memorial, 30% Hampton residents and remaining 70% from surrounding locations
- 3 Day Pen-South District High School Baseball Championship Tournament- **4,000** fans
- 2 National College Baseball Showcase Camps- **400** fans/participants/instructors
- 20 High School Travel Team College Showcase Tournaments- **10,000** fans and visits
- Annual Regional Church Softball Invitational Tournament- **1,000** fans and participants
- Regional Major League Scouting Bureau Scout Day- **500** fans and participants
- Peninsula Pilots High School College Camp- **200** fans and participants
- Old Dominion vs Virginia Commonwealth College Baseball Game- **300** fans
- Fall Funfest Concert- **100** fans
- Spring Reggae Fest Concert- **3,000** fans





**City of Hampton**  
**War Memorial- Capital Improvement Project- Proposed multi-year funding plan**  
**(Cost in Thousands)**

<b>CIP #</b>	<b>Project</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>
<b>A1</b>	<b>Resurface parking lots/restripe parking spaces</b>	\$160							
<b>A2</b>	<b>Provide additional parking lot lighting (40 lights)</b>	\$100							
<b>A3</b>	<b>Relocate Kentucky Ave away from Stadium and expand parking lots</b>				\$500	\$500	\$500	\$500	
<b>A4</b>	<b>Acquire land on east side of stadium for future parking lot expansion</b>					\$100	\$200	\$200	\$300
<b>A5</b>	<b>Provide new marquee signage</b>						\$133		
<b>B1</b>	<b>HC-access to grandstands/Railings at first steps/Eliminate 9" step</b>	\$72							
<b>B2</b>	<b>Seating replacement- wood to aluminum &amp; some bucket seating</b>		\$50	\$100	\$100	\$60			
<b>B3</b>	<b>Demolish old restrooms/Construct new restrooms</b>		\$100	\$300	\$300	\$300	\$200		
<b>B4</b>	<b>Construct new locker rooms for players/officials</b>							\$275	\$300
<b>B5</b>	<b>Construct new or renovate existing offices</b>							\$87	\$100
<b>B6</b>	<b>Construct new grand entrance pavilion with amenities</b>					\$150	\$165		

B7	Construct new maintenance equip/equip repair shop/material stg. storage				\$100	\$200	\$230		
B8	Recoat grandstands steel framing and replace wood guard rails (See Appendix B)			\$341					
B9	Construct new concession building			\$260	\$250				
B10	Construct upgraded gates/entryways/ticketing				\$226				
B11	Install new concourse pavement and drainage improvements		\$260						
B12	Install security fencing upgrades along Kentucky Ave	\$15							
B13	Provide refuse collection facilities and disposal upgrades	\$25							
C1	Install "Batters eye" screen (40'x80')	\$80							
C2	Install new field drainage outfall (to pond on Pembroke Ave.)	\$300							
C3	Install new infield drainage systems		\$144						
C4	Install new outfield drainage system/artificial turf (per Peninsula Pilots)		\$1M						
C5	Construct new block perimeter outfield wall (Chain link fence option-\$118k)					\$154			
<b>Total Funding by Year</b>		\$752	\$1,554	\$1,001	\$1,476	\$1,597	\$1,295	\$1,062	\$700
						<b>Grand Total</b>	\$	9,437	

# War Memorial Stadium- Condition Assessment and Capital Improvements Plan

## Next Steps?

- Conduct stakeholder reviews of the draft report/generate comments for City staff consideration
- Per City staff direction, consultants will revise and finalize the report
- Stadium Authority could further discuss its project priorities and make CIP funding requests to City Council as part of FY2018-2022 capital budgeting process
- At its option, City Council could ask for more input from City staff and the Stadium Authority in order to consider the future of War Memorial Stadium



# Questions or Comments?

