

MEETING NOTES: Sustainability Focus Group

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| Date of Meeting: 1/19/2021 | Notes By: Sarah Fitzgerald |
| Meeting Location: Zoom | Project Name: Hensley Field Master Plan |
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| Attendees:  Invitees: Susan Alvarez (Asst. Director, Dallas Office of Env. Quality & Sustainability) Katy Evans (Climate Coordinator, Dallas Office of Env. Quality & Sustainability) Neva Dean (Asst. Director, Dallas Sustainable Development & Construction) Kathy Green (Dallas Real Estate Office) Megan Weimer (Dallas Sustainable Development & Construction) Ali Hatefi (Asst. Director, Dallas Dept. of Public Works) Richard Wagner (Asst. Director, Dallas Water Utility) Sarah Standifer (Asst. Director, Dallas Water Utility) Scott BaumBach (ONCOR) Matthew Ward (ONCOR) Lori Pampell Clark (Air Quality Program Manager and DFW Clean Cities Coordinator, NCTCOG) Lucas G. McKinney Jeff Neal  ~~Lori Frauli Trulson (Sr. Env. Coordinator, Dallas Office of Env. Quality & Sustainability)~~  ~~Robert Perez (Director, Dallas Dept. of Public Works) Dan Kessler (Asst. Director of Transportation, NCTCOG) Shawn Conrad (Principal Transportation Planner, NCTCOG) Janette Monear (President, Texas Trees Foundation) Robert Kent (Trust for Public Land)  Jennifer Munoz (Dallas Sustainable Development & Construction)  Ashley Eubanks (Asst. Director, Dallas Sustainable Development & Construction)~~  Consultant Team:  Jim Adams (MAS) Jana McCann (MAS) Randhal Matsuno (MAS) Leah Hales (SWA) Sarah Fitzgerald (SWA) Wil Murphy (K Strategies) MK Bozeman (K Strategies) Gail Vittori (CMBPS) Pliny Fisk (CMBPS) Dean Palumbo (Stantec) Rachel Bannon-Godfrey (Stantec) David Miller (PM, Statntec)  City of Dallas Project Management Team:  Arturo Del Castillo (City of Dallas, Planning + Urban Design) Don Raines (City of Dallas, Planning + Urban Design) Monique Ward (City of Dallas, Planning + Urban Design) | |
| **NOTES** | |

Introductions (Jim Adams)  
  
Presentation (Jim Adams, Gail Vittori)

* Overview, project mission, timeline, policy framework
* CECAP objectives and actions

Discussion

* Katie Evans:
  + Joined City to implement CECAP (day after passed)
  + Hensley Field as ‘proof of concept’ project for progressive/cutting edge environmental policies
  + Implementing all 97 CECAP actions might not be feasible, but green infrastructure, housing, vehicular goals all seem very appropriate
* Sustan Alvarez: new urbanism (live your life within 15min walk/bike ride) at Hensley Field
  + Best practices from Mueller visit: pedestrian only pathways, variety of housing stock, HEB
  + One major CECAP blunder on energy: used incorrect acronym for kilowatt hours (renders much too big #). Point is: cover ourselves with onsite renewable
  + Important difference with Austin: we don’t have a municipal electric provider, so not as easy for incentive policies.
  + City of Dallas does have 100% renewable energy (credits). Some of that funding would be allowed to pay for renewable energy generation.
  + Currently Dallas looking at low-income solar generation, could be an option for Hensley Field runways. Could be bid with local energy provider.
  + Working with Community Colleges, Green Careers Dallas nonprofit, city Inclusion dept to train for green jobs. A size this sight would provide for many green jobs
  + I’m pro 100% electrical development on site. If we can generate and store locally, we can get over the bandwidth issue of upgrading transportation lines from West/South Texas
  + ONCOR should be on these calls (they are). TXU, too
    - TXU 10 year contract started 2 years ago. Designated fees for solar probably only enough for design fees to design for solar.
  + No preference for how we measure performance. Note: 2030 districts are mostly Central Business Districts, but we can go beyond that
* Scott BaumBach: ONCOR is here and on your team
  + Solar: each year there are funds set aside for rebates on solar. They get claimed early in Jan/Feb, so we should have that on project.
* Richard Wagner: water and wastewater
  + Not many opportunities to start from scratch, though we did do Cypress Waters
  + Retrofitting projects always struggle with getting infrastructure there, but greenfield means we can choose right infrastructure in the ground.
    - One big issue: irrigation. At Cypress Waters, we’re using non-potable water for irrigation (not treating water to drinking quality). Could be s similar option for Hensley Field, though Mountain Creek Lake water quality would have to be addressed
  + TX Water Development Board has lots of programs for these types of green, sustainable projects $
  + Wastewater is more difficult... You might be able to treat that water on site and use for irrigation, but pretty cost-prohibitive to develop “package treatment plants” just for reusing wastewater. Better for areas that have no other infrastructure and no way of transporting wastewater to a treatment plant.
  + Interested in stormwater capture for irrigation.
* Jim Adams: Stantec still working with Richard to determine the wastewater capacity of the line along Jefferson and if we need to upgrade that…
* Richard Wagner: if we do need to upgrade, might make on-site wastewater treatment on site more possible
  + Dallas only purple pipe system runs from Central district to two golf courses, plans to provide water to zoo. But beyond that, no plans for purple pipe expansion- so expensive to put it in after the fact.
    - With HF being more green field, we might be able to do that here
* Dean Palumbo: rainwater runoff actually helps health of Mountain Creek Lake, so capturing rainwater would be balanced with benefits to the Lake
* Lori Pampell Clark: I come at this from transportation perspective. Setting HF up with EV-ready construction, EV parking requirements could make it ‘pilot’ example project for rest of city
  + Making it solar-ready, too. Solar-integrated EV charging. Some systems have battery storage
  + Might be an opportunity to look at a micro-grid to make
    - ONCOR has experience with micro-grids
  + Renewable natural gas has potential to be lower emission than electric (devil is in the details on how they are created), so 100% electric might not be desirable
  + Carbon vs ozone might need to be balanced
* Rachel B: relating metrics back to actual impacts on public health are key
* Susan Alvarez: good points relative to measuring. City’s LEED Silver minimum for
  + LEED Cities + Communities seems like appropriate standard
  + Dallas is about to go from non-attainment to severe-non-attainment for air quality. Regional concern
  + We’re currently piloting neighborhood air quality monitoring to see if it’s something we could deploy across city. Might be appropriate to deploy at HF and analyze data over time (compare aq to other neighborhoods for proof of concept)
  + TX Legislature: current House Bill limiting city’s ability to control power choice for buildings- could limit our ability to say “this development must be 100% electric” (could still be if developer wants it to be)
  + Concern about technology over time applied to local farming: National Climate Assessment anticipates 30-60 more extreme heat days (over 100) might decrease this area’s capacity for dirt farming.
* Lori: financial support, this is type of development the feds would love. Dept of Energy Office of Energy puts out many holistic grants
* Rachel B: also opportunities for funding smart buildings for resiliency (DoE Connected Communities grant)
* Gail: importance of goals. We can set discrete, customized metrics/goals that feed into other benchmarking goals like LEED. Having shared benchmarks helps us all beyond just this project.
  + SCOPE 1,2,3: Dallas does all three (though not consumptive use). Ickly (sp?) method – Susan Alvarez
* Susan Alvarez: Dallas has had issues with metal and roofing tile recyclers. I’m cautiously optimistic about green jobs, but should be on site.
  + Site is well-positioned for material markets/manufacturing, but check with Economic Development folks
  + Susan will try to be at Thursday’s Transportation meeting
  + Notes overall policy changes to transportation (ie incentivizing public transit and making parking more expensive) is crucial.
* Jim Adams: we don’t have any public transport connections here, big issue.
* Susan Alvarez: White House Climate folks hint that there may be more federal funding coming for that kind of transportation expansion

CHAT NOTES

Lori Pampell Clark: Hi everyone, I'm not with City of Dallas or a consultant firm but wanted to introduce myself here. Lori Clark, Air Quality Program Manager and Dallas-Fort Worth Clean Cities Coordinator, from NCTCOG

not sure if there's any tech assist needed related to the PFAS cleanup, but EPA offers free tech support through this program: <https://www.epa.gov/brownfields/brownfields-technical-assistance-training-and-research>

If not already subscribed to EPA's State and Local Energy Program (prior to Trump administration, this was the Climate & Energy Program), I highly recommend it. They do a really nice compilation of funding programs that may be worth tapping into[: https://www.epa.gov/statelocalenergy](file:///\\DAL1FS801\DATA\Project\MAS\MAST001%20Hensley%20Field%20Master%20Plan\3%20Documents\Meeting%20Agenda-Notes\%20%20https\www.epa.gov\statelocalenergy)

This tool is useful for looking at well-to-wheels emissions and energy consumption: [https://greet.es.anl.gov/results](https://greet.es.anl.gov/results%20) for various fuel types, that is. So a good place to get info to compare electricity to RNG

Jeff Neal: the bill Sue mentioned that would limit a city's ability to deny nat gas utilities is HB 884: <https://capitol.texas.gov/BillLookup/History.aspx?LegSess=87R&Bill=HB884>