

MEETING NOTES: Parks & Open Space Focus Group

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| Date of Meeting: 1/22/2021 | Notes By: Sarah Fitzgerald |
| Meeting Location: Zoom | Project Name: Hensley Field Master Plan  |
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| **Attendees: Invitees:**John Jenkins (Director, Dallas Parks and Recreation)Calvert Collins-Bratton (President, Dallas Park Board)Duane Strawn (Director, Grand Prairie Parks, Arts and Recreation)Philip Hiatt Haigh (Executive Director, Circuit Trail Conservancy)Heather McNair (President, Bike DFW)Janette Monear (President, Texas Trees Foundation)Jennifer Scripps (Director, Dallas Office of Arts and Culture)David Fisher (Asst. Director, Dallas Office of Arts and Culture)Tamara Cook (NCTCOG)Edith Marvin (NCTCOG)Leong LimLynn RushtonSusan Alvarez (Asst. Director, Dallas Office of Environmental Quality and Sustainability) ~~Murray Miller (Director, Dallas Office of Historic Preservation)Kay Kallos~~ **~~(~~**~~Dallas Office of Arts and Culture) Trent Williams (Sr. Park & Recreation Mngr., Dallas Parks and Recreation) Jim Spann (President, Greater Dallas Bicyclists) Robert Kent (State Director, Trust for Public Land)~~ **Consultant Team:**Jim Adams (MAS)Jana McCann (MAS)Bush Bu (MAS)Leah Hales (SWA)Sarah Fitzgerald (SWA)Wil Murphy (K Strategies)MK Bozeman (K Strategies)**City of Dallas Project Management Team:**Peer Chacko (City of Dallas, Planning + Urban Design) 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** (Leah Hales) **Presentation** (Leah Hales)

* Overview, project mission, timeline, policy framework
* Existing policies and plans, initial ideas and

**Discussion**

* **Calvert Collins: what types of recreation are you envisioning? Active, passive, loop trails?**
* **Leah Hales: this preliminary map can change. At this point, we’re envisioning all of that, plus a potential overlook across the lake, waterfront restaurants, etc. But we look to you all to help us determine best amenities**
* **Calvert Collings: what’s the zoning?**
* **Leah: hasn’t been established yet. Potential for retail, housing, industrial**
* **Jim: current zoning industrial, but we’ll be suggesting what the new entitlements should be. Dallas has a planned development district where we can craft our own zoning standards­**
* **John Jenkins:** love the loop trail, that’s been a dream for me for years. Would address lots of connectivity issues.
	+ **A signature park as part of the project will be important**
	+ Nearby athletic fields, pocket parks, neighborhood parks to address 10-minute walk goal
	+ Very impressed with Mueller precedent
	+ Addressing heat island also crucial
* **Sue Alvarez**: I like using the periphery of lake for parks, ensures access
	+ Encourage greater integration of green and grey; biophilia, green roofs, pedestrian corridors, not just green on the periphery
* **Jim Adams**: yes, and we’re considering greens an extension of the park system
* **Leong Lim** (Parks Dept): water quality status?
* **Leah Hales**: PCBs in Lake present, a fish advisory in place. Decommissioning of the power plant will help. Some remediation already taken place, TCEQ is monitoring heavy metal cleanup
* **Susan Alvarez**: seems similar to White Rock Lake- high recreational use, but no in-water sports like swimming
* Don Raines: note there was a boat ramp on Dallas site, was accessible at one point and boating not ruled out
* Jennifer Scripps: existing naval building reuse potential? Example of Bath House Cultural Center at White Rock that’s now the #1 theater incubator in Dallas. Preserve history
	+ I have a dream that Dallas will one day get artist housing accessible. Live-work for people who have been priced out of Deep Ellum, etc. We’d love to be in conversation about artist affordable housing. Doesn’t need to be glitzy, could add a lot of character.
	+ This is a “cultural desert” in Dallas
* Leah Hales: we do have lots of hangars, Stantec is evaluating potential for reuse.
* Jim Adams: we’ll need to reach out to you Jennifer to understand your specific needs and how they can be matched with particular buildings. Janice Burkland is also interested in film studio potential
* Janette Monear: site plan sketch seems very dense with lots of buildings
	+ Concern: contamination and needed remediation on site. Have you looked at whole site in terms of remediation? If so, what type of development will go in on those contaminated sites
	+ When you presented to ED there were two important points: contamination and transportation. Both of those relate to open space
		- Transportation to the district and within the district
		- I’d almost like to see a reversal of open space and buildings
		- Integration of trees in all spaces, consider it a carbon sink. Huge opportunity to do that. Look to Minneapolis: they laid out parks and streets first, Dallas did the opposite
		- What’s the O&M of open space? Has to be funding to maintain
	+ Type of development will affect how open space is laid out to best serve those populations
	+ Whatever we do has to be in line with CECAP
* Leah Hales: regarding environmental cleanup, the Navy has an agreement with City to return site to residential conditions. That’s a given
	+ Terracon is looking at hot spots and how to take care of them
* Jim Adams: the site has been cleared of all contaminants except for PFAS, and Navy has committed to not slowing down redevelopment schedule. We’re still trying to understand what that means, but that’s the official
* Jeanette: remember that the Navy has been in lots of lawsuits because what they say isn’t what they do. It’s not just about contamination, but about soil structures and how we plant
* Jim Adams: if we start reconfiguring the shoreline, that will trigger contamination issues by remobilizing contaminants. Doesn’t mean it’s impossible, but it’s a consideration
* Philip: Water Recreation- Fort Worth has utilized Panther Island and Trinity in a way Dallas hasn’t. Would be huge for us to do something similar.
	+ Regional vs local park types. Programming would be different. Probably want mix of both. Regional parks are geared to transportation.
* Jennifer Scripps: 24 Hour Dallas
	+ Idea that people work at different times, and a dynamic neighborhood needs to feel safe and active outside ‘traditional hours.’ Opportunity of lakefront being 24/7
	+ Balance between active and safe not loud and obnoxious. Foster dynamism to everyone’s benefit
	+ Randal White is representative
* Peer Chacko: we’re open to talking to 24 Hour Dallas. Used to be focused on downtown and uptown
	+ I want to point out to everyone how unique this opportunity is. City-owned significant real estate we might not get again for a long time
	+ We’re usually reacting to existing infrastructure and roads, but we’re investing significant time and money to get this right and layout a strong vision to set the tone to attract right development partners, phasing, and governance
* John Jenkins: agree with Peer, this opportunity won’t come again. Must be proactive, not reactive. From parks department perspective we’re looking forward to collaborating with arts and culture, Texas Trees, make it a connected site
* Duane Strawn: perimeter trail could tie together parks in both cities. Interested in that connectivity
	+ In Mountain Lake Creek Park we’re in early stages of park masterplan that can be modified. Perhaps including a perimeter trail.
	+ Water quality is a challenge, and we’re also looking into
	+ Resources for tree planting. TRAPS/RFPA carbon credit session…might be a rabbit hole or useful way to get money from people wanting to use carbon credit bank. Require massive plantings
* Tamara Cook: We’re looking at integrating transportation and green infrastructure. The concept relates to this project: designing the impervious areas to be integrated with green (vegetated roofs, rain gardens). We’re looking at several counties on our regional project, but can be applied to site
	+ Don’t just plan roads and then stormwater. Integrate them
	+ We can share ROI tools from COG
	+ Carbon credit Duane mentioned possibility
	+ Another concept: a true wild open space opportunity, maintained in an original state with minimal birding paths. Audubon could be a good partner
	+ In general, thinking more about wildlife.
* Leah Hales: we are considering forested areas for preservation
* Janette: doing a tree inventory could be good first step. Some may be liabilities, which should be prioritized
* Edith Marvin (COG): in December National Park Service designated Trinity River as 120 mile National Water Trail (only one in Texas)
	+ Happened because of Trinity Coalition’s paddling group application
	+ We’ll be forming a diverse stakeholder group to talk about opportunities of this designation and possible eco-tourism that could come from this
	+ LID into low-income and commercial areas (program name?)
	+ [CHARM](https://tcwp.tamu.edu/charm/) tool (community health and reforest management)- comprehensive planning tool for GIS to bring stakeholders around the table
	+ Part of boating effort- may be possible to bring paddling and motor boarding folks weighing in, competing interests sometimes
	+ Some communities have tried to develop wetlands, but need more tree canopy to accommodate wildlife (end up with streets with pool lines)
	+ Transportation might be able to contribute resources as mitigation component to their development efforts around the metroplex
* Don Raines: also want to call attention to the escarpment near the site, unique asset
* Heather McNair: connectivity within but also outside the project.
	+ Bikes as a form of transportation, not just recreation. How will those multimodal connections happen
	+ Dallas’s bike plan currently being updated, opportunity to integrate
* Jim Adams: Jefferson street corridor came up during Transpiration. It has highest ridership on the bus lines, potential for becoming a multimodal corridor. How can we help in transitioning Jefferson to having improved protected bike facilities, ped facilities, trees, dedicated transit
	+ Heather McNair: yes, I was in that meeting and encouraging to hear
* Janette: my urban forester staff would be glad to do a site visit and put together a framework for the inventory, where stationary trees could be planted. Offer a half day meeting
* Leong Lim: What about ONCOR and TXU abandoning the power plant?
* Leah Hales: TexGen looking to decommission the plant and redevelop their site within 5 years
* Leong Lim: will this area be incorporated into this masterplan? Leah: No
	+ Asking because in West Dallas there’s a lack of athletic fields
	+ Soccer clubs have approached the city about developing fields to better develop facilities. Unfortunately the land they wanted is only leased from a utility company, couldn’t do that. Was hoping we could incorporate some of those athletic facilities at Hensley Field
* Leah Hales: yes, we have an opportunity to incorporate multi-purpose fields
	+ Thank you! We’ll be reconvening in February to review Guiding Principles and Opportunities & Constraints report

CHAT NOTES

From Calvert Collins to Everyone: 10:47 AM

If we have further suggestions for ideas or folks that should be included, who should we send those to?

From Edith Marvin to Everyone: 10:47 AM

I haven't been able to find the "raise my hand tool" but have a couple of thoughts to share if possible. Thanks, Edith

From Me to Everyone: 10:49 AM

Hi Calvert, the best contacts are:Arturo Del Castillo, City of Dallas (TAG Contact)
arturo.delcastillo@dallascityhall.comK Strategies (SAG Contact)
info@hensleyfield.com

From Susan Alvarez, Dallas, TX to Everyone: 10:49 AM

Tamara - please speak up - hard to hear you!

From lynn.rushton to Everyone: 10:53 AM

How are we addressing the extant historic structures-- most particularly the ww1 Spanish revival buildings at the front gate-- and the wildlife refuge like place that Hensley is

there are a lot of ground nesting birds near front gate

From Calvert Collins to Everyone: 10:54 AM

Thank you!

From Jennifer Houston Scripps to Everyone: 10:58 AM

This has been wonderful - thank you! I have an 11 and need to hop off. Best, Jennifer

From Calvert Collins to Everyone: 10:58 AM

Me too, thank you all, this is a transformative project to be a part of, and have a great weekend!

From lynn.rushton to Everyone: 10:59 AM

meeting at 11 thank you all----

From Susan Alvarez, Dallas, TX to Everyone: 11:00 AM

One other thing I would add related to potential environmental risk. In a past life I did a lot of characterization/remediation of former military installations. While the Navy has remediated soils/sediment at this site - I am not sure if its been done, but many times, lead based paint, and asbestos are commonly found with the hangers and airfield equipment for facilities of this sites age. One other weird thing we've found is that pcb's are sometimes mixed in with the lead based paint in facilities around water to help stabilize the paint. Just something to check on if the plan is to keep some of these existing structures.

From leong.lim to Everyone: 11:00 AM

Please include me in the future discussion. I have more questions on parks. I have a 11 am meeting. Thanks everyone.

From Tamara Cook to Everyone: 11:01 AM

Thank you - This is an exciting project. NCTCOG looks forward to participating further in this effort. I think considering dark skies component and so many other initiatives that could bring some sustainability layers to this project that could be really neat. I will send some other thoughts to the contacts listed above in the chat.

From Susan Alvarez, Dallas, TX to Everyone: 11:01 AM

Guys - please keep me in future discussions - I also have an 11 AM Call. Thanks for the opportunity to share on these topics

From Edith Marvin to Everyone: 11:04 AM

We also have a start on developing new Sustainable Public Rights-of-Way Guidelines (starting with landscaping and utilities) with a variety of stakeholders - we haven't released that yet, but would be happy to share that new information.