

MEETING NOTES: Neighborhood Compatibility Focus Group

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| Date of Meeting: 1/25/2021 | Notes By: Sarah Fitzgerald |
| Meeting Location: Zoom | Project Name: Hensley Field Master Plan |
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| **Attendees:  Invitees:**  Andrew Fortune (Chairman, City of Grand Prairie Public Relation) Colin Larson (President, Capella Park, Dallas) – southeast corner of Mountain Creek Lake Anga Sanders (President Kiest Forest Estates, Dallas) Sandra Alridge (President, Singing Hills NA, Dallas) Darryl Baker (President, Elderwood Townhomes HOA, Dallas) \*introduced as “Eldergrove Town Homes in Oak Cliff” Savannah Ware (Chief City Planner, City of Grand Prairie Planning Department)  ~~Fred Allen (President, Bella Lagos, Dallas) Guadalupe Robles (Co-Chair, Arcadia Park, Dallas)  Cindy Archibald (Manager, Avion Village, Grand Prairie) Don Ryan (President, Mountain Creek, Grand Prairie) Stacy McGrath (General Manager, Mira Lagos, Grand Prairie)  Gregory Demus (President, Twin Oaks, Dallas)~~  **Consultant Team:**  Jim Adams (MAS) Jana McCann (MAS) Leah Hales (SWA) Sarah Fitzgerald (SWA) Wil Murphy (K Strategies) MK Bozeman (K Strategies) Gail Vittori (CMBPS)   **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** (Peer Chacko, Jim Adams)

* Note: Cappella Park was a part of the TAG/SAG meeting

**Presentation** (Jim Adams, Leah Hales)

* Overview, project mission, timeline, project framework
* Site context, existing conditions

**Discussion**

* **Colin Larson:** Capella Park interested in a lake loop trail. First time hearing about the Veloweb 2045 plan
  + Interested in incorporating nature preserves, recreational uses, access from southern end to northern end
  + Would like more information
  + Capella Park itself is building out, aiming to build walkable neighborhood for more mix of incomes. Championing lighting, reducing police activities by over-lighting (“most lit neighborhood in southern sector”)
* **Darryl Baker:** does mix of income include upper end and luxury? We feel that there is a lot of lower-income already available, what will be done to address missing higher end to make this project viable?
* **Jim Adams**: we are interested in full spectrum. Example in Mueller: from 30% median family income to 500%. We recognize higher end will have to subsidize lower end. Specific breakdown not yet determined.
* **Darryl Baker:** might be misuse of affordable housing here where there is a lot available instead of where it belongs in the northern areas and suburbs.
* **Anga Sanders**: I agree with Mr. Baker- we are overrun with low income housing, and there seems to be a concerted effort to continue that
  + More interested in middle and high income
  + We are not immediately adjacent, but that activity still affects us peripherally
  + We want to see quality retail: not big box stores. Quality grocery stores, sit down family restaurants, open spaces
  + No more warehouses (Colin Larson agrees)
  + Concerned about middle income neighborhoods turning into lower income and industrial neighborhoods
* **Colin Larson**: DBU has a longterm lease on eastern part of Lake from power plant
* **Sandra Alridge**: I echo other neighborhood leaders noted about not focusing exclusively on affordable housing
  + Still developing our ideas for site, but a business incubator and walking loop would be great
  + Incubator: something that will help local residents start their own businesses and give them support
* **Colin Larson:** Fair Share for All Dallas – own active working groups, Mr. Baker is a champion in that group
* Group confirms 3 members from Fair Share for All Dallas on SAG group
* Jim Adams invites revisions to the neighborhood map
  + Singing Hills at Lauraland and I-34 exit, just east of I-35
  + Anga (Anne-jah): Cockrell Hill to Southwest Mooreland to east. Kiest to Ledbetter
  + Just west of Kimbell high school
* **Anga Sanders**: southern sector seems to never be promoted when company headquarters/from California move
* **Jim Adams**: Traffic concerns?
  + **Colin Larson**: our sector of Dallas not well communicated via DART. People in our neighborhood work in downtown, uptown, fort worth. Lots of Loop 12 commuting, we don’t venture close to Jefferson- too slow, avoid tool bridge across the lake
  + We would use a water taxi to go to events in a Hensley Field entertainment district, but DBU might not
  + Ross Perot (very mistrustful) and Trammel Crow- once they back down, looking at perhaps 200-300 more homes in our district
  + We might be interested in electric warehouses
  + No more warehouses: transportation already jammed, don’t need more trucks
  + Fair Share will fight warehouses
* **Darryl Baker**: for Hensley Field to be viable, we need to remove toll from the bridge. A huge barrier to access.
  + NTTA bridge
* **Anga Sanders**: Highway 80 needs improvements to make this project viable. Not sure if removing toll is viable, but Kiest Blvd would likely need to be widened, and highway access to 80 from Dallas to Grand Prairie needs improvements
* **Colin Larson**: we need a quality grocery store
  + I’d prefer a grocery store in Hensley, not a Trammel Crow store in my neighborhood. No Fiesta, no Save A Lot.
  + **Anga Sanders** seconds that
  + **Sandra Alridge**: HEB, all the major chains know we want a grocery store and have not responded
  + **Arturo Del Castillo**: HEB has been getting closer to Dallas
  + **Colin Larson**: they hold 12-17 properties, just haven’t advanced. Colin trains their pilots and has inside line to HEB
* **Darryl Baker**: in my area, we have a lower income profile but also no debt: paid of mortgages. An error in grocery store analysis. We shop organic and pesticide free when we travel across town to shop.
  + Cedar Hill has lots more housing options, groceries, more debt
  + Many people in my neighborhood can afford to move up in housing, but step up is not available because city and developers keep focusing on lowest income segments
  + Not accurate representation of our power and purchasing power at City Hall
  + A retired grocery store executive is part of our working group, and confirms that grocery stores only look at income starting at annual median income and above. City offering incentives almost useless, since this is their logic
  + Seems cruel to concentrate poor and local income people in our areas of town and then deny them the option for high quality groceries, only
    - Grocery chains continue to lack creativity to make this work- everyone has to eat!
* **Jim Adams**: we realize healthy food is an issue. Familiar with agrihoods?
  + **Darryl Baker**: Paul Quinn is already doing some of that
  + **Colin Larson:** southeastern side would love to have accessibility to something like that. If there was recreation near it, like botanical gardens but for produce, I think there would be huge interest
  + **Anga Sanders**: there are many community gardens in this area, but I find this suggestion slightly insulting. There are different types of fresh produce that won’t grow here- kiwi, paper towels, soda. Certain things that only stores can bring
    - I never hear this idea applied to richer northern sector neighborhood. The minorities in this area are asked “why don’t you grow you own?”
    - Traditionally in this country, the relationship minorities have had with growing food hasn’t always been good. If you want to grow, fine, but if not you need a store. Agriculture not an alternative to a grocery store
    - **Darryl Baker**: nor an alternative to equity and double standards
* **Darryl Baker**: it’s insulting to think the rules are different here, we have the only open land available. Anga opens up a past wound- I might suggest not to bring up the idea of agrihood again to communities of color.
  + Office of equity has been silent on these issues
  + **Monique Ward**: thanks Darryl and Anga for sharing their perspectives. Notes their perspectives are why Councilmember Thomas asked them to be a part of this
* **Anga Sanders**: highlights that lack of access is costly for everyone. Dallas County’s Health Assessment shows how food desert areas correlated with obesity, hypertension, etc. Drives up health costs for everyone, causes longer waits for ERs…far reaching problem
* Bottom line: we all want a grocery store
* **Darryl Baker**: We’d like a statement from the Dept of Equity in any area- haven’t produced anything we’ve seen. White papers, accomplishment
  + We have more dialysis clinics in our area than grocery stores 10x over

**CHAT NOTES**

* **Darryl Baker**: We would like to see JOB CENTERS for Pharmaceuticals, High Tech Production, call Centers, etc.
  + We need to REMOVE THE TOLL aspect of the bridge in order to allow equal access to this area.
* **Leah Hales** shares link to [Harvest Green](https://www.harvestgreentexas.com/agri-hood-living) in Richmond, TX

**NEXT STEPS**

* Agrihood educational presentation follow up