

FIENSLLEY FIELD

DALLAS, TX

PLANNING FOR THE FUTURE



Purpose + Agenda

Jana McCann, MAS

PURPOSE

To review and provide input into the development of agricultural and food production possibilities at Hensley Field.

What achievable goals should be set to guide our effort for this important element in the overall Hensley Field Master Plan?

AGENDA

- Project Introduction
- Site + Context
- Agricultural Scenarios
- Discussion

Please write any questions in the chat box and the design team will attempt to respond in real time.



**HENSLEY
FIELD**  **DALLAS, TX**

PLANNING FOR THE FUTURE

PROJECT INTRODUCTION

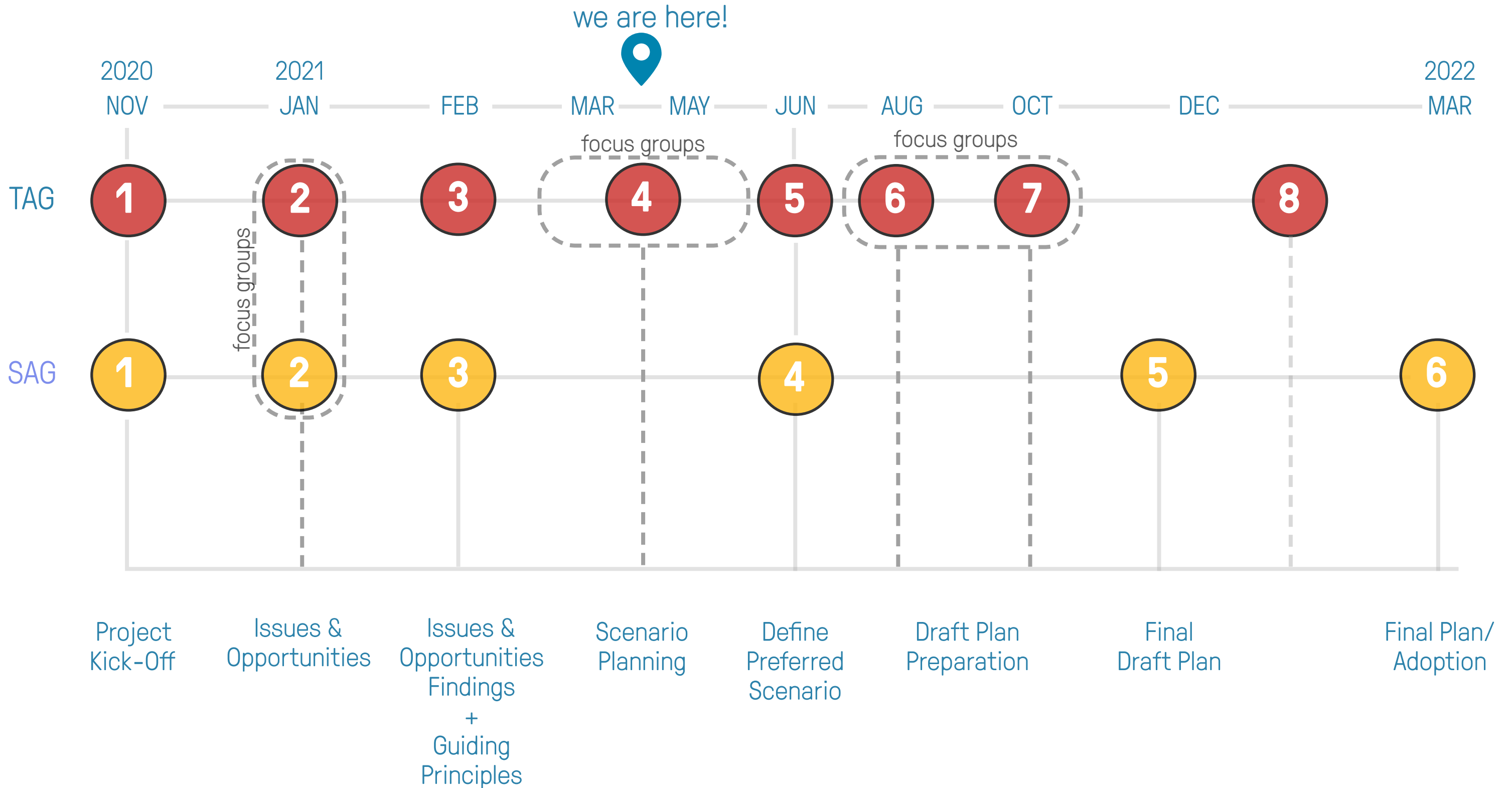
Hensley Field

Jana McCann, MAS



Project Status

Jana McCann, MAS



Project Mission

Jana McCann, MAS

Leverage the value of this **City-owned asset** to create an **implementable plan** that achieves community objectives related to **social equity, economic vitality** and **environmental stewardship**.



SIX DRAFT GUIDING PRINCIPLES

Jana McCann, MAS

-  1. Environmental Health
-  2. Economic Opportunity & Investment
-  3. Affordability & Diversity
-  4. Healthy Communities
-  5. Mobility & Access
-  6. History & Culture

Guiding Principle: ENVIRONMENTAL HEALTH

Jana McCann, MAS



“Develop Hensley Field as a **“living laboratory of resilience”** for site, infrastructure, and buildings, and a **“proof of concept”** of Dallas’ Comprehensive Environmental Climate Action Plan (CECAP).”

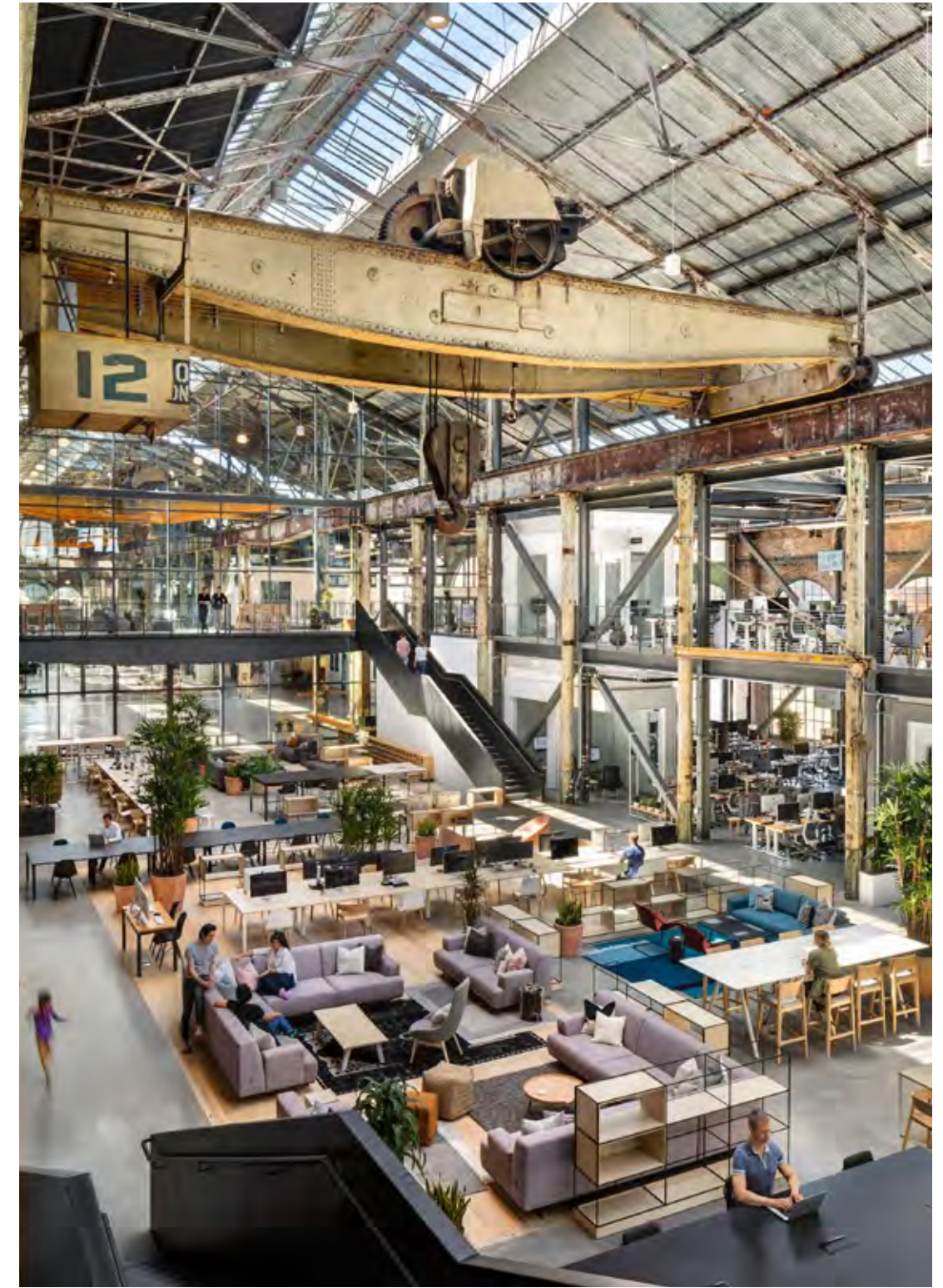


Guiding Principle: ECONOMIC OPPORTUNITY & INVESTMENT

Jana McCann, MAS



“Hensley Field will increase economic opportunity for southern Dallas by attracting public and private sector investment that creates new jobs, raises incomes, and provides a diverse and attractive range of housing types and community amenities.”



Warehouse renovation, Pier 20, San Francisco

Guiding Principle: AFFORDABILITY & DIVERSITY

Jana McCann, MAS



“Hensley Field will offer a wide range of business and housing choices that support an inclusive community of socially and economically diverse residents.”



source: Ketut Subiyanto for Pexels

Guiding Principle: HEALTHY COMMUNITIES

Jana McCann, MAS



“Hensley Field will promote active and equitable lifestyles with enhanced access to fresh food, healthcare, parks and trails, quality education and healthy homes and workplaces.”



source: Laura James for Pexel

Guiding Principle: MOBILITY & ACCESS

Jana McCann, MAS



“Hensley Field will be seamlessly connected to the regional and local transportation networks with a safe, multi-modal transit-orientation.”

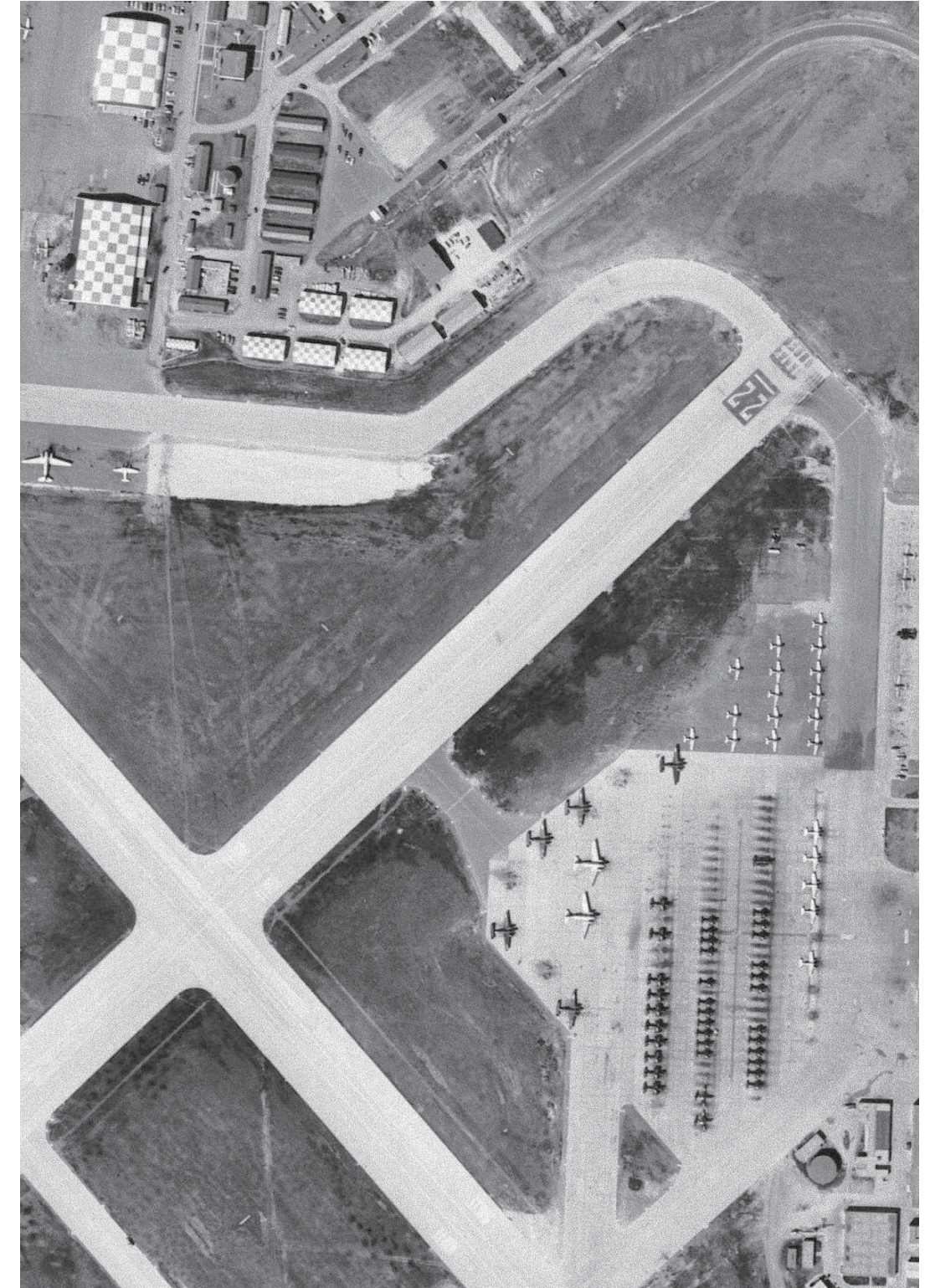
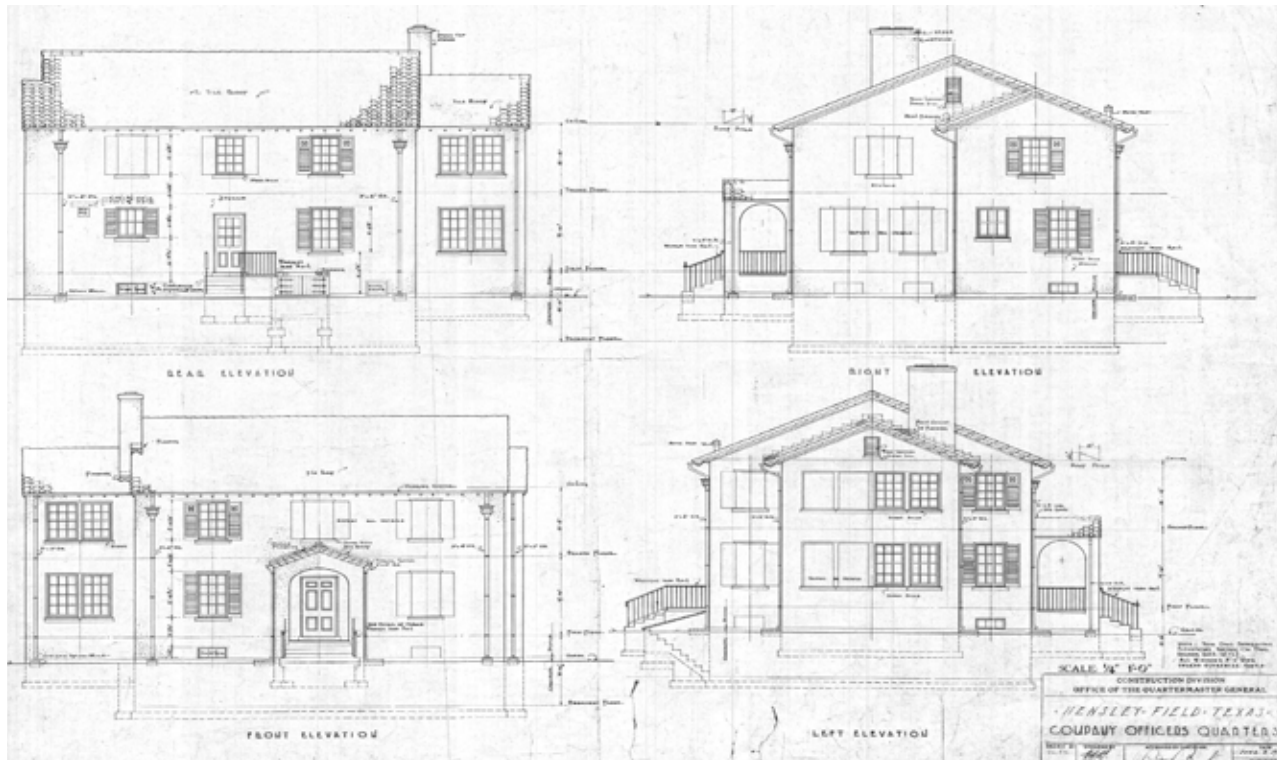


Guiding Principle: HISTORY & CULTURE

Jana McCann, MAS



“Hensley Field will celebrate connections to the *past*, maintain continuity with the surrounding area in the *present*, and support and promote active community cultural expression in the *future*.”





HENSLEY FIELD

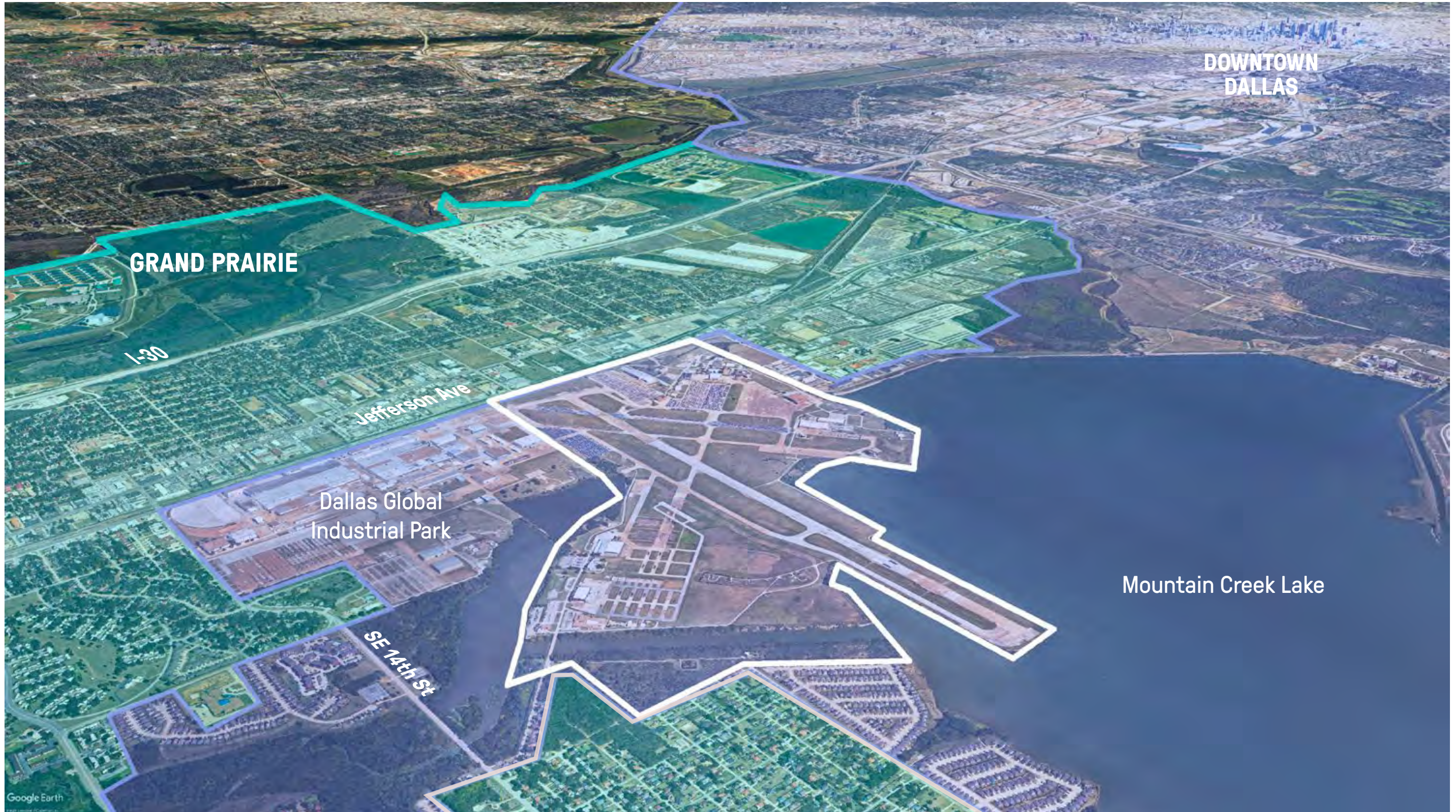
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SITE + CONTEXT

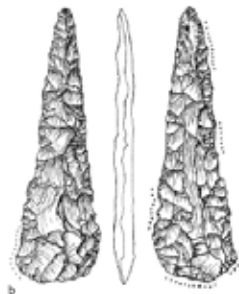
Hensley Field

Leah Hales, SWA



Site History

Leah Hales, SWA



early pioneers arrive for **Peters Colony** land grants

Mountain Creek Lake Dam construction begins

30-acre **Naval Air Reserve Base** constructed

Hensley Field administration transferred to Navy

Marine Corp Reserve Training Center constructed

Closure by Dept. of Defense, partially reopened as **Grand Prairie Armed Forces Reserve Complex**

1800

1900

1928

1938

1943

1950s & 60s

1991

2000

1830s & 40s

1929

1941

1949

1970

1998

tribes such as the **Caddo, Comanche, Cherokee,** and **Wichita** freely hunt and travel across North Texas

Dallas purchases 281 acres, leases to **US Army**

Dam completed, **Dallas Power & Light Plant** in operation

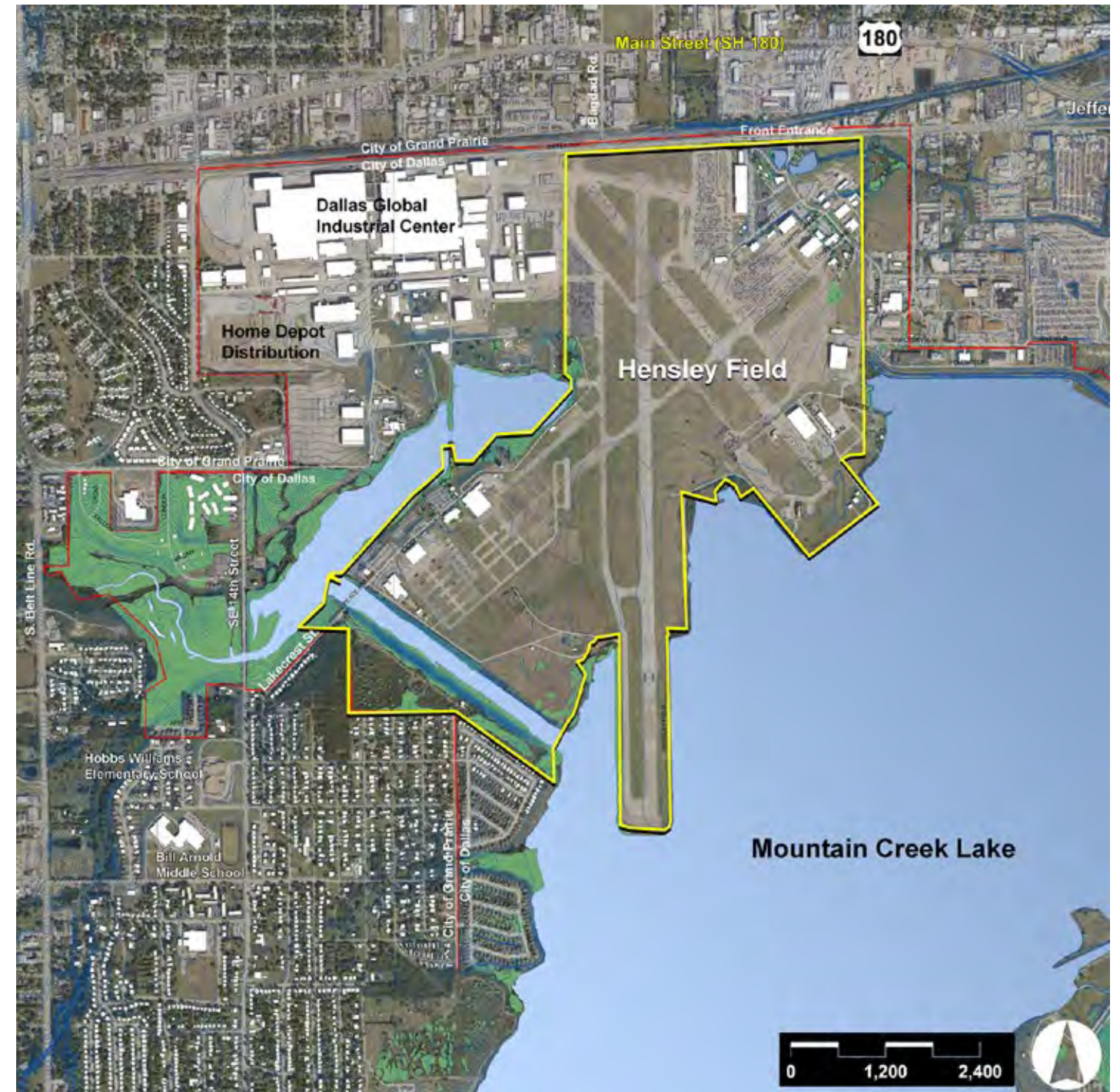
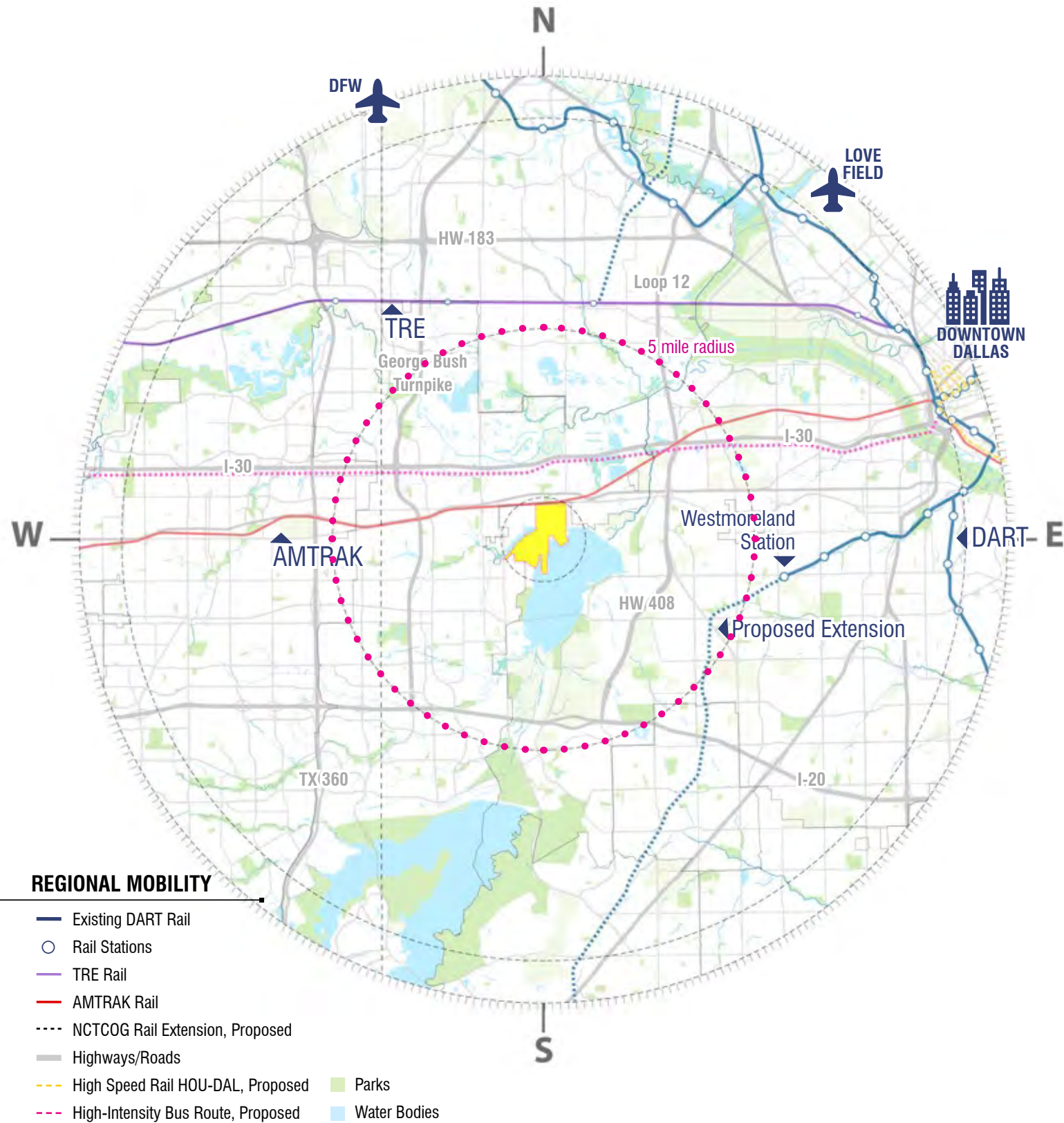
WWII flight training for Pacific Theater pilots

Redevelopment of Hensley Field, original Hensley Field facilities **demolished**

Operation **Desert Shield** & **Desert Storm** combat support

Site Location

Leah Hales, SWA





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AGRICULTURAL SCENARIOS

Why Agriculture?

Sarah Fitzgerald, SWA

Related CECAP Actions

FA1. Increase access to **information** on sustainable agriculture, best practices, and benefits of healthy and local foods.

FA5. Support **non-profits** solving **food justice** issues in Dallas with grant-writing and developing creative financing options.

FA8. Support the **creation of food-related green jobs** in production, processing, storage, distribution and waste management.

FA10. Enhance the market by providing **incentives to sell locally-produced food** at **affordable** prices.

FA11. Increase **food security** by supporting stakeholders in the food systems food supply chain with tools to plan for changing weather and extreme events.

FA12. Identify opportunities for **controlled-environment agriculture** to increase local food production that are less energy and water intensive and protected from climate extremes.



GOAL 7: ALL DALLAS' COMMUNITIES HAVE ACCESS TO HEALTHY, LOCAL FOOD.

Why Food and Urban Agriculture Matters	p. 153
Building on City Achievements	p. 155
What can I do?	p. 156
Actions	p. 157



TARGETS

50%, 75%, 100% OF THE POPULATION LIVES HAS ACCESS TO HEALTHY, AFFORDABLE FOOD BY 2030, 2040, AND 2050.*

INCREASE BY 20%, 50%, 75% THE ACREAGE OF URBAN GARDENS PRODUCING FOOD BY 2030, 2040, AND 2050.**

INCREASE BY 10%, 25%, 50% OR MORE RESTAURANTS, FARM STANDS, OR MARKETS SOURCING FROM LOCAL PRODUCERS BY 2030, 2040, AND 2050.

*within 1/2 mile walk or 10-minute drive
**for community distribution, local markets or restaurants

Dallas Comprehensive Climate Action Plan (CECAP)

Common to All Three Scenarios

Sarah Fitzgerald, SWA

Site Remediation

- Navy has committed to cleaning the site to **unrestricted residential standards** in a way that will not impede or delay redevelopment
- Remediation of previously identified **soil contamination** has been **95% completed** by the Navy and approved by TCEQ
- Remediation for non-PFAS **groundwater** contamination is **in progress** with several areas undergoing long-term sampling and monitoring by the Navy
 - Ground water depth estimated at 5'-30' below surface
- Navy is investigating the extent and remediation requirements of Polyfluoroalkyl substances (**PFAS**)



Locations of Cottonwood Bay and Mountain Creek Lake contaminated sediments 20

Common to All Three Scenarios

Sarah Fitzgerald, SWA

Mix of Land Uses

Hensley Field will be a mixed-use
“live-work-play” community



Common to All Three Scenarios

Sarah Fitzgerald, SWA

A Full Service Grocery Store

Serving the needs of surrounding communities as well as the future residents and workers at Hensley Field



Common to All Three Scenarios

Sarah Fitzgerald, SWA

Pursue Healthy Food Systems

Hensley Field as a working demonstration of best practices for on-site, healthy food production and distribution



Scenario 1: Agriculture Program

Leah Hales, SWA

In-Ground Area: 22 acres
Building Area: 56,000 sf (approx)
Building Height: 20-25' (approx)
Of Note: proximity to water's edge



Bio-Intensive Farmer Training (Pie Ranch, San Francisco, CA)



Controlled environment agricultural research



Context Area



Army Reserve Aircraft Hangar

Scenario 2: Agriculture Program

Leah Hales, SWA

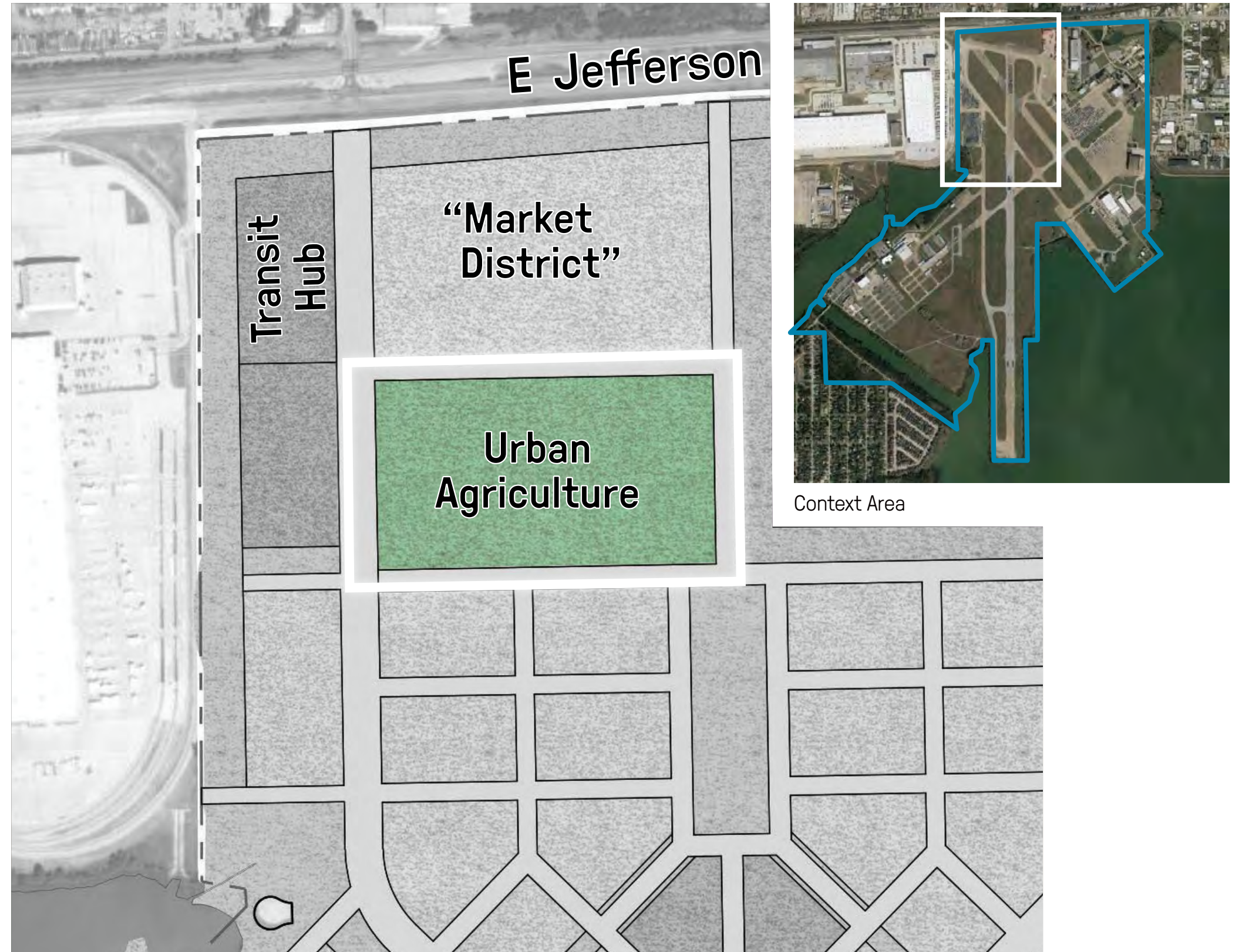
In-Ground Area: 20 acres
Building Area: none existing
Of Note: proximity to possible
“Market District” & Transit Hub



Working Farm, The Cannery - Davis, CA



Farmer's Market, Mueller - Austin, TX



Scenario 3: Agriculture Program

Leah Hales, SWA

In-Ground Area: 34.5 acres

Building Area: 85,000sf

Building Height: 35'

Of Note: visible from Jefferson St.
& potential planned transit stops
within development



Food Hub Concept. Source: UCANR



Concept rendering



Context Area



Aircraft Maintenance Hangar



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DISCUSSION

Discussion

Leah Hales, SWA

- How could Hensley Field be best utilized to support food production, mitigate food deserts, and contribute to Dallas's CCAP goals?
 - What **achievable goals** should be set to guide our effort for this important element in the overall Hensley Field Master Plan?
-
- How much **acreage** does your type of agriculture require to produce substantial gains?
 - How many people does that acreage help feed?
 - What type of **infrastructure** would be needed to support growing food in your manner/scale?
 - How should Hensley Field endeavor to **distribute food** grown on-site?
 - Should Hensley Field use its agricultural space mostly for **education, research, and/or high-production farming**?



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NEXT STEPS

- Refine, compare and evaluate the Scenarios: *May/June*
- “Discovery Tour” Community Event: *June 5th*
- Develop the Master Plan: *July through March 2022*



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THANK YOU!

More input to share? Let us know!

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