

## **HENSLEY FIELD: GUIDING PRINCIPLES & GOALS**

Date: August 8, 2021

### **THE HENSLEY FIELD PROJECT MISSION:**

Leverage the value of the City-owned Hensley Field to achieve positive, measurable benefits for the site, the surrounding communities and the region - benefits related to economic vitality, environmental stewardship, and social equity.

### **THE THREE PILLARS OF SUSTAINABILITY:**

Hensley Field's overarching "**Pillars of Sustainability**" hold the core values underlying Dallas's many public policies and plans. When all three pillars are present and strong, people enjoy a high quality of life: economic well-being; a clean and healthy environment, and a sense of social belonging and fulfillment. Hensley Field is conceived to be such a place – a landmark project that will demonstrate the City's commitment to these three, foundational values:

1. **ECONOMIC VITALITY:** Development that brings new economic opportunities to a part of Dallas that has long experienced disinvestment;
2. **ENVIRONMENTAL STEWARDSHIP:** A place that interacts responsibly with the planet to revitalize and sustain natural resources while fulfilling the needs of future generations; and
3. **SOCIAL EQUITY:** The creation of an inclusive and welcoming community that provides opportunity for people of all ages and all social, economic and ethnic backgrounds.

### **HENSLEY FIELD'S SIX GUIDING PRINCIPLES:**

1. **ENVIRONMENTAL HEALTH:** Develop Hensley Field as a "living laboratory of resilience" that is a "proof of concept" project for Dallas' Comprehensive Environmental Climate Action Plan (CECAP).
2. **ECONOMIC OPPORTUNITY & INVESTMENT:** Hensley Field will increase economic opportunity for West Dallas by attracting public and private sector investment that creates new jobs, raises incomes, and provides a diverse range of housing types and community amenities.
3. **AFFORDABILITY & DIVERSITY:** Hensley Field will offer a wide range of business and housing choices that support an inclusive community of socially and economically diverse residents.
4. **HEALTHY COMMUNITIES:** 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.
5. **MOBILITY & ACCESS:** Hensley Field will be seamlessly connected to the regional and local transportation networks with a safe, multi-modal orientation.
6. **HISTORY & CULTURE:** Hensley Field will leverage historic & cultural resource management to support broader sustainability, equity and economic project goals.

**1 ENVIRONMENTAL HEALTH: Develop Hensley Field as a “living laboratory of resilience” that is a “proof of concept” of Dallas’ Comprehensive Environmental Climate Action Plan (CECAP).**

**EH-1:** Ensure that all new construction at Hensley Field is “**net zero**”, built with low-carbon, healthy materials and that it protects the natural environment with green infrastructure and beautiful, restorative landscapes that provide habitat and biodiversity.

**EH-2:** Combat **heat island** effects and enhance air quality by preserving and increasing tree canopy and reducing impervious cover.

**EH-3:** Employ **green infrastructure** and low-impact development (LID) techniques to control urban run-off and protect the water quality of Mountain Creek Lake.

**EH-4:** Develop Hensley Field in a manner that **protects the night sky**, avoiding light pollution while ensuring safety.

**EH-5:** Prioritize businesses that invest in the “**circular economy**” where resources are kept in use for as long as possible; where the maximum value is extracted from them while in use, and where they are recovered and regenerated at the end of their useful life.

**EH-6:** Plan and implement Hensley Field to achieve **LEED certification** for Cities and Communities.

**2 ECONOMIC OPPORTUNITY & INVESTMENT: Hensley Field will increase economic opportunity for southwestern 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.**

**E&I-1:** Pursue one or more institutional or major employers as an **anchor use** to help to establish a new identity for the project, and to help catalyze high-quality, mixed-use development.

**E&I-2:** Attract **advanced technology companies** that provide employment opportunities for the local workforce, and partner with area educational institutions to train workers for such middle-skill jobs.

**E&I-3:** Invest in **site amenities** and green infrastructure that will support high-quality, mixed-use development.

**E&I-4:** Reuse existing hangars and other structures to accommodate **local and small business** and non-profit needs, including business incubators and other enterprises seeking affordable space.

**3 AFFORDABILITY & DIVERSITY:** Hensley Field will offer a wide range of business and housing choices that support an inclusive community of socially and economically diverse residents.

**A&D-1:** Create a mixed-income community with a **balance of affordable and market-rate housing**.

**A&D-2:** Provide a range of **“missing-middle” housing** types (e.g., townhouses, stacked flats, cottage courts, live-work, etc.), in addition to single-family homes, apartments and condominiums.

**A&D-3:** Ensure **long-term affordability**, such that any affordable units will be maintained as such through time.

**A&D-4:** Ensure that affordable housing is distributed and integrated throughout Hensley Field and is **indistinguishable from market-rate housing**.

**A&D-5:** Facilitate pathways toward **home ownership** as a means of family wealth-building and of reinforcing neighborhood stability.

**A&D-6:** Offer housing types with supportive services that allow people to **“age in place”**.

**4 HEALTHY COMMUNITIES:** 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.

**HC-1:** Attract a high-quality, **full-service grocery store** to address food insecurity and to meet the needs of future Hensley Field residents and those of the surrounding communities.

**HC-2:** Partner with **urban agriculture** non-profits, farmers and related businesses to explore the potential of reserving a portion of Hensley Field as a working farm.

**HC-3:** Attract **healthcare** institutions that can provide clinical services to this area, which is currently underserved.

**HC-4:** Design Hensley Field as a **walkable and bikeable** community with a network of trails and pedestrian-friendly streets that promote active lifestyles to improve community health.

**HC-5:** Develop a **connected network of parks**, greenways, waterfronts and open spaces that provide a diversity of both passive and active recreational experiences.

**HC-6:** Collaborate with both Grand Prairie and Dallas ISDs and local colleges to address the **educational needs** of future families, workers and residents.

## **5 MOBILITY & ACCESS: Hensley Field will be seamlessly connected to the regional and local transportation networks with a safe, multi-modal orientation.**

**M&A-1:** Design a transportation system that **reduces single-occupancy vehicle trips**, thereby reducing greenhouse gas emissions and air pollutants.

**M&A-2:** Organize the Hensley Field Master Plan with an **integrated land use and transportation pattern** that facilitates high-frequency transit connections and establishes a strong pedestrian orientation.

**M&A-3:** Promote social equity through a transportation network that provides multiple, **high-quality travel choices** - as well as a high-density of transit connections - to meet the daily needs of residents and workers.

**M&A-4:** Work with potential transportation partners to anticipate and incorporate **new and emerging technologies** that enhance mobility options and efficiencies.

## **6 HISTORY & CULTURE: Hensley Field will leverage historic & cultural resource management to support broader sustainability, equity and economic project goals.**

**H&C-1:** Introduce interpretive elements that tell under-recognized stories, celebrate local culture and highlight the military and pre-military history of Hensley Field.

**H&C-2:** Develop the Hensley Field Plan to ensure that key elements of its historic context remain physically-legible, especially throughout the Project's parks and trail system and landscape plan.

**H&C-3:** Promote a range of green jobs in the local economy through preserving existing buildings and site features that reveal the heritage of the site, leverage the embodied carbon of existing structures, and reduce construction waste.

**H&C-4:** Explore the feasibility of the adaptive reuse of hangars and other structures for creative and cultural uses.

**H&C-5:** Identify preservation-related grants, tax credits and other resources that can help the future master developer or individual site developers to implement the appropriate preservation and reuse strategies.

**H&C-6:** Work pro-actively with the City of Dallas Historic Preservation Office and the Texas Historical Commission and to determine eligibility of historic and cultural resources at Hensley Field, and to set out the preservation, reuse and/or interpretive strategies that will be integrated into the final Hensley Field Plan.