

# Stakeholder Advisory Group Meeting

March 15, 2022





## To Review the Recommendations of the Draft Plan

- Are they consistent with your hopes and aspirations for Hensley Field?
- Should they be modified/ revised?
- Are there mis-statements or inaccuracies that should be addressed?
- Do you see problems/ issues in successfully implementing them?
- Are they adequately addressing the overall Mission and six Guiding Principles of the Master Plan?



# Project Mission

City of Dallas

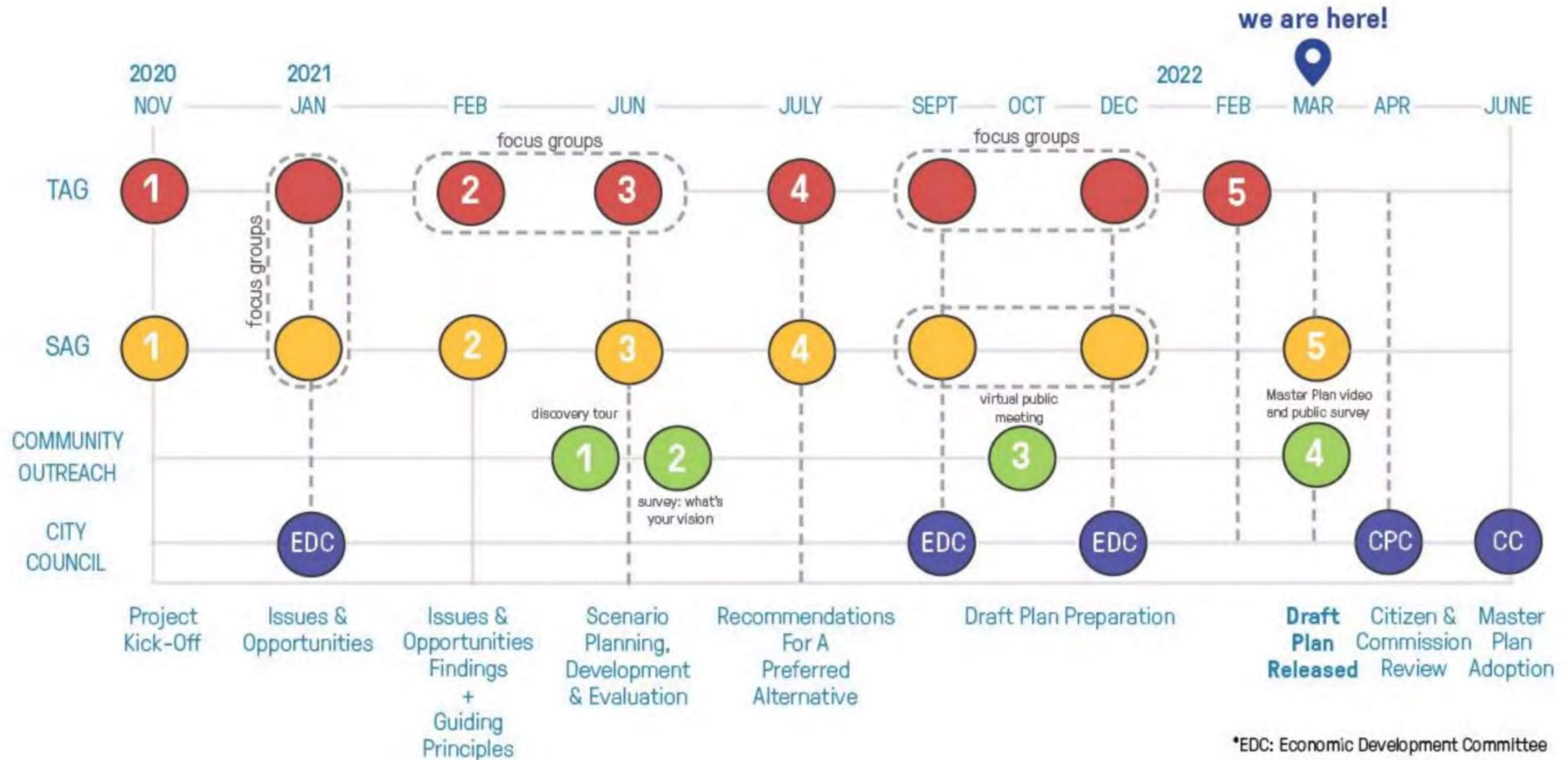
Leverage the value of this **City-owned asset** to create an **implementable plan** that achieves community objectives related to **social equity, economic vitality** and **environmental stewardship**





# Project Status

City of Dallas



\*EDC: Economic Development Committee  
 \*CPC: City Plan Commission



# Guiding Principles

City of Dallas

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

*Each principle has a series of corresponding Goals that will be used as Measurements of Performance*



# Environmental Remediation

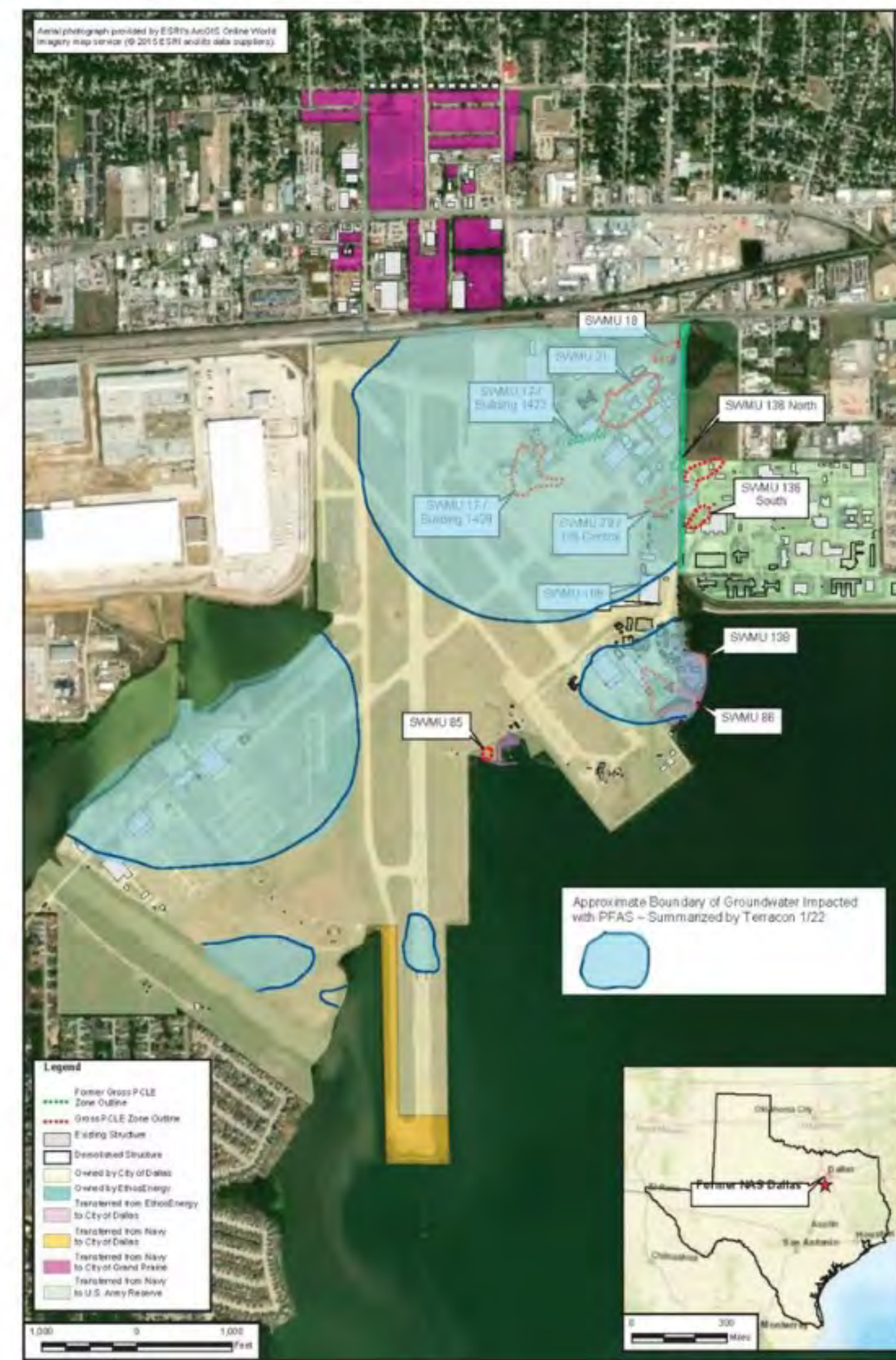
City of Dallas

## 1. CONTAMINANTS OF CONCERN

- Remediation of metals, petroleum hydrocarbon, polychlorinated biphenyls (PCBs), semi-volatile organic compounds, and chlorinated solvents has already taken place with soil remediation completed and approved by the Texas Commission on Environmental Quality (TCEQ).
- Groundwater remediation has been partially completed and is in progress by the Navy.

## 2. PFAS CONTAMINATION

- Polyfluoralkyl substances (PFAs) currently being investigated by the Navy.
- The Navy's study of the extent of PFAS contamination and approaches for mitigation expected to be complete in early 2022.
- Feasibility Study assessing remedial alternatives expected to be complete by the end of 2023.
- Current Navy plans indicate cleanup of PFAS impacted soils prior to redevelopment or in phases with construction and coordinated with TCEQ.
- 2002 Settlement Agreement requires Navy to complete cleanup to residential standards.





# Plan Overview

Jim Adams, MAS





# Plan Overview

Jim Adams, MAS



- **A Walkable, Mixed-Use Community:** with over 3.7 million square feet of Commercial and Institutional uses and 6,800 residential units;
- **An Interconnected Network of Open Spaces,** comprising more than 25% of the site area, placing every resident within a five-minute walk of a park or public space;
- **A Strong Orientation to Mountain Creek Lake,** introducing waterfront trails, a new marina and water-oriented recreational uses
- **Historic Preservation and Adaptive Reuse** of key buildings and facilities;
- **A Multi-Modal Transportation System** with links to Dallas' high-capacity transit network;
- **Net-Zero Construction and the Maximization of Renewable Energy Sources** including the creation of a 40-acre Innovation Village on the Runway Peninsula;
- **A Diversity of Housing Choices in a Mixed-Income Community** with a complete range of housing types, 20% of which will provide for long-term affordability to qualified applicants.



# Plan Overview

Jim Adams, MAS



*High-Capacity Transit Stations within a 10-Minute Walk of Most Residents and Workers*



# Plan Overview

Jim Adams, MAS



*Neighborhoods organized around an Engaging Network of Open Spaces and Greenways with Blue-Green Infrastructure*



# Plan Overview

Jim Adams, MAS



*Restoration of the Cottonwood Creek alignment.*



# Plan Overview

Jim Adams, MAS



*Innovation Village on the 40-acre Runway Peninsula as a Demonstration Project for Sustainable Development*



# Plan Recommendations

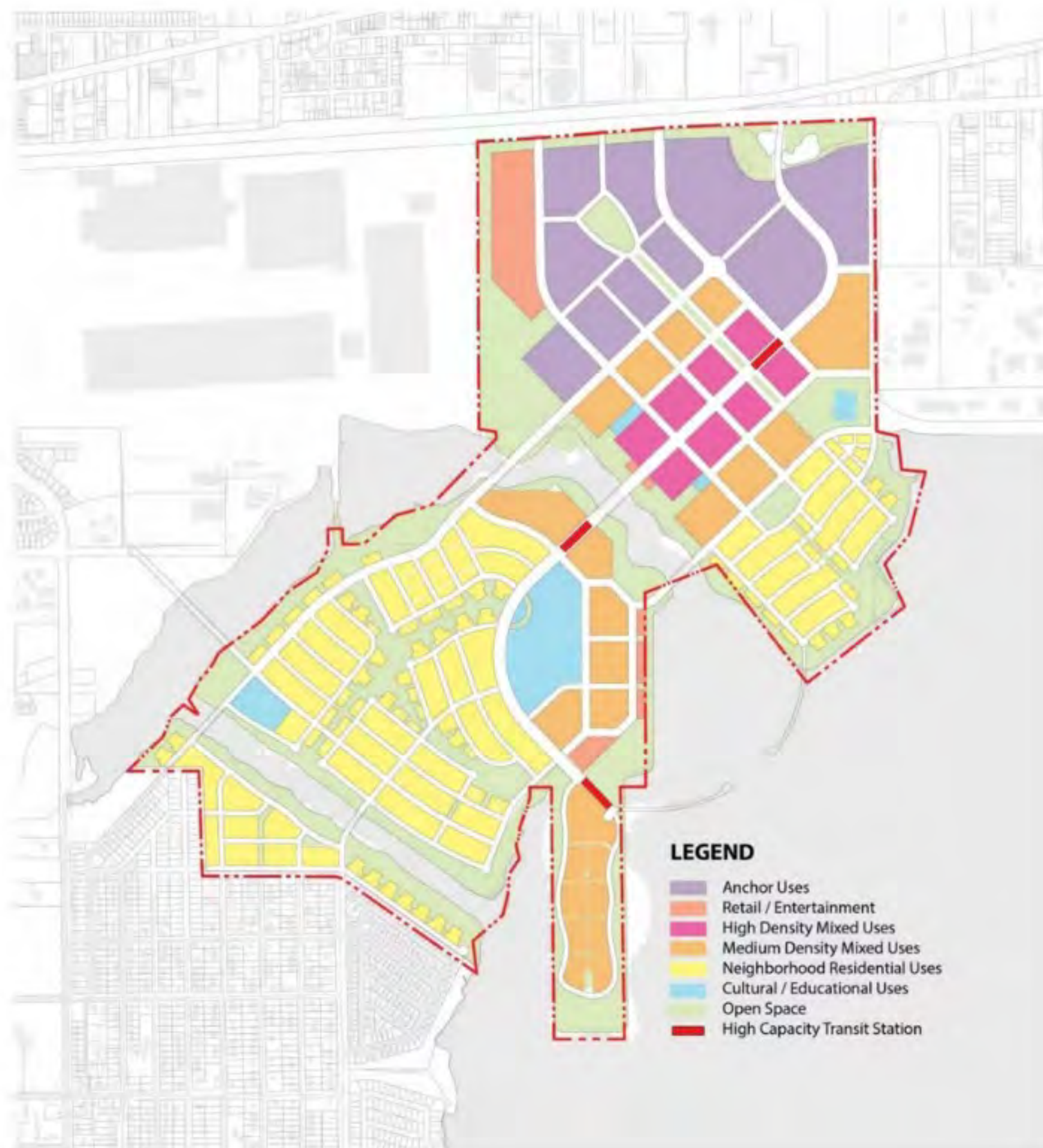
- 1** Land Use and Economic Development  
Affordability and Diversity
- 2 Open Space and Public Facilities  
Historic Preservation and Adaptive Reuse
- 3 Transportation and Mobility
- 4 Sustainability Forward  
Utilities
- 5 Implementation  
Phasing, Financing, Governance and Entitlements



# Plan Recommendations

Jana McCann, MAS

## LAND USE AND ECONOMIC DEVELOPMENT



1. Reserve **60 to 80 acres** of land along the Jefferson Street frontage for one or more **corporate or institutional user(s)**
2. A **Film Studio complex** should be considered as one potential anchor use.
3. **30-40% of the homes** at Hensley Field should be targeted for **low to medium density fee-simple ownership**.
4. A program of mixed-income housing should be incorporated, guided by existing City of Dallas policies.
5. Initiatives should commence to accelerate the **relocation of the Texas Army National Guard** to allow for early-term residential development in the southwest quadrant of the site.

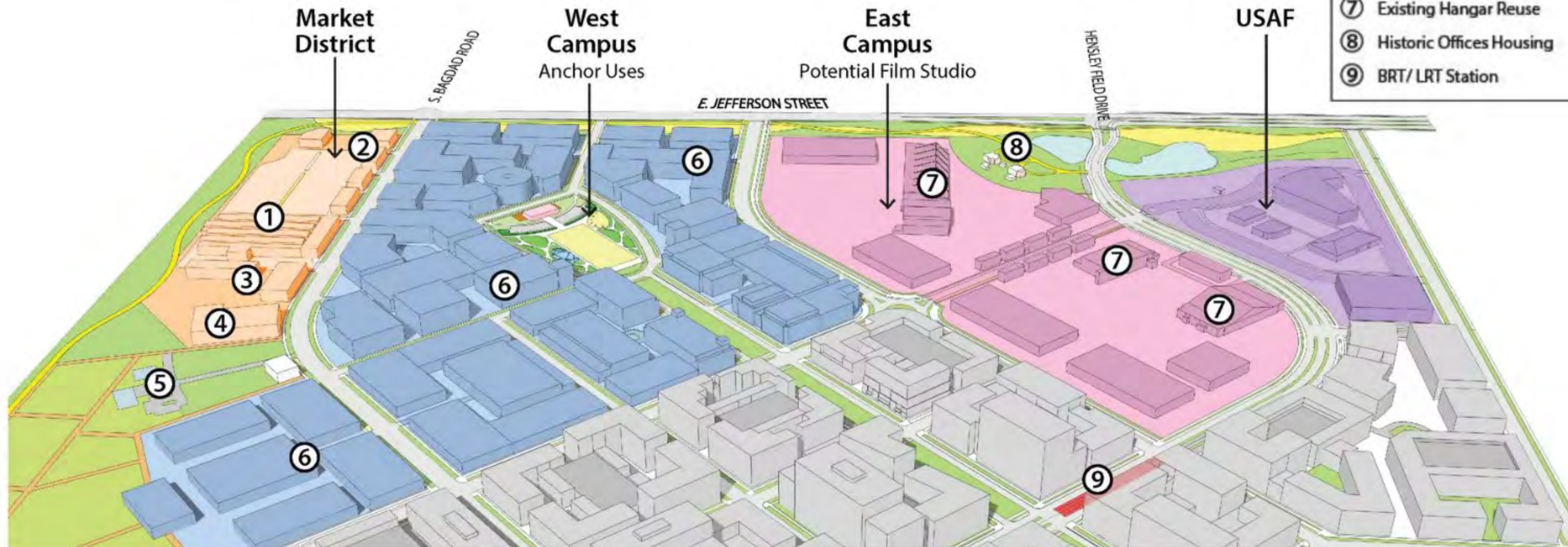


# Plan Recommendations

Jana McCann, MAS

## LAND USE AND ECONOMIC DEVELOPMENT

- ① Full Service Grocery Store
- ② Regional Retail
- ③ Fire/ EMS Station
- ④ Composting/ Recycling Center
- ⑤ Urban Farm
- ⑥ Corporate and/or Institutional Users
- ⑦ Existing Hangar Reuse
- ⑧ Historic Offices Housing
- ⑨ BRT/ LRT Station



**Economic Development Opportunity at Hensley Field**



# Plan Recommendations

Jana McCann, MAS

## URBAN DESIGN PRINCIPLES



**Strong Connection to Nature**



**Compact and Walkable  
Districts and Neighborhoods**



**Reducing the Dominance of  
the Automobile**



**Diverse and Resilient  
Architecture of High Quality**



**Livable and Compatible  
Density**



**An Active and Engaging  
Public Realm**



# Plan Recommendations

Jana McCann, MAS

## AFFORDABILITY & DIVERSITY



Yard House



Row House



Courtyard Rows



Paseo Rows



Shop Houses



Multi-Family Mixed Use

1. Full Spectrum of “Missing Middle” Homes
2. 20% of All Homes to be Affordable
  - For Sale at 80% of AMI
  - Rental at 60% of AMI
3. Affordable homes distributed throughout all housing types to be indistinguishable from market-rate homes
4. Affordability Tools:
  - Community Land Trust
  - Developer Cross Subsidizing
  - Low Income Housing Tax Credit Developments
5. Rental vs For Sale Housing
  - Balance of 40% to 60% for each



# Plan Recommendations

Jana McCann, MAS



*Hensley Field will include a full spectrum of housing choices, from detached homes to mixed-use apartment and condominium buildings.*



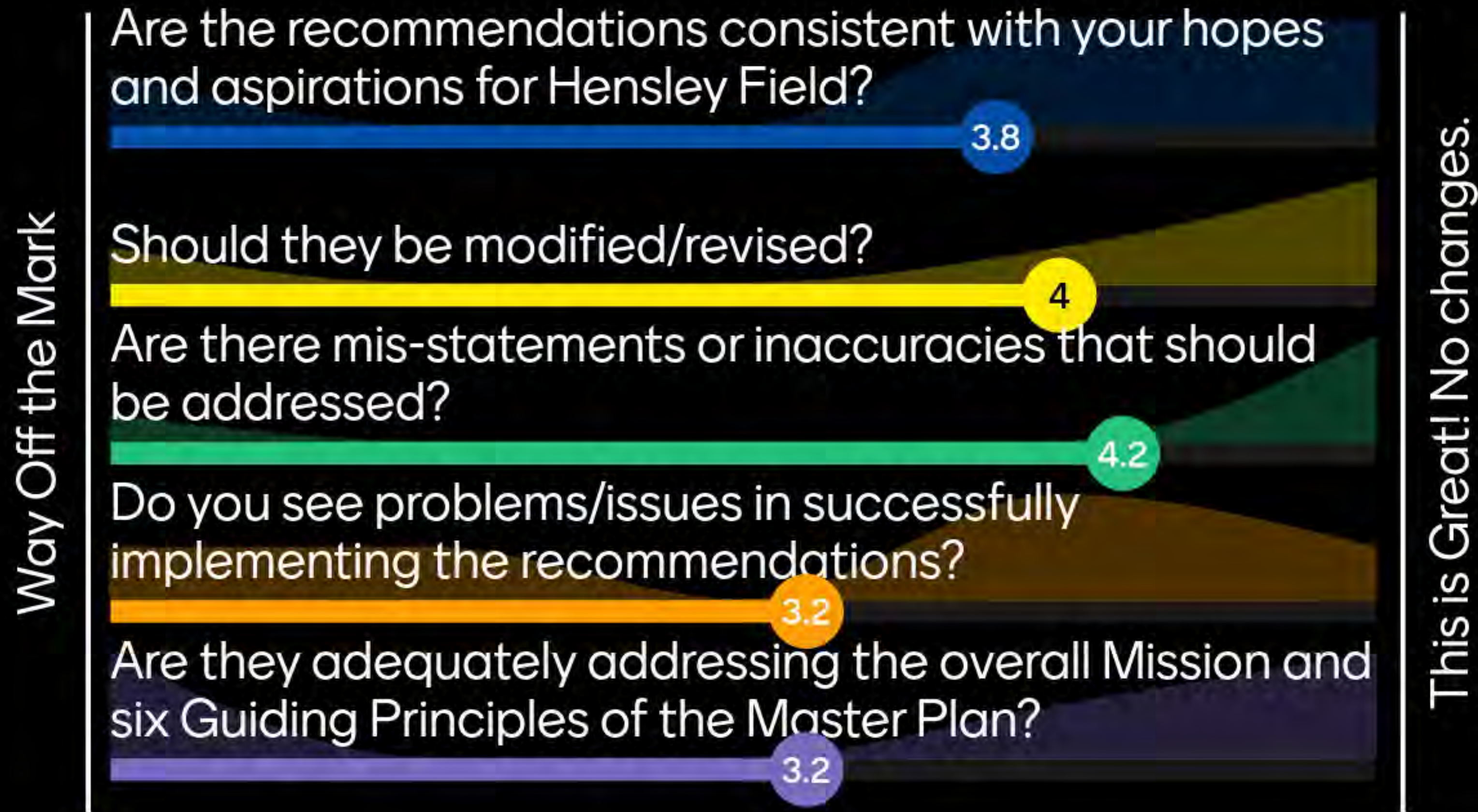
## LAND USE AND ECONOMIC DEVELOPMENT AFFORDABILITY & DIVERSITY

### QUESTIONS AND DISCUSSION

- Are the recommendations consistent with your hopes and aspirations for Hensley Field?
- Should they be modified/ revised?
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# Land Use and Economic Development; Affordability and Diversity





# What specific comments do you have related to Land Use and Economic Development or Affordability and Diversity?

There does not appear to be many options for small businesses - live/work lofts, small creative spaces, etc



# Plan Recommendations

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Historic Preservation and Adaptive Reuse**
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Phasing, Financing, Governance and Entitlements



# Plan Recommendations

Leah Hales, SWA

## OPEN SPACE AND PUBLIC FACILITIES



1. Reserve **at least 25%** (185 acres) of the site for **publicly-accessible open space**.
2. Reserve a 10-acre site for a **GPISD public school** and locate the facility adjacent to a 10-acre playfield area.
3. Coordinate with the City Office of Environmental Quality to assess risks and rewards related to the **realignment of Cottonwood Creek**.
4. Integrate **green/blue infrastructure** as part of the open space program.
5. Ensure that every resident and employee is within a **five-minute walk** of public open space.
6. Negotiate with the **US Air Force** for the reconfiguration of its lease boundaries, allowing for improvement of the open spaces and ponds.



# Plan Recommendations

Leah Hales, SWA

## OPEN SPACE AND PUBLIC FACILITIES





# Plan Recommendations

Leah Hales, SWA





# Plan Recommendations

Leah Hales, SWA





# Plan Recommendations

Leah Hales, SWA



Marina Esplanade



# Plan Recommendations

Leah Hales, SWA

## HISTORIC PRESERVATION & ADAPTIVE REUSE



Officers Houses, c. 1932



DNAS Maintenance Hangar, 1941



Fuget Cemetery, est. 1864



DNAS Water Tower, 1941



Small Arms Magazines, 1952

1. **Preserve and interpret** the history of Hensley Field so that future residents and visitors can engage with and enjoy its **unique character and identity**.
2. Take steps to **stabilize** key hangars and the Officers Houses, to prevent further deterioration.
3. Work with **COD's Historic Preservation Office** to develop a strategy for the protection, reuse and interpretation of existing landscapes and structures.
4. Prioritize the preservation and adaptive reuse of the two **Officers Houses** for a publicly-oriented use.
5. Pursue a major, public-oriented use for the historic **Dallas Naval Air Station (DNAS) Maintenance Hangar**, such as an event space, brew pub, food market hall, etc.



# Plan Recommendations

Leah Hales, SWA

## HISTORIC PRESERVATION & ADAPTIVE REUSE



Dallas NAS Maintenance Hangar (1941)



DNAS Water Tower (1941)



Small Arms Magazines (1960s-1970s)



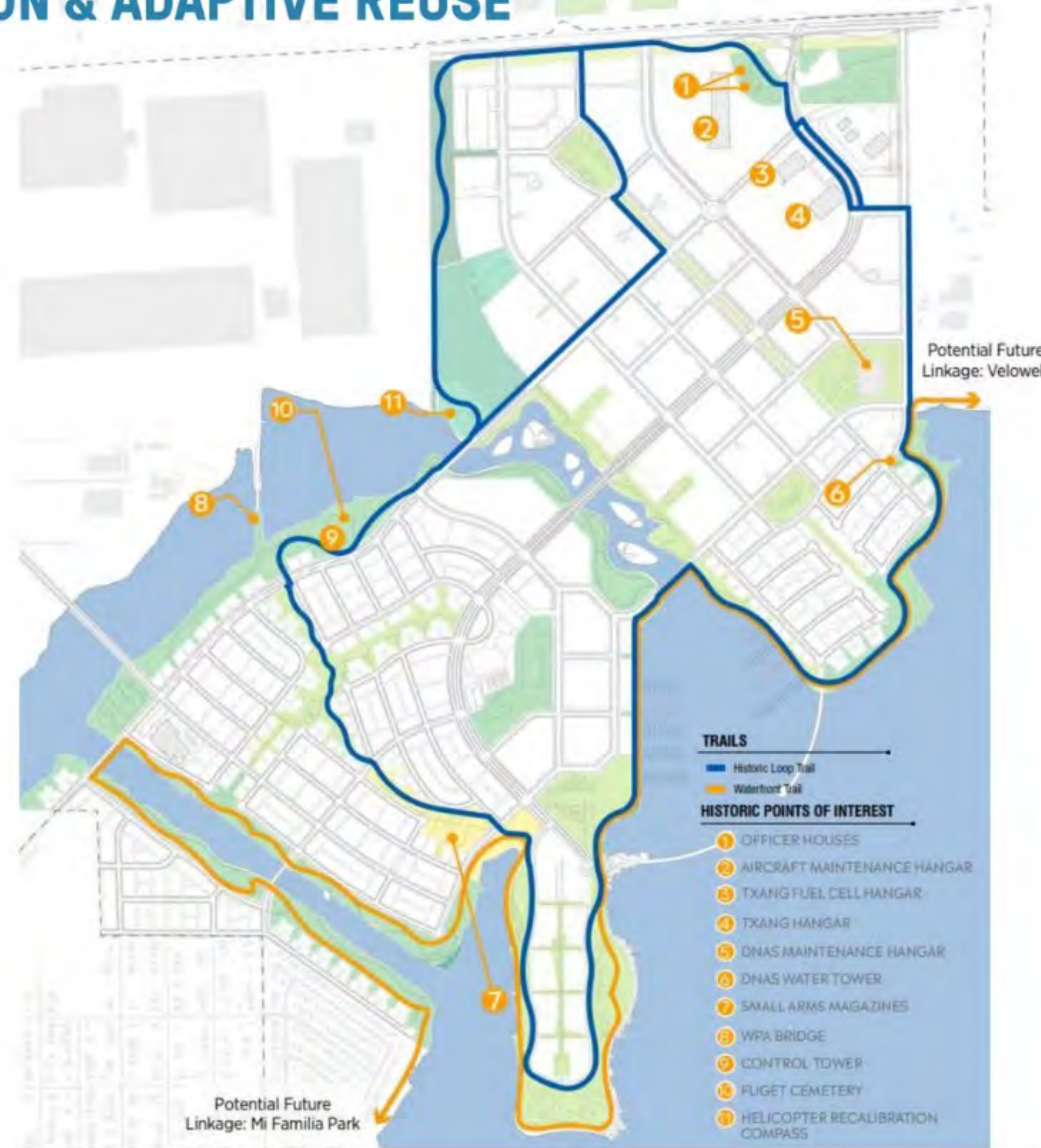
WPA-era bridge

5

6

7

8



Interpretive Loop Trail



Officer Houses (1932-1933)



Aircraft Maintenance Hangar (1972-1979)



TXANG Fuel Cell Hangar (1978)



Texas Air National Guard Hangar (1961)



# Plan Recommendations

Leah Hales, SWA





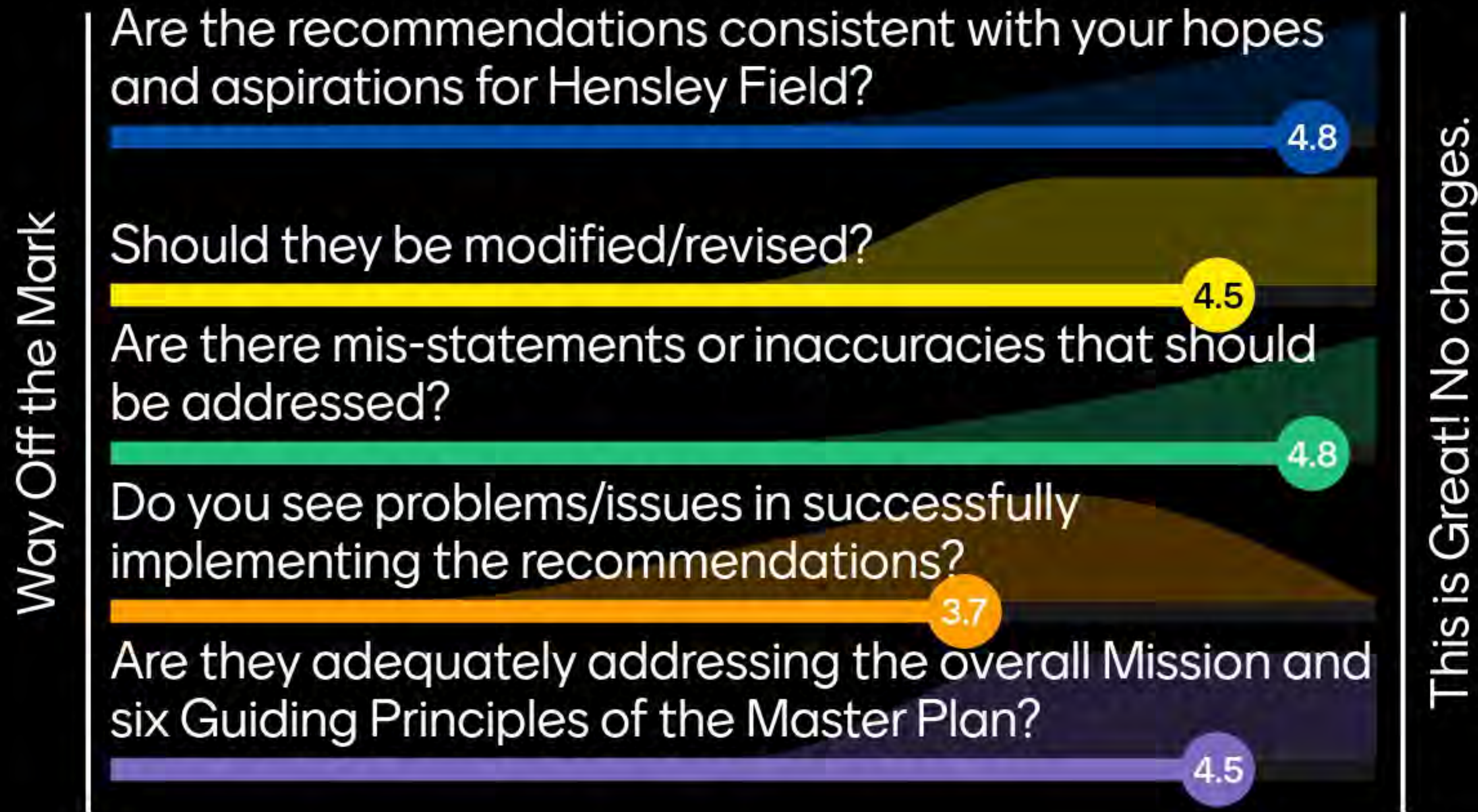
## **OPEN SPACE AND PUBLIC FACILITIES HISTORIC PRESERVATION & ADAPTIVE REUSE**

### **QUESTIONS AND DISCUSSION**

- Are the recommendations consistent with your hopes and aspirations for Hensley Field?
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# Open Space and Public Facilities; Historic Preservation and Adaptive Reuse





# What specific comments do you have related to Open Space and Public Facilities or Historic Preservation and Adaptive Reuse?

Recommend that the Officers Quarters and the 1941 Hanger be designated City of Dallas Landmarks

What about the loop around the lake? It would be great to connect more trails to the site



# Plan Recommendations

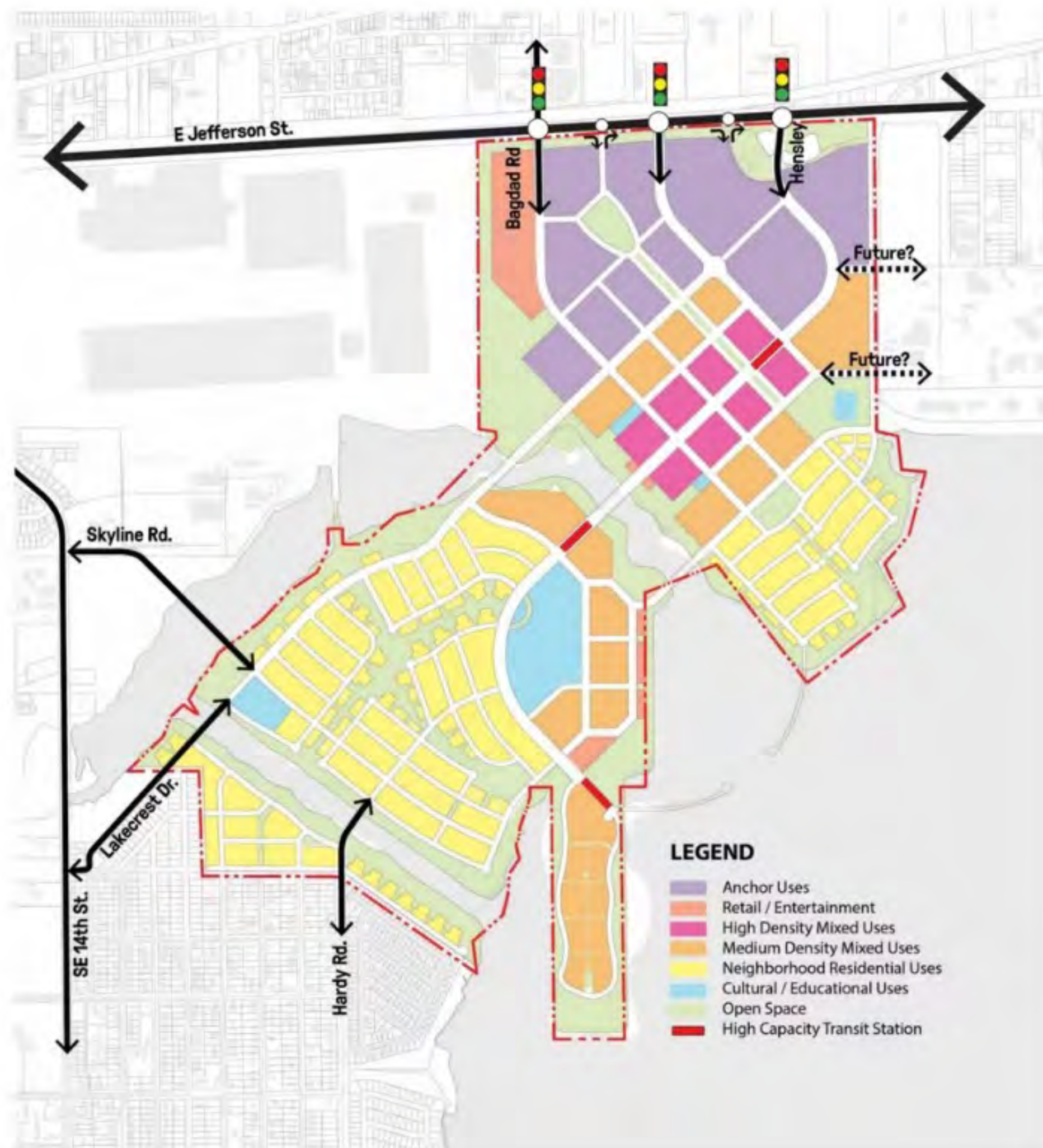
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# Plan Recommendations

Jeremy Klop, Fehr + Peers

## TRANSPORTATION & MOBILITY



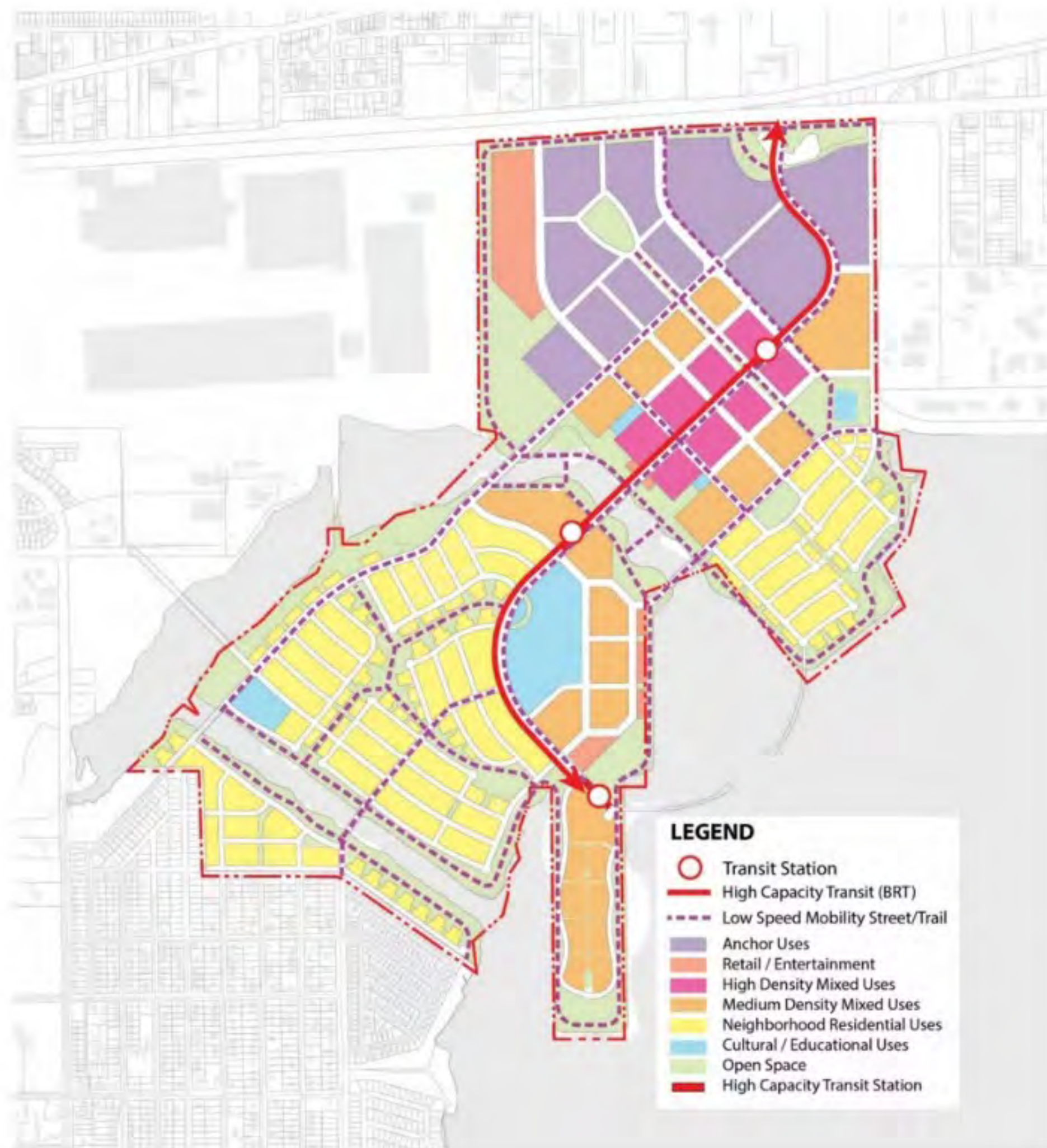
1. **Maximize vehicular connections** to the surrounding roadway network to reduce congestion and to distribute trips, including:
  - **Three signalized intersections** along Jefferson Street at 1,000 foot intervals and two right-in/right-out streets in between;
  - **Hardy Road** and **Lakecrest Drive** connections across the diversion channel;
  - A **Skyline Drive** connection across Cottonwood Creek; and
  - Future **eastern roadway connections** to adjoining properties upon their redevelopment.



# Plan Recommendations

Jeremy Klop, Fehr + Peers

## TRANSPORTATION & MOBILITY



2. Coordinate with DART to plan a **high-capacity transit linkage** to Hensley Field, including:
  - **Center-running BRT** dedicated lanes looped through the site; and
  - Exploration of **future LRT linkages** that provide direct connections to Downtown (e.g., Jefferson Street, Davis Street, I-30);
3. Provide for future **AV Transit** on a dedicated transit way so that most residents are **within a 10-minute walk of transit**.
4. Provide a network of “**Low Speed Mobility**” streets with **protected bikeways**.
5. Implement “**Complete Streets**” design that prioritizes a high level of comfort for pedestrians and bicyclists.



# Plan Recommendations

Jeremy Klop, Fehr + Peers



*The Park Blocks feature mixed-use development oriented to a multi-modal spine with protected lanes for bikes and low-speed devices.*



# Plan Recommendations

Jeremy Klop, Fehr + Peers



*A Bus Rapid Transit Station and Mobility Hub*



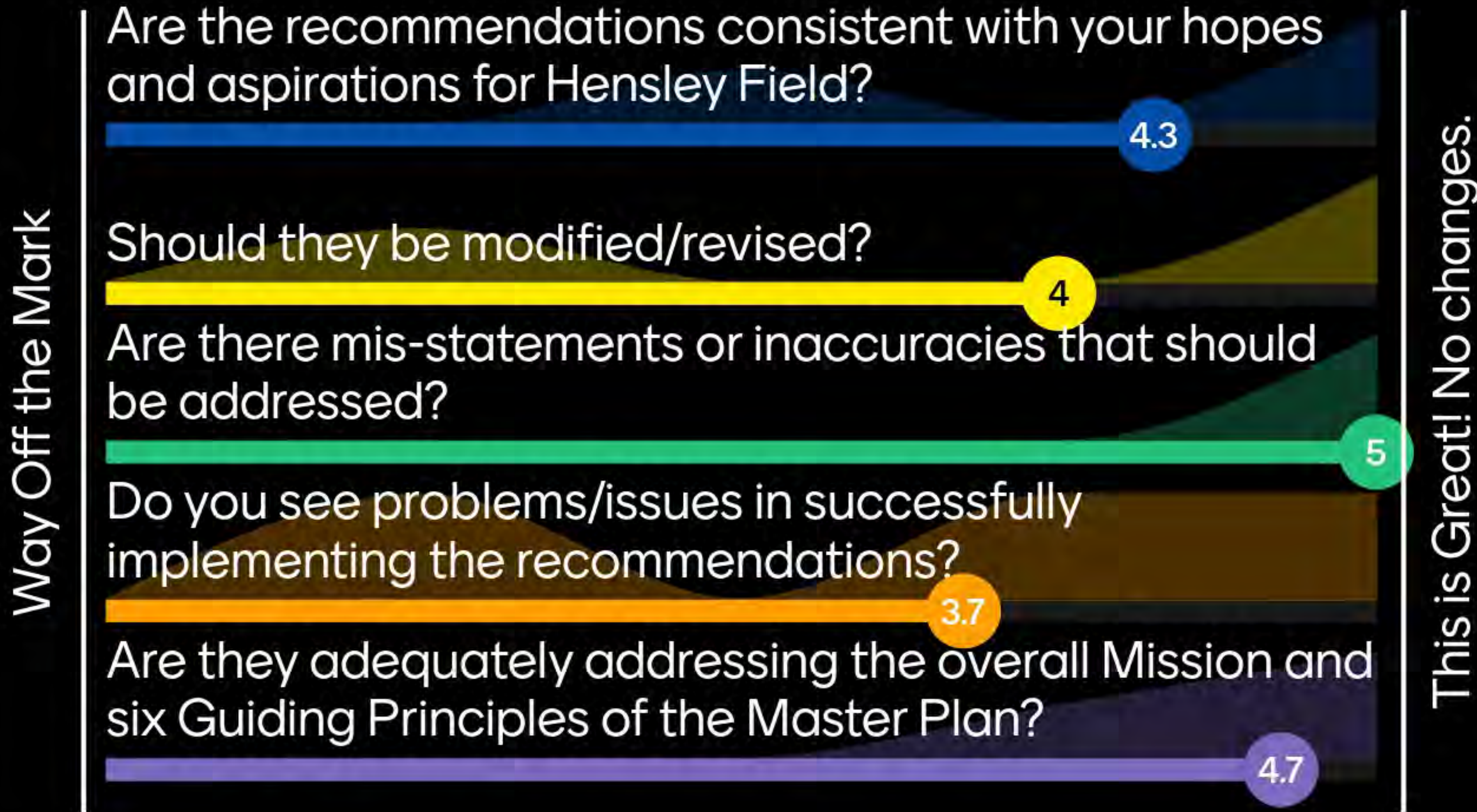
## TRANSPORTATION & MOBILITY

### QUESTIONS AND DISCUSSION

- Are the recommendations consistent with your hopes and aspirations for Hensley Field?
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# Transportation and Mobility





# What specific comments do you have related to Transportation and Mobility?

The building of a transportation infrastructure seems very heavy given the total distance of the development



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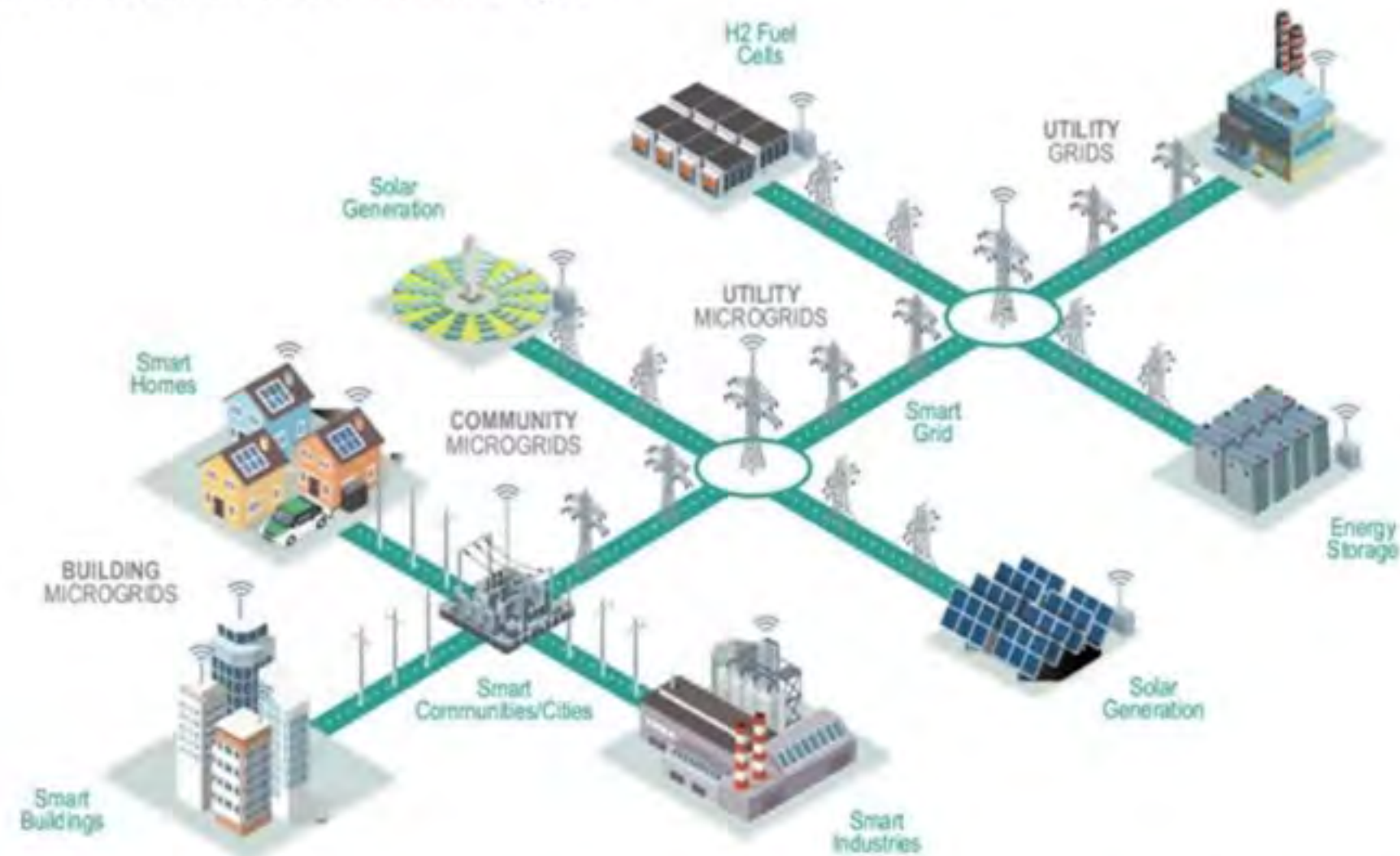
# Plan Recommendations

Sarah Fitzgerald, SWA

## SUSTAINABILITY FORWARD



Develop an “Innovation Village” at the Runway Peninsula (with a non-profit or corporate sponsor) as a demonstration project



Coordinate with Oncor or other utility providers to explore the commercial viability of District Energy and on-site Micro-Grid

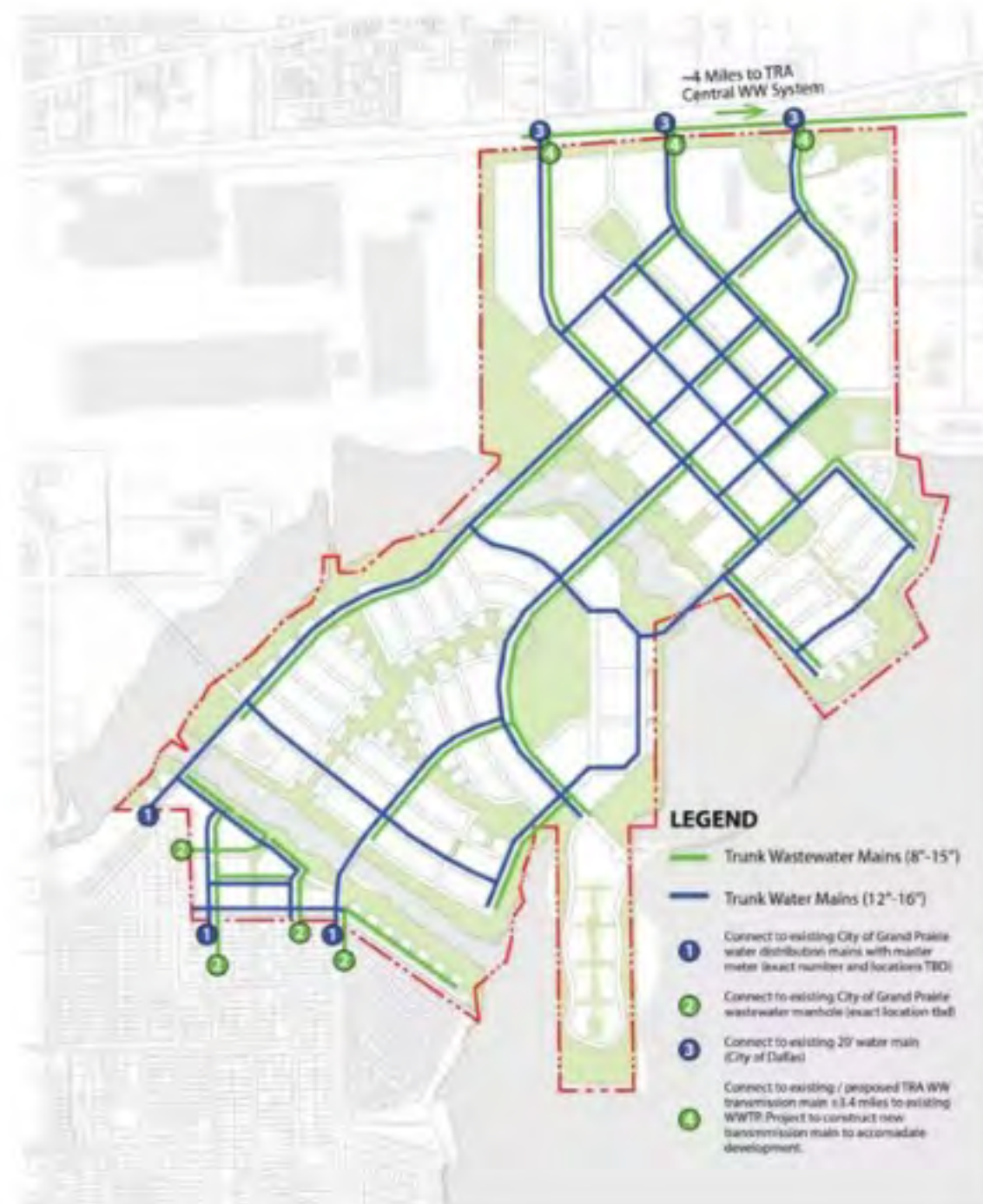
1. Establish Hensley Field as a living laboratory for resilience and a proof of concept for the **CECAP**.
2. Achieve minimum Gold Certification **LEED Cities and Communities**.
3. Establish net zero energy requirements and low carbon, healthy materials for all new construction.
4. Develop an “**Innovation Village**” on the Runway Peninsula (with a non-profit or corporate sponsor) as a demonstration project that tests state-of-the-art green infrastructure and emerging building technologies.
5. Provide recycling and compost collection throughout Hensley Field aligned with City of Dallas’ zero waste goal.
6. Use **Environment, Social and Governance (ESG) criteria as a basis to select** one or more corporate or institutional anchor users.



# Plan Recommendations

Sarah Fitzgerald, SWA

## UTILITIES



Water/ Wastewater



Wastewater

1. Rely on 20" City of Dallas water transmission line on Jefferson St for majority of development with southern portion served by Grand Prairie.
2. Construct parallel reclaimed water system for non-potable uses.
3. Construct 30" wastewater trunk line to TRA treatment plant 3.4 miles northeast of site when existing line is out of capacity.
4. Employ blue-green infrastructure to capture and treat 100% of the first flush of stormwater.
5. Coordinate with Oncor or other utility providers to explore the commercial viability of **District Energy** (DE) with **geo-thermal cooling** for the entire development and/or portions of it.



# Plan Recommendations





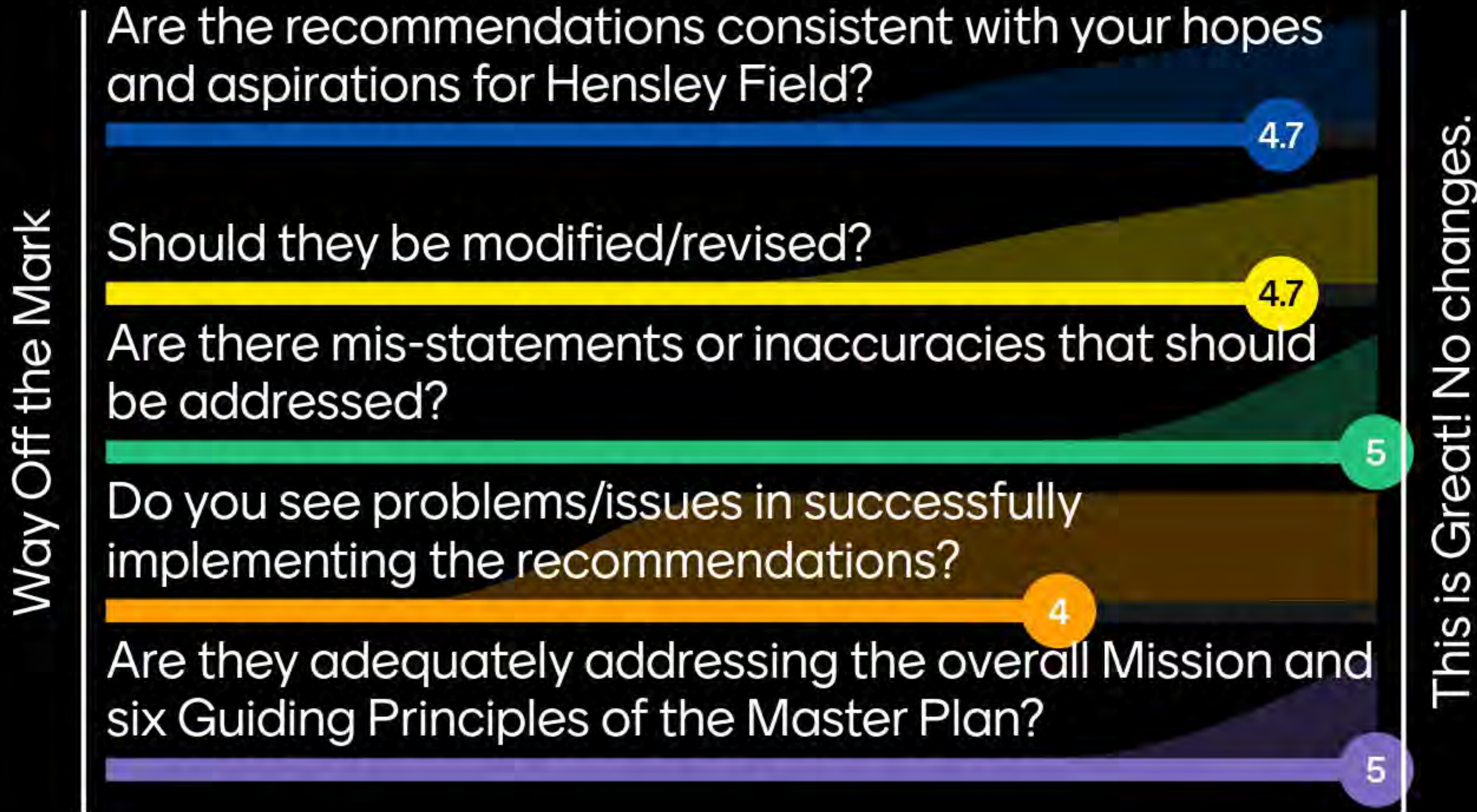
## **SUSTAINABILITY FORWARD UTILITIES**

### **QUESTIONS AND DISCUSSION**

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# Sustainability Forward; Utilities





**What specific comments do you have related to Sustainability Forward or Utilities?**





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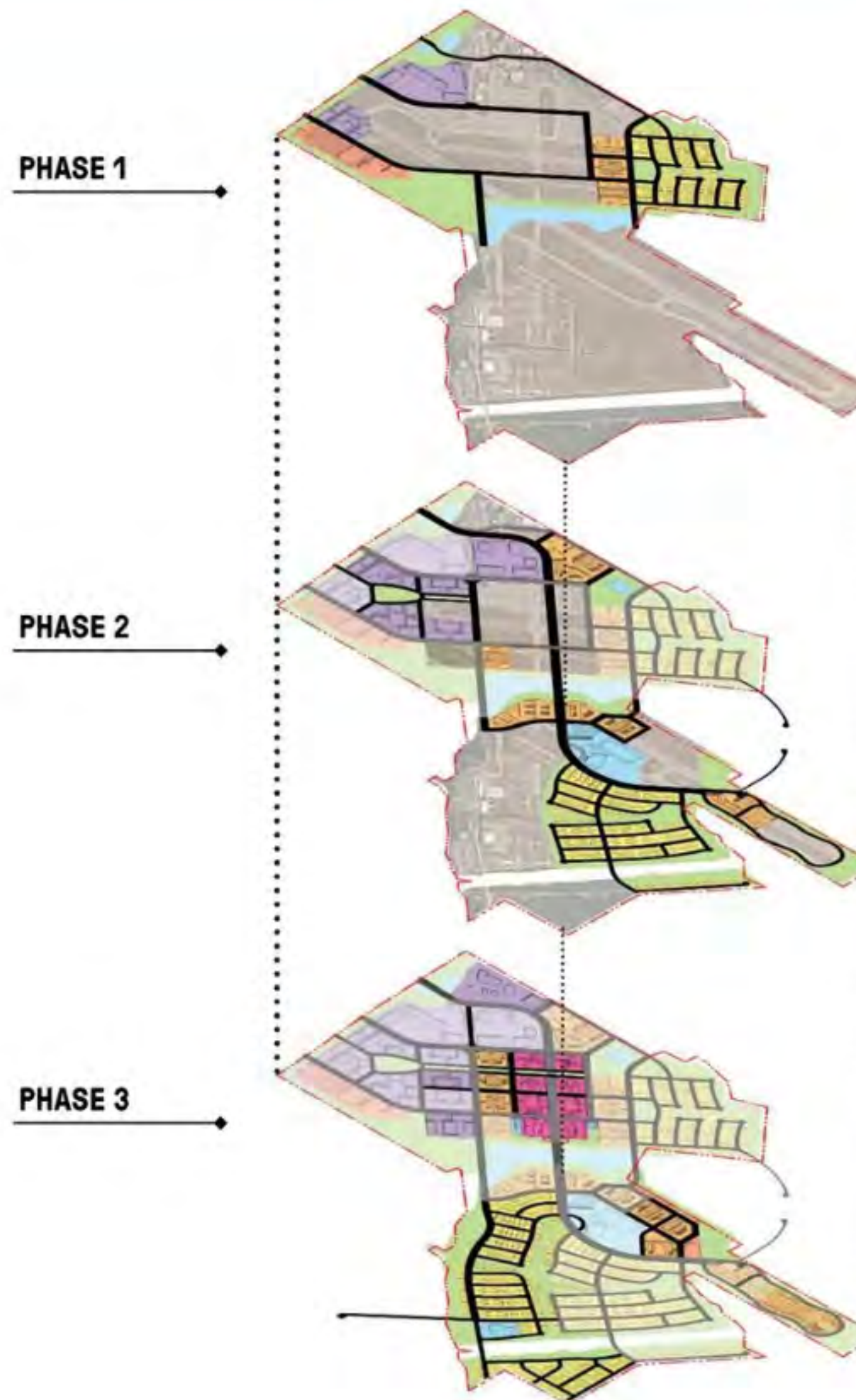


# Plan Recommendations

Jim Adams, MAS

## PHASING

1. Accelerate relocation of Texas Army National Guard Chinook Operation.
2. Phase project from Northeast to Southwest to allow for phase-out of Texas military.
3. Ensure that Navy meets provisions of 2003 settlement agreement to clean up site to residential standards in a way that doesn't impede redevelopment.



*The first five years of development will focus on initial site preparation and infrastructure investments including restoration of the original Cottonwood Creek alignment. Anchor employment uses will be located along Jefferson Street and the first neighborhood will be established overlooking Mountain Creek Lake.*

*The second phase will see significant build-out of the corporate campus, construction of the central transit spine, initiation of Innovation Village on the Runway Peninsula, and new neighborhoods surrounding the historic Small Arms Magazines and the community school.*

*Full build-out of the site is projected to occur in the final ten years of the project, once the Texas Army National Guard's helicopter squadron is relocated to Fort Worth. This phase will see development of the high density mixed-use core and additional neighborhoods along Cottonwood Bay and the Diversion channel.*



# Plan Recommendations

Dan Guimond, EPS

## FINANCING

### COSTS

	Phase One	Phase Two	Phase Three	TOTAL
Site Preparation	\$ 22.7	\$ 8.7	\$ 5.2	\$ 36.6 M
Off-Site Infrastructure	\$ 0.9	\$ 20.4	\$ 3.1	\$ 24.4 M
Site Bridges	0	\$ 1.9	\$ 4.0	\$ 5.9 M
Roadways/Utilities	\$ 47.4	\$ 81.8	\$ 59.4	\$ 188.5 M
Open Space	\$ 17.7	\$ 28.0	\$ 9.5	\$ 55.3 M
Emergency Services	\$ 8.3	\$ 0	\$ 0	\$ 8.3 M
Building Stabilization	\$ 2.8	\$ 0	\$ 0	\$ 2.8 M
Sustainability Forward	\$ 9.8	\$ 11.9	\$ 7.5	\$ 29.2 M
Contingencies/Soft Costs	\$ 12.1	\$ 17.0	\$ 9.9	\$ 40.0 M
<b>TOTAL COSTS</b>	<b>\$121.6</b>	<b>\$169.6</b>	<b>\$ 98.7</b>	<b>\$ 389.9 M</b>

### REVENUE

Residential	\$ 43.8	\$ 79.7	\$136.6	\$ 260.1 M
Non-Residential	\$ 30.8	\$ 38.2	\$ 23.5	\$ 92.5 M
<b>TOTAL REVENUE</b>				<b>\$ 352.6 M</b>
<b>REVENUES – COSTS =</b>				<b>\$ -37.3 M</b>
<b>NET PRESENT VALUE OVER 20 yrs</b>				<b>\$ -78.5 M</b>

- Total costs of \$390 million and total revenues of \$353 million over 20 years
- Deficit is estimated at \$99 million in years 1-10 with a positive \$61 million in years 11-20
- Cumulative deficit of \$37.3 million which has a net present value of -\$78.5 million
- \$29.2 million in Sustainability Forward costs are a portion of the deficit



# Plan Recommendations

Dan Guimond, EPS

## FINANCING: FUNDING AND FINANCING SOURCES

Description	Inputs			Totals (\$ millions)
	Tax Rate	Contribution	TIF Rate	
<b>Tax Increment Low Scenario</b>				
Dallas County	0.22795	55%	0.12537	\$35.2
City of Dallas	0.77330	75%	0.57998	162.8
<b>Total</b>	<b>1.00125</b>		<b>0.70535</b>	<b>\$198.0</b>
<b>Present Value over 20 Years</b>	<b>5.0%</b>	<b>finance (discount) rate</b>		<b>\$100.3</b>
<b>Tax Increment High Scenario</b>				
Dallas County	0.22795	75%	0.17096	\$48.0
City of Dallas	0.77330	90%	0.69597	195.3
<b>Total</b>	<b>1.00125</b>		<b>0.86693</b>	<b>\$243.3</b>
<b>Present Value over 20 Years</b>	<b>5.0%</b>	<b>finance (discount) rate</b>		<b>\$123.3</b>

- Utilize TIF through Tax Incentive Reinvestment Zone (TIRZ) to fund infrastructure public amenities, and benefits
- TIF is estimated to generate \$198 to \$243 million over 20 years. NPV of \$100 to \$123 million
- Explore Hensley Field as a sub-district of the Cypress Waters TIF District
- Other financing tools: Municipal Management District (MMO) Public Improvement District
- Environment and energy grants can help fund sustainability components



# Plan Recommendations

Jim Musbach, EPS

## GOVERNANCE

1. Select a Master Developer partner and negotiate a Master Development Agreement with defined responsibilities
  - Secure private investment capital and craft a public-private financing structure
  - Execute horizontal infrastructure elements (streets, utilities, parks, etc.)
  - Manage sale and development of real estate for residential and commercial development
2. Selected through a competitive RFQ/RFP process managed by Office of Economic Development
3. Enter into an Exclusive Negotiating Agreement (ENA)
4. Establish a dedicated multi-departmental staff team to negotiate/ implement the plan.

## SIMILAR PUBLIC-PRIVATE PARTNERSHIPS



MUELLER  
Austin, Texas

*A 711 acre mixed-use redevelopment of the Robert Mueller Municipal Airport, the development is a partnership between the City of Austin and a Master Developer.*



CENTRAL PARK  
Denver, Colorado

*Central Park (formerly known as Stapleton) is a 4,700 acre development that transformed the former Stapleton International Airport into a mixed-use community.*



Mission Bay  
San Francisco, California

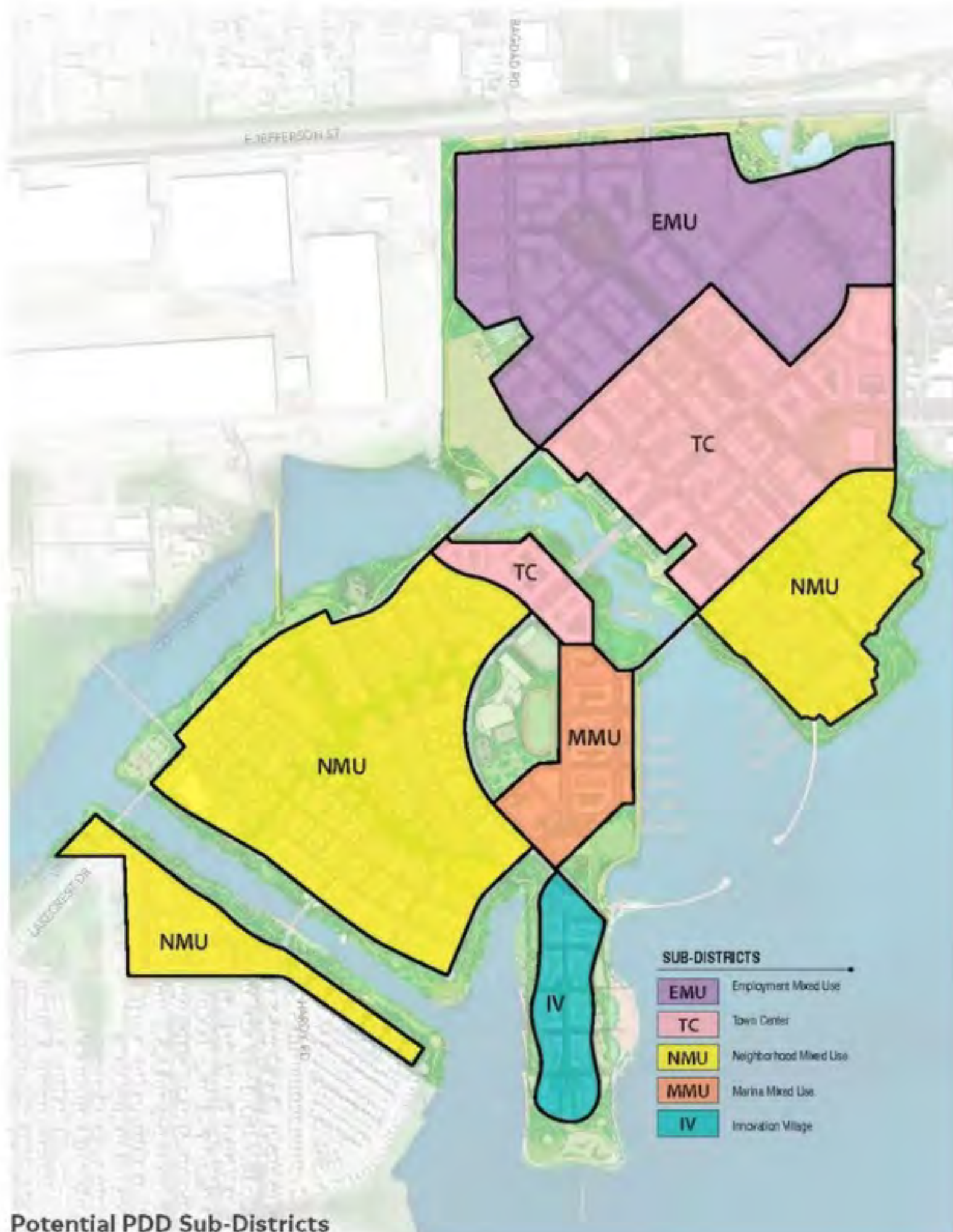
*Mission Bay is a railyard redevelopment effort led by the real estate division of the Southern Pacific Transportation Company, and has resulted in a new mixed-use district adjacent to Downtown San Francisco.*



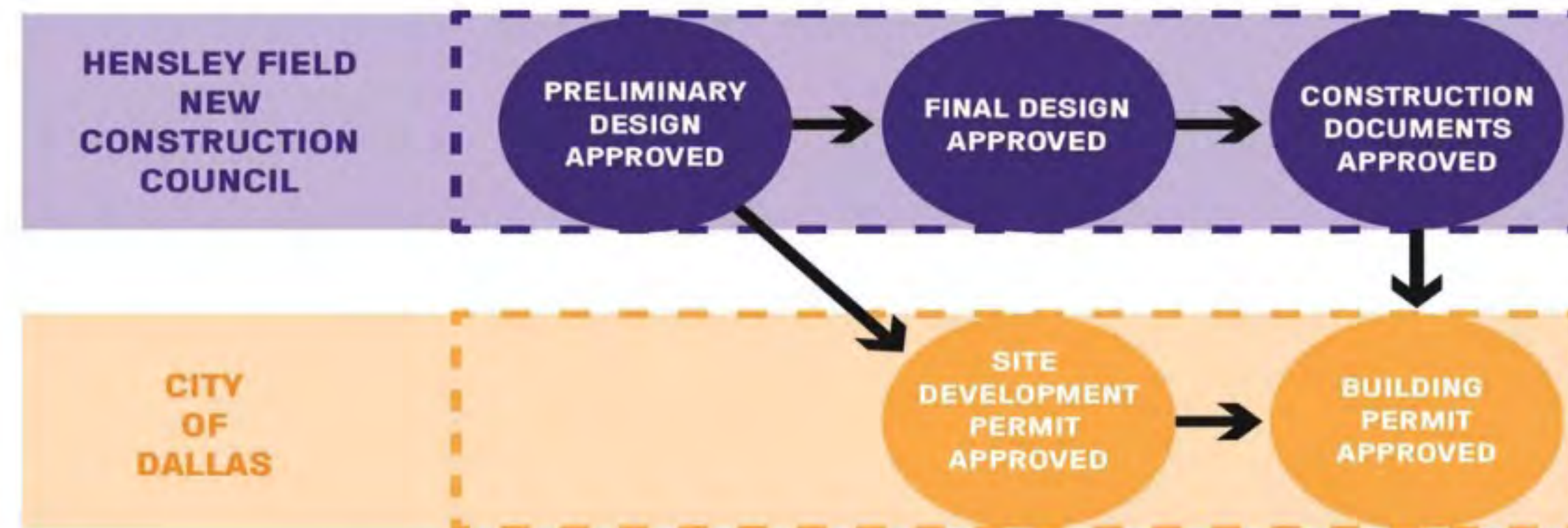
# Plan Recommendations

Jim Adams, MAS

## ZONING AND ENTITLEMENTS



1. Establish PDD zoning with District / Neighborhood uses / Standards.
2. Develop detailed design standards and guidelines that expand on PDD regulations to be administered by City/ Developer Design Review Board or NCC.
3. Coordinate review and approval of all projects between City of Dallas and NCC



Hensley Field's Two-Tiered Review Process



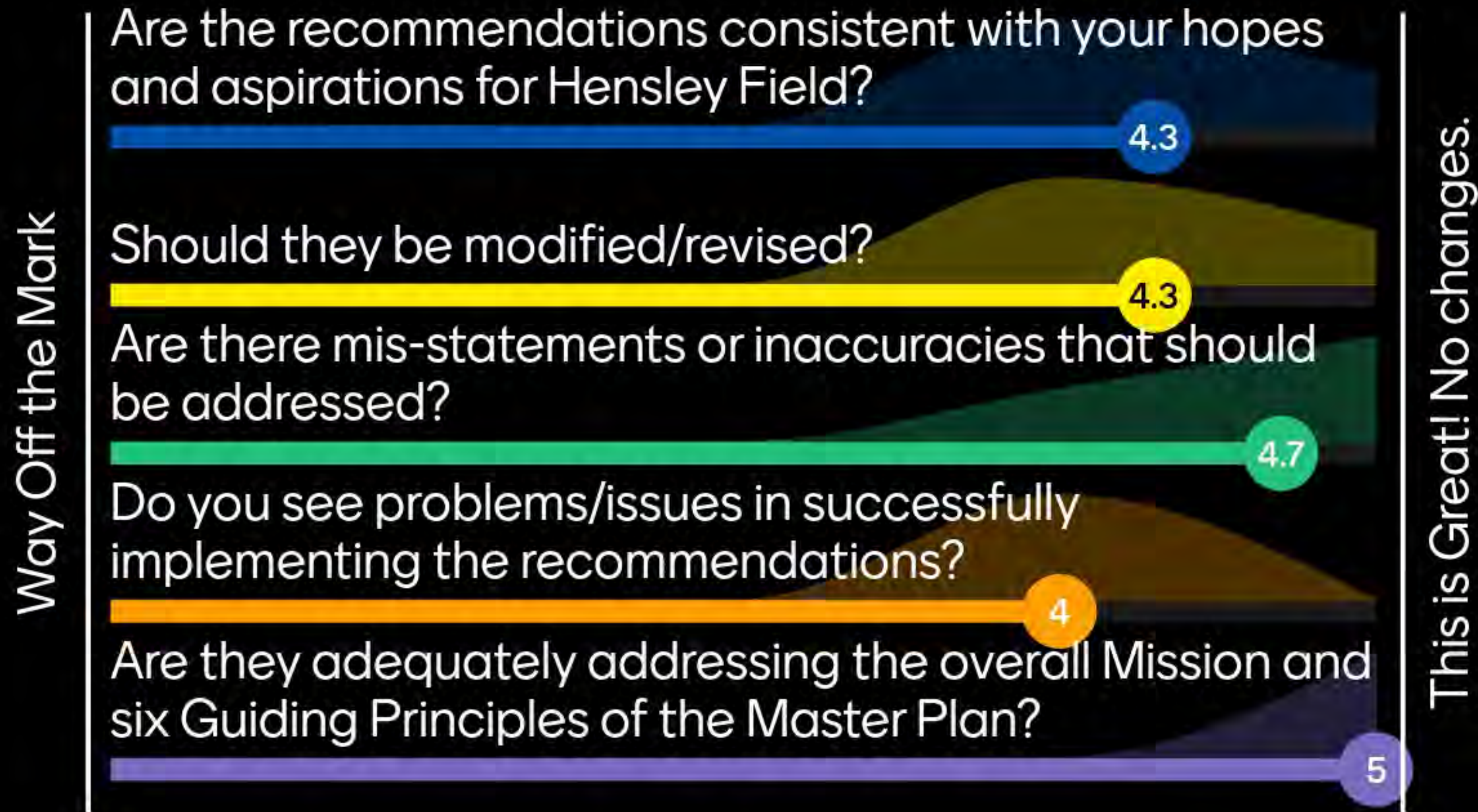
## IMPLEMENTATION: PHASING, FINANCING, GOVERNANCE & ENTITLEMENTS

### QUESTIONS AND DISCUSSION

- Are the recommendations consistent with your hopes and aspirations for Hensley Field?
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# Implementation; Phasing, Financing, Governance and Entitlements





# What specific comments do you have related to Implementation or Phasing, Financing, Governance and Entitlements?

Won't the two-tier review system slow down the process?  
City of Dallas's permitting is at a near standstill still- are you not concerned more steps will make the cost development untenable?



# Next Steps: Key Dates

*PLEASE VISIT [hensleyfield.com](https://hensleyfield.com) TO COMPLETE THE SURVEY  
AND PROVIDE COMMENTS*

- April 4<sup>th</sup>: Economic Development and Environmental Committees\*
- April 7<sup>th</sup>: Park and Recreation Board
- April 7<sup>th</sup>: City Plan Commission Briefing
- April 12<sup>th</sup>: Comprehensive Land Use Plan Committee Briefing
- April 21<sup>st</sup>: City Plan Commission Public Hearing\*
- May 18<sup>th</sup>: City Council Briefing\*
- May 25<sup>th</sup>: City Council Consideration\*

\* DATES ARE TENTATIVE



**THANK YOU!**

Find us at:  
[Hensleyfield.com](http://Hensleyfield.com)

**HENSLEY  
FIELD** DALLAS, TX **HF**  
PLANNING FOR THE FUTURE

