

MEETING NOTES: SAG/TAG Joint Meeting

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| Date of Meeting: 2/25/2021 | Notes By: Sarah Fitzgerald |
| Meeting Location: Zoom | Project Name: Hensley Field Master Plan |
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| **Kickoff & Housekeeping** (Wil Murphy, K Strategies) **Introductory Slides**  (Peer Chacko. City of Dallas) **Project Principles** (Jana McCann, MAS  **Environmental Health** (Gail Vittori, CMPBS)   * **Troy Broussard**: How will existing environmental contamination be handled? (i.e. remediation/brownfield funding?)   + Jim Adams: Navy is committed to cleaning up to residential standards   + John Sallman: no EPA brownfield funding at this time. The Navy is primary responsible party. Continue to do so under TCEQ oversight. * **John Sallman**: there is some sediment contamination in the lake, origin point of sediment contamination is now responsibility of DGIC Dallas Global Industrial Complex   + Current strategy is to leave sediment in place, approved by TCEQ   **Affordability & Diversity** (Jim Adams, MAS)   * **Anga Sanders:** the area south of I-30 is overburdened with affordable housing.   + Community has changed over the years, driving out middle-quality housing/grocery stores   + Important to cap affordable housing rates or the project will end up with all affordable housing   + If I am to support this project, it needs a cap. Cap it at 20%, not 21% * **Darryl Baker:** look to the surrounding area (5 mile area) and try to enhance it, rather than reflect it   + High end, nothing subsidized. Echoing Ms. Sanders’s comment, the adjacent neighborhoods don’t need any more of what is already there   **Healthy Communities** (Leah Hales, SWAG)   * **BR Lusk:** which school district would this fall into?   + Leah Hales: GPISD   **Mobility & Access** (Anjuli Tapia, Fehr & Peers)   * **Sarah Fitzgerald:** what is a Go Link Zone?   + Anjuli Tapa: DART program working with private transportation companies to complete the “last mile” of transit users   **History & Culture** (Leah Hales, SWA)   * **Murray Miller:** this section needs to be expanded/more robust to further inform the guiding principles/goals   + Offers to share specific feedback for more detailed points   **Wrapping Up**   * **Dan Kessler**: Mountain Creek Lake impact isn’t fully captured here. Huge potential for amenity/quality of life   + White Rock as an example for sustaining and strengthening communities, due to the lake. Or Grapevine lake maximizing potential over past 30 years- total transformation into world class entertainment/resort center. Lake Arlington, too.   + Joe Pool Reservoir only State Park comparison, very highly visited   + There aren’t going to be any more reservoirs within 2-hrs of Dallas; let’s not lose this opportunity * **Jana McCann**: Dan’s comment is helpful for us moving into our Scenario Planning * **Sandra Aldridge**: Thank you for this presentation; it is clear that you’ve been listening closely   **ZOOM CHAT NOTES**   1. Which of the following environmental goals for Hensley Field resonates with you the most?  * Susan Alvarez, Dallas, TX: All of the above - this mirrors the CECAP pretty well! * Guadalupe Robles: All of the Above would have been a great option. All of these are important. * Susan Alvarez, Dallas, TX: I would clarify that "CECAP" = Comprehensive Environmental and Climate Action Plan * Janette: Urban heat focus will drive green infrastructure as well as land use. * Susan Alvarez, Dallas, TX: I went with LEED, as if we do it right, it should include the other categories * Marty Wieder: Amen on the LEED comment.  1. What is the first thing that should be done to spark the transformation of Hensley Field?  * Marty Wieder: I recommend focusing on advanced technology jobs, yes. * Ronald Stinson: green infrastructure * Susan’s iPhone: yes to job creation and education * Susan Alvarez, Dallas, TX: Does getting an HEB count towards eco-dev? * Anga Sanders: The southern sector has always been ignored when it comes to employer headquarters (not warehouses/industrial) structures. We have the space to accommodate a Toyota HQ, but the COD has not promoted this area. * Marty Wieder: The existing hangers offer up a great incubator possibility; moreover, Aerospace Engineering programs like the one at UTA might also be a candidate for resuse. * Marty Wieder: I must leave for another meeting; keep in mind that it's great to target an anchor first - but you must offer up infrastructure and amenities that would attract such anchors. * 815 phone: Good Afternoon all, a quick mention on the existing hangers and structures on the field. Dallas Fire Rescue as well as Texas Department of Emergency Management is currently occupying some of the buildings. * Dan Kessler: Mountain Creek Reservoir represents a huge recreational asset in the center of 7.5 Million people a region that will be 12 Million people by 2050 that is currently not utilized for any measurable recreation activity due to access and environmental constraints. Improving this circumstance should be a major goal of this effort * Susan Alvarez, Dallas, TX: I will just add that I might approach the re-commissioning of the hangars and other former aviation facilities with care - in my experience, this type of facility, of this age, typically features a lot of asbestos containing materials and lead-based paint; often pcbs were also often used to stabilize paint, in/near water. While some of the facilities at Hensley Field have been remediated, the potential risks for these substances would need to be evaluated /investigated if this option is pursued. * Linda McMahon: I agree on capitalizing the lake. * Dan Kessler: Think BIG ! I agree great start  1. Which of the affordability goals resonates most with you?  * Anga Sanders: It is equally important to CAP the amount of affordable housing. Otherwise, they will ALL become affordable/low income. We are already overloaded. * Joli Angel Robinson: perfect thoughts for long-term affordability * Colin Larson: Capella park agrees with Anga’s above statement * Colin Larson: Workforce is our councilman’s catch phase for low income housing. * Joli Angel Robinson: I don't necessarily think workforce = low income housing, it does often mean the middle income space usually * Darryl Baker: What has been the composition of successful projects in other cities? * Philip Hiatt Haigh: What definitions for housing is the design team using? * amy sprinkles: the area is low income housing all around the NAS area. I agree with Sandra and DArryl.  1. What should be prioritized at Hensley Field to promote a healthy community?  * Susan Alvarez, Dallas, TX: Another one with all of the above! * brlusk: Which school district does Hensley Field reside? * Teri Wilson: The property resides in Dallas ISD District boundaries.  1. Which of the following mobility goals for Hensley Field resonates with you the most?  * Susan Alvarez, Dallas, TX: May want to also check with e-carra, an EV-based ride share company. * Sarah Fitzgerald: What is a Go Link Zone? Anjuli mentioned verbally  1. Which of the history & culture goals for Hensley Field resonates with you the most?  * Teri Wilson: When you "tell the story" and connect people to how cool the remaining hanger and original facilities are you really understand how special the property is. How many North Texans can connect the dots and realize the roll this part of Dallas County played in winning WW2? * Ronald Stinson: Is there an idea to give homage to military aviation history and our veterans,, such as using a decommissioned fighter jet placed prominently in the Hensley Field area planning? | |