

HENNSLEY FIELD

DALLAS, TX

PLANNING F

WELCOME.

Please enter your name and organization in the Chat box for our digital sign-in.

Please mute your microphone.

STAKEHOLDER & TECHNICAL ADVISORY GROUPS
KICKOFF MEETING

Unmute Stop Video Participants 10 Chat Share Screen Record Reactions Leave

HENSLEY FIELD

DALLAS, TX

PLANNING FOR THE FUTURE



**STAKEHOLDER & TECHNICAL ADVISORY GROUPS
KICKOFF MEETING**

November 12, 2020

FIENSLLEY

FIELD

DALLAS, TX

PLANNING FOR THE FUTURE

Ask questions or add comments in the chat box during the presentation.

Please mute your microphone during the presentation.

STAKEHOLDER & TECHNICAL ADVISORY GROUPS KICKOFF MEETING

Unmute Stop Video Participants 10 Chat Share Screen Record Reactions Leave

1. INTRODUCTORY REMARKS + WELCOME

Casey Thomas, District 3 Council Member

Dr. Eric Anthony Johnson, Assistant City Manager

Peer Chacko, Director of Planning and Urban Design

McCann Adams Studio, Consultant Team

2. INITIAL PROJECT CONSIDERATIONS

3. EXAMPLE PROJECTS

4. COMMUNITY ENGAGEMENT + NEXT STEPS

5. Q+A

Why Hensley Field? Why Now?

CASEY THOMAS, DALLAS CITY COUNCIL DISTRICT 3



Stakeholder Advisory Group (SAG)

CASEY THOMAS, DALLAS CITY COUNCIL DISTRICT 3

SAG

- Represent and communicate your constituency's vision for Hensley Field
- Support outreach and public participation in your networks
- Preview and vet consultant team's recommendations prior to their release to the broader community

Are we missing any groups? Let us know:

Contact: K Strategies

info@hensleyfield.com

THANK YOU
for
VOLUNTEERING!

Technical Advisory Group (TAG)

DR. ERIC ANTHONY JOHNSON, CITY OF DALLAS

TAG

- Represent and communicate your agency's mission, policies, or plans relevant to future of Hensley Field
- Help develop implementable plan addressing goals and aspirations of City of Dallas and community at large
- Preview and vet consultant team's recommendations
- Assist transition from planning to implementation
- Support outreach and public participation in your networks

Are we missing any groups? Let us know:

Contact: Arturo Del Castillo

arturo.delcastillo@dallascityhall.com

THANK YOU
for
VOLUNTEERING!

Help Us Answer Fundamental Questions

DR. ERIC ANTHONY JOHNSON, CITY OF DALLAS



1. What is your organization's **most important goal/ aspiration** for the Hensley Field Project?
2. From your organization's perspective, what are your **biggest concerns** with the redevelopment of Hensley Field?
3. From your organization's perspective, how can Hensley Field be a **model of equitable development**?

Project Mission

DR. ERIC ANTHONY JOHNSON, CITY OF DALLAS

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

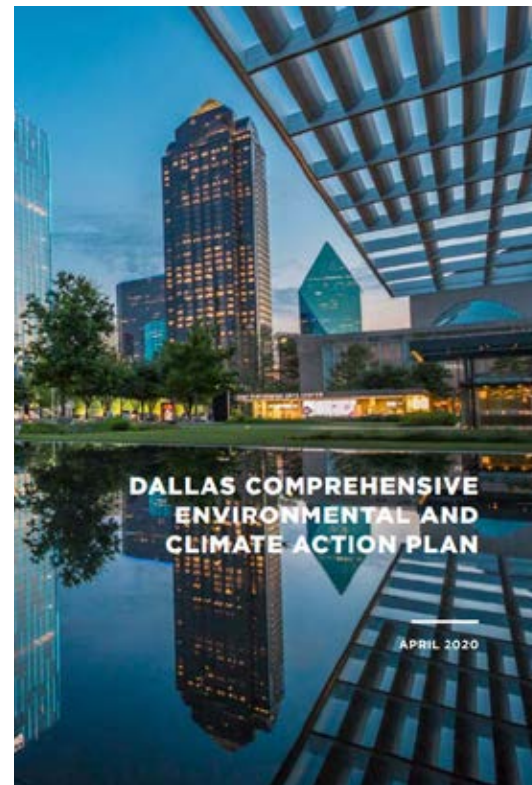
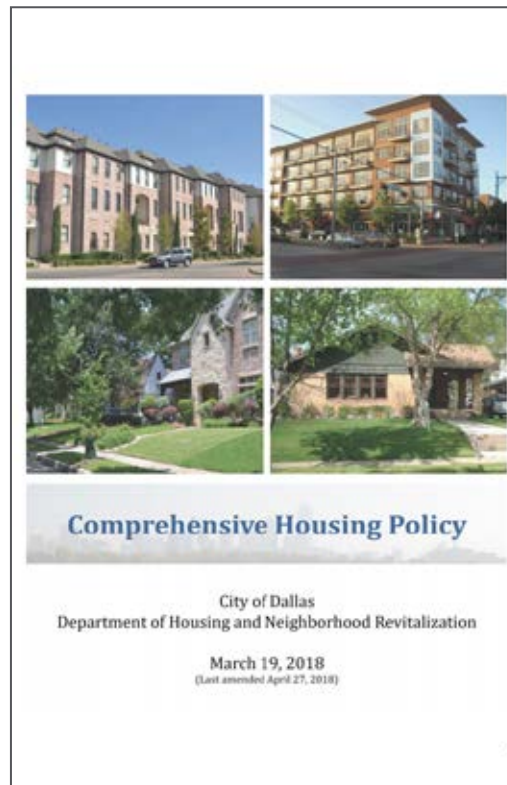
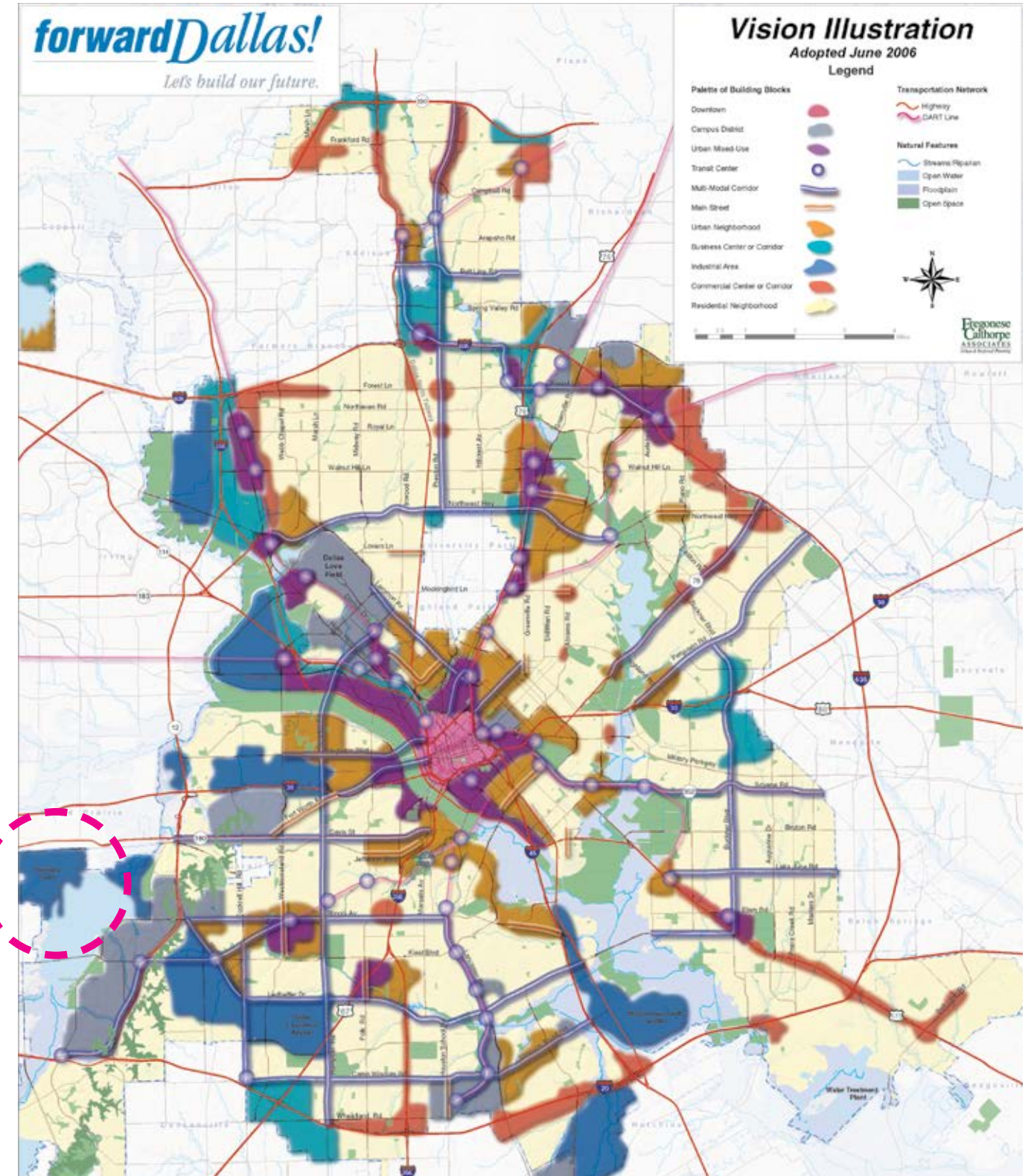


How Hensley Field Contributes

PEER CHACKO, CITY OF DALLAS

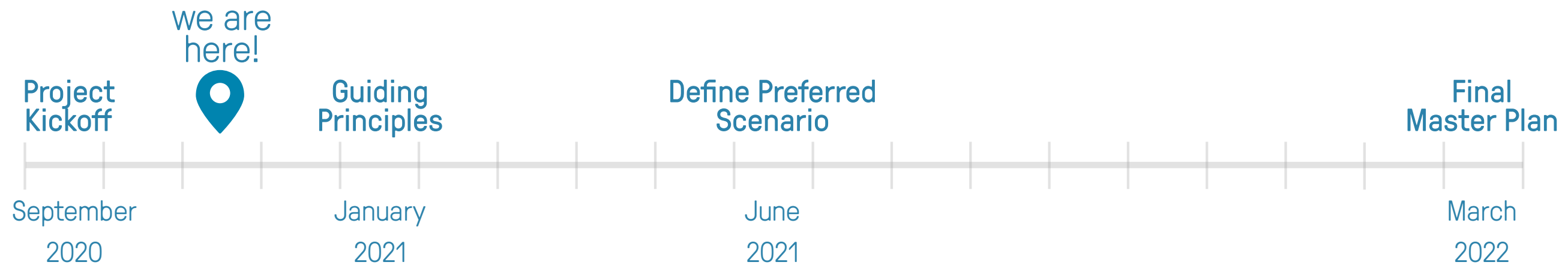
BUILDING ON MOMENTUM

- Update Comprehensive Land Use Plan
- Climate Action Plan
- Connect Dallas
- Comprehensive Housing Policy
- Mobility 2045



Project Schedule

PEER CHACKO, CITY OF DALLAS



Project Team

PEER CHACKO, CITY OF DALLAS



+

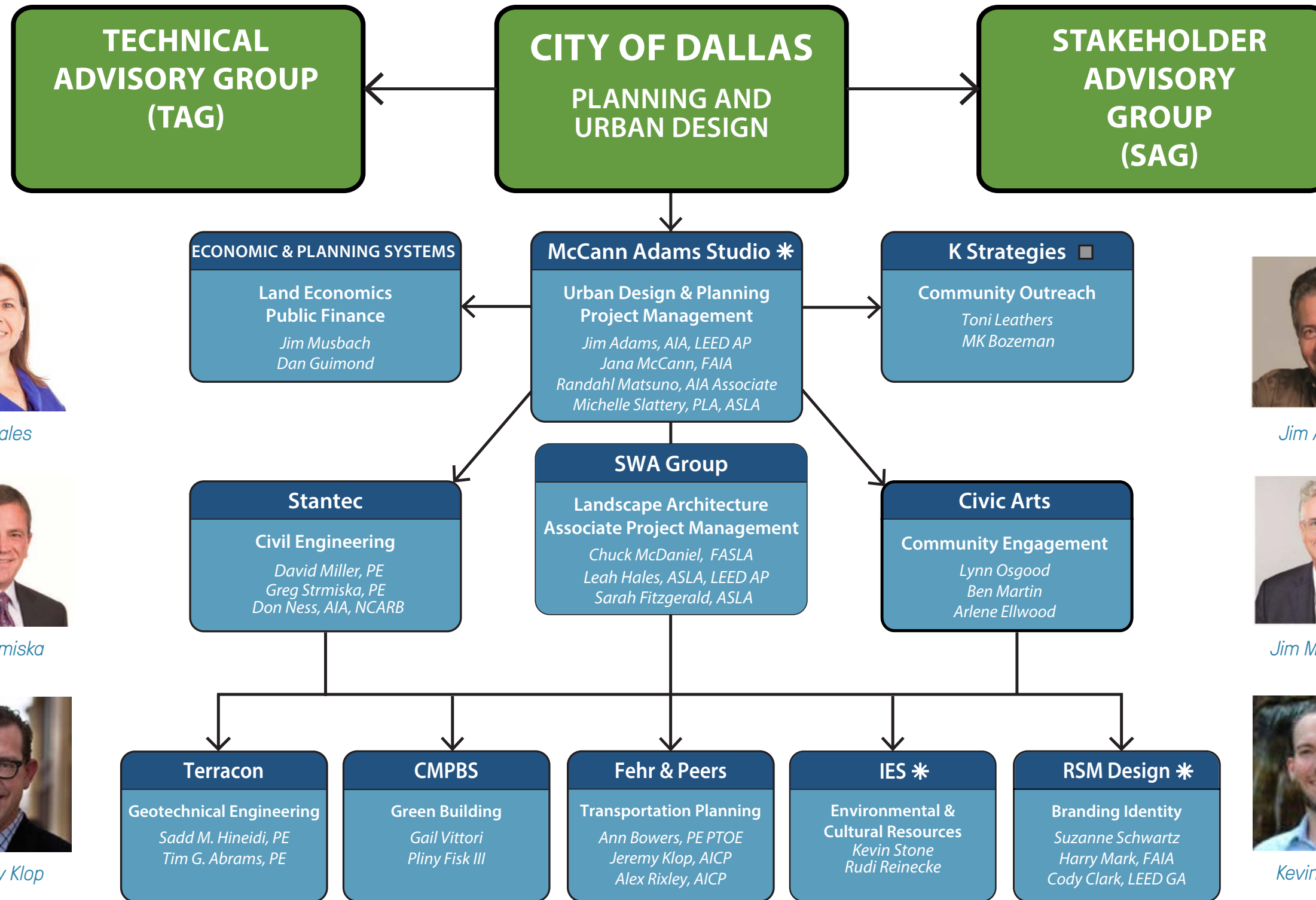


+

YOU

Design Team

MAS



Chuck McDaniel



Leah Hales



David Miller



Greg Strmiska



Toni Leathers



Jeremy Klop



Jim Adams



Jana McCann



Jim Musbach



Dan Guimond



Kevin Stone



Lynn Osgood

* Woman-Owned Business Enterprise

■ Minority-Owned Business Enterprise

Team Experience

MAS



Ballpark District, San Diego CA



Team Experience

MAS



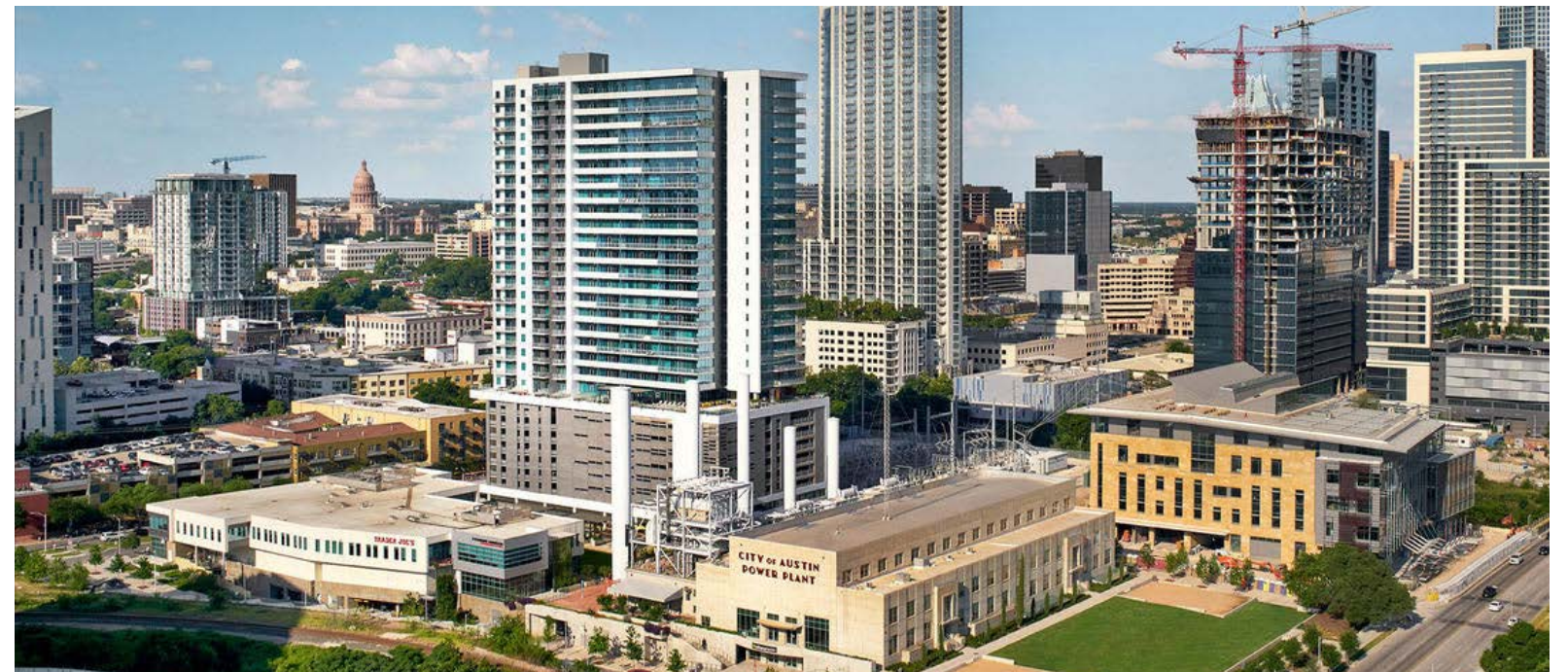
Second Street Retail District Master Plan



Highland Mall Reuse and Redevelopment Plan



Lake Park, Mueller Austin



Seaholm District Master Plan

Team Experience

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Mueller, Austin TX

Team Experience

MAS



Stapleton, Denver CO (EPS + Fehr & Peers)



Team Experience

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Treasure Island Reuse Plan (EPS)

Team Experience

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Hunters Point, San Francisco (SWA + EPS + Fehr & Peers)

Team Experience

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Iconic Dallas Open Spaces: Katy Trail (SWA)

Team Experience

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Pacific Plaza (SWA)

Team Experience

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FIELD DALLAS, TX
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Buffalo Bayou, Houston (SWA)

Hensley Field Will Address The Three Pillars of Sustainability

HEALTHY COMMUNITIES

Connect Dallas: Promote compact growth and transit-oriented development, high-quality urban design and active transportation connections.

ECONOMIC VIABILITY

Forward Dallas: Direct investment toward the Southern Sector of Dallas to bring high quality jobs.

AFFORDABILITY & DIVERSITY

Comprehensive Housing Policy: Promote greater fair housing choices that overcome patterns of segregation and concentrations of poverty.



EQUITABLE ACCESS

City of Grand Prairie Comprehensive Plan: Improve food access in neighborhoods that surround Hensley Field.

ENVIRONMENT

Climate Action Plan: All construction in Dallas should be Net Zero Energy by 2030; Promote Hensley Field as a Net Zero Neighborhood.

HISTORY & CULTURE

Dallas Cultural Plan: Establish a supportive arts ecosystem that nourishes the creative and innovative energy of Dallas artists.



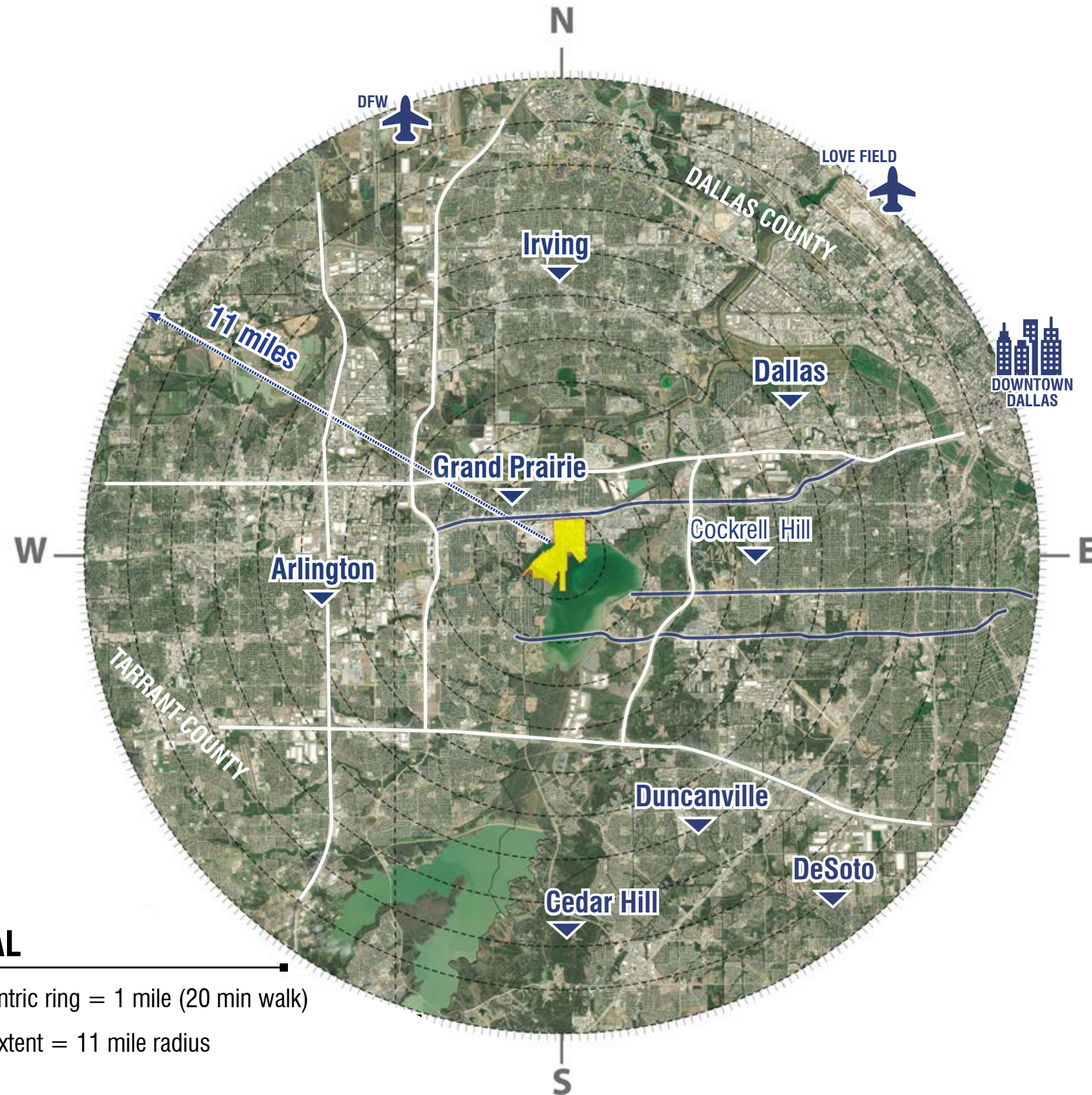
**HENSLEY
FIELD**  DALLAS, TX

PLANNING FOR THE FUTURE

SITE + CONTEXT

Site + Context

SWA



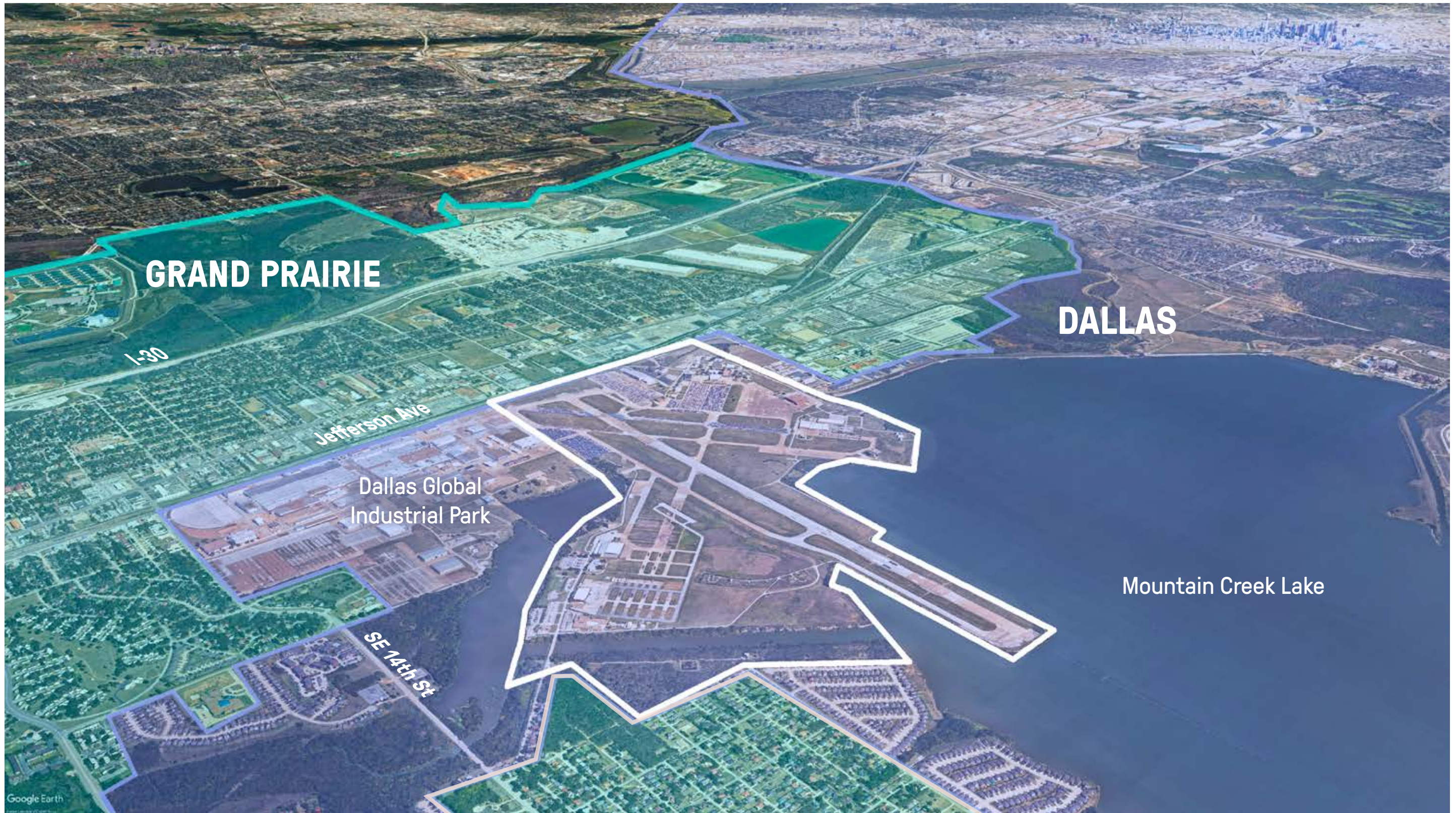
AERIAL

* concentric ring = 1 mile (20 min walk)

* map extent = 11 mile radius

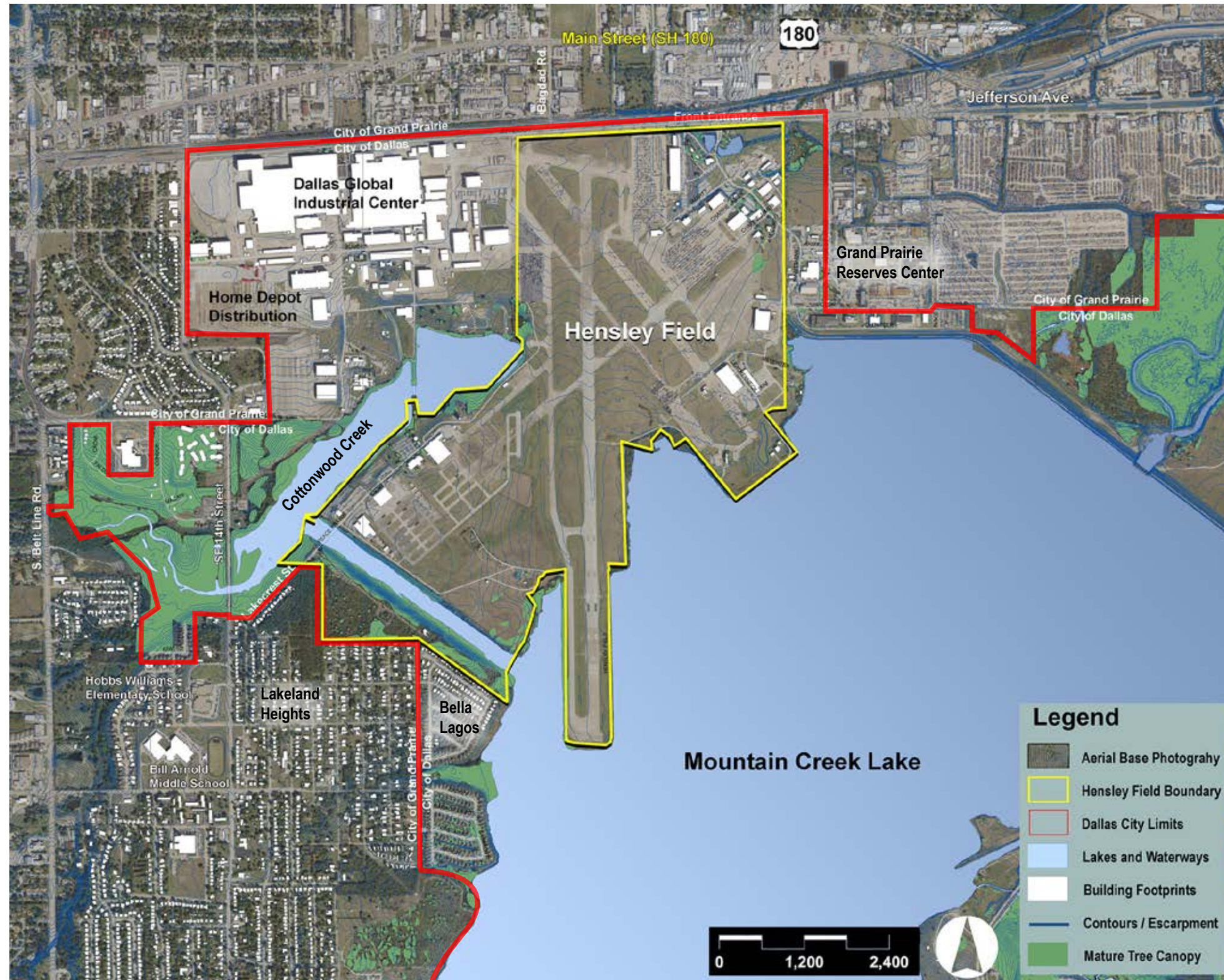
Site + Context

SWA



Scope Area

SWA

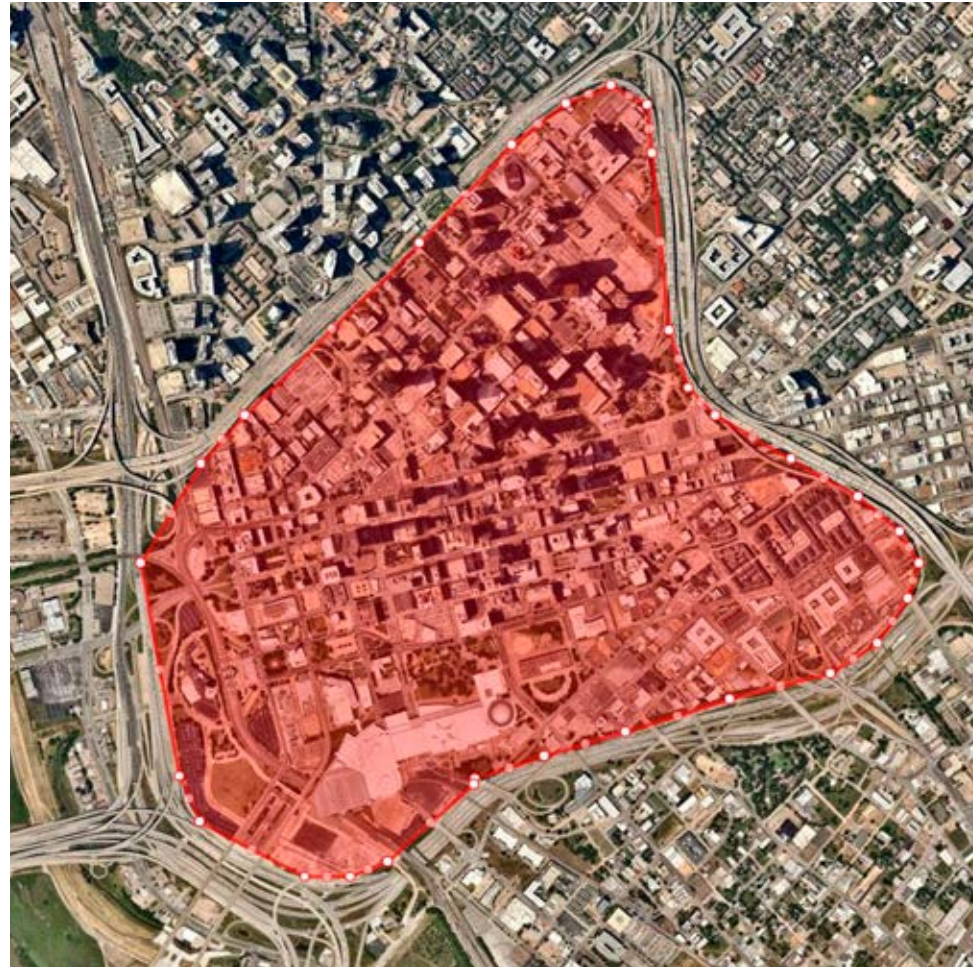


Scale Comparisons

SWA



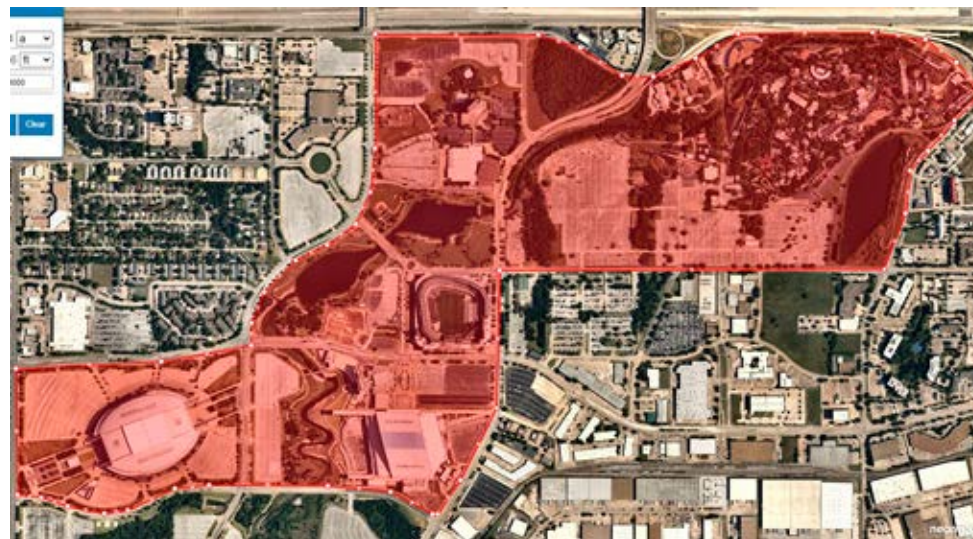
Cypress Waters 1450 acres land area



Dallas Central Business District 915 acres



Hensley Field 738 acres



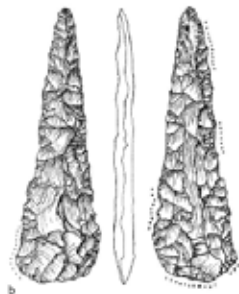
Arlington Entertainment District 520 acres



Fair Park 285 acres

Site History

IES



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

1929

1938

1941

1943

1949

1950s & 60s

1970

1991

1998

2000

1830s & 40s

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

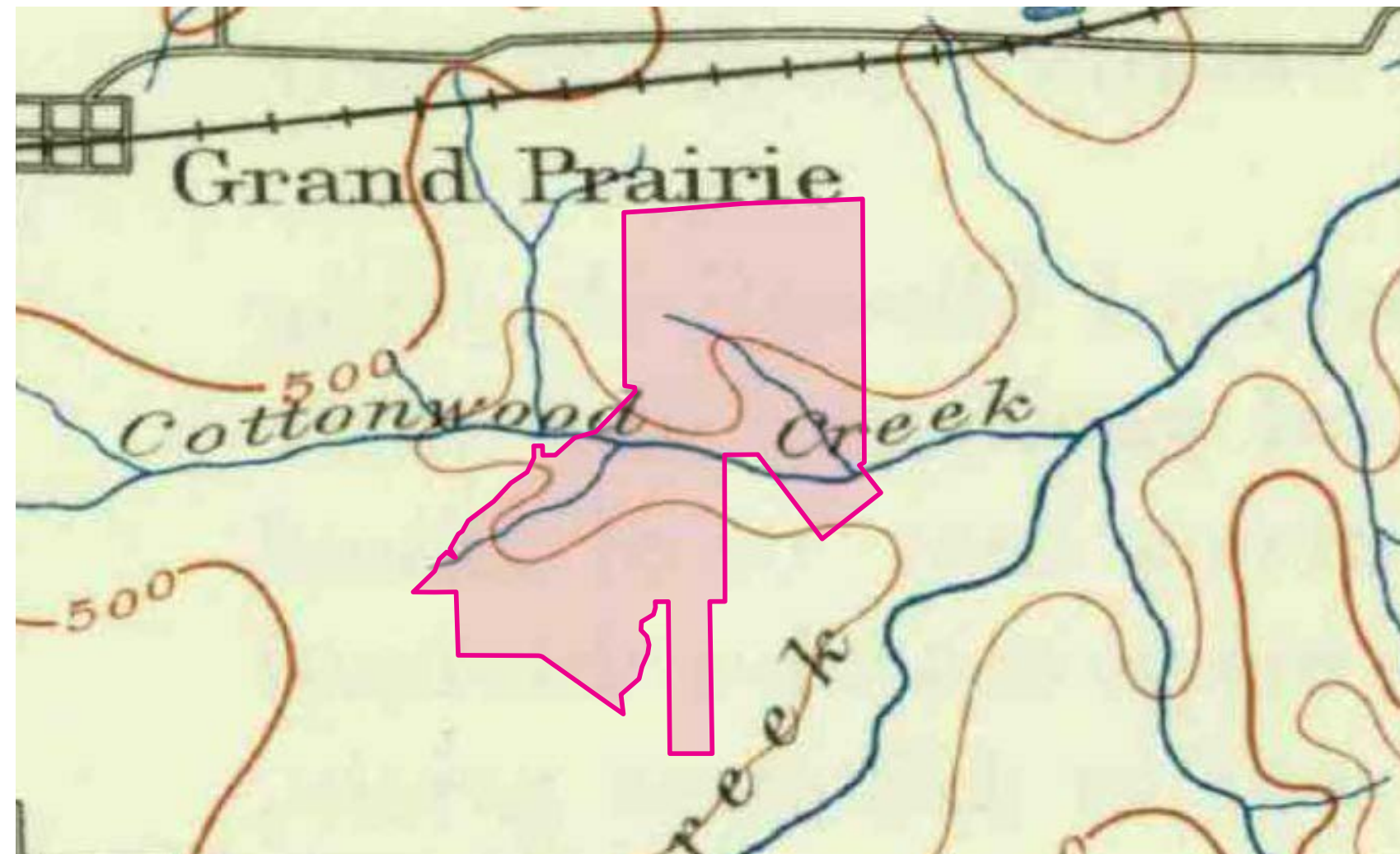
WWII flight training for Pacific Theater pilots

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

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

Site History

IES

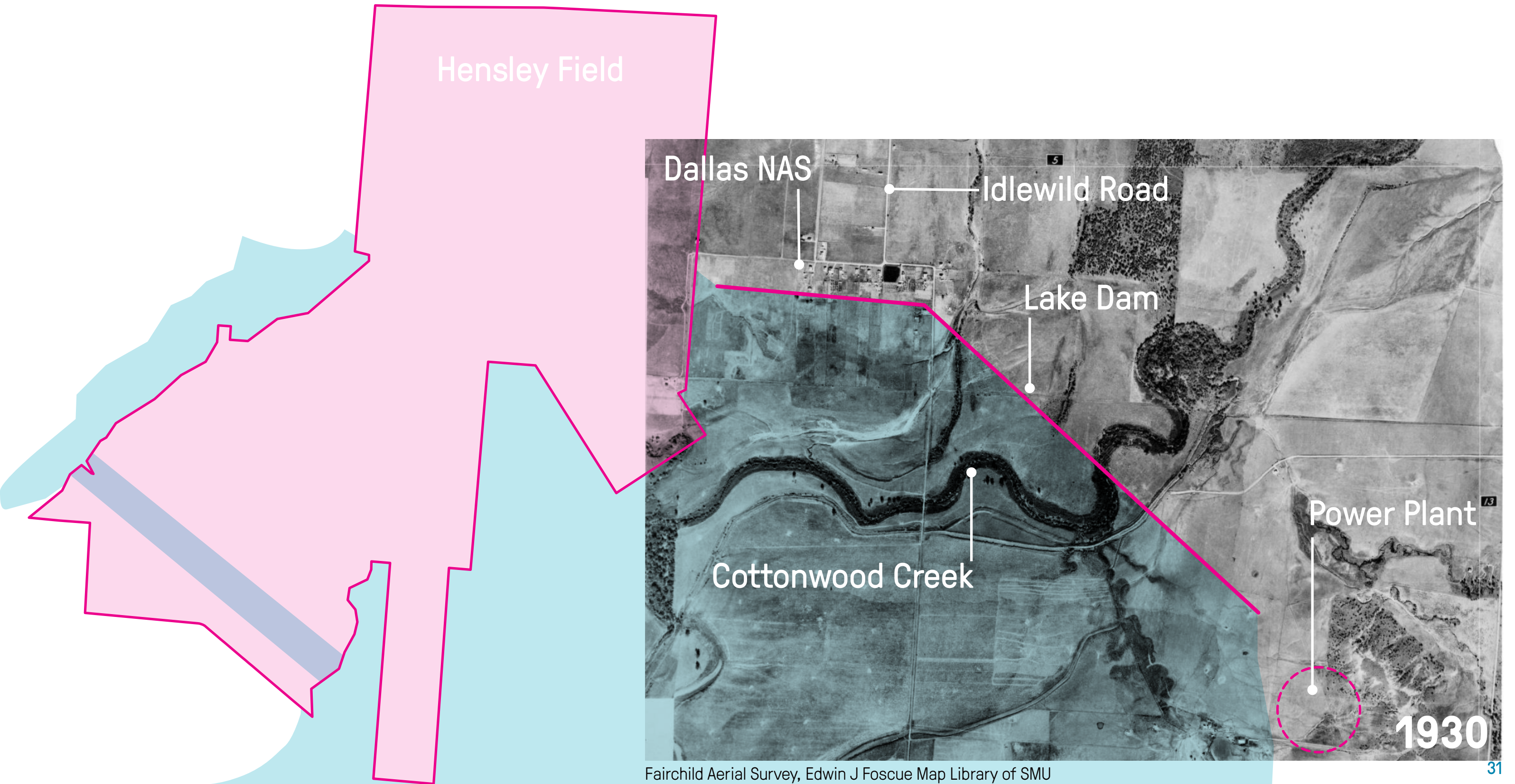


USGS Topographic Survey

1893

Site History

IES



Site History

IES



The Grand Prairie Texan

The Home Newspaper for Twenty-Nine Years—Advocating City and Community Interests.

TWENTY-NINTH YEAR

GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FRIDAY, JULY 2, 1937

NUMBER 32

“Undoubtedly the shores of Mountain Creek Lake will soon become a section filled with modern county homes.”

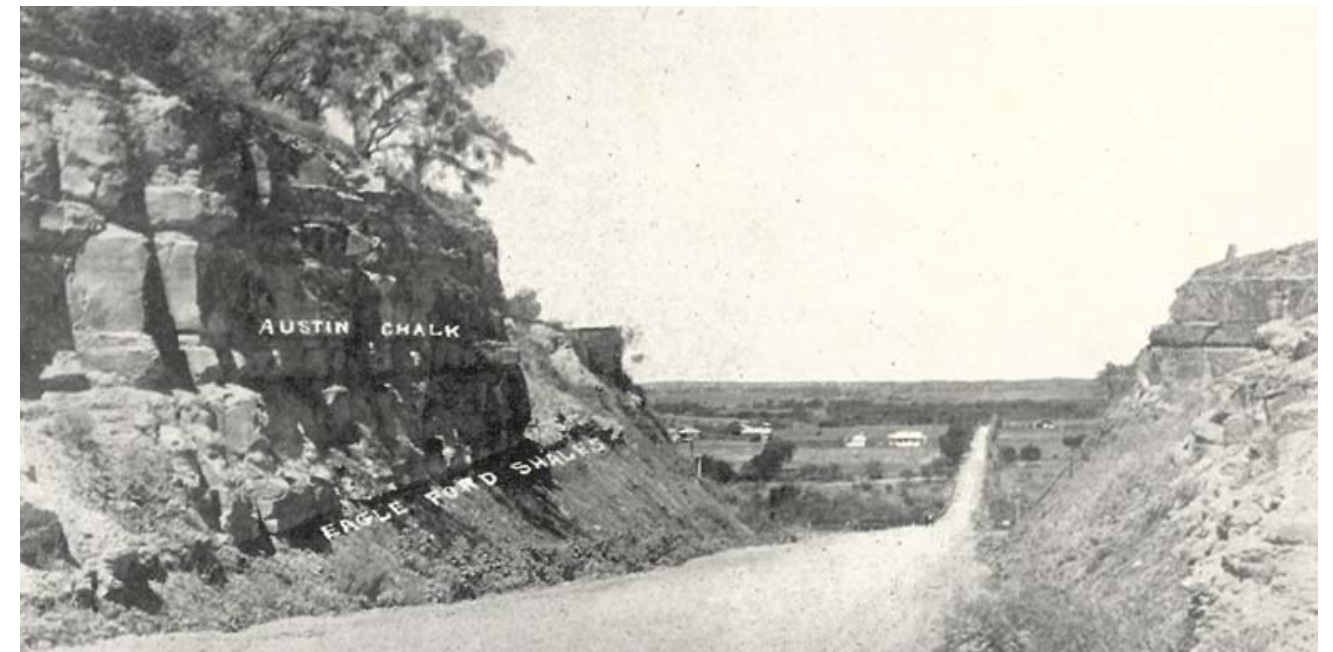
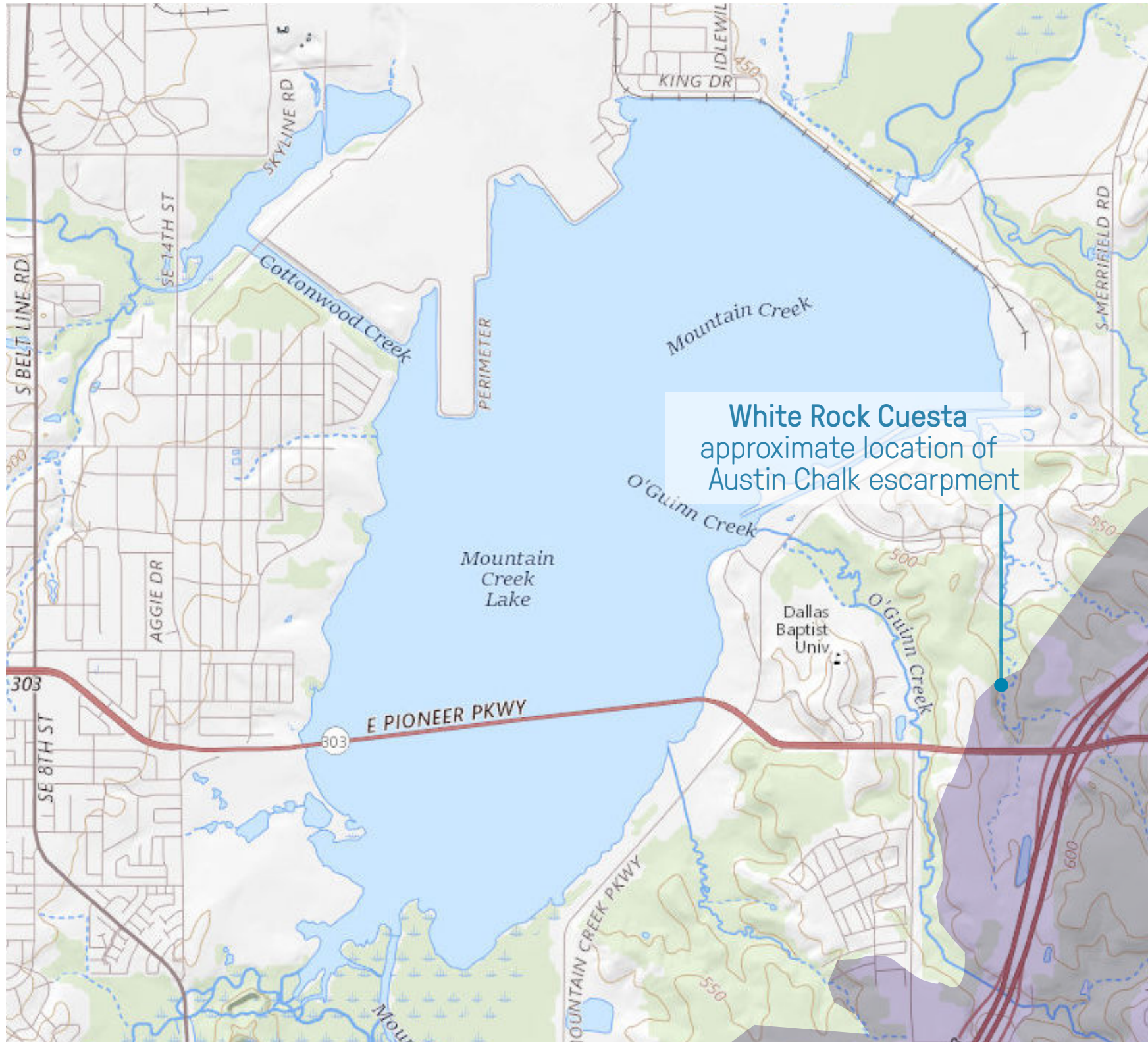
Existing Conditions

SWA



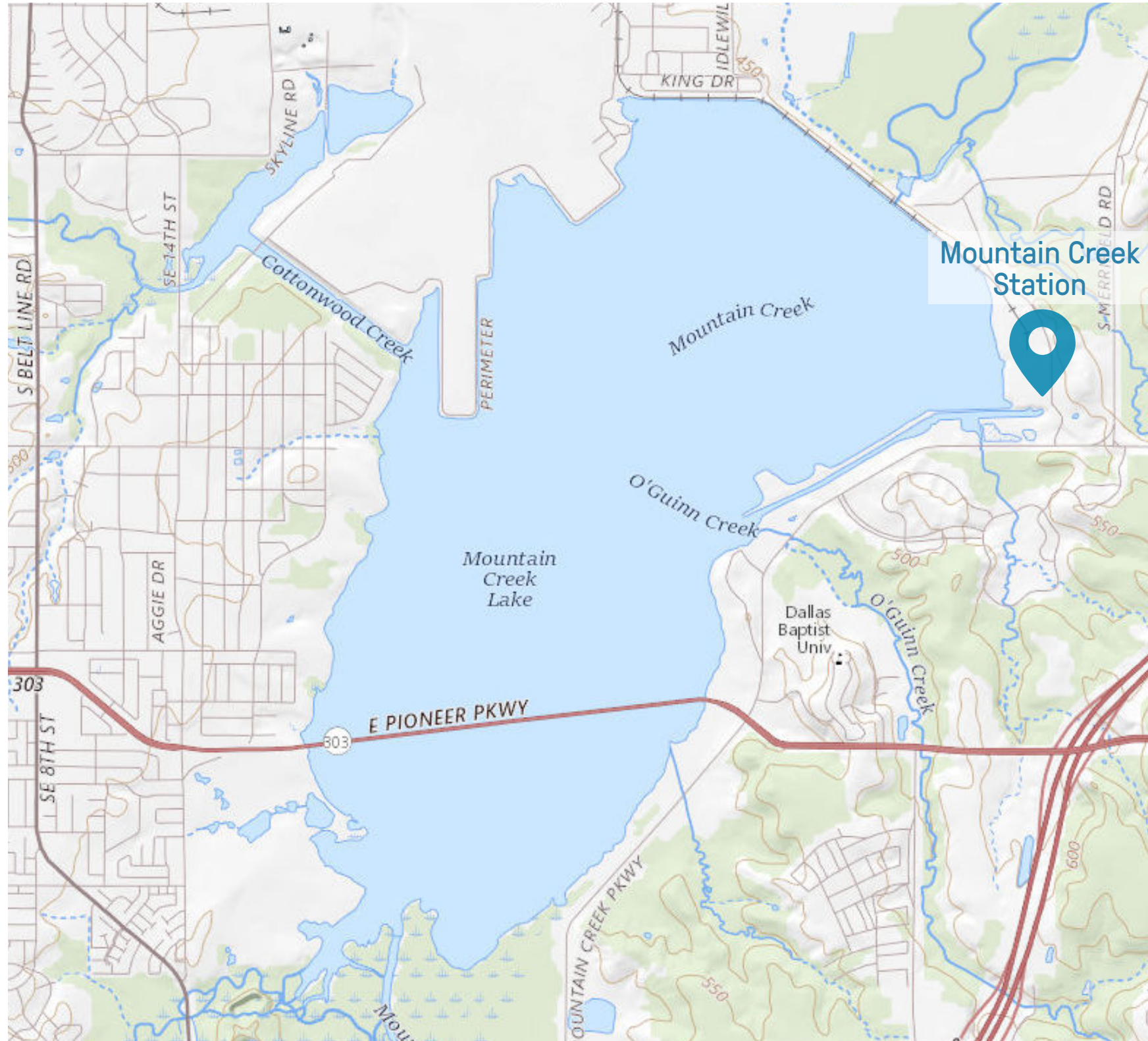
Mountain Creek Lake: Opportunities

SWA



Mountain Creek Lake: Challenges

SWA



- Mountain Creek Lake, owned by TexGen, serves as a cooling reservoir for Mountain Creek Power Plant,
- Contaminated sediments containing PCBs, metals and cyanide have been identified within Cottonwood Bay and Mountain Creek Lake.
- Contaminated sediment hot spots have been removed and remaining contamination is being mitigated over time by monitored natural means, a process approved by TCEQ.
- Fish consumption advisory is in place due to PCB contamination.
- Any shoreline reconfiguration will need to be approved by TexGen and multiple state and federal agencies.



Environmental Remediation

SWA



Hensley Field crash structure and monitoring well, 2020

- Navy is investigating the extent and remediation requirements of Polyfluoroalkyl substances (PFAS) in soils, sediments, surface water and ground water. Groundwater remediation is ongoing with several areas undergoing long-term sampling and monitoring.
- Remediation of previously identified (non-PFAs) soil contamination has been 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.
- Navy has committed to cleaning the site to unrestricted residential standards in a way that will not impede or delay redevelopment.



HENSLEY FIELD

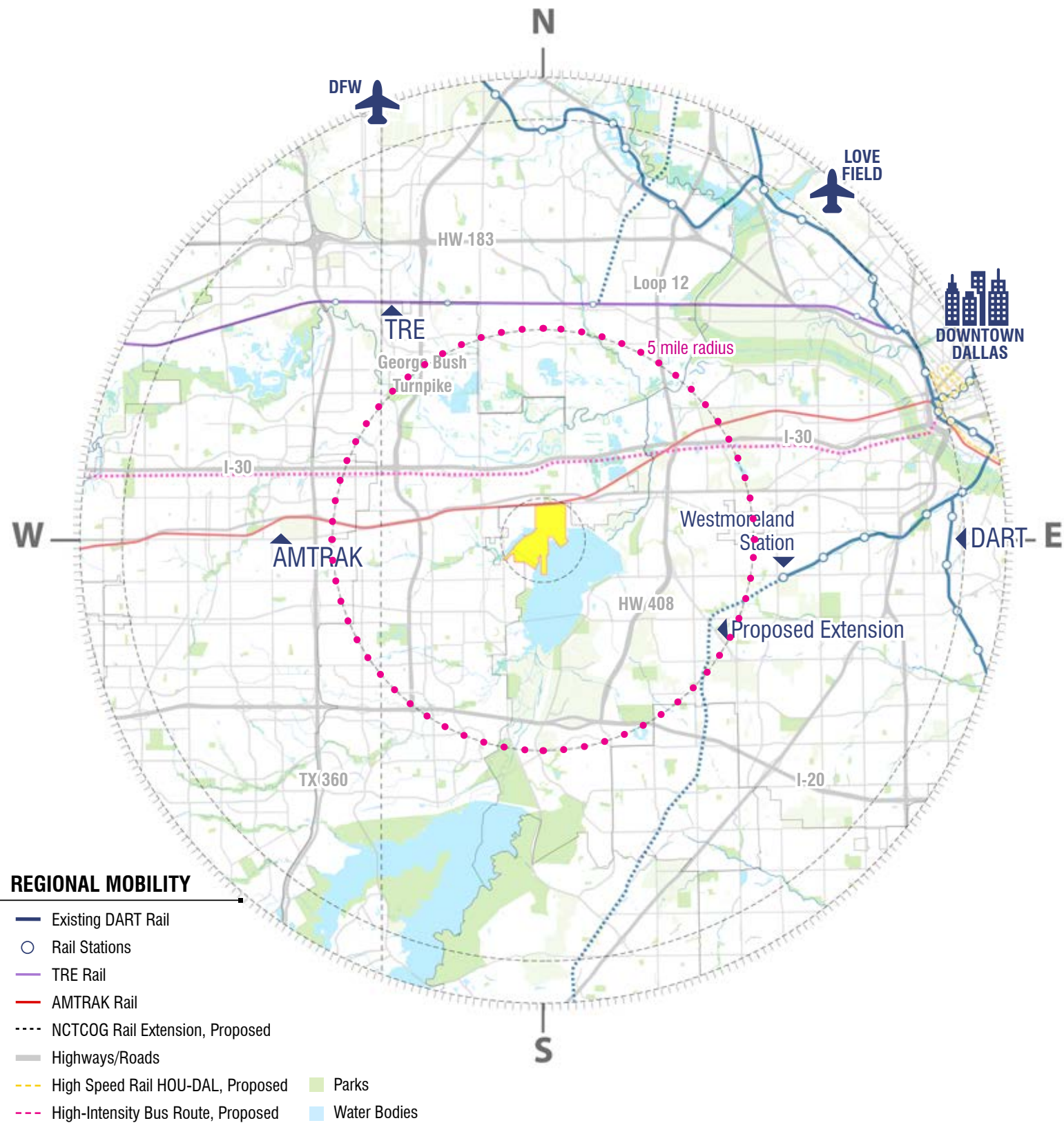
DALLAS, TX

PLANNING FOR THE FUTURE

DESIGN CONSIDERATIONS

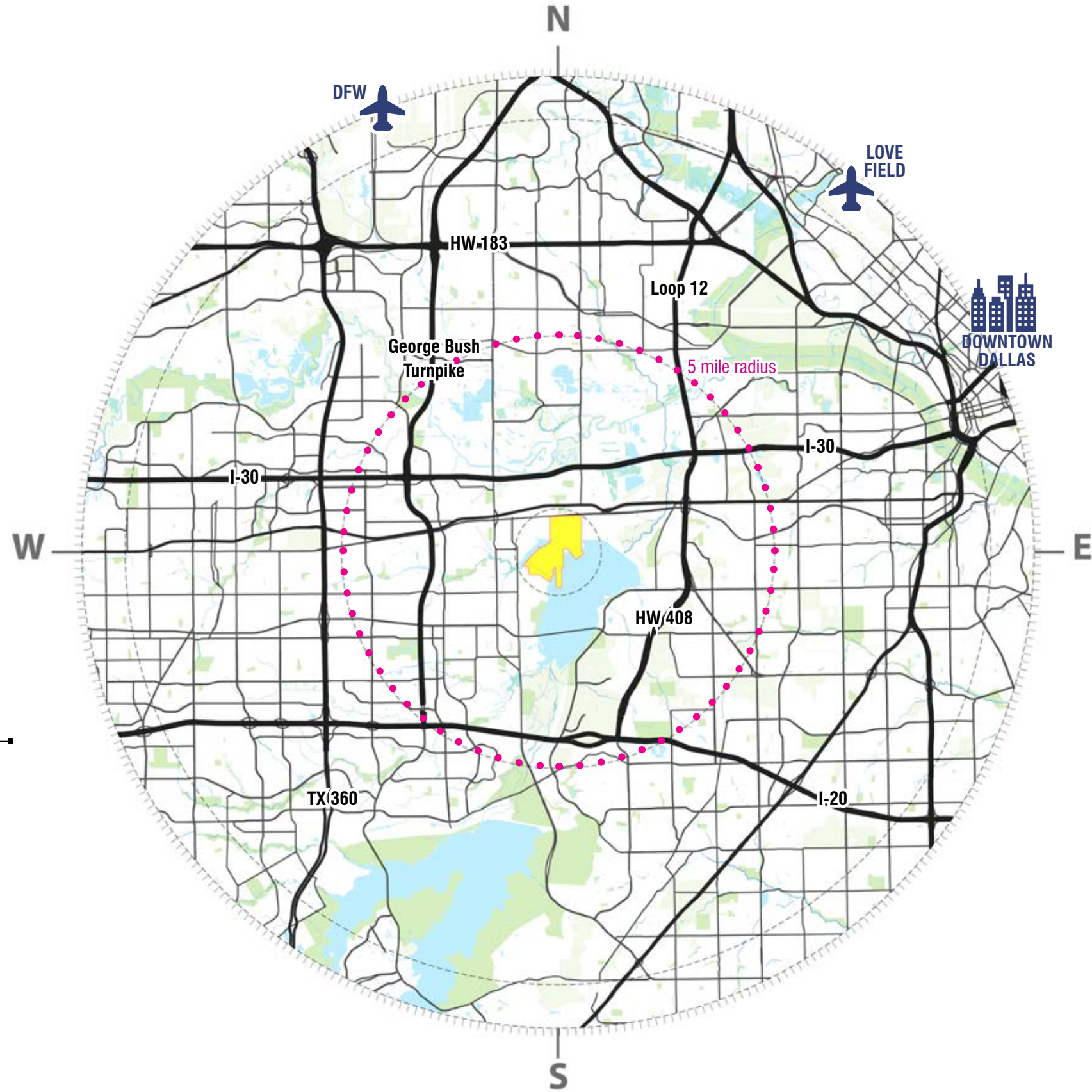
Mobility Considerations

FEHR & PEERS



Mobility Considerations

FEHR & PEERS

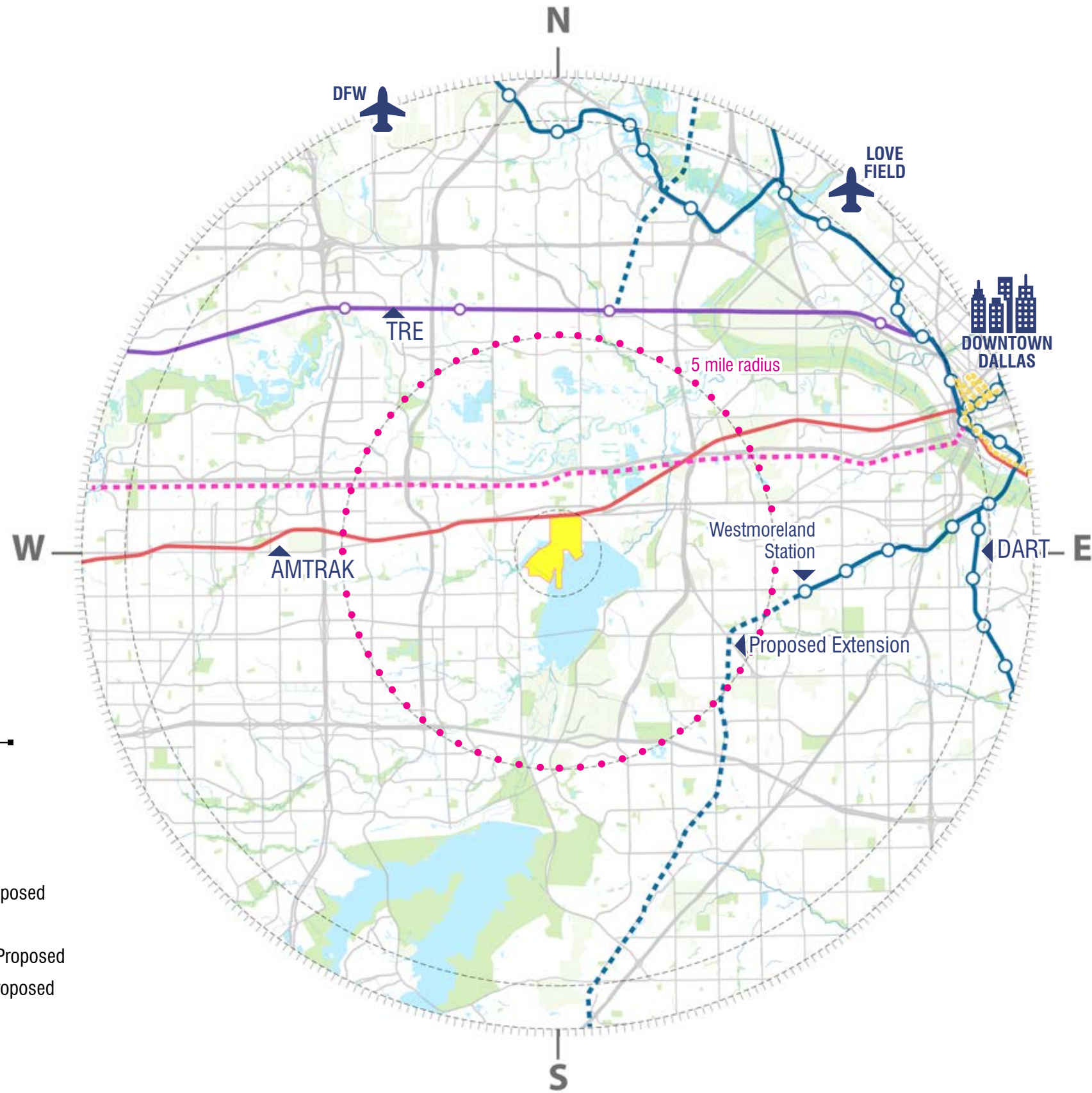


VEHICULAR NETWORK

- Interstates & Freeways
- Major Arterials

Mobility Considerations

FEHR & PEERS

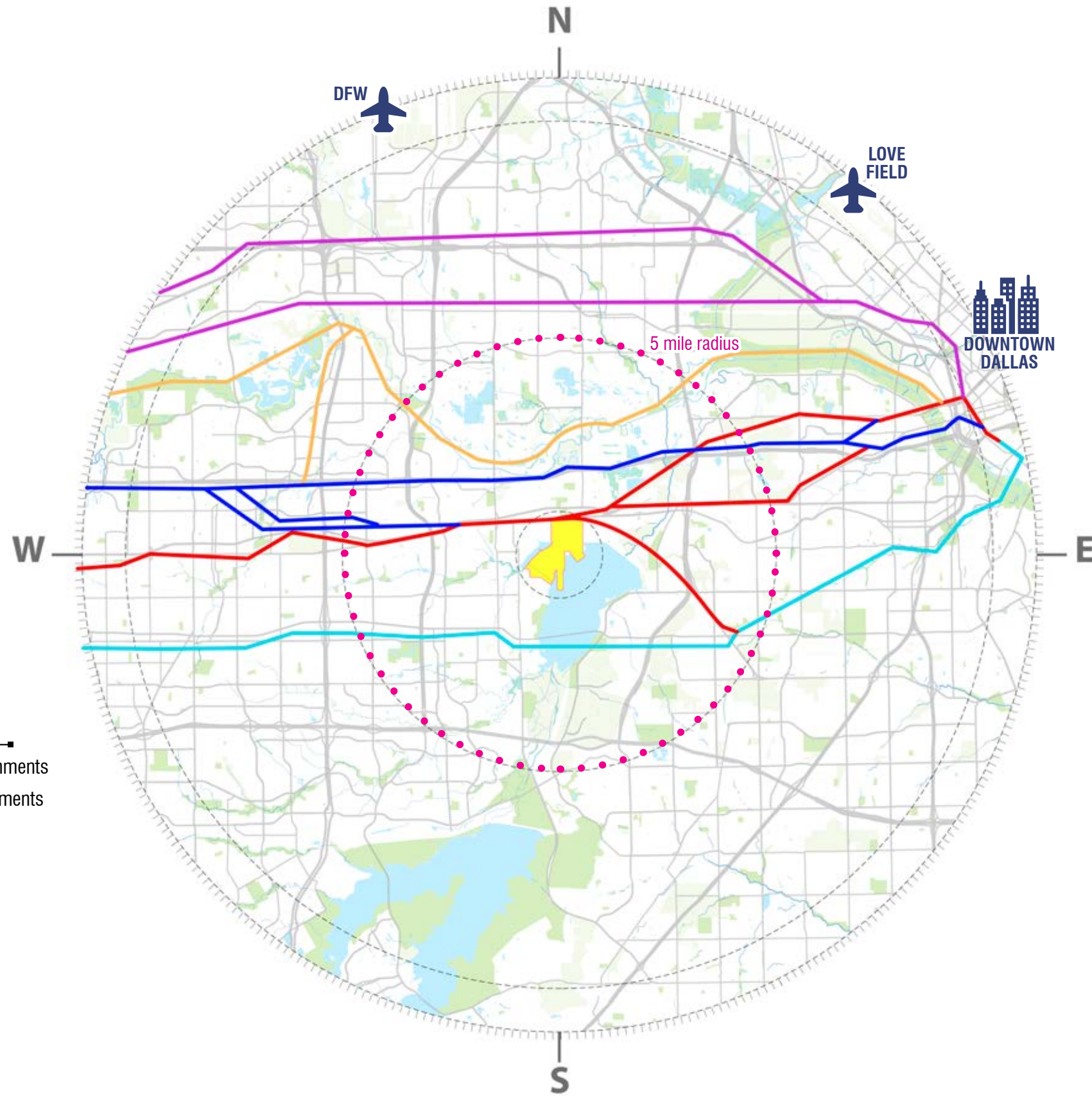


TRANSIT NETWORK

- Existing DART Rail
- Rail Stations
- TRE Rail
- AMTRAK Rail
- NCTCOG Rail Extension, Proposed
- Highways/Roads
- High Speed Rail HOU-DAL, Proposed
- High-Intensity Bus Route, Proposed

Mobility Considerations

FEHR & PEERS



POSSIBLE HIGH SPEED RAIL

- Trinity Railway Express Alignments
- West Fork Trinity River Alignments
- I-30 Alignments
- SH-180 Alignments
- SH-303 Alignments

NOTE: information by NCTCOG

Mobility Considerations

FEHR & PEERS

Cypress Waters

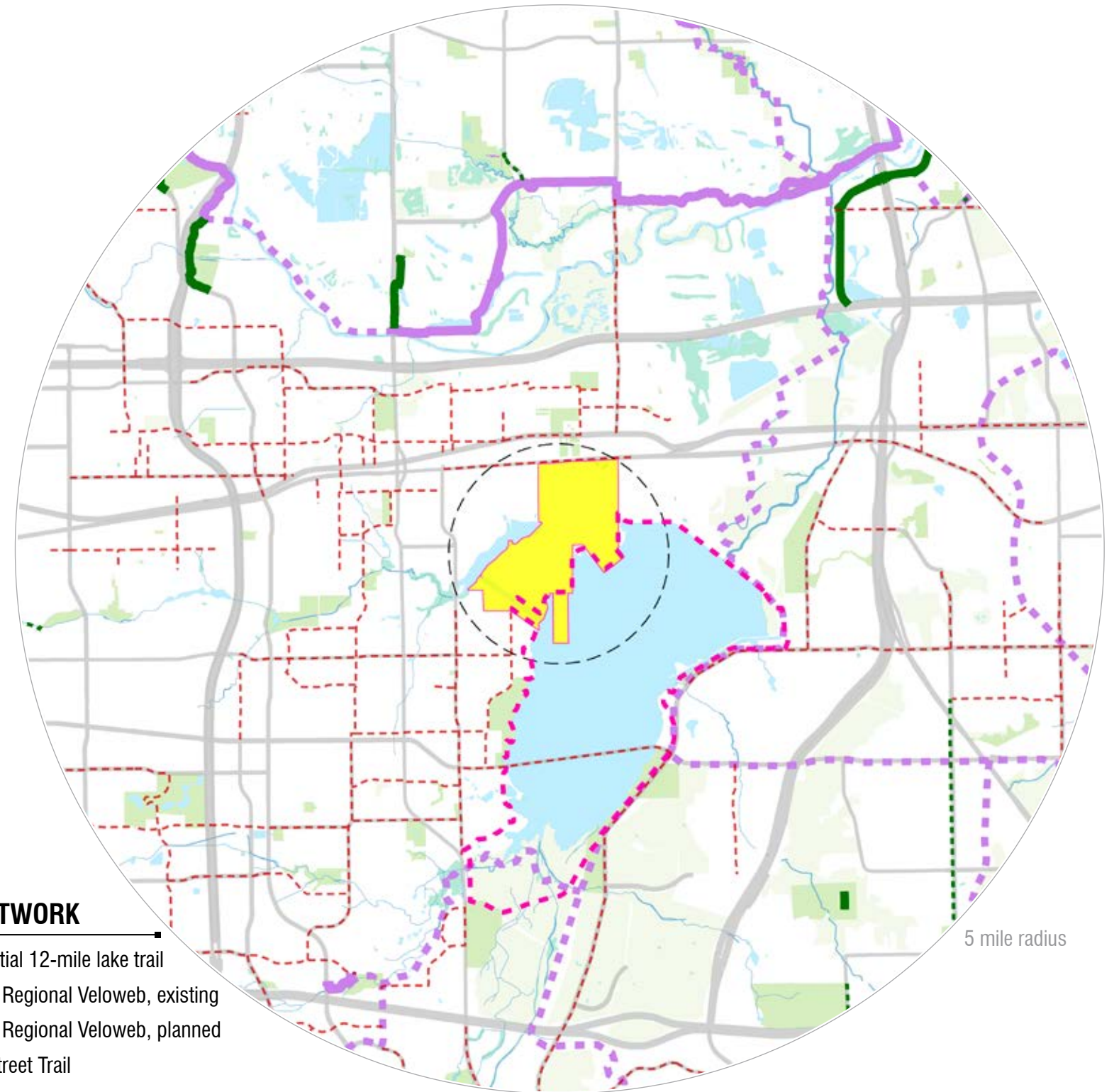


Hensley Field



Mobility Considerations: Trails

FEHR & PEERS



TRAIL NETWORK

- Potential 12-mile lake trail
- 2045 Regional Veloweb, existing
- - - 2045 Regional Veloweb, planned
- Off-Street Trail
- - - Off-Street Trail, planned
- - - On-Street Trail, planned

5 mile radius

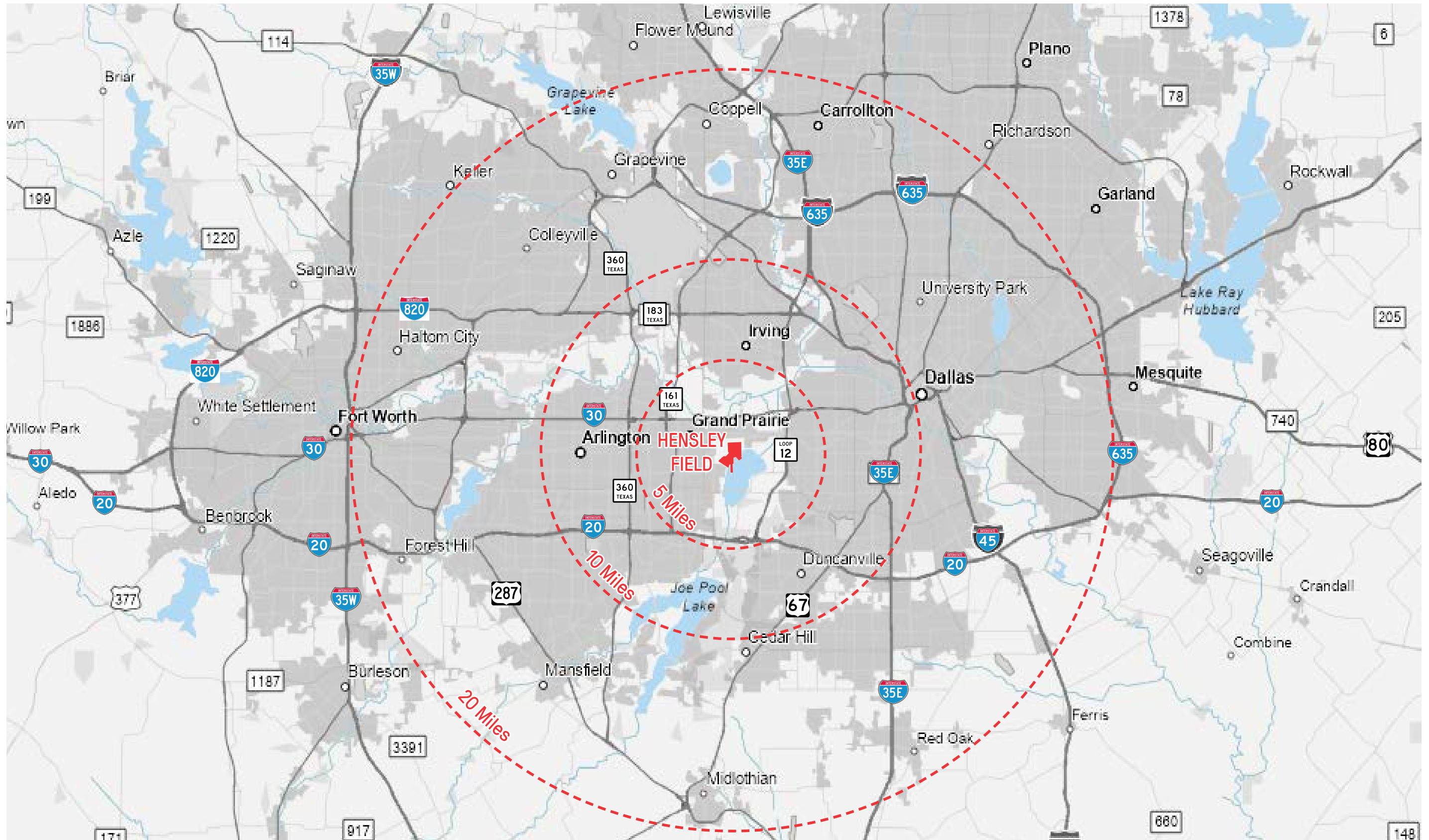
Mobility Considerations

FEHR & PEERS



Economic Considerations

EPS



Economic Considerations

EPS

- Major 750- acre infill site in **center** of the DFW Metroplex
- Has not experienced the **level of growth** as the rest of the region

Housing unit growth per year 2000 – 2020

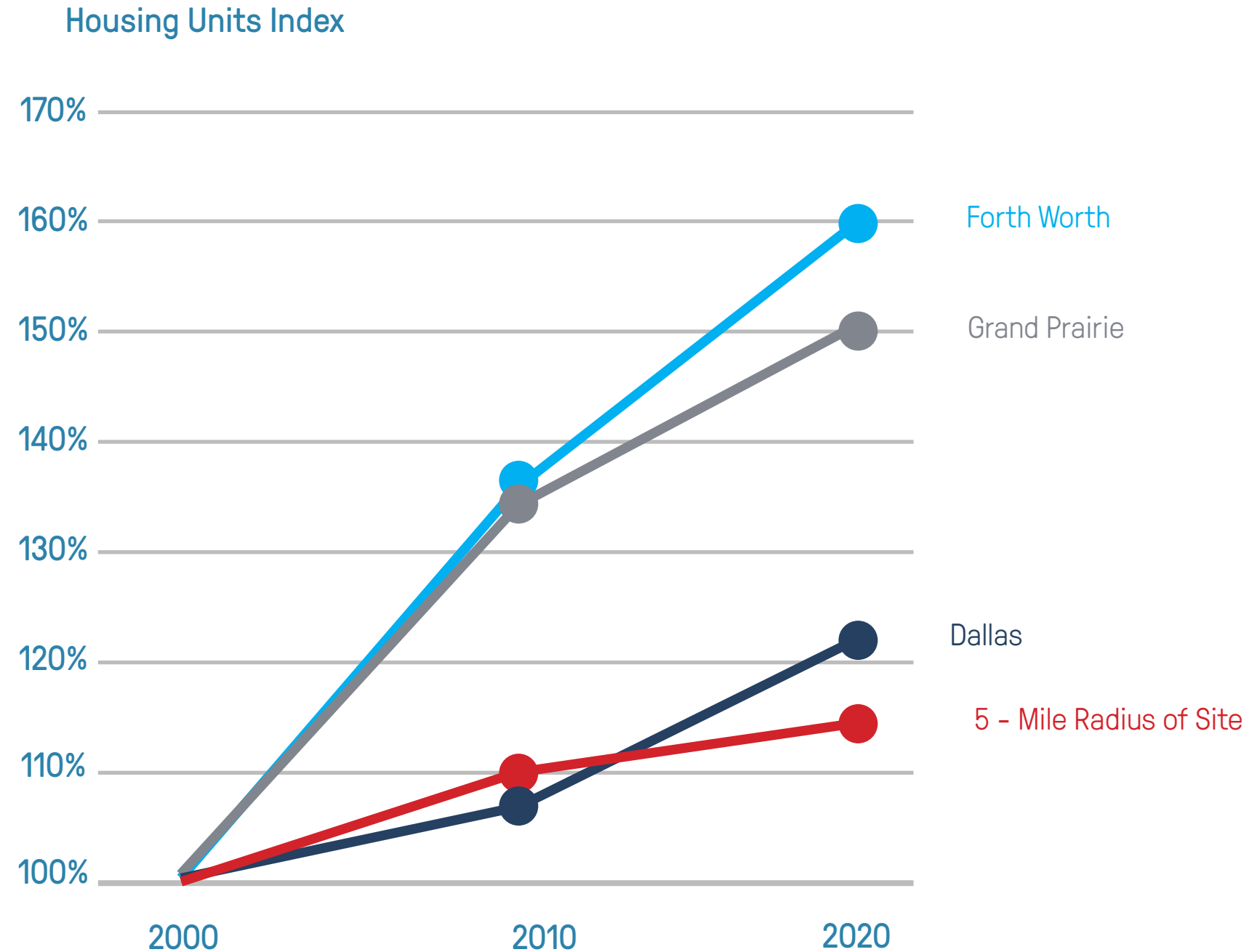
Dallas: 5,200 units – 1.0%

Fort Worth: 6,477 units – 2.4%

Grand Prairie: 1,200 units – 2.1%

5-mile radius: 104 units – 0.7%

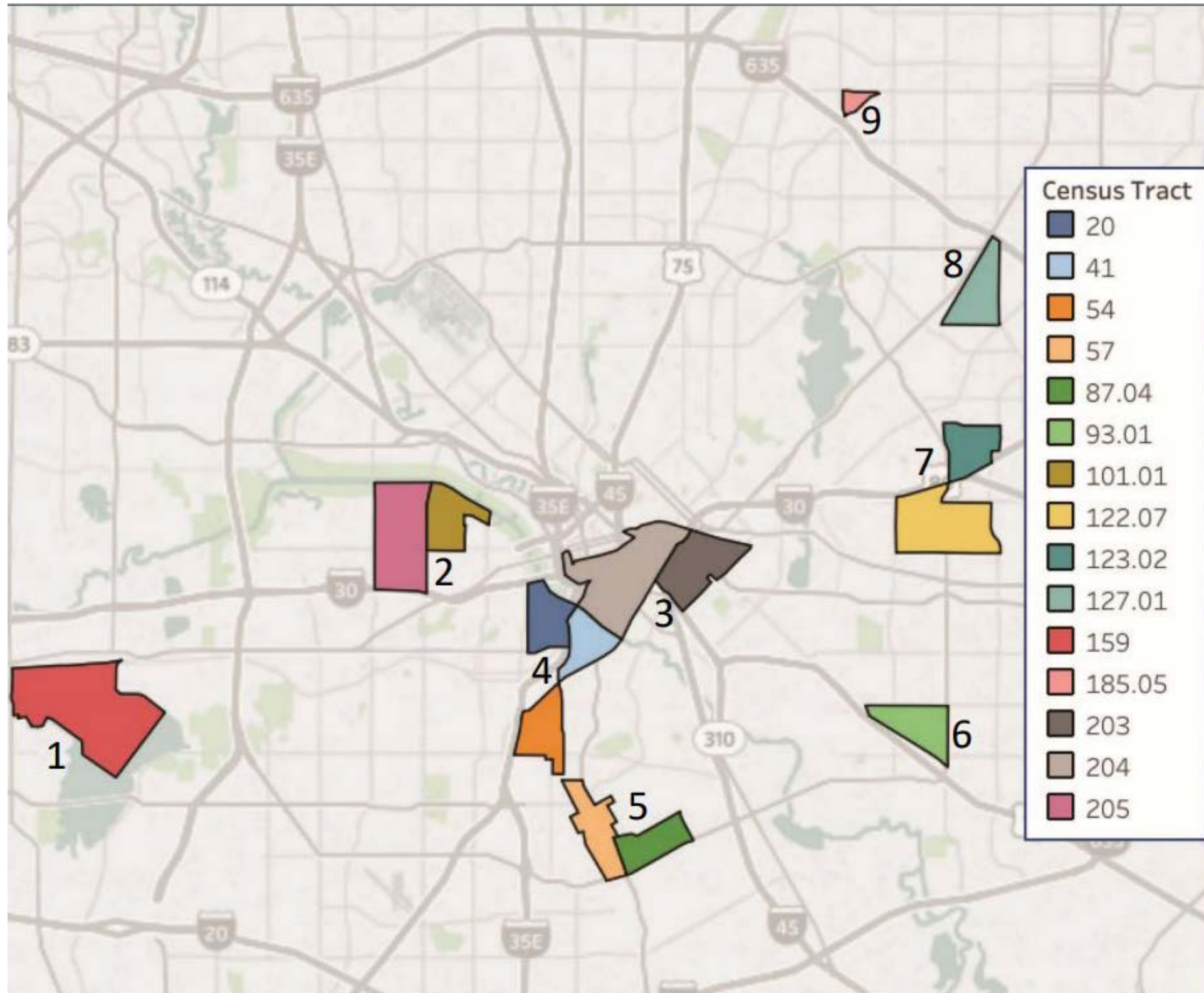
- Immediate environs are dominated by **industrial** and rail uses
- Site scale and context provides an opportunity for a **high-quality development** that defines its own character and mix of uses



Source: Economic & Planning Systems

Economic Considerations

EPS



The City of Dallas has **15** designated **Opportunity Zones** in 9 general clusters

1. Hensley Field

- 2. West Dallas
- 3. Cedars/Fair Park
- 4. Southern Gateway
- 5. Lancaster Corridor
- 6. Buckner Station
- 7. Buckner/I-30
- 8. Garland Road
- 9. Forest Audelia

Economic Considerations

EPS

- Identify one or more **catalyst uses** that can **change the perception** of the site

Higher education or medical campus
Institutional or corporate user

- Design a proactive economic development **outreach process**
- **Learn from successes** of highlighted precedent projects



Economic Considerations

EPS

- Comprehensive market analysis of all development uses

Regional and subregional forecasts

20-year time frame

Not constrained by historical capture rates

- Consider post-Covid impacts on each development sector

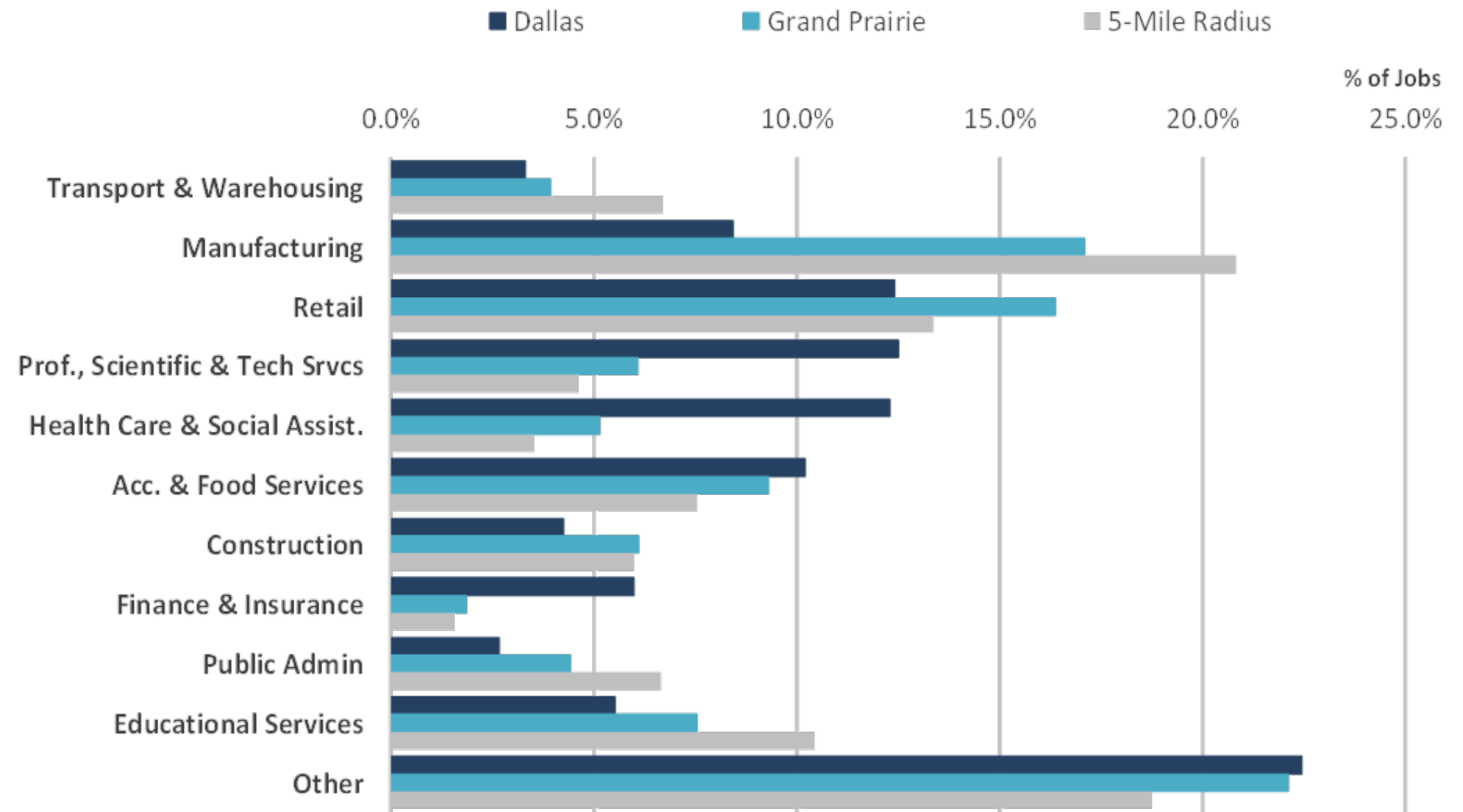
Short term recessionary

Longer term structural changes

- Evaluate alternative land use concepts

Financial and fiscal returns

Infrastructure requirements/costs

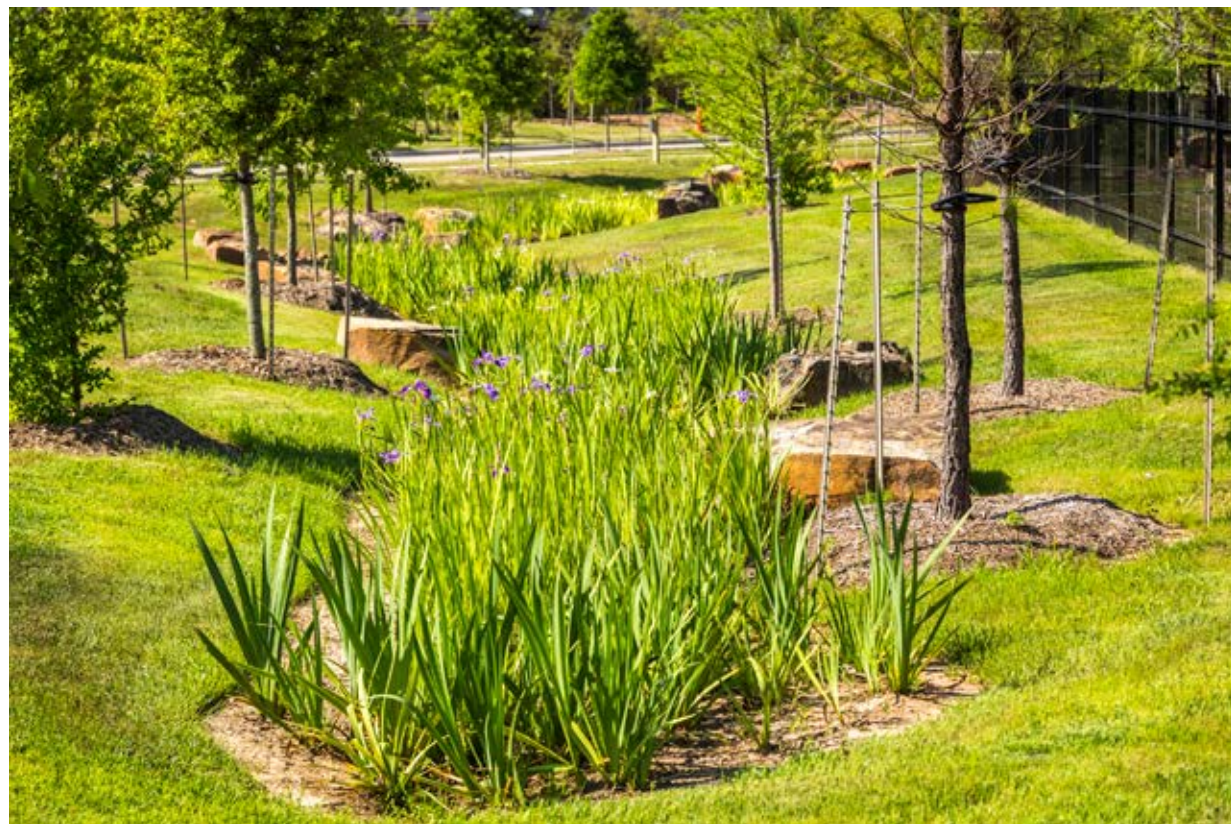
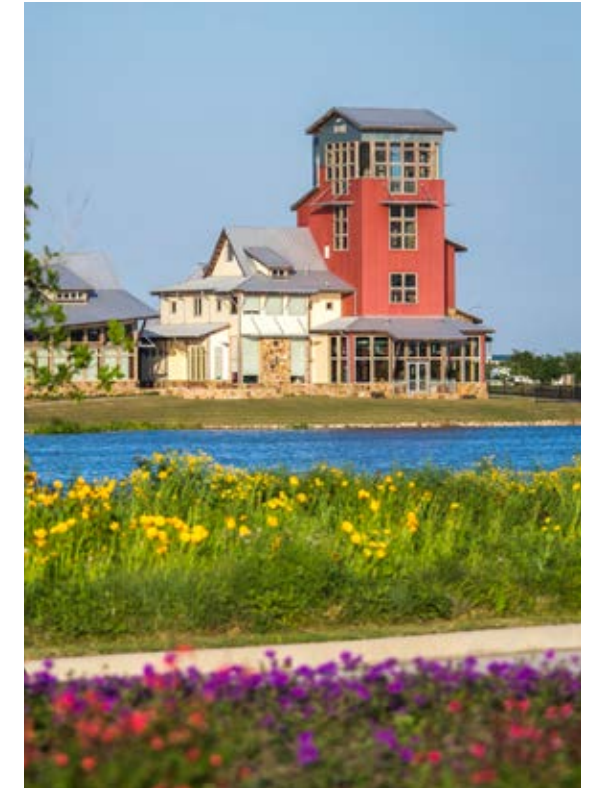


Source: ESRI; Economic & Planning Systems

Employment By Sector, 2020

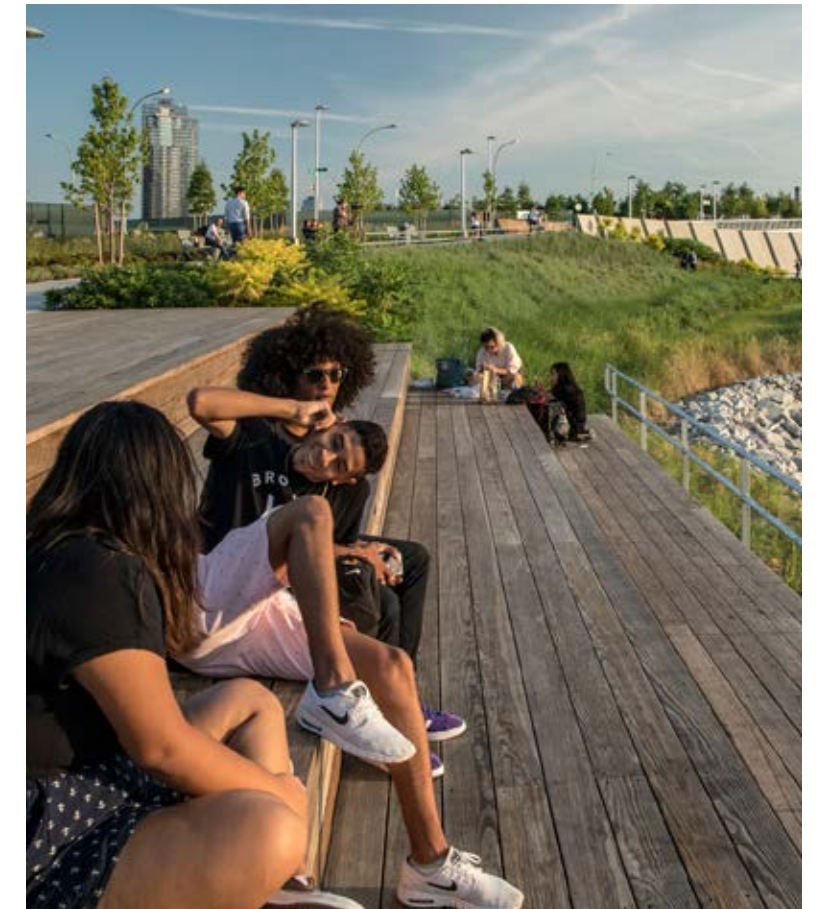
Environmental Opportunities

SWA

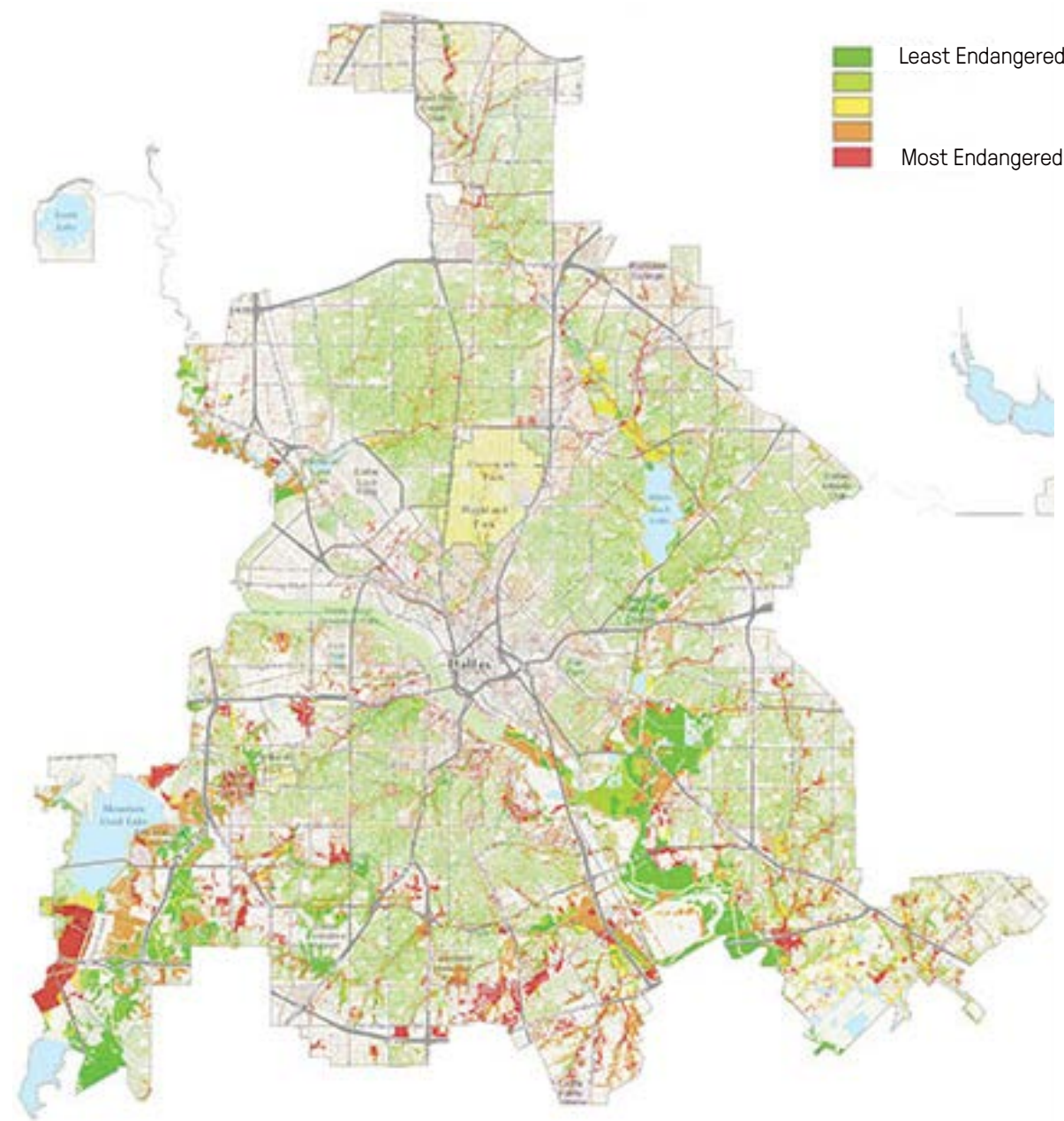


Environmental Opportunities

SWA



Hensley Field can help to address Dallas's Heat Island challenge



- Dallas is the 3rd fastest growing **Urban Heat Island** in the U.S. with a tree canopy of 32%. The U.S. Forest Service recommends 40%.
- New tree plantings are **not keeping pace** with tree removals.
- Texas Trees Foundation identifies District 3 as one of two districts in Dallas at **greatest risk** of losing tree canopy.

Data derived from City of Dallas and Texas Trees Foundation, 2013

All new construction in Dallas to be Net Zero Energy by 2030 Climate Action Plan

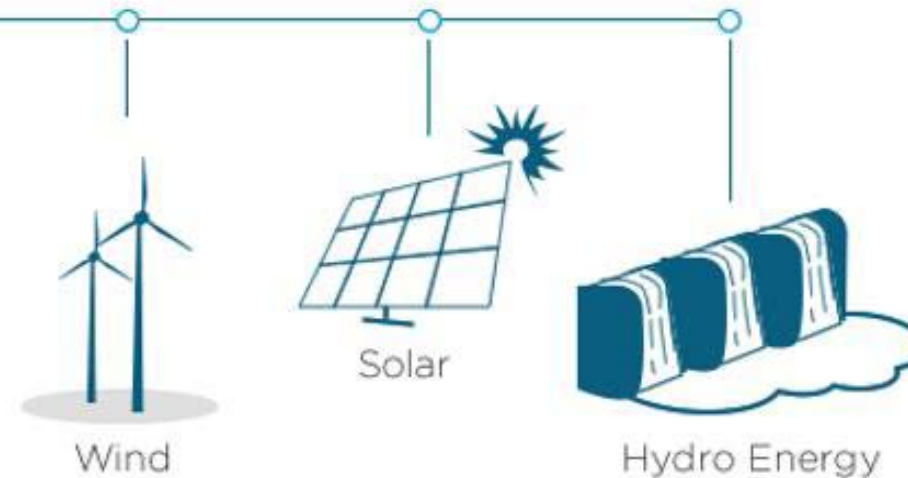
To Create a Zero Energy Building...

STEP 1 Increase energy efficiency

- Efficient building construction
- Efficient systems and appliances
- Operations and maintenance
- Change in user behavior



STEP 2 Address remaining needs with on-site renewable energy generation



Environmental Opportunities

MAS

- Hensley Field should be conceived as a **Net Zero Neighborhood**
- Climate Action Plan



Community Assets: Education Access

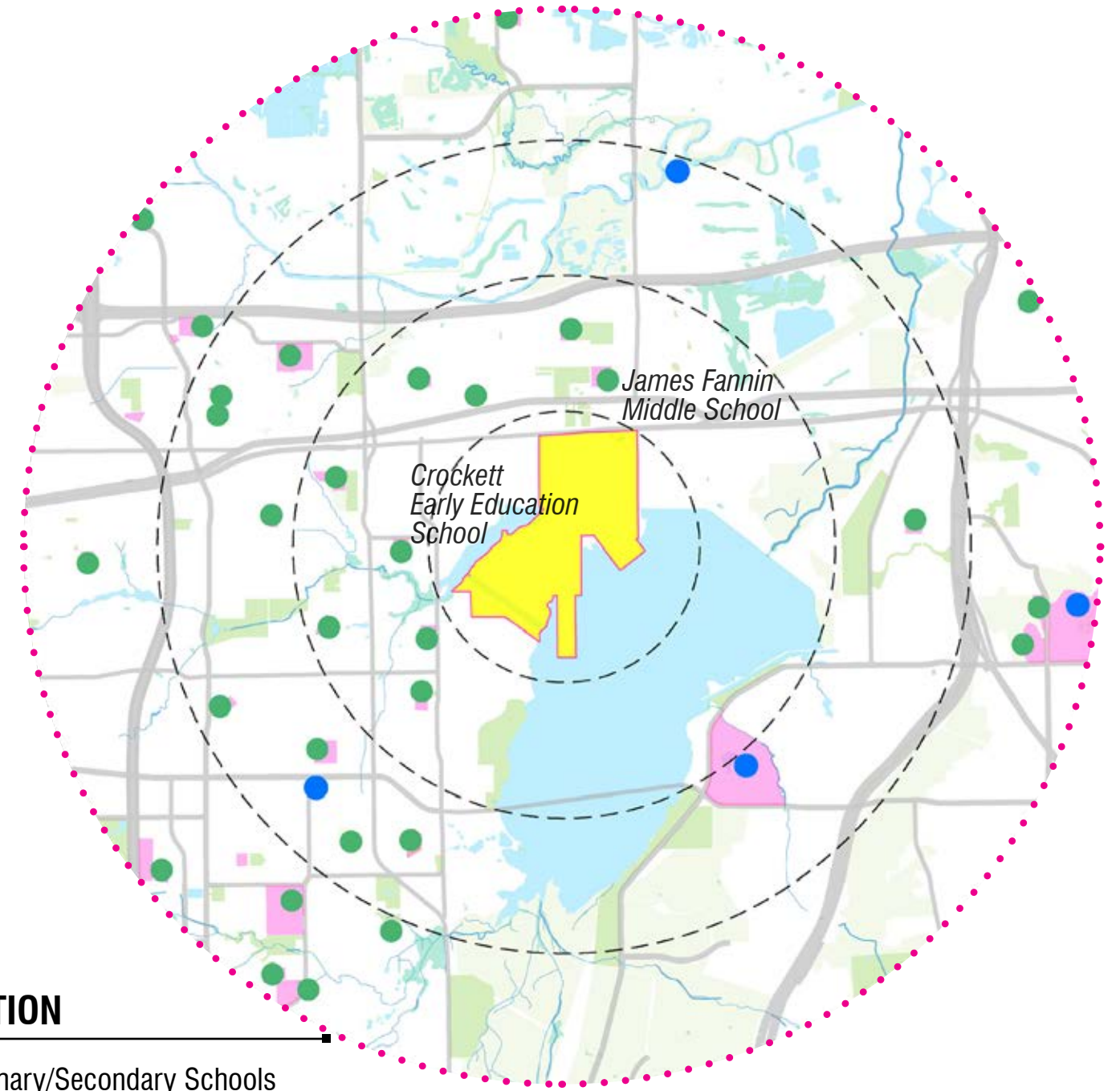
MAS



Crockett Early Education School
GPISD



James Fannin Middle School
GPISD



EDUCATION

- Primary/Secondary Schools
- Higher Education
- Educational Parcels

Community Assets: Public Health & Healthy Food Access

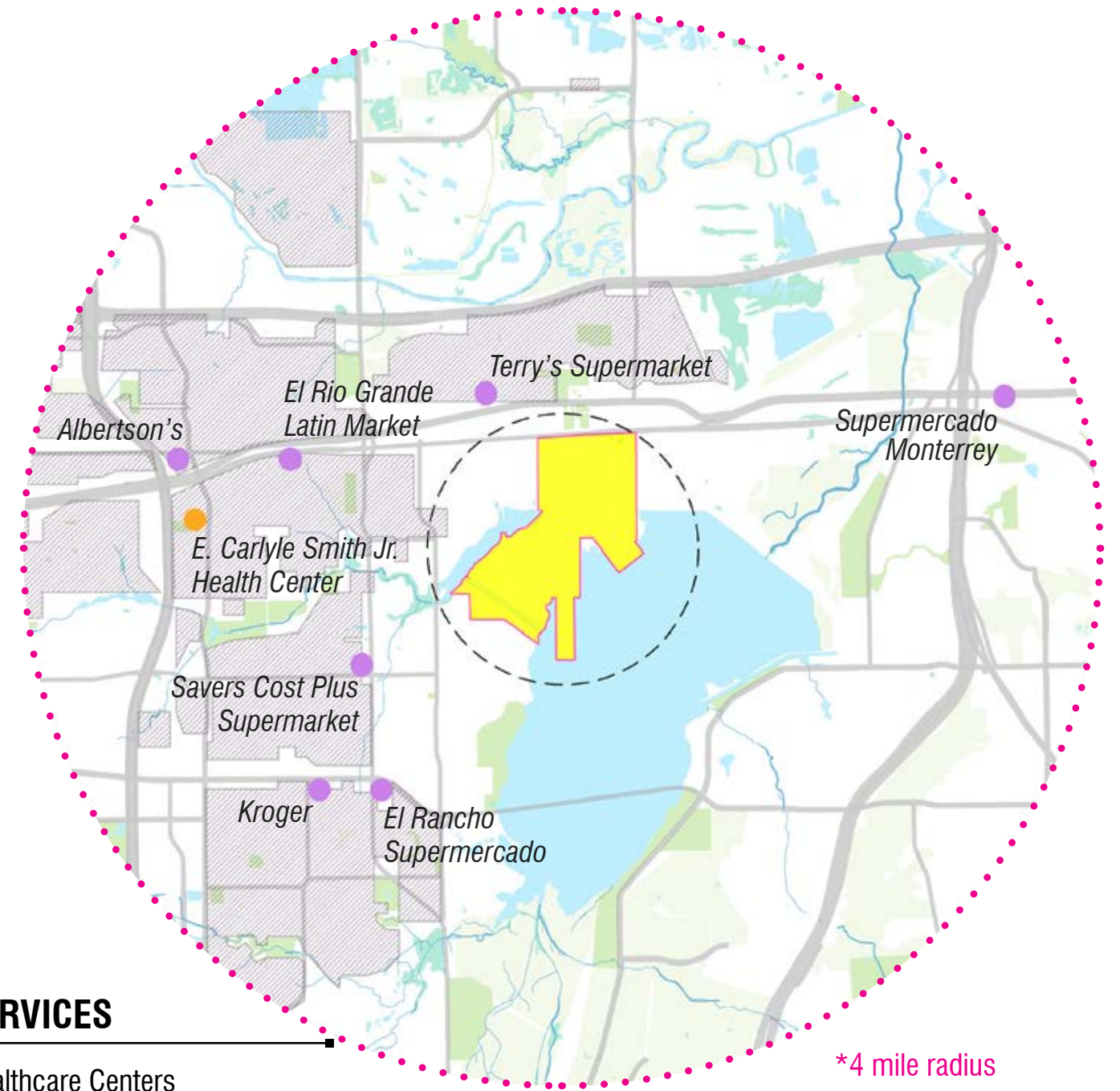
MAS



E. Carlyle Smith Jr. Health Center
 Parkland Health System



Terry's Supermarket
 GPISD



KEY SERVICES

- Healthcare Centers
- Full-Service Grocery Stores
- ▨ Grand Prairie Food Deserts per 2018 Comprehensive Plan

*4 mile radius

Affordability & Diversity

MAS

Single-family



Shop House



Row House



HOUSING CHOICE

“Missing Middle” building types for people of diverse incomes and at all stages of their lives.

15 du/ac

10 du/ac

20 du/ac

25 du/ac

30 du/ac

> 35 du/ac



Six-plex



Courtyard Row Houses

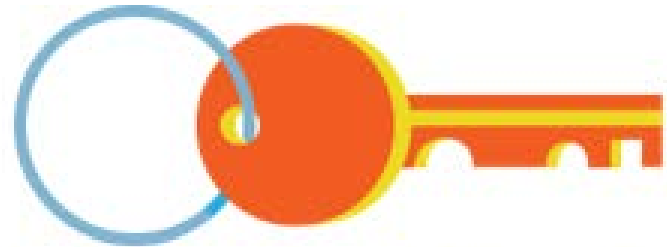


Paseo Row Houses



Apartments

An Affordable Homes Program for Hensley Field



READY, SET, OWN!



STRATEGIES TO EXPLORE

- **Community Land Trusts for Long-Term Affordability**
 - o City maintains ownership of land and enters into long-term leases with residents.
 - o At resale, the resident earns a portion of the appreciation.
 - o The remainder of the equity returns to the trust for future residents.
- **Builder Incentives for Rental Units**
 - o Establish percentage of affordable rentals in multi-family buildings.
 - o Write-down cost of land
 - o Builder provides cross-subsidy with market-rate units.
- **Affordability by Design**
 - o Micro-units, Pre-fabrication
 - o Reduced parking standards
 - o Energy efficiency savings



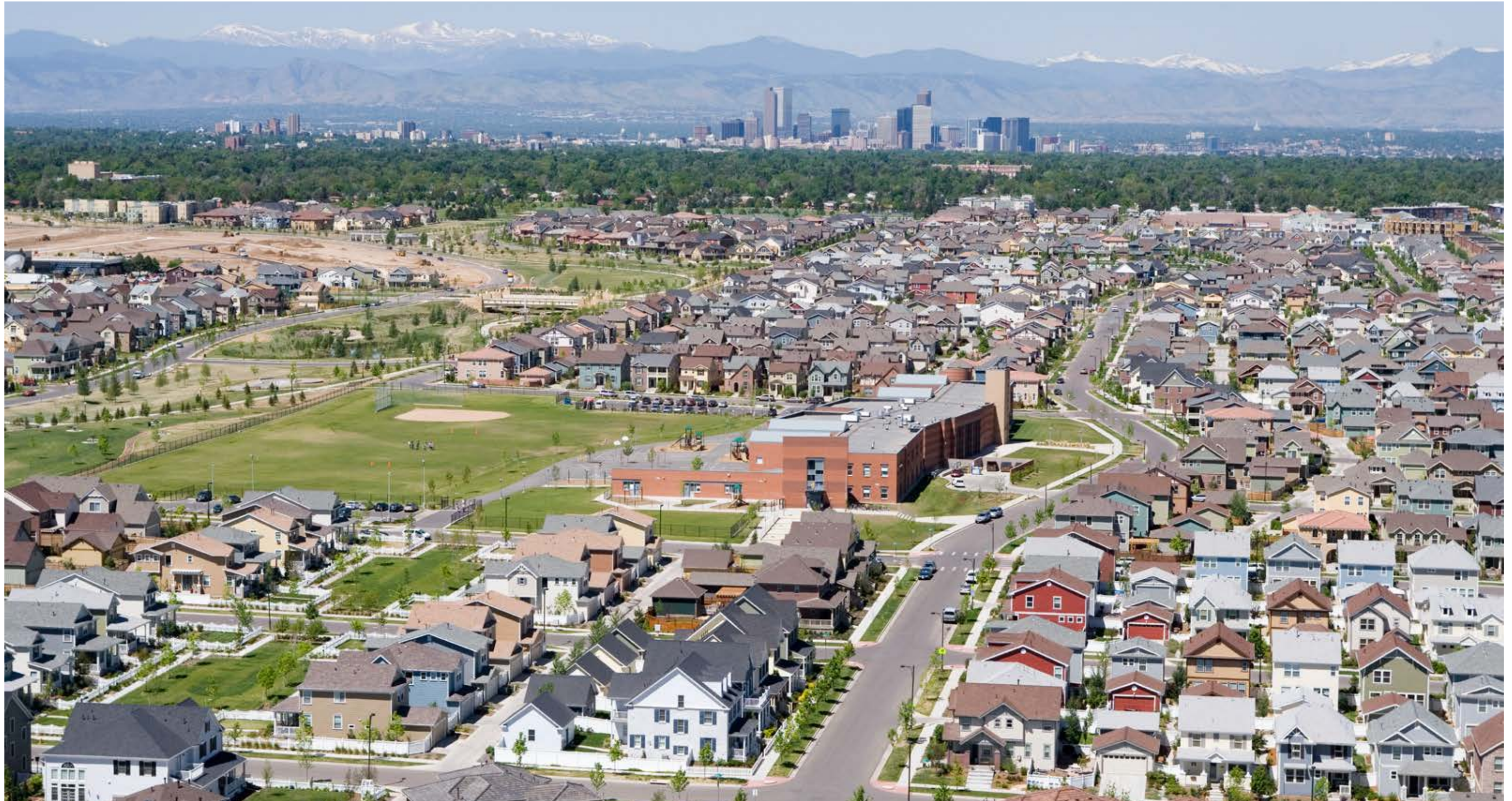
**HENSLEY
FIELD**  **DALLAS, TX**

PLANNING FOR THE FUTURE

EXAMPLE PROJECTS

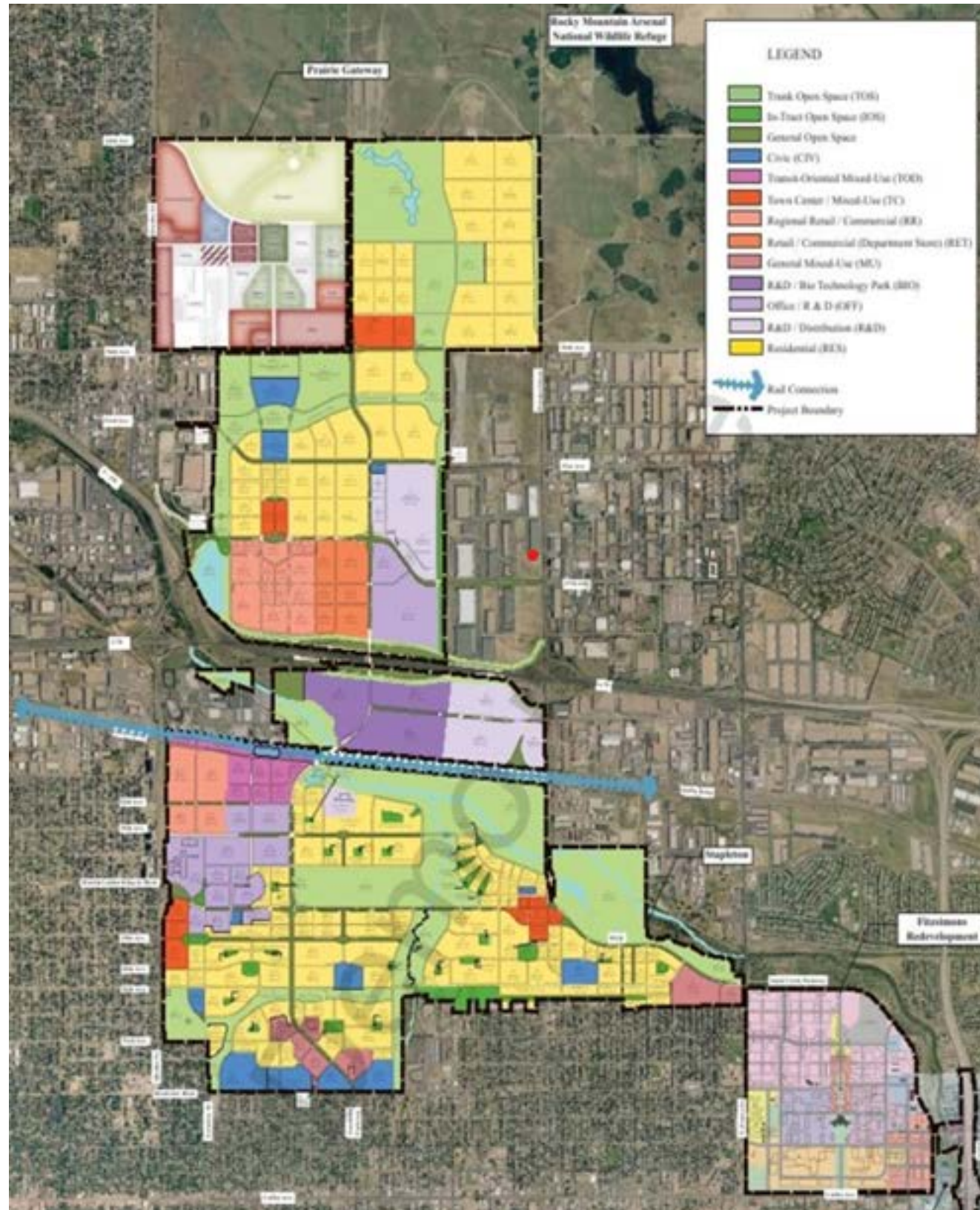
Precedent: Stapleton

EPS



Precedent: Stapleton

EPS



Stapleton/Central Park, Denver CO

- Former 4,700-acre Stapleton International Airport closed in 1994
- New urbanist master plan completed in 1995
- Forest City Corporation selected as master developer
- Major financing program to finance infrastructure
 - o Innovative school development program
 - o RTD A-Line rail station connecting downtown and DEN in 2016

- Development nearing completion

7,500 homes + 2,500 apartments
15 neighborhoods, 15 schools, 50 parks
2.6 M SF of retail, 3.3 M SF industrial/
flex, 400 K office

- Renamed Central Park in 2020

Stapleton/Central Park, Denver CO

Precedent: Stapleton

EPS



East 29th Avenue Town Center



Stapleton Homes on pocket park



Central Park



Eastbridge Town Center

Precedent: Alameda Point

EPS



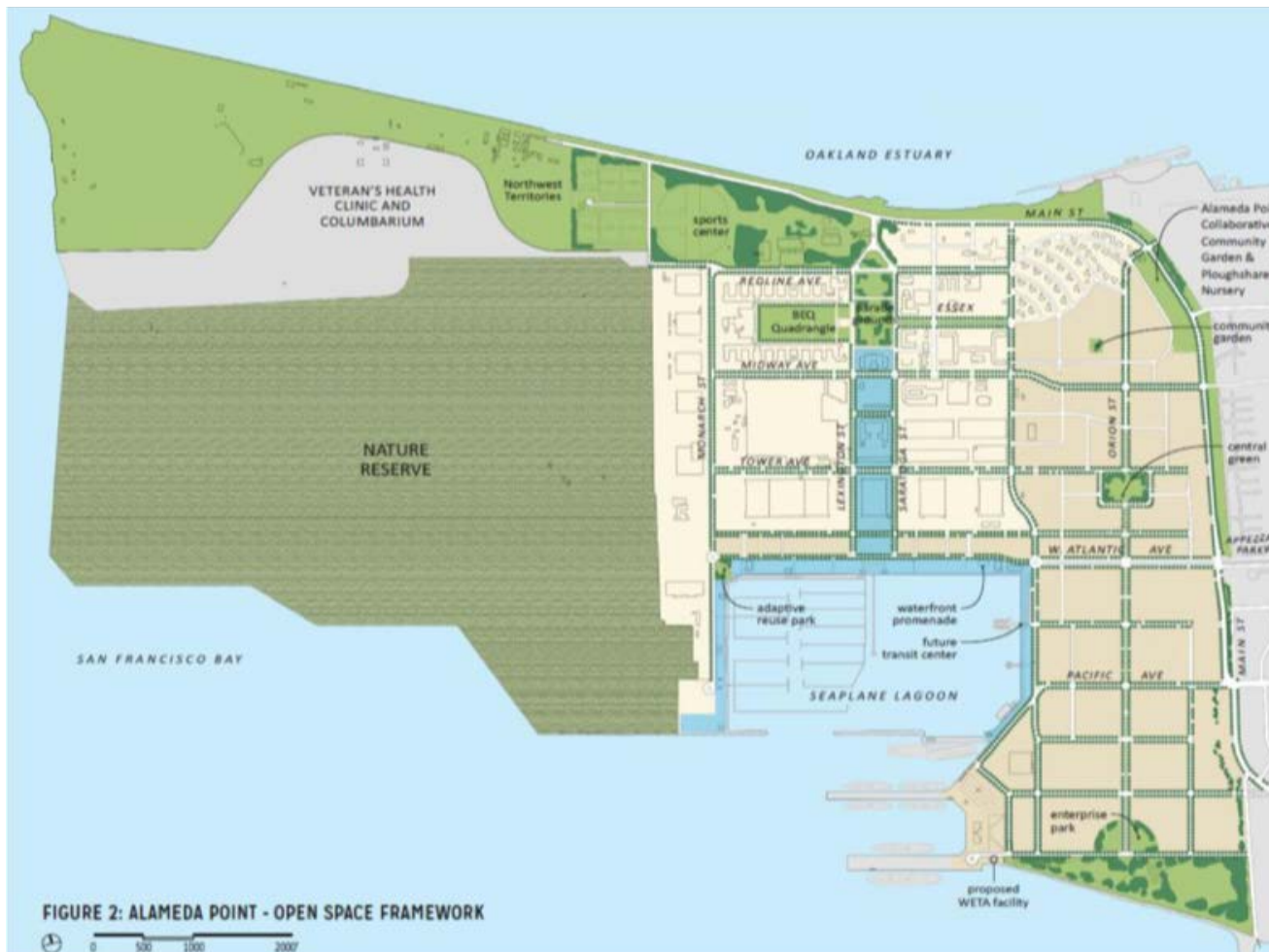
Precedent: Alameda Point

EPS



Alameda Point, Alameda CA

- Former 1560-acre **Naval Air Station** on San Francisco Bay closed in 1997
- 20+ years of planning and site clean-up
- City-Navy agreement for clean-up signed in 2006; will be complete by 2022
- Vision of mixed-use employment center with residential, commercial and recreational uses as **seamless extension of the city**
Adaptive re-use of existing **hangar buildings** now accommodate more than 70 businesses
- 700 acres of **open space** including 512-acre national wildlife refuge on former runways
- First neighborhood of 800 units now under construction



Precedent: Alameda Point

EPS



700-acre open space network



Historic Core of Base Restored



Adaptive re-use of hangar and warehouse buildings



800-unit neighborhood now under construction

Precedent: Mueller

MAS



Precedent: Mueller

MAS

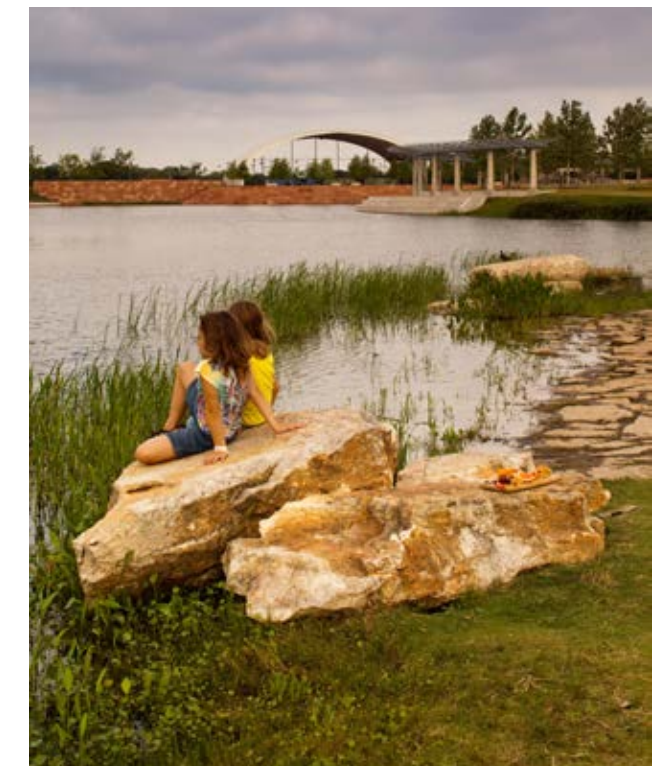



Precedent: Mueller


MAS

Mueller, Austin TX

- Austin's former 700-acre passenger airport closed in 1999.
- City's goal: to leverage value of land to achieve:
 - o Economic Development;
 - o Environmental Sustainability; and
 - o Housing Affordability.
- Community's Vision: An inclusive and walkable mixed-use district.
- Master Developer (Catellus) selected in 2002
- Construction commenced in 2005
- Project is now 75% complete
 - o 7,000+ residential units, 25% of which are affordable
 - o 5 million square feet of commercial/institutional uses
 - o 14,000 residents / 14,000 jobs
 - o 140 acres of publicly accessible open space
 - o Largest Gold LEED Neighborhood in the world.





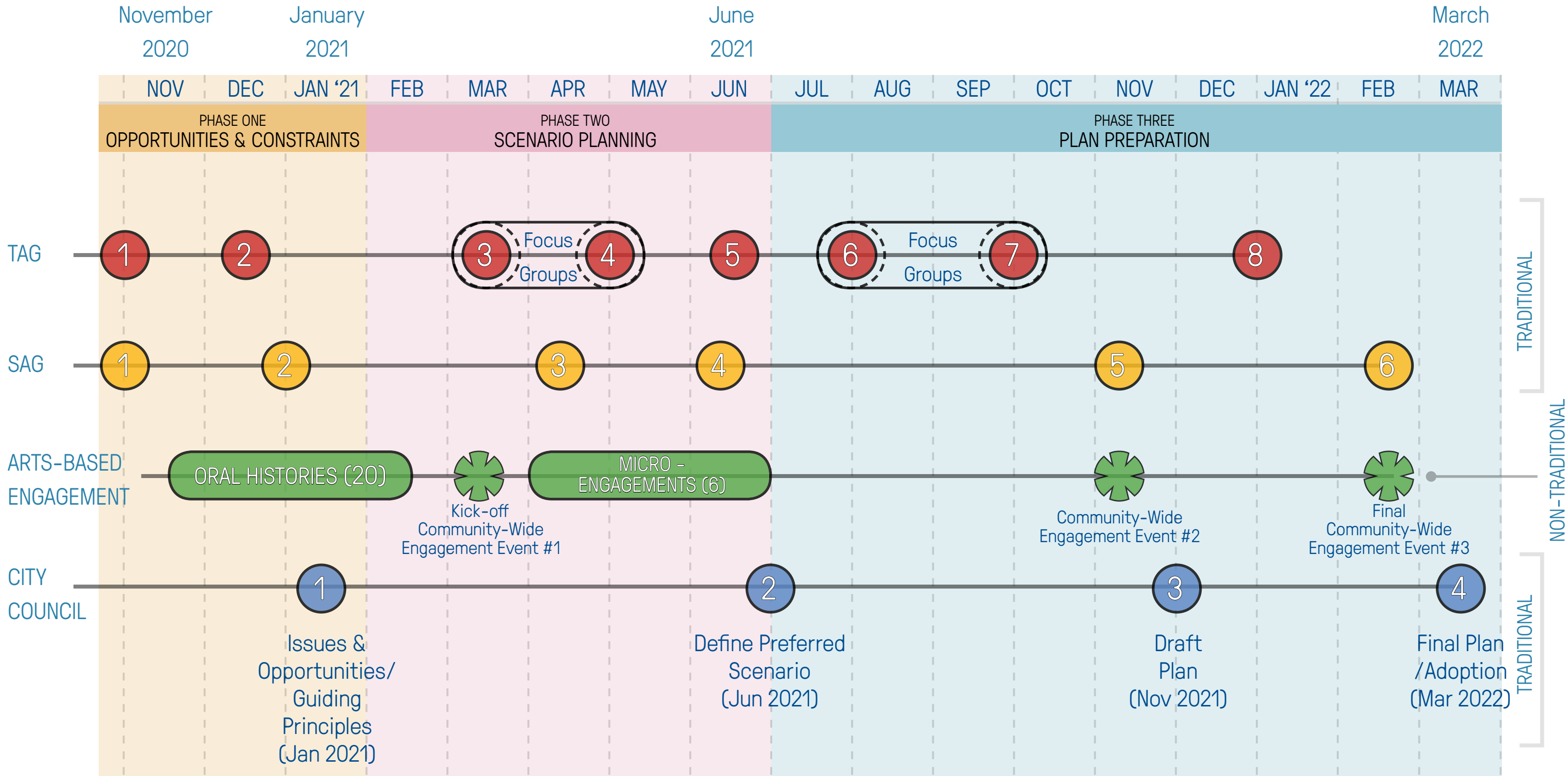
**HENSLEY
FIELD**  DALLAS, TX

PLANNING FOR THE FUTURE

TAG & SAG NEXT STEPS

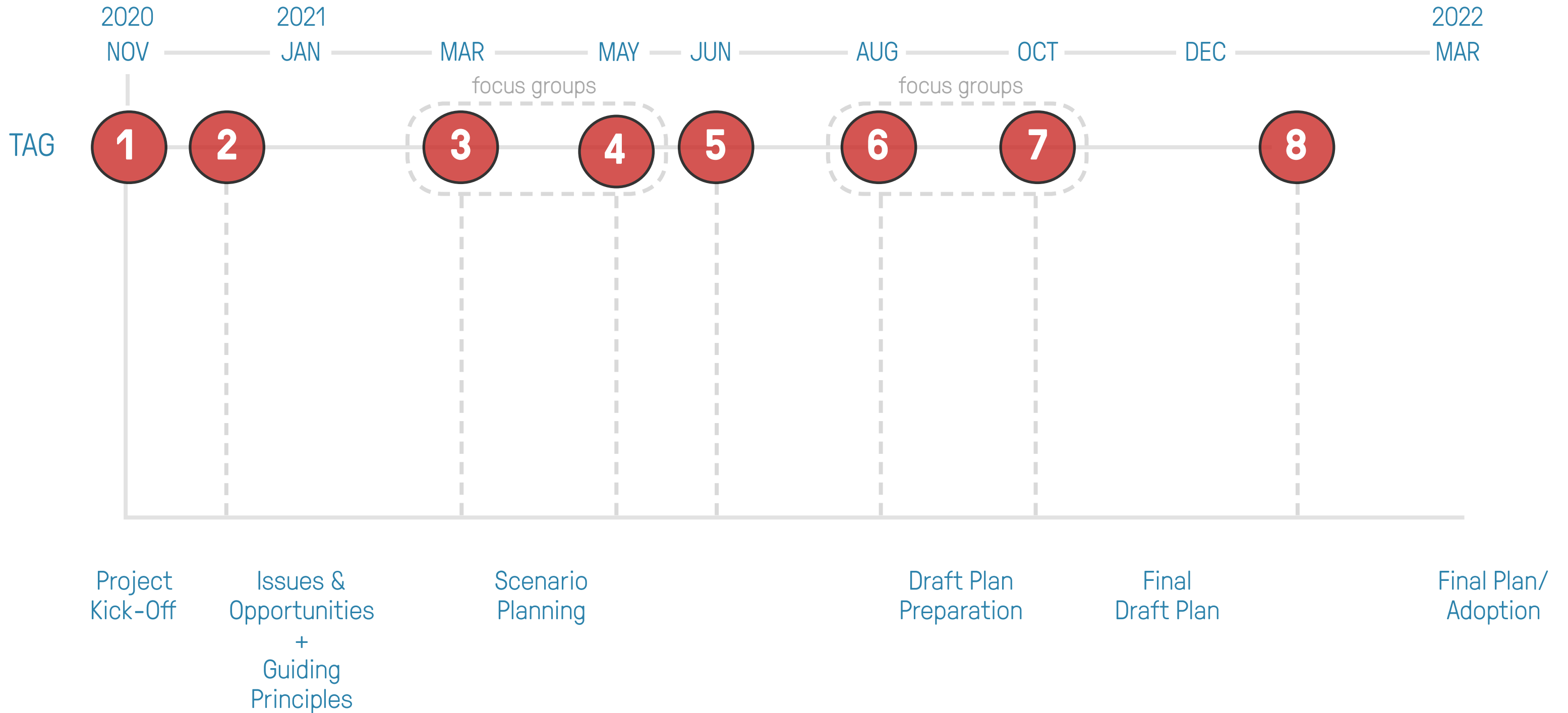
Community Engagement Approach & Process

MAS, K Strategies



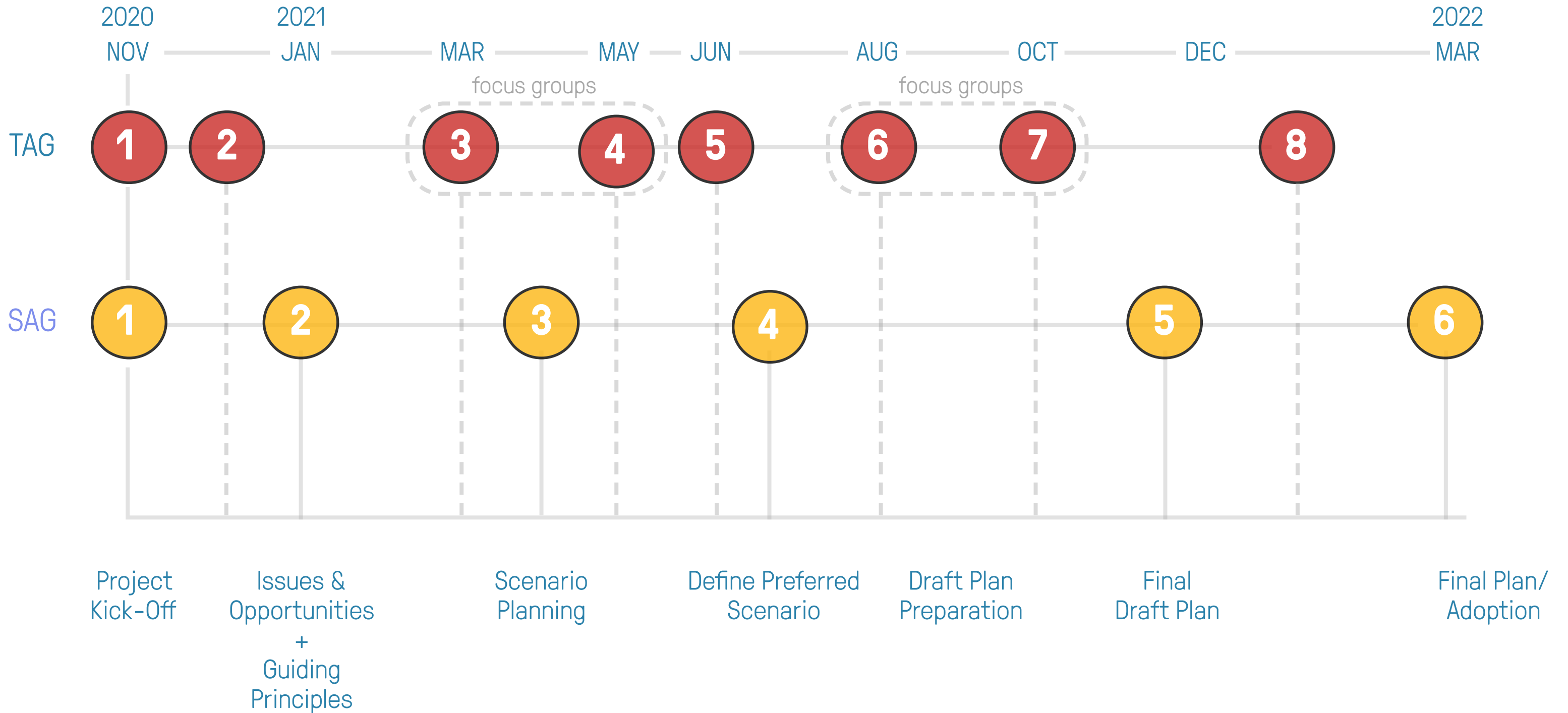
Community Engagement: Traditional Methods

MAS, K Strategies



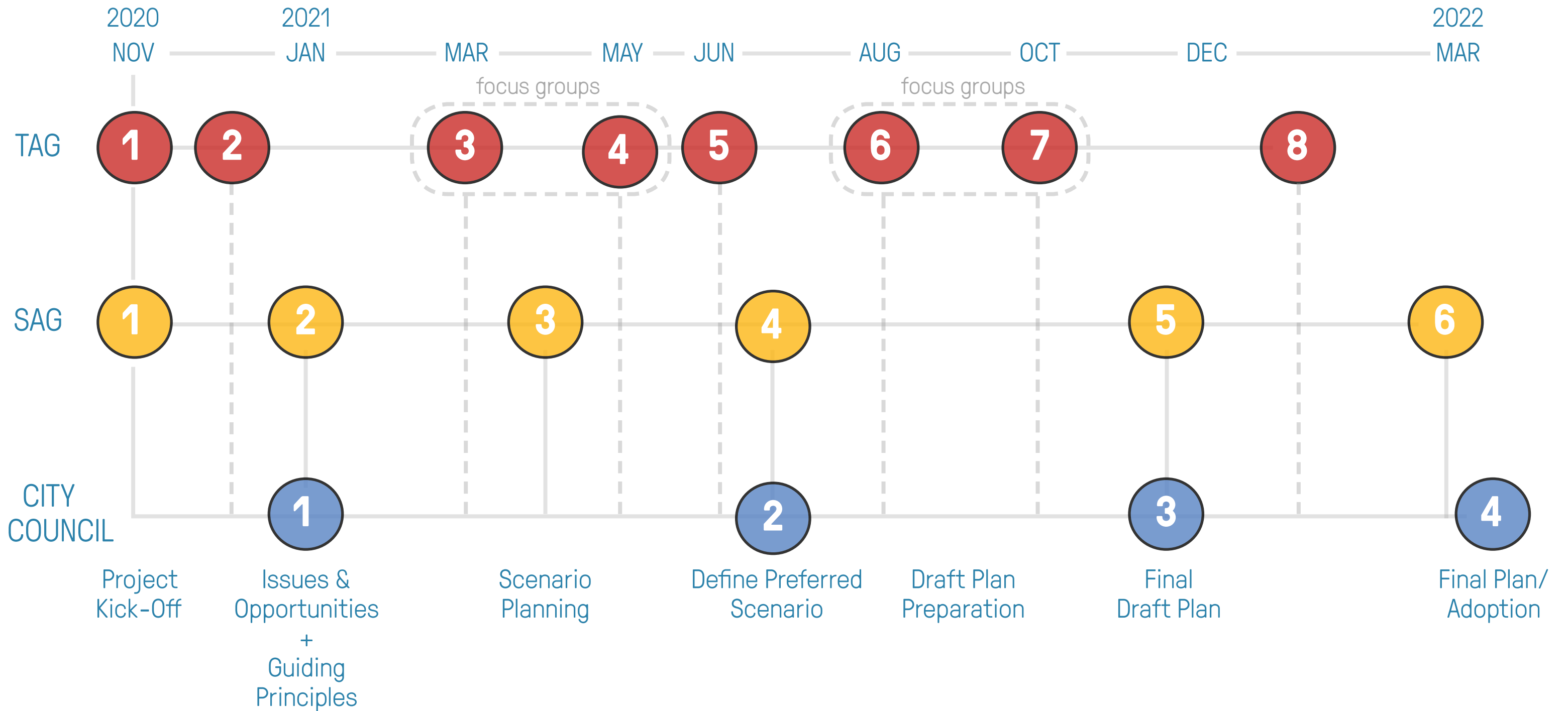
Community Engagement: Traditional Methods

MAS, K Strategies



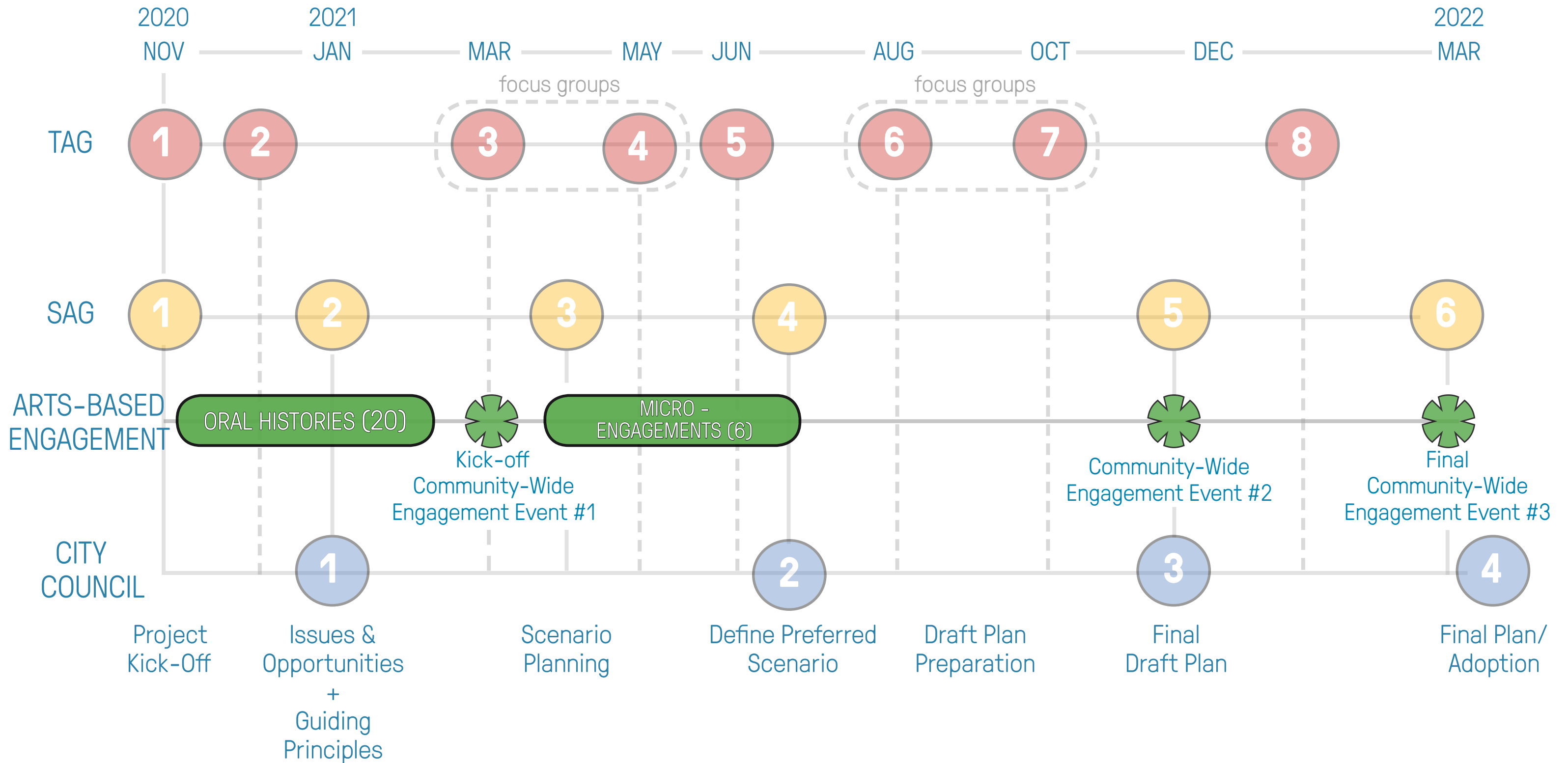
Community Engagement: Traditional Methods

MAS, K Strategies



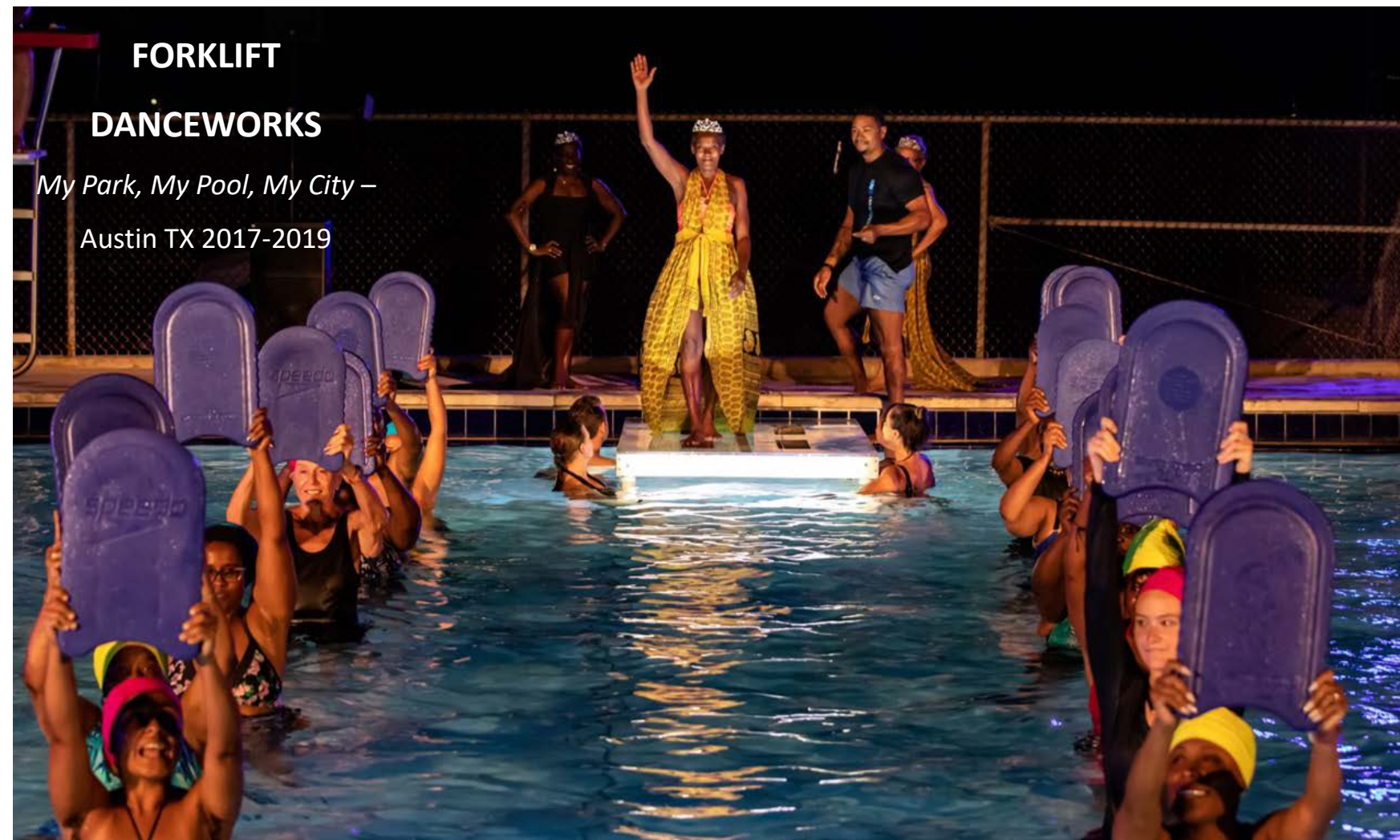
Community Engagement: Non-Traditional Methods

MAS, Civic Arts



Community Engagement: Non-Traditional Methods (Arts-Based)

Civic Arts



Engage local artists, storytellers, musicians, graphic designers, dancers, performers to:

- Make art that **elevates community consciousness and dialog** regarding the future of Hensley Field
- Provide a **broader outreach** to folks who may not normally participate
- **Build trust** and a shared sense of place and **meaning**



Community Engagement: Non-Traditional Methods (Oral Histories)

Civic Arts



Goal: to celebrate the history and meaning of the site to the surrounding neighborhoods

Method: engage the surrounding communities to better understand the site's military history and its role in the lives of the individuals who were stationed or worked here



Community Engagement: Non-Traditional Methods (Micro-Engagements)

Civic Arts



Goal: to welcome area residents to the site and provide opportunities to both understand the site and contribute ideas towards its future development

Method: work with local artists to engage area residents with artistic activities that highlight different aspects of the site, or invite creative explorations of ideas for future site scenarios

Imagine:

- **Visual artists** working with residents to create small models of future scenarios
- **Storytellers** working with community members to capture site-specific memories
- **Graphic designers** engaging participants in site explorations through drawing

Community Engagement: Non-Traditional Methods (Micro-Engagements)

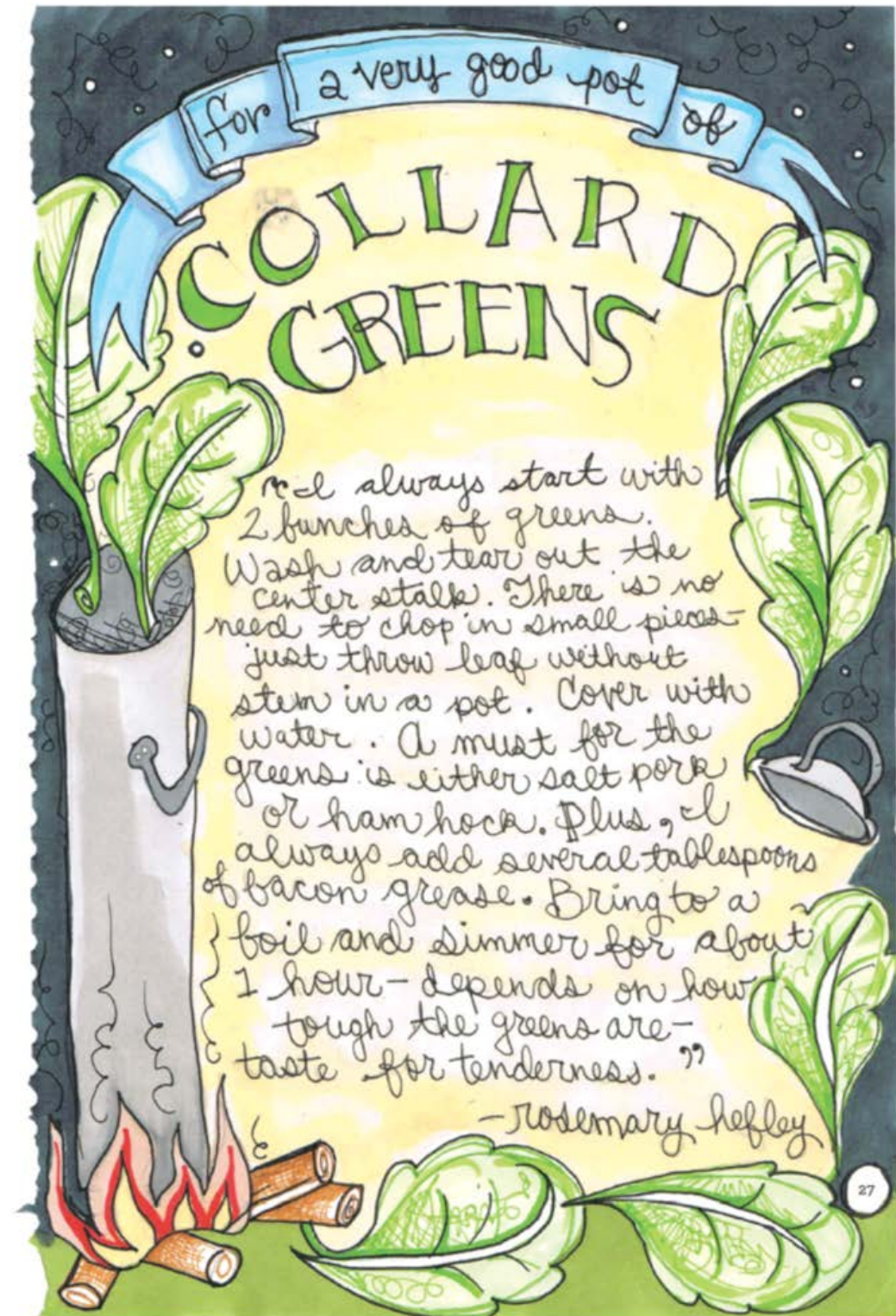
Civic Arts

Goal: to develop a deeper understanding of the surrounding community and their relationship to the existing site

Method: work with local artists to engage area residents to co-create artistic projects that highlight different aspects of community culture

Imagine:

- **Storytellers** working with community members to capture memories of local events
- **Graphic designers** creating Zines with youth that illustrate the rhythms of community life
- **Food artists** identifying local recipes and creating community meals



Community Engagement: Non-Traditional Methods

MAS



“THE ONLY WAY TO APPROACH SUCH A PERIOD IN WHICH UNCERTAINTY IS HIGH AND ONE CANNOT PREDICT WHAT THE FUTURE HOLDS, IS NOT TO PREDICT, BUT TO EXPERIMENT AND ACT INVENTIVELY AND EXUBERANTLY VIA DIVERSE ADVENTURES IN LIVING.”

C.S. HOLLING



HENSLEY FIELD

DALLAS, TX

PLANNING FOR THE FUTURE

Q+A

1. What is your organization's **most important goal/aspiration** for the Hensley Field project?
2. From your organization's perspective, what are your **biggest concerns** with the redevelopment of Hensley Field?
3. From your organization's perspective, how can Hensley Field be a **model of equitable development**?