



City of Dallas

Hensley Field Reuse & Redevelopment Master Plan

**City Council
Economic Development
Committee Briefing
August 3, 2020**

Peer Chacko, Director
Planning & Urban Design
City of Dallas

Purpose



- Brief the Committee on the proposed Hensley Field redevelopment master planning scope and process.



Presentation Overview



- Location, Context and Background
- Master Planning Goals and Scope
- Case Studies Showcasing Success
- RFQ-RFP and Preferred Vendor
- Process, Deliverables, Cost & Funding
- Next Steps
- Appendix: Case Studies



Location and Context



- 738-acre City-owned site with 2½ miles of Mountain Creek Lake frontage and excellent views of Downtown Dallas and escarpment.
- Located at Dallas' south-western edge near Grand Prairie, with regional access via Jefferson Blvd, Loop 12, Beltline Road and IH-30.



Background



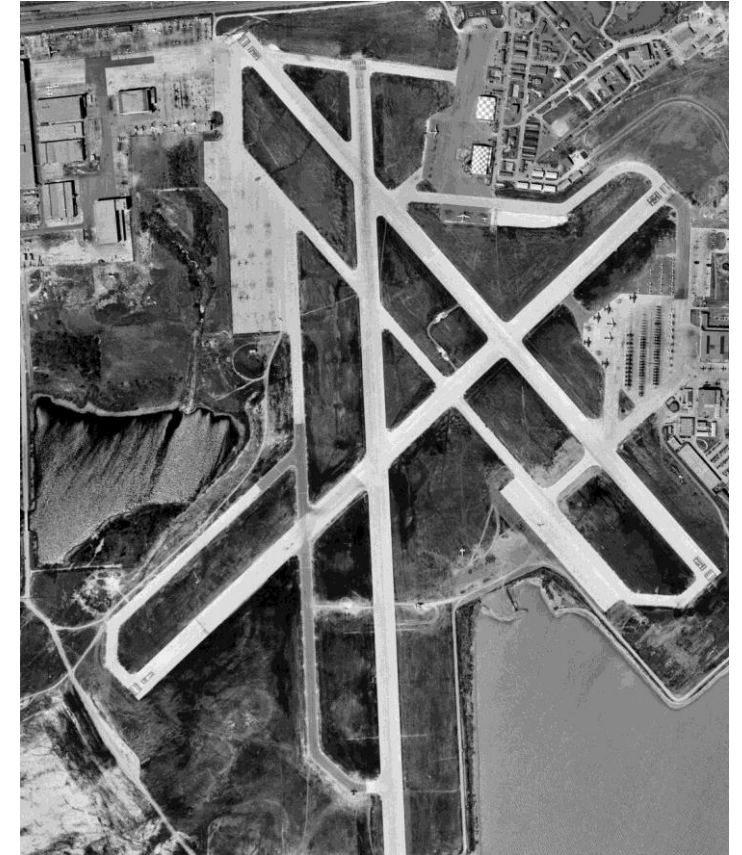
- Hensley Field was leased by the U.S. Navy from the City of Dallas from 1949 to 1999.
- Since the Naval Air Station's closure, the site has been used for a patchwork of temporary storage, City functions, and unrelated leases.
- Current uses do not represent the highest and best use to maximize community benefits.



Background (contd.)



- The U.S. Navy is obligated under the 2002 Settlement Agreement for site clean up to unrestricted residential conditions.
- The U.S. Navy has committed to coordinating with the City to expedite investigations and remove PFAS* using existing funds.
- A key remaining obstacle to redevelopment is lack of a redevelopment master plan.



* Per- and polyfluoroalkyl substances (PFAS) are a group of man-made chemicals in global use since the 1940s



Master Planning Goals



- Create a vision and implementation plan for an authentic, climate-smart, diverse, mixed-income and walkable community with a mix of jobs, housing, services and amenities.
- Engage a national/international caliber master planning and design team to create a world-class redevelopment master plan for Hensley Field.



Explore Future Development Potential



A snapshot of what is possible:

- 7,000 new diverse, mixed-income dwelling units
- 7.5 million square feet of commercial, institutional and civic space
- 15,000 new jobs created across sectors and industries
- 160 acres of regional lake-front park space and accessible neighborhood open space



Advance Multiple City Initiatives



- Create a well-connected mixed-use regional center in alignment with the **forwardDallas! Comprehensive Land Use Plan** and the **Connect Dallas Mobility Plan**
- Generate a catalytic economic engine for Southern Dallas to advance the **Strategic Economic Development Plan**
- Build complete neighborhoods with mixed-income housing to advance the **Comprehensive Housing Policy**
- Create a sustainable/resilient community in alignment with the **Comprehensive Environment and Climate Action Plan (CECAP)**



CECAP Policy Alignment



BUILDINGS- B11, 12, 13, 14, 15: Ensure that new buildings are constructed sustainably and are carbon neutral



ENERGY- E1, 2, 5, 6, 7, 8: Encourage investment in, and greater use of renewable energy; ensure affordable access to renewable energy



TRANSPORTATION - T10, 11, 12, 14: Synergize land use and housing with transportation to increase access to walking, biking and public transit



WATER RESOURCES - WR3, 4, 5, 6, 10, 12: Conserve and protect water resources; protect neighborhoods from flooding; prepare for drought



GREEN SPACES– EG1, 2, 3, 8: Leverage green spaces to provide climate adaptation benefits; integrate nature-based design solutions



Water-based green space



Solar

Pedestrian Street



Protected intersection with separate bike lanes



Case Studies Showcasing Success*



- **Mueller** – Austin, Texas
- **Stapleton** – Denver, Colorado
- **Alameda Point** – Alameda, California
- **Hunters Point** – San Francisco, California
- **Navy Yard** – Philadelphia, Pennsylvania
- **Hamilton Air Field** – Novato, California
- **El Toro** – Irvine, California

* See appendix for additional information



Master Planning Scope



- **Engage the community** to define guiding principles and explore alternative redevelopment scenarios.
- **Evaluate alternative development scenarios** and assess market/financial feasibility to identify a combination of unique and viable uses.
- **Showcase innovative and cost-effective green solutions** to protect human health and the environment and take advantage of unique natural features to provide public access to waterfront amenities.
- **Design a multi-modal transportation network** on-site with enhanced access from the Dallas urban core and the region.



Master Planning Scope



- **Use existing site infrastructure and facilities** to enhance the site's uniqueness and acknowledge/preserve history.
- **Develop a phased build-out strategy** to transition from current uses with catalytic projects to launch each phase in coordination with environmental clean-up activities, and interim uses to change public perceptions and generate revenue.
- **Define a governance structure** to enable effective oversight of master plan implementation and financing through public-private partnerships.



RFQ-RFP Process



- **May 2019:** City of Dallas issued a Request For Qualifications (RFQ)
 - An evaluation committee representing seven key departments was assembled to review and evaluate proposals
 - 15 teams of national/international repute responded and were interviewed to select the three most qualified to participate in the Request For Proposals (RFP) phase
- **August 2019:** City of Dallas issued an RFP to three short-listed teams
- **November 2019:** The three short-listed teams were interviewed
- **January 2020:** The preferred vendor was identified



Preferred Vendor



McCann Adams Studio Team

- Team lead has directly relevant experience in Austin, Texas on successful conversion of the former Robert Mueller Municipal Airport into a vibrant, walkable, mixed use, mixed income community.
- Well-rounded team with relevant combination of local & national experience
 - **McCann Adams Studio** (Team lead, planning & urban design)
 - **SWA Group** (local project manager, landscape architecture)
 - **Economic and Planning Systems** (economics & implementation)
 - **K Strategies** (local public relations & engagement)
 - **Civic Arts** (arts/culture-based engagement)
 - **RSM Design** (historic resources)
 - **Center for Maximum Potential Building Systems** (green building and resilience)
 - **Stantec** (local civil engineering)
 - **Fehr & Peers** (multimodal transportation)
 - **Integrated Environmental Solutions** (environmental)
 - **Terracon** (Geotechnical)



Master Planning Process



- **Phase I (Four months):**
 - Gain and communicate a comprehensive understanding of the regulatory, economic, and physical conditions of the site and surroundings that will affect redevelopment.
 - Initiate a dialogue with key stakeholders and the community.
- **Phase II (Six months):**
 - Explore and evaluate a wide range of development options
 - Engage stakeholders and the community
- **Phase III (Eight months):**
 - Refine the preferred development strategy
 - Prepare the final master plan and implementation strategy
 - City Council action



Master Plan Deliverables



The master plan will provide a compelling vision, clear policy direction, and an implementation framework to facilitate public-private development partnerships and coordination of investments over an extended period.

1. Land Use and Urban Design
2. Housing, Open Space and Recreation
3. Transportation
4. Infrastructure
5. Sustainability and Resiliency
6. Historic and Cultural Resources
7. Implementation and Governance



Master Plan Cost & Funding



Funding for the master planning process:

- Hensley Field Fund: \$460,000
- 2017 Bond Prop A*: \$677,391
- 2017 Bond Prop I (District 3 ED funds): \$862,609
- **Total Cost** **\$2,000,000**

*A funding swap has been secured through NCTCOG to ensure that existing 2017 Bond Program Proposition A commitments are maintained.



Next Step



- City Council action on the preferred vendor contract is scheduled for August 26, 2020.





Case Studies

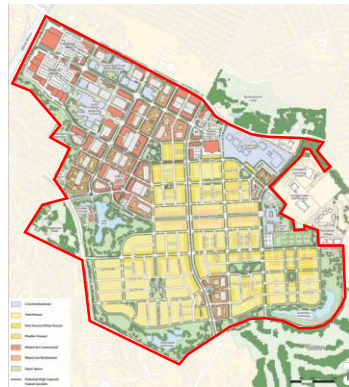


Case Studies



Mueller Austin

The former 711-acre Robert Mueller Municipal Airport relocated in 1999, was master planned and redeveloped into a mixed-use urban village in the heart of the city, successfully achieving the City's economic development and housing goals.



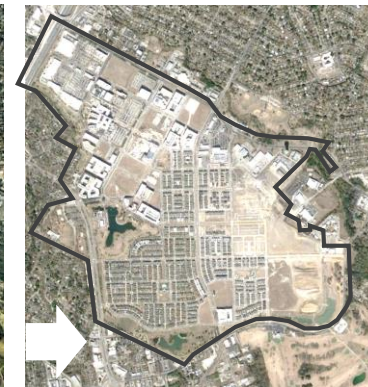
Master Plan



2001



2009



2018

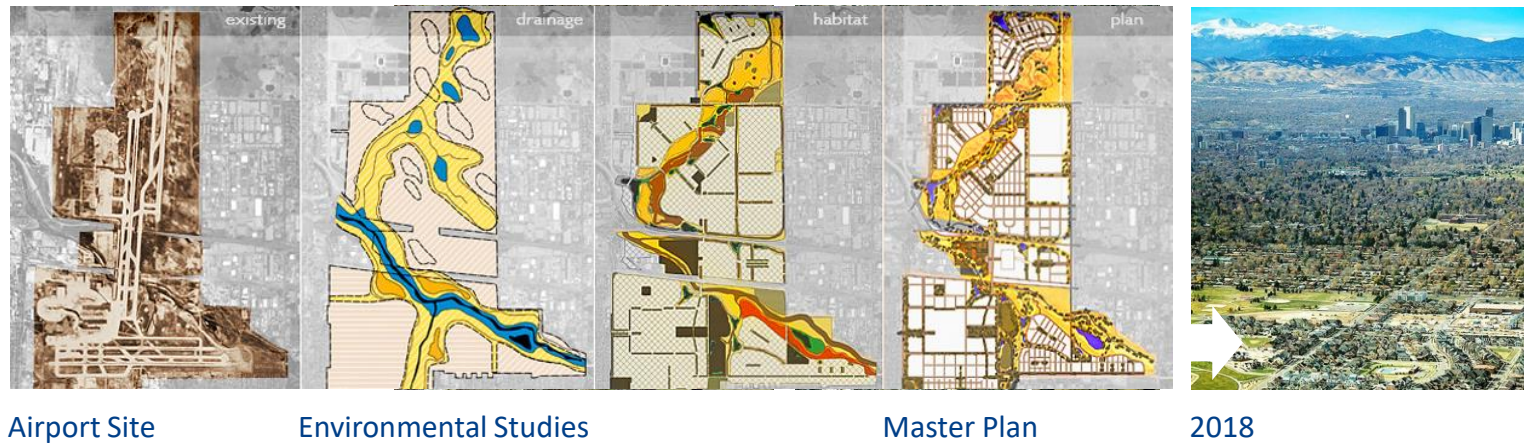


Case Studies



Stapleton Denver

The 4,700-acre former Stapleton International Airport site 10 minutes from downtown Denver has been re-developed into nine neighborhoods, nine schools, 50 parks, several shopping and business districts connected to Denver metro area by a commuter rail line.



Airport Site

Environmental Studies

Master Plan

2018



Case Studies



Alameda Point Alameda, CA

A former Naval Station, this 560-acre site has been reimagined as a sustainable community using public engagement to inform design, Alameda Point provides diverse housing options, makes sustainability a priority, and adds transit to connect to the City and surrounding region.



Station Site



Master Plan



Marina and Ferry Station



Case Studies



Hunters Point San Francisco

Former US Navy shipyard on 638 acres is re-developing into a mixed-use residential, retail and light industry development. A network of neighborhood parks, plazas, and a continuous waterfront park trail and bikeway system knit Hunters Point to its shipyard neighbors.



Station Site



Master Plan



The Site in 2018

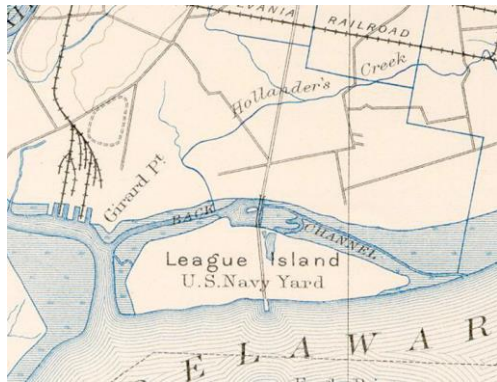


Case Studies



Navy Yard Philadelphia

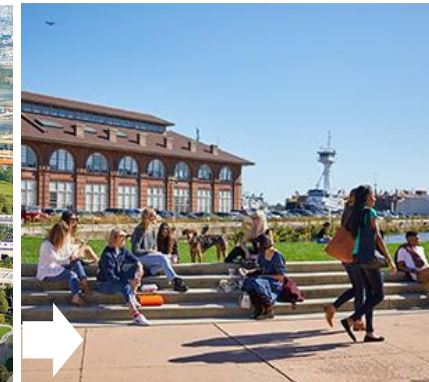
Birthplace of the U.S. Navy, this 1,200-acre site has been transformed since 2000 into a thriving community where 150 companies occupy over 7.5 million square feet of office, industrial manufacturing, research and development space, with 13 LEED certified buildings and over 20 acres of park space. rail line.



Navy Site



Master Plan



Open Space Along Riverfront



Case Studies



Hamilton Air Field Novato CA

Dedicated in 1935 as a bombardment base of the Air Force's 1st Wing and decommissioned in 1975, the former base is being re-purposed as a master planned mixed-use community with residential, commercial, open space, and civic uses. The former air strip is also being restored to its former state as a wetland.



Navy Site



Master Plan



Hangars Converted to Office Space



Case Studies



El Toro Irvine, CA

Decommissioned in 1993, over 3,700 acres of the former Marine Corps Air Station have been transferred to private developers to build the City of Irvine's "The Great Park", a mix of residential, industrial, research and development, educational, and public recreational and open space uses.



Marine Base



Master Plan



New Residential and Recreational Development

