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**PUBLIC HEARING OF THE HENSLEY FIELD MASTER PLAN IN ORDER TO
CONSIDER THE PLAN FOR APPROVAL AND RECOMMENDATION TO CITY
COUNCIL**

DATE FILED: October 25, 2022

LOCATION: Area generally located along the edge of the Dallas Global Industrial Complex and Cottonwood Bay (western boundary), Mountain Creek Lake (southern boundary), E Jefferson St. (northern boundary), and Hensley Field Dr. (eastern boundary).

SIZE OF REQUEST: Approximately 738 acres

COUNCIL DISTRICT: 3

BACKGROUND:

Hensley Field was leased by the U.S. Navy from the City of Dallas from 1949 to 1999. Since the Naval Air Station Dallas (NAS) closure, the site has been used for a patchwork of temporary storage, City functions, and unrelated leases. Current uses have not represented the highest and best use of this property to maximize community benefits. Hensley Field is a 738-acre City-owned property on the north shore of Mountain Creek Lake with 2½ miles of lake frontage and excellent Downtown Dallas and escarpment views. Located at Dallas' south-western edge adjacent to Grand Prairie, with regional access via Jefferson Blvd, Loop 12, Beltline Road and IH-30.

Hensley Field represents a unique opportunity for proactive redevelopment of city-owned land to create:

- A sustainable/resilient community in alignment with the Comprehensive Environment and Climate Action Plan (CECAP)
- Mixed-income housing to advance the Comprehensive Housing Policy
- A mixed-use regional center and "15-minute neighborhoods" to advance the Connect Dallas Mobility Plan and the *forwardDallas!* Comprehensive Land Use Plan
- A catalytic economic engine for Southern Dallas and the entire region to advance the City's Strategic Economic Development Plan

PUBLIC ENGAGEMENT:

On June 4, 2021, engagement kicked-off with a Discovery Tour of Hensley Field.

Over the course of the two-year planning and design process, the project team engaged Dallas and Grand Prairie residents, individuals associated with the former NAS, worked with the Technical Advisory Group (TAG) and the Stakeholder Advisory Group (SAG), and the City's executive staff through dozens of meetings and workshops to collect input, inform, and test recommendations for the Master Plan.

The following is a comprehensive list of engagement efforts conducted during the master planning and design process:

Community Wide Meetings

- June 2021 Discovery Tour
- October 2021 Community-Wide Meeting to Present the Draft Plan

Advisory Group Meetings

- 6 Stakeholder Advisory Group (SAG) Meetings
- 6 Technical Advisory Group (TAG) Meetings

City Council Committees

- 3 Economic Development Committee Meetings

City Commissions and Committees

- 1 Dallas Park Board Meeting and 1 Site Tour
- 1 Comprehensive Land Use Committee
- 2 City Plan Commission Briefings (including November 3, 2022 hearing)
- 2 Environmental Commission Meetings

Focus Group and Stakeholder Meetings

- 13 Focus Group Meetings
- 15 Stakeholder Meetings
- 4 Consortium Meetings with Educational Institutions

Oral Histories

- 24 Oral Histories

Arts Engagement

- 3 Public Artists Engaged to Create an Interactive Art Piece for the Discovery Tour

Website

- 530 Downloads of the Master Plan Document
- 171 Responses to the Survey
- 235 Views of the Virtual Tour

SAG & TAG Meetings

11/12/2020 Kickoff Meeting 1
2/25/2021 Meeting 2 (Guiding Principles)
6/17/2021 Meeting 3 (Scenario Evaluations)
7/29/2021 Meeting 4 (Preferred Alternative)
2/24/2022 TAG Meeting (to review draft master plan)
3/15/2022 SAG Meeting (to review draft master plan)

Community Meetings

6/5/2021 Discovery Tour
10/26/2021 Virtual Public Presentation

Focus Groups

1/19/2021 Equity
1/19/2021 Sustainability
1/21/2021 Economic Development
1/21/2021 Transportation
1/22/2021 Parks and Open Space
1/25/2021 Neighborhood Compatibility
3/22/2021 Housing (City of Dallas)
4/16/2021 Film
5/4/2021 Food Production
5/5/2021 History and Culture
5/10/2021 Transportation
9/30/2021 Historic Preservation
11/22/2021 Lake Management

Consortium Meetings

1/25/2021 Education Consortium Meeting (Paul Quinn)
1/29/2021 Education Consortium Meeting (DCCC and UTD)
2/9/2021 Education Consortium Meeting (TAMU)
7/21/2021 Education Consortium Meeting (Dallas College)

Stakeholder Meetings

12/14/2021 City of Grand Prairie
12/15/2020 Texas Military and US Airforce
12/16/2020 TexGen Power
2/5/2021 Grand Prairie Neighborhoods Meeting
3/12/2021 Urban Agriculture with City of Dallas
3/22/2021 Film in Dallas Discussion w/Dallas Film Commission
3/23/2021 Mapping Dallas's Food Ecosystem work session
3/25/2021 Historical Resources Meeting with City of Dallas
4/23/2021 City of Dallas Work Session
6/24/2021 Grand Prairie Independent School District (GPISD)
10/6/2021 Congress for the New Urbanism presentation
10/25/2021 TCEQ Meeting

11/18/2021 Greater Dallas Planning Council Presentation
11/29/2021 City of Dallas Parks & Recreation
1/7/2022 NCTCOG

City Departments/Agencies/Commissions

3/9/2022: Environmental Commission
4/14/2022 Dallas Park & Recreation Site Tour
5/5/2022 Dallas Park Board
8/9/2022 Comprehensive Land Use Plan Committee (CLUP)
10/6/2022 City Plan Commission Briefing
11/3/2022 City Plan Commission Public Hearing
11/9/2022 Environmental Commission

City Council

9/22/20 City Council Economic Development Committee
1/4/2021 City Council Economic Development Committee
9/21/2021 City Council Economic Development Committee
11/7/2022 City Council Environment and Sustainability Committee
11/7/2022 City Council Economic Development Committee
11/17/2022 City Council Public Hearing

Feedback collected through these engagement efforts directly informed the Master Plan and its recommendations.

PLAN SUMMARY:

The Final Draft of the Hensley Field Master Plan is divided into four chapters summarized below:

- I. The Vision for Hensley Field
 - Provides a vision for Hensley Field describing the City's Public Policy Framework, the Master Plan Process and engagement strategy, the Guiding Principles and Goals, and an overview of the Plan.
- II. Site Context
 - This chapter provides a description of its regional location, history, physical and environmental conditions, existing uses, leases and relationship to neighboring properties.
- III. The Plan for Hensley Field
 - Outlines the plan's overall approach to sustainability, parks and open space, mobility and access, and community design.
- IV. Implementation and Next Steps
 - Describes the infrastructure needs, phasing, projected costs, recommended financing, and ongoing governance including a proposed partnership between the city of Dallas and a future Master Developer.

STAFF RECOMMENDATION:

Staff recommends approval of the shared draft of Hensley Field Master Plan by the City Plan Commission in order to advance the Plan for review and adoption by City Council.

NEXT STEPS:

Subject to a vote by City Plan Commission on the draft plan, the Hensley Field Master Area Plan will next be briefed to City Council's Environment and Sustainability Committee, the Economic Development Committee through a Memo and presentation, before advancing to City Council for additional public input, City Council discussion, and consideration of adoption. Adoption by City Council will enable the City to focus next on project implementation including: solicitation and selection of a Master Developer Partner, negotiation of a Master Development Agreement between the City and the selected Master Developer, preparation of zoning amendments and design standards and guidelines.

ATTACHMENTS:

Full Draft of Hensley Field Master Plan:

<https://www.hensleyfield.com/draftmasterplan>

MAP OF AREA:

