

FILE NUMBER: Hensley Field Master Plan

DATE FILED: November 9, 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).

COUNCIL DISTRICT: 3

SIZE OF REQUEST: +/- 738 acres

REPRESENTATIVE: N/A

APPLICANT/OWNER: City of Dallas, Planning and Urban Design Department

REQUEST: Consideration and adoption of the Hensley Field Master Plan as a component of the City's Comprehensive Plan.

SUMMARY: The planning effort began when City Council authorized execution of a professional services contract with McCann Adams Studio to develop a master plan on August 26, 2020 for the re-use and re-development of Hensley Field to create a vision for an authentic, sustainable, vibrant, diverse, mixed-use, mixed-income, livable, climate-smart and walkable community with a healthy balance of jobs, housing, services and amenities that will reflect the best traditions of multi-disciplinary design collaboration and innovation. The CPC recommended Hensley Field Master Plan is the result of two years of community engagement, discussion, and review.

CPC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

Background Information:

Hensley Field is the site of the former Dallas Naval Air Station, a 738-acre property owned by the City of Dallas and located in Dallas' southwestern quadrant adjacent to the City of Grand Prairie. 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.

The U.S. Navy is obligated under the 2002 Settlement Agreement to clean up Hensley Field and remains committed to coordinating with the City. A key consideration to enhance coordination of cleanup efforts was for the City to undertake and adopt a redevelopment master plan and identify future land uses.

Situated on the north shore of Mountain Creek Lake, the site has over two miles of lake frontage and excellent views to the skyline of Downtown Dallas, ten miles to the northeast. The Master Plan sets forth the vision and policies for the reuse and redevelopment of this strategic site. The vision is of an authentic, climate-smart, mixed-use, mixed-income and walkable community with a balance of jobs, housing, amenities, and services in an economically vibrant district of the City that brings new opportunities to its residents and workers and one that establishes a unique sense of community tied to the history and character of the place.

The Plan builds on City of Dallas initiatives and public policy including: Forward Dallas, the City's Comprehensive Plan first adopted in 2006 and currently being updated; the Comprehensive Environmental and Climate Action Plan that addresses resiliency and the challenges of climate change; the Comprehensive Housing Policy of 2018 with its strategies for overcoming patterns of segregation and poverty; Connect Dallas promoting compact and transit-oriented development; and the City of Dallas Economic Development Policy that focuses on job creation and reinvestment in Southern Dallas.

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 *forward*Dallas! Comprehensive Land Use Plan
- A catalytic economic engine for Southern Dallas and the entire region to advance the City's Strategic Economic Development Plan

An overview video of the plan can be found at this [link](#) and the draft plan can be found on the project website at <https://www.hensleyfield.com/project-reports>.

Community Engagement:

On June 4, 2021, engagement kicked-off with a Discovery Tour of Hensley Field, welcoming over 200 people to the site. 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, the Technical Advisory Group (TAG), 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 area planning process:

- Staff and the Planning Team held **2 community-wide public meetings**, beginning with the Discovery Tour at Hensley Field on June 4, 2021 and a virtual meeting on October 26, 2021 to present the DRAFT plan.
- Conducted **24 Oral Histories** with people with long standing association in one form or another with Hensley Field to help inform the planning.
- Held **6 Stakeholder Advisory Group (SAG)** meetings with 39 members representing a diversity of interest groups to ensure that community-oriented values and issues of concern were incorporated into the Plan and to assist in communicating the progress of the Project to their constituencies, acting as an important conduit to the planning team.
- Held **6 Technical Advisory Group (TAG)** meetings with over 60 members representing City of Dallas and Grand Prairie departments and partner agencies to guide the development of the Plan through a public policy lens to set expectations for the planning of Hensley Field.
- Convened **4 Consortium** meetings to brief higher-education institutions and health care institutions who may consider this site for their future growth plans.
- Hosted **13 Focus Group** meetings dedicated to the following topics; Equity Sustainability, Economic Development, Transportation, Parks and Open Space, Neighborhood Compatibility, Housing, Film, Food Production, History and Culture, Transportation, Historic Preservation, and Lake Management conducted to formulate and test planning and policy proposals, and to hone the Plan's recommendations. In addition, presentations were made to interest groups and organizations at each of the key planning milestone points.
- Held **15 individual Stakeholder** meetings with The City of Grand Prairie, Texas Military and US Airforce, TexGen Power, Grand Prairie Neighborhoods, the Dallas Film Commission, Grand Prairie Independent School District (GPISD), The Texas Commission on Environmental Quality (TCEQ), The North Central Texas Council of Governments (NCTCOG), the City of Dallas Office of Environment Quality and Sustainability focused on Urban Agriculture and Mapping Dallas' Food Ecosystem, Historical Resources meeting with the City of Dallas Historic Preservation Office, and another City of Dallas staff work session.
- Made various presentations to local industry professional organizations including the **Congress for the New Urbanism North Texas** on October 6, 2021, the

Greater Dallas Planning Council (GDPC) on November 18, 2021, and the **Dallas American Institute of Architects (AIA) Communities By Design Committee** on August 26, 2021.

- **Project website** has experienced nearly 600 downloads of the DRAFT Master Plan, nearly 200 responses to a planning survey, and nearly 250 virtual tour views.

Board and Commission Briefings:

- Briefed the **Environmental Commission** on March 9, 2022.
- Briefed the **Environment and Sustainability Committee** on November 7, 2022.
- Briefed the **Dallas Park and Recreation Board** on May 5, 2022 and provided a tour of Hensley Field on April 22, 2022.

Council Committee Briefings:

- Briefed **4 times at the Economic Development Committee** on August 3, 2020, January 4, 2021, September 21, 2021, and November 7, 2022.
- Briefed the **Environment and Sustainability Committee** on November 7, 2022.

The feedback collected through these means directly informed the Plan and its recommendations. The final plan has been fully translated into Spanish.

Plan Summary:

The Hensley Field Master Plan is divided into five chapters summarized below:

- I. The Vision for Hensley Field
 - Describes the City's Public Policy Framework, the Master Plan Process, the Guiding Principles and Goals, and overview of the Plan.
- II. Site and Context
 - Provides a description of Hensley Field's regional location, history, physical and environmental conditions, existing uses and leases, and its relationship to neighboring properties.
- III. The Plan for Hensley Field
 - Outlines the overall approach to sustainability, parks and open spaces, 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 Master Developer.

Plan Recommendations

Driven by community engagement and built into the recommendations of the plan are:

- 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 and 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 that reinforce the destination appeal of the site.
- Historic Preservation and Adaptive Reuse of key buildings and facilities, and interpretive site elements that celebrate the military and pre-military heritage of the site.
- A Multi-Modal Transportation System with links to Dallas' high-capacity transit network, provision of protected bikeways, slow mobility corridors, and a strong pedestrian orientation.
- Net-Zero Construction and the Maximization of Renewable Energy Sources including the creation of a 40-acre Innovation Village on the Runway Peninsula, demonstrating state-of-the-art technologies and sustainability practices.

Comprehensive Land Use Plan Committee (CLUP) Action:

Planning and Urban Design staff and McCann Adams Studio briefed the Comprehensive Land Use Plan (CLUP) Committee on August 9, 2022 to provide the committee with background on the two-year planning process and collect input and feedback for consideration. A motion was made to advance the DRAFT Hensley Field Master Plan to the City Plan Commission for public hearing, review, and consideration.

City Plan Commission Action:

Planning and Urban Design staff and McCann Adams Studio provided a briefing to the City Plan Commission on October 6, 2022 and answered questions from the Commission.

At its Public Hearing on November 3, the City Plan Commission unanimously voted to advance the DRAFT Hensley Field Master Plan to City Council.

Motion: It was moved to recommend **approval** of the adoption of The Hensley Field Master Plan, an area generally bounded by East Jefferson Street, Hensley Field Drive, Mountain Creek Lake, Cottonwood Bay, and the Dallas Global Industrial Complex with an addition to incorporate historic preservation language to Section 4.7.

Maker: Rubin
 Second: Gracey
 Result: Carried: 11 to 0

For: 10 - Popken, Hampton, Gracey, Shidid, Carpenter, Blair, Jung, Housewright, Stanard, Kinston, Rubin

Against: 0
Absent: 3 – Anderson, Vann, Haqq
Vacancy: 1 – District 11

Speakers: For: Rebecca Larson, 3644 Patience Blvd., Dallas, TX
75236
Jim Adams, Address not given
John Sallman, Address not given
Against: None

MAP OF THE AREA

