

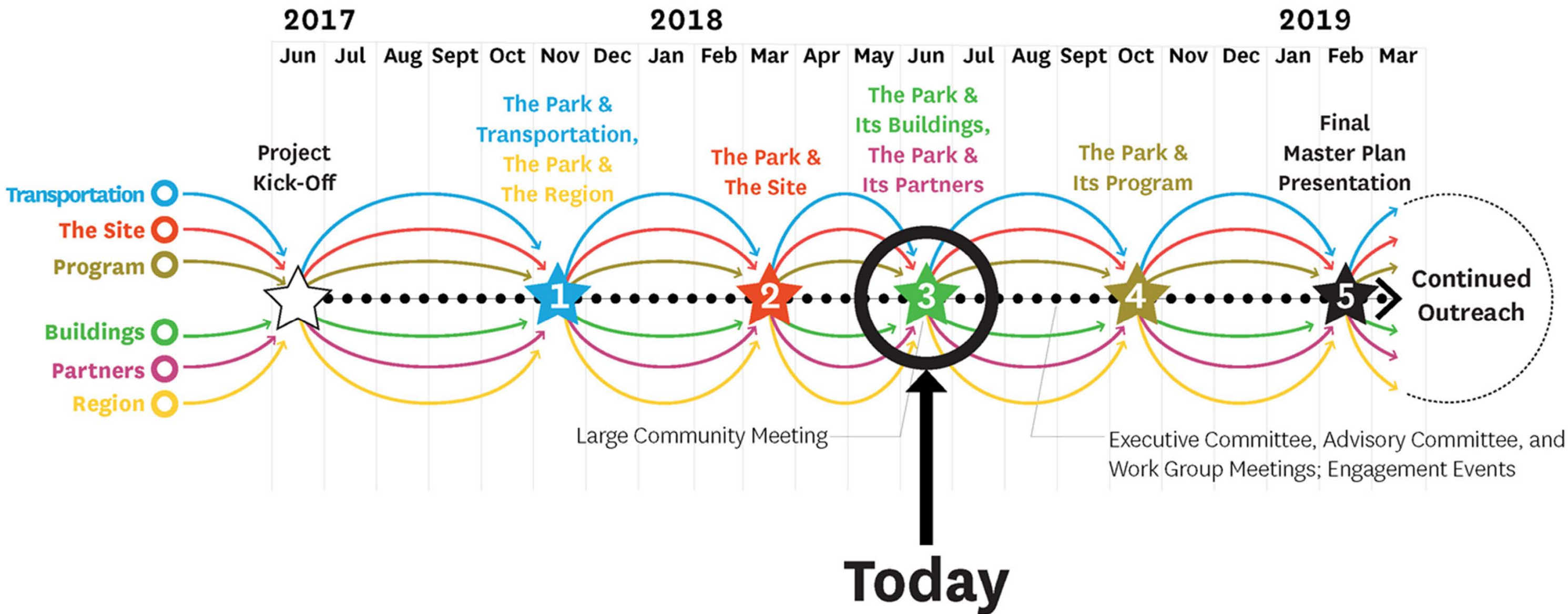
Dorothea Dix Park

Master Plan Community Meeting #3


13 June 2018

6 themes of the master plan

- ✓ **The Park and its Partners**
- ✓ **The Park and its Buildings**
- ✓ **The Park and Transportation**
- ✓ **The Park and the Region**
- ✓ **The Park and the Site**
- **The Park and its Program**







**After we build the park,
who will take care of it? Where will the
money to support the park come from?**

Planning for the park to be financially sustainable and generate revenue is important for many reasons.



Central Park, New York 1980's



Central Park, New York today



Central Park Discovery Center, 1980's



Central Park Discovery Center, today



Dorothea Dix Park is aiming to be Raleigh's Central Park.

1. Central Park sets a high standard - safe, clean, active, beautiful - for parks across the world today
2. As Dix will be, Central Park is one large park among many smaller and vital neighborhood parks



Central Park, NYC

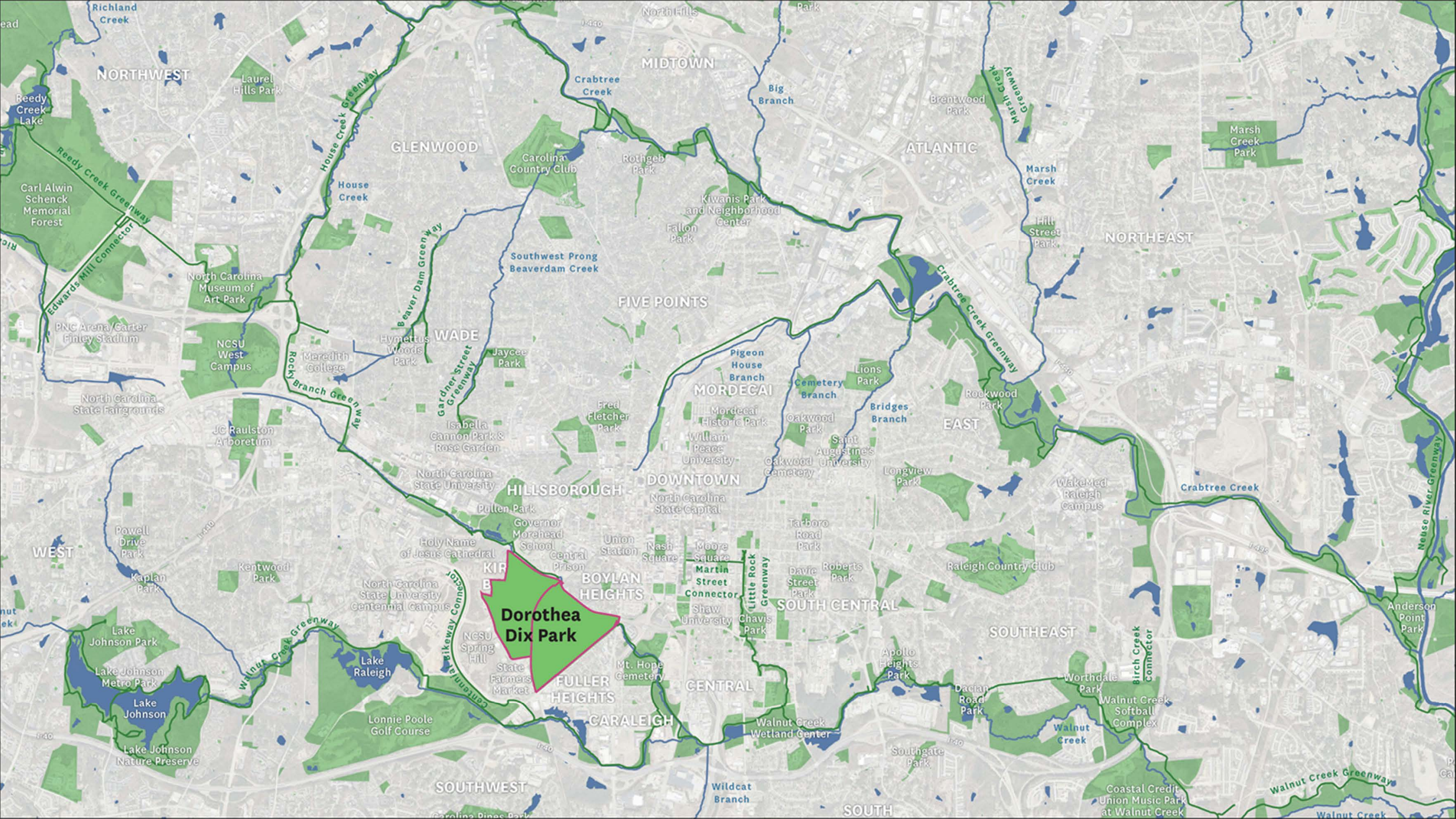
The park's goal of generating revenue responds to 2 facts:

- 1. Municipal funding to support the park varies from year to year.
Parks are one of many funding priorities for a city.**
- 2. The cost to maintain a park is known and constant.**



Chavis Park

**A fundamental tenet of the Master Plan
is that we will not take away from other parks
in order to support Dix Park.**



Dorothea Dix Park

NORTHWEST

MIDTOWN

GLENWOOD

ATLANTIC

NORTHEAST

FIVE POINTS

WADE

MORDECAI

EAST

DOWNTOWN

HILLSBOROUGH

WEST

BOYLAN HEIGHTS

SOUTH CENTRAL

SOUTHEAST

CENTRAL

FULLER HEIGHTS

CARALEIGH

SOUTHWEST

SOUTH

The Park and Its Partners

What are partners? Why does the park need them?

The park needs to develop mutually beneficial relationships with businesses, institutions and organizations that support and complement the public life of the park.

Both sides - the park & the partner - work together and commit to achieve shared goals.



revenue positive



revenue neutral



requires funding and
volunteers to support

Partners will grow over time as the park does too.

**Because they will develop from the local Raleigh community,
partners will be unique to Dorothea Dix Park.**

Known partners for Dix Park...



Dorothea Dix Park
Conservancy



NC State



a range of food
concessions



Capital Area
Greenways

Specific examples of partners from Brooklyn Bridge Park, NY:



Brooklyn Bridge Park Conservancy: organizes “Waterfront Workouts”



Brooklyn Bridge Park Conservancy: coordinates basketball clinics



Pilot Restaurant: food and drink concession



Public Art Fund: curates and supports temp. installations, such as this fountain by artist Jeppe Hein



St. Ann's Warehouse: non-profit performing arts space with theater and practice studios





1 Hotel Brooklyn Bridge and Condominiums: ground floor cafe, event spaces, residential and hotel rooms







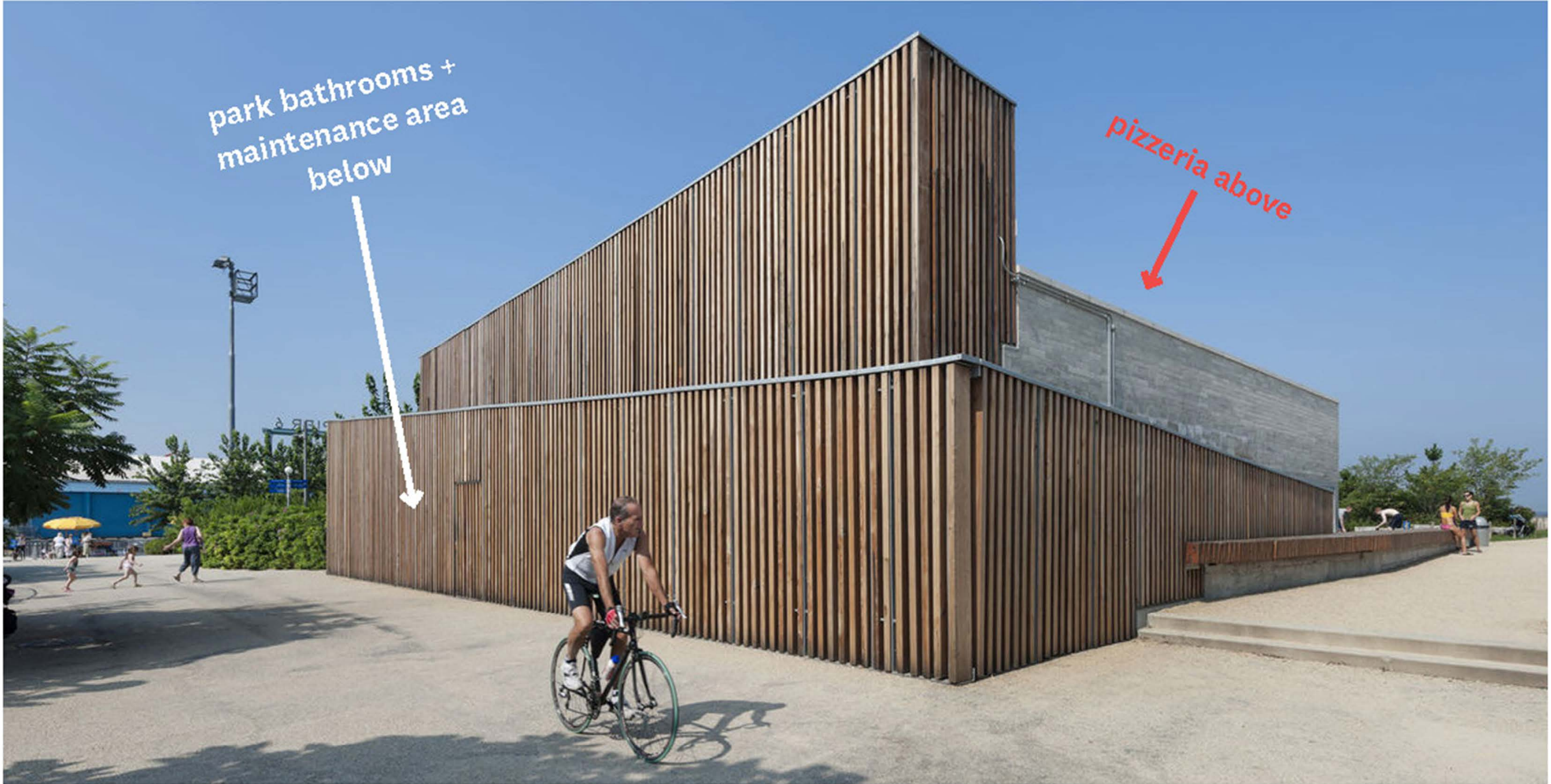


Pizzeria and bar rooftop, park support building below

park bathrooms +
maintenance area
below

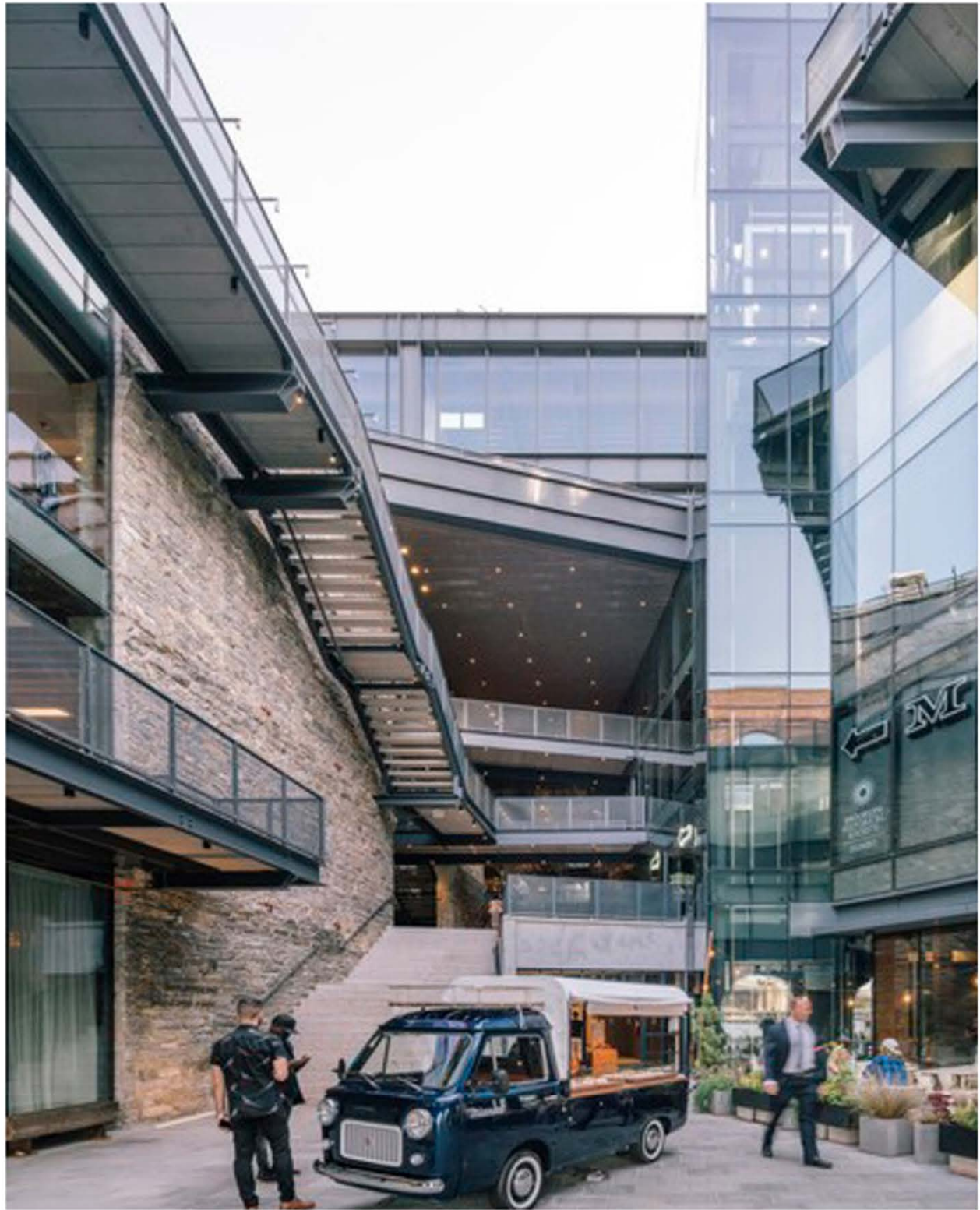


pizzeria above





Empire Stores Building - museum, retail, dining and office space



**We want to hear from you:
Who do you think Dorothea Dix Park
should partner with?**

The Park and Its Buildings

The Park & Its Buildings

- **Guiding Principles**

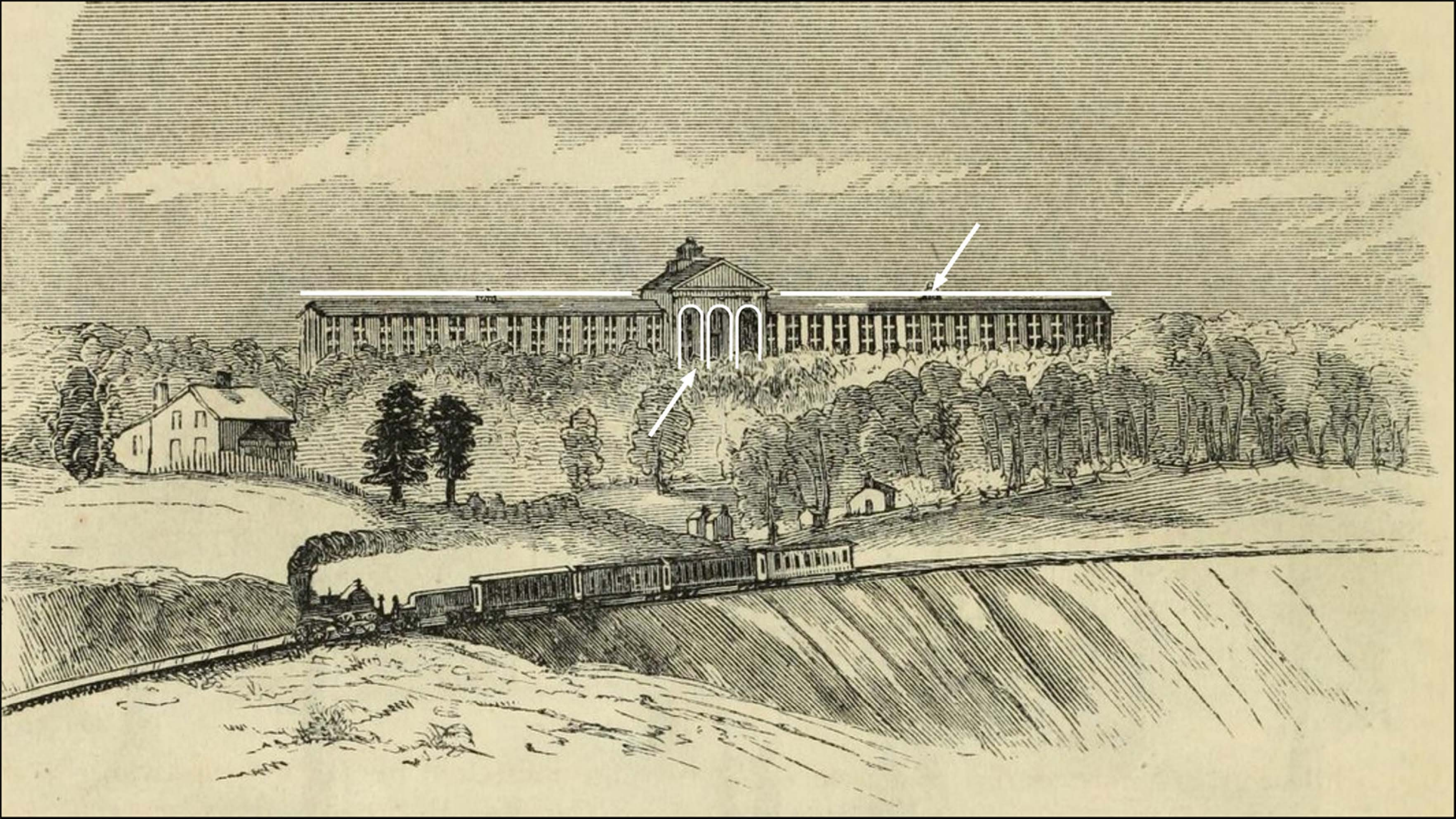
Strategy for Preservation Efforts

Framework Concepts for Occupying the Park Hilltop

**Transforming a hospital into a park requires a reinvention
of how the buildings exist in a public space**



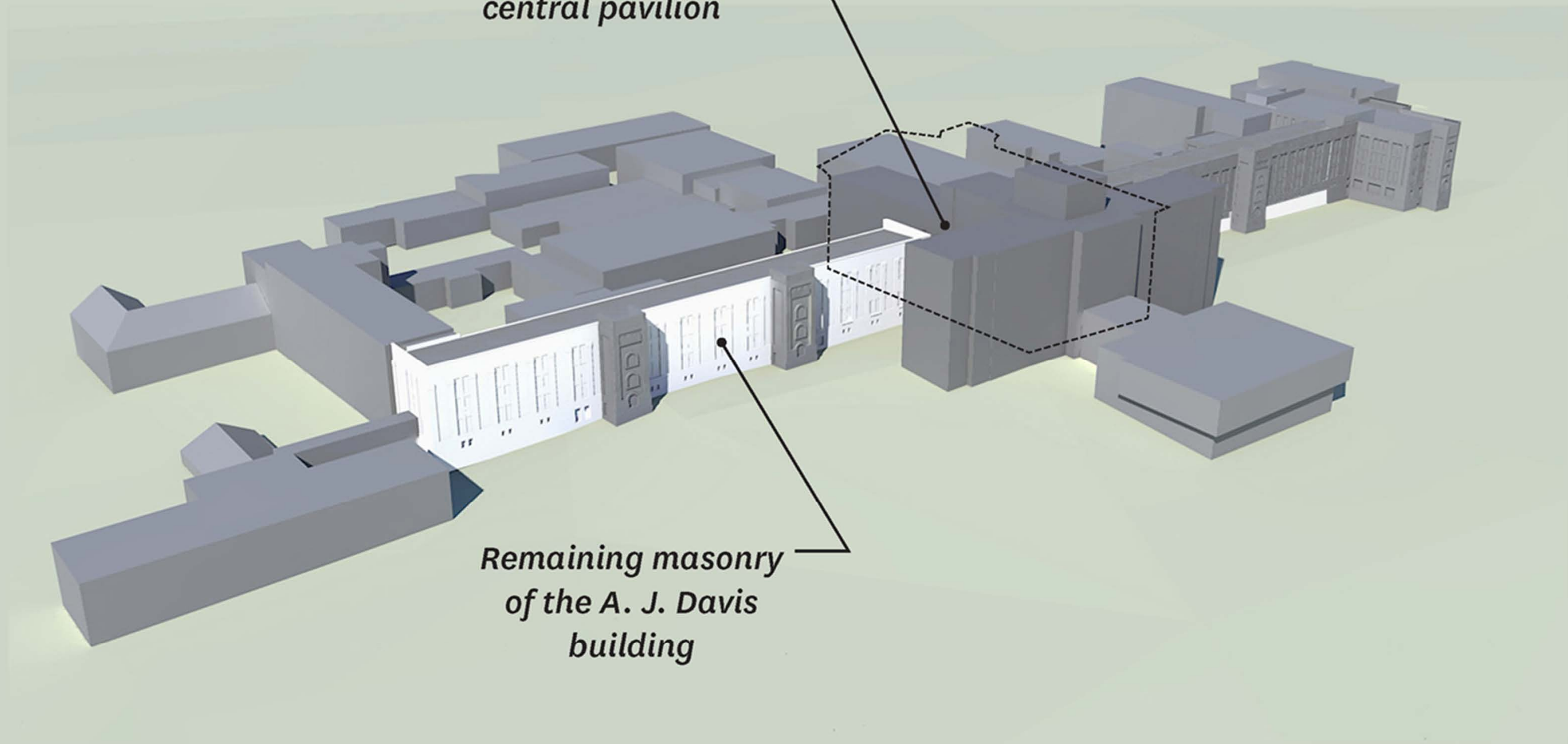
**Honor A. J. Davis's positioning of the hospital at the top of
Dix Hill and its orientation to downtown Raleigh**



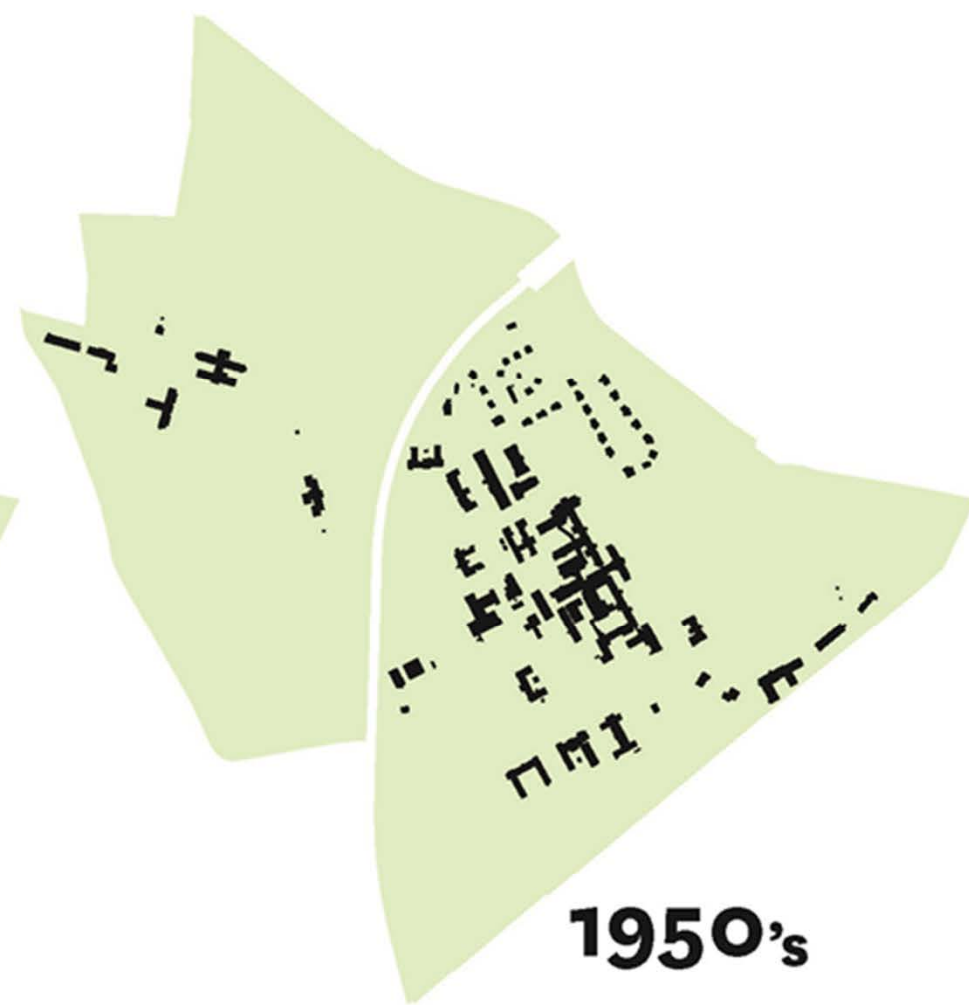
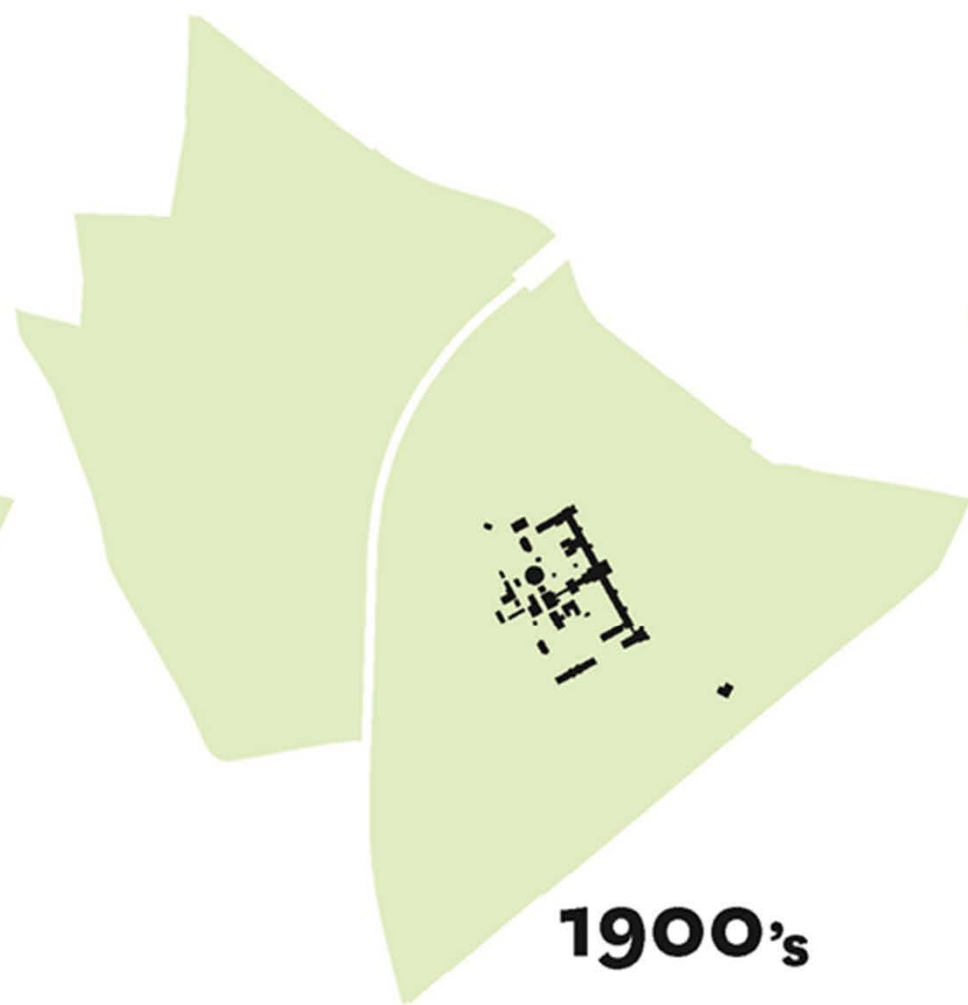
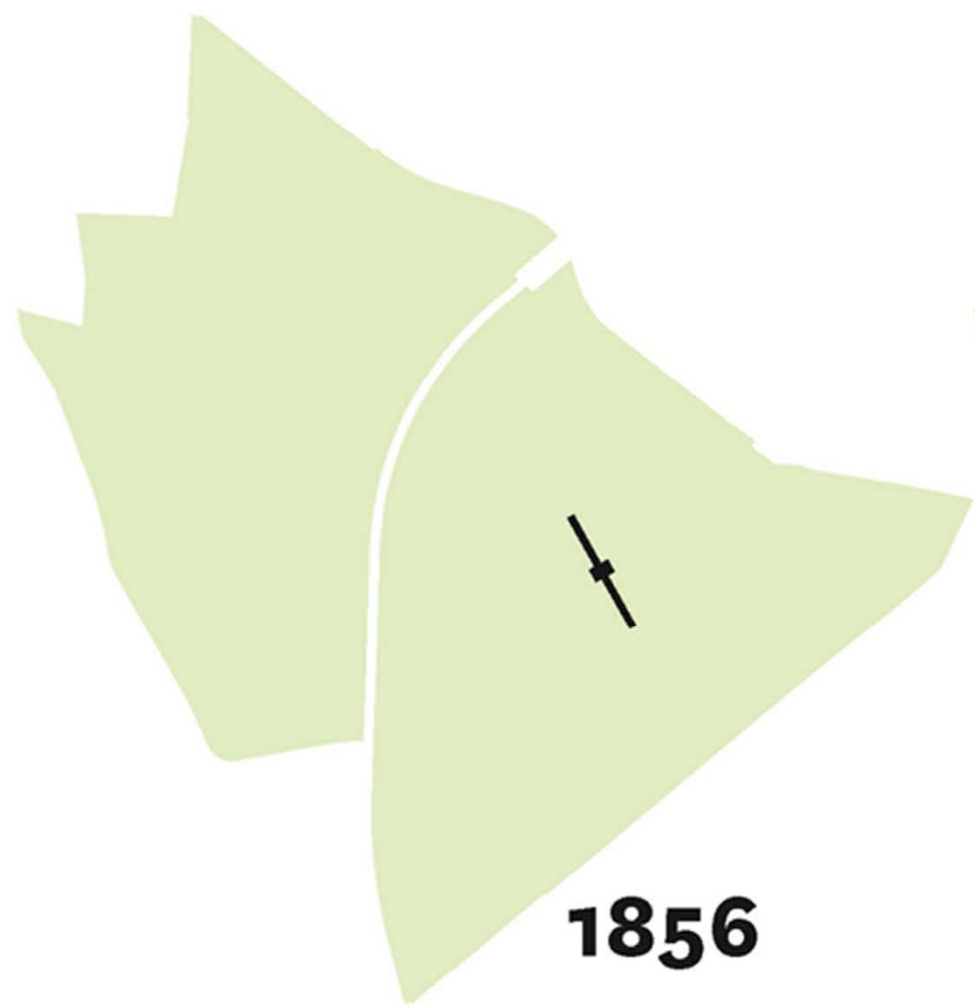
Understand that “rehabilitation” is the most appropriate treatment of these historic resources given the change of use from a hospital to a park

*1951 demolition of the
central pavilion*

*Remaining masonry
of the A. J. Davis
building*



Recognize that much of the hospital's history was as a campus that fostered a healing relationship to the land



Advocate for buildings and building uses in the park that contribute positively to the life of the park



Pursue a strategy for buildings that supports the financial sustainability of the park

**Urban Natural
Land**



\$150

**Neighborhood
Parks**



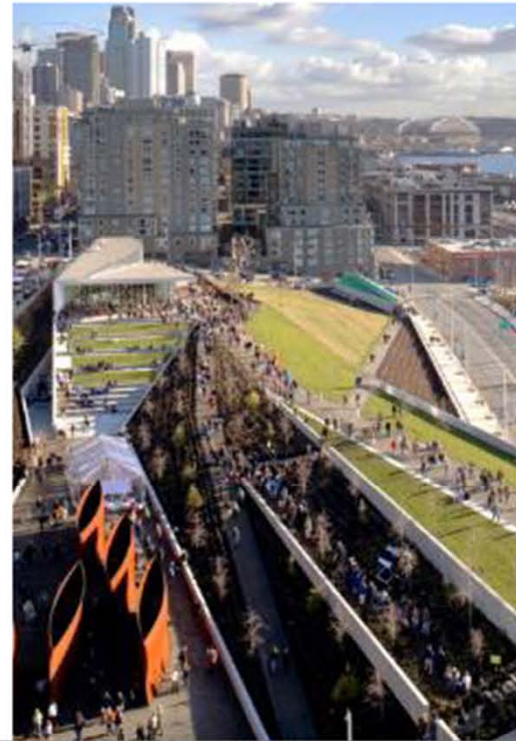
\$5,000

**Multi-Use
Regional Parks**



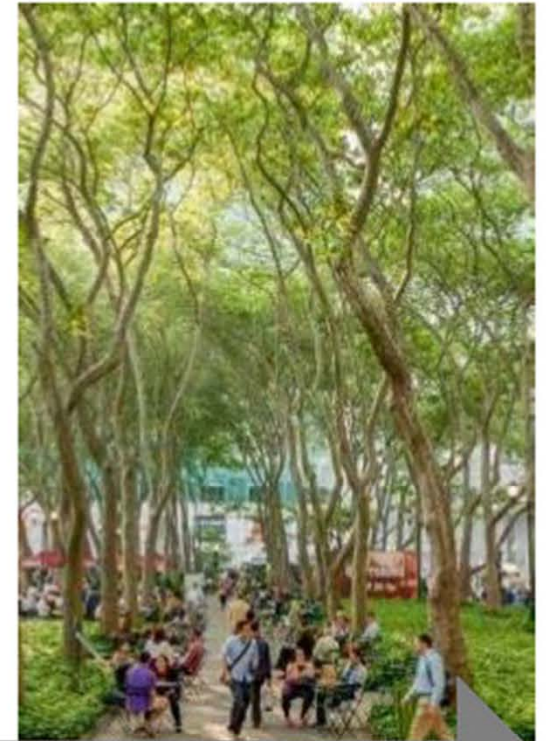
\$25,000

**Downtown
Linear Parks**



\$250,000

**Downtown
Gems**



Up to \$1M

Annual Per Acre O&M Costs

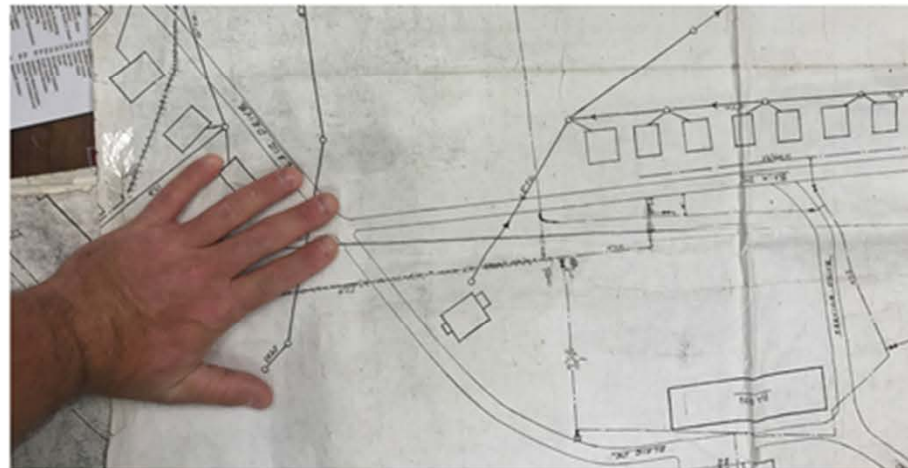
The Park & Its Buildings

Guiding Principles

- **Strategy for Preservation Efforts**

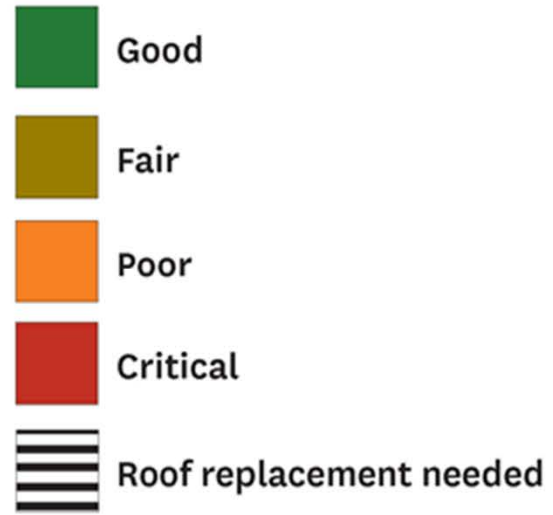
Framework Concepts for Occupying the Park Hilltop

Building Assessment Process

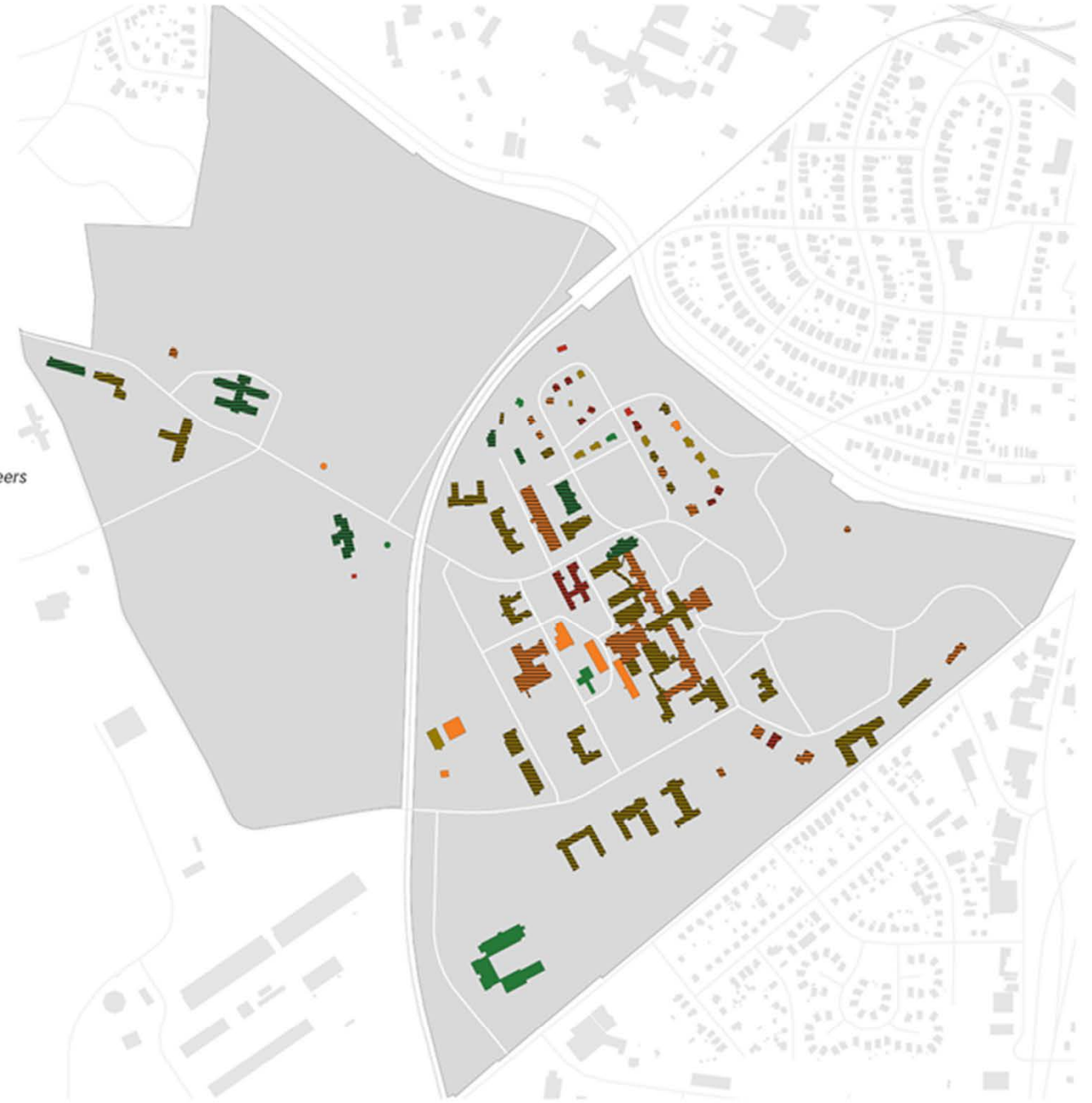




STRUCTURAL INTEGRITY



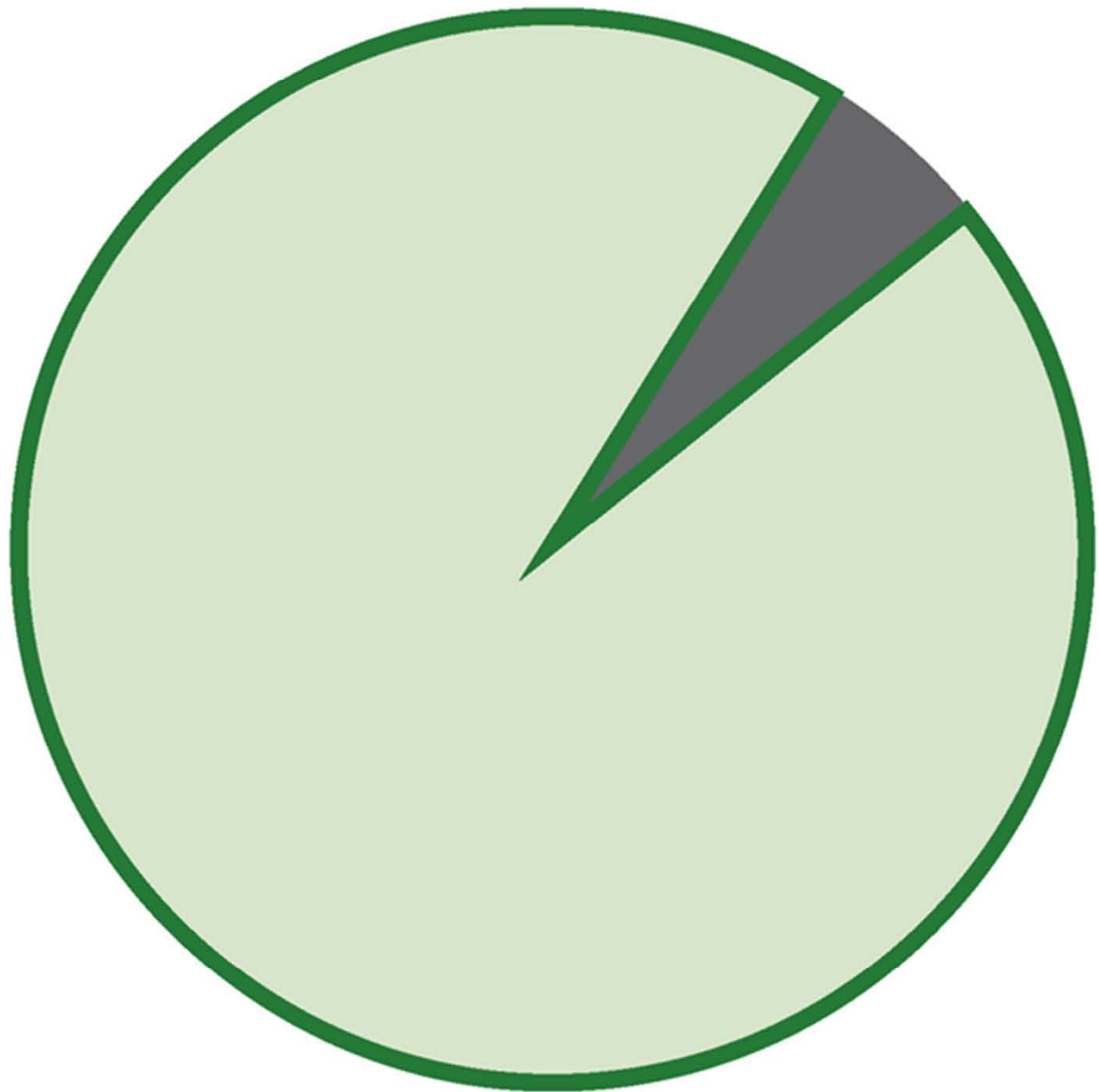
Source:
Dorothea Dix Campus Facilities Study prepared by Dewberry Engineers
Inc., October 2015 and State of North Carolina Facility Assessment
Program- Deficiency Information



Existing Condition

- Over 150 years of growth and change
- Integrity/condition of many of the existing buildings is fair to poor
- \$14 million = State operations budget for Dix Campus office use in 2017 (bldgs. + landscape)





Existing Buildings

16 Acres

Green Space

292 Acres

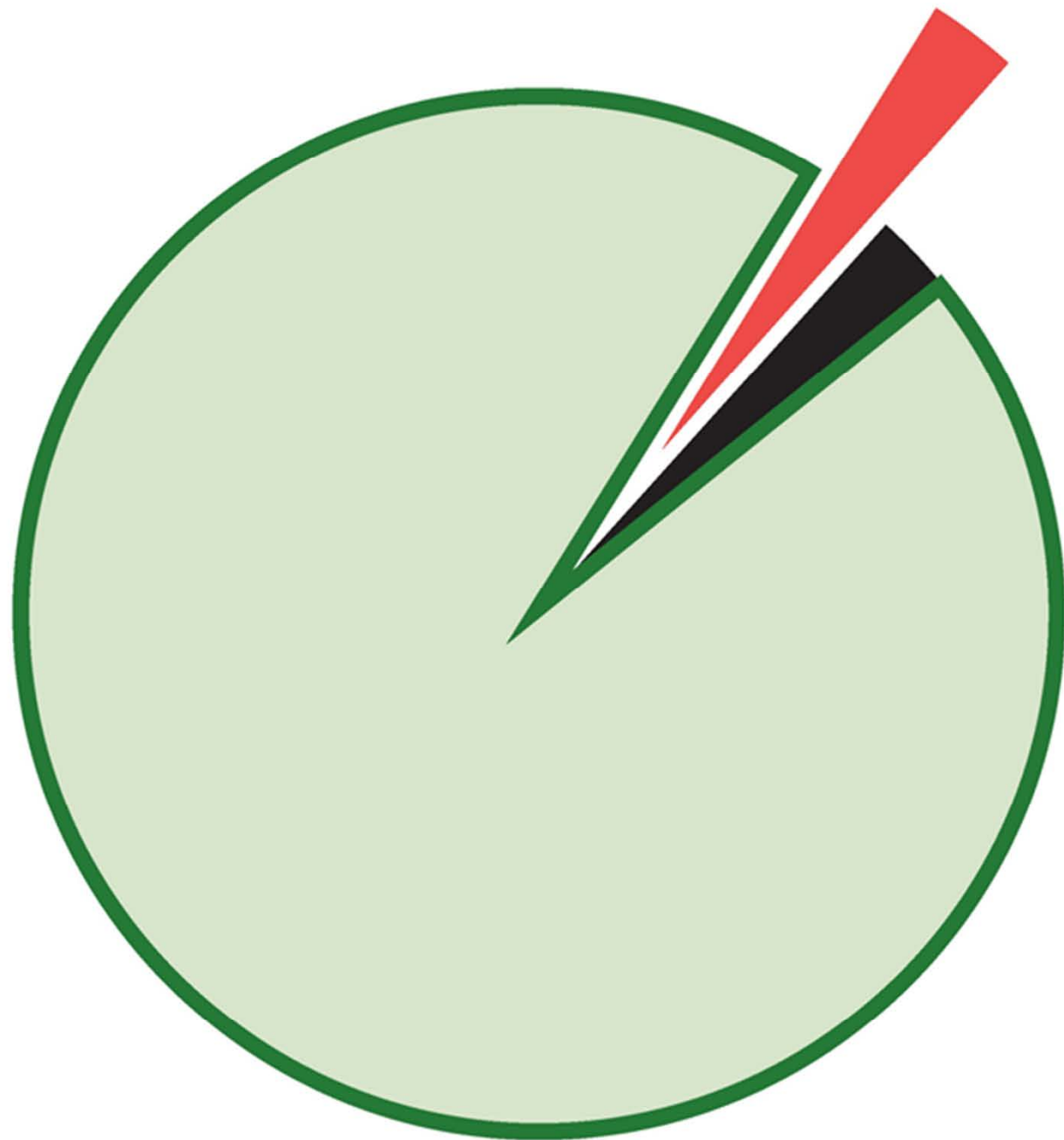
308 Acres Total

Proposed Building Preservation and Removal Strategy

Criteria:

1. Historic Significance
2. Fit for Park / Campus
3. Fit for Reuse
4. Revenue Positive vs. Investment Req'd





Ex. Buildings Removed **8 Acres**

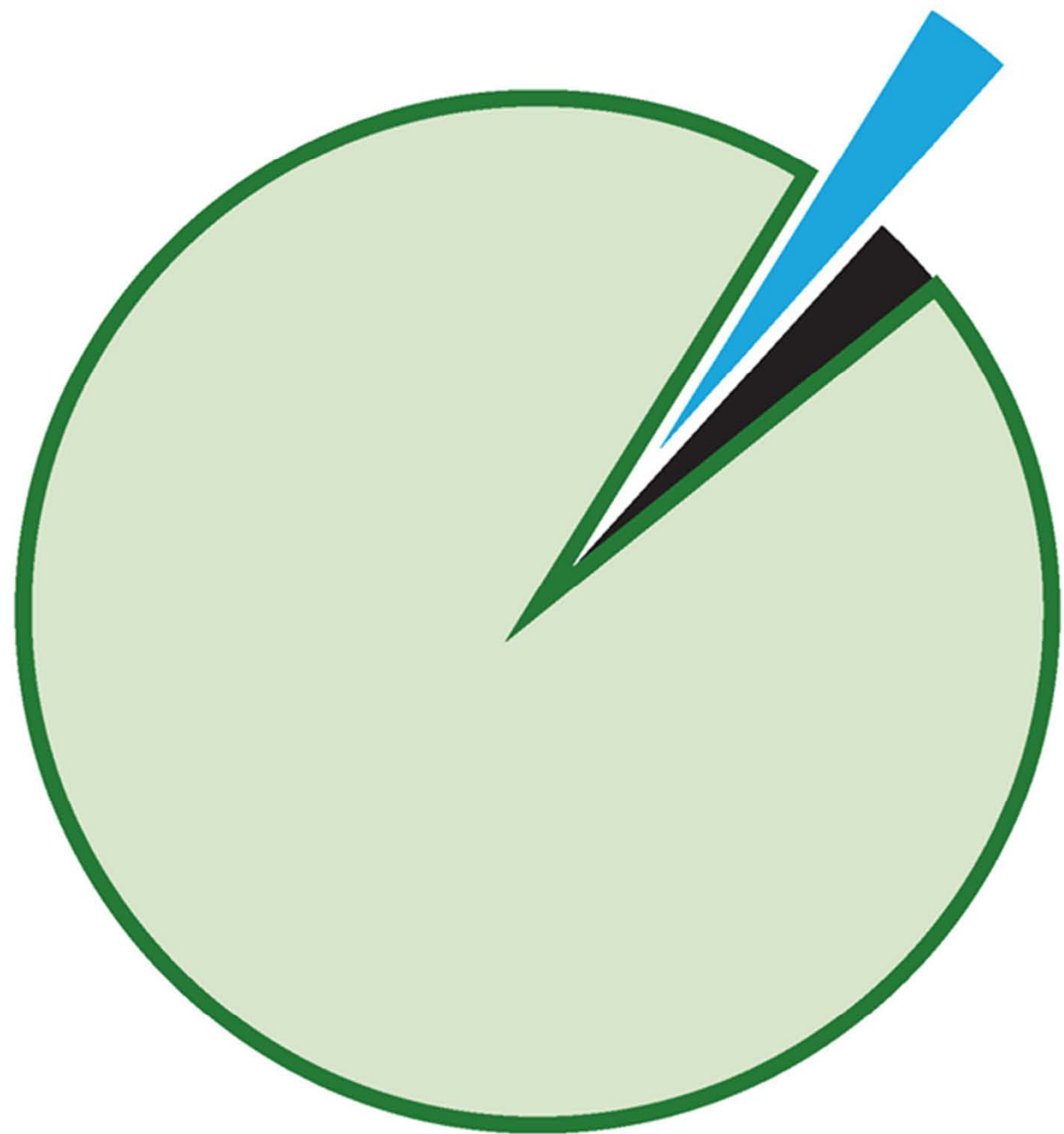
Buildings Preserved **8 Acres**

Green Space **292 Acres**

308 Acres Total

Proposed New Building Strategy





Reserve for New Bldgs. 8 Acres

Buildings Preserved 8 Acres

Green Space 292 Acres

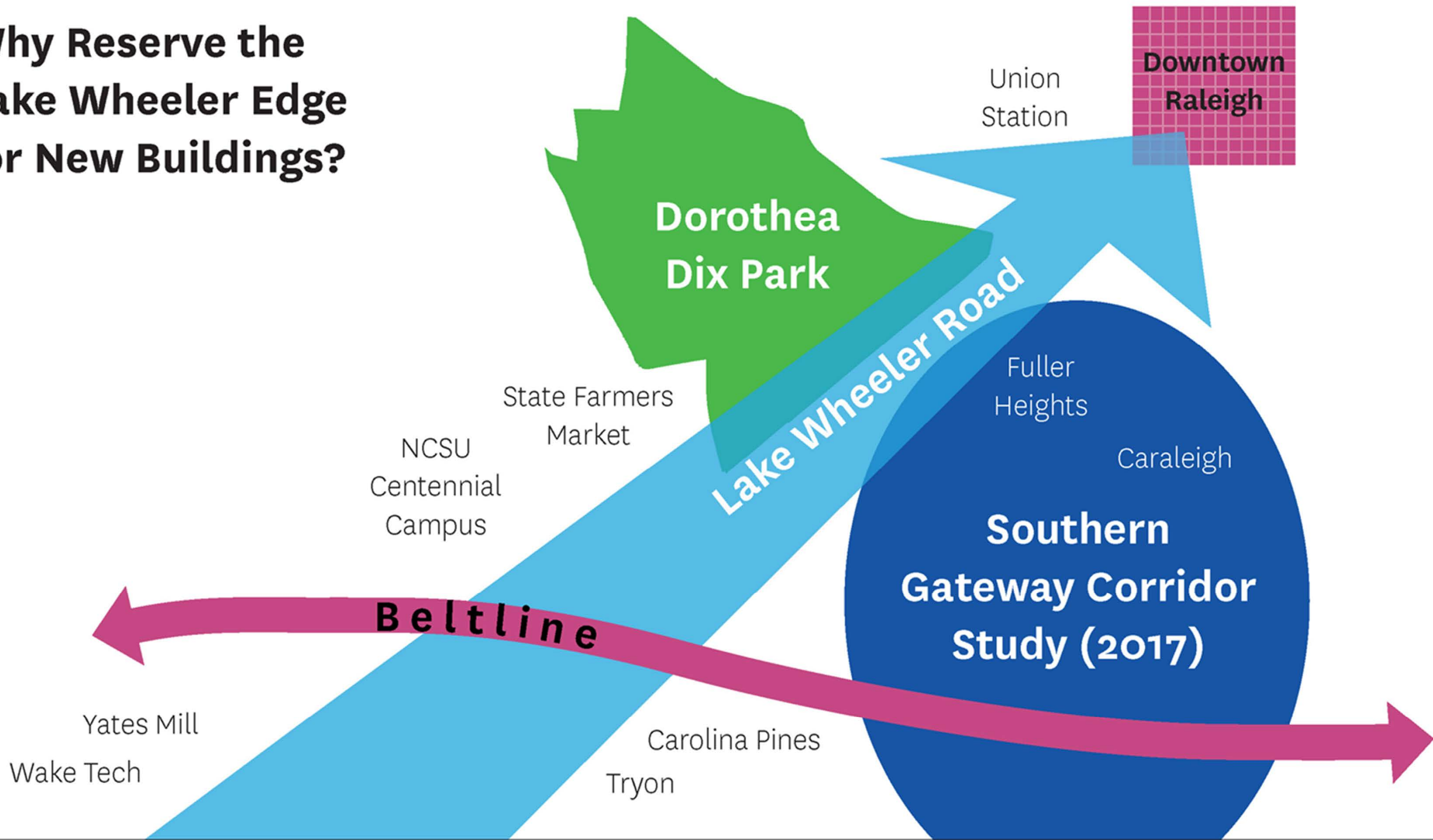
308 Acres Total



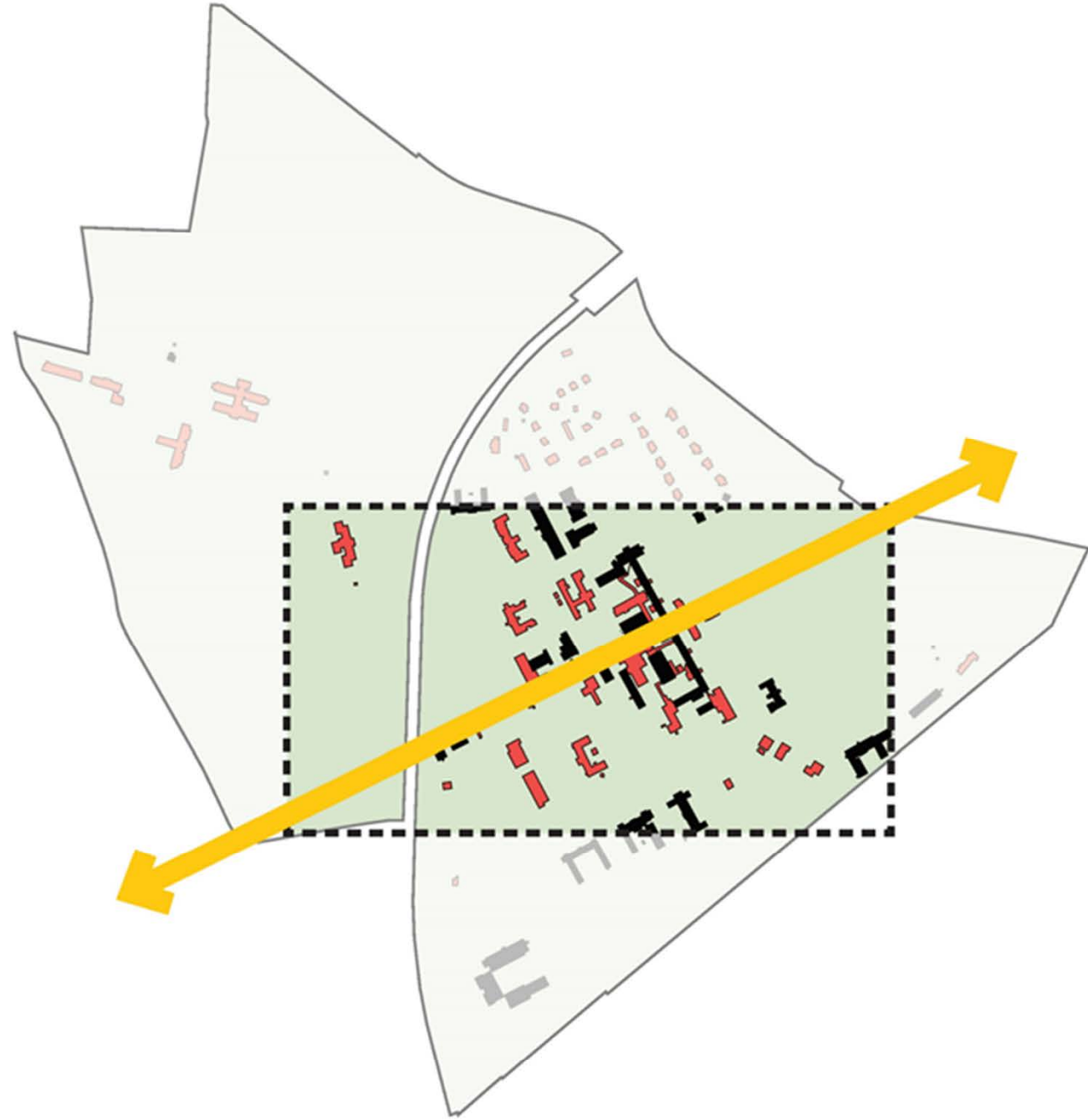
future Dix Park /
Downtown Gateway
Landscape

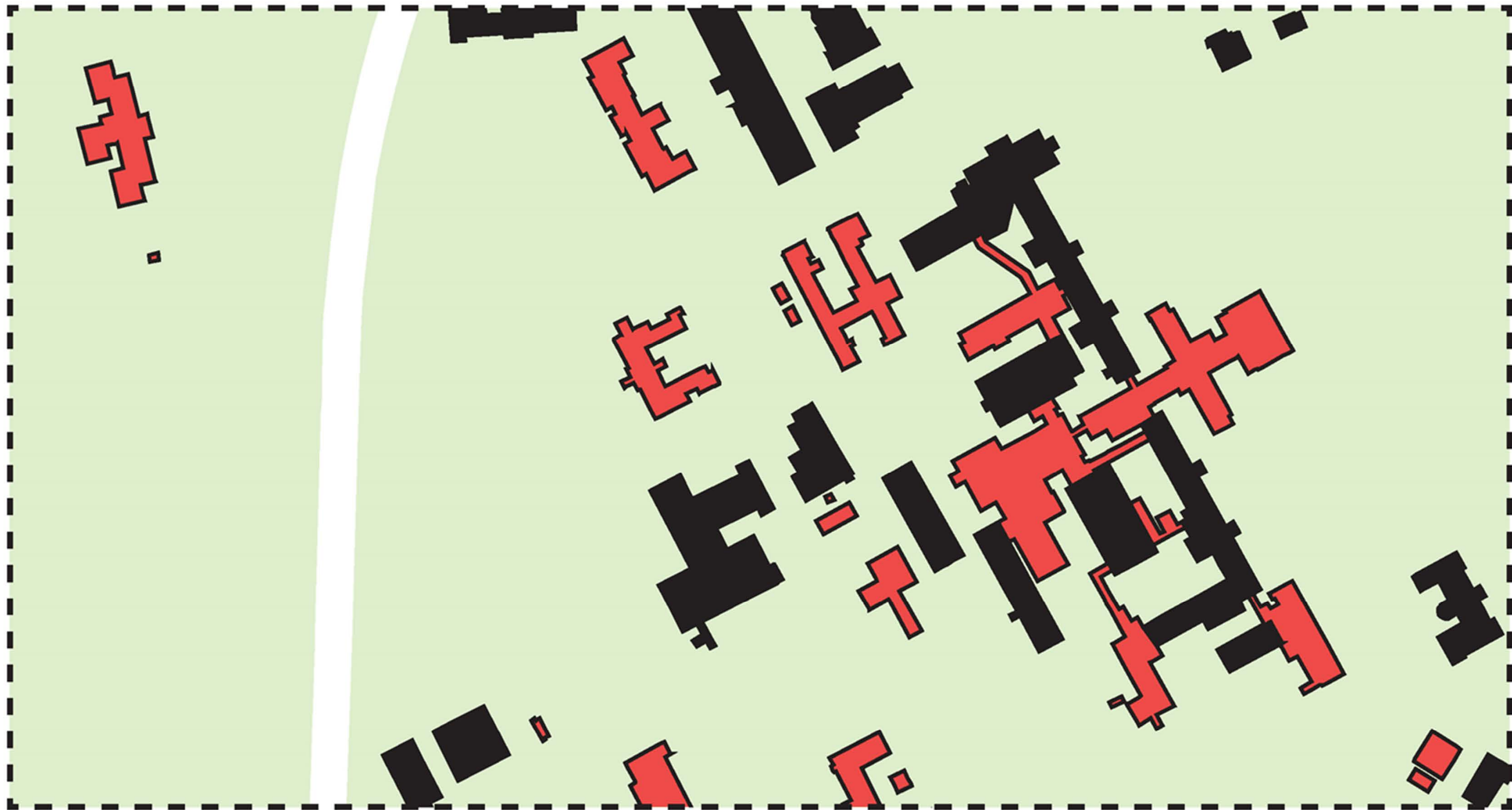
Lake Wheeler Road

Why Reserve the Lake Wheeler Edge for New Buildings?



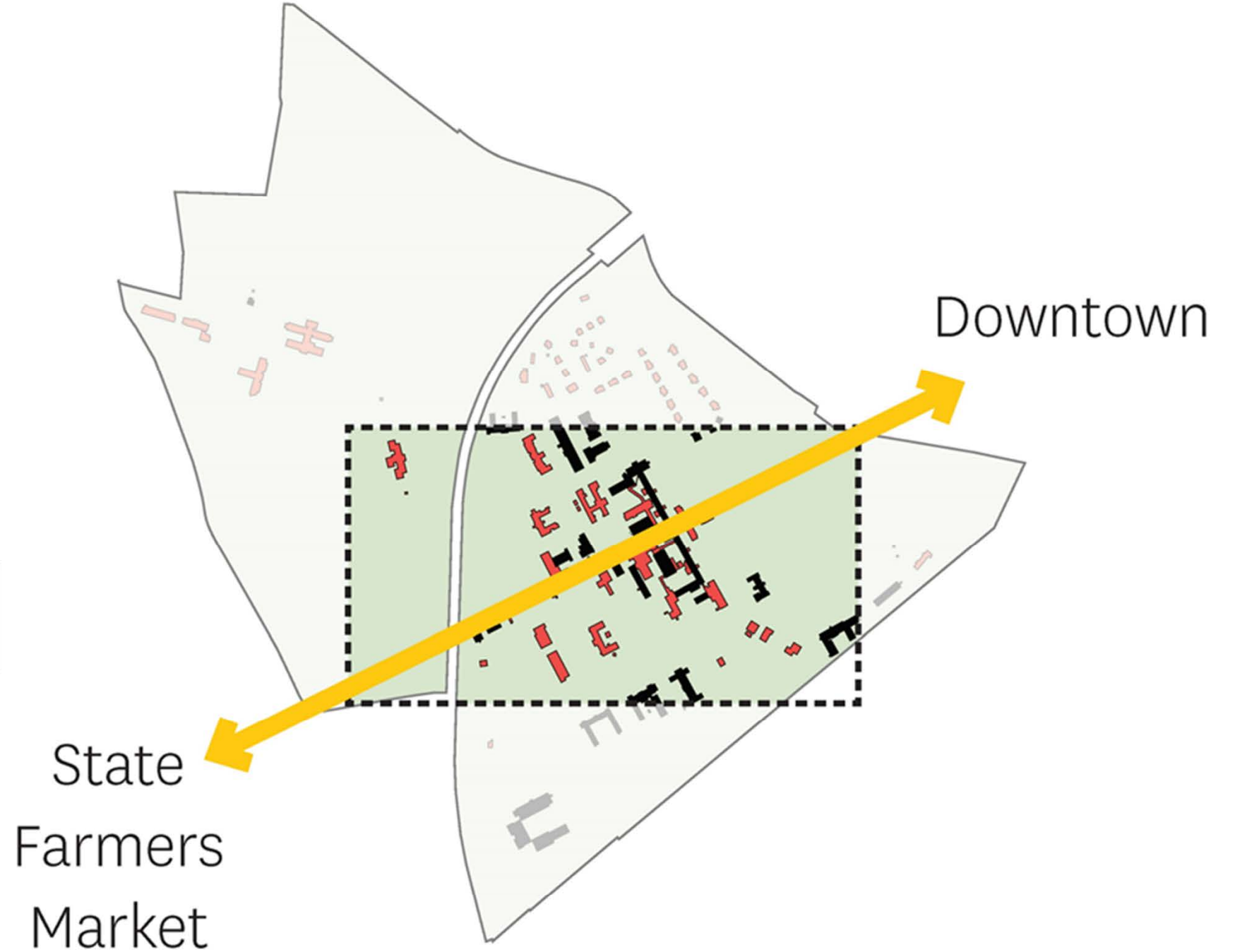
Hilltop Campus





Hilltop Campus

Civic Axis





McBryde East and Hargrove

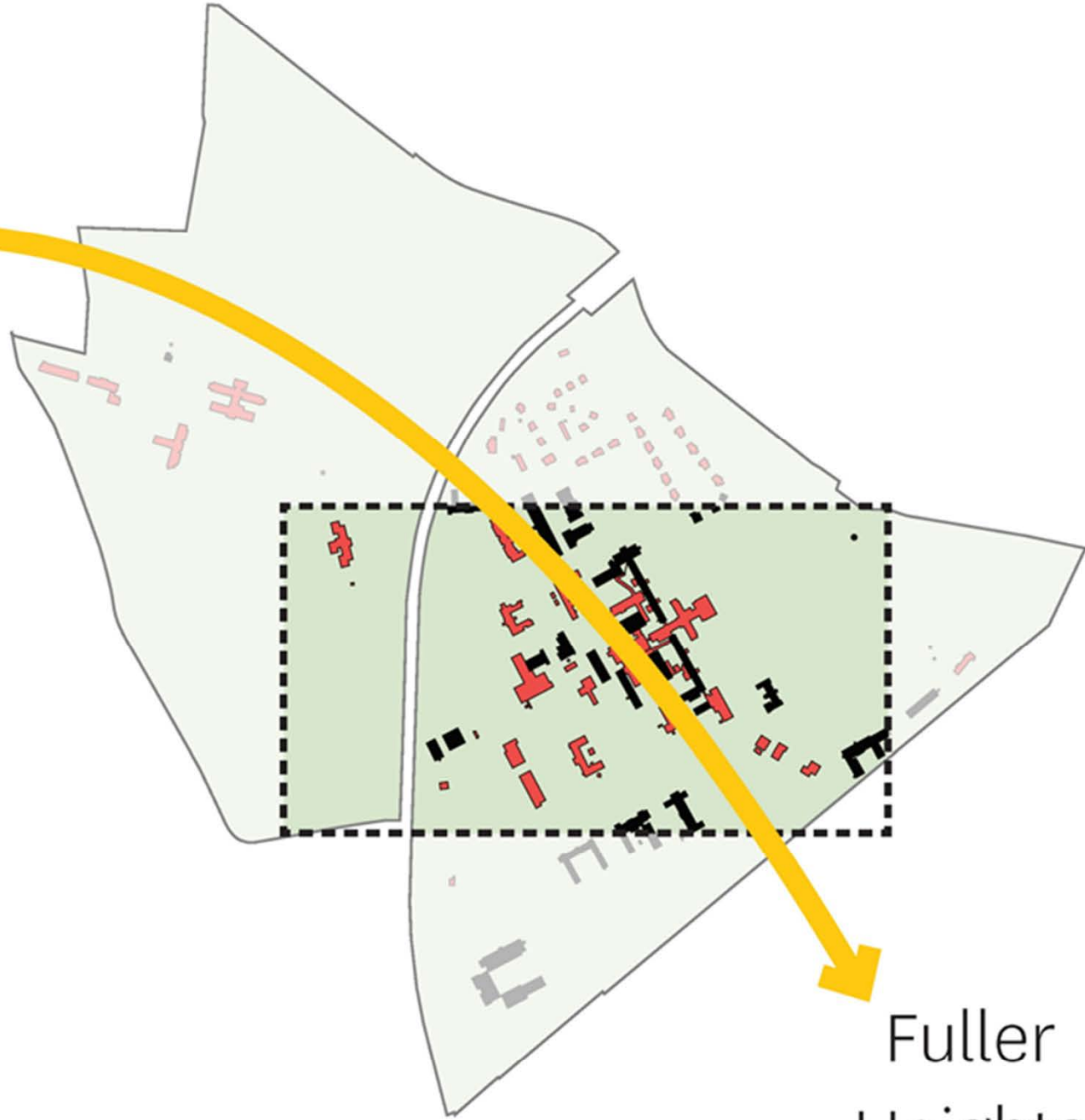
Kitchen and Loading

Haywood Building and Gymnasium

Hilltop Campus

Park Axis

NCSU



Fuller
Heights

A map showing a cluster of industrial buildings. Some buildings are colored red, while others are black. A light green path or road runs through the center of the cluster. Four white callout boxes with black text are connected to specific buildings by thin lines. Two large white arrows point away from the central area towards the top-left and bottom-right corners of the map.

Wright Storage

Spruill

**Kitchen and
Loading**

McBryde South Erwin

Circulation Nexus

Park Axis

+

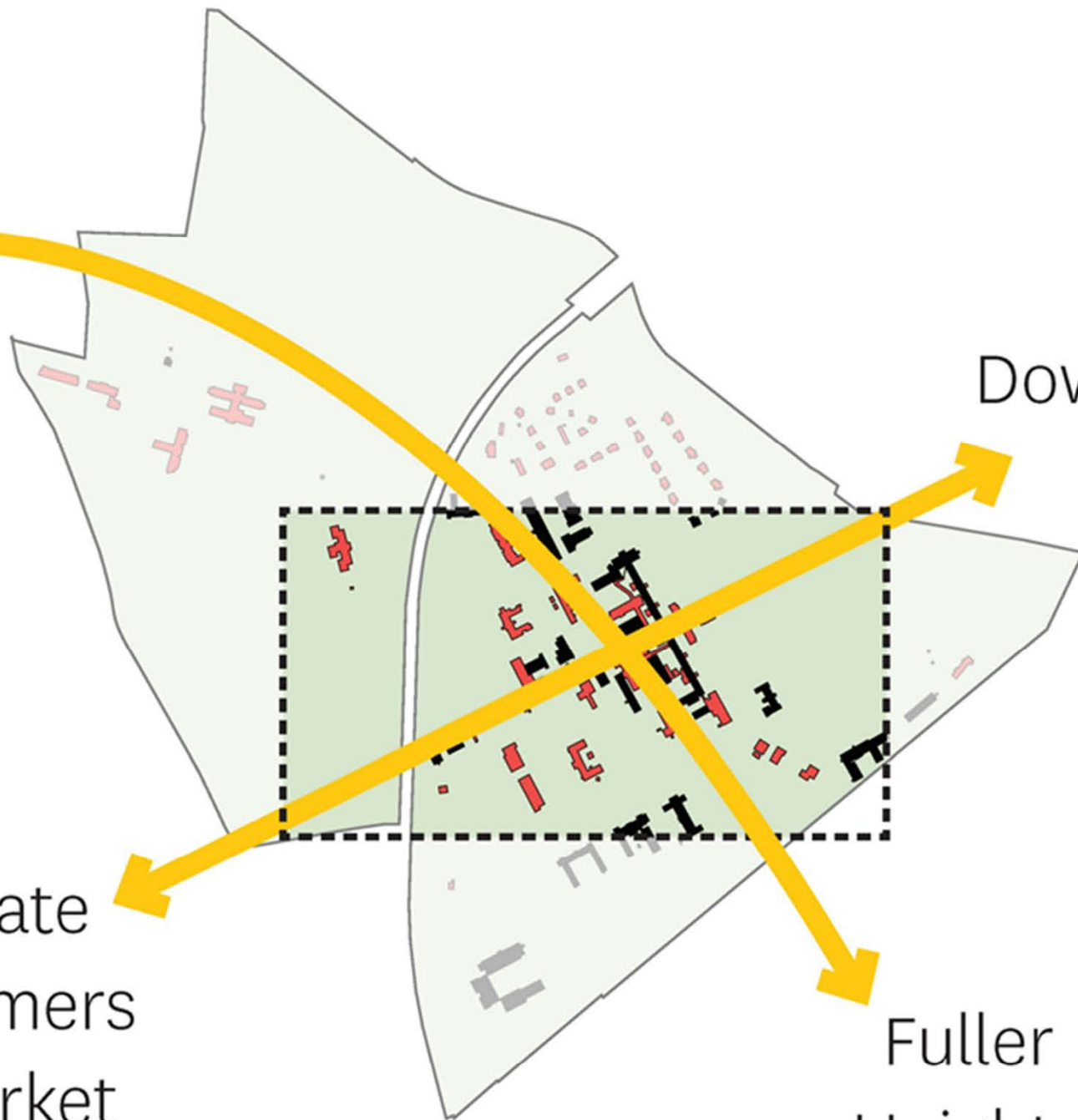
Civic Axis

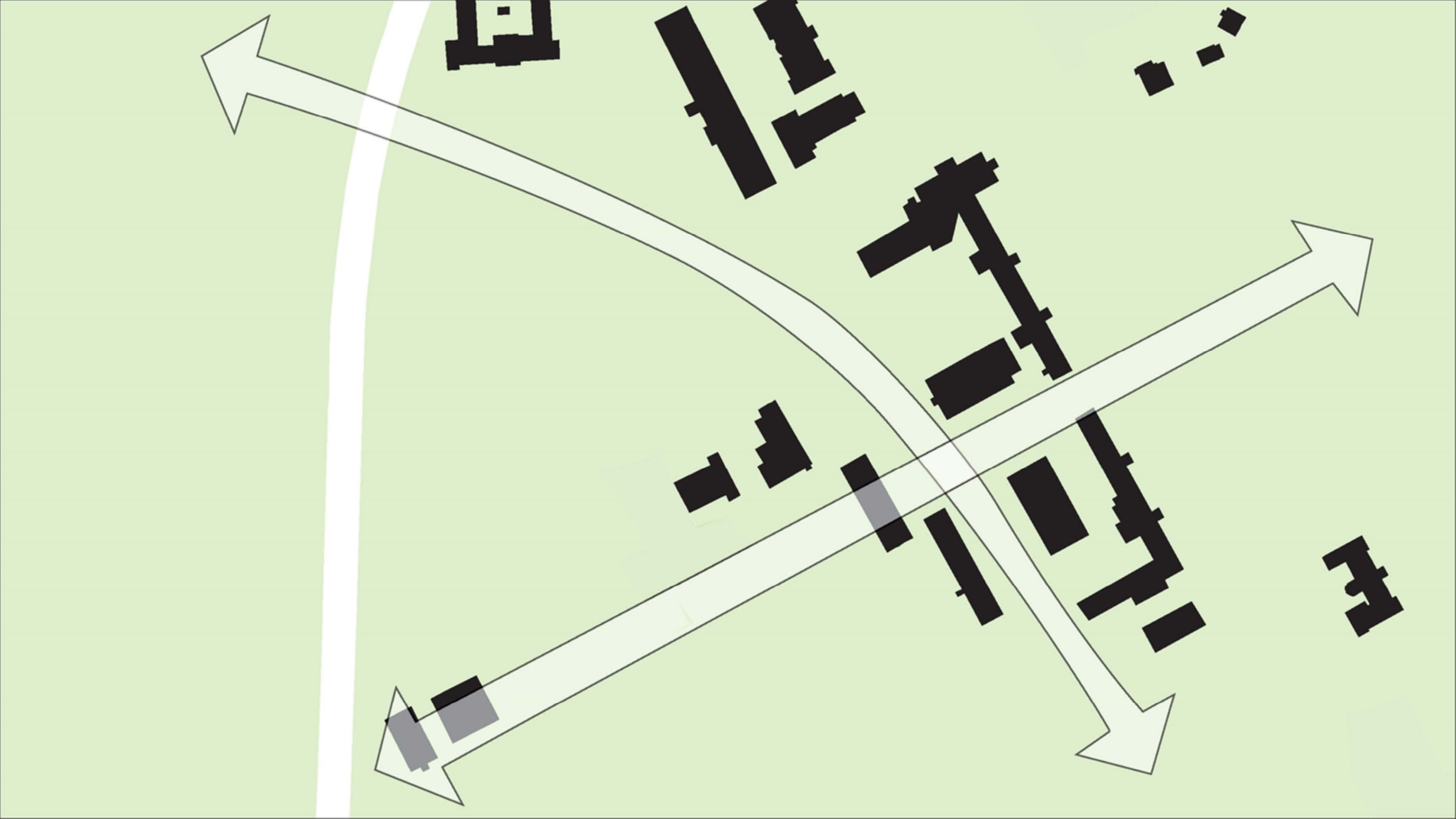
NCSU

Downtown

State
Farmers
Market

Fuller
Heights





All Faiths Chapel

Original use was as a chapel,
replacement to the removed
central pavilion (1956)

early modern brick with steel
span structure

Potential for rehabilitation
and reuse as event center
(meetings, lectures, weddings)



Recommend Preserve



Hargrove (Surgery)



Original use was as surgery bldg. (1975)

Brick skin

Precast concrete panels

Occupying the high point of Dix Hill and obscuring views as intended by the historic A. J. Davis design

Recommend Removal

McBryde Wings, Historic A. J. Davis Design

Original use was as asylum
patient rooms (1856); now used
as office space by State DHHS

Lower level retains original
building fabric from 1850's;
upper floors have been
renovated

Long bldg. facade aligned
with natural hilltop to face
downtown



Recommend Preserve



Dobbin



**Original use was as
an infirmary (1938)**

**Open-span structure
Slate roof**

**Located in proximity to
Fuller Heights park edge and
proposed future play area**

Recommend Preserve

The Park & Its Buildings

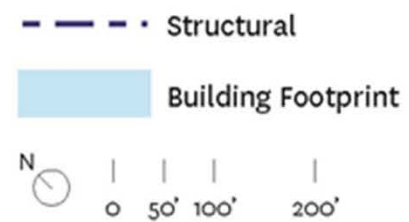
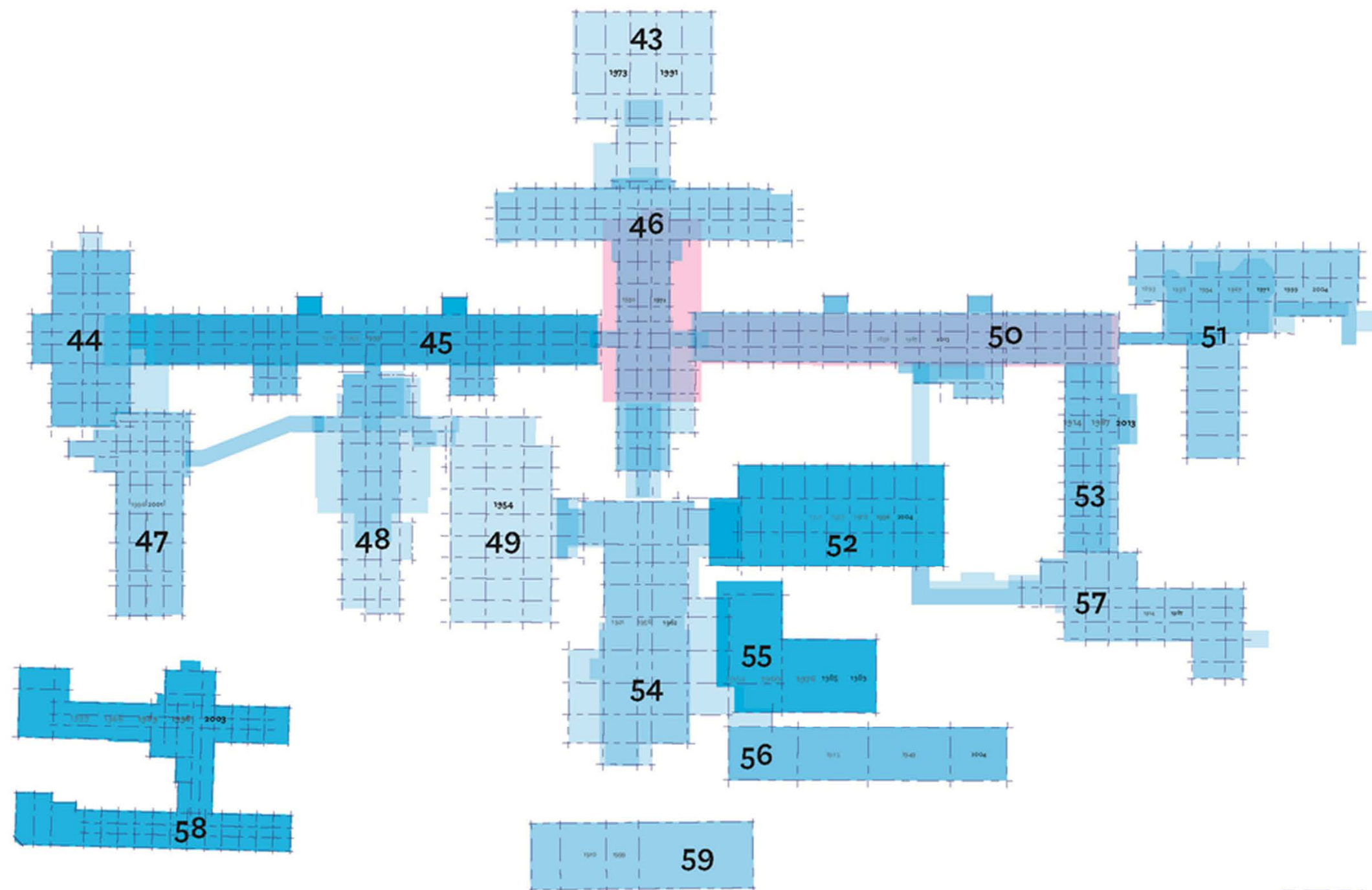
Guiding Principles

Strategy for Preservation Efforts

- Framework Concepts for Occupying the Park Hilltop

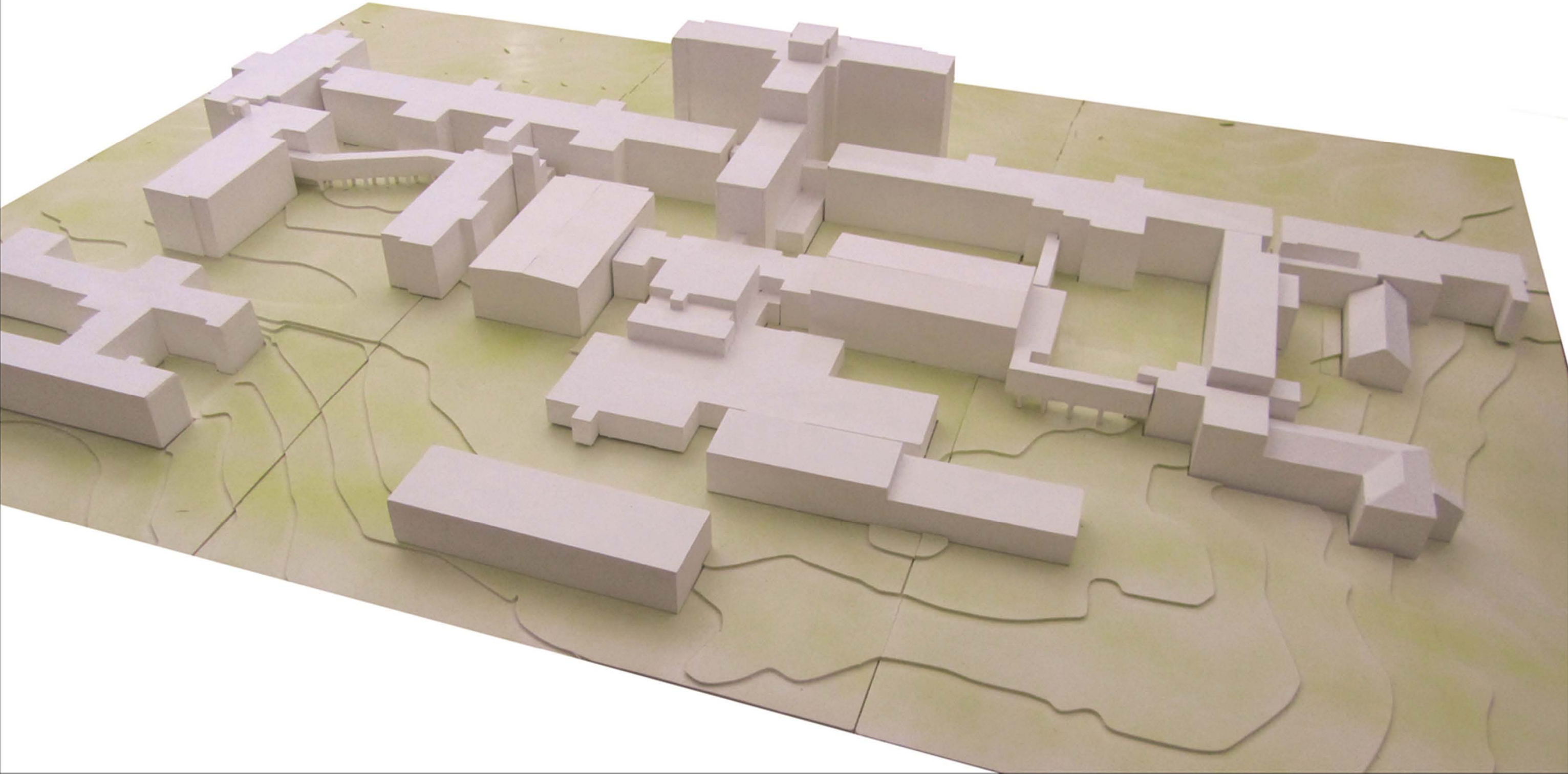
The Park Hilltop: Existing Bldg. Complex



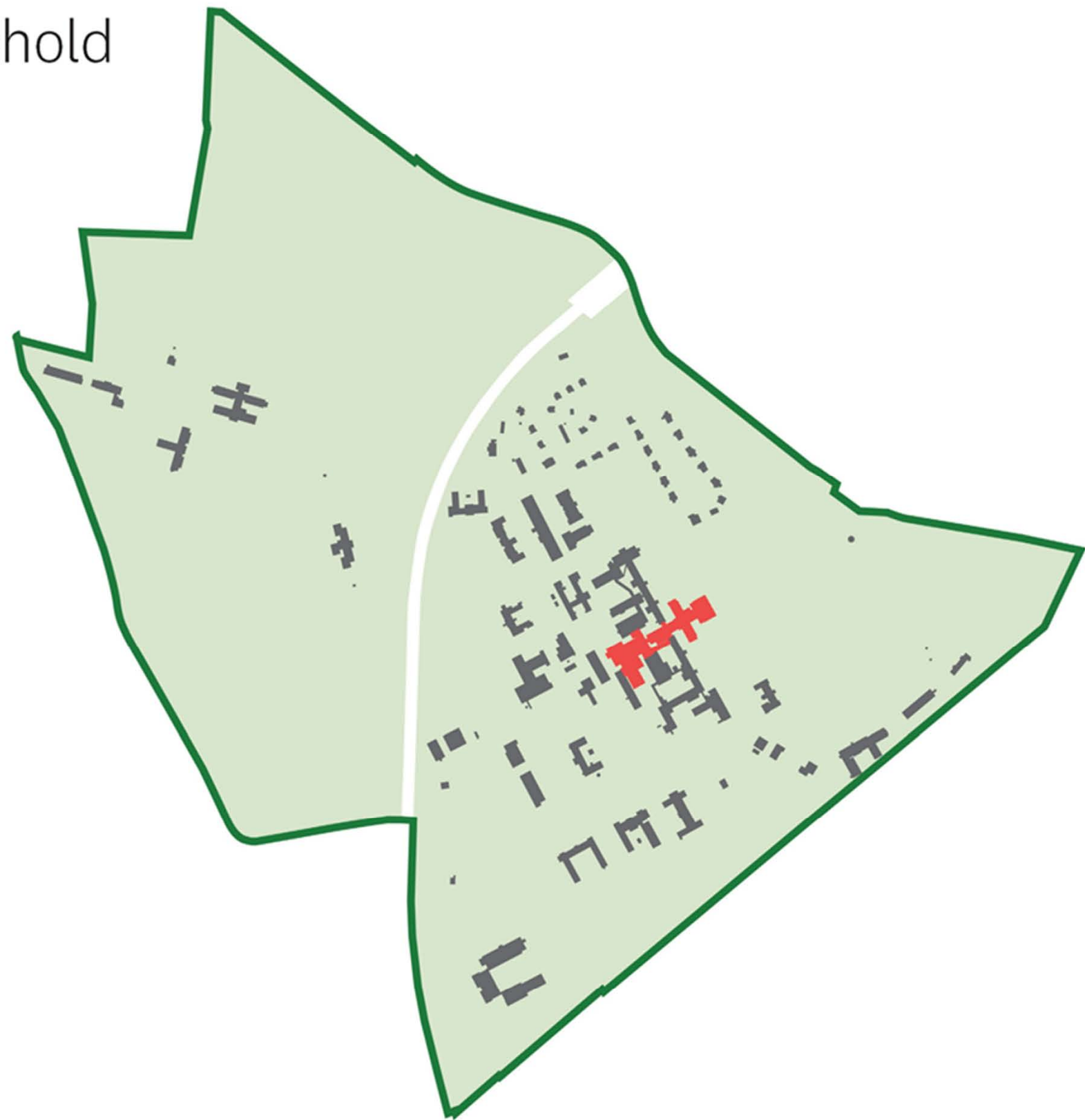


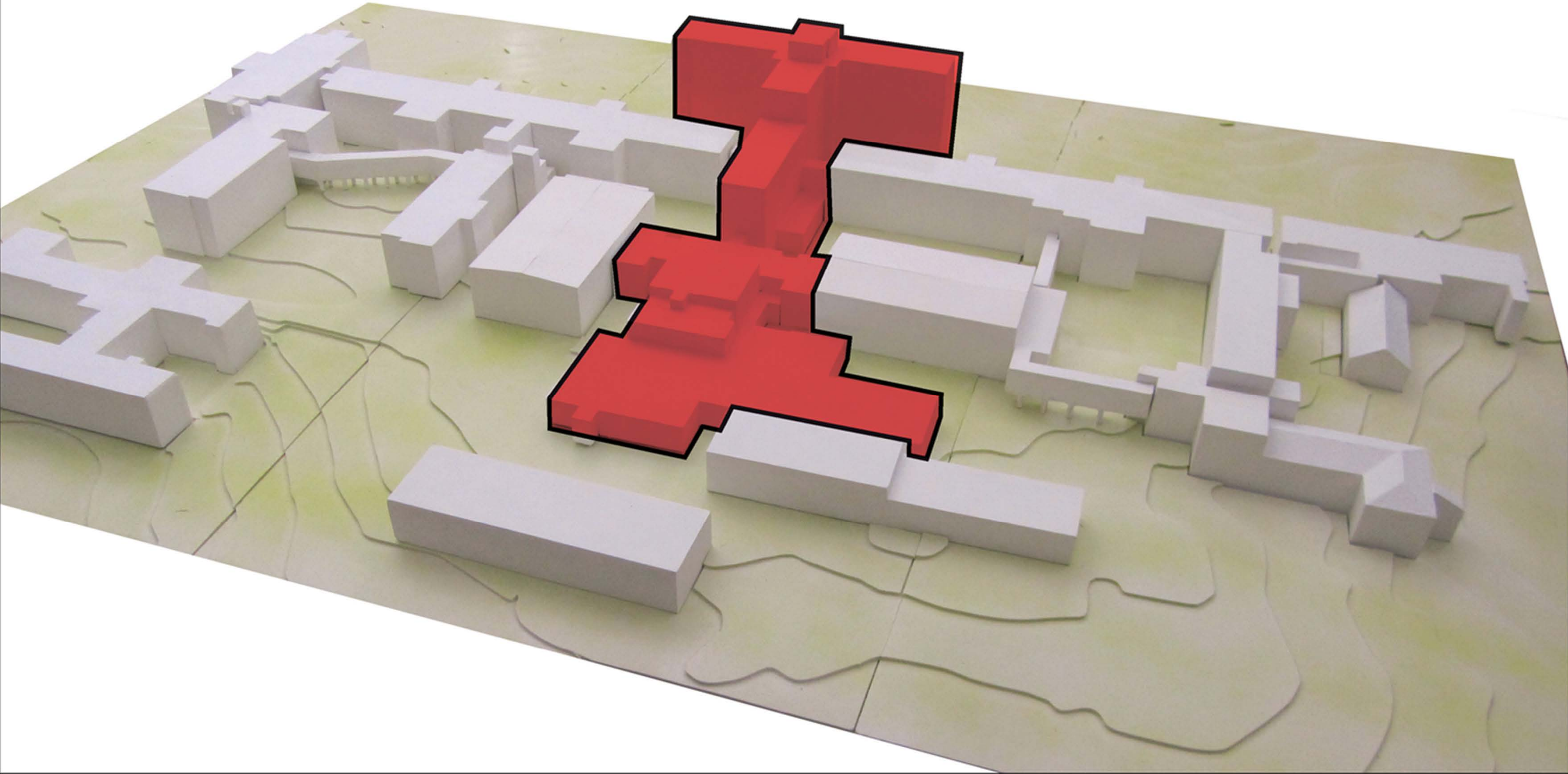
The Park Hilltop: Existing Bldg. Complex





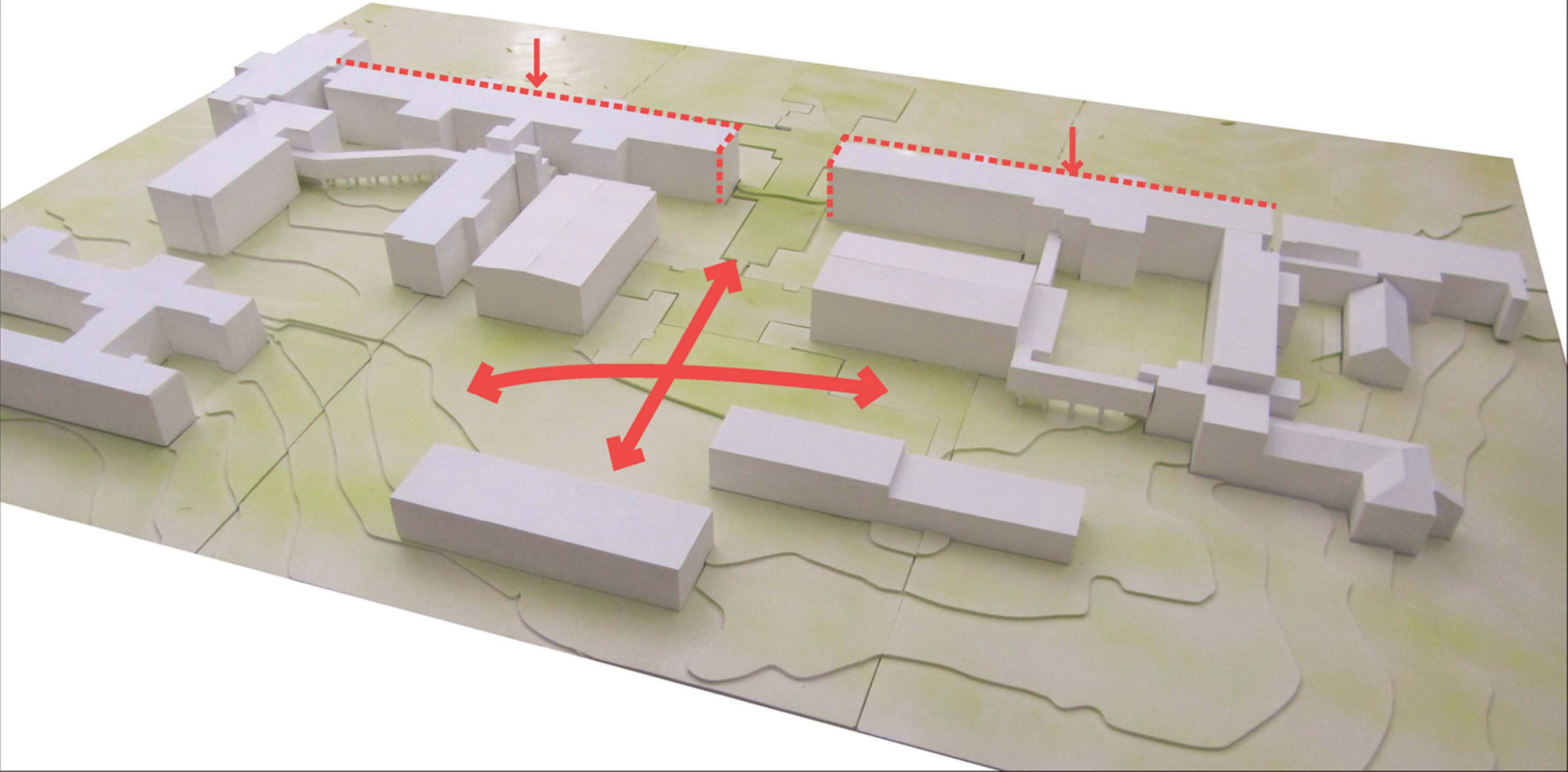
The Park Hilltop: Open the Threshold





The Park Hilltop: Open the Threshold

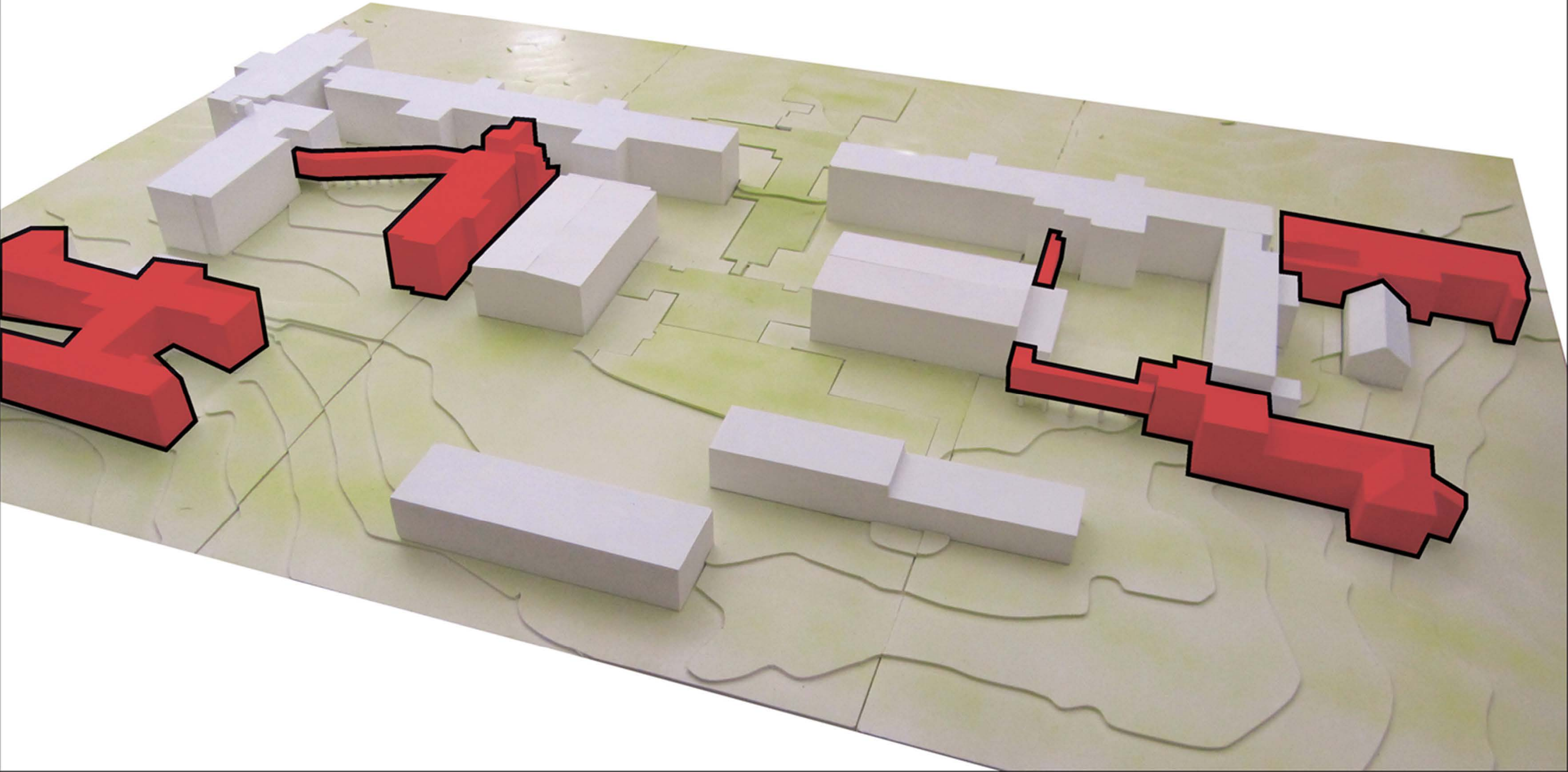




The Park Hilltop:

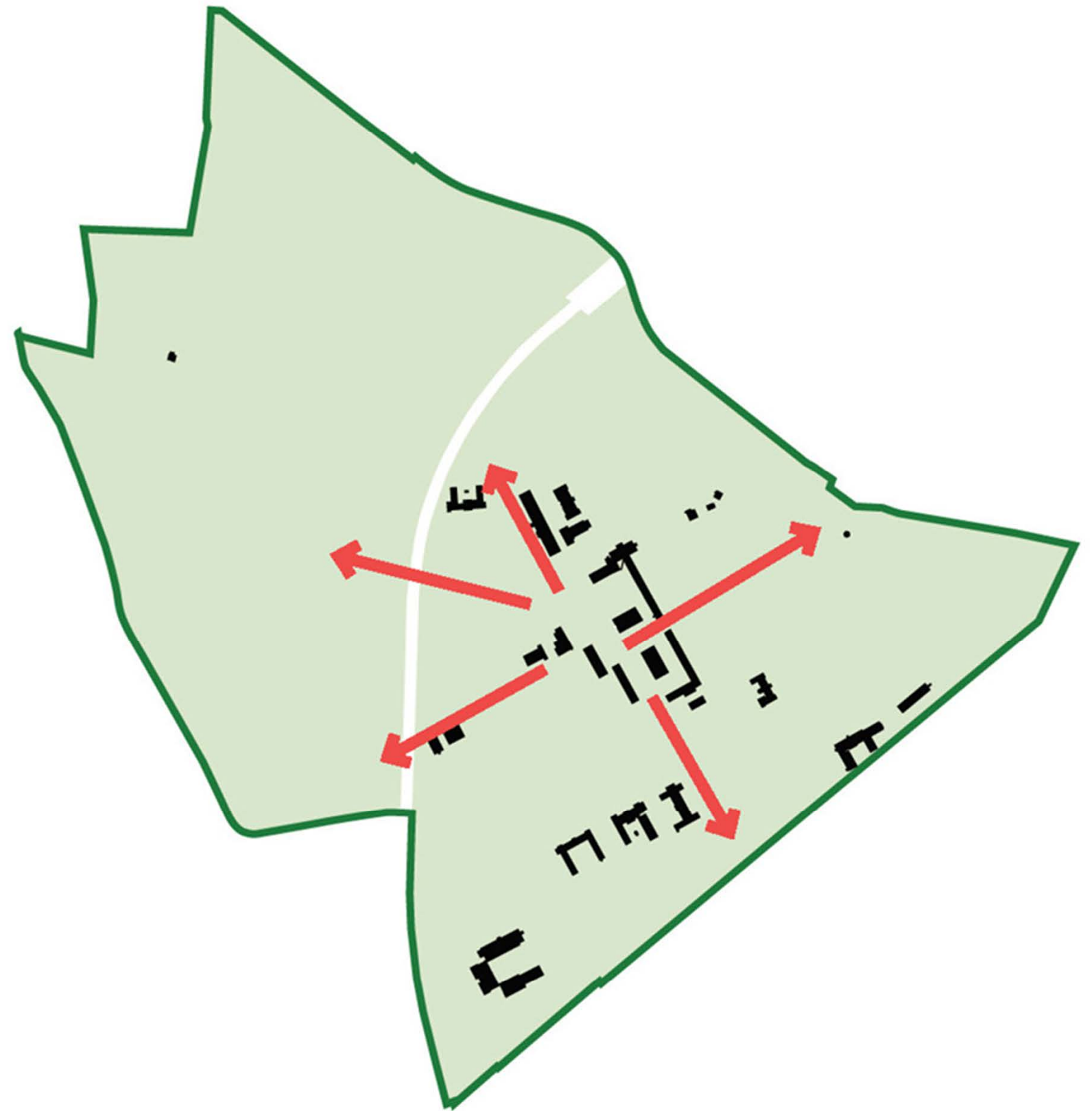
Removal Annex Buildings

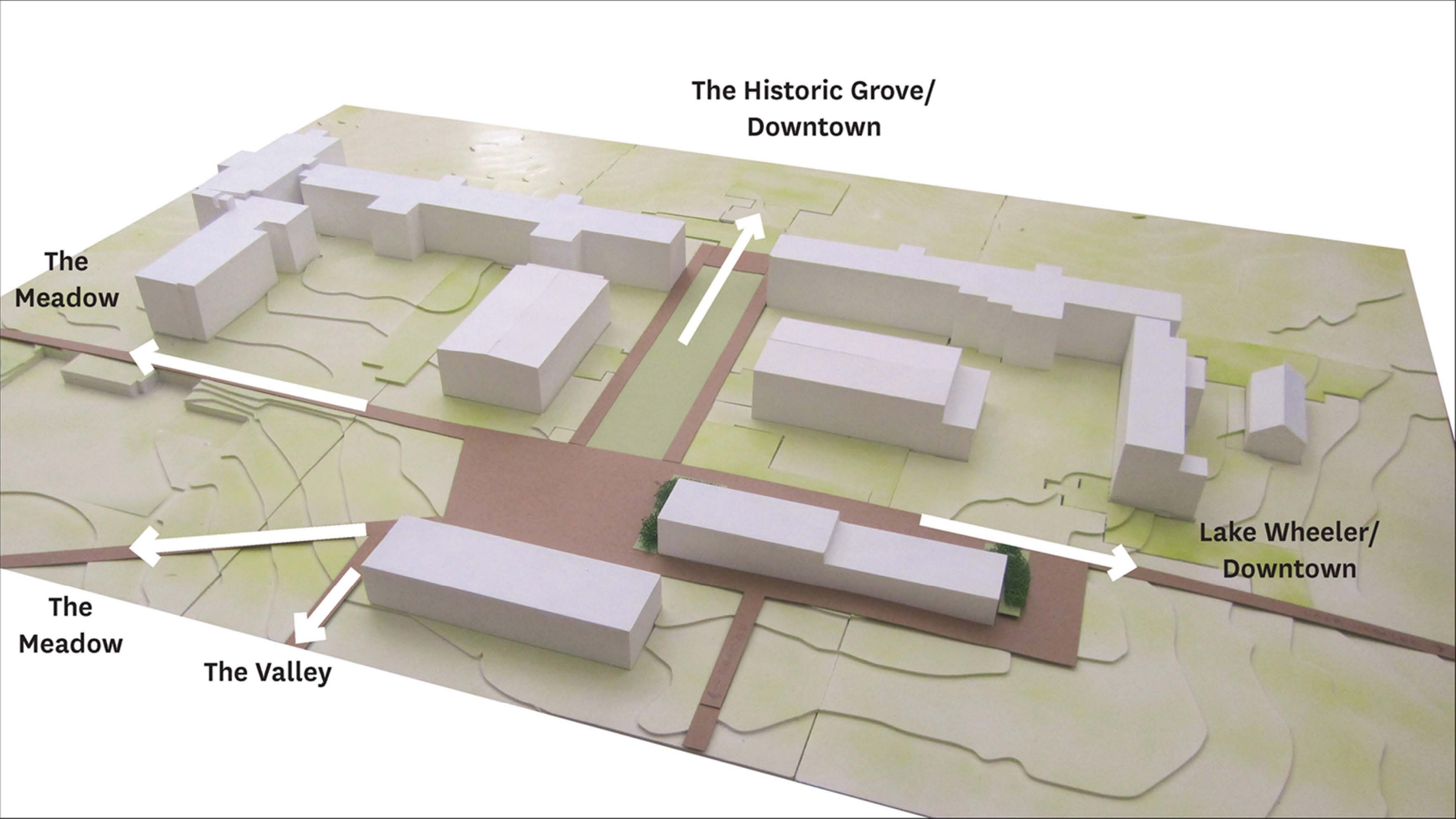




The Park Hilltop:

Pedestrian Circulation Nexus





**The Historic Grove/
Downtown**

**The
Meadow**

**Lake Wheeler/
Downtown**

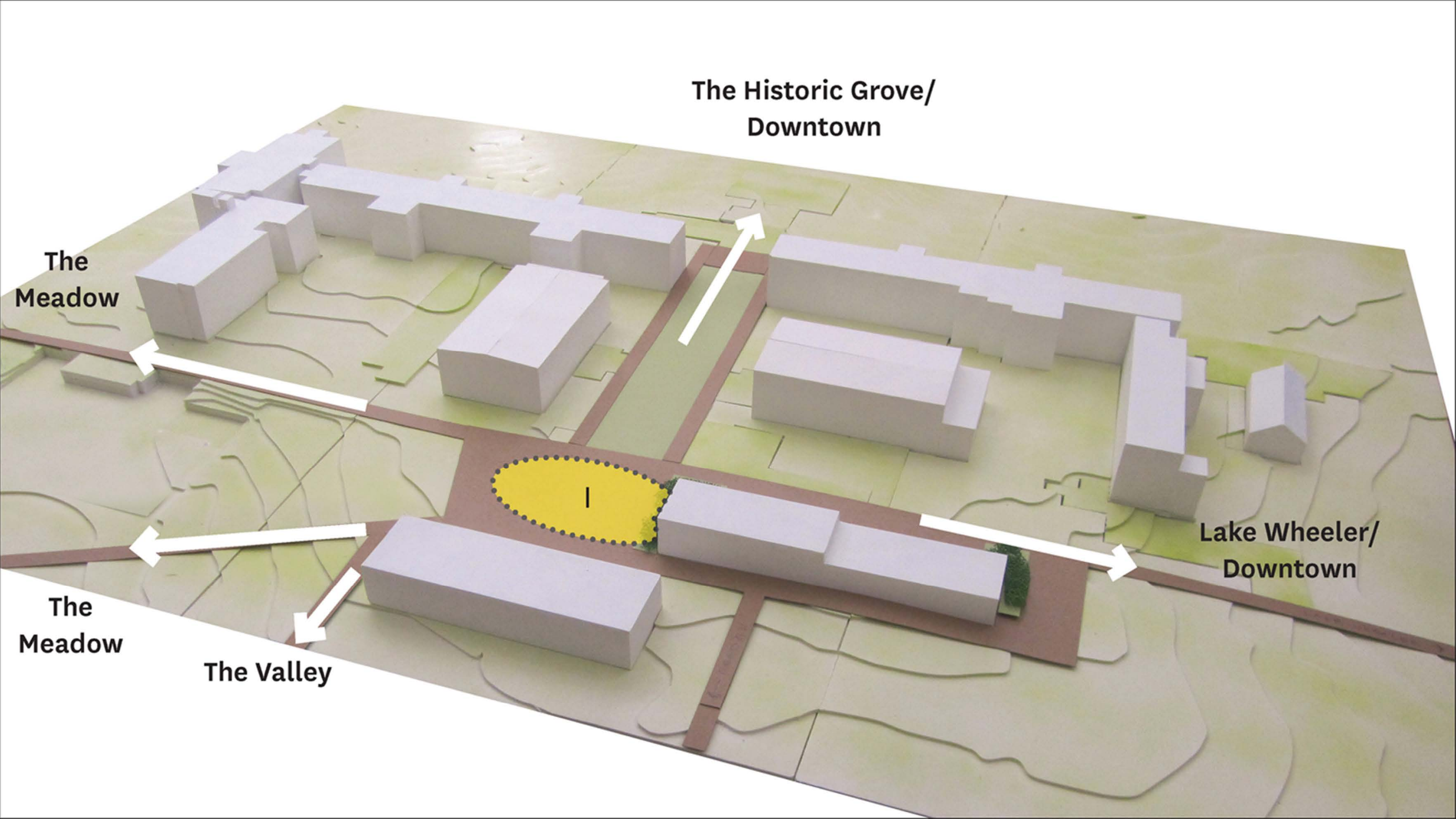
**The
Meadow**

The Valley

Park Hilltop: Civic Spaces

I - Splash Pad





The Historic Grove/
Downtown

The
Meadow

The
Meadow

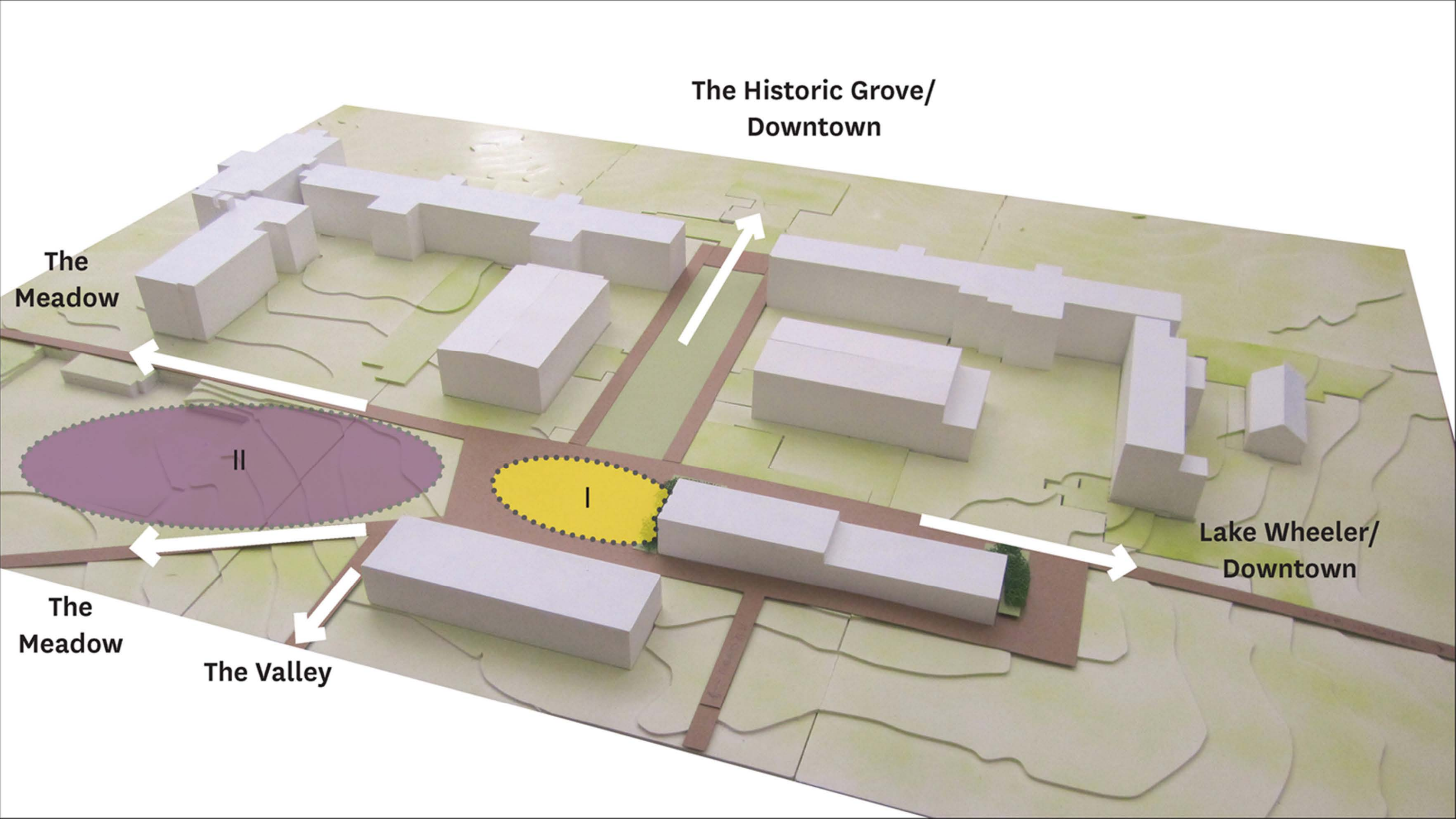
The Valley

Lake Wheeler/
Downtown

Park Hilltop: Civic Spaces

II - Cook-out Park





The Historic Grove/
Downtown

The
Meadow

Lake Wheeler/
Downtown

The
Meadow

The Valley

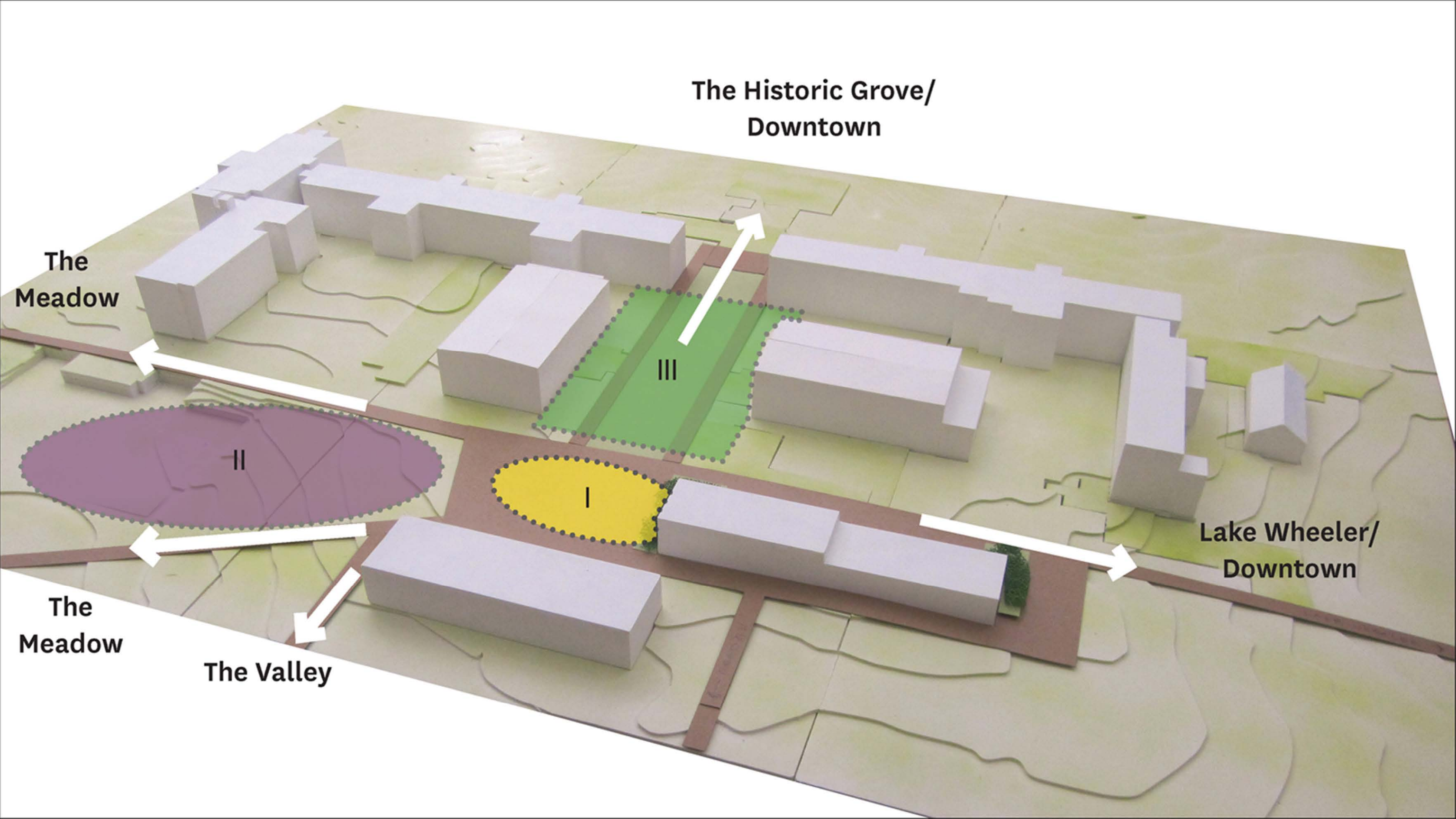
II

I

Park Hilltop: Civic Spaces

III - Shaded Grove





The Historic Grove/
Downtown

The Meadow

II

I

III

Lake Wheeler/
Downtown

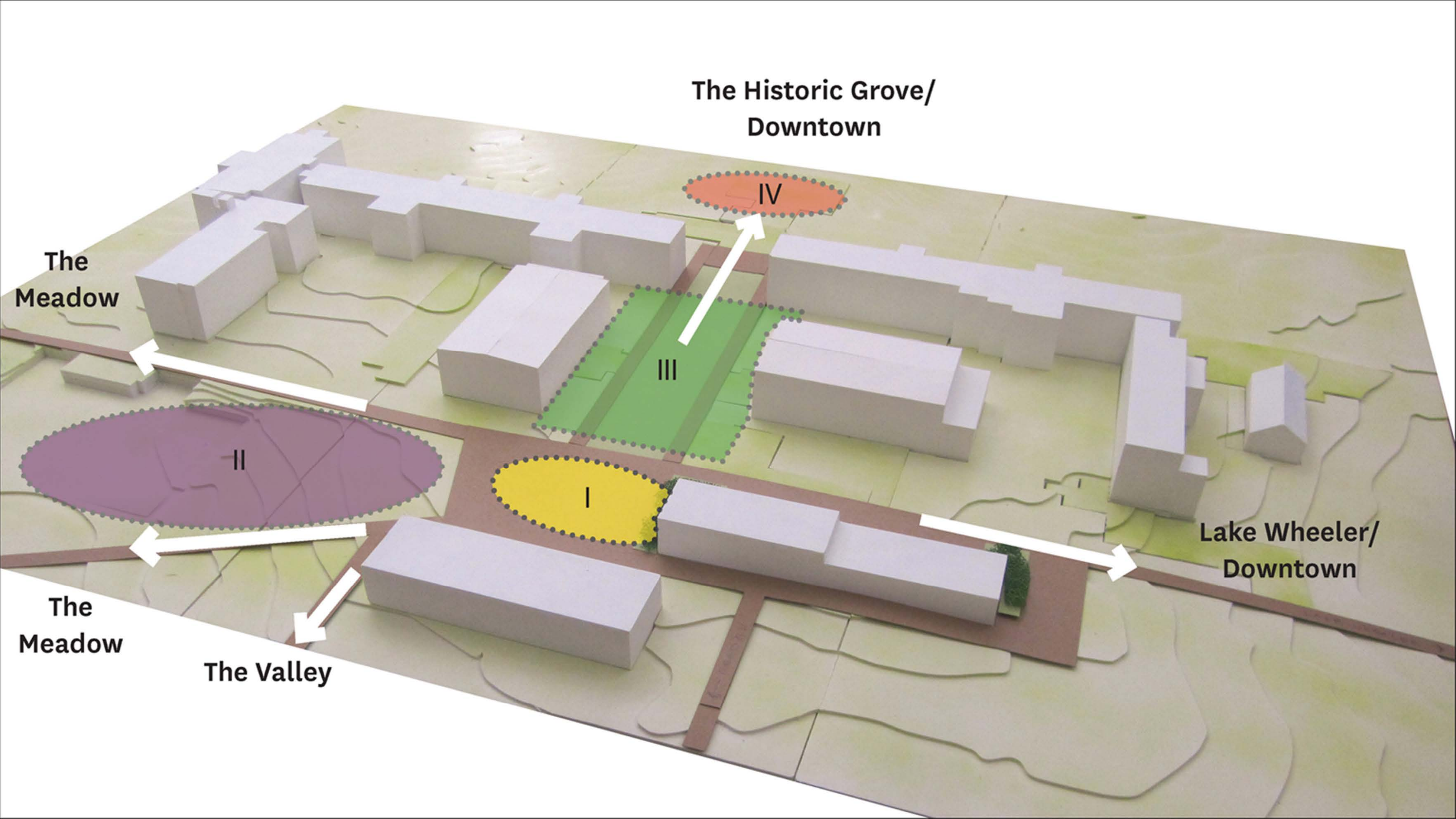
The Meadow

The Valley

Park Hilltop: Civic Spaces

IV - Contemplative Glade





The Historic Grove/
Downtown

IV

III

I

II

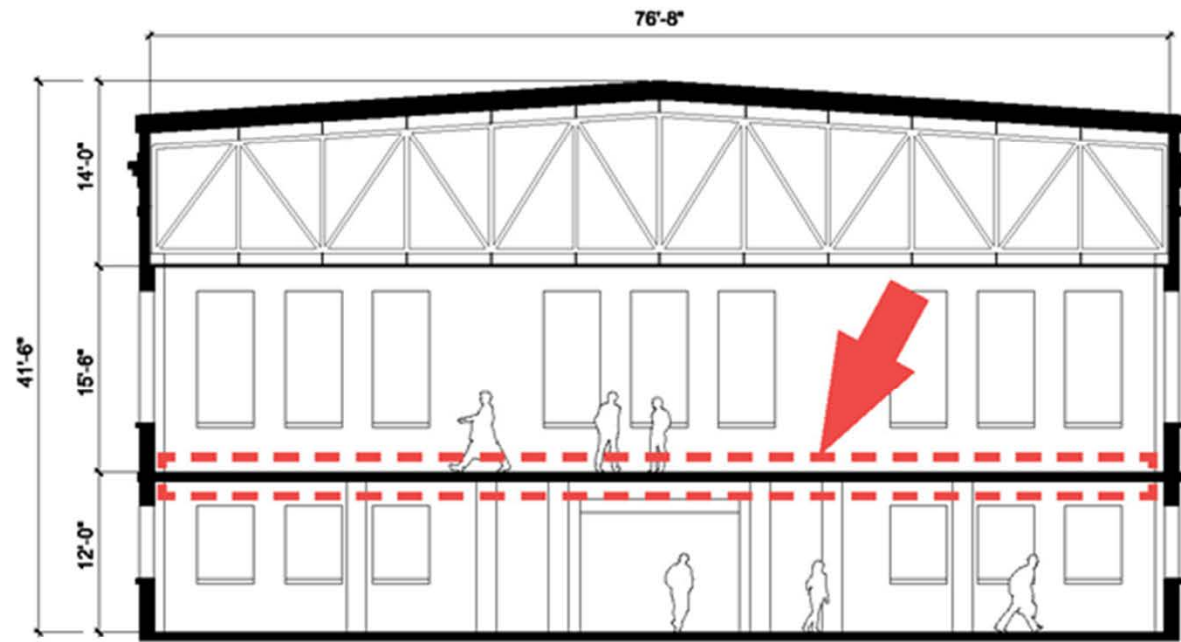
The Meadow

Lake Wheeler/
Downtown

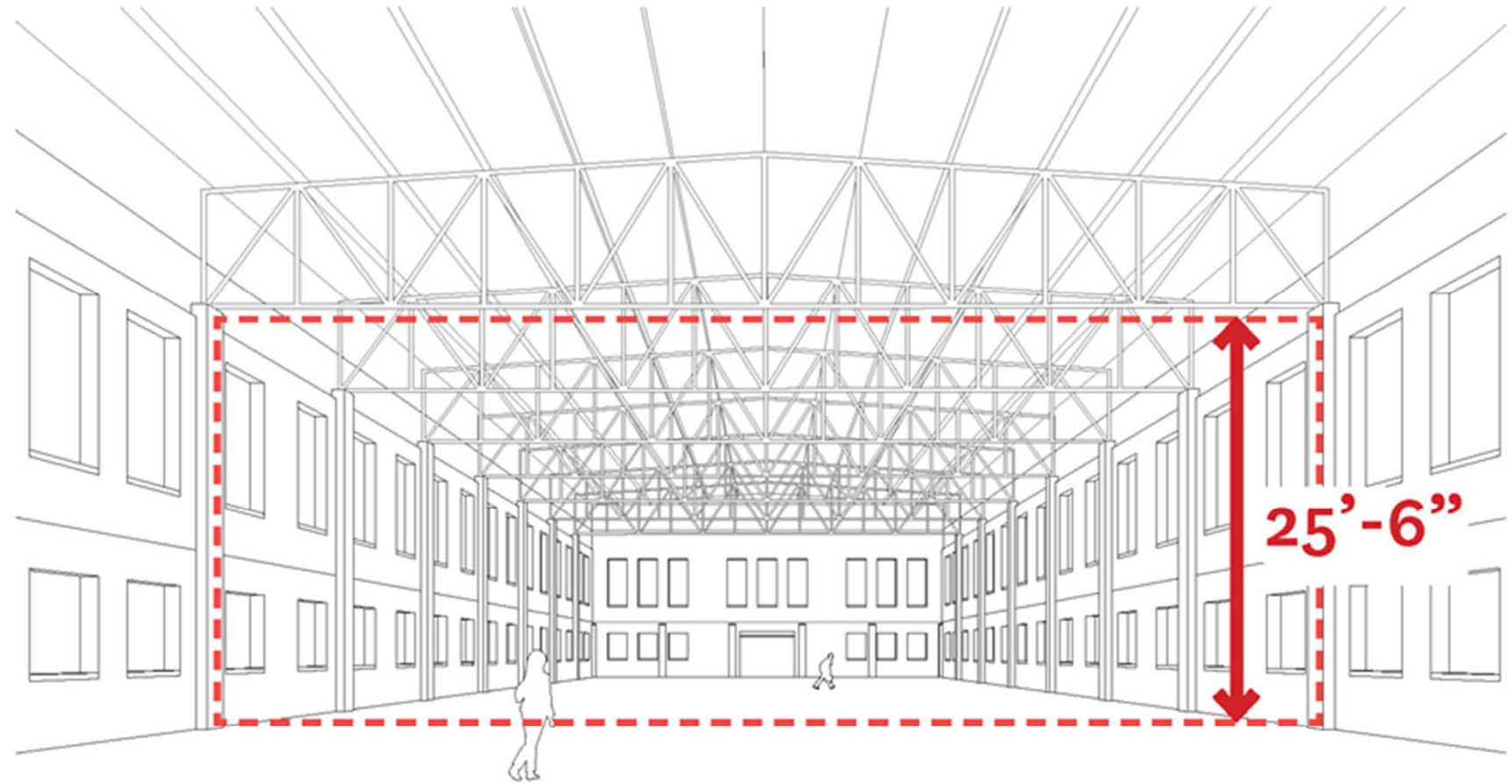
The Meadow

The Valley

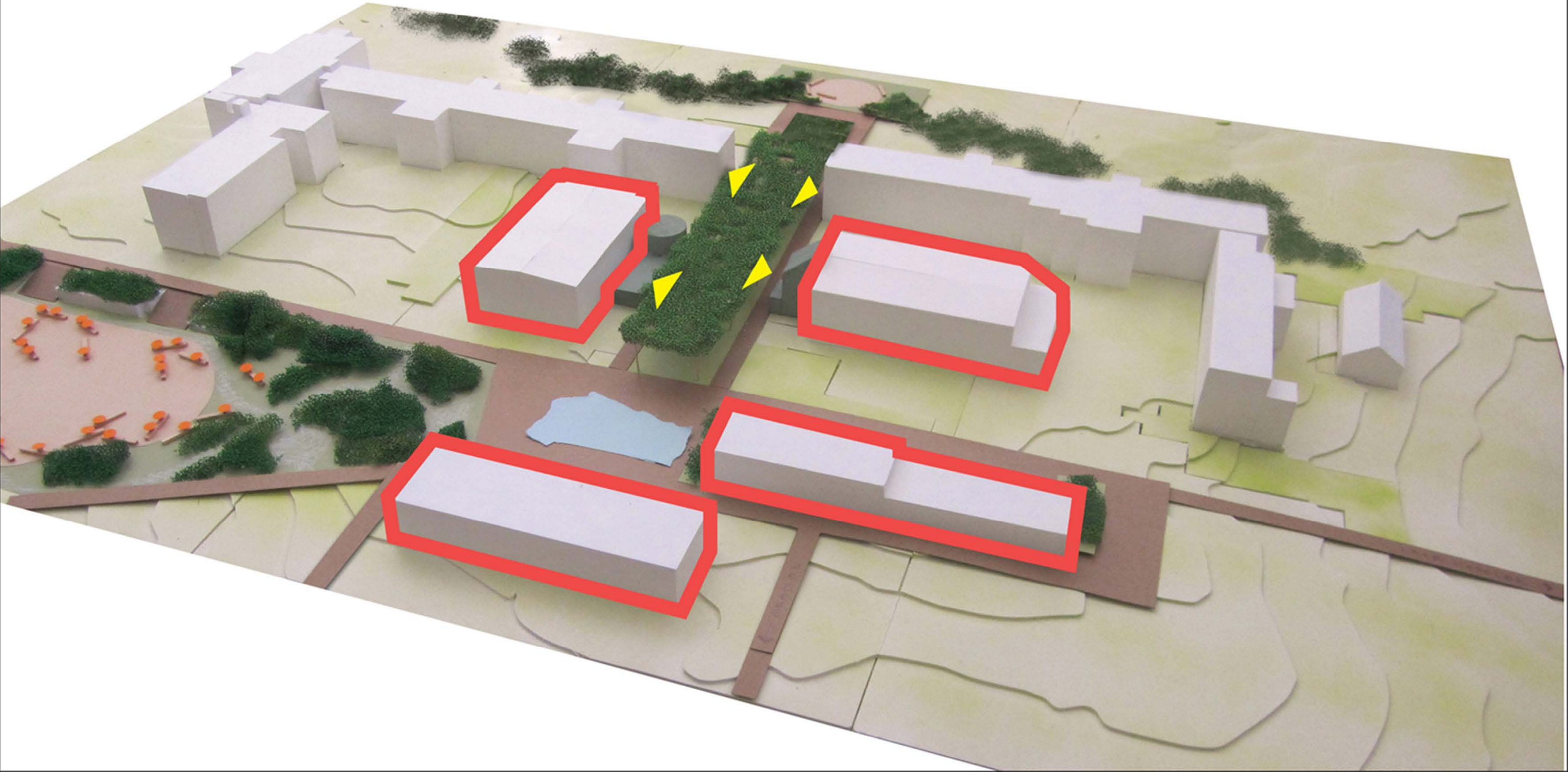
Adaptive Reuse of Dining Halls and Workshops



Existing Section



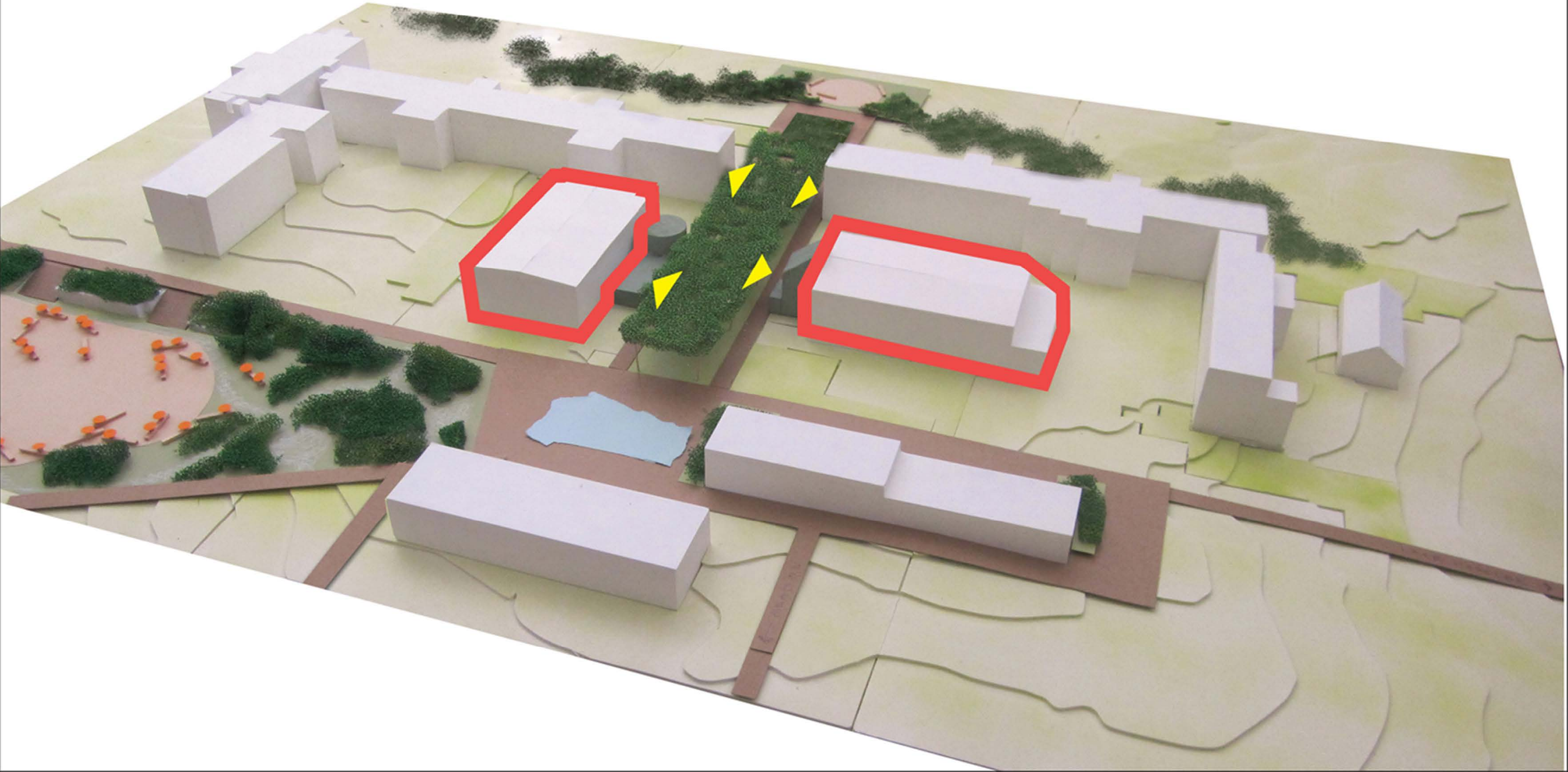
Interior View, 2nd Floor Removed



Dining Hall Adaptive Reuse: Sports Court / Event Space Example



American Tobacco Campus “The Cage” Court + “Ice Factory” Rink
Durham, North Carolina



Civic Spaces at the Park Hilltop

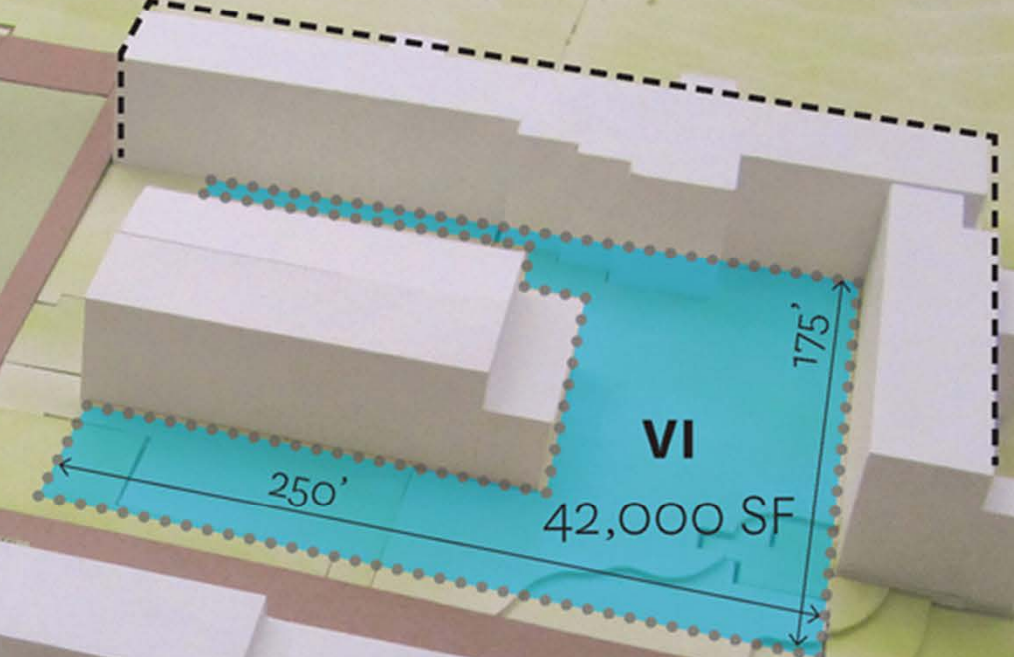
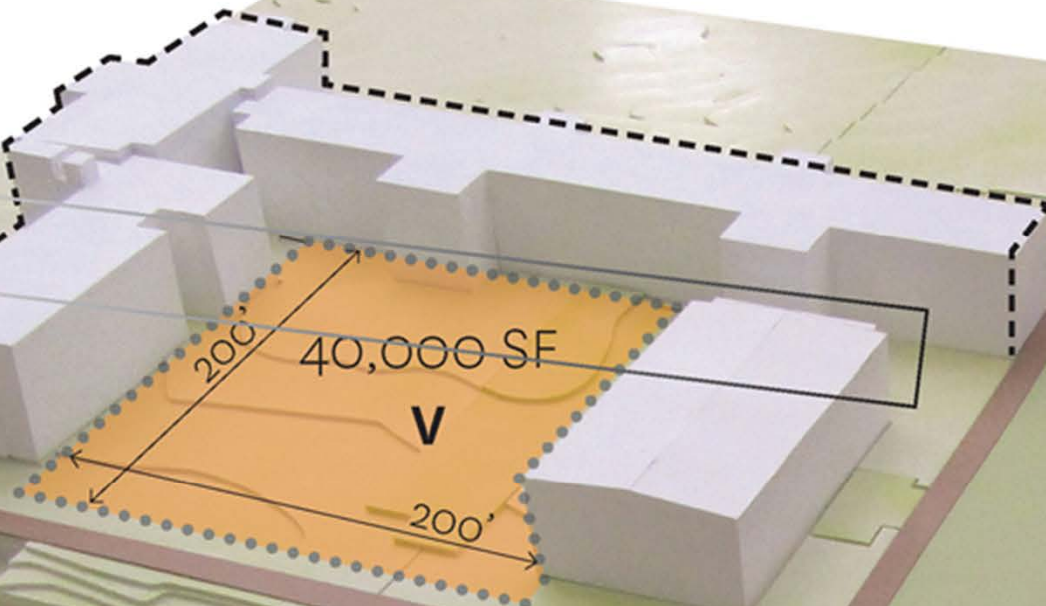
V - Public Garden



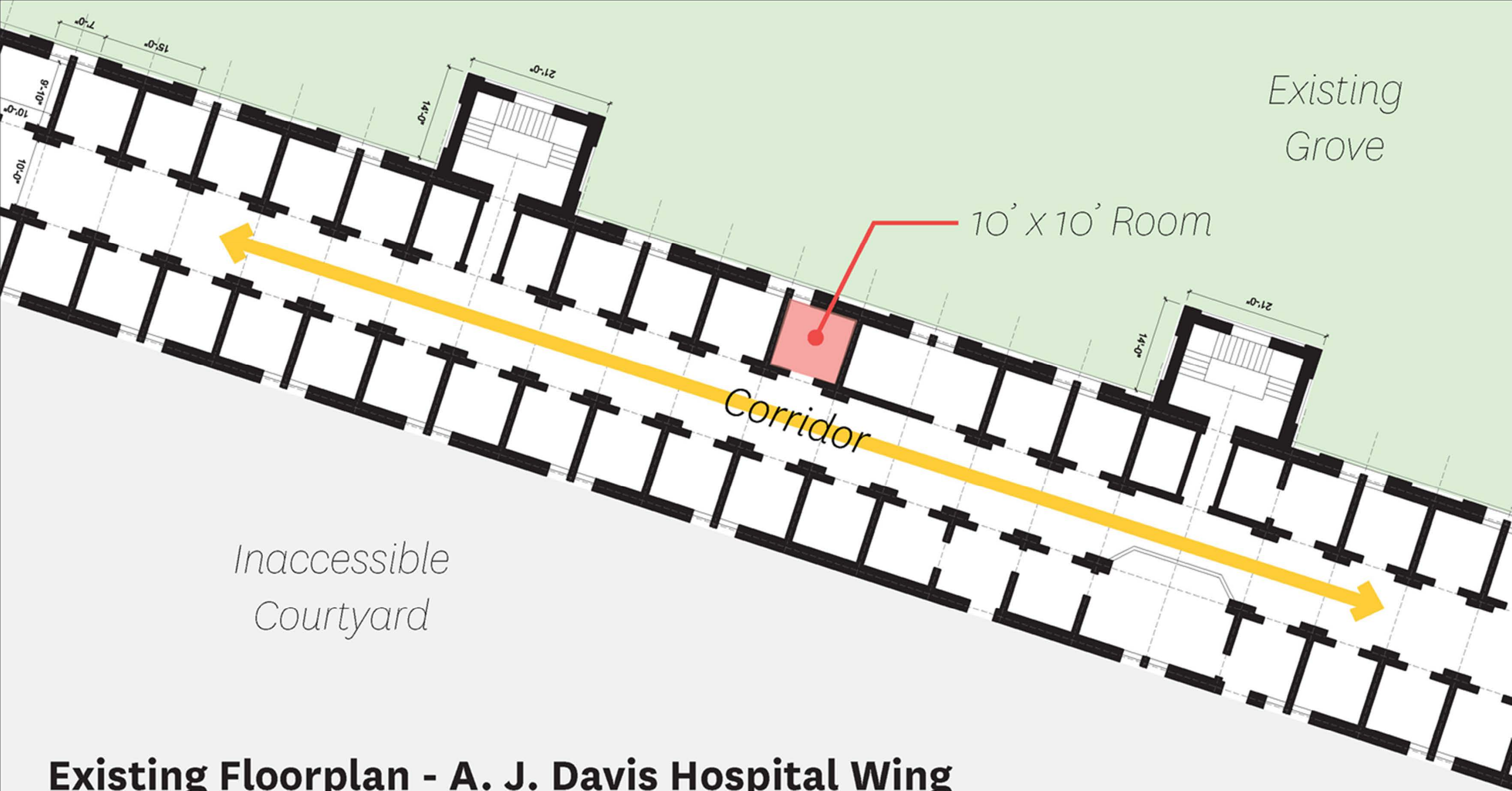
VI - Restaurant Arcade



service



service



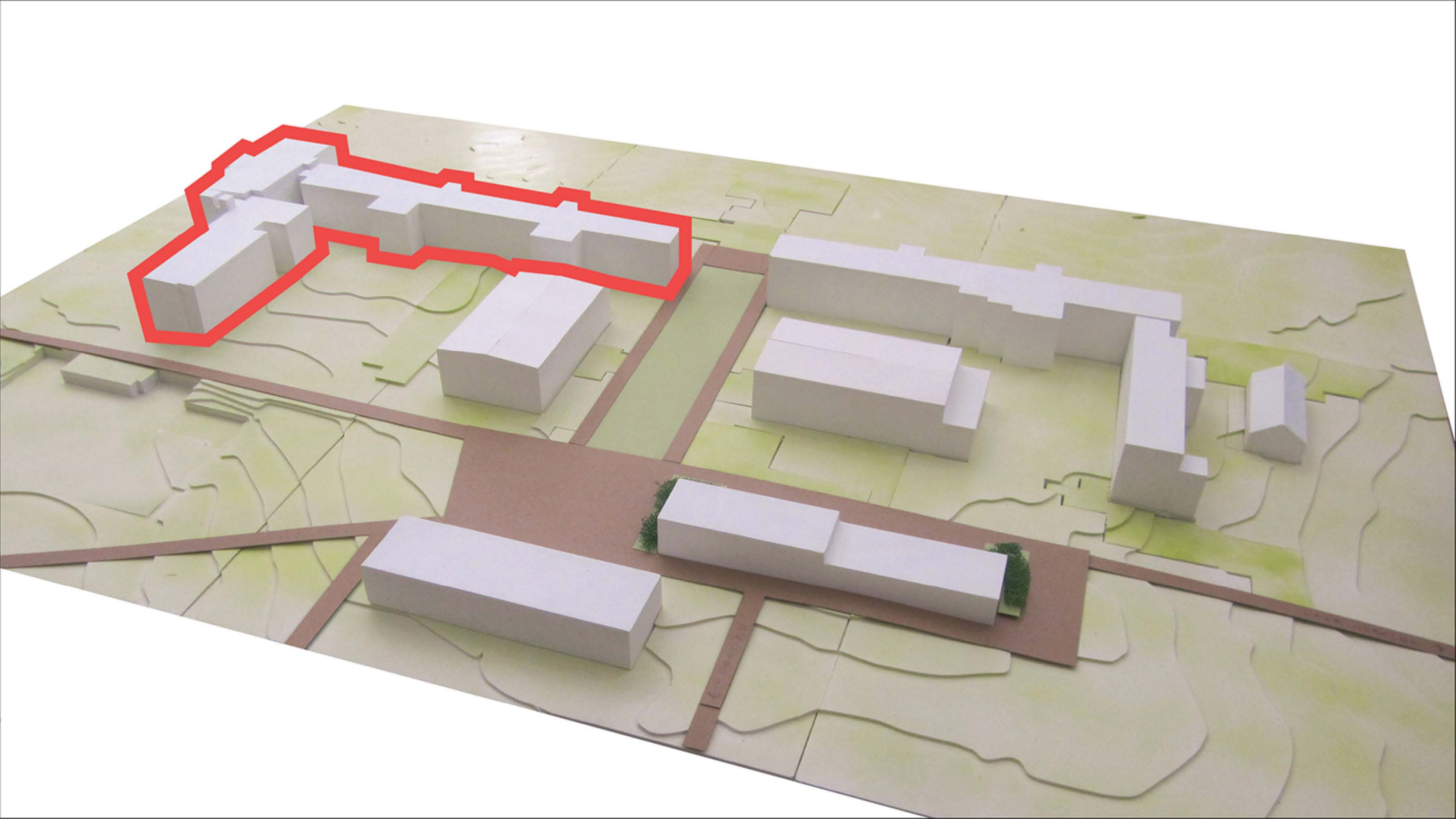
Existing Grove

10' x 10' Room

Corridor

Inaccessible Courtyard

Existing Floorplan - A. J. Davis Hospital Wing



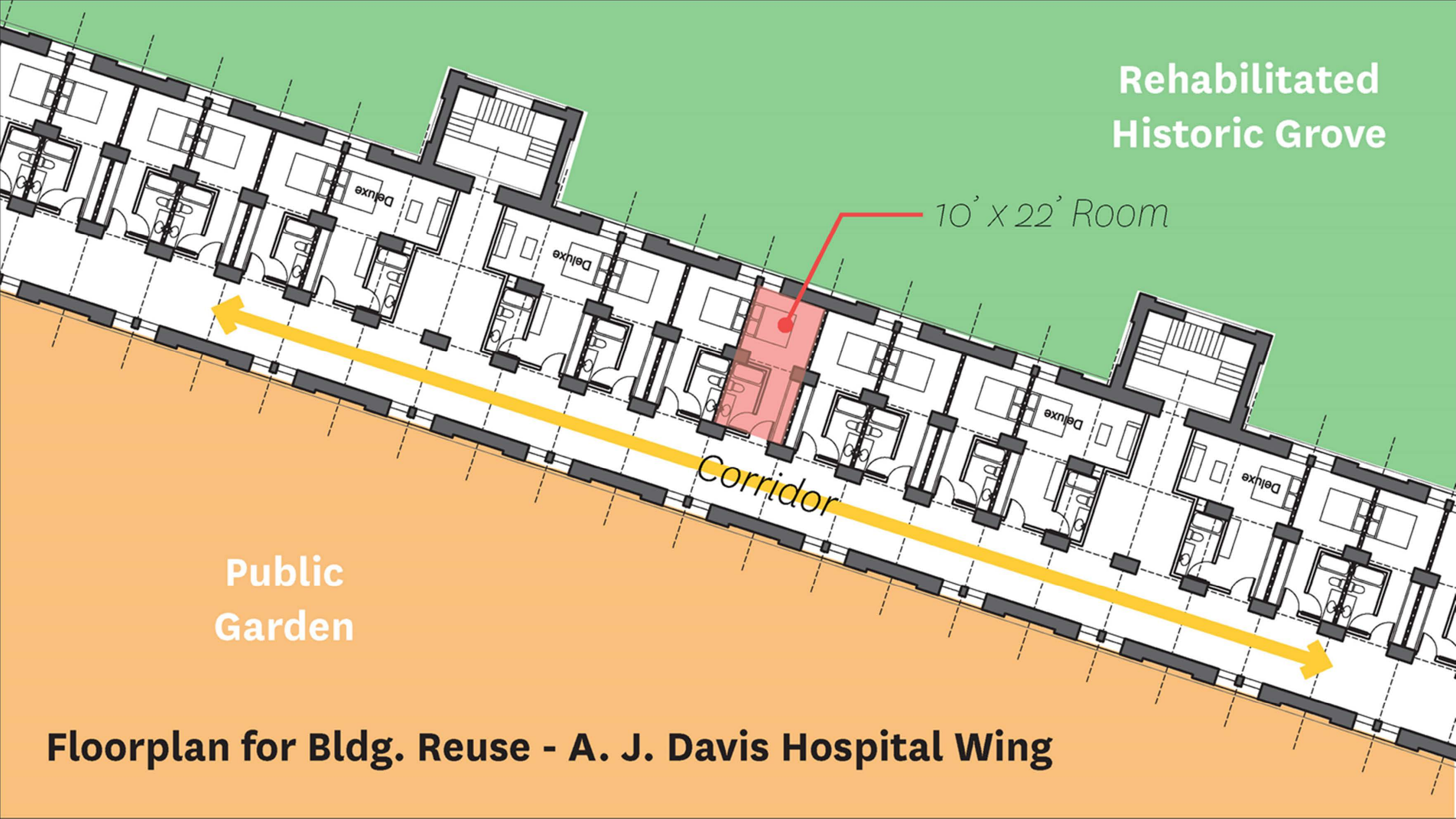
Rehabilitated Historic Grove

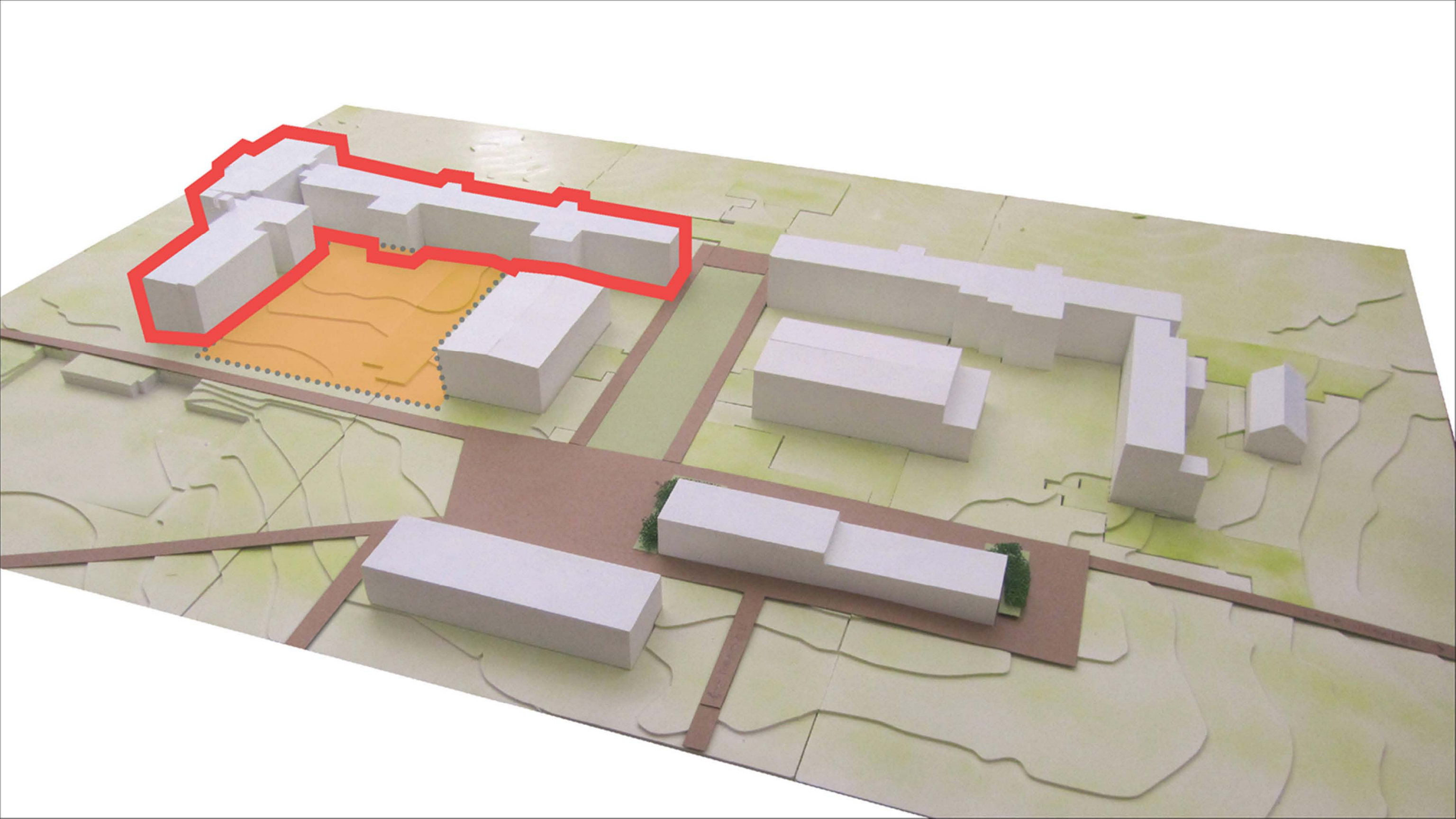
10' x 22' Room

Corridor

Public
Garden

Floorplan for Bldg. Reuse - A. J. Davis Hospital Wing

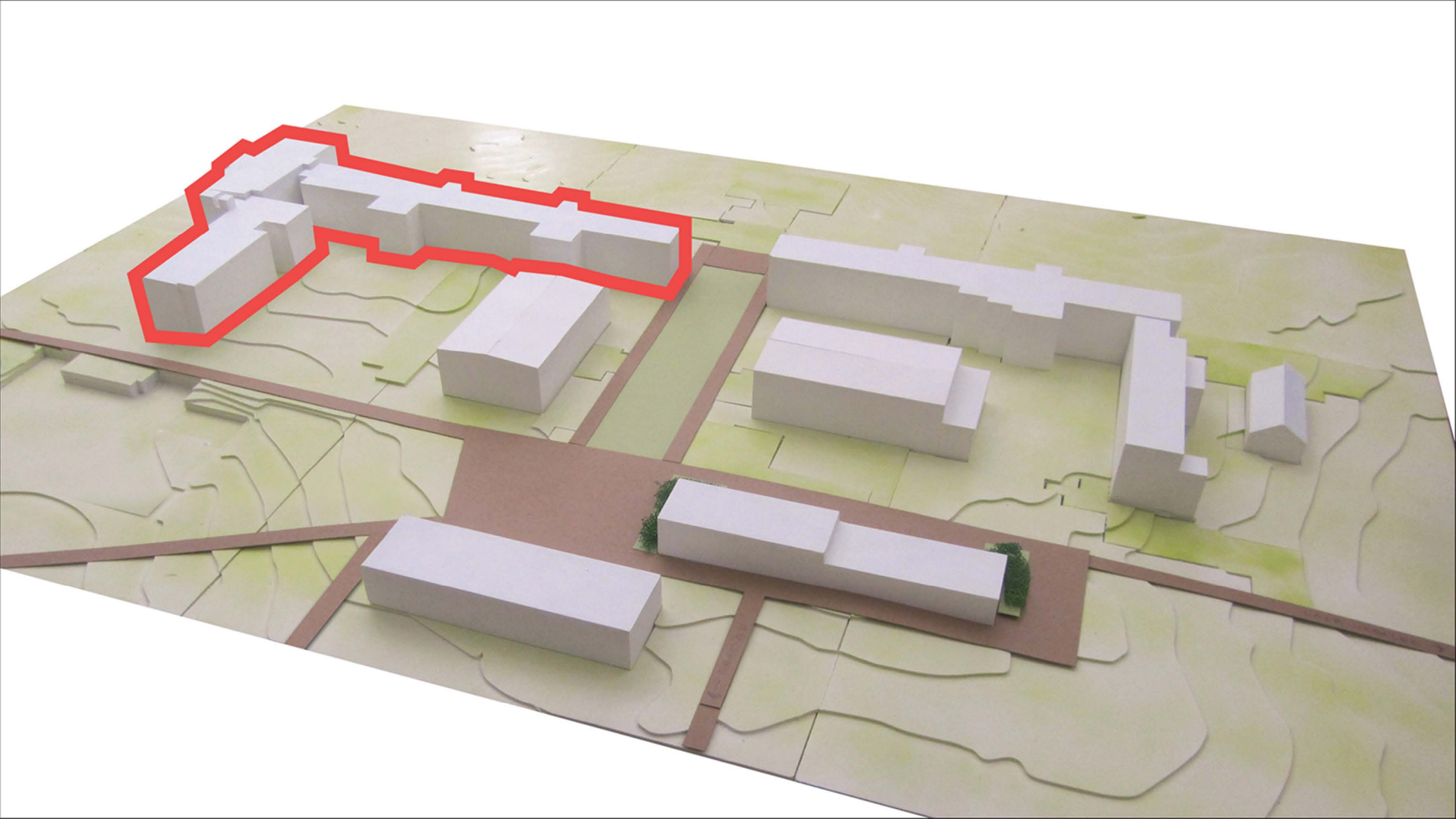




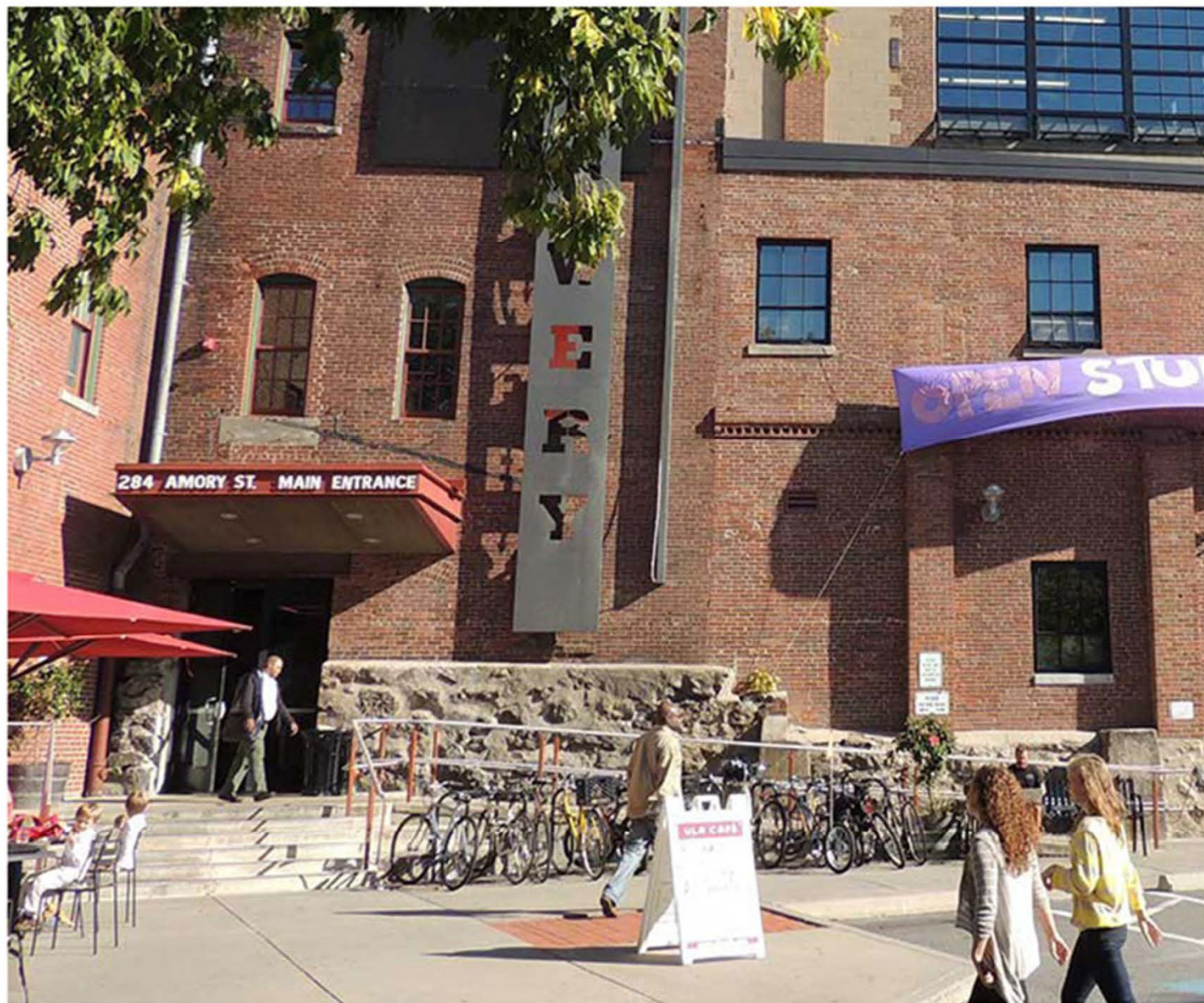
A. J. Davis Hospital Wing Adaptive Reuse: Hotel Example



Liberty Hotel
Boston, Massachusetts
Former Prison



A. J. Davis Hospital Wing Adaptive Reuse: Community Incubator



Jamaica Plain Brewery Small Business Complex

Flexible space for arts organizations and locally-owned small businesses
Jamaica Plain, Massachusetts

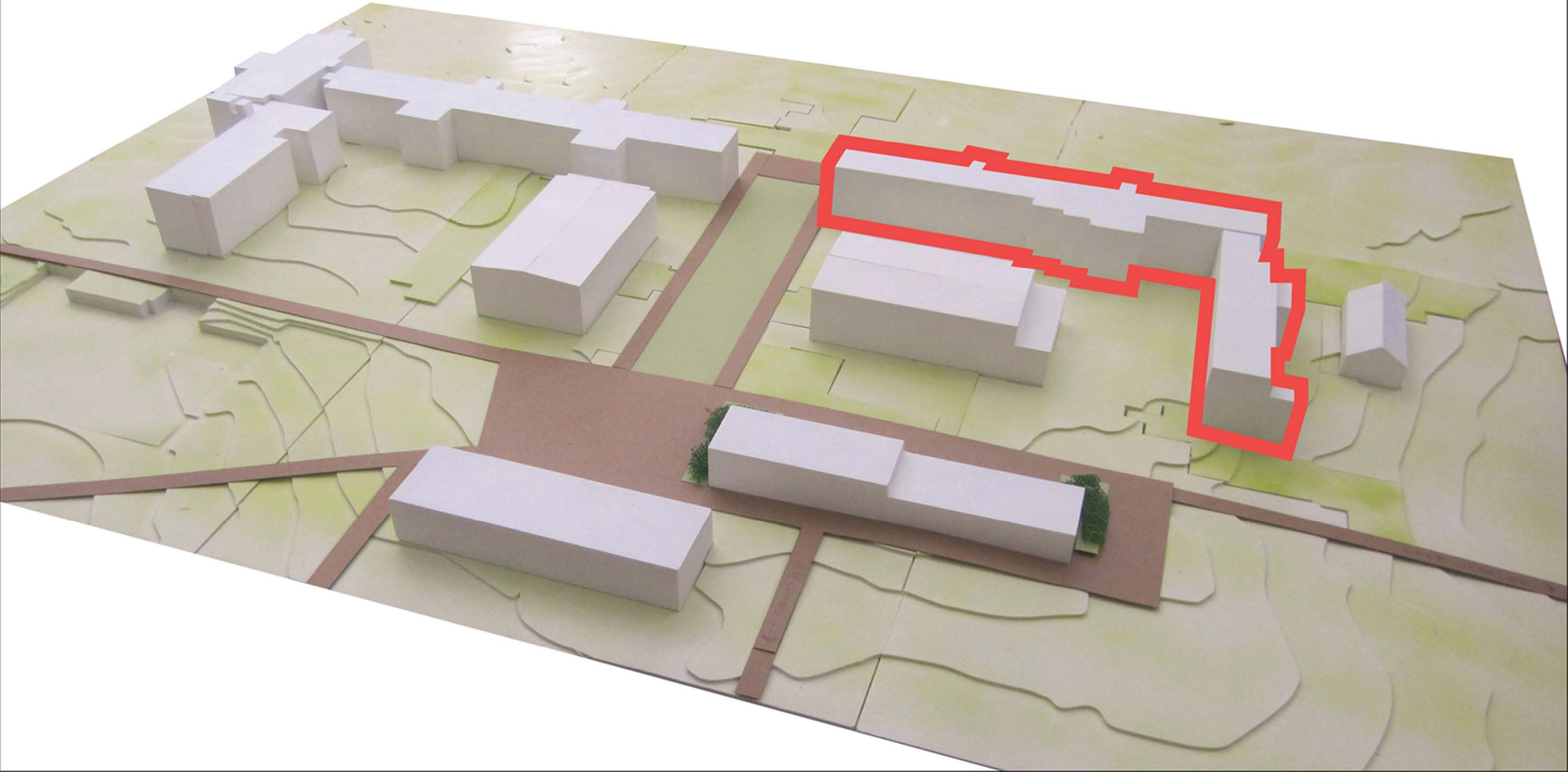


American Underground
Co-working space for start-ups
Durham, NC

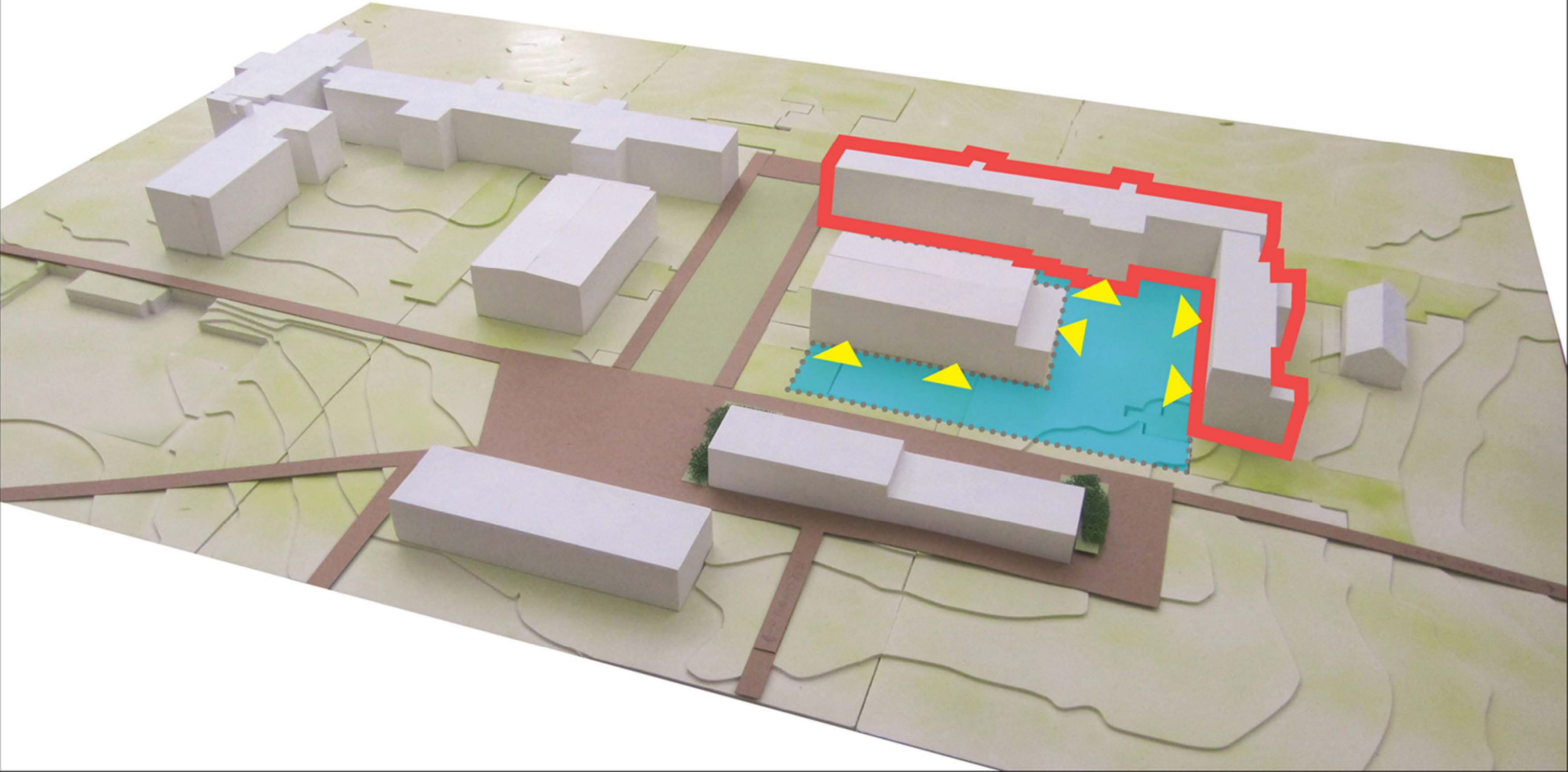


BXL Business Incubator at the Banknote Bldg

City-sponsored business incubator and office space
Bronx, NY







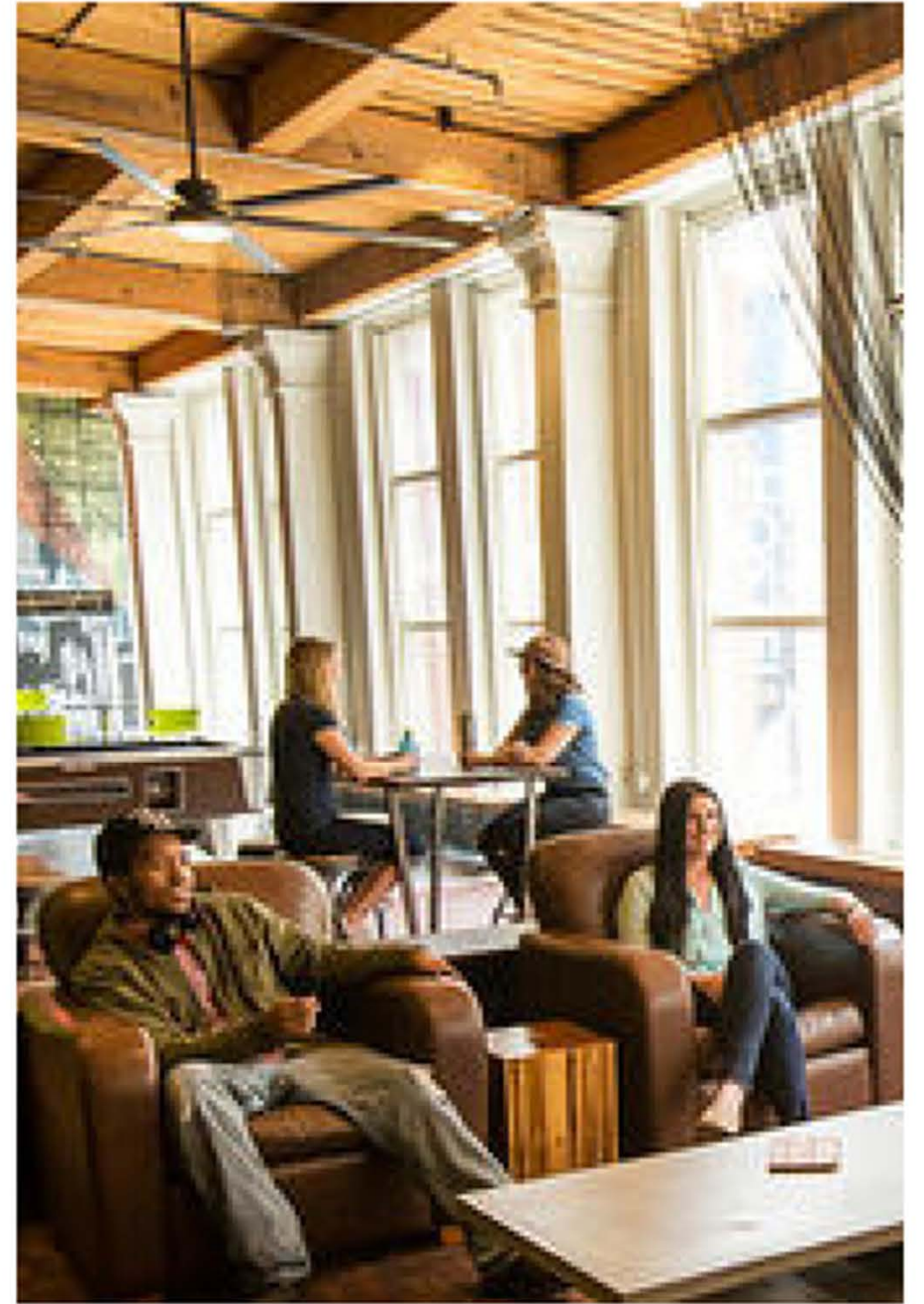
Activity Hub at the Park Hilltop: Family Reunion



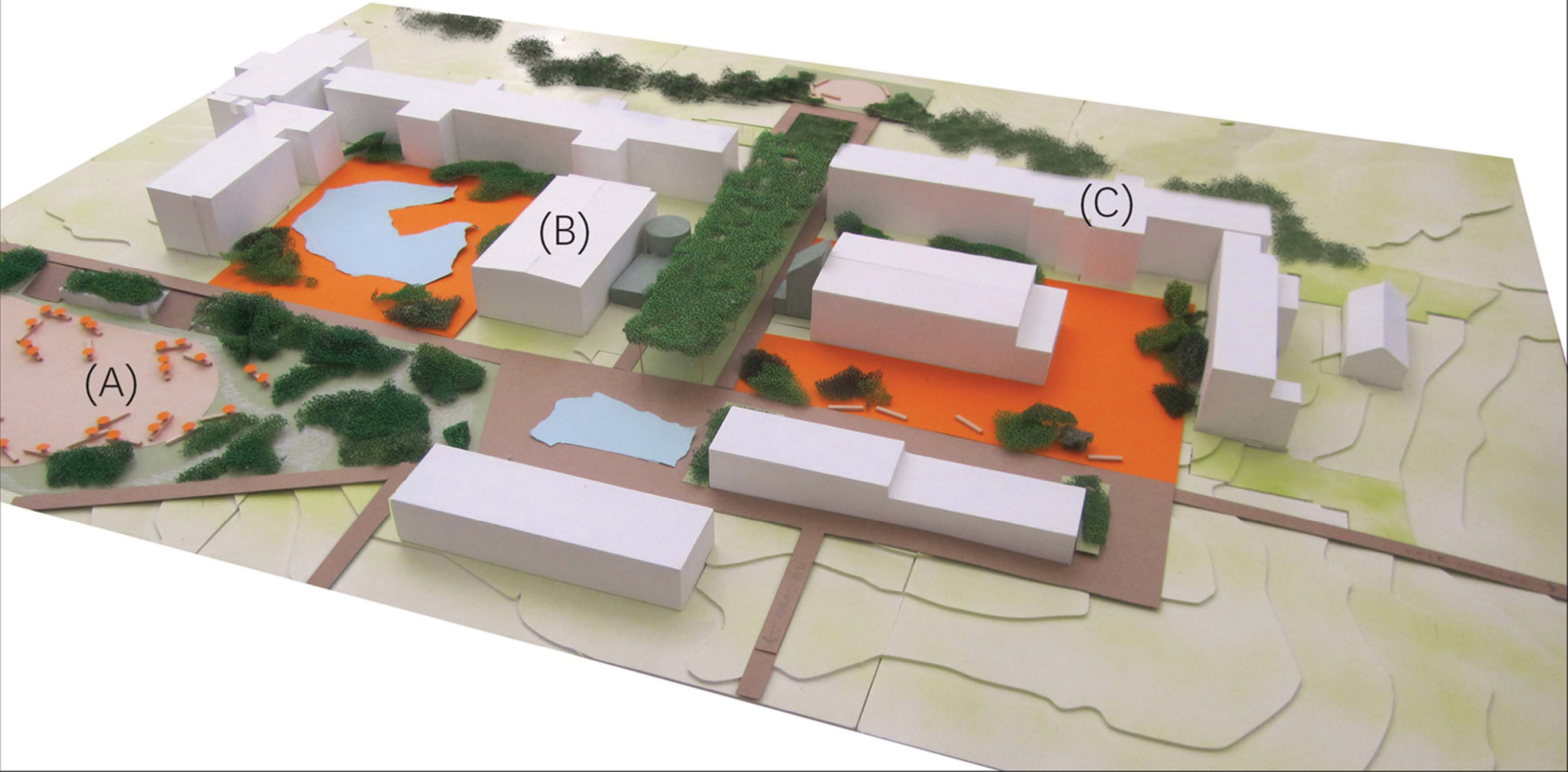
(A) Cookout Park



(B) Wedding Venue



(C) Dormitory Housing



Activity Hub at the Park Hilltop: Annual Fair



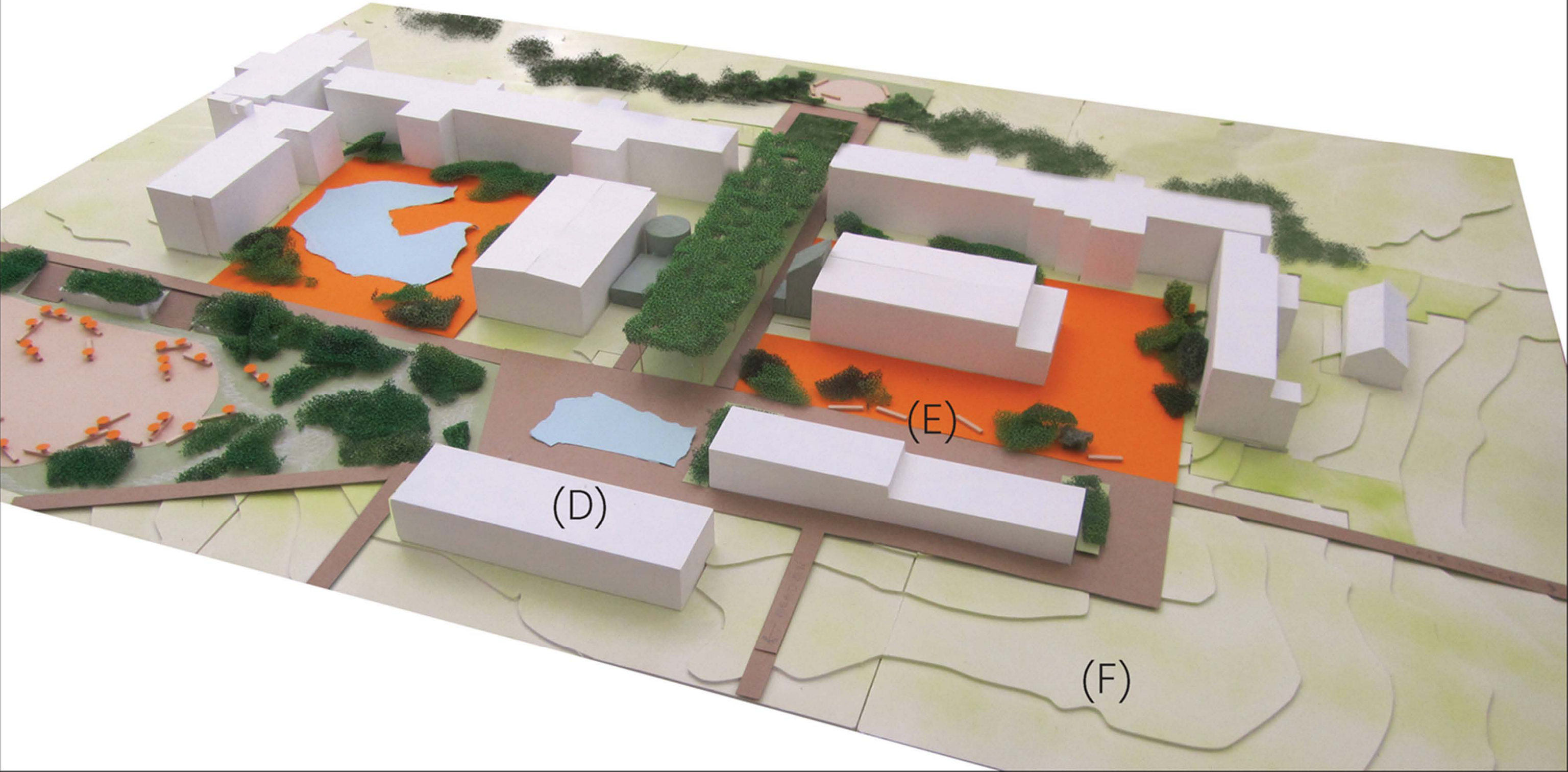
(D) Craft Demos



(E) Music Performances



(F) Rides and Games

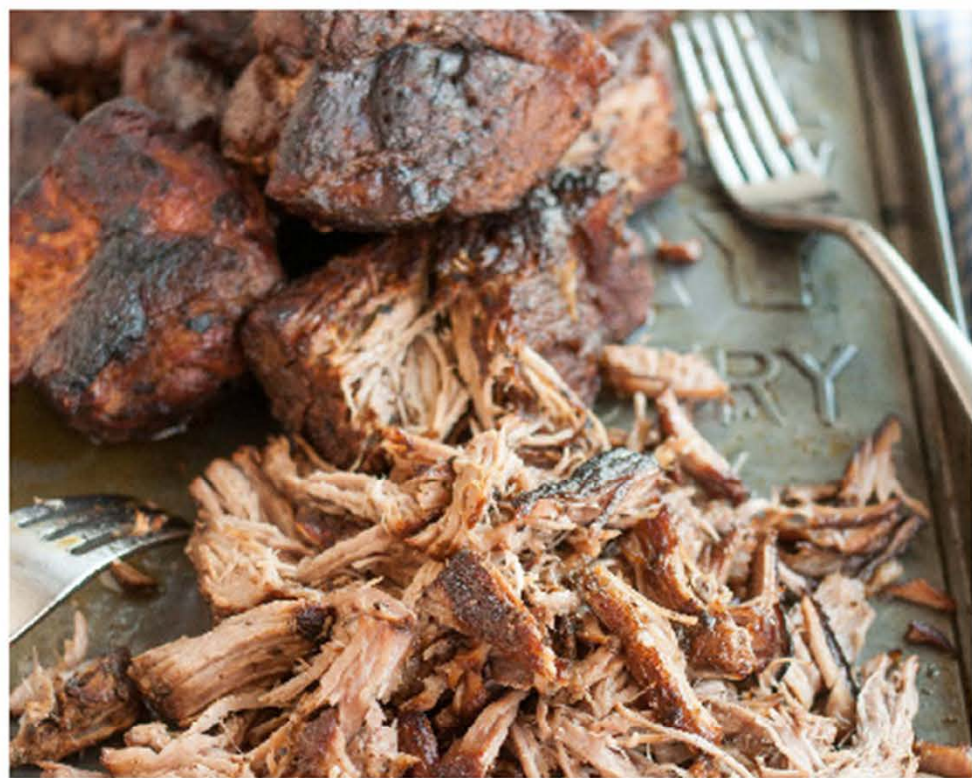


(D)

(E)

(F)

Activity Hub at the Park Hilltop: Culinary Expo



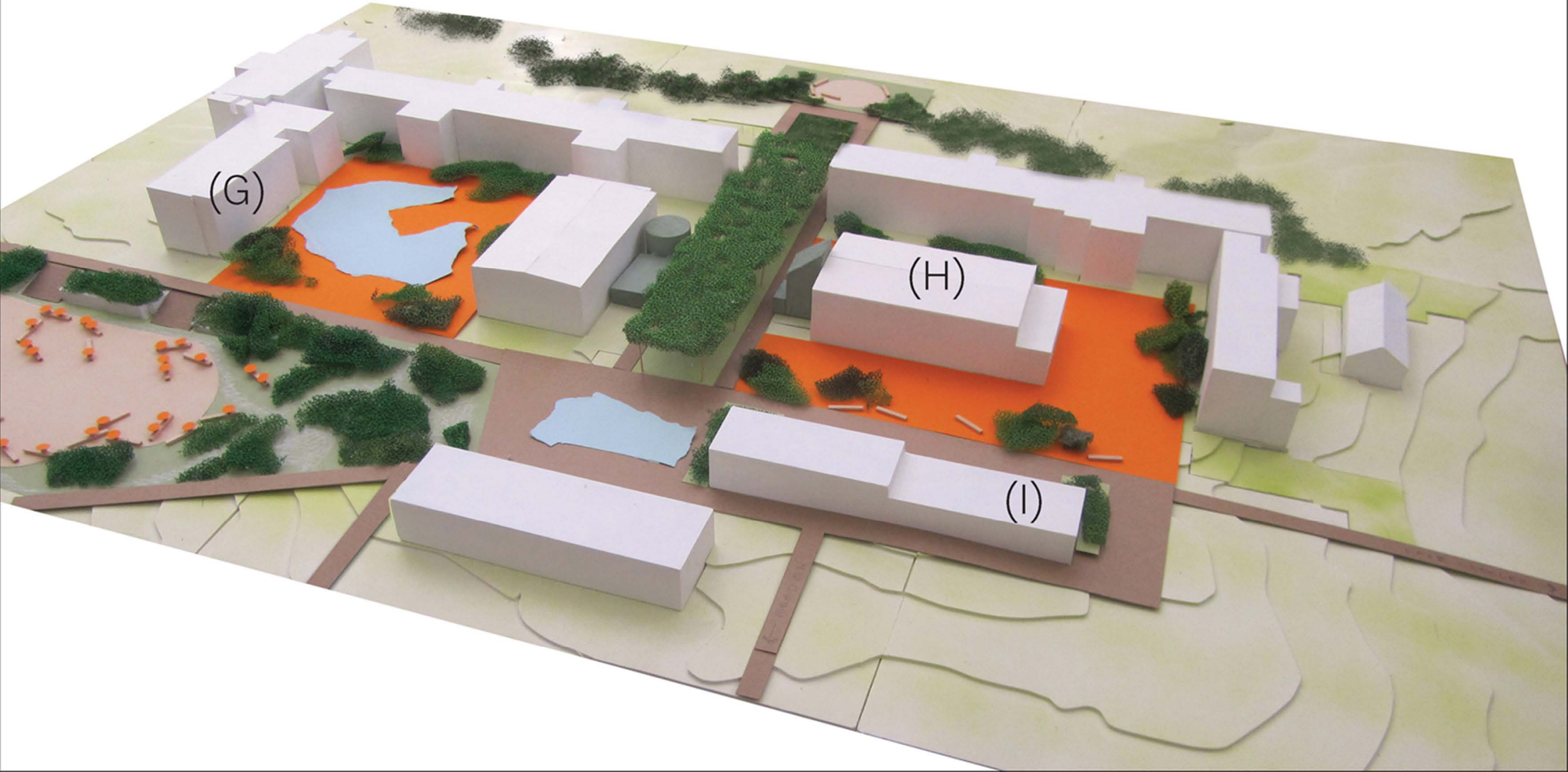
(G) Vendors and Samples



(H) Presentations



(I) Classes



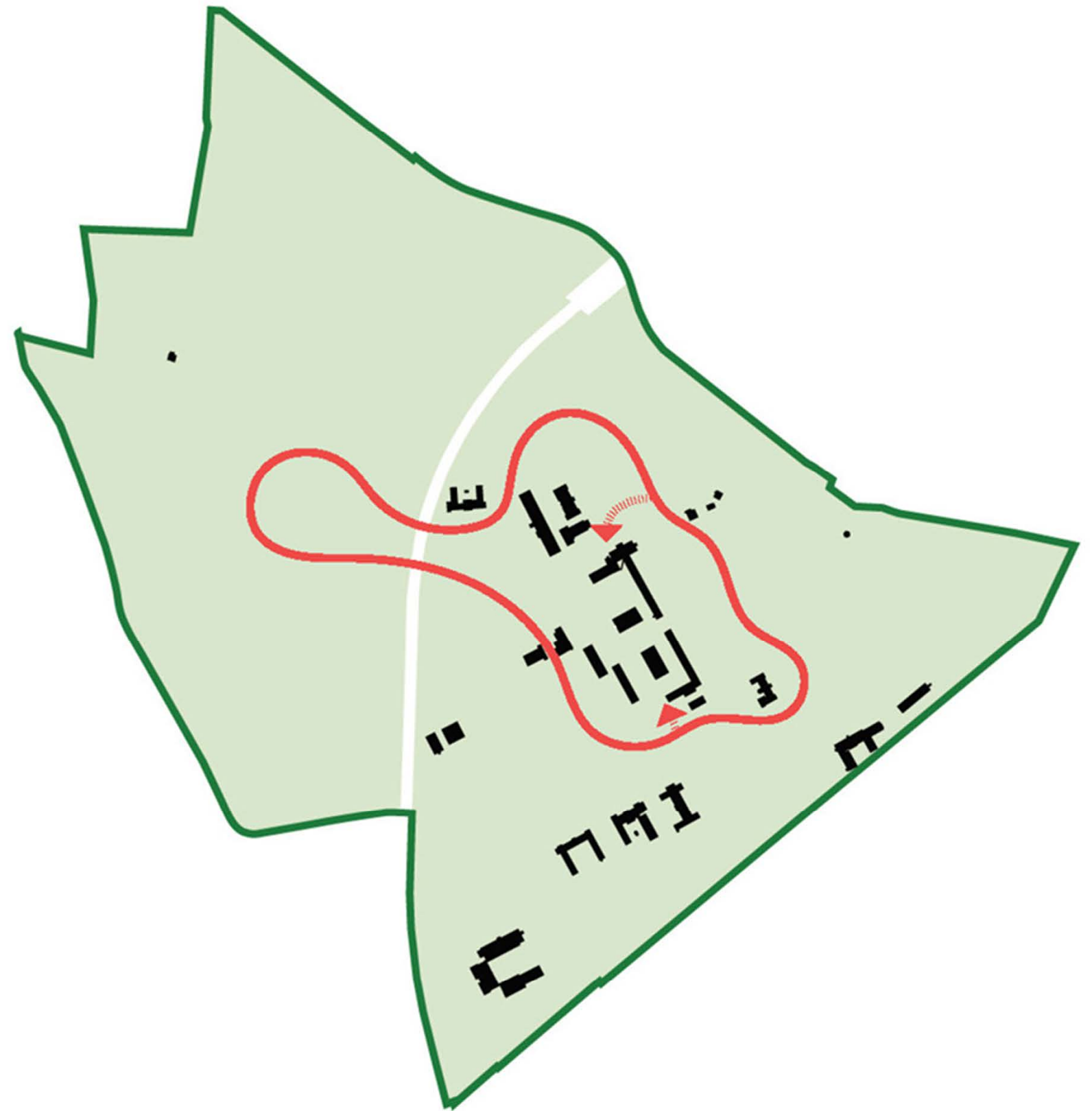
(G)

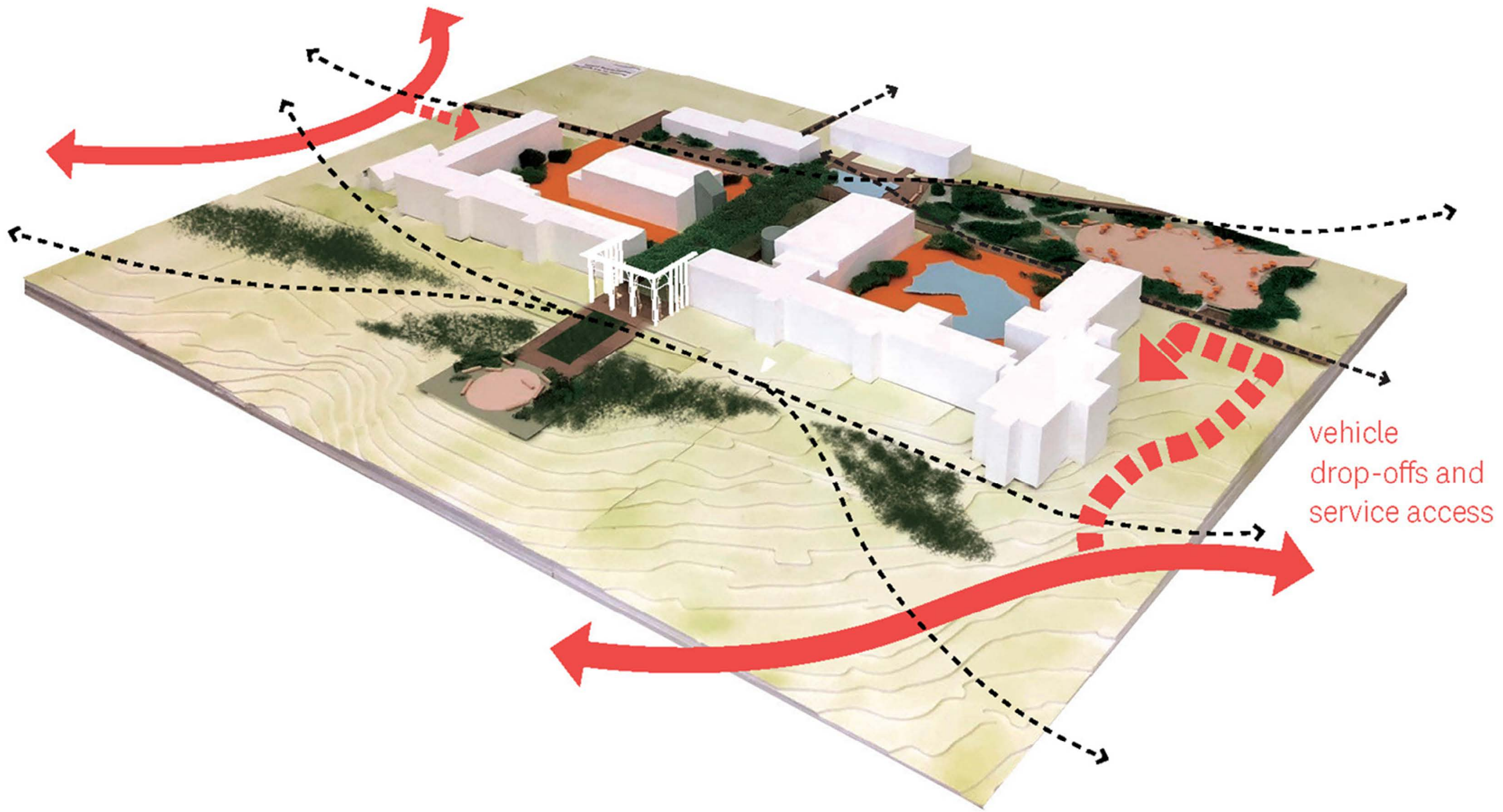
(H)

(I)

The Park Hilltop

Serviced by the Loop

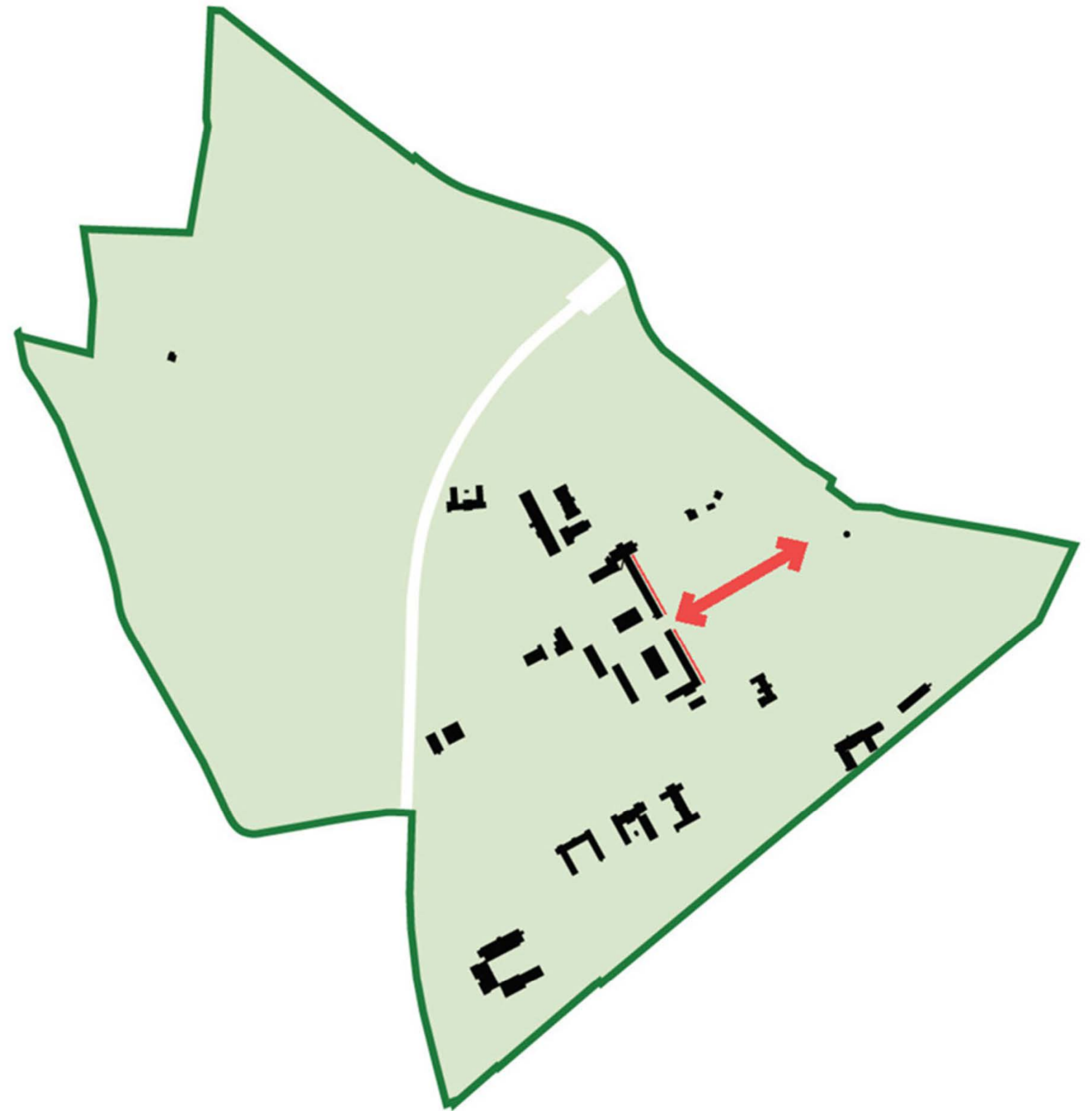


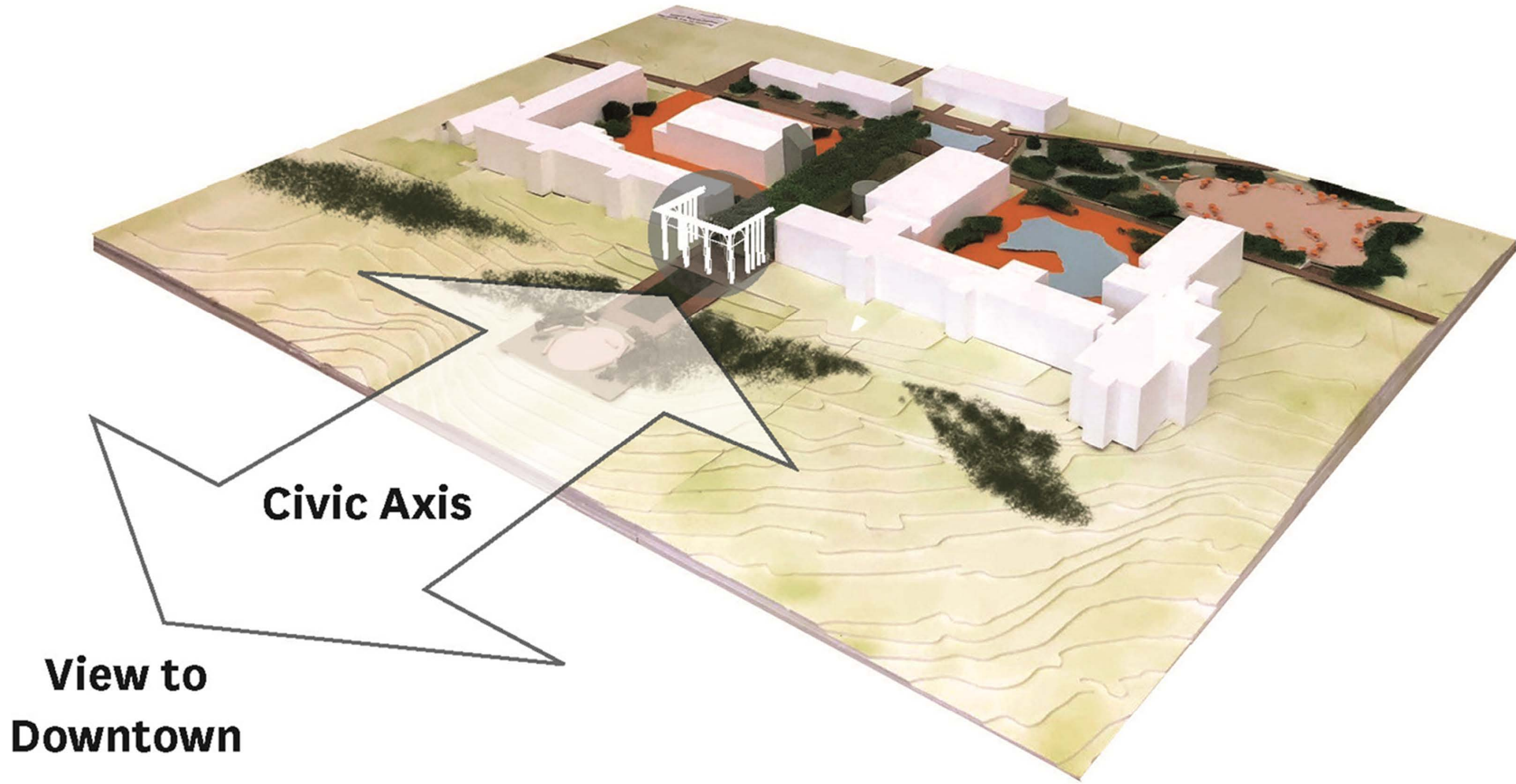


vehicle
drop-offs and
service access

The Park Hilltop

Remember the Historic Portico





Civic Axis

**View to
Downtown**

The Portico

Demolition, 1951



The Portico

Proposed
Reconstruction





Up Next

1. Discussions and Activities outside in the tent

- More ideas and detailed information about the Park & its Buildings
- Talk with planning team members
- Talk with representatives from the City of Raleigh + Dix Park Conservancy
- Provide written feedback to planning team questions

2. Introduction to Planning Team members in Raleigh tonight

- Matthew Littell and Jessy Yang of Utile Architecture and Planning
- Joseph Oppermann of JKOA (Preservation Architecture)
- Ken Greenberg of Greenberg Consultants (Urban Design)
- MVVA and local planning team members