



Dorothea Dix Park

Master Plan
Community Meeting #1
November 16th, 2017



MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC

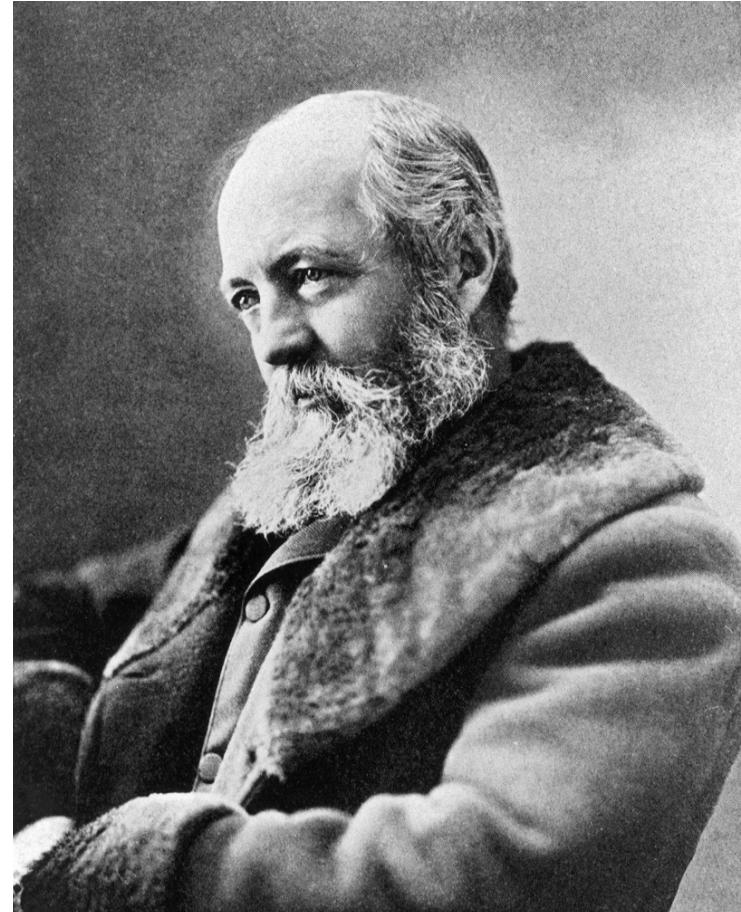
**WHY DOES RALEIGH
NEED A CENTRAL PARK?**

Dorothea Dix and Frederick Law Olmsted share a legacy of finding practical solutions to the moral challenges of their time.

Dorothea Dix



Frederick Law Olmsted



Dorothea Dix and Frederick Law Olmsted share a legacy of finding practical solutions to the moral challenges of their time.



“Active exercise in the open air, moderate labor in the gardens, pleasure grounds, or upon the farm, afford good results... in advancing the cure of the patient.”

Dorothea Dix, 1848



“Is it doubtful that it does men good to come together in this way, in pure air and under the light of heaven? The enjoyment of scenery gives the effect of refreshing rest and reinvigoration of the whole system.”

Frederick Law Olmsted, 1865

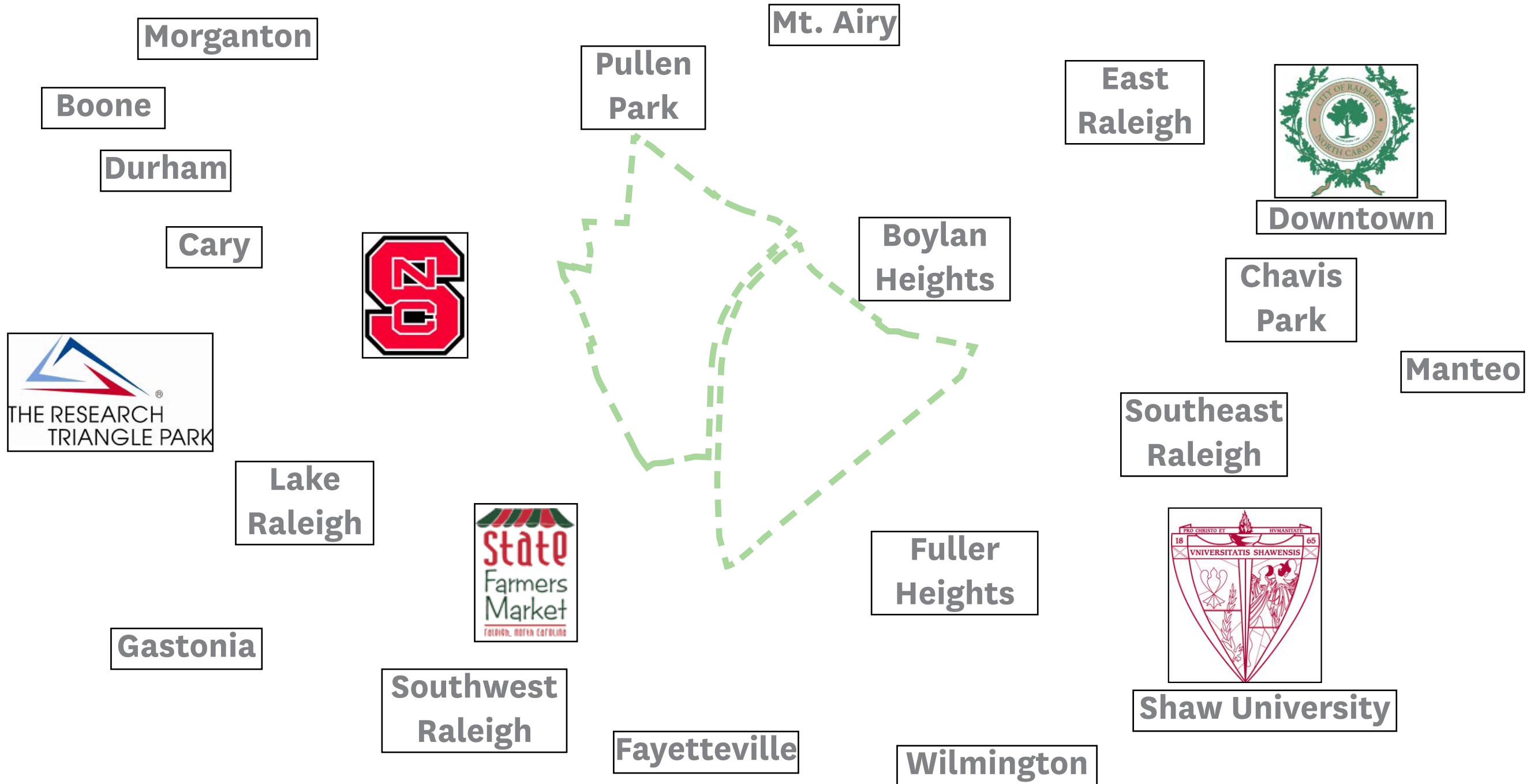
**WHAT ARE RALEIGH'S
CHALLENGES TODAY?**

Rapid change and growth

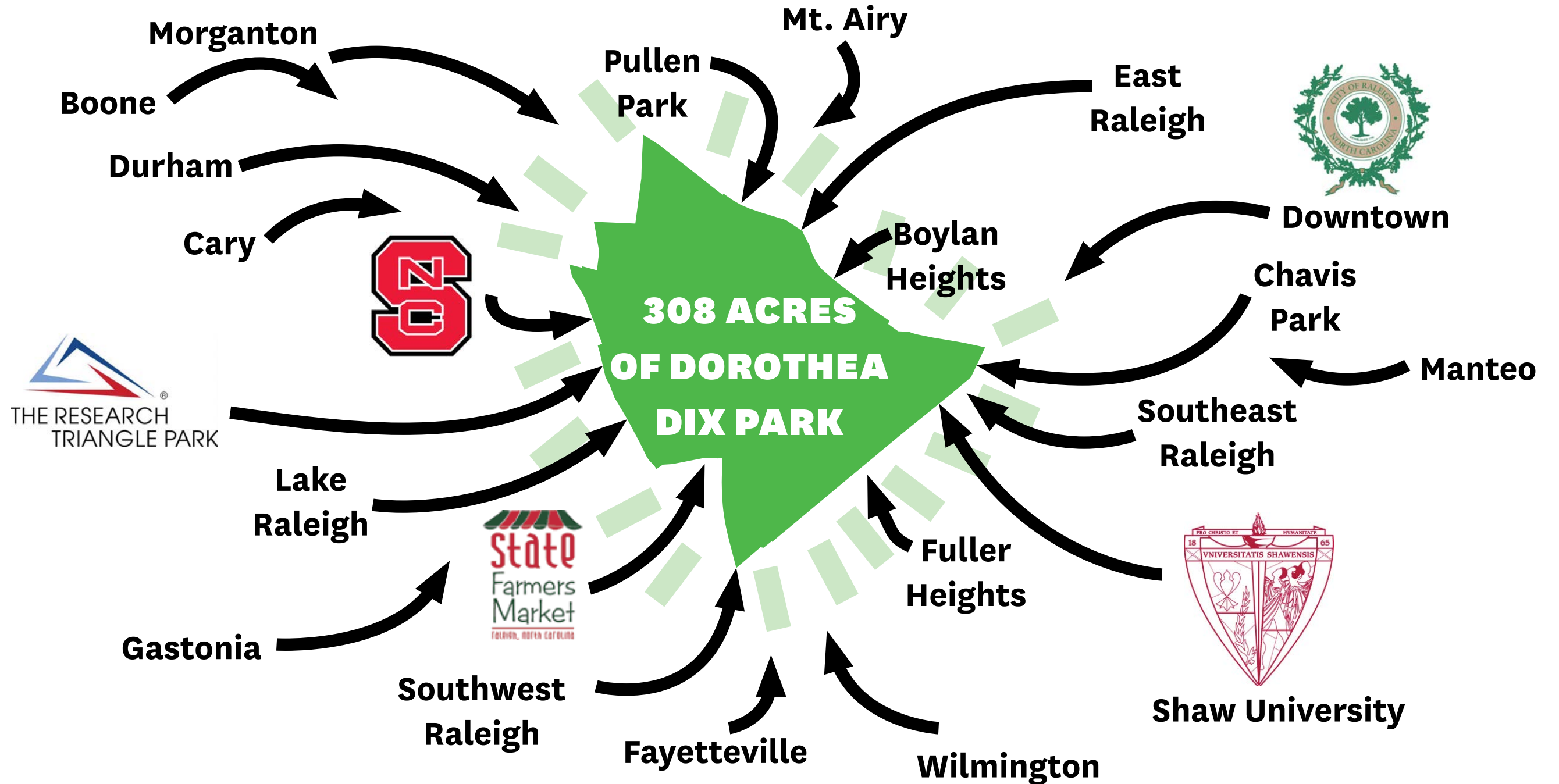


Wake County has more than one million residents today and is expected to add another quarter million in the next 10 years.

Raleigh and the Region have Developed Rapidly and Unevenly



A Central Park Can Be a Space for All of Raleigh to Come Together



A Space for All of Raleigh to Come Together



Who is MVVA?



We design parks that transform cities



Brooklyn Bridge Park
Brooklyn, NY



Brooklyn Bridge Park (before), Brooklyn, NY



Brooklyn Bridge Park, Brooklyn, NY



Brooklyn Bridge Park, Brooklyn, NY



Brooklyn Bridge Park, Brooklyn, NY



Brooklyn Bridge Park, Brooklyn, NY



Brooklyn Bridge Park, Brooklyn, NY

Maggie Daley Park
Chicago, IL



Maggie Daley Park (before), Chicago, IL



Maggie Daley Park, Chicago, IL



Maggie Daley Park, Chicago, IL



Maggie Daley Park, Chicago, IL



Maggie Daley Park, Chicago, IL

City Arch River
St. Louis, MO



City Arch River (before), St. Louis, MO



City Arch River, St. Louis, MO



City Arch River, St. Louis, MO



City Arch River, St. Louis, MO



City Arch River, St. Louis, MO

Dorothea Dix Park Master Plan

6 themes:

1. THE PARK AND TRANSPORTATION

2. THE PARK AND THE REGION

3. THE PARK AND THE SITE

4. THE PARK AND ITS BUILDINGS

5. THE PARK AND ITS PARTNERS

6. THE PARK AND ITS PROGRAM

Dorothea Dix Park Master Plan Community Meeting 1 : Today

1. THE PARK AND TRANSPORTATION

2. THE PARK AND THE REGION

3. THE PARK AND THE SITE

4. THE PARK AND ITS BUILDINGS

5. THE PARK AND ITS PARTNERS

6. THE PARK AND ITS PROGRAM

Dorothea Dix Park Master Plan Community Meeting 2 : March 2018

1. THE PARK AND TRANSPORTATION

2. THE PARK AND THE REGION

3. THE PARK AND THE SITE

4. THE PARK AND ITS BUILDINGS

5. THE PARK AND ITS PARTNERS

6. THE PARK AND ITS PROGRAM

Dorothea Dix Park Master Plan

Community Meeting 3 : June 2018

1. THE PARK AND TRANSPORTATION

2. THE PARK AND THE REGION

3. THE PARK AND THE SITE

4. THE PARK AND ITS BUILDINGS

5. THE PARK AND ITS PARTNERS

6. THE PARK AND ITS PROGRAM

Dorothea Dix Park Master Plan

Community Meeting 4 : October 2018

1. THE PARK AND TRANSPORTATION

2. THE PARK AND THE REGION

3. THE PARK AND THE SITE

4. THE PARK AND ITS BUILDINGS

5. THE PARK AND ITS PARTNERS

6. THE PARK AND ITS PROGRAM

Dorothea Dix Park Master Plan

Final Community Meeting : February 2019

1. THE PARK AND TRANSPORTATION

2. THE PARK AND THE REGION

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THE PARK AND TRANSPORTATION



Bridge on the Neuse River Greenway Trail

Connections in the Park:

build a framework for the park

Connections to the Park:

**develop pedestrian gateways and
green corridors**

Connections in the Park:

build a framework for the park

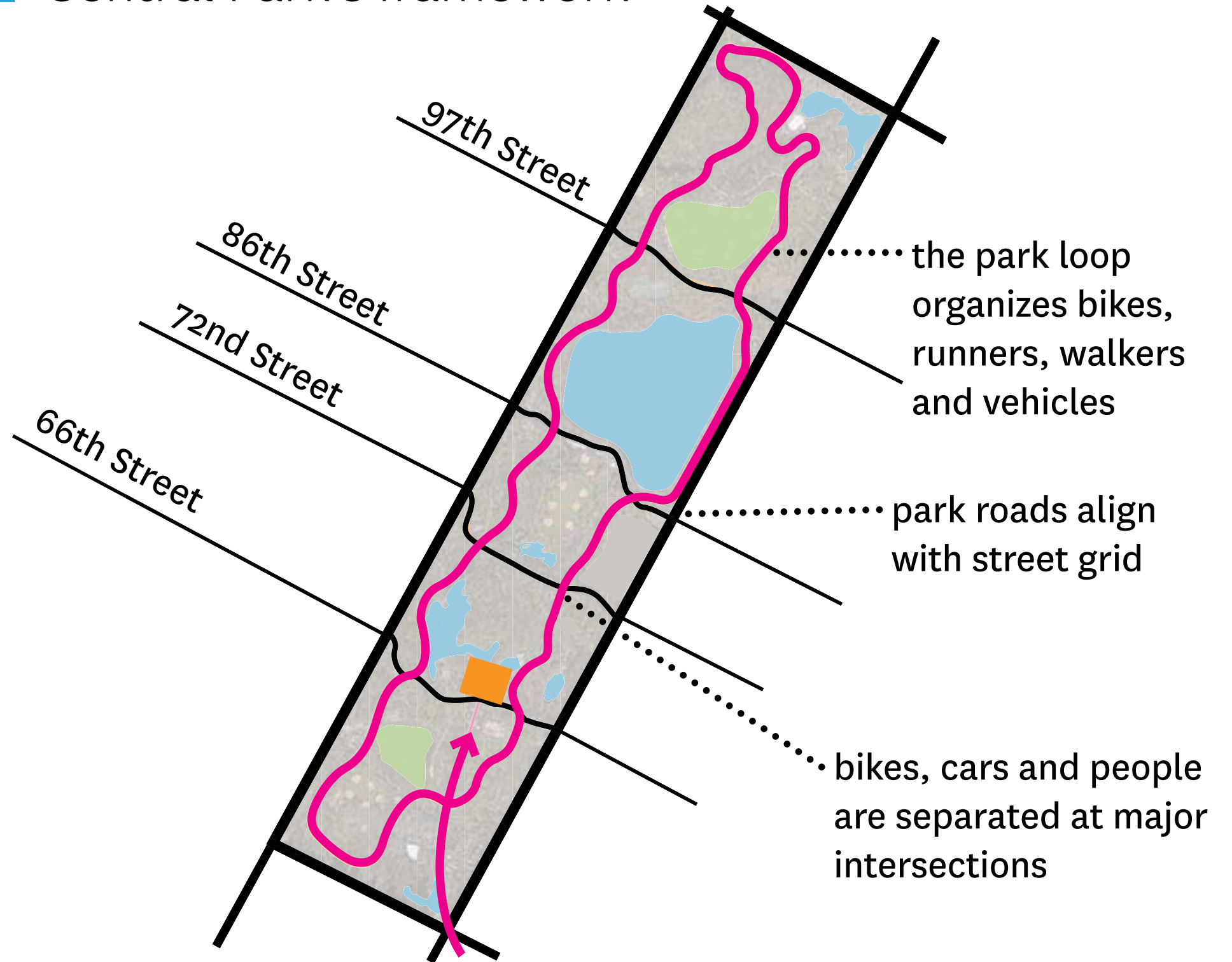
Connections to the Park:

**develop pedestrian gateways and
green corridors**



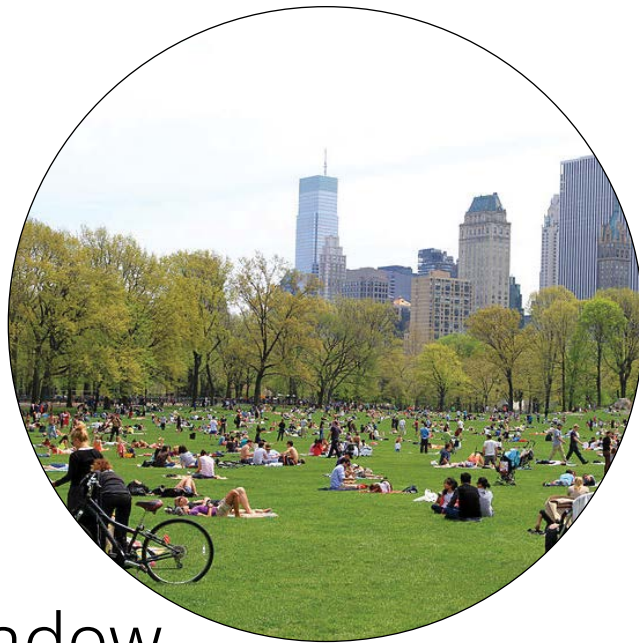
Central Park
New York, New York

Central Park's framework

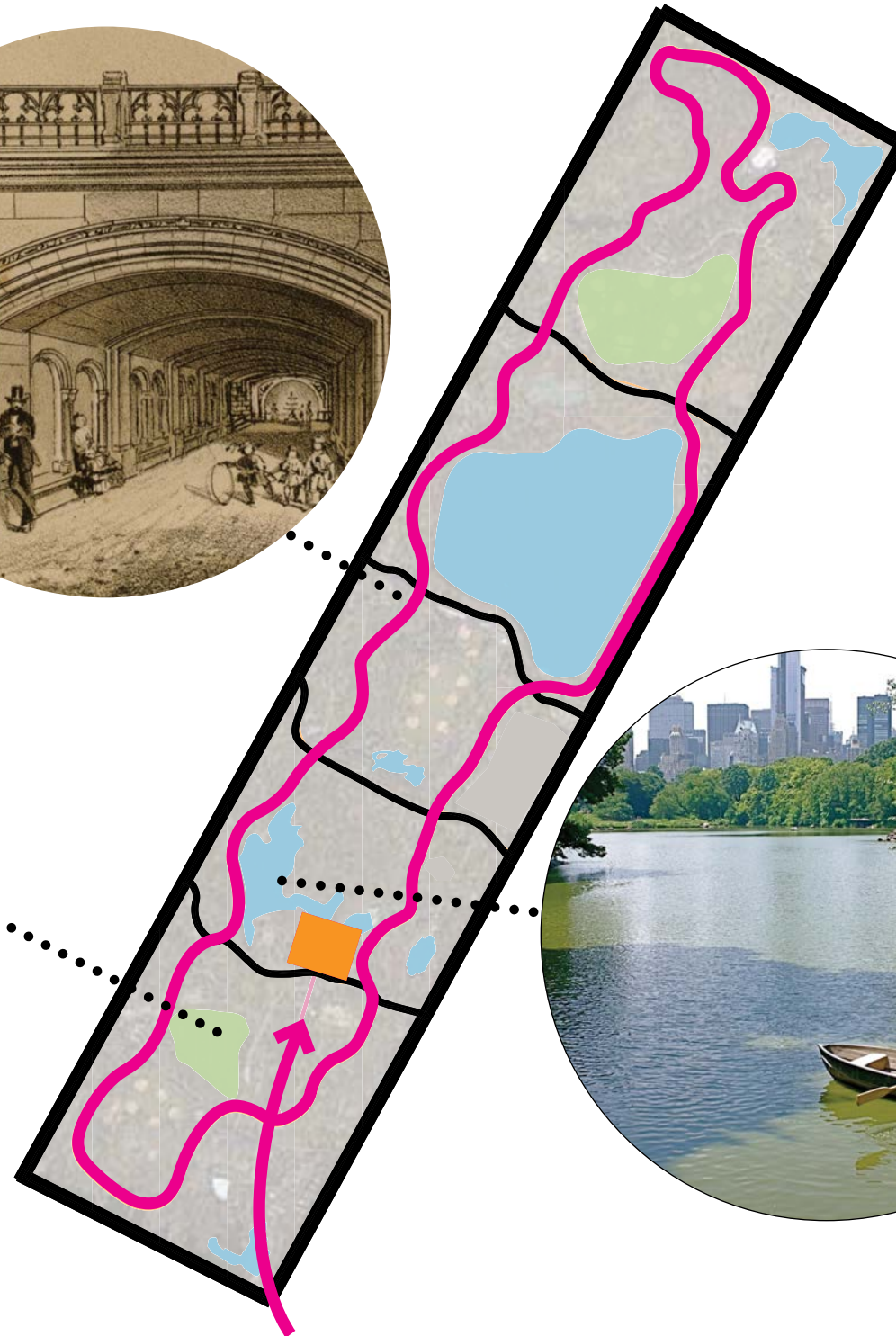


Central Park's framework, from 1858

carriage road
underpass



Sheep Meadow



The Lake



Central Park's framework supports new program

1962:
Delacorte
Theatre



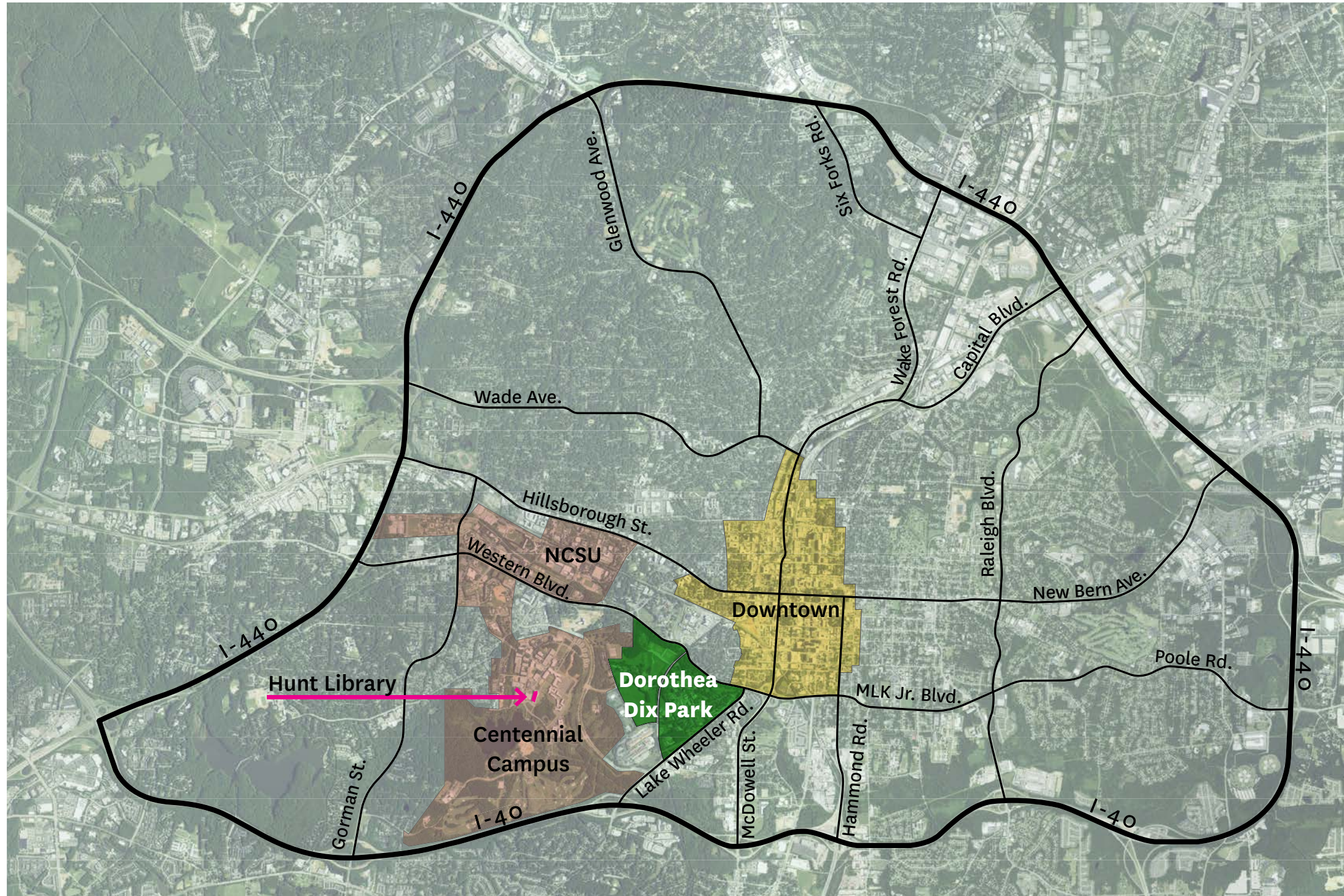
1870: The
Metropolitan
Museum of Art



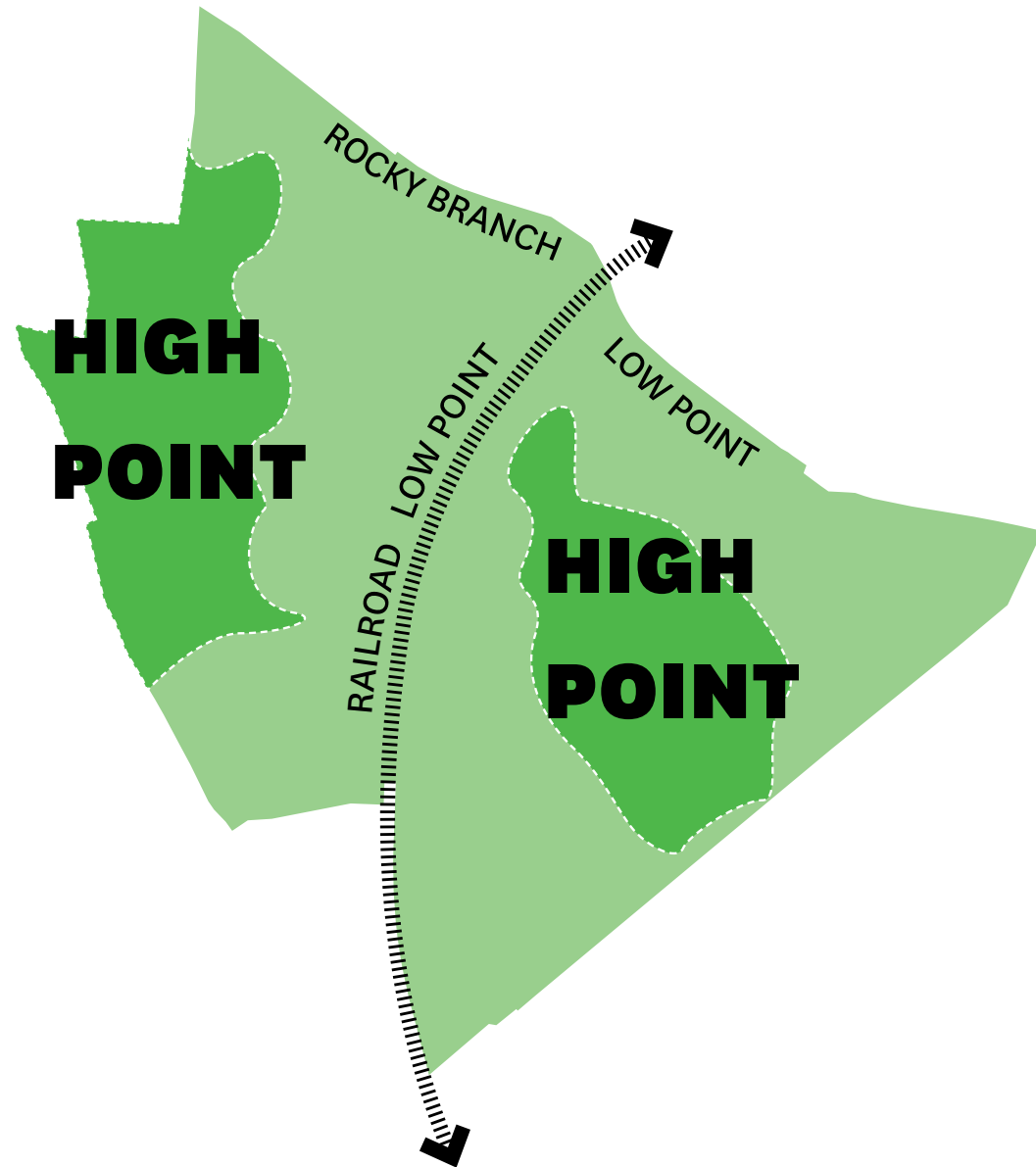
1872:
The Loeb
Boat House



Dix Park in context

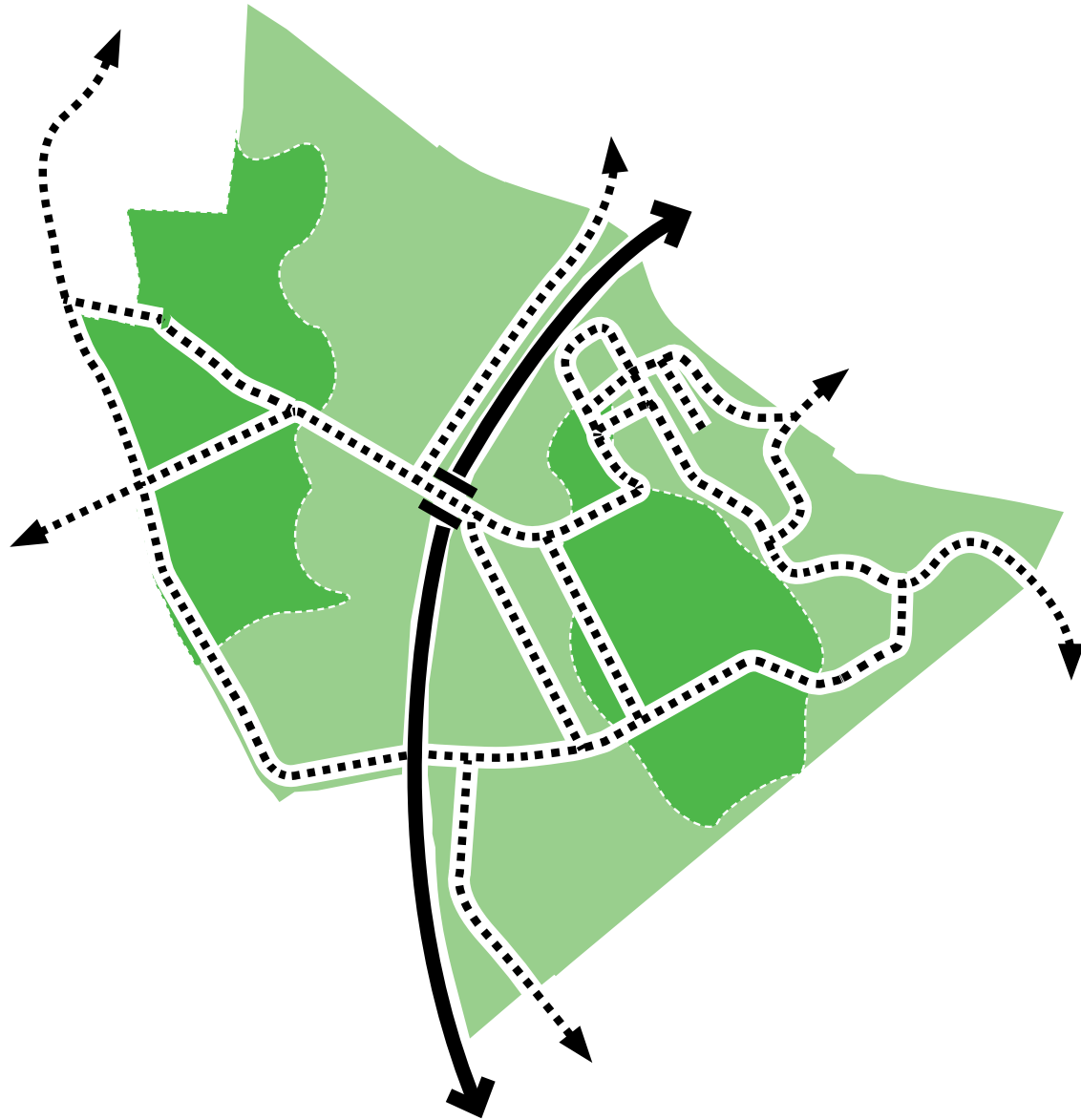


The site today: 2 high points divided by a railroad

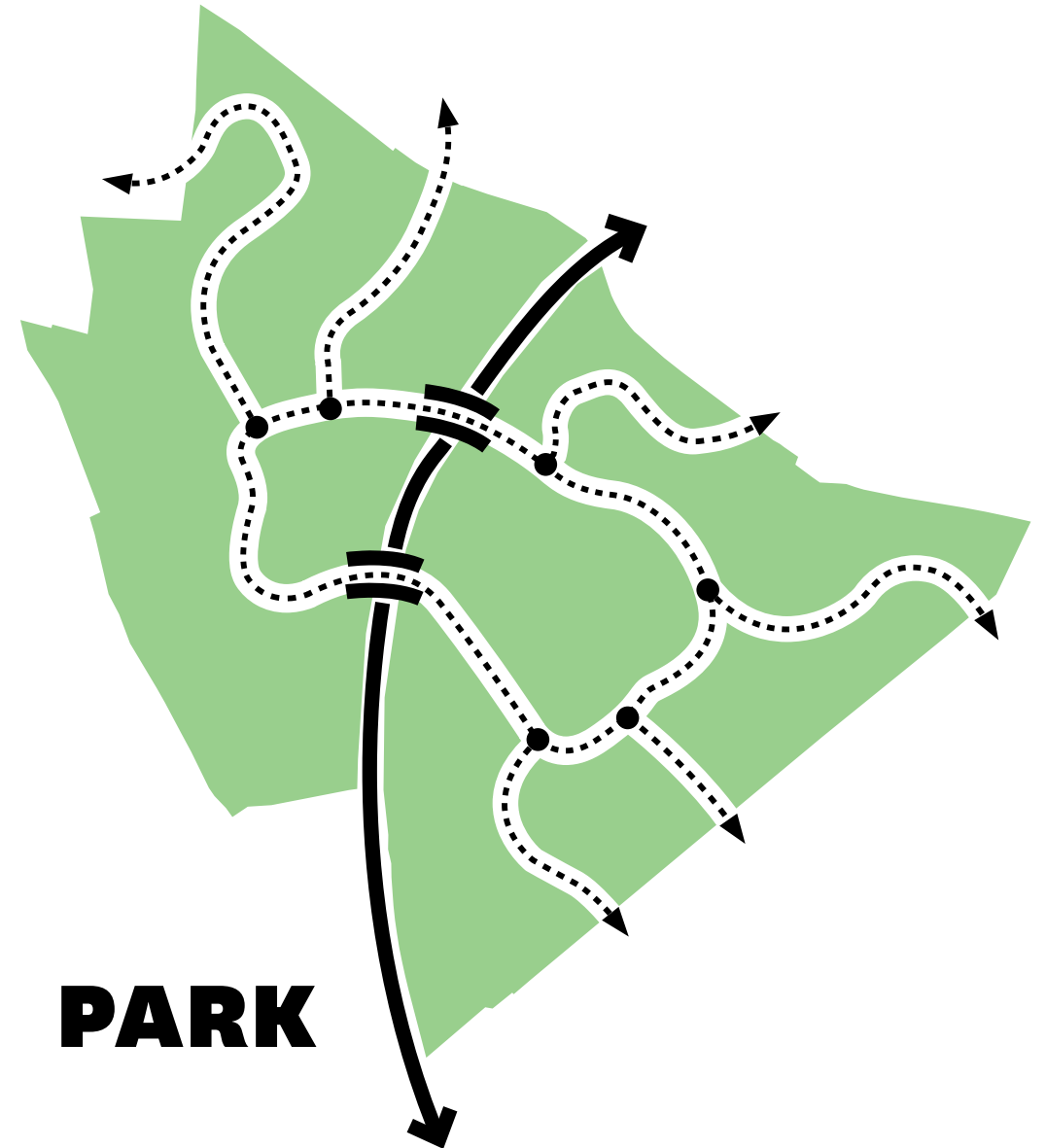
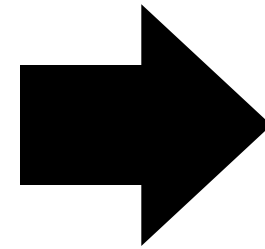
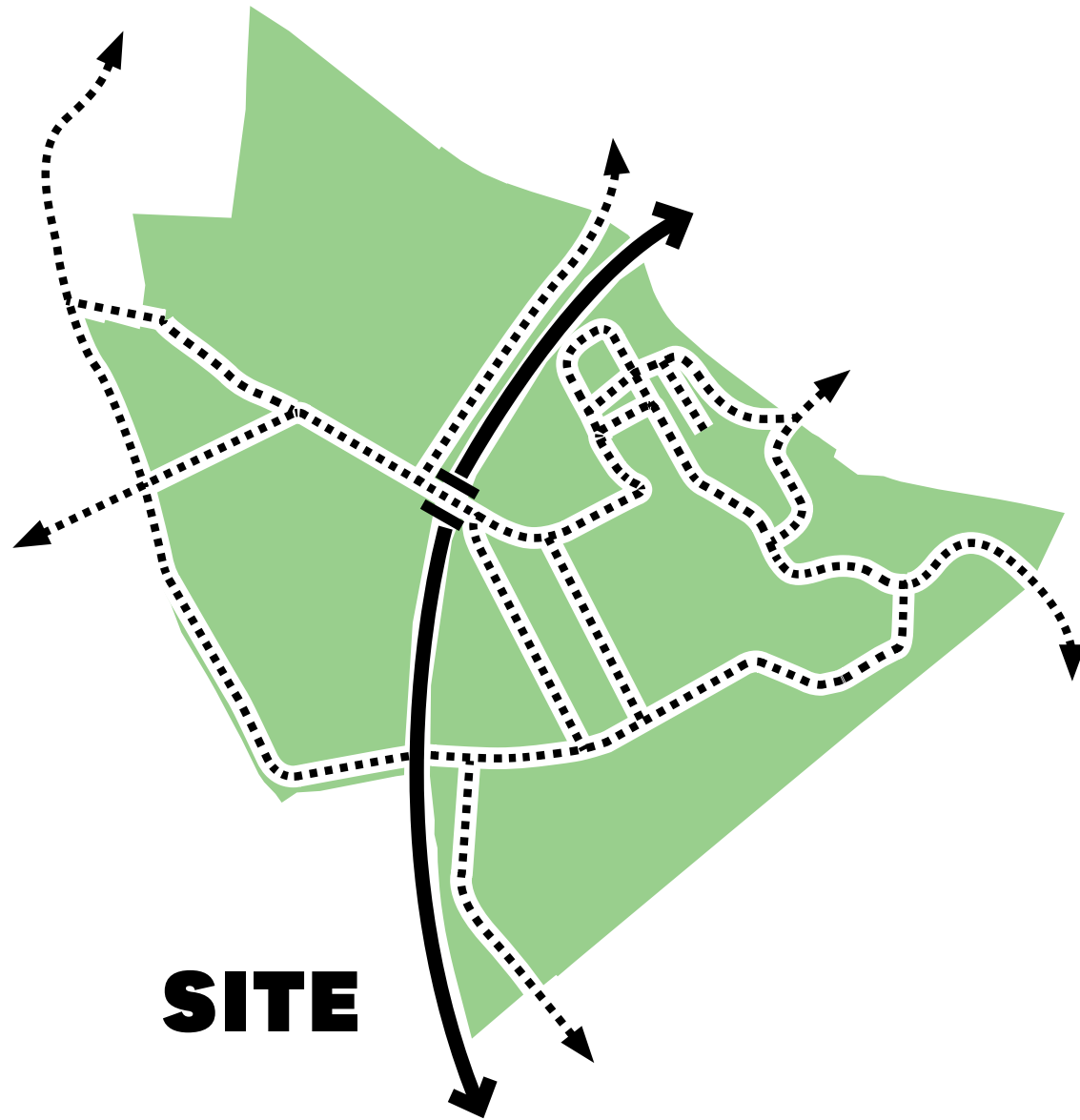


THE PARK AND TRANSPORTATION

The site today: roads lead to buildings



The circulation system is an essential element of the park framework

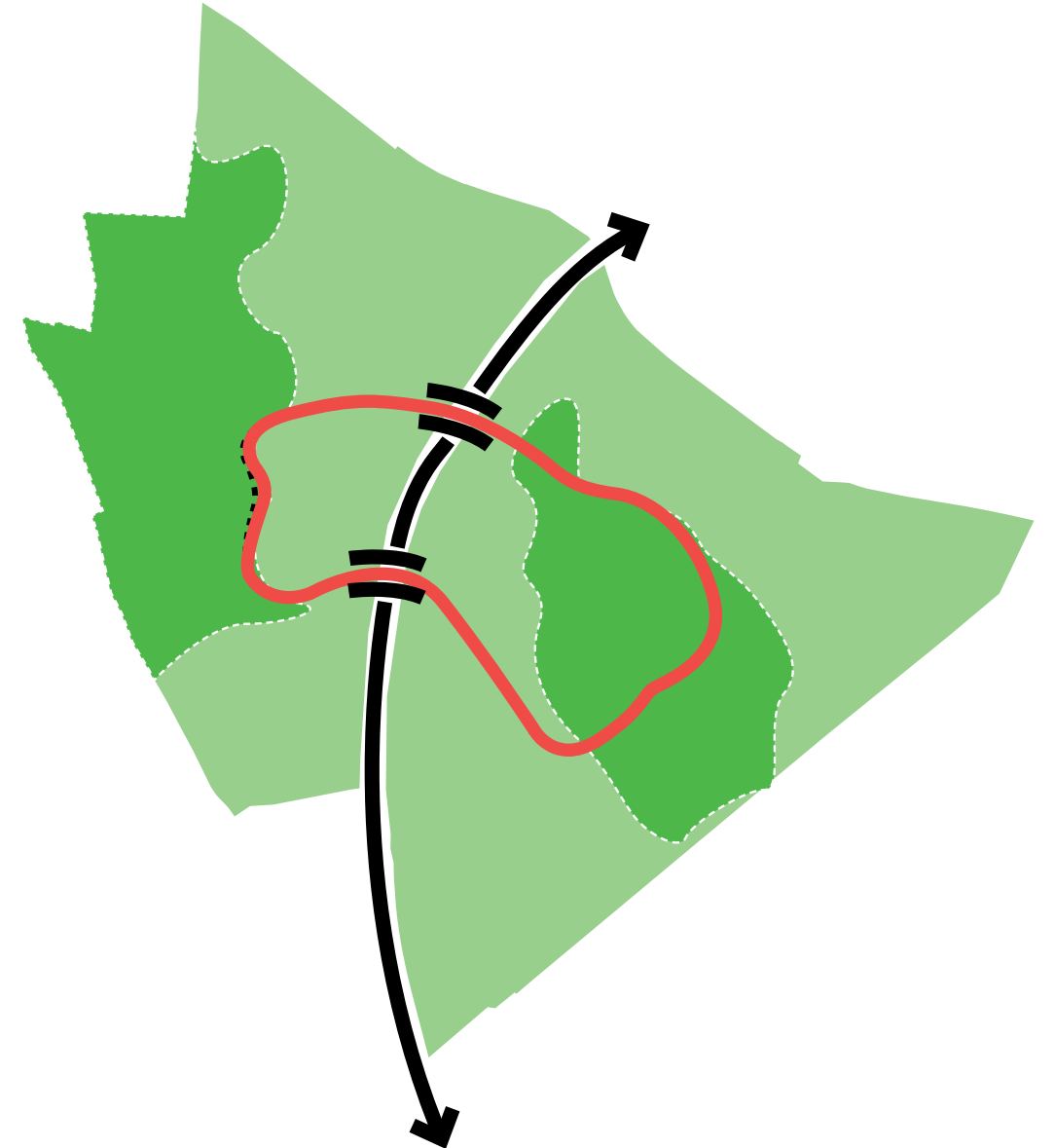


the park is united by a loop



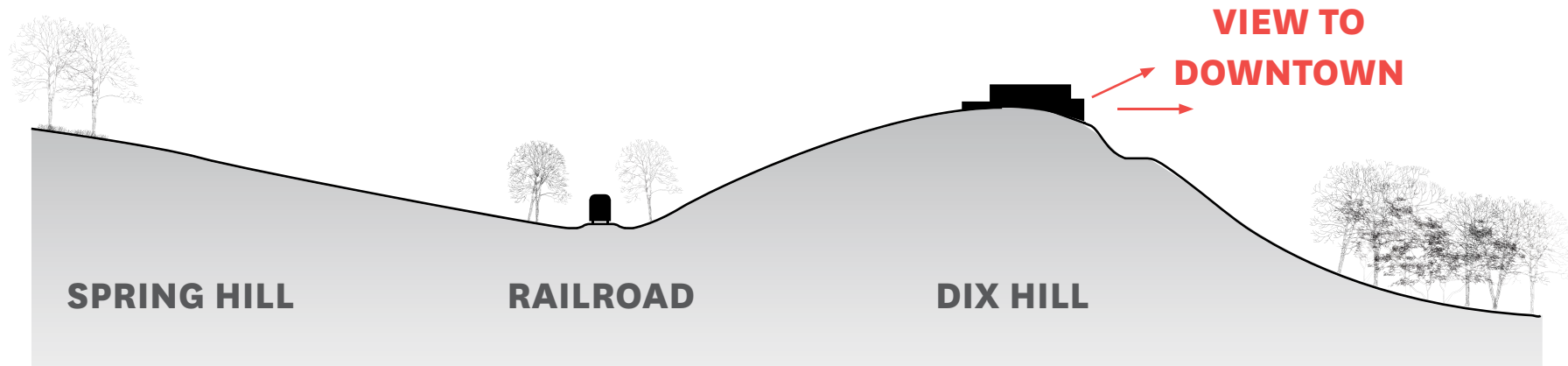
The Loop:

- Helps you find your way
- Separates people and cars safely
- Adds a flat route through a hilly site
- Brings you to all the great spaces of the park

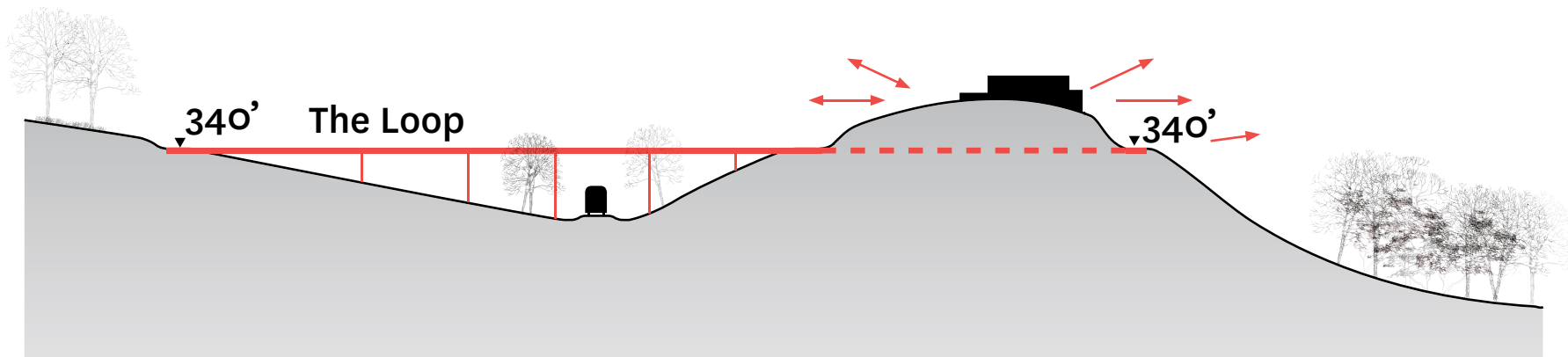


the loop through the park

existing:

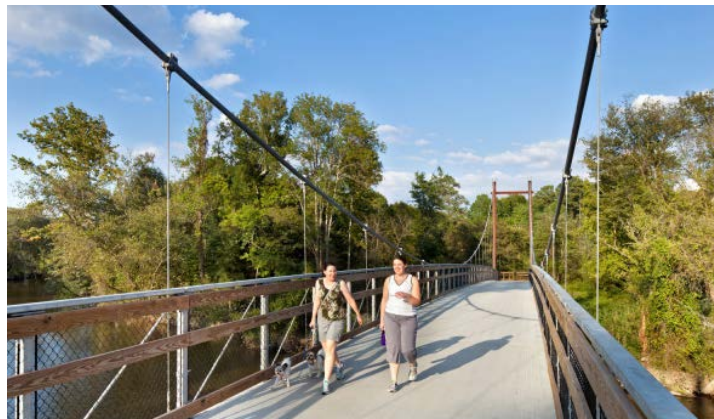
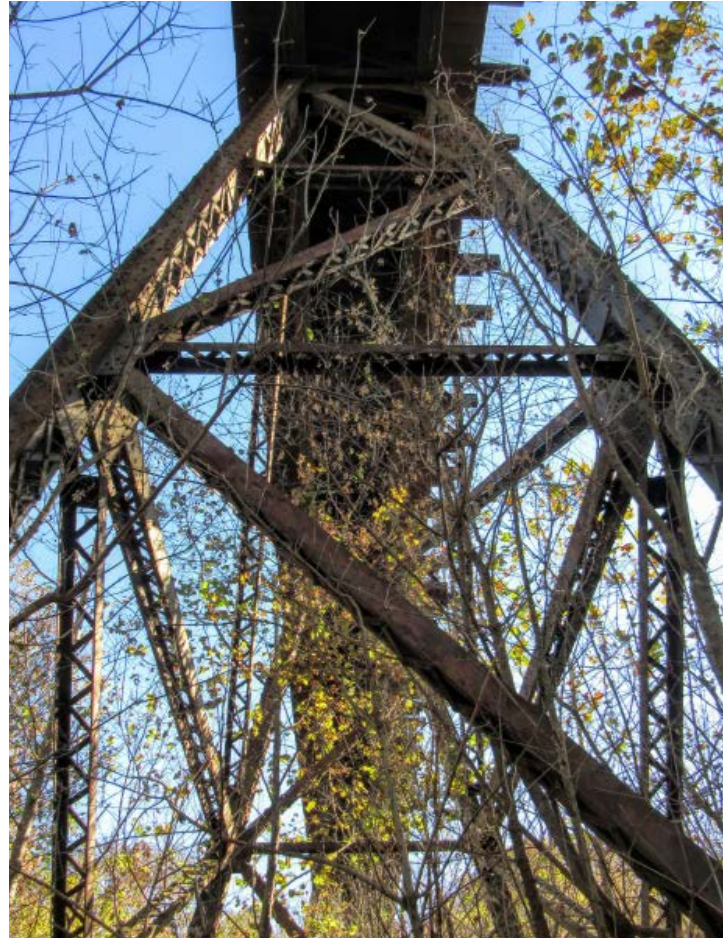


with loop:



THE PARK AND TRANSPORTATION

elevated walkway precedents



Connections in the Park:

build a framework for the park

Connections to the Park:

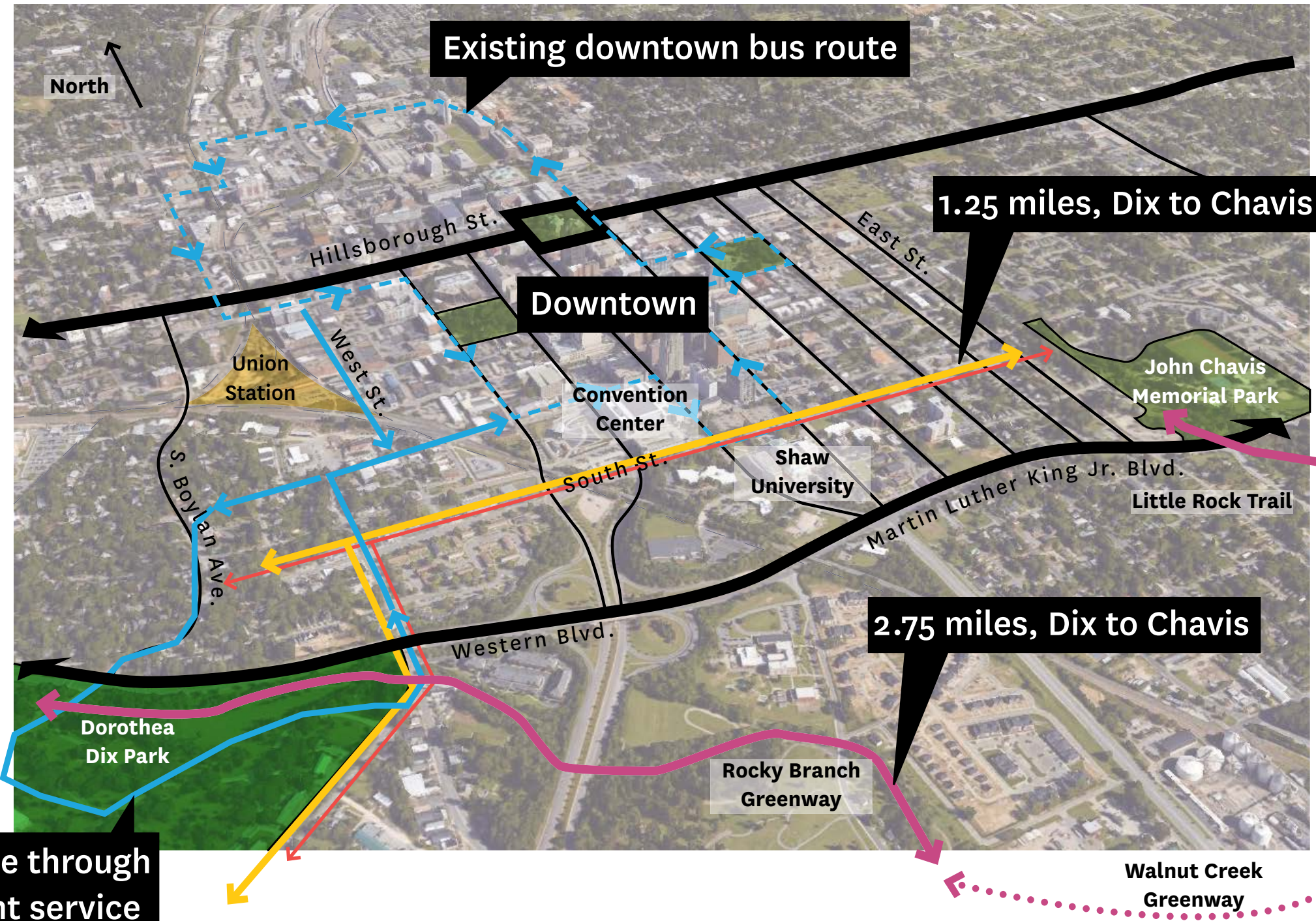
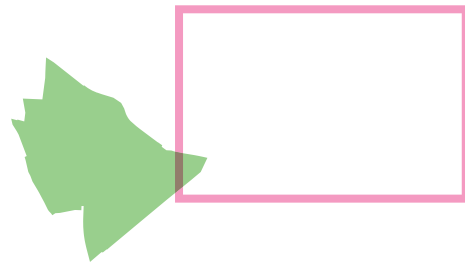
**develop pedestrian gateways and
green corridors**

Crosstown: Dix to Chavis Park connections

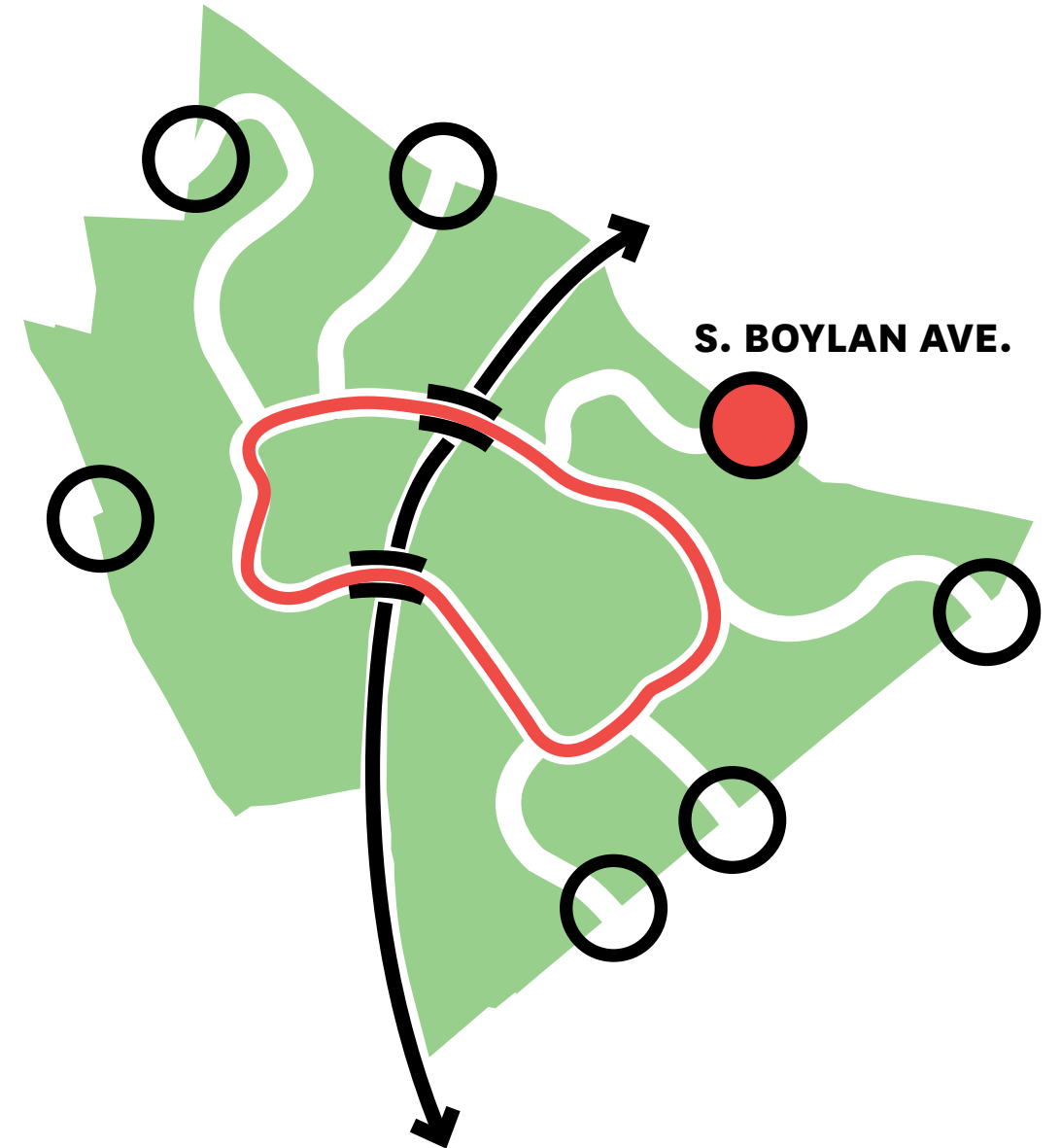
Primary:

- pedestrian route
- bicycle route
- regional greenway
- bus route

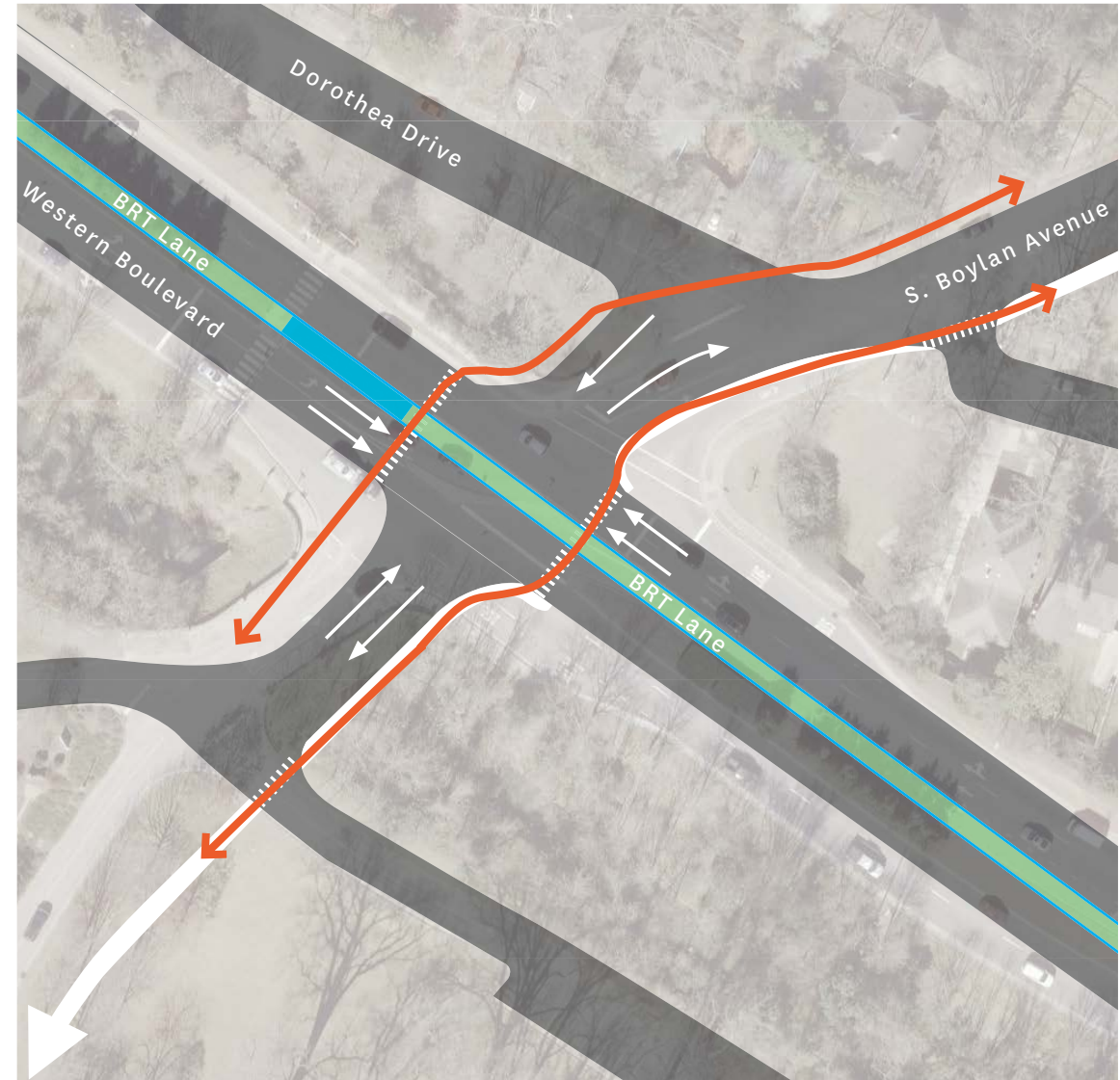
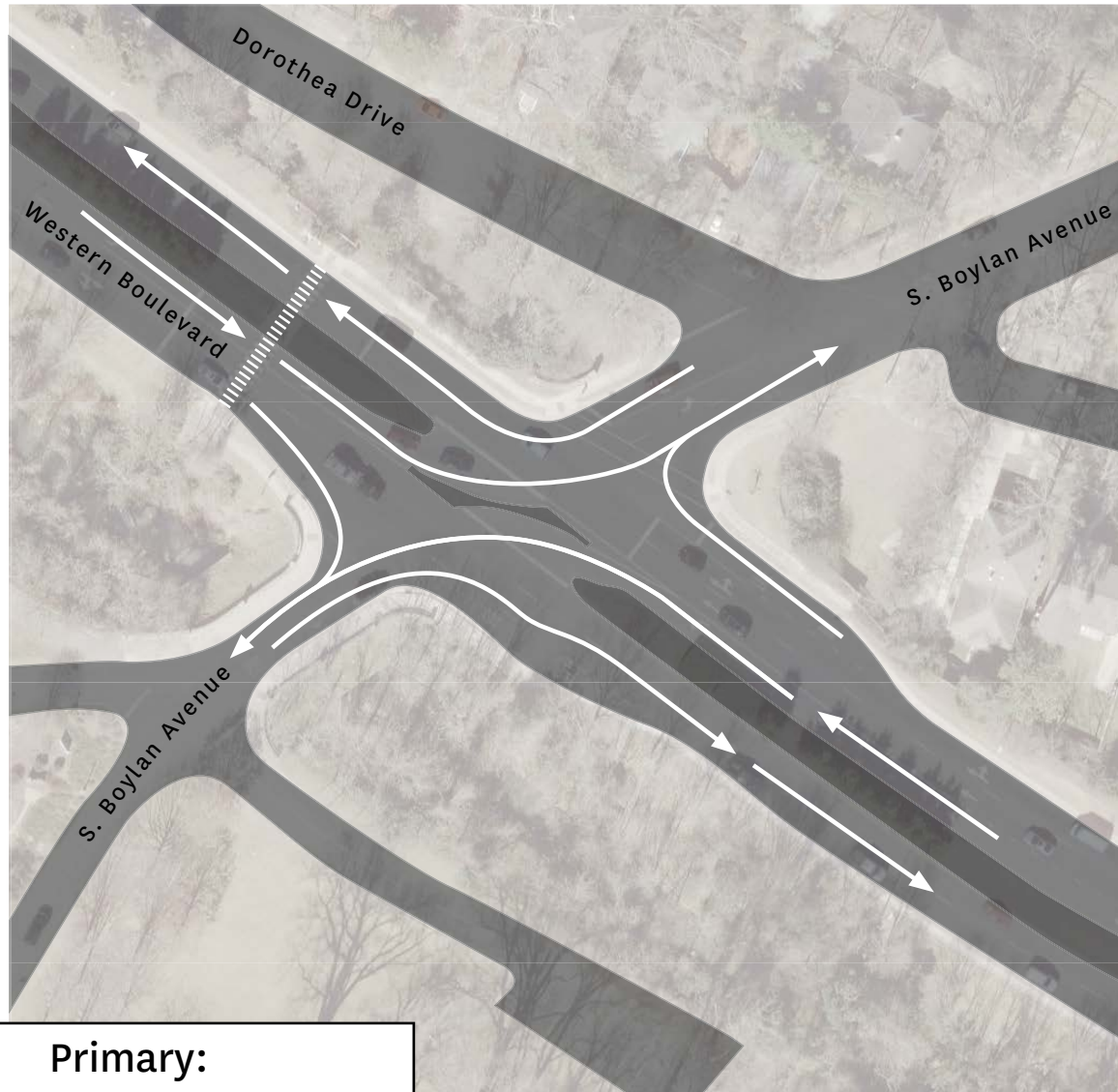
Plan Key:



S. Boylan Ave. intersection

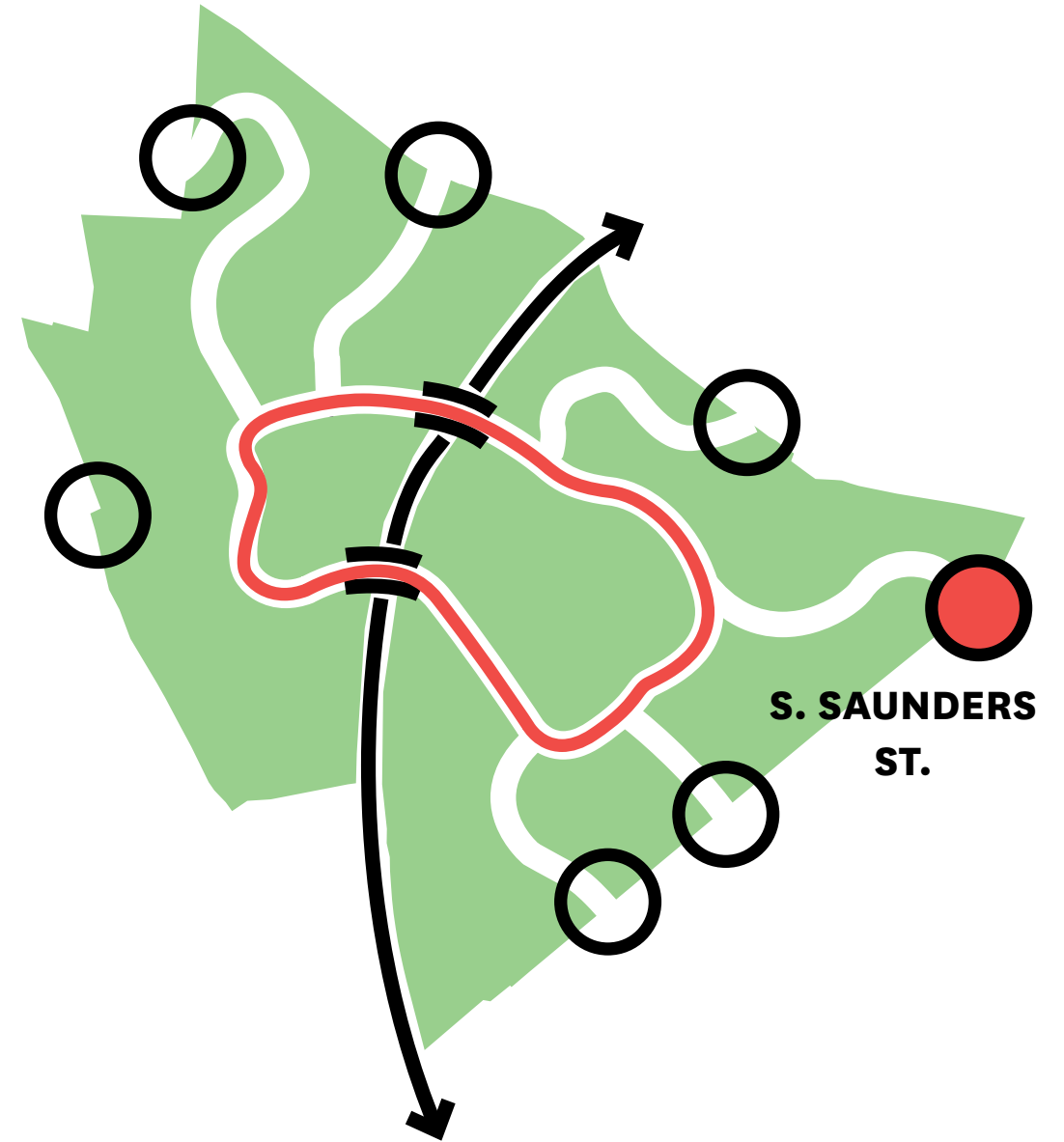


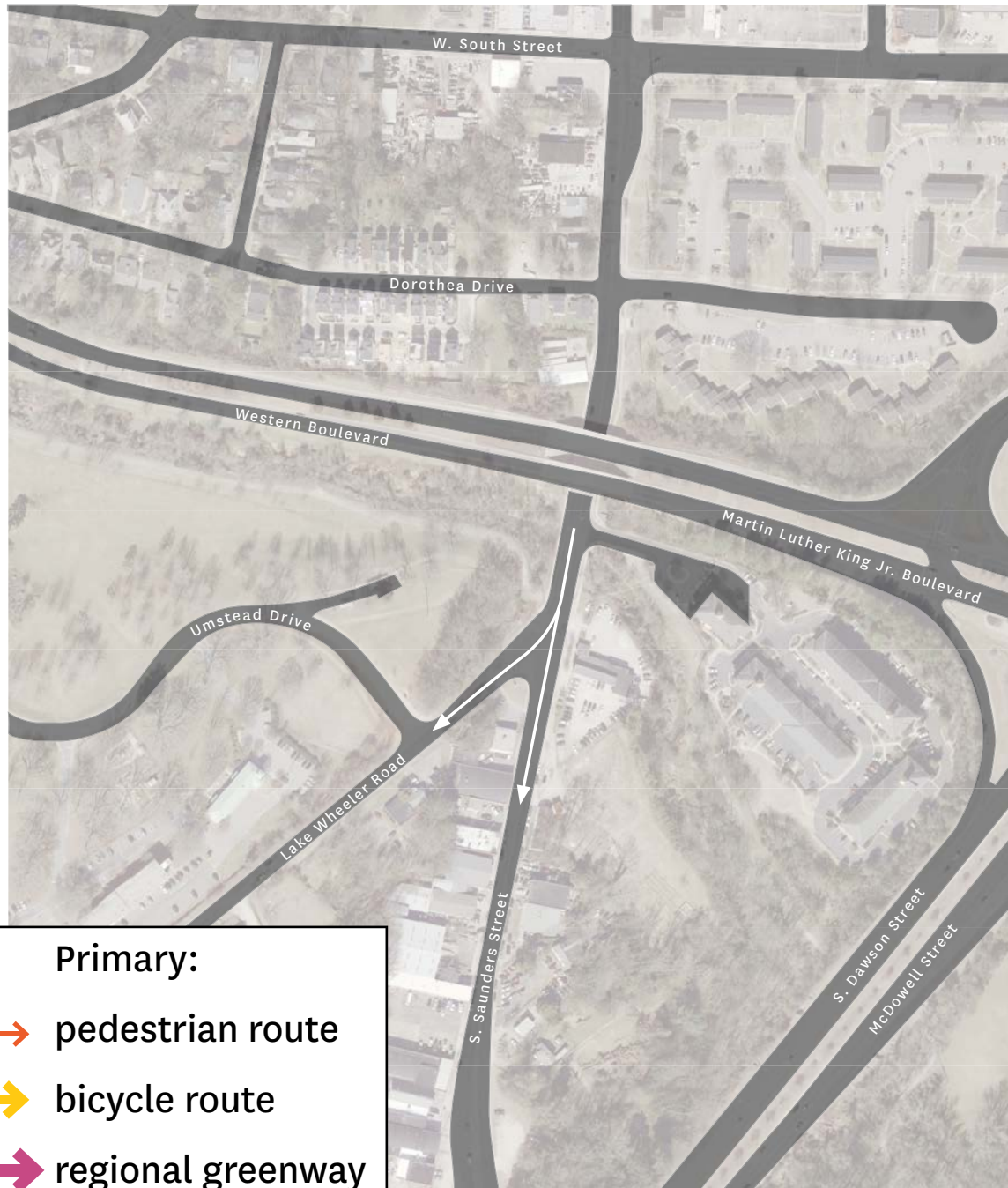
S. Boylan Avenue Entry



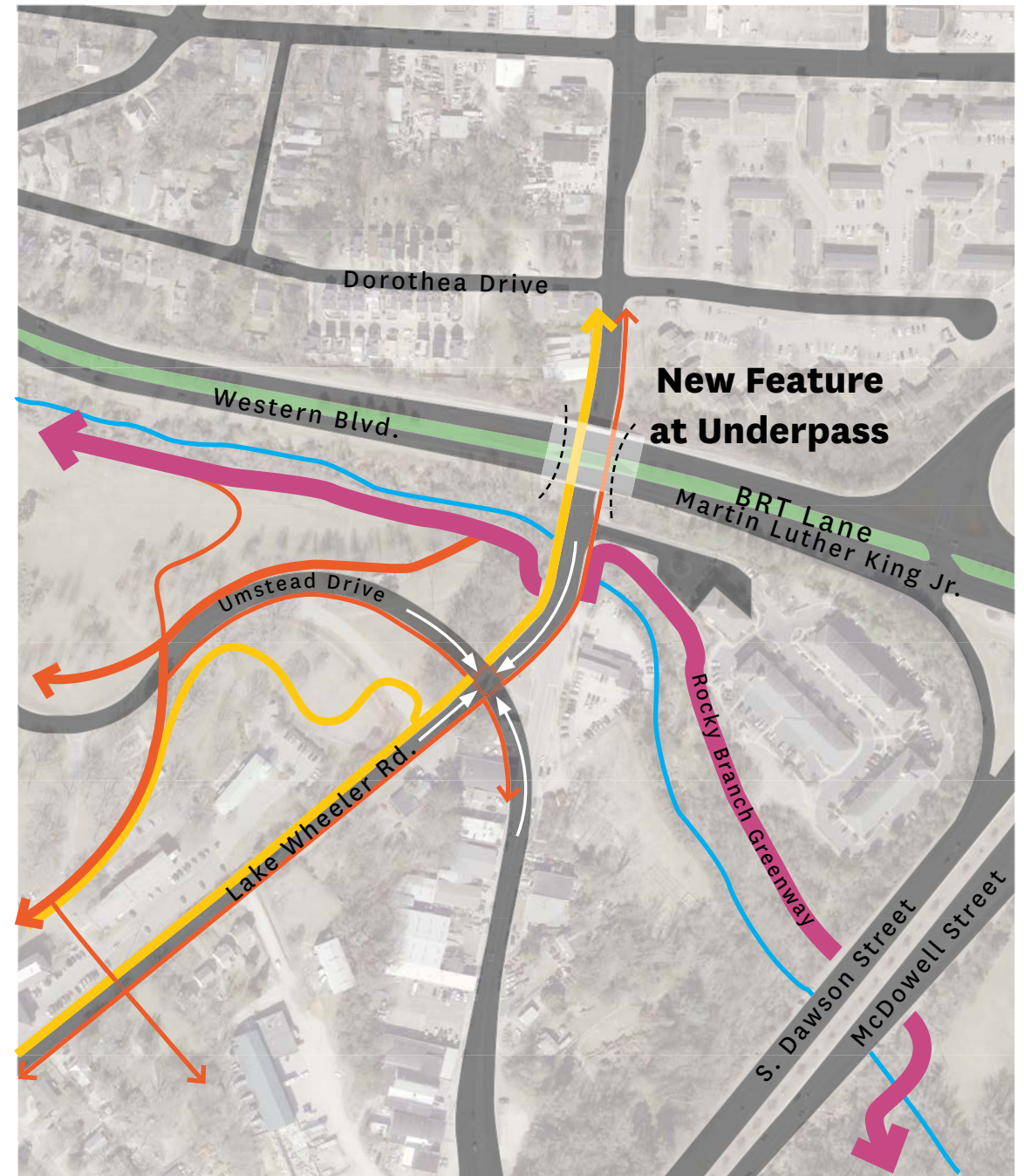
- Primary:
- pedestrian route
 - bicycle route
 - regional greenway

S. Saunders St. intersection

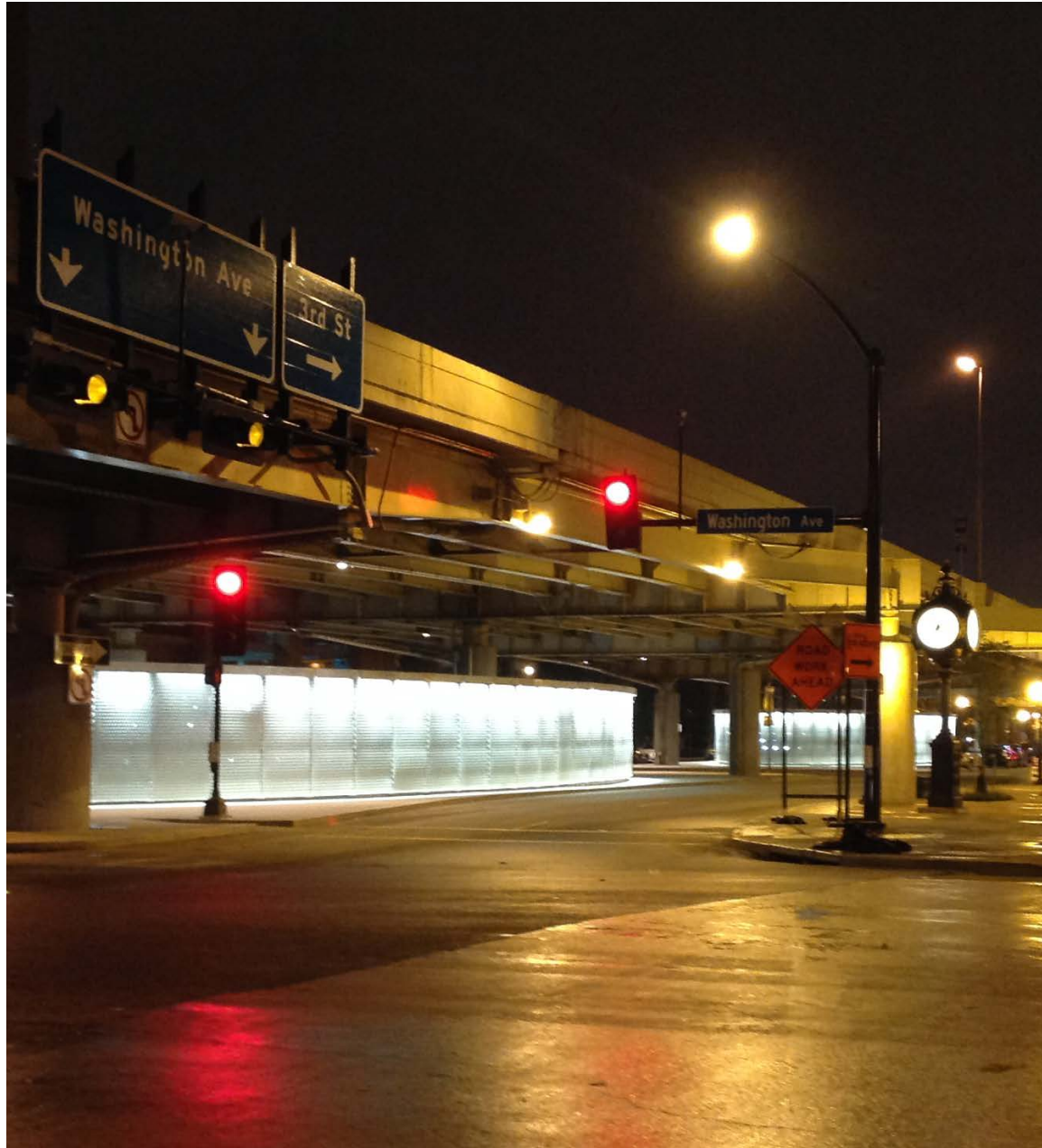




- Primary:
- pedestrian route
 - bicycle route
 - regional greenway



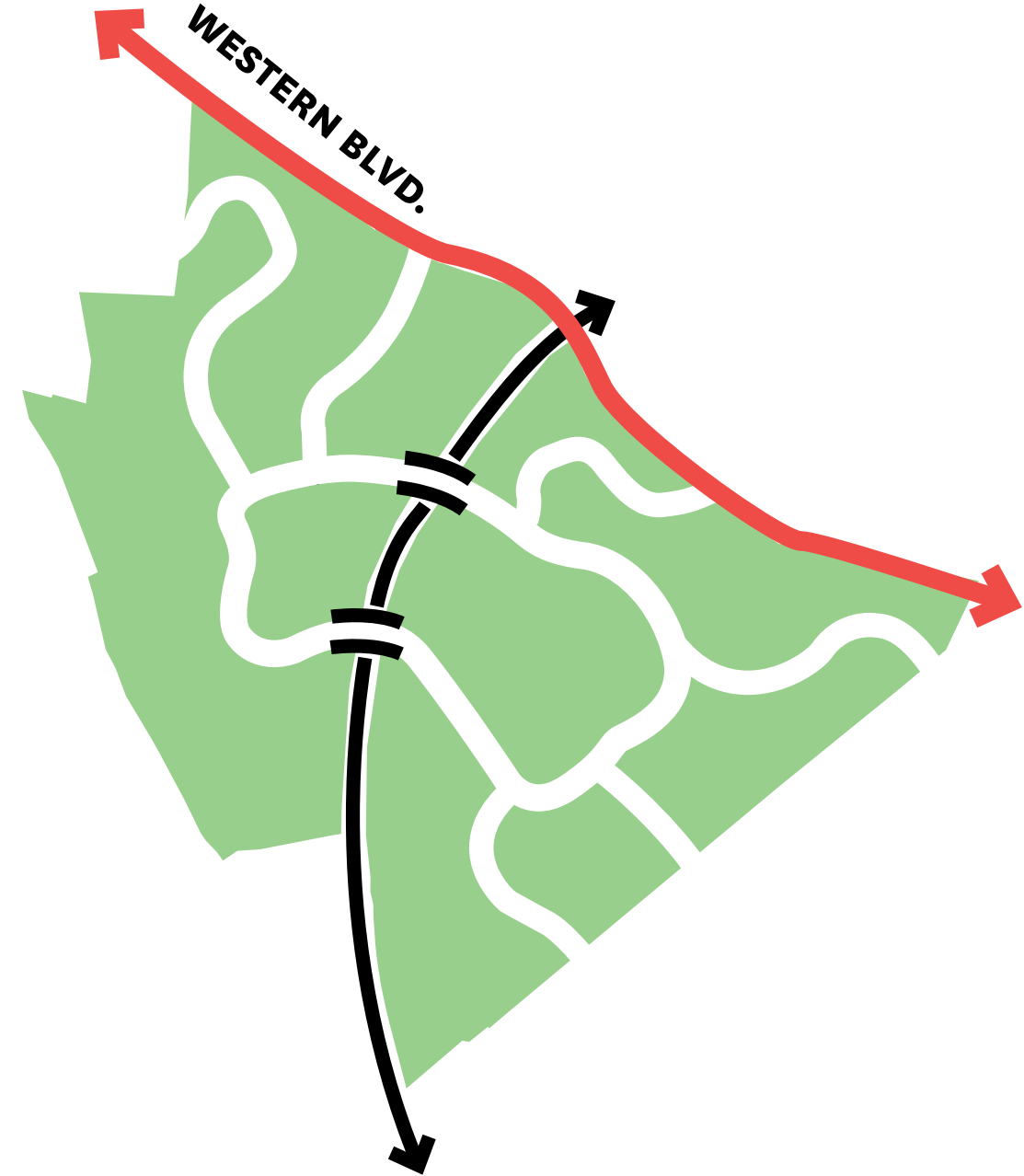
THE PARK AND TRANSPORTATION



**City Arch River Project
St. Louis, MO**



Western Blvd.





DIX PARK

Rocky Branch

Central Prison

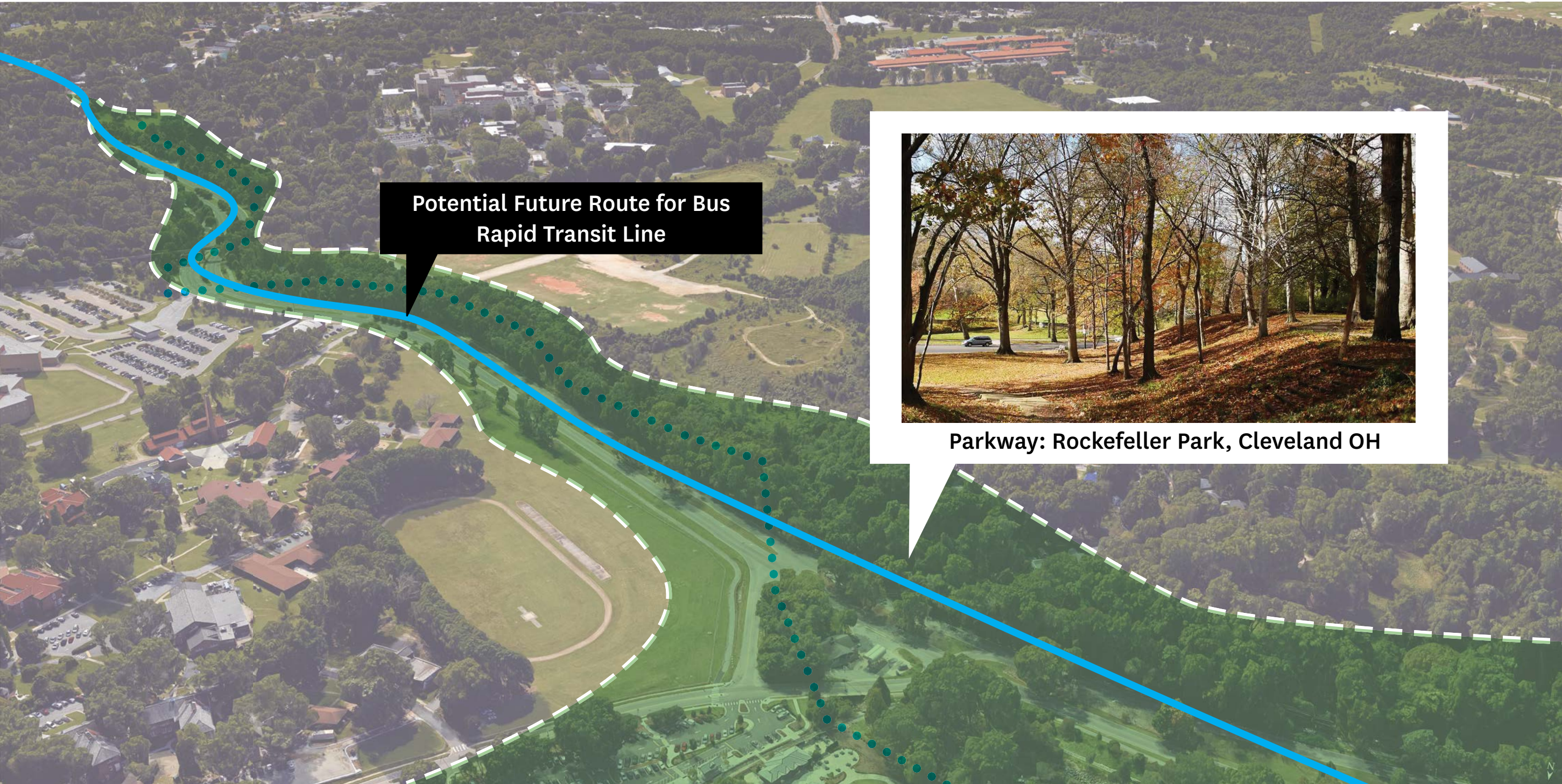
HIGH POINT

Governor Morehead School

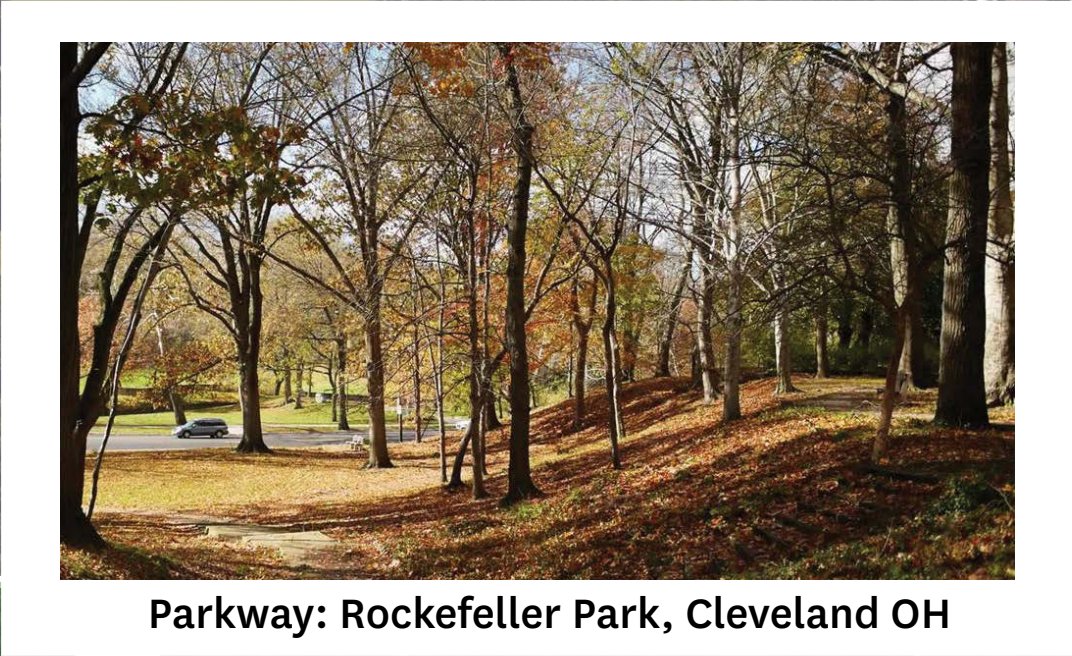
WESTERN BLVD.

HIGH POINT

Pullen Park

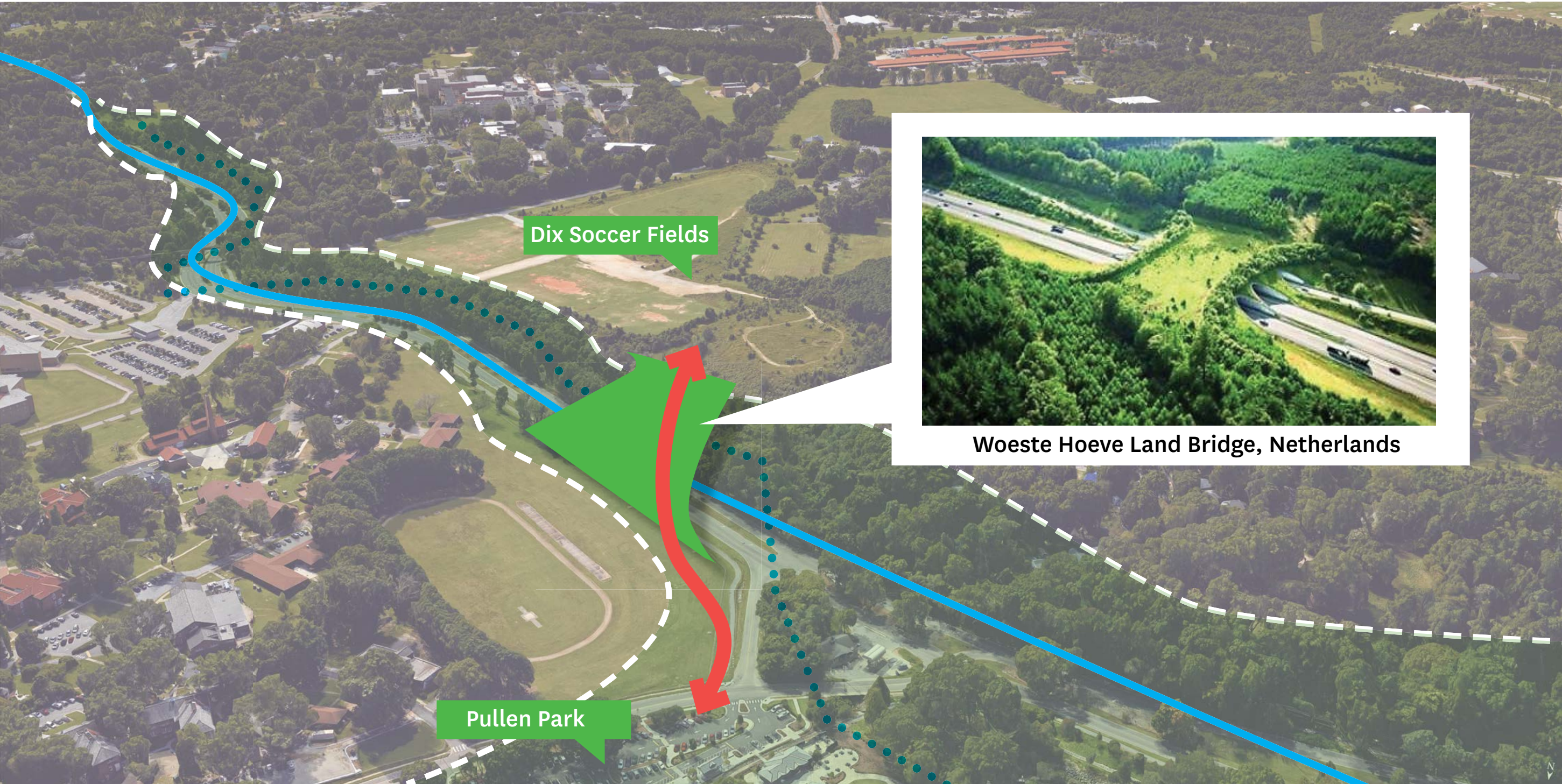


Potential Future Route for Bus Rapid Transit Line



Parkway: Rockefeller Park, Cleveland OH

Landbridge @ Western Blvd.



Dix Soccer Fields

Pullen Park



Woeste Hoeve Land Bridge, Netherlands

Landbridge precedents in Tulsa, OK



THE PARK AND THE REGION



Umstead State Park

THE PARK AND THE REGION the site today





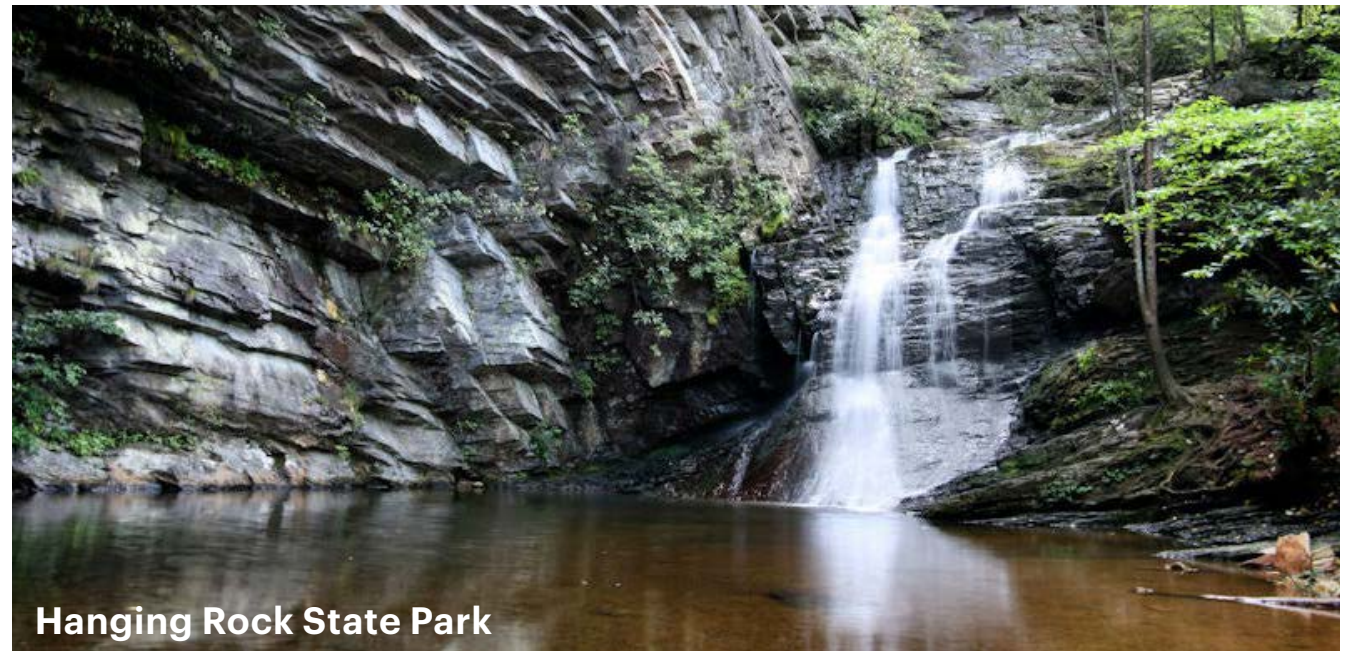
Cape Fear River



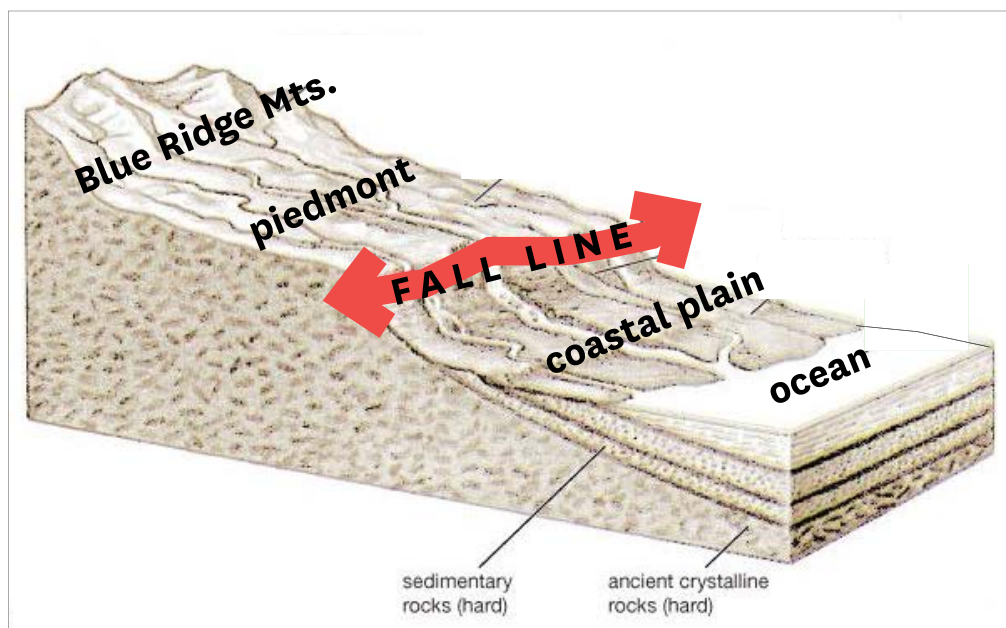
Wetland at NC Botanical Garden, Chapel Hill



Piedmont Prairie, Sarah Duke Gardens



Hanging Rock State Park



The Fall Line is the geological edge where 2 regional landscapes are found: the piedmont erodes and drops off to the coastal plain. It often marks the end of navigable waterways and is characterized by rapids or waterfalls.

Historically, it's where many water-powered mills were sited.



Umstead State Park with Tom Earnhardt

the paw paw



Asimina triloba - the Paw Paw - is a native understory tree, produces tropical-tasting fruit (North Carolina 'bananas'), and is the only host for the zebra swallowtail butterfly.



Wake Country includes the historic westernmost extent of the longleaf pine ecosystem, which is shaped by natural fires and supports a range of diverse plant and animal life.

THE PARK AND THE SITE



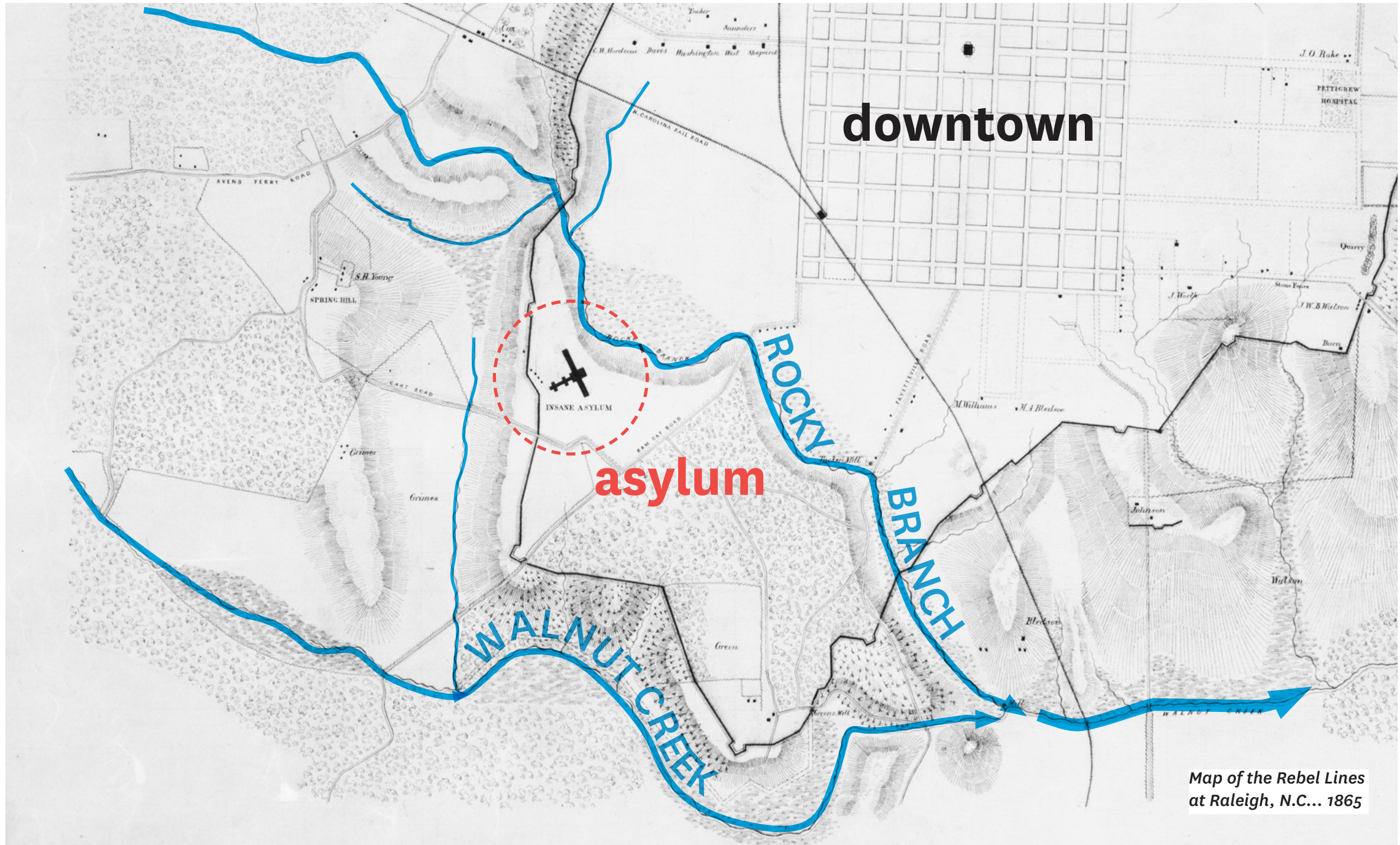
Umstead State Park



erosion damage
at stream bank



stormwater flows
through pipes and
culverts



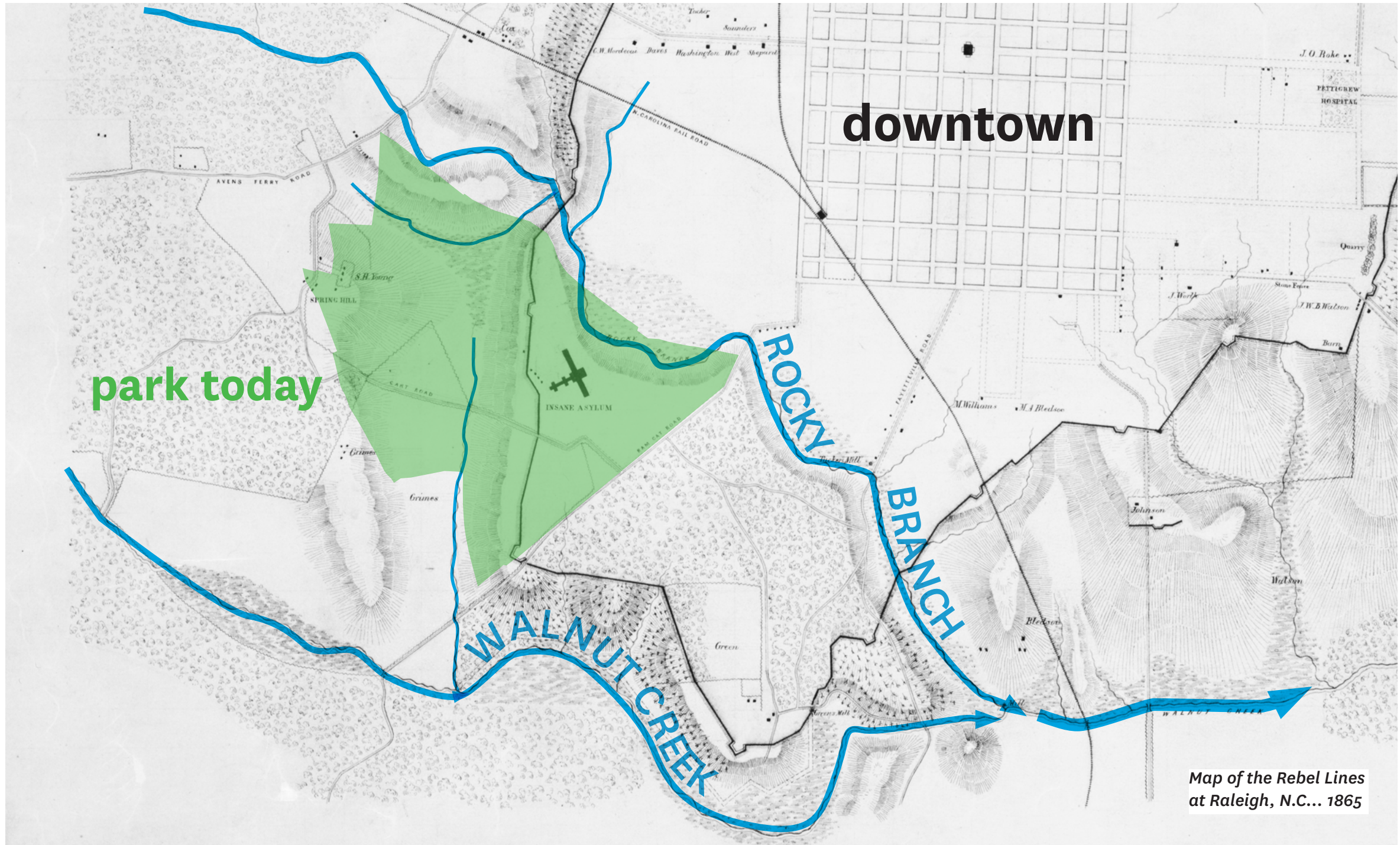
downtown

asylum

ROCKY
BRANCH

WALNUT CREEK

Map of the Rebel Lines at Raleigh, N.C... 1865



Map of the Rebel Lines at Raleigh, N.C... 1865

THE PARK AND THE SITE



Corktown Common, Toronto, Canada



Water Treatment Facility, New Haven, CT

Water is...

- a visual landmark to distinguish the park edge
- essential to green infrastructure and habitat
- an amenity to enjoy

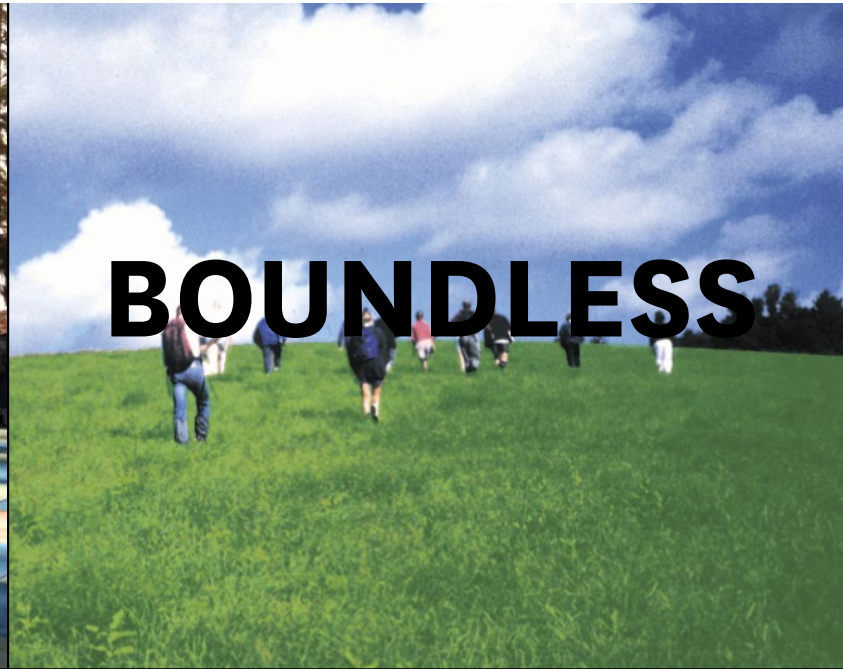


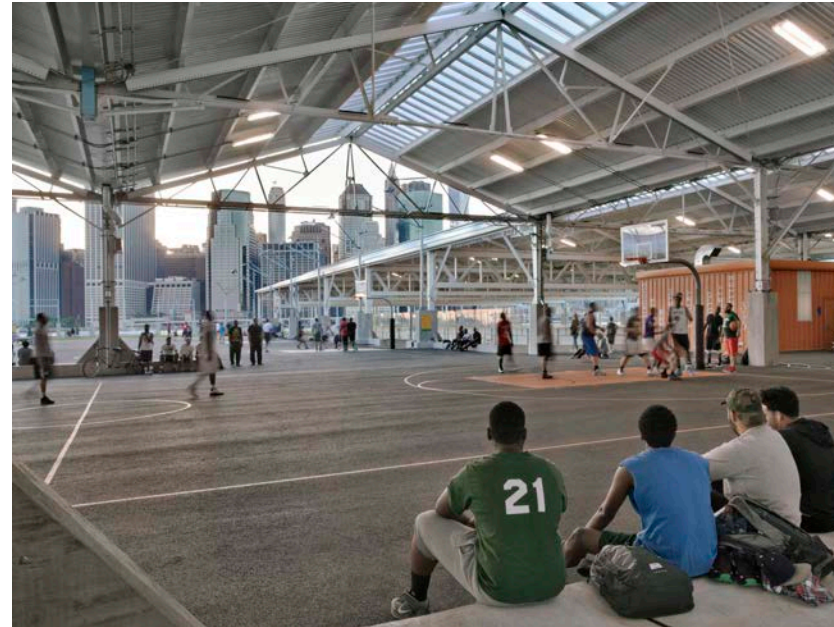
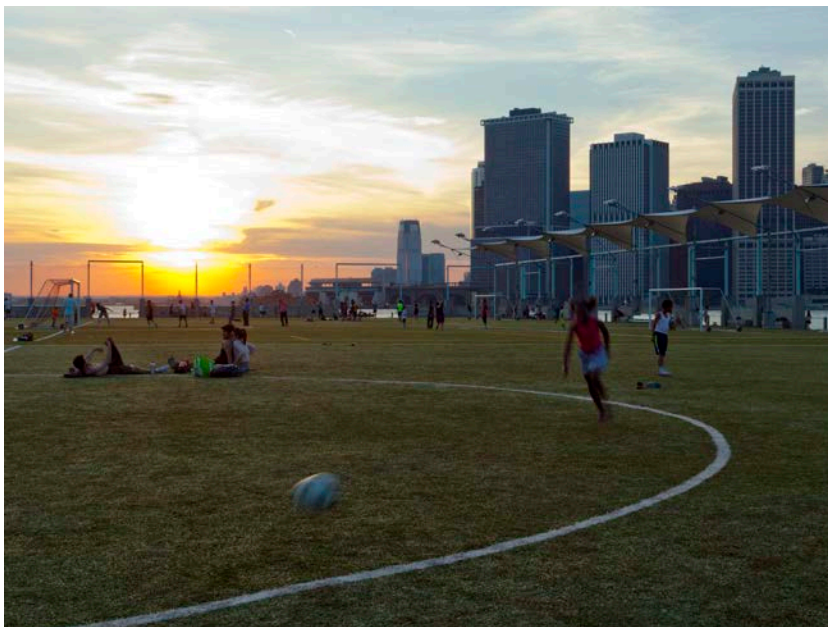
Teardrop Park, NY, NY

THE PARK AND ITS PROGRAM



Kirby Derby, photo by Eamon Queeney





The **CIVIC LANDSCAPE** is about community; it focuses on bringing people together. It includes playgrounds, recreational fields, plazas, and ornamental features such as fountains and flowerbeds. Its edges are well-defined and its space is easily understood.



The **BOUNDLESS LANDSCAPE** simulates the feeling of a vast expanse, exploiting landscape's ability to make a small space feel much larger. In a boundless landscape, the edges recede, either because one can see all the way to the horizon or conversely because you cannot see the horizon at all, as in the experience of a thick forest that seems to extend forever.



The **URBAN LANDSCAPE** serves as a transitional space between public landscapes and the city. Urban landscapes, which are primarily hardscape rather than planted, often accommodate seating areas, concessions, and retail.



The **NATURAL LANDSCAPE** is more about one's personal relationship with nature and the desire to experience an environment that gives some sense of respite from the built city. In the natural landscape, the changing of seasons and the effects of other natural forces, such as the flow of water, are more transparently visible.

THE PARK AND ITS PROGRAM

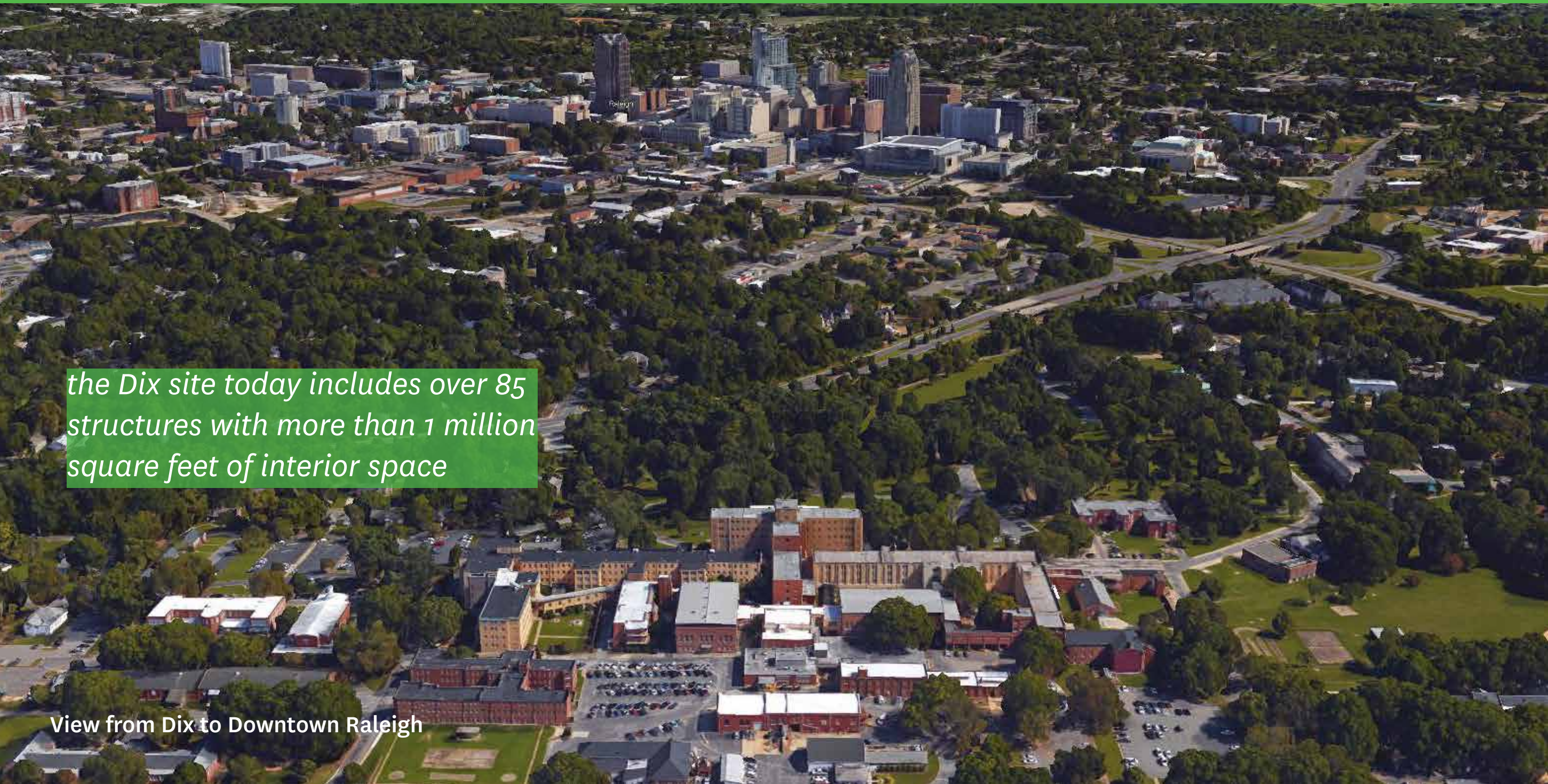


Existing Conditions Model of the Dix Site

THE PARK AND ITS BUILDINGS

the Dix site today includes over 85 structures with more than 1 million square feet of interior space

View from Dix to Downtown Raleigh



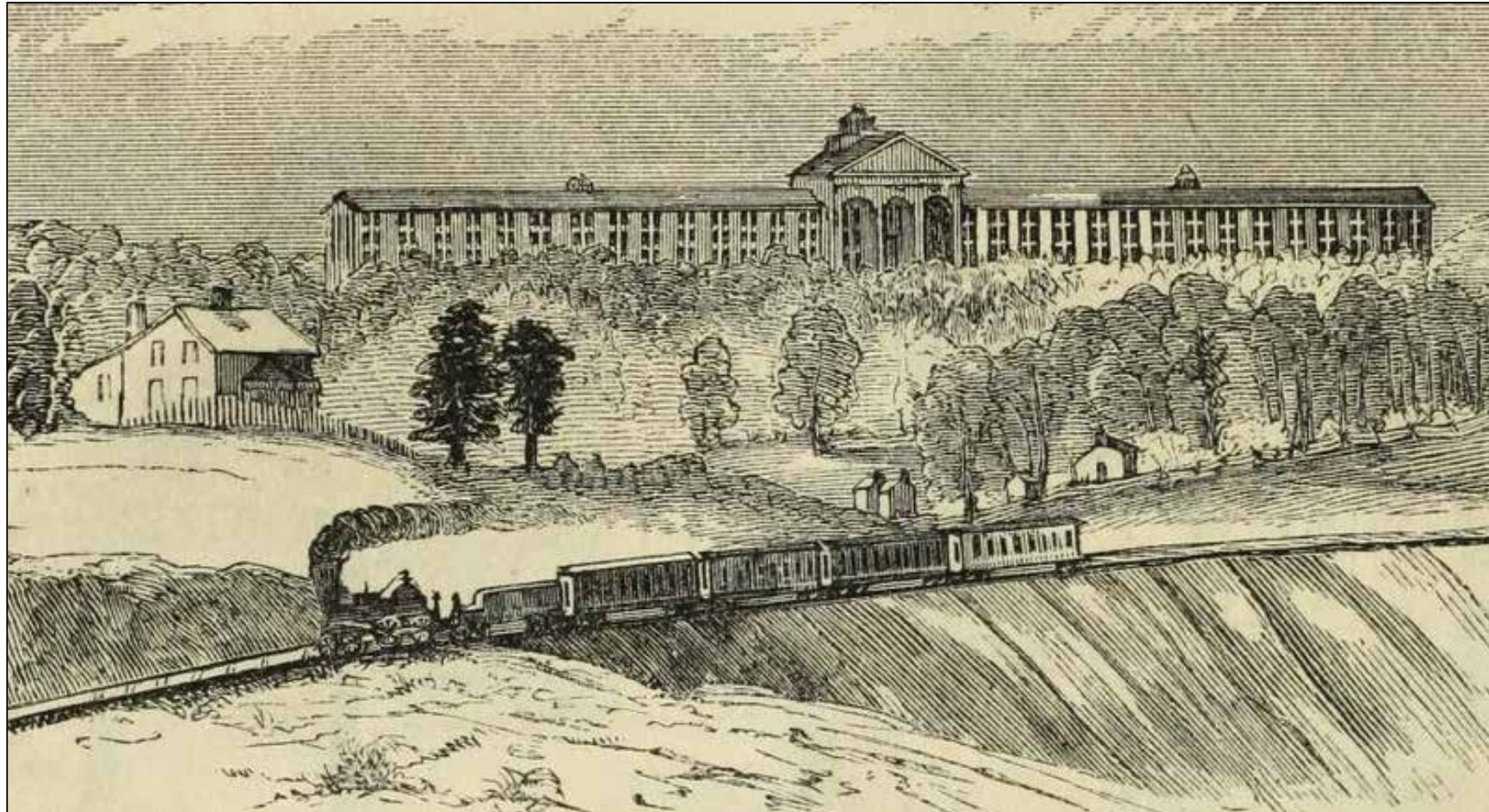


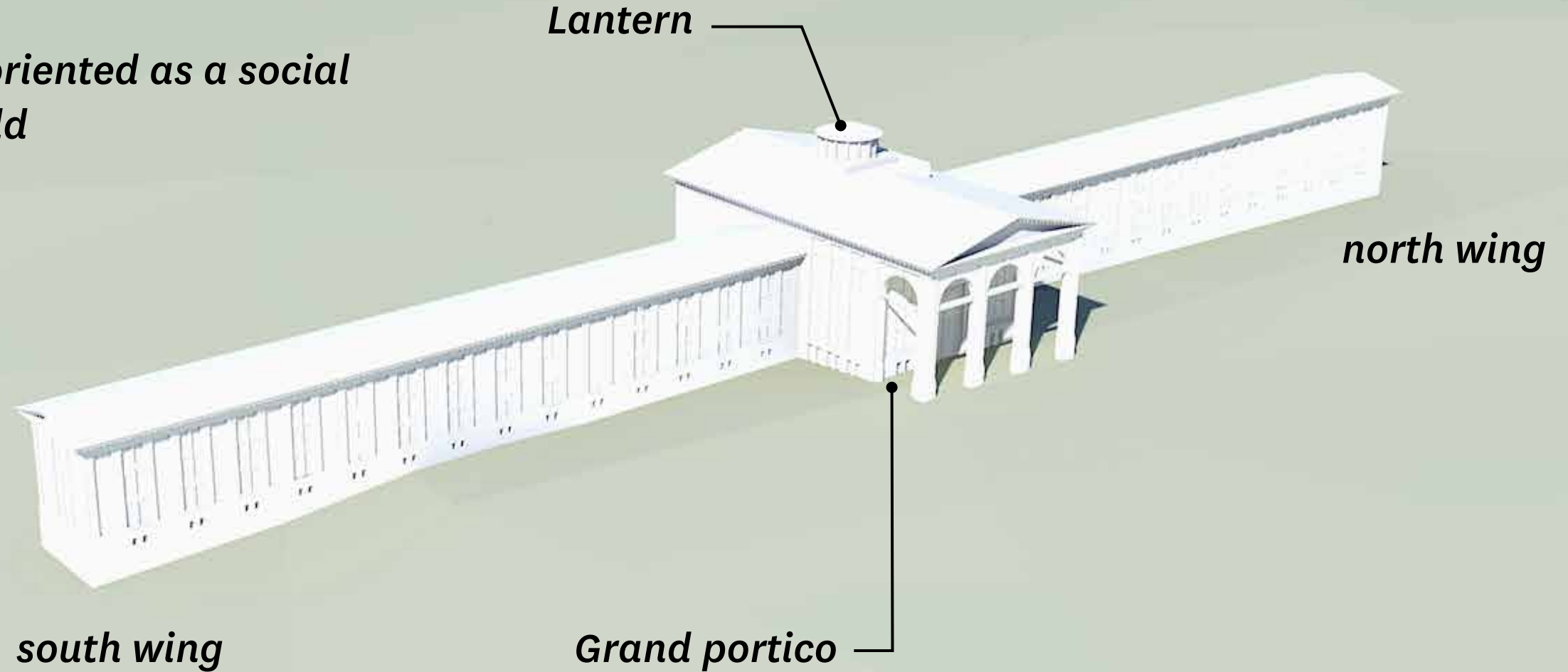
Illustration from *Harpers Monthly*, 1857

“...after carefully examining the whole country in the vicinity of Raleigh, they chose a location west of the city and about one mile distant, on a hill near Rocky Branch to provide a water supply. This location has a commanding view of the city and is believed to be perfectly healthy. The grounds are beautifully undulating...”

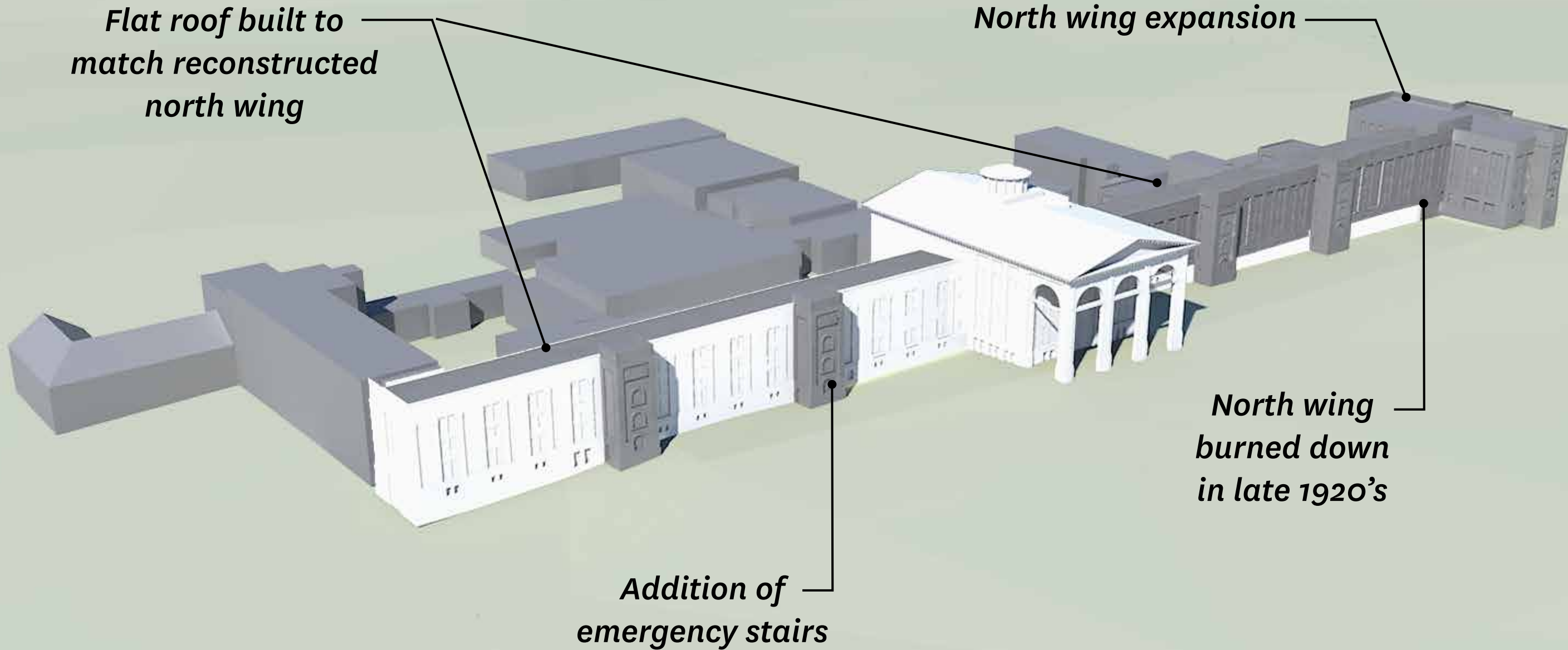
- 1851 Report to Legislature of Commissioners for the “Insane Hospital of North Carolina”



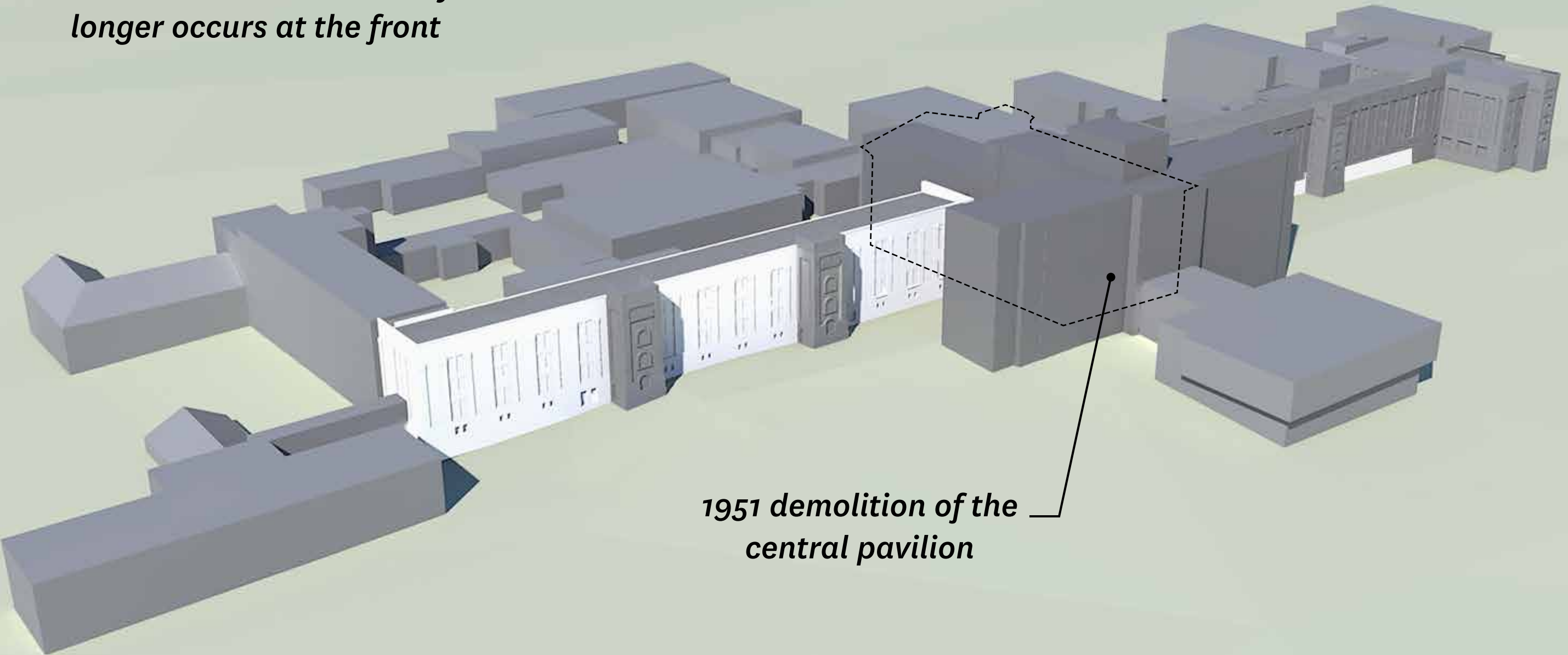
- *Originally designed to accommodate 90 beds in two wing buildings*
- *Central pavilion oriented as a social and civic threshold*



Reconstruction after fire (~1939)

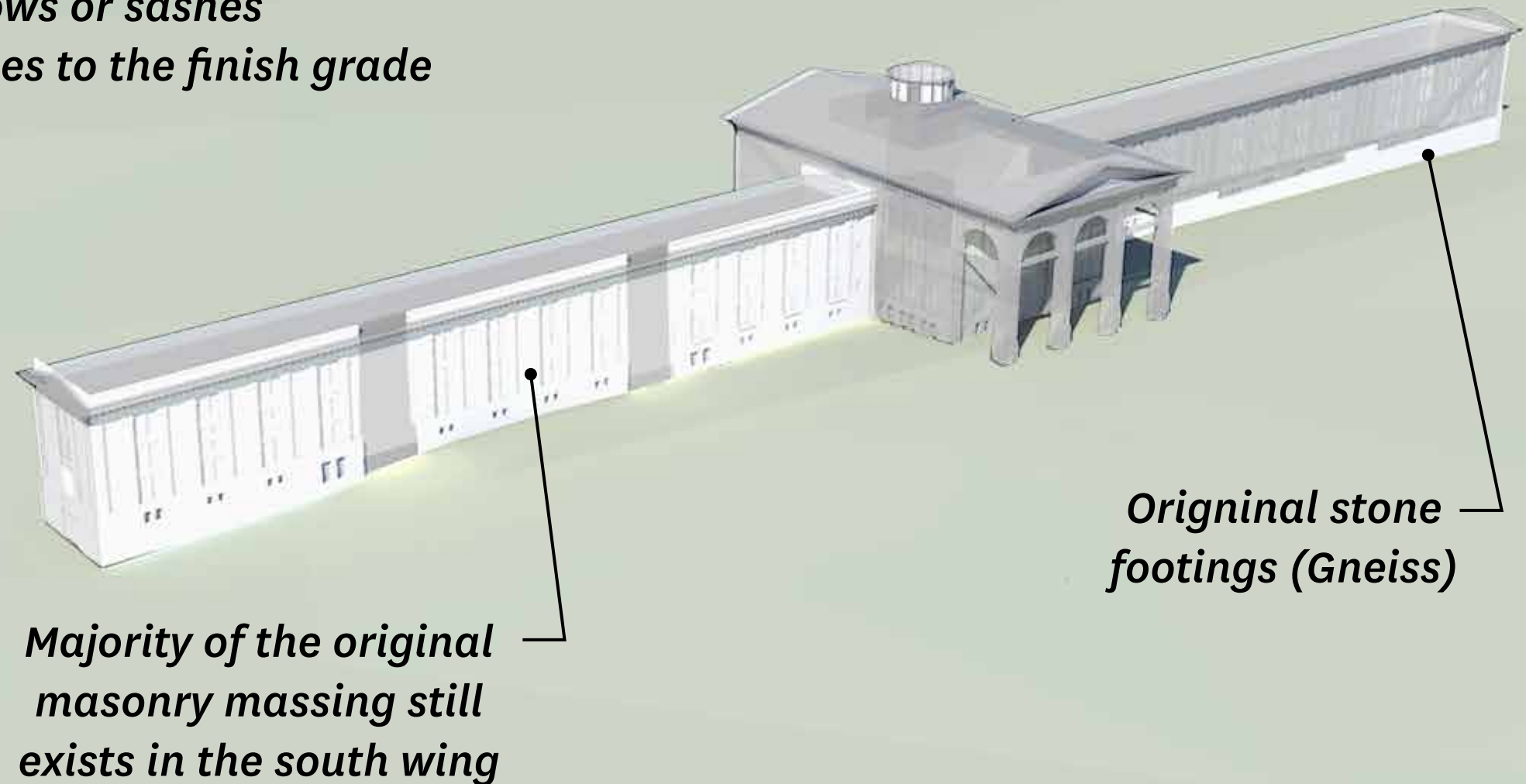


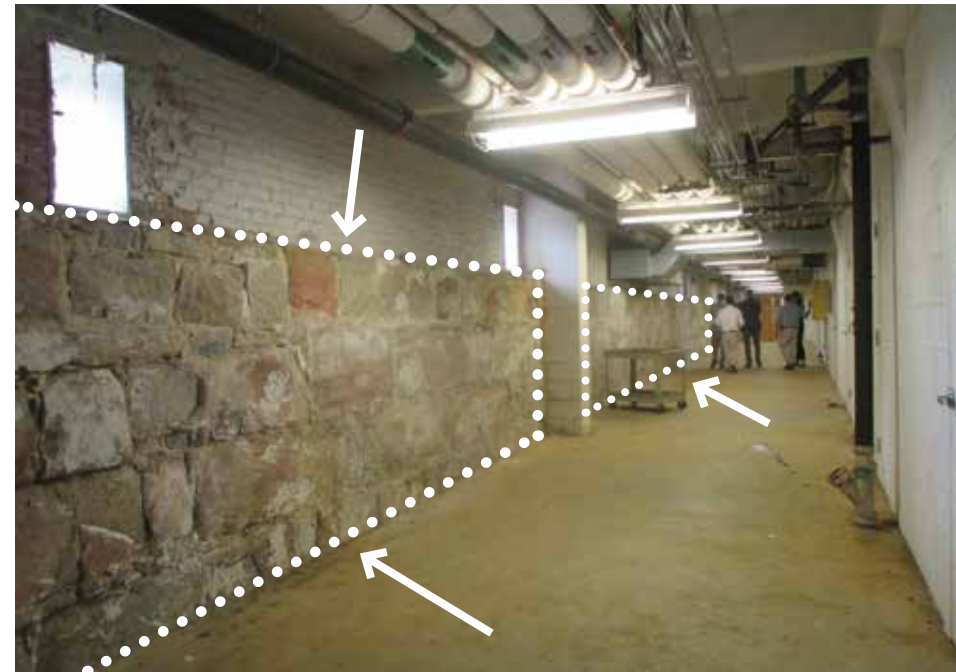
Amalgam of 15 buildings and numerous additions; entry no longer occurs at the front



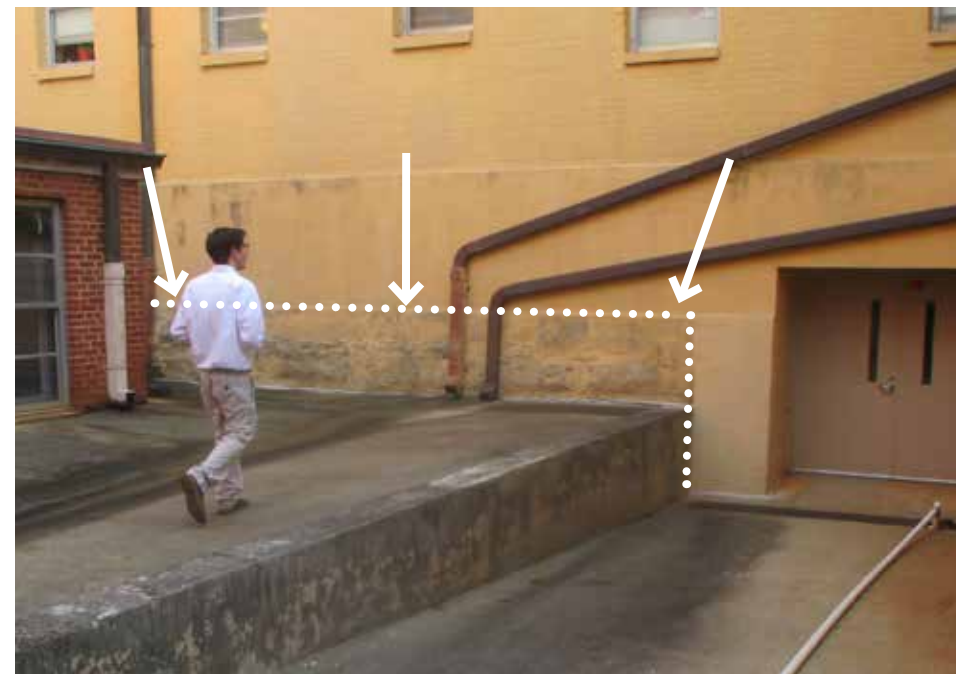
1951 demolition of the central pavilion

- *No record drawings for the A. J. Davis building*
- *No original floor framing or roof*
- *No original interior details*
- *No original windows or sashes*
- *Significant changes to the finish grade*

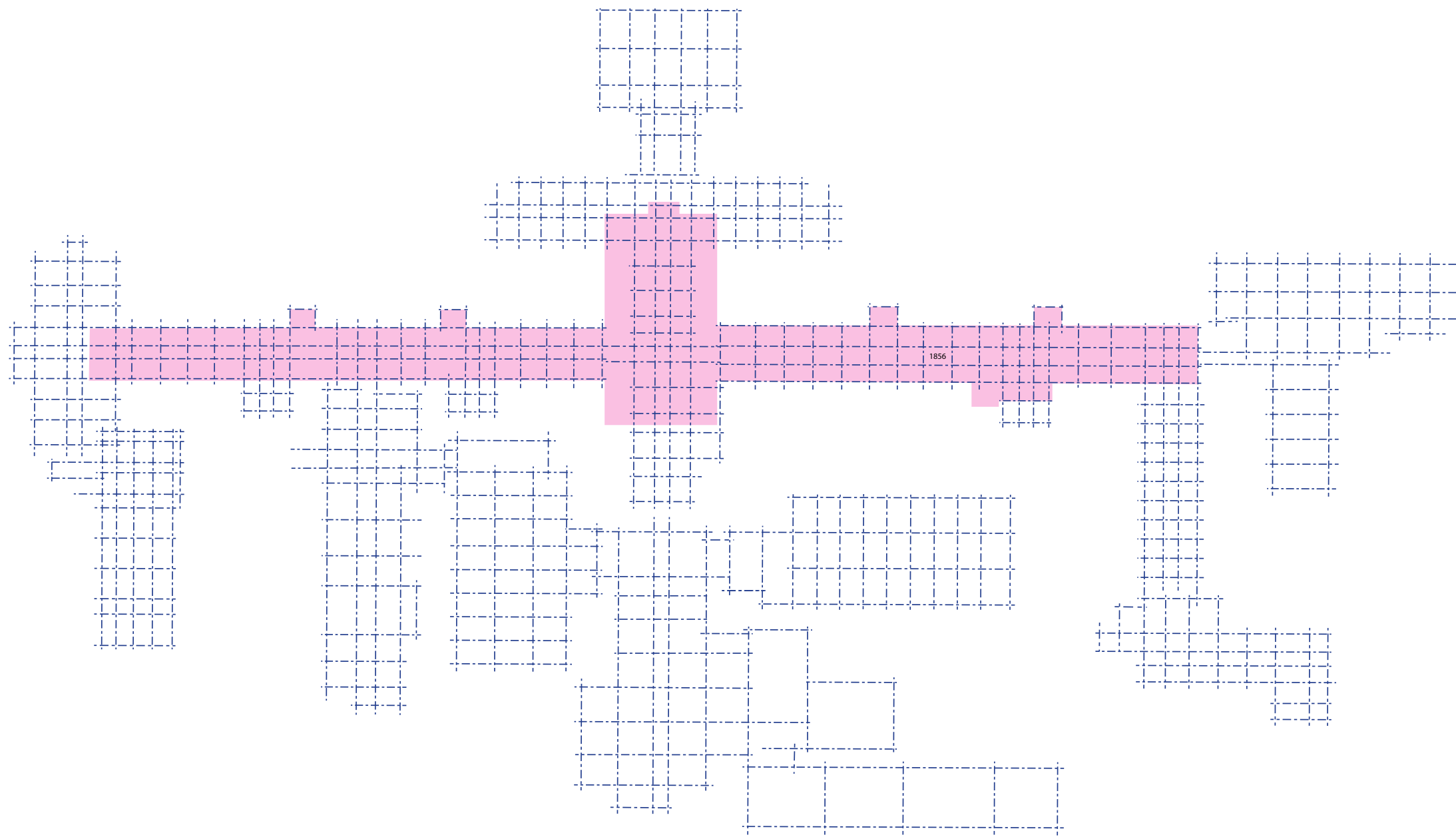




Tracing the stone (gneiss) foundation walls of the A. J. Davis building (with Oppermann Architects)

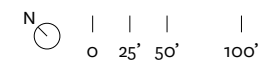


THE PARK AND ITS BUILDINGS

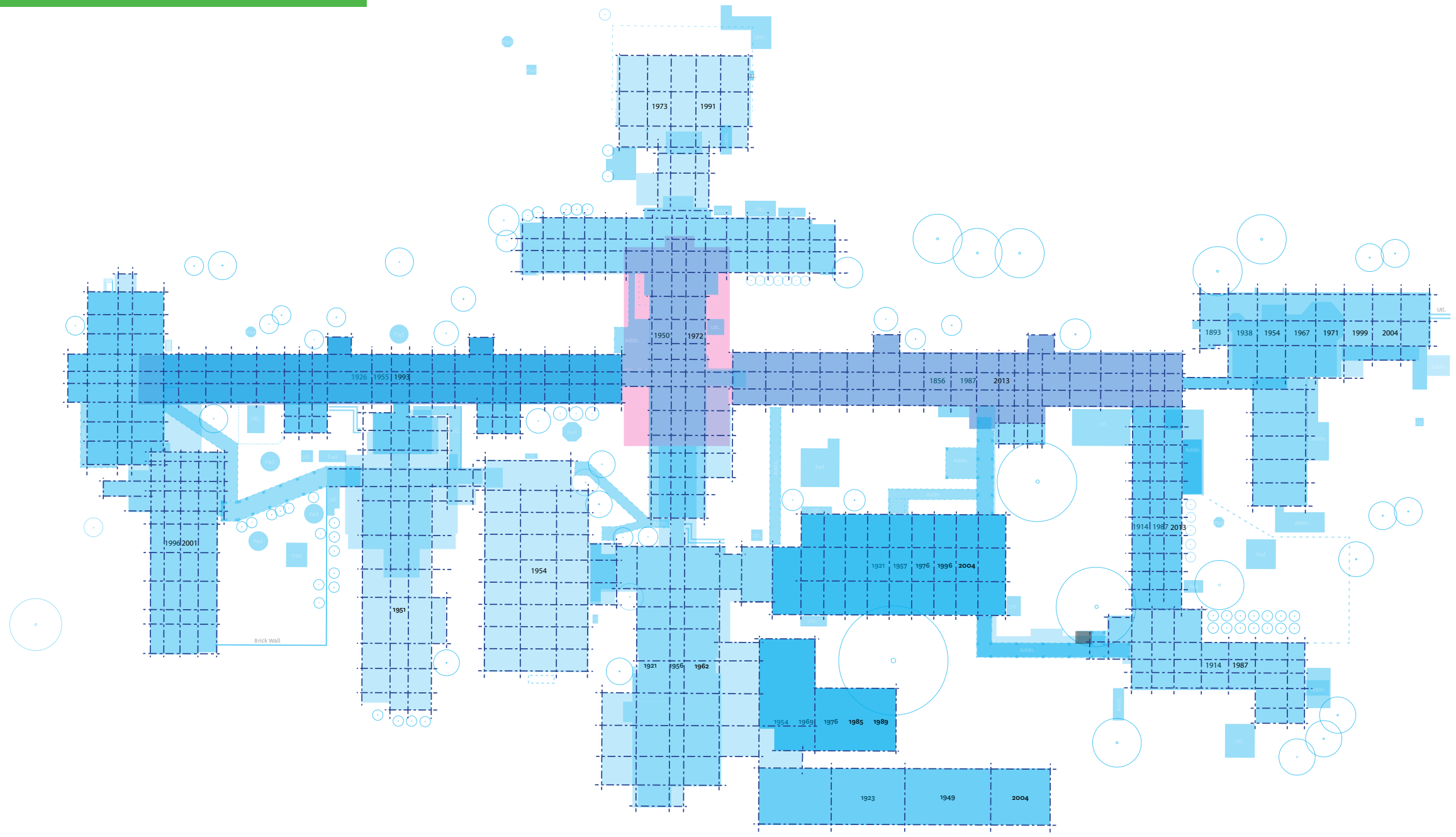


Structural

Building Footprint



THE PARK AND ITS BUILDINGS

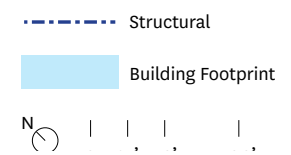
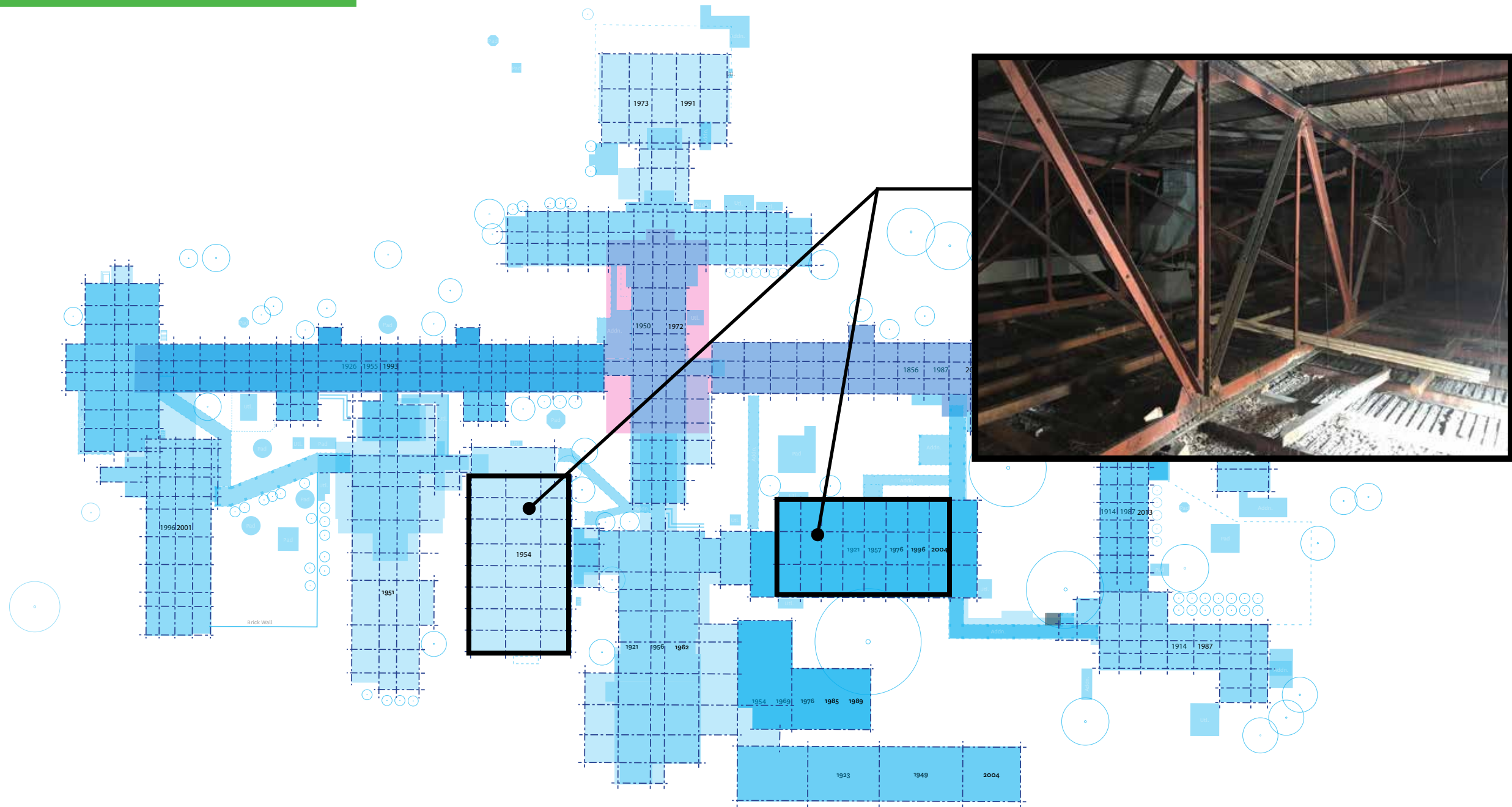


----- Structural

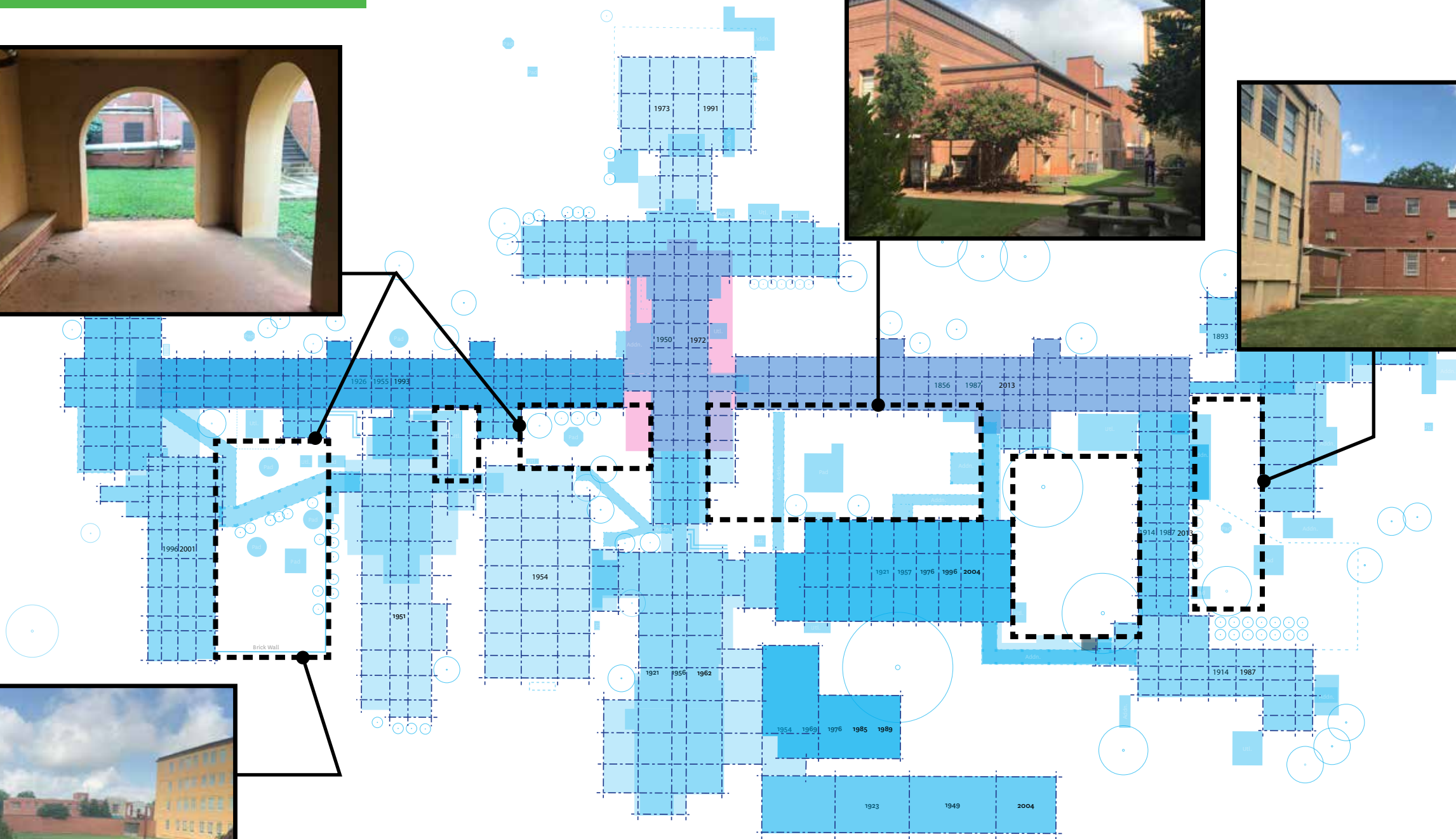
■ Building Footprint



THE PARK AND ITS BUILDINGS



THE PARK AND ITS BUILDINGS



----- Structural
Building Footprint



THE PARK AND ITS PARTNERS



Destination Dix Festival

Parks need a mix of partners to thrive and grow. Partners for...

**GOVERNMENT &
CIVIC INSTITUTIONS**

PROGRAMMING

**COMMUNITY &
NEIGHBORS**

**FUNDING &
INVESTMENT**



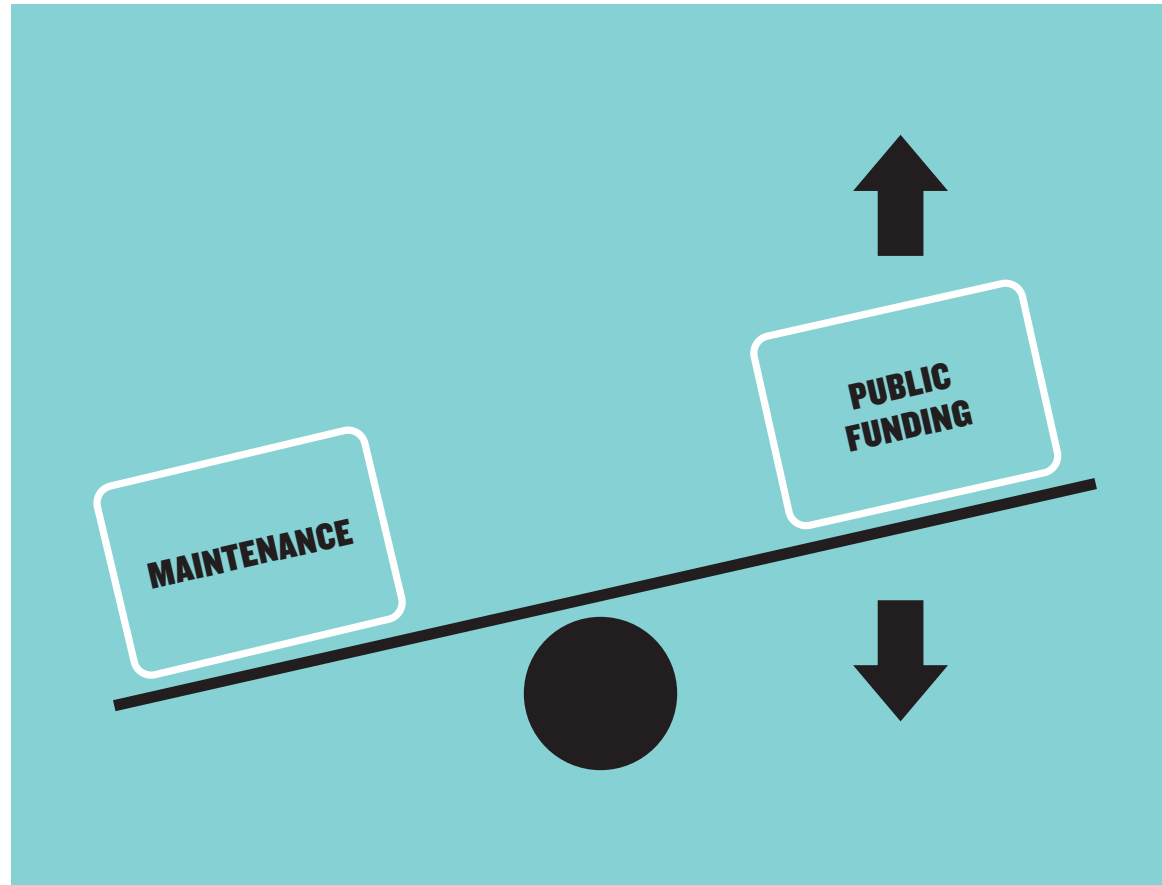
Pier 5 & Picnic Peninsula



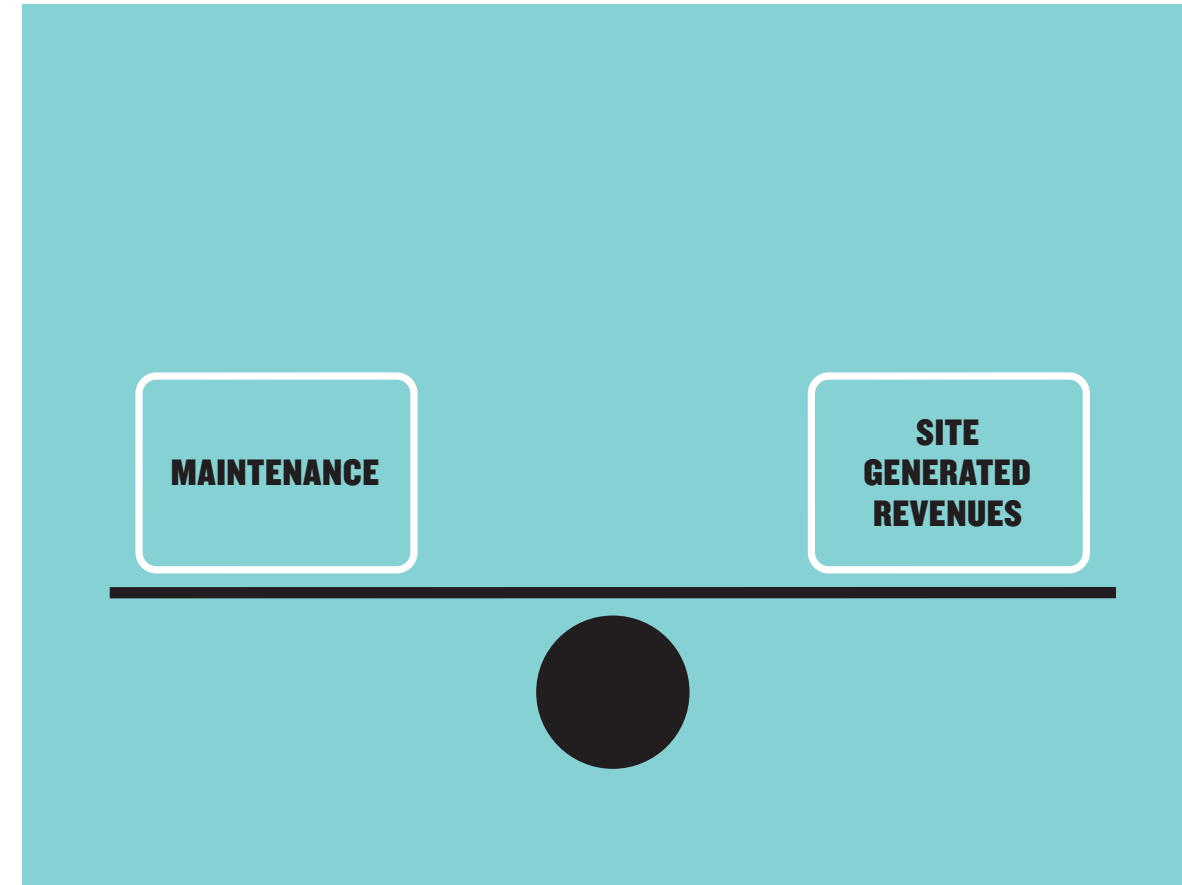
Bouldering Wall

Parks need a mix of partners to thrive and grow. Partners for...





public investment will likely vary over the long term



most large parks today plan for other funding sources in order to secure their budgets

Now, we'll break for the stations portion of the evening.

There is a station for each of the 6 themes, as well as some dedicated to other park + city efforts.

At the stations you can...

learn more about our analysis so far

ask questions of design team members

respond to questions from the design team via index card

note the neighborhood where you live on your responses please!

