

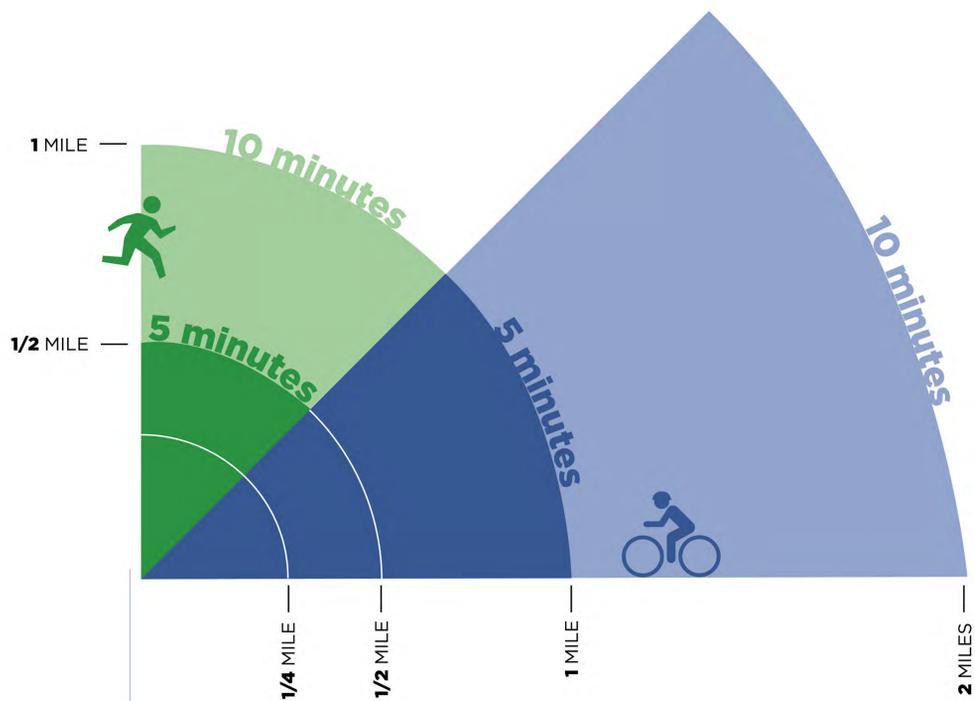
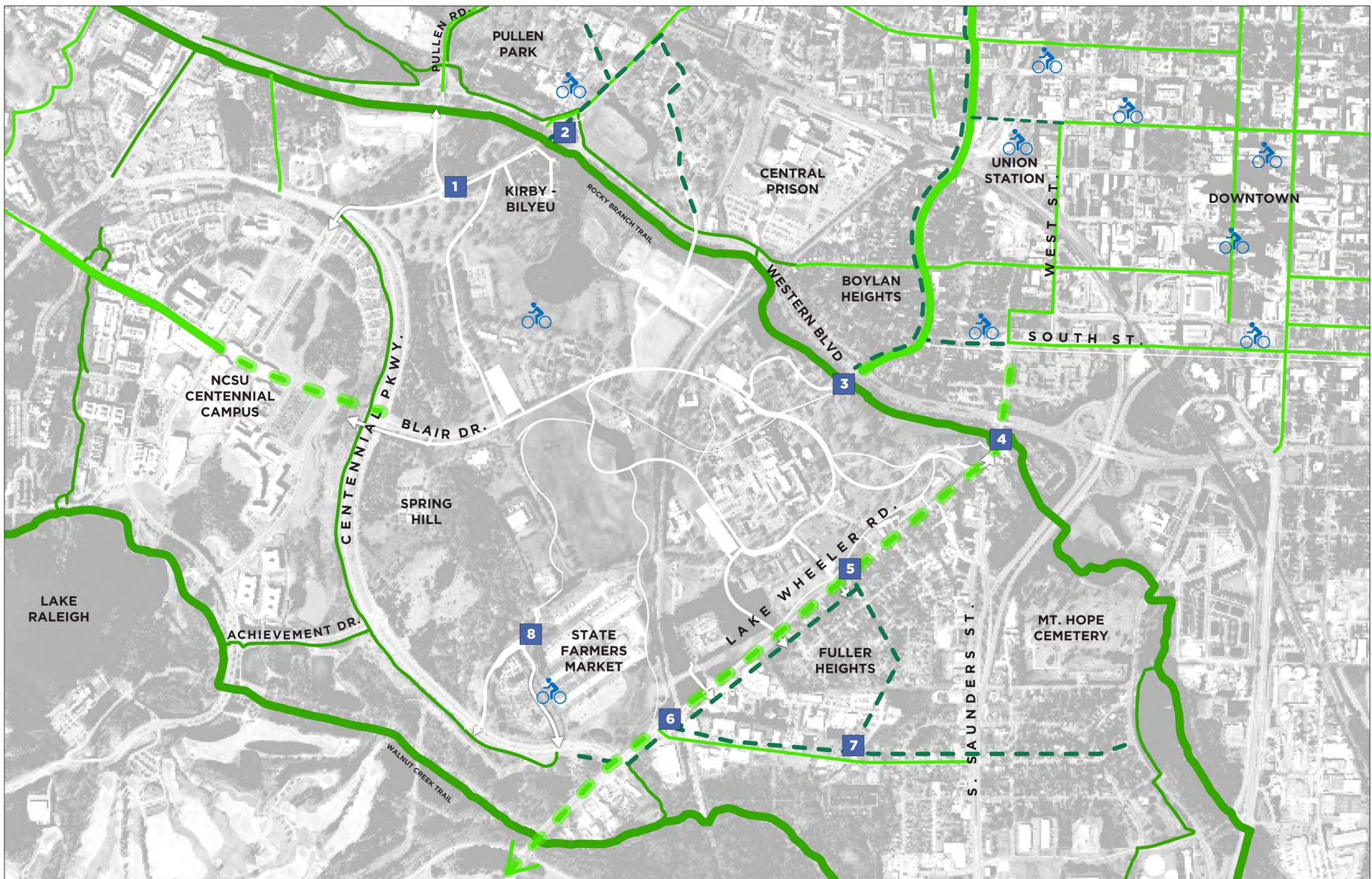
THE PARK AND TRANSPORTATION

QUESTION 1:

What are the 3 biggest advantages of the location of Dix Park?

What are the 3 biggest challenges?

BICYCLE AND PEDESTRIAN NETWORKS



As the network of bicycle paths and sidewalks grows near Dix Park, residents and visitors will be able to easily walk or bike to a number of important destinations. This scale is based on average walking and bicycle speeds. Walking speed is estimated at or 3 miles per hour. Cycling speed is estimated at 12 miles per hour.

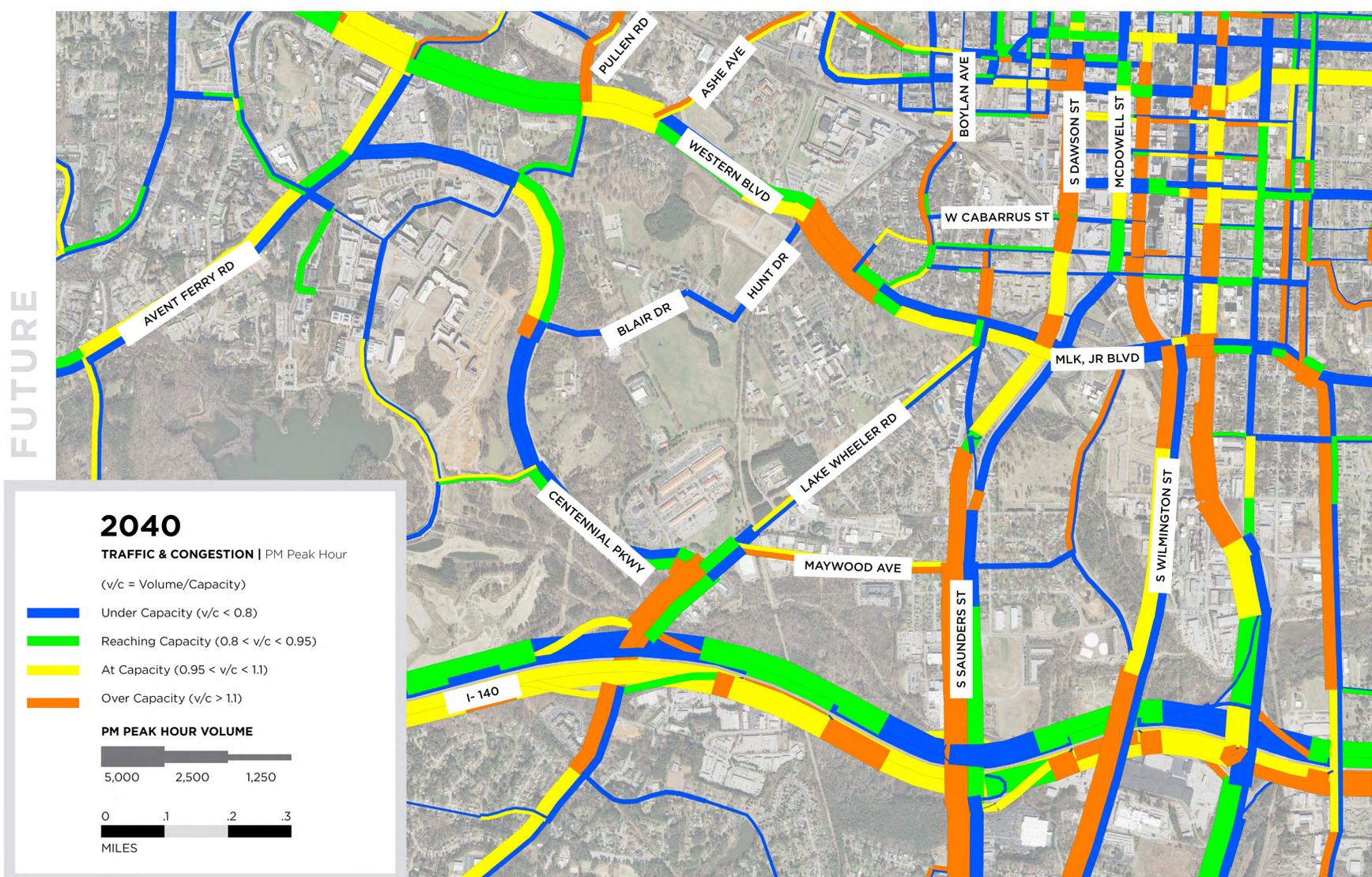
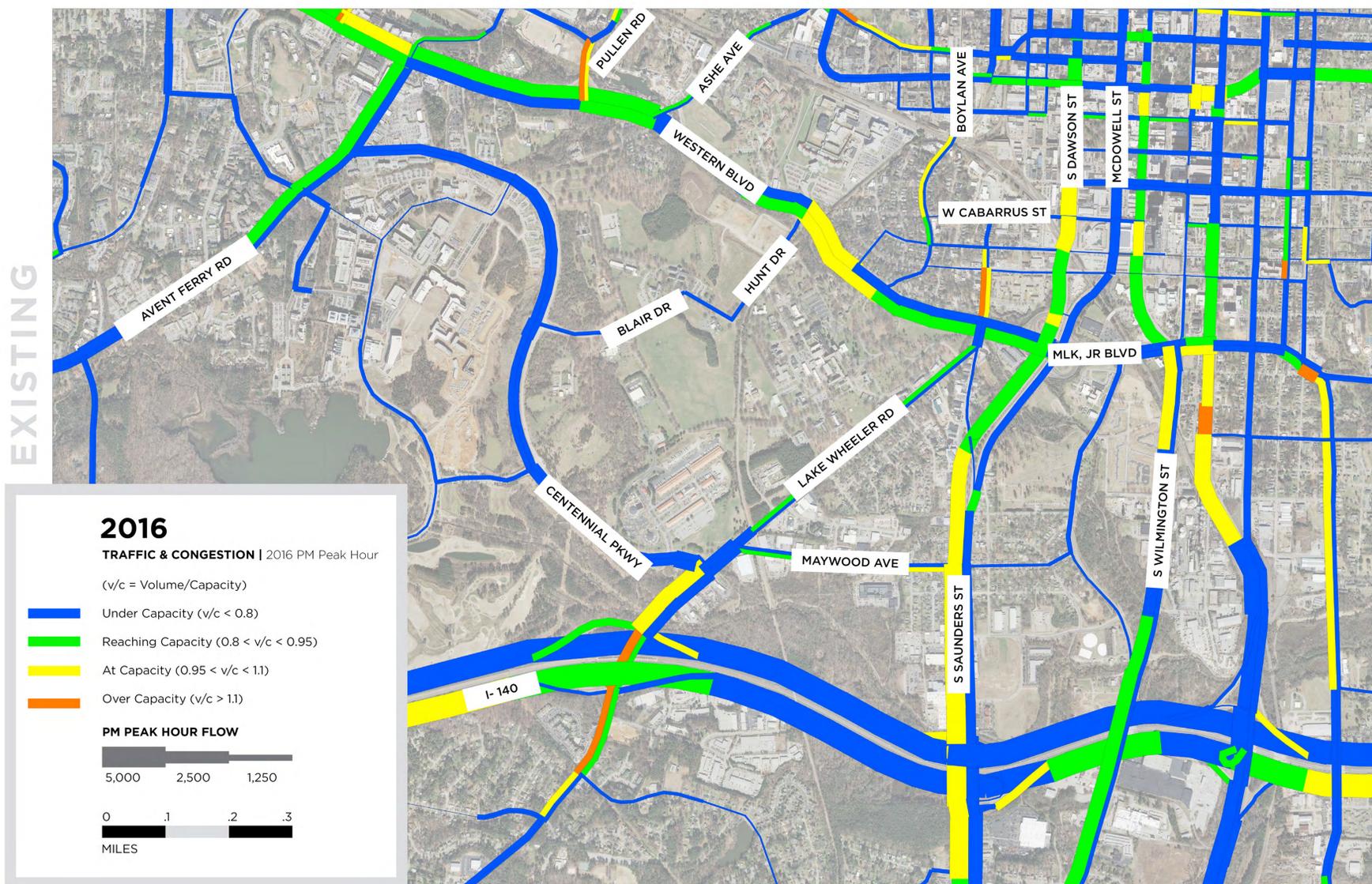
- 1 Connectivity between Centennial Parkway and NCSU:** This area may become an important bicycle and pedestrian route and access point into Dix Park from NCSU. The Holy Name of Jesus Cathedral property provides new connections that connect to the Rocky Branch Greenway Trail. New bicycle and pedestrian accommodations across Western Boulevard should be considered.
- 2 Connectivity between Dix Park and Pullen Park:** This crossing will be important for cyclists and pedestrians of all ages and abilities. The design of Ashe Avenue should be considered for new bicycle and pedestrian crossing accommodations at Western Boulevard.

LEGEND

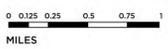
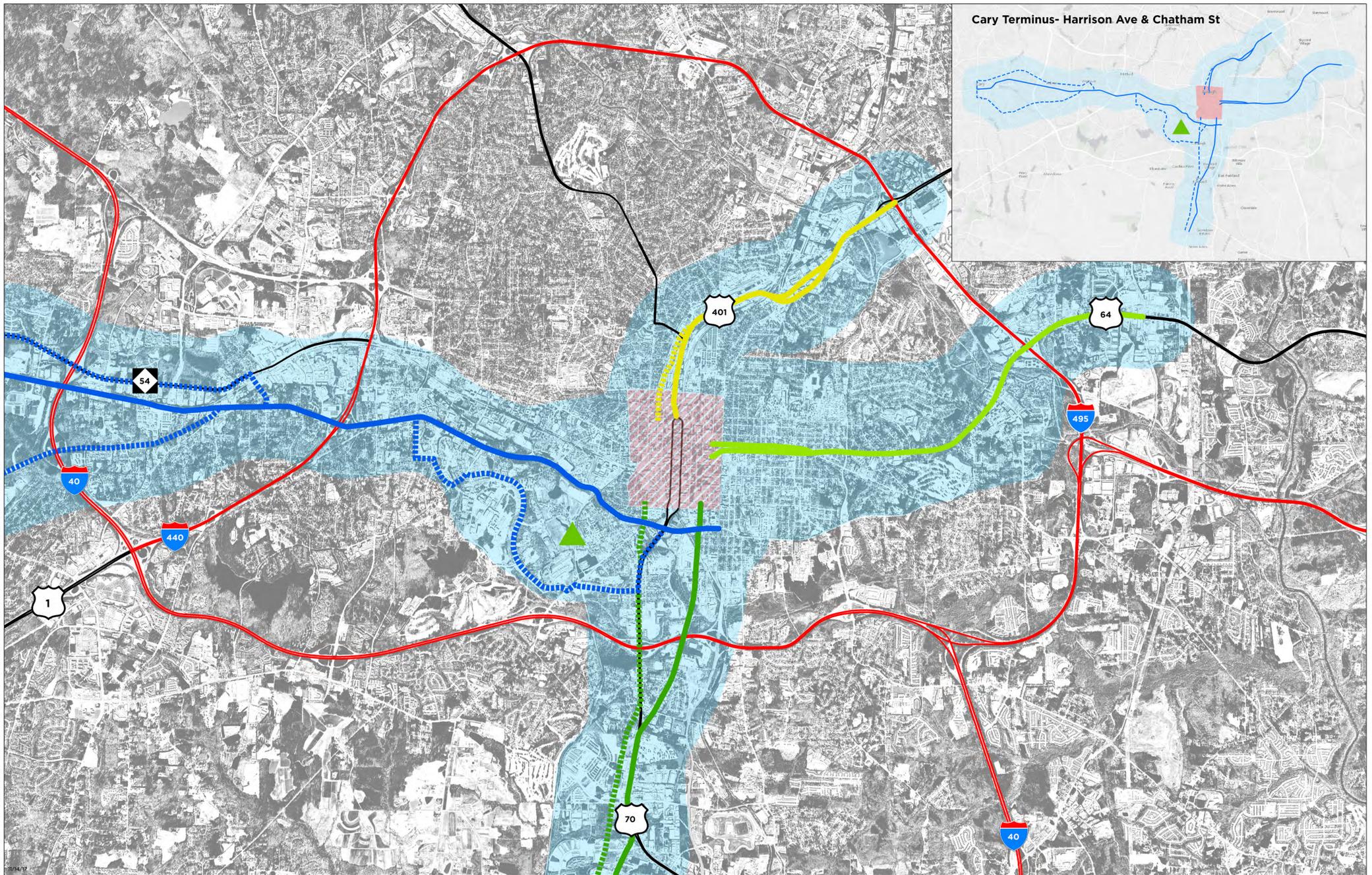
- Off Road Shared Use Path (Existing)
- On Road Bike Lane or Preferred Route (Existing)
- Off Road Shared Use Path or Side-walks (Proposed)
- On Road Bike Lane or Preferred Route (Proposed)
- Potential Bike Share Location

- 3 Cycling Route between Downtown and West Raleigh & Boylan Avenue Entrance:** Cyclists favor Boylan Avenue to access the Dix site today from Downtown Raleigh and destinations further north. Varsity Drive is a preferred commuter cycling route into Centennial Campus from destinations to the west. Improved connectivity along this route is an opportunity the region to access the Dix site on bike. This route should also consider more direct bicycle and pedestrian crossing accommodations along Boylan Avenue at Western Boulevard.
- 4 Lake Wheeler Road as Cycling Route between Downtown and South Raleigh:** Recreational road cyclists favor parts of Lake Wheeler Road, but several intersections and sections of the roadway present hazards to cyclists. The intersection of Lake Wheeler Road and Saunders Street can be improved for safer bicycle and pedestrian crossing. Lake Wheeler Road should include bike lanes (on-road) to better connect road cyclists to Dix park, the State Farmer's Market, and destinations south such as Carolina Pines Park.
- 5 Pedestrian and Bicycle Access to Dix Park along Lake Wheeler Road:** Midway between Centennial Parkway and Western Boulevard, the topography of Lake Wheeler Road presents an opportunity for comfortable access into the Dix site. This access point could connect to a new shared use path on the Dix site, parallel to Lake Wheeler Road.
- 6 Rail Crossing:** The rail crossing along Lake Wheeler Road is a barrier to bicycle and pedestrian connectivity. Accommodations should be made to extend a shared use path along-side Lake Wheeler Road across the rail line, connecting pedestrians and cyclists to the State Farmer's Market.
- 7 Maywood Avenue:** This road is an important bicycle and pedestrian connector between Saunders Street and Centennial Parkway, providing new options for walking or bicycling to the Dix site from neighborhoods along Saunders Street.
- 8 Connection to State Farmer's Market:** Cyclists and pedestrians currently use informal entrances between the Dix Site and the State Farmer's Market to avoid unsafe conditions at the main entrance to the market from Centennial Parkway. This connection could be formalized to improve bicycle and pedestrian access to Dix Park.

TRAFFIC AND CONGESTION



WAKE COUNTY BUS RAPID TRANSIT PLANS

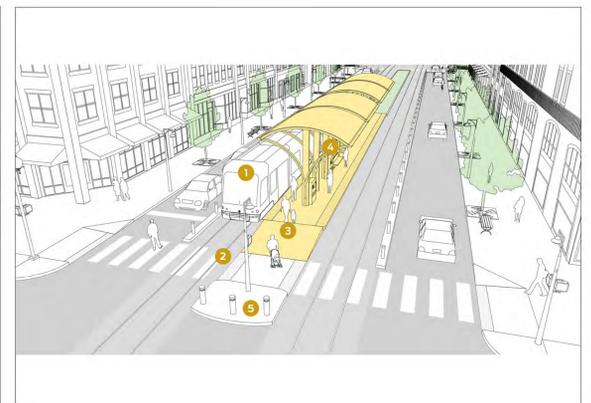


LEGEND

- Western Blvd-Chatham St Corridor
- Centennial Pkwy Alternative
- S. Wilmington Corridor
- S. Saunders Alternative
- New Bern Ave Corridor
- Capital Blvd Corridor
- Downtown Mobility & Transportation Options Plan Boundary
- Dorothea Dix Park

Wake County BRT MIS Study Area: Area including alternatives being considered in the Wake County Transit Bus Rapid Transit (BRT) Major Investment Study (MIS) the Western Blvd-Chatham St corridor. *Blue shaded area.*

Downtown Mobility & Transportation Options Plan Boundary: City of Raleigh Downtown Mobility and Transportation Operations Plan (DMTOP) will determine preferred BRT routes in/out of Downtown as part of a comprehensive plan integrating transit, bicycle, pedestrian, and automobile modes.



While no decisions have been made regarding the type or locations of stops, or even final routes for Bus Rapid Transit (BRT), these illustrations depict some types of stops possible with various BRT configurations.

Source: NACTO Transit Street Design Guide

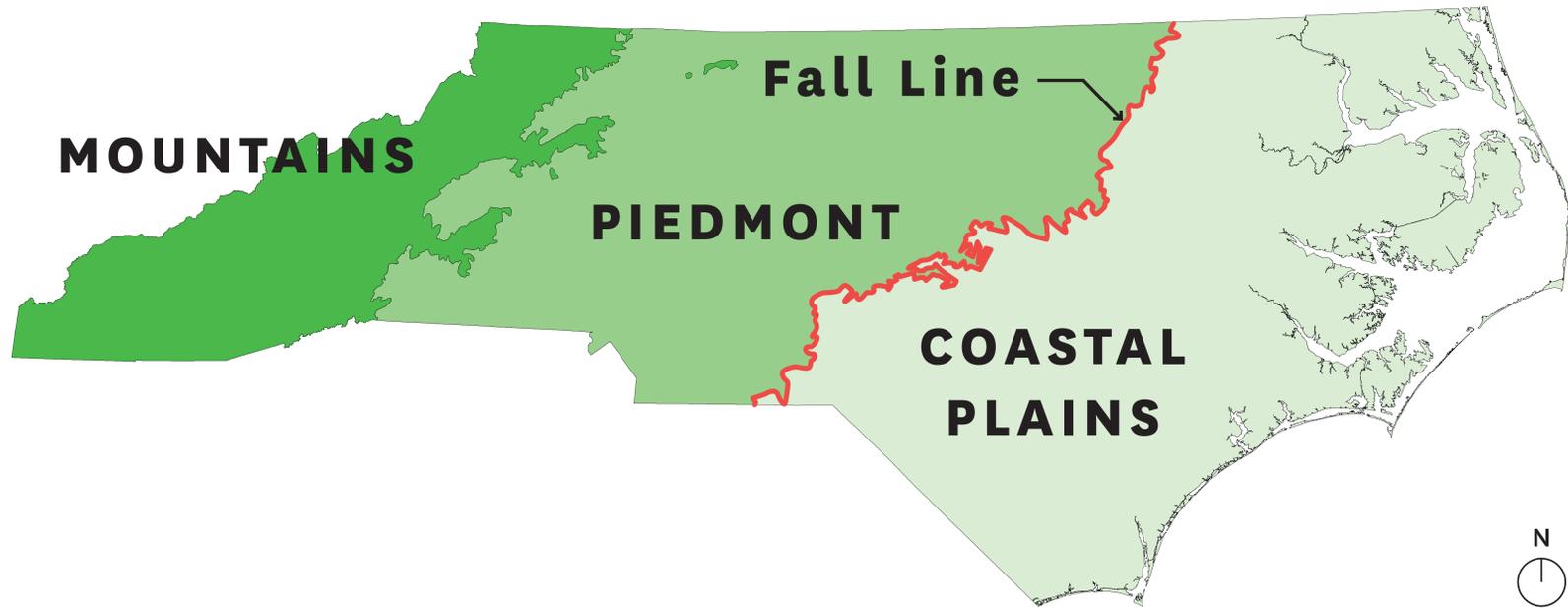
THE PARK AND THE REGION

QUESTION 2:

IMAGINE 20 YEARS FROM NOW...

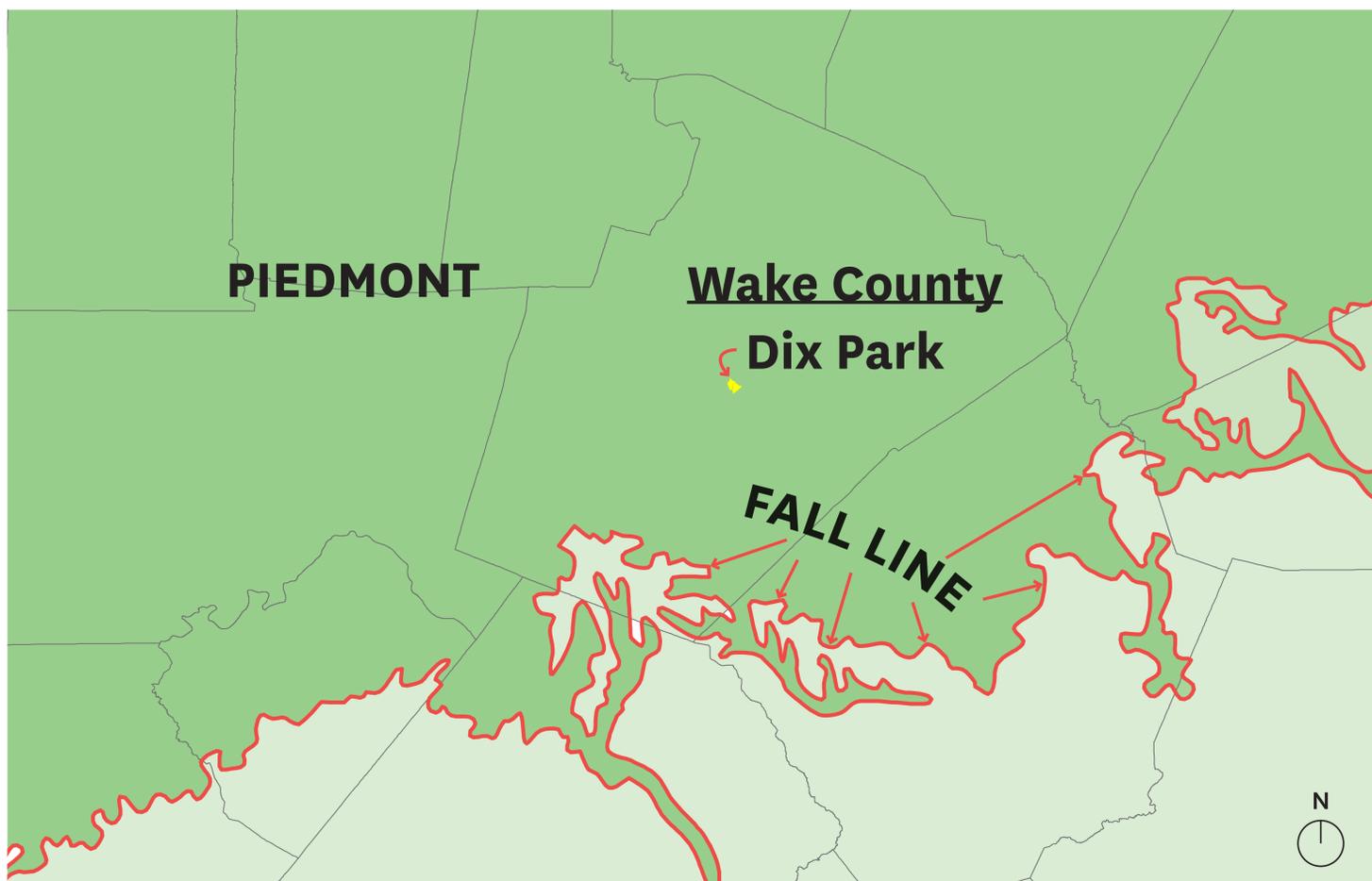


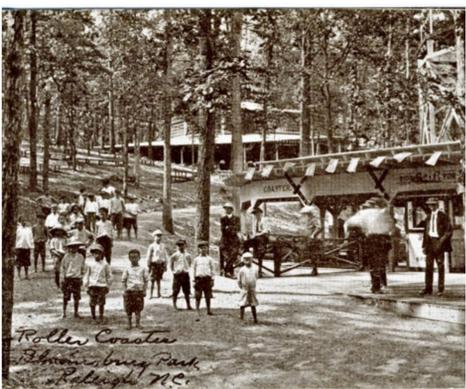
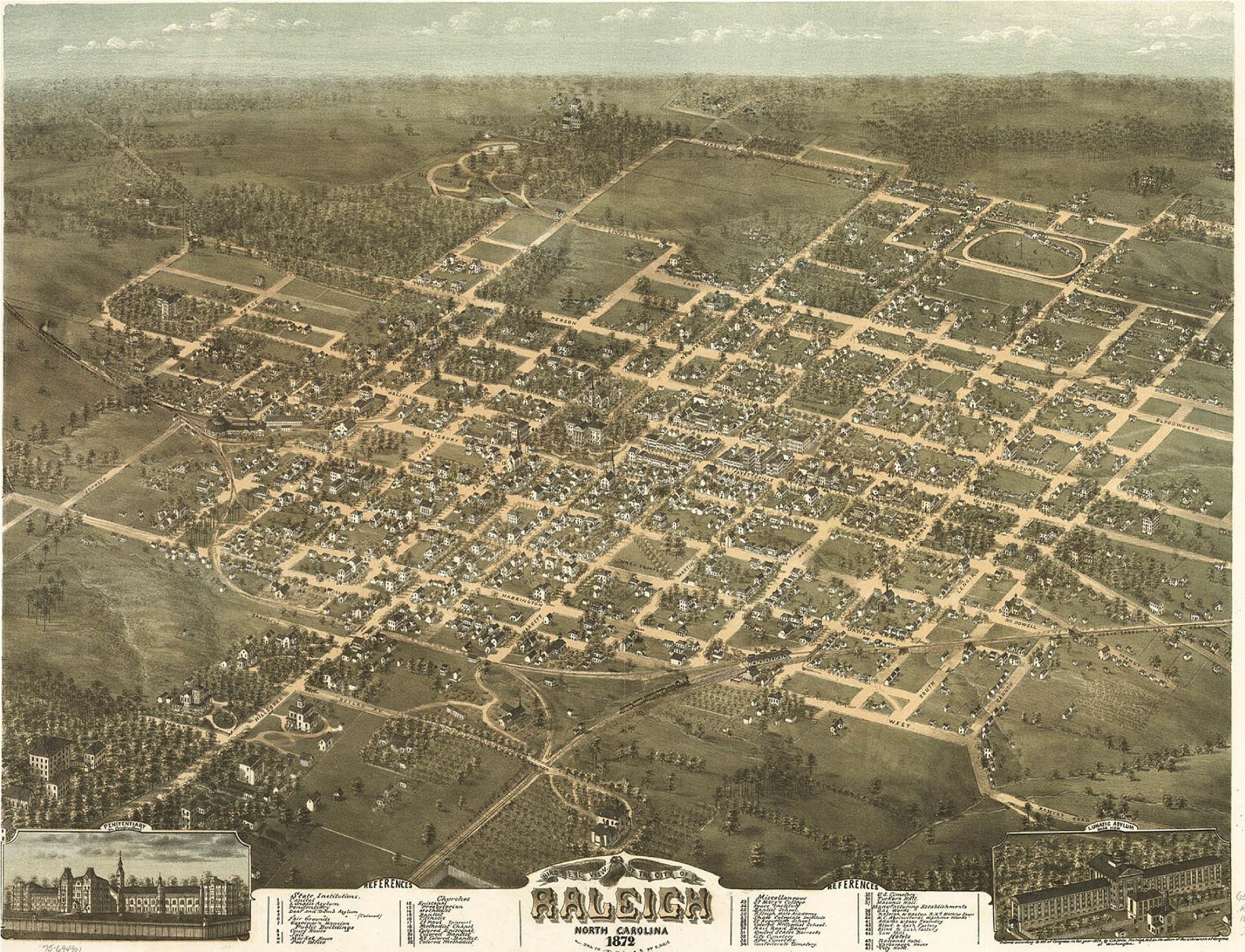
What aspects of Raleigh's public life do you hope stay the same? What do you want to see improved?



MOUNTAINS ————— PIEDMONT ————— FALL LINE ————— COASTAL PLAINS

The Fall Line is the geological edge where two 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.





Roller coaster at Bloomsburg Park, c. 1911



Pullen Park Train, c. 2017



Greenway Gazebo, c. 1993



St. Agnes Ruin, c. 2017



Cattle on Dix property, C. 1941



Rocky Branch Creek, c. 1993



Agricultural worker on Dix property, c. 1940



Lima bean field on Dix property, c. 1940

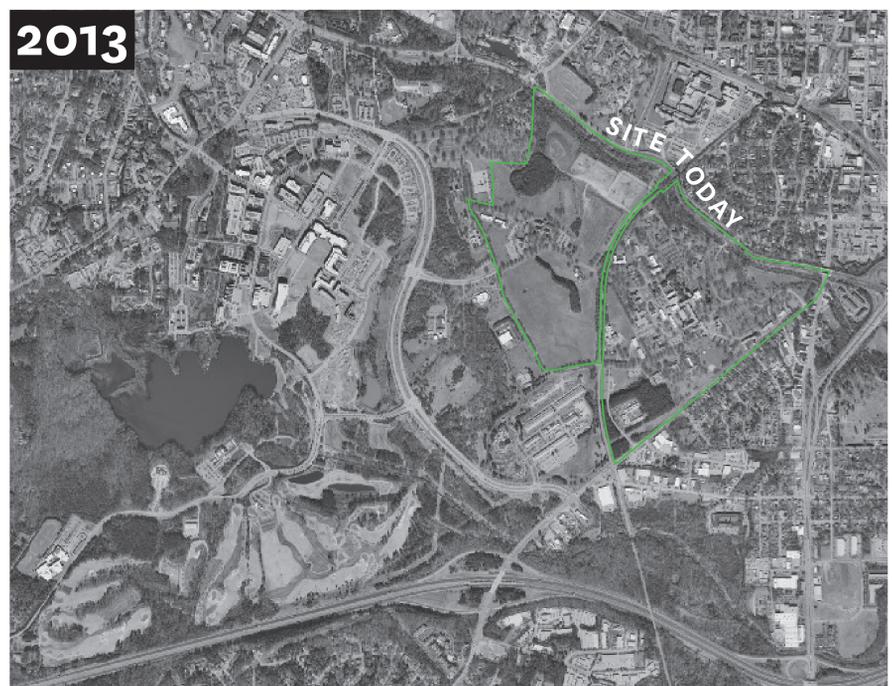
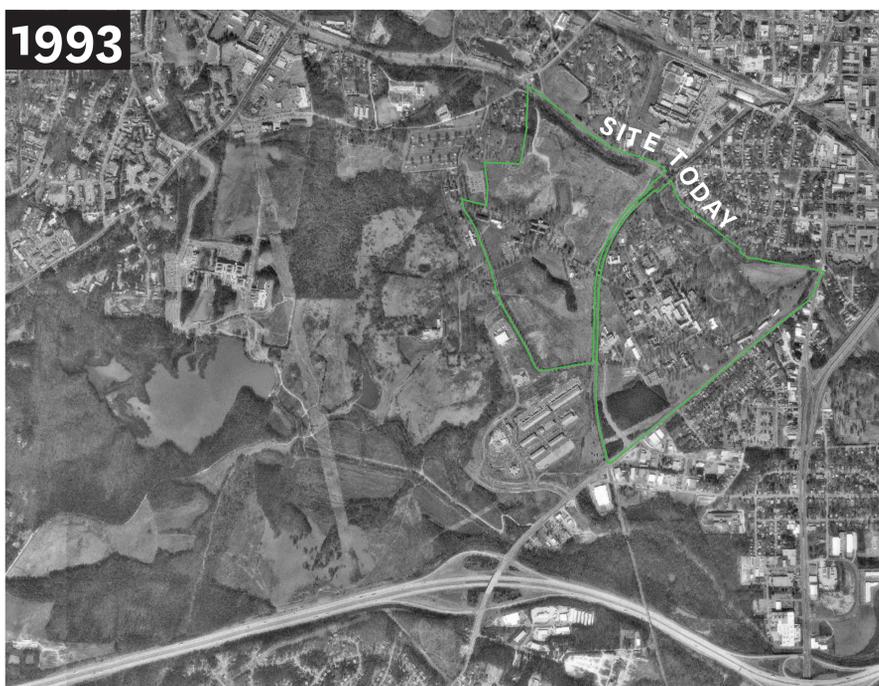
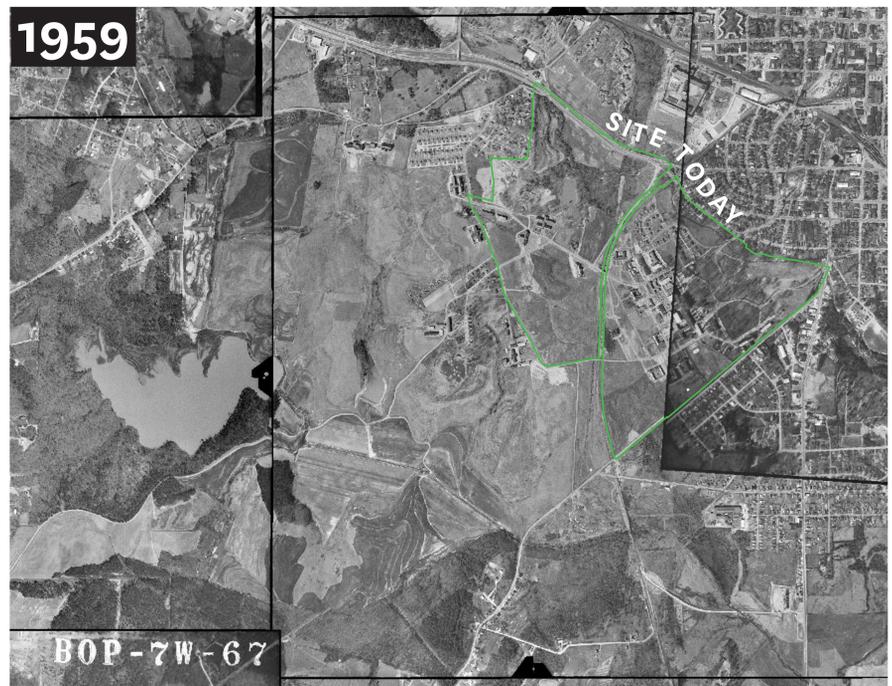
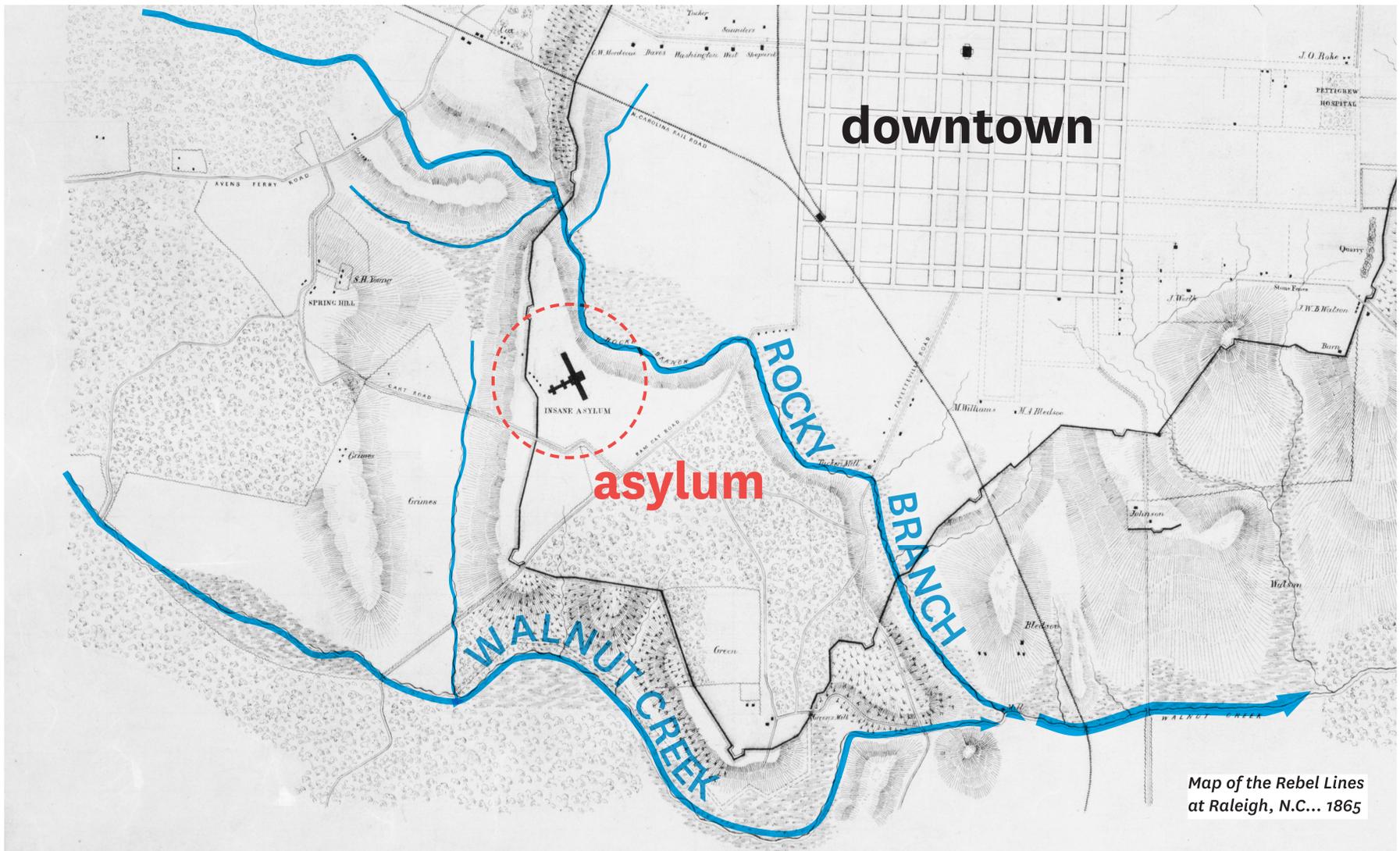
THE PARK AND THE SITE

QUESTION 3:

IN RALEIGH OR THE REGION...

Where do you go to enjoy water in the landscape?





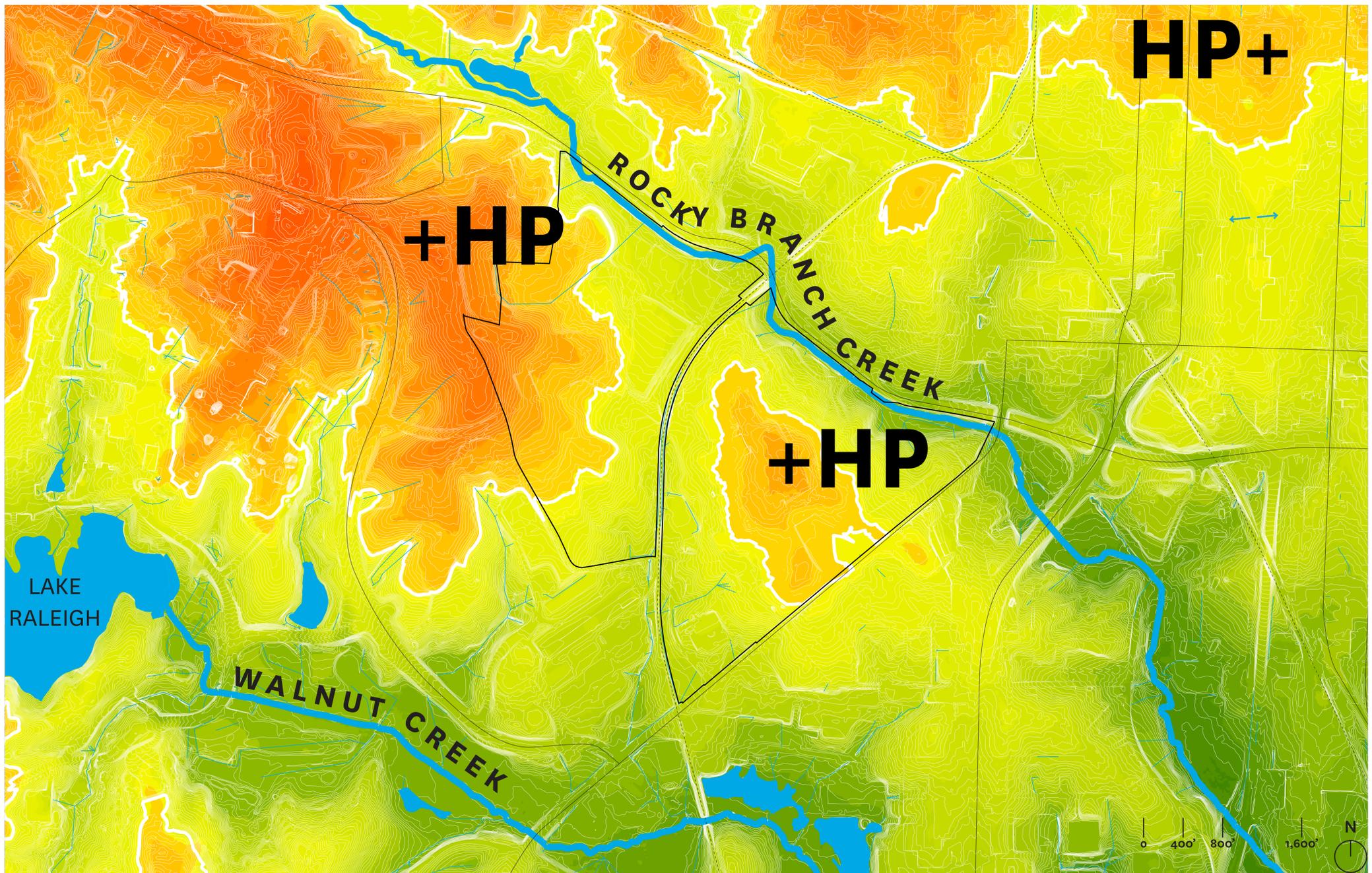
Stormwater pipes on site:



erosion damage at stream bank

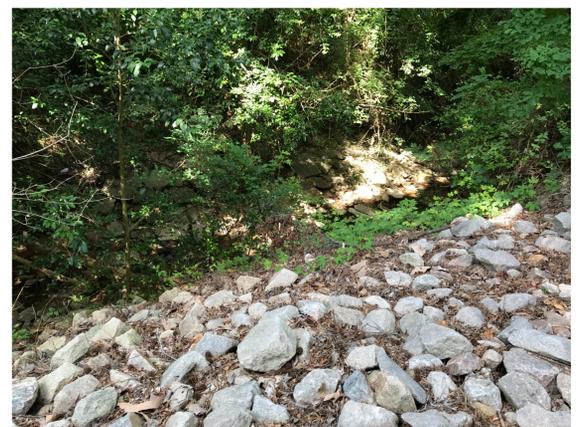
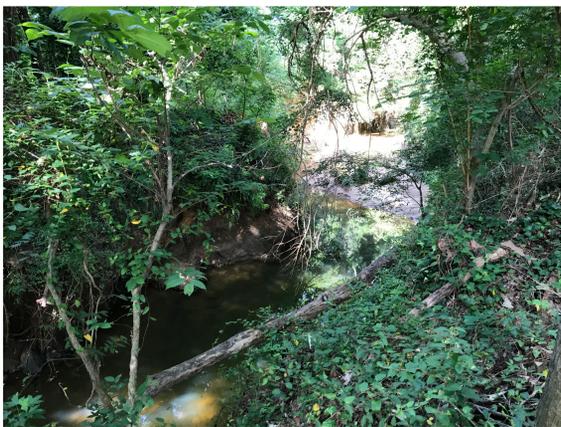


stormwater flows through pipes and culverts



+HP = HIGH POINT

Rocky Branch Creek Conditions



THE PARK AND ITS BUILDINGS

QUESTION 4:

What are some effective ways that local history is shared and commemorated?

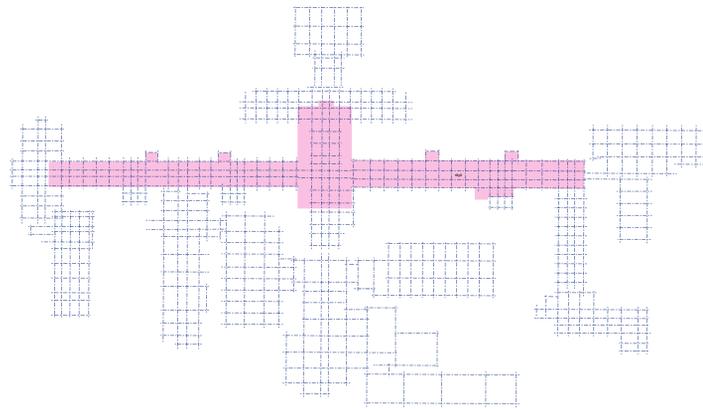




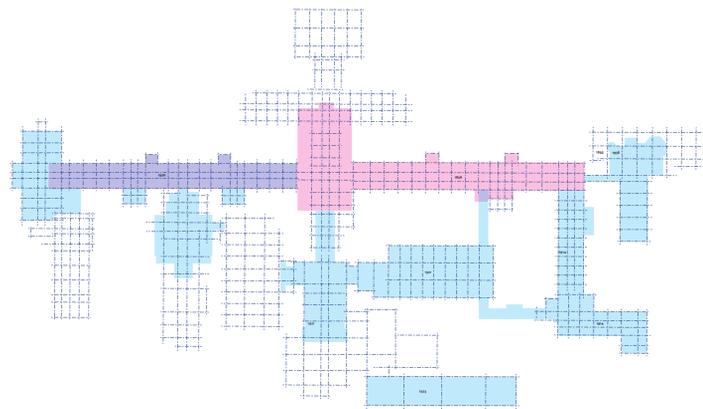


North Carolina Hospital for the Insane Sketch Elevation
Alexander Jackson Davis Architectural Drawing Collection (1827-1884)

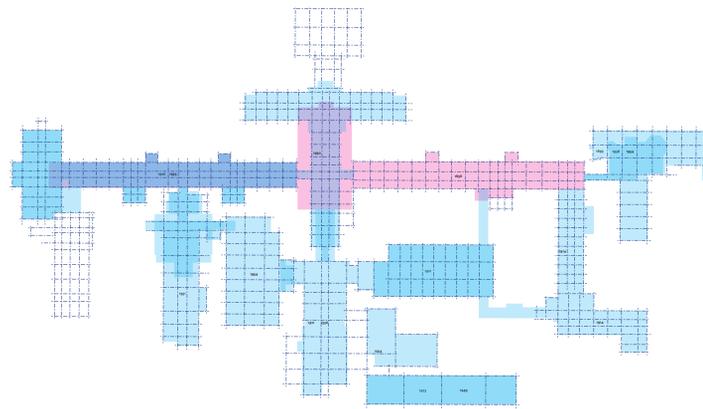
**Late 1890s:
AJ Davis
Hilltop Building**



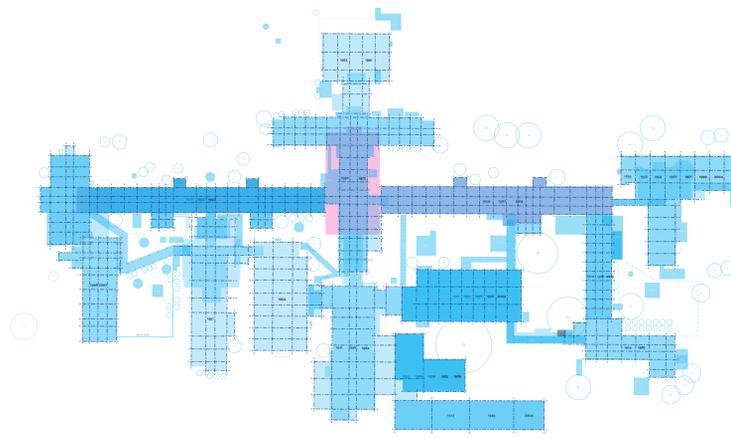
**1939:
Post-Fire Renovations
and Additions**

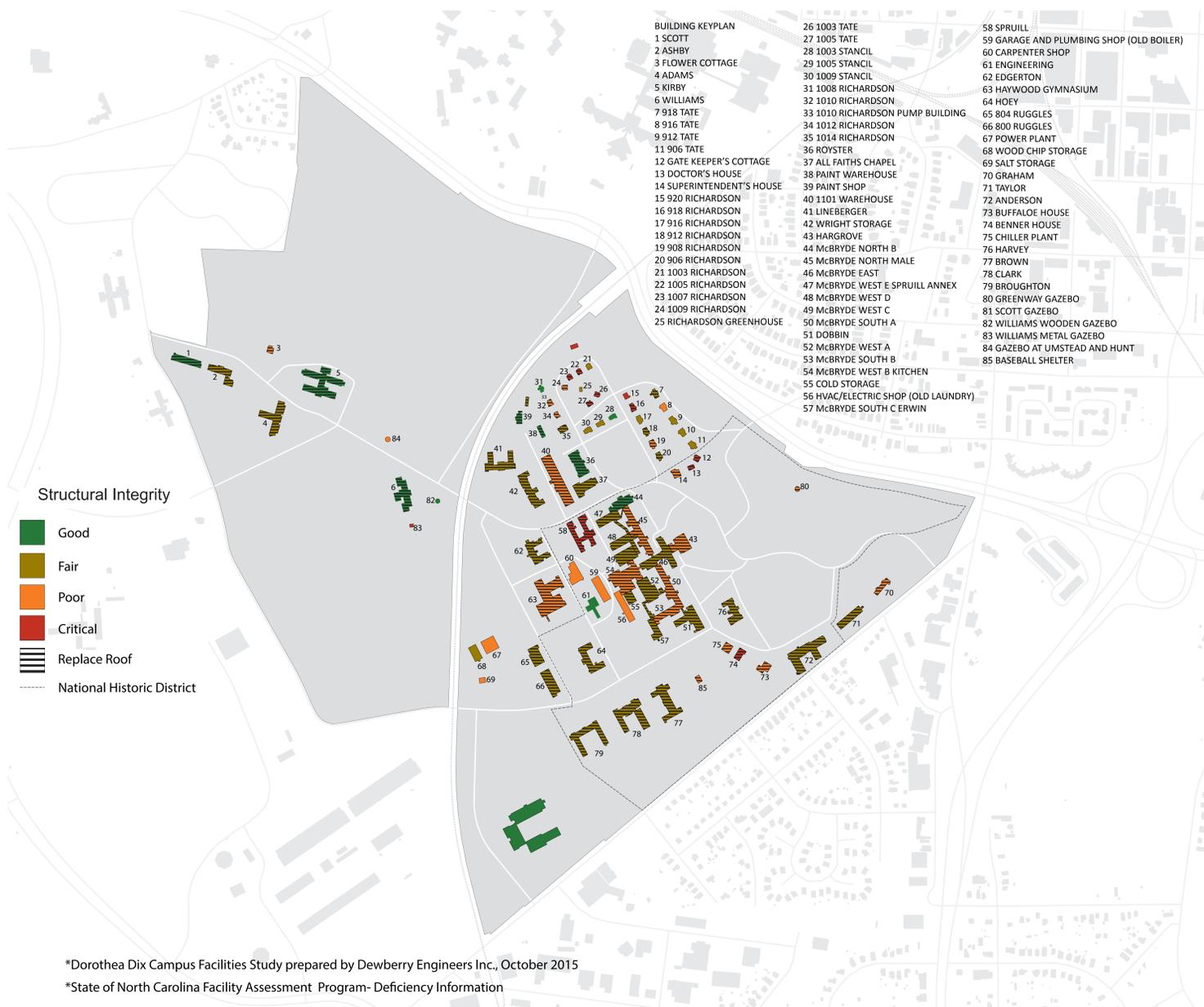


**1959:
Advent of the
Modern Hospital**



**2013:
Last Documented
Renovation/Addition**





QUESTION 5:

*What parks have you visited
that stand out in your mind?*

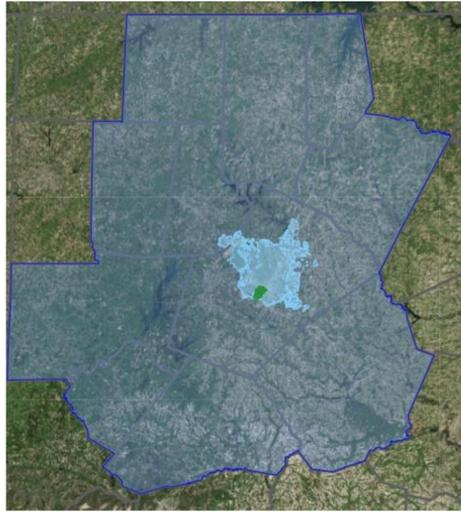
+

*How are those parks
maintained and run?*

DOROTHEA DIX PARK, RALEIGH, and the REGION

Dix Park is located in the heart of **one of the fastest growing regions in the country**. Real estate market values are rising, and new residences and offices are opening in Downtown. The restoration and re-imagination of Dix Park will take place in this context: Dix Park can be an amenity serving all of the constituencies driving Raleigh's growth, thereby supporting further growth.

Demographics



Raleigh-Durham-Chapel Hill

- Population: 2.2M
- +13% population ('10-'16)
- 66% of households are families
- \$63K median household income

City of Raleigh

- Population: 460K
- +14% population ('10-'16)
- 56% of households are families
- \$64K median household income

Source: U.S. Census, American Community Survey

Tourism

In the past decade, **visitation to Raleigh and the region has risen significantly** and continues to grow. That growing demand, largely from business visitors, has spurred hotel development in Downtown Raleigh.

15.6M

Visitors to Wake County (2016)

\$2.4B

In visitor spending in Wake County (2016)

30%

Increase in visitation to Downtown Raleigh ('05-'15)

1K

Hotel rooms under construction or planned for Downtown Raleigh (2017)

Source: Downtown Raleigh Alliance, Greater Raleigh Convention and Visitors Bureau

Multifamily and Office Real Estate Market

The market has responded to population growth with both **increased development and rising rents** throughout the city. The number of Class A multifamily buildings in Raleigh has more than doubled in the past five years, with asking rents for a Class A unit averaging \$1,200 in 2016.

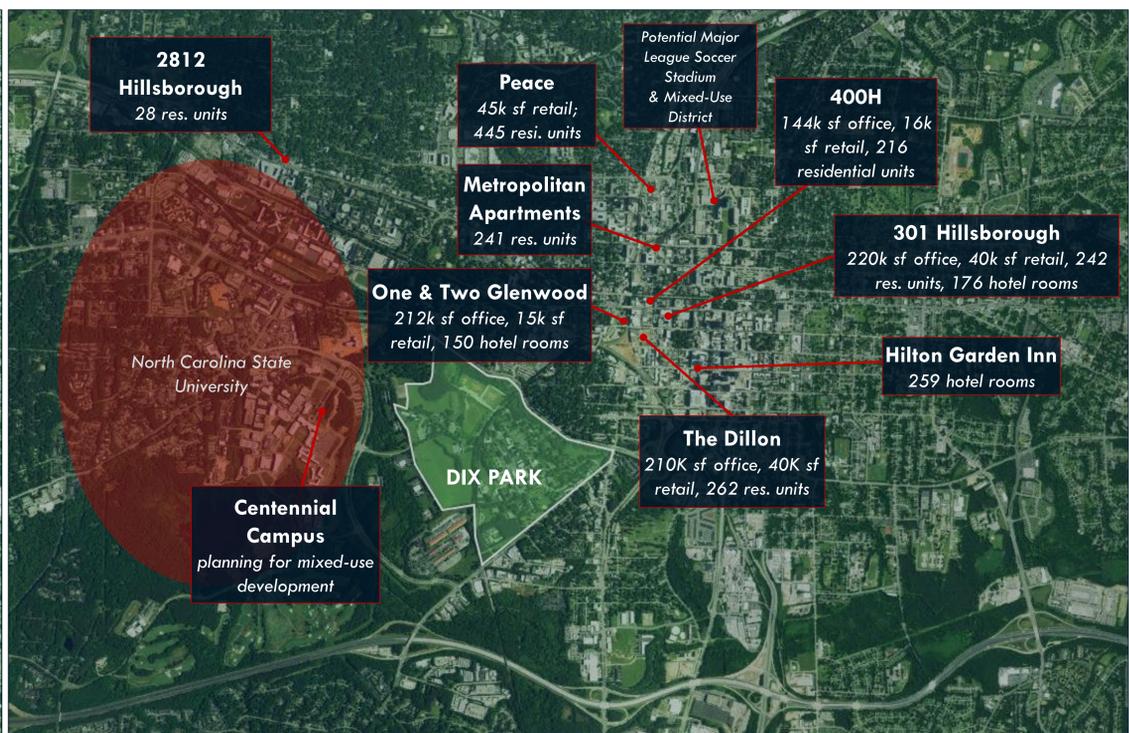
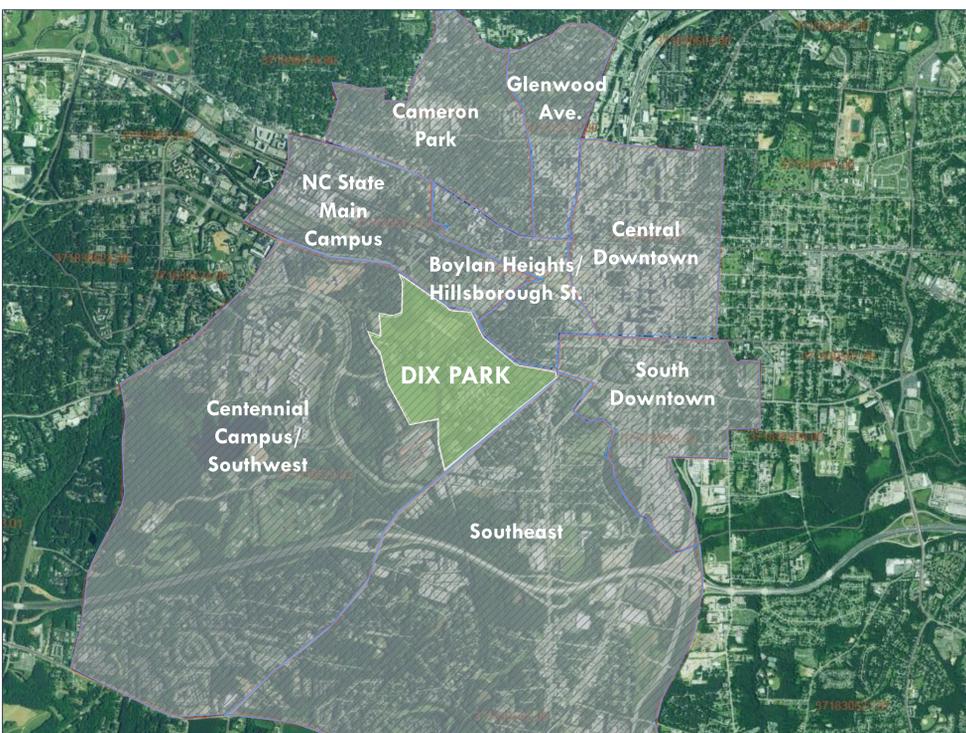


1,300 units Class A under construction (2016)	1,500 units 12-month net absorption	1.5M SF Class A under construction (2016)	540K SF 12-month net absorption
---	---	---	---

Source: CoStar

DIX PARK IN CONTEXT: THE SURROUNDING NEIGHBORHOODS

The neighborhoods around Dix Park are home to a diverse population of families, young professionals, and long-time residents. While some of the surrounding neighborhoods are affluent relative to regional and citywide averages, others are lower income. Lower income neighborhoods are both those in which students predominate and family neighborhoods. Planned developments, concentrated in Central Downtown, will add new residents in the next few years. Dix Park, envisioned as the city's signature park, represents **an opportunity to develop inclusive programming and design welcoming places** for Raleigh's diverse communities, across income-levels and age groups.



	Total, All Census Tracts	Central Downtown	Glenwood Avenue	South Downtown	Boylan Heights/Hillsborough St.	NC State Main Campus	Cameron Park	Centennial Campus/Southwest	Southeast
Population	40K	3.6K	2.6K	2.9K	2.3K	4.3K	3.9K	7.7K	8.9K
% Family Households	37%	29%	22%	58%	26%	7%	26%	34%	56%
Median Household Income	\$38K	\$51K	\$40K	\$17K	\$41K	\$22K	\$45K	\$37K	\$36K
% Households w/ Non-English Language Spoken at Home	13%	13%	5%	5%	5%	5%	7%	10%	29%

Source: U.S. Census American Community Survey 2015 5-Year Estimates

FUNDING OPTIONS for PARKS

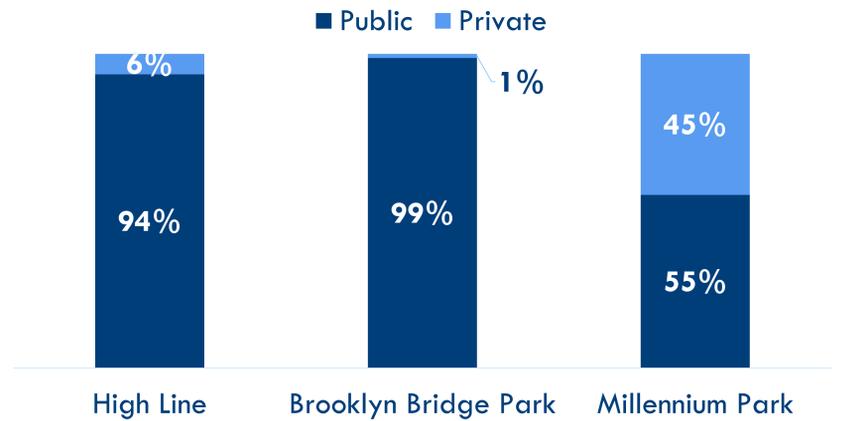
Parks rely on different funding sources to varying degrees to fund their operations, dependent on local context.

CAPITAL

Capital costs support long-term investment and are incurred to build projects with a useful life of ten or more years (often, many more years). Capital costs associated with parks include land acquisition and development of land to support programming, such as creating new access points, park facilities, and infrastructure.

PUBLIC FUNDING		PRIVATE
Long-Term Debt Financing (Bonds)	Historic Tax Credit (Taxes)	Philanthropy (Donations, naming rights)
Special Assessments (Taxes)	General Obligation Bonds (Bonds)	Corporate Sponsorship (Naming rights)
Development Fees (Fees)	Federal & State (Grants, loans)	

Capital Funding Sources – Public vs. Private



OPERATIONS & MAINTENANCE

A revitalized Dix Park will create physical spaces with the potential to generate revenues that contribute to funding operations and maintenance costs. Programming is important for year-round activation and vitality, as well as the economic viability of the space.

EARNED INCOME

- Rental Fees
- Concession Sales
- Parking Fees
- Lease Revenue

CONTRIBUTED INCOME

- Donations
- Membership Programs
- Grants
- Corporate Sponsorship

PUBLIC FUNDING

- Municipal, County, State, and Federal Support

VALUE CAPTURE

- Value increment on new and existing development
- Ground rent
- PILOT

PARK EXAMPLES

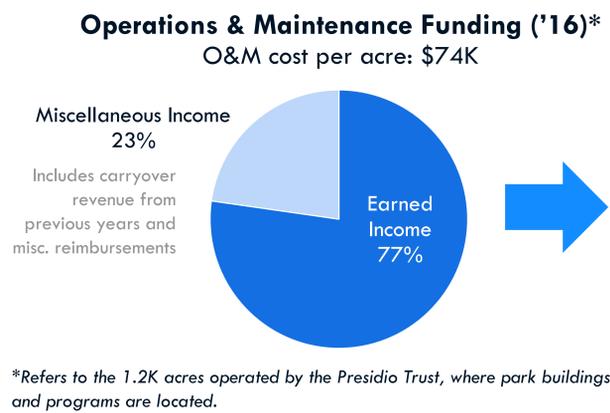
Signature parks across the country leverage a variety of funding sources to support the sustainability of their operations and maintenance.

THE PRESIDIO, San Francisco, CA (1,500 Acres)

- 300 acres of coastline managed by the National Park Service
- 1.2K acres managed by the Presidio Trust

Distinguishing Features

- 42-acre Public Health Service District (mixed-use) that reimagines a former marine hospital
- Picnic and overlook areas
- Hotel and restaurant
- Presidio Golf Course



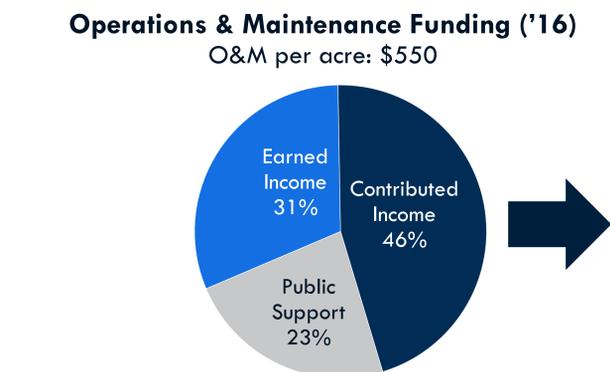
Conversion of historic structures into leasable real estate

SHELBY FARMS PARK, Memphis, TN (4,500 acres)

- Operated by the Shelby Farms Park Conservancy

Distinguishing Features

- Guided hikes
- Horseback rides
- Bike and boat rentals
- Restaurants
- Art and fitness classes
- Adventure course



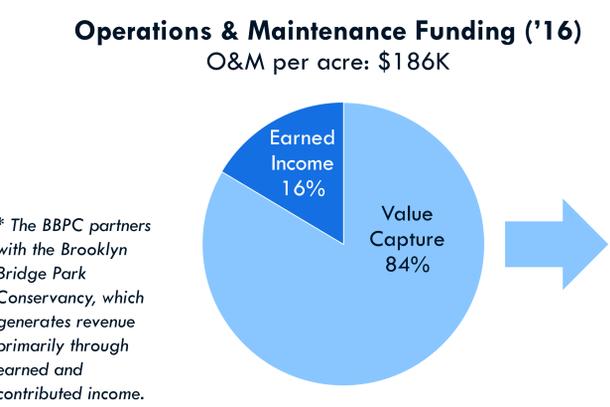
Membership program, corporate sponsors, Adopt-a-Tree, Adopt-a-Buffer, Name-a-bench programs

BROOKLYN BRIDGE PARK, Brooklyn, NYC (84 acres)

- Operated by the Brooklyn Bridge Park Corporation*

Distinguishing Features

- Sports fields and pools
- Restaurants
- Art and cultural events, including movie screenings, book readings, and concerts
- Environmental education center
- Dog runs



New development surrounding the park, like 1 Hotel Brooklyn Bridge, contributes assessed fees through a PILOT program

THE PARK AND ITS PROGRAM

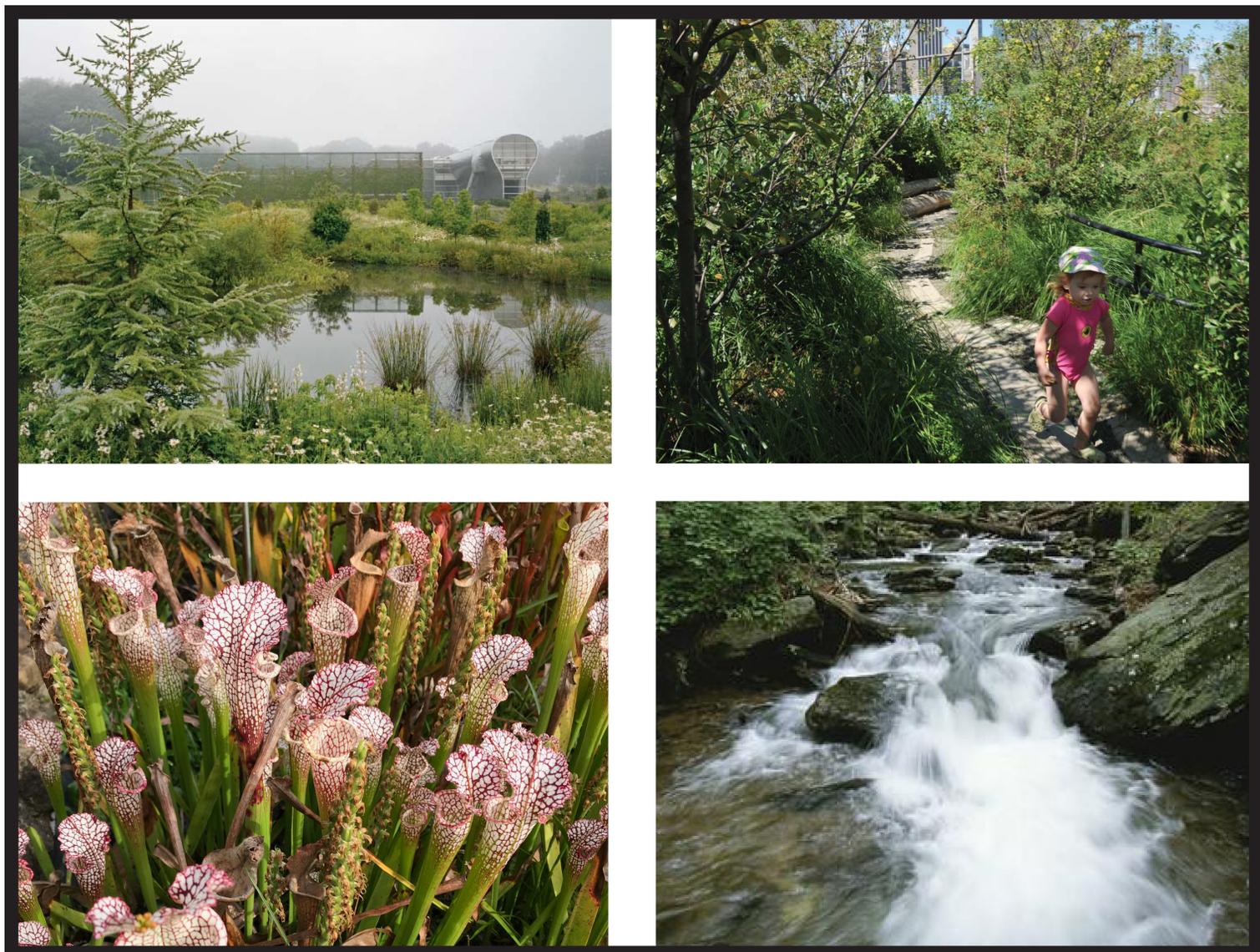
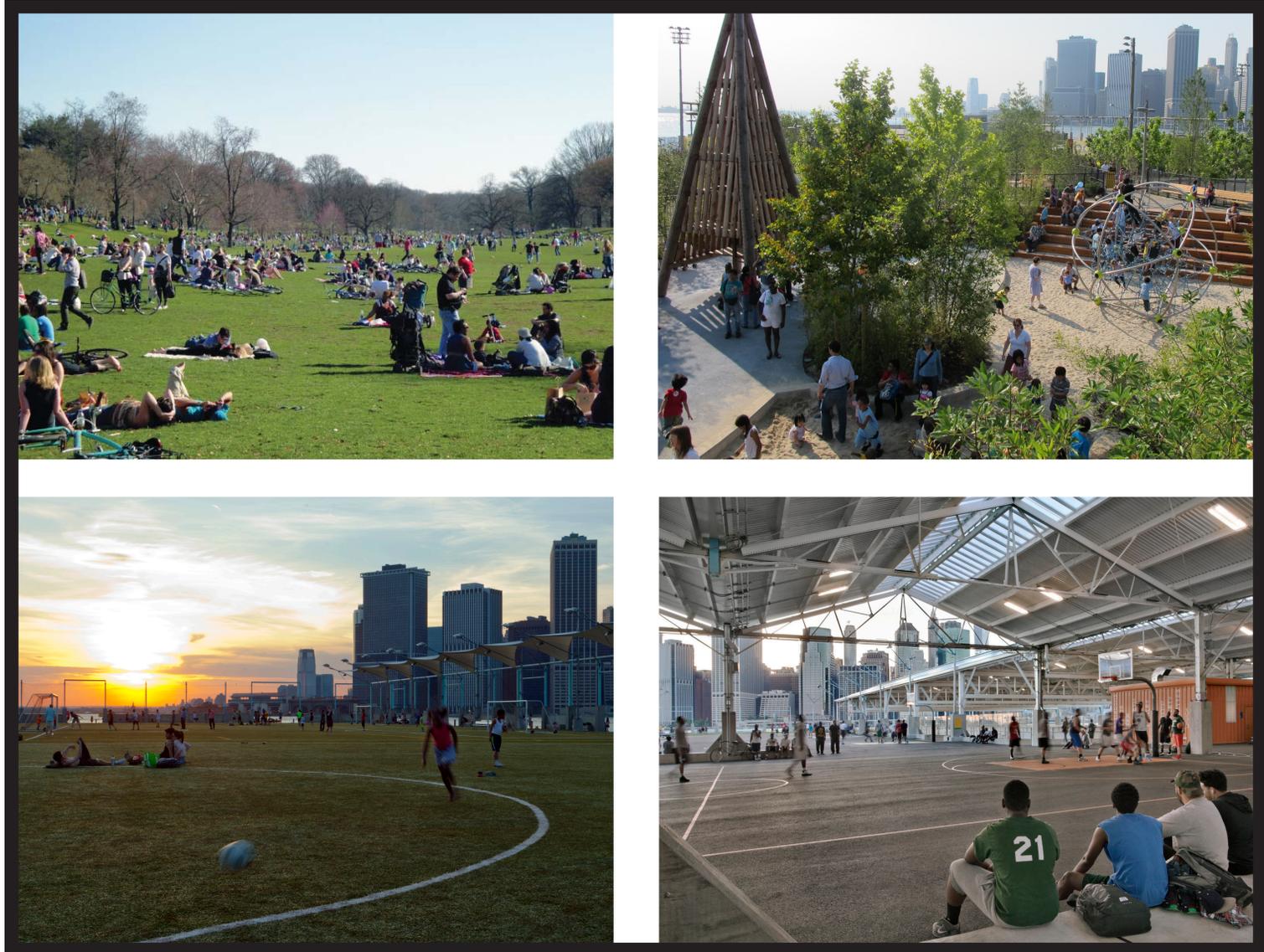
QUESTION 6:

What is your favorite outdoor place - built or natural - in Raleigh?

+

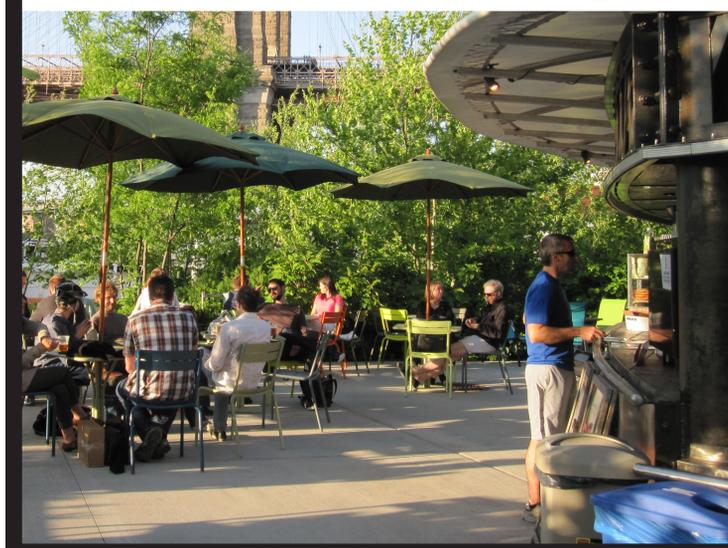
What is a local place you feel emotionally connected to?

CIVIC



NATURAL

BOUNDLESS



URBAN