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INC**

MEETING MINUTES / 3 PAGES/ SHARED ELECTRONICALLY

Project: Dorothea Dix Park Master Plan
Date: Tuesday May 15, 2018; 6 PM- 8 PM
Meeting: Master Plan Advisory Committee
Notes prepared by: Michel Van Valkenburgh Associates, Inc. (MVVA)
Participants: Dix Park Advisory Committee
City of Raleigh staff
MVVA: Michael Van Valkenburgh, Matt Urbanski, Gullivar Shepard, Adrienne Heflich, Austin Javellana

PURPOSE: Gullivar Shepard, MVVA presented planning team recommendations related to the Park & its Buildings topic. MPAC member input was requested in order for MVVA to revise and refine Park & its Buildings materials before 6/13 Community Meeting. Content included: Building Removal, Building Reuse and Preservation, and an Urban Framework for the Hilltop Campus with opportunities for new unique Indoor and Outdoor Public Spaces.

MPAC FEEDBACK:

(1) Group Consensus Items:

- a. Revenue generation/funding models for the park must be directly spoken to when presenting recommendations about buildings. It is something citizens will be interested in and will have many questions about.
- b. Mix of uses/program inside buildings is a good thing

(2) Specific presentation comments:

- a. Need to include affordable hotel options at the site
- b. Need to include reference to the full site (not just hill top) throughout, to help orient audience
- c. Need to add some references/precedents to buildings that generate revenue for the park to explain the idea
 - i. Include scale, capital and O&M cost comparisons

- d. Differing opinions on reconstruction of Davis center pavilion
 - i. Recommends a shaded area at Center Pavilion; a place where one could look up and possibly occupy the upper levels; reconstruct roof, cupola, pediment of Davis structure (Myrick)
 - ii. Negative reaction to MVVA recommendation of Davis center pavilion structure as is – unclear meaning to current and future generations
- e. Comments on urban design
 - i. Would be helpful to understand the square footages/dimensions of hilltop spaces (Joe)
 - 1. Also, need to use scale comparisons to Raleigh spaces
 - ii. Support expressed for MVVA urban design ideas showed (Dan)
 - 1. Thinks hilltop would attract world class invest IF it was designated as a special zone
 - a. Designate > 25% for civic use
 - 2. Recommend doing 1 big offering for areas inside the loop – potential to generate all of the revenue that the park needs
 - 3. Opportunity to do exceptional contemporary architecture
 - a. Pearl district in San Antonio -- Wake Flato bldg.
 - 4. Moving forward, could generate a zoning model to shape the park
- f. Comments on equity and inclusion
 - i. Question from MPAC: how can we compel developer to be community minded, contribute positively to public space? (Jackie)
 - 1. MVVA initial response – vocational training requirement for contractors; require certain # of public use days of facilities as a part of agreement to develop
 - ii. Concern and perception of African American community, shared by many – that park buildings will be used for luxury, expensive programs such as a hotel that are not accessible to all; park effort needs to be clear and transparent about how revenue generated is used (Walter)
- g. Comments on revenue generation
 - i. It's not just generating revenue – **it also offsetting public investment** (Myrick)
 - ii. Revenue generation should figure more prominently in MVVA materials - principles and strategies (Ashton)
 - iii. Challenge preferred assumption that the park is supported through “not my tax dollars”
 - iv. Kate's summation: be clear with the message– we are first creating a public park with public benefit. Civic spaces open to everyone. How we do that is by using site buildings as potential revenue generation sources.
 - v. Sean summation: 100% of this work is for public benefit; These are ideas and recommendations, not decisions

- h. Comments on program
 - i. Community needs more information to support understanding of how to pair building with the right use, right tenant and fulfill the goals for the park/city (Bill K)
 - ii. Has heard interest in using Lake Wheeler road bldgs. as bed and breakfast (Myrick)
 - iii. Important to attract developers who do renovations (as opposed to those who do new construction); renovation developers would understand value/potential of putting different uses in close proximity – ie, might have luxury hotel and non-profit artist studios in the same buildings. (Myrick)
 - iv. Support for family reunion program and support spaces – thinks it would be popular (Sarah)

End of Notes
