

April 2018

Dorothea Dix Park Master Plan Status Report

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Summary of Activities and Work Completed

The MVVA team's work in April focused on the cultural landscapes of Dix Park as well as Master Plan themes the Park and its Buildings, the Park and its Partners. This work will be presented to the public on Wednesday June 13th at Community Meeting #3.

Cultural Landscapes and Site History:

- On April 12th in Raleigh, sub-consultant Suzanne Turner of Suzanne Turner Associates presented her team's research and advocated for the value and preservation of Dix Park's cultural landscapes:
 - "Preservation is a civic responsibility: to help communities gain a sense of ownership over landscapes so they become stewards, and to reveal, understand, and honor multiple stories and experiences, including marginalized histories."
 - STA's presentation as well as lecture notes and Q and A exchange are here (*ATTACHMENT 1 and ATTACHMENT 2*).
- On April 13th, MVVA project manager Adrienne Heflich co-presented with Kate Pearce of the City of Raleigh at the Cultural Landscape Foundation conference at Hunt Library, NCSU. The presentation defined the significance of the process of planning and making Dix Park to Raleigh and the region.

Utilities: On April 12th, MVVA team members met with City of Raleigh staff to review what is known today about existing sub-grade utilities – their extent and conditions - at the Dix site as well as future plans.

- MVVA team members from Sepi Engineering described the unknowns regarding missing, incomplete or outdated documentation for existing site utilities.
- City staff suggested that the park improvements make use of wetland and stormwater mitigation credits where possible. City staff also noted the possibility of using municipal reuse water for stream augmentation or irrigation at Dix.
- Crucial action item: City staff anticipate the need for water main and sewer main subgrade work within the park site in coming years; important that utility work is coordinated in terms of location and timing with future park improvements.

In response to community input requesting more insight into design team thinking, MVVA prepared a short 3-page memo on why we think Raleigh and the region will benefit from investment in a new, centrally located park (*ATTACHMENT 3*).

Park and its Partners: The MVVA team developed a set of presentation materials that proposes an evaluation process for potential park partners (*ATTACHMENT 4*) which were shared with and reviewed by the Master Plan Advisory Committee. The more park needs and goals that a potential partner can support and contribute to positively, the more favorable a potential park partnership should be weighted. Also, there are a range of ways

that partners may support the park: programming, advocacy and community building, physical improvements, as well as financial support. The last page of Attachment 4 proposes a draft of park needs and goals (what we call principles) for comment and refinement in coming months.

Park and its Buildings: MVVA and our team members with the architecture firm Utile developed building strategies on many fronts. The MVVA team...

- Discussed concepts and building reuse recommendations with members of the Master Plan Advisory Committee since February, given the complexity and the specificity of the buildings topic; we are working towards a list of principles that all can get behind
- Built a physical model of the existing hospital complex at Dix Hill to understand the scale and public space opportunities better and to test new planning ideas (ATTACHMENT 5)
- Studied existing buildings at the site and investigated the feasibility of and impact to the park of various program/reuse strategies; example scenario: major public facilities like exhibit and event spaces require vehicle access for deliveries and visitor drop-offs; where can we accommodate safe vehicle access to existing buildings that would not be a big disruption to other park activities?
- Organized and analyzed data from the state and the city to create rough estimates of probable cost for building reuse strategies; we'll incorporate this information into future estimates for park capital and operations and maintenance budgets by both the MVVA team and outside cost estimators

Need to share w/MPAC on the drive to WG

May 2018: Upcoming Activities and Work to Do

The MVVA team's work in May will be focused on the development of materials for the Park and its Partners and the Park and its Buildings Master Plan themes.

For the Park and its Partners, the Work Groups will be given the opportunity to provide input on the proposed evaluation process and underlying principles for park partners. The MVVA team will revise and refine those materials based on Work Group input. Additionally, the MVVA team will evaluate park spaces for the different opportunities of scale that they offer partners: for example, what type of partner might be a good fit for a single building, in contrast to a cluster of buildings? How much support will the park need with improving habitat and ecological diversity, and what are some area organizations that should be considered as partners for this work?

NC STATE should put NLI, Dep. of Natural RESOURCES on the spring agenda

For the Park and its Buildings, the MVVA team will develop earlier studies in more detail and compose and illustrate proposals for specific configurations of outdoor, public spaces alongside a range of building uses (public to semi-public to private) that collectively contribute positively to the life of the park. Examples include areas on the site that would be good fits to host large events or festivals, as well as areas on the site with flexible covered or indoor spaces where groups engaged in outdoor activities can get relief from the weather (heat, rain) when needed. These proposals will inform more specific recommendations for park activities, which will culminate in the Community Meeting #4 and its focus on the Park and its Program, to be October 2018.

MVVA + UTILE are doing this?

MVVA will present a comprehensive overview of Dix Park Master Plan progress to the Raleigh City Council on May 15th, 2018.

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