

# June 2018

## Dorothea Dix Park Master Plan Status Report



### Summary of Activities and Work Completed

The MVVA team's work in June focused primarily on the Master Plan themes the Park and its Buildings and the Park and its Partners.

MVVA team visit to Raleigh, June 13 - 14<sup>th</sup>:

In the evening of June 13<sup>th</sup>, the MVVA team led a Community Meeting focused on the Park and its Buildings and the Park and its Partners which took place on the Dix Campus in and outside the Haywood Gymnasium Building. Area design professionals were invited to preview of the meeting content in the late afternoon. Boards for comment and the existing conditions site model were set-up outside Haywood under the large mature oak trees. Important points from the meeting included the goal shared by the park's Executive Committee Members that the Dix Park plan includes recommendations for how the park can become more financially sustainable over time; recommended partnership guidelines; reuse and removal strategies for the park's 85 existing buildings; and specific urban design/program proposals for the Ridge/Dix Hill area to become a new, important civic/public gathering space for the city. After the meeting, attendees were encouraged to provide feedback via comment cards and respond to the multiple program/reuse suggestions put forward by the planning team for each of the proposed existing buildings to remain [Presentation, boards, meetings notes and attendee feedback: LINKS 1, 2, 3, 4].

Site walk with Work Group and Advisory Committee Members: On June 14<sup>th</sup>, MVVA and sub consultants (Utile, Ken Greenberg, Joe Oppermann, Perry Street Studio) walked the Dix Hill Ridge area with members of the Dix Park Advisory Committee and Work Groups. The group discussed proposed building rehabilitation ideas from the previous evening in more detail and projected the potential of reuse and demolition on the hospital complex, in order to envision a new, important civic/public gathering space for the city [Meeting notes, LINK 5].

Urban Planning and Design: On June 14<sup>th</sup>, MVVA and sub consultants (VHB, Utile, Ken Greenberg) met with City Planning representatives from the City of Raleigh to discuss available planning tools for shaping positive change along the park edges, including Lake Wheeler Road/Fuller Heights and Spring Hill/NCSU. Notes are included here [Meeting notes, LINK 6].

The significance of the Chapel: On June 14<sup>th</sup>, the Dix Park Conservancy and City of Raleigh convened a lunch discussion on the significance of the All Faiths Chapel building to those with connections to the hospital's past. MVVA and sub consultants (Utile, Joe Oppermann) discussed potential reuse ideas for the Chapel alongside the other existing buildings planned to be released to the City (from the state) as part of the plan for early transfers (3 stone houses; Buffalo + Benner). All agreed that the Chapel is unique among Dix buildings in that it alone has a use today – as a gathering place, as a community center – that is in-keeping with the primary goal of the future park: to welcome everyone and provide new venues to support

a vibrant social hub. While the Chapel building requires great investment to improve its accessibility and systems, the current use should endure. [Meeting notes, LINK 7]

Sub-consultant Utile performed detailed studies of existing building reuse/rehabilitation, much of which was incorporated into the Community Meeting 3 presentation detailed above.

Sub-consultant Limnotech finalized a sampling strategy to characterize groundwater + surface water interaction at the Rocky Branch/landfill interface. Next step is to coordinate that proposed work with State DEQ representatives.

Sub-consultant HR&A Real Estate Advisors prepared analysis of on-site revenue generation potential including real estate value capture, concessions, and projected philanthropic contributions. HR&A will travel to Raleigh in early September 2018 to share their analysis and recommendations and receive community input on how best to make Dix Park more and more financially sustainable over time.

### July 2018: Upcoming Activities and Work to Do

MVVA team work for the month of July includes the following tasks:

- Development of a rationale and graphic presentation materials regarding a Phasing Strategy for the transformation of the Dix site to a public park; to include key projects to lead towards the early stages of park development and why, recommendations for how to balance the development and organization of human capital with that of funding, recommendations for park edge/perimeter negotiations to prioritize
- Sub-consultant ETM Associates begins work; their specialty is the practical projection of Operations and Maintenance needs (staff + funding) to support great public parks
- Preparation of more detail regarding the Park & its Program topics, to include active recreation/sports fields, art and exhibit spaces, performance areas, opportunities for immersion in nature, and responding to requests received via the city for park program
- With a more detailed understanding of park program and projected intensity of visitors across the site, the MVVA team will revisit the Park & its Transportation topics with greater specificity as well as develop a strategy for parking at the park built around a range of conditions -- from everyday use to large events with thousands of visitors
- MVVA will complete a travel-size existing conditions model of the Dix Park site for the City of Raleigh to use at meetings and discussions
- MVVA team will begin to compile and format work created in the past year into a Draft Master Plan Book – anticipated to be shared in September 2018 for public review + comment

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