

Dix Park

10-Year Implementation Plan
January 2025



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Origin, Purpose, & Process

A Purpose-Built Partnership

Since 2016, the City and Conservancy have been working together to guide the future of Dix Park. The City is the owner and operator of Dix Park, responsible for the planning, development, operations, and maintenance of the park. The Conservancy is a 501(c)(3) nonprofit that exists to support the City in its efforts, serve as its philanthropic and community engagement partner, and ensure the creation and long-term success of Dix Park.



Significant Accomplishments to Date



2025: A Hallmark Year for Dix Park

January

- Artist in Residency Program
- House of Many Porches Upfit

February

- Rocky Branch Downtown Gateway Design
- Round 2 Demo
- Chapel Solar Project
- Healing Garden Construction

March

- Parking Improvements at Hunt and Broughton Lots
- Utility Infrastructure Master Plan
- Flower Cottage Upfit

April

- 5th and Final Dreamville

May

- Gipson Play Plaza Opening

July

- 10-Year Anniversary

September

- Troll Build

10-Year Implementation Plan

Together, the partnership has achieved remarkable success. To maintain momentum and determine next steps, the Dix Park Leadership Committee requested a series of meetings to map out how the Council-adopted Master Plan would be implemented over the next ten years.

The Master Plan and subsequent studies tell us:

- **What** to do.

The 10-Year Plan tells us:

- **How** do we advance the vision of the plan?
- **When** will projects happen?
- **Who** should lead specific efforts?

A **consensus building** process between the City and Conservancy that recommends:

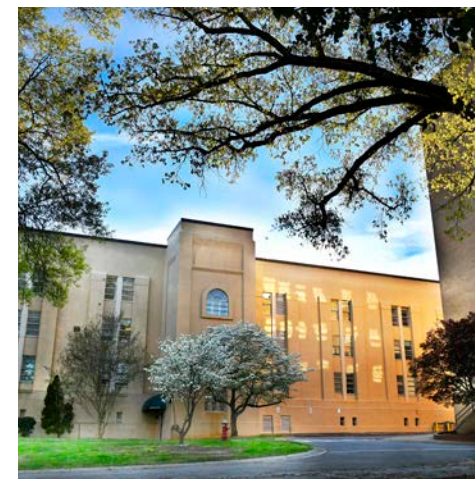
- A schedule of projects, plans, and studies to implement the community-led vision in the Council-adopted Dix Park Master Plan and subsequent studies.
- Strategies to build capacity, secure funding resources, and refine roles and responsibilities between the Dix Park Conservancy and City of Raleigh.

Builds on Work Completed to Date

Since adoption of the Master Plan, the City has completed several studies that provide additional information and advance the recommendations of the plan including the Building & Site Analysis, Rocky Branch Feasibility Study, and Cultural Interpretation Plan. The 10-Year Implementation Plan incorporates the recommendations of these subsequent studies and builds on all the work completed to date. It is also important to note that all of this is rooted in community engagement. From the 65,000 area residents that participated in the master planning process to the community stakeholder groups that developed the Cultural Interpretation Plan, researching, listening and synthesizing community feedback is the foundation of every planning effort.



Dix Park Master Plan 2017-2019



Building + Site Analysis
2021-2023



Rocky Branch Feasibility
Study Task 1 + 2
2021-2024



Cultural Interpretation
Plan 2022-2024

Key Recommendations

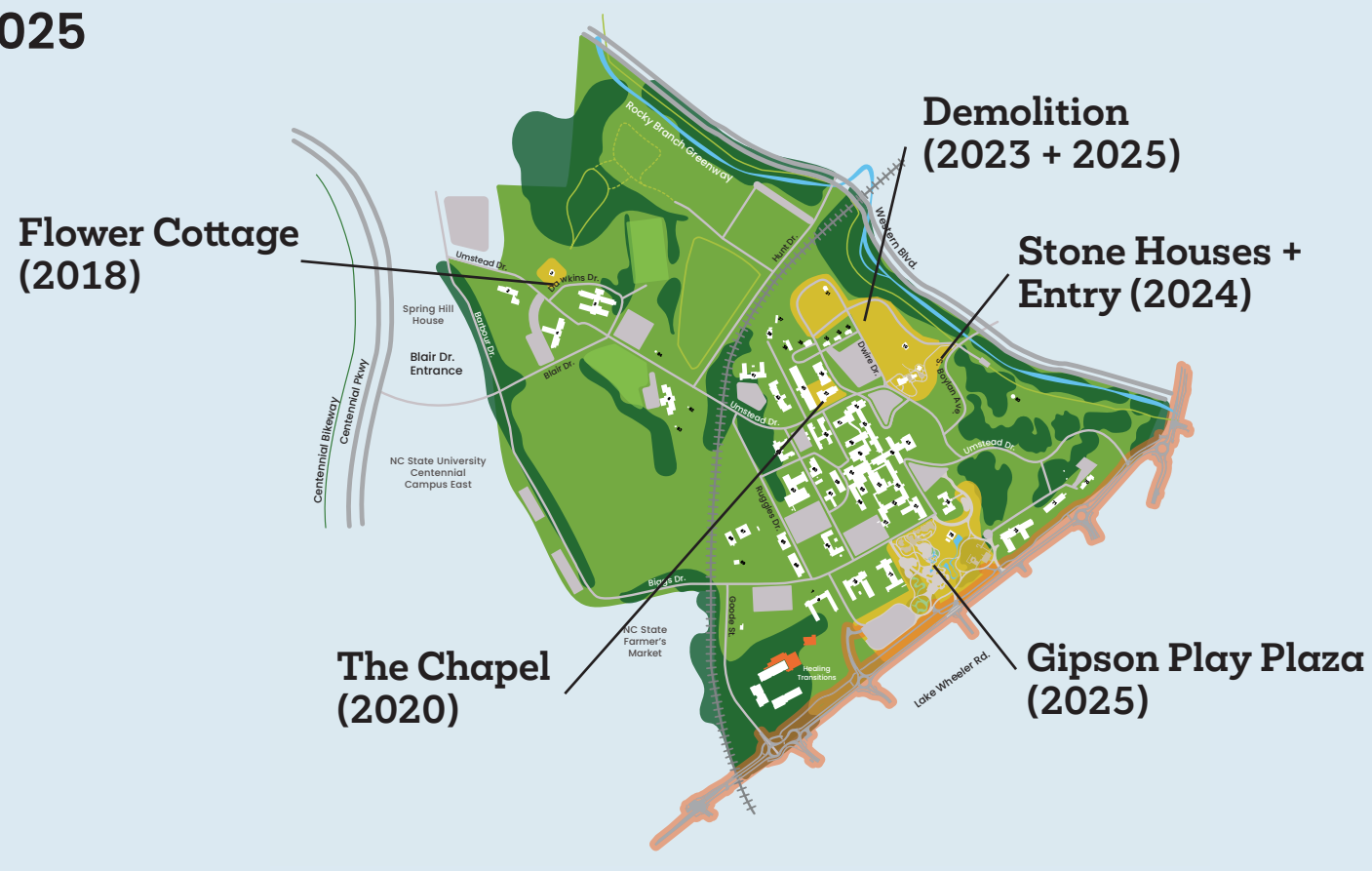
Recommendation

Update project phasing and develop a list of projects that can advance as funding is made available.

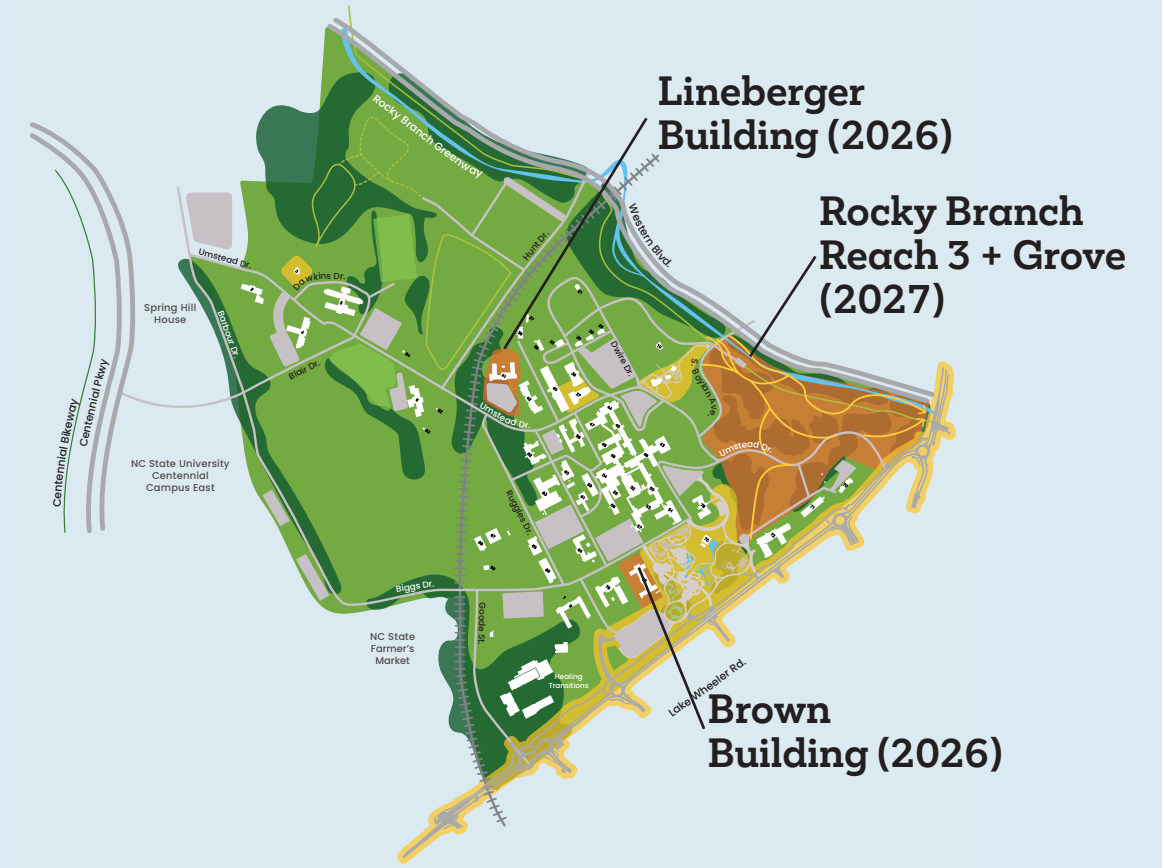
Updated phasing based on:

- Shifting timelines (e.g. DHHS transition).
- Better information from subsequent plans and studies.
- Funding availability and constraints.

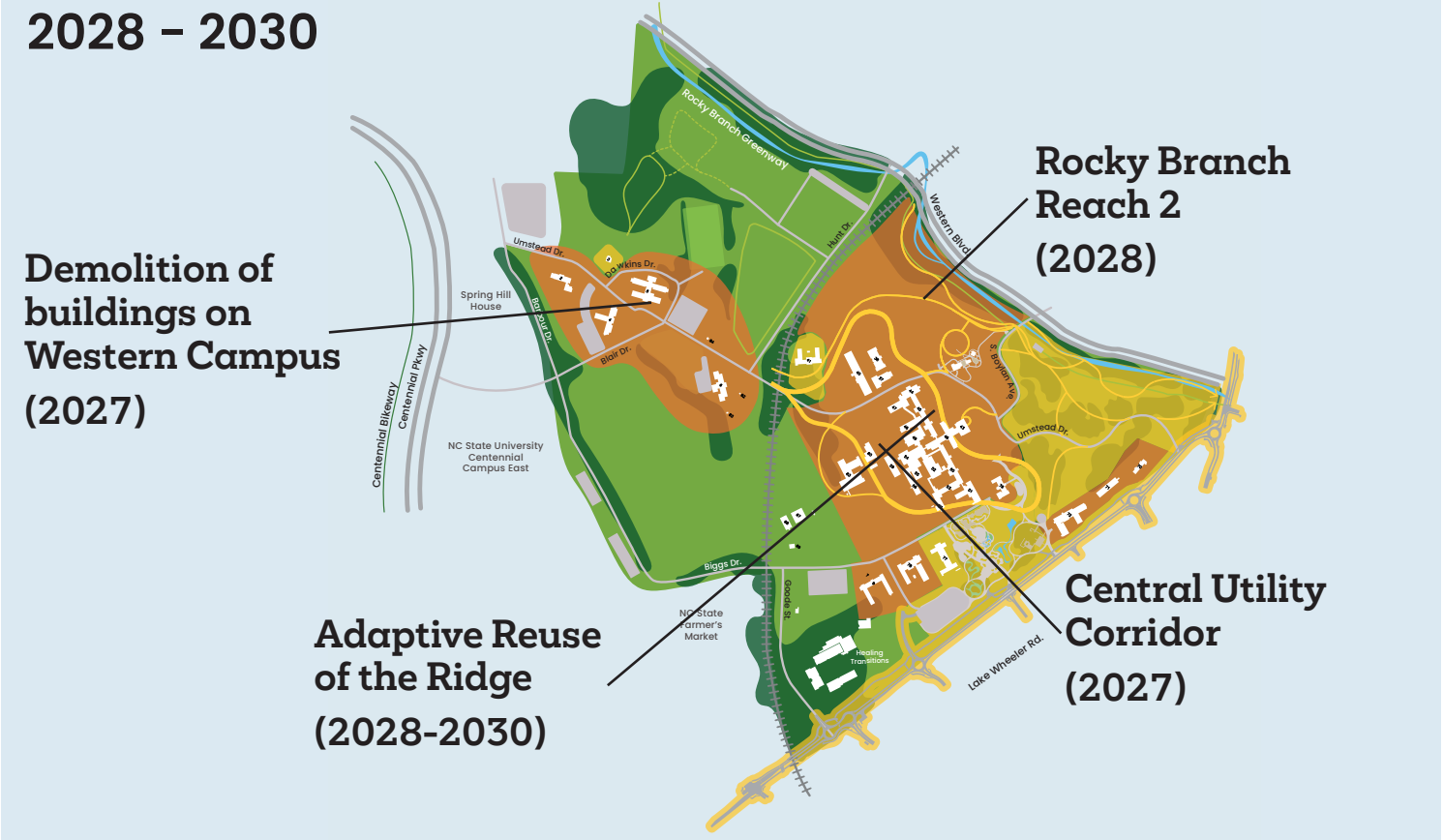
2025



2026 - 2027

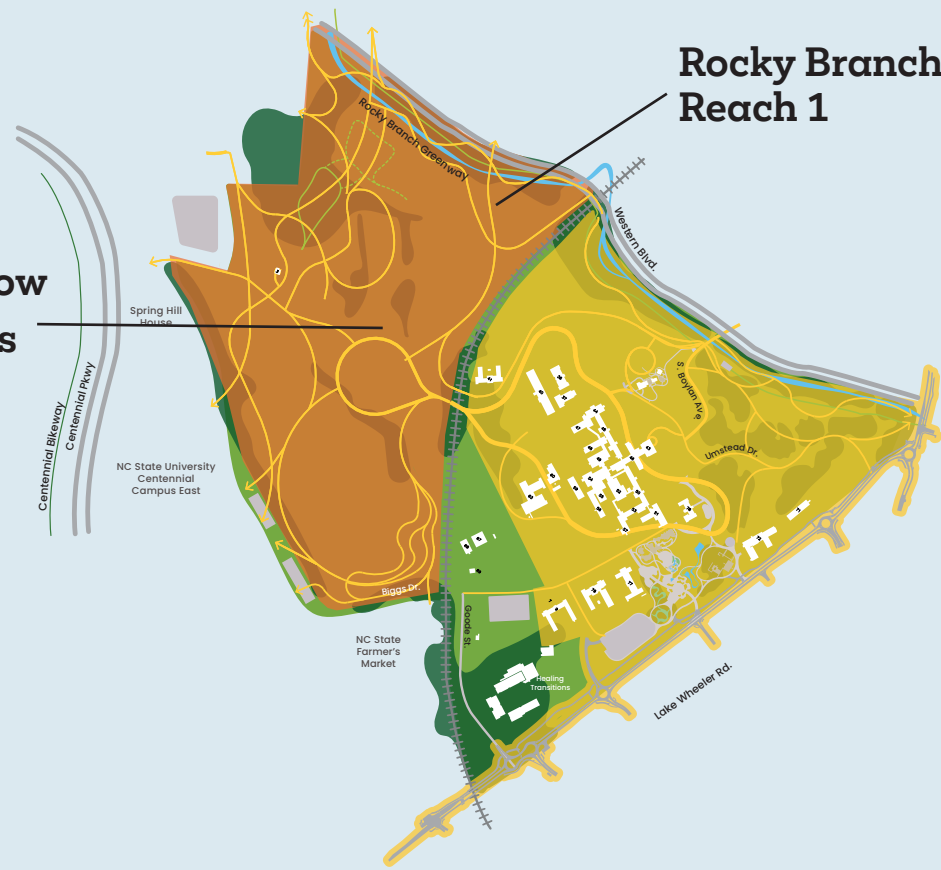


2028 - 2030



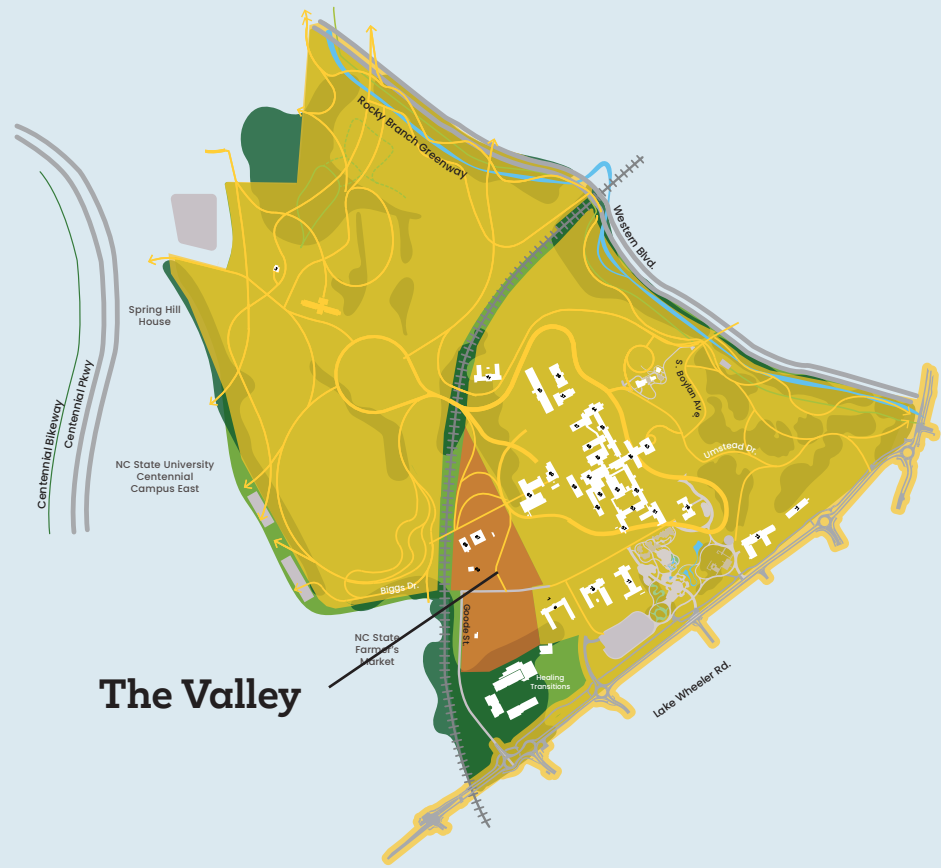
2031 - 2035

Big Field/Meadow + Water Gardens



2036+

The Valley



Additional Projects

The following projects can advance as funding is made available. The time-frames are suggestions based on current capacity.

2026-2027

- Band Stand Reconstruction
- Trails
- Public Art (Jackie Shelton Green Poem/Mural , Dambo Trolls, Raleigh Fine Arts Donated Piece)
- Entrance and Wayfinding Sign Enhancements

2028-2030

- Community Gardens
- Trails
- Public Art (Cultural Interpretation)
- Dix Hospital Memorial
- Museum/Permanent Exhibitions

2031-2035

- Public Art
- Descendants Pavilion near Spring Hill House
- Cemetery Restoration
- Outdoor Performance/Gathering Circle in Big Field

Recommendation

Develop a phased funding strategy to support long-term park development and operations.

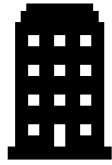
Establish a task force to explore and assess a variety of funding mechanisms including but not limited to:

- Grants, Philanthropy, Sponsorships
- Interlocal funds
- Real estate value capture (e.g., TIF/TIG and ground leases)
- Fees, Rentals

Recommendation

Initiate scopes of work to prepare for the DHHS Transition.

January 2027- DHHS Vacates Dix Campus and moves to new headquarters on Blue Ridge Road. City becomes responsible for all operations and maintenance associated with buildings, utilities, and grounds.



~80 Buildings
1M sq ft



All 308-acres



Legacy
Infrastructure
Systems



\$14 - 18M
Estimated
Annual
Operating
Costs

Scopes of Work

- I. Facilitate a successful **transfer of buildings** from the State of NC to City of Raleigh
- II. Abate and **demolish** all buildings on western campus. Repair landscapes post-demolition
- III. Evaluate **zoning options** to facilitate adaptive reuse of buildings
- IV. Initiate decommissioning/decoupling of legacy systems and construction of new **infrastructure**
- V. Develop and implement a strategy for the **adaptive reuse & redevelopment** on campus



Plans & Studies Estimated Costs and Funding Sources

Plan/Study Name	Cost	Responsible Entity	Funding Source
DHHS Transition Plan	\$250,000	City of Raleigh	CIP
Abatement, Demo and Landscape Stabilization	\$1M (Round 2) \$4M (Round 3) (estimate)	City of Raleigh	CIP
Zoning Update	\$50,000 (estimate)	City of Raleigh	CIP
Infrastructure Utility Master Plan	\$1M (estimate)	City of Raleigh	CIP
Adaptive Reuse & Redevelopment Strategy	\$1M (estimate)	Dix Park Conservancy	COR + DPC

Recommendation

Initiate Adaptive Reuse + Redevelopment Strategy

- Funding to be provided by City and Conservancy
- Contract to be managed by Conservancy
- Work to be overseen by Dix Park Leadership Committee
- Recommendations to be brought to Council for review & approval
- Form Building Task Force of the Leadership Committee



Recommendation

Form a Governance Task Force of the Leadership Committee.

To recommend updates to the Memorandum of Agreement including:

- Roles and responsibilities between the City and Conservancy
- Composition of Leadership & Community Committees
- Develop Master Plan amendment process.
- Present to City Council for review and approval

Additional Information

The following tables provided supplemental information supporting 10-year recommendations.

I. DHHS Transition Plan

Recommendation	Facilitate a successful transfer of buildings from the State of NC to City of Raleigh.
Responsible Entity	City of Raleigh, Department of Health and Human Services (DHHS)
Funding Source	Penny for Parks (CIP)
Department Lead(s)	Raleigh Parks & Engineering Services
Timeline	Q1 2025: Initiate transition team meetings with DHHS Q1 2026: DHHS starts surplus/clean out process Jan 2027: DHHS leaves campus

II. Demolition, Abatement & Landscape Stabilization

Recommendation	Abate and demolish all buildings on western campus. Repair landscapes post-demolition.
Responsible Entity	City of Raleigh
Funding Source	Penny for Parks (CIP)
Department Lead(s)	Raleigh Parks & Engineering Services
Timeline	Q3 2025: Issue RFP for abatement and demolition design Q3 2026: Issue RFQ for construction services Q1 2027: Begin demolition

III. Zoning Update

Recommendation	Evaluate zoning options to facilitate adaptive reuse of buildings.
Responsible Entity	City of Raleigh
Funding Source	Penny for Parks (CIP)
Department Lead(s)	Urban Projects Group
Timeline	QQ2 2025: Issue RFP Q1: 2026: Present to Council for review and approval

IV. Infrastructure Utility Master Plan & Design

Recommendation	Develop Infrastructure Utility Master Plan
Responsible Entity	City of Raleigh
Funding Source	Penny for Parks (CIP)
Department Lead(s)	Raleigh Parks, Engineering Services, Raleigh Water
Scope of Work	» Strategy to decommission and separate from legacy systems. » Plan to build new systems to support future park uses.
Timeline	Q1 2025: Contract for Planning & Design Services Q1 2027: Initiate decommissioning/decoupling of legacy systems and construction of new infrastructure.

V. Adaptive Reuse & Redevelopment Strategy

Recommendation	Develop and implement a strategy for the adaptive reuse & redevelopment on campus.
Responsible Entity	City of Raleigh
Funding Source	Penny for Parks (CIP) and Dix Park Conservancy
Department Lead(s)	Dix Park Conservancy, Raleigh Parks, Urban Projects Group
Scope of Work	» Development Manual » Reuse & Redevelopment Strategy
Timeline	Q1 2025: Issue RFQ for services.

The redevelopment strategy will focus on two types of partners:



1. Commercial Partners

A process to match partners with buildings suited for commercial uses (e.g., former hospital building).



2. Community Partners

A process to match partners with buildings suited for non-profit and community uses.

	Immediate (2021-2025)	1-2 Years (2026-2027)	3-5 Years (2028-2030)	6-10 Years (2031-2035)	10+ Years (2036 Onward)
Landscape Projects	<ul style="list-style-type: none"> Gipson Play Plaza Creek Reach 3 & Grove Design 	<ul style="list-style-type: none"> Creek Reach 3 & Grove Construction 	<ul style="list-style-type: none"> Creek Reaches 1 & 2: Design Dog Park 	<ul style="list-style-type: none"> Big Field Design & Construction Creek Reaches 1 & 2: Construction (Western Gateway & the Bend) Land Bridge The Hub Cemetery Restoration 	<ul style="list-style-type: none"> Amphitheatre/Valley Design & Construction Sports Fields (on Landfill)
Building & Utility Projects	<ul style="list-style-type: none"> Stone Houses Renovations & Visitors Center House of Many Porches Upfit Ongoing Abatement & Demo 	<ul style="list-style-type: none"> Brown Building Renovation Lineberger Building Upfit Ongoing Abatement & Demo Flower Cottage Upfit & F/B Garden 	<ul style="list-style-type: none"> Major Abatement and Demolition of Western Campus The Ridge including Hospitality and Civic/Institution Buildings Central Utility Corridor 	<ul style="list-style-type: none"> Field House 	
Activation Projects	<ul style="list-style-type: none"> Healing Garden ADA Improvements Public Art (Attun, Get Well Soon, Sunflower Poles) Maintenance Yard Expansion + Trailer 	<ul style="list-style-type: none"> Band Stand Reconstruction Trails Public Art (Jackie Shelton Green Poem, Dambo Trolls, Raleigh Fine Art Donated Piece) 	<ul style="list-style-type: none"> Community Garden Trails Public Art 	<ul style="list-style-type: none"> Public Art 	<ul style="list-style-type: none"> Public Art
Plans	<ul style="list-style-type: none"> Creek Feasibility Study Feasibility Study Transportation/Connections Parking Study 				
Park-Adjacent Projects		<ul style="list-style-type: none"> Lake Wheeler Road Improvements Farmers Market Connection 			<ul style="list-style-type: none"> Western Boulevard BRT
Cultural Interpretation Plan		<ul style="list-style-type: none"> Entrance and Wayfinding Sign Enhancements) Art Related to Site History 	<ul style="list-style-type: none"> Loop tours and Trails Restorative Garden below Chapel Dix Hospital Memorial below Chapel Museum/ Permanent Exhibitions 	<ul style="list-style-type: none"> Descendants Pavilion near Spring Hill House Outdoor performance/ gathering circle in Big Field 	

