

Dorothea Dix Park
MVVA Team

Dorothea Dix Park Building & Site Analysis: Leadership Committee Update

Leadership Committee
23 August 2022

Recent Progress

Landscape & Park Planning

MVVA

- Projecting future park operations and maintenance costs as informed by current COR and State expenditures, Play Plaza projections, and other relevant park examples
- Refining phasing recommendations for building and utility demolition and park improvements ahead

Architecture

HH Architecture & Utile

- On-site assessment of approx. 25 existing buildings proposed to remain with review for exterior and interior conditions, substructure, and code/accessibility compliance
- Creating existing conditions drawings of architectural features
- Generating building-specific re-use scenarios to support financial projections by DFI

Utilities

Dewberry

- Creating existing conditions drawings for site utilities
- Evaluating conditions of utilities and projected lifespan
- Projecting need to alter existing and/or replace with new utilities given future park scenarios

Transportation Planning

VHB

- Creating a model of geographic distribution of park arrivals/departures to test against park program scenarios
- Researching revenue generation potential of charging for parking, as a tool to manage demand and as compared to other public parks

Construction Strategy & Cost Estimating

BB/Holt Brothers

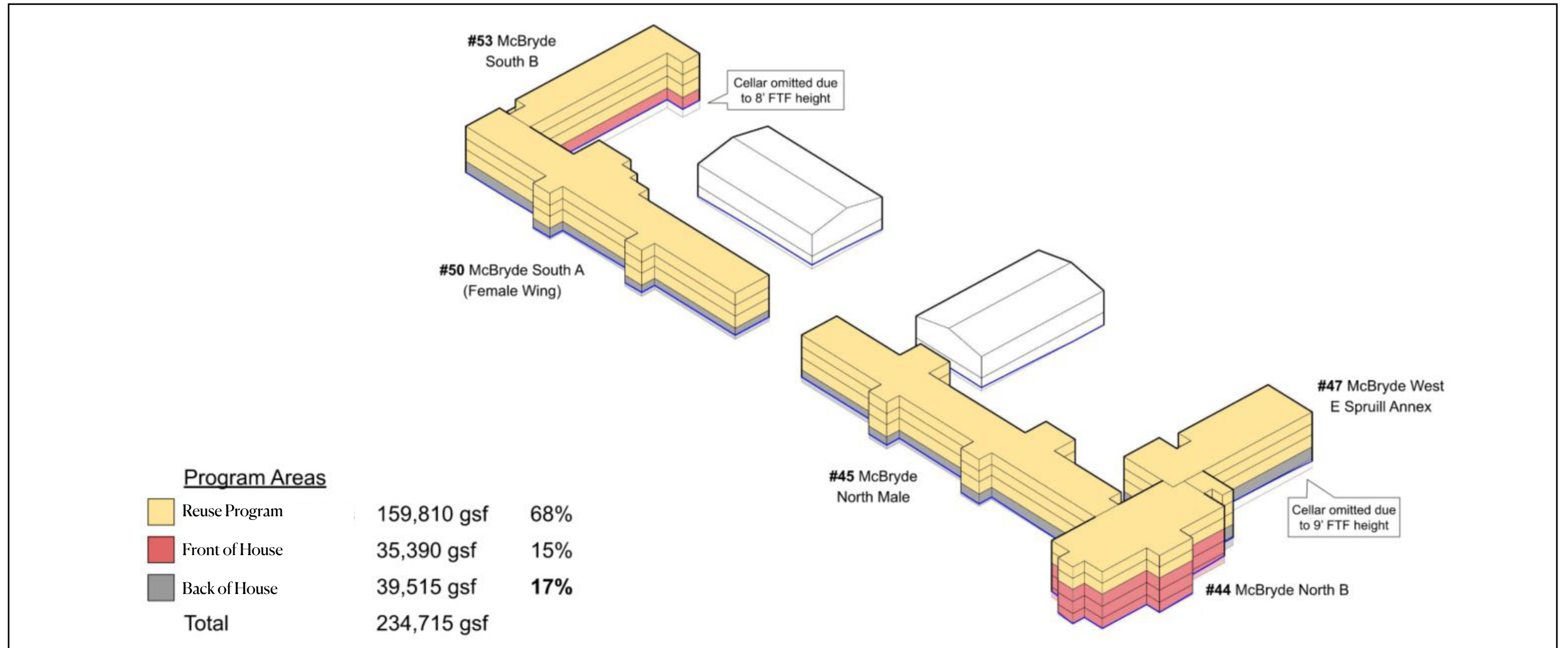
- Demolition cost projections for existing buildings proposed to be removed

On-Site Building Assessments



HH Architecture is evaluating the viability of adaptive reuse scenarios for the existing buildings at Dix Park.

McBryde Complex Reuse Options



Utile is modeling options for existing building reuse that consider available space for new public uses, circulation improvements required (egress, stairs, elevators), and support space needs.

Site Utility Analysis



Through on-site reviews and drawing assessment, Dewberry is determining the viability of existing utility systems to remain across phased improvement plans and in support of the future Dix Park.

Work ahead

- Create conceptual building, site and utility plans for the future park, tied to phasing scenarios
- Create and refine estimates for one-time capital improvements and annual operations and maintenance costs, tied to phasing scenarios
- Pinpoint building code and condition challenges to the adaptive reuse of existing structures; identify buildings for more detailed surveying and scanning
- Evaluate park phasing scenarios with respect to access, circulation, and parking for all relevant transportation types

