

Project: Dorothea Dix Park Master Plan
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3 Overarching Principles

1. Bring Together Everyone at Dix Park

- 1) Dorothea Dix Park embraces its specialness as a large park in the heart of Raleigh and North Carolina to become:
 - a) A welcoming place to be enjoyed by everyone in the city and the region
 - b) A welcoming place in the capital to be enjoyed by everyone in the state
- 2) Dorothea Dix Park supports diverse activities that offer something for everybody:
 - a) Meaningful, engaging and inclusive spaces for cultural events and activities
 - b) Meaningful, engaging and inclusive spaces for the enjoyment of nature, solitude, and reflection
- 3) Dix Park's circulation framework of walkways, multi-use paths, and roads balances access to and through the site for pedestrians, bicyclists, cars, and public transit.

2. Give Each Park Element its Own Voice

- 1) The generosity and scale of Dorothea Dix Park's 308 acres is enough room to create two different but complementary park experiences - individual and cultural - that are unified by a shared framework.
- 2) For the individual, Dorothea Dix Park supports landscape-based recreation that offers profound engagement with nature and real opportunity to escape urban stresses by:
 - a) Enhancing and expanding the boundless feeling of the site today
 - b) Improving the site's water and ecological systems to support the complexity and diversity of the Piedmont region
 - c) Restoring the site's cultural landscapes, including agriculture and picturesque groves, to connect the past to today
- 3) To enhance opportunities for groups and cultural events, Dorothea Dix Park invests in building reuse and event spaces. These new spaces:
 - a) Support large annual events as well as frequent park users throughout the day
 - b) Support and showcase the economic and cultural vitality of Raleigh and the region
 - c) Contribute positively to the financial sustainability of the park

3. Be Resourceful

- 1) Dorothea Dix Park is informed by the unique opportunities of what exists at the site today. The site will transform into a park by:
 - a) Building upon existing geomorphology and topography, ecology, and climate to enhance natural systems
 - b) Understanding the character and capacity of the Dix Hill hospital complex to create a new cultural and civic center
- 2) Dorothea Dix Park develops partnerships with other local groups especially those with a creative, environmental or innovation focus.
- 3) Dorothea Dix Park develops programs with a long-term vision to encourage everyone to feel connected to and responsible for the growing and changing cultural life and natural landscapes of the park.

Principles and Priorities on Specific Topics

Transportation and Circulation

1. Unite the divided site with new, internal circulation routes, including a promenade loop.
2. Invest in improved public transit connections along the 3 main edges of the park – Lake Wheeler Road, Western Blvd. and Centennial Parkway.
3. Enhance and expand greenway / multi-use trail connections within the park.
4. Recognize that providing access to parking at the park is an issue of equity and key to the park welcoming visitors from across the city, the region and the state.
5. Organize vehicle routes within the park into “staples” that enter and exit the park along the same perimeter road. This prevents private vehicles from using the park as a “cut-through”.
6. For everyday park use, design parking gardens (not lots!) that are shaded, diversely planted, and multi-purpose. For large events, organize parking off-site by making use of weekend availability at NC State and Downtown lots and support it with expanded shuttle bus routes to and from the park.
7. Manage transit and vehicular access around the site, the loop and road staples dynamically to balance access and demand from large events to low use times.

Edges and Urban Design

1. Create clear, easy to understand park edges defined by roads and paths.
2. Create permeable park edges - visually and for pedestrians and bicyclists.
3. Extend the character and welcome of the heart of Dix Park all the way to edge.
4. Having neighborhood activity – dense and diverse – taking place throughout the day and year at the park edge is essential for park safety and is to be encouraged.
5. Design new buildings to maximize their interface with the park edge and to have ground floor development that supports the life of the park and the city. [Discourage groundfloor parking.]

Buildings

1. Transforming a hospital into a park requires a reinvention of how the site's buildings exist in a public space.
2. Honor A. J. Davis's positioning of the historic hospital at the top of Dix Hill and its orientation downtown Raleigh.
3. Understand that "rehabilitation" is the most appropriate treatment of the site's building historic resources given the site's change of use from a hospital to a park.
4. Recognize that much of the hospital's history was as a campus that fostered a healing relationship to the land; enhance that relationship with selective building removal, new building uses, new programs and new landscapes.
5. Advocate for buildings and buildings uses in the park that contribute positively to the life of the park.

Partners

1. The park needs to develop mutually beneficial relationships with businesses, institutions and organizations that support and complement the public life of the park. Do this through...
 - a. A partner evaluation process that scores their prior work, stated commitment/positive contributions to Dorothea Dix Park principles, and city of Raleigh standards (MWBE, etc).
 - b. With revenue-generating partners, agree to Community Benefit Agreements and Project Labor Agreements (CBA/PLA) as a condition of public park access. Examples include:
 - i. CBA: Ensuring event spaces are available for community and non-profit uses on agreed-to dates and times
 - ii. CBA: Ensuring groundfloor uses of new or rehabilitated buildings maintain public access and amenities (exhibition space for art or site history, bathrooms, food concessions, etc.)
 - iii. PLA: Ensuring local workforce is invited, trained and utilized for work opportunities at the park

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