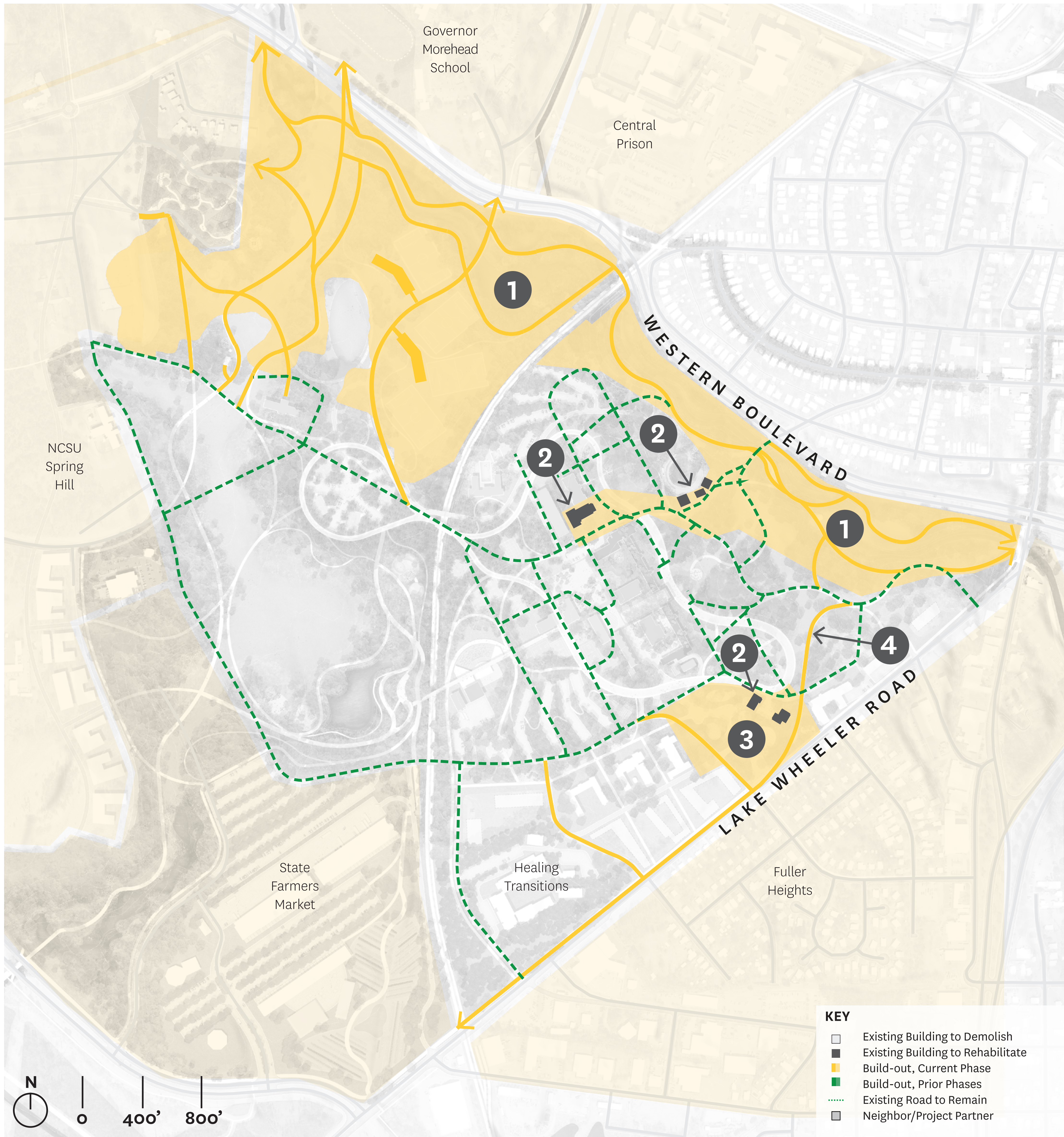


# Phase A, 115 Acres

## Welcoming Edges and Entries



### PHYSICAL IMPROVEMENTS

- Restore the Creek
- Rehabilitate early transfer buildings (Chapel, the 3 Stone Houses, Buffaloe, Benner) and the landscapes that surround them
- Main entry with plaza and play areas at Lake Wheeler Road and Grissom Street
- Multi-use path along Lake Wheeler

### PLANNING FOR FUTURE GROWTH

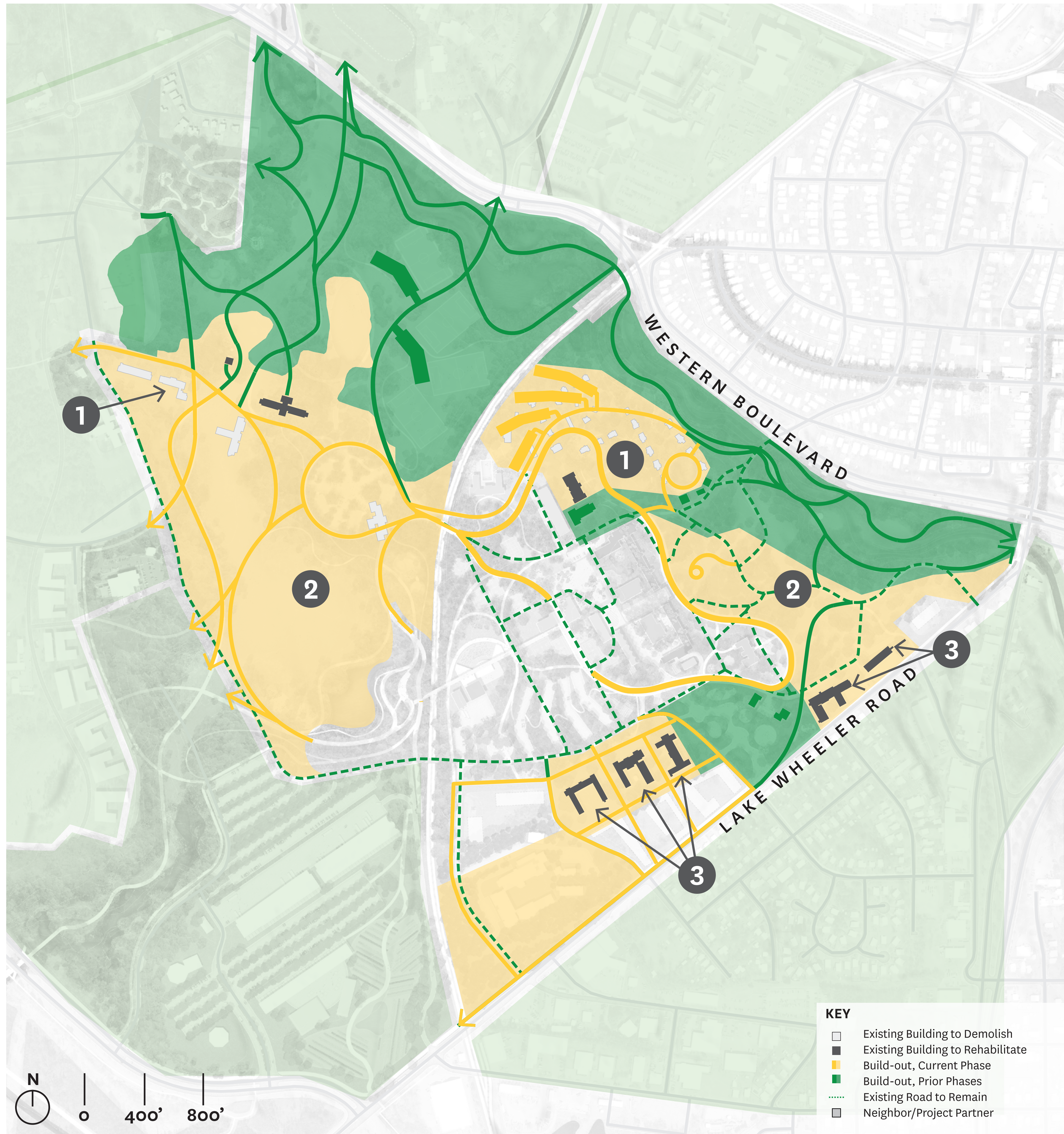
- Work with neighbors to plan for good access to the park across property lines
- Develop and adopt a small area plan for Fuller Heights, to ensure purposeful future change and growth within Fuller Heights as the park grows
- Remediate the landfill, with the state DEQ
- Coordinate upgrades to municipal infrastructure within Dix Park, with the city utilities group
- Redesign Lake Wheeler Road with new pedestrian, bike and transit opportunities
- Redesign park entries and transit access along Western Blvd., with NCDOT and Wake County
- Build "swing space" for future parking needs





# Phase B, 130 Acres

Boundless Landscapes and a Promenade Loop



## PHYSICAL IMPROVEMENTS

- 1 Open up the grove and the meadow with select building demolition
- 2 Restore the Meadow and the Grove
- 3 Prepare select buildings to be used by partners and apply revenue that results from the partnership to park operations, maintenance and programming

## PLANNING FOR FUTURE GROWTH

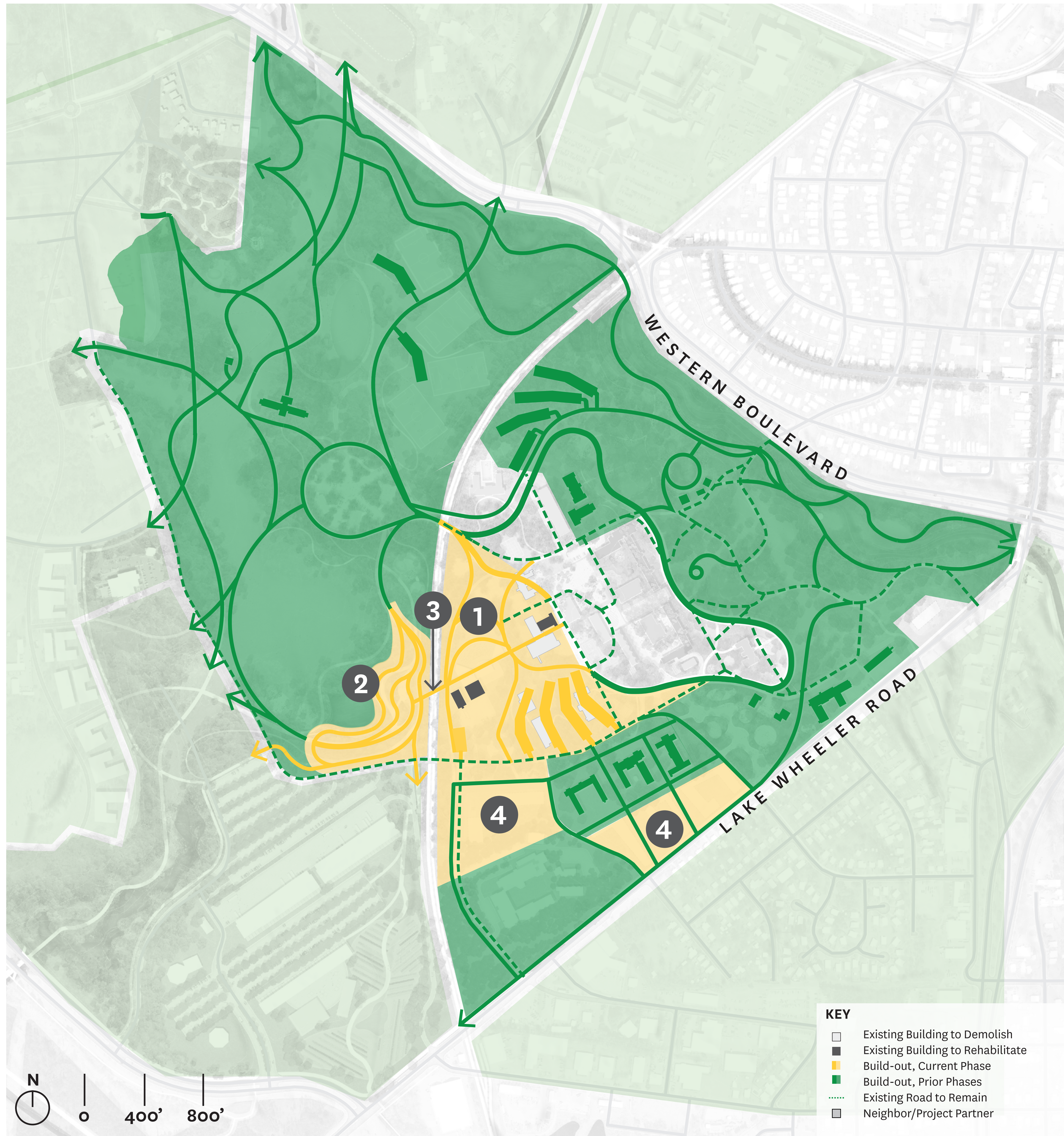
- Analyze and upgrade site utilities prior to further building rehabilitation at the Valley and the Ridge
- Develop a maintenance plan supported by the efforts of a stewardship corps for the park's restored landscapes





# Phase C, 45 Acres

Uniting the Site with the Cultural Link

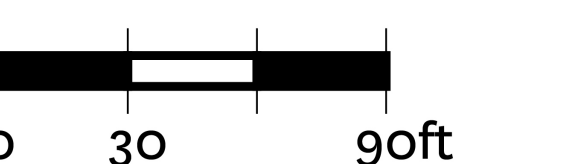
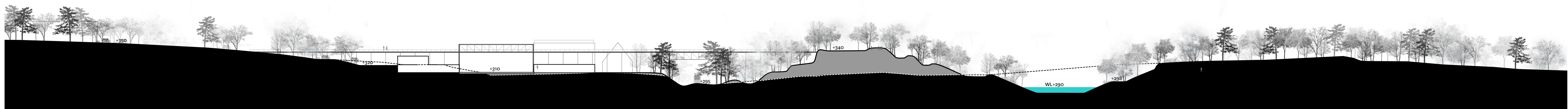


## PHYSICAL IMPROVEMENTS

- 1 The Valley Theater becomes a major regional draw and a source of revenue park
- 2 The Grotto Garden adds new landscape spaces and views
- 3 The elevated trestle walk unites the site across the railroad and creates the park's cultural link
- 4 2 Downtown Gateway parcels are released to park partners for improvement; apply revenue that results from the partnership to park operations, maintenance and programming

## PLANNING FOR FUTURE GROWTH

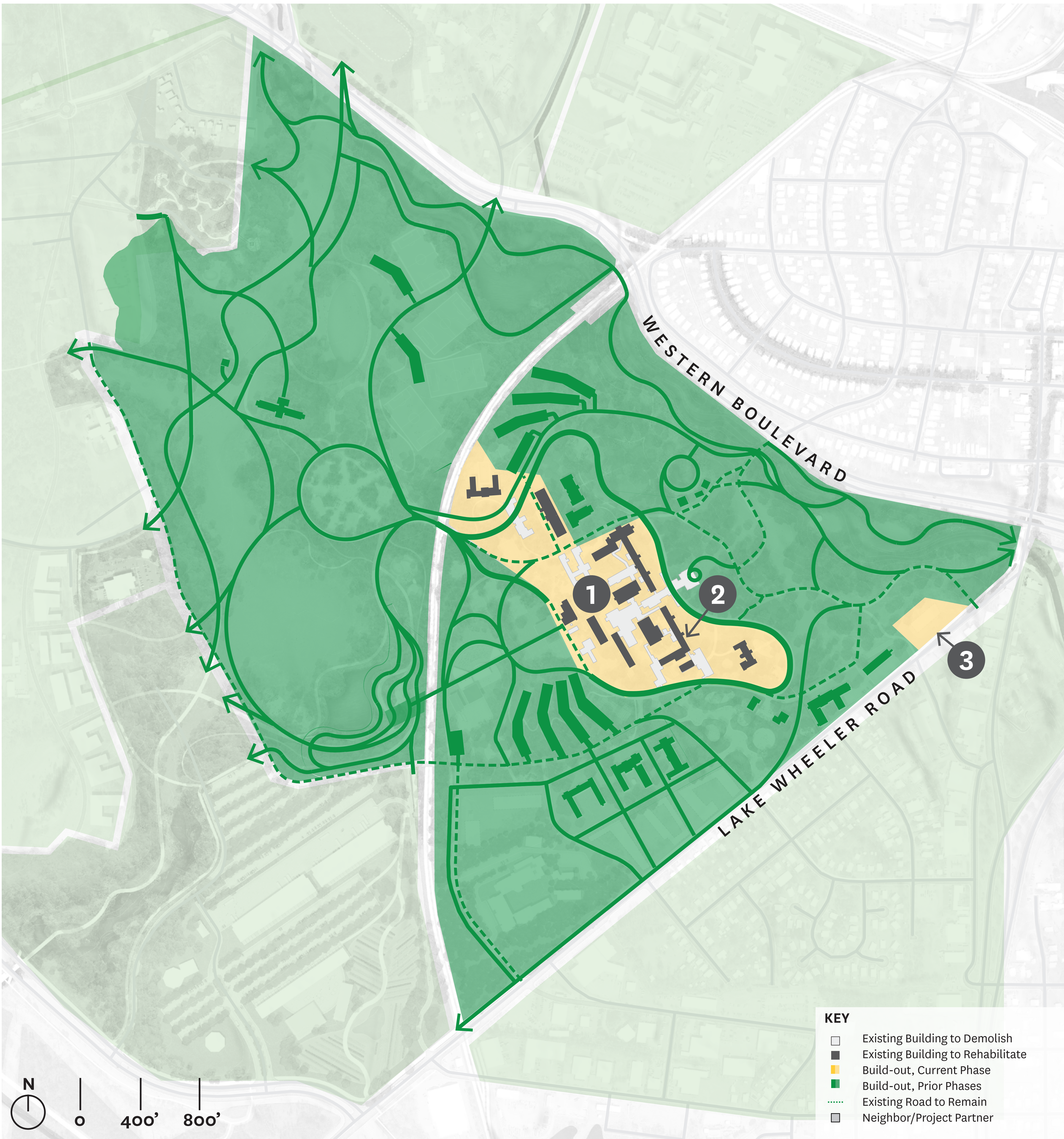
- Potential early building rehabilitation at the Ridge as development of utility infrastructure and park partnerships allows





# Phase D, 30 Acres

A Public Destination on the Hilltop



**PHYSICAL IMPROVEMENTS**

- 1 Open up the hospital complex with selective building demolition and rehabilitation and the introduction of a new series of civic gardens and plazas
- 2 Invite proposals from partners to use and lease upper floors of Hilltop buildings; identify and ensure groundfloor uses contribute positively to the life of the park and include such public amenities as exhibit and event spaces, bathrooms, and food and drink concessions
- 3 Release the final Downtown Gateway parcel to park partners for improvements; apply revenue that results from the partnership to park operations, maintenance and programming



ACTIVATING THE CENTRAL PAVILION (NIGHT)

ACTIVATING THE CENTRAL PAVILION (DAY)



# The Master Plan

The master plan identifies 3 principles that, when pursued together, will ensure that Dorothea Dix Park realizes its key ambition: to become a place for all of Raleigh, the region and the state to come together. The principles will guide every phase of growth, from planning to design to construction to maintenance, as well as future use by partners and visitors.

## 1 OPEN UP!

- Break the existing barriers that limit what is great about the site today
- Create new physical connections with bridges, transit, multi-use paths, and ecological corridors
- Create new cultural connections by becoming the venue where institutions, community groups, and families come together to host important events
- Showcase the best of Raleigh and the state of North Carolina

## 2 INVITE RESOURCEFULNESS

- Build the park from the unique opportunities and potentials of the existing site
- Bring meaning and relevance to the complex layers of site history through new park elements
- Inspired by the 19th century mental health care advocate Dorothea Dix, pursue practical solutions to address the challenges of today
- Weave innovative resiliency projects that celebrate natural systems into the park experience

## 3 CELEBRATE CONTRASTS

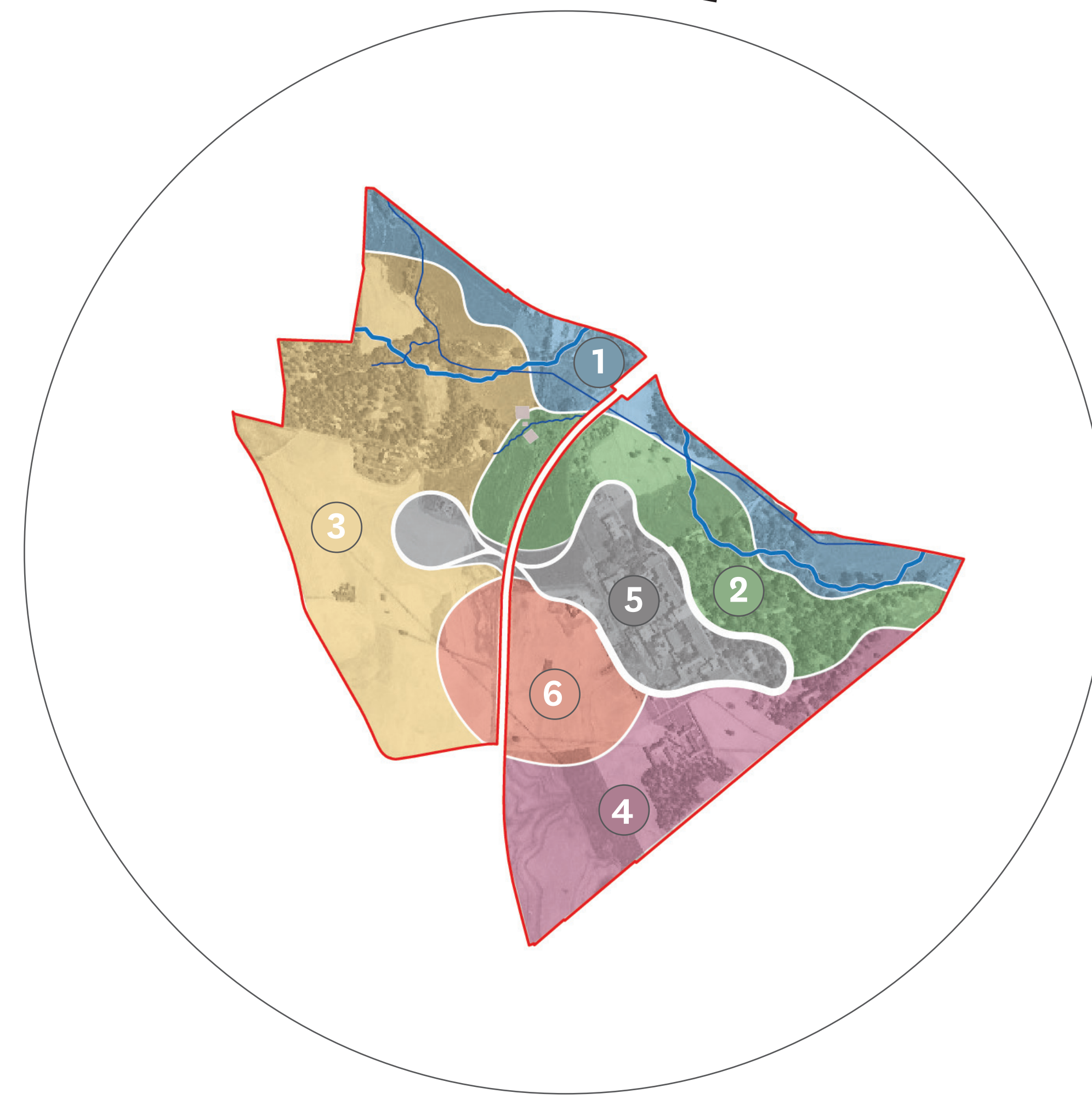
- Draw inspiration from the range of natural and cultural communities of North Carolina
- Offer something for everyone in a robust way
- Juxtapose park spaces that are urban, civic, and social with those that are natural, boundless and designed for individual exploration
- Present diverse park elements within a coherent and accessible public space framework





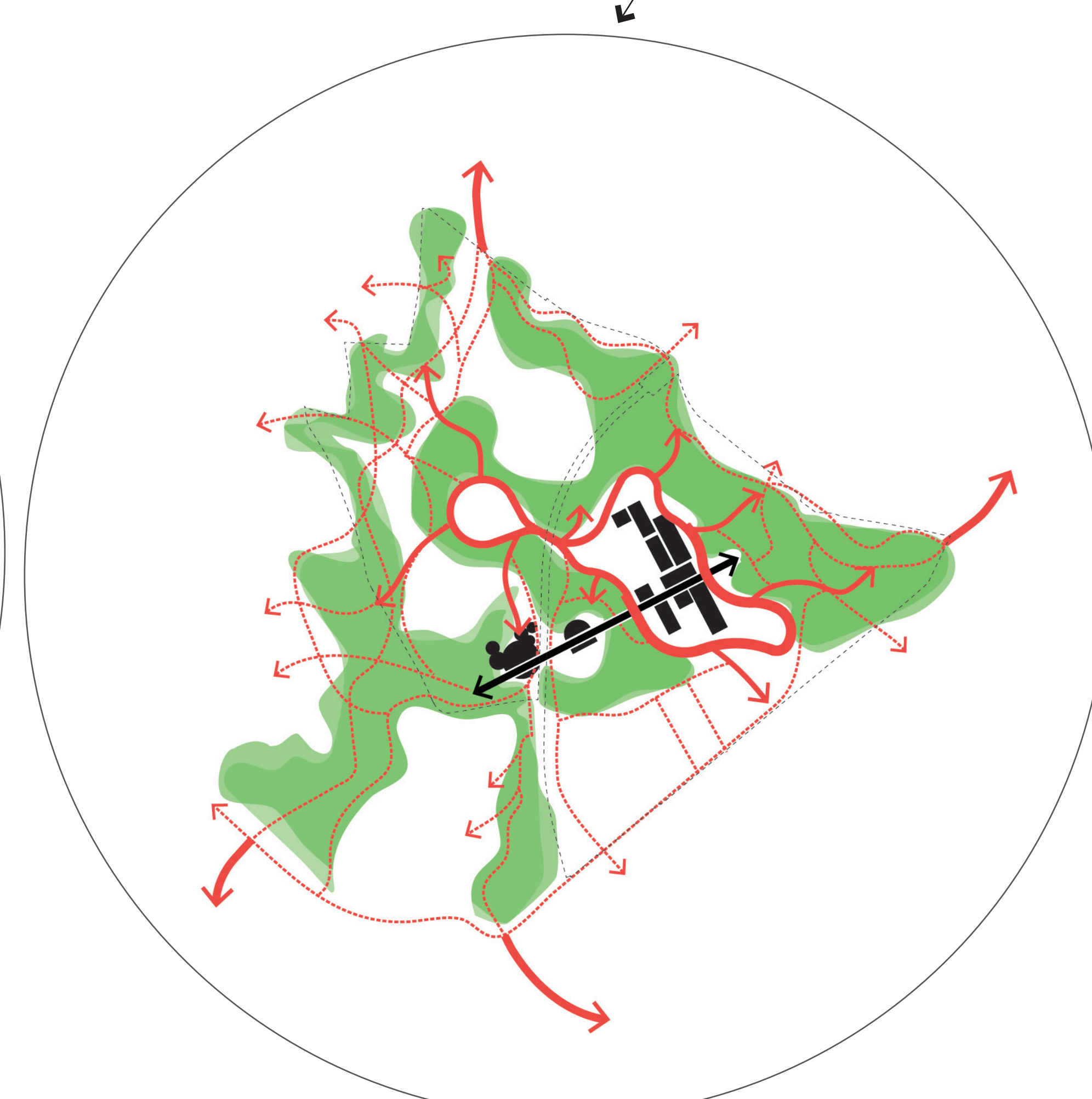
# The Master Plan

## Contents



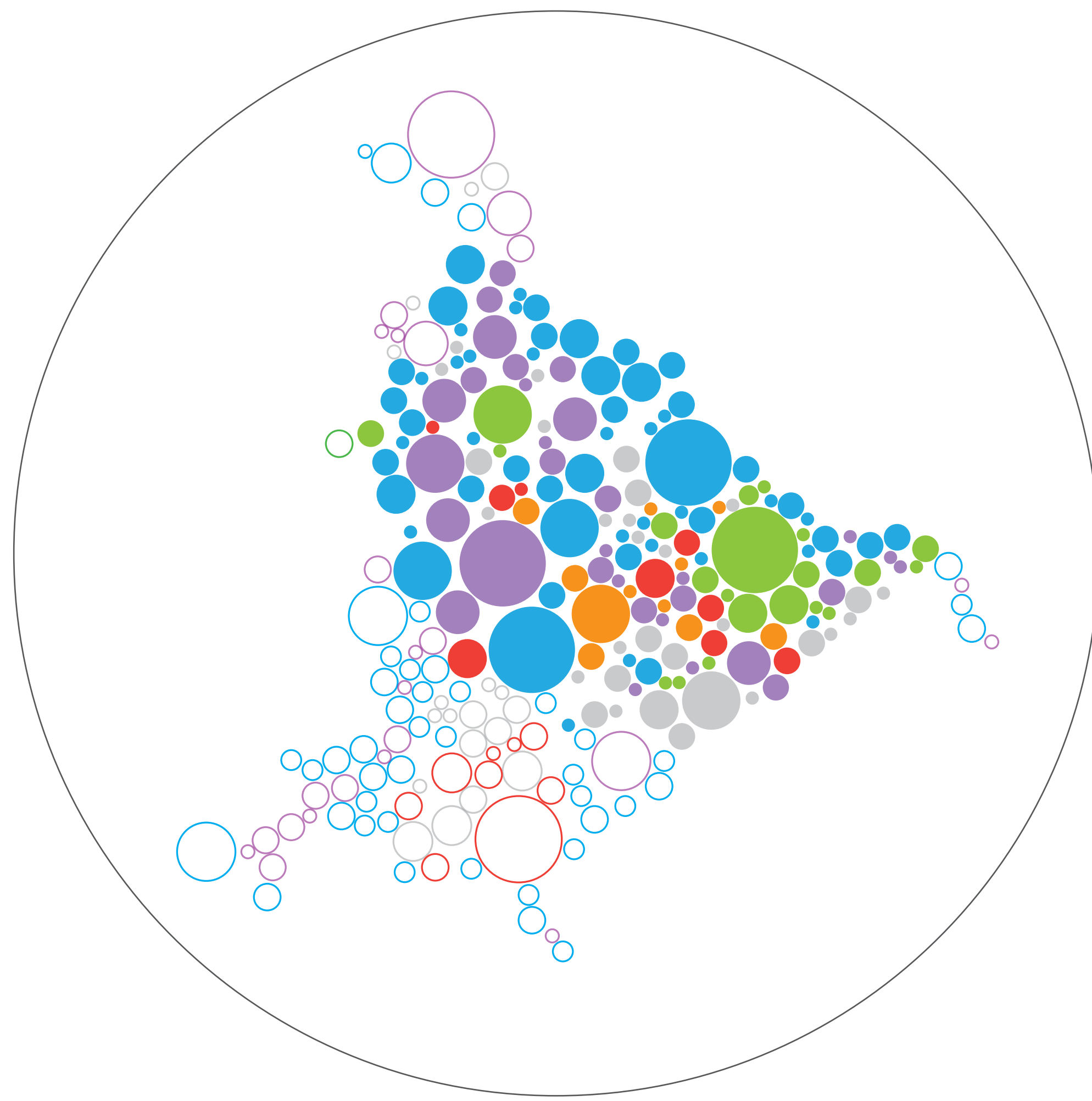
### The Land

- Change Over Time
- Community History
- The Six Landscapes
- 1. The Creek
- 2. The Grove
- 3. The Meadow
- 4. The Downtown Gateway
- 5. The Ridge
- 6. The Valley



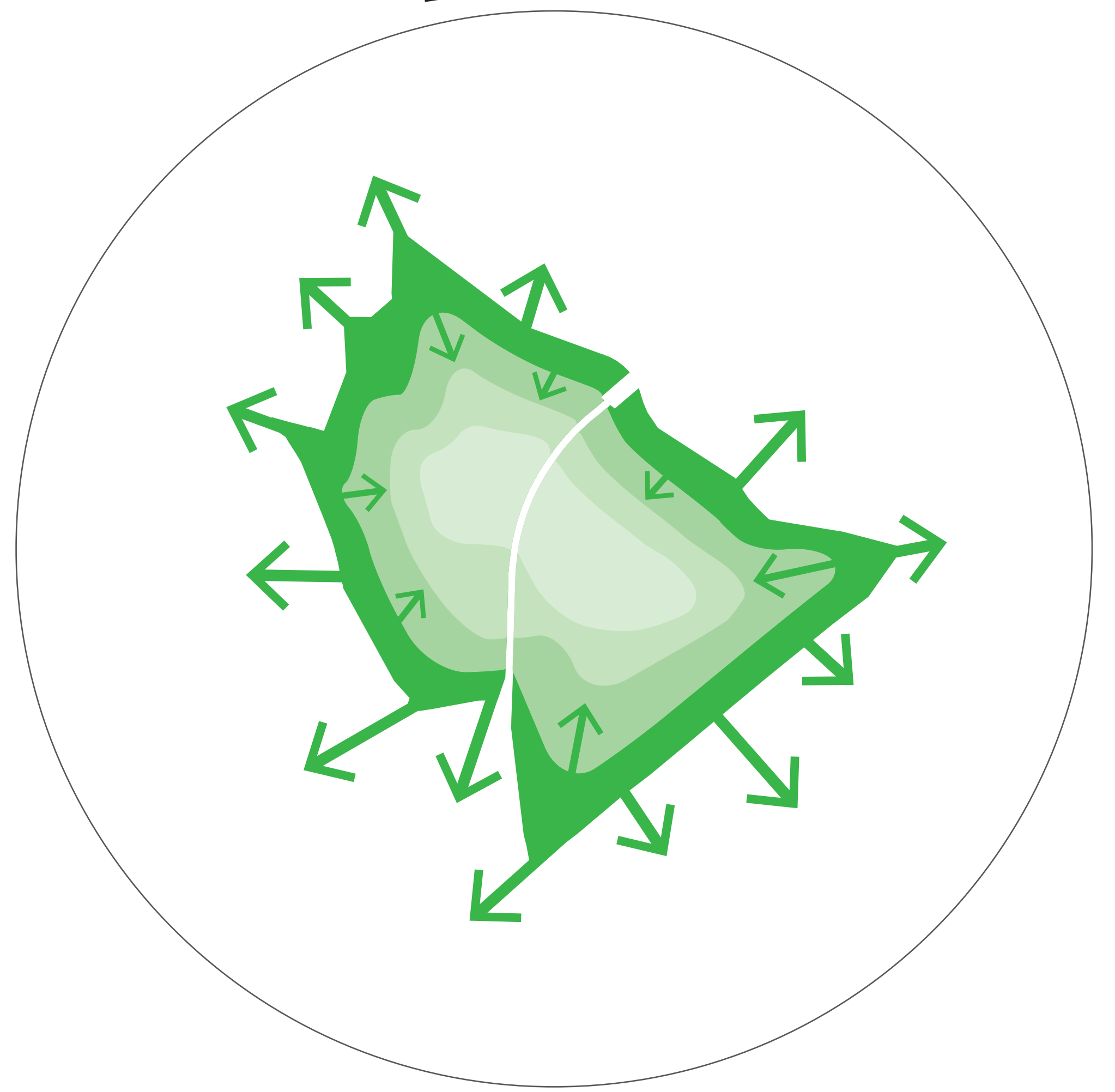
### The Framework

1. Edges and Neighbors
2. Circulation and Transportation
3. Buildings [Inside and Outside Spaces]



### The Program

1. Balancing Two Park Experiences
2. Accessibility, Safety, and Equity
3. Circulation and the Promenade Loop
4. The Six Landscapes
5. Hubs and Niches



### Implementation

1. Connect at the edges and build from the edges inward
2. Build excitement in the park to develop relevant and supportive partners over time
3. Plan for building and cultural anchors to occur in later phases in order to reap greater value in revenue generation
4. Pace capital construction to align as much as possible with fundraising and park administration capacity
5. Pair building rehabilitation with landscape restoration to connect the indoor and outdoor experience
6. Where possible, site new roads and paths at existing paved areas to protect mature trees