

Dorothea Dix Park

Master Plan Advisory Committee Meeting

Date: Wednesday, November 11th, 2018
Time: 6:00pm – 8:00pm
Location: Raleigh Municipal Building

Meeting Agenda

6:00pm-6:15pm: Dinner, Welcome & Updates
6:15pm-7:45pm: Draft Master Plan Review and Discussion
7:45pm- 8:00pm: Discussion of Master Plan Consensus Process

Welcome: This meeting started with a brief update of events/planning progress since the last MPAC meeting, including a summary of Community Meeting 4 and Council Work-Session 1. Upcoming events were announced including Innovate Raleigh, projection artist OMAi on the Steam Plant at the Park, **and Council Work-Session 2 11/26 4pm-6pm**, with MPAC attendance encouraged.

The next MPAC meeting is scheduled for 12/5 from 4pm to 8pm. MVVA will have a draft of master plan book to share for feedback. This meeting will be an extended meeting to allow for more detailed, in-depth conversations.

MP Review and Discussion: Kate began this discussion with the overall goals of Master Plan: Preserve Opportunities, Focusing Resources, Achieve Consensus. We have the complex task of re-envisioning a Hospital Campus into a Park. Meeting discussion should focus on the fundamental elements that will shape the future development, and not on the smaller details that will be fleshed out in later stages.

The next 1.5 hours were spent in smaller groups of 4-7 MPAC members, where each 6 landscapes were reviewed and discussion. Below is a consolidation of the notes taken at each table for each landscape, as well as general comments. Comments/Questions/Opinions are recorded from MPAC members, and represent either their individual perspective, or the perspective of their group. General comments are in BLACK. **Requests for Information from MVVA or the City are colored in RED.**

Creek

- Need to re-focus the Pullen connection vs downtown connection. Southeast corner (Grove) is weak (highly ignored), and the downtown connection has always seemed a little weak. Where is the mass of people, and how can they best be served?
- It seems the Boylan connection is the easiest connection to downtown. Downtown users, who need to escape to the park, should have an easy connection.
- Southeast corner is the trickiest part. If people can see water at the entrance that would be great.
- Beautiful part of the greenway along the creek.

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- How do we want access to look in to the park along Western/Creek? Do we want to create space where you can see into the park along Western?
- **RFI: Clarification on the location of BRT stops?**
- We don't necessarily need to focus on western experience and instead want to preserve ecology of creek.
- Like the idea for flexible land bridge.
- Where is the grand entrance?
- Build the land bridge in phases to account for Western Boulevard changes.
- Question sports fields next to pond (concern over balls going into the pond).
- How do you separate ball fields and creek experiencers?
- Creek is really the only natural system we have. The rest of it is all highly managed.
- One of the few places people will feel like you are in the woods.
- Opportunity for lots of programming opportunities.
- Think about opening it up a bit more in a few more areas.
- The creek could be the woods.
- True experience with nature in the City.
- Interaction of storm-water ponds—should be naturalistic.
- **Why are the storm-water ponds where they are? (along Western Blvd).**
- Can you get off the path and feel like you are walking in the woods?
- Where do you interact with the water? Vs. Places to view the water
- Include catchment for trash.
- **Would like more information of the roads. Are they at-grade, bridges, etc.?**
- Would like to see what happens on the other side of the land bridge and getting into Pullen Park.
- The new road (one that is replacing Hunt Drive) should go straight across the RR at the corner.

Meadow

- Event hub interrupts the meadow, large space for informal activities. What if hub was an elevated area for views. Main issue is parking.
- The experience of not experiencing cars, where else do you have this possibility so close to the downtown? Parking along railroad, not disrupting meadow.
- Access to big field through individual personal future vehicles?
- Opposing View: the event hub helps achieve the meadow.
- Event Hub may be interrupting meadow.
- Suggested compromise point: how can we make the event hub less parking focused, and more meadow services, events?
- Issues with noise/disruption with cars.
- Should plan for the future, not a large paradigm shift, why do we have to cling up to our cars.
- Meadow is the only thing protected from developers. Meadow is the exceptional piece.
- If no event hub, their needs to be parking in the Meadow somewhere.

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- More we keep parking to the edges.
- Request for more information on the grotto (seconded including costs).
- Request for more information on the cemetery.
- Is the flowers cottage big enough to take advantage of the prime view (seconded)?
- Safety concerns of grotto and the ledges and height changes.
- Cemetery: How do we honor the space knowing there is parking nearby, knowing kids may be close and playing near the soccer fields?
- Does the land bridge need to be just a bridge? Or possibility an interim use bridge?
 - o Seems to have shrunk in the latest iteration?
 - o Make it an architectural statement?
 - o Grand area to introduce the park.
 - o Maybe it's not a big land bridge but a grand entry that could connect to GMS and Pullen.
- Need to get over Ashe.
- Precedent in downtown Greenville (Swamp River).
- A cool public art/architectural opportunity.
- The Meadow is going to be the place to be.
- Some thought on how the Meadow interacts with the development at Spring Hill.
- What is the canopy along the Meadow?
- Where are the sacred/meditative/quiet spaces?
- Fields and Meadow (the can all function a bit differently)
 - o What are the sub-fields and sub-meadows?
 - o One more quiet/meditative.
 - o One more active/frisbee.
- The Meadow can provide a whole lot of different experiences?
- Paths will help create the spaces within the meadow.
- A lot more thought in where the paths are/should go.
- Goat path philosophy (desire lines).
- Paths need to be more sensitive to the beauty/elegance of the Meadow.
- There are some major paths (connecting Rocky Branch/Walnut Creek) that are important.
- What will draw people through the Meadow?
 - o The Boundlessness?
 - o It keeps revealing itself.
- I don't want to be discouraged about walking in the fields.

- Connectivity to FM needed
- Access from Spring Hill into meadow needed.
- Do Journey Mapping to get an idea of what the experience is for those with disabilities. This should be done throughout the park, for a range of people- able bodied, families with strollers, a range of disabilities
- Prioritize accessibility
- Protection of meadow plantings from foot traffic- with foot railings or something of the sort.
- What will the views be from top of the grotto? Is it possible to see downtown from there?

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Ridge

- Conserving 600,000 sq. ft in older, buildings, that will be expensive to develop, then there has to be development along lake wheeler to pay for it. Might could generate income in the interim. No idea about the infrastructure. Put new buildings in to actual serve park functions.
- What experience do we want on the park? Urban Park vs Natural Park?
- New buildings, where we want them, new infrastructure. I don't think we should preserve the history of the park, by preserving the buildings. History is not just the buildings, it's about how do you preserve the history.
- Some overlapping uses, but do want active uses.
- History, memorial path, between hospital, cemetery, and plantation house.
- Generally okay to have some time of activation inside of promenade.
- Hospital building is critical.
- Balance between too much density in ridge, vs needs of the most active space.
- Observation tower should be considered.
- If ridge is active, we might want parking along lake wheeler, significant deck parking.
- Viewshed protection from the ridge (viewshed protection for downtown) (opposing, not top of priority list for all).
- Consider underground parking.
- **Topo line to downtown (viewshed protection to downtown)**
- Questions about scattered "random" courts. Will all of them be used, will some go unused (ex Pullen Park)
- Reserve space for future opportunities.
- Don't over program.
- Need flexible spaces for multiple uses.
- Opportunity for grand architectural spaces.
 - o The Portico
 - o Strong urban axis, match the intensity of the axis of the portico in the Ridge
- It's the Meeting Place. Meet me at the Ridge.
- Is the cookout zone in the right spot?
 - o Should it be in the Event Hub?
 - o Cookout zones, picnic shelters? Close to parking.
- Needs to be more elegant.
 - o Spaces to sit, relax, people watching.
- Needs to have some signature statements.
 - o Giant Chess.
 - o More playful water through the Ridge.
 - o More urban/architectural.
 - o Meet me at the_____.
- Built in grills

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- Need to be big
- The hospital building needs to have a hip roof. A rooftop garden doesn't go with a hip roof.
- RHDC needs to review design when things are moving forward.
- The 2nd and 3rd floors of the hospital need to connect through the portico- 1st floor remains open.
- Analysis needed of views of downtown, sunset and other views of interest. Take account for tops of trees. Views from hospital out of the back of it.
- Portico could be four stories, built to allow people to go in it and be the view point.
- Parking and surface access needed for the hotel.
- Bottom level of the hospital should be museums- City of Raleigh Museum and site history.

Downtown Gateway

- Should be focused on the community at lake wheeler now.
- Residential is counter intuitive to the park.
- Much less operating and maintenance costs when you get rid of buildings.
- What is highest and best use for the park?
- Indifferent to development.
- The welcome plaza seems like it's in an odd place.
- If you are going to have development in the park. It needs to be on the Lake Wheeler Edge.
- Development done well, park supportive, should be in the park to generate revenue.
- Pull development out to the edge.
- You can't look at one edge (Fuller Hts) and not the other side of the road.
- We need revenue for the park. There is no way we can build this great park without future development in the park.
- If this is the downtown gateway, it needs to have development along the edges.
- It needs to be a 'healthy street'. We don't need another long Hillsborough Street. It needs to be active on both sides.
- Fuller Heights is going to change dramatically. We need to set the influence on the park-side.
- It's an opportunity to stretch our architectural legs and do something meaningful.
- The uses/program is important. How do you have residential and not make it feel private?
- It can also provide services to support the park.
- How do we govern/program that land and get what we want?
- We know citizens will tax themselves for this.
- Development provides opportunity for shared-parking.
- Non-profits co-location.
- It generates revenue but also puts people there.
- Development will bring people to the park.
- Full time residents will bring a sense of safety/security.
- Eyes on the park.
- Opportunity for innovative hub/non-profit hub/food hub/cultural hub.

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- Need to think about how to plan that corridor (park-side and neighborhood-side).
- Affordable housing vs. park debate.
- 3 WPA buildings should go.
- First floor retail/public use – lifestyle, open-air market opportunity?
- Play Area in the right place?
 - o Playfulness should be central to the park not on the periphery
 - o Should be more in the park
- The Entry Plaza should have an open entry plaza to bring folks in the park
 - o Needs an entrance feature
 - o Needs a landmark, something defining, iconic
- Need to look at the importance of the Lake Wheeler Road
- The term is confusing, it doesn't connect into downtown.
- Is not a regional corridor.

- Make Lake Wheeler Road a complete street.
- A tramway along Lake Wheeler Road to the Farmers Market could provide an edge indicate arrival.
- Make something special to the arrival of the downtown gateway.
- Potential for city hall to be across the street- by South Saunders (dry cleaner site). This is an opportunity to have an exciting building

Grove

- Concern: no parking deck in this area.
- Grove should have quiet, reflective space.
- Grove needs to be passive, discourage active reaction.
- Dog park in the grove? Does it make sense?
- The Grove is a historic landscape. Respect the trees, keep it natural, not a lot of program in the Grove.
- The view is important. Too many trees??
- Keep the view open. That's important.
- Be careful about building removal. If you remove buildings, it's going to be hard to rebuild them.
- Not sold on botanical garden—doesn't seem to fit in the Grove.
- Always had envisioned the small cottages as artist-in-residence cottage. Would much rather remove some of the larger buildings than the brick cottages.
- I like the botanical gardens where they are. The location near the stone houses, hospital, chapel is good. The botanical garden could take a lot of forms (healing, herbs, Japanese, etc).
- What would the botanical garden be? Program? Maybe just call it gardens?
- Where is the urban ag?
- A cluster of the small cottages would be good in the Grove.

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- The character and nature of the cottages was the village/the life that was living here.
- What happened to the downtown connection piece?
 - o It seems we have given up on it.
 - o What happened to big thinking at the downtown corridor
- Parking along the street will be important.
- Don't need the pool.
- Sports Courts are important but need to be co-located.
- Additional crossing of the RR between the Grove and the Sports Fields.
- Why put a botanical garden in the grove?
 - o Consider a stroll garden instead of botanical garden.
 - o The sentiment here was a botanical garden in messy and the grove is not a good place for it.
- There should be a greenhouse somewhere in the park
- The visitors center needs vehicle access
- The drive entry of Boylan Ave should include the visual of seeing the hospital and the portico.

Valley

- Minimal infrastructure.
- Find ways to bring people in to for big events.
- Creates space for smaller events.
- Park deck rooftop used for food trucks (local ban).
- Utilize the space under the trestle
- Will sound travel out of the amphitheater? What are the implications of this- will concerts impact neighbors and have to stop early, etc.?
- Amphitheater should be open to local groups, not just at the Live Nation level.
- If trestle doesn't happen, what are the alternatives.
- For the rail trestle over Western, make it a landmark by painting or something.
- The trestle of the valley should take design cues from the trestle over the Western Blvd.

General Comments

- Need for an extensive Internal Transit system. Type depends on future transportation options.
- Not everyone is going to experience the whole park at one time. Will understand the scope.
- Blind and deaf community interested in planning for accessibility, especially the promenade.
- Color coding for different methods of transportation.
- Need Bike/ped map, take into account scooters.
- Connect NE corner to Performing Arts Center

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Future Planning Studies

1. Security plan + goals
2. Safety plan + goals
3. Sustainability Goals

Closing Discussion: Due to group desire for more general discussion time, the planned consensus discussion was proposed to be moved to next meeting. Additionally, the next MPAC will allow for a park funding and budget presentation.

Meeting closed with a call to action for volunteers for our upcoming outreach events.