Dorothea Dix Park

The Creation of America's Next Great Park

“You have to build greatness one step at a time. The master plan is the foundation of greatness.”
– Michael Van Valkenburgh
DIXPARK.ORG

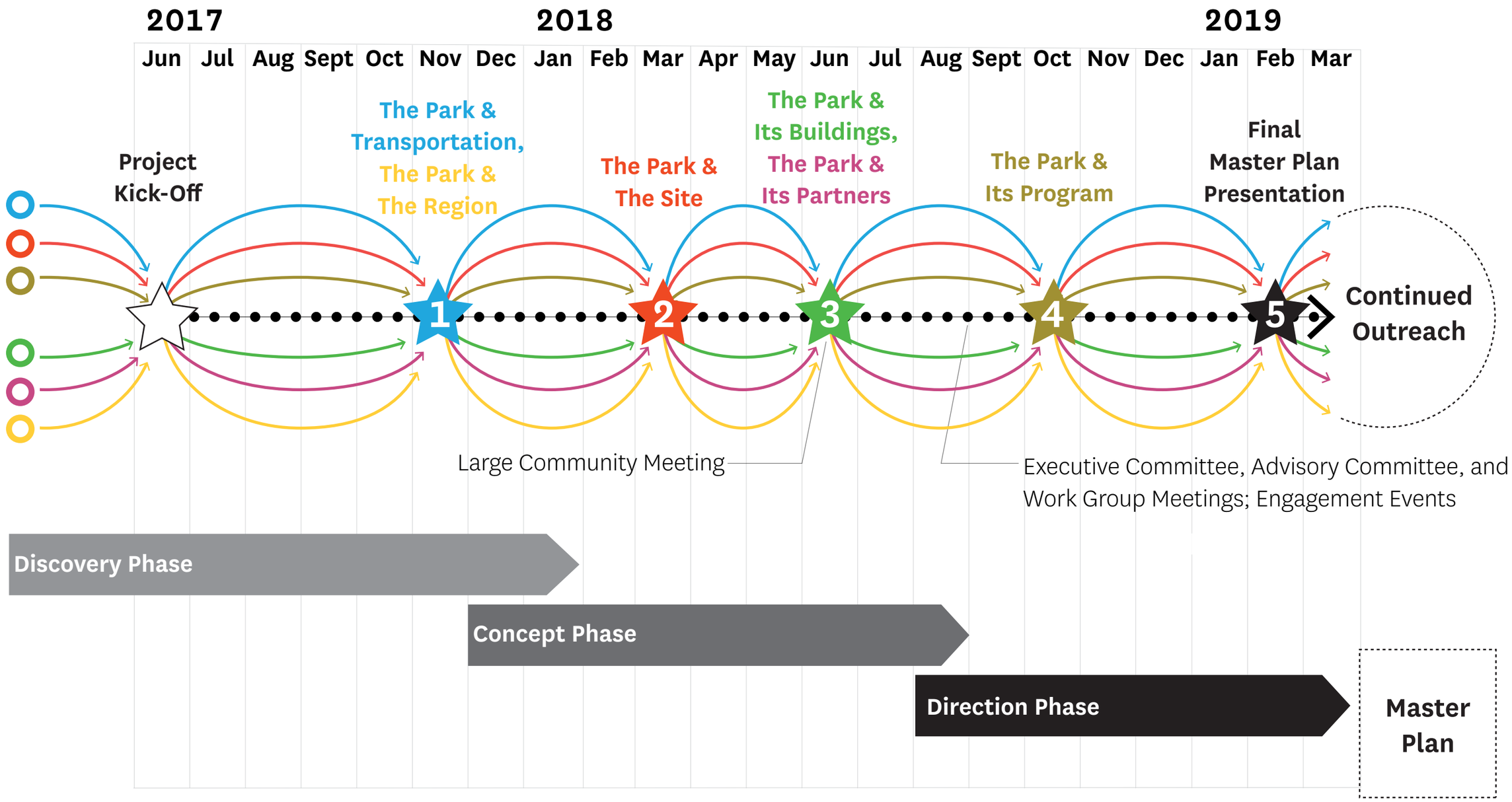
Preserve Opportunity: develop design and implementation strategies over the long term

Focus Resources: enabled by new parternships with public/private and community groups

MVVA presentation at Dix Community Meeting #4

Achieve Consensus: through engagement and creative, specific solutions

MASTER PLAN PROCESS

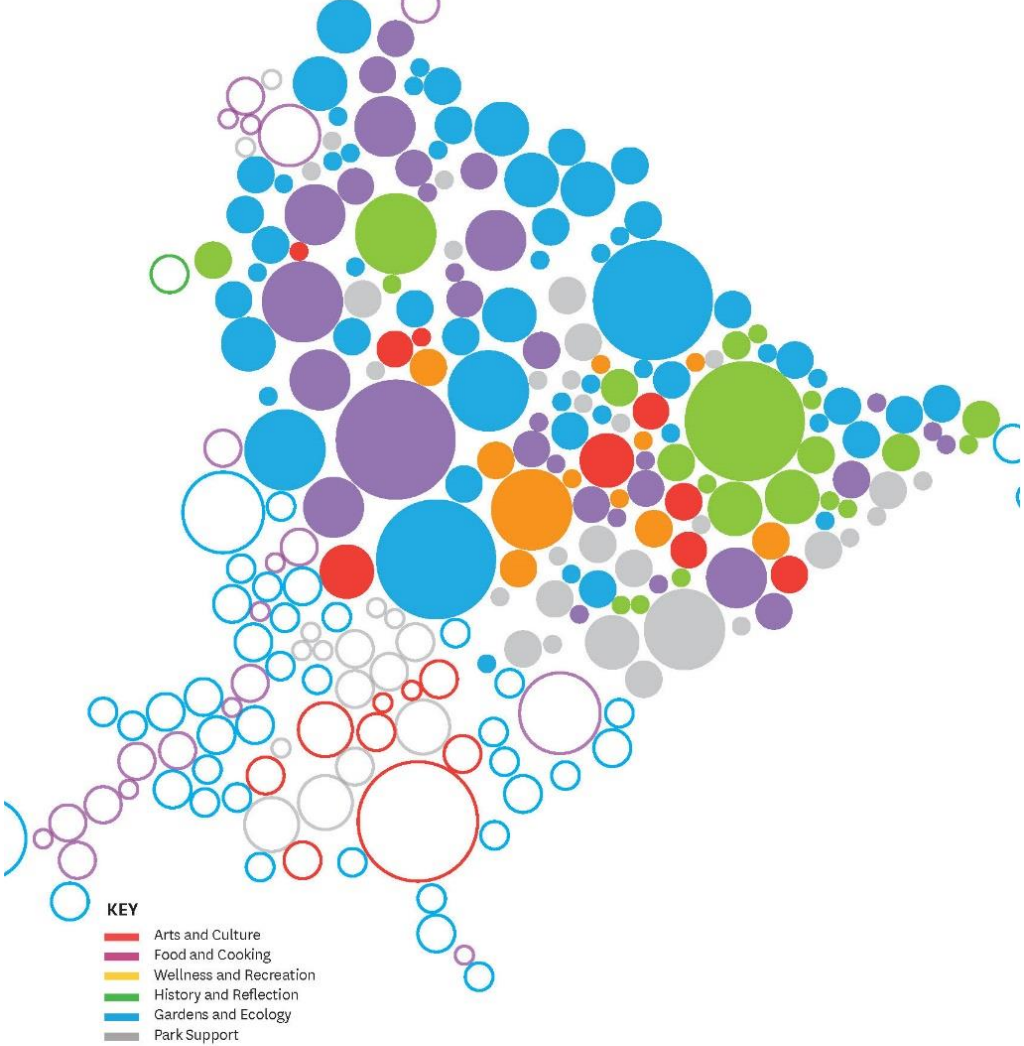


Master planning introduces new park uses by clarifying and transforming existing site patterns.

Dorothea Dix Park: **6 Landscapes**

Creek + Grove Meadow: Natural and Wild Spaces

Downtown Gateway + Ridge + Valley: Civic and Event Spaces



Program Themes:

- Arts & Culture
- Food & Cooking
- Wellness & Recreation
- History & Reflection
- Gardens & Ecology

The Creek

Highlight the experience of the water of the Rocky Branch and the ecology of the Piedmont at the park entrance

The Meadow

Build a common ground for Raleigh that extends the Big Field and creates a uniting element for Dix Park

The Grove

Transform a historic entry drive and tree canopy into a botanical shade garden

The Downtown Gateway

Animate the regional corridor to downtown Raleigh with welcoming gardens, plazas and play areas

The Ridge

Revitalize the Dix Hill campus with new public uses and unify access to all the park's spaces along the Promenade Loop

The Valley

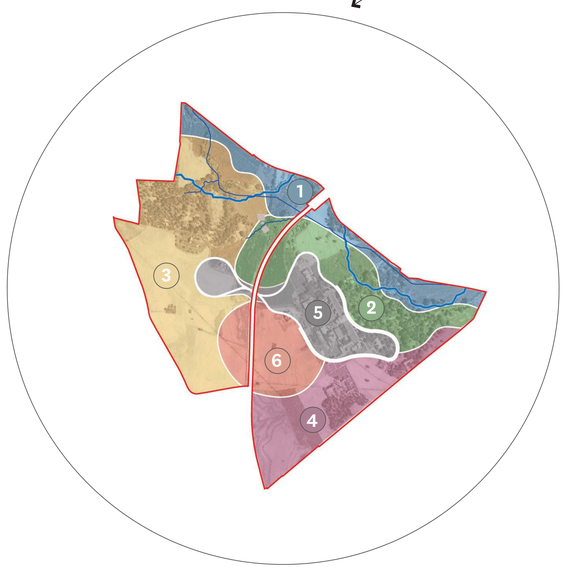
Bridge the Grotto Garden to the Ridge's Acropolis with memorable landscapes and a new cultural link

For Discussion: The Landscapes

- Let's go landscape by landscape. What are your main concerns/outstanding questions?
- Please assign a note taker and discuss each landscape at your table.
- We will take an hour to discuss the six landscapes.
- Staff is available to answer questions.

The Master Plan

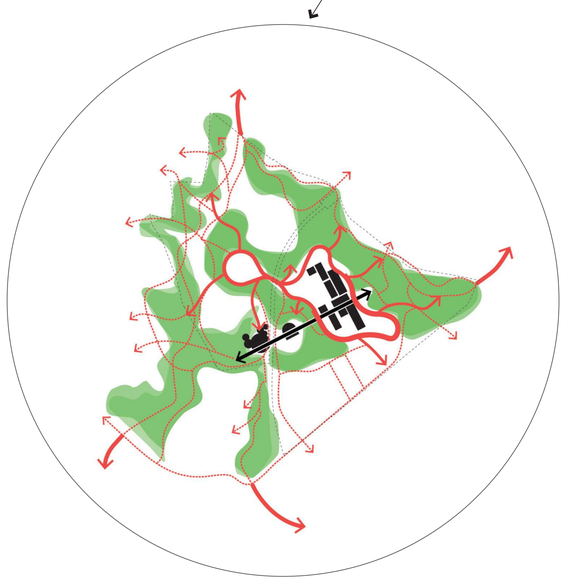
Contents



The Land

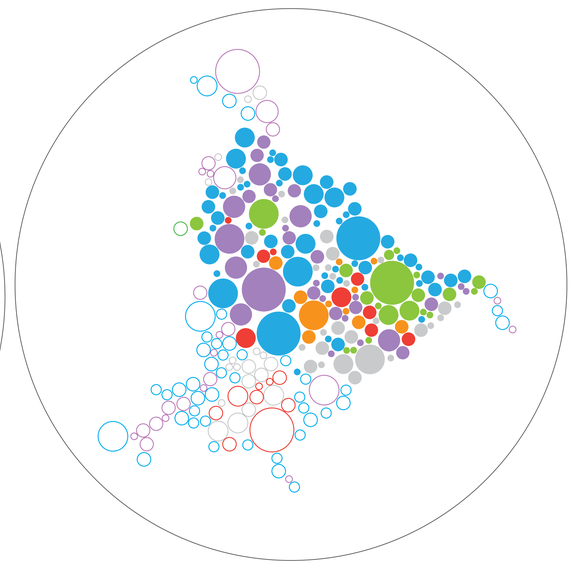
- Change Over Time
- Community History
- The Six Landscapes

1. The Creek
2. The Grove
3. The Meadow
4. The Downtown Gateway
5. The Ridge
6. The Valley



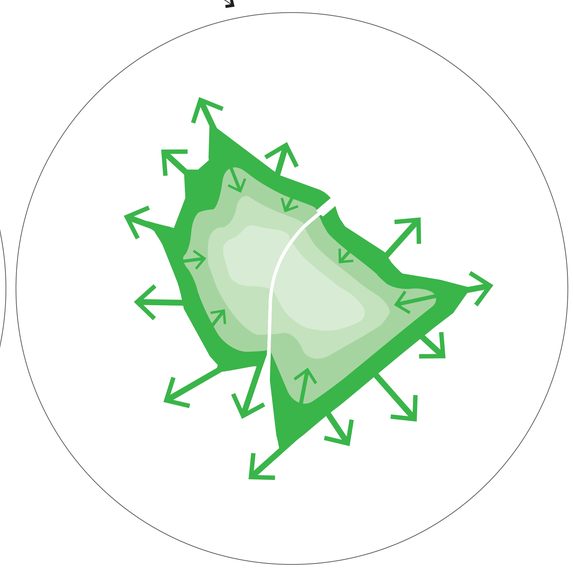
The Framework

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

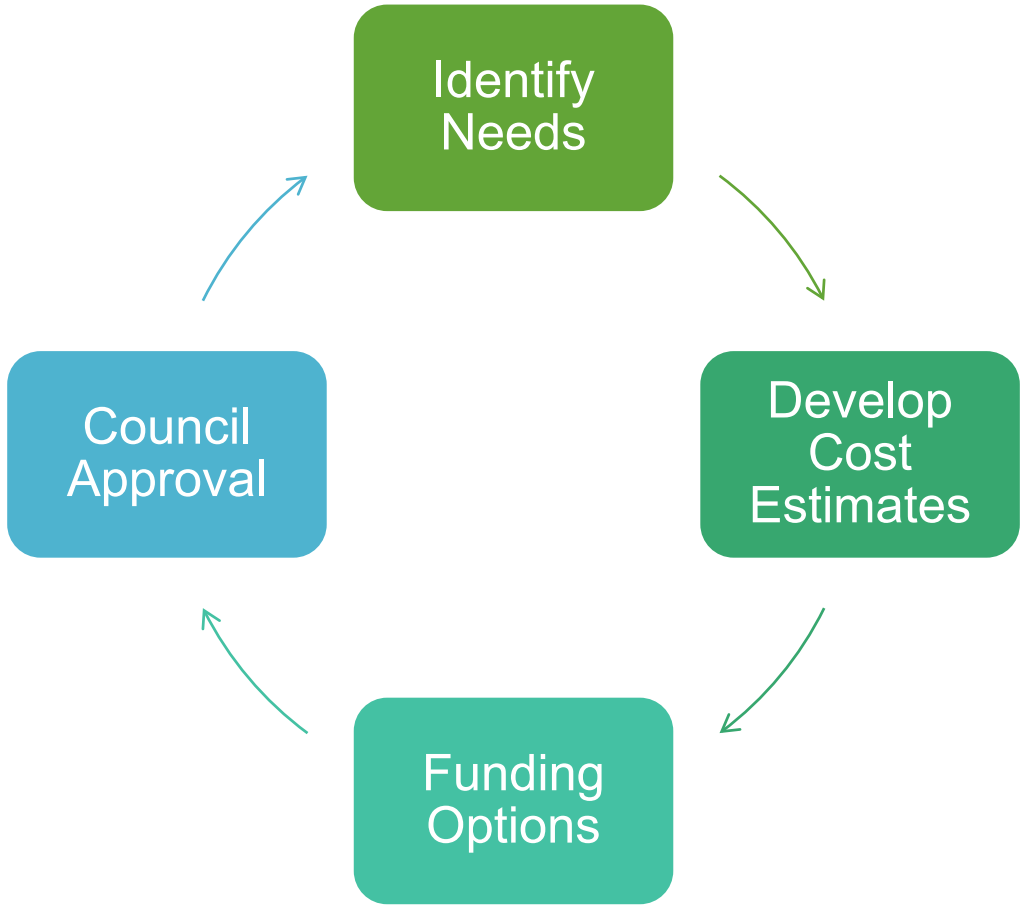
Funding Operating and Capital Needs

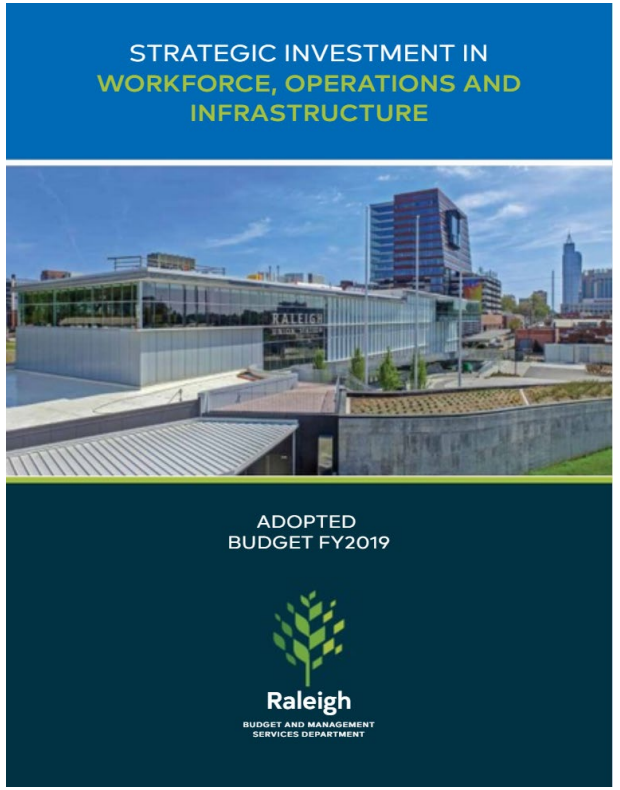
CITY OF RALEIGH

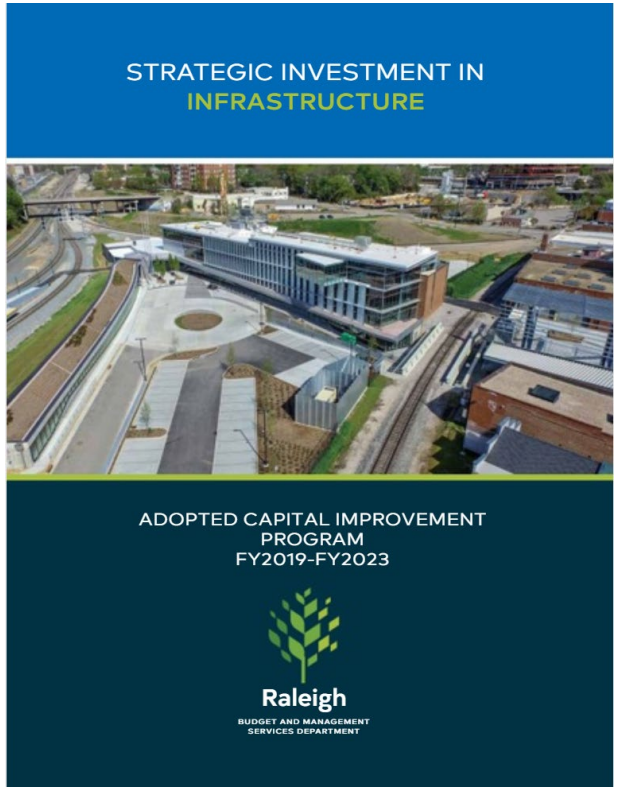
Agenda

- Process
- Operating Funding Sources
- Capital Funding Sources

Process – Capital & Operating







Operating Program Funding Options

Ground Leases

Revenue can support program operations or general operating costs

User Fees

Revenue can support program operations or general operating costs

Rentals

Revenue can support program operations or general operating costs

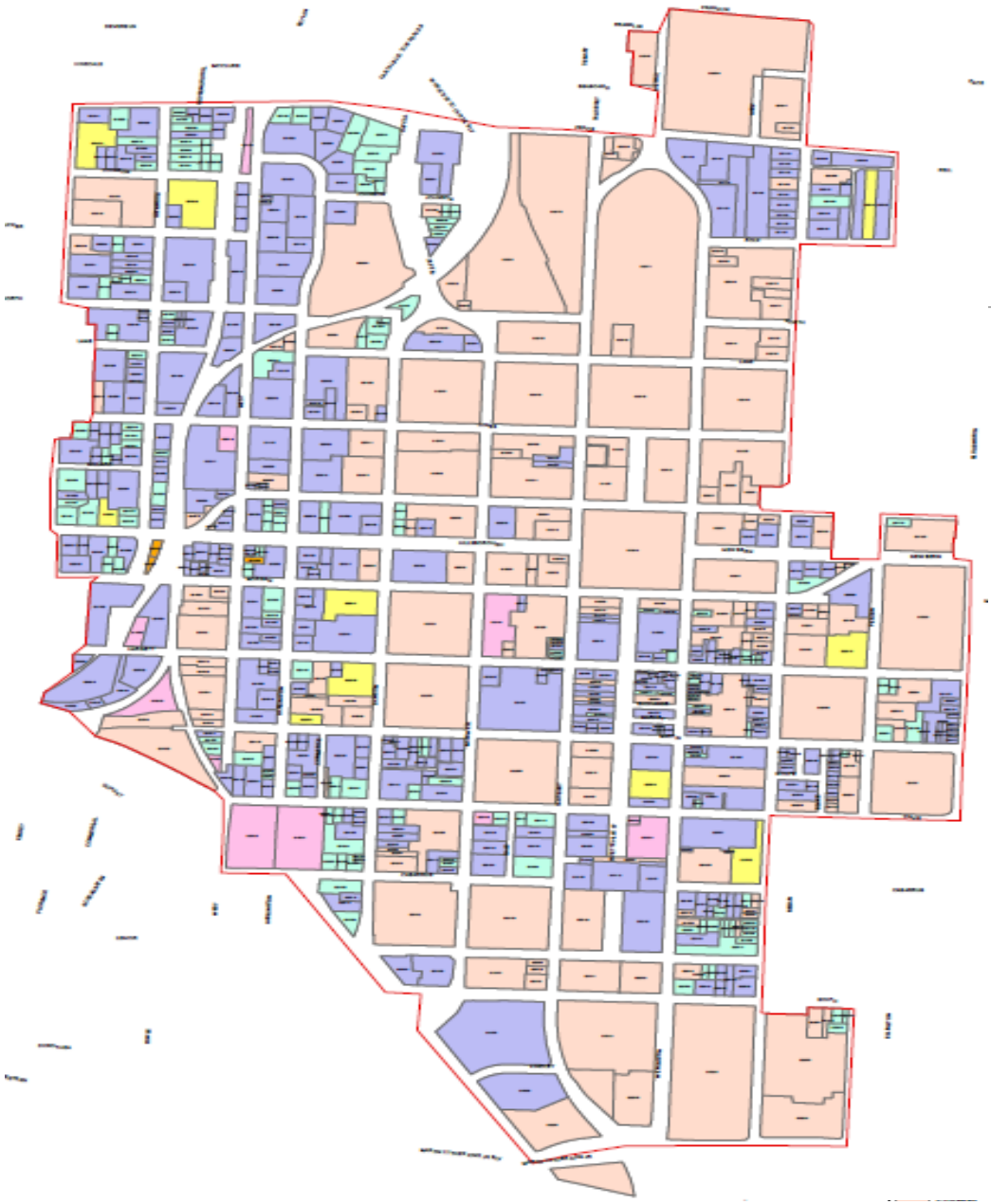
General Fund

Subsidy to support program operations or general operating costs

Operating Funding Options

Municipal Service District / Business Improvement District

Approval	Petition/Council Approval
Revenue generation	Incremental property tax
Common uses	Support downtown or historic districts
Residents Impacted	Taxpayers of defined zone

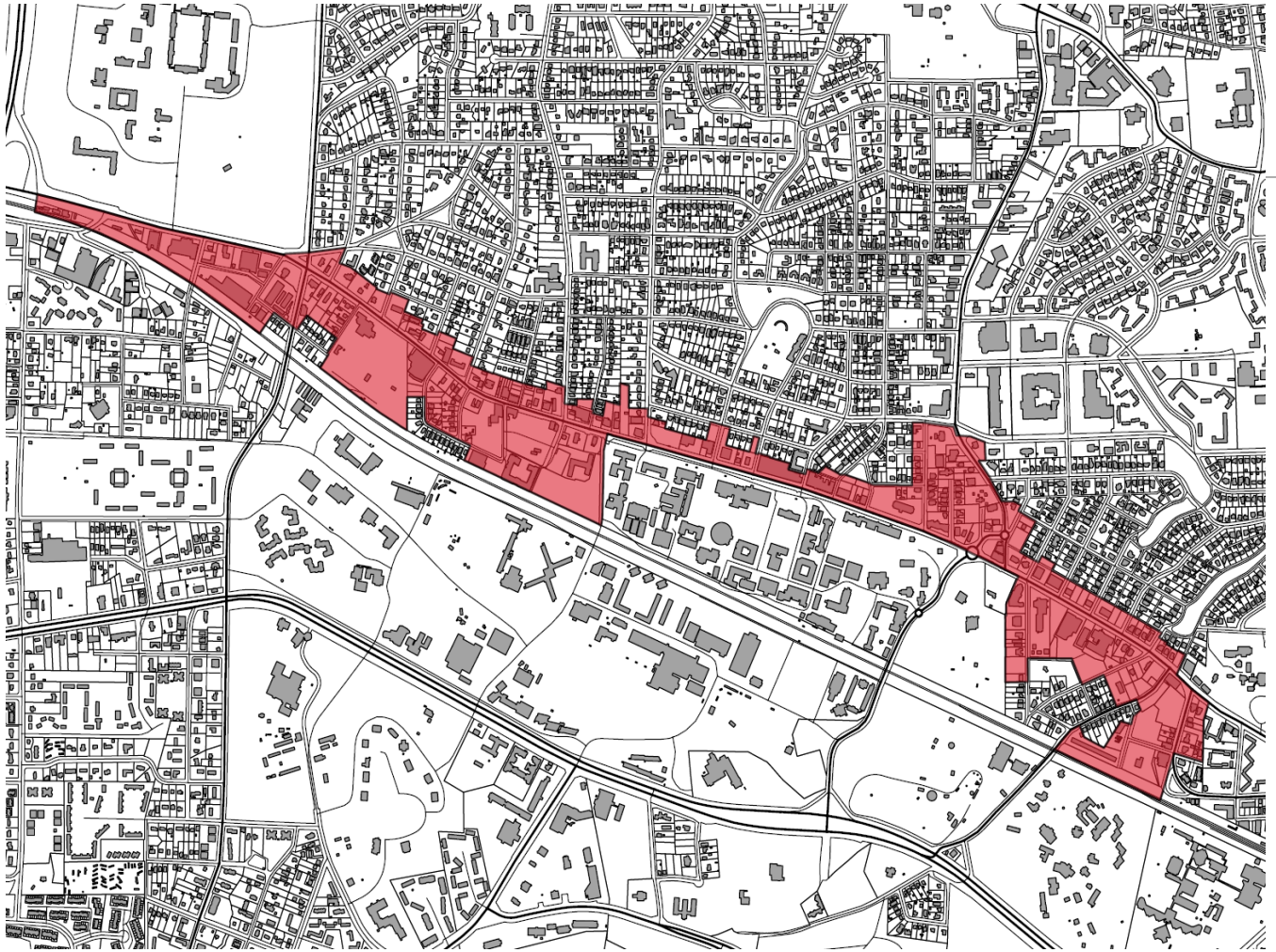


Downtown

Assessed Value	$2.2b
FY19 Tax Rate	6.29 cents
Tax Levy (Revenue)	$1.4m
Incremental Value of 1¢	$220k
# of Properties (Total/exempt)	1,748 – 13%
# Acres (Total/exempt)	401 – 60%

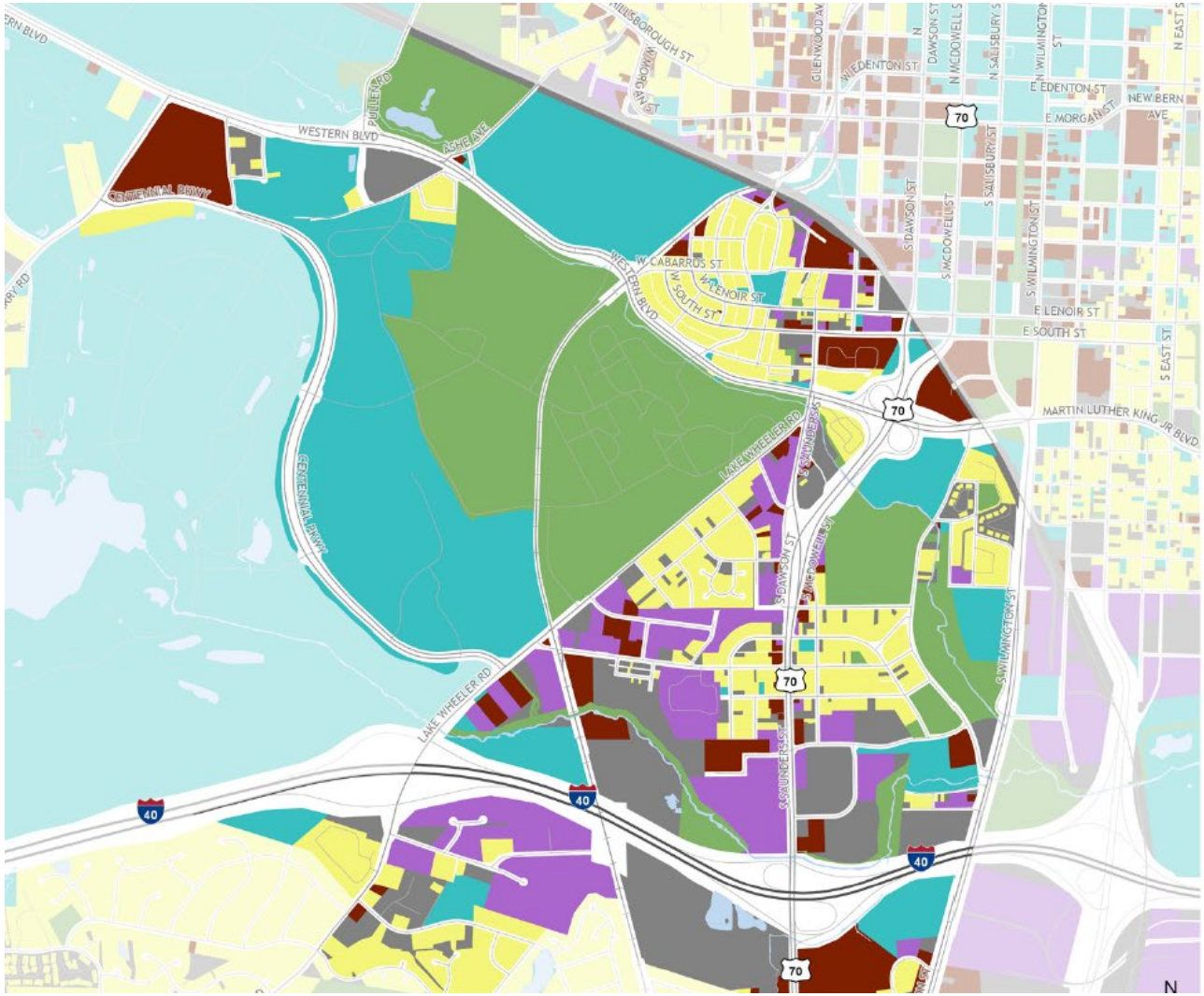
Uses: Downton Cleaning and Parking Ambassadors

Hillsborough Street



Assessed Value	$356.7m
FY19 Tax Rate	15.00 cents
Tax Levy (Revenue)	$532.5k
Incremental Value of 1¢	$35.7k
# of Properties (Total/exempt)	378 – 10%
# Acres (Total/exempt)	136 – 32%

Uses: Street/Sidewalk Cleaning



Land Use

- Residential
- Public & Institutional
- Commercial
- Industrial
- Vacant/ Unknown
- Parks & Greenways

Borrowing Money in NC

General Obligation Bonds

Revenue Bonds

Project Development Financing (TIF/Synthetic)

Installment Financing (LOB's)

Special Obligation Bonds

Capital Program Funding Options

	General Obligation Bonds (GO)	Revenue Bonds	Installment Financing (LOBs)
Voter approval	Yes	No	No
Collateral	City's taxing power	Fees / Charges	Asset
Revenue Source	Property Taxes	Water / Sewer Operations	General / Enterprise Revenues
Common uses	Parks and Rec, Housing, Transportation	Enterprise type operations	Buildings, Vehicles/Equipment
City Portfolio	✓	✓	✓

Capital Program Funding Options

	Project Development Financing	Special Obligation Bonds	Pay Go
Voter approval	No	No	No
Collateral	City's taxing power / Asset	Non-traditional revenue sources (no property tax) / Asset	N/A
Revenue Source	Incremental property tax / General Revenues	General Revenues	General / Enterprise Revenues
Common uses	Redevelopment and Community Improvements	Limited by State Statute	General Capital Projects
Have we used it:	X	X	✓

For Discussion: Funding

- We will have to employ the whole arsenal of funding tools to make Dix Park successful.
- Ground leases will be a necessary component of the funding strategy.
- Please assign a note taker and discuss your main concerns/questions about funding options.
- Staff is available to answer questions.

“Society grows great when old men plant trees whose shade they know they shall never sit in.”
– Greek Proverb
DIXPARK.ORG

Questions?
Thank you.
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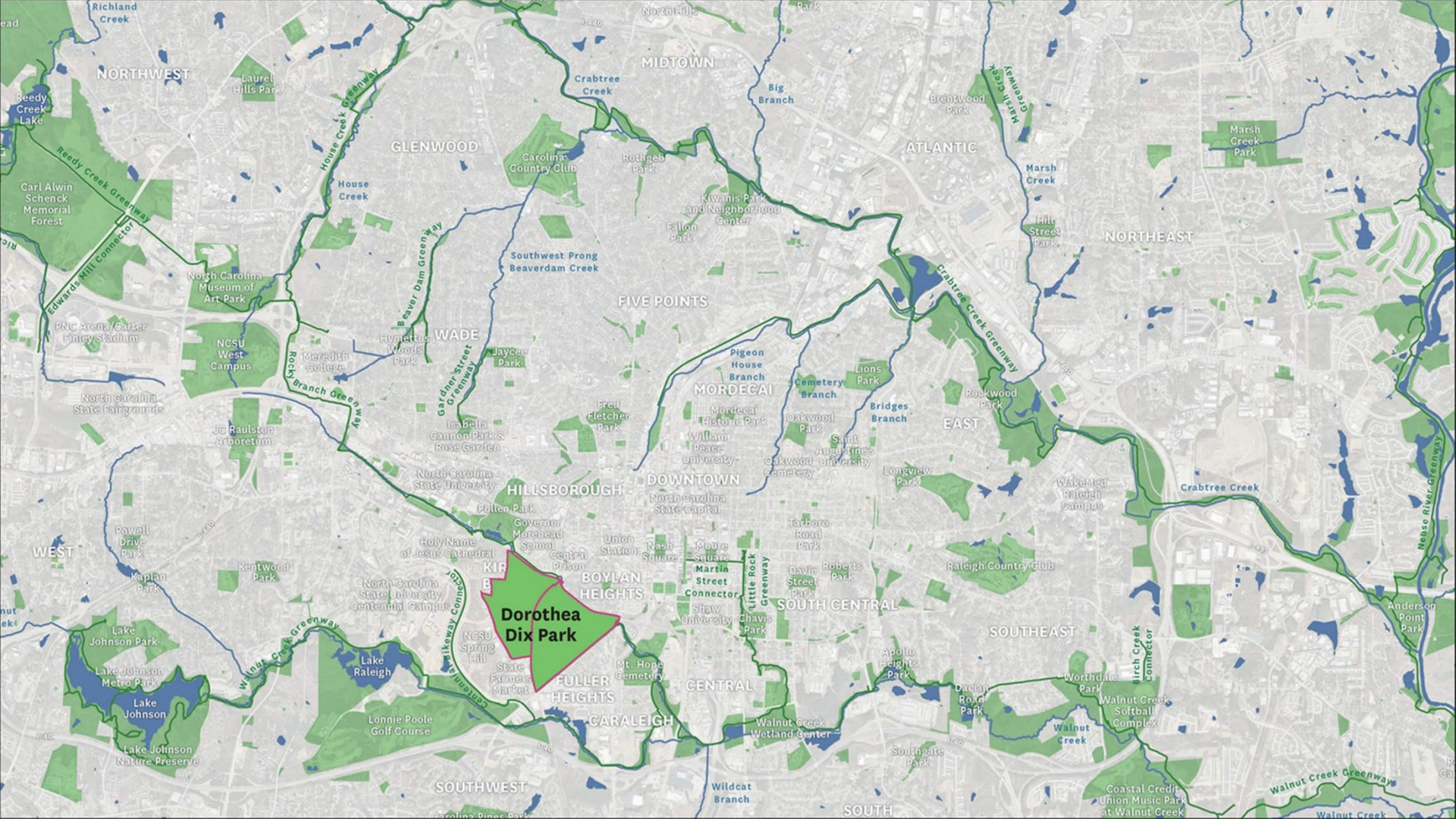
Dorothea Dix Park
NORTHWEST
MIDTOWN
GLENWOOD
ATLANTIC
NORTHEAST
FIVE POINTS
WADE
MORDECAI
EAST
HILLSBOROUGH
DOWNTOWN
WEST
BOYLAN HEIGHTS
SOUTH CENTRAL
SOUTHEAST
FULLER HEIGHTS
CENTRAL
CARALEIGH
SOUTHWEST
SOUTH
Richland Creek
Reedy Creek Lake
Laurel Hills Park
Crabtree Creek
Big Branch
Brentwood Park
Marsh Creek Park
Marsh Creek
Hill Street Park
Carl Alwin Schenck Memorial Forest
Reedy Creek Greenway
House Creek Greenway
House Creek
Carolina Country Club
Rothgeb Park
Kiwanis Park and Neighborhood Center
Fallon Park
Edwards Mill Connector
North Carolina Museum of Art Park
Southwest Prong Beaverdam Creek
Beaver Dam Greenway
PNC Arena/Carter Finley Stadium
NCSU West Campus
Meredith College
Hymettus Woods Park
Jaycee Park
Gardner Street Greenway
Rocky Branch Greenway
Pigeon House Branch
Cemetery Branch
Lions Park
Bridges Branch
Rockwood Park
Crabtree Creek Greenway
North Carolina State Fairgrounds
JC Raulston Arboretum
Isabella Cannon Park & Rose Garden
Fred Fletcher Park
Mordecai Historic Park
William Peace University
Oakwood Park
Saint Augustine's University
Oakwood Cemetery
Longview Park
WakeMed Raleigh Campus
Neuse River Greenway
North Carolina State University
Pullen Park
Governor Morehead School
North Carolina State Capital
Tarboro Road Park
Holy Name of Jesus Cathedral
Union Station
Central Prison
Nash Square
Moore Square
Martin Street Connector
Little Rock Greenway
Dawes Street Park
Roberts Park
Raleigh Country Club
Powell Drive Park
Kaplan Park
Kentwood Park
North Carolina State University Centennial Campus
Walnut Creek Connector
Shaw University
Chavis Park
Anderson Point Park
Lake Johnson Park
Lake Johnson Metro Park
Lake Johnson
Lake Johnson Nature Preserve
Walnut Creek Greenway
Lake Raleigh
Lonnie Poole Golf Course
Centennial Parkway
NCSU Spring Hill
State Farmers Market
Mt. Hope Cemetery
Apollo Heights Park
Dacian Road Park
Worthdale Park
Walnut Creek Softball Complex
Birch Creek Connector
Walnut Creek
Walnut Creek Wetland Center
Southgate Park
Wildcat Branch
Coastal Credit Union Music Park at Walnut Creek
Walnut Creek Greenway