

# Dorothea Dix Park

## Master Plan Executive Committee

Date: Wednesday, November 28, 2018  
Time: 8:30am-11:00am  
Location: Flower Cottage at Dorothea Dix Park

### Meeting Agenda

8:30am-8:45am: Breakfast  
8:45am-9:00am: Welcome & Updates  
9:00am-10:00am: Partnerships Discussion  
10:00am-10:30am: 3-Yr and 10-Yr Schedules  
10:30am-11:00am: Early Impact Projects  
11:00am: Meeting Close

The Master Plan Executive Committee (MPEC) Meeting began with Dix Park Project Manager Kate Pearce reviewing questions asked during the City Council Work Session on Monday, November 26, 2018.

MPEC Members first addressed the council concern that the park will not be a world-class destination park. Members noticed that this comment may have resulted from the guiding statement that MVVA shared about the park which stated: *Dorothea Dix Park is a physical place that will reflect many shared community values including access for all, racial and social equity, sustainability, diverse programs celebrating nature and culture, the strategic use of resources, local history, mental and physical health, and ecological resilience.* Members suggested this could be addressed by adding a header to the statement that reads, “The Elements of A World Class Park include...”

MPEC also discussed the need for an iconic element(s) in the park. Ultimately, it was discussed that the master plan is building the framework that will accommodate those iconic elements in the future. For example, Millennium Park in Chicago did not have “The Bean” sculpture in the master plan, but the master plan provided the framework and opportunity to add public art when it became available. Members also noted that elements like the Grotto are world class areas. They did state that they feel MVVA does not understand the energy the community has around the Farmer’s Market Connection. That is currently a key selling point to the community, but members said it is not highlighted well enough in the master plan.

MPEC brought up a list from the Dix Park Conservancy Board Meeting the day prior that stated the “Ooos and ahhs” the site already offers. These included: The view of Downtown, The Meadow, The Farmer’s Market, The Old Hospital Building. Those are the keys that draw people to the site and those need to be valued and highlighted in the plan.

MPEC members next discussed the issue of gentrification that was questioned during the council meeting. They discussed wanting to see updates on the progress of the small area study of Fuller Heights as well as the need to highlight the affordability work that the city is already doing.

The next topic was the downtown connection. They noted that the current park design is based on the idea that downtown will grow to the park. Members pushed back saying that the park should offer not only one strong connection to downtown but multiple. They would like to see those multiple connections to downtown expressed in the master plan.

The committee critiqued the partnership document saying that partnership should not be defined by time, it should be defined by type of partner (non-profit, government, etc.) Some members noted the complexity of managing future ground leases on buildings, saying that there needs to be a development manager to help weave together all the tenants. Members agreed that there must be a process for organizations to formally submit their interests. They questioned if there will be eligibility requirements for the partnership—noting that it would help filter the selection process. Members asked about the possibility of selecting partners to help rehabilitate the houses as they come under city ownership. The Governor’s Island example was noted.

Next, phasing and funding were discussed. The master plan will lay out funding tools but not the specifics on tools could be applied. The city is also working with a third-party cost estimator to determine the overall park cost given the current master plan design. A real cost will not be determined until the design development phase. The importance of grants to leverage money outside of the community was discussed. In addition, it was noted that the City will extend the MVVA contract to ensure the full master plan period is included.

The meeting finished with discussion of early impact projects. These are projects for the timeframe between now and the groundbreaking of phase one. The goal is to improve daily park experience and to keep momentum going on excitement about the park. Pearce showed a list of initial impact projects that the city has discussed. Information on the costs, timing and responsibility of these projects was requested.

Meeting close.