

The Master Plan

The Master Plan identifies **three Core Principles** that when pursued together, will ensure Dorothea Dix Park realizes its great opportunity: to become Raleigh's central park and a gathering place for the city, the region, and the state. These principles are proposed to guide and shape every phase of Dix Park's development, from planning, design, construction, and maintenance to future park use by partners and visitors.

- ① Open Up and Connect
- ② Build From What Is There
- ③ Offer Something for Everyone



Book Overview



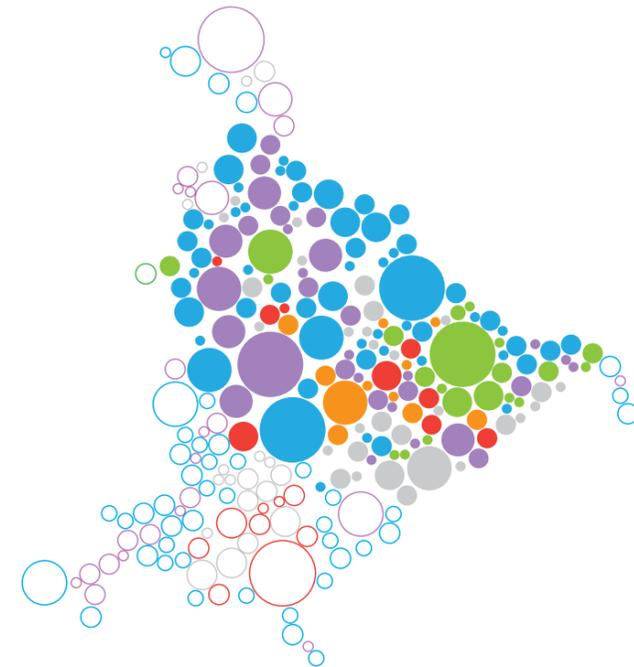
The Land

Exploring the natural and human histories of the land informs the definition of six distinct landscapes that will compose the future park: the Creek, the Grove, the Meadow, the Downtown Gateway, the Ridge, and the Valley. These landscapes reference and build from the past in order to inform the potential of the future public park spaces. The identification of the six landscapes is a creative action that allows the Master Plan to create greater complexity, diversity and specificity across the site while ensuring that telling the stories of the many lives associated with Dix Park.



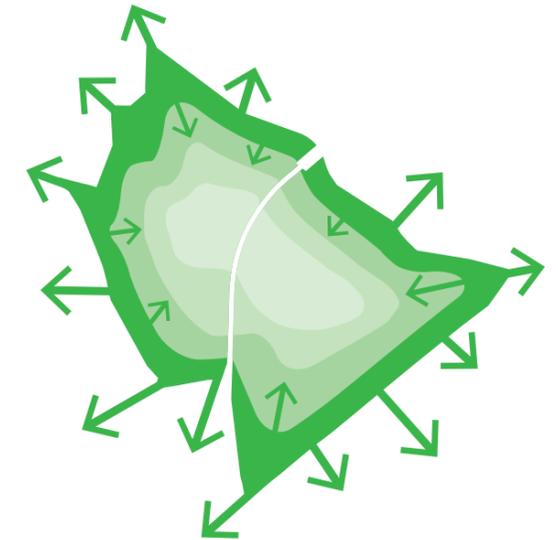
The Framework

Like any structure, parks need a connective framework that creates a unified system. This framework lets the park accommodate future changes and curation of program over time while retaining its character. The framework is the core identity of the park, the part that all users share while they engage in their wildly diverse park-based activities. This identity is particularly important in a park as rich and varied as Dorothea Dix Park. The framework is centered on circulation, such as entrances and edges, paths and roads, and building use. It encompasses wayfinding and orientation, making the park instantly legible to visitors and locals alike. It also addresses issues of equity, and accessibility by orienting the park to all user groups. A strong framework allows all the park's users to think of it as their very own place.



The Program

People come to a park, and then return over and over, because of the quality and variety of activities it accommodates. There are two kinds of such activities: planned activities offered by the park and informal activities visitors invent for themselves. It is essential to articulate a rich variety of planned programs— sports courts, amphitheaters, restaurants and cafes, arts and education centers, play areas, and so on. Informal program, on the other hand, is endlessly nuanced and grows from park users' enjoyment of the landscape's physical, seasonal, and sensory qualities. Such program is impossible to precisely plan but is essential to the park, complementing the planned program with the critical dimension of use. Thoughtful design can, however, foster and accommodate such unplanned activities. This section describes how planned and unplanned program interact to create a unified environment for Raleigh, the region and the state.



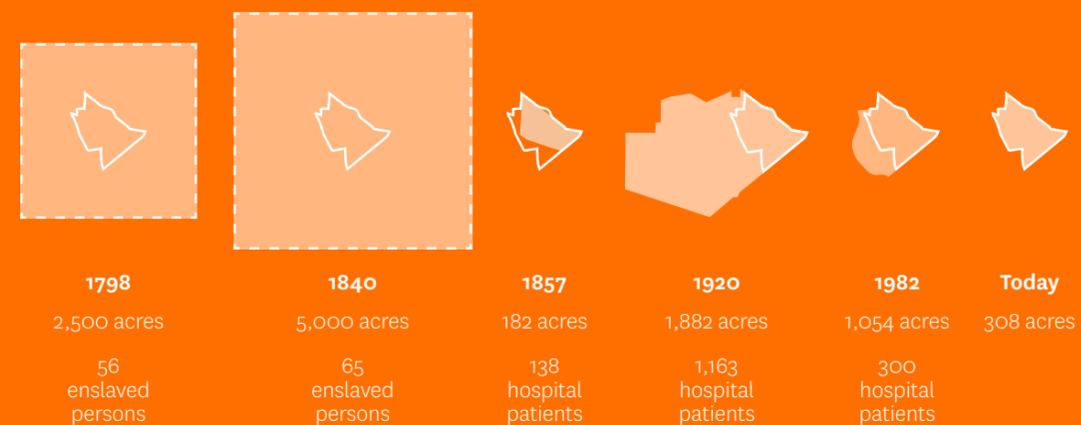
Implementation

Where the previous chapter discuss the existing and proposed conditions of the site, Implementation ensures that these concepts can be realized. This chapter proposes dividing physical work on the park into four phases, bringing advantages in accessibility throughout construction, budget and administration, and identification of robust institutional partnerships. The chapter also analyzes a number of specific aspects: operations and maintenance, funding, and partnerships. Each of these elements is crucial to a sustainable and integrated park.

The Land

The land that will become Dorothea Dix Park has a complex and specific past, with natural and human histories interacting and changing over time. In this chapter, analysis of existing conditions and investigations of past uses come together to shape how the land can most successfully and meaningfully be transformed into the future park. Existing conditions of the land include topics such as topography, hydrology, geology, and ecology. Past uses of the land include its history as a plantation, a hospital campus, a municipal landfill, a therapeutic escape, and a burial ground.

The analysis and investigations are synthesized to define Dorothea Dix Park's 6 landscapes. These 6 landscapes give essential characteristics and experiences of the land a specific location and name, so that they may be preserved, restored and shared.

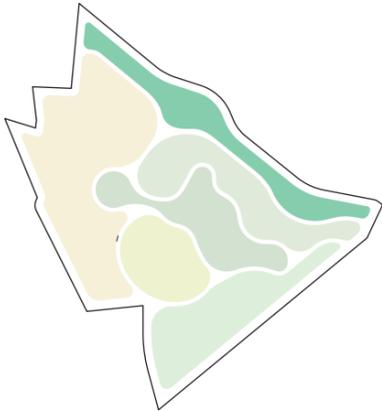


Catalysts for Transforming the Park

Reflecting the range of landscape types throughout the region, the Master Plan proposes that Dix Park be transformed into a composition of six distinct landscapes: the Creek, the Meadow, the Ridge, the Grove, the Downtown Gateway, and the Valley. The definition of the six landscapes is a creative act informed by technical analysis but, more importantly, by inventing from the opportunities latent in the land itself and borrowing from the region's most striking natural features. The six landscapes allow us to read the landscape as a varied grouping with individual strengths and weaknesses that can be assessed and augmented to create a park offering something for everyone. The rest of this chapter is organized according to the six landscapes, analyzing the history and current condition of each one and proposing interventions to restore and improve its ecology, experience, and function.

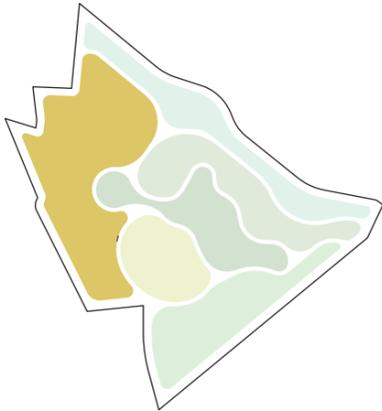


The Six Landscapes



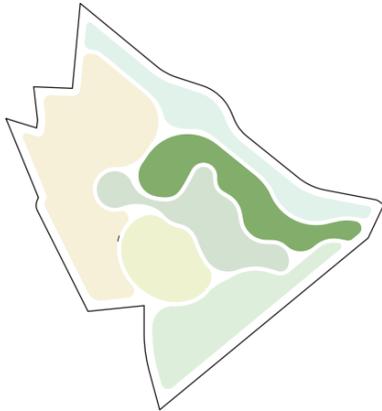
CREEK

Rocky Branch Creek, one of the essential natural elements of the Dix Park site, will be restored to its ecological health. This ecosystem will showcase the ecological diversity of the Piedmont and emphasize the experience of water, defined by the gentle meander of the Rocky Branch's natural course. It will be a quiet zone focused on the visitor's experience of nature.



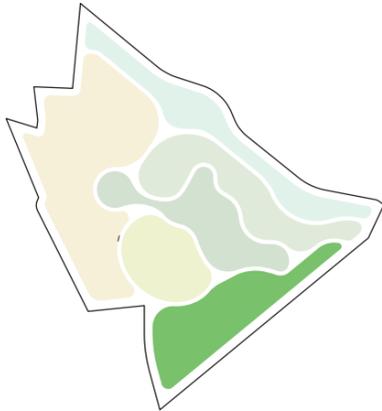
MEADOW

The Meadow will expand the big field that is already a much-loved element of the Dix Park site. The Meadow will become a common ground for the city, a place for established Raleighites and newcomers to meet and interact. Its boundless landscape will connect on one side to Pullen Park, building on Raleigh's extensive greenway system and extending it into Dix Park, and on the other side to the State Farmers' Market.



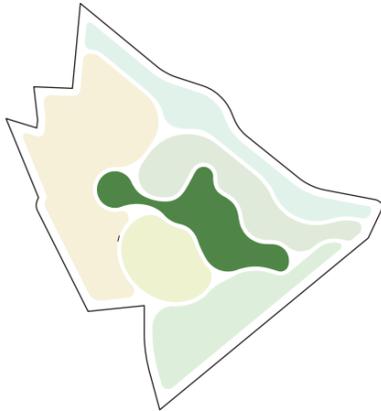
GROVE

With its winding entry drive and historic tree canopy, the Grove was one of the site's most carefully landscaped areas during the time of Dix Hospital. The master plan expands the grove and augments its existing ecology to create a botanical shade garden.



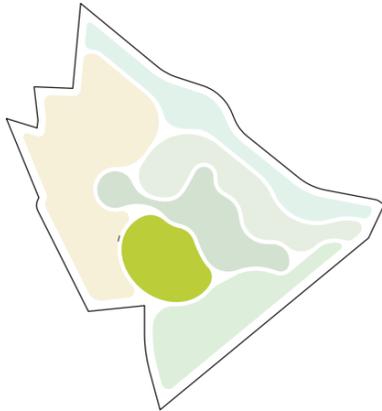
DOWNTOWN GATEWAY

The Downtown Gateway will animate the regional corridor to downtown Raleigh with welcoming gardens, plazas and play areas. Where an osage orange hedge used to separate Dix Hospital patients from the outside world, the site will open up to the city and the region.



RIDGE

The Ridge houses the Dorothea Dix Hospital campus, the traditional heart of the site. The master plan revitalizes this campus with cultural, social and revenue-generating activity, united by the Promenade Loop. These activities will take place in and around the heritage buildings, which will be selectively preserved to create large and small-scale indoor and outdoor rooms. The Ridge is the center of the park, connecting to all the other landscapes.



VALLEY

The Valley, formerly the site's industrial zone, will house new experiences in the form of a rail trestle bridge and an amphitheater for concerts and other events. The master plan proposes refurbishing the existing rail trestle bridge into a pedestrian link between the existing gymnasium and the proposed Grotto Garden.

The Framework

The framework structures the park and our experience of how we get there and how we move through it. Cumulatively, the framework is made up of the interrelated networks of paths, roads, entrances, edges as well as indoor and outdoor spaces. It must be accessible, easy to understand and use, public, and welcoming.

Another key characteristic of a park's framework is that it is enduring; it accommodates change over time yet the functions and character of the park are maintained. As an example, Central Park's robust framework has ensured it remains a significant public space for New York City, even as it has evolved to support different programs and needs over the past 150 years.

This chapter describes in concept and in detail the proposed edges and neighbors conditions, the circulation and transportation systems, and indoor and outdoor spaces that altogether, compose the framework for the future Dorothea Dix Park.

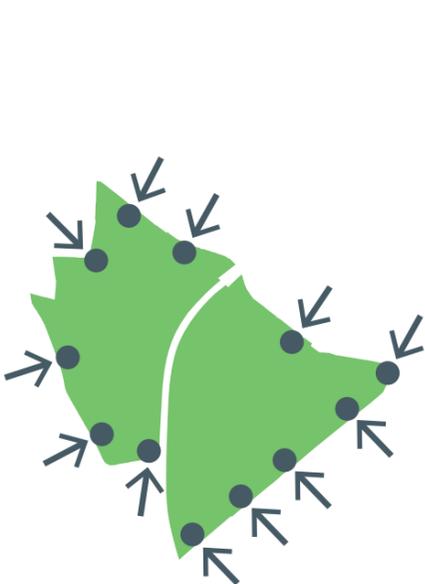


Activate Park Entrances

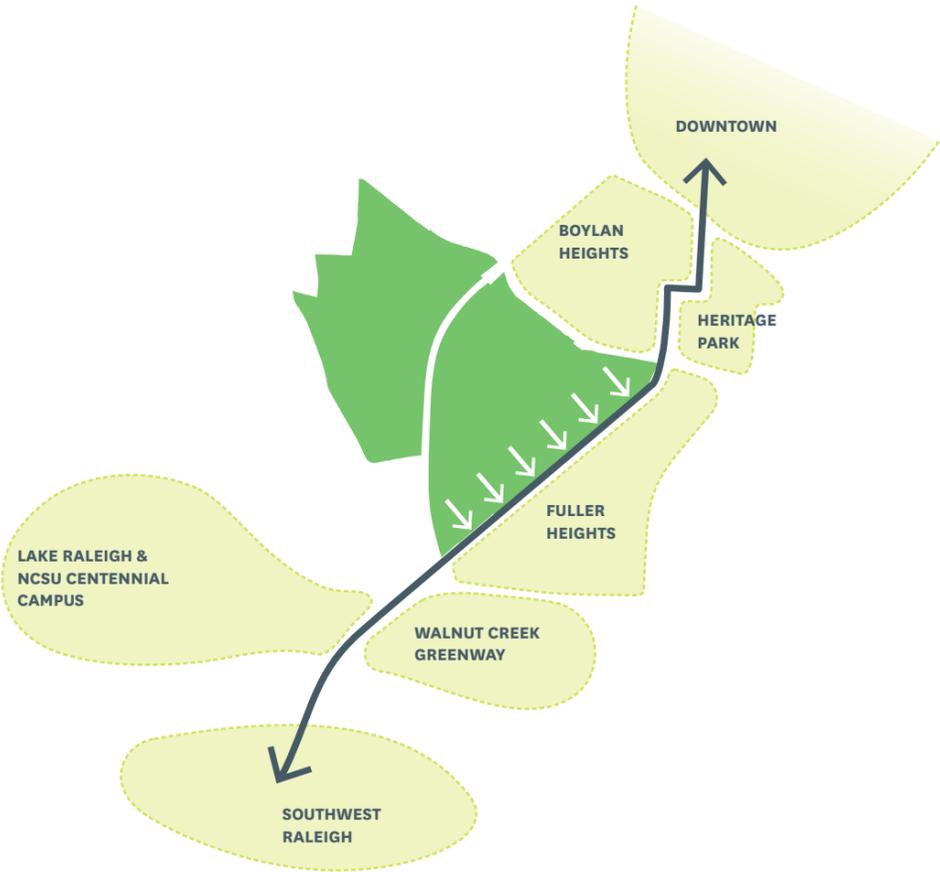
The master plan proposes creating clear, understandable park edges defined by roads and paths. These edges will be permeable, allowing passersby to look into the park and pedestrians and bicyclists to enter. Cultivating dense and diverse neighborhood activity day and night along park edges is essential for safety.

The entrances to the park will be the user's introduction to the park. As such, they hold great importance in the experience of the park. All entrances must be both welcoming and clear: they must leave no doubt that one is entering the park while transitioning smoothly from the surrounding city. This does not, however, mean that they should all follow the same design: each entrance should reflect the character of its immediate surroundings. Such individuality can be expressed through gates, roadside landscape, pavement, and other design elements.

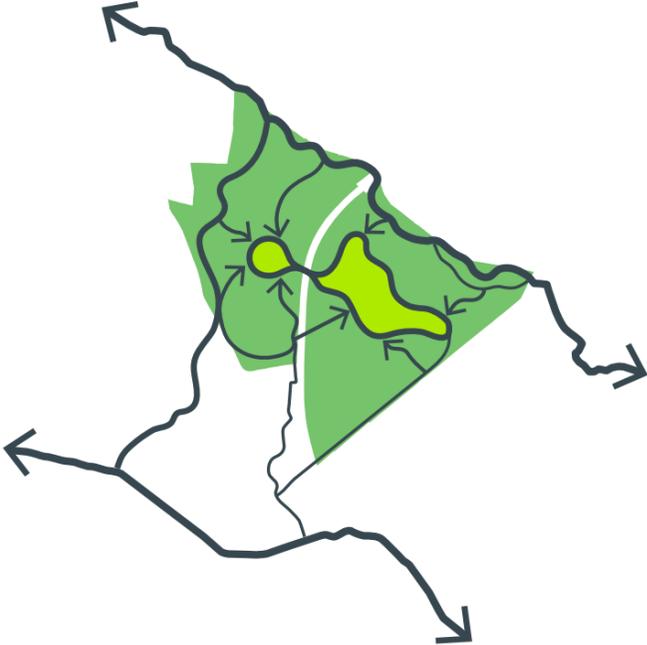
Dix Park will dramatically increase traffic to the park, particularly for bicyclists and pedestrians. In order to absorb this increased traffic, the proposed entrances will be able to accommodate heavy use.



ENTRANCES FRAME THE PARK AND WELCOME USERS FROM ALL SIDES



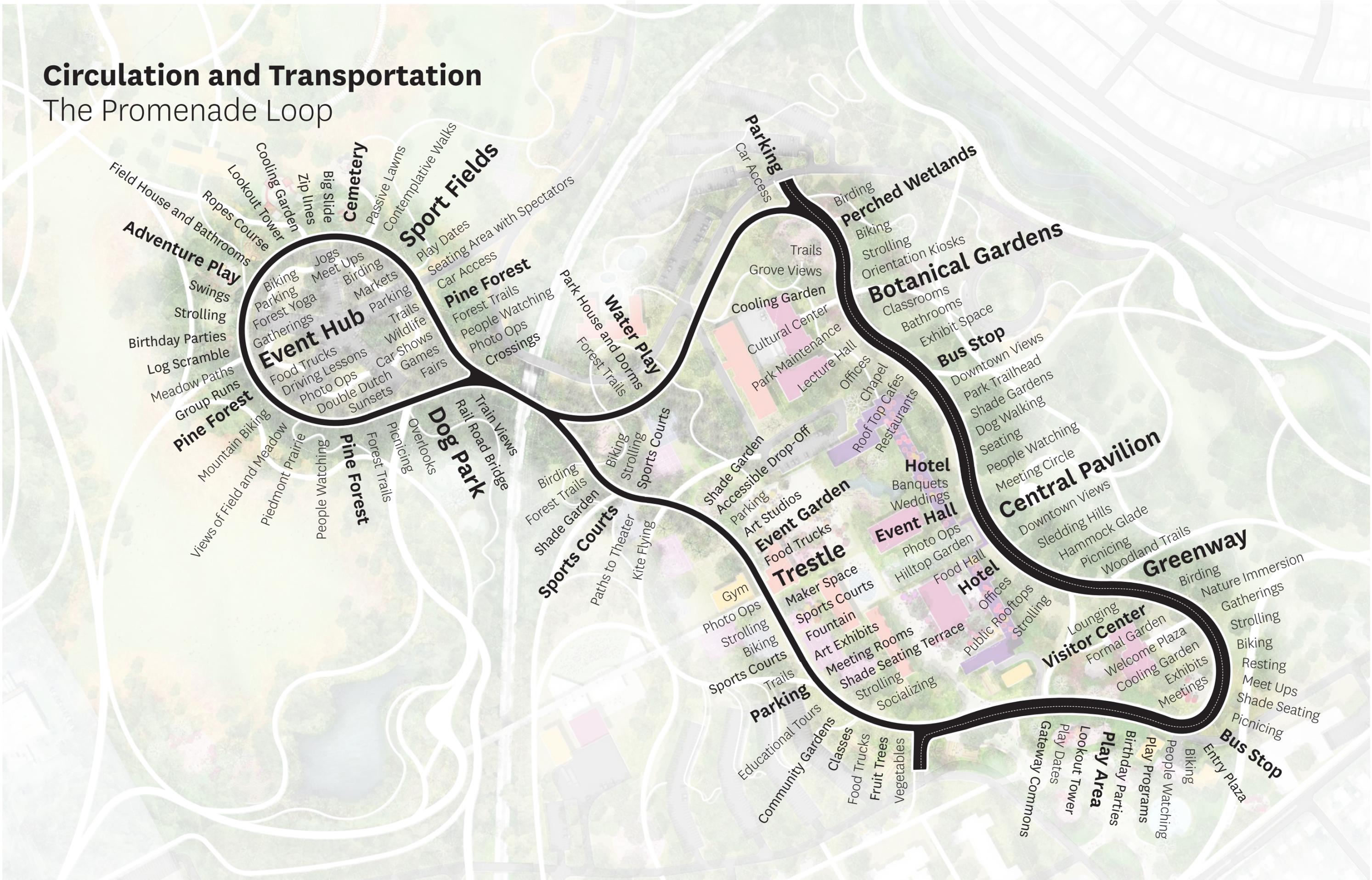
LAKE WHEELER ROAD CORRIDOR BECOMES THE DOWNTOWN GATEWAY



DEVELOP A ROBUST NETWORK OF PEDESTRIAN AND BIKE ACCESS

Circulation and Transportation

The Promenade Loop



Circulation and Transportation

A Multi-Modal Network



This spread focuses on the park's immediate context and introduces five major moves that will embed Dix Park in Raleigh's circulation network. These interventions and improvements will be accomplished in coordination with neighbors, agencies and other project partners:

- 1 The Land Bridge
- 2 Pullen Road Extension
- 3 NC State University at Spring Hill
- 4 State Farmers' Market
- 5 The I-40 Intersection
- 6 Lake Wheeler Road to Downtown

The Land Bridge will connect Dix Park and Pullen Park. Rather than compete with the extraordinary and well-loved resources of Pullen Park, Dix Park will capitalize on its existing strengths and offer program not available there. The Land Bridge will create an organic link between the two parks and allow animals to expand their habitat.

NC State Spring Hill, which is in its own planning phase, will be developed simultaneously to Dix Park. This development will link Dix Park and the existing Centennial Campus.

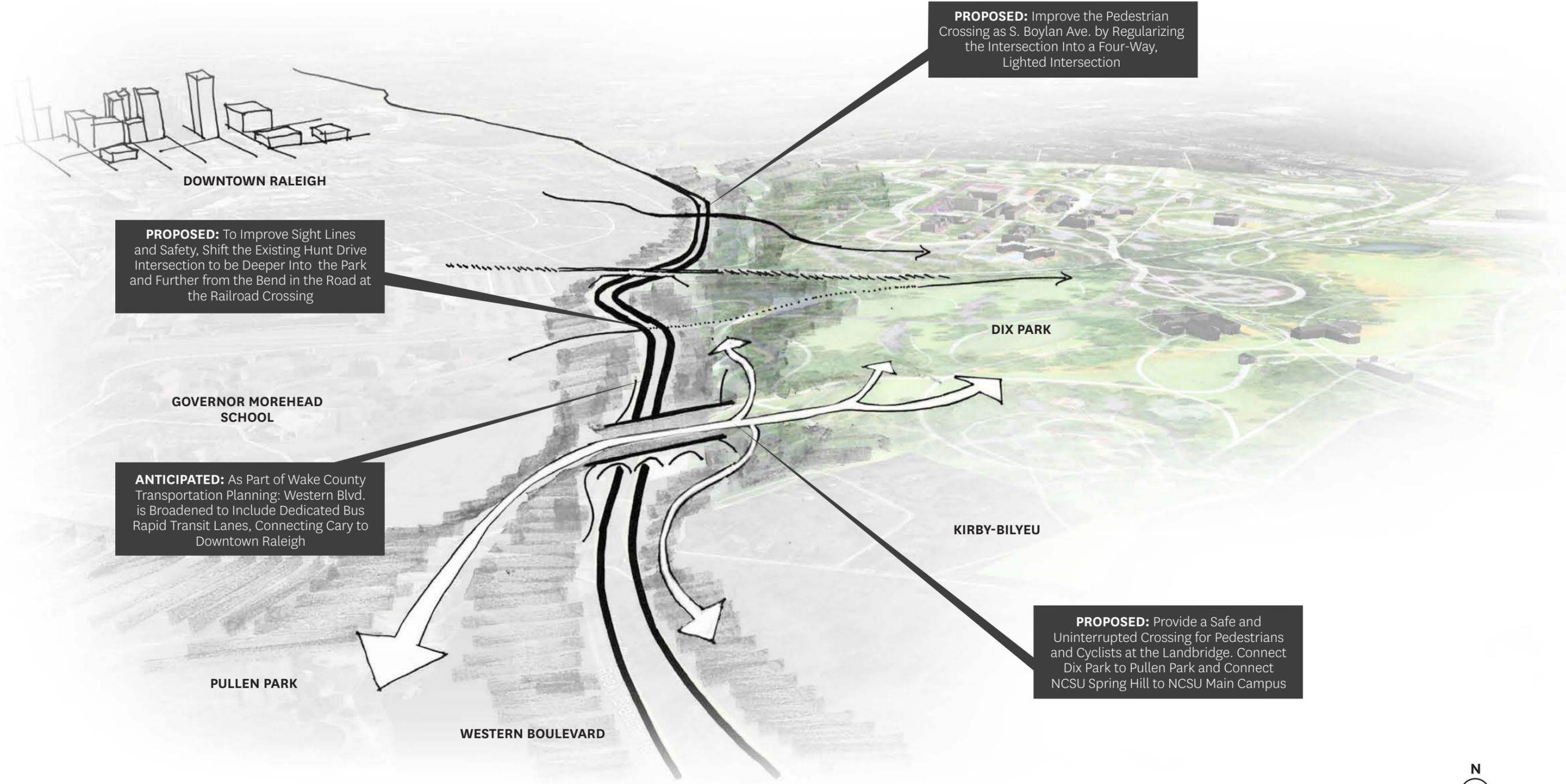
The Pullen Road Extension, which is currently under development, is an anticipated stop for both Bus Rapid Transit and the NC State Wolfline, providing a major point of transfer between two transit systems.

Lake Wheeler Boulevard is currently a major connector between Interstate 40 and Downtown Raleigh, overtaking the two-lane road. As Downtown Raleigh grows, this connection will become ever busier. The Master Plan therefore proposes reconfiguring the intersection between Lake Wheeler Boulevard and Centennial Parkway near the exit from Interstate 40, encouraging north-south traffic to move to higher-capacity Centennial Boulevard. This will allow Lake Wheeler to remain a smaller-scale local corridor that can accommodate the proposed multi-use right-of-way nearby.



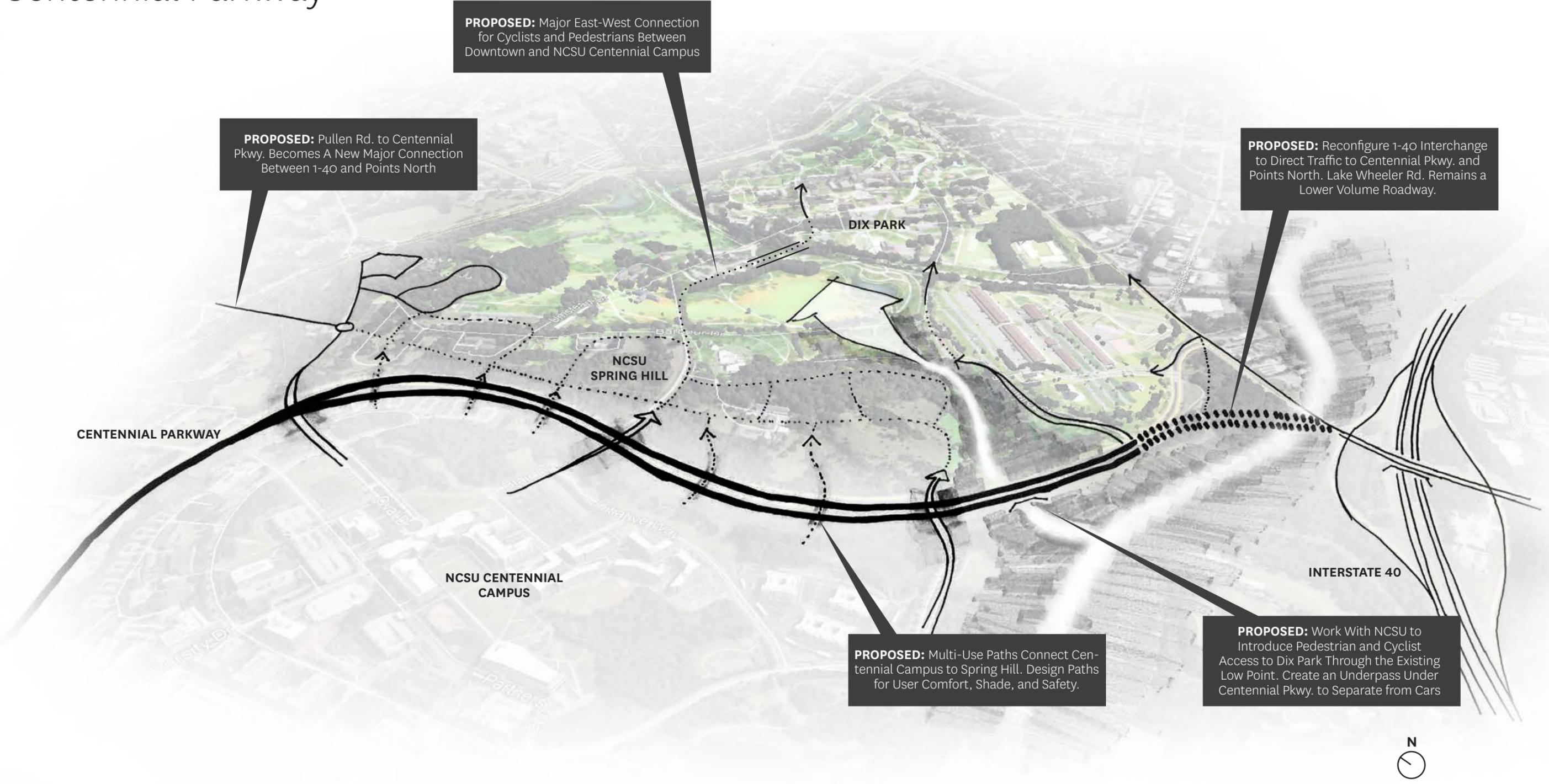
New Connections

Western Blvd.



New Connections

Centennial Parkway



PROPOSED: Pullen Rd. to Centennial Pkwy. Becomes A New Major Connection Between 1-40 and Points North

PROPOSED: Major East-West Connection for Cyclists and Pedestrians Between Downtown and NCSU Centennial Campus

PROPOSED: Reconfigure 1-40 Interchange to Direct Traffic to Centennial Pkwy. and Points North. Lake Wheeler Rd. Remains a Lower Volume Roadway.

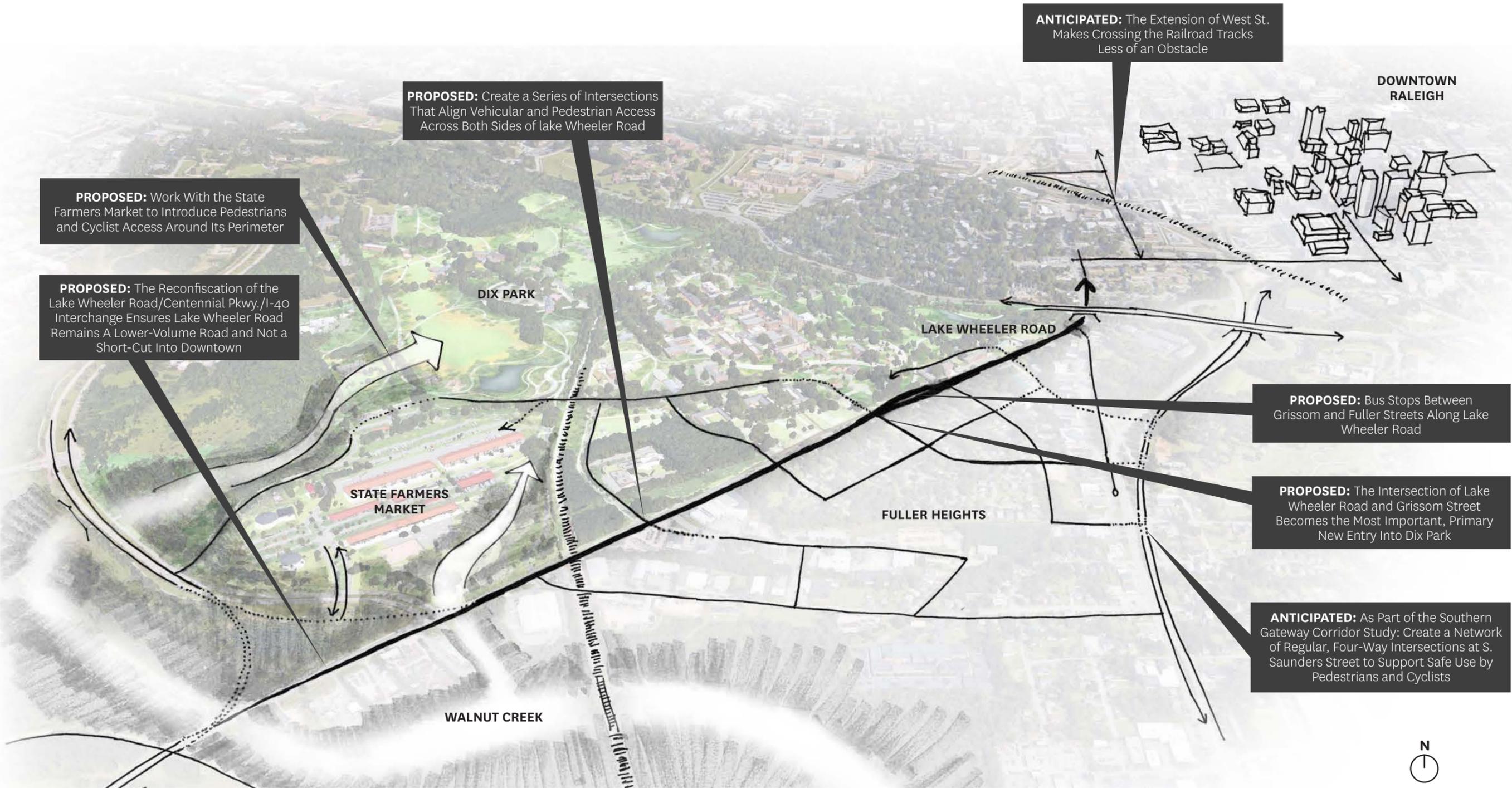
PROPOSED: Multi-Use Paths Connect Centennial Campus to Spring Hill. Design Paths for User Comfort, Shade, and Safety.

PROPOSED: Work With NCSU to Introduce Pedestrian and Cyclist Access to Dix Park Through the Existing Low Point. Create an Underpass Under Centennial Pkwy. to Separate from Cars



New Connections

Lake Wheeler Rd.



The Program

The last chapter outlined how the framework must be flexible and robust enough to survive and sustain radically changing user needs and desires. This chapter proposes a program for the park. Program, in planning, means how a space is used. In other words: what does Dix Park offer? This program is specific, to allow users to imagine themselves in the finished park, but it is illustrative rather than deterministic. Each program element embodies the beliefs that structure the master plan, but it is understood that the individual elements may change as the master planning and park creation process evolves and will certainly change over the life of the park.

Dix Park must offer a broad range of distinct programs, some of which you only find at Dix and nowhere else, like the Grotto Garden and the Hammock Glade. Other programs, like basketball courts, will exist at Dix and elsewhere. These will be of a quality and character that sets them apart from other parks. By offering both unique and universal experiences, the program will make Dix Park a center both for the surrounding communities and the greater Raleigh area, both a neighborhood hangout and a regional destination.



KEY

- Arts and Culture
- Food and Community
- Wellness and Play
- History and Reflection
- Gardens and Ecology
- Park Support

Arts and Culture

Memorable Experiences

ART AS COMMUNITY EXPRESSION

Dix Park can encourage the arts in Raleigh by providing a public space for exhibitions and installations, and performances and rehearsals. Art seen as a social practice interwoven with everyday life and community expression can highlight community talents and spark conversations about group history, identity, and place.



ART AND MEMORY

Art can be utilized to address the complicated history of the site. As noted in the section on History and Reflection, this may include sculptures, installations, music and performances. There might be physical memorials to the memory of Dorothea Dix; events commemorating the enslaved labor involved in building the hospital; or a site-specific theatre troupe linking the history of mental health patients at Dix Park to universal themes found in plays.



NURTURING A LOCAL ARTS SCENE

Just as Dix Park will be both a neighborhood park and a destination park, there will be room for both nationally and internationally acclaimed artists and local and regional practitioners. This exchange between local talent and national success will foster the local arts scene.



LEGEND

- ① Entry Plaza at the Downtown Gateway for Installations and Events
- ② Exhibit Halls and Maker Spaces in the Rehabilitated Carpentry and Maintenance Buildings
- ③ Rehabilitate the Royster Building to Support Arts and Cultural Institutions
- ④ The proposed Valley Theater supports a range of concerts and community events, with the capacity to host over 7,500 attendees; the rehabilitated Power Plant building offers performance support spaces such as practice rooms, green rooms and concessions

Food and Community

Bringing Together Groups and Families

Like arts and culture, food and community is a way for people to express their own culture and discover others. In Dix Park, food can manifest in two main ways: park goers making their own food, or sampling the fare from food trucks, restaurants, and cafes.

COOKOUT SPACES

Cooking brings people together. Gathering in small groups for a birthday party, a graduation celebration, or a sports game tailgate are rituals that show the diversity of a community and give civic spaces their strength and vibrancy.

FOOD TRUCKS AND RESTAURANTS

Barbeque has a long history in North Carolina, and Raleigh is rapidly becoming the hub of a vibrant restaurant scene. Dix Park can capitalize on these strengths, with vendors selected to showcase local traditions but also the ideas of young, innovative chefs. Restaurants can be housed in the site's historic buildings and can have both indoor and outdoor seating. Food trucks can set up everywhere from the Downtown Gateway to the Event Hub.

FOOD FESTIVALS

Raleigh already hosts a number of food festivals: the International Food Festival, the Raleigh Food & Wine Festival, the Downtown Raleigh Food Truck Rodeo... the list goes on. Dix Park will be a natural site for these festivals.



LEGEND

- ① Cook-out Zones at the Downtown Gateway
- ② Restaurants, Temporary Markets, Food Events and a Culinary Showcase Space at the Hilltop Campus
- ③ Event Halls used as venues for Family Reunions, Weddings and Rental for Large Groups
- ④ Cook-out Zone at the Meadow, near State Farmers Market Vendors
- ⑤ Event Hub hosts Meet-ups, Cook-outs and Food Truck Events

Wellness and Play

For All Ages, For All Visitors

Zones for wellness and play can be as specific as a tennis court, a rock wall, or a water playground, or they can be a multipurpose, such as a running/biking/walking trail or a field. Wellness means different things to different people, and Dix Park will offer elements that satisfy everybody's needs. The park itself promotes wellness: as many recent studies have shown, confirming the belief of Dorothea Dix, spending time in a natural setting can improve both mental and physical wellness.

SPORTS

Dix Park can offer an extraordinary array of sports facilities, from tennis and basketball courts to soccer fields. Like food and arts, sports are an opportunity for community-building: they unite people who would otherwise have had nothing to do with each other around a love of the game. Sports require a facilities: tennis and basketball courts or running trails, and fields for pick-up football and soccer. At Dix Park, sports will promote well-being by combining their direct exercise and health benefits with a close relation to the natural setting.

PLAY AREAS

Dix Park will house a range of play areas. In addition to traditional play structures, these play areas can include nature play, in which children play on equipment such as inverted logs in a naturalized setting and acquaint themselves with the uncertainty and excitement of the natural world. Water play in fountains and on splash pads stimulate sensory experience and cool you down on a hot day. Such play areas refuse to take a "one-size-fits-all" approach to play, instead recognizing every child's individuality.



LEGEND

- ① Play Area at the Downtown Gateway
- ② Dog Park, 1 of 3 across the site
- ③ Adventure Play Area
- ④ Nature Play Area
- ⑤ Renovate and Retain Haywood Gymnasium

History and Reflection

Connect the Past to Today

TRADITIONAL INTERPRETATION

Museum exhibits, markers, and memorials are traditional means of interpreting site history. At Dix Park, these can be employed at specific locations, such as the hospital cemetery, to recognize significant events and people of the site's past.



LANDSCAPE HERITAGE

Restored ecologies recall the rural, agricultural history of the site, and the wild landscapes of North Carolina. These landscapes embody these pasts and preserve their stories for future visitors.

ART AND STORYTELLING

Art has the capacity to illustrate and interpret the site's past. Site-specific works that react to the landscapes and buildings may deepen viewers' understanding of Dix Park's storied past.



PARTNERS

Local organizations such as Raleigh's African-American Cultural Complex, regional Native American groups, Healing Transitions and others, will be invited to share their historical perspectives and open up a wide range of park programs that address all Dix Park's communities.

PROGRAM

Tours, oral history interviews formatted for audio tours, lectures, and events further communicate the site's history through ongoing programs.



LEGEND

- ① Historic approach to hilltop preserved for pedestrians and bikes
- ② Harvey bldg rehabilitated as visitor center with site history exhibits and archives, to include material on Dorothea Dix; Buffalo and Benner rehabilitated for park programs, such as youth space and concessions
- ③ Earliest architectural materials preserved with interpretation on construction by enslaved persons and hospital history; interior and exterior spaces within the Ridge designed for rotating art exhibits and events
- ④ Stone houses rehabilitated for park programs, such as office(s) for cultural/historical partners
- ⑤ Chapel rehabilitated for park programs, such as park offices, lecture and event space
- ⑥ Rock with Civil War-era markings preserved, interpretative materials added
- ⑦ Cemetery preserved, interpretative materials added; surrounding it, new paths and gardens for reflection
- ⑧ New planting design and park paths frame the Spring Hill House and unites it visually with the Meadow, interpretative materials added

Gardens and Ecology

Inspired by the Land and the Region

Ecology is an inherent theme in any park, and this is particularly true in Dorothea Dix Park's 308 acres perched on the fall line between Piedmont and Coastal Plain ecosystems. Healthy ecology is what affords and sustains the lush garden or beautiful landscape people delight in.

WILDLIFE

Wildlife will become a major attraction in Dix Park once their habitats are restored. Users will mainly interact with wildlife by seeing fauna from paths, but specific outlooks or viewing spaces can also serve this programmatic element.

NATURE EDUCATION

Dix Park itself will be an outdoor classroom, teaching both children and adults about the natural world around them. The park's location amid North Carolina's varied ecoregions allows it to showcase a wide range of habitats and ecosystems. Education could range from guided site tours to botanical garden visits to community gardening. The park will also serve as a living laboratory for science classes at N.C. State's nearby campuses.

QUIET RETREAT

One of the most important functions of an urban park is to provide a quiet retreat from everyday life. Especially as Raleigh grows and becomes denser, the park will serve as a reminder of the area's rural past and a much-needed escape for a walk, lunch, or barbeque. This quality of escape, already present, will only intensify as Raleigh grows.



Park Support

What's Needed for Success

MAINTENANCE AND OPERATIONS

Maintenance is crucial to the success of Dorothea Dix Park. Proper upkeep will require significant investment, as well as dedicated spaces throughout the park. Spaces will include administrative offices, parking lots for maintenance vehicles, and other equipment storage facilities. It is essential to have a strategic plan for preventive maintenance, rather than allowing major problems to arise.

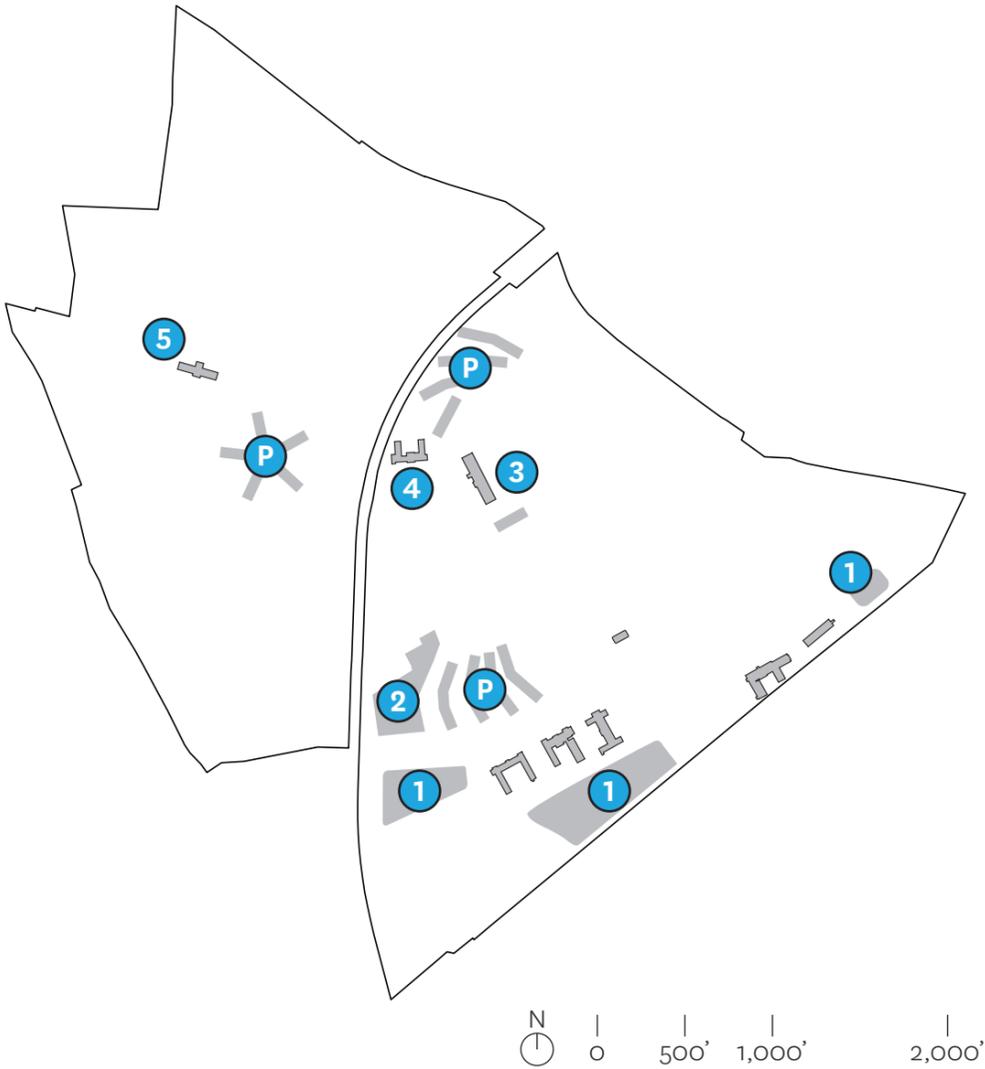


REVENUE-GENERATING USES

The Master Plan has identified a range of programs and opportunities to generate revenue. It is often more difficult to raise money for on-going upkeep than for the original capital project. Optimizing the revenue Dix Park can contribute to its own maintenance and operations budget will help ensure the long-term sustainability and success of the park.

EYES ON THE STREET, EYES ON THE PARK

Drawn from the writings of the urban theorist Jane Jacobs, the concept of “eyes on the street” posits that safety and well-being in an area are linked to its visibility to others. People discourage crime and inappropriate behavior simply by occupying a space and seeing what’s going on. Dix Park must have enough eyes on its many streets, paths, and other zones that it always feels safe and welcoming.



LEGEND

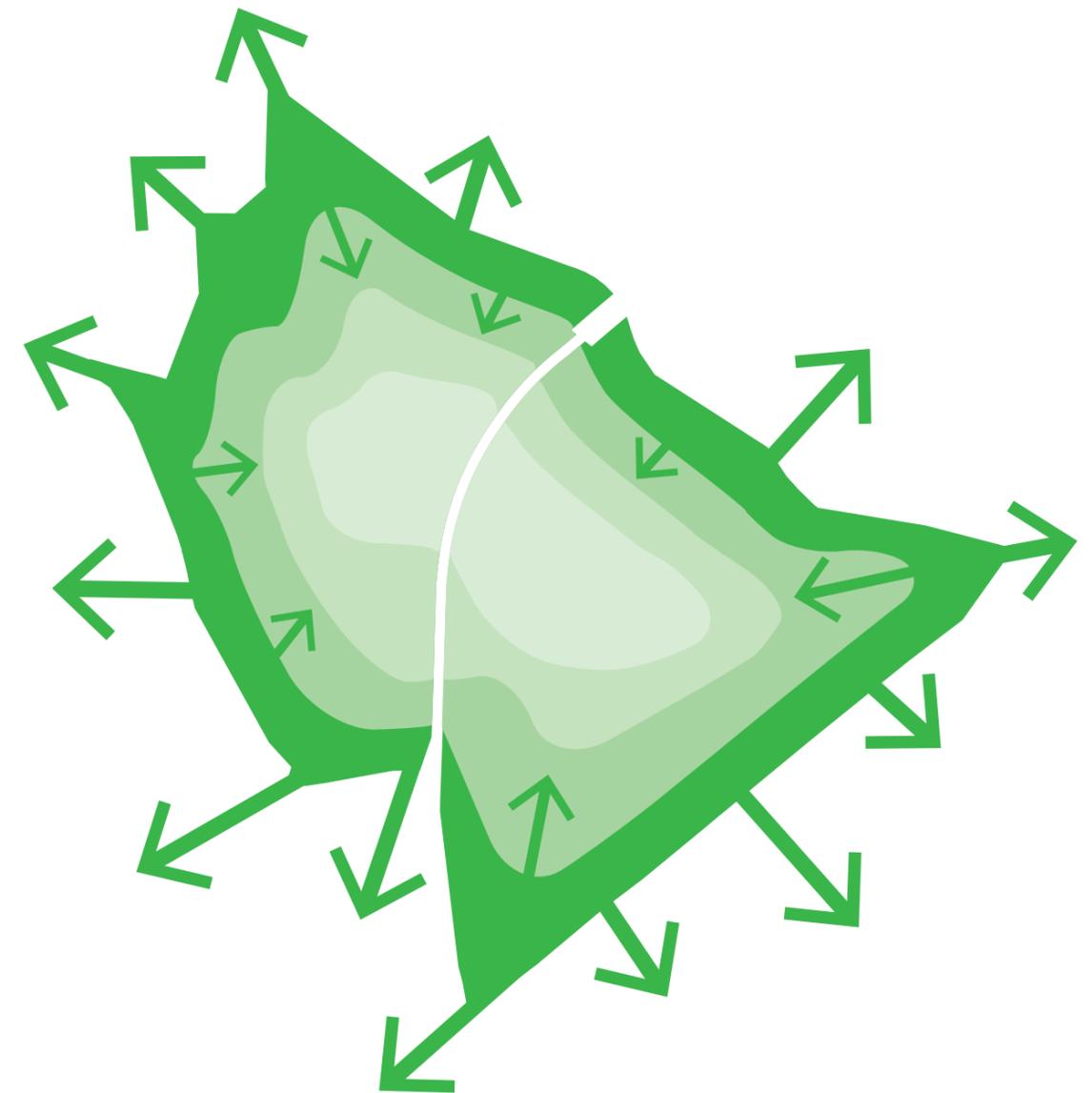
- ① Areas reserved for future construction, to contribute positively to the life of the park and revenue generation to support the park
- ② Service Area and Loading at the Valley Theater
- ③ Existing maintenance building retained for park maintenance
- ④ Existing Lineberger building rehabilitated as a park house, with offices for park staff
- ⑤ Existing Kirby building partially rehabilitated, partially demolished for use as a field house, with public bathrooms, changing spaces and offices for events staff
- P Primary parking areas for park visitors

Implementation

A master plan is an early step in a site's transformation into a beloved public park. This chapter, Implementation, projects into the short-term, mid-term, and long-term future and suggests both concrete next steps and guiding concepts to ensure that the opportunities described in the Master Plan are realized. The Master Plan organizes the park's next steps for physical transformation into four overarching phases, starting with the edges and moving in. This approach will create new entries, connections and activity at the park's edges first, and allow the momentum generated by early phases to identify and develop partners over the life of the park. Capital improvements will proceed as funding and park administration capacity develop so that the park grows in step with available resources. Major building improvements are proposed toward the end of the phasing, after site utility systems are upgraded, once the attraction of a park location has been established.

A robust, sustainable strategy for operations and maintenance work and funding at this early stage is imperative. The great parks of the world plan responsibly for their long-term operations and maintenance, while also being sure not to draw resources away from other municipal services and commitments.

The chapter concludes with a review of the projected roles and the evaluation process for park partners: the essential relationships with institutions, groups and businesses that will embed the life of Dix Park in the local community.



The Life Stages of A Park

Growing and Changing Over Time



INCEPTION

A city recognizes a need for new parkland and acquires a site. A group of passionate people with a strong vision and an understanding of the community usually lead the effort, often with little experience in park-making.



MASTER PLAN

A master plan is made, which provides the basis for the park's primary goals, general organization, and integration into its urban context. Community engagement helps refine the overall park vision in the early stages of planning and influences the development of the program and character of the park throughout the design process.



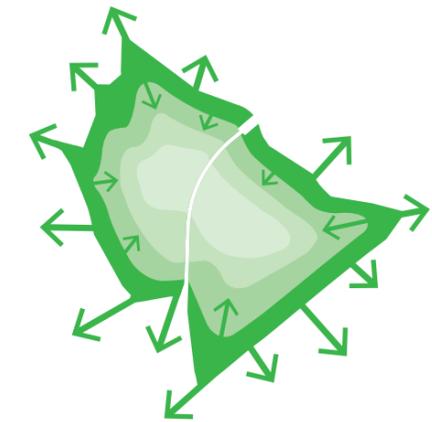
DESIGN

Ideas for organization, character, and program are tested, and the park design is refined in dialogue with the client and stakeholders. Strategies for phasing, costs and fund raising as well as gaining regulatory approvals and solving technical challenges are developed.



CONSTRUCTION

Contractors are selected, a schedule is set, and the park is built. The complexity of landscape construction demands continual decision making, adaptation of the design, and collaboration among contractor, client, and designer.



USE AND EVOLUTION

The park becomes an integral and loved space in the community, grows and weathers, and is sustained through ongoing care. Some specific program elements and uses evolve to be different from the initial design, but the overall vision, organization, and identity of the park persists and strengthens with time.

Phase A (115 Acres)

Welcoming Edges and Entries

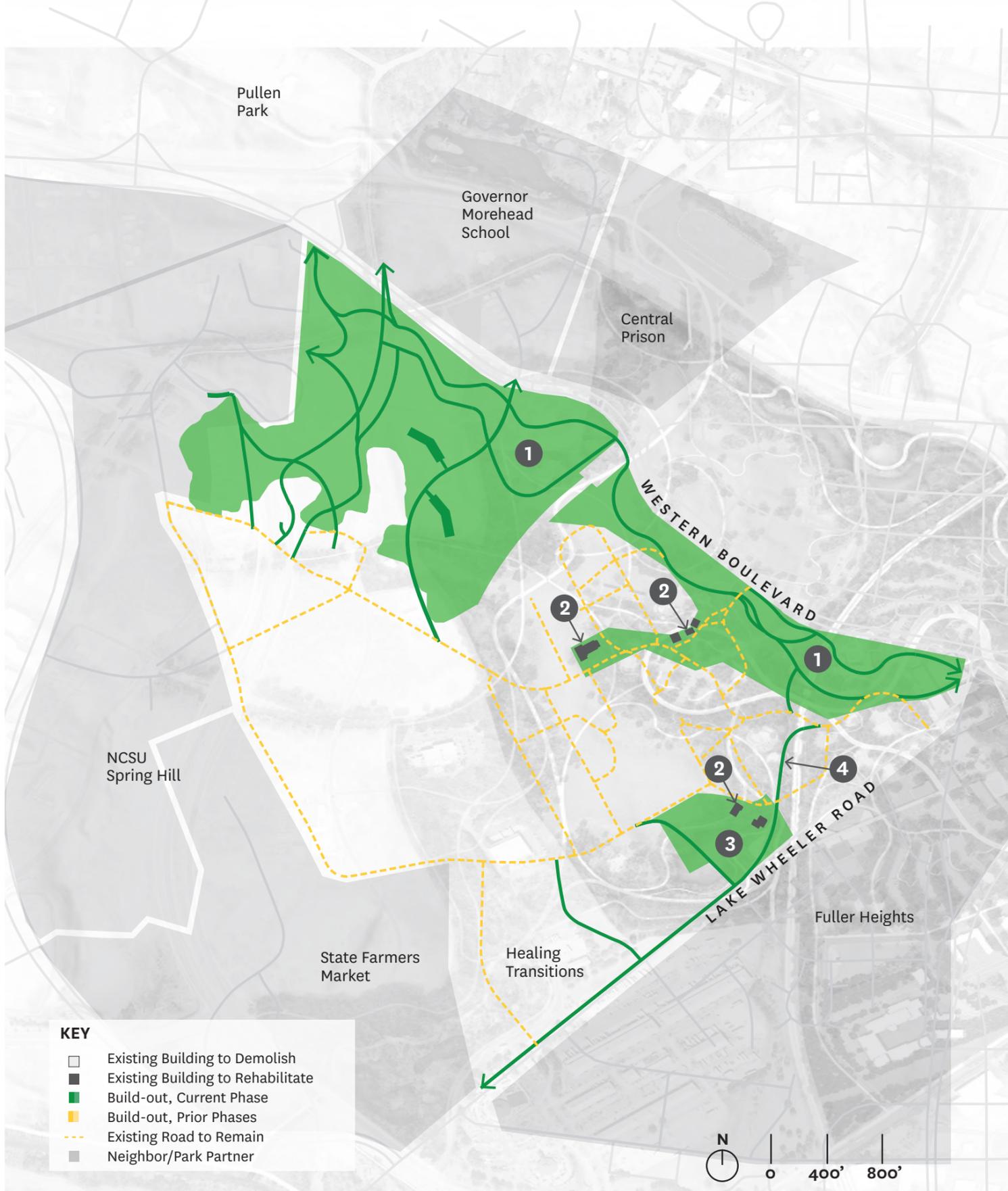


PHYSICAL IMPROVEMENTS

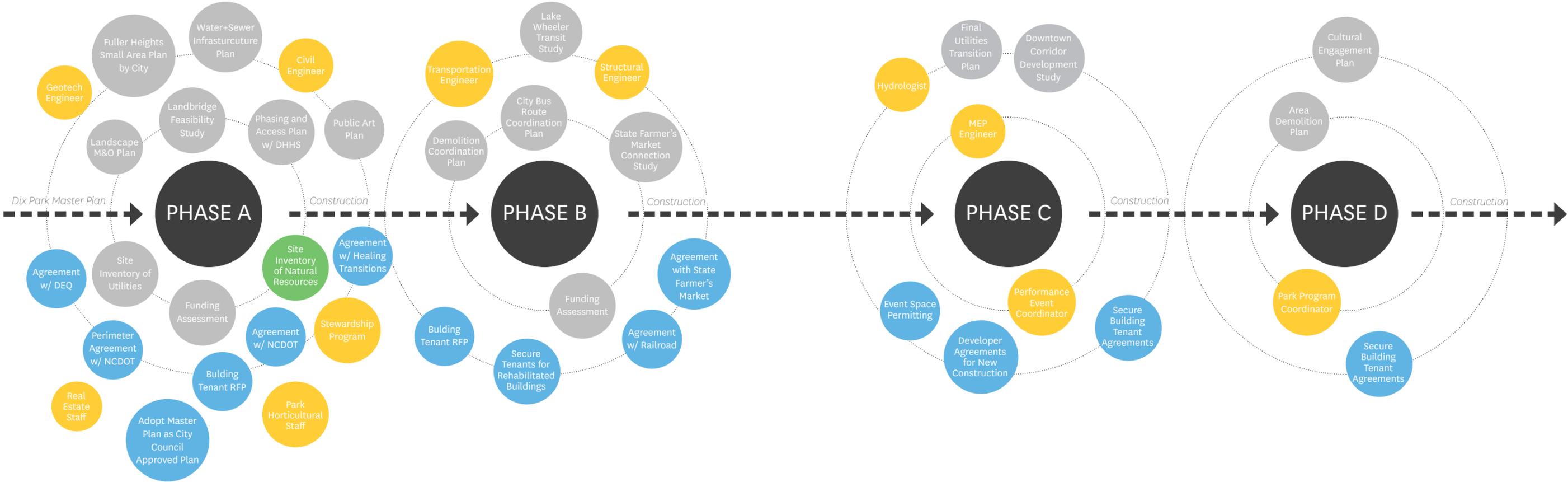
- 1 Restore The Creek
- 2 Rehabilitate early transfer buildings (Chapel, the 3 Stone Houses, Buffaloe, Benner) and the landscapes that surround them
- 3 Main entry with plaza and play areas at Lake Wheeler Road and Grissom Street
- 4 Multi-use path along Lake Wheeler

PLANNING FOR FUTURE GROWTH

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



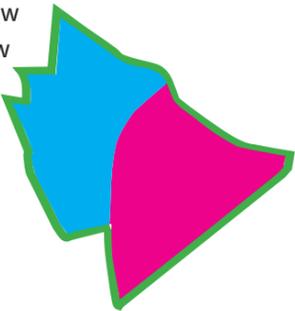
Planning, Design and Engagement Phases A through D



Operations and Maintenance

PROPOSED MAINTENANCE CREWS:

- ① Natural Resources Crew
- ② West Area Crew
- ③ East Area Crew



Maintaining Dix Park’s 308 acres of ecologically rich and native ecosystems will require significant effort and a clear vision, combined with ongoing learning and care. The park can be divided into distinct maintenance crews to streamline maintenance efforts, allocate experts and pinpoint the necessary equipment facilities.

For maintenance, Dix Park is best divided along the railroad tracks into eastern and western zones, each with its own maintenance crew. The western crew will focus on the passive and temporary-use spaces, while the east will focus on the concentration of civic spaces and the majority of actively programmed buildings.

The natural resources crew will oversee native planting and ecological strategies across the entire park, uniting the efforts of the other crews. They will have a particular concentration on the creek, which runs through both zones.

| KEY | | AREA / LENGTH/QTY. |
|---------------------|----------------------------|--------------------|
| LANDSCAPE PROGRAM | Woodland Canopy w/ Lawn | 2,167,532 |
| | Woodland | 2,965,026 |
| | Lawn | 1,726,829 |
| | Meadow | 593,387 |
| | Creek Channel | 289,226 |
| | Riparian Buffer/Feature | 831,475 |
| Treatment Landscape | 368,577 | |
| CIVIC PROGRAM | Sports Fields | 257,400 |
| | Sports Courts | 120,959 |
| | Plaza | 167,169 |
| | Garden | 491,762 |
| | Dog Park | 70,922 |
| | Play Area | 194,893 |
| | Event Venue | 98,137 |
| | Cook Out Zone | 87,126 |
| Water Feature | 25,178 | |
| BLDG/CIRCULATION | Building to Remain | 348,269 |
| | Parking | 344,975 |
| | Path | 783,781 |
| | Road | 19,714 |
| | Bridge | 2,000 |
| | Comfort Station | 7 |
| | Partner Managed Landscapes | 1,462,298 |

205 ACRES
35 ACRES
68 ACRES
17.8 MILES



Early Opportunities to Transform the Site

PLANT DIVERSITY AND STEWARDSHIP

In select areas, stewardship programs and improvements to native plant diversity can start now. Areas A, B, and C at right represent 3 distinct landscape types that are especially well suited for early stewardship work: they are not planned to be extensively regraded or have their soils disturbed during future construction, and they include long-lead work such as the control of invasive species and establishment of native understory and prairies, which can take years to accomplish successfully.

The native meadow establishment (A) can serve as a testing ground to determine what species and planting techniques work best at the Meadow, prior to the larger landscape work beginning. The railroad corridor (B) is a good learning opportunity in identifying and removing invasive and undesirable species. Here, invasive species can be replaced with native plants that will not spread to other parts of the park. Finally, the remediation of the grove (C) invests in an area that is well used already as a recreation space. The effort can control invasive species and improve eroding slopes that are challenging to maintain today.

SITE TOURS AND INTERPRETATION

The stories of the land can be preserved and shared through tours, podcasts with stations, and events. One specific idea is highlighted at right: a walk between the Chapel and the Cemetery links 2 contemplative spaces tied intimately to the lives of hospital patients and staff.

The audio works of artist Jeannene Przyblyski for the Presidio in San Francisco, CA are a notable example of this model.

CREATIVE DOCUMENTATION

There are several buildings that are currently unoccupied by DHHS and are proposed to be demolished in the future as a part of this master plan. These buildings, such as Spruill and McBryde South C Erwin, have the potential to host temporary installations and exhibits that draw inspiration from their settings. These buildings also may support creative documentation work by students, researchers and artists. Agreements with the state for access will be required before proceeding.



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