

Dorothea Dix Park

Draft Master Plan FAQ

Where can I review and comment on the draft Master Plan?

- The draft Master Plan is available online at dixpark.org and in print at 9 community centers throughout the City. The nine community centers are: Abbotts Creek, Brier Creek, Carolina Pines, John Chavis, Jaycee, Laurel Hills, Marsh Creek, Millbrook Exchange and St. Monica Teen Center.
- The public comment period for the draft Master Plan is January 4-18, 2019.

What's included in the Master Plan?

- The Master Plan proposes transforming the Dix hospital site into Dorothea Dix Park through:
 1. A statement of **core principles**
 2. An **analysis of the history and existing conditions**
 3. A proposal for **six landscapes** with a **framework** of entrances, roads, and paths
 4. **Suggestions on programming** (playgrounds, building use, gardens, plazas, etc.)
 5. **Recommendations on implementation** (next phases, funding tools and partnerships)
- As the park develops over time, the six landscapes and framework should endure while the programming and implementation evolves with changing community values and needs.

What's not included in the Master Plan?

- The Master Plan is an early step in transforming the site into a public park. It is the overall vision and guide that allows for the details to come to life. The Master Plan does not include:
 1. Specific **design plans or details for individual projects** throughout the park
 2. The **various studies and pre-design planning needed** for the next phases of work
 3. **Funding plans for the next phases and projects** of the park's development

What will City Council vote on?

- At the February 19, 2019 City Council meeting, the Master Plan will be presented for discussion. It is staff's recommendation to City Council to adopt the Master Plan for Dorothea Dix Park and to direct staff to develop an implementation plan for Phase A.

What is the timeline for developing the park?

- The Master Plan sets a long-term vision for the park which will be constructed in phases.
 - **The Master Plan recommends five major projects in Phase A:**
 1. Restoration of the Creek
 2. Restoration of the Historic Cemetery
 3. Renovation and/or demolition of buildings in the early transfer from the State
 4. Creation of the Gateway entrance and play area along Lake Wheeler Road
 5. Creation of a multi-use path along Lake Wheeler inside the park boundaries to connect the Walnut Creek Greenway to the Rocky Branch Greenway.
- It is anticipated that Phase A will take less than 10 years, but each of these projects will have its own timeline for completion.
- The start and completion of other phases will depend on a variety of factors including future studies, operation and maintenance costs, funding and fundraising, and existing leases.

How will the park be paid for?

- The Master Plan outlines four funding opportunities that parks across the country use:
 1. Public Funding (City general fund, bonds, taxes)
 2. Fundraising (Dix Park Conservancy donations, grants)
 3. Earned Income (concessions, event fees, rentals)
 4. Value Capture (leases of park property, real estate value capture of neighboring property)
- It is up to the City to figure out which funding tools are most appropriate to use as the park develops over time.