

Dorothea Dix Park

Master Plan Advisory Committee

Date: Monday, January 7, 2019
Time: 6:00pm-8:00pm
Location: Room 305, Raleigh Municipal Building, 222 West Hargett Street

Meeting Agenda

6:00pm: Welcome & Dinner
6:15pm: Draft Master Plan Discussion with MVVA
7:30pm: Decision Making Process
8:00pm: Meeting Close

The Dix Park Master Plan Advisory Committee (MPAC) met to discuss the Draft Master Plan Document with the Michael Van Valkenburg and Associates (MVVA) Team and the City's Dix Park Planning Team. Members discussed any concerns about the park master plan.

The Gateway

A few members addressed concern about the playground in The Gateway landscape. They felt that it was not a safe location for a playground since it is next to a major road and a main entrance to the park. MVVA explained that the proposed area is not a typical playground but a more of a civic gathering space/civic plaza with non-traditional play elements like at [Maggie Daley Park](#) in Chicago (see photos at end of document). The water element proposed could be something like an interactive fountain like the [Crown Fountain](#). There would still be an iconic entrance feel even with there being play elements. The play areas would be safely set back from roadways. MVVA explained that this portion of The Gateway landscape brings the energy of the hub to the edge of the park. One member highlighted the importance of parking lots easily accessible to the playground so that a young family could enjoy even a short trip to the park.

There was a brief discussion about the large powerlines along that edge of the park. MVVA did not seem concerned about powerlines interfering with entranceway designs. Project Manager Kate Pearce also noted that the costs for moving each power line are extremely high.

Connections

The committee discussed the park's downtown connection, specifically to the core of Fayetteville Street. Some members noted that they felt the current plan does not make bold enough connections. Pearce provided an update that the State's Department of Transportation has agreed to work with the City to focus on follow-up planning studies to improve park connections from all sides. MVVA explained that the city will also grow towards the park. Urbanski used Brooklyn Bridge Park (BBP) as an example. At the beginning of the planning for BBP, the city was not spending public dollars on improving sidewalks in the

area, but once the park was created, there was motive to improve those connections. A member noted that if South Saunders Street is going to be a primary entrance from downtown, it needs to have a grand moment of arrival. Pearce also pointed out that the future expansion of West Street is another road connection in the works. We must note that the master plan site drawings are currently being placed upon a static city map, but the city will evolve as the park is built out.

Buildings

Buildings both historical and future were discussed. One member asked if there can be a statement that we will renovate the old buildings before building new ones—otherwise old buildings may just continue to sit and fall apart. The member noted that by “new buildings” he meant ones along Lake Wheeler Road in the areas for future park supported buildings, not new buildings such as bathrooms or maintenance buildings. Committee members noted that there may be some public confusion over who would pay for any new buildings, the public or the private sector. MVVA stated that areas for new buildings in The Gateway landscape would likely be property that was leased, so the building cost would fall on the developer. MVVA pointed out that when talking about the building space, they are referring to the building footprint, not the building square footage.

Equity

Equity was discussed next. Pearce noted that one of the follow up studies to the master plan will look at creating an equitable development plan and community benefits agreements so that success of the park benefits everyone in the city. This led into a conversation about partnerships. Some Advisory Committee members are concerned about how the partnership decisions will be made and who will make those decisions. Pearce noted that criteria for partnerships will be a follow up study to this master plan. MVVA suggested a write up on the importance of an equitable development plan and proposed strategies could be a letter prepared by the Advisory Committee for the master plan document.

The committee took a straw poll to test support of the master plan and implementation of Phase A. One member said that there should be an option of approval of Phase A but not the whole Master Plan. The strong majority of the committee disagreed and said that the master plan needs to be approved in its entirety; breaking the plan in pieces is not an option. The member stated that plan uses only 3% of park for buildings, but that 3% does not include all the space taken up for roads and parking. A poll was taken. Twenty-one of the twenty-two members present raised their hands in support of the master plan.

The Advisory Committee will review comments at the end of the public comment period. They will then make final suggestions for the plan and a final recommendation to the Executive Committee.

Meeting Close.

Master Plan Advisory Committee Members present for meeting and vote:

- Shana Overdorf

- Myrick Howard
- Larry Zucchini
- Son Duong
- Bill King
- Walter Cole
- Brent Francese
- Megg Rader
- Carly Jones
- Kimberly Wicker
- Ebony Haywood
- Bill Padgett
- Sarah Reeves
- Jacquie Ayala
- Edward Vinson
- Jai Kumar
- Julie Paul
- Amy Simes
- Ashton Smith
- Annie Lloyd Nesbit
- Joe Whitehouse
- Jenny Harper

Play elements from MVVA's Maggie Daley Park for reference:



