

Dorothea Dix Park

Master Plan Executive Committee

Date: **Thursday, January 10, 2019**
Time: 8:30am-11:00am
Location: Flower Cottage at Dorothea Dix Park

Meeting Agenda

8:30am-8:45am: Breakfast & Welcome
9:00am: Revised Site Plan
9:15am: Path to Adoption
10:00am: Next Steps: Planning Studies and Phase A Implementation
11:00am: Meeting Close

All Committee Members were in attendance.

Meeting Summary

The meeting began with updates from Kate Pearce, Project Manager for Dix Park. Pearce recapped the City Council Presentation on Monday January 7th, the Advisory Committee meeting following, and the public comment on Tuesday, January 8th. Ashton Smith, a co-committee leader of the Advisory Committee provided a more detailed recap of the Monday Advisory Committee Meeting (see meeting summary [notes](#) for MPAC 2018.01.07). Smith noted that a straw poll was taken at the end of the meeting and the overwhelming majority of the committee was in support of the master plan—Twenty-two out of the twenty-three committee members present. Pearce explained the process for the online public comment processing. Comments will be organized and responded to by theme. The Advisory Committee will review those comments and make a recommendation about the Master Plan to the Executive Committee. The public comment period closes on January 18th.

Pearce noted that the Dix Park team is working on the format of the February 6th Community Meeting. An Executive Committee Member noted that it may be helpful for Council Members to see narratives of people's personal thoughts on how they intend to use the future park based on the site plan designs. Lastly, Pearce noted that staff is working on an executive summary for the master plan.

The Executive Committee reviewed the latest site plan that had been updated based on Advisory Committee Comments earlier that week. The language in The Gateway landscape was updated to show that area as more of a civic plaza entrance with play elements instead of just a playground. Committee members noted that they want fountain space for kids to be able to play in the water, but they do need to be mindful of past challenges from when the city has tried to do civic fountains. The committee noted that they would like the civic plaza to be bright, colorful, and fun. For Phase A, bathrooms will be needed, but committee members do not want Porta Johns at the main entrance to the park, even if it is just during Phase A. Pearce shared that part of Phase A will likely include renovating the House of Many Porches to be park support (bathrooms, concessions, etc.) for the play areas.

The discussion proceeded by category.

The Downtown Connections

These connections were a concern for Advisory Committee members. Pearce explained the future potential West Street connection, Rosengarten, and Dix to Devereux Meadow. More conversation needs to happen about the most direct connection to downtown. A committee member also noted the importance of connecting not just to downtown, but to all parts of the city from all park edges. Pearce shared that a first meeting has been set between the State Department of Transit, the City Department of Transit, the NCSU Department of Transit, and the Downtown Raleigh Alliance. Committee members recommended inviting Congressman David Price's Staff to that meeting as well as the Hillsborough Street MSD.

The Farmer's Market connection was also brought up. Committee members stated that we have not been talking about that enough. Pearce assured the committee that the Farmer's Market connection has not been lost, it is just an ongoing discussion that is on a different timeline than the master plan.

Equity

Pearce explained that staff will be working on an equitable development plan for the park. The Mayor noted that job training needs to be included in that. A community benefits agreement could be part of that as well. Pearce and Diane Sauer provided the new Raleigh Tennis Center in the park's system as an example of community benefits. That center will include summer youth employment opportunities, concussion testing, and mentoring. For Dix Park, the City will also look at partnership opportunities like this.

Development

The committee noted that a big challenge is that the phrase "park supportive" has been used but not clearly defined. Does it mean generating revenue to financially support park function? If it means having a third-party use, that is something that is done throughout the city park system- for example, Pullen Park Café/concessions are done by a third party lease. On the revised site plan, areas along Lake Wheeler Road have been revised to say, "Future park supportive use." The criteria for development needs to be more developed.

Parking

Parking will evolve overtime, but right now, it is needed for people to get to the park. The Mayor noted that right now, we are thinking of development and parking in terms of Raleigh today, but there are many unknowns and a lot will evolve.

Pearce noted other wording changes to the site plan, which were informed by the Advisory Committee:

- The Grotto is now The Water Garden
- The Downtown Gateway is now The Gateway
- The Promenade is now The Loop
- The Boutique Hotel is now just The Hotel
- Sports courts were consolidated

Pearce also listed studies that will follow the Master Plan. These include:

- Transportation Feasibility Study

- Utility Infrastructure Master Plan
- Funding Model
- Equitable Development Plan
- Creation of Planned Development District & Rezoning Process with Planning
- Organization & Governance Framework to include partnership discussion
- Edge Study

Planning for Phase Now work is going on. Events are also planned for 2019 to keep the momentum going. Some of these events are the First Annual Dix Park Annual 5K, Spring Fling Adult Egg Hunt, Destination Dix, etc. Pearce proposed a site visit to the MVVA park, A Gathering Place at Tulsa for March. The Dix Park team will begin providing Vision Tours for the park in late January.

The committee members made the following closing comments/requests:

- It may be helpful to invite a Council Member to a Dix Park Conservancy Board meeting or Executive Committee meeting so that they better understand the process and the Public Private Park Partnership.
- Request for an update from the State. A committee member noted that there are \$5M in the State budget to study where to move the State offices outside of Raleigh to spur economic development elsewhere. Pearce will follow up with DOA.
- It is important to note that even within Phase A, the funding models will differ for each project. For example, the creek will have a different funding model than the civic plaza because there will be different partners at play.

The meeting closed with thoughts for the Raleigh Police Officer who was shot and the for the late Greg Poole.