

Dorothea Dix Park

Master Plan Workgroup Meetings

Date: **Monday, January 14, 2019** The Park and Transportation
 Time: 6:00-8:00 pm The Park and The Region
 Location: Five Points Center for Active Adults The Park and The Site

Date: **Tuesday, January 15, 2019** The Park and Its Buildings
 Time: 6:00-8:00 pm The Park and Its Program
 Location: Five Points Center for Active Adults The Park and Its Partners

Agenda

6:00-6:20 Welcome and Dinner
 6:20-8:00 Small Group Discussions

Project Schedule

Public Comment Period- January 4-18, 2019
 Final Community Meeting- February 6, 2019, 6-8 pm, Raleigh Convention Center
 Raleigh City Council Meeting- February 19, 2019

Summary

In each of the meetings, the workgroup members had small group discussion. The following are the points made by the workgroup members during the two nights:

To activate the edges of the park, provide small parking areas sprinkled around the outsides. Connect them to the outer loop.
Support for using existing infrastructure until we HAVE to improve it
Group was divided about parking in the park, some were leery of the need, others felt it was a necessity and could be controlled/managed appropriately
Mixed support for the event hub, general support of Event Hub without parking. Don't want parking in the heart of the park.
Residents will increase in park traffic and need for parking
The event hub: Dislike that it disrupts the huge meadow and that it allows parks to drive to the center of the park. They understand that some people have mobility issues and need to be able to access the heart of the park, so why can we not have a trolley system that runs along the loop into the event hub and keep parking at the edges? NCMA keeps parking at the edges, so do even amusement parks like Disney World. Why can't we just offer an inter park transit system and keep parking at the edges of the park? Not against the concept of an event focused hub. The layout and concept of hosting events in the hub is fine. They just don't like that cars are able to enter it. This could be fixed with a shuttle system.
The goal should be to eventually remove all the cars from the park
There need to be more studies on parking needs and transportation
No want for a hotel. A fancy hotel would not be a private use for the elite in what is supposed to be a public space
Like the community gardens a lot
Instead of having buildings be the main draw of the park, why not focus on universal elements, elements that attract all people like nature
How tall will the piedmont prairie part of the landscape be? What's so great about the prairie at Duke is that you can get deeply immersed in it, just like you could in the sunflowers. You were entirely wrapped up in and surrounded by them.
Has anyone thought about the site master plan from the perspective of a critter? How would a critter navigate the

space? How would it have areas to thrive?
Universal support for Phase A (Rocky Branch re-engineering, meadow expansion, gateway playground)
Universal support for the Grove
The question of “what is the city doing with the landfill?” was raised and answered
Facilitators explained that the yellow edge around the Big Field represented the piedmont prairie “soft edge” which was helpful for some residents who feared that the meadow was being narrowed too much
A few residents expressed skepticism about the amphitheater in the Valley ... their questions revolved around the intended everyday use of the amphitheater.
Like reconstruction of Rocky Branch and the meadow, think we should move forward with these projects prior to committing to path with buildings development—Just Phase A approval
Want to see event hub moved to other side and remove all buildings except AJ Davis building., maintenance shops, and bathroom
Don’t like the location of the playground at the gateway, want it further from Lake Wheeler for safety reasons
Is water quality of Rocky Branch appropriate for water play?
Oppose the Hotel idea because it does not feel like it is for everyone and it makes it feel like this is downtown, not a park. The ridge is becoming too much of an urban center. This was supposed to be like a southern central park. o Other ideas for the hotel space: § Summer camp housing § Housing for a leadership program for high school students across the state § Practice rooms for musicians (especially since some of the rooms were meant to be sound proof due to loud patients. § Eco Lodge
How much foot traffic would be needed to make the restaurants in the ridge economically viable? It seems it would have to be very crowded and too urban feeling.
Suggestion that some of the 23 remaining buildings just be gutted and incorporated into garden space as ruins.
What is the exact number of proposed hotel rooms?
How is the hotel actually generating enough revenue for the park?
Why would we need so many maintenance workers for the site? That seems like a ridiculous number
Excited that the park is maintaining large spaces like the meadow
Excited about the creek restoration and the water features!
Hopes that the city will maintain as much nature as possible and avoid private development
Support for agriculture and incubator space- that's the right kind of development
Support for maker space and culinary kitchens
Support for arts spaces in the buildings or music rehearsal rooms
Excited to have little movements for daily interactions and neighborhood park feel
There should not be a field house in the pastoral landscape
No condos in the park
Dislike of the play area in the gateway
Don’t like the Gateway it is a lost opportunity
Add a greenhouse in the grove or put it into an activated space to pull the grove into the more building heavy areas
Sports fields shouldn’t be a main feature—fade into the prairie is good because then you don’t have to see the sports courts when walking on a path
The park needs more open spaces
New uses on Lake Wheeler Road should be culturally relevant
Really like the six different landscapes in the park
Keep mature existing vegetation (i.e. the pecan trees)
Love the treelined walkways, The Ridge to attract people to the park, the vistas to the Raleigh Skyline, the connection to Pullen Park, the creek restoration,
Demolition of unwanted buildings should occur in Phase A
I like that there are multiple options available to the user, including the hotel
I like the hotel so long as the lobby is public space and the roof is public space as well

Hotel access needs to not break through loop
Questions around transportation connectivity, parking, and integration with the Farmers Market were discussed
Residents were interested in the cost of the land bridge compared to other options
Phase A should have strong connections to the Big Field
While Phase A is happening, what else will be happening to move into Phase B?
Improve connection to down
I don't like the trestle
The Western greenway is important commuter route, so the greenway intersection should be more inviting, more of a show piece, place for people to stop and meet
Want to make sure Governor Morehead school is not negatively impacted by Dix Park
Could we do something other than an expensive landbridge?
Intersections at Lake Wheeler/ South Wester Boylan need to be improved for bikes and pedestrians
Every park entrance needs a welcoming plaza
What would look like an "entry"? Sacred natural space—cathedral feeling creating a new space Need a good opening into the park
Traffic on Lake Wheeler Road needs attention/safety
Lake Wheeler Road entrance needs to be microcosm of whole park
Would like to see functional greenways
How can we have a well-connected park when transit in the city is such a mess
Be sure to have connections to all districts
Love the link to the farmer's market idea!
Is there an outer loop around the park like the promenade?
Universal support for the Loop
Internal park transportation was discussed (electric circulator)
Concerns of vehicular and pedestrian paths intersecting inside of the park
Would like to see what are bike/ped and vehicular paths in a Phase A map
Want for site analysis to include topography and showing high points
Have a pedestrian loop around the outside of the park (could be our outer loop). This loop could accommodate bikes at a faster speed.
The table is uncomfortable with "Something For Everyone". The sentiment is that this statement is not a democratic place but a place for privilege
The park needs an internal transit or circulator system. Would not be on The Loop. Would be entertaining and efficient
Accessibility means economically too
Include infrastructure for the blind
There was a suggestion for an outer park loop for running and biking just like there is the inner park loop
Excited about space for interaction of different generations/ethnicities/income levels
There must be a lot of access for people with different needs and abilities
There needs to be more design for seniors
There should be improvements to safety in the park
Trestle over amphitheater needs to be closed during concerts
Fear that this process is moving too fast
Need a shortened MP document that gets to "the essence of this park"
Master Plan is too detailed for where we are in the vision of the park. Master Plan should be professionally vetted
Add bookmarks to pdf
Want data to back up assertions in the master plan, provide back up in appendix
Want more clarity in the communication of the report, layout is hard to follow
The Master Plan is lacking the show piece (the Chicago Bean, the Eiffel Tower)

Want a public hearing because they don't understand how the final decisions are made. They asked if some people are saying they like the event hub and some people are saying they don't, how do the workgroups know if its 50% vs. 50% or 20% vs. 80% and how do they know whose side is winning and why? If the 20% is beating out the 80%, they want to know why that is happening and why the minority's decision is winning out.
The Conservancy is already helping with positive programming-- yoga, healthy living, fitness, stargazing, 5ks, nature programs, art installations, etc.
How do we prepare to face issues of homeless people living in the park
Gardens should be tropical or showcase plants from other parts of the country
Play areas need to be unique
There is more potential for edible food gardens rather than botanical gardens
Hillside gardens should grow food
Toy boats should be allowed in the water features
Need explicit language to enforce permeable surfaces only to support sustainability
Master plan is the is the bones, up to Raleigh to fill in the details and make it ours and commemorate the site
Funding sources does not capture potential for global attention. Opportunity to capture mega foundations looking for 21 st century opportunities
It seems like there is a lack of creativity and innovation about funding
Brewery concern – will there be beer cans all around the park?
How do we count park visitor ship?
MP should be a working document that is amended over time- not locked in
The master plan must be conceptual
Please add picnic shelters to the plan!
The park needs an iconic lookout tower
More spaces are needed for shelter and shade
Reservations about the location of grills
A fountain should be added at the center of the event hub
Please be sure mental health is honored
The question of "how are we honoring the legacy" of the site was raised
Request for an additional theme or principle of Wellness for the park
Wellness needs to be a theme of the park
Thankful that the Legacy is being acknowledged and remembered
Microbrewery doesn't honor Dix's legacy
There should be integrated therapies into the park plan
The park needs to be a model for wellness
How are we memorializing the history of victims of slavery and the hospital – sites of conscience. Artistic memorial-make it an experience
Honor Native Americans with some form of physical element
Are the railroad tracks a culturally sensitive area?
Can we use the Lynching Memorial in Montgomery Alabama as a model for memorial?
Space for more in the cemetery? Civil war vet honoring?
Plan should ooze the soul of the park and full, complex history
Theme of wellness not fully explored/realized in the plan
Should get a videographer to document inside of buildings
Master plan does not reflect sites of conscience
We need to be authentic and honest about how we tell the unvarnished history of the park
The master plan has none of the historical context
Plan should use Sites of Conscience's historic/defining elements
The plan should look to other Sites of Conscience for examples for Dix Park
Lets get bones in place, then get historians a place to tell the story
Spring Hill needs to become part of the park

The Portico should be the symbol of the park
Could leases be short enough in buildings that if they weren't being park supportive then they could be moved out
Could the grounds keepers be trained people who are transitioning out of mental health care?
Can job training be written into the park partnership plan?
If the master plan is going to be sort of a living document that can change with the times, what parts of it must be done right now? What values won't change?
Can some of the parts of the cottages when they are demolished be donated to habitat for humanity? Like windows and doors?
Could some of the parts of the cottages when they're demolished be auctioned off as a fundraiser for the park? Like manel places and chairs or something?
What does "park first" actually mean?
Residents continue to have concerns about our framework for evaluating "private development" partners in the park, especially in the future
A pitch for a gondola connecting City Hall to the park was presented by Joseph Huberman to address the downtown connection challenge, to keep parking out of the park, and to provide views of the park.
Uncomfortable with too much comparison to Brooklyn Bridge Park and how it is financially self-sustainable
Need more definition on development and partners
Request for all mentioning of Revenue Generation to be moved to the Appendix
Request for inclusion of language around future decisions going through council
Don't like people living and sleeping in the park (this is in reference to hotels and residency not homeless people)
The projected maintenance budget seems inflated based on current park maintenance costs per acre this should be \$1.5MM
Private development effectively walls off the downtown gateway. This should be the most inviting place
There should be a clear delineation between public and private spaces
Why are we committing to revenue generation in the Master Plan, back to Jane Jacobs idea of separating the public and private realm.
Statement read by Joseph Huberman on private development and what it is and is not.
Concerned about what "park supportive" means in regards to development. Concerned that it will make a whole part of the park feel urbanized like a city and not like a park.
Yes to a hotel only if there is a community benefit
Community Gardens need support with educational programs- potential for partnership
No condos because they aren't public
Gateway will be what people see first-issue of private development that creates sense of ownership for condo owner. Shuts out the public.
The park reflects how Raleigh will look in 10-20yrs...highly developed
We are very concerned about the future commercial uses. This is supposed to be a park.
It is the resolution of this body that this document be approved as a concept and approval of this document does not result in a specific plan for funding.
Support for the reuse of old buildings with private management
There need to be more thoughts about Governor Morehead School partnership, like working with their Wake Young Leadership Academy
Commercial services need to contribute to the park, available to different socio-economic groups

Dorothea Dix Draft Master Plan – FAQs

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?

- It is our intent for City Council to review and adopt the Master Plan for Dorothea Dix Park. This includes: A statement of core principles, an analysis of the history of the site and existing conditions, a proposal for six new landscapes and a unifying framework, suggestions on program, and recommendations on implementation.

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 (City real estate income, long-term leases of park property)
- **It is up to the City, its citizens and its partners – including the Dix Park Conservancy – to figure out which funding tools are most appropriate to use as the park develops over time.**