

Dorothea Dix Park

Phase 1 Implementation Plan

A Park for Everyone, Built by Everyone

Introduction

In July 2015, the City of Raleigh purchased the Dorothea Dix property from the State of North Carolina for \$52 million. The purchase included the 308-acre site and 85 buildings, which total approximately 1.2 million square feet of building space. In July 2017, the City hired Michael Van Valkenburgh Associates to lead a master plan process, in partnership with the community, to develop a plan to guide the park's future development. After 22 months of planning and community engagement, the Raleigh City Council voted unanimously to approve the Dorothea Dix Park Master Plan and directed staff to develop an implementation plan for Phase 1. Council also amended the City's Strategic Plan to reflect this next phase of work; ACR 2.3: **“Work with the Community Partners to implement the Master Plan for Dorothea Dix Park”**. The following pages describe the implementation efforts necessary to realize the vision described in Phase 1 of the Dorothea Dix Park Master Plan.

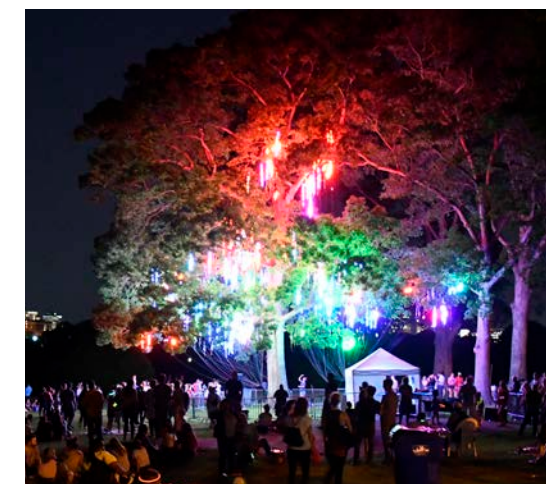
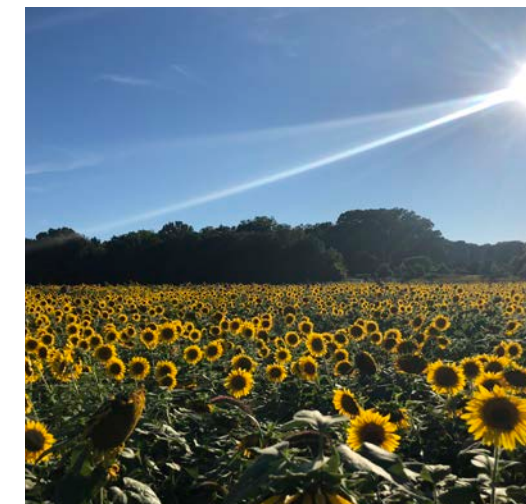
The proposed projects within Phase 1 embody the three Master Plan principles of: Open Up and Connect, Build from What is There, and Offer Something for Everyone. It is a collection of projects that connect the park to the greater community, repair and enhance the unique landscapes and structures that exist today and create a variety of spaces to offer multiple experiences for all park users. The projects in Phase 1 also align with the mission and vision of the City to pursue a world-class quality of life and realize visionary ideas for all. It is a strong statement of what the future holds for Dix Park. It will ignite the community's bond to the park by forming incredible places where memories can be made, creating life-long stewards of the park.



Through the vision established in the Master Plan, Dorothea Dix Park is set to become North Carolina’s central park, a unifying democratic public space with a focus on inclusion and wellness. Dorothea Dix Park is a commitment to a world-class quality of life for existing and future generations, a driver of equitable economic development in the region and a key element of Wake County’s tourism strategy.

This Implementation Plan intends to provide a road map to the future of Dorothea Dix Park. The following sections are included in this Plan.

- **Phase 1 Projects:** An overview of the proposed projects, partnerships, and process necessary to accomplish Phase 1 of the Master Plan. (Pg. 5)
- **Supporting Plans and Studies:** This section identifies the plans and studies needed to enable Phase 1 projects, ensures the City of Raleigh is a good steward of the asset, addresses issues identified but not resolved during the Master Plan process, and sets the project up for future success. (Pg. 31)
- **Parallel Efforts:** This section describes planning projects and studies that are already complete, underway, or anticipated near Dix Park, that will impact Phase 1 development. (Pg. 43)
- **Early Improvements:** This section describes recommended park improvements to enhance daily visitor experience. (Pg. 51)



Phase 1 Projects

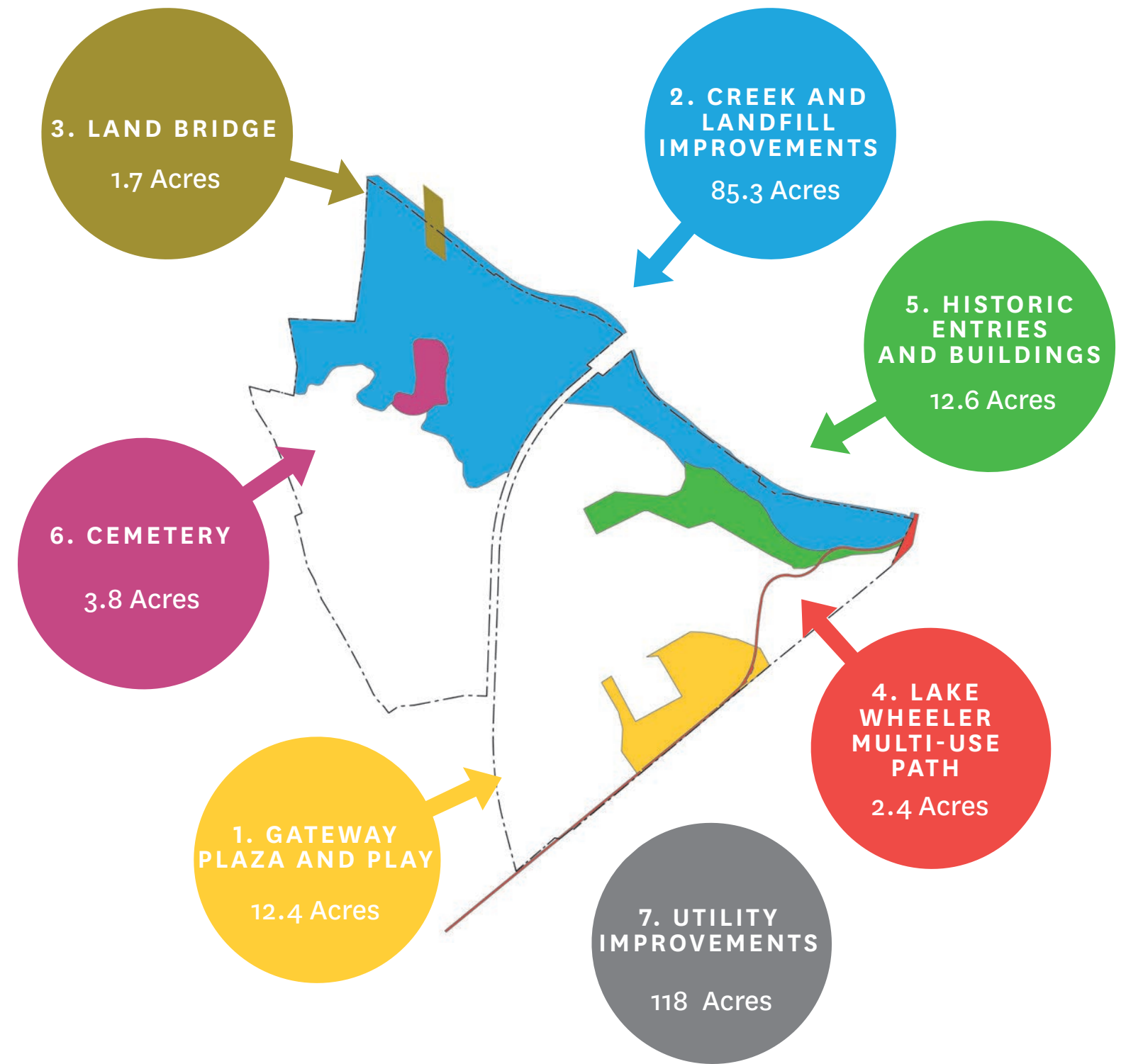
The Dorothea Dix Park Master Plan recommends seven major projects in Phase 1. These projects improve the park's edges, while the subsequent phases fill in toward the middle. This approach will create new entries, connections, and activity at the park's edges. The momentum and excitement generated by early improvements will attract the resources needed to support subsequent phases. Phases 2, 3, 4 can proceed in any order. What is important is that the phases organize improvements geographically, allowing construction to proceed in one area while minimizing impacts to other parts of the park.

The following projects are considered in Phase 1:

1. Create the Gateway Plaza and Play
2. Enhance the Rocky Branch Creek and landfill area
3. Create a Land Bridge over Western Boulevard
4. Create a Multi-Use Path along Lake Wheeler
5. Restore the Historic Entry and Buildings
6. Restore and Enhance the Historic Cemetery
7. Plan to improve utility infrastructure to build a sustainable foundation for the future

It is anticipated that Phase 1 will take 10 years to complete. As illustrated in the following pages, each of the Phase 1 projects will have its own timeline for completion. It is also important to note that the Department of Health and Human Services (DHHS) has a lease on a significant portion of the property, including most of the buildings until 2025. The Phase 1 projects can be accomplished while DHHS is still on the park property. For a park of this size and complexity, full implementation may take decades.

This section also highlights the critical partnerships and stakeholder engagement necessary to realize the vision of the Dorothea Dix Park Master Plan. Project partners represent regulatory agencies and organizations responsible for the implementation of project work in coordination with the City of Raleigh. Stakeholders represent the larger community of individuals and groups to include in the Phase 1 design process.



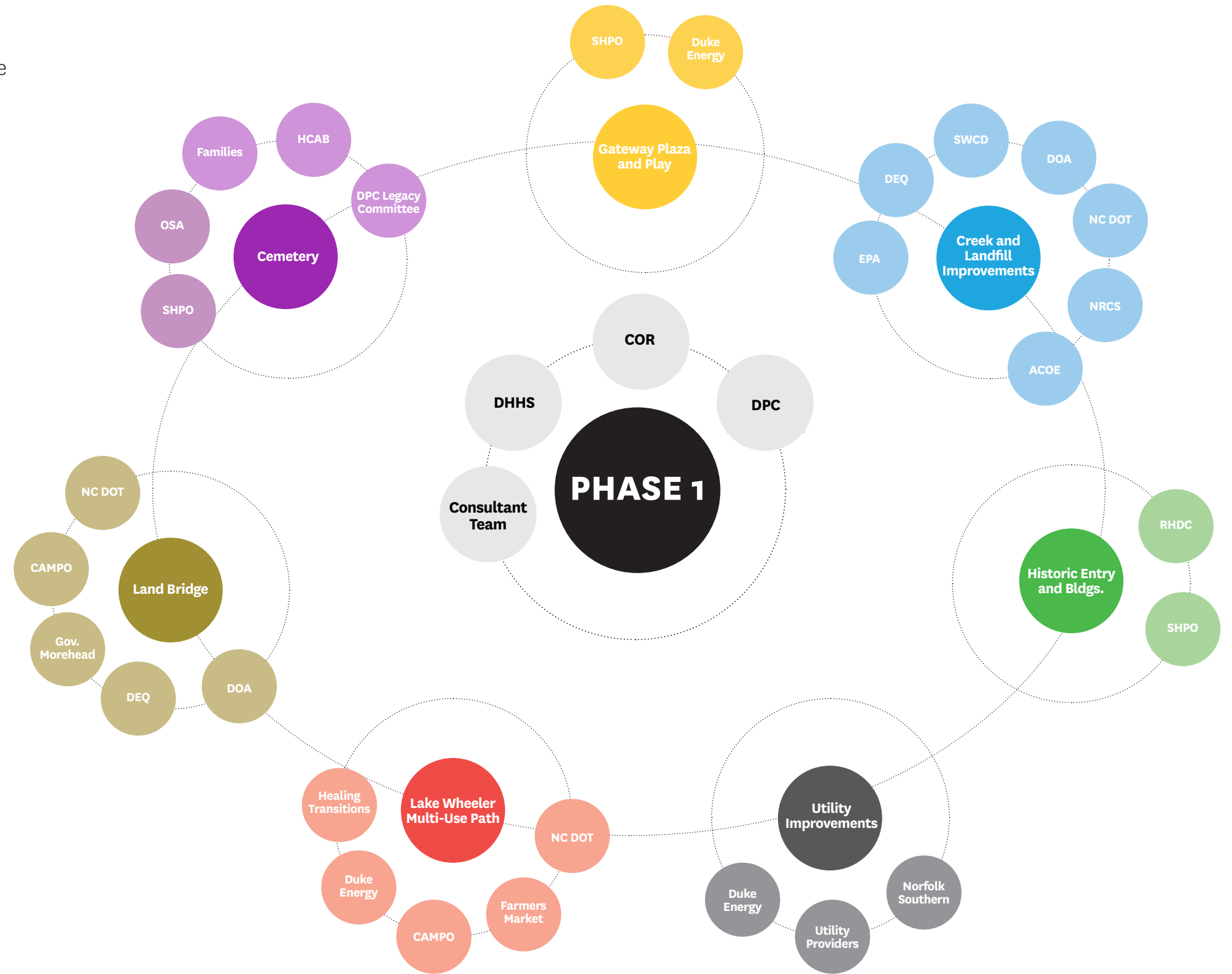
Partnership Map

The Dorothea Dix Park Master Plan proposed seven Phase 1 projects. Due to the complex nature of each project, significant coordination will be required for successful project delivery. This Partnership Map serves as a guide to identify and develop these critical relationships.

Project Partners represent agencies and organizations responsible for the regulation and implementation of project work in partnership with the City of Raleigh. Project Stakeholders represent the larger community of individuals and groups to include in the Phase 1 design process. **Both Partners and Stakeholders are necessarily included in project development, however in different capacities, and this list will evolve and grow as more information is collected.** This page illustrates Partners only.

Acronyms

- ACOE: Army Corps of Engineers
- CAMPO = Capital Area Metropolitan Planning Organization
- COR = City of Raleigh
- DEQ = Department of Environmental Quality
- DHHS = Department of Health and Human Services
- DPC = Dix Park Conservancy
- DOA = Department of Administration
- DOT = Department of Transportation
- EPA = Environmental Protection Agency
- HCAB = Historic Cemeteries Advisory Board
- NCRS = Natural Resources Conservation Service
- OSA = Office of State Archaeology
- RHDC = Raleigh Historic Development Commission
- SHPO = State Historic Preservation Offices
- SWCD = Soil and Water Conservation District



Stakeholder Map

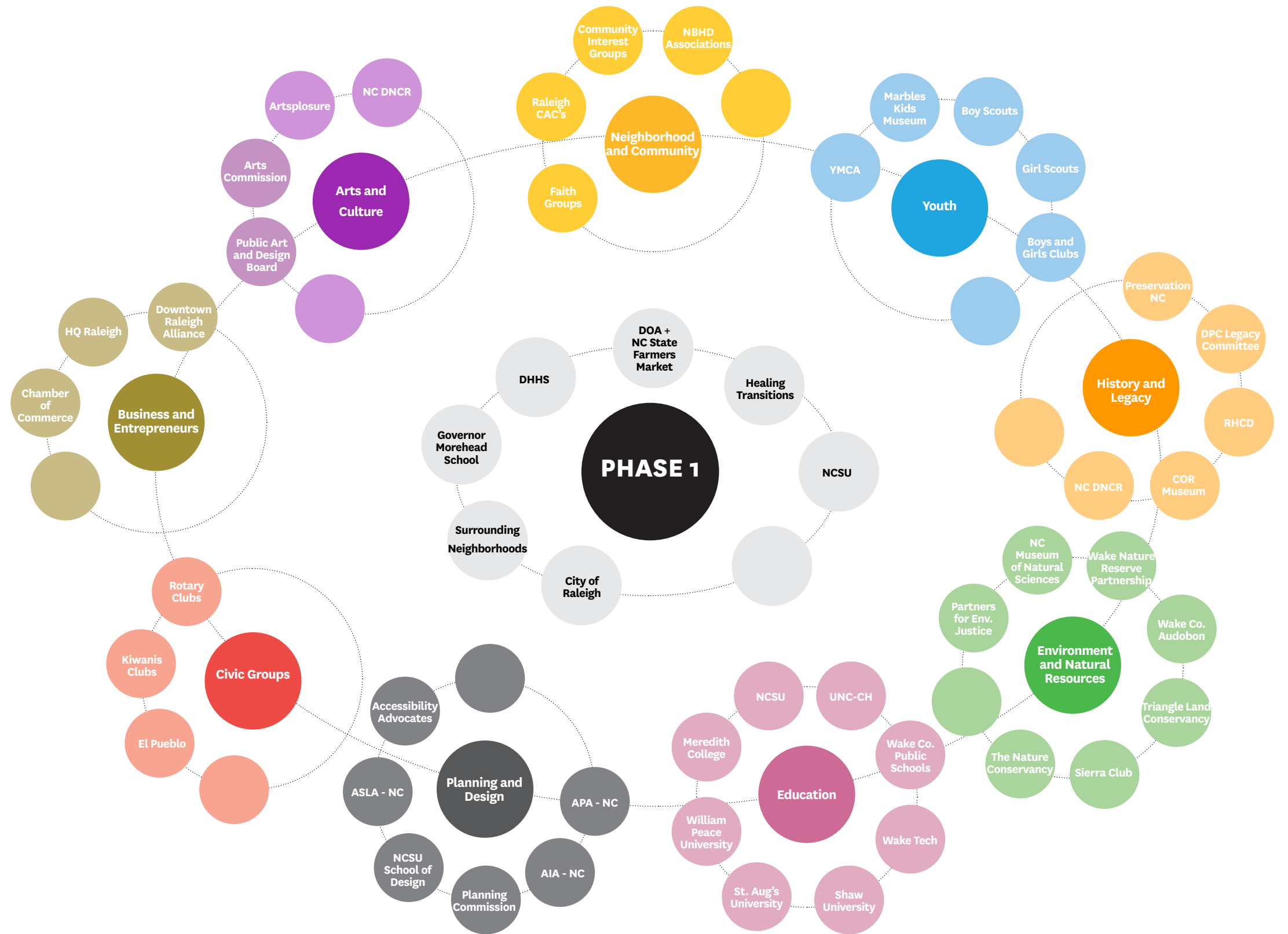
For Dorothea Dix Park to be a Park for Everyone, then everyone, across Raleigh and beyond, should be given the opportunity to contribute to its development. This Stakeholder map attempts to identify some of the important Stakeholders to involve in Phase 1 Projects. **This list will continually evolve until all communities, organizations, and individuals who want to be involved are given that opportunity.**

Acronyms

- AIA = American Institute of Architects
- APA = American Planning Association
- ASLA = American Association of Landscape Architects
- CAC = Citizen's Advisory Council
- DHHS = Department of Health and Human Services
- DOA = Department of Agriculture
- NC DNCR = North Carolina Department of Natural and Cultural Resources
- NCSU = North Carolina State University
- UNC CH= University of North Carolina at Chapel Hill
- St. Aug's = St. Augustine University

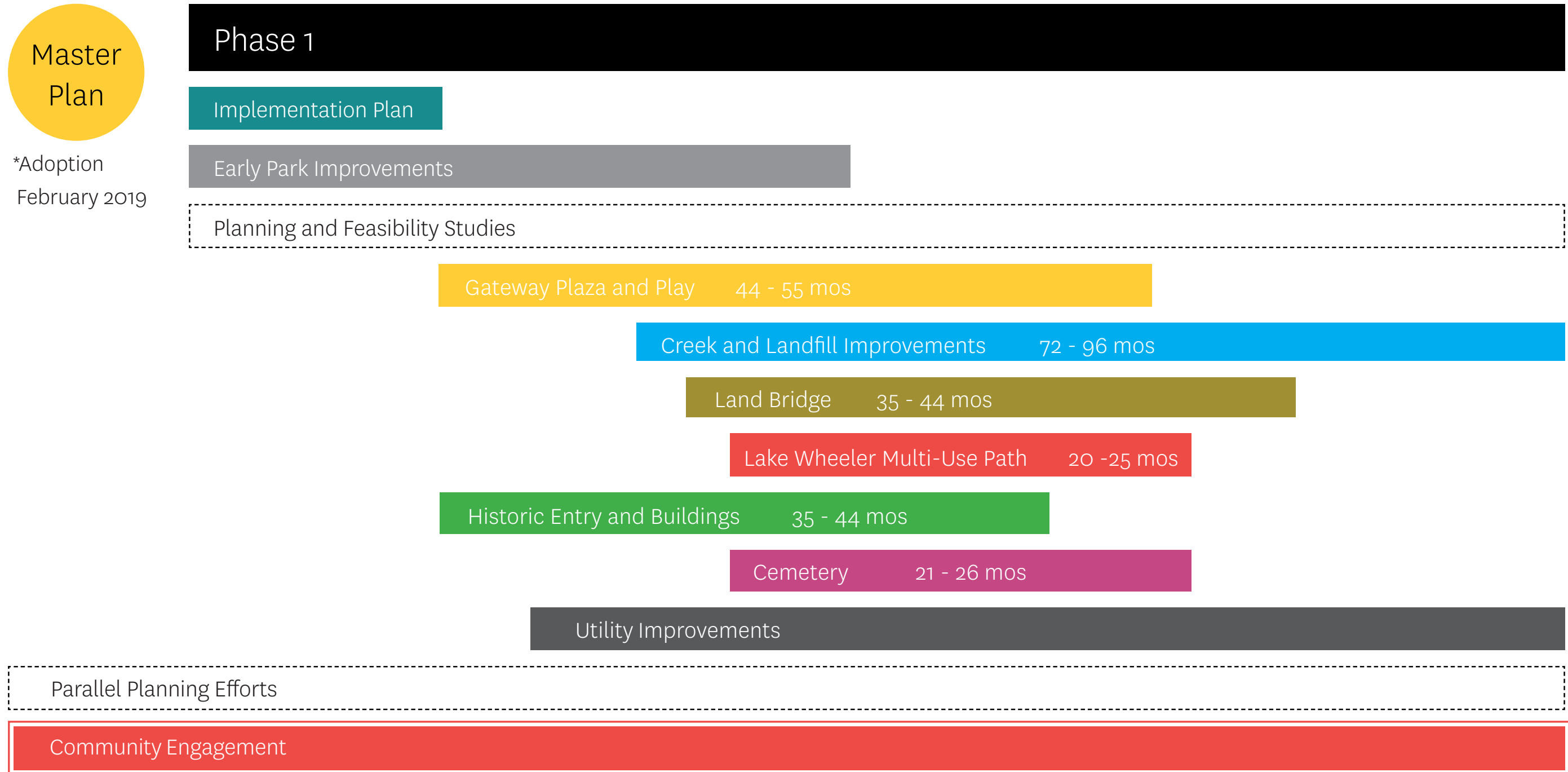


* The circles left empty signify the collection of important groups not directly listed in this map, but equally critical to the park's development.



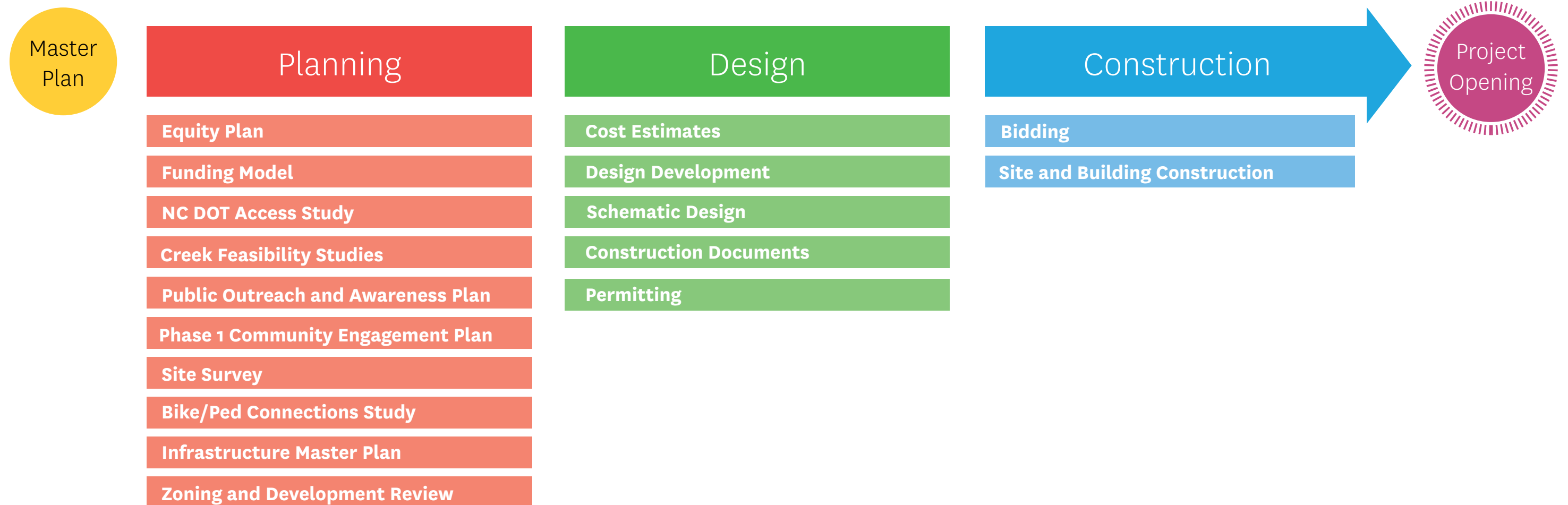
“CONCEPTUAL” Project Timeline: Phase 1 Projects

Each of the Phase 1 projects has its own timeline for completion. This graphic represents the conceptual project timelines from consultant selection to each project opening of Phase 1. Specific dates are intentionally left off. Guidance from Raleigh City Council and resource availability are critical before setting specific timelines.



The Critical Path to Implementation : Phase 1 Supporting Plans and Studies

In addition to project specific work, a number of plans and studies should be considered to support implementation of Phase 1 projects. Some of these studies will be managed by City of Raleigh staff while others will be completed by project partners. Section 3 of this document provides details on Supporting Plans and Studies.



Gateway Plaza and Play

12.5 Acres

At the new, principle civic entrance to the park, visitors will be welcomed with play spaces for all ages, spectacular fountains, great public art, grand plazas and shaded areas to relax and cook out with family and friends. The gateway includes two historic houses that may be renovated and could provide a children’s arts and cultural center and refreshments for park visitors. Also included is a temporary parking lot, multi-modal transit connections and incorporation of the new multi-use path along Lake Wheeler Road.



SUPPORTING PLANS AND STUDIES

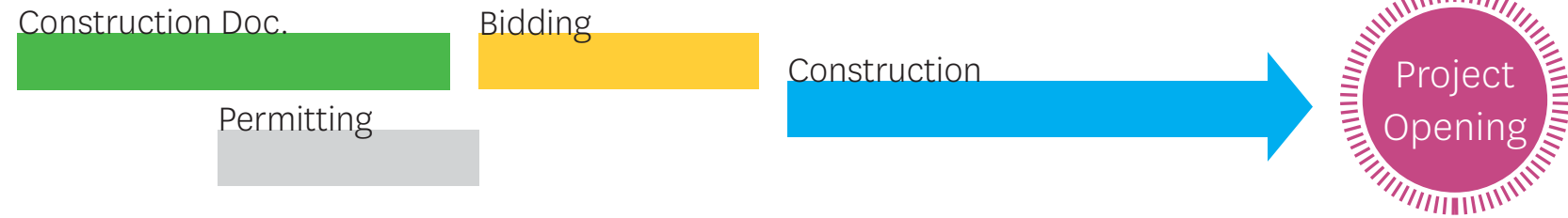
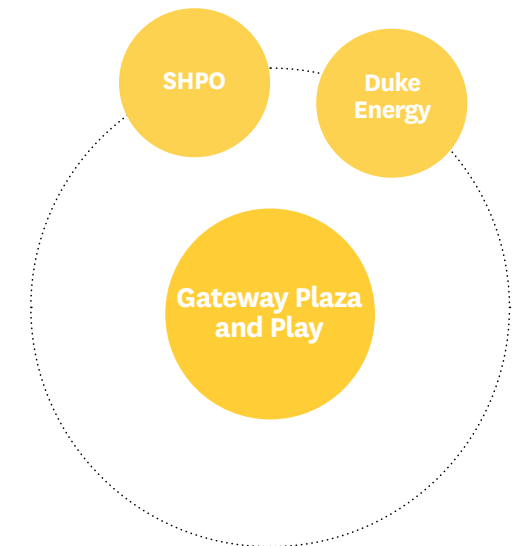
- Site Survey
- Infrastructure Master Plan
- Early Building Transfer Work
- Phasing and Access Plan with DHHS

- NC DOT Access Study
- Bike/Ped Connections Study
- Zoning and Development Review

PROJECT SCOPE

- Project Goal: Create an iconic play-based gateway to welcome all to Dorothea Dix Park.
- Master Principles Met: Open Up + Connect, Something for Everyone
- Potential Amenities: Iconic Play, Cook-Out Zone, Entry Plaza, Civic Fountain, Bus Stop, Parking, Restoration of Benner and Buffalo Cottages (Concession, Children’s Art Center, Restrooms)

PARTNERSHIP MAP



Creek and Landfill Improvements

85.3 Acres

Enhancement of the Rocky Branch could restore the original meander of the creek and include greenway and walking paths, boardwalks, bridges, ponds and stormwater management best practices. The remaining portion of the capped landfill will include multipurpose sports fields, seating areas, a dog park, piedmont prairie gardens, hammock glades and botanical gardens. Transportation improvements are also included in this phase of work. For a variety of reasons, this is the most complex project in Phase 1. Work begins with feasibility studies including water sampling, soil borings, groundwater level monitoring, landfill and geophysical surveys.

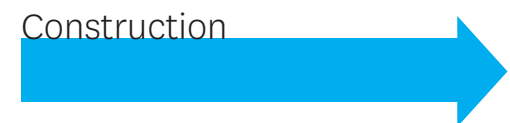


SUPPORTING PLANS AND STUDIES

- Site Survey
- Creek Feasibility Study
- Infrastructure Master Plan
- Natural Resources Inventory
- NC DOT Access Study

PARALLEL STUDIES

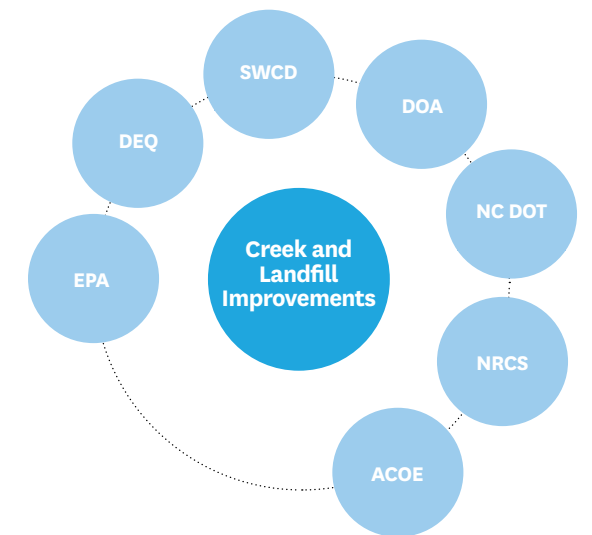
- Pullen to Bain Watermain
- Rocky Branch Sewer Line Replacement



PROJECT SCOPE

- **Project Goal:** Restore and enhance the Rocky Branch as an escape to nature in the heart of the City. Create a waterfront experience.
- **Master Principles Met:** Build from What is There, Something for Everyone
- **Potential Amenities:** Restored Creek, Stormwater Ponds, Wetlands, Nature Immersion, Habitat, Hang-out Lawn, Bridges, Greenways, Trailhead, Bike Paths, Dog Park, High Points and Seating with a View, Sports Fields and Spectator Seating, Bus Stops, Parking

PARTNERSHIP MAP



Land Bridge

1.7 Acres

The land bridge will be a landscaped extension of Dix Park that crosses over Western Boulevard creating a connection to The Governor Morehead School, Pullen Park, and NC State University. This project will be done in coordination with the Creek/Landfill project. The plans for the Land Bridge will involve vertical and horizontal roadway design as well as structural concept plans. Additionally, design considerations will determine the additional easement area needed at the connection point on the Governor Morehead School property. NC DOT is executing initial roadwork feasibility work.



SUPPORTING PLANS AND STUDIES

- Site Survey
- Infrastructure Master Plan
- Zoning and Development Review
- NC DOT Access Study
- Bike/Ped Connections Study

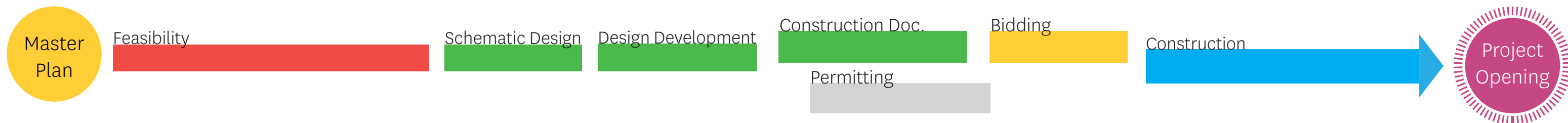
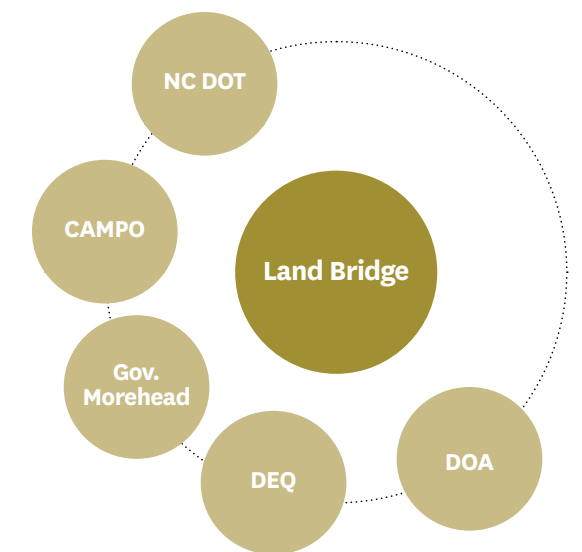
PARALLEL STUDIES

- Western Blvd. Corridor Study
- Greenway Master Plan Update

PROJECT SCOPE

- Project Goal: Connect Dix Park to Pullen Park over an iconic landscaped bridge.
- Master Principles Met: Open Up and Connect
- Potential Amenities: Landscaped Bridge, Walking Paths, Bike Paths

PARTNERSHIP MAP



Lake Wheeler Multi-Use Path

2.4 Acres

A new multi-use path along Lake Wheeler Road will create a safe and comfortable connection for cyclists and pedestrians to travel from the new entry plaza at S. Saunders, through the historic Grove landscape and new Gateway Plaza, along Lake Wheeler Rd. and to the State Farmer's Market. This path also fills a critical gap in the overall greenway system by providing a new connection between Rocky Branch and Walnut Creek Greenways. The existence of high power electrical lines, and the eventual reconfiguration of Lake Wheeler Rd. make this a complicated and layered project.



SUPPORTING PLANS AND STUDIES

- Site Survey
- Infrastructure Master Plan
- Zoning and Development Review
- NC DOT Access Study
- Bike/Ped Connections Study

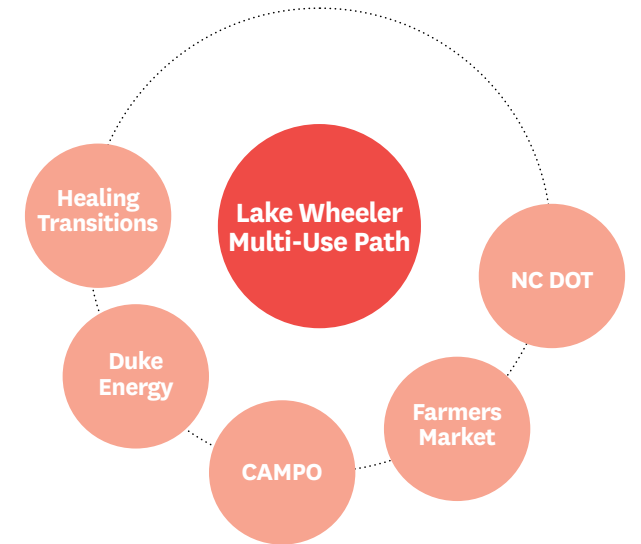
PARALLEL STUDIES

- Dix Edge Study
- Greenway Master Plan Update

PROJECT SCOPE

- Project Goal: Create an iconic entry plaza from downtown to Dix Park. Create a trail to connect the Rocky Branch and Walnut Creek Greenways through the Park.
- Master Principles Met: Open Up and Connect, Build from What is There, Provide Something for Everyone
- Potential Amenities: Entry Plaza, Multi-Use Path, Trailhead, Restored Creek

PARTNERSHIP MAP



Historic Entry and Buildings

12.5 Acres

The historic entry at South Boylan Avenue will be transformed to a prominent gateway to the park. A portion of the Grove landscape will be restored and enhanced. More native plants will be introduced on-site and stormwater features will be designed to address the park's sustainability. Two early building projects in the Historic Entry include the restoration of the All Faith's Chapel and Superintendent's House. On recent Council direction, these buildings will be renovated to support the park. See the next page for additional details on the building projects. In addition, ongoing building feasibility work is being completed.



SUPPORTING PLANS AND STUDIES

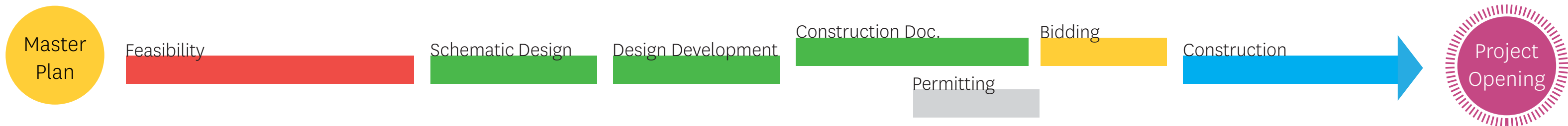
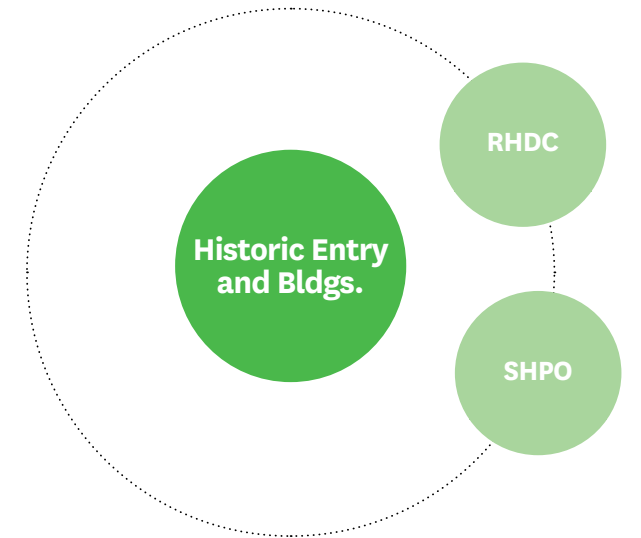
- Site Survey
- Infrastructure Master Plan
- Early Building Transfer Work

- NC DOT Access Study
- Zoning and Development Review

PROJECT SCOPE

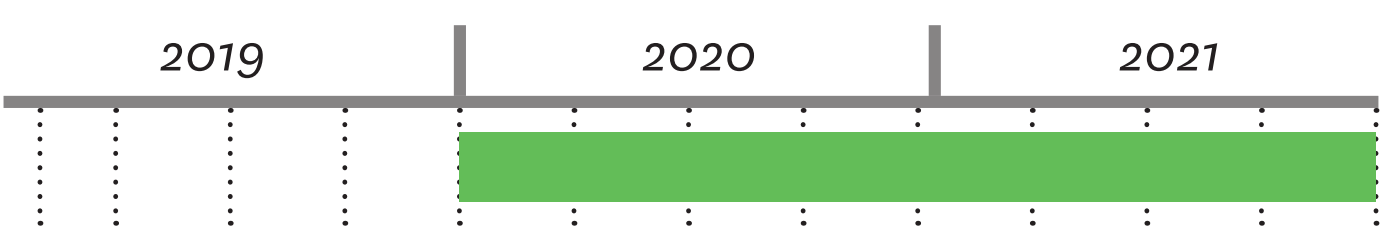
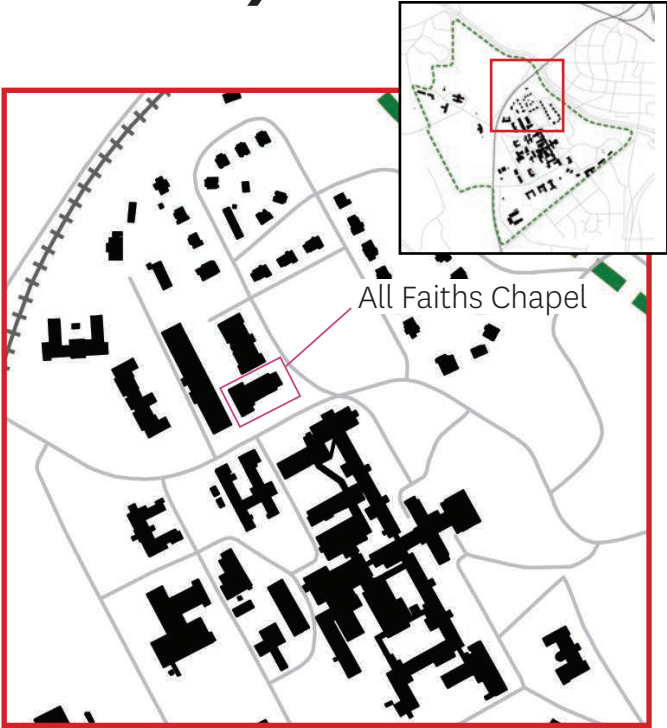
- **Project Goal:** Enhance the grove and restore the historic entry at South Boylan Avenue. Rehabilitate the Superintendent's House and All Faiths Chapel.
- **Master Principles Met:** Open Up and Connect, Build from What is There, Provide Something for Everyone
- **Potential Amenities:** Hammock Glade, Gardens, Walking/Biking Paths, Seating Areas, Gathering Spaces, Restrooms

PARTNERSHIP MAP



All Faiths Chapel (Phase Now)

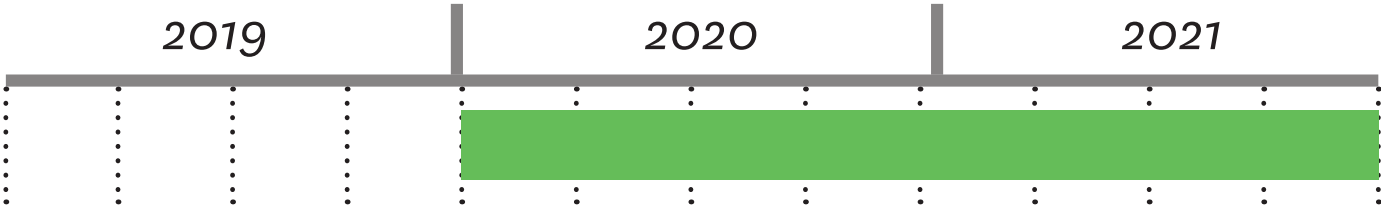
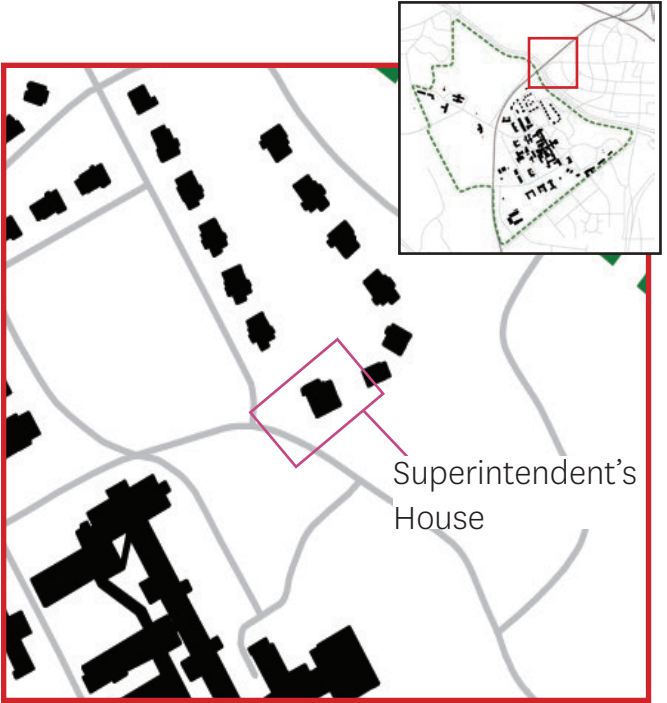
Restoring the beloved mid-century Chapel will provide a community gathering space in the heart of the park. It will be a place of celebration and reflection. The Chapel will be a multi-use venue for a variety of creative performances, community discussions, lectures, weddings and art installations. Surrounded by beautiful gardens, the Chapel will open to views down the sloping hillside of the Grove overlooking the Creek and the city skyline beyond.



- PROJECT FACTS**
- Building Square Footage: 11,852 SF
 - Timeline: 2020 - 2021
 - Project Partners: PRCR, SHPO, COR Preservation, Dix Park Conservancy

Superintendent's House (Phase Now)

Constructed in the early 1920's with rock from local quarries, the Stone Houses represent some of the most significant historical buildings on the property, and when restored, will give new life to the park. With Council approval, the Superintendent's House may be rehabilitated to serve as a base of operations for the Dix Park Conservancy, housing both office space for staff on the second floor, and community spaces on the ground floor.



- PROJECT FACTS**
- Building Square Footage: 3,694 SF
 - Timeline: 2020 - 2021
 - Project Partners: PRCR, SHPO, COR Preservation, Dix Park Conservancy

Cemetery

3.8 Acres

The restoration of the historic patient cemetery will provide a beautiful place of reflection. An intricate garden will surround the cemetery. This will be a sacred space of remembrance in the heart of the park. Interpretive signage will connect the past with today and honor those laid to rest on the hospital grounds. A Ground Penetrating Radar (GPR) study has been completed to identify the full extent of the Cemetery.



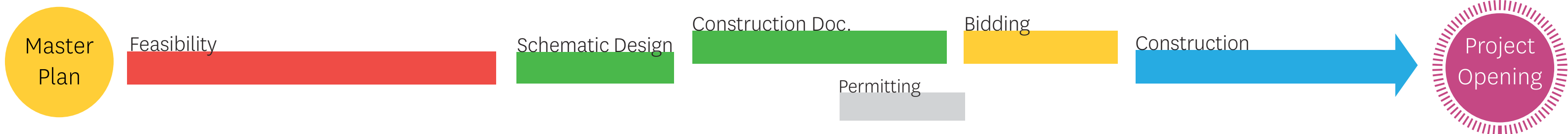
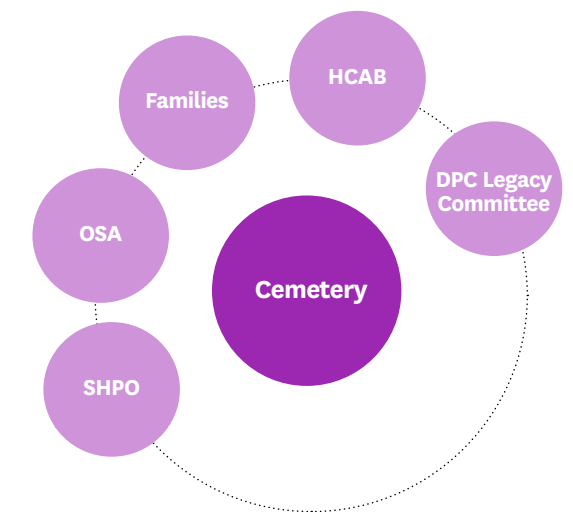
SUPPORTING PLANS AND STUDIES

- Site Survey
- Infrastructure Master Plan

PROJECT SCOPE

- Project Goal: Honor those buried on the grounds by restoring the historic cemetery as a beautiful place of remembrance and reflection.
- Master Principles Met: Build from What is There
- Potential Amenities: Cemetery Enhancements, Signage, Gardens, Seating

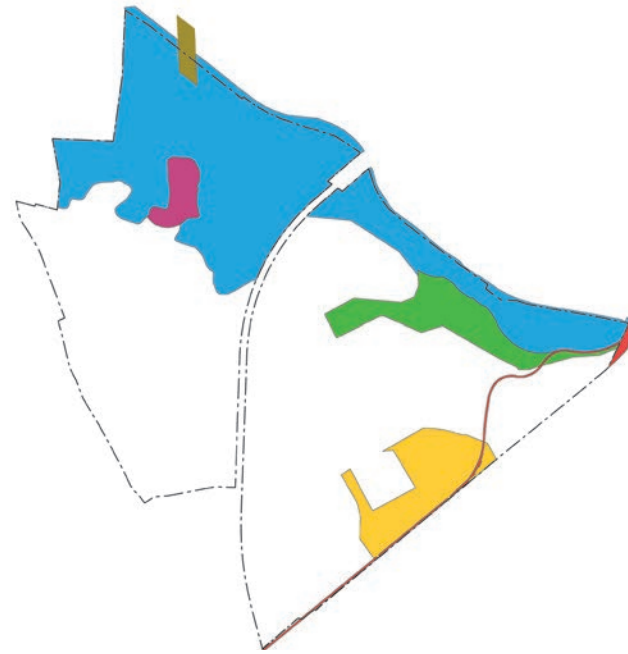
PARTNERSHIP MAP



Utility Improvements

118 Acres

Existing infrastructure in Dorothea Dix Park is aged and anticipated to need replacement. This project will survey and analyze existing infrastructure and future infrastructure needs of Phase 1. The Infrastructure Master Plan may address the following: sewer, water, gas, power, telecommunications, stormwater. The plan will also establish sustainability best practices for the site. Lack of documentation for existing infrastructure will add additional layers of complexity to this project.



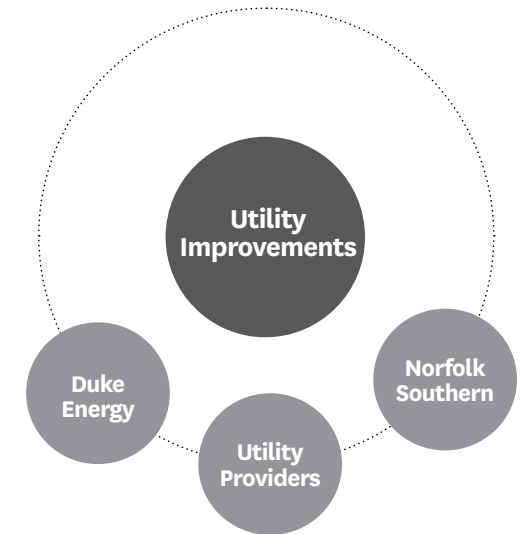
SUPPORTING PLANS AND STUDIES

- Site Survey
- Phasing and Access Plan with DHHS
- Infrastructure Master Plan
- Early Building Transfer Work
- Zoning and Development Review

PROJECT SCOPE

- Project Goal: Support the Park’s future development through sustainable infrastructure improvements.
- Master Principles Met: Build from What is There

PARTNERSHIP MAP



Feasibility

Infrastructure Master Plan

Utility Improvements



Supporting Plans

By design, master plans present an aspirational vision of a future condition. They are typically long-range documents that assess conditions, outline general priorities and present concepts and recommendations for future development options. The Dorothea Dix Park Master Plan does just this. It is a high-level, framework document that presents big ideas to guide the future development of Dix Park. Given that the information provided in the Master Plan is at a concept level there are a lot of unknowns that require further site investigation, technical verification and study. As a result, this section of the Implementation Plan identifies the plans and studies needed to enable Phase 1 projects, ensure the City of Raleigh is a good steward of the asset, address issues identified but not resolved during the Master Plan process, and set up future success.

As the owner and operator of the park, a first step is for the City to gain a deeper understanding of the existing conditions of the site as well as collect critical data. These types of studies will not only enable future projects like the renovation of the All Faith's Chapel and creation of the Gateway Plaza and Play but also establish baseline data to measure future progress.

Supporting Plans and Studies include the following:

- Equity Plan
- Funding Model
- Zoning and Development Review
- Creek Feasibility Study
- Public Outreach and Awareness Plan
- Phase 1 Community Engagement Plan
- NC DOT Access Study
- Bike/Ped Connections Study
- Infrastructure Master Plan
- Early Building Transfer Work

Dorothea Dix Park Equity Plan

The overall goal of the Dorothea Dix Park Equity Plan is to ensure equitable distribution of the benefits and costs of creating a great urban park, by establishing principles and data based priorities to inform and guide park decision-making and development. The Dorothea Dix Park Equity Plan is a direct recommendation from the Master Planning process, and is reflective of broad community support for a park for all. The process to develop the plan will engage residents and community organizations who reflect the cultural, ethnic, socioeconomic, and demographic diversity of Raleigh. This Equity Plan may serve as a pilot project for other park planning processes.

PROJECT SCOPE

The proposed plan will be developed in three phases: Groundwork, Content Development, and Accountability. The Groundwork phase involves establishing a stakeholder structure

for involvement, organizing background data collection, and preparing for community engagement and content creation. Phase 2, Content Development, includes aspects of the plan that require community input and constitute the majority of the plan components. These include developing an accepted definition of park equity and the broad dimensions of park equity that the plan will focus on. Phase 3, Accountability, includes plan implementation as well as a plan review and updated strategy. It is expected that a consultant take a lead role in community involvement and collaboration, as well as document and material preparation.

- **Timeline:** A two-year planning process is expected.
- **Project Partners:** PRCR, Internal City Working Team, Equity Advisors Panel, Community Project Partners

Funding Model

A project of this size, complexity, and duration is going to require a variety of funding sources. Building on the Funding Strategy included in the Master Plan, which outlines four broad funding categories, the Phase 1 Funding Model will refine and make recommendations on how to apply these on a project by project basis.

PROJECT SCOPE

City staff will work on developing a Funding Model that identifies specific funding

sources for Phase 1 projects. Options will be presented to Raleigh City Council that address both capital and maintenance and operations needs. Options will include a variety of funding sources including: public funding (federal, state, local), contributed income (donations, grants, membership programs), earned income (rentals and usage fees) and value capture strategies.

- **Timeline: Ongoing**
- **Project Partners: PRCR, Budget, Finance, CMO, Dix Park Conservancy**

Zoning and Development Review

Multiple efforts are needed to facilitate the implementation of Phase 1 projects from a planning, zoning and development services perspective. As part of Long-term Planning’s standard process, the Dorothea Dix Park Master Plan will be aligned with other adopted City plans including the 2030 Comprehensive Plan, Future Land Use Map, and Comprehensive Street Plan. The current zoning of the campus is Office Mixed Use which primarily applies to “a variety of office and employment uses while allowing for housing and limited retail and service-related options.” A different zoning designation may be needed to facilitate project implementation. Staff will investigate options to present to Council for consideration. In addition, during the purchase of the property a number of ‘left-over’ parcels from the extension of Western Boulevard were identified adjacent to park. Staff will go through an acquisition and recombination process to clean up the parcel lines.

PROJECT SCOPE

The existing zoning of the park is Office Mixed and Residential Mixed Use with height limits of three and seven stories and is intended to permit “a variety of office and employment uses while allowing for housing and limited retail and service-related options.” This zoning district is not intended for the type of large scale public park development envisioned in the Dorothea Dix Master Plan. Analysis of an appropriate Future Land Use Designation and zoning district will be conducted with Comprehensive Planning staff. Updates to the City of Raleigh Comprehensive Plan will also be conducted with Long-Range Planning Staff. There may be additional costs associated with this work.

- **Timeline: On-going**
- **Project Partners: PRCR, COR Planning Department, CAO, Development Services**

Creek Feasibility Study

Enhancement of the Rocky Branch will restore the original meander of the creek and include greenway and walking paths, boardwalks, bridges, ponds and stormwater management best practices. It will also include gardens, hang out lawns, ponds, and restored wetlands. Multi-purpose sports fields are envisioned on top of the landfill and a dog park is considered on the western edge of the planning area. The restoration and enhancement of the creek and landfill area is the most complex project of Phase 1. It will require close coordination with city,

state and federal agencies. The following scope of work will determine the feasibility of certain aspects of this project. It is critical to understand these opportunities and constraints before moving into design.

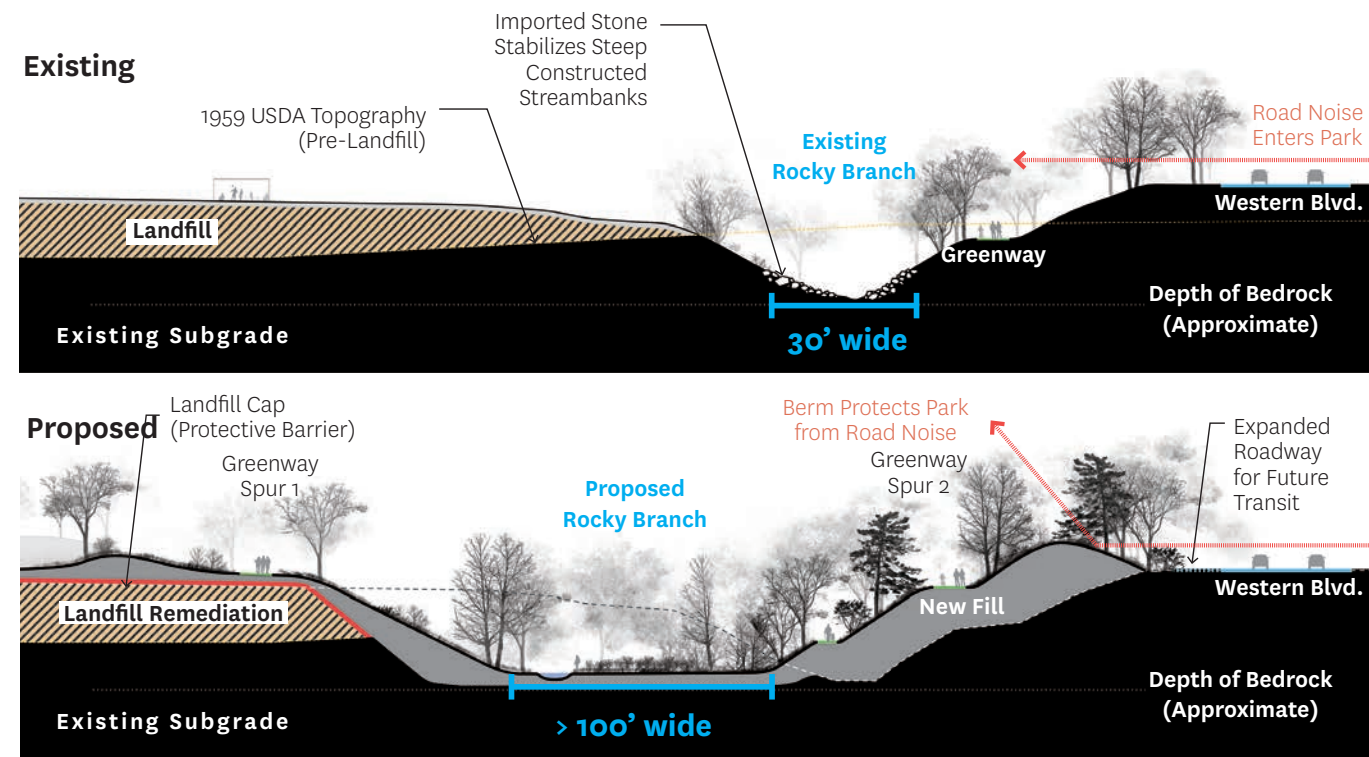
PROJECT SCOPE

Conduct site investigation to include groundwater level monitoring, stream investigation, geophysical survey and soil borings of the landfill area. Define location and parameters for additional hydrologic

profiles of the exiting Rocky Branch. Review the existing utility locations along the Rocky Branch corridor and project the future utilities to be installed, both active City-led projects and upgrades required as a part of park improvements. Assess the feasibility and program criteria for abutments and supports of proposed bridges to span the Rocky Branch. Based on the results of site investigations, refine the estimated volume of waste estimated to be impacted by proposed creek improvements, propose a limit of work for future creek and landfill improvements, informed by groundwater/surface water, utilities, grading, and bridge studies and project the permitting and

approvals milestones anticipated for project implementation. Revisit proposed stream alignment from Master Plan phase and analyze with model iterations and run logs for hydrologic and hydraulic conditions; stream alignment options to be informed by site investigation results constraints of existing and proposed utility, stormwater and bridge locations. Coordinate with DEQ on the landfill Remediation Action Plan to determine feasibility of sports fields and other amenities on top of capped site.

- **Timeline: 12 Months**
- **Project Partners: PRCR, DEQ, COR PUD, Engineering Services, Sustainability, CAO**



Public Outreach and Awareness Plan

The Public Outreach and Awareness Plan suggests a broad-based approach to continue to build community awareness and interest in the park. It is informed by lessons learned from the Master Plan process, which engaged over 65,000 people. Elements of this plan address general youth engagement, relationship building, public relations, programs and events and marketing and communications. The Dorothea Dix Park Conservancy may take a larger role in the implementation of this Plan. Specific engagement strategies for Phase 1 projects are described in the next section.

For each goal, measurable objectives and actions were developed to be implemented by the appropriate party, either the Dix Park Planning Team or the Dix Park Conservancy.

- **Timeline: Strategy has been developed. Implementation is ongoing.**
- **Project Partners: PRCR, Dix Park Conservancy**

PROJECT SCOPE

The scope of the engagement process is guided by the following goals.

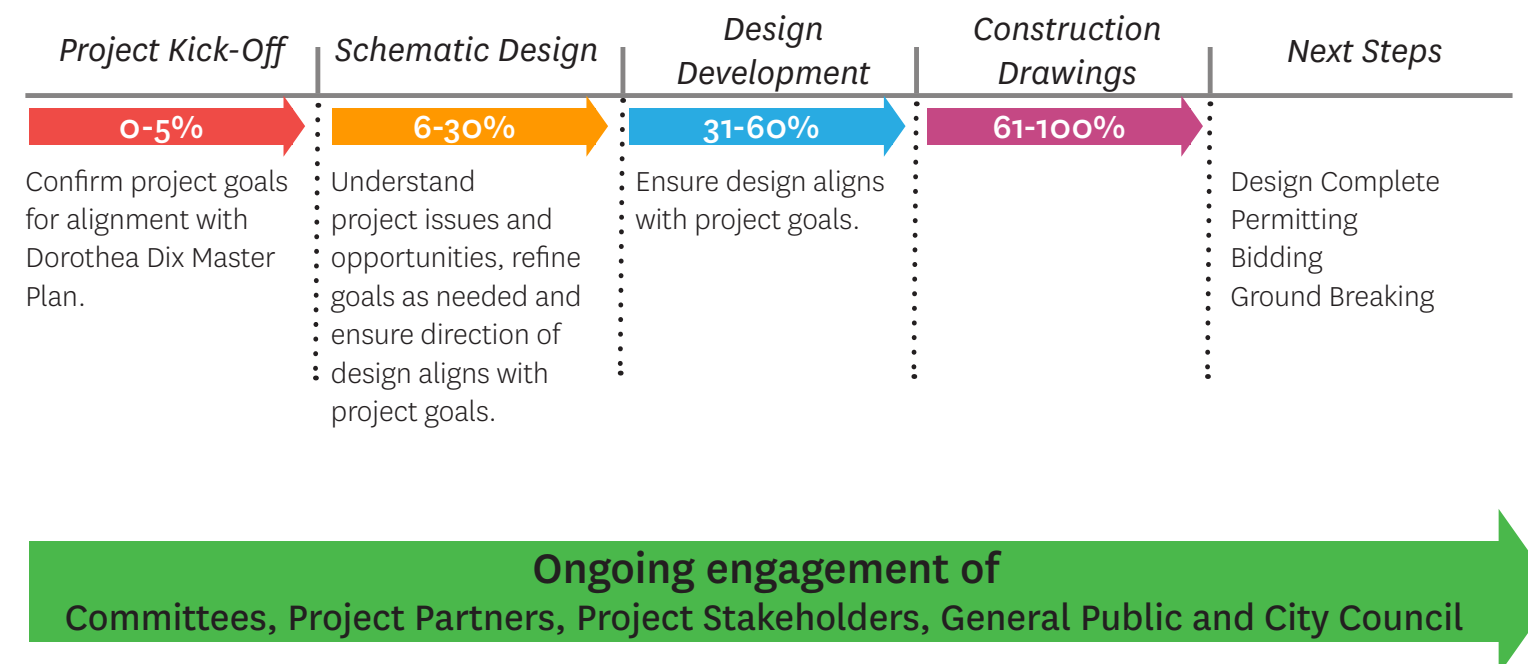
- Goal 1. Continue to build awareness about Dix Park today and the visions the future of the park.
- Goal 2. Ensure that all members of the community feel that they belong at Dix Park and that Dix Park is relevant to their lives.
- Goal 3. Empower the community by providing clear opportunities to contribute to the success of Dix Park.

Phase 1 Community Engagement Plan

The engagement process facilitated during the Master Plan was designed to engage a broad audience in a discussion for the future of Dorothea Dix Park. As the project moves into design, the engagement process necessarily has to shift to provide more targeted and specific feedback on Phase 1 projects. The Phase 1 Project-Specific Engagement Strategy will outline the process needed to engage both Project Partners and Community Stakeholders in the development and delivery of Phase 1 projects. Compared to the Public Outreach

and Awareness Plan, this effort is tied directly to specific projects. This is a necessary approach because each Phase 1 project will have its own timeline and Project Partner and Stakeholder mix. Project-specific focus groups will be convened to seek feedback at critical points throughout the design process (a sample process is illustrated below). City staff will lead this effort in partnership with consultant teams.

- **Timeline: On-going**
- **Project Partners: PRCR, Planning, Housing and Neighborhoods, Communications, Dix Park Conservancy**



NC DOT Access Study

The NC DOT Access Study is an as-is analysis of state-owned and maintained roadways surrounding Dix Park led by NC DOT Division 5. As part of the NC DOT consultant team, VHB will lead Express Design Development for access to Dorothea Dix Park.

The express design tasks will be developed at a conceptual level and could potentially include but not be limited to new interchange designs, existing interchange upgrades or re-design, new intersection designs, existing intersection upgrades or re-design, existing roadway facility improvements or any combination of these items including the Land Bridge.

Particular focus will be given to park entry points and multi-modal access to the park. This work will be coordinated with other City projects including the Western Boulevard Corridor Study.

PROJECT SCOPE

Analysis will include the following: adjacent plan review of pertinent projects, multi-year traffic forecasts at seven critical road junctions around the exterior of the park including intersections at Lake Wheeler Rd. and Western Blvd., trip origin and destination analysis, Express Design alternative/concept development for four important access nodes including the Land Bridge over Western Blvd., cost estimates for work proposed as a result of this analysis, and an Access Summary report for the study.

- **Timeline: 2019 - 2020**
- **Project Partners: NC DOT + VHB Engineering, PRCR, City of Raleigh Transportation, Engineering Services**

Bike/Ped. Connections Study

In many ways, Dorothea Dix Park is currently unconnected from the rest of the city, especially for pedestrians and non-motorized vehicle users. The Master Plan document proposes new park entrances, but further study is needed to better connect Dix Park in all directions including to downtown and John Chavis Memorial Park, Southeast Raleigh and Walnut Creek. This study will analyze existing connections for pedestrians and cyclists and make proposals for connection improvements from park edges. Analysis for this study will align with the NC DOT Access Study and the Dix Edge Study.

PROJECT SCOPE

This study will develop a concept plan to improve connections for pedestrians and cyclists from all directions. It will provide an existing conditions evaluation and ADA accessibility assessment to ensure access for all. It will also look to develop a concept for a downtown connector and cultural trail connection between Dix Park and John Chavis Memorial Park.

- **Timeline: 2019 - 2020**
- **Project Partners: PRCR, GoRaleigh, NC DOT, COR Planning Department, COR DOT**

Infrastructure Master Plan

Most of the water, sanitary sewer and storm water pipes of Dorothea Dix Park are not mapped. Records from DHHS and the 2015 Facility Study indicated most of the systems were constructed in the mid 1950's with expansions in the 1970's. In order for the park to redevelop over time, a clearer understanding of location, condition and functionality of the current system is needed. In addition the location of other infrastructure systems such as power and fiber need to be investigated.

PROJECT SCOPE

The Infrastructure Master Plan will address the following tasks: define the sustainability, efficiency and operational criteria for future park spaces and buildings; define and confirm the

known and unknown infrastructure tasks/ needs for future phases 2 through 4; make recommendations for the treatment of existing infrastructure within Phase 1 areas; develop a phased capital improvement plan to address deficiencies with existing infrastructure that are identified as part of the condition assessment work as well as capital improvement plan to address future needs; and make recommendations for new infrastructure, including capacity and materials, required to support the future park with an emphasis on Phase 1 areas.

- **Timeline: 2019 - 2021**
- **Project Partners: PRCR, DHHS, Public Utilities, Engineering Services, Facilities and Operations**

Early Building Transfer Work

In May 2019, the City of Raleigh received 13 structures as part of an early release from the State. These buildings are in various structural conditions ranging from critical to good, and all require additional testing and potential abatement. The Master Plan lays out different recommendations for future park use for some buildings, and recommends demolition for others.

PROJECT SCOPE

Two studies are needed to further analyze the buildings received in the early transfer from DHHS. First, an evaluation for asbestos-containing materials and lead paint will be conducted at all 13 structures. The results of this testing will inform cost estimation for abatement of each structure.

Second, for the five structures proposed in the Master Plan to remain, feasibility and pre-design services will be conducted. Assessment in the areas of programming, building code requirements, structural engineering, architectural narratives, basic design diagrams, and preliminary construction and renovation costs will be conducted. In addition, further development of the Building Decision Criteria, as initially outlined in the Master Plan, will be prioritized to prepare for the public process to determine final building use or demolition.

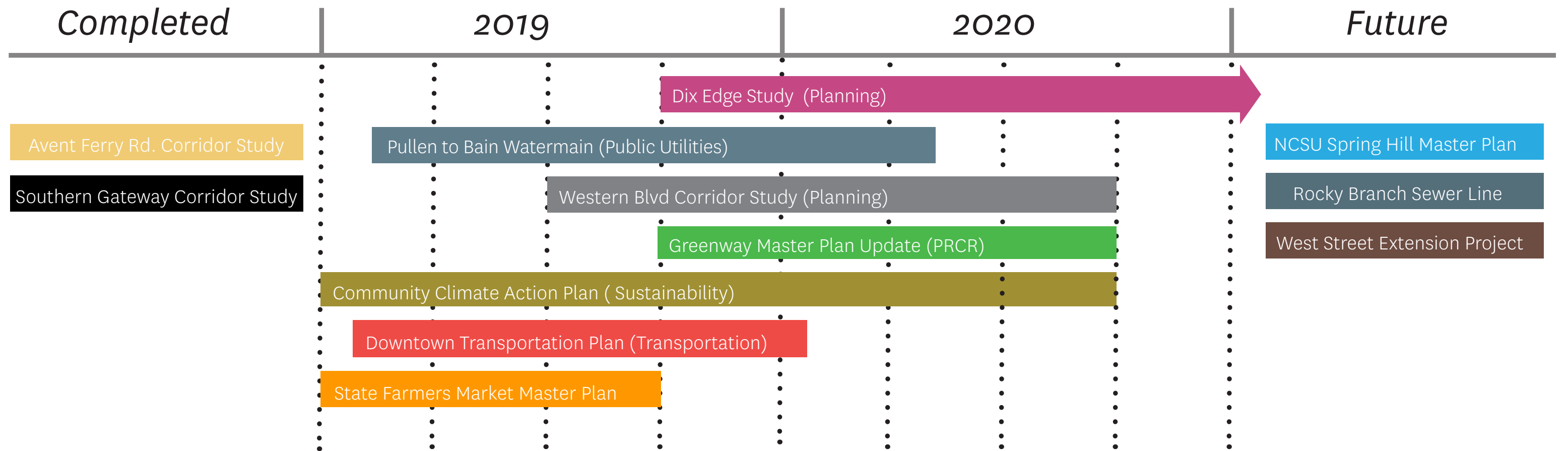
- **Timeline: 2019 - 2021**
- **Project Partners: PRCR, COR Facilities and Operations, RHDC**

Parallel Planning Efforts

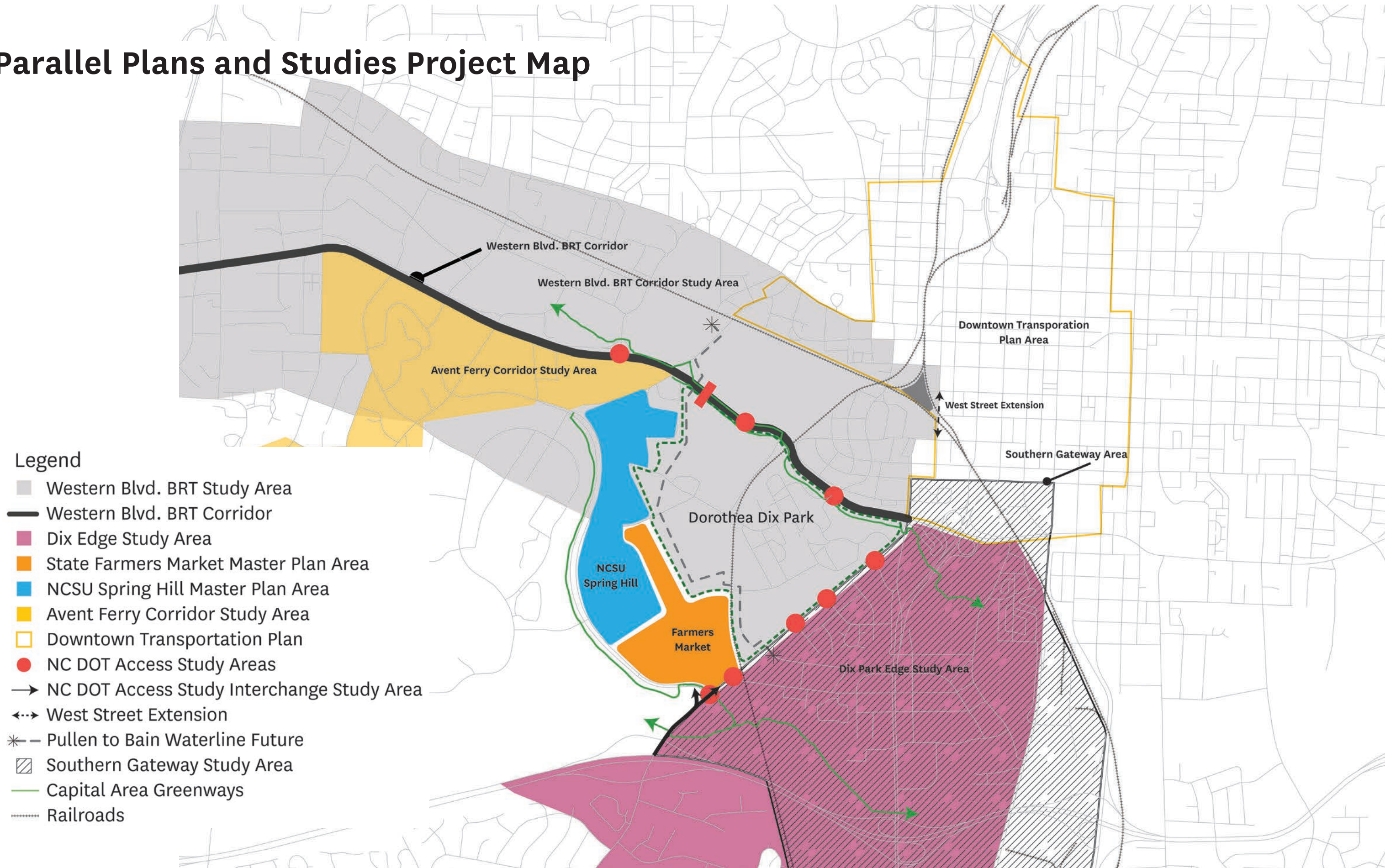
Several planning projects and studies are already complete, underway, or anticipated near Dorothea Dix Park. Some of these projects have direct impact on the design and development of the park. For example, the Pullen to Bain Watermain project being led by the City of Raleigh Public Utility Department (PUD) is anticipated to run through the western side of the park. Close coordination is needed with PUD to understand the impacts and opportunities presented by this project. Other studies and projects are also important to consider in overall city-

building efforts. For example, there may be policy recommended in the Climate Control Action Plan developed by the Sustainability Office that could be directly applied to Dix Park. Close coordination on all parallel planning efforts is needed to ensure an efficient, coordinated approach to city-building in this area of Raleigh.

The following graphic illustrates the anticipated timeline of current parallel planning efforts.



Parallel Plans and Studies Project Map



Legend

- Western Blvd. BRT Study Area
- Western Blvd. BRT Corridor
- Dix Edge Study Area
- State Farmers Market Master Plan Area
- NCSU Spring Hill Master Plan Area
- Avent Ferry Corridor Study Area
- Downtown Transportation Plan
- NC DOT Access Study Areas
- NC DOT Access Study Interchange Study Area
- ↔ West Street Extension
- * — Pullen to Bain Waterline Future
- ▨ Southern Gateway Study Area
- Capital Area Greenways
- ⋯ Railroads

Dix Edge Study

The implementation of the Dix Park Master Plan will have an impact on the surrounding communities. The goal of the Dix Edge Study is to explore issues and opportunities related to transportation, transit, urban form, and housing and how communities surrounding the park may be impacted.

PROJECT FACTS

- **Timeline:** 2019 - 2021
- **Project Lead:** COR Planning Department
- **Project Partners:** PRCR, NCSU, NC State Farmers Market, NCDOT, GoTriangle, CAMPO

PRCR Greenway Master Plan

The purpose of the Greenway Master Plan Update is to provide an updated policy document to assist City staff and stakeholders with all aspects of the City of Raleigh’s greenway system. In addition, the purpose of the of this update is to reflect progress on the goals established in the original 2014 System Plan and establish

updated priority next steps to guide park system development for the next five years.

PROJECT FACTS

- **Timeline:** 2019 - 2020
- **Project Lead:** PRCR
- **Project Partners:** All Parks within COR Parks System, Property owners adjacent to greenway, NC DOT, COR DOT, PUD, COR Office of Sustainability

Rocky Branch Sewer Line

The Wastewater Master Plan states that there will be needed improvements to the sewer line that parallels Rocky Branch Creek and Western Boulevard. This line runs from Hunt Drive up towards Ashe Avenue.

PROJECT FACTS

- **Timeline:** Projected Start 2031
- **Project Lead:** City of Raleigh Public Utilities
- **Project Partners:** PRCR, Governor Morehead School, Norfolk Southern

Western Blvd Corridor Study

The Western Blvd Corridor Study will bridge the gap between the Major Investment Study and Project Development for the ‘Western BRT’s service between Downtown Raleigh and Downtown Cary. The goal of the study is to leverage existing and recently adopted studies to position the corridor for successful BRT implementation.

PROJECT FACTS

- **Timeline:** 2019 - 2020
- **Project Lead:** City of Raleigh UDC
- **Project Partners:** NCDOT, COR DOT, COR Planning, GoRaleigh, CAMPO, NCSU

Pullen to Bain Watermain

Installation of 11,700 feet of 36-inch water transmission main between the Pullen Park Pump Station and the E.B. Bain Pump Station to increase reliability and reduce system vulnerability while also accounting for projected growth in the greater downtown area.

PROJECT FACTS

- **Timeline:** 2020 - Project Design
2021 - Project Construction Complete
- **Project Lead:** City of Raleigh Public Utilities
- **Project Partners:** PRCR, State Farmers Market, Governor Morehead School, NC DOA, Pullen Park, CJS Conveyance, Hazen and Sawyer

Community Climate Action Plan

The Community-Wide Climate Action Plan evaluates and sets climate action goals as well as goals for increasing renewable energy usage and cutting greenhouse gas emissions. The plan is informed by robust community engagement including business leaders, community leaders, and scientific leaders.

PROJECT FACTS

- **Timeline:** 2018 - 2020
- **Project Lead:** City of Raleigh Office of Sustainability
- **Project Partners:** Walnut Creek Watershed Action Team (WAT), COR Planning Department, NC DHHS, Interdepartmental COR team, Duke Energy, and non-profit leaders

Downtown Transportation Plan

The City of Raleigh began the Raleigh Downtown Transportation Plan to build on the Wake Transit Plan by further developing the vision for transit, transportation, and mobility in Downtown Raleigh. This plan develops the vision for a balanced multi-modal transportation network that reflects a diverse spectrum

of transportation needs, including automobile, bicycle, pedestrian, and public transportation users.

PROJECT FACTS

- **Timeline:** Developed May 2019
- **Project Lead:** COR Transportation Dept.
- **Project Partners:** CAMPO, GoTriangle, NCDOT

West Street Extension Project

Study of the proposed extension of West Street adjacent to Raleigh Union Station. This project aims to provide better connectivity for pedestrians and vehicles across the Boylan Wye railroad junction and support the increased transit associated with Raleigh Union Station.

PROJECT FACTS

- **Timeline:** TBD
- **Project Lead:** City of Raleigh Transportation Dept.
- **Project Partners:** Federal Railroad Administration, NCDOT

Southern Gateway Corridor Study

This study establishes an identity for the corridor between S. Saunders St. and S. Wilmington St., and emphasizes market-driving development opportunities, identifies strategic infrastructure investments and integrates transportation, transit, urban design and land use recommendations.

PROJECT FACTS

- **Timeline:** Completed 2017
- **Project Lead:** City of Raleigh Planning Dept.
- **Project Partners:** Raleigh Transportation Dept., PRCR, GoRaleigh, GoTriangle, NC DOT

State Farmers Market Master Plan

The Master Plan proposes transforming the State Farmer’s Market into a more pedestrian friendly destination place that will seamlessly connect with Dorothea Dix Park. The proposed improvements will create an active edge to the meadow.

PROJECT FACTS

- **Timeline:** Master Plan Developed 2019. Implementation TBD
- **Project Lead:** NC Department of Agriculture
- **Project Partners:** Dix Park Conservancy, HH Architecture, NC DOT

Avent Ferry Rd. Corridor Study

The Avent Ferry Road Corridor Study will develop a community-generated vision for its transformation into a revitalized, multi-modal, and distinguished corridor of the future. The corridor study area is three miles long, running from the main campus of North Carolina State University (NCSU) to NCSU Centennial Campus, to Lake Johnson and is broken into four segments due to the distinguishable changes in character.

PROJECT FACTS

- **Timeline:** Spring 2020 - Project Design, Winter 2021 - Project Construction Complete
- **Project Lead:** City of Raleigh UDC and Long-Range Planning
- **Project Partners:** Raleigh Transportation, PRCR, NCSU, GoRaleigh, GoTriangle, NC DOT

This implementation plan recognizes that there may be other planning efforts to unfold during the Phase 1 time frame. For example, there are currently no plans for the development of the Spring Hill campus of North Carolina State University. This plan will be updated as new information is released.

Possible Early Improvements

Parts of the campus are being used as a park today. Both daily and event attendance continues to increase. From 2015 to 2018, PRCR planned and delivered 123 events with over 112,000 attendees. Early reporting on 2019 events and programs suggests that actual attendance is exceeding anticipated numbers by a significant percentage. To accommodate this growth, PRCR has been making incremental improvements to the park landscape. In the past three years, this has included creation of temporary parking areas, installation of dog waste stations, temporary signage projects, placement of portable restroom facilities, etc. These types of improvements enhance the daily visitor's experience. The following set of projects is recommended to continue to improve the park for daily and event users.

Wayfinding and Signage

Install wayfinding signage in park. Including directional signage to event/facility locations and naming event spaces and parking lots.



Park Furniture

Install new picnic tables and benches in designed areas including: Tree Grove by Sunflower Field, near Flowers Cottage, Big Field (benches), and Harvey Hill (benches).



Dog Park and Water Fountain

Install a temporary Dog Park at the location of the old recreation field. Provide amenities like a water fountain.



Landscaping

Enhance landscaping at park entrances.



ADA Accessibility for Events

Purchase EventDeck Ultra Flooring to create ADA Accessible walkways for Large Events in Park.

Power Access

Install temporary power access on Big Field of park for events and restroom trailers.

Temporary Restrooms

Purchase and Install Restroom Trailers at Big Field and Flowers Field.



Dorothea Dix Park

