

# Parks, Recreation and Cultural Resources

## Dorothea Dix Park Implementation Updates Part 3



Raleigh



# Past Presentations

- **February 19, Council Meeting:** Master Plan Approved & directed staff to develop Implementation Plan for Phase 1
- **July 2, Council Meeting:** Staff presented potential MOU Framework
- **September 10, Council Work Session:** Overview of Phase 1 Projects and Conservancy Proposal “Phase Now”
- **September 17, Council Work Session:** Overview of the potential plans and studies needed for Phase 1

# Today's Agenda

- Review recommendations and timeframes for advancing initial “Phase Now” projects
- Review range of costs and timeframes for possible plans and studies to support Phase 1 implementation
- Review timeframe and next steps for the new Memorandum of Understanding (MOU) with the Conservancy

# PHASE NOW

Conservancy will fund 100% of “Phase Now”

## \$7 Million over 18 Months

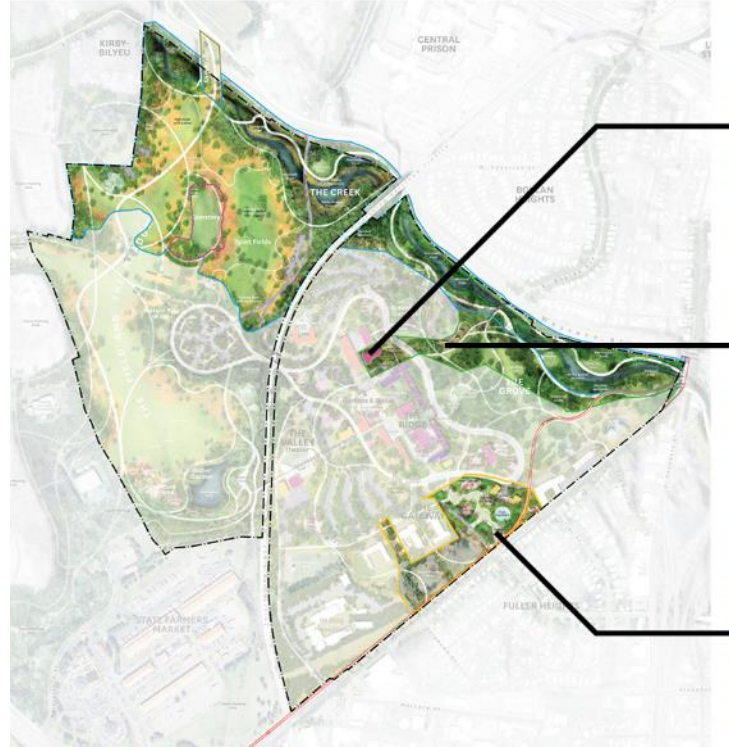
- \$2 million for Design of the Gateway / Destination Play Attraction
- \$2 million for rehabilitation of the All Faiths Chapel (performance/event space, functional chapel, public gathering space, offices for City Dix Park staff in back)
- \$1 million for rehabilitation of the Superintendent’s Stone House (welcome/information center on main floor, Conservancy staff offices on second floor)
- \$500,000 for 2019-20 early impact projects (trails, bathrooms, benches, immediate impact improvements)
- \$500,000 for general planning and project management
- \$1 million Contingency

PHASE NOW

# Phase Now Projects

- **Gateway Plaza & Play (\$2M)**
- **Historic Entry & Buildings**
  - **Chapel (\$2M)**
  - **Superintendent's House (\$1M)**
- Early Park Improvements (\$500K)
- General Planning Support (\$500K)
- Contingency (\$1M)

Total = \$7,000,000



All Faiths Chapel



Superintendent's Cottage



Gateway Plaza and Play



# All Faiths Chapel

- *\$2M Renovation*
- *Will be used by public, staff and Conservancy*
- *Community gathering place for art, health/wellness, celebration, worship, education, community meetings and offices to support the overall park*
- **Lease 30 day public notification, October 15 City Council Agenda**
- **General lease terms sheets, November 19 City Council Agenda**



# Superintendent's House

- *\$1M Renovation*
- *Will be used by Conservancy for Offices, Public Welcome Center and Shop and City Staff*
- ***Lease 30 day public notification, October 15 City Council Agenda***
- ***General lease terms sheets, November 19 City Council Agenda***



# Destination Gateway Plaza and Play

- *\$2M Study & Preliminary Design*
- *Inspiring and inclusive design of all age play, fountains, seating, picnic areas, public art, gardens, interim parking & more.*
- *Publicly advertise designer services Request for Qualifications (RFQ)*
- *Staff led interdepartmental selection team*
- **Seek Council authorization to advertise at the November 5 meeting**
- **Contract award early 2020**





# **Phase 1 Implementation Plan Update:** *Supporting Plans and Studies*

# Phase 1 Supporting Plans and Studies

- Determine the feasibility of Phase 1 projects
- Ensure the City is a good steward our assets
- Address issues not resolved during the Master Plan process
- Set the project up for future success

# Proposed Phase 1 Projects

A group of projects that embrace the three core principles of the Master Plan:

- Open Up & Connect
- Build from What is There
- Offer Something For Everyone



# Phase 1 Implementation: Supporting Plans & Studies

## Proposed Plan/Study

Equity Plan

Community Engagement & Outreach

Creek / Fields Feasibility Study

Site Surveying / Building Studies

Infrastructure Master Plan

Bike/Ped Connections Study

NC DOT Access Study (In-Kind Partnership)



# Supporting Plans & Studies: Estimated Costs

Proposed Plan/Study	Estimated Costs (Capital Budget Only)
Equity Plan	\$250,000 - \$350,000
Community Engagement & Outreach	TBD (Operating Budget Impacts)
Creek / Fields Feasibility Study	\$400,000 - \$500,000
Site Surveying / Building Studies	\$850,000 - \$1,000,000
Infrastructure Master Plan	\$450,000 - \$600,000
Bike/Ped Connections Study	\$150,000 - \$200,000
NC DOT Access Study	(In-Kind Partnership)
<b>TOTAL ESTIMATED RANGE OF COSTS</b>	<b>\$2,100,000 - \$2,650,000</b>

- Does ***not*** include operating cost impacts (Staffing, Community Engagement, Supplies, Etc.)
- Staff will present recommended priorities, funding options and schedules early in 2020

# Memorandum of Understanding (MOU) Updates

- Staff continues to work through discussions with the Conservancy related to:
  - Communications
  - Governance and Committees
- Donor Recognition (Naming/Sponsorship) has been identified as a high priority
- Staff will provide further updates and seek feedback from Council on the MOU in the first quarter 2020

# Summary

- **Phase Now Projects:**

- Leasing of the Chapel and Superintendent's House (\$3M)

*Public Notification = October 15, 2019*

*Lease Terms = November 19, 2019*

- Gateway Plaza and Destination Play (\$2M)

*Authorization to advertise RFQ for design services = November 5, 2019*

*Recommended designer and contract award in February 2020*

- Remainder of the Phase Now (\$2M)

*Park Improvements, General Planning & Contingency*

*Bring considerations to Council early 2020*

# Summary (Continued)

- **Phase 1 Implementation Plans/Studies: Priorities, Funding Options, Timing**
  - *Recommendations for Council consideration in early 2020*
- **Memorandum of Understanding (MOU) Next Steps**
  - *Council update and feedback in first quarter of 2020*



# Questions?

