

Parks, Recreation and  
Cultural Resources

# Dorothea Dix Park Project Updates

June 16, 2020



Raleigh





# Today's Agenda

1. Responses to January 21 Council Requests
2. Phase 1 Park Projects
  - Updated Priorities
  - Contract for Plaza & Play
  - Chapel Rehabilitation
3. Funding Agreement with the Dix Park Conservancy



# January 21, 2020 Council Follow Up

## Staff to investigate:

- Create an urban greenway access from John Chavis Memorial Park to Dorothea Dix Park
- Move the Creek and Land Bridge from Phase 1 to Phase 2 while exploring the possibility of implementing the Meadow in Phase 1

# Connecting John Chavis Memorial Park to Dorothea Dix Park





# Connecting John Chavis Memorial Park to Dorothea Dix Park

## Short-term Recommendations *(Review both Lenoir & South Streets)*

- Conduct a sidewalk, lighting, wheelchair ramp and crosswalk audit and make small repairs
- Explore bike improvement options where feasible along the corridors in accordance with the adopted Bike Plan
- Remove invasive species and hazard vegetation along the routes
- Create interim wayfinding, installation of low cost temporary local art, planters and bicycle amenities





# WESTERN BLVD CORRIDOR STUDY | CONNECTIVITY

**Inside the Western Blvd  
Corridor area the following will  
be studied:**

- Pedestrian and bicycle infrastructure
- Urban design and placemaking
- Land use and growth
- Street connectivity

**Outside the Western Blvd  
Corridor area, further study is  
needed for:**

- Multi-modal connections between  
Dix, Chavis and Pullen Parks
- Improved pedestrian and bicycle  
infrastructure along Western



Mid/ Long  
Term



# Recommendation

- Approve City Staff moving forward with the short-term recommendations to connect John Chavis Memorial Park and Dix Park
- Multi-department collaboration and explore other partners
- Implement within 1 year
- Reallocation of existing resources (\$50,000)
  - \$25,000 from Parks
  - \$25,000 from Transportation





Raleigh

# Proposed Phase 1 Projects Overview

Staff to Investigate: Move the Creek and Land Bridge from Phase 1 to Phase 2 while exploring the possibility of implementing the Meadow in Phase 1



## Phasing Goals

- Improve park edges
- Create new entries and connections
- Enhance unique landscapes
- Create a variety of experiences for visitors



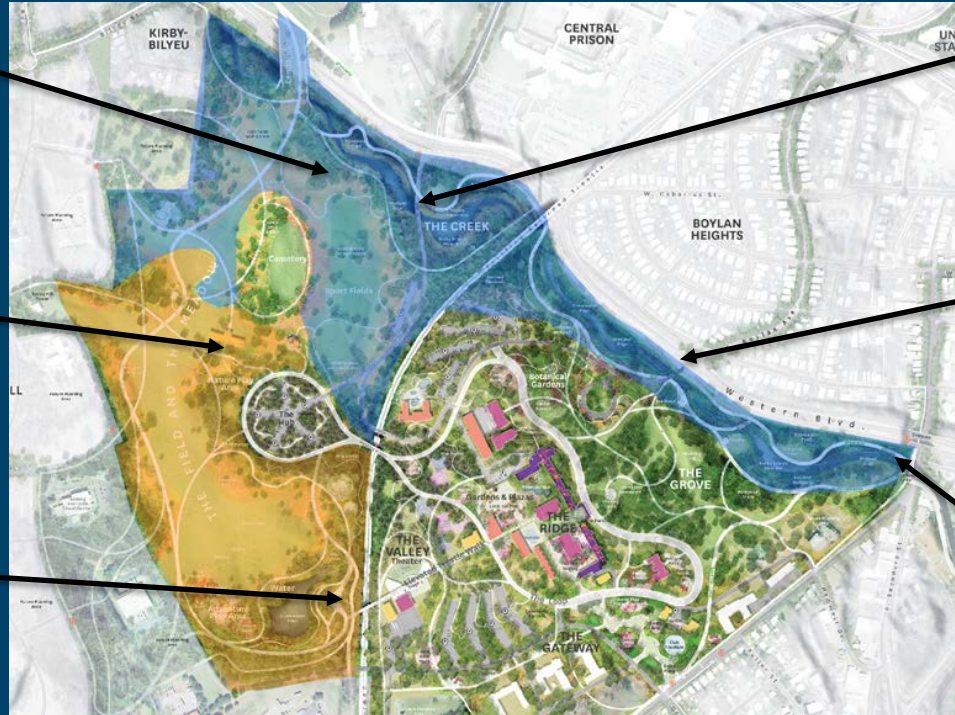
Raleigh

# Considerations: Creek, Land Bridge & Meadow

NC DEQ - RAP for Landfill Site (in progress)

DHHS Lease does not expire until 2040

Impact to DHHS steam plant (in operation)



Complexity  
Feasibility and  
Grant  
Applications

Coordination  
with Western  
Blvd BRT Study

Downtown  
Access/Creek  
coordination



Raleigh

# June 2020: Revised Priorities

- Gateway Plaza & Play Design– **In progress**
- Creek and Landfill Improvements- **Feasibility Study Only (Grant Dependent)**
- Historic entry and buildings- **Partially in progress (Chapel Renovation)**
- Zoning and Development Review – **In Progress**
- Equity Plan – **Initial Analysis Complete**
- **Recommendation: Keep the Creek and Land Bridge in Phase 1 to the complete feasibility analysis**
- Lake Wheeler Multi-use path - **Deferred**
- Cemetery Improvements – **Deferred**
- Utility Infrastructure Master Plan – **Deferred**
- Land Bridge – **Deferred**
- Connections Study - **Deferred**
- Public Art Plan – **Deferred**
- Sustainability Plan – **Deferred**
- Building Evaluations and Study – **Deferred**
- Financial and Partnership Study – **Deferred**



Raleigh

# Plaza & Play Contracts

- Contract for design of the Gateway Plaza & Play
- Funded by Dix Park Conservancy
- Managed by City of Raleigh
- Not to exceed \$3,906,098
- Advertising Construction Management at Risk (CMAR) RFQ, future contract not to exceed \$350,000



Gathering Place at Tulsa



# Rehabilitation of All Faith's Chapel

- December 2019, City executed a lease with the Dix Park Conservancy
- Project is funded and managed by Dix Park Conservancy
- Completion expected end of 2020
- Requires deferring the renovations of the Superintendent's Residence and mutual Termination of existing Lease





# Second Funding Agreement with the Dix Park Conservancy

- May 19, 2020 City Council approved a new Memorandum of Agreement
- New Funding Agreement Supports funding for “Phase Now” projects
  - Gateway Plaza Play Design and CMAR (Preconstruction Services), Early Park Improvements, Planning and Programming
  - Outlines payment schedule and process for requesting additional funds
  - Requires ongoing reporting



# Updated “Phase Now”

## DIX PARK PHASE NOW PROJECTS – 100% PRIVATE PHILANTHROPY

		Total
2020-22	Plaza & Adventure Play: Design & Construction Management	\$4,256,098
2020	Design and Complete Rehabilitation of the All Faiths Chapel	\$2,900,000
2020	Design and Preconstruction Costs for Superintendent's House	\$250,000
2020-21	Planning & Project Management	\$500,000
2020-22	Early Impact Projects Throughout Park	\$1,900,000
2020-22	Contingency	\$193,902
		<hr/> <b>\$10,000,000</b>

*Phase Now contributions will take the form of both grants to the City and direct spending by the Conservancy.*

\*\*\* Prior Conservancy Proposed Phase Now Support was \$7,000,000



Raleigh

# Staff Recommendations

- Approve moving forward with the short-term recommendations to connect John Chavis Memorial Park and Dix Park
- Maintain the Creek and Land Bridge projects in phase 1 of Dix Park while seeking grant funding opportunities for their feasibility
- Authorize the City Manager to execute a contract with Michael Van Valkenburgh Associates for the design of the Gateway Plaza & Play in an amount not to exceed \$3,906,098
- Authorize the City Manager to execute the funding agreement between the City of Raleigh and Dix Park Conservancy
- Approve the necessary budget amendments included in the Council Memorandum