



**North Carolina State Government Masterplan
Dorothea Dix Property - Summary of Reports**

Dorothea Dix Hospital Property Planning History Storyboard

1995 2002 2003 2004 2005 2006 2007

NC Legislature

Dix Hospital Property Study Commission

Commission receives LandDesign recommendatons and accepts additional public proposals

Commission presents all proposals and is then dispersed

Legislature reviews all proposals and requests an additional study

NC State Government Masterplan
OBrien Atkins Assoc

Dix / Centennial Campus Small Area Plan
City of Raleigh

NC State Property Office & City of Raleigh

NCSU Spring Hill Precinct Plan
City of Raleigh

City in a Park Central Park Health & Office Complex
LandDesign

Dix 306 Plan
Friends of Dix

Future Uses of the Dix Campus
Urban Land Institute

City in a Park Central Park
LandDesign Final Recommendations

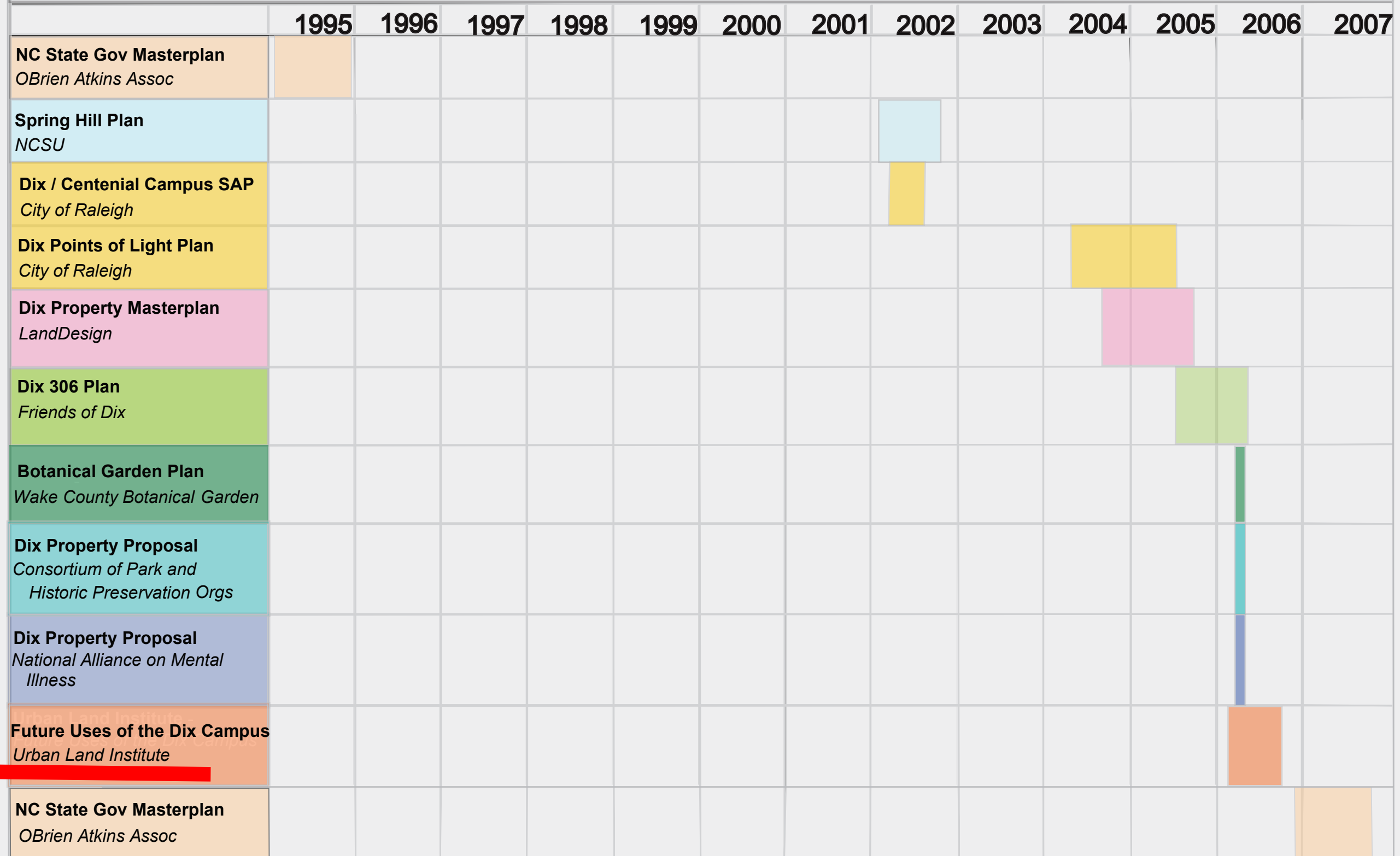
Proposal
NC National Alliance for Mental Illness

City of Lights Plan
City of Raleigh

Proposal
Conservation Consortium

Proposal
Wake County Botanical Garden

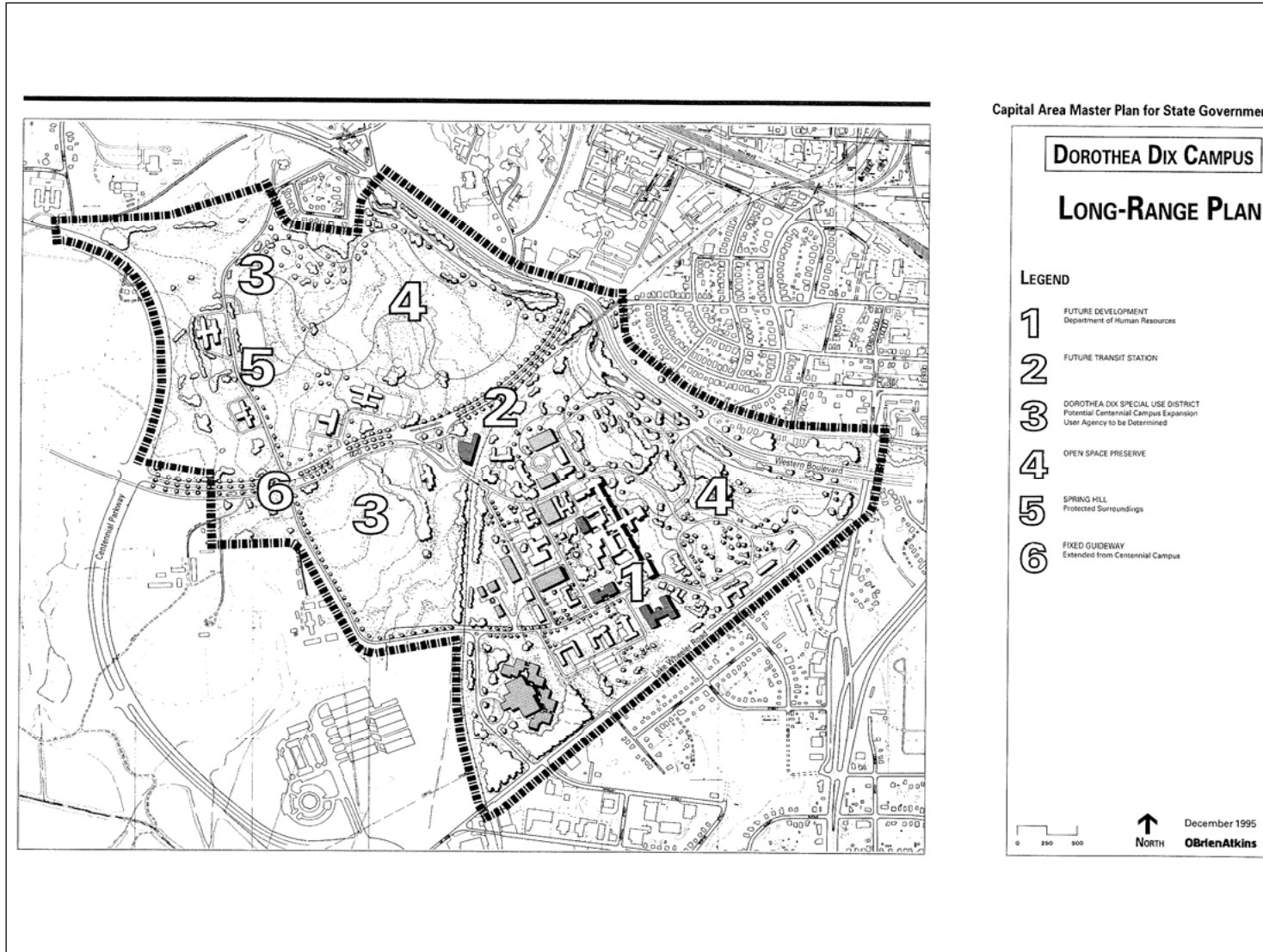
Dorothea Dix Property - Timeline of Plans and Proposals



Comparative Assessment of the Dorothea Dix Plans - 1995 to Present

	Land Use Opportunities	Plans and Proposals									
		1995 State Government Masterplan	Land Design		Dix 306 Plan Friends of Dix	City of Raleigh		Botanical Garden	Parks and Historic Preservation	National Alliance on Mental Health	Urban Land Institute
			Central Park	City in a Park		Dix-Centennial SAP (2002)	Points of Light (2005)				
Preservation	Preserve Historic Core	X	X	X	X	X	X		X	X	80ac
	Preserve Mental Health Services	X	23ac	27ac	X	X	15ac		X	X	X
	Preserve the Grove	X	X	X	X		X		X	X	X
	Preserve Big Meadow		X	X	X		X		X	X	
	Preserve Cemetery	X	X	X			X		X	X	
	Preserve Soccer Fields		X	X			X		X	X	
	Preserve DHHS Presence	X	69	31	X	X			X	X	X
	Preserve Viewshed	X	X	X	X		X	X	X	X	X
Preserve Dix Memory	X		X			X				X	
Recreation	Open Space or "Park"	X	194ac	166ac	306ac		X	X	X	X	215ac
	Passive Recreation	X	X	X	X		X	X	X	X	X
	Greenways, Pocket Parks						X				25ac
	Active Recreation		X	X	X		X		X	X	
Residential	High Density Residential						2000-2005 units High-12 story Mid- 4-6 story @50ac SFR				65ac Mid /High 35ac Low /Mid
	Medium Density Residential			X							
	Low Density Residential										
	Affordable Housing							X			
	Affordable Housing							X			
Private	Commercial / Retail Office	X		X	For DHHS only	X	1				43ac
	Civic / Museum		X	X	X		X				
Public	Institutional / School	X	16ac	5ac		X	X				
	Public Assembly / Amphitheater		X	X	X		X	X	X	X	X
	Provide for State Gov Facilities Needs>DHHS	X				X					
Context and Access	Acknowledges Centennial Campus	X				X					
	Internal Connectivity	X		X	X	X	X		X	X	X
	External Connectivity	X		X	X	X	X		X	X	X
	Parking / Transportation Plan	X	X	X	X		X				
	Green Connection Corridors		X	X	X		X		X	X	X
Smart Growth Features	Stormwater Accomodation	X			X	X		X	X	X	X
	Adaptive Reuse of Existing Buildings	X	X	X	X		X	X	X	X	X
	Includes Farmers Market				X	X					X
	Pedestrian Friendly	X				X					
	Botanical Garden Area		X		X		X	X	X	X	X
	Mixed Use Village			73ac		X	X		X	X	X

NC State Government Masterplan – OBA - 1995

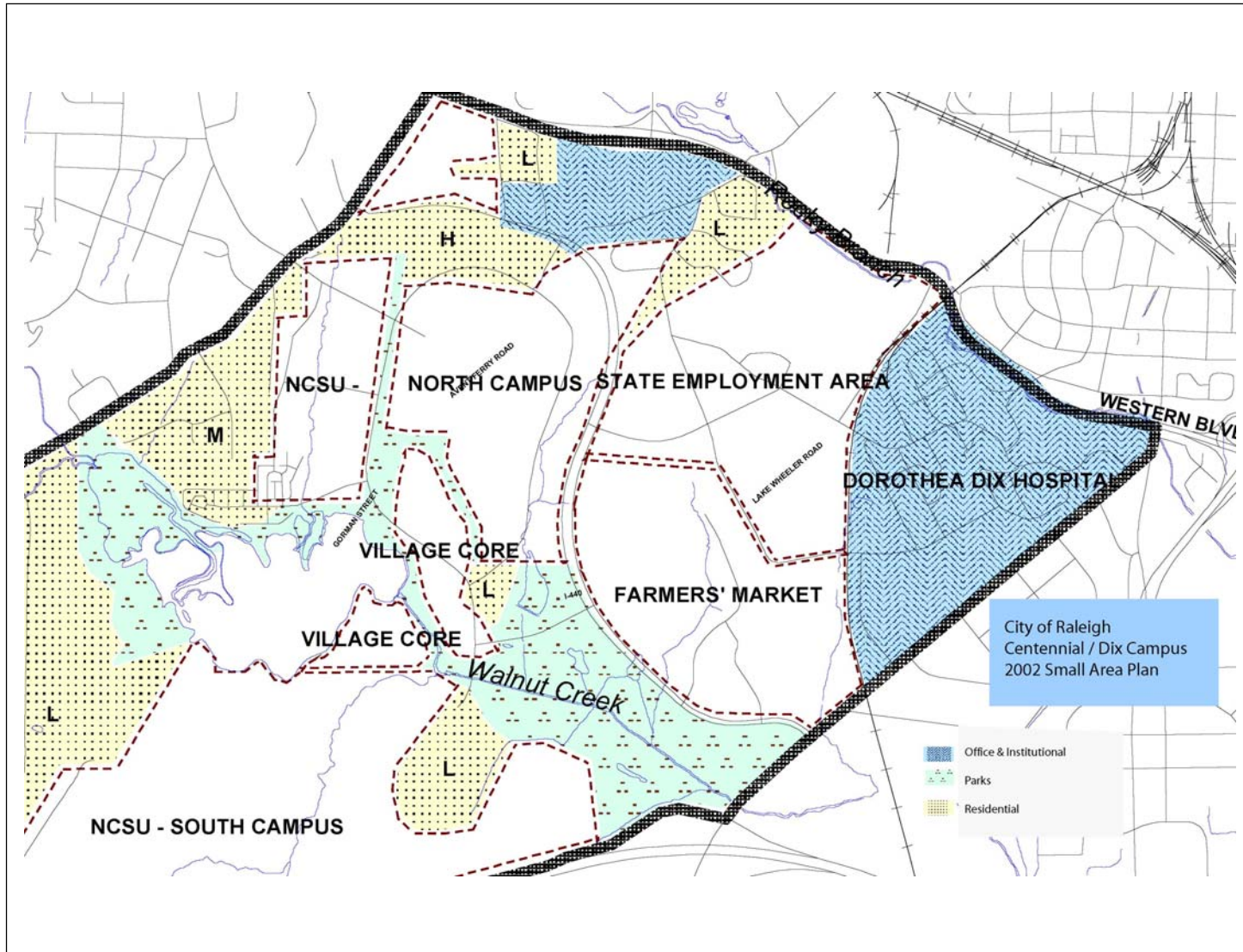


- Preserves:**
- Historic core
 - Mental Health services
 - The Grove
 - Cemetery
 - DHHS presence
 - Views
 - Connection to Farmers Market

- Supports:**
- Park / open space
 - Passive recreation
 - Internal & external connectivity
 - Adaptive reuse of existing buildings
 - Office complex for DHHS
 - Centennial Campus expansion
 - Additional state government space needs
 - Institutional

- Omits:**
- Residential
 - Commercial
 - Mixed Use Village
 - Active recreation
 - Civic / museum / amphitheater
 - Connection to Farmers Market
 - Preservation of big meadow
 - Dorothea Dix memorial

Centennial / Dix Campus Small Area Plan - City of Raleigh - 2002



Preserves:

- Historic core
- Mental Health services
- DHHS presence
- Connection to Farmers Market

Supports:

- Internal & external connectivity
- Office space
- Centennial Campus expansion
- Additional state government space needs
- Institutional
- Mixed use village

Omits:

- Preservation of big meadow, grove, cemetery, views and Dorothea Dix memorial
- Residential, commercial, civic, amphitheater
- Adaptive reuse of existing buildings
- Active or passive recreation
- Connection to Farmers Market
- Parking or transportation plan
- Botanical garden

Spring Hill Precinct Plan - NCSU - 2002



Preserves:

- Historic core
- Mental Health services
- The Grove
- Cemetery
- DHHS presence
- Views
- Connection to Farmers Market

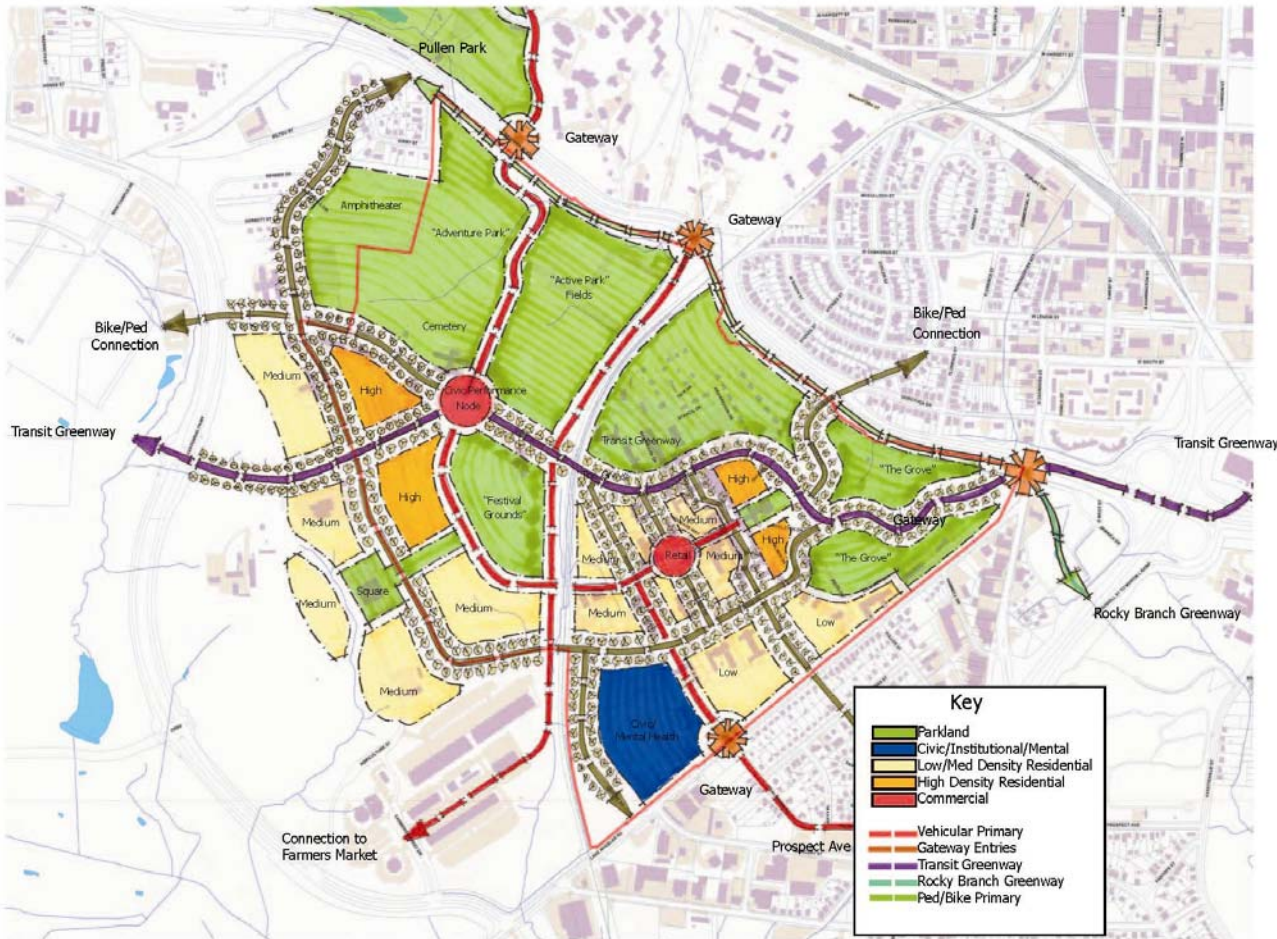
Supports:

- Park / open space
- Passive recreation
- Internal & external connectivity
- Adaptive reuse of existing buildings
- Office complex for DHHS
- Centennial Campus expansion
- Additional state government space needs
- Institutional

Omits:

- Residential
- Commercial
- Mixed Use Village
- Active recreation
- Civic / museum / amphitheater
- Connection to Farmers Market
- Preservation of big meadow
- Dix memorial

Points of Light Plan - City of Raleigh - 2005



Preserves:

- Historic core
- Mental Health services
- The Grove, big meadow
- Cemetery, soccer fields
- DHHS presence
- Views
- Connection to Farmers Market

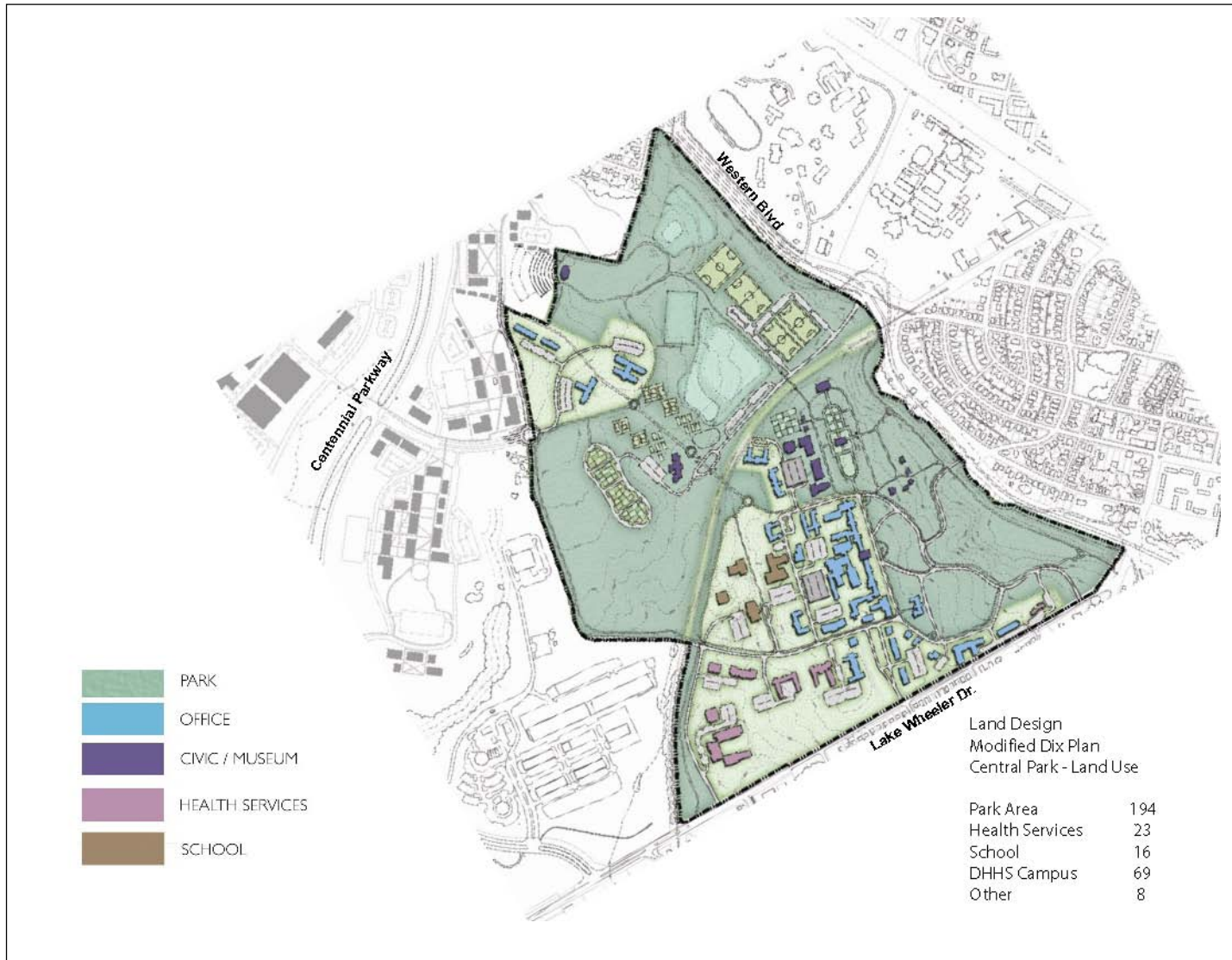
Supports:

- Park / open space / greenway
- Active & passive recreation
- Internal & external connectivity
- Adaptive reuse of existing buildings
- Office complex for DHHS only
- Residential, commercial, institutional, civic, amphitheater, mixed use
- Botanical garden
- Dorothea Dix memorial
- Connection to Farmers Market
- Transportation plan

Omits:

- Office
- Centennial Campus expansion
- State government space needs

Central Park - LandDesign - 2005



Preserves:

- Historic core
- Mental Health services
- The Grove, big meadow
- Cemetery, soccer fields
- DHHS presence
- Views

Supports:

- Park / open space
- Active & passive recreation
- Adaptive reuse of existing buildings
- Office complex for DHHS
- Institutional, civic, amphitheater
- Parking & transportation plan
- Botanical garden
- Community garden

Omits:

- Residential, commercial, office, mixed use village
- Centennial Campus expansion
- State government space needs
- Connection to Farmers Market
- Internal & external connectivity
- Dorothea Dix memorial

City in a Park - LandDesign - 2005



Preserves:

- Historic core
- Mental Health services
- The Grove, big meadow
- Cemetery, soccer fields
- DHHS presence
- Views

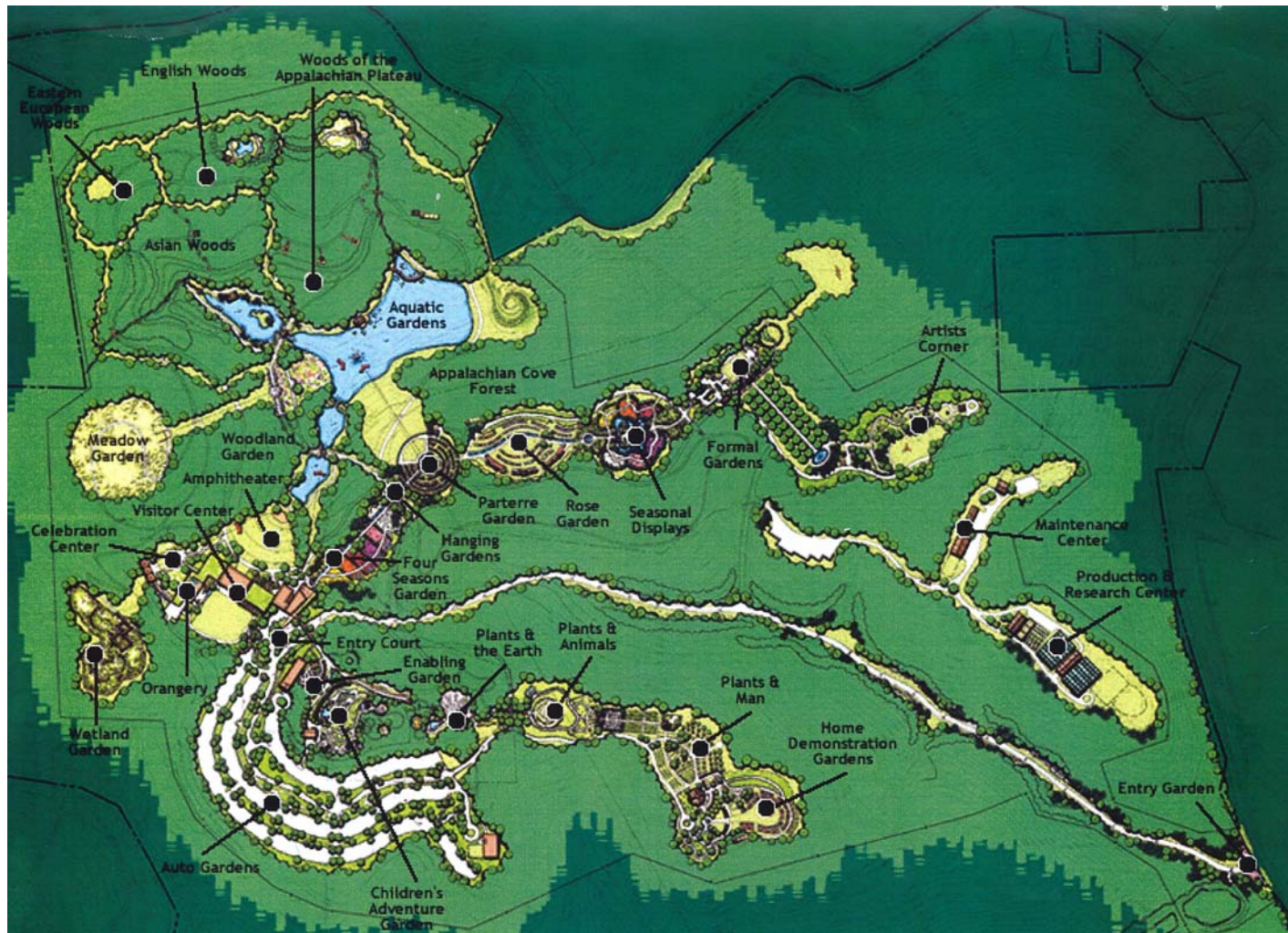
Supports:

- Park / open space / greenways
- Active & passive recreation
- Internal & external connectivity
- Adaptive reuse of existing buildings
- Office complex for DHHS
- Residential, commercial, institutional, civic, amphitheater, mixed use
- Parking & transportation plan
- Dorothea Dix memorial

Omits:

- Centennial Campus expansion
- State government space needs
- Botanical garden
- Connection to Farmers Market

Botanical Garden Plan – Wake County Botanical Garden - 2006



Preserves:

- Historic core
- The Grove, big meadow
- Views

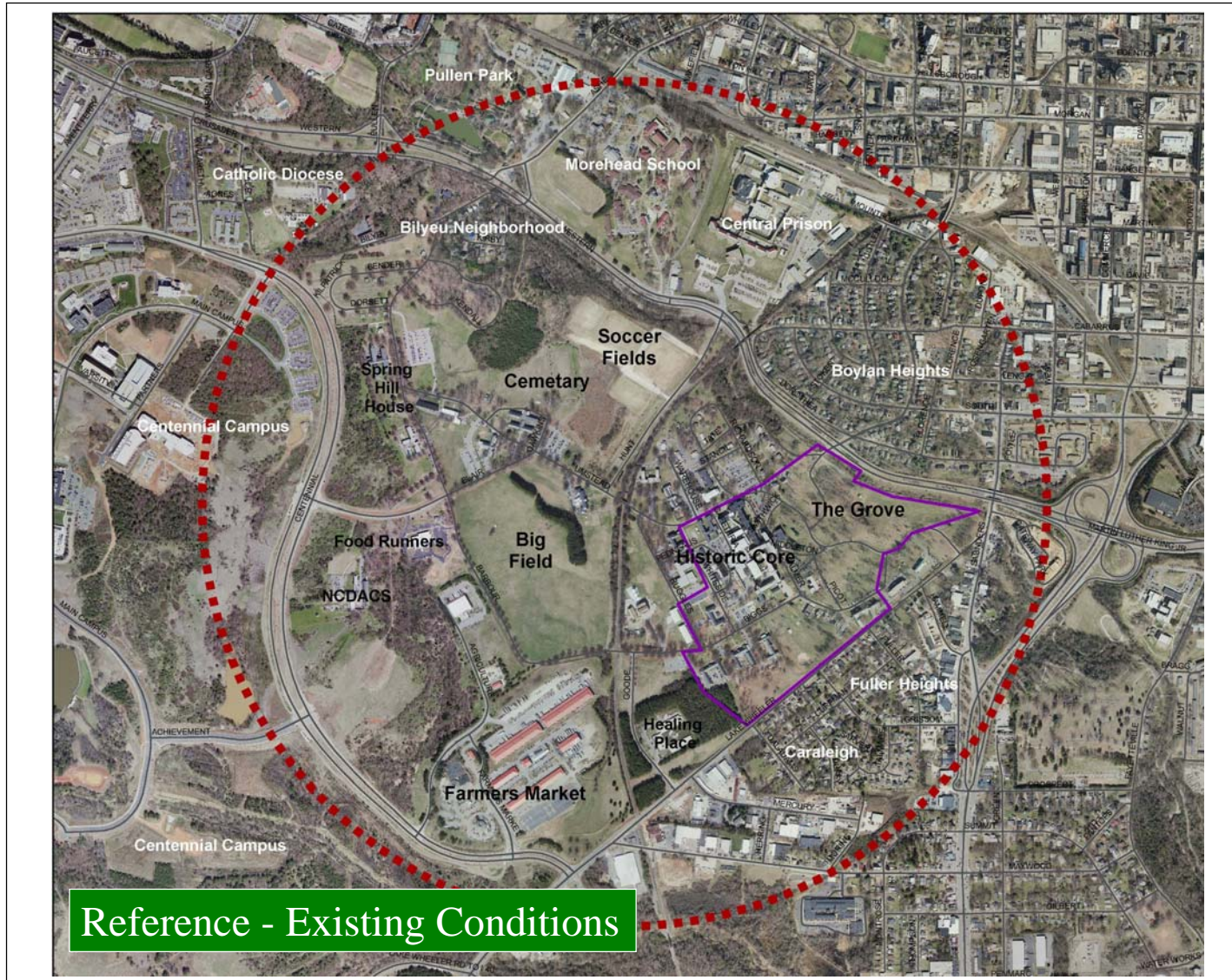
Supports:

- Park / open space
- Passive recreation
- Internal & external connectivity
- Botanical garden
- Adaptive reuse of existing buildings
- Accommodates state government space needs (in existing buildings only)

Omits:

- Residential, commercial, office, institutional, mixed use village
- Cemetery, soccer fields
- DHHS presence
- Mental Health services
- Centennial Campus expansion
- Dorothea Dix memorial

Proposal – Consortium of Park and Historic Preservation Orgs - 2006



Preserves:

- Historic core
- Mental Health services
- The Grove, big meadow
- Cemetery, soccer fields
- DHHS presence
- Views

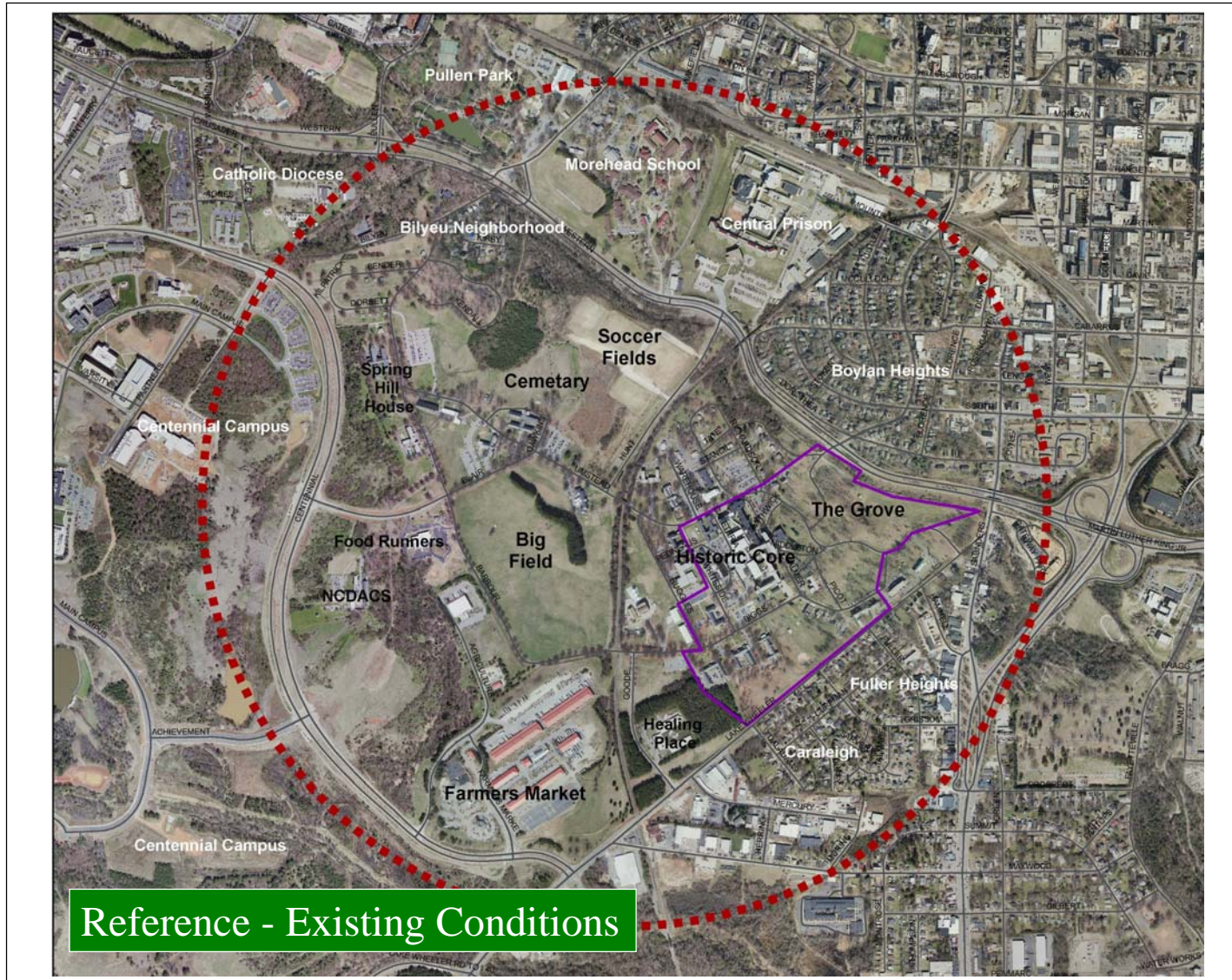
Supports:

- Park / open space / greenways
- Active & assive recreation
- Internal & external connectivity
- Public assembly, amphitheater
- Botanical garden
- Adaptive reuse of existing buildings
- Mixed use village

Omits:

- Residential, commercial, office, civic, institutional, museum
- Centennial Campus expansion
- State government space needs
- DHHS office complex
- Great meadow, cemetery, soccer fields
- Dorothea Dix memorial
- Parking / transportation plan

Proposal – National Alliance on Mental Illness - 2006



Preserves:

- Historic core
- Mental Health services
- The Grove, big meadow
- Cemetery, soccer fields
- DHHS presence
- Views

Supports:

- Park / open space / greenways
- Active & passive recreation
- Internal & external connectivity
- Public assembly, amphitheater
- Botanical garden
- Adaptive reuse of existing buildings
- Mixed use village

Omits:

- Residential, commercial, office, civic, institutional, museum
- Centennial Campus expansion
- State government space needs
- DHHS office complex
- Great meadow, cemetery, soccer fields
- Dorothea Dix memorial
- Parking / transportation plan

Dix 306 Plan – Friends of Dix - 2006



Preserves:

- Historic core
- Mental Health services
- The Grove, big meadow
- Cemetery, soccer fields
- DHHS presence
- Views
- Connection to Farmers Market

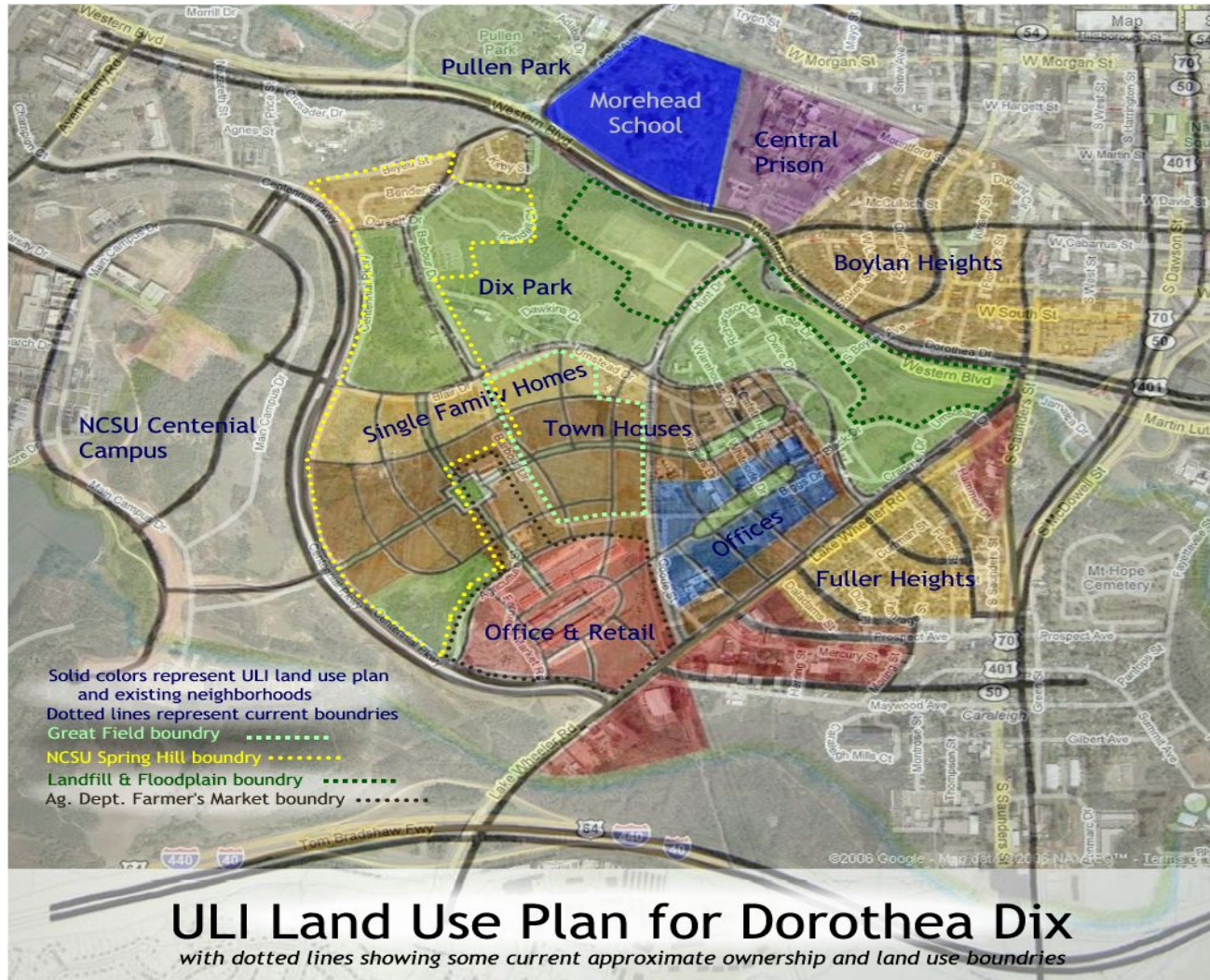
Supports:

- Park / open space
- Active / passive recreation
- Internal & external connectivity
- Public assembly
- Botanical garden
- Adaptive reuse of existing buildings
- Office space for DHHS
- Limited retail to support park

Omits:

- Residential, commercial, institutional, mixed use village
- Centennial Campus expansion
- State government space needs
- Dorothea Dix memorial

Future Uses of Dix Campus – Urban Land Institute - 2006



Preserves:

- Historic core
- Mental Health services
- The Grove
- DHHS presence
- Views

Supports:

- Park / open space / greenways
- Passive recreation
- Internal & external connectivity
- Public assembly, amphitheater
- Botanical garden
- Adaptive reuse of existing buildings
- Residential, commercial, office, mixed use village
- Inclusion of Farmers Market

Omits:

- Institutional, civic, museum
- Centennial Campus expansion
- State government space needs
- DHHS office complex
- Great meadow, cemetery, soccer fields
- Dorothea Dix memorial

2007 State Government Facilities Master Plan



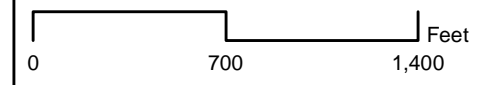
Dorothea Dix Campus
531 ac

- Legend**
- Campus Boundary
 - State Property
 - State Government Facilities
 - NCSU Spring Hill Precinct
 - Historic Cemetery
 - Historic District

Dorothea Dix Campus Facilities & Context

Map No	Building Name	GSF
NCSU Facilities		
1	DFS Annex	1,298
2	Council Building	59,411
3	Spring Hill House	3,236
4	Cherry Building	31,330
Total SF		95,275
DHHS Facilities		
5	Scott Building	20,100
6	Ashby Building	17,851
7	DDH Volunteer Services	1,214
8	Adams Building	34,472
9	Kirby Building	56,611
10	Williams Building	23,969
11	Lineberger Building	26,356
12	Paint Shop	2,572
13	Paint Warehouse	2,393
14	Storage House 01700	80
15	Advocate Office Building	1,036
16	DDH Rehab Division 12700	1,036
17	DDH Rehab Division 12600	1,823
18	Greenhouse	2,300
19	Storage House 01000	100
20	Residence 13800	891
21	Residence 13900	891
22	Thomas S Program Office	891
23	Residence 14200	891
24	Storage 14300	891
25	DDH Rehab Division 12500	1,346
26	DDH Rehab Division 12400	1,346
27	DDH Volunteer Services	1,346
28	Police Department	1,072
29	Residence 12100	1,346
30	Voc Rehab Evaluation Office	1,497
31	Volunteer Services	1,497
32	Voc Rehab Regional Office 1	1,497
33	Residence 11300	1,497
34	Sewing Room	1,497
35	Residence	1,529
36	Student Housing	2,311
37	DDH District Court	4,010
38	DDH Rehab Division 11700	1,497
39	Rehab Division 11800	1,497
40	Graphics Arts Unit	1,497
41	Rehab Division 12000	1,497
42	Royster Building	20,440
43	Chapel	7,860
44	Warehouse 71600	19,347
45	Grounds Maintenance Shop	3,600
46	Wright Building	16,000
47	Edgerton Building	26,650
48	Sprull Building	46,464
49	Sprull Annex	39,400
50	McBryde North C	115,716
51	McBryde North A & B	61,576
52	McBryde West D	21,610
53	McBryde West C	24,634
54	AC & Electric Shop	13,692
55	Wood Shaving Disposal	168
56	Lumber Shed	1,050
57	Haywood Building	28,311
58	Engineering Building	1,373
59	Physical Plant Equipment Sh	1,311
60	Machione Shop / Garage	9,226
61	Physical Plant Warehouse	3,758
62	McBryde West B	31,413
63	McBryde West A	24,366
64	McBryde South A	59,388
65	McBryde East	91,526
66	Hargrove Building	25,500
67	Hoey Building	11,892
68	McBryde South B & C	75,458
69	Dobbin Building	22,285
70	Harvey Building	7,830
71	Chiller Plant	3,060
72	Staff Development	2,696
73	Reimbursement Office	2,544
74	Andersen Building	35,366
75	Taylor Building	16,470
76	Graham Building	7,525
77	Brown Building	16,779
78	Clark Building	18,697
79	Broughton Building	15,222
80	DIS/DSS Operations Center	9,982
81	Ruggles Building	10,080
82	Power Plant	17,146
Total SF		1,191,558
Farmers Market Facilities		
83	Wholesale Building #2	6,364
84	Truckers Building	15,453
85	Wholesale Building #1	43,504
86	Seafood Building	3,740
87	Farmers Market Buildings 1&	42,400
88	Farmers Market Building	21,200
89	Restaurant Building	6,364
90	Garden Center	6,203
91	Administrative Building	3,332
92	Gate House	306
93	Maintenance Building	3,454
94	Wholesale Building #4	38,000
Total SF		190,320

October, 2007



O'BrienAtkins