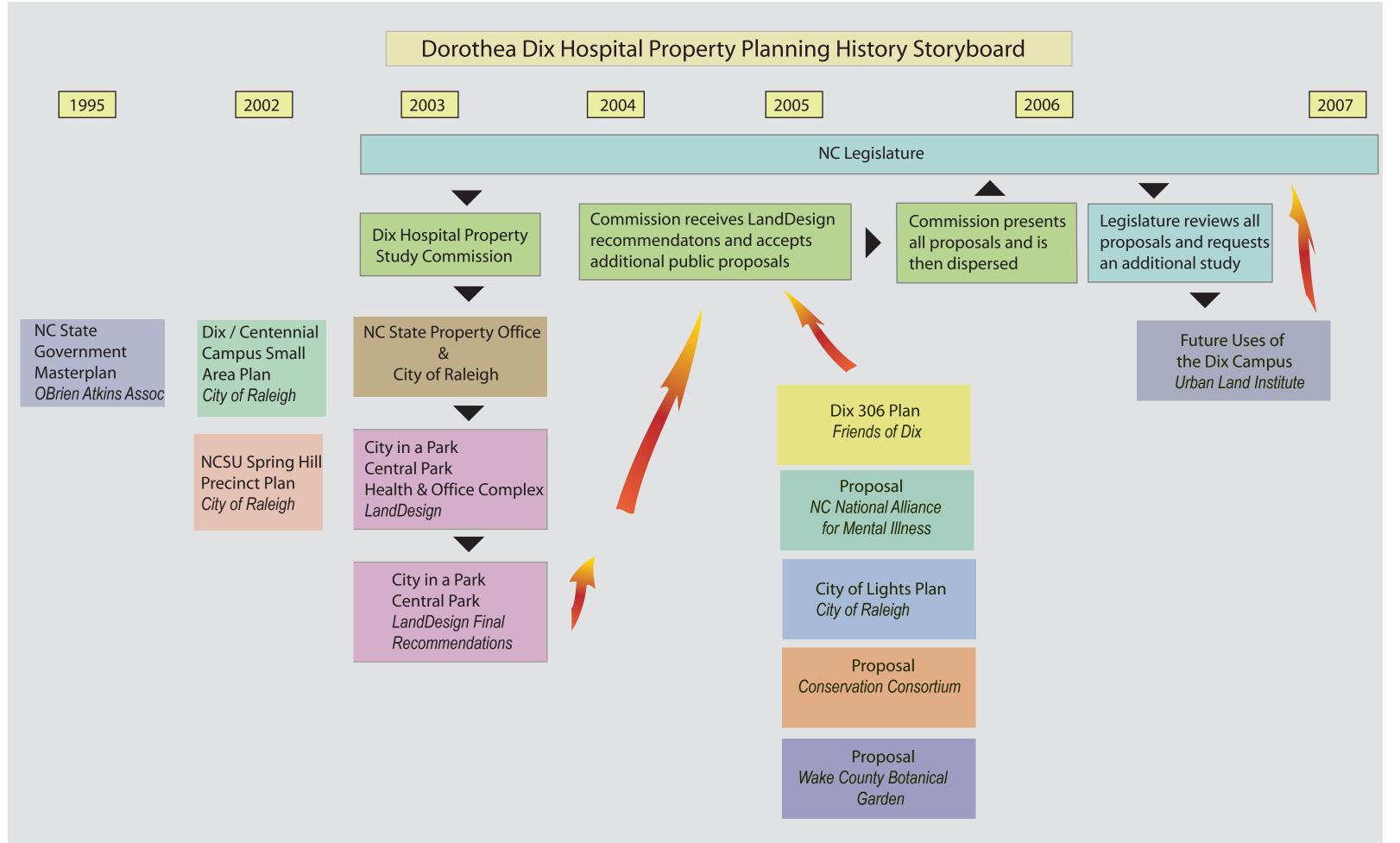
North Carolina State Government Masterplan Dorothea Dix Property - Summary of Reports

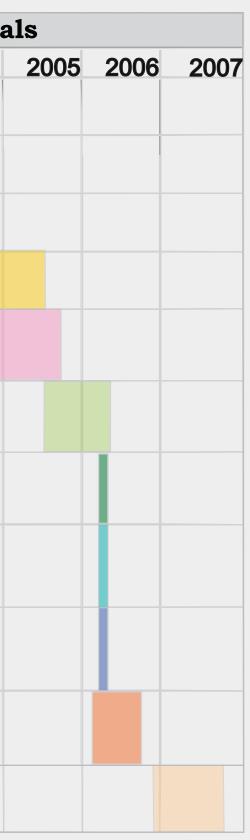
Prepared by **OBrienAtkins** May 30, 2007 Revised June 25, 2007



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	Dor	othea	Dix F	Proper	ty - T	imelir	le of I	Plans a	and Pr	oposa	L
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	
NC State Gov Masterplan OBrien Atkins Assoc											
Spring Hill Plan NCSU											
Dix / Centenial Campus SAP City of Raleigh											
Dix Points of Light Plan City of Raleigh											
Dix Property Masterplan LandDesign											
Dix 306 Plan <i>Friends of Dix</i>											
Botanical Garden Plan Wake County Botanical Garden											
Dix Property Proposal Consortium of Park and Historic Preservation Orgs											
Dix Property Proposal National Alliance on Mental Illness											
Future Uses of the Dix Campus Urban Land Institute											
NC State Gov Masterplan OBrien Atkins Assoc											

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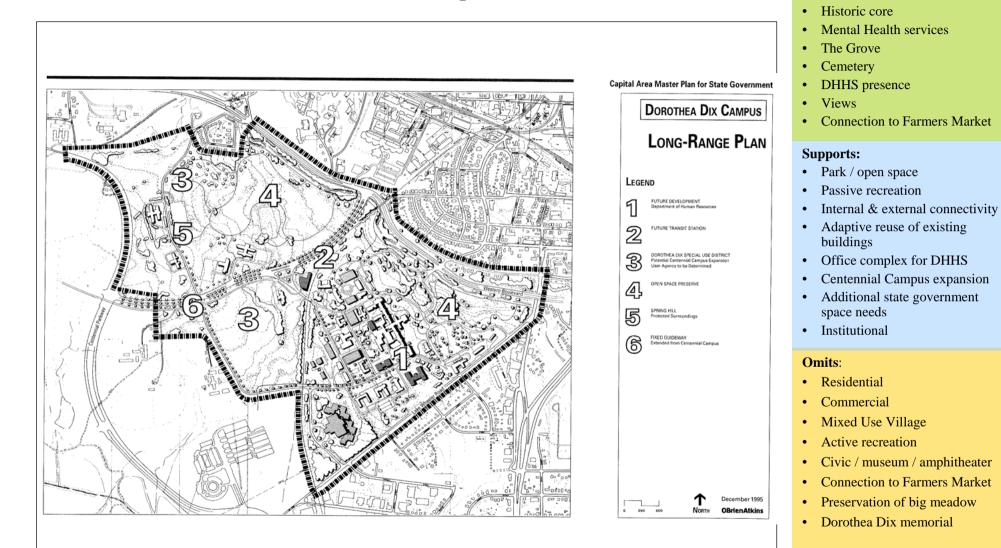


Comparative Assessment of the Dorothea Dix Plans - 1995 to Present

		Comparative Assessment of the Dorothea Dix Plans - 1995 to Present									
		Plans and Proposals 1995 State Land Design City of Raleigh Parks and National									
	Land Use Opportunities	Government Masterplan	Central Park		Dix 306 Plan Friends of Dix	Dix-Centenial SAP (2002)	Points of Light (2005)	Botanical Garden	Parks and Historic Preservation	National Alliance on Mental Health	Urban Land Institute
	Preserve Historic Core	X	Х	X	X	X	X		x	x	80ac
_	Preserve Mental Health Services	X	23ac	27ac	X	Х	15ac		x	x	X
ation	Preserve the Grove	Х	Х	Х	X		X		X	X	x
'ati	Preserve Big Meadow		Х	X	X		X		X	X	
erv	Preserve Cemetery	Х	Х	X			X		x	x	
	Preserve Soccer Fields		Х	Х			Х		X	X	
Pr	Preserve DHHS Presence	Х	69	31	X	X			X	Х	X
	Preserve Viewshed	Х	Х	X	X		Х	X	X	X	X
	Preserve Dix Memory	Х		Х			X				Х
n	Open Space or "Park"	X	194ac	166ac	306ac		x	X	x	x	215ac
atic	Passive Recreation	X	х	х	x		x	х	х	х	х
Recreation	Greenways, Pocket Parks						x				25ac
	Active Recreation		х	х	x		x		x	x	
_	High Density Residential						2000-2005 units High-12 story Mid- 4-6 story				
Residential	Medium Density Residential			Х							65ac Mid /High
side	Low Density Residential						@50ac SFR				35ac Low /Mid
Res	Affordable Housing						x				
	Affordable Housing						x				
Private	Commercial / Retail		X 1					43ac			
Flivale	Office	X		Х	For DHHS only	X					4040
	Civic / Museum		Х	Х	Х		X				
	Institutional / School	X	16ac	5ac		X	X				
	Public Assembly / Amphitheater		X	Х	X		X	Х	X	Х	X
	Provide for State Gov Facilities Needs>DHHS	Х				X					
ext ss	Acknowledges Centenial Campus	X				X					
Context and Access	Internal Connectivity	Х		Х	x	X	x		x	х	x
À a C	External Connectivity	X		Х	x	X	x		x	x	x
	Parking / Transportation Plan	X	х	X	x		x				
Ę	Green Connection Corridors		Х	Х	X		X		x	x	X
Growth tures	Stormwater Accomodation	X			X	X		Х	x	x	X
3rc ure	Adaptive Reuse of Existing Buildings	Х	Х	Х	X		Х	Х	X	Х	X
lart Grow Features	Includes Farmers Market				X	X					x
	Pedestrian Friendly	Х				X	Y				
S	Botanical Garden Area		Х	73ac	X	X	X X	Х	X X	X X	X X
	Mixed Use Village			1 3 dC		Λ	Λ		Λ	∧	Λ

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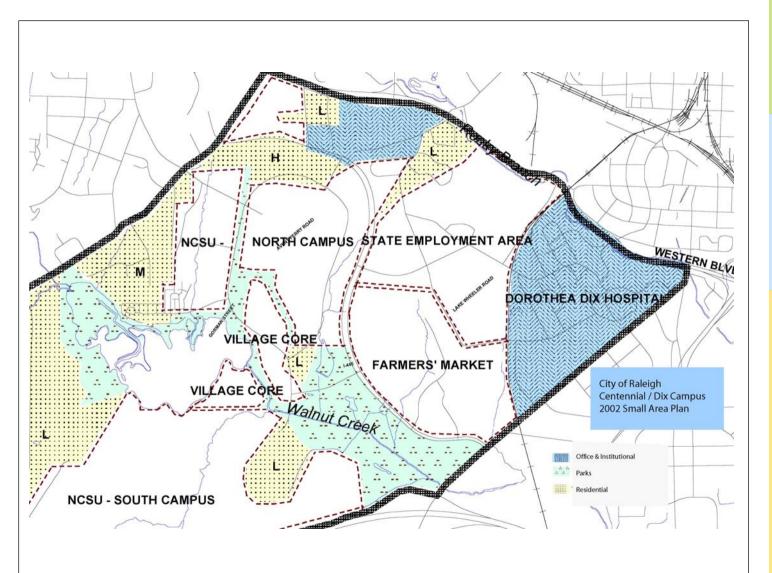
NC State Government Masterplan – OBA - 1995



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Preserves:

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



OBrienAtkins

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



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NC State Government Master Plan 2007

Preserves:

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

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Connection to Farmers Market

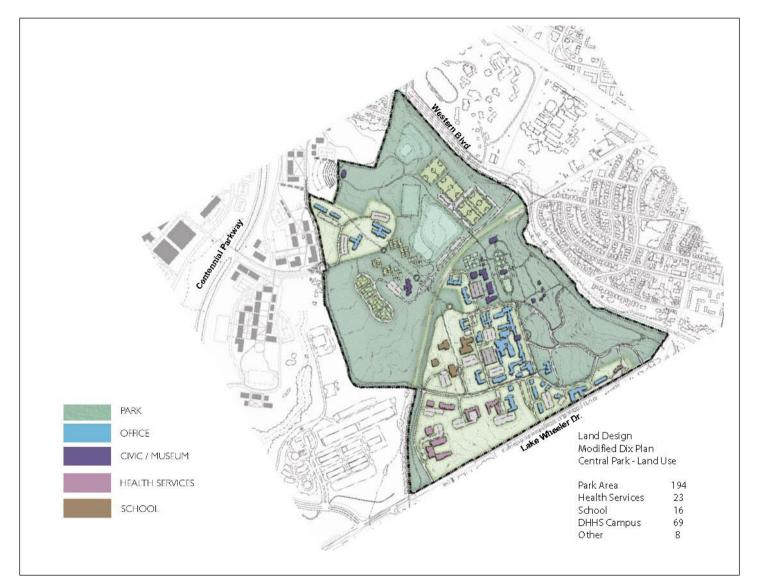
Supports:

- 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

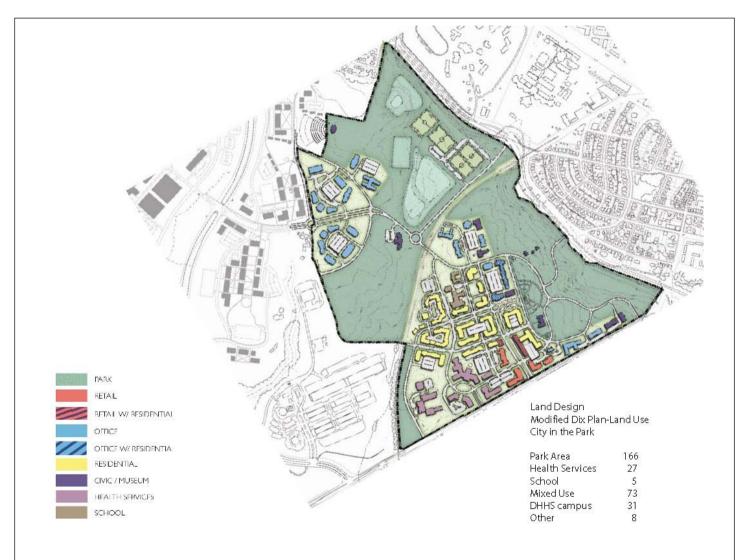
Supports:

- 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



OBrienAtkins

Preserves:

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

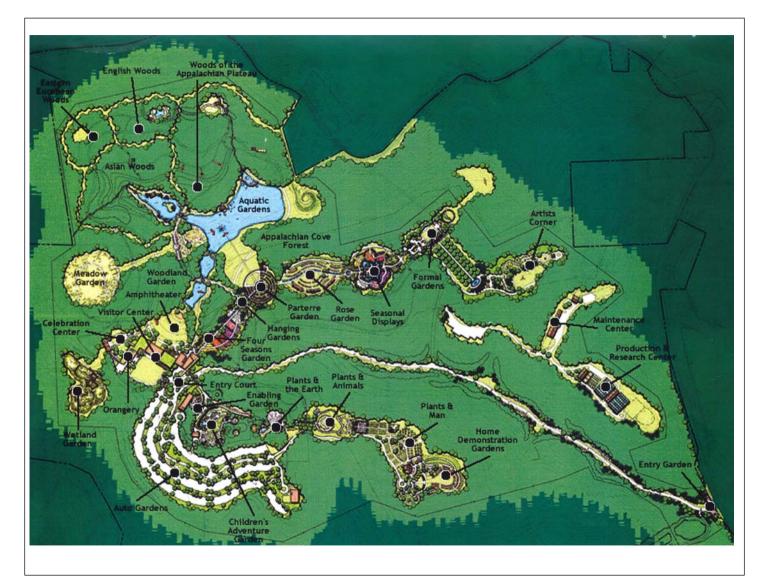
Supports:

- 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

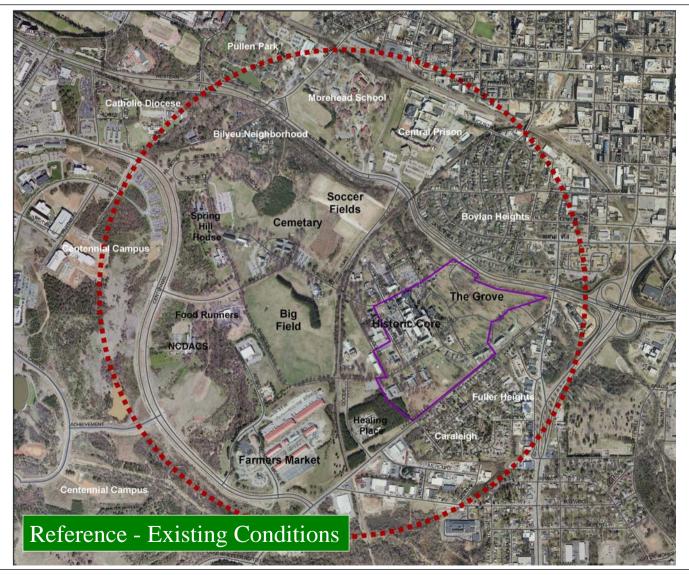
Supports:

- 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

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Supports:

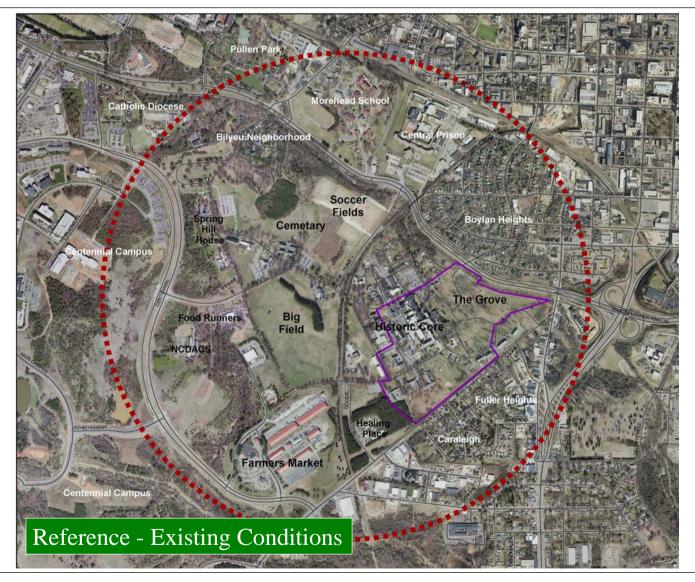
- Park / open space / greenways
- Active & assive recreation
- Internal & external connectivity
- Public assembly, amphitheater
- Botanical garden
- Adaptive reuse of existing buildings
- Mixed use village

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

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Proposal – National Alliance on Mental Illness - 2006



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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



OBrienAtkins

Preserves:

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

Supports:

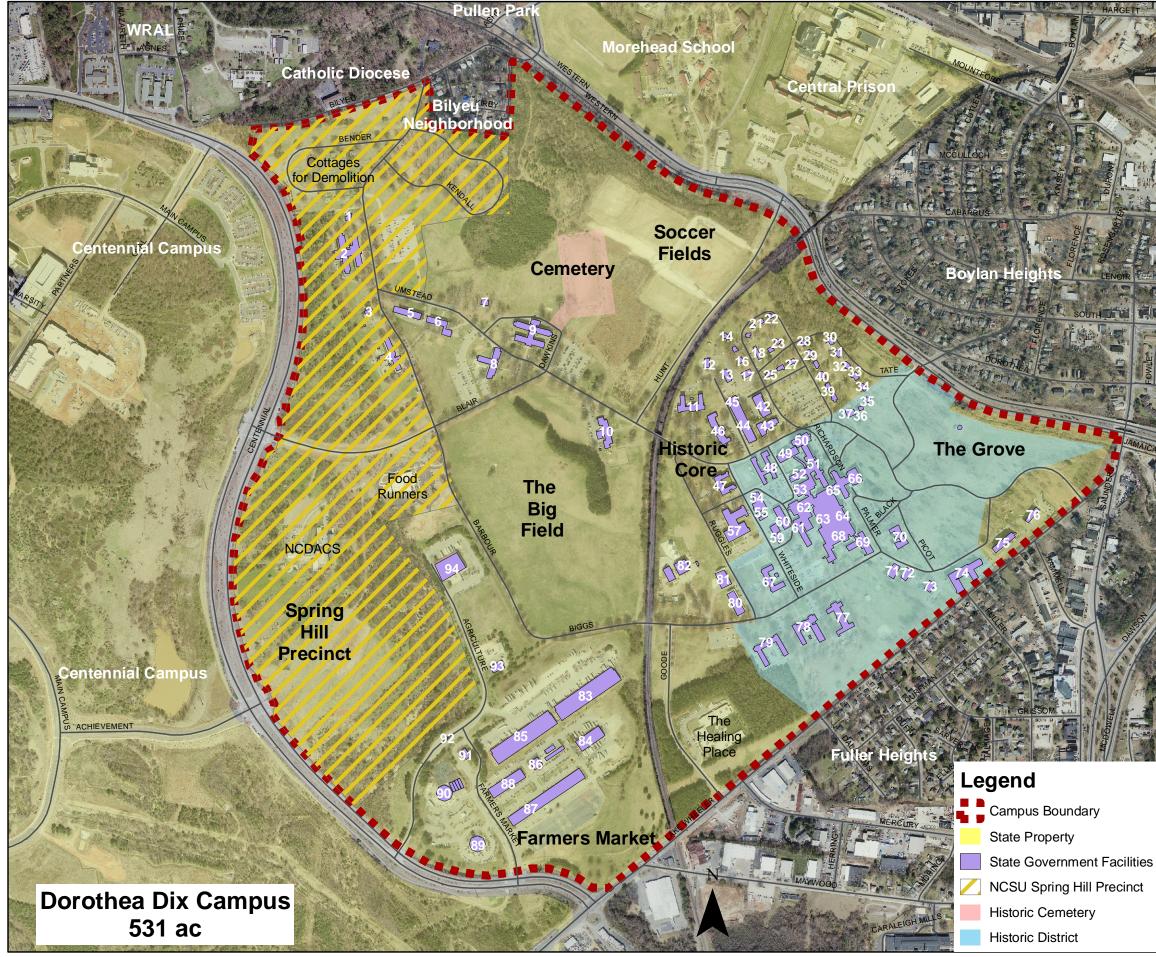
- Park / open space / greenways
- Passive recreation
- Internal & external connectivity
- Public assembly, amphitheater
- Botanical garden
- Adaptive reuse of existing buildings
- Residential, commercial, office, mixed use village
- Inclusion of Farmers Market

Omits:

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

Various Implementation Stratagies for the Dorothea Dix Property Plans									
		Design	City of Raleigh	Friends of Dix	Wake Co Botanical	Consortium of Parks & Histocic Preservation Organizations	National Alliance on Mental Health	Urban Land Institute	
OWNERSHIP OPTIONS	City in a Park	Central Park	Points of Light	Dix 306	Botanical Garden	Parks Proposal	NAMI Proposal	Future Uses of Dix	
State retains primary ownership of property	State retains ownership, and sells or leases targeted areas, ie; Park, Historic Core, Mixed-Use Area	State retains ownership, and sells or leases tangeted areas, ie; Park, Historic Core, Mixed-Use Area	ownership not specified		State retains ownership of entire property	State retains primary ownership, with possible sale of some areas with restrictive covenants	State retains primary ownership, while accomodating a privately owned mixed use area		
State sells entire property				State sells property to City of Raleigh				State sells property to City of Raleigh; DHHS to lease rehabilitated buildings in historic core from City	
FINANCING OPTIONS	City in a Park	Central Park	Points of Light	Dix 306	Botanical Garden	Parks Proposal	NAMI Proposal	Future Uses of Dix	
	ony in a Falk	Central F dik			Dotanical Galden		All proceeds go to		
Sale or lease: Portions of the property sold or leased to public or private sector entities.	х	х				х	Dorothea Dix Foundation for Mental Health	Dix Development Partners	
Self-financing Bonds: (also known as tax increment financing or TIFs) to finance infrastructure improvements. These are local government-issued bonds repaid through tax revenues. The City does not need to own land for this option to be utilized; the land can be privately owned or owned by the state.	TIF District	TIF District		TIF district extending well beyond the Dix property, to include redevelopment of the surrounding neighborhoods and portions of downtown Raleigh as well as Centennial Campus.(see map)		x		x	
Conservation Easements: The landowner voluntarily agrees to sell or donate certain rights (usually development rights) associated with a parcel of land to a private organization or public agency. The tax credit available to the donor for interest in the land helps fund other development projects.	х	х		x		x		Dix Park Conservancy	
Conservation Grants. Programs, Funds, Awards				Х	x	х		Dix Park Conservancy	
Historic Tax Incentive Programs: Tax credits are available to private sector only (through sale or lease). The credits are available if the building being improved is considered "contributing" to established historic district (or reconfiguration thereof) and meets the Secretary of Interior's standards for rehabilitation. Potential credits may be up to 20% of cost of rehabilitation. The money is generally used as equity.	х	x		x	x	x		Dix Park Conservancy	
Transit Oriented Incentives: Funds, programs, grants				Х					
Brownfield Redevelopment Incentives				x					
Fee-Supported Programs					х	х		Dix Development Partners	
Events, Campaigns and Fundraising					X	Х		Dix Foundation	
MANAGEMENT OPTIONS City / State Government or Third Party Public Committee	<u>City in a Park</u> X	<u>Central Park</u> X	Points of Light X	Dix 306 X	Botanical Garden State appointed Board of Directors	Parks Proposal X	NAMI Proposal Dorothea Dix Foundation	Future Uses of Dix Mayor appointed "Dix Campus Development Corporation"	
Foundation or Private Owner									

2007 State Government Facilities Master Plan





Dorothea Dix Campus Facilities & Context

	Buildng Name	GSF	
	Facilities DFS Annex	1,298	
23	Council Building Spring Hill House	59,411 3,236	
4	Cherry Building Total SF	31,330	
		95,275	
5	Facilities 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 22	Residence 13900 Thomas S Program Office	891	
23	Residence 14200	891 891	
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 31	Voc Rehab Evaluation Office	1,497	
32	Volunteer Services Voc Rehab Regional Office 1	1,497 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 40	Rehab Division 11800	1,497 1,497	
41	Graphics Arts Unit Rehab Division 12000	1,497	
42	Royster Building	20,440	
43	Chapel	7,860	
44	Warehouse 71600	19,347	
45	Grounds Maintenence Shop	3,600	
46	Wright Building	16,000	
47	Edgerton Building	26,650	
48	Spurill Building	46,464	
49	Spruill 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 61	Machione Shop / Garage Physical Plant Warehouse McBryde West B	9,226 3,758	
62 63	McBryde West A	31,413 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 71	Harvey Building Chiller Plant	7,830	
72	Staff Development	3,060 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 82	Ruggles Building	10,080	
02	Power Plant Total SF	<u>17,146</u> 1,191,558	
	s 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 90	Restaurant Building	6,364	
91	Garden Center Administrative Building	6,203 3,332	
92	Gate House	306	
93	Maintenence Building	3,454	
94	Wholesale Building #4 Total SF	190,320 N	
October, 2007		▲	
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		Feet	
0	700 1,40	0	
			
	'ienAtl		