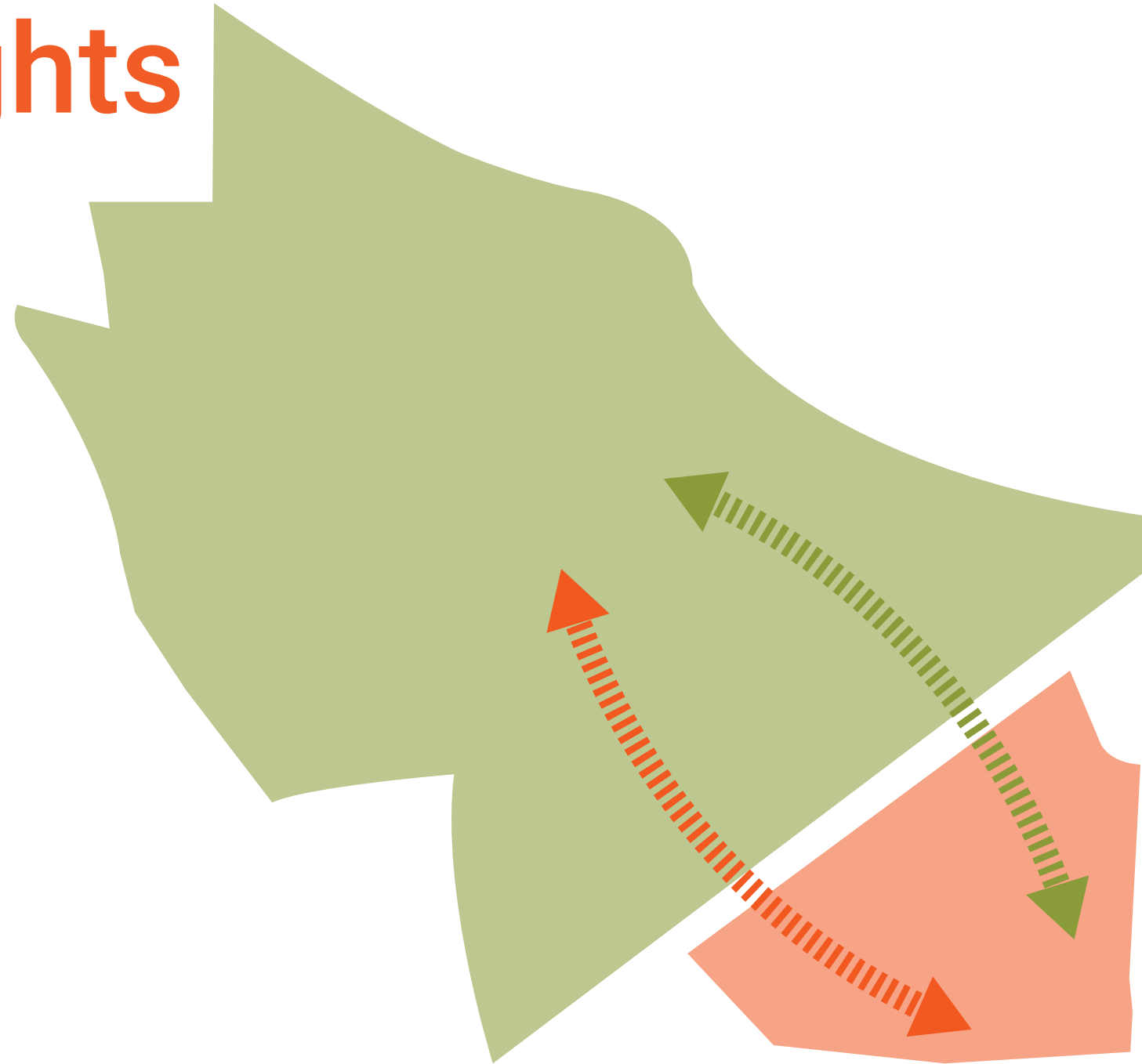


Fuller Heights

Leadership Academy
& Community Center



An Independent Study investigating
the potential for Equitable Public
Projects within Dorothea Dix Park

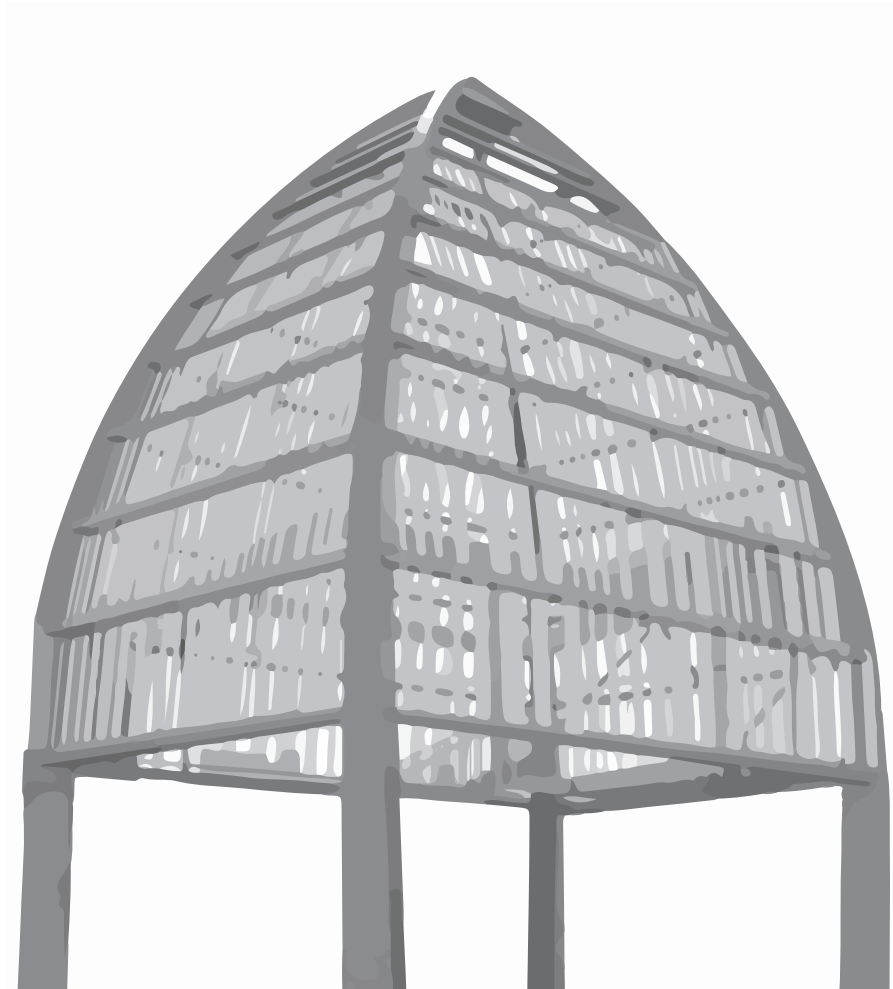
Clint Ronsick, 2019
NCSU School of Architecture

Acknowledgments

The most sincere appreciation for Robin Abrams, Caroline Lindquist, Grayson Maughan, Demetrius Hunter, Mickey Fern, Melissa Radcliffe and the myriad of other stakeholders and experts that took the time to speak with me for your insight and expertise.

Thank you to Bryan Bell. Your passion for public interest design has instilled a sense of purpose in my work that I would not have discovered otherwise. Without your mentorship and attentiveness this study would never have come to fruition.

And finally a special thanks to the Fuller Heights community for your time and input. It was not only illuminating but essential to this design study. I give you my best wishes.



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Downtown Raleigh

Western Boulevard

The Creek

Dorothea Dix Park

Gateway Play-Area

Fuller St.

Grissom St.

Fuller Heights

Daladams St.

Lake
Wheeler
Road

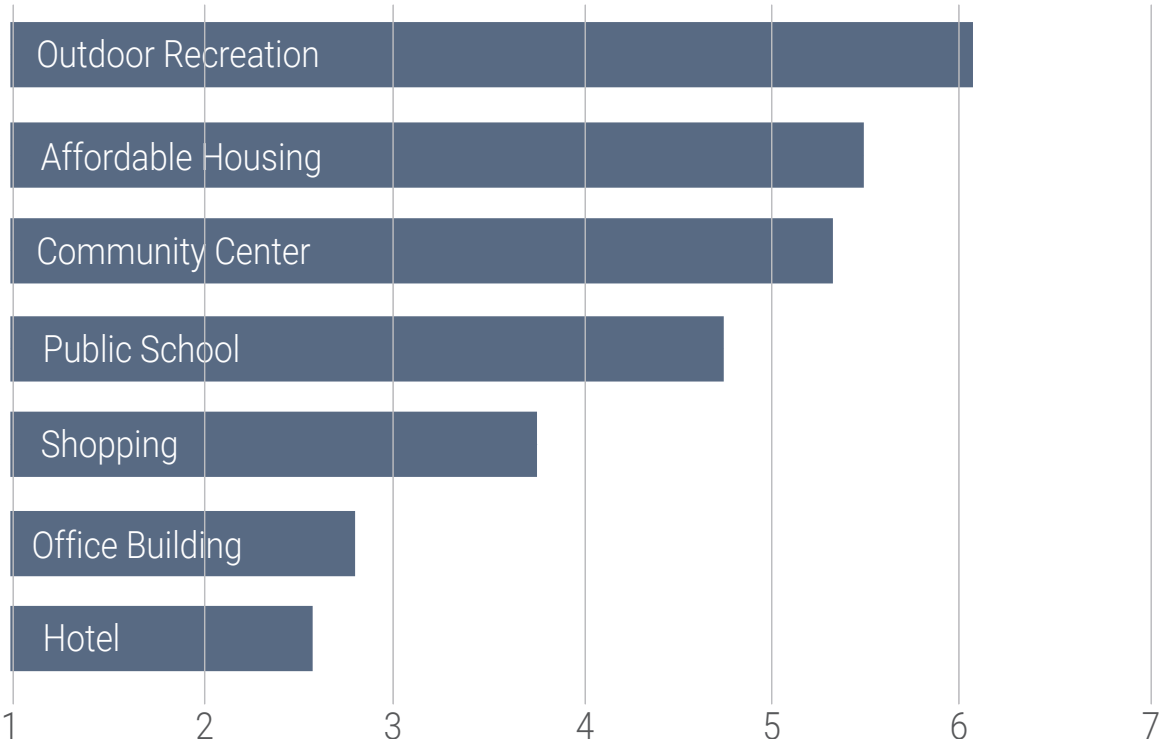
Fuller Heights

A Community in Need Bordering Dix Park

Dorothea Dix Park presents an exciting opportunity to provide the City of Raleigh with public space meant to be enjoyed by all of its citizens. There are, however, communities bordering the park that may experience negative effects from such a massive development project. Soaring rent and property taxes could displace and fracture financially vulnerable communities such as the Fuller Heights neighborhood.

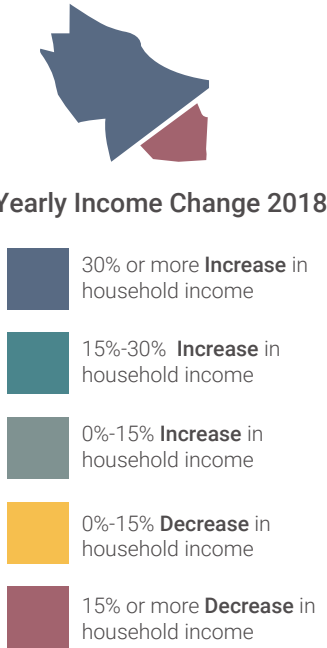
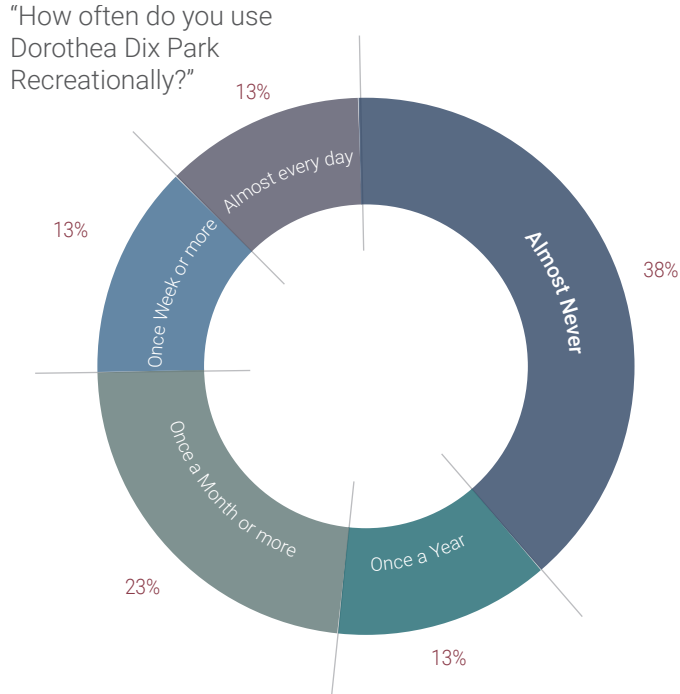
The statistics presented here were taken from a total of 39 responses to a door to door survey conducted in the Fuller heights neighborhood. The responses and conversations surrounding the questionnaire helped me gain an understanding of the community's perspective of the park and of the implications of increased development near their neighborhood.

"On a Scale of 1 to 7, rate the following building types on how helpful they would be for your community if built nearby, 7 being the most helpful & 1 being the least helpful"

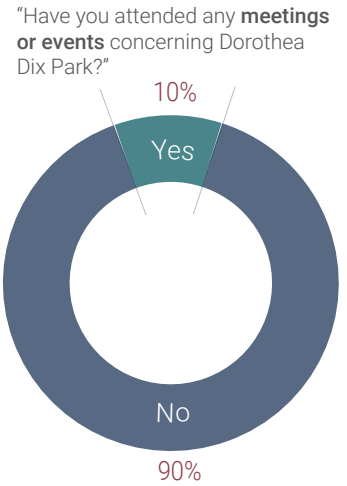
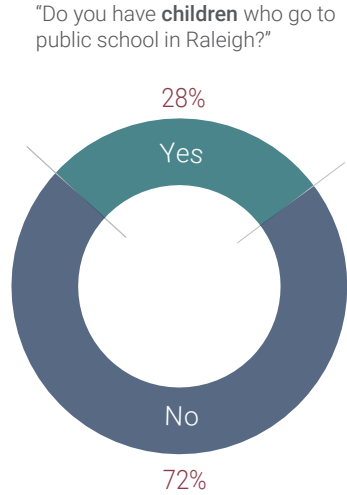
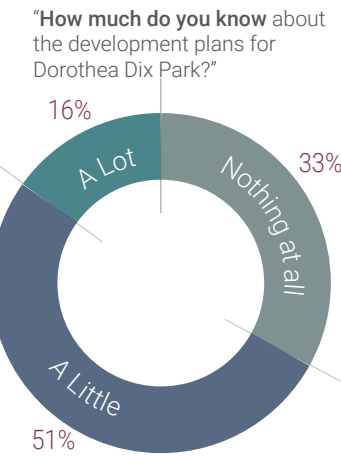
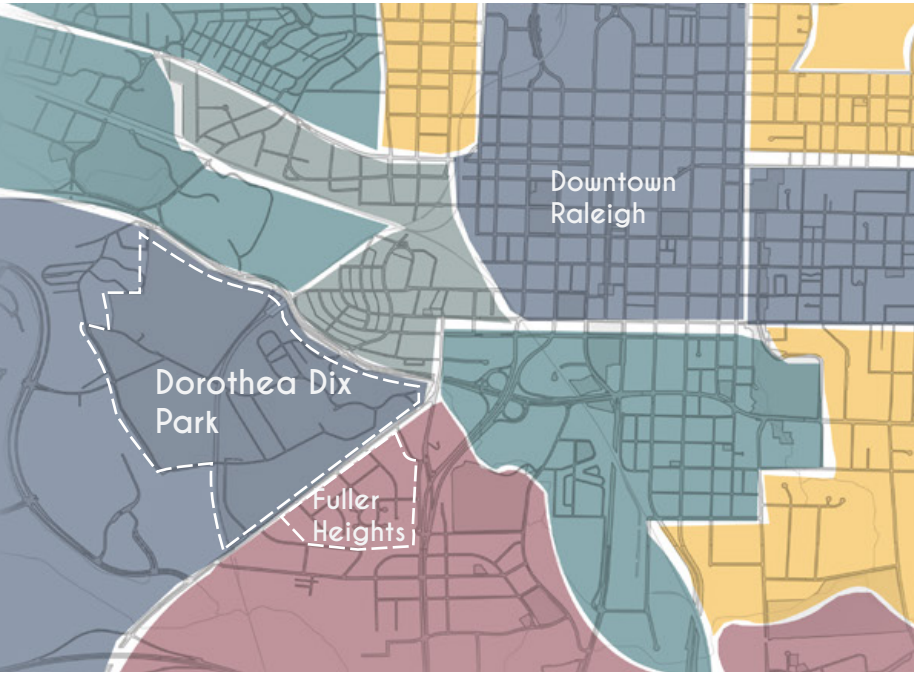


"On a scale of 1-10, how worried are you about either being displaced from your neighborhood or any other negative effects due to increased development near your neighborhood? 1 being the least worried, 10 being the most worried."

4.2/10
average



Wake County Demographics by Census Tract
Median Household income Change from 2010-2016
<https://www.newsobserver.com/news/databases/article193724129.html>

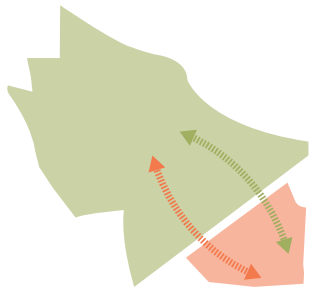


Connections

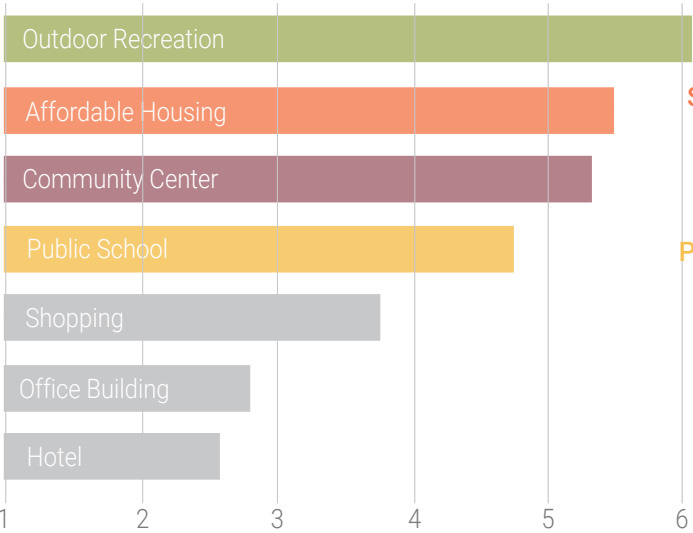
Multi-Use Spaces & Pedestrian Accessibility

The two assets that were most important for the residents of Fuller Heights were outdoor recreation and affordable housing. To honor the desires of these citizens, the city would need to take measures to encourage the construction and/or retention of affordable housing options within an area that had reasonable pedestrian access to the park. Some of these strategies could include stipulating tax incentives for affordable housing near Dix Park or the freezing of property taxes for homeowners already living in Fuller Heights.

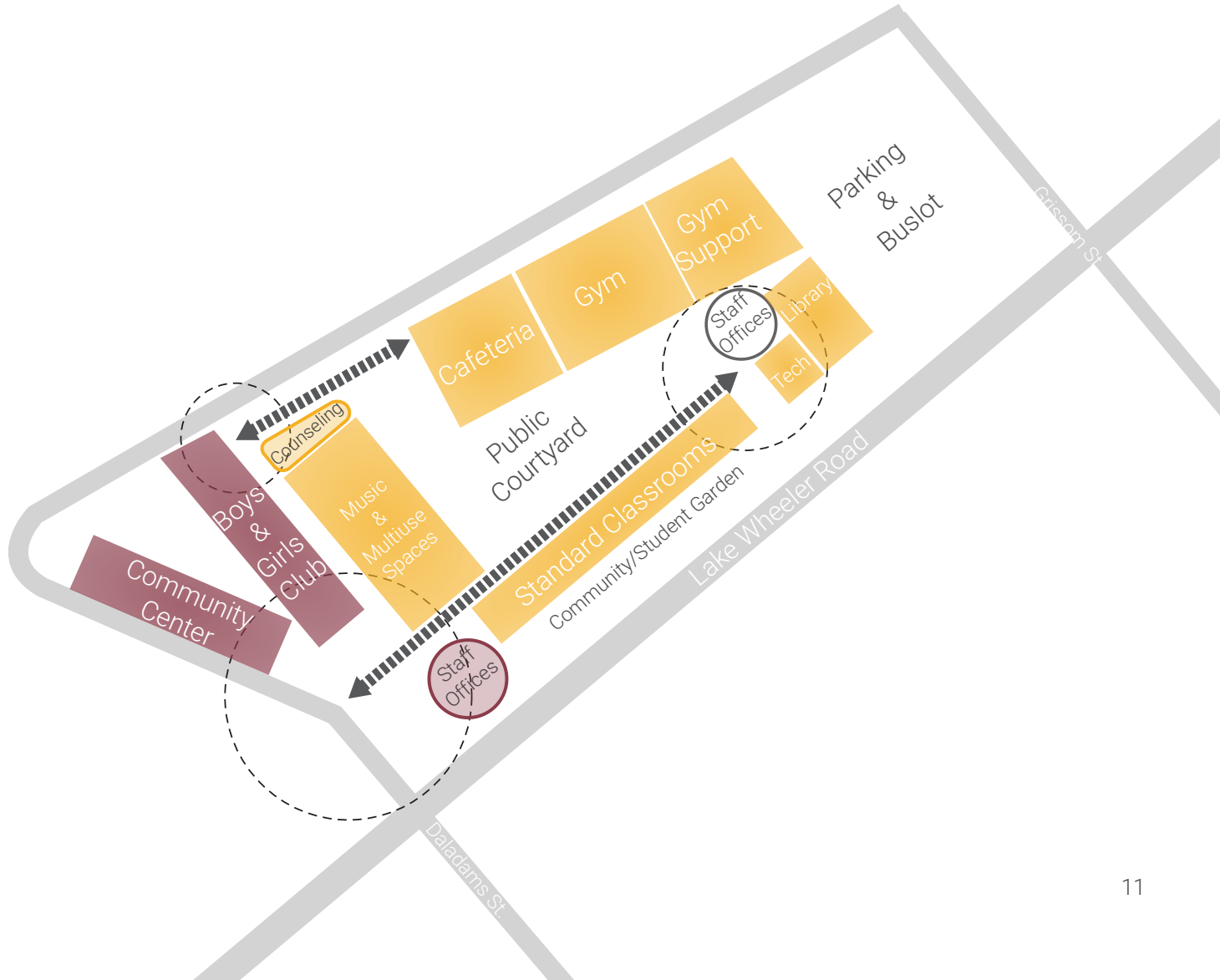
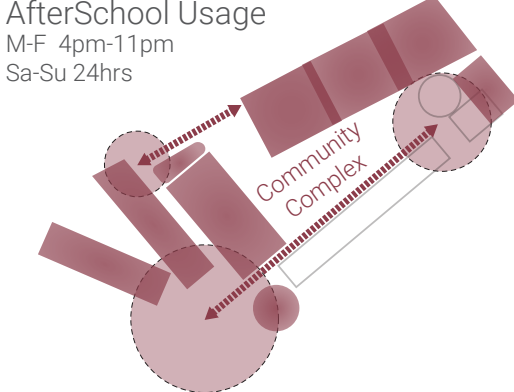
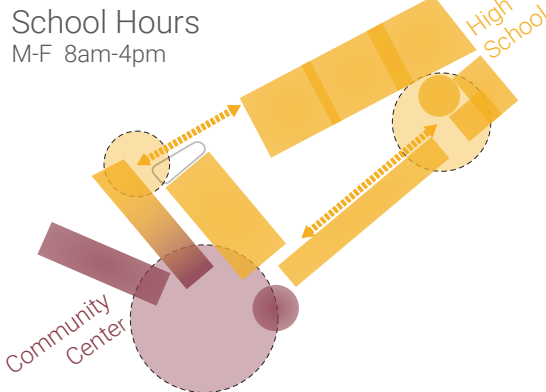
The city would also need to put the built environment along Lake Wheeler Road to the best use for the nearby community. The Fuller Heights community prioritized a community center and public school over other building types. These two building types could be combined to most efficiently use the acreage of the site as well as create more synergy between the community and youth attending the school.



"On a scale of 1 to 7, rate the following building types on how helpful they would be for your community if built nearby, 7 being the most helpful, and 1 being the least helpful"

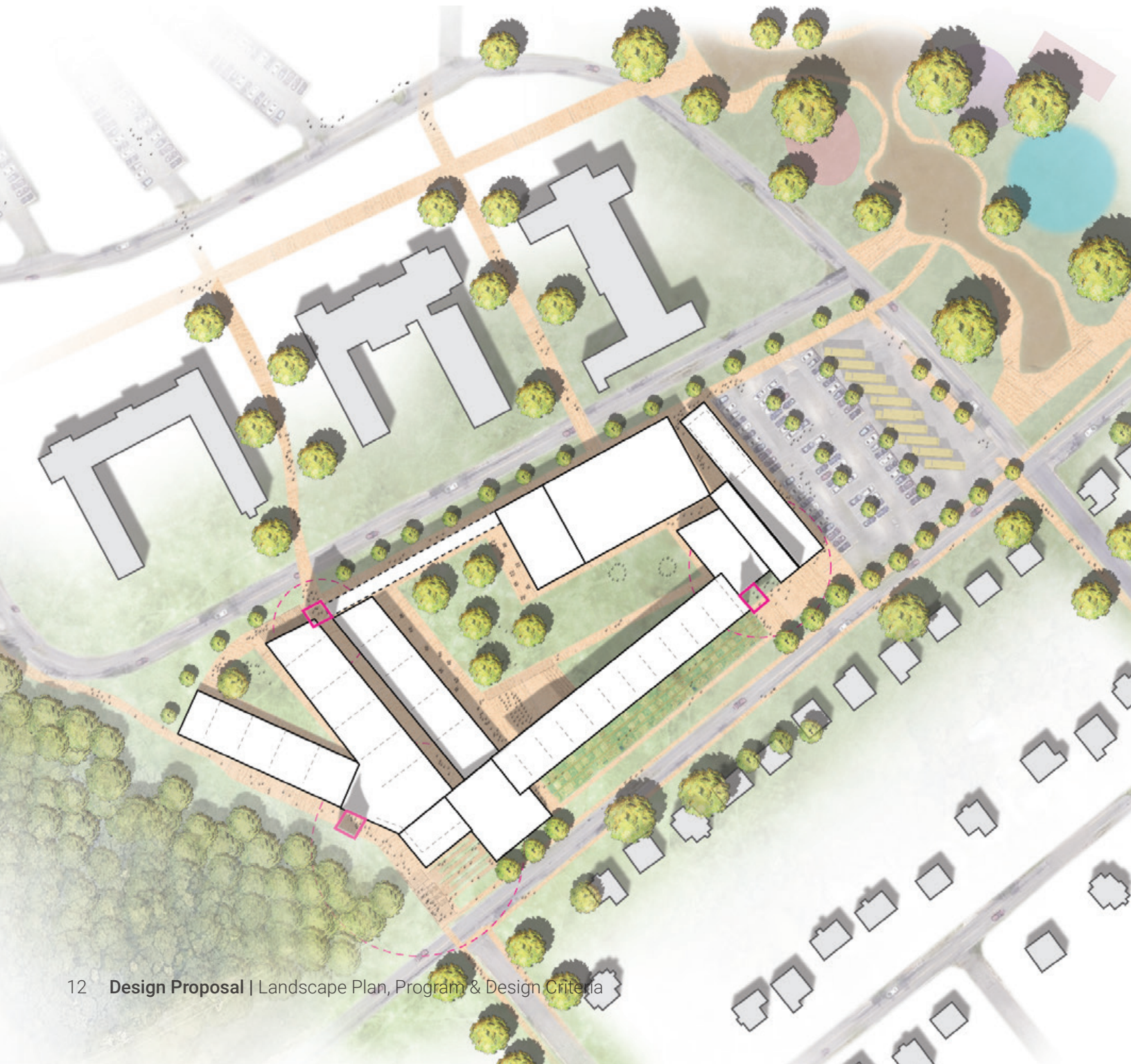


- More pedestrian access into the park** (Green arrow icon)
 - Stipulated affordable housing options near the park** (Orange arrow icon)
 - Setting for the community to connect and thrive** (Purple arrow icon)
 - Positive opportunities for youth to create a better future** (Yellow arrow icon)
- Accessibility**
Increased usage of Dix Park for all
- Overlapping Use**
Youth Leadership in the Community



Fuller Heights

Leadership Academy & Community Center



Design Proposal Criteria

Issue

Limited opportunities for youth in low income families to become productive members of society and the resulting PERPETUATION of the cycle of poverty.

Target Groups

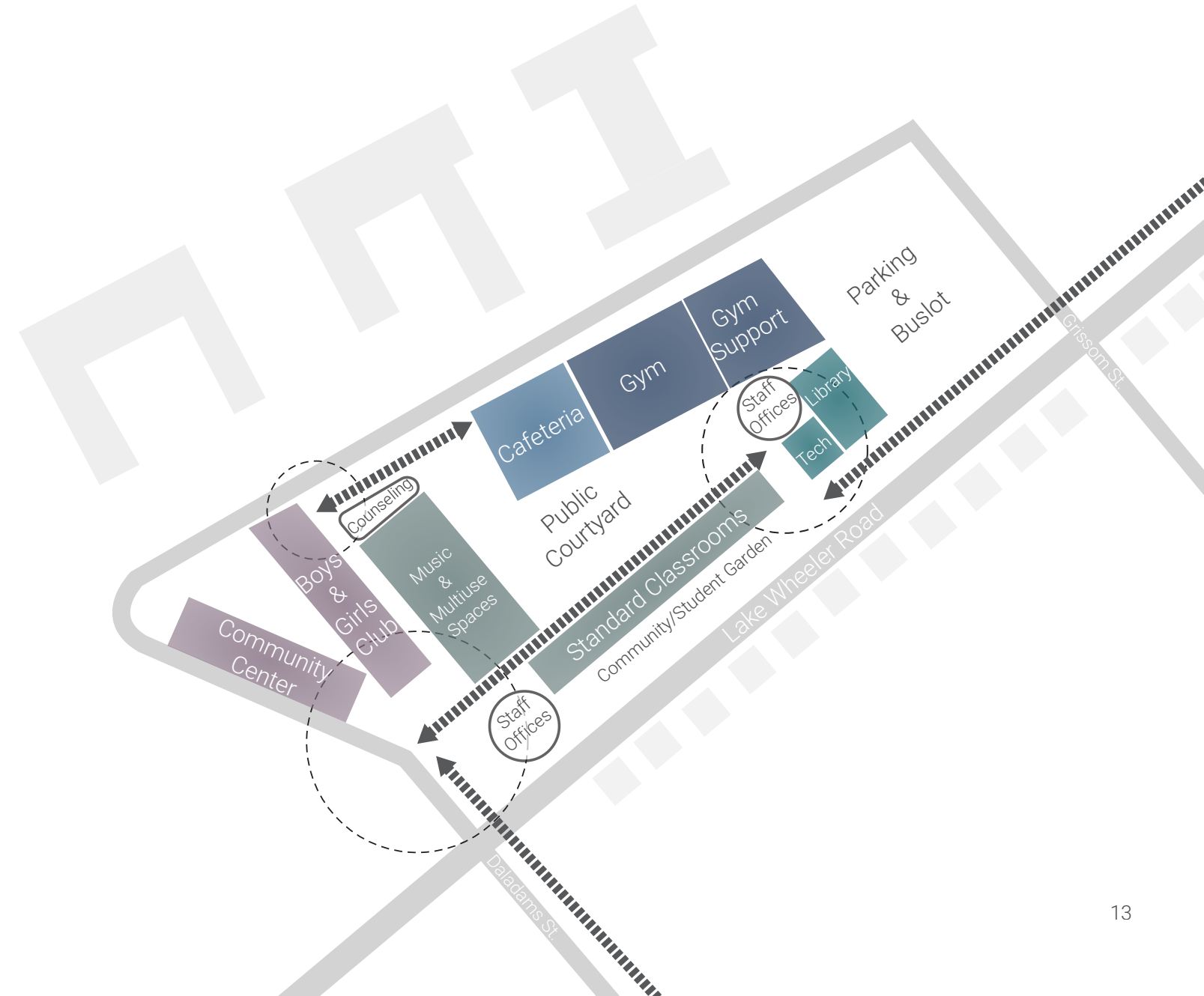
- At risk youth
- The Fuller Heights Community
- City of Raleigh at large

Program

Community Center/High School located in Dorothea Dix Park

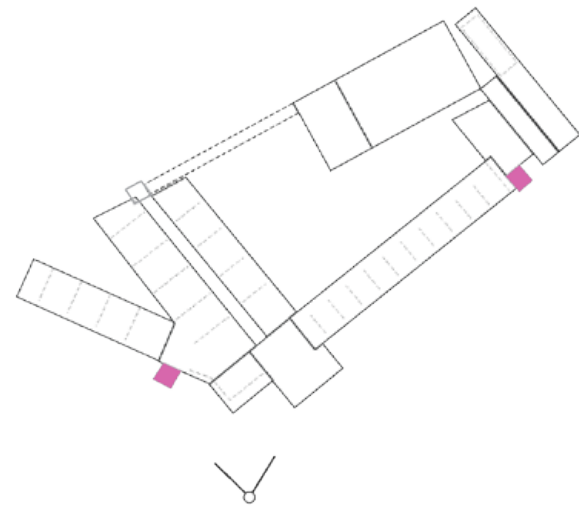
Desired Outcomes

The provision of access to productive opportunities for youth to move forward to a positive future and to break the cycle of poverty

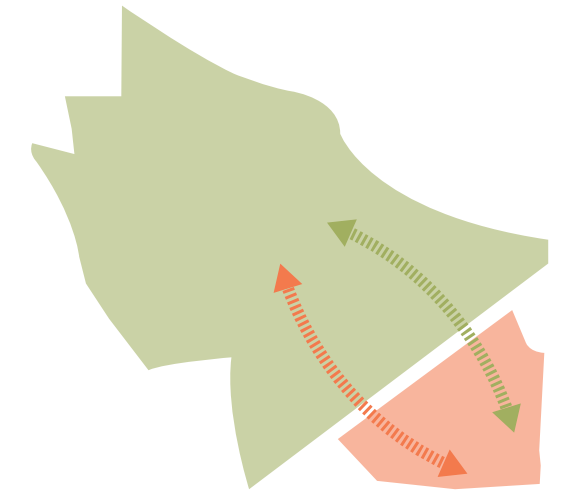


Gateways

Community Center, High School



Open Up
+
Connect



Issue | Lack of pedestrian accessibility into Dix Park

- There are currently no crosswalks along Lake Wheeler Road into Dorothea Dix Park
- Lack of pedestrian accessibility excludes populations with limited vehicular transport
- The current landscape restricts pedestrian movement, particularly physically handicapped populations

Target Groups | Neighboring communities and the public at large

- The Fuller Heights Community along lake wheeler road would benefit greatly from increased walk-ability into the park
- Users of the community center could enter on the southern entrance at the intersection of Daladams St. & Lake Wheeler RD.
- High School Students entering the facility and the park

Program | Improved entrances & intersections on Lake Wheeler RD.

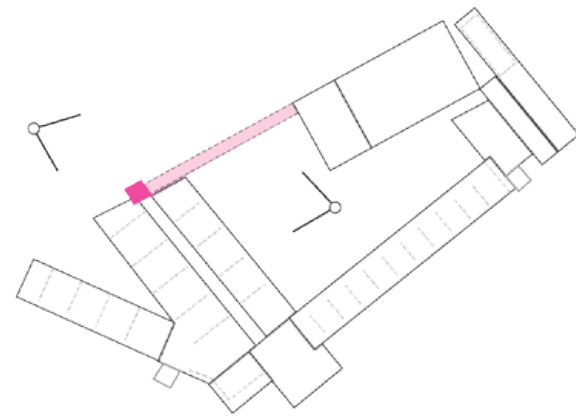
- More exciting entrances into the park
- Outdoor public gathering spaces for Community Center users
- Ramps and Stairs at key points to compensate for changes in the landscape
- 40' high "steeple" elements acting as a beacon for each of the 3 entrances seen throughout the neighborhood and the park

Outcome | Increased usage of Dix Park & Dix Park Amenities

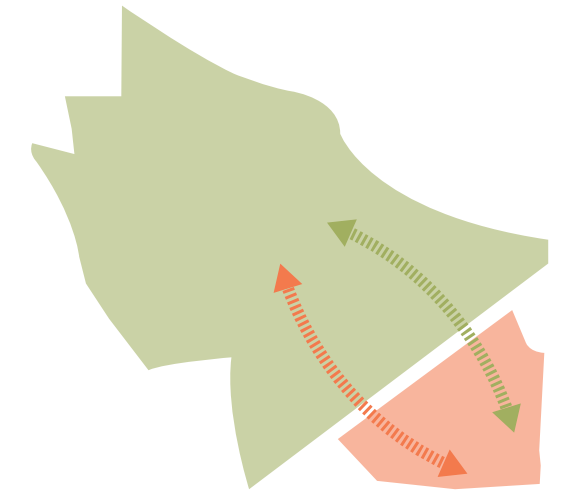
- Greater diversity of users of Dorothea Dix Park
- Increased pedestrian traffic
- Improved environmental impact from decreased vehicular use
- Iconic Entrances into the park

The Forum

Outdoor Congregation Space



Open Up
+
Connect



Issue | Security & safety of outdoor spaces

- Security concerns may discourage the use of outdoor space for students on a day to day basis

Target Groups | High School Students & The Public

- High School students participating in after school activities
- Attendees of Public Events
- Community Center users (after hours)

Program | Secure and Flexible access to Center Courtyard Spaces

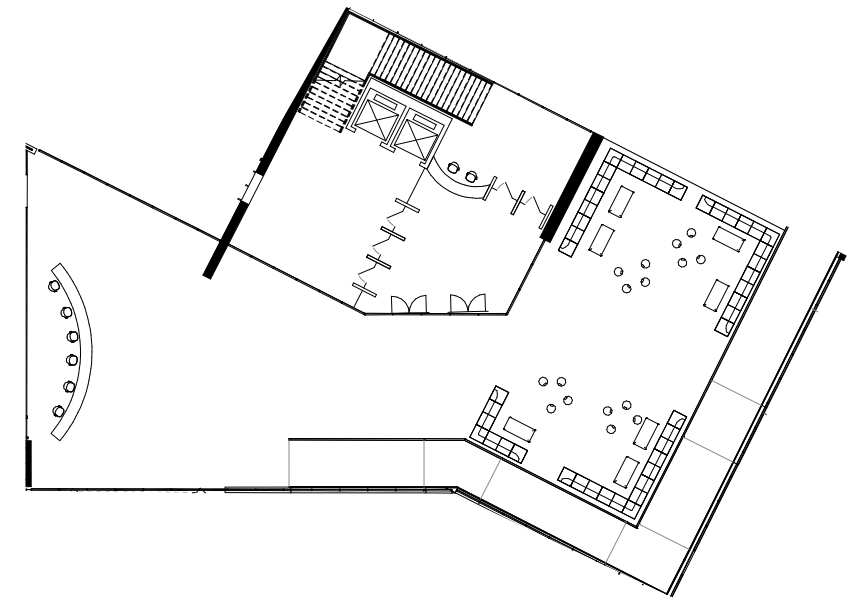
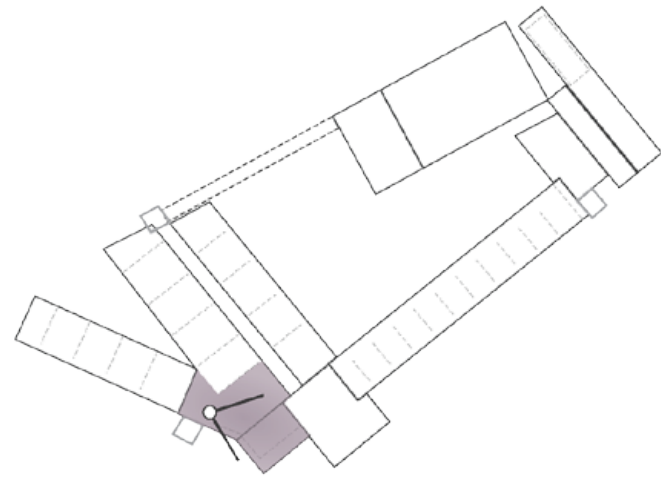
- Strategized gateways that flex based on time of day to allow access to courtyard spaces
- Outdoor eating areas for Cafeteria built into the landscape
- Outdoor performance spaces with seating terrace adjacent to music classrooms
- Covered bridge for ease of movement from High School to 2nd floor Boys & Girls club Spaces

Outcome | Appreciation of the Outdoors

- Increased connections to the outdoors
- Community-to-youth connection in a safe environment
- Establishment of an iconic outdoor gathering space

Community Center

Lobby & Congregation Spaces



Issue | Lack of Indoor Gathering & Event Spaces

- Lack of easily accessible event and gathering spaces for nearby communities

Target Groups | Community Center & After-school Program Users

- Community Center users & staff
- Boy's and Girls Club users and staff

Program | Community Center Lobby

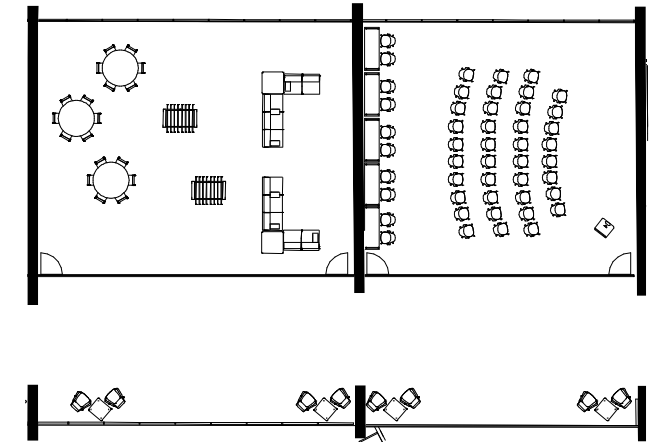
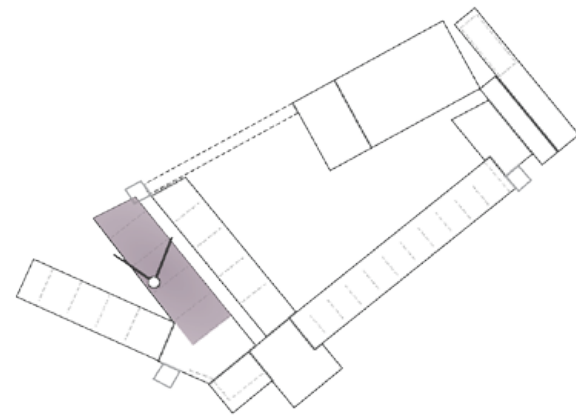
- Multiple Check in desks and security measures for community center, Boys and Girls Club and High School spaces
- Flexible open space for casual socializing as well as space for medium sized events
- Community center administration offices

Outcome | Community

- Safety and security
- Increased socialization & interaction between a diverse population

Boys & Girls Club

Multiuse Rooms & Lounge Space



Issue | Lack of access to productive activities for youth

- Lack of productive after school activities for youth, particularly at-risk youth, increases their likelihood to participate in illicit activity and self destructive behavior
- Limited access to childcare facilities for lower-income families that poses a financial strain on parents

Target Groups | At-risk youth

- At risk youth of all ages
- Students participating in the High School Program portions of the complex

Program | Flexible Learning Spaces

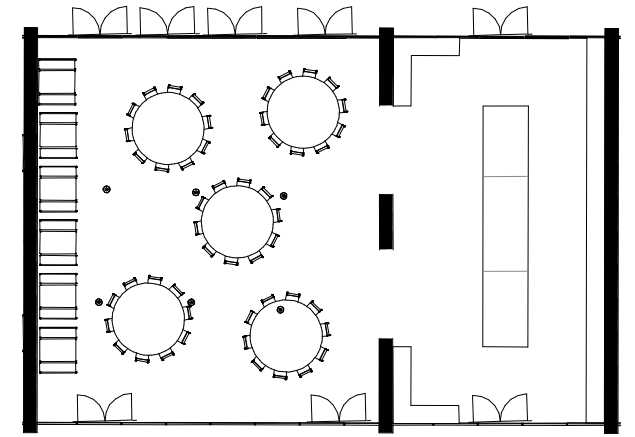
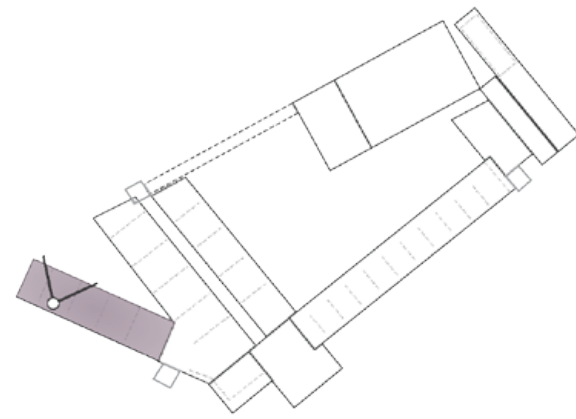
- Easy access to after-school spaces for attendants of Fuller Heights High School
- Multi-use Classrooms and activity Spaces
- Overlapping accessibility of High School Spaces during after hours
- Organized network to provide children with positive opportunities

Outcome | Brighter Future for youth

- Higher rates of High School Graduation of Boys & Girls club members
- Community involvement for participants at a younger age
- Lifelong friendships & connections for children at an early age
- Mentorship for youth

Community Center

Community Kitchen



Issue | Limited access to healthy food

- Children & the elderly are particularly vulnerable to inaccessibility of food

Target Groups | Community at Large

- Citizens seeking volunteer opportunities to help their community
- Residents lacking food security such as the Elderly and other vulnerable groups

Program | Kitchen and Dining Spaces

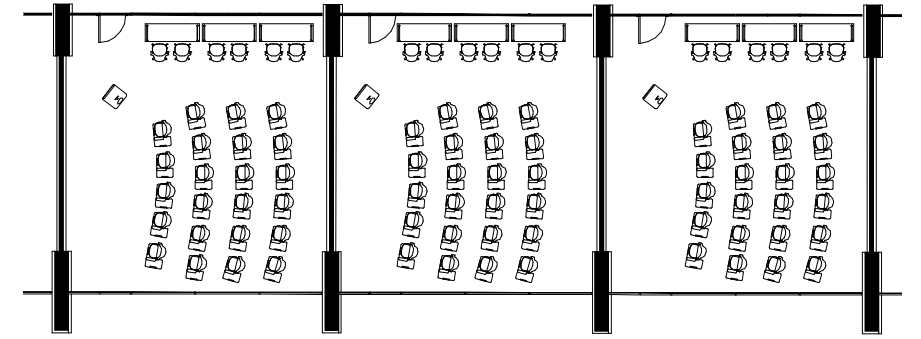
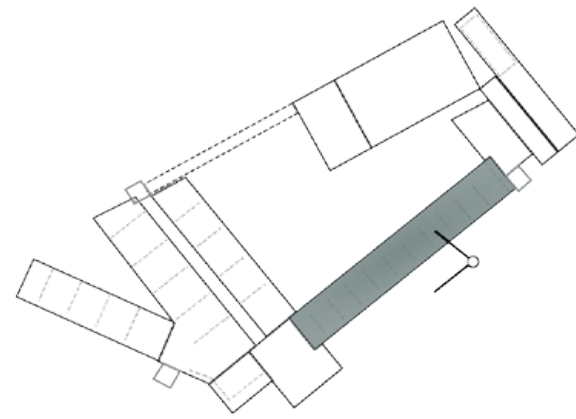
- Volunteer programs for interested citizens
- Volunteer opportunities for youth participating in the Boys and Girls club and after-school activities
- Kitchen and community dining experience
- Access to courtyard spaces adjacent to kitchen for flexible food events

Outcome | Increased Social & Nutritional Health of the Community

- Increased awareness of issues involving food & community
- Possible involvement of the nearby Raleigh Farmers Market to provide healthy, organic options
- Demonstrating the value of voluntarism to youth
- Source of community service hours required for high school graduation

High School

Classrooms & Garden Spaces



Issue | Lack of public schools close to downtown Raleigh

- Suburban Sprawl
- Lack of youth access to walkable amenities

Target Groups | High Schoolers

- Teenagers with limited transportation opportunities
- Students on a STEM educational tract

Program | Flexible Standard Classrooms

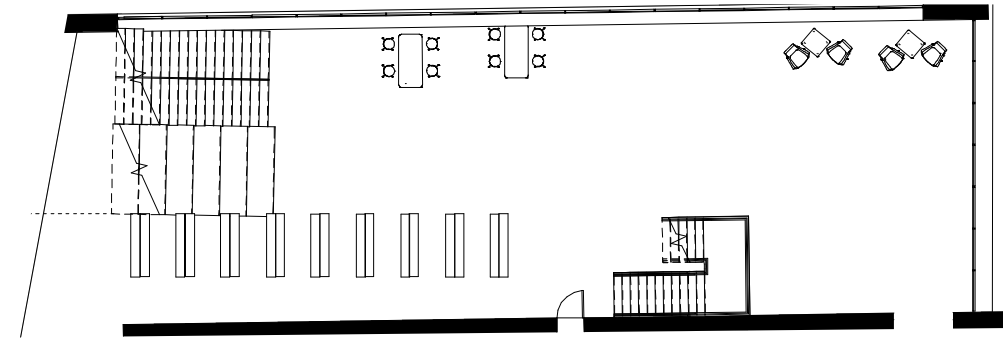
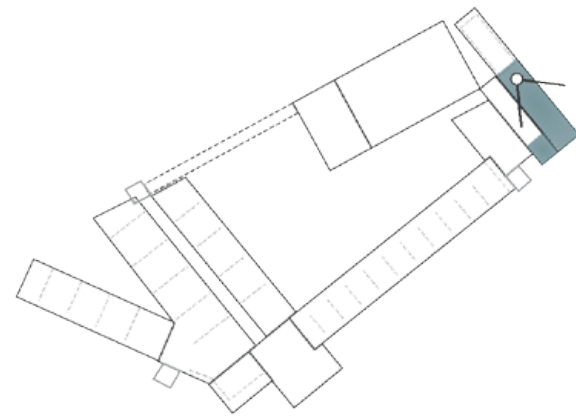
- 20 Standard high school classrooms
- Smaller Class sizes relative to square footage
- Flexible Furniture & Desks
- Direct Access to garden for interactive learning

Outcome | More positive environment for youth

- A sense of belonging amongst youth and their surrounding community
- More engaging and diverse educational experiences

High School

Library



Issue | Lack of Libraries in Southern Raleigh

- Lack of access to library and computer lab resources for students
- Lack of transport for students and youth to access public libraries in Raleigh

Target Groups | Students

- High Students
- Attendees of the Boy's and Girls Club

Program | Library and Computer Lab Spaces

- Computer Lab
- Quiet & tranquil space for students to study during and after-school
- Engagement & mentorship programs and activities

Outcome | Improved Scholarship amongst students

- Increased readership for youth
- Increased academic performance
- Safe environment for casual afterschool activity

Floorplans

Level 1
1/64"=1'



- Community Center Multi-Use Spaces
- Community Kitchen
- Community Center Admin Offices
- Boys & Girls Club Collaborative Tech Lab
- Boys and Girls Club Flexible Classrooms
- Career & Emotional Support Counseling
- Multi-Use Creative Classrooms
- Music & Chorus Rooms
- Circulation & Casual Spaces
- Security & Check-In
- Restrooms

Floorplans

Levels 2 & 3
1/64"=1'



- Multi-Use Boys & Girls Club Spaces
- Cafeteria
- Gymnasium
- Gym Support
(Locker room and Weight Training)
- Standard Flexible Classrooms
- Tech Labs
- Library
- Offices
- Circulation & Casual Spaces
- Security & Check-In
- Restrooms

