

# Dix Edge Area Study January Community Leader Group Meeting

Thursday, January 7<sup>th</sup> 12pm – 1pm via zoom

## Attendees:

City of Raleigh Staff: Sara Ellis, Matt Klem, JP Mansolf, Bynum Walter, Fabian Rodriguez

Community Leaders: Mel Wright, Hayes Permar, Douglas Humphrey, Eric Braun, John Hinshaw, Jenn Truman, Terri Edwards, Marilyn Drath, Sim Mciver

## 1. Introductions

- Favorite things about the neighborhood
  - love the walkability, and good destinations to walk to
  - sneaky good view of downtown from my house
  - What's not to love?
  - Greenway connection
  - Love the diversity of the neighborhood
  - Love the diversity in my neighborhood
  - Love that I get to be outside

## 2. Visioning Sessions Summary

- Sara Ellis presented a summary of the visioning session
- 38 attendees in the four meetings total
- 1 in-person held at Eliza pool park.
- Went over 4 topics: worry, change, keep, plan.
- Was anything surprising here?
  - The results were generally expected
  - 477 people participated in the online/paper survey
  - Visioning Session Outreach was summarized
    - Want to be able to use paid Facebook ads. Had some technical difficulties with this but should be good to use from here on out.
  - Is there anywhere we can improve our outreach?
    - Report mentioned student households or graduate students, so reaching out to the university might be helpful.
    - There is the atlas stark project, and Kane is looking at parcels near the entrance to Dix, and there is also the Park City South project.
    - We will use Nextdoor to get the word out.
    - Alignable (Small Business Referral Network)
    - Instagram post and Facebook work really well to reach people.
    - Community ambassadors helped go door-to-door to pass out paper flyers and door hangers will be used for future events.
    - Trophy Brewing is heavily trafficked and hold pop-up fairs on weekends—I'm sure they'd be happy to help promote/hand out community related stuff
    - Dix Dog Park (tons of people there every day) has a fairly active FB page.

## 3. Stakeholder Interviews Summary

- Sara summarized the stakeholder interview efforts and interview takeaways
- Managed to meet with a representative of every registered neighborhood in the study area.
- Does any of the takeaways surprise you?
  - There is a large homeless population and what can we do for them and what are their needs and concerns?

- Speaking to landlords that own multiple homes in the area could be useful.
    - The project team is aware and has attempted to get their contact information. If anybody has contact information with those landlords, it would be tremendously helpful to have that connections.
- Stakeholders that we didn't talk to were discussed. We were hoping to reach them and would like to hear if anybody has connections.

#### 4. Issues & Opportunities Report Walkthrough

- Issues and Opportunities report was previewed for discussion next month.
- Transportation and Connectivity
  - Purpose
    - Verifying existing road capacity
    - Are there connectivity issues?
    - Improvements required to support growth we're predicting
  - Takeaways
    - Not fatal accidents
    - Lake wheeler road and Maywood intersection is failing
    - Pedestrian and bicycle infrastructure eis lacking
    - Car connectivity is high
- Urban Design and Land Use
  - Purpose
    - TO understand what policy is telling us buildings should look like as redevelopment occurs
    - Help us plan for what future growth should look and feel like
    - Identify viewsheds, historic and cultural resources
  - Takeaways
    - Land value is higher than the property value in the majority of the study area
    - Most homes could accommodate an ADU (tiny house)
    - Future land use map recommends greater density than what is there today in the majority of the area
- Real estate and demographics
  - Purpose
    - To understand who live here, and are there populations with unique needs?
    - What does the job market and commuting pattern look like?
    - Examine population growth to understand how much housing/retail can be supported
  - Takeaways
    - Population has declined slightly
    - Affordable housing units have increase
    - Large presence of single person homes
    - More retail is planned than the market may be able to support.
- Natural Resources
  - Purpose
    - Identify natural resources and floodplains
  - Takeaways
    - Two creeks in the study area with significant floodplain
    - Greenway oriented development should be considered

- Raleigh has experienced a few 100 year and 500-year floods in recent years.

5. Upcoming February Phase Now Workshops

- Upcoming February meetings
  - Affordable housing and infrastructure: Thursday 2/18 12-1 or 7-8
  - Urban Design/Land Use: Wednesday 2/24 12-1 or 7-8 pm
- Please mark interested or going on Facebook which will broaden the exposure of the event online.
- If anybody would allow a sign on their property, we would love to post a sign with your permission.