Dix Edge Area Study January Community Leader Group Meeting
Thursday, January 7th 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
       o 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?
       o Report mentioned student households or graduate students, so reaching out to the university might be helpful.
       o 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.
       o We will use Nextdoor to get the word out.
       o Alignable (Small Business Referral Network)
       o Instagram post and Facebook work really well to reach people.
       o Community ambassadors helped go door-to-door to pass out paper flyers and door hangers will be used for future events.
       o 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
       o 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 any
    body 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
     o Affordable housing and infrastructure: Thursday 2/18 12-1 or 7-8
     o 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.