

Dix Edge Area Study March Community Leader Group Meeting

Tuesday, March 9th 5pm – 6pm via zoom

Attendees:

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

Community Leaders: Mel Wright, Eric Braun, John Hinshaw, Jenn Truman, Marilyn Drath, Sim McIver, Paster Vance Vance Haywood, jr., Emma Benedyk, Bonner Gaylord, Gwen McLain

1. Introductions/Icebreaker

- One thing you have learned
 - A small group of landowners own a lot of the property in the area
 - Being reminded how diverse this area is and what kind of opportunity that presents us with
 - That this area is in a unique position to be a true live/work/play area
 - Learned how much I don't know
 - Learned about the future plans in the area besides the big DT South and Dix Park projects
 - Learned how many of the rental properties are owned by the same people and how much the area has changed.
 - Diversity of the neighborhood and about how many people want to participate in the area. Its good to be a part of a community driven group.
 - Learned about development plans that I didn't previously know about
 - That there are depth and breadth of folks in Raleigh that have an interest in the outcomes of development
 - Learned how many of us have great stories and reasons to care about our neighborhood

2. Recap of Phase Soon Workshops

- Sara Ellis went over the attendance and questions that were asked at the phase now workshops.
 - Questions were on the following topics: Affordable housing, infrastructure, Urban Design/Transportation.
- Sara went over a summary of results from the workshops
 - Some families noted that housing did fit their needs while other's didn't
 - Some expressed that additional buildings height was a good approach, but were concerned about changing the character of the area. Concerns about views were mentioned and other felt like the area was built out.
 - Many shared that they had been approached about selling their home. Concerns was expressed with these practices and participants worried those experiencing financial stress may be inclined to sell.
 - Is it okay to replace existing homes with duplexes or small apartments?
 - Some thought it would be a good way to keep housing affordable and that ADUs could help bring in supplemental income. Other were concerned about cookie-cutter apartments and displacement of current residents.
 - Questions?
 - Clarification was made about the real estate market in the area. Some may feel pressure that may not be known from the outside in terms of selling their properties.
 - Things like mailers from outside investors are a result of the real estate pressures. There should be opportunities for education for property owners who are being approached for sale.

- This demonstrates the need for missing middle housing text change. Right now we don't have a real option for 'gentle density'. We will either have large mixed use apartment buildings or single family homes.
 - a. Missing Middle – allowing duplexes and triplexes in lower density residential zoning districts.
- Was there a difference in the results for Spanish-language speakers from the workshops.
 - a. A lot of the families and businesses are very scared about the changes in the area. A lot have been asked to move or have had rent increased. As more properties are sold there will be diminishing diversity in the area. They have felt the effects of the real estate changes in the area.
- Can specific recommendations from EDAT be brought into the study?
 - a. The plan added policy guidance types to development around transit stations. There are different height and land use intensity recommendations for different area types.
- Urban Form Guidance areas: Lake Wheeler, S Saunders and Maywood Ave are places where urban form guidance could be appropriate. Grissom and Talmage Streets, industrial uses south of I-40 could be mixed use areas. General desire for better connectivity
- Lake Wheeler experience: generally, a mix of uses with some disagreement about the height of buildings.
- Zoom Poll: What made it difficult for you to attend the Phase Now workshops?
 - Time/day weren't convenient was the most popular answer
 - What days would be convenient
 - a. Saturdays at Eliza Pool Park was convenient
 - February was a busy month
 - Text messaging could be a better way of getting the word out
 - People may not have understood the messaging and what was being done in the meeting.
 - Having a centralized location that lists all of the meetings could be helpful.
 - People get involved when there is an economic impact. Would it be possible to make it more immediate for people to participate?

3. Summary of Outreach and Engagement

- Sara summarized the outreach activities for Phase Now

4. Preview of upcoming Affordable Housing Summit

- Sara mentioned the Affordable Housing Summit on March 18.
 - There is a daytime session geared towards development professions and a evening sessions geared towards the general public

5. Other comments

- The project team has done a good job at being transparent and providing information and outreach.