

Dix Edge Area Study January Community Leader Group Meeting

Thursday, July 8 12pm – 1pm via zoom

Attendees:

City of Raleigh Staff: Sara Ellis, JP Mansolf, Hannah Reckhow, Christian Burns

Community Leaders: Mel Wright, Eric Braun, Terri Edwards, John Hinshaw, Marilyn Drath, Sim McIver, Bonner Gaylord, Hayes Permar

1. Introductions – What’s your favorite way to beat the heat?
2. Review of Phase Later Meeting Plan –
 - Tentatively scheduled:
 - Tuesday 8/17 (zoom)
 - Saturday 8/28 (eliza pool)
 - Tuesday 8/31 (zoom)
 - Pop ups
 - Sunday 8/15 – wright village
 - TBD – Fuller Heights/Wheeler Crossing
 - TBD – Saturday – El Rey Supermarket
 - Comments
 - Is the in-person meeting in the afternoon a good idea temperature wise? Afternoon is usually the hottest part of the day
 - Morning would probably work better
 - Basic hot dogs/hamburgers would be good
 - Soccer goals could be a gather point for neighborhood residents. It could be coordinated with the event.
 - Might be useful to use a microphone at the event.
 - Phase Later meeting Plan – Land Use and Housing
 - Comments on plan
 - 25 is probably a good presentation length
 - There are a number of things that the city is not allowed to do, it might be helpful to have some information about things that get commonly brought up as solutions but aren’t possible because of state law, etc.
 - 25 might be too long for the in-person meeting.
 - It doesn’t seem like people understand who actually builds affordable housing. It might be helpful to have some information on how affordable housing gets built. Raleigh funds that, but doesn’t build it.
 - It might also be helpful to have pictures of specific Raleigh buildings when talking about density (for examples) to show ppl. Some might not get what high density means from the graphics used. Might also be worth adding something like "a high density building can home X-X families" so they get a sense of how many more units each of the options adds to housing options
 - Poll questions
 - The wording of the questions could be more direct.
 - We are going to lose some affordable housing in this area, so how do we mitigate that?

- Given this is a land use discussion, there is a limited amount of land and that land needs to be used as efficiently as possible, which means increased density. If we desire affordability we need to pursue density.
- City should have factsheets on things like what the city can and cant do, and how density impacts affordability and other FAQs
- Can we gamify this for ppl? Some sort of interactive (either online or in person at Pool) that helps ppl understand that dynamic (more density allows for more affordable options) and ppl can be forced to see those dynamics at play through their own game decisions. You could use stickers on paper with each sticker color being a certain density or price point. Kinda like activities that teach budgeting. Finite amount of options but the exercise of doing it for themselves helps see what are realistic options
- Also, side note, on poll 2 --- should we use "communities" (plural) versus a singular? Not all members of Fuller Heights or Caraleigh have the same priorities so to assess if the LU approach meets their vision is tough to answer in a comprehensive way
- You'll have to be clear about the difference between land use and housing
- Approach to housing vs housing approach
- For proforma make sure land cost is using recent land comps.
- Density could come into play with the proforma
- Structure parking is hard to do with affordable housing.
- Lake Wheeler Streetscape
 - GSI needs to be labled better. Rain garden is one option
 - Pedestrian refuge could be rest area
 - Labeling dix park and fuller heights, label on area between bikeway and sidewalk
- General comments:
 - Small groups can feel more comfortable