

Dix Edge Community Leader Group Meeting

January 7, 2021



January Community Leader Group Agenda

1. Introductions
2. Visioning Sessions Summary
3. Stakeholder Interviews Summary
4. Issues & Opportunities Report Walkthrough
5. Upcoming February Phase Now Workshops



Raleigh

Visioning Session Summary

- Four meetings were held with a total of 38 attendees
- Including one in person meeting, and one meeting in Spanish

WORRY

- » Gentrification/Displacement
- » Pedestrian/Bicyclist safety
- » Losing Community Character
- » Environmental Concerns
- » Development, including Downtown South

CHANGE

- » Green Infrastructure
- » Crime Prevention
- » Maywood Avenue Improvements
- » Grocery Stores, Gathering Places, Etc
- » Walkability, Greenway Connections

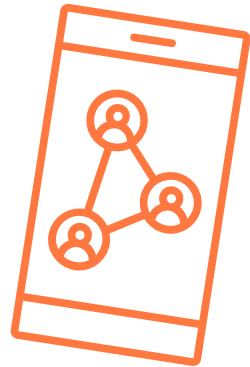
KEEP

- » Historic Charm/Character
- » Diversity of People
- » Local Businesses
- » Single Family Homes
- » Walkability and Sidewalk Connections

PLAN

- » Affordable Housing
- » Sidewalk Connections
- » Retail Amenities
- » Community or Recreation Center
- » Playground/Green space improvements

Visioning Session Outreach



- Postcards
- Website
- Flyers
- Yard Signs
- Emails
- Social Media (Paid)

Stakeholder Interview Summary

15 Stakeholder Interviews were held:

- Business Owners
- Representatives of every registered neighborhood group in the study area
- Property Managers of all three apartment complexes
- Property Owners
- Developers
- Attorneys who represent rezoning cases
- Hispanic and Latino Business owners
- Pastors of three churches
- Principal of Washington Elementary School & Director of Boys & Girls Club
- Institutions (NC State, Shaw University, Farmer's Market)



Stakeholder Interview Takeaways

- Diversity of the area is a great asset
- Need to continue including the community in future decision
- Location is great for business
- Homelessness is a concern
- Rents rising as area develops is a concern
- Concerns about the future and keeping housing affordable and displacement
- Pedestrian safety is an issue
- Market rate developers are not often equipped to broker affordable housing deals
- Greenway safety is a concern
- Need for increased walkability/transportation and more amenities for residents



Missing Stakeholders



Caraleigh Baptist Church
Matthew Chapel Holy Church
Cause for Paws Thrift Store
Word of Truth Church
Wash House
Hallelujah Soup Kitchen
California Weave
Gas Stations

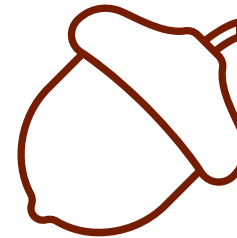
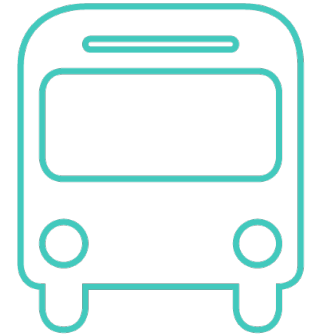
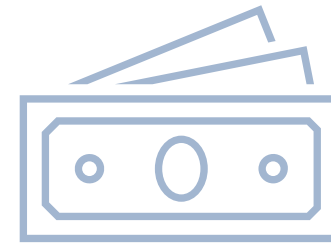
HAVE YOU SEEN ME?

If found, contact

Dix Edge Project Team

Issues & Opportunities Report Walkthrough

1. Transportation and Connectivity
2. Urban Design and Land Use
3. Real Estate and Demographic Analysis
4. Natural Resources
5. Public Utility Infrastructure



1. Transportation and Connectivity

Purpose

- Verify that existing roads are big enough and operating well enough to accommodate the projected growth
- Identify connectivity issues
- Determine what improvements are needed to support the growth we're predicting
- Does not include S. Saunders because this is an NCDOT road

Takeaways

- Crash data doesn't show fatal accidents within the past 5 years
- Lake Wheeler Road and Maywood's intersection is failing
- Pedestrian and bicycle level of service is low
- Car connectivity is high, but for everyone else getting around is difficult
- East/West connectivity is limited

2. Urban Design and Land Use

Purpose

- To understand what policy is telling us the build environment 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

- The land value is higher than the property value in the majority of the study area
- Most homes could accommodate an Accessory Dwelling Unit (Tiny House)
- The Future Land Use Map recommends greater density than what is there today in the majority of the area

3. Real Estate and Demographic Analysis

Purpose

- To understand who lives 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

- The population has declined slightly
- Affordable housing units have increased over the past 15 years
- There's a large presence of single person homes
- More retail is planned than the market may be able to support

4. Natural Resources

Purpose

- Identify the natural resources and floodplains

Takeaways

- There are two creeks in the study area with significant flood plane
- Greenway oriented development should be considered
- Raleigh has experienced a few 100 year and 500 year floods in recent years

Utility Infrastructure

Subheader Option

All created graphics should be brand colors and if icons are used, plus confer with Allison or Communications to see if those icons have already been created by brand (and therefore be supplied for you.)

Examples of icon topics that currently exist and may be applicable:
transit, building, meetings and events.

Dix Edge

Area Study

PLANNING AND
DEVELOPMENT

Mark your Calendar!

The goal of this study is to make a better community for everyone living near Dix Park. This can look like providing more affordable housing, improving sidewalks, greenways and forming a plan for how the community should grow over the next 20 years.

We heard your concerns in our community sessions (thanks for attending!)—now let's find some solutions. Join the Phase Now workshops and take the online survey to discuss what the study can address in the short term. Both meeting dates will focus on a specific topic:

18

Affordable Housing and Infrastructure

Thursday, February 18
12-1 p.m. or 7-8 p.m.

24

**Connectivity/
Transportation and
Land Use/ Urban Design**
Wednesday, February 24
12-1 p.m. or 7-8 p.m.

20

Park Meet Up (socially distant)

Come grab some swag,
hear a presentation and
give your feedback!

Saturday, February 20
(English and Español)
10 -11 a.m.
Eliza Poole Park
1600 Fayetteville Street

Visit raleighnc.gov/dix-edge for
virtual meeting and survey links.

Questions about the project?
Want to take the survey over the phone?

Contact: Sara Ellis, Project Manager
919.996.2234 sara.ellis@raleighnc.gov

Mark your Calendar!

- Facebook events are live! Please respond “interested” or going”
- Fliers + social media posts will be available in late January/early February
- Yard signs are also available for those interested
- Staff will put door hangers up in Caraleigh, Fuller Heights and Gateway Park the first week in February

An aerial photograph of a city, likely Atlanta, Georgia, showing a mix of residential neighborhoods with green trees and houses, and commercial areas with larger buildings and parking lots. A multi-lane highway runs through the center. In the background, the city skyline is visible under a clear blue sky. A large, semi-transparent white rectangle is centered over the image, containing the text "Questions or concerns?".

Questions or concerns?