An aerial photograph of a city. In the foreground, there is a dense green forest. In the middle ground, there is a residential area with houses and a large parking lot. In the background, there is a city skyline with several tall buildings. The sky is blue with some clouds.

# Dix Edge Community Leader Group Meeting February 2, 2021

Today's meeting will be recorded so members  
who can't attend can view.



# January Community Leader Group Agenda

1. Introductions
2. Issues & Opportunities Report Walkthrough
3. Upcoming February Phase Now Workshops
4. Dix Edge Website – Resources for you!



# A magic wand suddenly appeared.



You were granted one wish for an improvement to the Dix Edge Study Area, what will you choose?





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

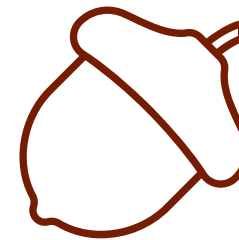
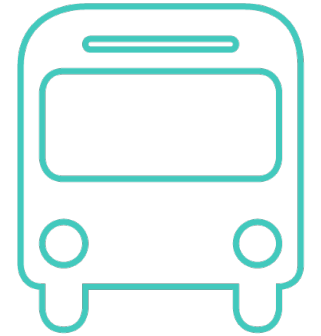
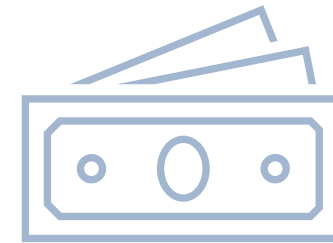
- » Historic Charm/Character
- » Diversity of People
- » Local Businesses
- » Single Family Homes
- » Walkability and Sidewalk Connections

## PLAN

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

# 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



# Issues & Opportunities Report 2.0



## RETAIN

MAINTAIN THE ELEMENTS AND SPIRIT THAT DEFINE COMMUNITY IN DIX EDGE.



## STITCH

CONNECT THE NEIGHBORHOODS OF DIX EDGE TO EACH OTHER AND TO THE URBAN FABRIC OF GREATER RALEIGH.



## GROW

BUILD A STRONGER DIX EDGE AREA THROUGH DESIGN, COMMUNITY, AND EQUITY.

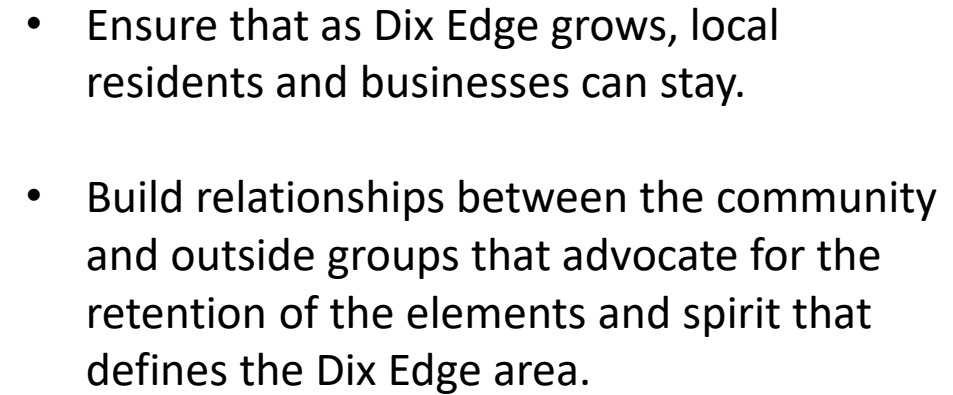


## COLLABORATE

CREATE CONSENSUS AROUND A SHARED VISION FOR THE FUTURE OF DIX EDGE AREA.



**MAINTAIN THE ELEMENTS AND SPIRIT THAT DEFINE COMMUNITY IN DIX EDGE.**



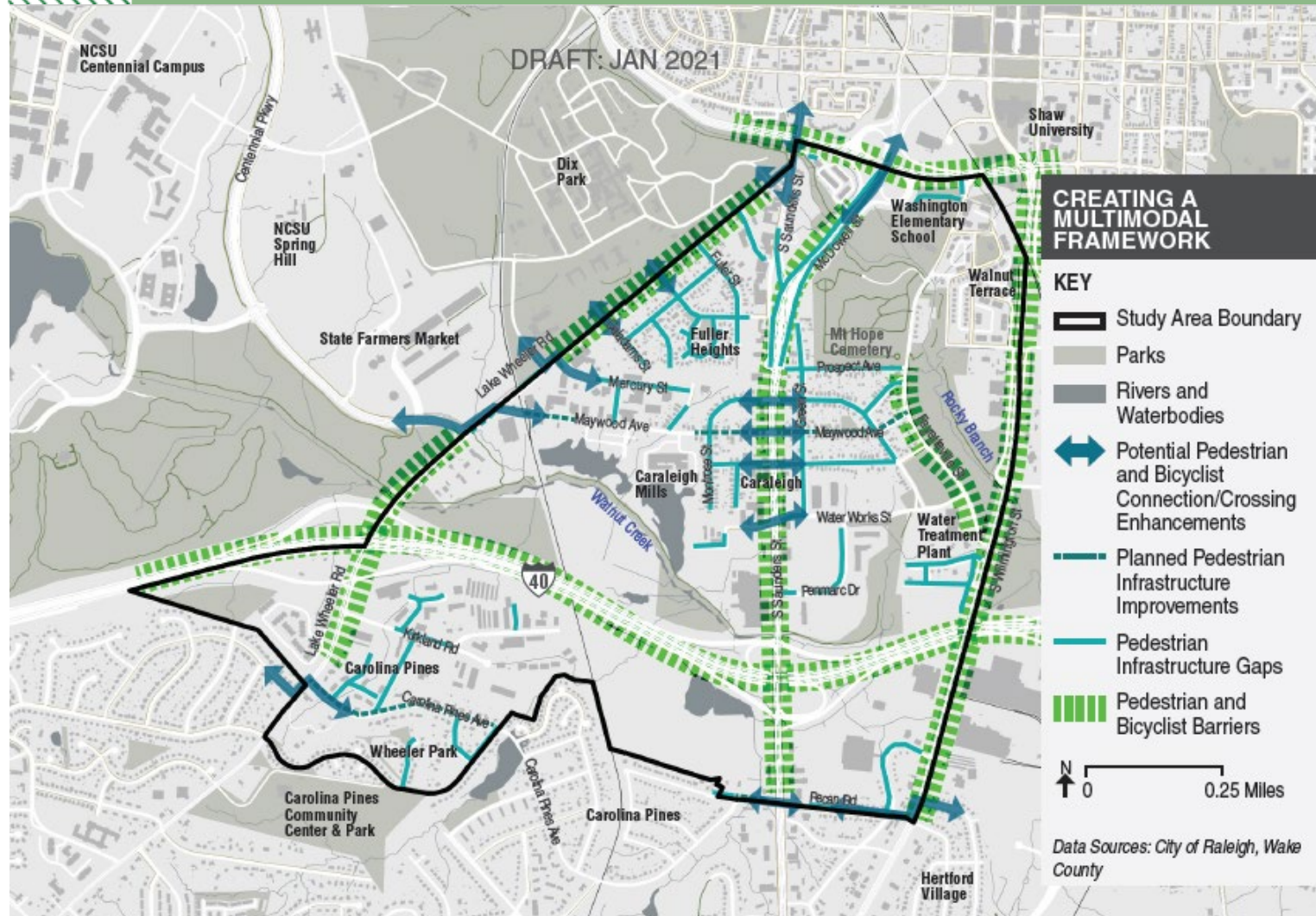
**Ensure pathways for intergenerational wealth building and homeownership.**

- Explore methods to create intergenerational wealth building and homeownership for existing residents.
- Provide a wealth of housing options and strategies to address the “missing middle housing” crisis, while also advancing affordable housing in new large-scale developments.





CONNECT THE NEIGHBORHOODS OF DIX EDGE TO EACH OTHER AND TO THE URBAN FABRIC OF GREATER RALEIGH.



Improve multimodal connectivity in Dix Edge area.

- Create multimodal transportation networks throughout the Dix Edge area to “stitch” together the neighborhood internally and externally.
- Eliminate sidewalk gaps, install bicycle lanes and infrastructure, and micro-mobility options to help residents have transportation means and choices to move internally.
- Connect Dix Edge area to greater Raleigh through additional bus routes to provide fast travel options to other neighborhood and commercial centers.

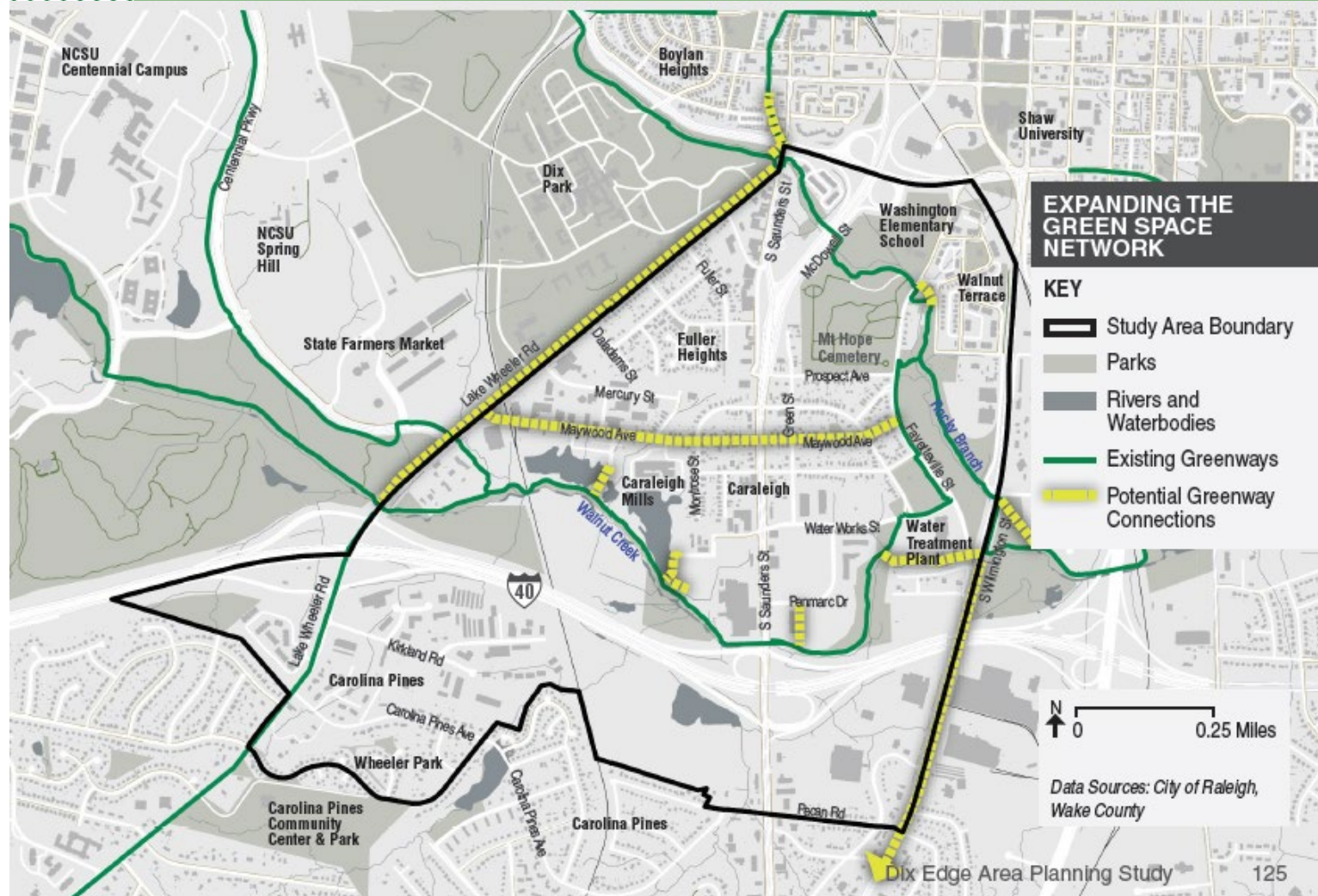
Ensure “complete” streets and humanize major roads.

- Complete street design that could include public art, benches, lighting, etc





CONNECT THE NEIGHBORHOODS OF DIX EDGE TO EACH OTHER AND TO THE URBAN FABRIC OF GREATER RALEIGH.



**Expand open space in Dix Edge area and connect to the greenway network.**

- Promote open spaces to provide options for community gatherings, events, and other activities.
- Connect and expand the greenway network in Dix Edge area to leverage the area's natural elements for use by residents and to provide greater recreational, educational, health benefits, and transportation options.

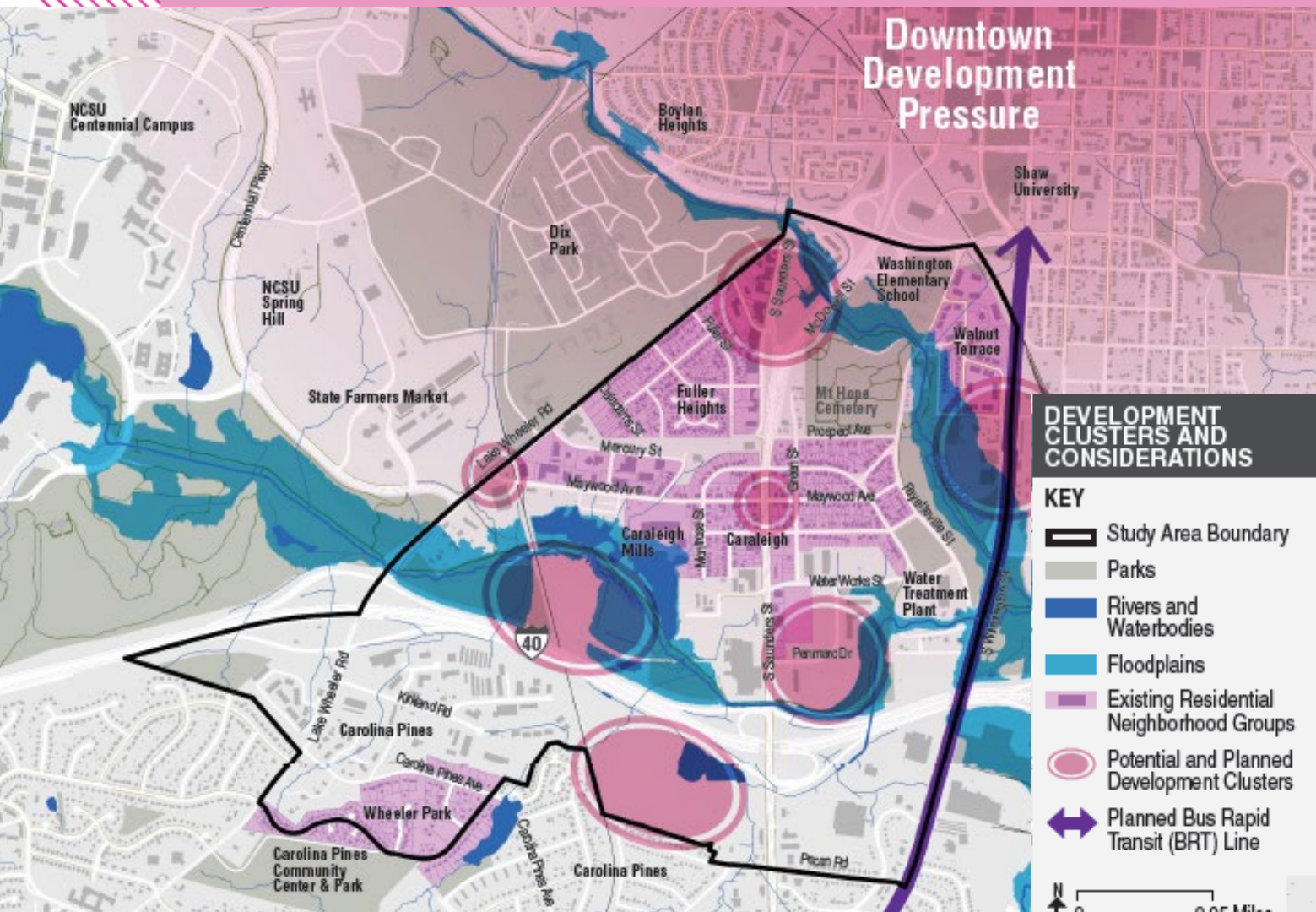
**Ensure transportation access and safety.**

- Ensure that all residents have access to new transportation networks. Provide enhanced streetscapes and infrastructure that are designed to keep residents and users safe.





**BUILD A STRONGER DIX EDGE AREA THROUGH DESIGN, COMMUNITY, AND EQUITY.**



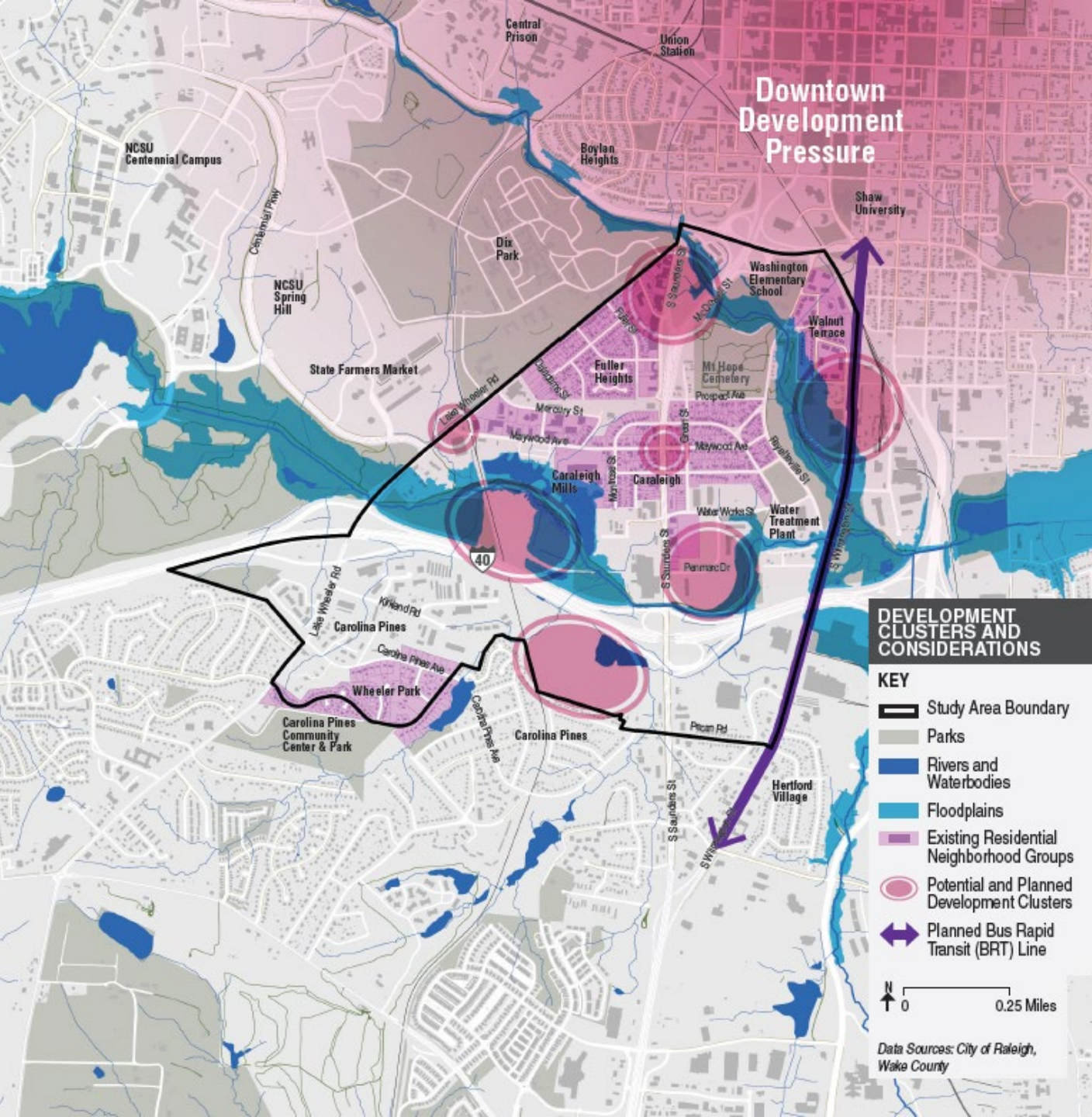
## Ensure site sensitive development.

- Grow in a responsible, contextual, and equitable manner that will inspire the style and design of existing development, while also respecting the history of the place.
- Work within the style of architecture already found in the area.
- Explore opportunities to create transition areas between existing neighborhoods and new/planned developments.

## Utilize Transit Oriented Development and clustered development.

- Direct new growth and development around transit nodes to create walkable and site sensitive developments.
- Utilize clustered development to create interesting and exciting spaces, while also preserving the existing fabric.





## Create community “3rd” spaces.

- Work with the existing open spaces, natural elements, and topography in Dix Edge area to create community “3rd” spaces that residents and visitors can utilize for rest, relaxation, and activity.
- Understand environmental constraints to create green community spaces.

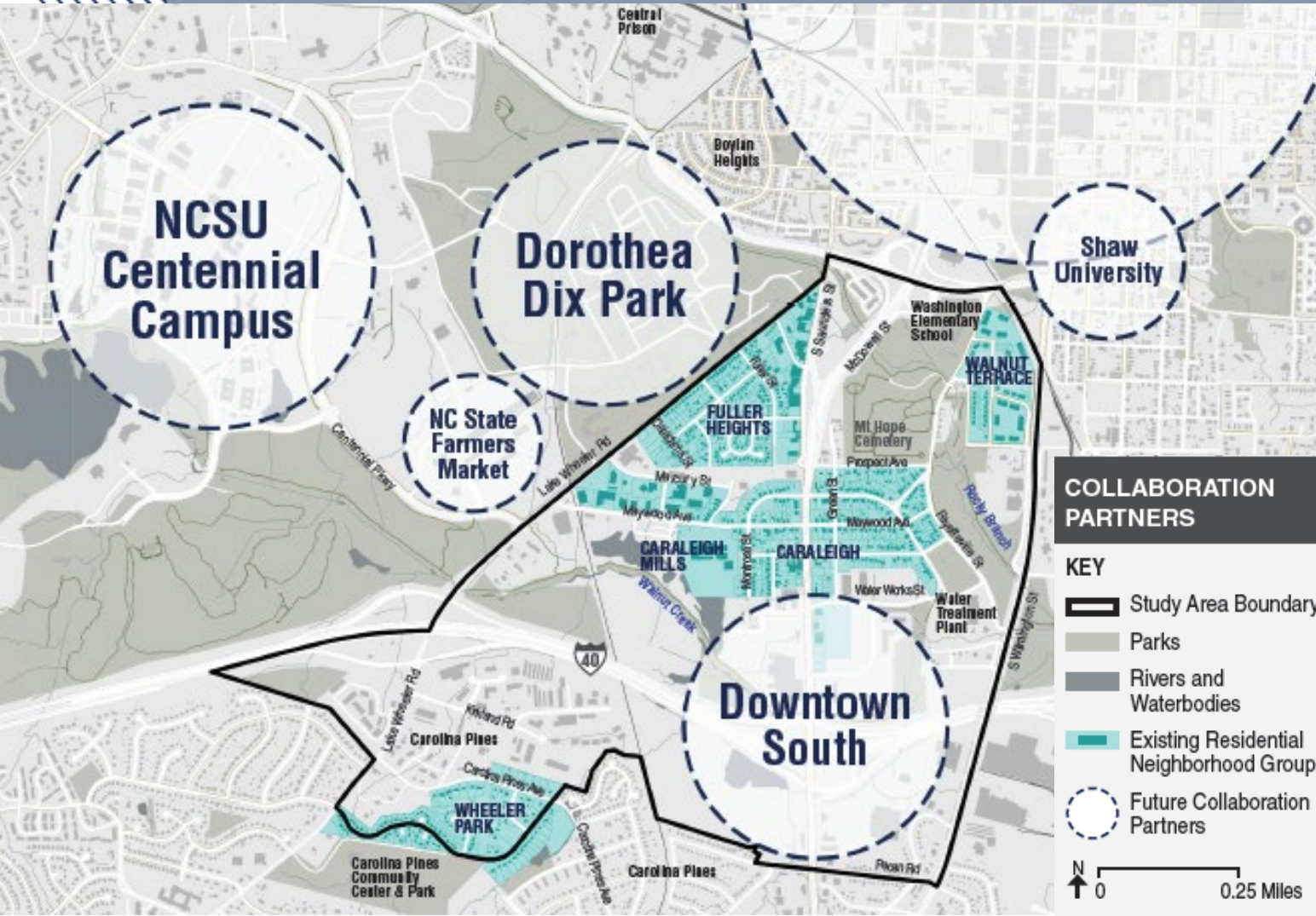
## Create diverse and equitable housing options.

- Ensure that affordable housing options are incorporated into new developments in Dix Edge area.
- Explore new housing strategies, such as accessory dwelling units on single-family lots, to create diverse and varied housing options to help existing residents to remain in the area build wealth.
- Ensure that new development is directed to appropriate areas so that existing residents can remain in the Dix Edge area.





CREATE CONSENSUS AROUND A SHARED VISION FOR THE FUTURE OF DIX EDGE AREA.



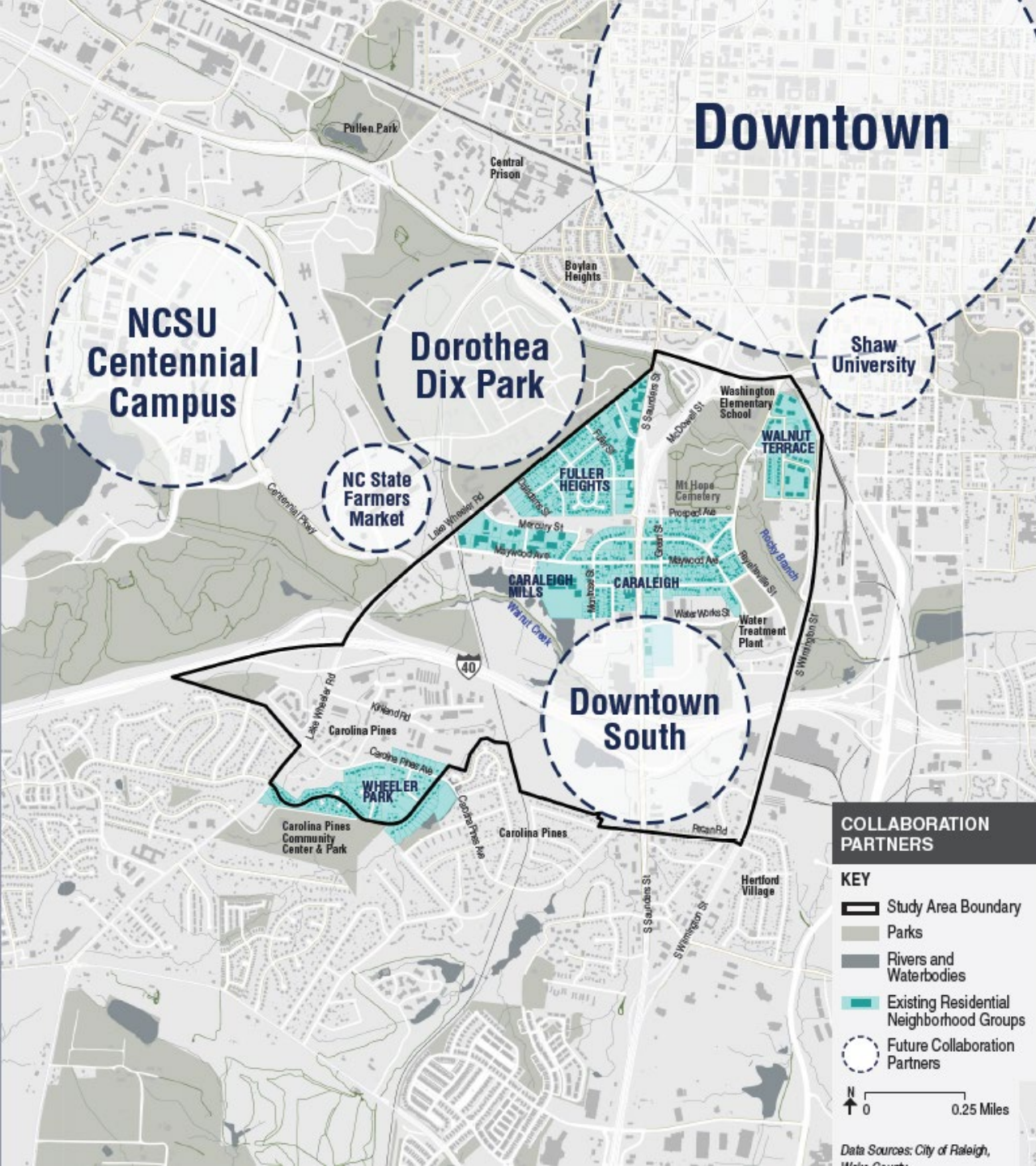
**Ensure transparency in the planning process.**

- Educate local residents and businesses on the planning processes and empower local groups to get involved in the planning process.

**Ensure that local voices in Dix Edge area are heard.**

- Engage with local residents, business owners, and community groups to collect and understand their needs, desires, and opinions on the Dix Edge area.
- Work to build a shared vision for the future of Dix Edge area that works for existing residents and groups and future area residents.





**Build trust and working relationships between residents and external entities .**

- Build social capital among local residents and external groups to ensure a collaborative and trusting working relationship.
- Ensure community engagement for new development and construction to ensure residents have a voice in the future of the Dix Edge area.



# 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](https://raleighnc.gov/dix-edge) for  
virtual meeting and survey links.

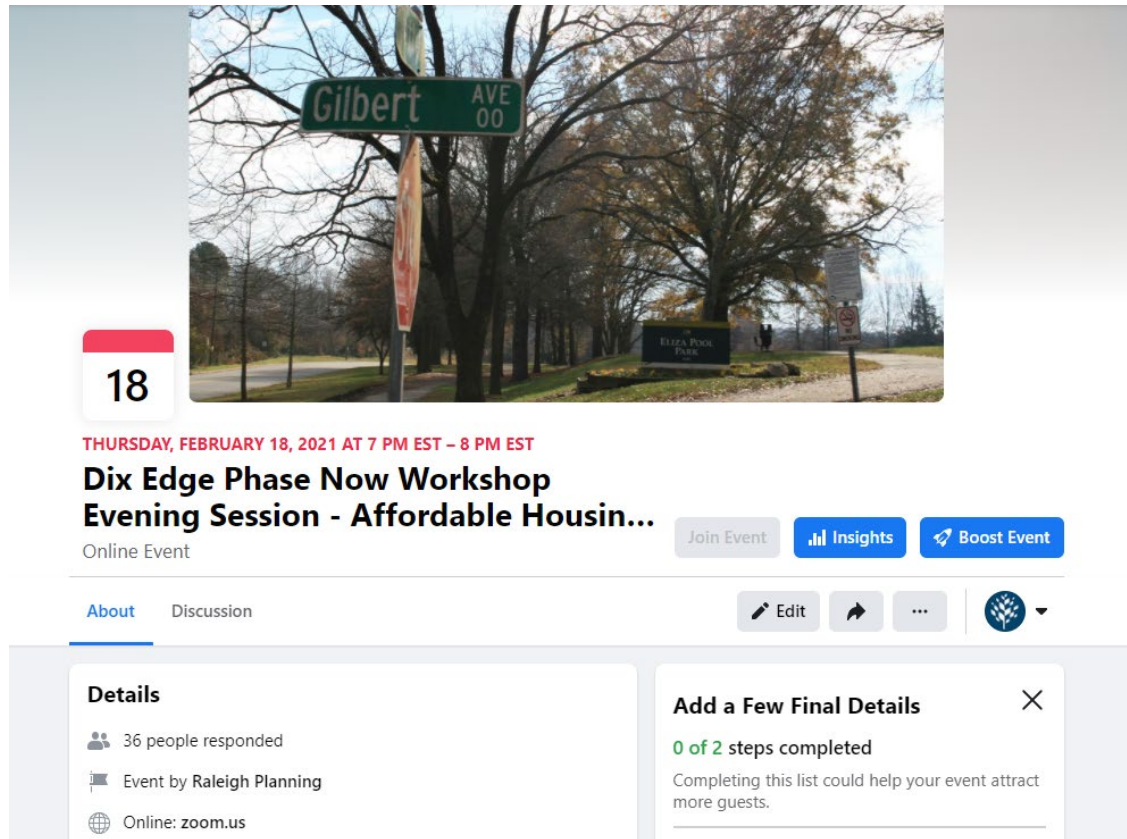
Questions about the project?  
Want to take the survey over the phone?

Contact: Sara Ellis, Project Manager  
919.996.2234 [sara.ellis@raleighnc.gov](mailto:sara.ellis@raleighnc.gov)



# Mark your Calendar!

**Help promote the Facebook Events!**



The screenshot shows a Facebook event page. At the top, there's a photo of a street with a green sign that reads 'Gilbert AVE 00'. Below the photo, a red calendar icon shows the date '18'. The event title is 'Dix Edge Phase Now Workshop Evening Session - Affordable Housin...' and it's scheduled for 'THURSDAY, FEBRUARY 18, 2021 AT 7 PM EST - 8 PM EST'. The event is marked as an 'Online Event'. There are buttons for 'Join Event', 'Insights', and 'Boost Event'. Below the event details, there are tabs for 'About' and 'Discussion'. A 'Details' section on the left shows '36 people responded', 'Event by Raleigh Planning', and 'Online: zoom.us'. On the right, there's a 'Add a Few Final Details' section with a close button (X) and a progress indicator '0 of 2 steps completed'. It also includes a note: 'Completing this list could help your event attract more guests.'

- Door hangers going up next week
- Volunteers still needed for yard signs
- Digital fliers available later this week



# Dix Edge Webpage Resources


Dix Edge Area Study | Raleighnc.gov

raleighnc.gov/dix-edge

Service Portal - Raleighnc.gov iMAPS Office Useful BoardDocs Unified Development Ordinance Car Reservation 2030 Comprehensive Plan City Planning - Home Billz Personal ACIP Dix Edge Digital Work Resources Tyler Hub - Tyler Hu...


Raleigh

News Events Services Projects Departments



## Dix Edge Area Study

Making a better community for everyone living near the park



CONTACT



An aerial photograph of a city, likely Atlanta, Georgia, showing a mix of residential neighborhoods with houses and trees, commercial areas with parking lots and buildings, and a dense urban core in the distance. A semi-transparent white rectangular box is centered over the image, containing the text "Questions or concerns?".

Questions or concerns?