

An aerial photograph of a city, likely Atlanta, Georgia, showing a mix of residential neighborhoods, commercial buildings, and a dense forest. A prominent multi-lane highway runs through the center. In the background, a city skyline with several tall skyscrapers is visible under a clear blue sky. A white rectangular text box is superimposed over the upper portion of the image.

Dix Edge Community Leader Group Meeting March 9, 2021

March Community Leader Group Agenda

1. Introductions/ Icebreaker
2. Recap of Phase Soon Workshops
 - Zoom Poll!
3. Summary of Outreach and Engagement
4. Preview of upcoming Affordable Housing Summit



Raleigh

Phase Now Workshop Overview

- **Six meetings were held with a total of 120 attendees**
- **Including one in person English/Spanish meeting, and one meeting in Spanish**

Affordable Housing

- Does the type of housing available in the area fit your family's needs?
- Would you support additional building height of different types of buildings?
- Have you or your neighbors been approached about moving or selling your home?
- If we want more affordable housing in this area, how should we do that? Is it ok to replace existing homes with duplexes or small apartments? What would you think if a neighbor built an ADU or garage apartment?

Infrastructure

- No specific questions were asked in the meeting, but some information was provided on green stormwater infrastructure.
- The current survey asks questions about flooding and potential solutions.

Urban Design/Transportation

- What streets or locations would you consider urban form guidance appropriate?
- What type of experience would you like to have while walking or biking down Lake Wheeler Road?

Affordable Housing Results

1. Does the type of housing available in the area fit your family's needs?

- Some noted that yes it does, while others said it did not. Generally, participants expressed the need for more affordable housing, more one- and two-bedroom rentals, multifamily and accessory dwelling units.

2. Would you support additional building height of different types of buildings?

- In general, participants were in favor of this approach. But did express concerns about how that can change the character of the area.
- Some expressed concerns that the area already feels “built out”.
- Others expressed concerns about the views of Dix Park changing with increases in density.

3. Have you or your neighbors been approached about moving or selling your home?

- Many participants have experience this, and noted it happens frequently.
- Concern was expressed with these practices and participants worried those experiencing financial stress may be inclined to sell.
- Participants noted the reality of the housing market may not be evident to people in the area.

4. If we want more affordable housing in this area, how should we do that? Is it ok to replace existing homes with duplexes or small apartments? ADUs?

- Some noted they would support this change, and thought it would be a good way to keep housing affordable.
- ADUs could help bring in supplemental income and provide affordability.
- Participants were concerned about “cookie cutter apartments” and displacement of current residents.

Urban Design and Transportation Results

1. What streets or locations would you consider custom streetscaping/ urban form guidance appropriate?

- Many participants noted along Lake Wheeler Road, S. Saunders and Maywood Avenue (west of S. Saunders)
- Grissom and Talmage Streets were identified as a possible location for a mixed-use center.
- Generally, a desire for better connectivity throughout the study area was expressed through better east-west connections
- Some participants noted the industrial uses south of I-40 have a potential to become mixed use.

2. What type of experience would you like to have while walking or biking down Lake Wheeler Road?

- Some participants expressed a desire for a “village feel” along Lake Wheeler Road, with a mix of business and residential
- Others agreed with the mix of uses, and wanted shorter buildings to transition to the existing residential and lessen noise and light impacts
- The ability to walk and bike was noted as something that should be a primary focus for Lake Wheeler Road
 - Some agreed with this, but did not want to slow traffic along Lake Wheeler Road

A zoom poll suddenly appeared.



Summary of Outreach Activities

- Flyers distributed to neighborhood associations, Boys and Girls Club, Bridge Fellowship Church, Partners for Environmental Justice (PEJ), and Washington Elementary School.
- Door hangers placed on doors of residents in the study area
- Digital Bus ads placed on GoRaleigh buses
- Information posted on the City of Raleigh project webpage
- Paid Social media posts on the Raleigh Planning Facebook, Instagram, and Twitter accounts
 - Including Facebook Events for all meetings
- 3 GovDelivery email blasts sent to project subscribers
- Fabian visited at least 6 area businesses to provide information
- 18 Yard Signs were put out

Affordable Housing Summit *Daytime Session*



Connecting Communities.
Shaping a Shared Future.

Affordable Housing Fact vs. Fiction
Virtual Meeting ♦ March 18 ♦ 7-8pm

For more info, visit:
raleighnc.gov/dix-edge

We need your help promoting this!

Affordable Housing Summit *Evening Session*

**Thursday, March 18th
8:30 – 10:30 a.m.**

- **Geared towards affordable and market rate housing developers**
- **Includes a facilitated panel discussion with 3 experts in the field**
- **Goal is to provide education and understand barriers to affordable housing production from the developer's perspective.**



An aerial photograph of a city, likely Atlanta, Georgia, showing a major road (I-75) running through the center. The surrounding area is a mix of residential neighborhoods with houses and trees, and commercial/industrial areas with larger buildings and parking lots. The sky is clear and blue. A semi-transparent white box is overlaid on the center of the image, containing the text "Questions, reactions, concerns?".

Questions, reactions, concerns?