An aerial photograph of a suburban neighborhood. A wide, multi-lane road runs vertically through the center of the image. The area is filled with green trees and grass. In the foreground, there are several buildings, including a large white warehouse-like structure on the left and a smaller building with a blue roof on the right. In the background, a city skyline is visible under a clear blue sky. A white rectangular box is overlaid on the upper part of the image, containing the text for the meeting.

# Dix Edge Community Leader Group Meeting August 24, 2021



# July Community Leader Group Agenda

1. Introductions/ Round Robin
2. Review of Phase Later Recommendations

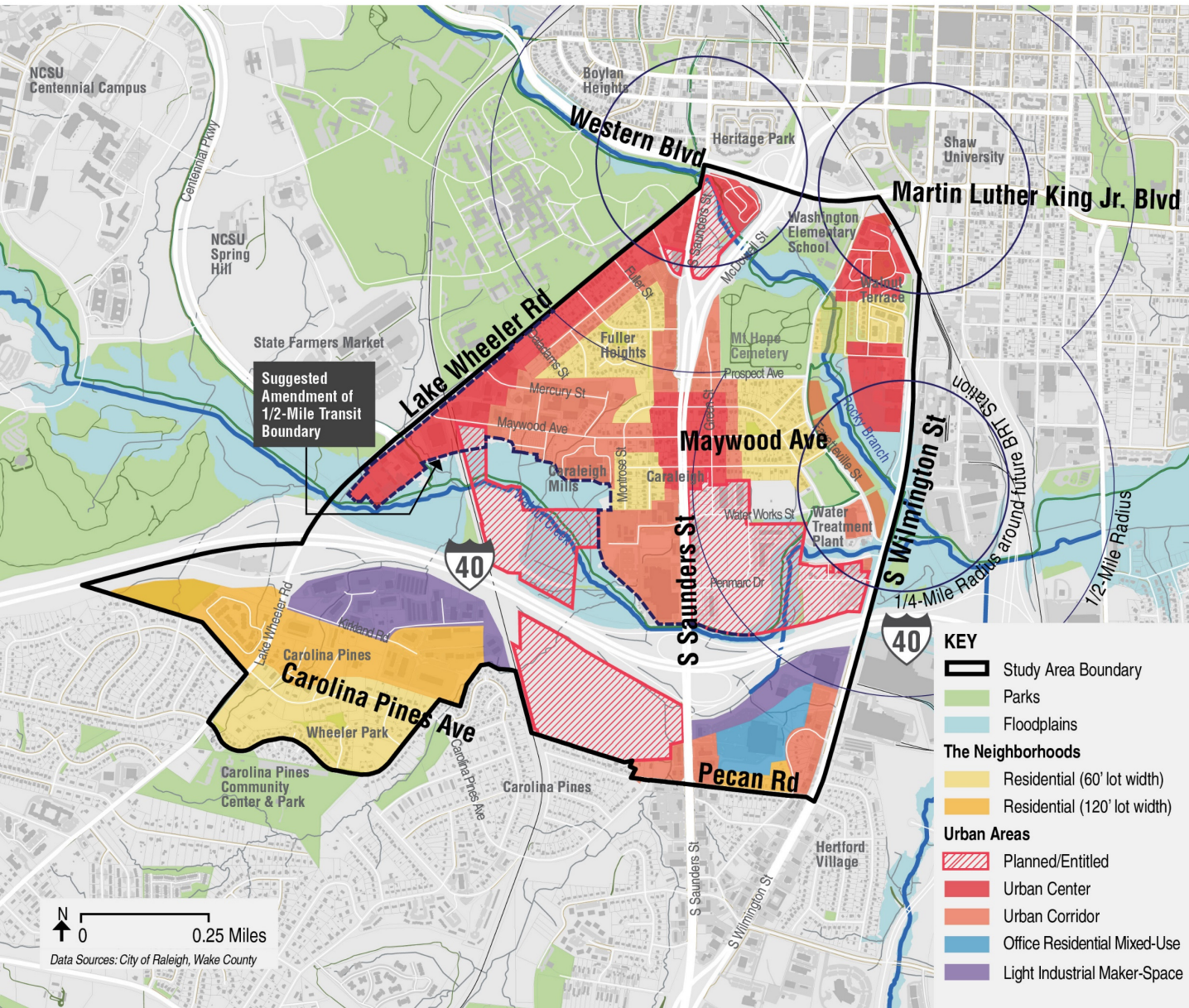


Today's Round Robin

What is one thing the City can do to help  
build trust with the community?



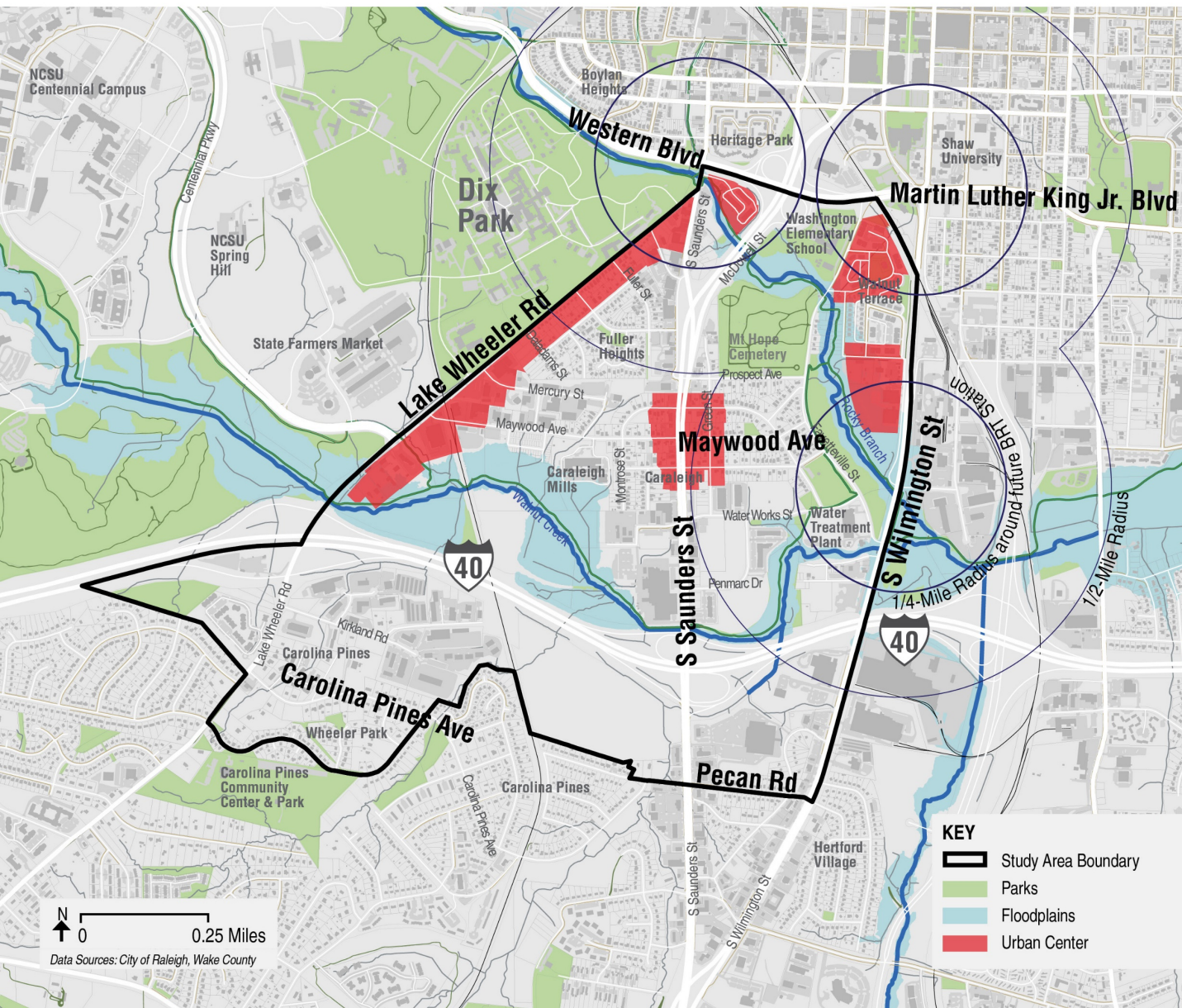
# Preferred Land Use Option



- Based on community feedback - Phase Soon workshops and survey
- Control and coordination between the buildings, **create a good *Place* – Neighborhood and Street.**
- **Balance of preservation** (of existing neighborhoods) and **sustainable and affordable growth**
- **Growth clustered** at centers and corridors, as well as around future BRT stations
- **Affordable housing** provided at all areas with different forms, sizes, intensities/scale, and can be added within existing areas and new developments



# Preferred Option | Urban Center



## URBAN CENTER

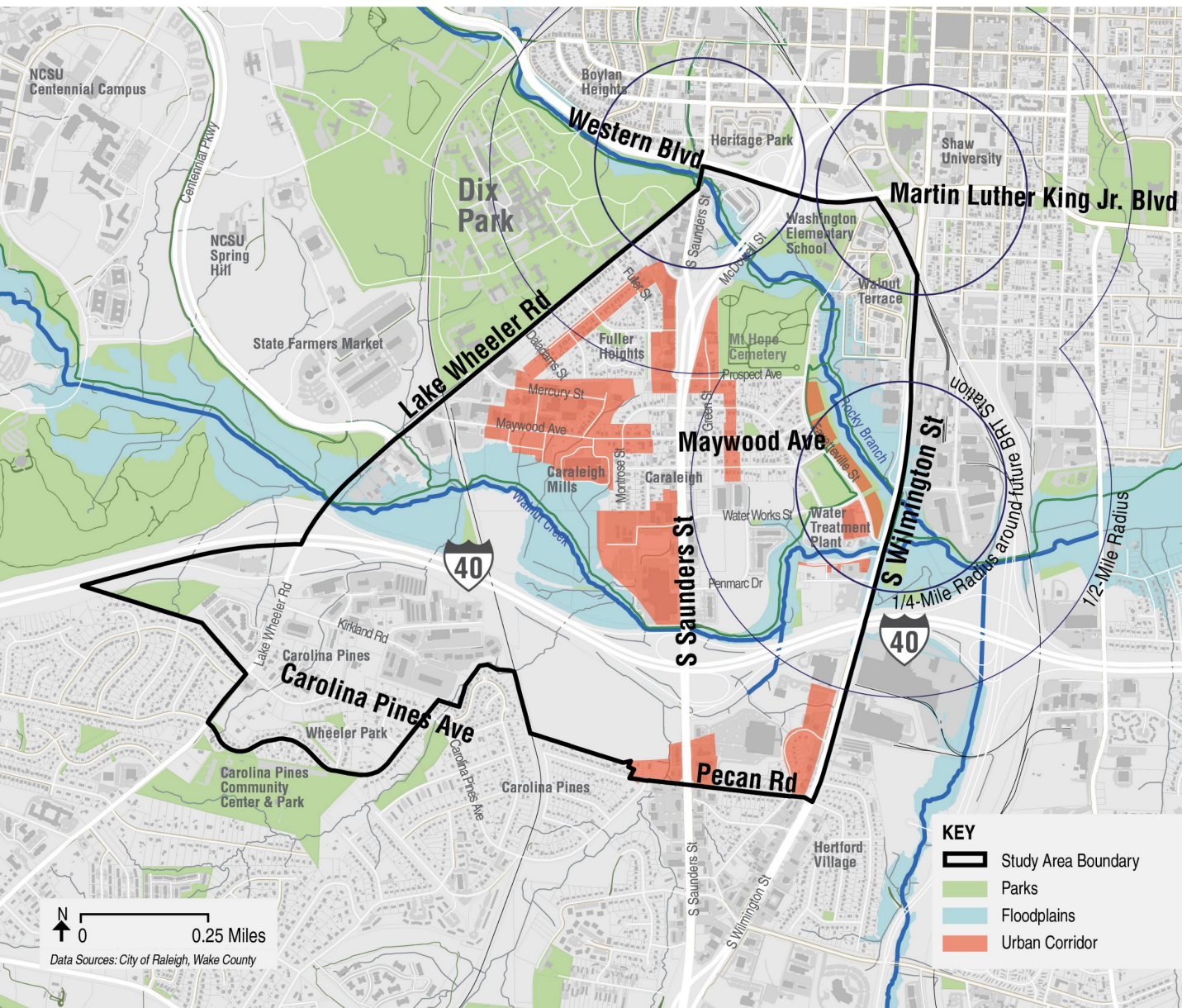
- Most Intense
- Flexible Uses
- Height: Max 10-12 Stories  
*(potential 20 with public benefits)*
- Lot Width: Max 300 feet
- Uses: Residential, Commercial, Retail (Ground Floor Only)

## Affordable Housing

- Set-aside units with multi-family buildings, units added as part of higher intensities/bonus floors



# Preferred Option | Urban Corridor



## URBAN CORRIDOR

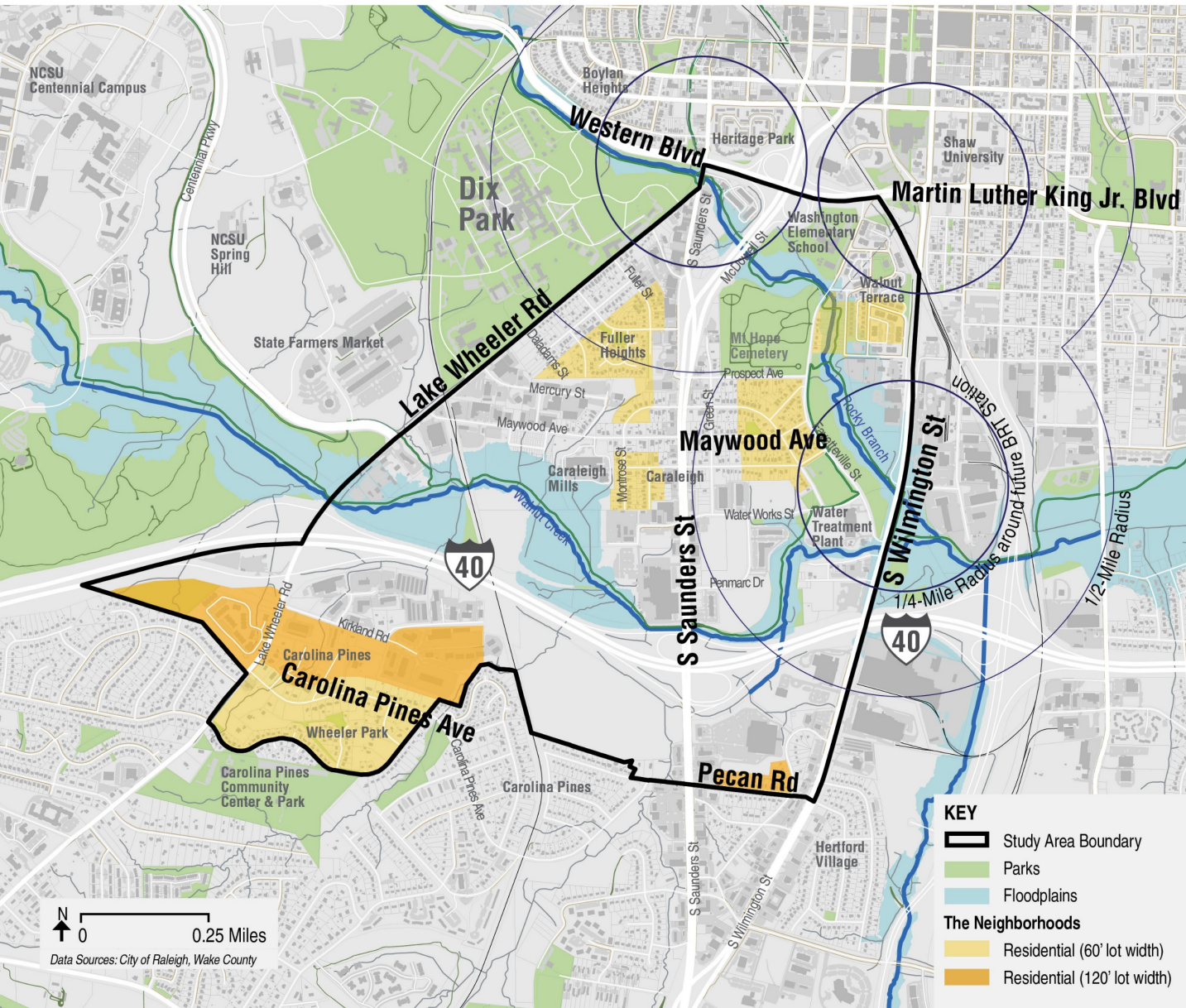
- Medium Intensity
- Flexible Uses
- Height: Max 5 Stories (*potential 12 with public benefits*)
- Lot Width: Max 160 feet
- Uses: Residential, Commercial, Retail (along Corridors and at Ground Floor Only)

## Affordable Housing

- Set-aside units with multi-family buildings, units added as part of higher intensities/floors, ADUs (not along Corridor frontage areas)



# Preferred Option | The Neighborhoods



## THE NEIGHBORHOODS

### Residential

- Height: Max 3 Stories
- Lot Width

Max 60 feet

Max 120 feet

- Uses: Single-Family (attached & detached), Duplex, Multi-Family, Accessory Dwelling Units, Home Office

### Affordable Housing

- Set-aside units with multi-family buildings, ADUs



# Hammel Drive Streetscape

Dix Park

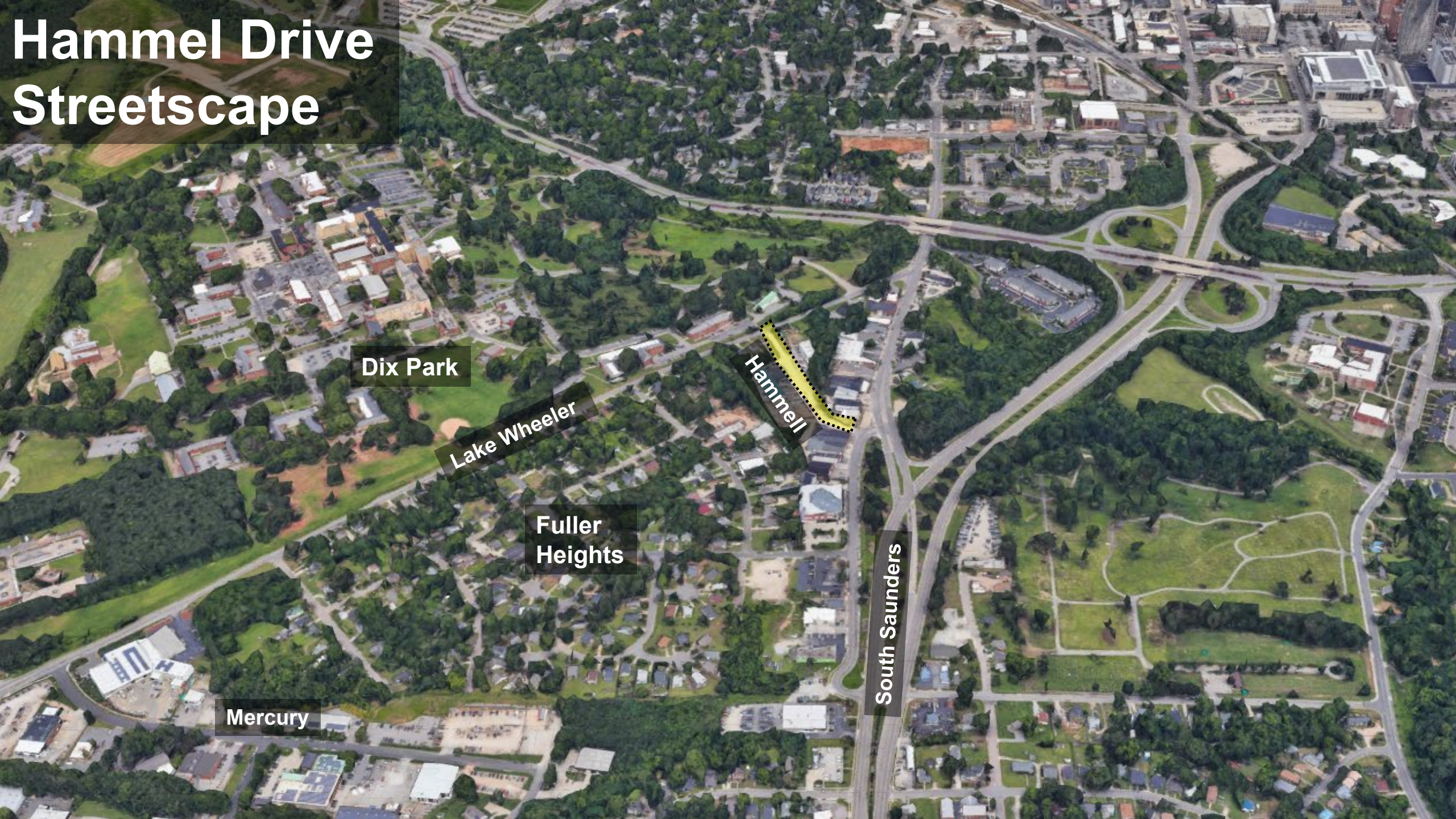
Lake Wheeler

Fuller  
Heights

Mercury

Hammell

South Saunders





# Hammell Today





# Hammell Today



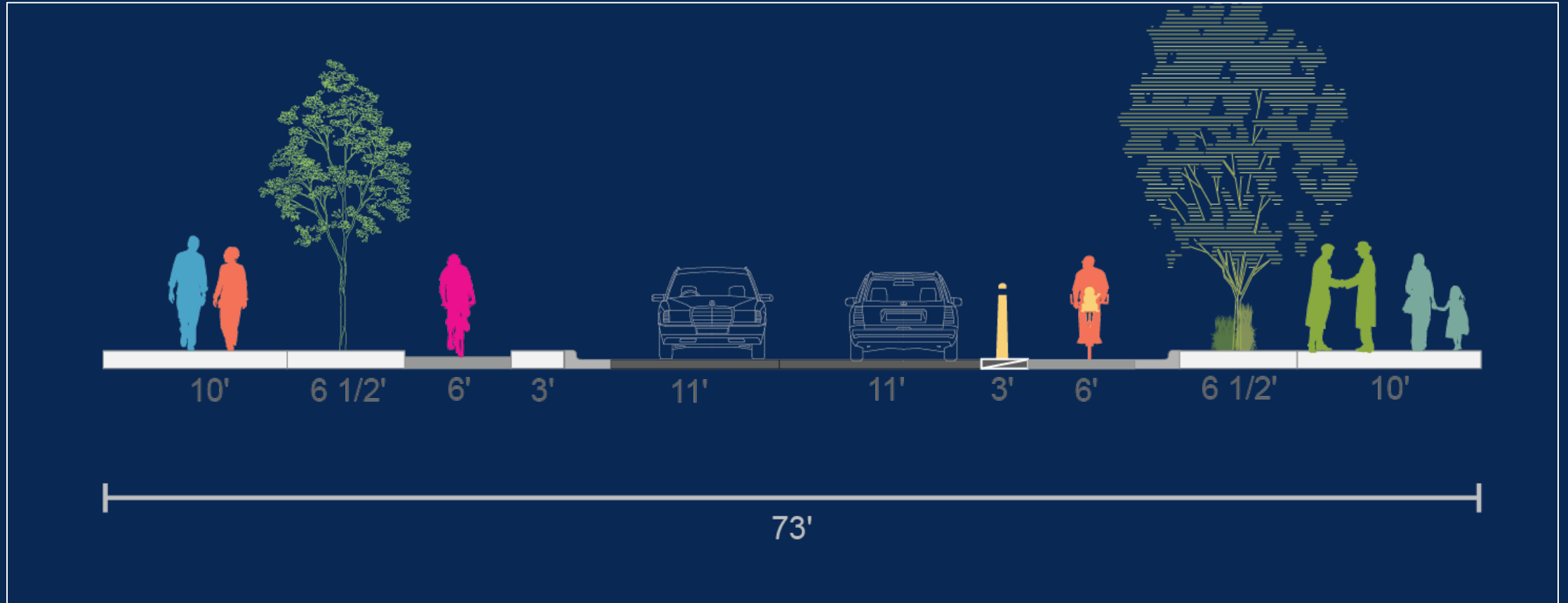


# Hammell Today





# Hammell Streetscape







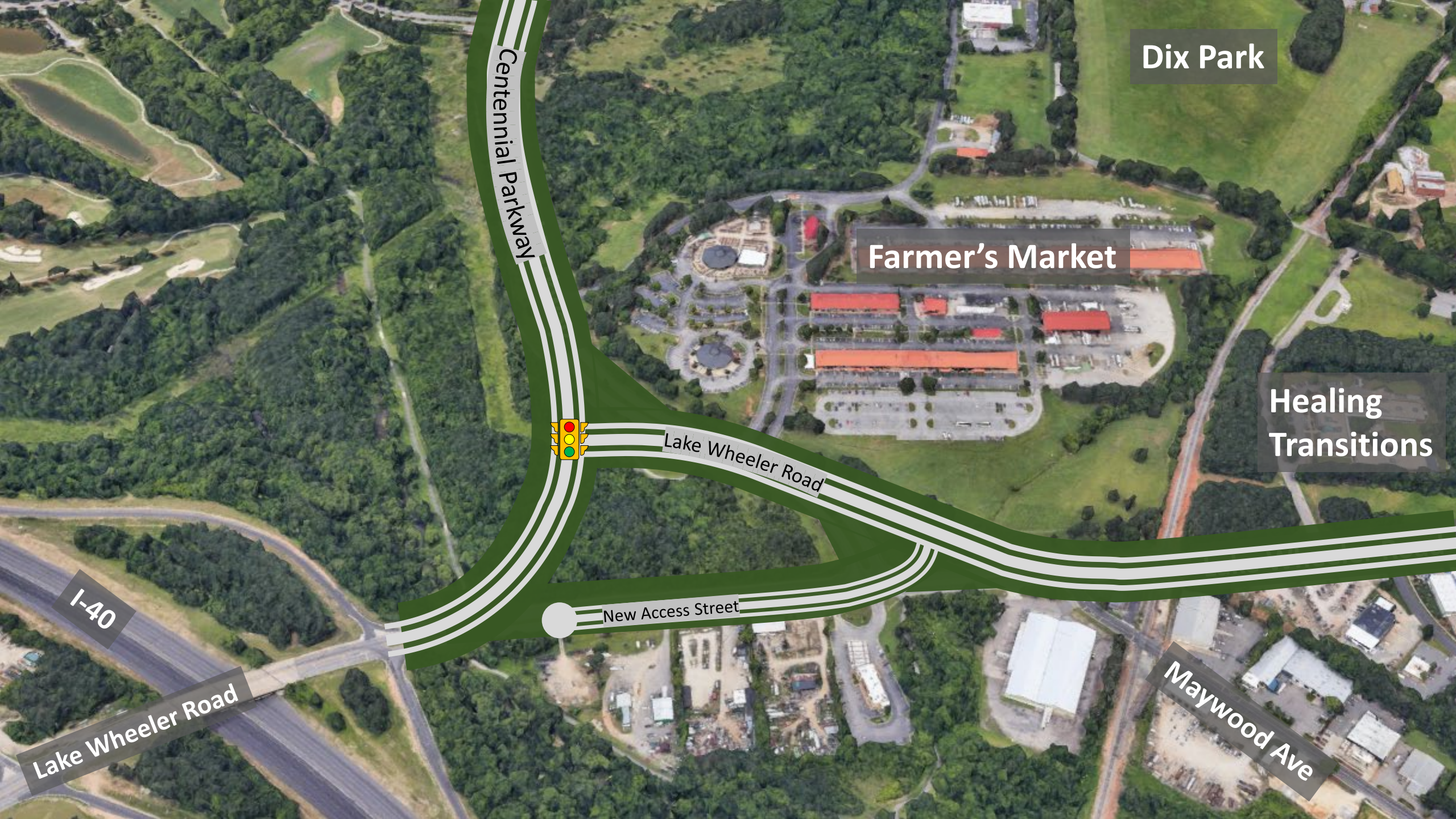
DIX PARK

Buffered Bike Lane

Buffered Sidewalk

HAMMEL DRIVE





Centennial Parkway

Dix Park

Farmer's Market

Healing Transitions

Lake Wheeler Road

New Access Street

Maywood Ave

I-40


Lake Wheeler Road



# Proposed Round-Abouts

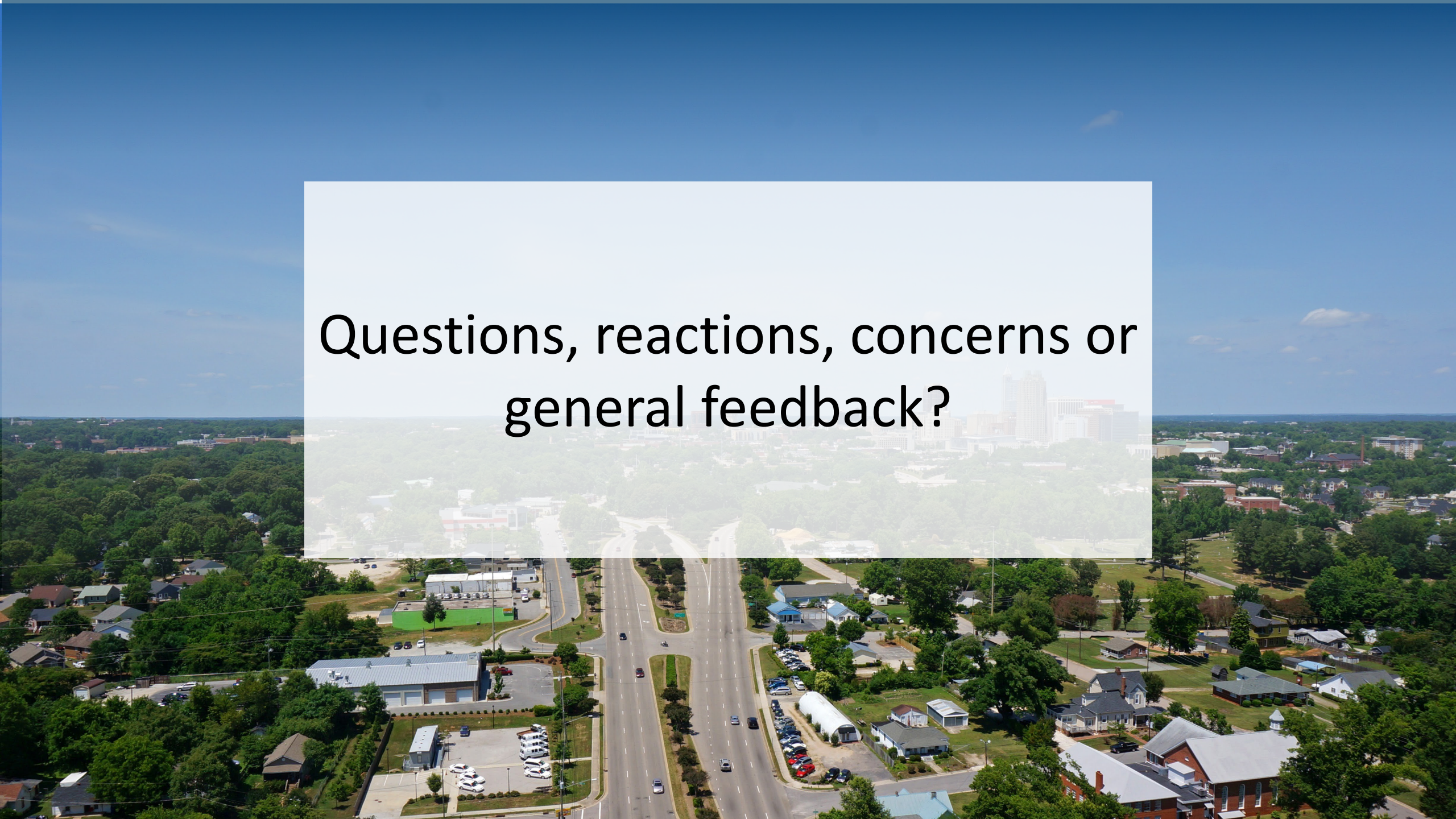




An aerial photograph of a suburban neighborhood in Raleigh, North Carolina, featuring a multi-lane road, residential houses, and green spaces. A large, semi-transparent white rectangular box is centered over the image, containing the text "Survey is live!!!!" and the URL "Raleighnc.gov/dix-edge".

Survey is live!!!!  
[Raleighnc.gov/dix-edge](https://Raleighnc.gov/dix-edge)



An aerial photograph of a suburban neighborhood. In the foreground, a multi-lane road runs vertically, flanked by green lawns and trees. To the left of the road is a large building with a grey roof and a parking lot filled with white cars. To the right is a smaller building with a blue roof and a parking lot with several cars. In the background, a dense line of trees separates the neighborhood from a city skyline, which includes several tall buildings under a clear blue sky. A large, semi-transparent white rectangular box is centered over the image, containing the text "Questions, reactions, concerns or general feedback?".

Questions, reactions, concerns or  
general feedback?