



April
2021

Dix Edge Area Study

Connecting Communities.
Shaping a Shared Future.

Neighborhood Newsletter

Project Overview

The Dix Edge Area Study is taking place in your neighborhood! The goal of this study is to make a better community for everyone living near Dix Park. This could include providing more affordable housing, improving sidewalks and greenways, and forming a plan for community growth over the next 20 years.

Upcoming Events

Neighborhood Workshops and Survey!

Future Land Use and Housing For All
Tuesday, May 18, 2021 | 6:30-8:30pm

Connectivity
Thursday, May 20, 2021 | 4:30-6:00pm

- » Visit raleighnc.gov/dix-edge for virtual meeting details and to access the online survey.

Eliza Pool Park Socially Distanced Meet Up
Saturday, May 15, 2021 | 11am - 12pm
1600 Fayetteville Street

Announcement

In the wake of the fire at Village Green Apartments on March 22, the Community Engagement Division encourages our community members to donate to the [N.C. State University Student Emergency Fund](https://www.ncsu.edu/emergencyfund/). The fund is currently accepting donations to help the 95 students affected by the fire.

Phase Now Survey Results

Thank you to everyone who filled out a Phase Now Survey! This survey asked about preferences for transportation and connectivity, affordable housing, and stormwater.

The survey was developed to build on what the project team learned during the previous rounds of engagement. The results of the survey will help form potential solutions that will be discussed during the next phase of the project in May.

The survey ended with a total of 512 respondents; this included 54 paper surveys distributed through community partners including the Washington Elementary Boys & Girls Club, Walnut Terrace, Gateway Park and some door to door outreach in Fuller Heights.

Big Picture Takeaways:

Many respondents supported an increase in density and building height, but also expressed a strong concern that those increases should include affordable housing and fit in the context of the existing residential neighborhoods.

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Big Picture Takeaways (cont.):

Participants strongly supported providing buffering on the planned multi-use path that will run along Lake Wheeler Road in front of Dix Park. There was also strong support to change the current design of Lake Wheeler Road to provide more spaces for people to walk and bike.

Stormwater flooding is not a huge problem on private property, but there is a strong concern that it impacts the greenway system and makes it difficult to use. This is problematic because the greenways are some of the only safe east-west routes for people on bikes or foot.

Strong concerns were stated in the comments that the study is not reaching a proportional demographic representation of the people who live in the Community, and that the needs of the community members are not being heard.

If you'd like to read the full survey results, you can do so by visiting:

<https://publicinput.com/Y5054>

Do you know someone connected to one of these churches or organizations?

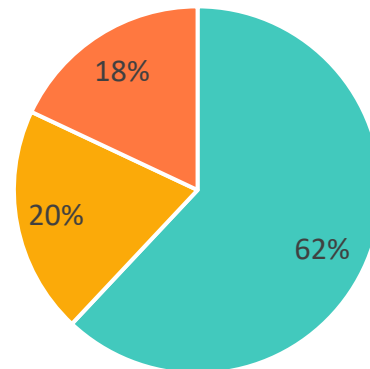
Ask them to contact us - we'd love to get feedback from them on the project!

- Caraleigh Baptist Church
- Matthew Chapel Holy Church
- Cause for Paws Thrift Store
- DaijaVu Glam House
- Arcade of Thrones
- The Lord's Worship Center
- Word of Truth Church
- 24/7 Barbershop
- Oakheart Veterinary Hospital
- Wash House

Follow the Raleigh Planning social media @RaleighPlanning on Facebook, Instagram, and Twitter!

We share livestreams of our meetings, updates about the project, and current engagement opportunities like surveys.

Is affordable housing important for the Dix Edge Area Study to address?



- 62% - Yes, housing affordability is one of the most important topics of the Dix Edge Area Study.
- 20% - Yes, housing affordability is important, but other topics are as or more important for the Dix Edge Area Study to address. (Please specify what other topics in the comments.)
- 18% - No, it is not a priority.

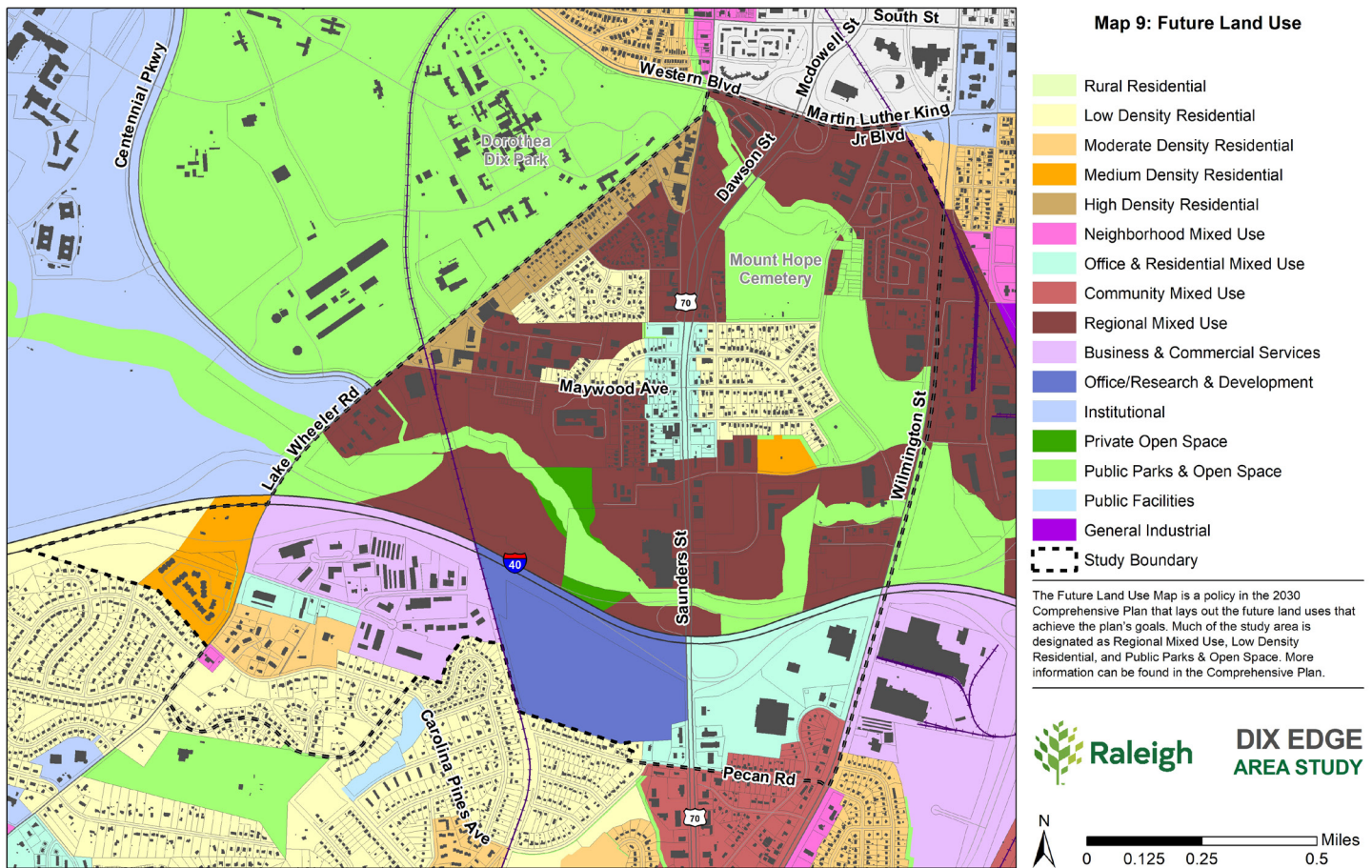
Future Land Use Map Information

Along with the great feedback we got in the Phase Now Survey, we also heard that many (59 percent!) people said they wanted more information about the Future Land Use Map.

Raleigh has a zoning code that regulates what is built, including the types of uses, building height, and setbacks. Think of this as "the rules" for development. But property owners can request that the City change the zoning for their property, and it is up to the City Council to decide whether to approve these changes. To help the City Council with these decisions, Raleigh has the Comprehensive Plan which contains ideas about how Raleigh should develop. Think of this as "the guidebook" for decisions about future development.

The Future Land Use Map is a part of the Comprehensive Plan and identifies what the recommended future development should generally look like in specific spaces in the city. The map identifies each property in the city as one future land use category.

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For example, above is the Future Land Use Map for the Dix Edge study area.

Here are a few of the future land use categories in the Dix Edge study area:

Public Parks & Open Space is shown in green. This category recommends these areas stay as open space and contain parks, greenways, and other conserved land. Dix Park and the Walnut Creek and Rocky Branch greenway have this designation.

Low Density Residential is shown in light tan. This category recommends these areas stay as lower-density residential, likely with single family homes. Parts of Fuller Heights and Caraleigh have this designation.

High Density Residential is shown in brown. This category recommends these areas contain higher-density residential, such as apartment or condominium buildings. Areas along Lake Wheeler Road have this designation.

Office & Residential Mixed Use is shown in teal. This category recommends areas along major roads contain a mix of office and residential uses. These areas can act as a transition between quieter residential areas and more impactful commercial uses. Some properties along S. Saunders Street have this designation.

Regional Mixed Use is shown in maroon. This category recommends a mix of uses, including higher density residential, shopping, and office. Regional Mixed Use areas could contain designations that people come from across the city to visit.

While the Future Land Use Map is meant to guide development into the future, it is possible to change where each category is applied. This is why the Future Land Use Map is relevant for the Dix Edge Area Study. One possible outcome is recommended changes to the Future Land Use Map that reflect changing conditions or priorities of the community.

Looking to stay up to date on the Dix Edge study?

There is a ton of great information on the project website! Here is what you can find:

- A calendar of scheduled public engagement opportunities
- Information on past and current phases of work
- The Community Snapshot, which is a booklet containing resources on study area data demographics
- Information on other projects happening in the area
- A monthly newsletter
- Community Leader Group Meeting Notes and Presentations
- Links to live surveys and responses to previous surveys

Scroll down to the bottom of the page to find all the great resources in the blue box:

RESOURCES

What is Dix Park?

Other Area Projects

Dix Edge Community Snapshot

Community Leader Group Materials

Project Contact Information

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Visit the website to learn more about engagement opportunities:

raleighnc.gov/dix-edge



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