Dix Edge Area Study

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

Thanks for attending the community session. We heard your concerns — 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:

Affordable Housing and Infrastructure
Thursday, February 18
12-1 p.m. or 7–8 p.m.

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

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

Can't attend one of the meetings? Meet us at the park to share your ideas! Details below:

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 St)

Note from City of Raleigh: These materials were prepared by Public Participation Partners for the City of Raleigh Department of Planning and Development

raleighnc.gov/dix-edge

Stakeholder Sessions Summary

The Dix Edge Area Study project team met virtually with stakeholders in the area. There were 14 sessions that included stakeholders from the following groups:

- Community groups
- Higher education institutions
- Local businesses and business owners
- Neighborhood associations
- Property managers
- Developers
- Religious institutions

The goal of these interviews was to learn about stakeholder concerns and their visions for the area. The project team plans on using concerns to guide policy for the study area. These policies will help fix issues and create opportunities for improvements.

Stakeholders mentioned that they liked that:

- The area is busy, which draws in customers for businesses.
- The area has diversity, accessibility, and a good amount of people.
- Development will bring in economic opportunities.

Stakeholders are concerned about:

- Losing the character of the area
- Safety in the area
- The impacts of the Downtown South project
- The impacts of development in the area, including business and resident displacement
- The affordability of housing
- Pedestrian safety and traffic
- The homeless population and their displacement due to development
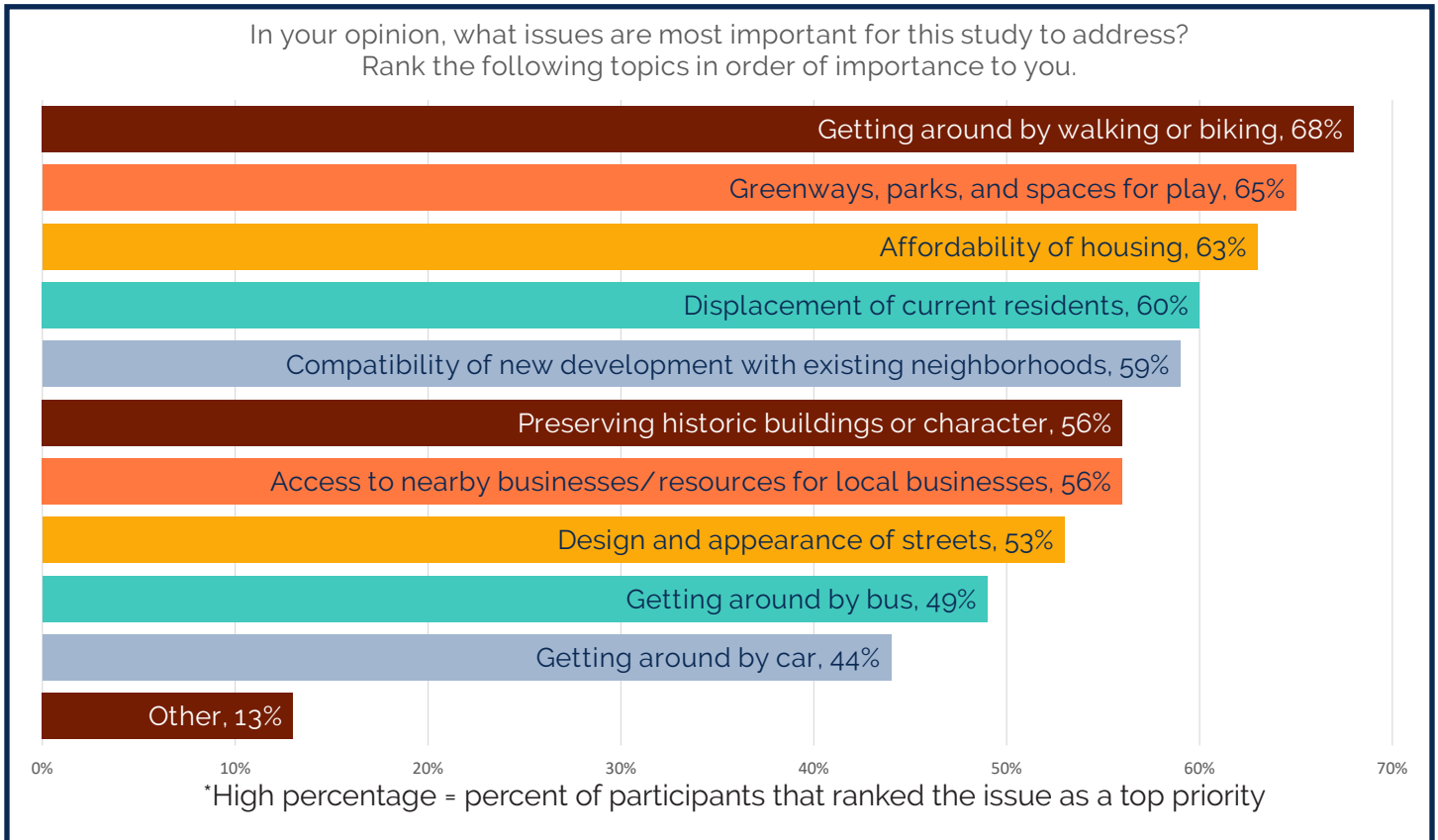
Stakeholders felt there were some opportunities for improvement in:

- Connections and mobility in the area through sidewalks, bus routes, and safety measures
- Including the community in future decisions
- Affordability of housing and incentives for developers to include affordable housing
- Increasing amenities and access to amenities in the study area

Visioning Workshops Summary

Thank you to everyone who participated in the Visioning Workshops online survey! The Visioning Workshops survey asked residents about their concerns and what they'd like to keep, change, and plan for the future of the Dix Edge community. We had 488 participants in the survey. Over 75% of respondents indicated that they live, work, shop, play, or worship in the study area.

Respondents were asked to rank important issues for the study to address. Below are the responses:

In your opinion, what issues are most important for this study to address?
Rank the following topics in order of importance to you.

Issue	Percentage
Getting around by walking or biking	68%
Greenways, parks, and spaces for play	65%
Affordability of housing	63%
Displacement of current residents	60%
Compatibility of new development with existing neighborhoods	59%
Preserving historic buildings or character	56%
Access to nearby businesses/resources for local businesses	56%
Design and appearance of streets	53%
Getting around by bus	49%
Getting around by car	44%
Other	13%

*High percentage = percent of participants that ranked the issue as a top priority

Participants also provided responses on questions surrounding challenges, likes, desired changes, and plans for the Dix Edge study area. Responses can be found to the right on page 3.

Survey Raffle Winners

We have confirmed our survey raffle winners! Winners of the raffle will be contacted by City of Raleigh staff and receive one of the following prizes:

- Pastry Basket from Boulted Bread
- Oysters delivered to your front door from Eduardo's farm
- Seafood box from Capital Seafood
- Box of cleaning supplies from Walmart or similar store
- 5 Citrix Cycle Day passes
- Box of fresh produce from farmer's market

The winners of the raffle are listed below:

- Bill Yoder
- Yazmeen Irving
- Kimora Wilkins
- Rob Brittain
- Quinn Hedgepth
- Georgia Starks
- Meredith Delavergne
- Giana Ferrera

CHALLENGES

» Connectivity in the area
» Pedestrian and bicyclist safety and sidewalks
» Public transit availability
» Gentrification
» Lake Wheeler Road – traffic, pedestrian safety, narrowness
» Lack of safe connection to Dix Park
» Development causing displacement
» Lack of affordable housing
» Environmental issues, such as flooding and trees being cut down

KEEP

» Diversity of people and businesses
» Old historical buildings and existing infrastructure
» Easy access to Farmer's Market and Downtown
» Affordable homes
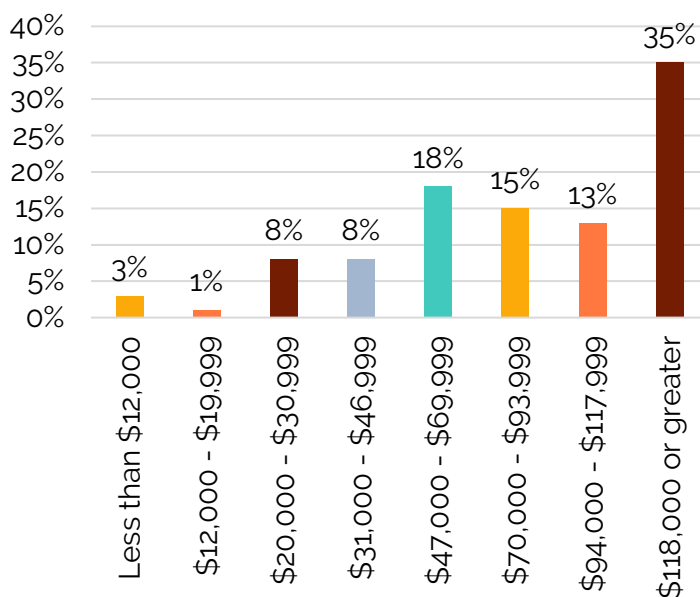» Lively, unique, family-friendly community
» Open green spaces

CHANGE

» More accessible for pedestrians/bicyclists
» Easier access to the Farmer's Market and Downtown
» More amenities such as small businesses, dining, coffee shops, bars, shopping, etc.
» Slow down traffic
» Connect with public transit, like BRT
» Maintain affordability of housing

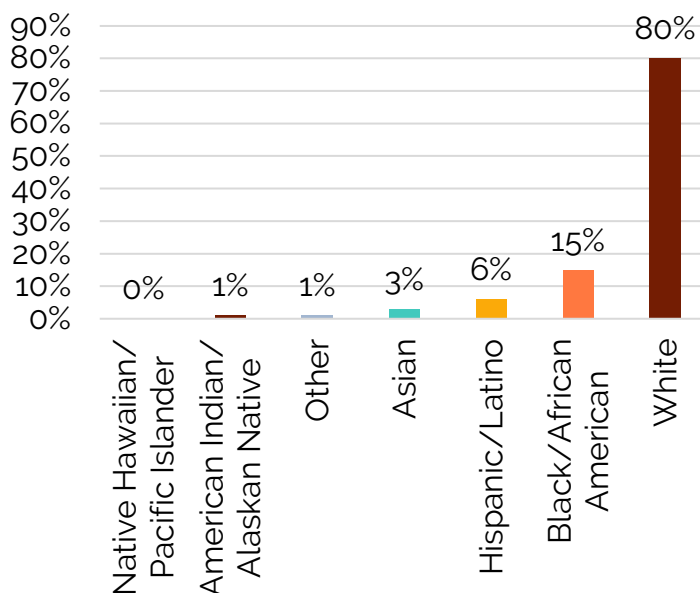# PLAN

» Add a grocery store, restaurants, coffee shops, breweries, retail, etc.
» Be intentional so that residents are not displaced; protect affordable housing
» Protected bike lanes and sidewalks for pedestrians
» Safety on the greenway
» Public transportation
» Economic incentives for small businesses
» Public art work and artful design solutions
» Social gathering places such as a small band stand for musicians, amphitheater, community gardens, a library, pool, public meditation space, skateboarding area
» Resources and areas for children
» Social events such as music festivals or movies in Dix Park
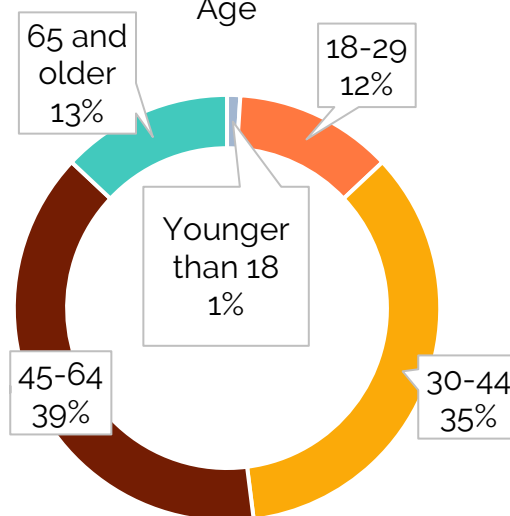» Resources for the homeless population

Household Income

Income	Percentage
Less than $12,000	3%
$12,000 - $19,999	1%
$20,000 - $30,999	8%
$31,000 - $46,999	8%
$47,000 - $69,999	18%
$70,000 - $93,999	15%
$94,000 - $117,999	13%
$118,000 or greater	35%

Racial Identity

Identity	Percentage
Native Hawaiian/ Pacific Islander	0%
American Indian/ Alaskan Native	1%
Other	1%
Asian	3%
Hispanic/Latino	6%
Black/African American	15%
White	80%

Age

Age Group	Percentage
65 and older	13%
18-29	12%
Younger than 18	1%
30-44	35%
45-64	39%

www.raleighnc.gov/dix-edge

Meet Your Neighborhood Ambassadors

As part of the Dix Edge study, the project team has sought the help of two Neighborhood Ambassadors. Ambassadors were hired by the City to help spread the word about the Dix Edge project. They have strong community ties and want to help your voices be heard in this process! Learn a little more about them below:
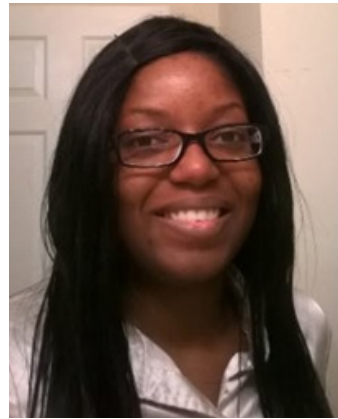

Eduardo Mera

Eduardo was born in Guayaquil, Ecuador and immigrated to the United States when he was 6 years old. He grew up in New Orleans, Louisiana and eventually moved right outside of Philadelphia, Pennsylvania (the Jersey side). He's been living in Raleigh, NC for the last 16 years and he plans on never leaving!

When asked why he wanted to become a Neighborhood Ambassador, Eduardo said, "I wanted to do something for my community for quite some time now and COVID gave me more of a reason to. I've been working for nonprofits for the past 6 years and I thought it would a good way to use the skills I've acquired through those jobs. I started reaching out to people in local government and was directed to this great opportunity."

Fun Fact: When Eduardo is not working his 9-5 job, he's an Oyster Farmer! Check him out Instagram: @MeraBrothersOysters.

Dienaeker Shaw

Dienaeker is originally from North Carolina and currently lives in the Gateway Park community.

When asked why she wanted to become a Neighborhood Ambassador, Dienaeker said, "I care about the people concerns, and I like helping others. I want to support the community, and I hope for growth in equality."

Dienaeker plans on communicating effectively with the community to get the word out about the Dix Edge Area Study. A fun fact about Dienaeker is that she always finds herself being productive. We're looking forward to seeing that productivity in action!

Visit our website learn more about engagement opportunities:

raleighnc.gov/dix-edge

Project Contact Information:

Have questions? Contact:

Sara Ellis, Project Manager, at Sara.Ellis@raleighnc.gov or (919) 996-2234

or Fabian Rodriguez (Hablo Español!) at 919-996-2439 or Fabian.Rodriguez@raleighnc.gov