



June  
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.

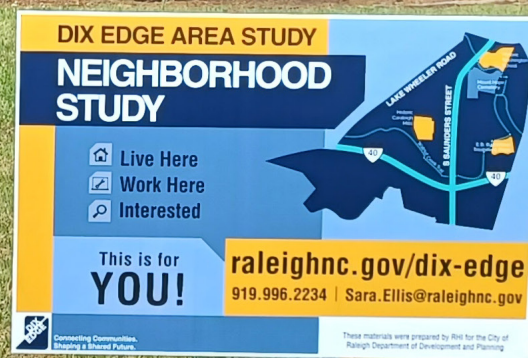
Project Study  
Area →



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

[raleighnc.gov/dix-edge](https://raleighnc.gov/dix-edge)





## Have you seen this sign?

The project team is always looking for ways to get the word out about the Dix Edge Study. Have you seen our yard signs? These are a great way to share information about the study with your neighbors! **If you are interested in having a sign for your yard or property**, reach out to Project Manager Sara Ellis at [sara.ellis@raleighnc.gov](mailto:sara.ellis@raleighnc.gov) or 919.996.2234 and we'll drop one off at your front door!

### Input Opportunity

The Phase Soon Survey is open through June 20!

Give your feedback on land use and connectivity in the Dix Edge community.

Visit [raleighnc.gov/dix-edge](http://raleighnc.gov/dix-edge) to take the online survey.

### Do you know someone connected to one of the churches or organizations below?

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



# Phase Soon Workshops Summary

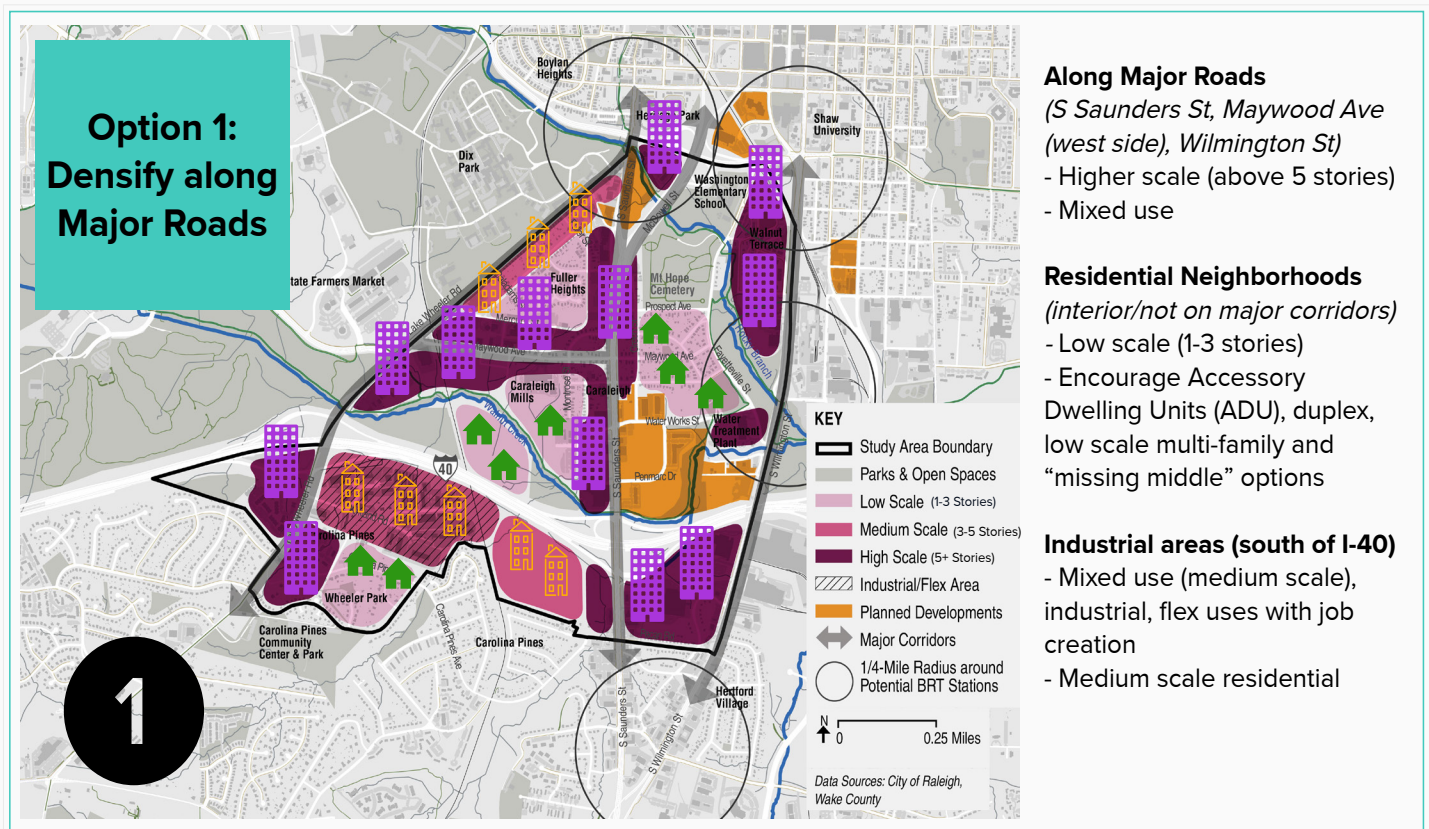
Thanks to everyone who joined the Phase Soon Workshops! Three workshops were held in May; one in person at Eliza Pool Park in English and Spanish, and two virtual meetings on Zoom. There were 70 total attendees between the three workshops. The two virtual workshops focused on the topics of Housing and Land Use for All and Connectivity. Each workshop started with a brief presentation followed by small group activities.

During the Housing and Land Use for All workshop, attendees heard about the results of the Affordable Housing Summit, which you can read more about on the project webpage (scroll to the Affordable Housing Summit White Paper). During the Connectivity workshop, the presentation discussed how streets are built in Raleigh and showed some new streetscape options for the future of Lake Wheeler Road and a portion of S. Saunders Street.

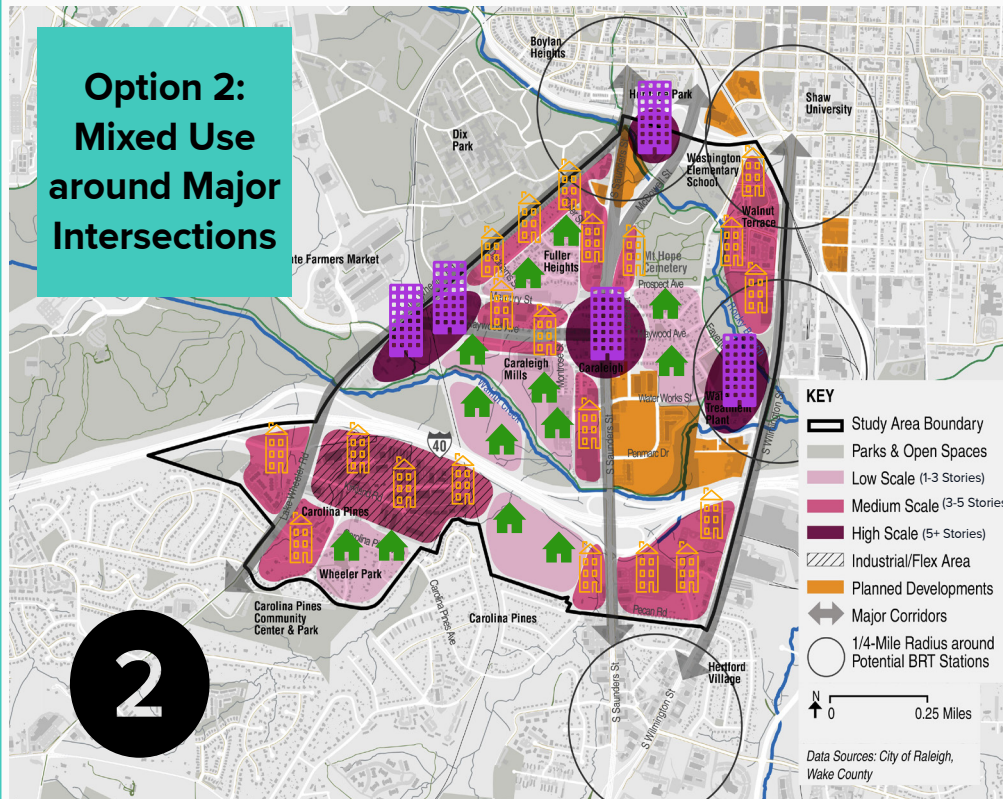
## Housing and Land Use for All Summary

- Participants were shown three potential options to direct the growth that is coming to the community and were asked to discuss what they liked and did not like about each option.
- The discussion was a balance of concerns around preserving the existing one- and two-story buildings, which give the area a historic feel, and desires to increase the allowed heights and densities to make the area more walkable and more affordable.
- Many favored commercial development near the park, especially along Lake Wheeler Road.
- There was a strong desire to maintain affordability no matter which option is chosen, and displacement is a concern as new, private development takes place.

**Want to give feedback on the land use options?**  
**Take the online survey through June 20.**



## Option 2: Mixed Use around Major Intersections



### At Major Intersection Areas

- Higher scale (above 5 stories) clustered around intersections
- Mixed use activity centers

### Along Major Roads (between intersection areas)

- Medium scale (3-5 stories)

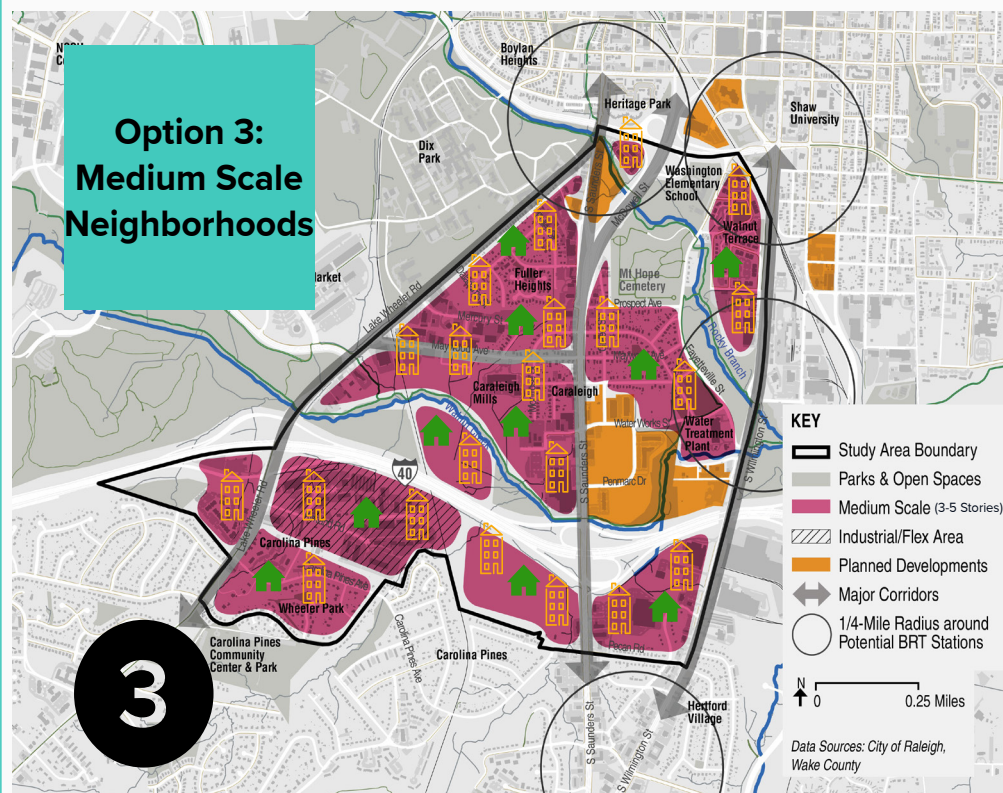
### Residential Neighborhoods (interior/not on major roads)

- Low scale (1-3 stories)
- Encourage Accessory Dwelling Units (ADU), duplex, low scale multi-family and "missing middle" options

### Industrial areas (south of I-40)

- Mixed use (medium scale), industrial, flex uses
- Medium scale residential

## Option 3: Medium Scale Neighborhoods



### Area-wide

- Medium scale (3-5 stories)
- Mixed use, single-family (with/without accessory dwelling units), multi-family residential, commercial, office

### Industrial areas (south of I-40)

- Mixed use (medium scale), industrial, flex uses with job creation
- Medium scale residential



# Connectivity

Previous phases of the study identified improved connectivity as an important goal for the future of the study area. Connectivity refers both to connectivity of streets – so that no one street is overburdened with traffic – and also connectivity of places to walk and bike.

A short report on the analysis and potential options for improving connectivity in the study area is published on the project webpage. This report contains streetscape options for Lake Wheeler Road and a portion of S. Saunders Street, and connectivity options for streets, walking routes, bike routes, and greenways.

**Want to give feedback on this material?**  
**Take the online survey through June 20.**

## Connectivity Workshop Summary

Participants were shown three potential options for the portion of Lake Wheeler Road between S. Saunders and Maywood Avenue and S. Saunders between Penmarc and Prospect Avenue. In small groups, participants discussed what they liked and did not like about each option.

### For Lake Wheeler Road

- Participants favored separating the bikes from the pedestrians shown in all of the designs, as well as favored the green stormwater infrastructure.
- Some participants raised concerns about the median and not being able to turn into the homes along Lake Wheeler Road. Participants also had concerns about the cost of the improvements and where that money will come from.
- There were elements from each option that participants liked and did not like, but generally most favored option B as it could “give the sense that cars are visitors here” and generally make the street geared towards the person and not the automobile.

Options for Lake Wheeler Road are shown on page 6.

### For S. Saunders Street

- The majority of participants favored Option C because it would provide a physically elevated and separated bike lane.
- Participants felt the plastic bollards shown on option B were not enough protection and were concerned no one would use them on a street as busy as S. Saunders.
- Participants didn't care for the multi-use path that would have pedestrians and bikes sharing space in Option A.

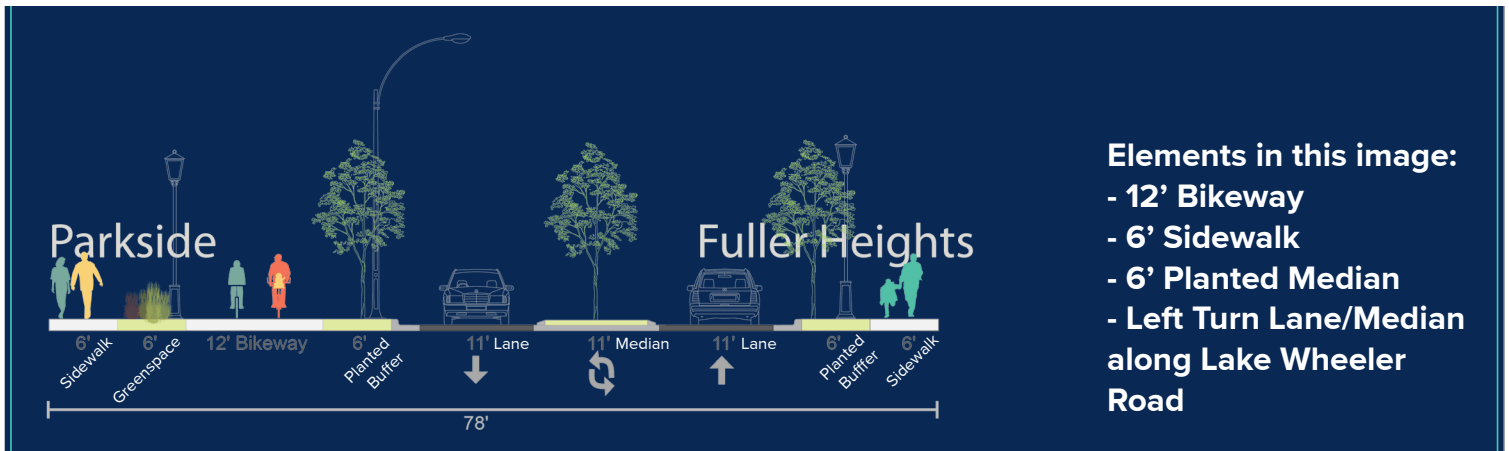
Options for S. Saunders Street are shown on page 7.

**Want to give feedback on the connectivity options?**  
**Take the online survey through June 20.**



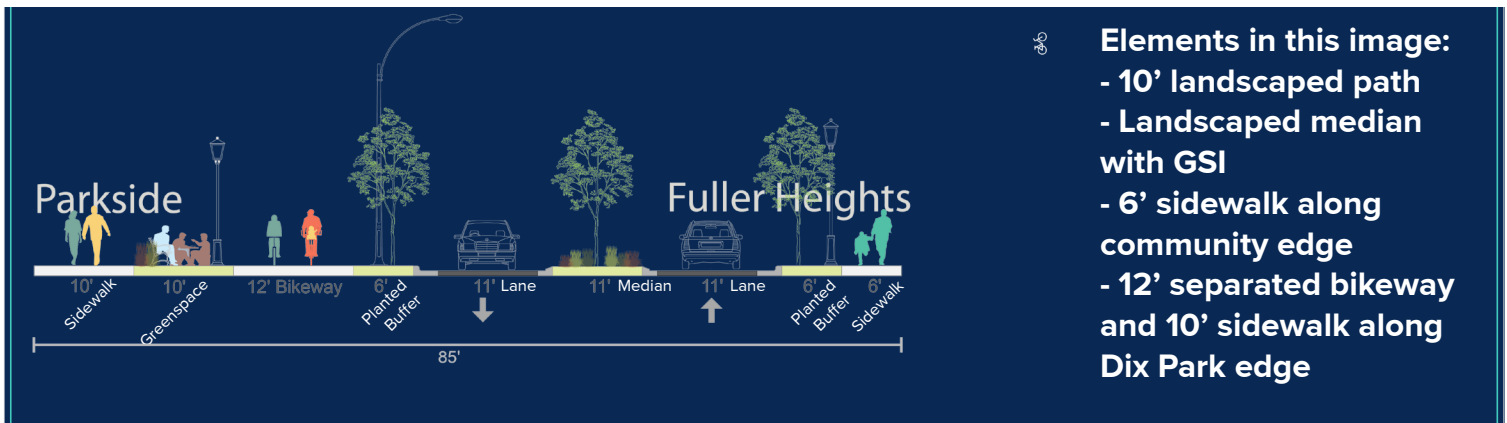
# Lake Wheeler Road Options

## A. 2-Lane Divided with Median & Turn Lanes

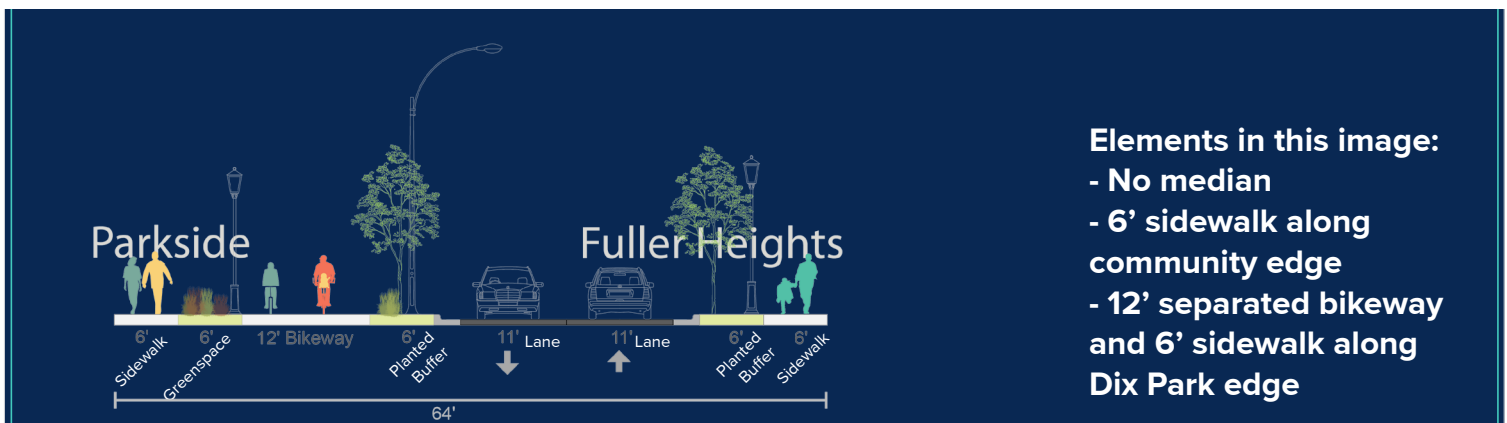


## B. 2-Lane Divided with Large Parkside Paths and GSI

GSI - Green Stormwater Infrastructure (an environmentally friendly method of soaking up rainwater before it washes down the pavement)



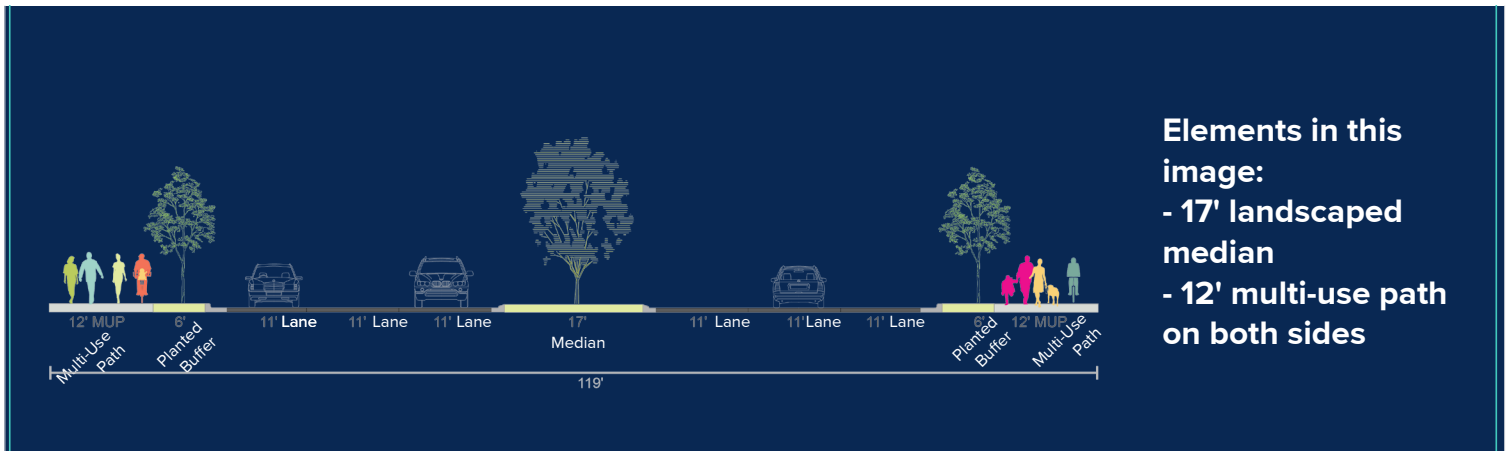
## C. Undivided 2-Lane with 12' Bikeway



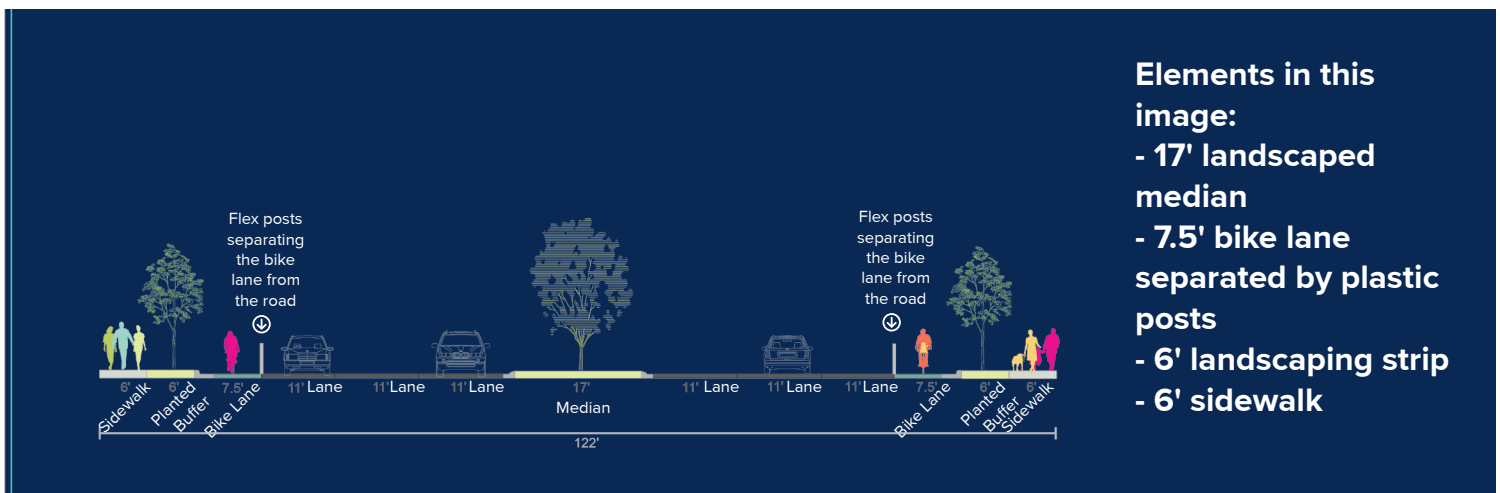


# South Saunders Street Options

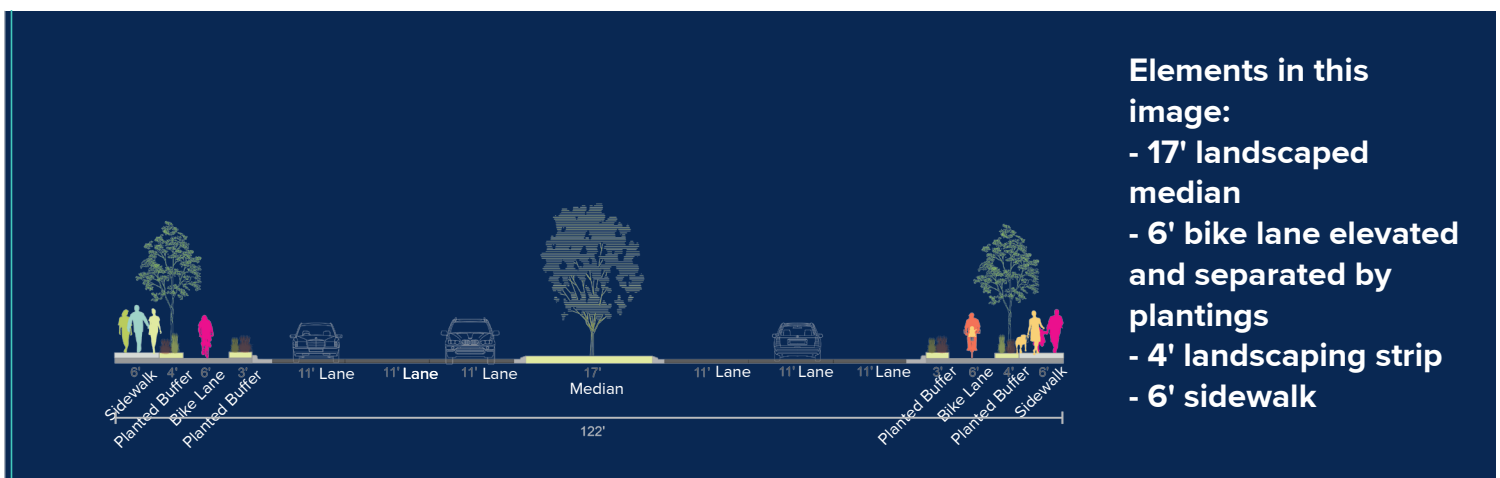
## A. Mixed Use Paths



## B. Unified Development Ordinance 6-Lane Divided with Bike Lanes



## C. Buffered and Separated Bike Lanes





## 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
- Past copies of the 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 these great resources in the blue box:

### RESOURCES

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What is Dix Park?

Other Area Projects

Dix Edge Community Snapshot

Community Leader Group Materials

## Project Contact Information

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

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or (919) 996-2439

Visit the website to learn more about engagement opportunities:

[raleighnc.gov/dix-edge](http://raleighnc.gov/dix-edge)

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.



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