



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

Affordable Housing Fact vs. Fiction
Virtual Public Meeting
Thursday, March 18 from 7–8 p.m.

Join the virtual meeting to learn more about how affordable housing works! This is an opportunity to become informed, have discussions, and ask questions of City staff about affordable housing.

» Visit raleighnc.gov/dix-edge for virtual meeting details.

More information about the next phase's community workshops will be coming soon.

The Issues & Opportunities Report is available online!

The Issues & Opportunities Report is the summary of the project team's research and conversations with the community. It describes the current conditions of the development, housing, roads, sidewalks, and natural features in the study area.

To read the report, go to raleighnc.gov/dix-edge and click the "Planning" tab see the link to download.

Short on time or don't know where to start? Check out the "Issues and Opportunities Framework" in Chapter 1.

Take the Phase Now Survey!

The Phase Now Survey will be open until March 21.

» Take the survey by visiting:
raleighnc.gov/dix-edge

This survey asks about preferences for transportation and connectivity, affordable housing, and stormwater. The results of the survey will help form potential solutions that will be discussed during the next phase of the project in early Summer.

Already taken it? Send it to a neighbor or friend! The more feedback we receive, the more tailored the solutions will be.

Want a paper survey?

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

Thanks for your participation in Phase Now Community Workshops!

This past February, we held a series of Phase Now workshops with the community. The goal of these meetings was to better understand what type of solutions the community may like to see.

There were six meetings in total – most were held virtually, and one was held in-person and socially distanced. One meeting was conducted in Spanish. The meetings covered affordable housing and infrastructure, transportation, urban design and land use. Each meeting started with a presentation about the meeting topic and included small group discussions about the tradeoffs and issues. In total, there were 120 attendees to these meetings!

What did we hear?

Affordable Housing & Infrastructure Workshops

Participants discussed opportunities for and concerns about affordability in the Dix Edge community. Many noted that they support increased density as a way to increase and maintain affordability in the area. This would include multi-family housing, ADUs, and garage apartments. Many stated the need for affordable housing rather than luxury homes.

Participants noted an increased pressure to sell property in the area. They thought this was due to increasing demand to develop. Real estate entities have approached many participants to ask if they want to sell their property. Many expressed concern about displacement, gentrification, and loss of affordability. Participants noted the need for increased and sustained affordability in the area.

What Makes Housing "Affordable"?

- DEMAND** Everyone needs a place to live, so demand goes up if more people are moving in.
- SUPPLY** When there's not enough of something for every person who wants or needs it, prices go up.
- AFFORDABILITY** For housing, supply is also called "density," or the number of homes in any particular area. If demand is increasing, more density can increase supply and help keep costs from rising too much.

Transportation, Urban Design & Land Use Workshops

The focus of these workshops was:

- to provide information about the current policy guidance for how the area should grow
- to look at some of the barriers to move around the area

Small groups identified areas where a custom streetscape design would be welcome. A custom streetscape is a tailored design that can include:

- custom lighting
- wide sidewalks
- medians
- landscaping
- other features that gives it a distinct sense of place

Attendees generally agreed that Lake Wheeler Road, South Saunders Street, and Maywood Avenue were great places for a custom streetscape. Some also indicated Kirkland Road and Wilmington Street as other good places.

Groups were also asked what type of experience they would like when traveling down Lake Wheeler Road. Many indicated they would like Lake Wheeler Road to have slower car speeds and general sense of safety for everyone. Some also asked for local businesses or other places to visit along the road. Many also expressed a desire for more and better sidewalks.

Stormwater Infrastructure

What are some tools that help capture stormwater runoff?

- Green stormwater infrastructure, such as bioretention swales to mitigate development impacts
- Preserving the floodplain to reduce flooding risk and incorporating recreational uses of green space
- High quality design that looks good and meets the City's stormwater design requirements

Example of rain garden at Raleigh Union Station

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 these great resources in the blue box:

RESOURCES

[!\[\]\(a03a7eb2f4046e1d3c76772003e549ea_img.jpg\) What is Dix Park?](#)

[!\[\]\(cbe2492b119e39e02a1dab2af4a4b296_img.jpg\) Dix Edge Community Snapshot](#)

[!\[\]\(e474458956c9a37fbf9586ddb60a7fa1_img.jpg\) Other Area Projects](#)

[!\[\]\(3e2231b1ad3ca8da8658228c00dd08e0_img.jpg\) Community Leader Group Materials](#)

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

Would you like updates via social media?

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

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

RSVP to the upcoming Affordable Housing Fact vs. Fiction Virtual Meeting on Facebook! Events can be found on the Raleigh Planning Facebook Page. Already going? Invite a friend!