

Phase Later Survey Summary

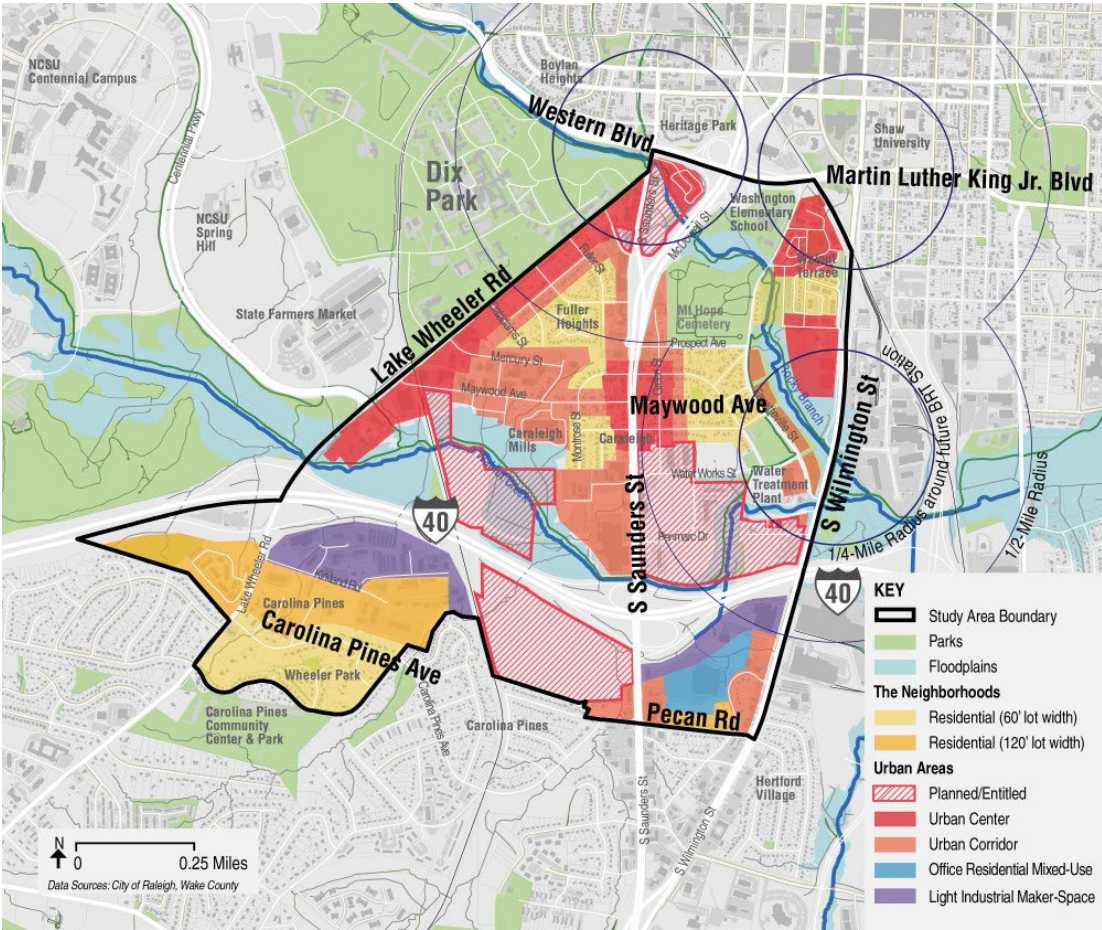
Thank you to everyone who filled out an online or paper Phase Later Survey! It was open online from August 24 –September 21st and paper copies of the survey were distributed to Healing Transitions, Gateway Park, Walnut Terrace and Capital Seafood.

This survey built on the results of the previous [Phase Soon survey](#) that was live in May and June of 2021 and included questions on Housing and Land Use, Transportation and Natural Resources. The survey ended with a total of 290 participants, which is the lowest return rate of any of the surveys.

This report is a summary, the full survey and 375 comments can be [viewed here](#).

Housing and Land Use Summary

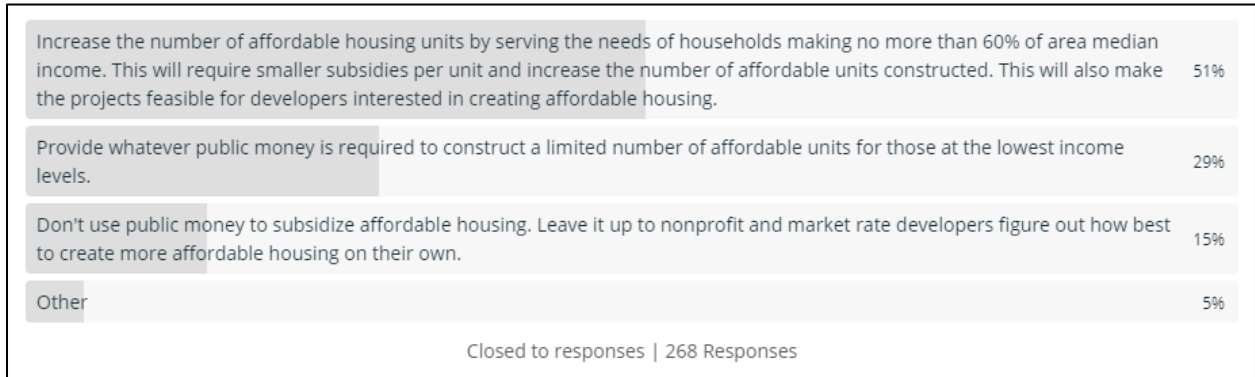
During the [Phase Soon Workshops](#), participants were shown three different land use scenarios that outlined where new growth and development should be located and at what heights. The results of that data were used, along with consultant and staff recommendations to create the map shown below.



Question 1: In the past, Dix Edge communities preferred that future affordable housing address households with yearly incomes below 30% of the Area Median Income. To make this happen, the public money required to make affordable housing possible would exceed what is available.

What response best reflects your view?

Note: The bigger the public subsidy required to make a unit affordable, the fewer number of units that can be created before the public subsidy runs out.

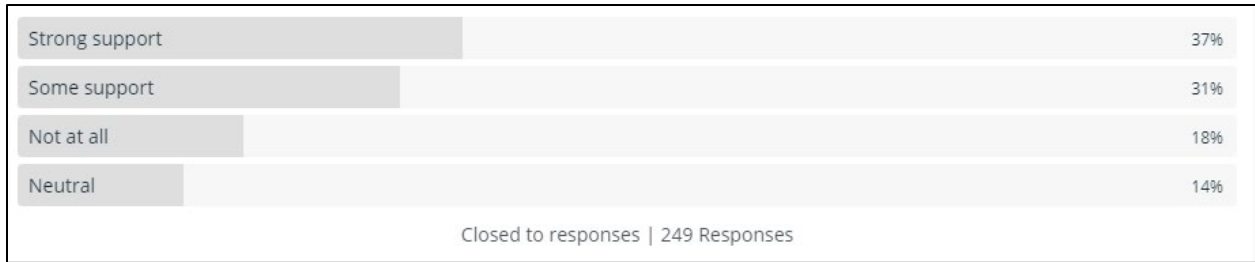


Summary of comments:

- Concerns the question is misleading and guiding respondents to pick the 60% option, rather than providing the subsidies needed for people at lower income levels.
- Suggestion that the AMI numbers should be provided when asking questions about the AMI.
- Concerns about not providing housing for those at and below 30% of AMI.
- Desire for affordable rents for small businesses.

Question 2: Urban Center (Red Areas) – These areas cluster around major roadway intersections or are within ½ mile of the future BRT transit stations. The maximum number of stories in these areas might be 10 to 12 floors (or up to 20 stories if public benefits like affordable housing are provided). These could be areas that support a mix of uses, including residential.

Which of the following best describes your support for this land use recommendation for the red areas?

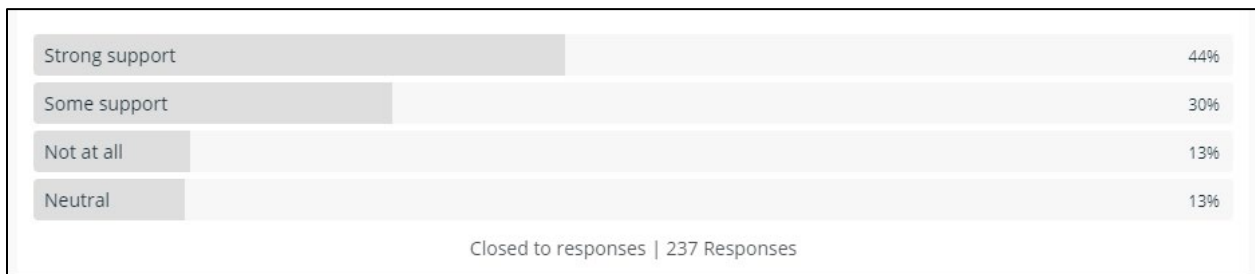


Summary of comments:

- Some expressed concerns about the proposed heights being too tall for areas that are residential and lose the human scale and create a canyon effect.
- Concerns that the current road and City infrastructure cannot meet the proposed increase in density.
- Desire that new construction include affordable units for those at 30% AMI and below.
- Concern the question is unbalanced with the Likert scale and should be thrown out.
- Some expressed support for the increased density as it may lead to less car trips and create a more compact development type.

Question 3: Urban Corridor (Orange Areas) – These areas are located along major roads and commercial areas in Dix Edge and buildings would not exceed 5 stories (or up to 12 stories if public benefits like affordable housing are provided) and contain mixed uses in some instances.

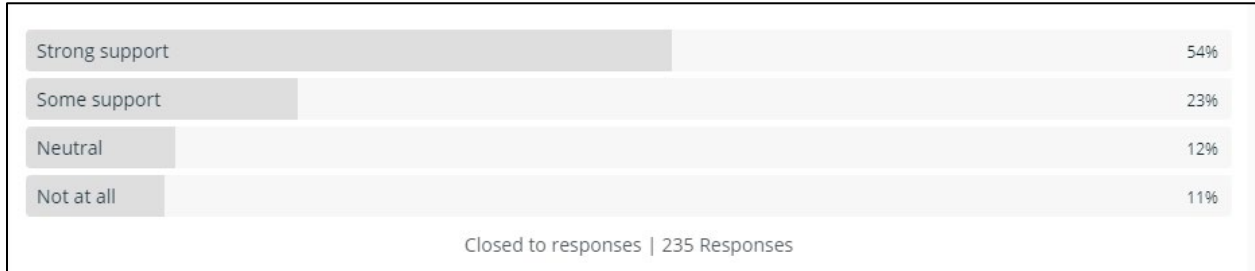
Which of the following best describes your support for this land use recommendation in the orange areas?



Summary of comments:

- Concerns high rise buildings, and the way they would change the small community feel the neighborhoods currently have with the detached homes.
- Concerns that this proposal will not help those at or below 30% of AMI.
- Some expressed five to six stories as a preferred height.
- Concern the question is unbalanced with the Likert scale and should be thrown out.

Question 4: Residential (Yellow Areas) – These areas reflect traditional single-family neighborhoods. New housing development would include infill residential on vacant lots, redevelopment of declining housing units, and perhaps attached townhomes and small apartment buildings, but no commercial uses. Which of the following best describes your support for this land use recommendation in the yellow areas?



Summary of comments:

- Some indicated a desire to ensure development is centering the needs of those at and below 30% of AMI.
- General support for townhomes, duplexes and small apartments.
- Desire for some commercial uses in the yellow areas of the map to allow the residents to walk to neighborhood retail or food.
- Concern the question is unbalanced with the Likert scale and should be thrown out.

Question 5: In previous surveys, some expressed that access to broadband internet is too expensive. Are you aware of the Emergency Broadband Benefit provided by the FCC? This service provides financial assistance for eligible households.



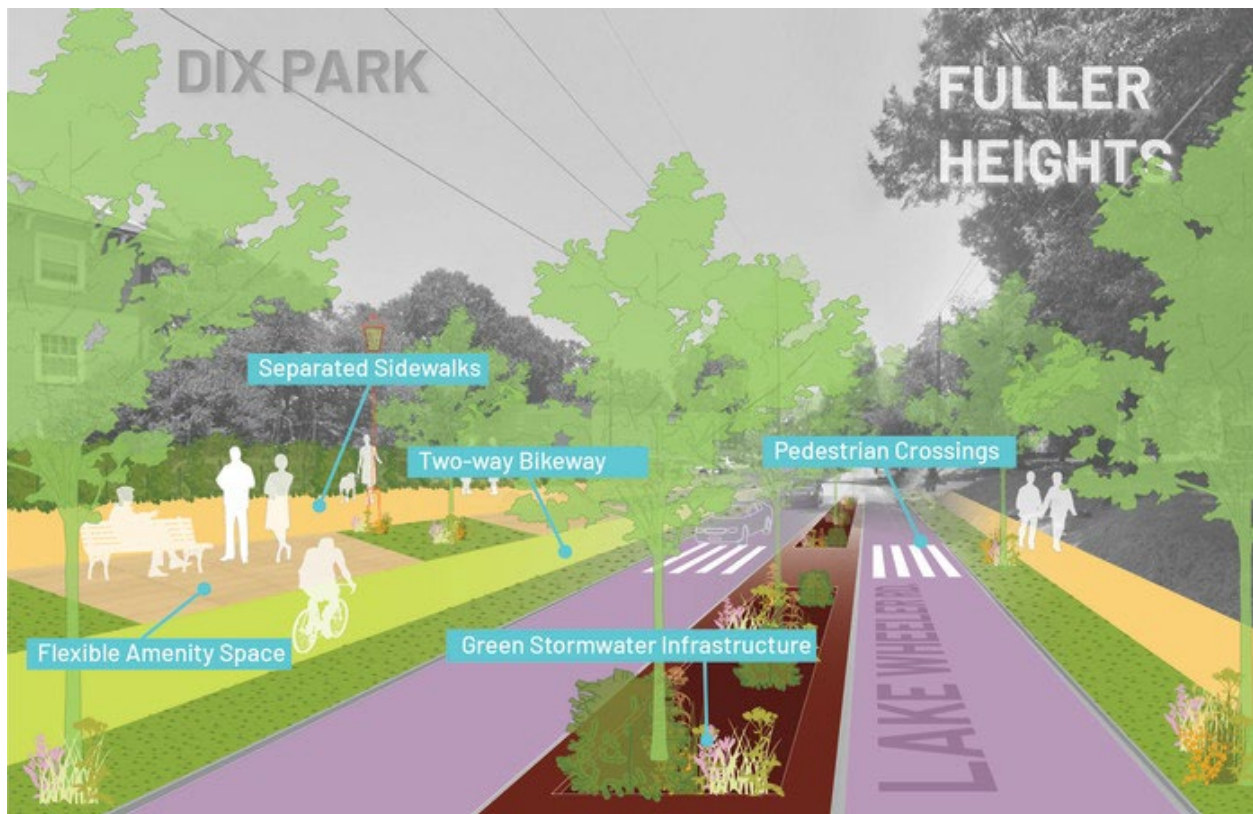
Summary of comments:

- Comments generally stated the importance of reliable internet access, especially to folks on the lower end of the income spectrum.
- Suggestion that the City provide more information to the resource in the survey.
- Some comments indicating the criteria to qualify for the program is too stringent, and/or that the program isn't providing a large enough subsidy.

Transportation Summary

During the previous survey and meeting, Phase Soon, respondents voted on their choice of three different street design options for Lake Wheeler Road, and S. Saunders Street. Those preferences can be viewed in the [Connectivity Presentation](#) from that phase.

Question 6: The following shows the street design recommendations for Lake Wheeler Road. Use the slider scale to indicate how well this reflects the goals of increased safety and connectivity for people walking and biking.



The average response was a 77 out of 100.

Summary of comments:

- Concerns that funding these improvements will speed up the displacement of current residents.

- Concerns that the infrastructure is not available to support the land use recommendations of increased density, and that Lake Wheeler Road will not be able to handle the increased traffic.
- Desire for lighting, and clearly marked crosswalks for pedestrians.
- Desire for the utilities to be buried.
- Concerns about maintenance of the Green Stormwater Infrastructure (GSI)

Question 7: The following shows the street design recommendations for S Saunders Street. Use the slider scale to indicate how well this reflects the goals of increased safety and connectivity for people walking and biking.



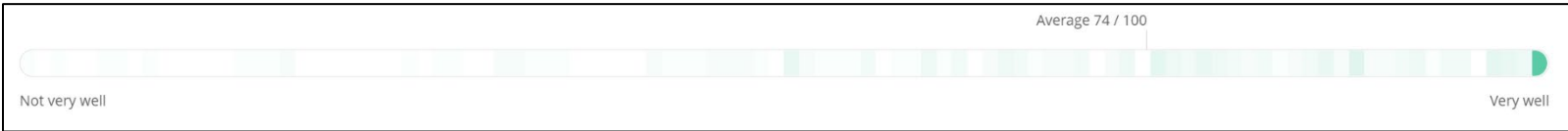
The average response was a 69 out of 100.

Summary of comments:

- Desire for further separation between the road and the bike lane, such as tree plantings or another physical barrier that would make bikes feel safer.

- Desire for crosswalks to be installed at regular intervals.
- Desire for slower speeds on S. Saunders.

Question 8: The following shows the street design recommendations for Hammell Drive. Use the slider scale to indicate how well this reflects the goals of increased safety and connectivity for people walking and biking.



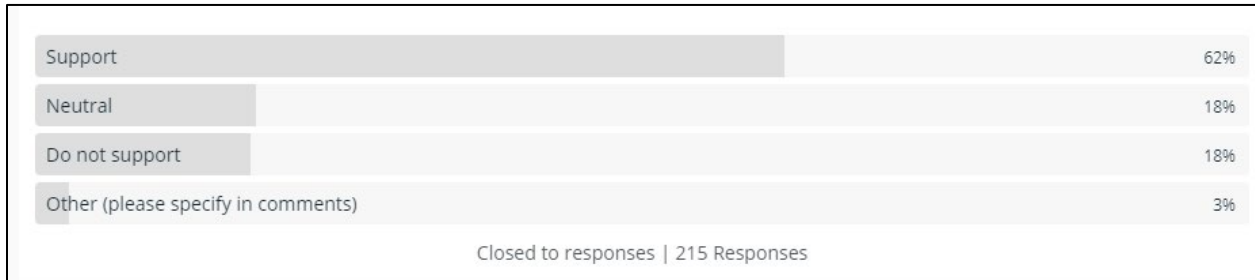
The average response was a 74 out of 100.

Summary of comments:

- Desire for more separation between bikes and cars.
- Desire to burry utilities.
- Concerns tree roots will damage the sidewalk as the trees grow larger.

Question 9: The next phase on Lake Wheeler Road (between S. Saunders Street and Mercury Street) will examine how to design intersections with neighborhood streets so that cars and people can move through safely. Transportation engineers will research this, but public input will be incorporated as well. A key option being considered is a roundabout.

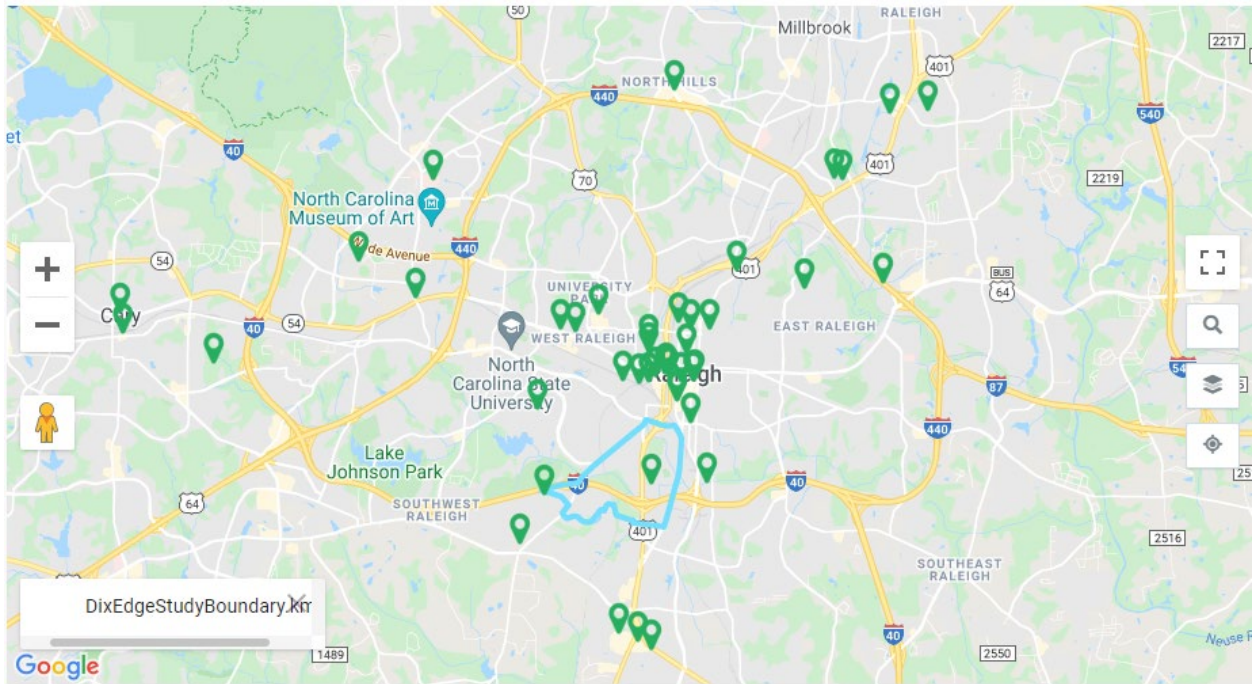
What is your opinion of this option?



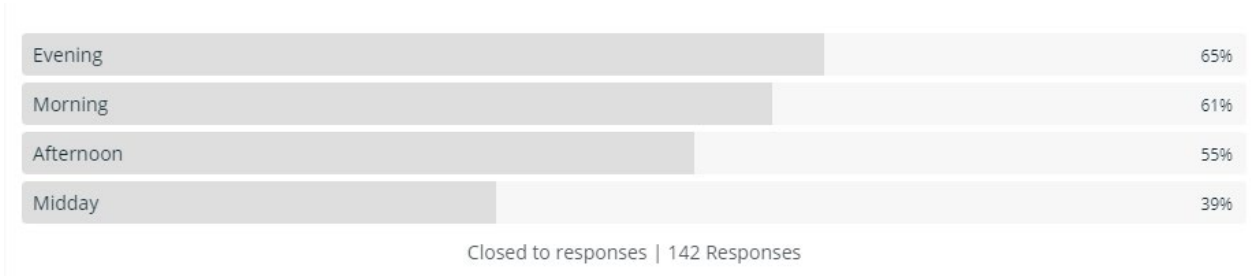
Summary of comments:

- Concerns roundabouts will be difficult and dangerous for bikes and pedestrians to navigate.
- Concerns about the design of the roundabouts on Hillsborough Street.
- Support for this design as it would slow traffic, and make the road safer for pedestrians and bikes.

Question 10: If you live in the study area and travel via public transit, where outside the study area do you/would you want to travel to? Leave a pin on the destinations you travel to.



Question 11: If you use or are interested in using public transit in the study area, when do you typically want to travel?



Question 12: If you use or are interested in using transit in the study area, would the availability of bikeshare or scooters help you get to your final destination?



Summary of comments:

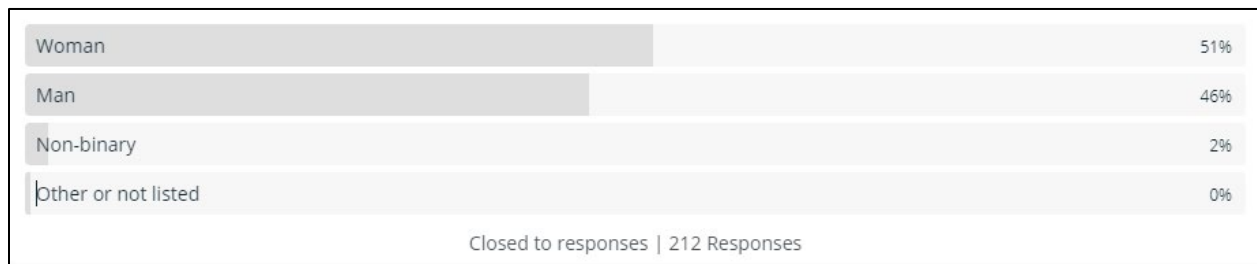
- Some noted scooters would not help with small children.
- Others noted they have only seen scooters used for joy riding, not transportation.
- Some noted these are not accessible options.

Voluntary Demographic Information

Participants were invited to voluntarily share their demographic information, while a total of 290 respondents filled out the majority of the survey – about 178 – 212 respondents, depending on the question, filled out the demographic section. **This means the demographic information available is only a partial snapshot of the participants.** The results of the demographic information questions are shown below.

Questions below that do not include comment summaries did not have the option for comments.

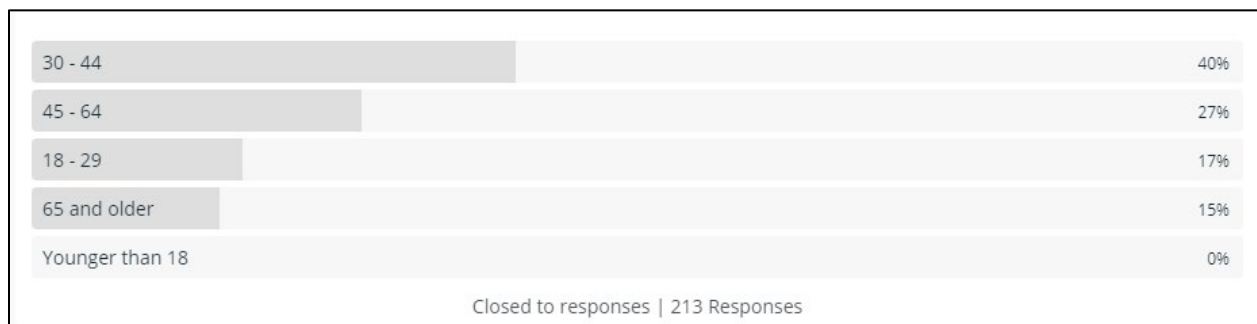
Question 1: What is your gender identity?



Demographic comparison to the study area:

- 43% Women
- 56% Men

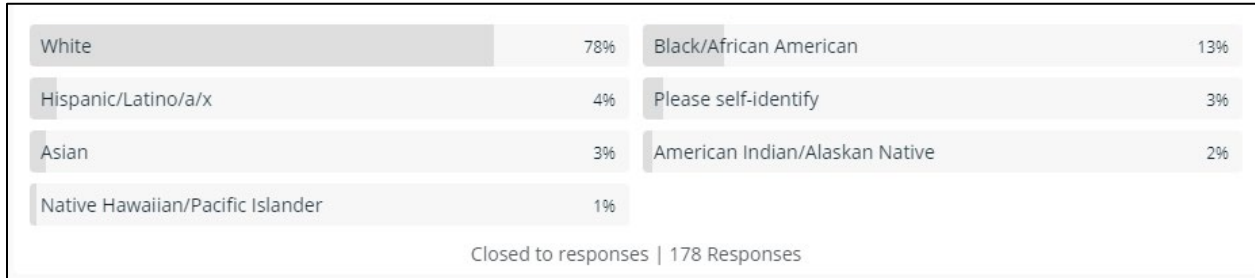
Question 2: What is your age?



Demographic comparison to the study area:

- Median Age is 32.3
- 16.8% are under 18 years old
- 74.3% are between 18 and 64
- 8.9% are over 65

Question 3: What is your racial identity? (Please select all that apply)



Demographic comparison to the study area:

- 3.5% Asian
- 46.1% Black/African American
- 15.1% Hispanic/Latino/a/x
- 48.5% White

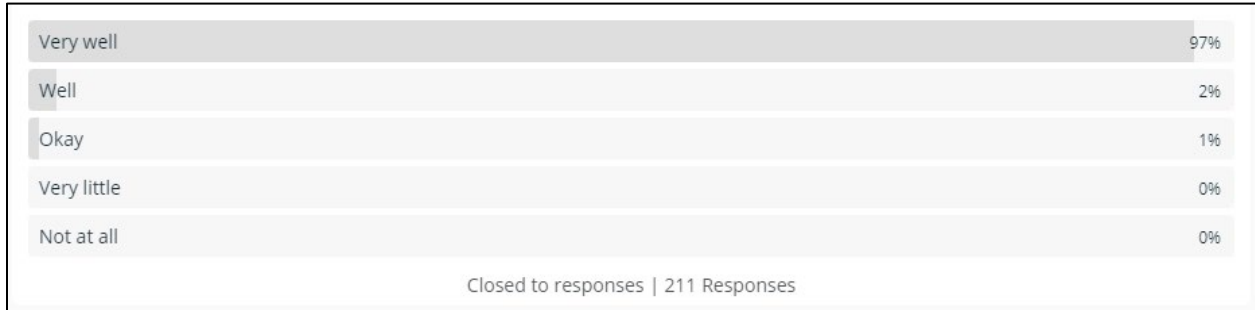
Question 4: Do you have a disability?



Demographic comparison to the study area:

- 8.4% of residents indicated they have a disability

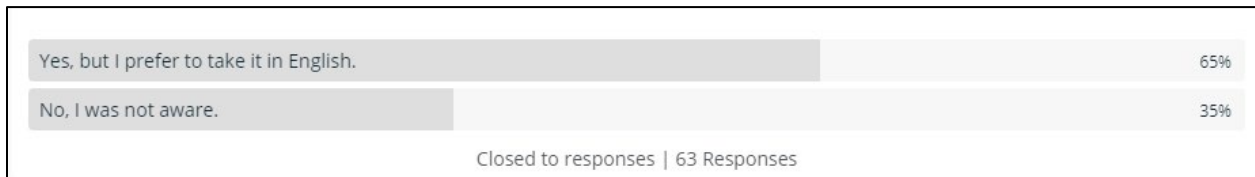
Question 5: How well do you speak English?



Demographic comparison to the study area:

- 7% of study area residents speak English less than very well

Question 5: If you speak Spanish, did you know that this survey is available in Spanish?



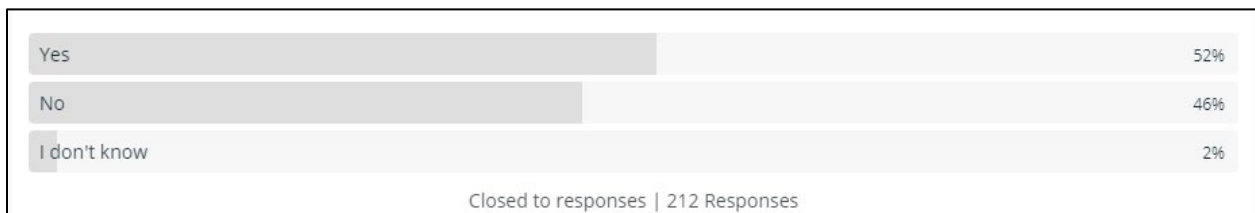
Question 6: Do you rent or own your home?



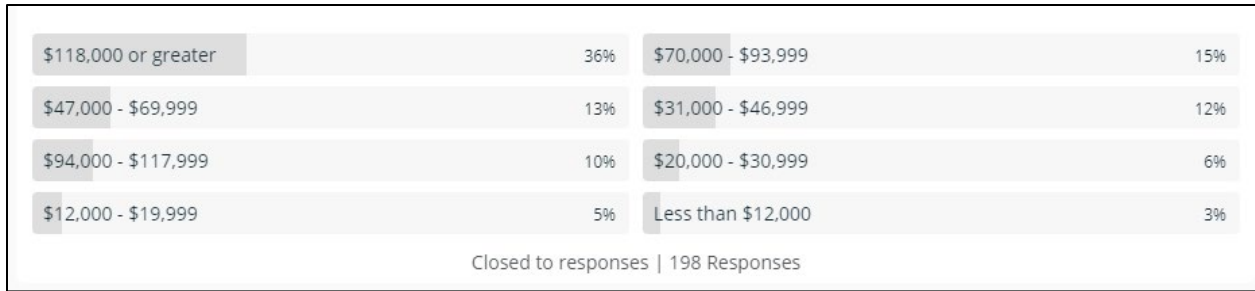
Demographic comparison to the study area:

- 35% of the community own their home

Question 7: Do you live in the study area?



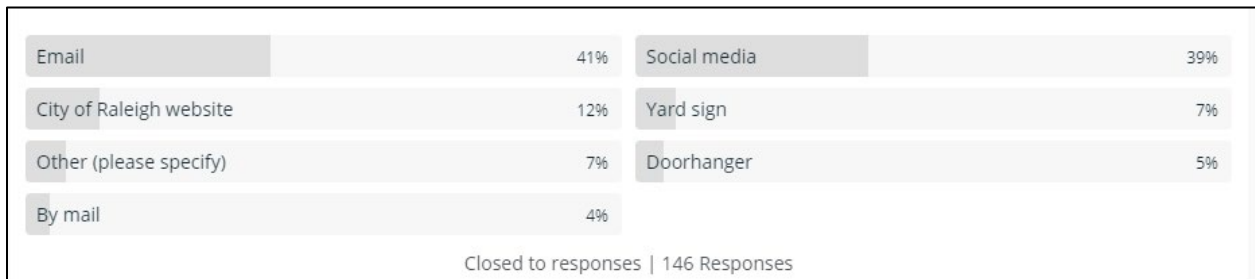
Question 8: What is your approximate household income?



Demographic comparison to the study area:

- The average household income for a study area resident is \$36,778

Question 8: How did you hear about this survey?



Summary of comments:

- 2 NextDoor
- OneWake
- Democratic Socialists of America
- Friend
- DTRaleigh
- City Employees at Dix Park Dog Park
- Neighbor

Question 9: Do you have any community organizations, residents, churches, non-profits, or other contacts you could help the project team get in touch with about the study?

Summary of comments:

- Peacock Market
- Oak City Cares or Elementary School
- Democratic Socialist of America – Raleigh Branch
- One Wake
- Residents of Walnut Terrace – attend the reunion

- Students
- Neighbor to Neighbor
- Get in touch with people who live here first
- Raleigh Citizen Advisory Council
- Black churches

Question 10: Would you like to be subscribed to project email updates?

- 69 Email Addresses were provided
 - 25 were already subscribed to project updates
 - 1 address had previously unsubscribed from the emails and cannot be manually uploaded