

Phase Later Workshops

Overview

The Dix Edge Area Study project team conducted two Phase Later workshops, one pop-up, and hosted a community gathering to gather public input on Housing and Land Use recommendations and connectivity, including road, sidewalk and greenway network, street recommendations, and streetscape options.

The two workshops were conducted over zoom on August 17, 2021 (Housing and Land Use) from 6:30 p.m. to 8:00 p.m. and on August 31, 2021 from 6:30 p.m. to 8:00 p.m. (Transportation). The community gathering was held at Eliza Pool Park on Saturday, August 28, 2021 from 12 p.m. to 3 p.m. At that Community Gathering, staff presented recommendations from the study and provided a meal, music, and fun activities. Staff from other departments were also in attendance to answer any questions residents may have had and to introduce their work to the community.

In addition to the scheduled meetings, one pop-up event was also conducted at Wheeler Crossing Park at the corner of Talmage Street and Grissom Street August 21, 2021 from 12pm – 2pm where residents had the opportunity to fill out paper surveys, learn about the project and enjoy lunch. Staff were invited to setup a table at the Wright Village Block Party, but the event was cancelled due to inclement weather. Staff will be setting up a table at a future Wright Village event.

Date	Time	Location	Language	Attendees
August 17	6:30-8:00 p.m.	Virtual (Zoom)	English	25
August 21	12:00-2:00 p.m.	Wheeler Crossing Park	English and Spanish	18
August 28	12:00-3:00 p.m.	Eliza Pool Park	English and Spanish	45
August 31	6:30-8:00 p.m.	Virtual (Zoom)	English	14

Meeting Notifications

Residents and stakeholders were notified of the Phase Later Workshops and accompanying survey through the following methods:

- Postcards mailed to all property owners and tenants in English and Spanish
- 950 doorhangers placed on homes in the study area
- Digital bus advertisements on GoRaleigh buses
- 10 Laminated bus ads posted on bus stops with highest ridership
- Information posted on City of Raleigh project website

- Sponsored social media posts in English on the Raleigh Planning Facebook
 - As well as non-sponsored posts on Raleigh Planning Instagram, Twitter and the City's Nextdoor for the neighborhoods in the study area
 - Facebook events were made for the three meetings
- 30 branded yard signs were placed throughout the study area
- Bilingual staff visited 8 Hispanic/Latino businesses to provide information and invite them to the meeting
 - 8 Hispanic/Latino businesses were contacted through Facebook
- 3 GovDelivery Announcements were emailed to the subscriber list
- English/Spanish Flyers were to the Dix Edge Community Leader Group
- 90 paper surveys delivered door to door to Gateway Park residents by Neighborhood Ambassador Dieneaker Shaw who returned door to door a week later to retrieve them. 6 were returned.
- 30 paper surveys given to Neighborhood Ambassador Brock Elliot to distribute to Walnut Terrace, he got 13 back.
- 20 paper surveys given to Community Leader Group member Terri Edwards at Healing Transitions, 6 came back.
- 30 paper surveys were given to Ms. Alston (a very kind and helpful resident) in Wheeler Crossing to pass out to her neighbors, 12 came back.
- Community Leader Group member Jenn Truman put a flyer and survey at every house on Sierra Drive between Lake Wheeler Road and Rabbit run.

Survey Distribution

To maximize participation, paper surveys in English and Spanish were distributed to the following organizations:

- Washington Elementary Boys and Girls Club (English)
- Healing Transitions (English)
- Washington Elementary School (English and Spanish)

Workshop Results – Housing and Land Use

See the full presentation from the August 17, 2021 Housing and Land Use Workshop [here](#).

Land Use

In the Housing and Land Use workshop, staff presented the preferred options for land use recommendations based on input gathered through previous phases of the project. During the presentation, participants were asked to take polls to express whether they saw the recommendations

as either Very Consistent, Consistent, Somewhat Consistent, and Not Consistent with the type of development they were comfortable with.

Participants were asked about the “Neighborhoods” preferred option which envisioned a variety of residential uses with a height maximum of 3-5 stories and maximum lot widths. The results of the poll are in the table below:

Response	Number of Participants
Very Consistent	3
Consistent	5
Somewhat consistent	6
Not at all consistent	3

Participants were also asked about the “Urban Center” preferred option which was the most intense of the land use categories. This category envisioned a residential, commercial, and ground floor retail allowed with a height maximum of 10-12 stories with the potential for 20 stories where public benefits are offered. The category also recommends a maximum lot width of 300 feet. The results of the poll are in the table below:

Response	Number of Participants
Very Consistent	3
Consistent	6
Somewhat consistent	6
Not at all consistent	3

Participants were also asked three questions about the land use recommendations in general. Those questions and answers are below:

Do you like the mix of neighborhoods and mixed use areas shown?

- That any developer with more than 2 lot should have specific things to provide
- Go away from traditional lot zoning and include planned development zone along Lake Wheeler
- Excited to have commercial areas closer, but don't think they are close enough - corner of Tryon to next mixed-use center
- Will there be affordable homes with urban look? What are guidelines for rent costs?
- Yes - excited about mixture of uses and how things have tiered out
- Do like the mix of neighborhoods and mixed use, but do not like how it has been done
- I really appreciate the concepts of “hybrid mix” and “ active complex edge” rather than a cookie-cutter look.
- The area around Maywood/Lake Wheeler/Centennial is the perfect area for denser business development

Do you have any concerns with the preferred options?

- More capacity, more environmental issues, more crowded
- Need mixed use center south of 40
- Want tradeoffs for affordable housing to be for more units in the building, not just 4-5 units
- Shopping, entertainment, and restaurants are for higher class - no affordable services on the map, space has already been taken
- Need affordable housing for middle class too
- Distinguish between Section 8 and middle class
- disallow single use apartment buildings in the mixed use districts
- Define affordability in real dollars
- How will this fit with existing communities given how infill has happened

Do you have any additional suggestions for any of these areas?

- Mixed use south of 40
- More park space
- Small parks/plazas in high density areas
- ADU grants to long term homeowners
- Encouragement to live/work in 120' lots
- East-West BRT Connections
- Grants are great policy tool to make sure people that need it are benefitted
- The intersections along Lake Wheeler Road at Hammell, Fuller, Grissom, Daladams, and Mercury should be given special attention with an eye towards increasing the portion of public and open space that people can enjoy as they move to and from the park from the neighborhood beyond

Housing

Staff also presented information about housing affordability, including the mismatch between Dix Edge area housing costs and median incomes, how different housing types affect affordability on a single lot, and how affordable housing gets built and financed. The Dix Edge Housing Policy Priorities were also presented. During the housing section of the presentation Participants were asked to engage in an exercise that used different affordable housing scenarios to illustrate how much public money would be needed to finance an affordable housing project at different levels of median income and time periods.

Workshop Results – Transportation and Connectivity

See the full presentation from the August 31, 2021 Transportation Workshop [here](#).

This workshop focused on potential transportation and transit recommendations based on previous engagement. Staff presented the preferred streetscape options for Lake Wheeler Road, South Saunders Street, and Hammell Drive. Transit amenities, a proposed Centennial Drive realignment and a map showing planning and requested greenway, bicycle, and pedestrian were also presented to participants. Participants were asked to share what they like and do not like about the recommendations presented and staff used a Miro board to capture their feedback. The questions and responses are below:

Do you feel that the recommendations we showed support the goals we established earlier in the project to make it safer for people on foot and bikes?

- The designs are implementing the complete streets process that encourages bike, ped, landscaping and traffic calming. All of this is good for our city.

Do you have any concerns about the designs?

- Worried about the expansion of Dix Park increasing traffic congestion.
- Depends on speed limit. With fast traffic cars are close to pedestrians.
- Will South Saunders Street be realigned at the intersection with Lake Wheeler Road to make Lake Wheeler the thru movement? (Answer: Plans are being considered; there is a realignment being considered)
- On gravel street, you mentioned tall blogs. The rendering shows existing low bldgs. With tall or even mid-rise, trees are in wind tunnels. Their performance for canopy/ health is limited. Grates are expensive, can be trip hazards, are high maintenance, & don't have benefits of ground cover for tree roots & overall health.

Did we miss anything?

- Any discussion on on-street parking for Lake Wheeler Rd? (Answer: Adding a lane of parking along the park or Fuller Heights side would work against the goal of pedestrian walkability/other transit options which were part of the Dix Edge goals. Parking would detract from bicycle/pedestrian space.)