1. Click “Participants” in the bottom toolbar

2. Click “Raise Hand” in the participant menu
• Welcome and Introductions
• Presentation about the project
• Question and Answer Session
• Small Group Breakout Room Activity
• Activity Report Out in the Large Group
• Question and Answer Session
• Thank you and project contact information
Project Purpose

- Economic prosperity
- Housing opportunity
- Equity for all Raleigh residents
Current projects ongoing in the Dix Edge Study Area
Dix Edge Area Study Timeline

- **Fall 2020**: Listening Sessions, Visioning Workshops
- **Spring 2021**: Affordable Housing Summit, “Phase Soon” Public Workshops
- **Winter 2021**: “Phase Now” Public Workshops
- **Summer 2021**: “Phase Later” Public Workshops, Community Meetings - Recommendations
- **Spring 2022**: Final Council Approval
What We’ve Heard So Far

**WORRY**
- Gentrification/Displacement
- Pedestrian/Bicyclist safety
- Losing Community Character
- Environmental Concerns
- Development, including Downtown South

**CHANGE**
- Green Infrastructure
- Crime Prevention
- Maywood Avenue Improvements
- Grocery Stores, Gathering Places, Etc
- Walkability, Greenway Connections

**KEEP**
- Historic Charm/Character
- Diversity of People
- Local Businesses
- Single Family Homes
- Walkability and Sidewalk Connections

**PLAN**
- Affordable Housing
- Sidewalk Connections
- Retail Amenities
- Community or Recreation Center
- Playground/Green space improvements
Transportation/ Urban Design
The Rocky Branch Trail has a one mile stretch with no connections

There are no sidewalks along Lake Wheeler Road or in Fuller Heights/Wheeler Park

East/West connectivity is very limited and only comfortable by car to cross S. Saunders

Wilmington Street acts as a barrier preventing connections to the east

Crossing Maywood at S. Saunders is not comfortable outside of a car.
The Dix Edge Study will explore new designs for Lake Wheeler Road during the next phase.

- Including a mixed-use path along Lake Wheeler Road
Connectivity & *Urban Design*

- Urban Design is the look and feel of the space between the street and the buildings
- In Raleigh, we *cannot* regulate architectural style. (Unless in a historic district)
- We can regulate:
  - Building Height
  - Minimum and maximum lot size
  - Density
  - What types of homes are allowed where
  - Minimum and maximum distance a building can be from the street (setback)
  - Location of parking
Connectivity & Urban Design

McDonalds with an urban general frontage

McDonalds with no frontage
The #1 issue for the study to address during the last survey was getting around by walking or bike.
Custom Streetscapes can include:

• Special lighting
• Wider sidewalks
• Landscaping tailored to the area

Urban Design Policy Guidance can include:

• Policies encouraging mixed use, walkable developments
• Requires the building to be close to the sidewalk
• Doesn’t allow parking in front of the building
Do you walk or bike in the Dix Edge Study area for leisure?
Land Use and Urban Design Overview
Dix Edge Current Land Use

- Detached Houses (R-)
- Commercial (NX)
- Industrial (IX)
- Commercial (CX)
Every piece of property in Raleigh has a Future Land Use Map (FLUM) designation.

Common FLUM designations in the Dix Edge Area Include:

- Low Density Residential
- Office & Residential Mixed Use
- Regional Mixed Use
- High Density Residential
- Public Parks and Open Space

The Future Land Use is a piece of policy that recommends how a piece of land should be used if the zoning were to change.
### Dix Edge Future Land Use

#### Low Density Residential
- 1 – 6 homes per acre
- Detached Homes and churches are the only type of development allowed.
- The duplexes in Fuller Heights and Caraleigh are grandfathered in and would not be allowed under today’s zoning.
Dix Edge *Future* Land Use

- **Regional Mixed Use**
  - Recommended heights of 12 – 20 stories
  - Major retail and service hubs that draw visitors from across the City
  - Examples include Triangle Town Center and Brier Creek
**High Density Residential**

- Generally, applies to apartments and condos
- Recommends Building Heights of 5 – 12 stories
- Residential Mixed Use (RX) Zoning generally considered appropriate
Small Group Activity

We want to hear your thoughts on transportation and urban design!
Thanks for sharing your thoughts and feedback!
Next Steps

- Survey Open through early March
- Affordable Housing Summit on Thursday March 18

For more information about participating in future events, visit:

raleighnc.gov/dix-edge
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