



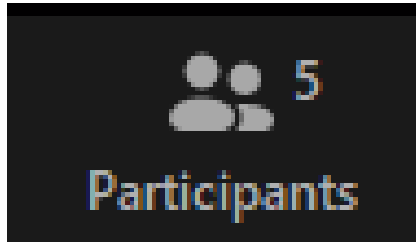
Connecting Communities.
Shaping a Shared Future.



Connectivity and Urban Design

Dix Edge Area Study | Phase Now Workshop | Feb 2021

Please Raise Your Hand




1. Click “Participants” in the bottom toolbar



2. Click “Raise Hand” in the participant menu

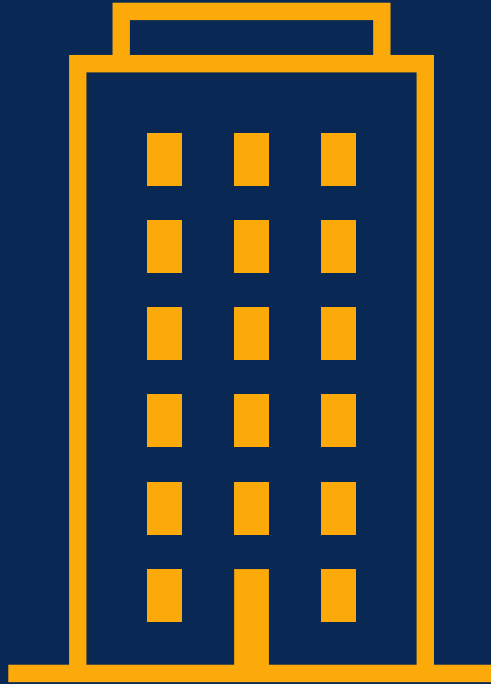
Agenda

- 
- 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

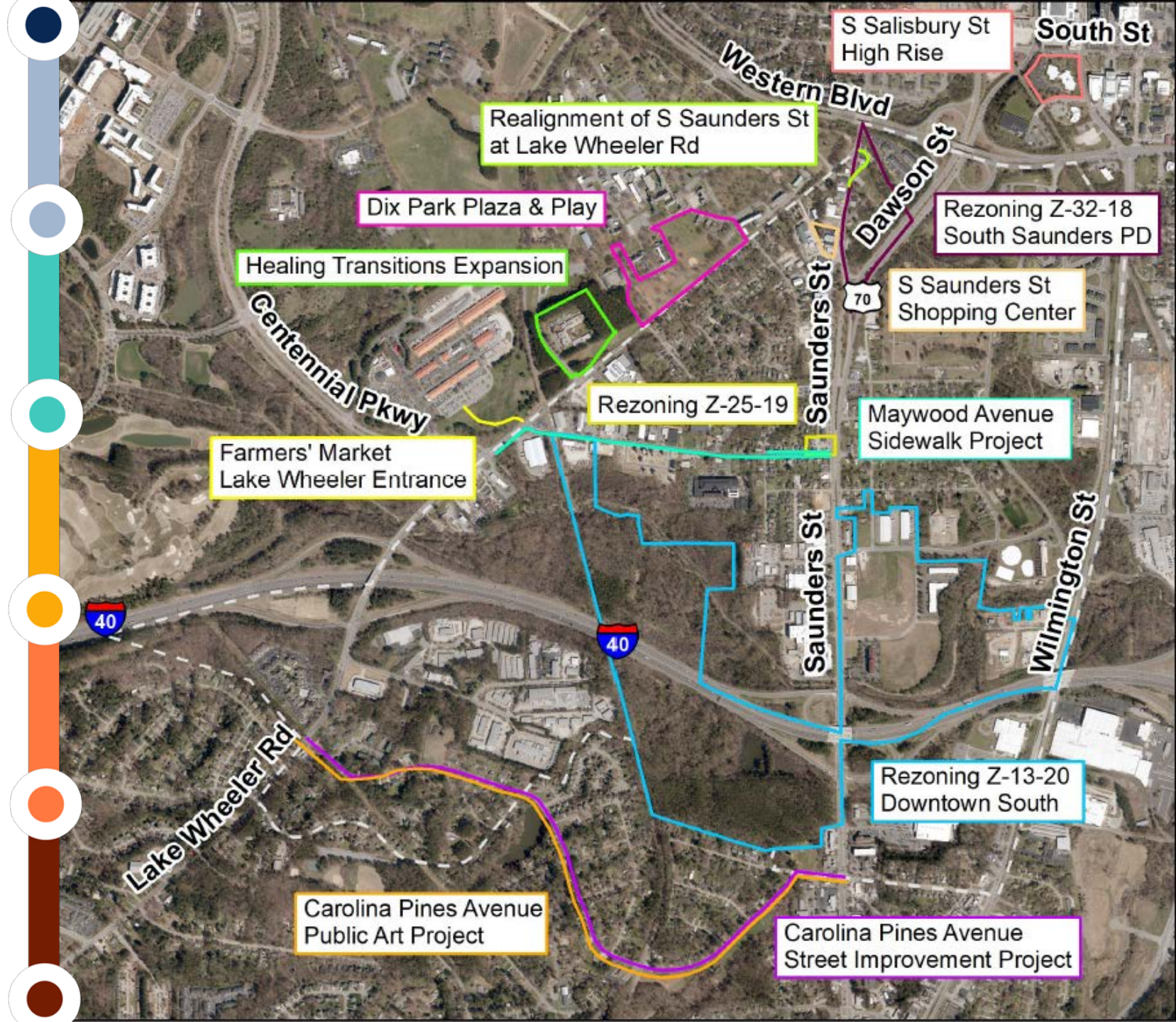


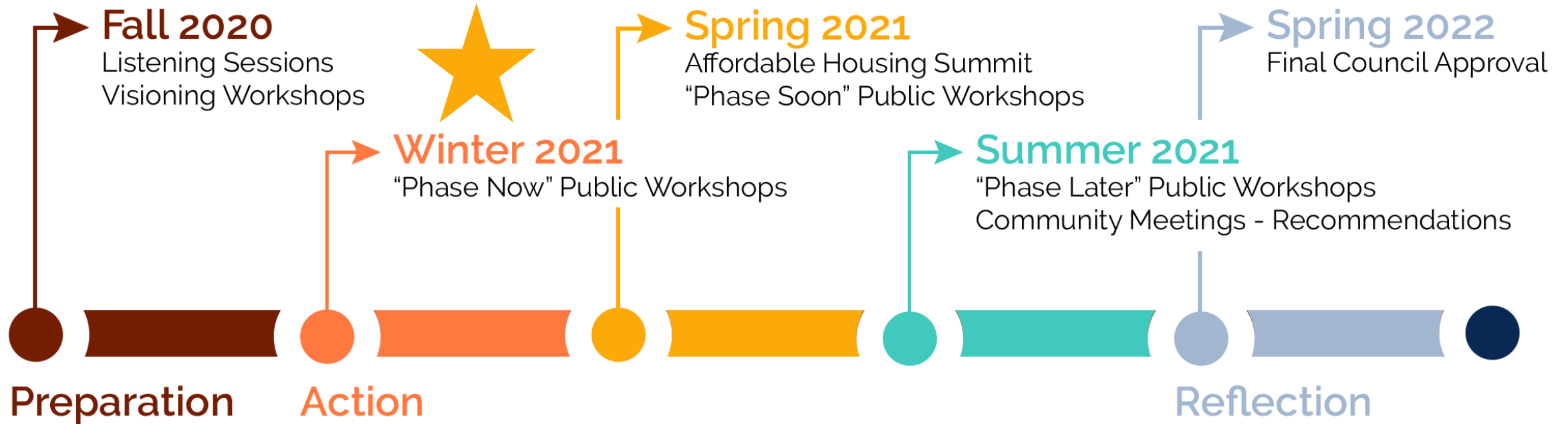
Equity for all
Raleigh residents

Study Area Understanding



Current projects ongoing in the Dix Edge Study Area





Dix Edge Area Study Timeline

What We've Heard So Far

WORRY

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

KEEP

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

CHANGE

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

PLAN

- » Affordable Housing
- » Sidewalk Connections
- » Retail Amenities
- » Community or Recreation Center
- » Playground/Green space improvements



Connecting Communities.
Shaping a Shared Future.



Transportation/ Urban Design

Dix Edge Connectivity Barriers

- 1 The Rocky Branch Trail has a one mile stretch with no connections
- 2 There are no sidewalks along Lake Wheeler Road or in Fuller Heights/Wheeler Park
- 3 East/West connectivity is very limited and only comfortable by car to cross S. Saunders
- 4 Wilmington Street acts as a barrier preventing connections to the east
- 5 Crossing Maywood at S. Saunders is not comfortable outside of a car.



Connectivity & Urban Design

① Lake Wheeler Road

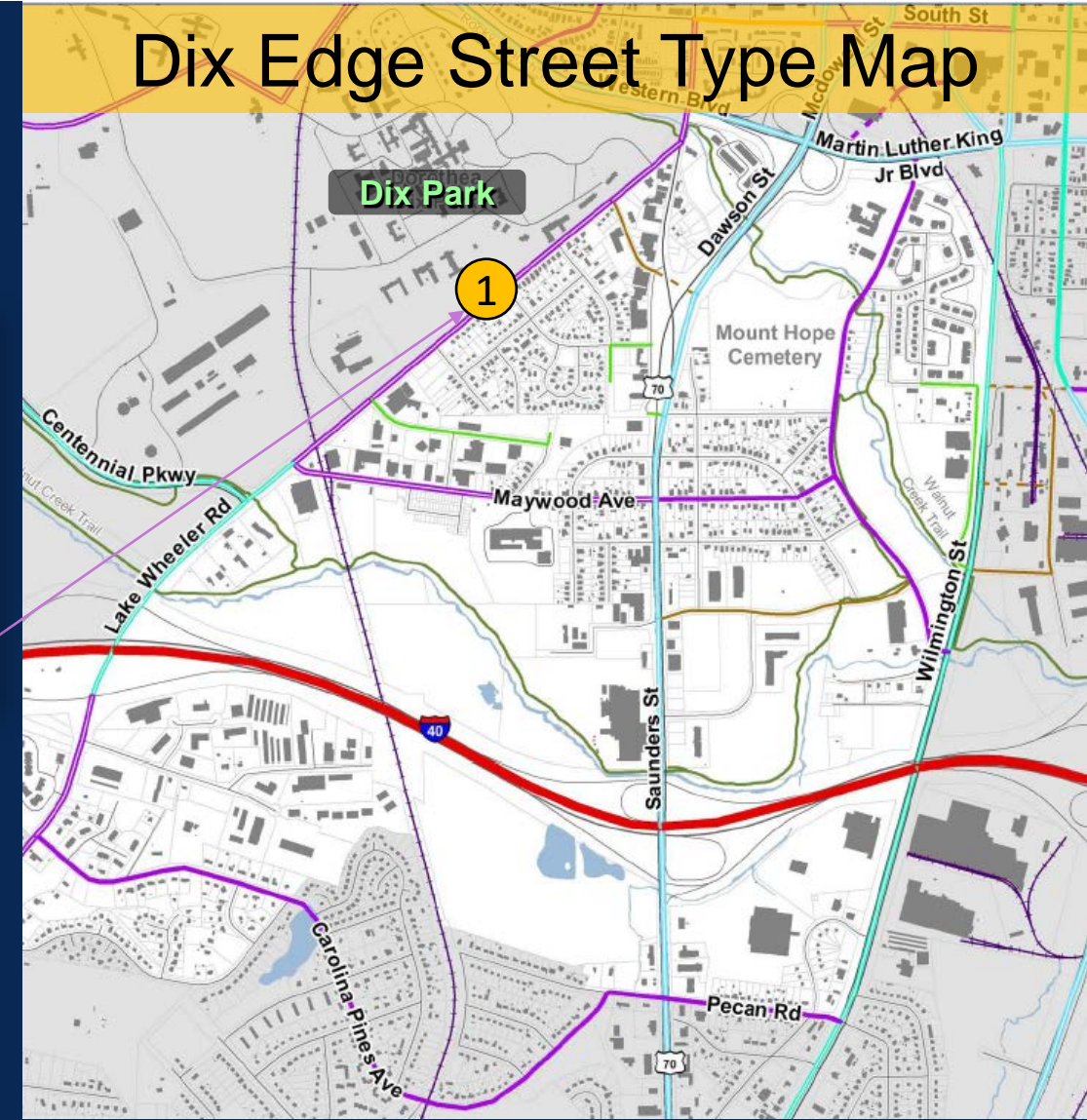
— Avenue 2-Lane Divided Example



The Dix Edge Study will explore new designs for Lake Wheeler Road during the next phase.

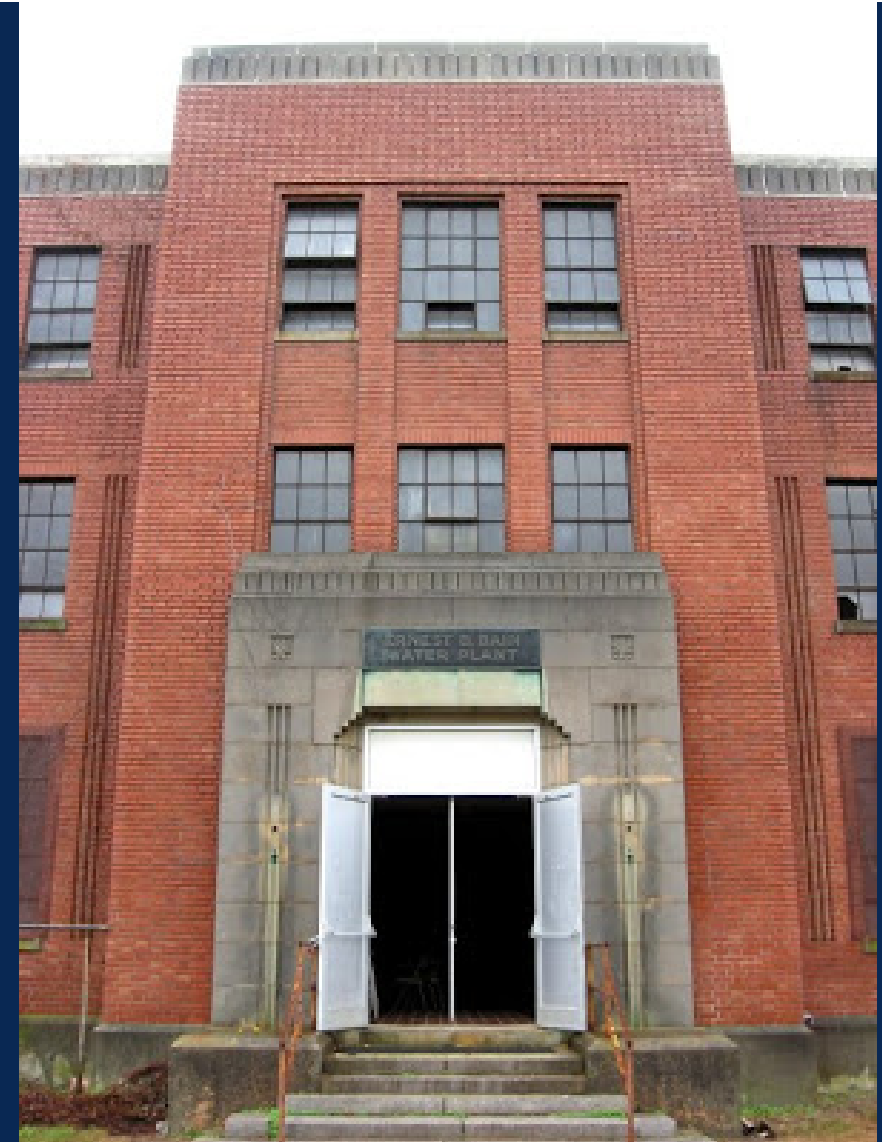
- Including a mixed-use path along Lake Wheeler Road

Dix Edge Street Type Map



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

Connectivity + Urban Design

Food Lion Design–

- ✓ Sidewalk
- ✓ Bus Stop
- ✗ No pedestrian access to the store
- ✗ Building located behind parking lot
- ✗ Car scale lighting

The #1 issue for the study to address during the last survey was getting around by walking or bike



Food Lion Shopping Center at Lake Wheeler and Tryon road

Connectivity + Urban Design



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



Participant Poll

Do you walk or
bike in the Dix
Edge Study area
for leisure?



Connecting Communities.
Shaping a Shared Future.



Land Use and Urban Design Overview

Dix Edge Current Land Use

Detached Houses (R-)



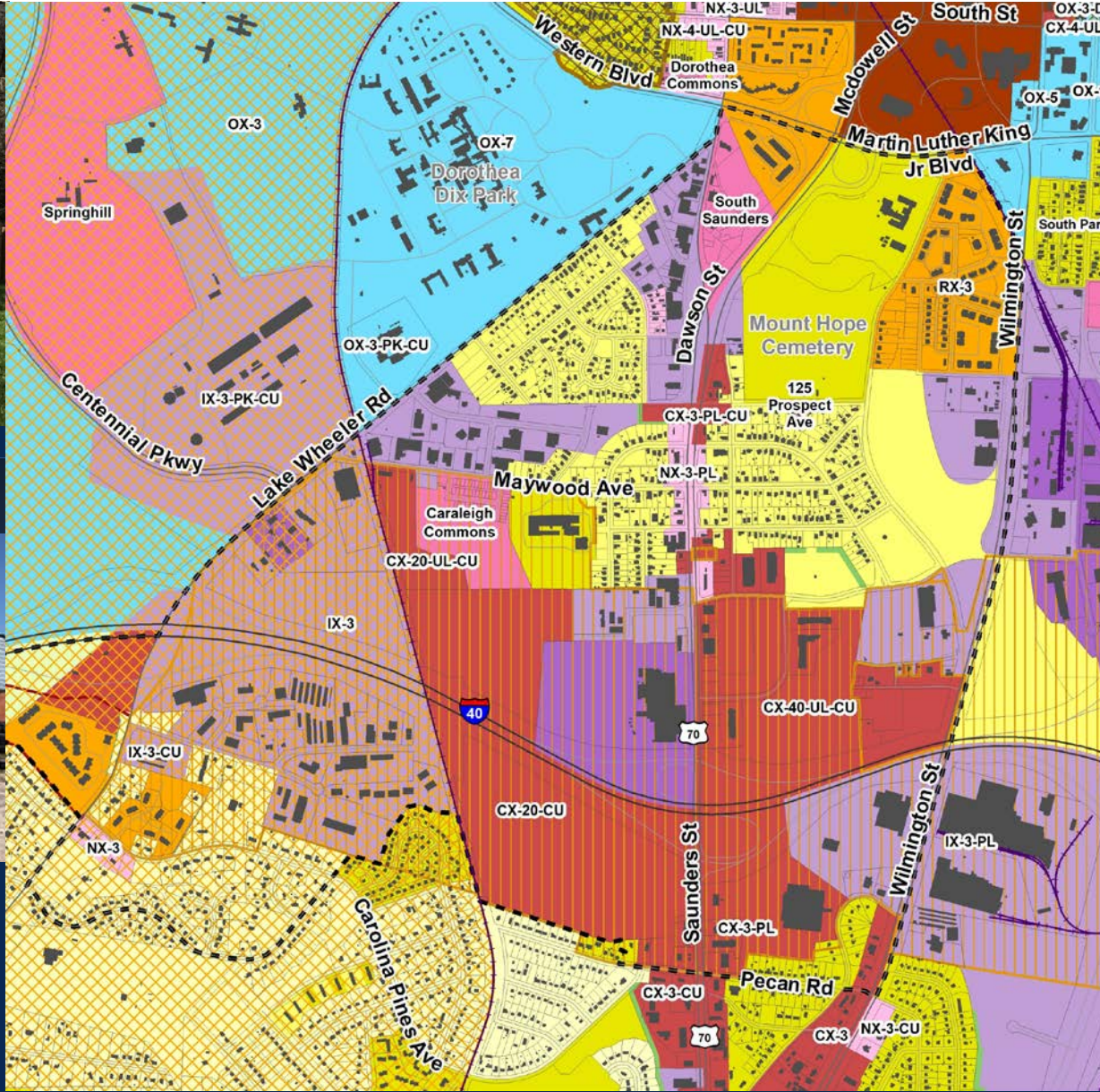
Commercial (NX)



Industrial (IX)



Commercial (CX)

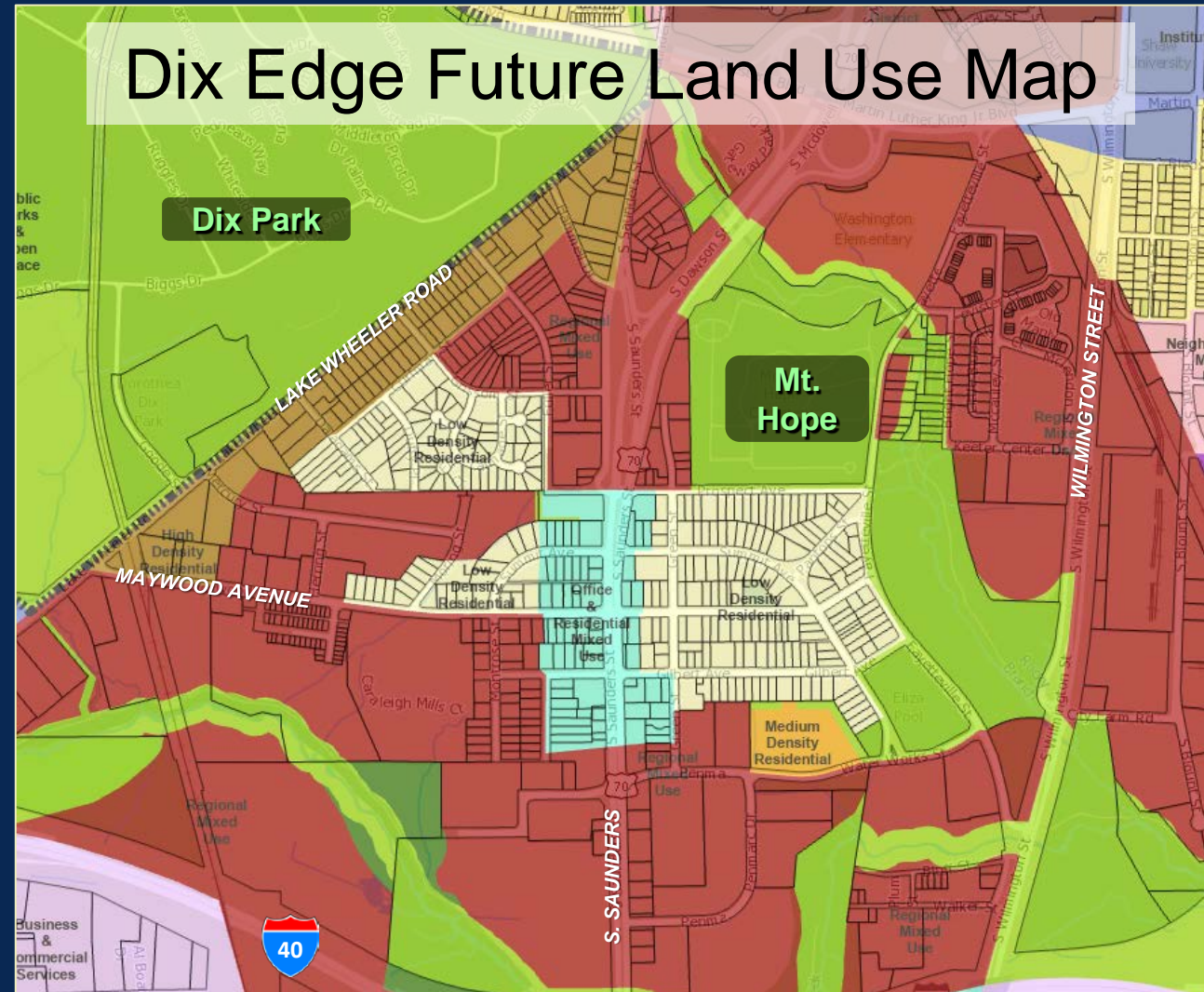


Dix Edge *Future* Land Use

- 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

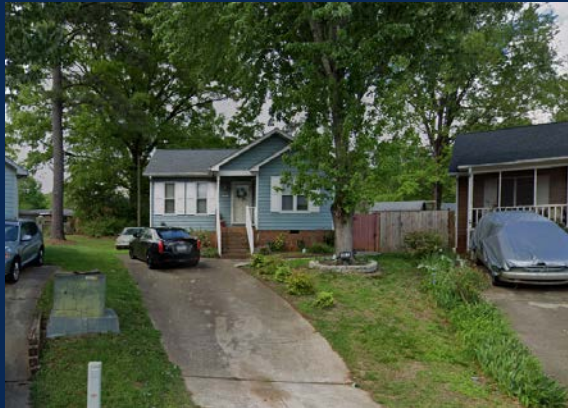
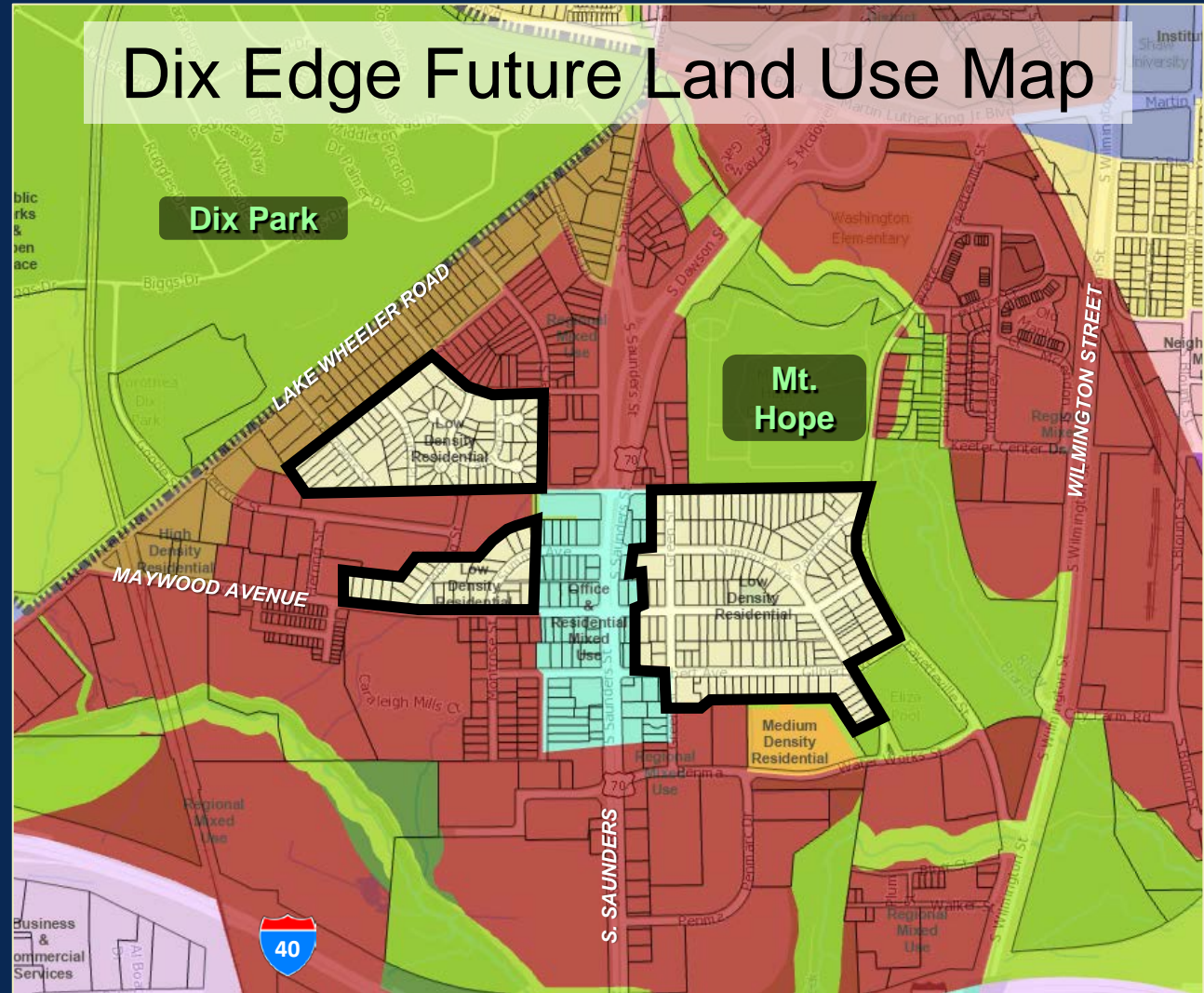
The Future Land Use is a piece of policy that recommends how a piece of land should be used if the zoning were to change.



Dix Edge *Future* Land Use

Low Density Residential

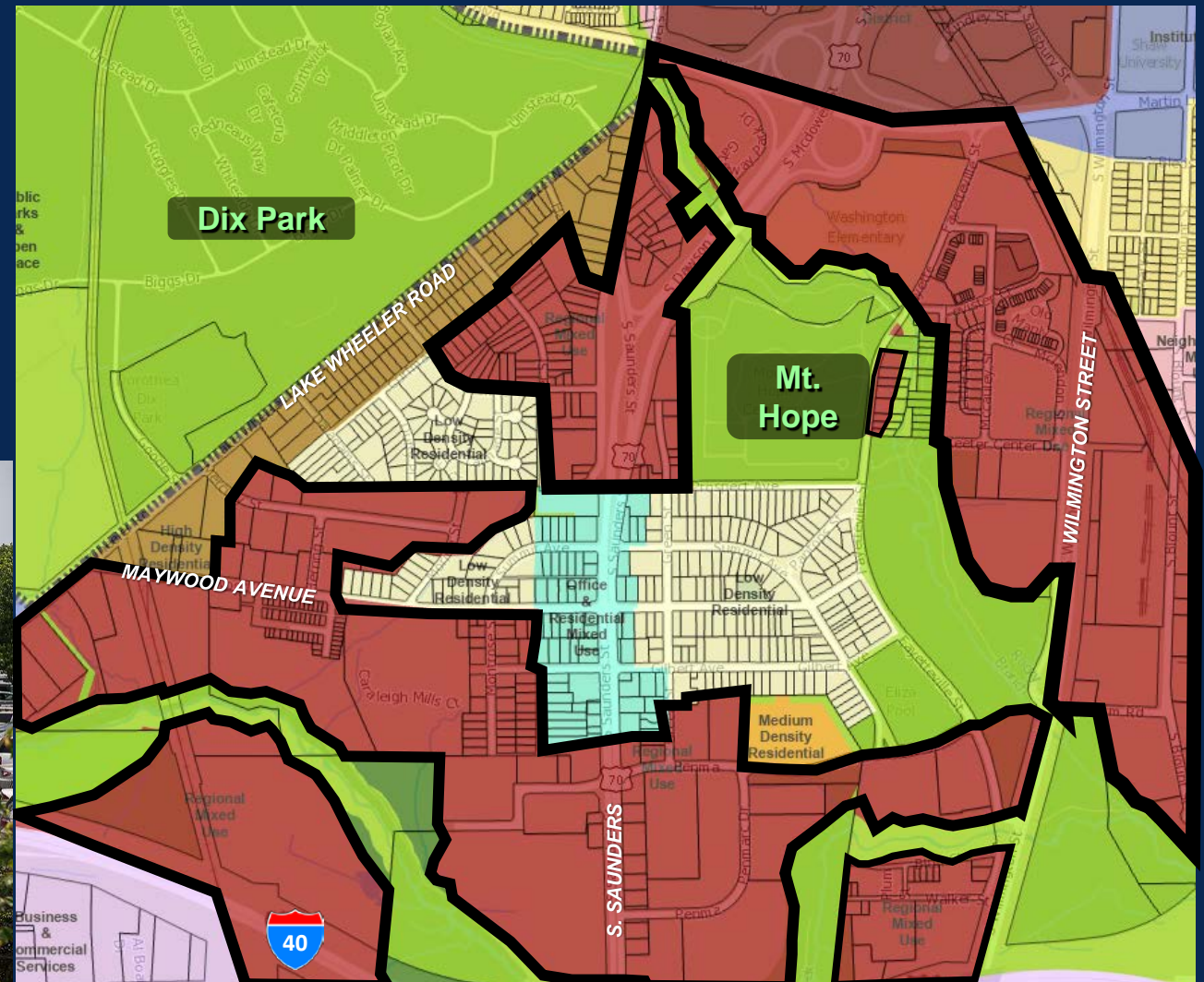
- 1 – 6 homes per acre
- Detached Homes and churches are the only type of development allowed.
- The duplexes in Fuller Heights and Caraleigh are grandfathered in and would not be allowed under today's zoning.



Dix Edge *Future* Land Use

Regional Mixed Use

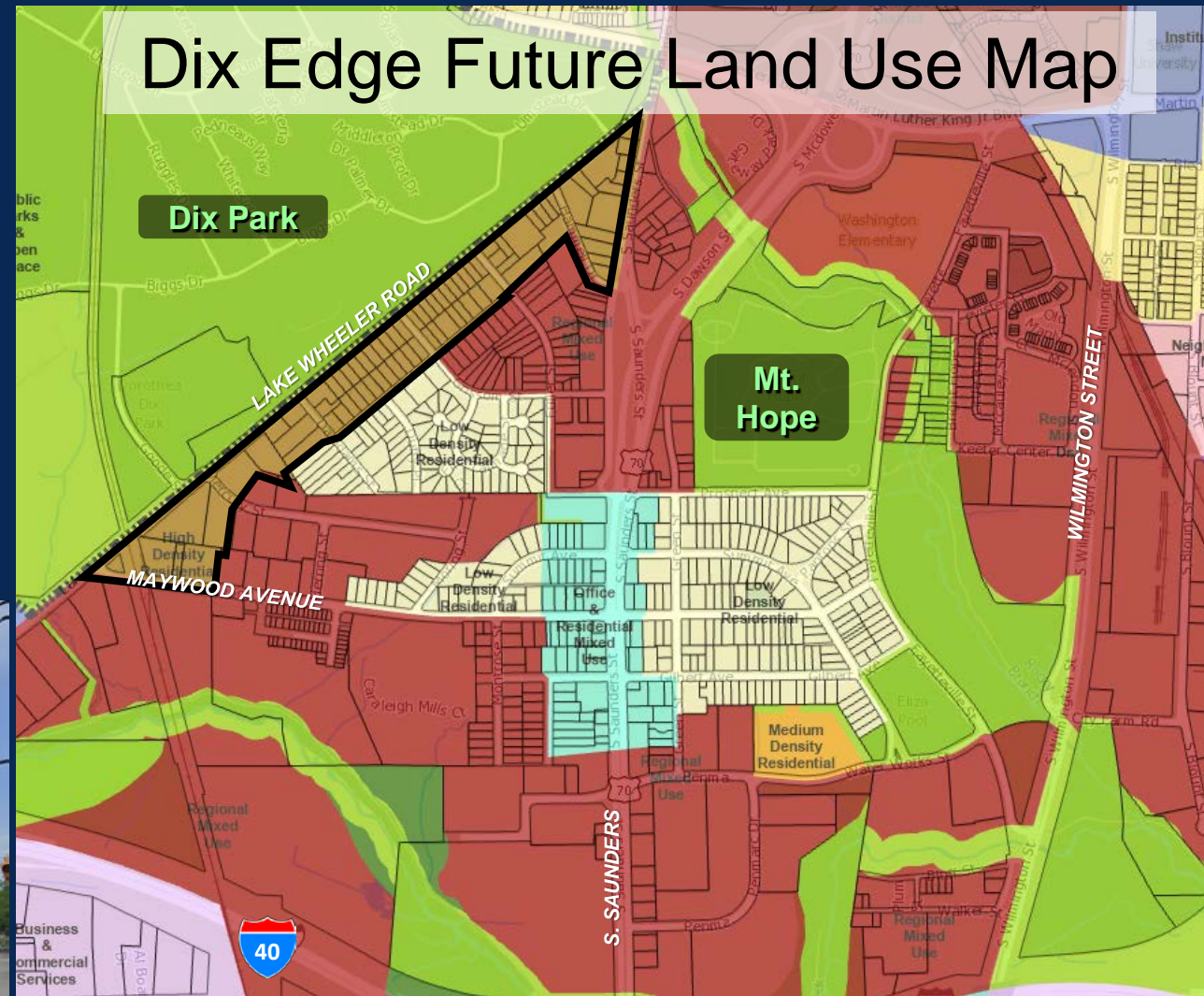
- Recommended heights of 12 – 20 stories
- Major retail and service hubs that draw visitors from across the City
- Examples include Triangle Town Center and Brier Creek



Dix Edge *Future* Land Use

■ High Density Residential

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



Q & A

Dix Edge

Dorothea Dix Park

Historic Dix Hill
(Dorothea Dix
State Hospital)

Lake Wheeler Road

Historic
Washington
School

Mount Hope
Cemetery

Historic
Caraleigh
Mills

E.B. Bain Water
Treatment
Plant

Walnut Creek Trail

I-40

Pleasant Ridge Estates

Oleander Park

Carolina Pines
Community Center

Carolina Pines Park

W.B. Nivison

Carolina Pines

Parkland



Small Group Activity

**We want to hear your
thoughts on
transportation and urban
design!**

Large Group Report-Out

**Thanks for sharing your
thoughts and feedback!**

Q & A

Dix Edge

Dorothea Dix Park

Historic Dix Hill
(Dorothea Dix
State Hospital)

Lake Wheeler Road

Historic
Washington
School

Mount Hope
Cemetery

Historic
Caraleigh
Mills

E.B. Bain Water
Treatment
Plant

Walnut Creek Trail

I-40

Pleasant Ridge Estates

Oleander Park

Carolina Pines
Community Center

Carolina
Pines Park

W.B. Nivison

Carolina Pines

Parkland



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



**Connecting Communities.
Shaping a Shared Future.**

Contact Info

Sara Ellis

City Project Manager

Sara.Ellis@raleighnc.gov

(919) 996-2234

raleighnc.gov/dix-edge