

Phase Now Survey Summary

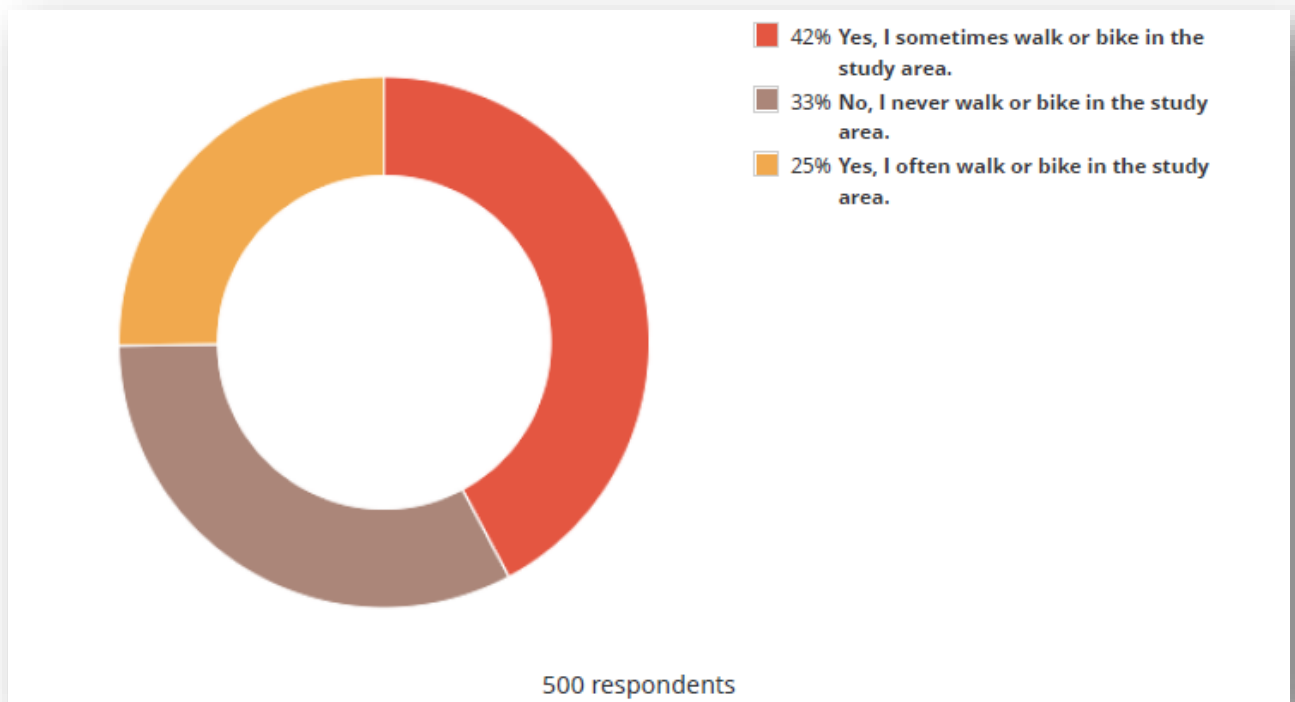
Thank you to everyone who filled out an online or paper Phase Now Survey! This survey asked about preferences for transportation and connectivity, affordable housing, and stormwater. The survey was developed to build on what the project team learned during the previous rounds of engagement. The results of the survey will help form potential solutions that will be discussed during the next phase of the project in May. The survey ended with a total of 512 respondents; this included 54 paper surveys distributed through community partners including the Washington Elementary Boys & Girls Club, Walnut Terrace, Gateway Park and some door to door outreach in Fuller Heights.

This report is a summary, the full survey and 843 individual comments can be viewed [here](#).

Transportation Summary

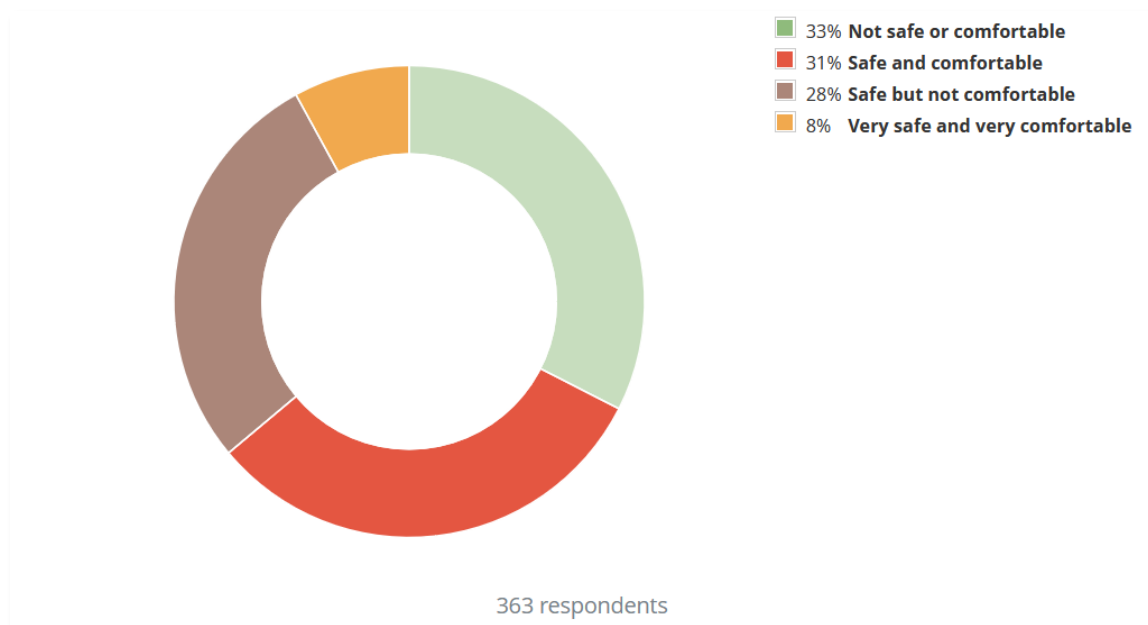
Based on the questions asked during the previous survey (Visioning Phase) 68% of participants ranked “Getting around by walking or biking” as the most important issue for the Dix Edge Area Study to address. To view the full summary of the Visioning Phase survey responses, visit this [link](#). In response to this preference ranking, the Phase Soon survey asked questions about the community’s comfort level walking or biking in the study area.

Question 1: Do you walk or bike in the Dix Edge Study area for Leisure?



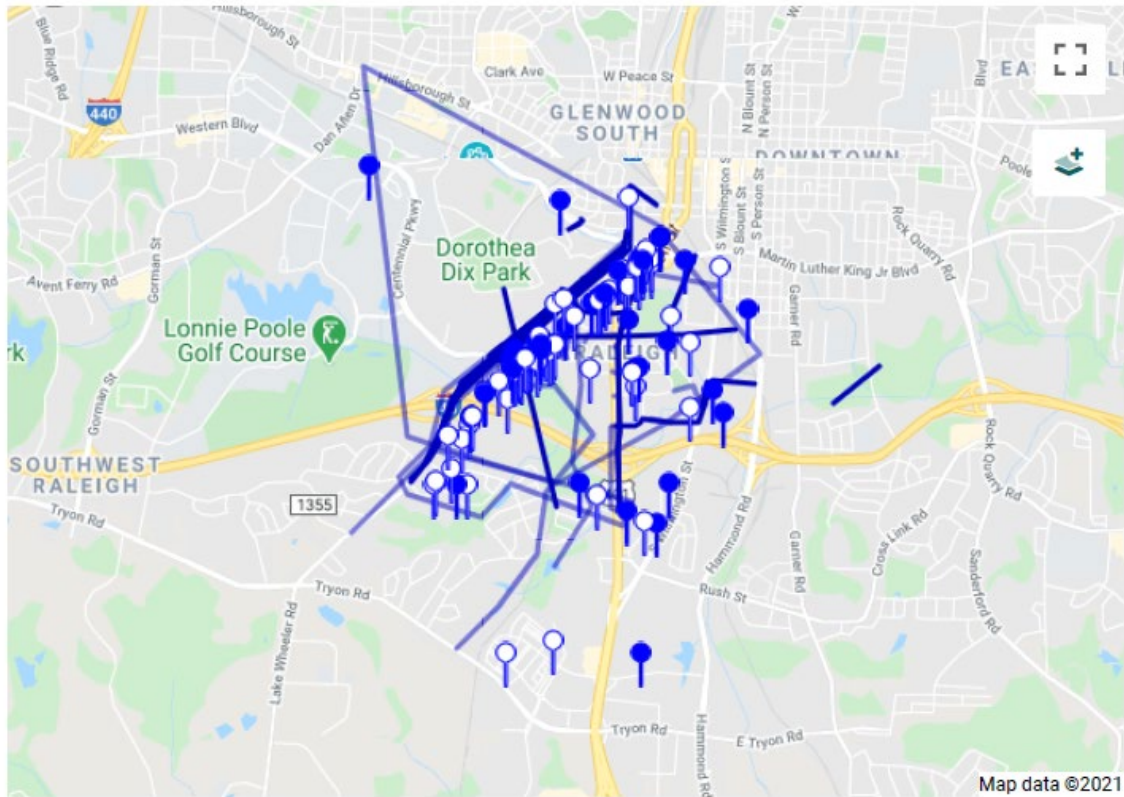
The majority of respondents indicated they do walk or bike in the study area for leisure, and the corresponding comments indicated that many felt Lake Wheeler Road feels unsafe to travel down and across and acts as a barrier to accessing Dix Park.

Question 2: Rate how safe or comfortable you feel when walking or biking in the Dix Edge study area.



The comments associated with this question generally stated that Lake Wheeler Road is a safety concern though several other major streets were mentioned as not safe for non-motorists, including the major street crossings over I-40. Those who left comments indicating they feel safe and comfortable generally stated that was due to the greenway access and roads inside Dix Park, however others stated the greenways feel unsafe due to incidents of violent crime.

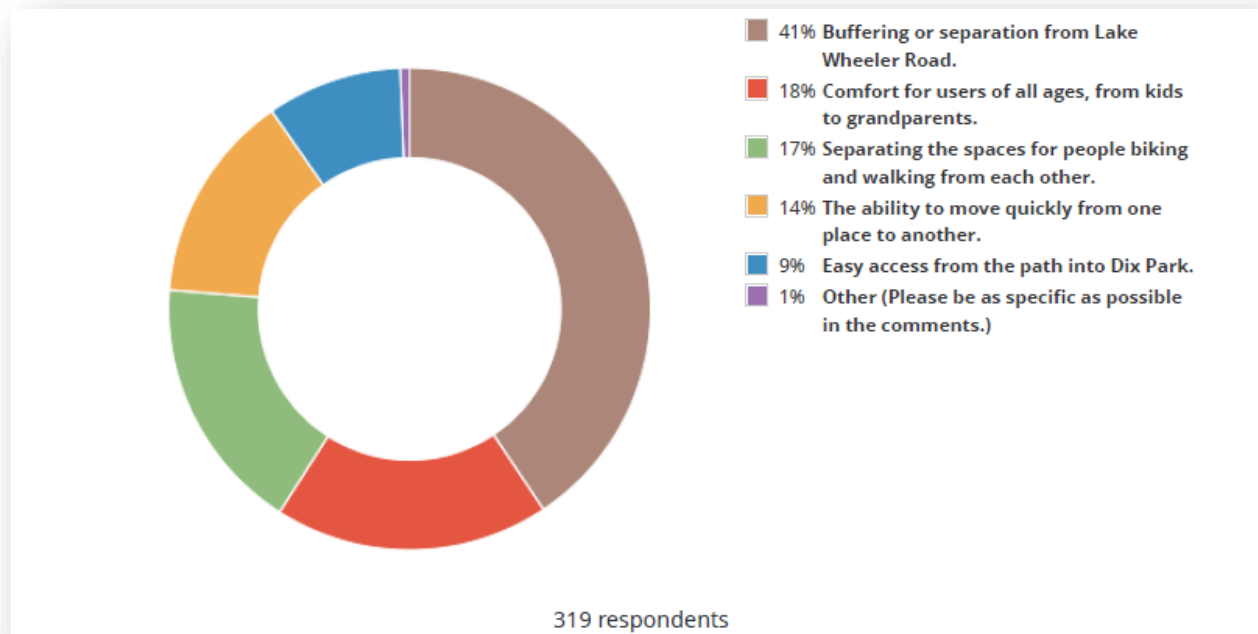
Question 3: A goal of this study is to make sure the network of places to walk and bike works for the communities within the Dix Edge area. Place a pin on the map where you would like to see additional sidewalks, crosswalks, or bike lanes.



Lake Wheeler Road

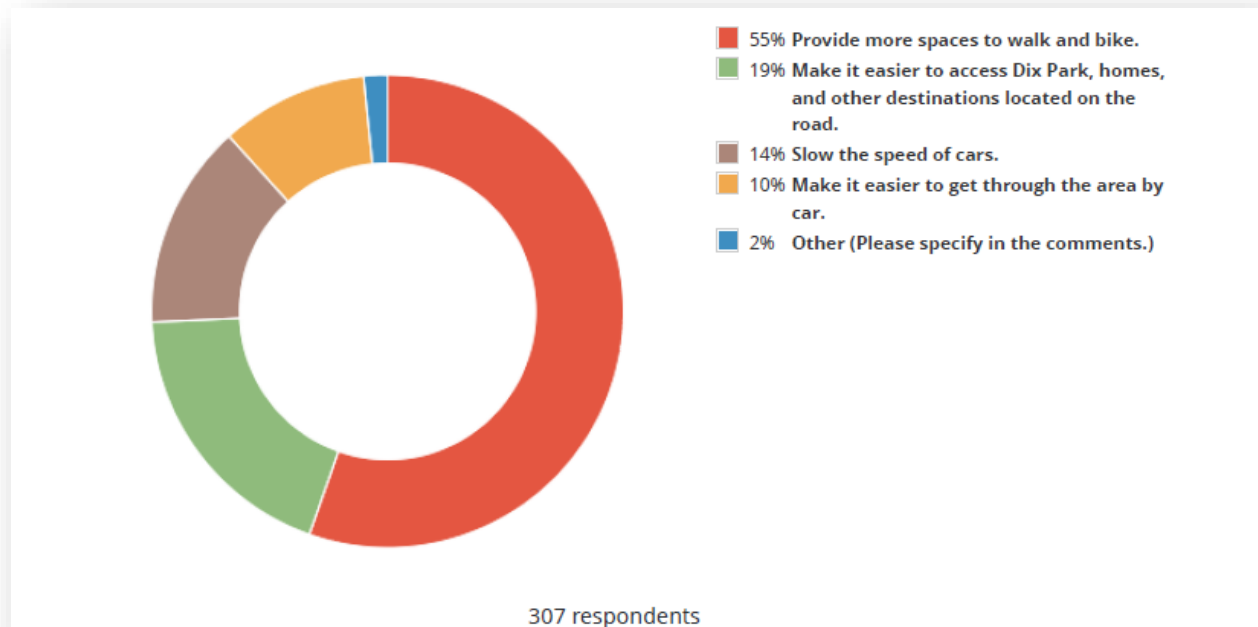
The Dix Park Master Plan included a multi-use path along Lake Wheeler Road that would provide access to the park and connect it to the greenways. The Dix Edge Area study is looking at a custom streetscape design for Lake Wheeler Road that would include the mixed use path. Participants were asked about their preferences for the design of Lake Wheeler Road and the multi-use path.

Question 1: What elements would you most like to prioritize in a multi-use path?



The majority of respondents indicated that buffering or separation from Lake Wheeler Road was the top priority for the multi-use path design. These preferences will be incorporated into draft designs that will be shown to the public in the Phase Soon Survey and public workshops to get feedback and input on whether or not the designs met these goals. The comments on this question generally supported separation from Lake Wheeler Road and indicated that clear sight lines were desirable for safety. Respondents also indicated that separating bicyclists from pedestrians would increase their feelings of safety and comfort.

Question 2: In general, if the design of Lake Wheeler Road were to change, what would you most prefer the design to make possible?

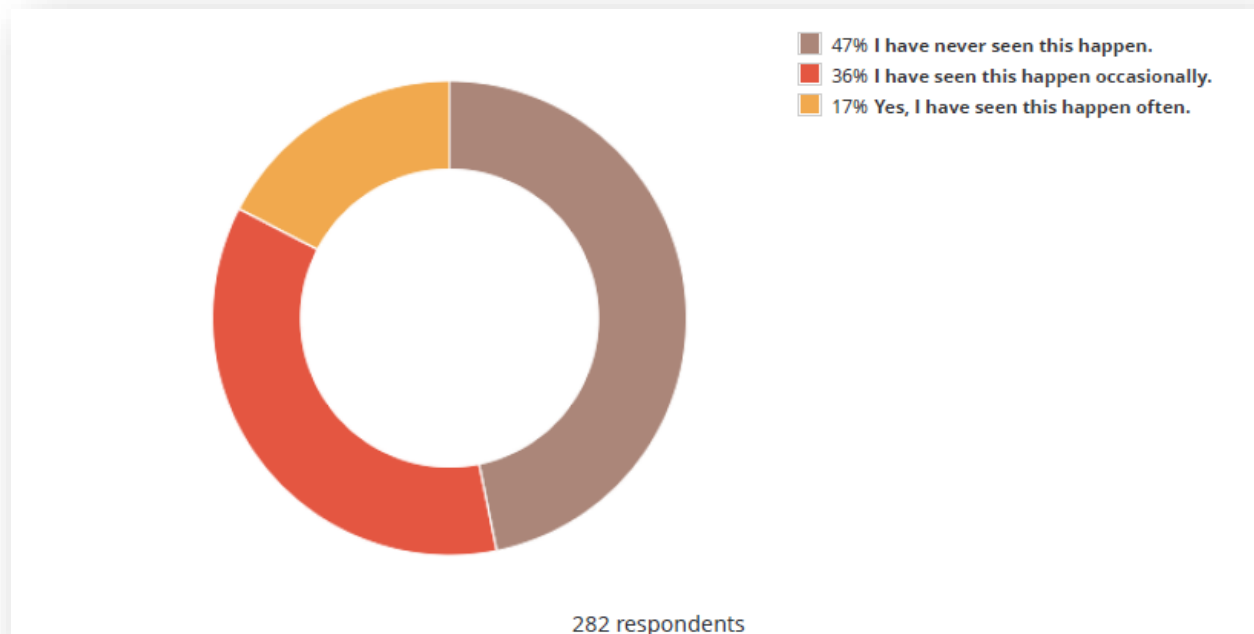


The majority of respondents indicated they would like Lake Wheeler Road to include more spaces for people to walk or bike. This information will be used during the Phase Soon meeting and survey to develop draft concepts for the future design of Lake Wheeler Road that the public will weigh in on to ensure the design fits their needs. Comments mentioned that all options are important but separating motorists from cyclists and pedestrians was cited as the most important outcome of the design.

Maywood Avenue

Staff wanted to understand the magnitude of a problem they had heard from residents on the residential side of Maywood Avenue (from S. Saunders to Fayetteville Street): semi-trucks regularly passing through the neighborhood.

Question 1: Some community members have shared experiences of semi-trucks driving down Maywood Avenue. Have you seen this happen?



The majority of respondents indicated they have never seen this happen, however a large portion of the comments indicated respondents do not live in the study area. The comments for this question indicated “a lot of trade/construction and delivery vehicles use the area for the east-west connections.” Other participants commented that Grissom Street and many of the dead-end streets in Fuller Heights are used to store semi-trucks.

Is there anything else about walking and biking in the study area the project team should know?

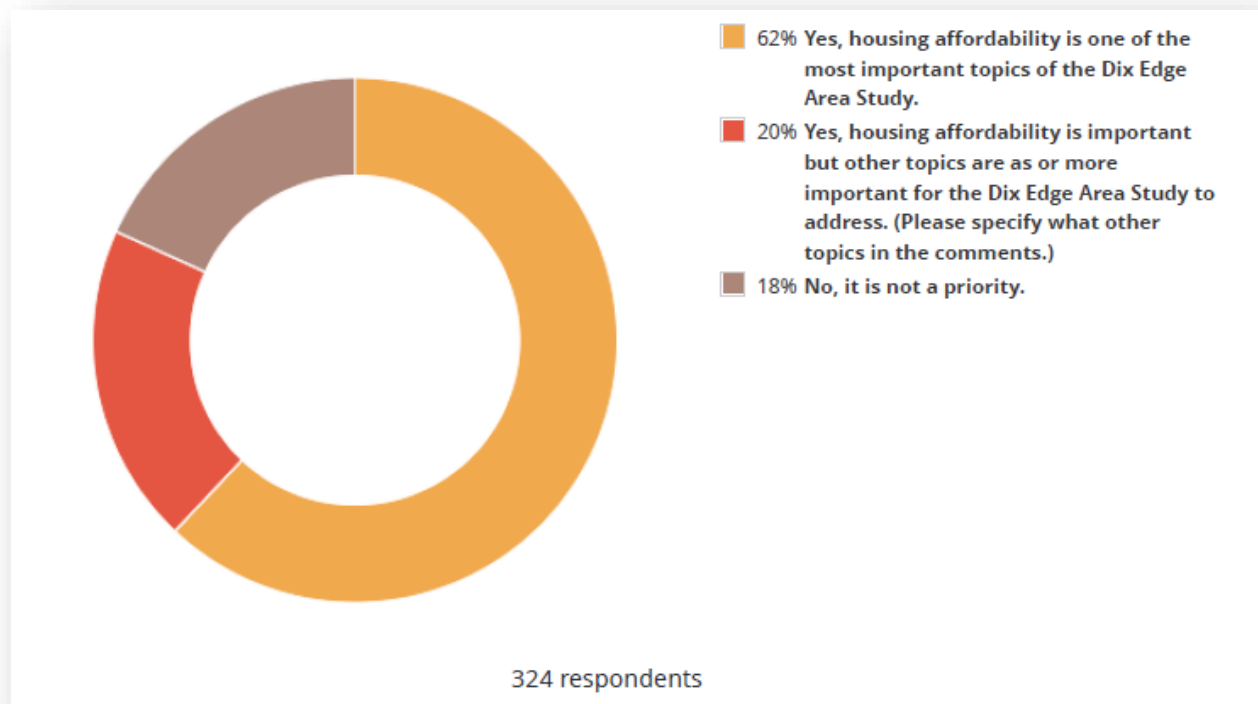
This was an opened ended prompt. In general, the comments expressed a strong desire to make the study area more walkable and bikeable and specific areas were identified as important for pedestrian and bicycle infrastructure. Comments also mentioned improving public transit and considering housing for low income residents as important aspects to include in the study.

Housing and Land Use Summary

The Dix Edge Area Study will make recommendations for potential changes to the Future Land Use Map and policies to mitigate rising housing costs in the area. Participants were asked several questions to understand their preference for density, options for preserving affordability, and potential land uses in the study area.

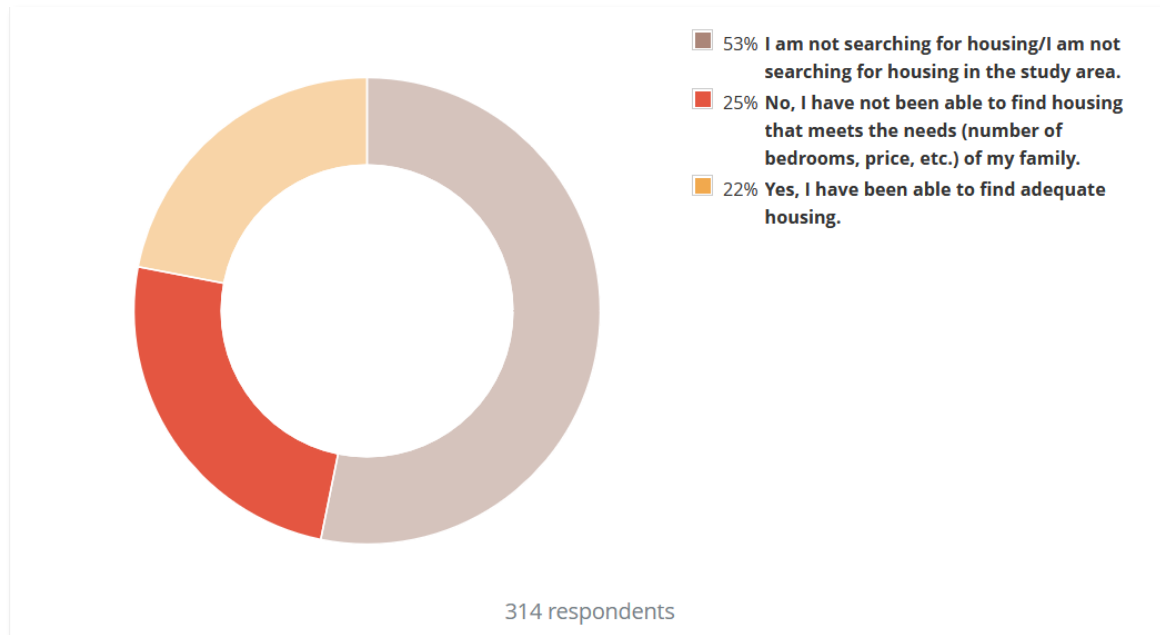
Affordable Housing

Question 1: Is affordable housing important for the Dix Edge Area Study to address?



The majority of respondents indicated that yes, affordable housing is an important topic. A smaller percentage of respondents indicated that while it is important, other issues are more important for this study to address. Participant comments included some support for increasing housing supply and density near downtown, mentions of increasing access to amenities in already existing in the area, and several comments emphasized the importance of housing for lower income residents (below 30% area median income).

Question 2: In the Dix Edge Area, are you able to find the type of housing that fits the needs of your family?

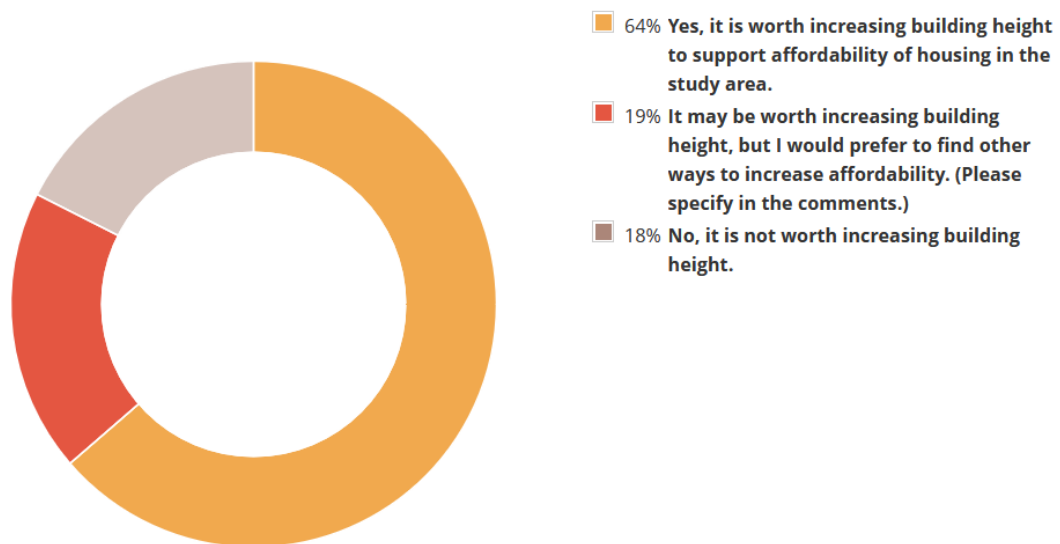


The majority of respondents were not looking for housing in the study area. Of the participants that were looking for housing in the study area, there was a slight majority that have not been able to find housing that met their needs. The comments for this question generally express that there aren't a lot of options that met the needs of the participants either for themselves or people they knew who were looking for housing in the area.

Future Land Use and Density

The next set of questions asked participants their opinion on changes to the land use plan to help staff understand what types of solutions would be appropriate.

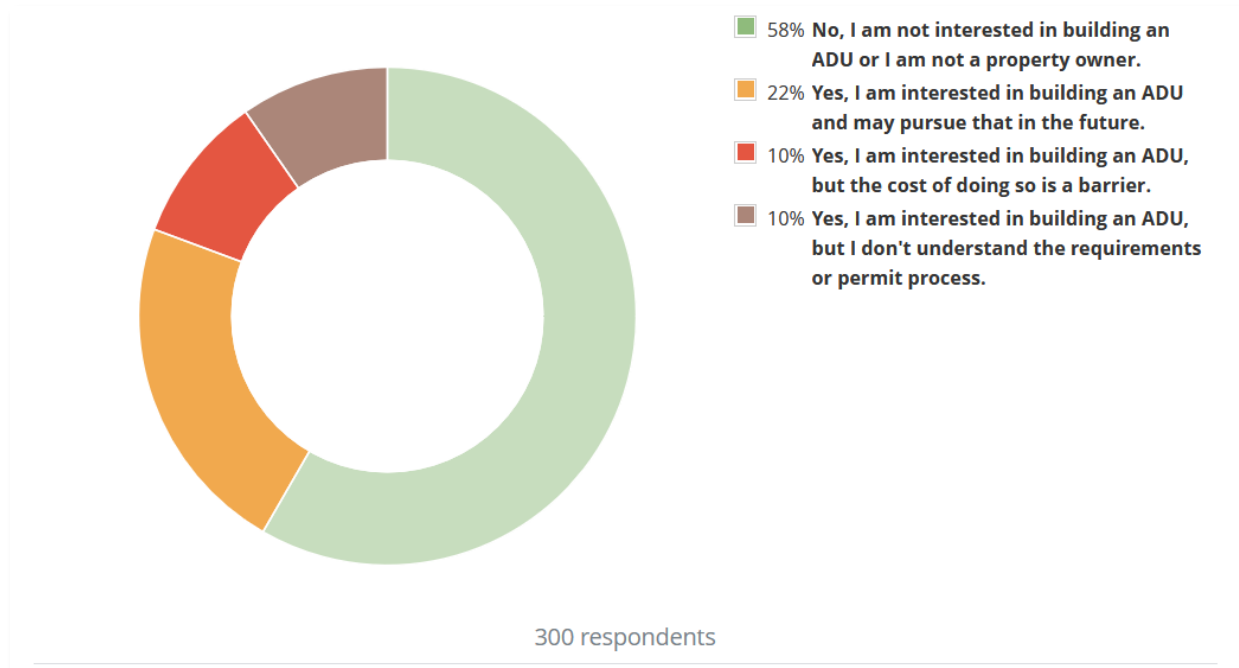
Question 1: In your opinion, is it worth increasing housing density in order to support housing affordability?



308 respondents

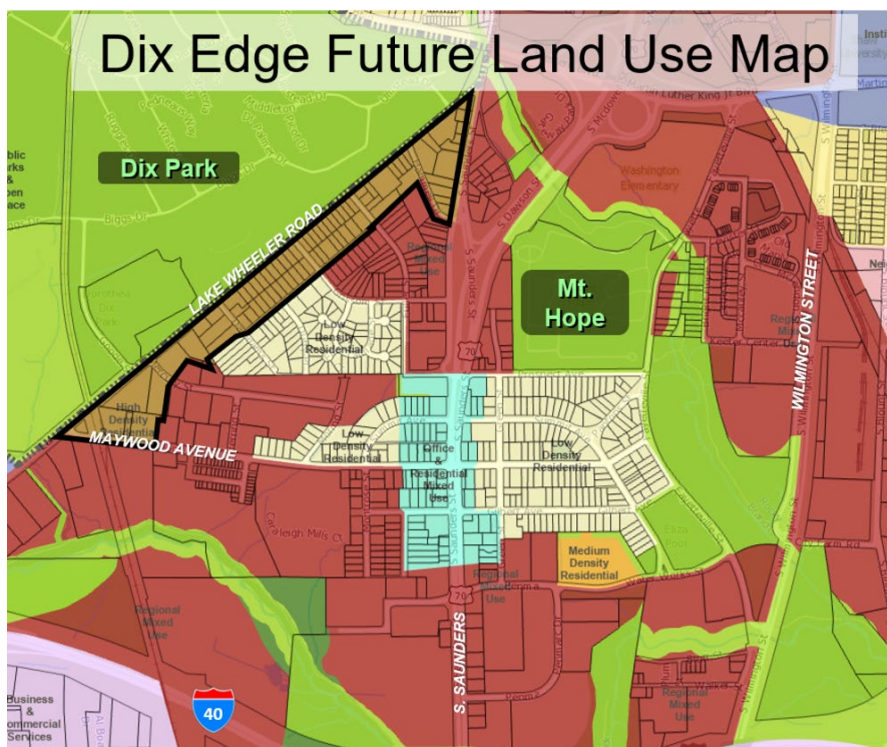
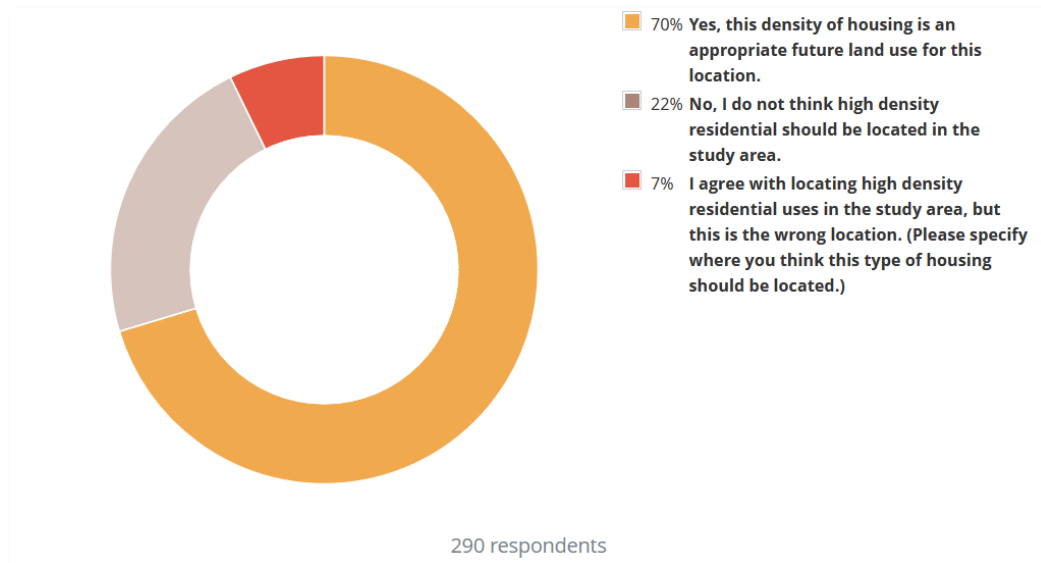
Comments generally expressed concerns that density and luxury high rises alone could make the area more affordable. Some possible ideas for affordability mentioned were capping property taxes, smaller scale density like duplexes, and density in concert with community partnerships.

Question 2: Would you build an ADU on your property?



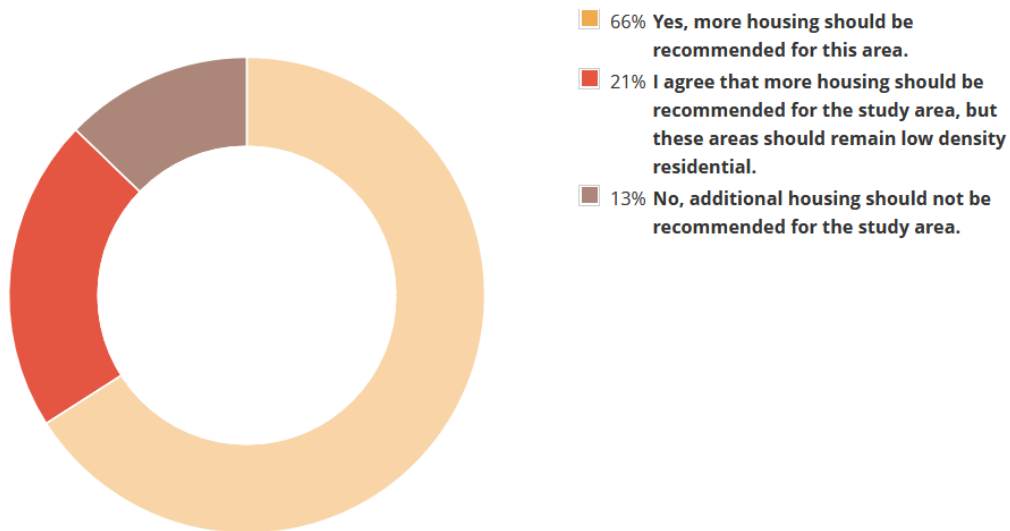
Many participants commented that they either did not have enough space on their lot for an ADU or that the process of permitting an ADU discourage them from considering building one. Some participants expressed doubt that ADUs could actually help affordability citing their use as short term rentals or the fact that they don't increase density enough to impact affordability.

Question 3: In your opinion, should high density residential be recommended for future development along Lake Wheeler Road adjacent to Dix Park?

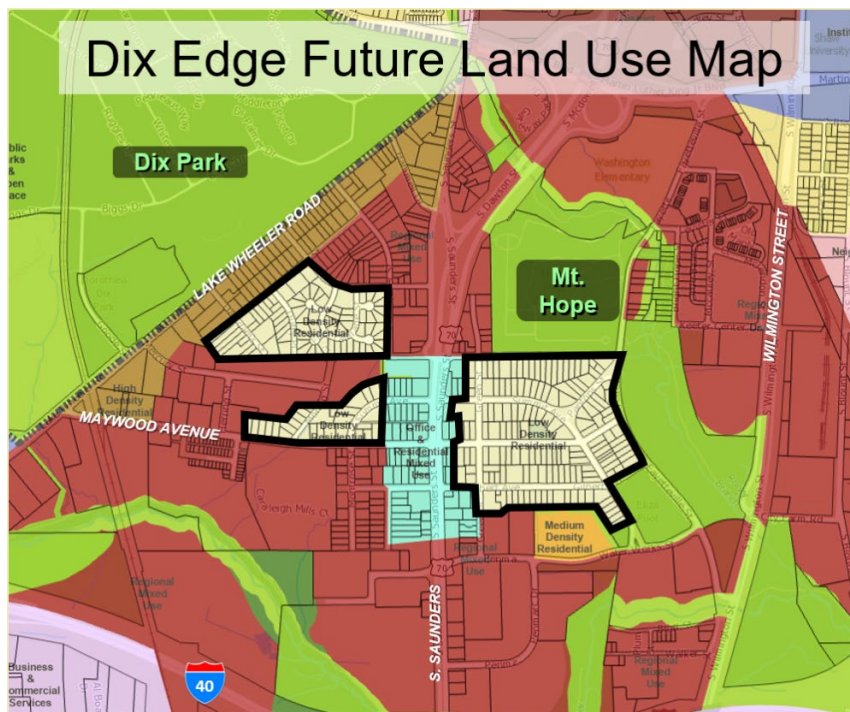


Participants generally supported high density in this location, but many commented on the need for affordable units in new development. Several comments stated preferences for 3-4 story buildings vs taller buildings to be more in line with the character of the neighborhood. Mixed use buildings were also mentioned as a desirable option to provide new housing and also provide neighborhood retail.

Question 4: In your opinion, should additional housing be recommended for the future of these area? Additional housing can look like duplexes and triplexes, and other building types of a similar height.



282 respondents



A large number of participants expressed that more housing is appropriate in this area but that current owners should be prioritized. Affordable housing (specifically 30% AMI) was cited as something that should be considered in this area. A community land trust was cited as a possible solution to allow for permanent affordability.

Question 5: In your opinion, should there be a transition in uses between mixed-use urban areas, such as future Downtown South, and nearby residential areas?

Yes, I would prefer there be a transition in uses between mixed use areas and residential areas.

57%

No, it is okay that mixed use areas are located next to residential areas.

43%

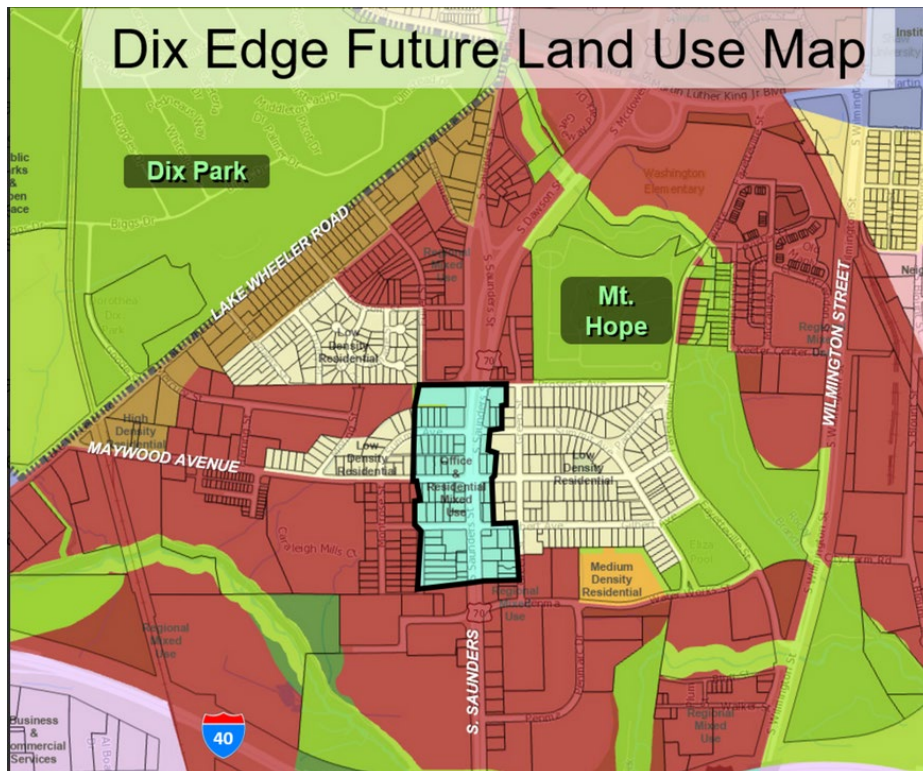
Closed to responses | 283 Responses

Participants generally expressed a desire for some transition in scale between mixed use areas and residential areas. Some participants also mentioned that introducing small scale retail or businesses within residential areas would be okay as long as they were maintained the scale of the neighborhood.

Question 6: During past conversations with the community, we heard interest in having more restaurants and grocery stores near the study area. In our opinion, is S. Saunders Street between Prospect Avenue and Penmarc Drive (seen in teal) a good location for these uses?

Yes, it would be good to have more restaurants and grocery stores along this part of S Saunders Street.	84%
No, I would prefer that there not be these types of uses in the study area.	9%
It would be good to have more restaurants and grocery stores in the study area, but not in this location. (Please specify where you would like to see these uses.)	7%

Closed to responses | 279 Responses

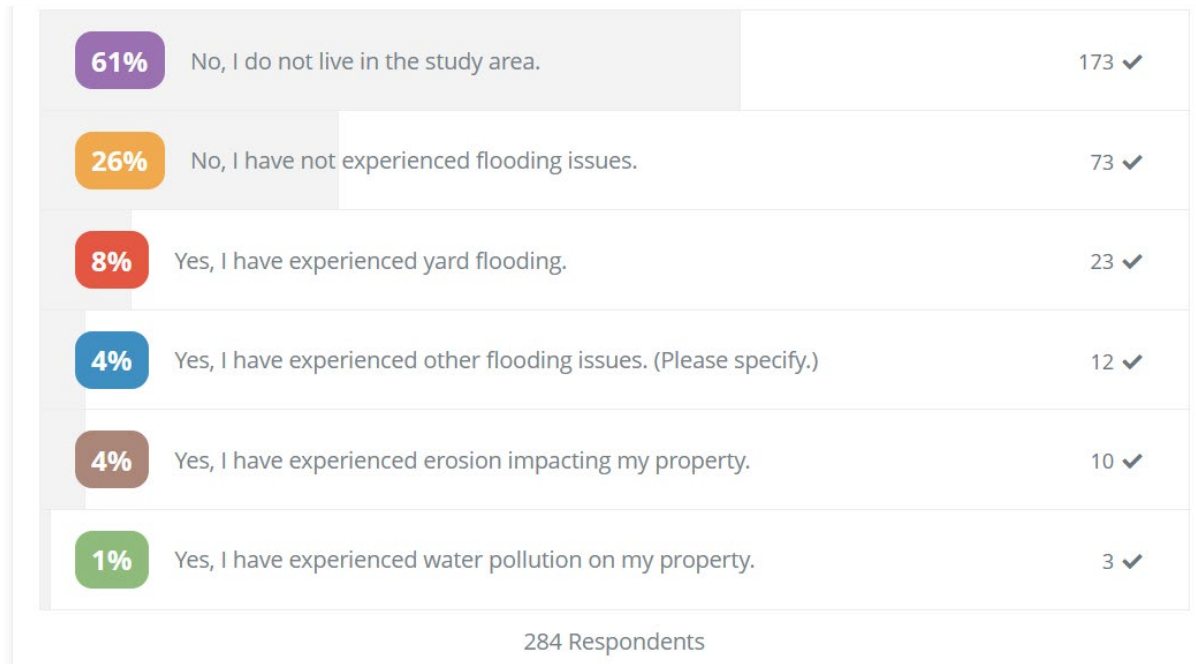


Participants were generally supportive of a grocery store at this location both for residents in the immediate area and residents further out. Transit accessibility was also pointed to as a positive aspect of this location. Some participants mentioned that buffering would be desirable between commercial uses like a restaurant or grocery store and residential uses.

Stormwater Summary

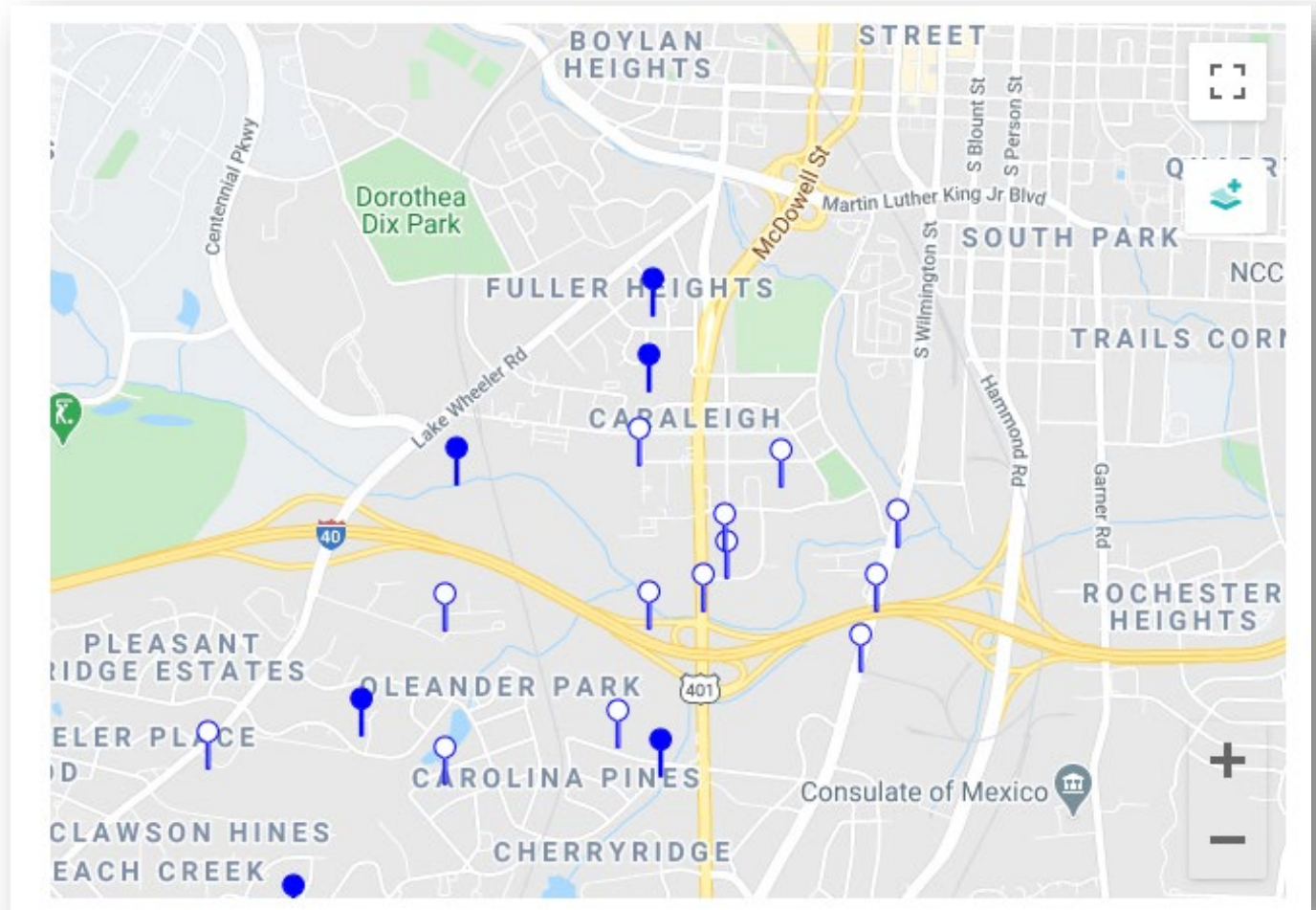
In this section participants were asked about their experiences with stormwater and flooding in both the study area, and adjacent areas. While the Dix Edge Area Study is looking specifically at communities between Lake Wheeler Road and S Wilmington Street, Walnut Creek and Rocky Branch Tributary connect the study area to surrounding neighborhoods. This means that in addition to creek flooding, any development in the study area could cause potential impacts to downstream communities, like Rochester Heights and Biltmore Hills.

Question 1: If you live in the study area, have you experienced flooding issues?



Of the participants that lived in the study area most had not experience flooding issues. Those that did experience flooding issues mostly experienced yard flooding. Some participants expressed concern that increasing development (particularly the Downtown South project) in the study area will lead to increased downstream flooding.

Question 2: Participants were also asked to pinpoint areas where they have seen or experienced flooding. The responses indicate that there isn't a particular pattern for where flooding has been experienced. That map is below:



Questions 3: How would you like to see this study and development in the study area address downstream flooding and water quality impacts to communities like Biltmore Hills and Rochester Heights?

Identify places and streets in the study area to build green infrastructure like rain gardens that help rain soak into the ground and prevent water pollution.	59%
Encourage new development to incorporate features like rain gardens that soak up rain and water runoff.	46%
Repairs to streams to prevent or reduce erosion downstream.	40%
Just update and maintain the underground stormwater pipes. / I would prefer to not see any stormwater projects.	11%

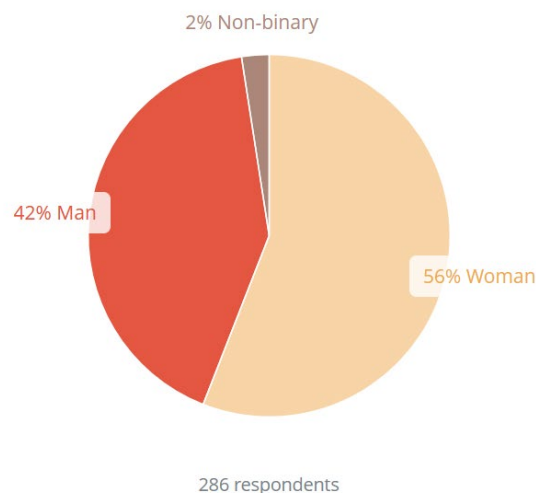
Closed to responses | 220 Responses

Participants commented that an “all of the above” approach should be used. Comments also suggested that new development should be required rather than encouraged to incorporate green stormwater infrastructure in addition to stronger mitigation requirements. Several participants expressed a desire for a more proactive approach to prioritize improvements and restoration in communities that are downstream from the study area and have historically had to deal with flooding.

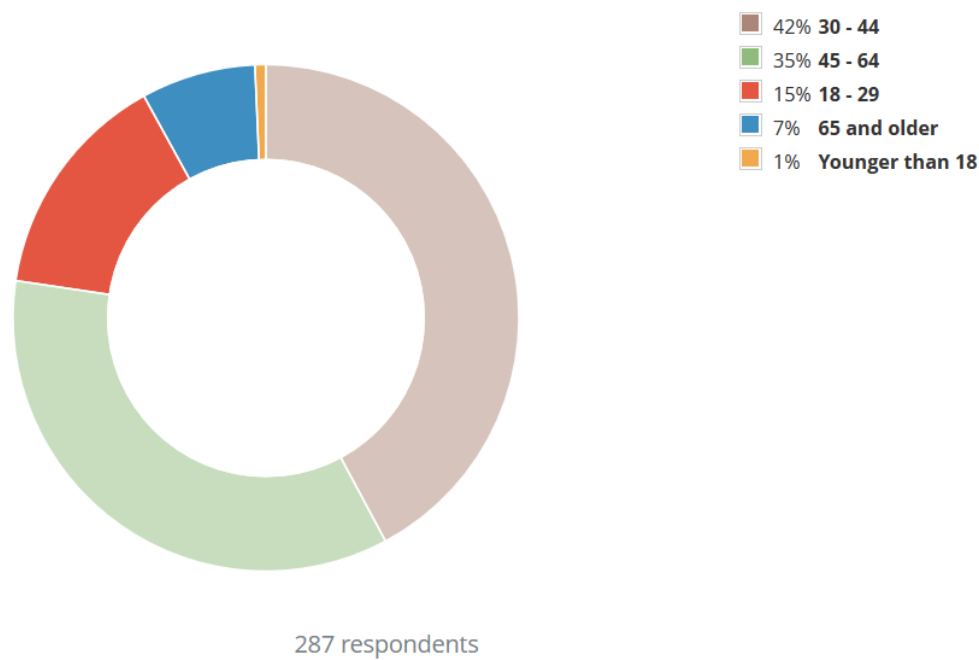
Voluntary Demographic Information

Participants were invited to voluntarily share their demographic information, while a total of 512 respondents filled out the majority of the survey – about 286 or just over half 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.

Question 1: What is your gender identity?



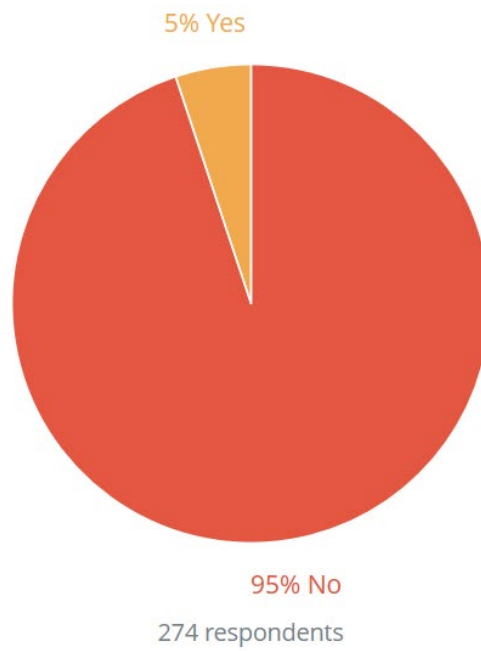
Question 2: What is your age?



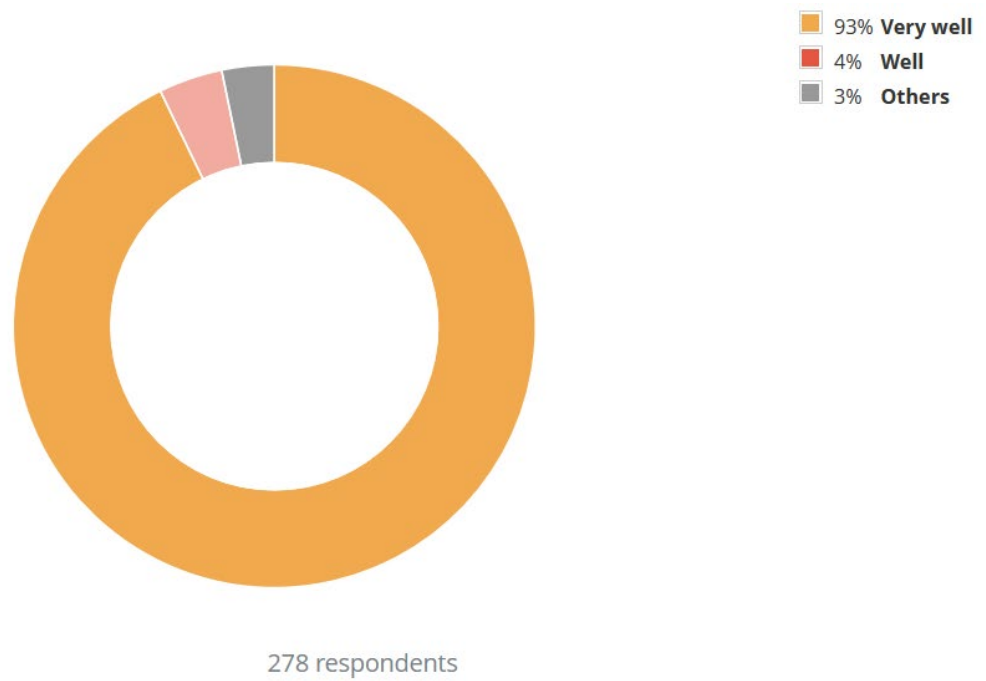
Question 3: What is your racial identity? (Please select all that apply.)

71%	White	178 ✓
18%	Black/African American	46 ✓
9%	Hispanic/Latino	23 ✓
2%	Asian	5 ✓
2%	American Indian/Alaskan Native	4 ✓
1%	Please self-identify	3 ✓
0%	Native Hawaiian/Pacific Islander	0 ✓

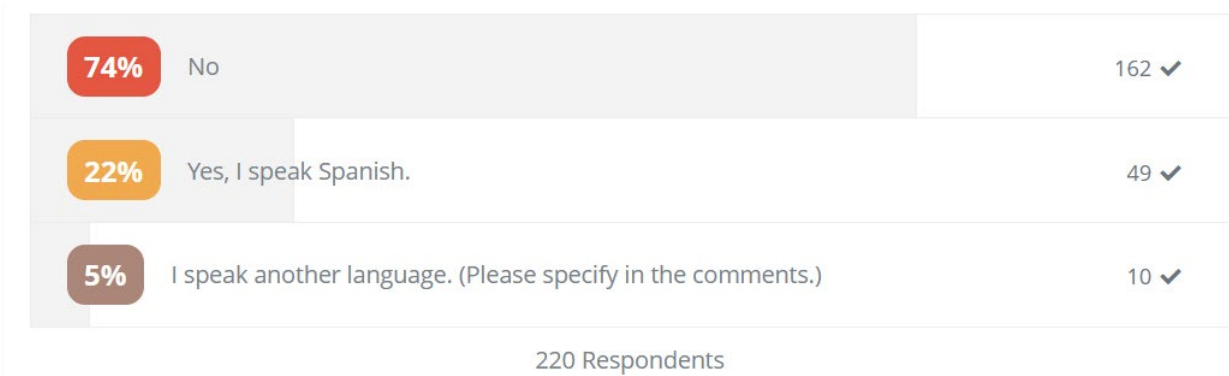
Question 4: Do you have a disability?



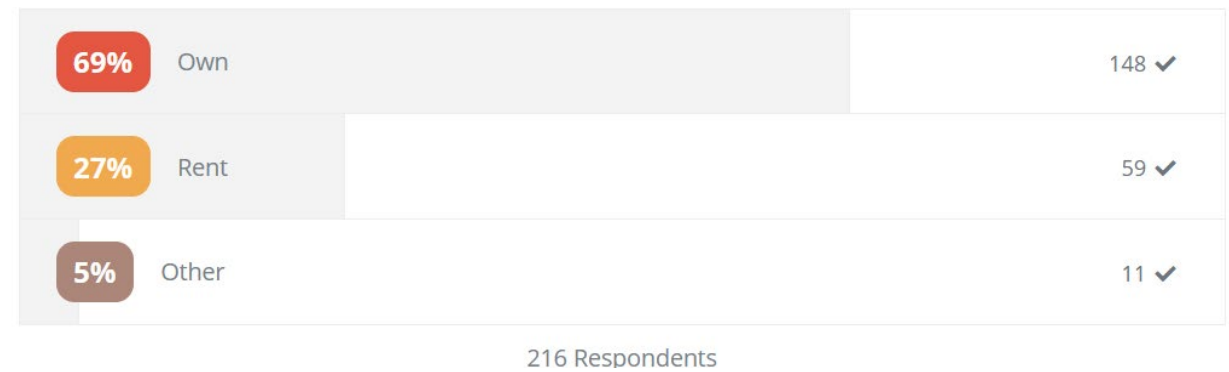
Question 5: How well do you speak English?



Question 6: Do you speak Spanish or another language?



Question 7: Do you rent or own your home?



Question 8: What is your approximate household income?

