

ATTACHMENT 1



DRAFT Guiding Principles, Presented at the 9.25.2025 Community Meeting Duke Street Land Use Plan

Overall

- In all of these principles, ensure that community members of all ages, abilities, backgrounds, and needs are welcomed and included, in a community where community health and well-being are fostered.

Land Use + Design

- Create walkable neighborhoods with a mix of land uses, public spaces, streetscapes, and services.
- Ensure that new development is well-designed and enhances the corridor.
- Ensure that new development enhances access to neighborhood retail, civic uses, transit options, and community focal points.
- Prioritize uses that serve the daily needs of the residents.
- Promote economic opportunities and the retention and growth of small businesses.

Mobility + Safety

- Provide safe ways for people to get around along the corridor.
- Create a well-connected system of streets, alleys, sidewalks, and trails that makes it easier to get around.
- Support a variety of travel choices—including walking, biking, transit, and driving—while encouraging active and sustainable options.
- Incorporate current and emerging technologies to enhance mobility and safety.

Parks + Open Space

- Pursue new neighborhood-serving parks and public open spaces.
- Pursue opportunities for new City-parks and public open spaces.
- Make it easier for people to connect to and enjoy existing parks and public open spaces.
- Ensure parks and public open spaces include a wide range of amenities.

Housing

- Increase the supply and diversity of housing options accessible to households of all incomes.
- Expand committed affordable rental and homeownership opportunities.
- Improve housing quality, safety, and long-term stability in existing and new development.
- Prioritize anti-displacement and preservation strategies to the greatest extent possible, including the potential preservation of existing committed and naturally occurring affordable housing.

Sustainability

- Promote a sustainable urban environment, energy-efficient buildings, and renewable energy.
- Implement green infrastructure throughout the corridor.
- Protect the corridor's natural resources and expand the tree canopy.
- Strengthen the corridor's resilience against the impacts of extremes in heat and cold through the design of new development, parks and infrastructure.

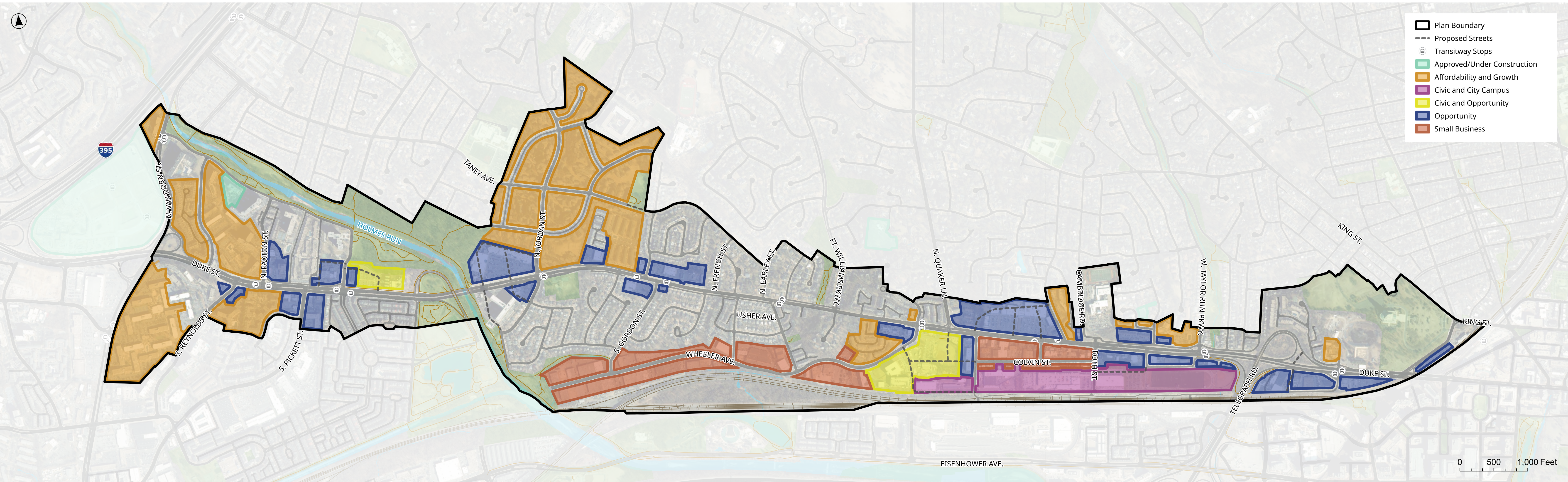


Health

- Ensure equitable access to services and resources that improve physical and mental and health and wellbeing.
- Provide opportunities for physical activity, community gathering areas, and social connection.
- Expand access to affordable goods and services such as food and other resources.
- Provide shade and other heat mitigation strategies in new developments, infrastructure and new and existing parks and public open spaces.

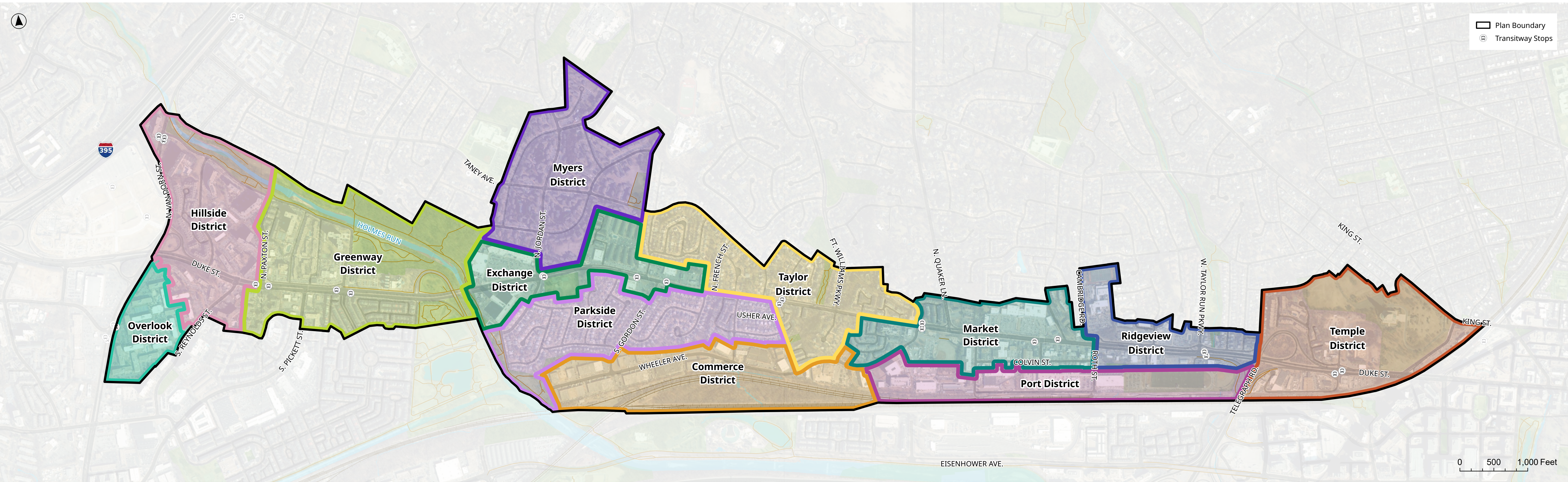
Themes

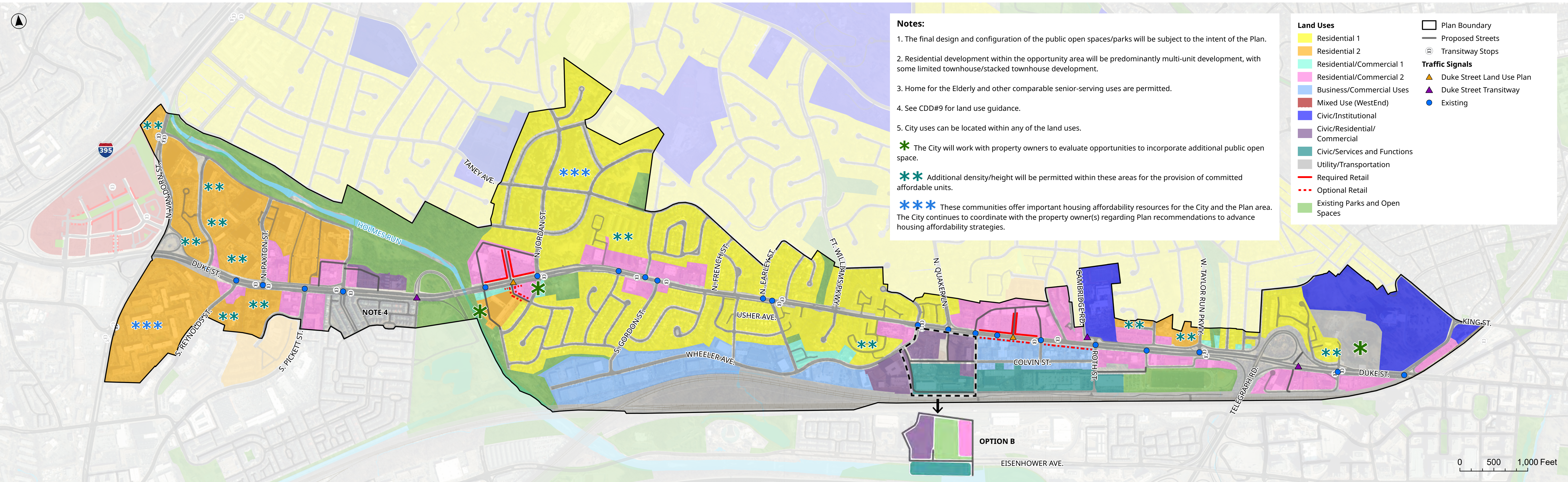
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Districts

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Notes:

1. The final design and configuration of the public open spaces/parks will be subject to the intent of the Plan.
2. Residential development within the opportunity area will be predominantly multi-unit development, with some limited townhouse/stacked townhouse development.
3. Home for the Elderly and other comparable senior-serving uses are permitted.
4. See CDD#9 for land use guidance.
5. City uses can be located within any of the land uses.

* The City will work with property owners to evaluate opportunities to incorporate additional public open space.

** Additional density/height will be permitted within these areas for the provision of committed affordable units.

*** These communities offer important housing affordability resources for the City and the Plan area. The City continues to coordinate with the property owner(s) regarding Plan recommendations to advance housing affordability strategies.

Land Uses

- Residential 1
- Residential 2
- Residential/Commercial 1
- Residential/Commercial 2
- Business/Commercial Uses
- Mixed Use (WestEnd)
- Civic/Institutional
- Civic/Residential/Commercial
- Civic/Services and Functions
- Utility/Transportation
- Required Retail
- Optional Retail
- Existing Parks and Open Spaces

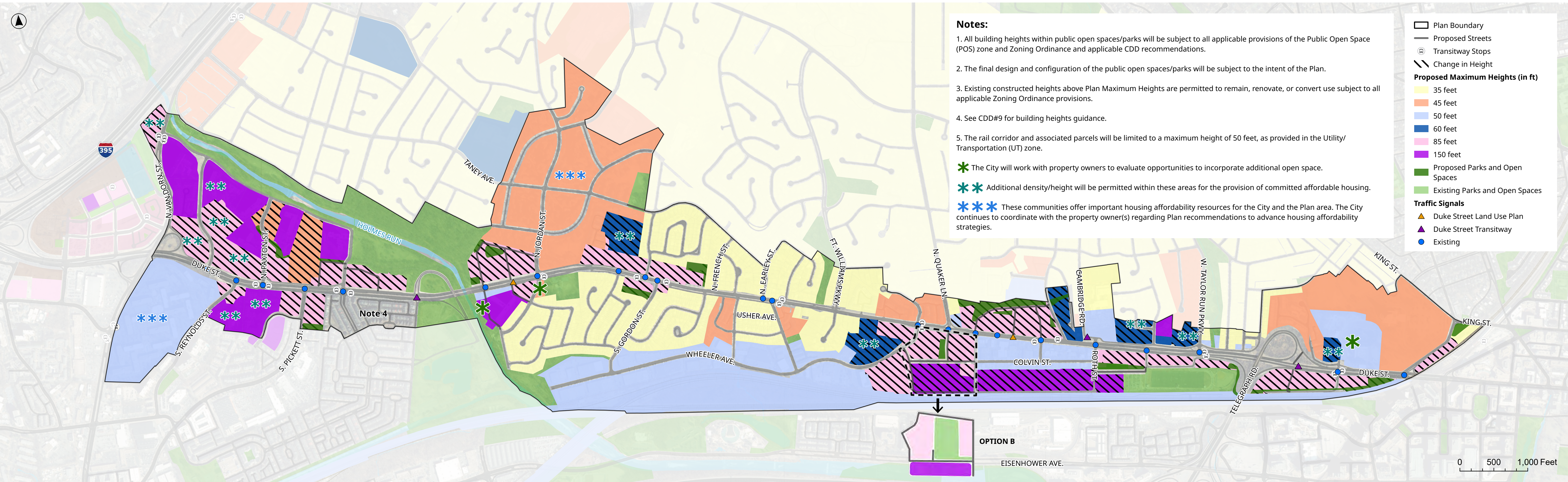
Traffic Signals

- Plan Boundary
- Proposed Streets
- Transitway Stops
- Duke Street Land Use Plan
- Duke Street Transitway
- Existing



Building Heights

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Notes:

1. All building heights within public open spaces/parks will be subject to all applicable provisions of the Public Open Space (POS) zone and Zoning Ordinance and applicable CDD recommendations.
2. The final design and configuration of the public open spaces/parks will be subject to the intent of the Plan.
3. Existing constructed heights above Plan Maximum Heights are permitted to remain, renovate, or convert use subject to all applicable Zoning Ordinance provisions.
4. See CDD#9 for building heights guidance.
5. The rail corridor and associated parcels will be limited to a maximum height of 50 feet, as provided in the Utility/Transportation (UT) zone.

- * The City will work with property owners to evaluate opportunities to incorporate additional open space.
- ** Additional density/height will be permitted within these areas for the provision of committed affordable housing.
- *** These communities offer important housing affordability resources for the City and the Plan area. The City continues to coordinate with the property owner(s) regarding Plan recommendations to advance housing affordability strategies.

Plan Boundary
— Proposed Streets
⊙ Transitway Stops
↘ Change in Height

Proposed Maximum Heights (in ft)

- 35 feet
- 45 feet
- 50 feet
- 60 feet
- 85 feet
- 150 feet

Proposed Parks and Open Spaces
Existing Parks and Open Spaces

Traffic Signals

- ▲ Duke Street Land Use Plan
- ▲ Duke Street Transitway
- Existing

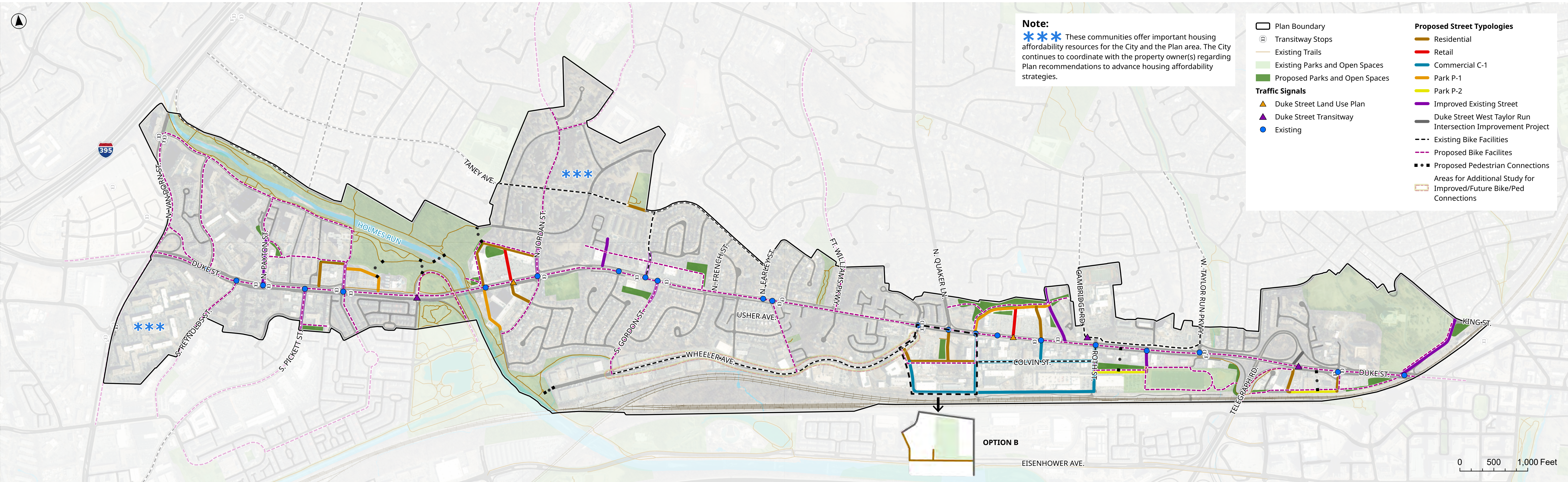
Note 4



0 500 1,000 Feet

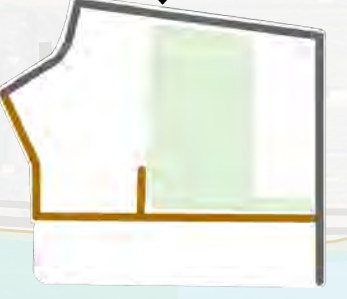
Mobility Network

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Note:
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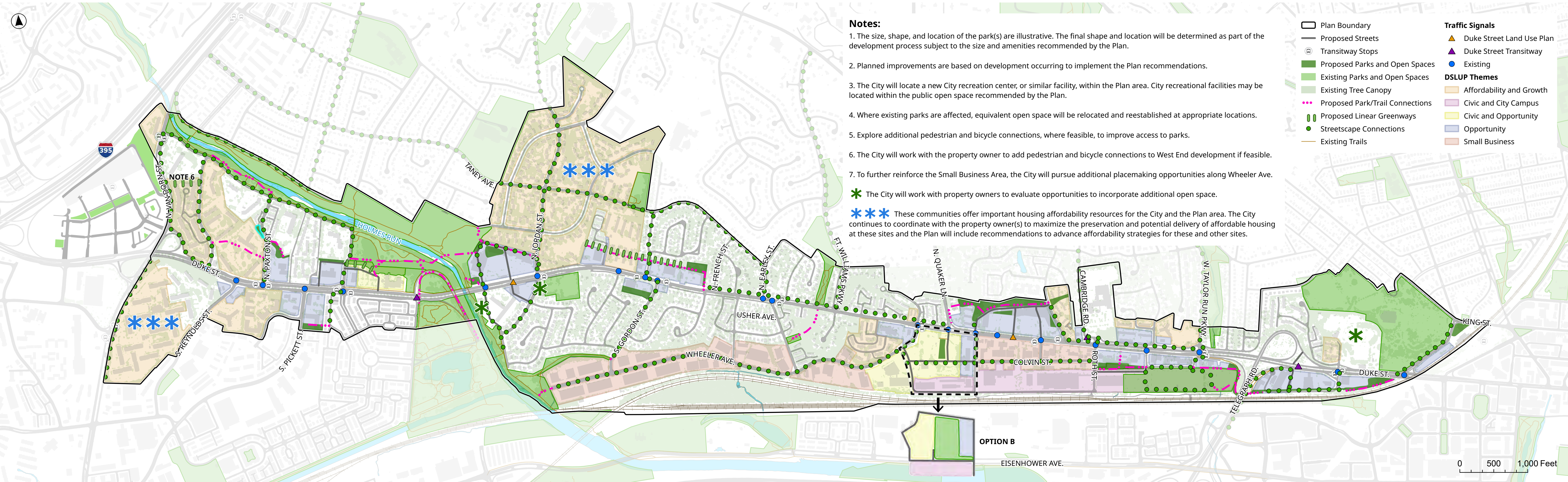
- Plan Boundary
- Transitway Stops
- Existing Trails
- Existing Parks and Open Spaces
- Proposed Parks and Open Spaces
- Traffic Signals**
- Duke Street Land Use Plan
- Duke Street Transitway
- Existing
- Proposed Street Typologies**
- Residential
- Retail
- Commercial C-1
- Park P-1
- Park P-2
- Improved Existing Street
- Duke Street West Taylor Run Intersection Improvement Project
- Existing Bike Facilities
- Proposed Bike Facilities
- Proposed Pedestrian Connections
- Areas for Additional Study for Improved/Future Bike/Ped Connections



0 500 1,000 Feet

Open Space Network

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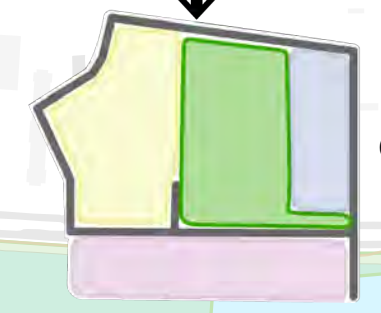


Notes:

1. The size, shape, and location of the park(s) are illustrative. The final shape and location will be determined as part of the development process subject to the size and amenities recommended by the Plan.
 2. Planned improvements are based on development occurring to implement the Plan recommendations.
 3. The City will locate a new City recreation center, or similar facility, within the Plan area. City recreational facilities may be located within the public open space recommended by the Plan.
 4. Where existing parks are affected, equivalent open space will be relocated and reestablished at appropriate locations.
 5. Explore additional pedestrian and bicycle connections, where feasible, to improve access to parks.
 6. The City will work with the property owner to add pedestrian and bicycle connections to West End development if feasible.
 7. To further reinforce the Small Business Area, the City will pursue additional placemaking opportunities along Wheeler Ave.
- * The City will work with property owners to evaluate opportunities to incorporate additional open space.

*** These communities offer important housing affordability resources for the City and the Plan area. The City continues to coordinate with the property owner(s) to maximize the preservation and potential delivery of affordable housing at these sites and the Plan will include recommendations to advance affordability strategies for these and other sites.

Plan Boundary	Duke Street Land Use Plan
Proposed Streets	Duke Street Transitway
Transitway Stops	Existing
Proposed Parks and Open Spaces	DSLUP Themes
Existing Parks and Open Spaces	Affordability and Growth
Existing Tree Canopy	Civic and City Campus
Proposed Park/Trail Connections	Civic and Opportunity
Proposed Linear Greenways	Opportunity
Streetscape Connections	Small Business
Existing Trails	



0 500 1,000 Feet