

DRAFT Guiding Principles, 9-25-25 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.
- 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, where feasible.
- 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 integrity of the corridor's stream valleys, floodplains, and resource protection areas 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 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.