



DEPARTMENT OF
**PLANNING &
ZONING**

Duke Street Land Use Plan

**City Council Legislative Meeting
May 26, 2026**





Summary

Request:

- Feedback on Proposed Duke Street Framework Plan

Council Action:

- Guidance only

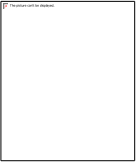
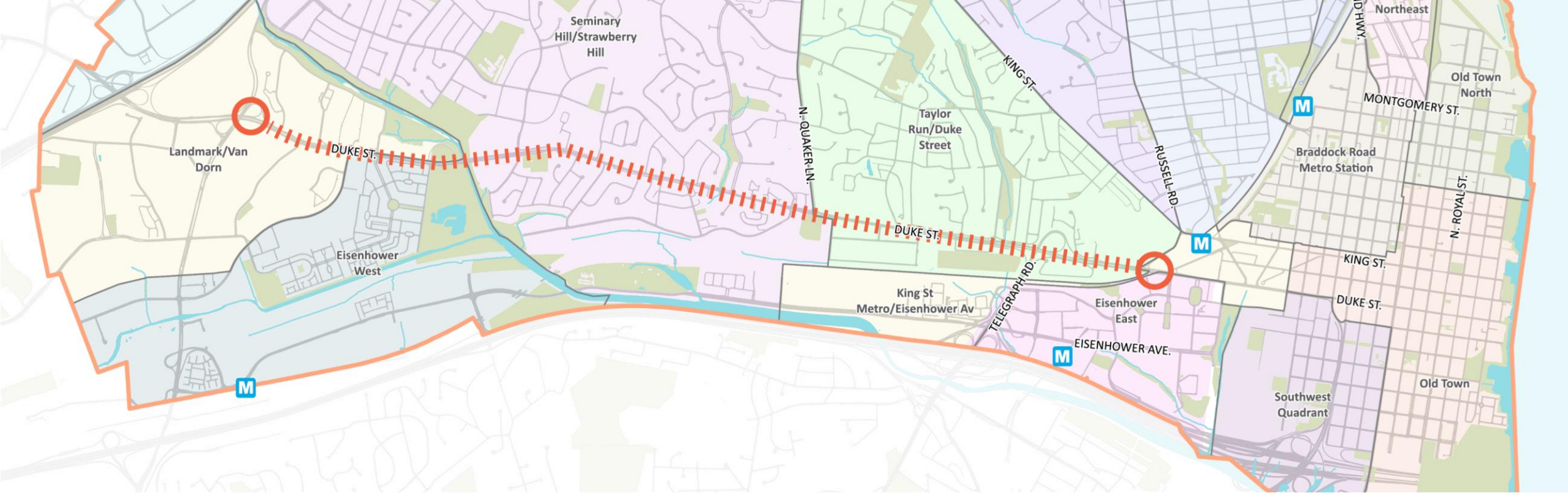
Key Elements of the Proposal:

- Proposed land use and heights in the opportunity and preservation areas; and
- Proposed open space and mobility networks' alignment with proposed land uses.



1	Background
2	Proposed Framework Plan
3	Next Steps
4	Questions/Discussion

Background: Plan Area and Community Engagement



10 Community Events



250 businesses



50+ pop-ups



3,500+ residents



100+ students



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Background: Themes We Heard from the Community

Cohesive Corridor Design

Move away from piecemeal development toward a more unified corridor

Expanded Open Space Network

Provide more green spaces, particularly in the central area

Housing Affordability and Supply

Increase housing opportunities while ensuring a range of affordability options

Infrastructure Capacity

Ensure adequate infrastructure to support future growth

Neighborhood-Serving Retail

Retain grocery and everyday retail

Safer Connections

Improve safety and accessibility for pedestrians + cyclists

Support for Local Businesses

Retain and integrate existing small businesses

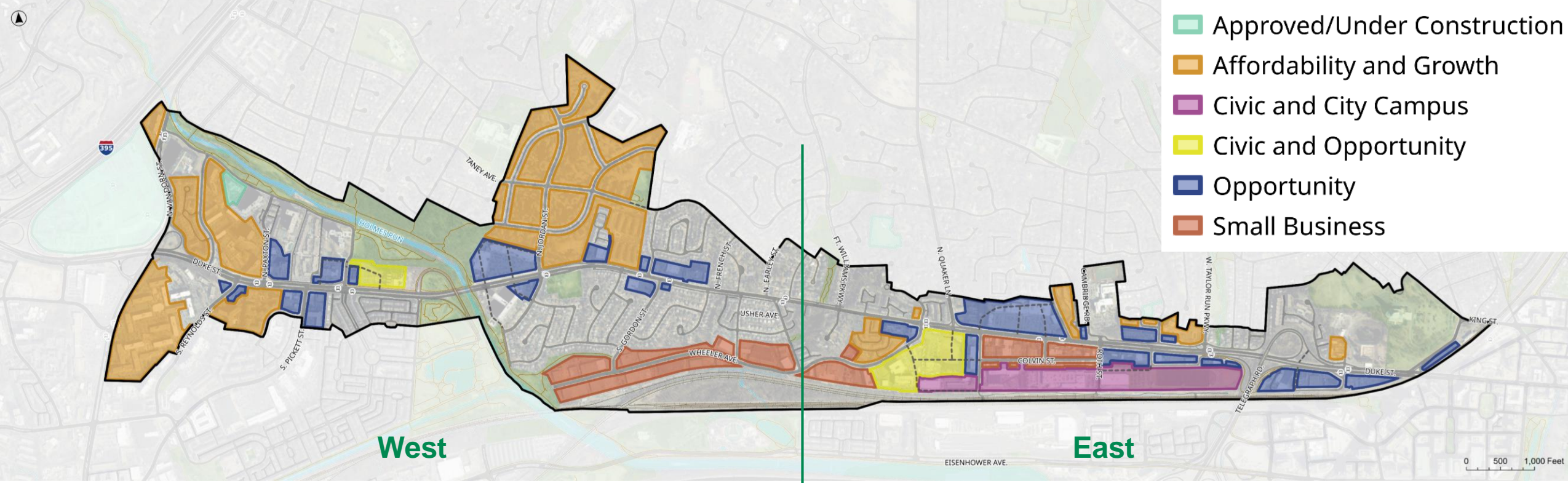
Traffic and Mobility

Address congestion while improving all ways of moving around



Background: Land Use Themes

- Plan Boundary
- Proposed Streets
- ⊕ Transitway Stops
- ▭ Approved/Under Construction
- ▭ Affordability and Growth
- ▭ Civic and City Campus
- ▭ Civic and Opportunity
- ▭ Opportunity
- ▭ Small Business



Dec.-Jan. Workshops, Community Meeting, Engagement Hub

Resulted in: **250+** community ideas evaluated, **75%** included

Framework Plan: Land Use - East

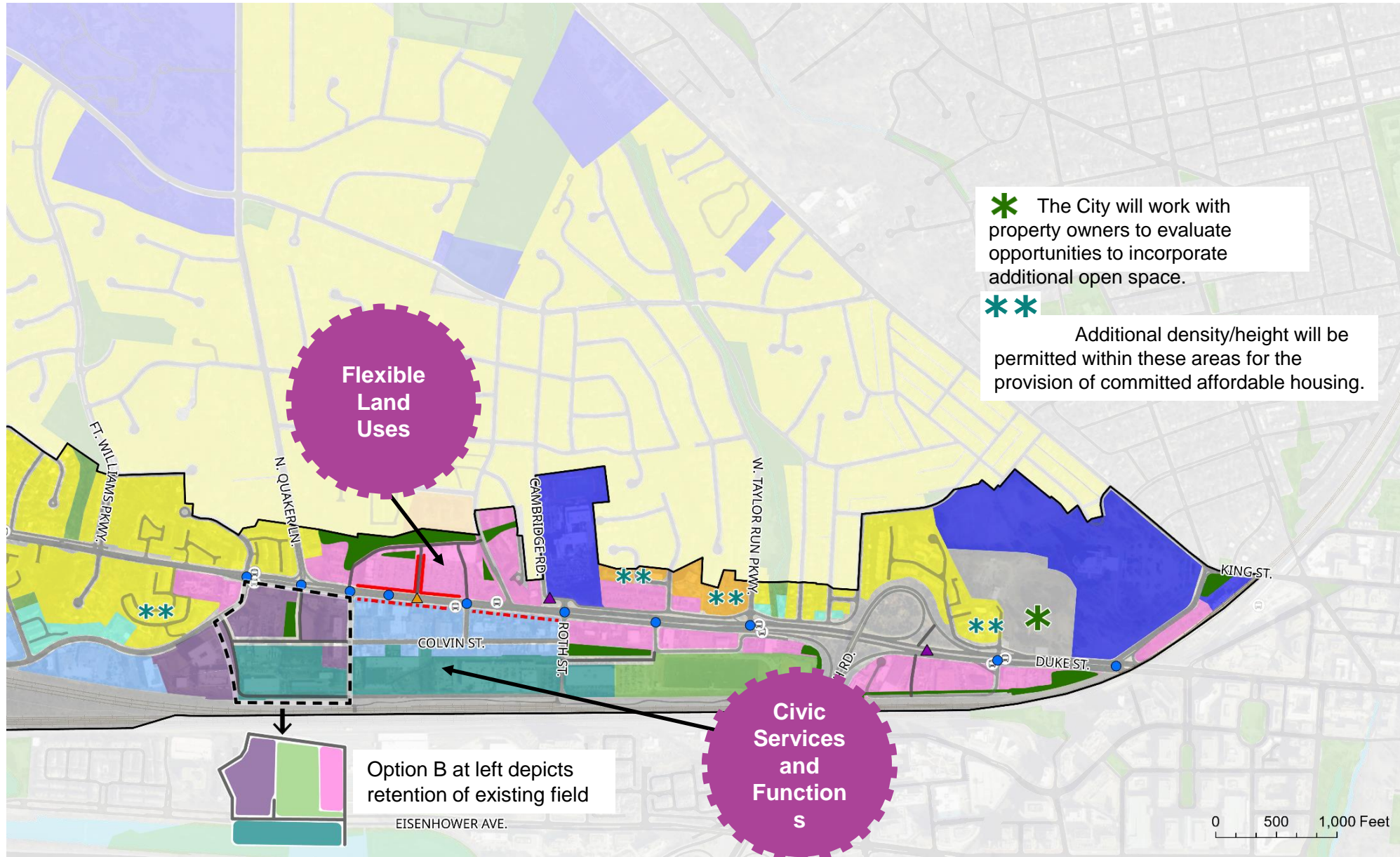
Land Uses

- 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

- Plan Boundary
- Proposed Streets
- Transitway Stops

Traffic Signals

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



***** 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.

Flexible Land Uses

Civic Services and Functions

Option B at left depicts retention of existing field

0 500 1,000 Feet

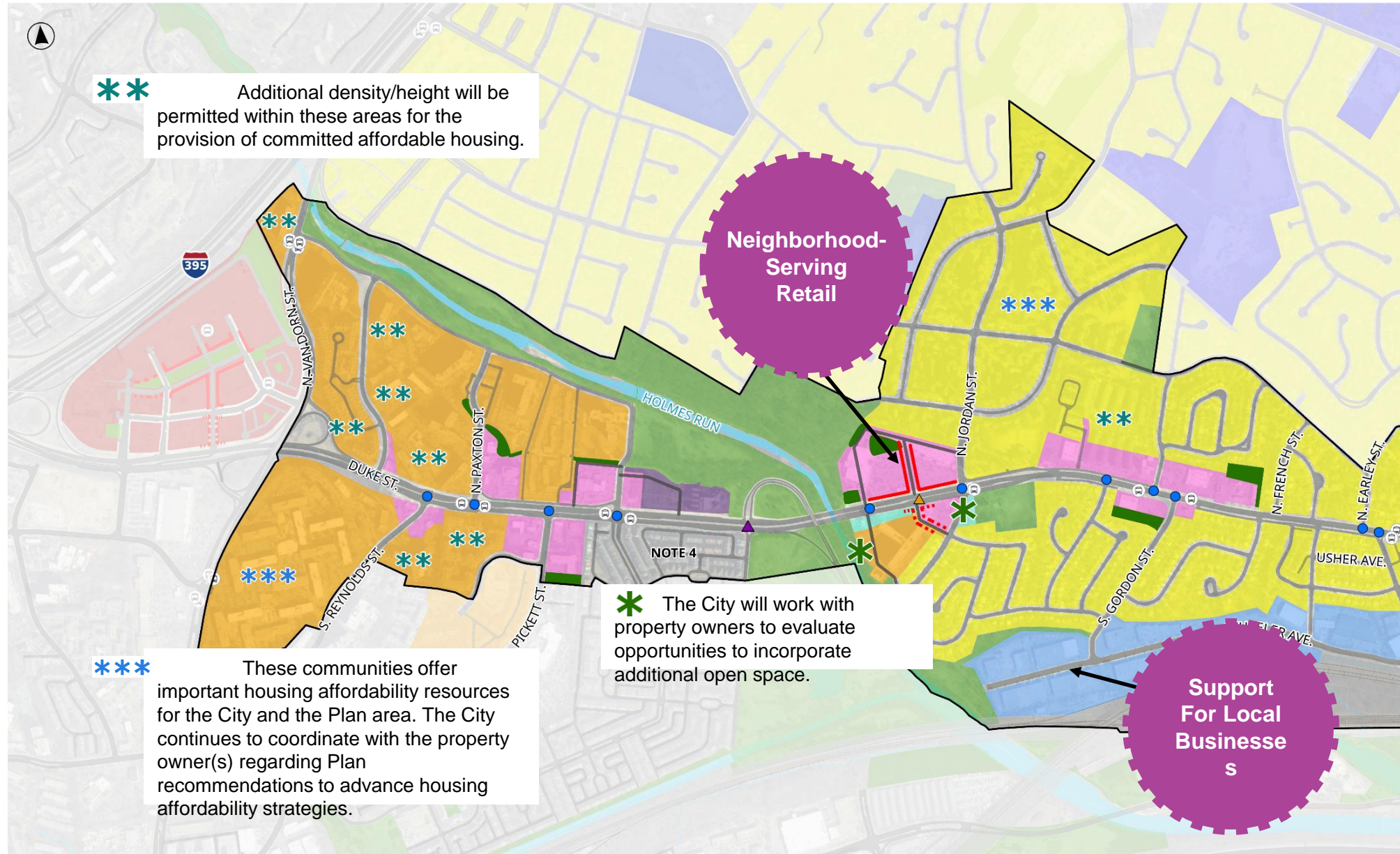
Framework Plan: Land Use - West

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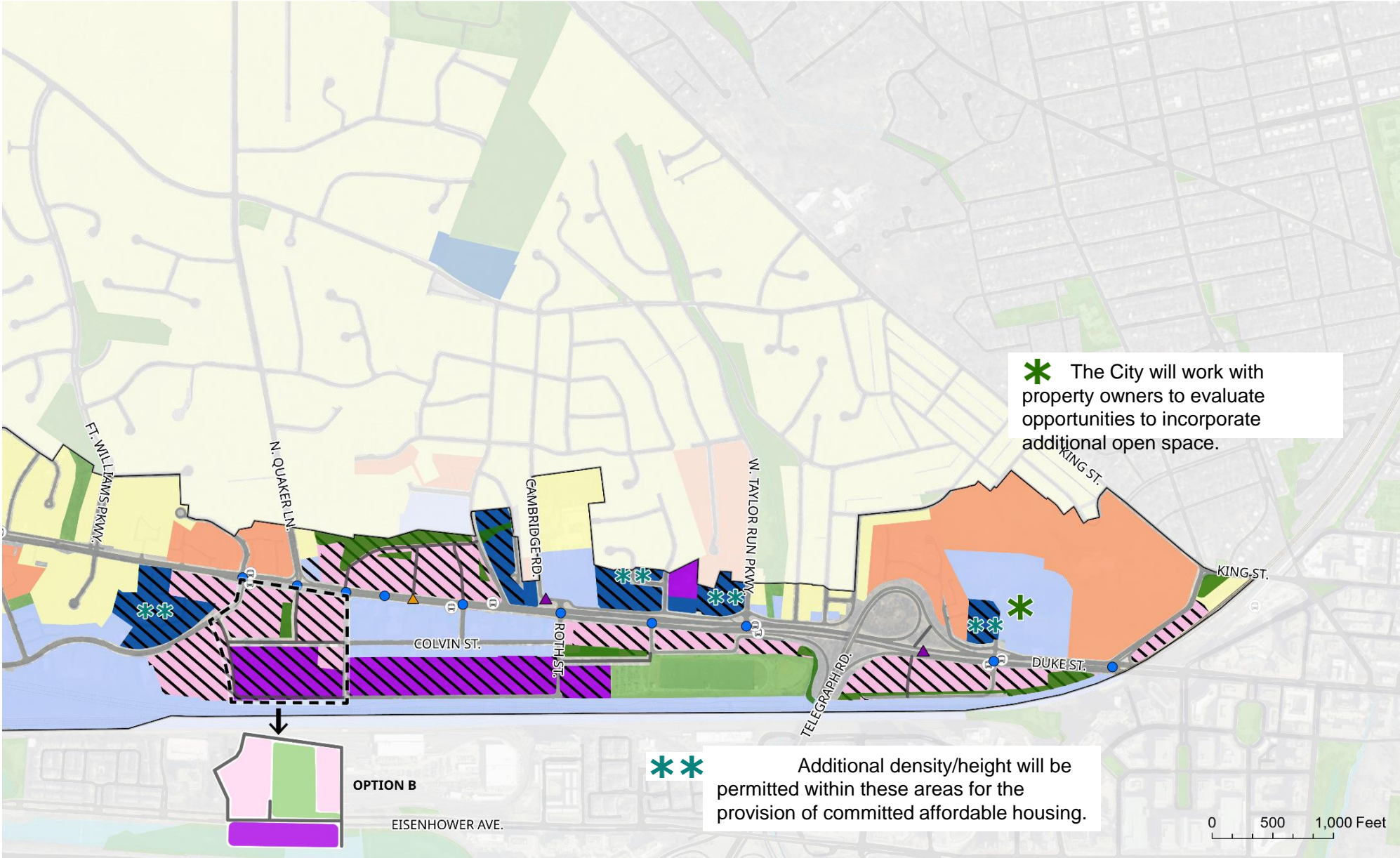
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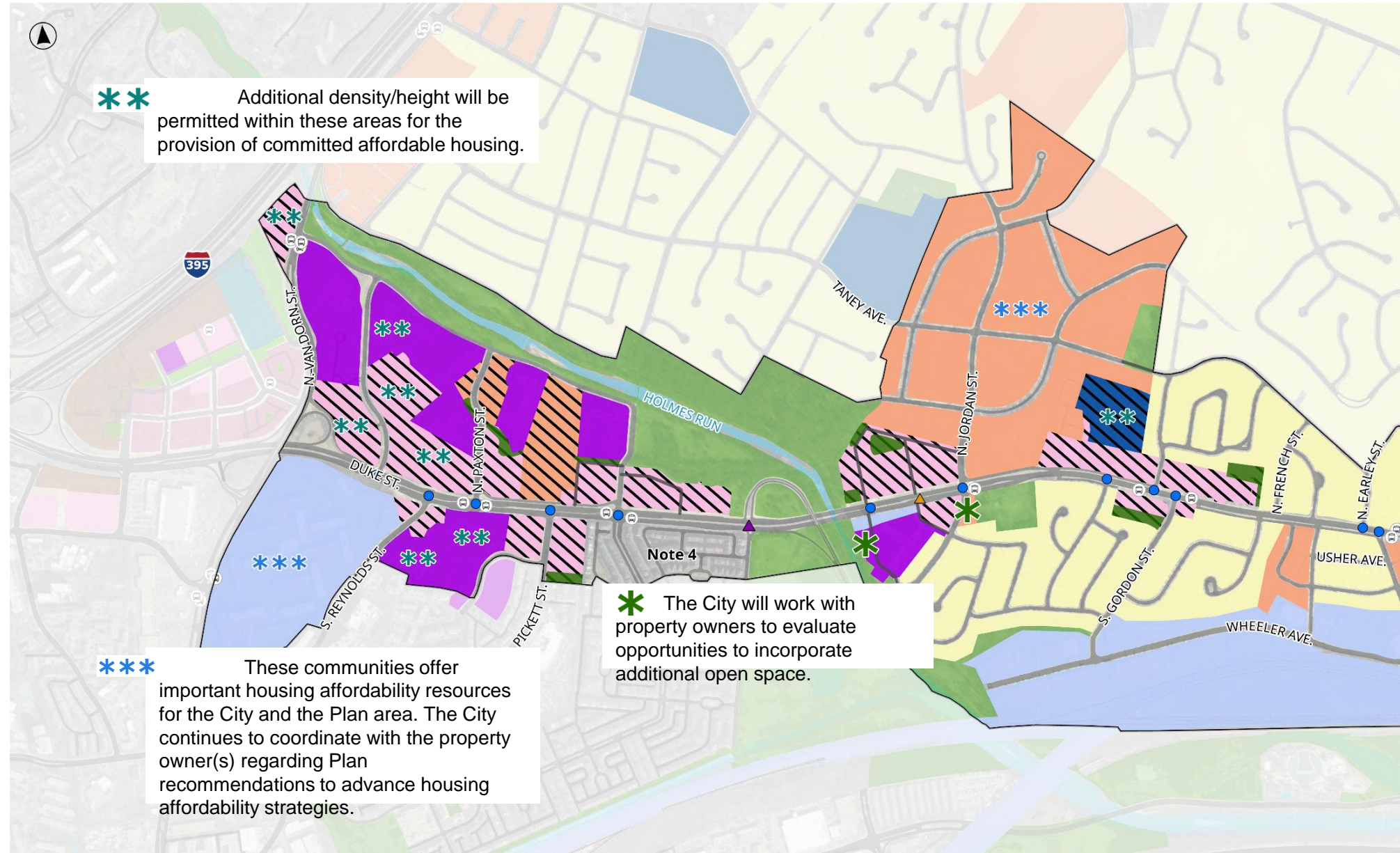
Framework Plan: Building Heights - East

- Plan Boundary
- Proposed Streets
- ⊙ Transitway Stops
- Proposed Parks and Open Spaces
- Existing Parks and Open Spaces
- ↘ Change in Height
- Proposed Maximum Heights (in ft)**
- 35 feet
- 45 feet
- 50 feet
- 60 feet
- 85 feet
- 150 feet
- Traffic Signals**
- ▲ Duke Street Land Use Plan
- ▲ Duke Street Transitway
- Existing




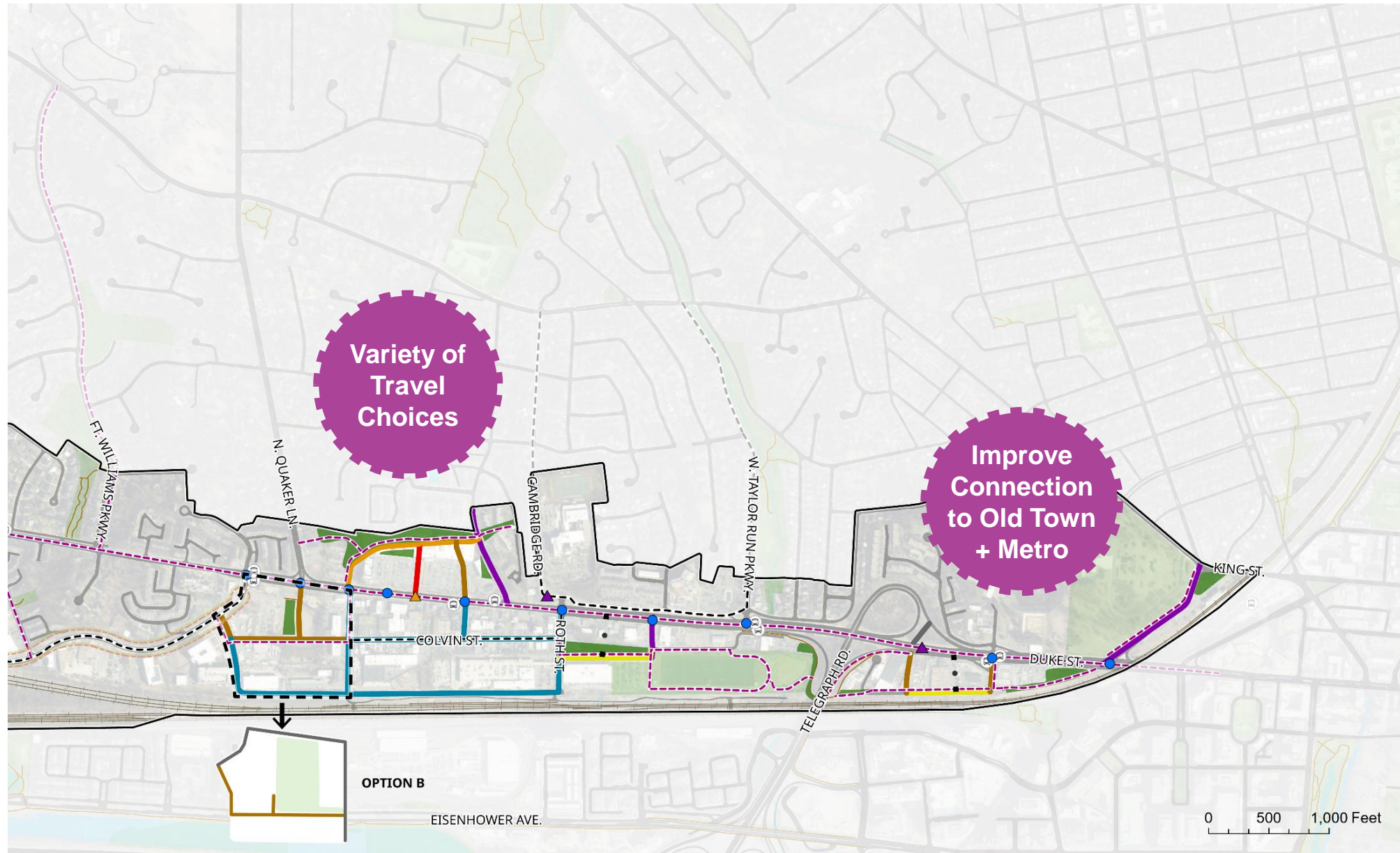
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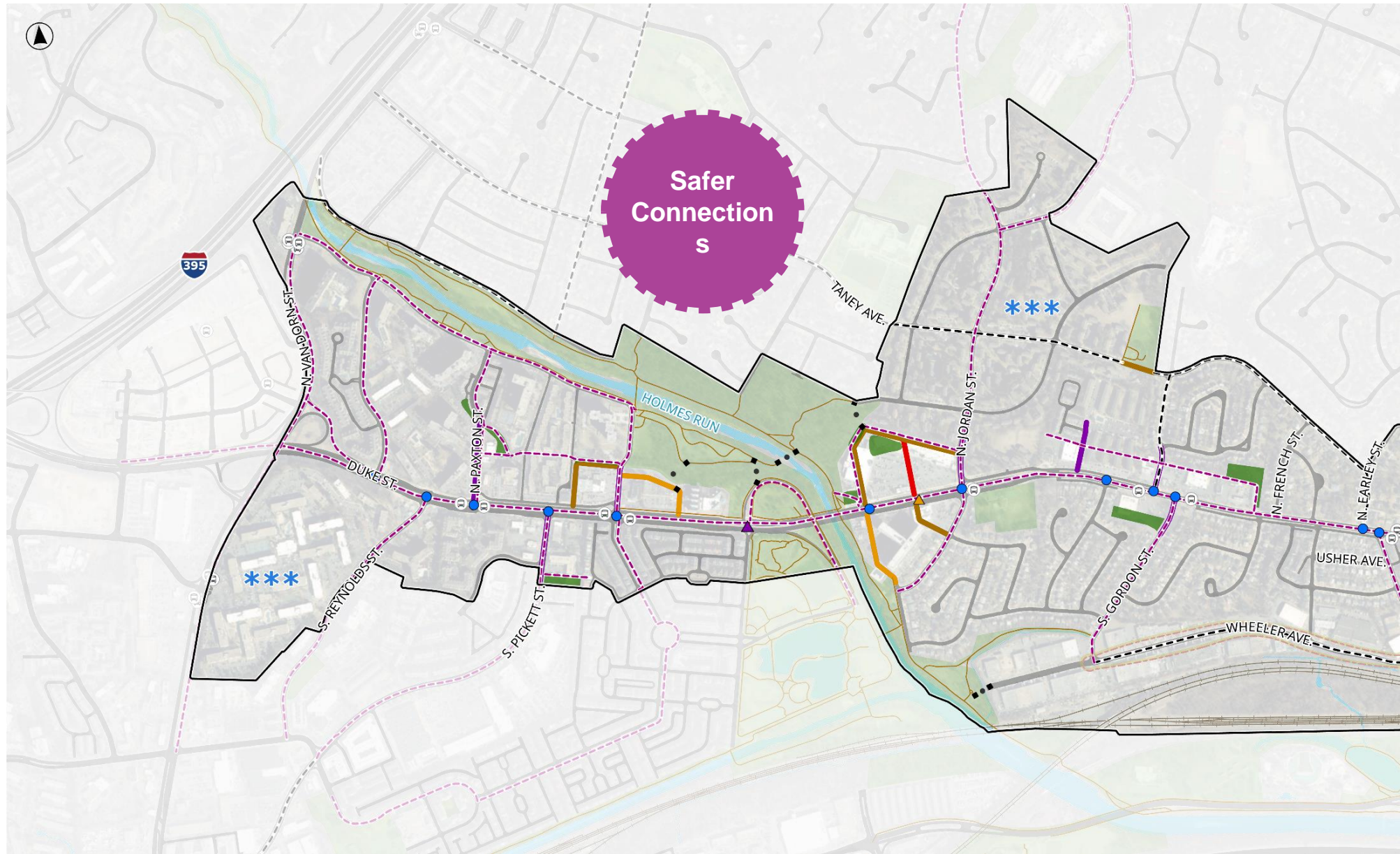
Framework Plan: Mobility - East

-  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



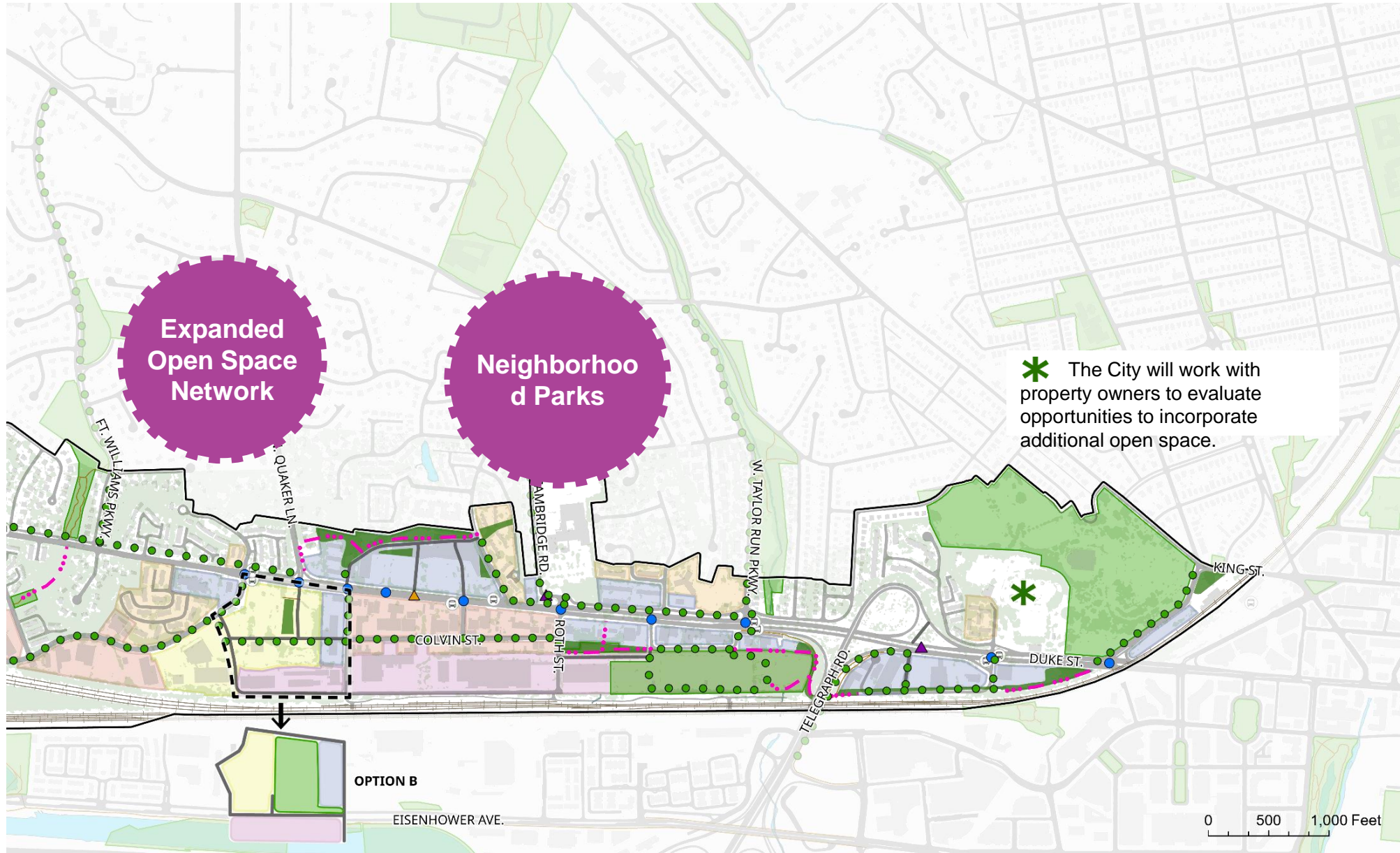
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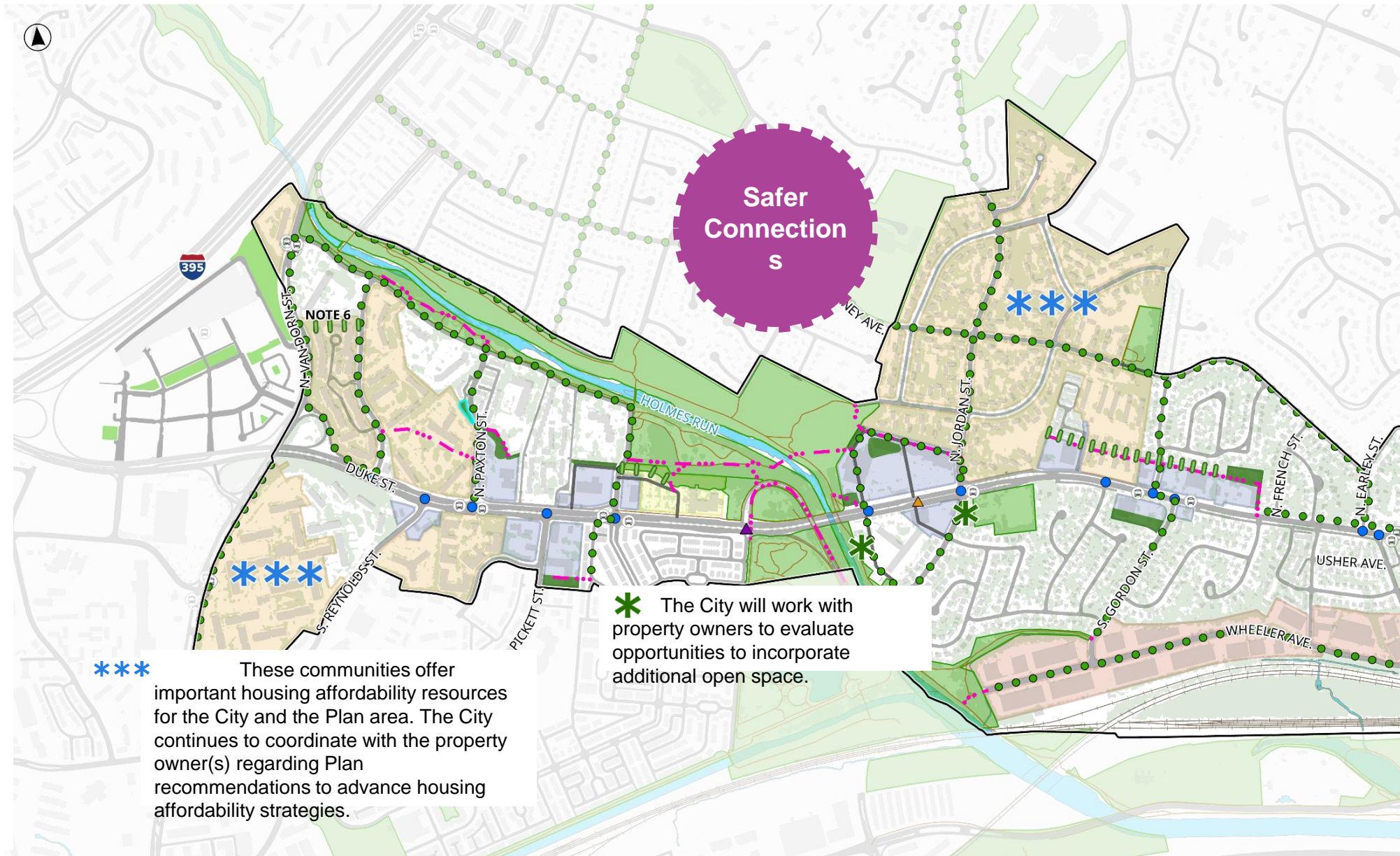
Framework Plan: Parks + Open Space - East

- Plan Boundary
- Proposed Streets
- ⊕ Transitway Stops
- Proposed Parks and Open Spaces
- Existing Parks and Open Spaces
- Existing Tree Canopy
- ⋯ Proposed Park/Trail Connections
- ▬ Proposed Linear Greenways
- Streetscape Connections
- Existing Trails
- Traffic Signals**
- ▲ Duke Street Land Use Plan
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- Existing
- DSLUP Themes**
- Affordability and Growth
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Next Steps

