

Duke Street Land Use Plan

Working Draft Recommendations | July 20, 2026

Land Use + Design

1. Definition of Development: For the purposes of this Plan, the term “development” refers to new construction and/or redevelopment. The Plan’s recommendations apply to all projects while allowing flexibility in their application based on site-specific conditions, provided each project remains consistent with the Plan’s vision.

2. Plan Districts: Areas outlined in [Figure 1: Plan Districts](#) will each reflect a distinct sense of place, consistent with the intent of the Plan to create a collection of neighborhoods; tools to achieve this include varied building massing and design, public realm design, public art, and park/open space design.

3. Land Uses: The land uses will be consistent with [Figure 2: Land Uses](#). Development in these areas will be generally consistent with the intent of the Plan, the Plan Recommendations, and all applicable Plan exhibits, including all applicable figures and tables in Chapter 9: Districts, and the Development Parameters outlined below.

4. Retail: Retail uses are intended to be included in the ground floor frontages identified in “Retail Areas” and are encouraged in the ground floor frontages in “Encouraged Retail Areas,” as generally depicted in [Figure 2: Land Uses](#) and all applicable figures and tables in Chapter 9: Districts. Additional retail is encouraged throughout the Plan area. Retail uses are broadly considered those that attract pedestrians, provide an active street frontage, and prioritize neighborhood-serving uses, including restaurants, personal services, entertainment, grocery stores, childcare, healthcare, and other comparable commercial uses that meet the intent of the Plan.

5. Interim Uses: In the short to mid-term, interim uses that attract pedestrian activity and social interaction are encouraged if they do not preclude future development envisioned by the Plan. Interim uses can be located in existing commercial areas with underutilized surface parking, vacant storefronts, or in other public spaces like streetscapes or parks.

6. Building Heights: Building heights will generally conform with [Figure 3: Building Heights](#) and any applicable provisions of the Zoning Ordinance.

7. Community Facilities: As part of future development, explore the feasibility to relocate existing City Fire Station #207.

8. Development Parameters: All development within the Plan area will generally conform with the following:

- a. Within each building, heights should be varied, minimizing uniform heights and providing variety in façades.
- b. Building length should not exceed 300 feet. Buildings greater than 300 feet in length will incorporate design techniques to break down perceived scale, such as articulation, varied massing, varied building height, multiple entrances, retail, and differentiated architectural elements.
- c. The majority of building mass should be positioned along the street frontage to create a continuous streetwall that frames the public realm, supports an active pedestrian environment, and enhances the character of adjoining streets.
- d. Multi-unit buildings will include a primary entrance, with additional entrances to promote greater accessibility.
- e. Buildings should provide mid-block connections to enhance connectivity, support walkability, and create an active and inviting public realm.
- f. Buildings will be discouraged from providing new surface parking for development. Structured parking should be underground or, if above ground, will be screened or wrapped by active uses and/or using materials, and fenestration, with the remainder of the building along public streets and open spaces.
- g. Building façades should reflect and contribute to the unique character and intent of each Plan District by creating identifiable places.
- h. Signature façades will be at key gateways to mark important locations along the corridor as depicted in [Figure 4: Urban Design Strategies](#).
- i. Retail spaces will have sufficient depth (30 to 40 feet) and height (15 feet) to accommodate a range of uses.

- j. Most façade materials should be high-quality and durable, such as brick, stone, terracotta, metal, wood, or architectural precast concrete. Fiber cement may be a secondary material.
- k. Parking structures will be designed to allow future adaptive reuse or conversion to occupied uses through the provision of appropriate floor to ceiling height and limited ramping.
- l. Garages for individual and stacked townhouses will be accessed from a rear alley.
- m. To provide an active and pedestrian-oriented landscape, service, loading, and utility areas will not be along Duke Street or primary street frontages. These functions should be internal to the building, on secondary streets, or on alleys.

Housing Affordability

9. Affordability + Growth Areas: Areas identified in [Figure 5: Affordability and Growth Areas](#) are key locations for the preservation and enhancement of the City's affordable housing resources. Development in these areas are subject to the following:

- a. **Preservation of Existing Committed Affordable and Market-Affordable Housing:**
Property owners and applicants will implement strategies and collaborate with the City to leverage available tools (both financial and non-financial) in order to maximize the retention and preservation of existing committed affordable units (CAUs) and market-affordable units.
- b. **Committed Affordable Housing:** Residential development in Affordability and Growth Areas will provide 10 percent of additional residential development above the base residential zoning as new on-site CAUs at 60% AMI for rental and at the City's for-sale prices for homeownership, or in an amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater. To maximize affordability and minimize displacement, CAUs may be provided in retained buildings within the property or through a public-private partnership on-site, or in the neighborhood in coordination with the Director of the Office of Housing; this approach will be subject to an equivalency analysis and habitability assessment of building conditions.

- c. **Land Use:** The primary land use will be residential, with opportunity for commercial and continuum of care uses along Duke and Van Dorn Streets.
- d. **Building Height:** Building heights will range from 45 feet to maximum heights that are generally consistent with the height strategy of the Opportunity Sites, with taller heights considered along Duke and Van Dorn Streets, and lower heights adjacent to surrounding residential areas. Building height guidance for the Myers and Overlook Districts are provided as [Figure 5.1](#) and [5.2](#), respectively.
- e. **A Grid of Streets:** Development will establish new streets, alleys, and connections, as necessary, to provide walkable building blocks.
- f. **Open Space:** Development will provide new publicly accessible open space to support new residents. Open space may be provided in a combination of at-grade and above-grade open space in an amount appropriate for the site and associated development.

10. Affordable Housing in Opportunity Areas: Residential development in Opportunity Areas will provide 10 percent of any residential development above the base residential zoning as on-site CAUs, or in an amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater.

11. Bonus Density: This Plan enables Section 7-700 floor area ratio and density increases in excess of 30 percent.

12. Housing Diversity: Residential development should provide a diverse range of housing types, designs, and tenures throughout the Plan area to meet current and future housing needs and to accommodate households of varying sizes, compositions, life stages, and abilities.

Mobility + Safety

13. Streets, Blocks + Connections: Development will provide the streets, blocks, and connections as generally depicted in [Figure 6: Street Network](#).

14. Planned Streets: New streets will be constructed and dedicated as public streets, unless location-specific constraints not directly addressed by the Plan emerge during the City's review process.

15. Street Design: Street designs will be generally consistent with the cross-sections as outlined in [Figure 7: Street Cross Sections](#) and as specified in all applicable figures and tables in Chapter 9: Districts.

16. Safety Enhancements: The City will work with property owners and other partners to study and address mobility-related issues at the intersections and areas identified in [Figure 8: Safety Enhancements Study Areas](#).

17. Bicycle and Pedestrian Facilities: Development and the City will provide a network of bike and pedestrian facilities as generally depicted in [Figure 9: Bicycle and Pedestrian Network](#).

18. Duke Street Transit Right-of-Way: In addition to the new connections depicted in [Figure 6: Street Network](#) and [Figure 9: Bicycle and Pedestrian Network](#), development will provide all necessary right-of-way for the Duke Street frontages to accommodate the Duke Street Transitway.

Parks + Open Space

19. New Public Parks + Open Space: Development will provide an at-grade publicly accessible park and open space network, as generally depicted in [Figure 10: Parks and Open Space](#).

- a. **Size + Design:** The final design and configuration of the public parks/open spaces shown in all applicable figures and tables in Chapter 9: Districts will be consistent with the intent of the Plan.
- b. **Public Accessibility:** New public parks/open spaces identified in [Figure 10: Parks and Open Space](#) will be fully accessible to the public through dedication to the City or through the provision of a perpetual public access easement(s) that ensures equivalent public access to public parks as part of the development review process.
- c. **Other:** In addition to the recommendations above, public parks and open spaces should provide:
 - i. A mix of amenities and park sizes as identified in Chapter 9: Districts;
 - ii. Multiple publicly accessible entrances;
 - iii. Design that is functional, inclusive, accommodates different age groups and abilities, and encourages social interaction with areas or structures that make it easy for people to gather and connect;

- iv. Structures or amenities that provide shade; and
- v. Amenities such as public restrooms, lighting, and water filling stations, as long as they are consistent with the City's open space policies and overall intent of the Plan.

20. Improved Access: The Plan encourages improved access to, and between, existing public and public easement parks. Specifically, the Plan recommends exploring future connections between stream valleys north and south of Duke Street, connecting trails, and accessibility upgrades to existing trails where feasible.

21. Open Space on Residential Development Sites: New residential development projects that provide a publicly accessible at-grade park, as required in [Figure 10: Parks and Open Space](#) and all applicable figures and tables in Chapter 9: Districts, are not required to provide additional open space on-site. All other residential development will provide a minimum of 25% open space on-site, a substantial proportion of which should be provided at-grade.

22. Public Art: As part of development, incorporate public art to highlight the history or character of the Plan area or respective Plan District, per the City's Public Art Policy. In addition, private art and other comparable forms of artistic expressions are encouraged.

Sustainability

23. Retain Existing Tree Canopy: As part of development, prioritize the retention of mature trees. In addition, the City will coordinate with the property owner to encourage the retention of the approximately 16-acre wooded area within the rail corridor, as generally depicted in [Figure 11: Tree Canopy and Heat Severity](#).

24. Expand Tree Canopy for Safety, Shade, and Carbon Sequestration:

- a. Pursue grants and partnerships with private, institutional, and non-profit property owners to expand tree canopy in the Plan area over time.
- b. Prioritize tree canopy expansion in areas that:
 - i. are in Resource Protection Areas or their 100-foot buffers; or
 - ii. lack tree canopy (and are not otherwise identified for recreational uses) and have higher heat severity, as depicted in [Figure 11: Tree Canopy and Heat Severity](#).
- c. Explore ways to expand existing consolidated, forested areas.

- d. Prioritize large-canopy, climate-resilient tree species that maximize shade, longevity, and environmental benefits.
- e. Underground utilities along the corridor to enable additional mature tree canopy.

25. Heat Mitigation: Address the effects of heat with the following strategies:

- a. Encourage the orientation of new buildings and trees to support the use of passive shade on adjoining sidewalks and parks.
- b. Encourage the use of materials for sidewalks and paved trails that reduce heat absorption.
- c. Encourage the use of trees, solar panels, and/or other shade elements for large areas of parking and larger commercial buildings that are not planned for development.