

Duke Street Land Use Plan

Notes and Related Highlights

(including from Community Meeting #8, Wednesday August 5, 6:30pm via Zoom)

Overarching Goal: Transform Duke Street into a more connected, mixed-use, walkable, green, and community-oriented corridor while accommodating housing growth and supporting local businesses.

Background/Process to Date

- 10 community events
- 250 business engaged
- 60+ popups
- 4,000 residents, 100 Students engaged
- 4 phases which commenced Summer 2025: currently in Phases 3 and 4 (18-24 months to completion)

Key Milestones

- Draft Framework: Expected Release Tuesday Sept. 29 (includes a draft plan celebration at Patrick Henry School, 7-9pm, Virtual option available. Will aim to attend.
- Next Steps: Plan moves through public comment (September-December 2026); Public Hearing (December 2026)

High Level Themes of the Plan

- Cohesive Corridor Design (vs piecemeal development)
- Expanded Open Space (greenways, canopies, etc)
- Affordable Housing
- Small Business support via flexible land use approaches
- Safer Connections
- **Sustainability/Resilience -our area of engagement**
 - *Guiding Principles:* (1) Promote sustainable urban environment, energy-efficient buildings, renewable energy. (2) Implement green infrastructure. (3) Protect integrity of corridor's stream valleys, floodplains, resource protection areas; expand the tree canopy. (4) Strengthen corridor's resilience to extreme heat/cold via new development, parks, infrastructure.

Key/High Level Recommendations:

- **Expand housing opportunities and affordability** while preserving existing affordable housing and supporting a diversity of housing types.
- **Accelerate mobility, safety, and connectivity** through a stronger street network, pedestrian and bicycle infrastructure, and support for the Duke Street Transitway.
- **Build a connected network of parks and public spaces** that improves neighborhood access, gathering opportunities, and quality of life.
- **Make sustainability and resilience core design principles** through tree preservation and expansion, heat mitigation, and greener infrastructure.

- **Leverage redevelopment to deliver public benefits**—including affordable housing, infrastructure, open space, and community improvements.

EPC Summary recommendations (noting full draft still to be reviewed after Sept 29 release):

- The Plan has most of the right ingredients for a substantially more sustainable Duke Street corridor. EPC should focus on ensuring those ingredients function as an integrated system - with clear environmental outcomes, spatial priorities, implementation responsibilities and monitoring - so that redevelopment demonstrably leaves the corridor greener, cooler, more resilient, lower-carbon and more equitable than it is today.