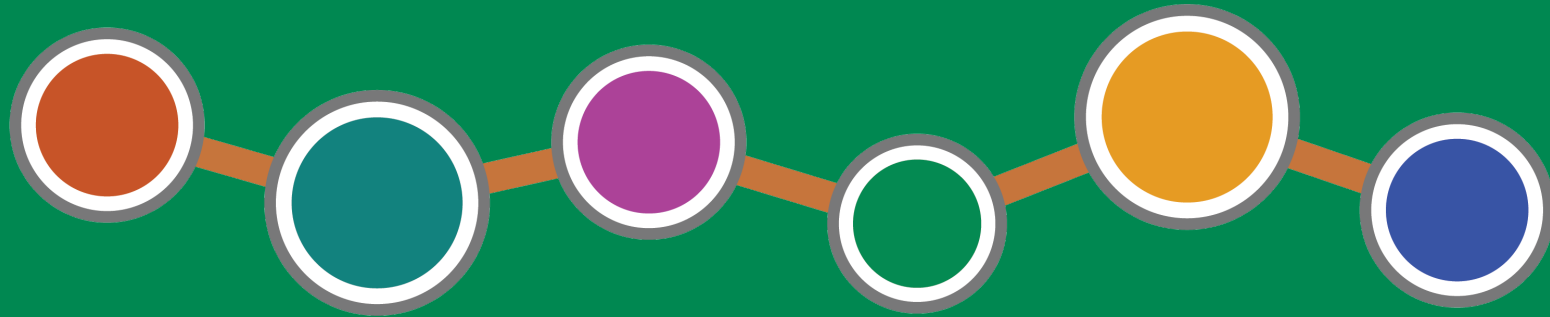


DUKE STREET LAND USE PLAN



Meeting 3

October 23, 2025



DEPARTMENT OF
**PLANNING &
ZONING**

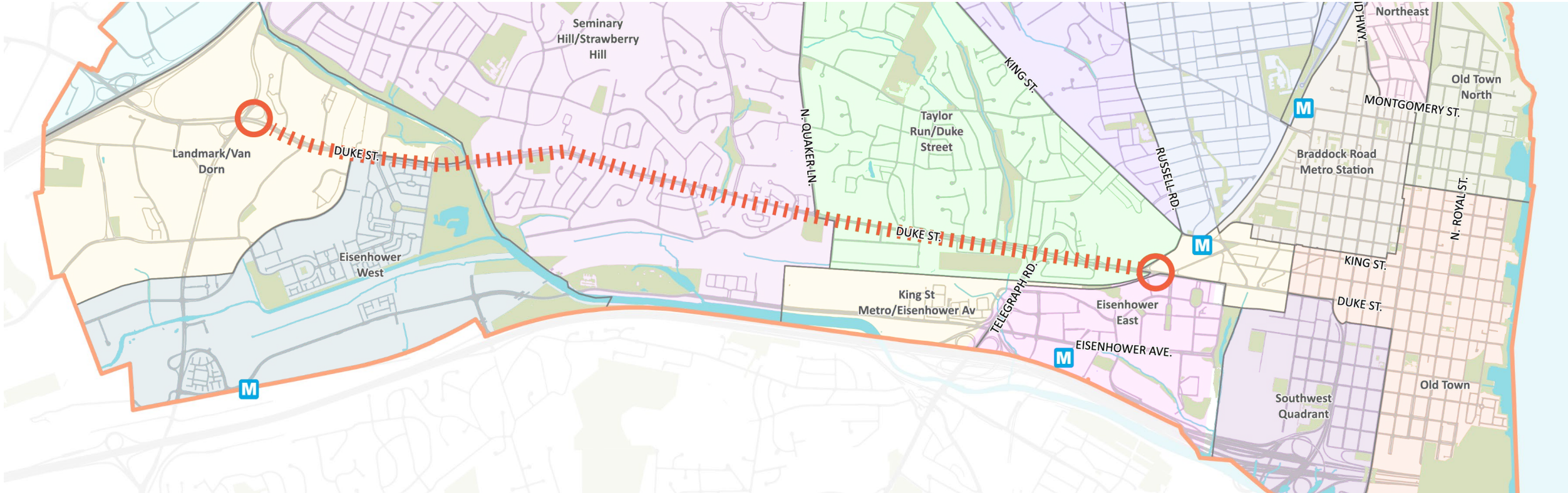
Agenda

1. Welcome and Introduction
2. Duke Street Land Use Plan
3. Mobility
Questions + Comments
4. Housing
Questions + Comments
5. Next Steps

Duke Street Land Use Plan



Duke Street Land Use Plan Area



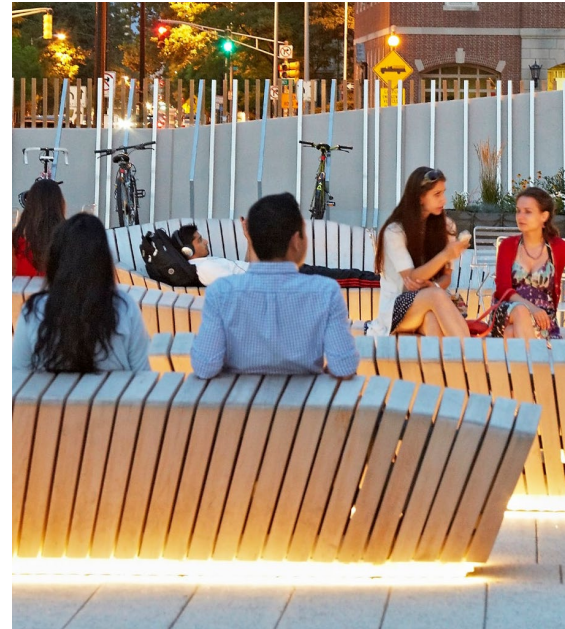
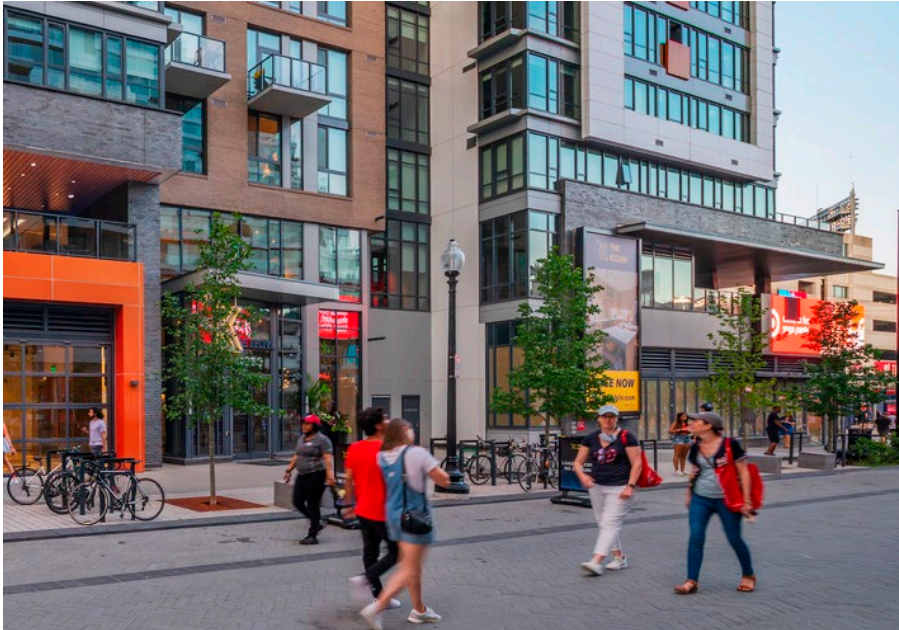
What We've Heard So Far

- Too much traffic congestion in general
- Difficulty getting around, especially at peak times
- Safety concerns for people walking and biking
- Corridor feels unplanned or disjointed
- Corridor could be more attractive
- Traffic makes it hard to get to businesses



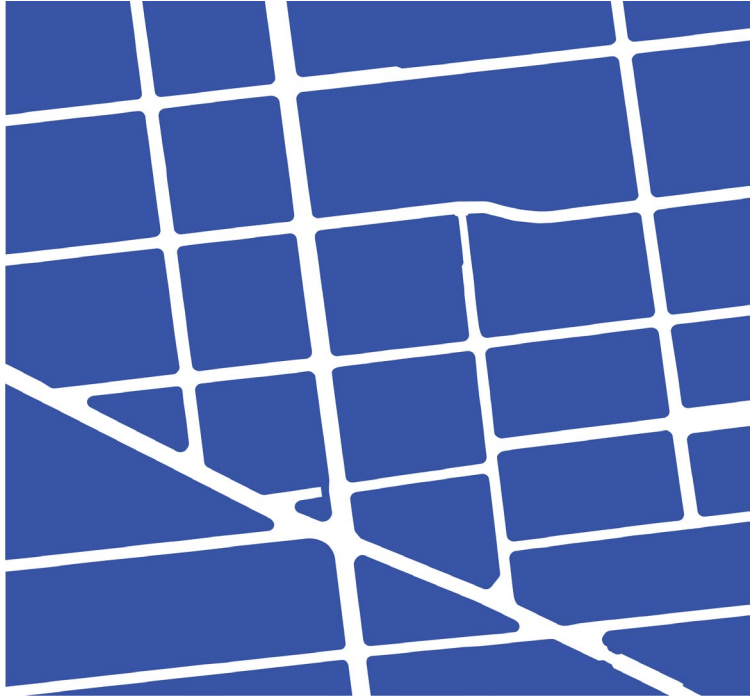
Creating More of a Place

Building on Great Neighborhoods



Public Realm

Elements of Good Design



Blocks



Public Realm



Safety

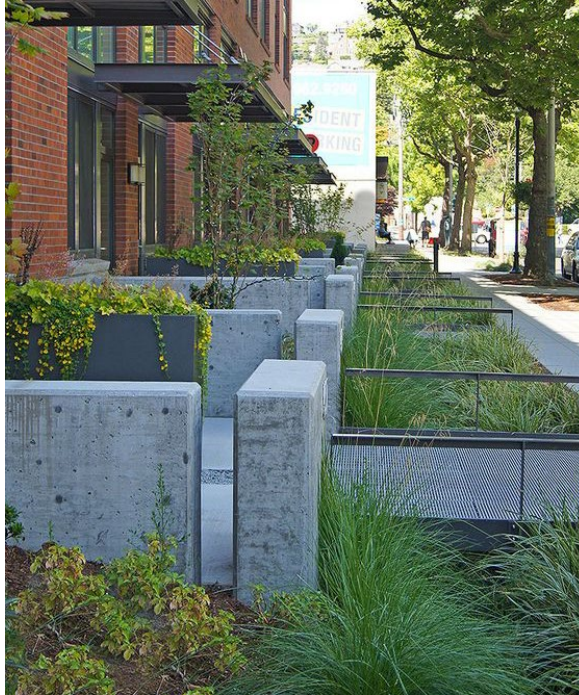
"No matter what the density level, the number of good things in a neighborhood are greatly affected by its **design**." - Lincoln Institute

Public Realm

Elements of Good Design



Public Parks



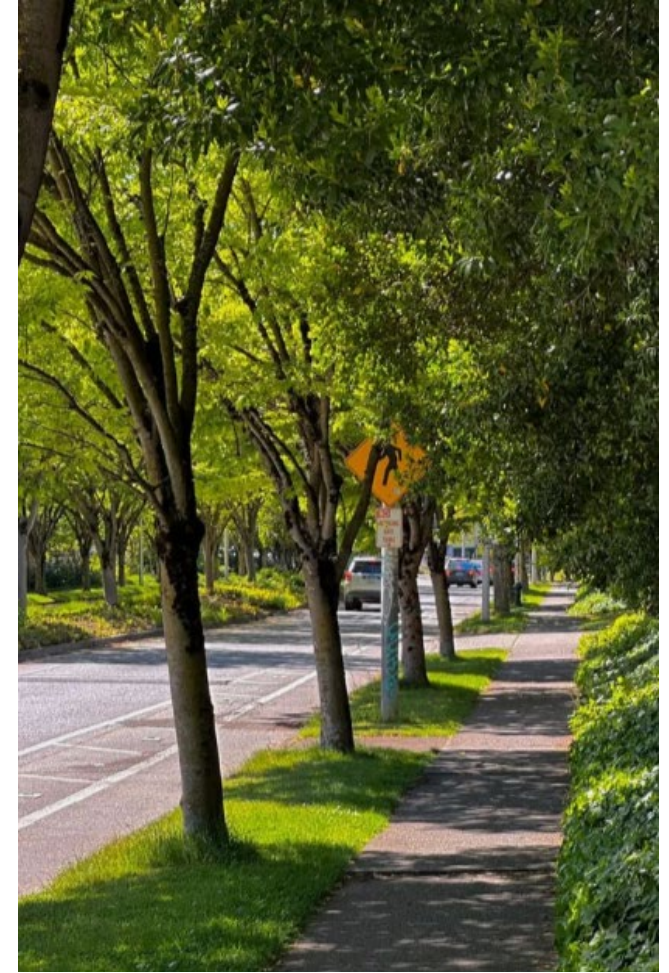
Sustainability



Building + Scale

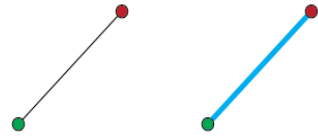
Role of Street Trees

In Mobility + Safety

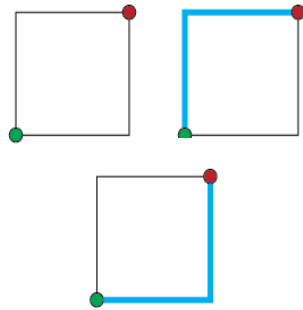


Connectivity

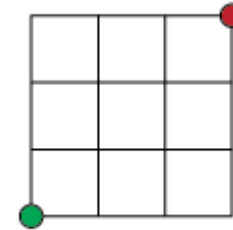
Why is it important?



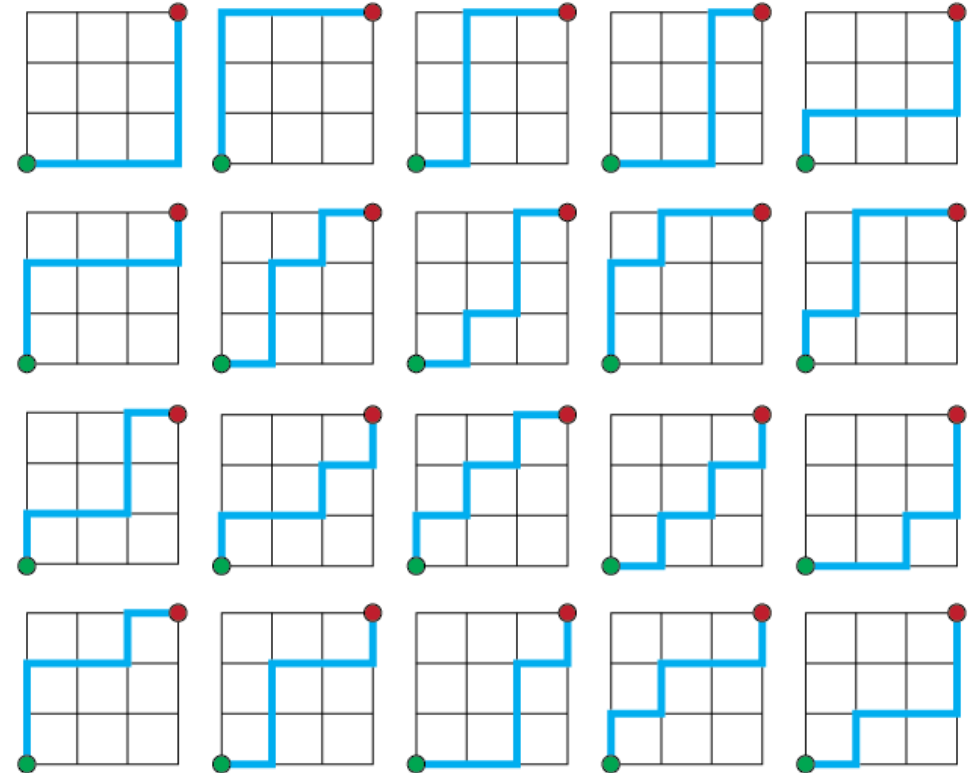
1 street
1 route



2x2 streets
2 routes



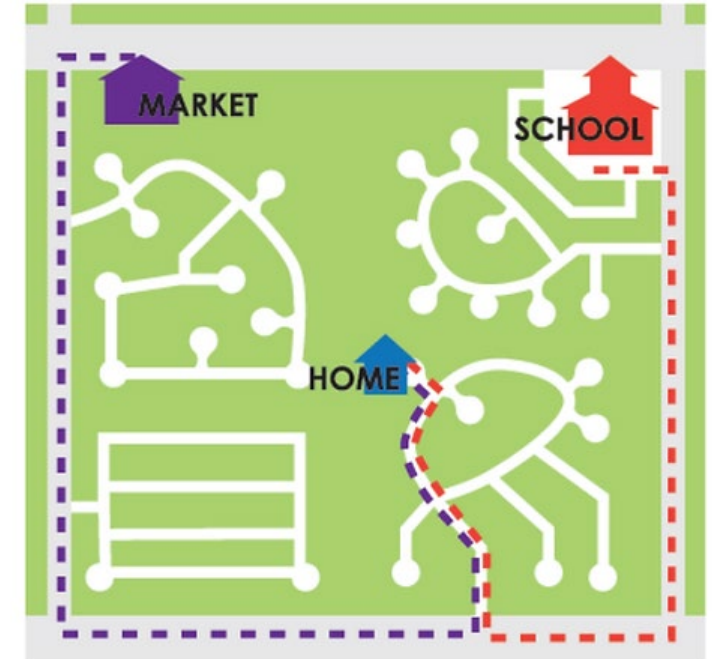
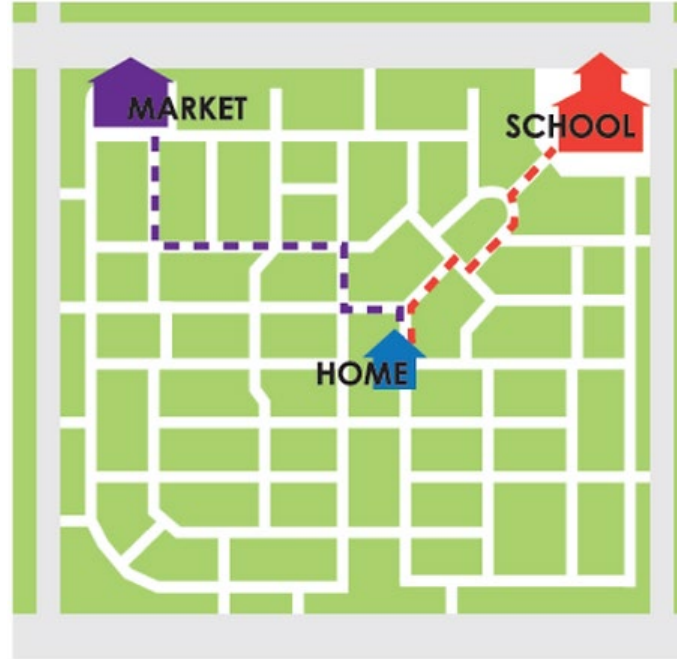
4x4 streets
20 Routes



Connectivity

- 5x5 streets = 252 routes
- 6x6 streets = 924 routes
- 7x7 streets = 3,432 routes
- 8x8 streets = 12,870 routes

$$\frac{(x + y)!}{(x!)(y!)} = \# \text{ of possible routes}$$



Duke Street Without Median




 15 ft. pedestrians + trees

 62 ft. vehicles

Duke Street With Median



 8 ft. pedestrians + trees

 16 ft. median + trees

 72 ft. vehicles

Potomac Yard Route 1



[Yellow bar] 45 ft. pedestrians + trees

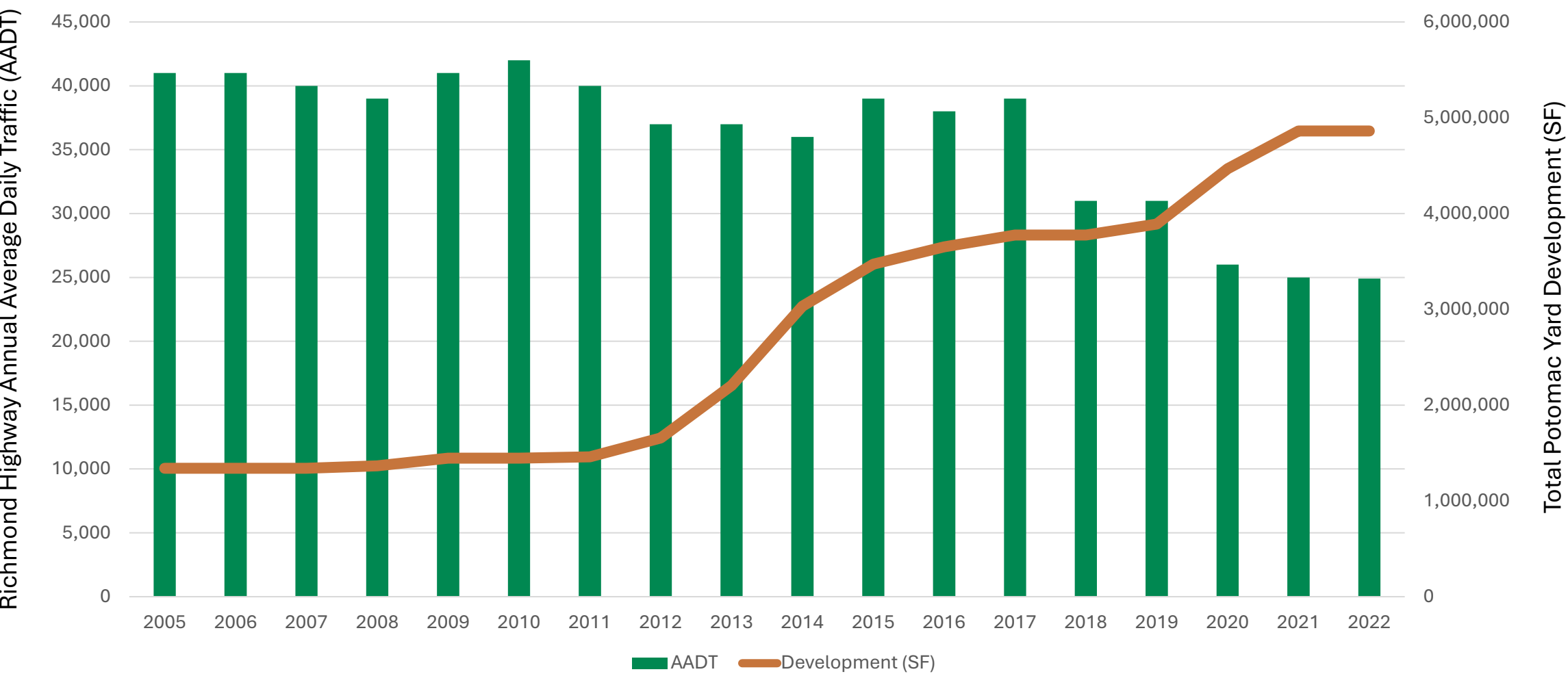
[Green bar] 24 ft. median + trees

[Orange bar] 24 ft. transit

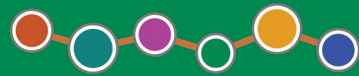
[Dark grey bar] 50 ft. vehicles

Mobility + Development

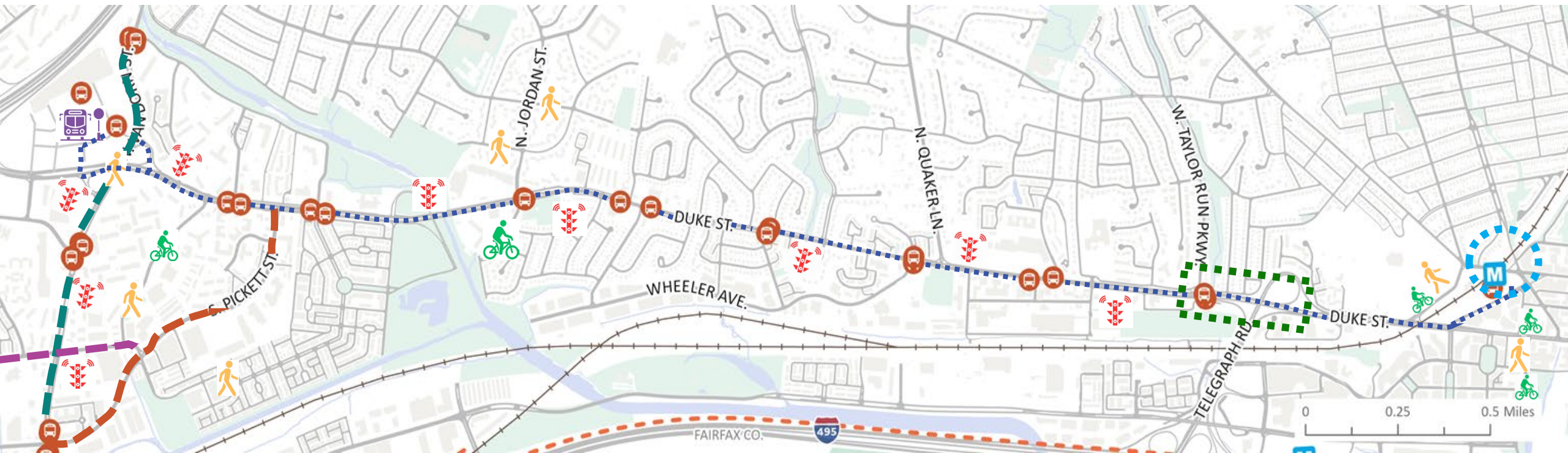
A Case Study: Potomac Yard





Duke Street Transitway





Existing and Upcoming Projects




 BRT Stations

 Safe Routes to School & Sidewalk Improvements

 Bicycle projects

 West End Transit Center

 Duke Street at West Taylor Run


 West End Transitway

 S. Pickett Street Corridor Improvements

 Edsall Road Corridor Improvements

 Duke Street Transitway

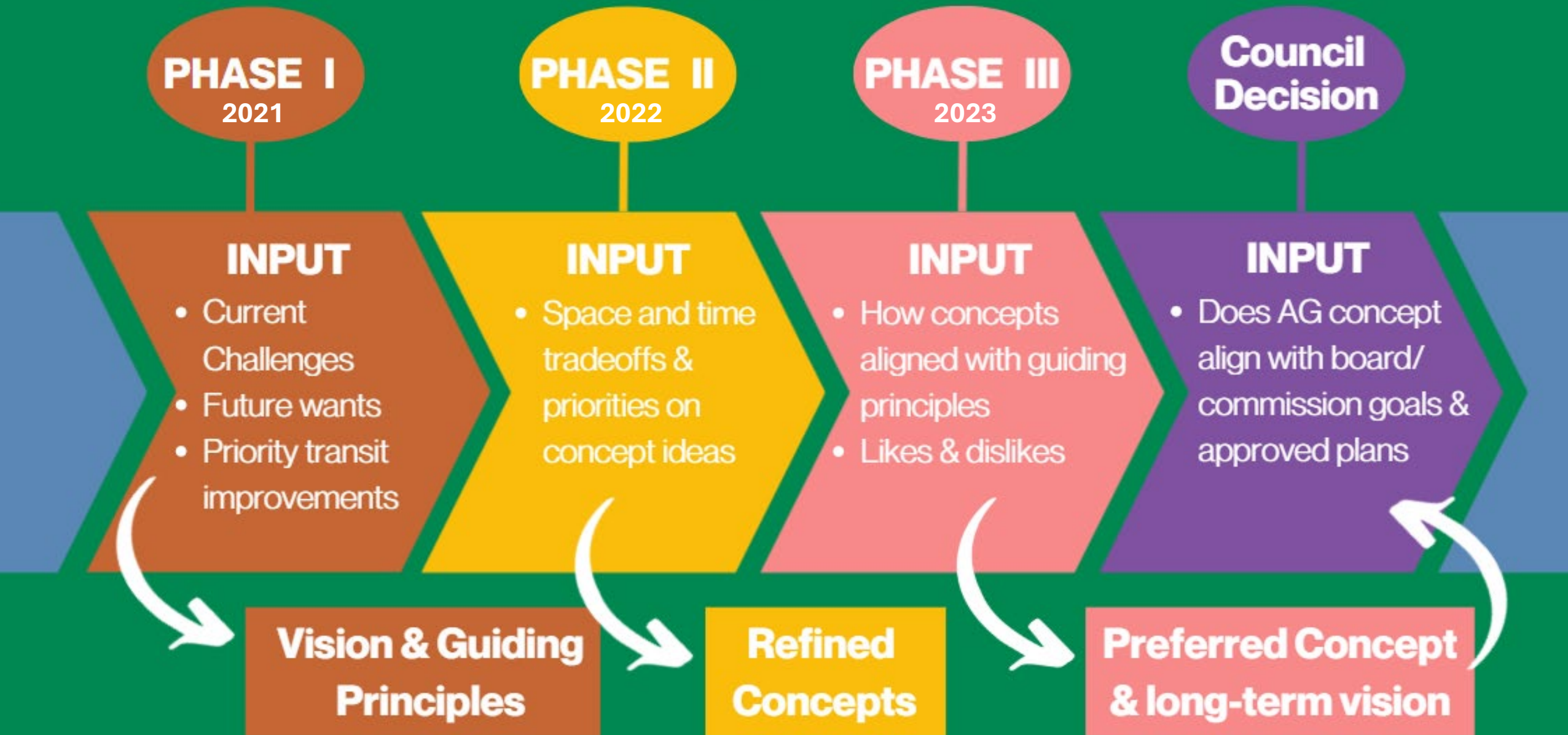
 King & Commonwealth Bridges

 Smart Traffic Signal

Roadmap for Duke Street

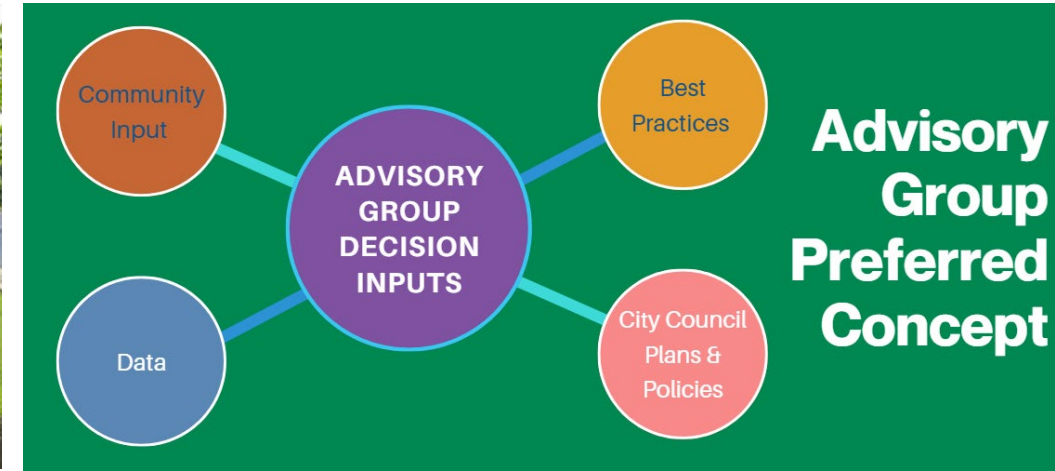


Community Outreach



City Council Approved Plan

- Center running from Ripley Street to Jordan Street and Dove Street to King Street Metro Station.
- Mixed Traffic from Jordan Street to Yale Drive.
- Westbound center running from Dove Street to Yale Drive.
- Queue Jumps at Quaker Lane.
- Separated pedestrian and bicycle facilities on the north side where feasible and shared where space is limited.

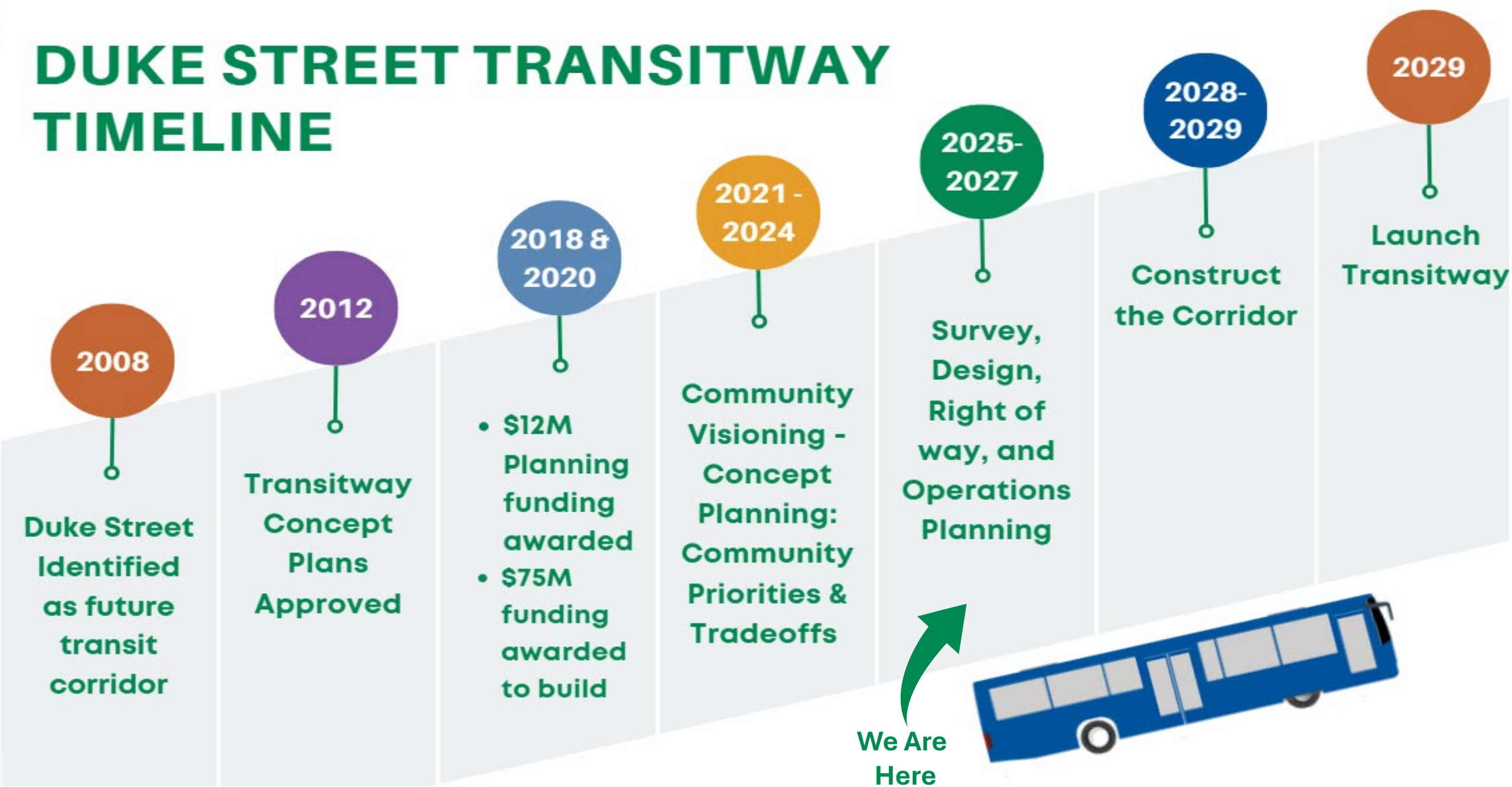


City Council Approved: Long Term Plan

- The **long-term plan** for the corridor should include **center running bus lanes** for the entirety of Duke Street with **separate spaces for pedestrians and cyclists**.
- This long-term plan would be partially **dependent on redevelopment** and **available funding** and should be assessed further during the **Duke Street Small Area Plan** process.



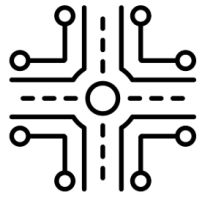
DUKE STREET TRANSITWAY TIMELINE



Mobility + Safety Draft Guiding Principles



- 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.



Questions + Comments



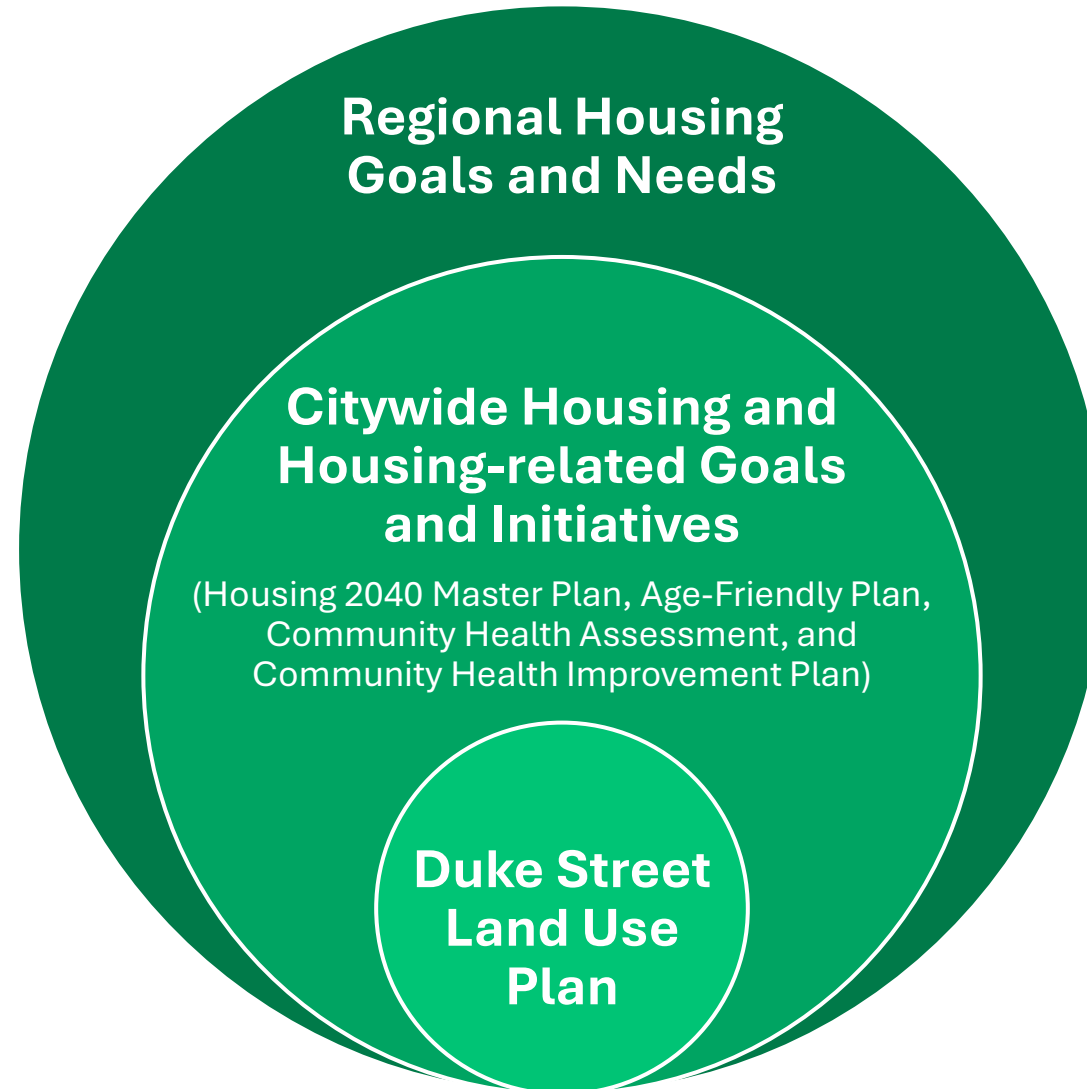
For those of you on Zoom – please use the Q+A function to ask your questions!



Housing



Housing: A Regional, Citywide, and Local Issue



What We've Heard So Far

Duke Street Plan Input

- Strong desire to keep Duke Street affordable
- Desire for more housing while ensuring “thoughtful” and “realistic” development
- Some want more residential density while others do not

Ongoing City Engagement

+

Housing 2040 Input

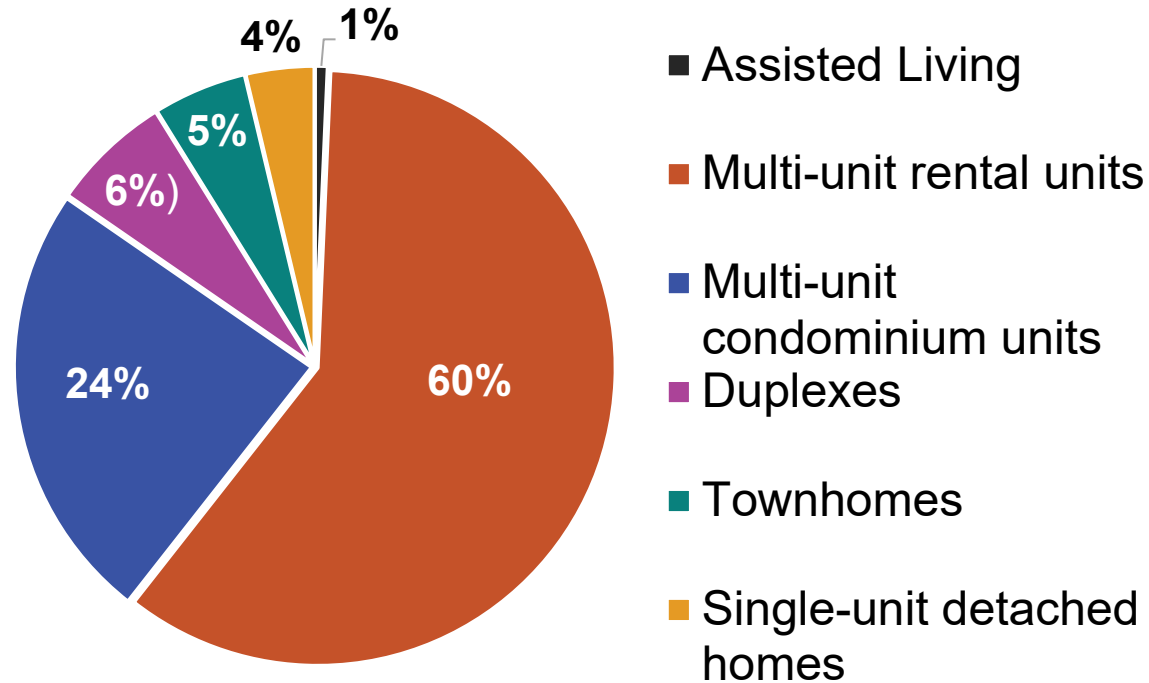
- High cost of buying and renting a home
- Lack of availability of housing options for all incomes, abilities, and ages
- Concerns over annual increases in housing costs
- Fear of displacement and not being able to stay in one’s home or neighborhood
- Insufficient renter protections
- Concerns over housing conditions and quality

Housing Principles

- 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.



Housing – What's Out Here Today?



The diversity of housing typologies and price points contribute to the strength and uniqueness of the corridor and fosters inclusive communities.



Witter Place (bottom left): 94-unit rental community affordable at 40-60% AMI along Duke Street, is scheduled to be completed in October 2026.

Housing – What’s Out Here Today?

**60-80% Area
Median Income**

Affordability of market-rate rental units

19%

Rental units that are committed affordable (with rent and income limits)

~\$500 & \$850k

Average assessments of duplexes and single-unit detached homes

~\$285k

Average assessment of condos

2025	1-Person Household	4-Person Household	1-Bedroom Gross Rent
60% AMI	\$68,880	\$98,340	\$1,845
80% AMI	\$91,840	\$131,120	\$2,460

CHALLENGES

Lack of new supply; rising rents, utilities, and fees; age and condition of buildings

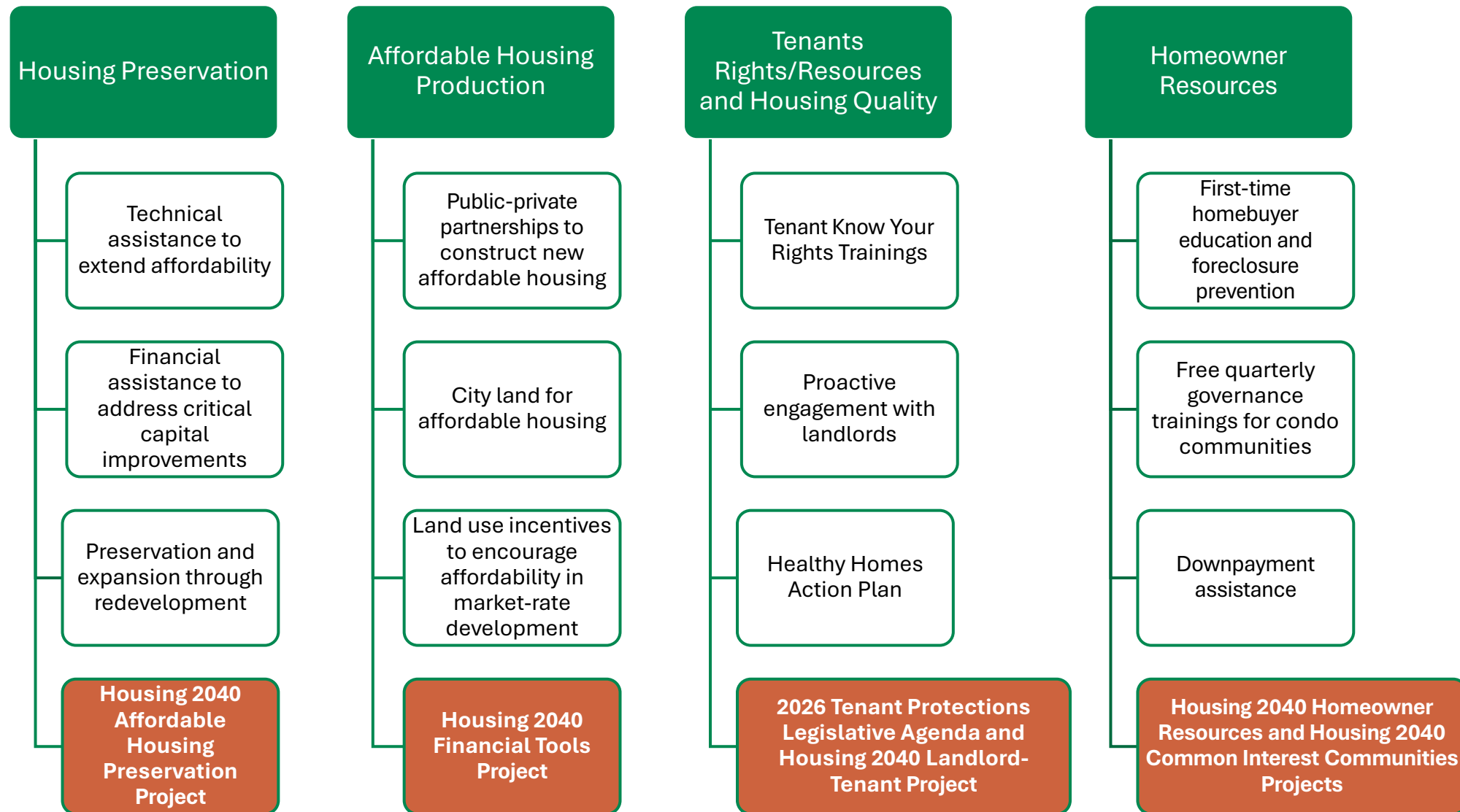
Expiring affordability terms and cost of preservation

High cost of housing, high interest rates and rising insurance premiums

Rising condo fees, utilities and insurance premiums; and special assessments



Examples of Housing Approaches and Tools



Questions + Comments



For those of you on Zoom – please use the Q+A function to ask your questions!



Next Steps



Process Roadmap

Dec. 2024 – May 2025



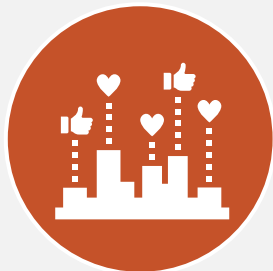
Listen & Learn

Listening sessions
with stakeholders

Pop-ups around the
corridor

Background and
existing conditions

Summer - Fall 2025



Consult

Gather feedback

Develop Plan
Principles

Winter - Spring 2026



Share & Draft

Develop land use
concepts that provide
a vision for
community growth in
the future

Develop Plan
Recommendations

Updates to Planning
Commission, City
Council, and Boards &
Commissions

Summer - Fall 2026



Refine

Refine and
incorporate land use
concepts and
recommendations into
a **full Draft Plan** for
community review
and comment.

Updates to Planning
Commission, City
Council, and Boards &
Commissions

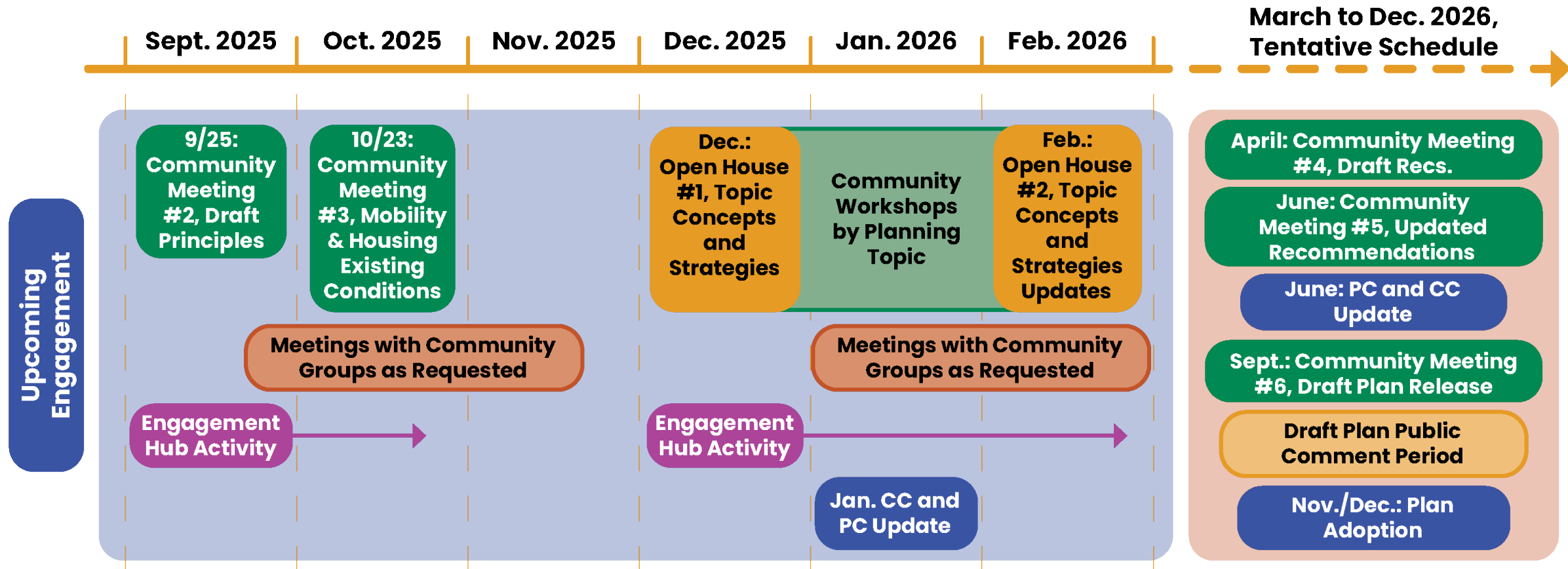
Late 2026 - Early 2027



Adopt

Public Hearing and
Consideration for
Plan Adoption:
**Planning
Commission and
City Council**

2025-2026 Schedule



Thank you!

DUKE STREET
LAND USE PLAN

