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RESOLUTION ADOPTING GOVERNING PRINCIPLES FOR THE COMPREHENSIVE PLAN.

CITY PROPOSAL:  
RESOLVED, that:

WHEREAS, a foundational element of the comprehensive plan process is to formulate governing principles to guide plan development; and

WHEREAS, the comprehensive planning committee, in conjunction with the planning consultant and city planning staff, developed 12 governing principles in 2006 for the City of Duluth Comprehensive Land Use Plan; and

WHEREAS, these 12 existing principles and two new additional principles have been reviewed by the imagine Duluth 2035 vision committee and approved by the planning commission:

Principle #1 - Reuse previously developed lands.

Reuse of previously developed lands, including adaptive reuse of existing building stock and historic resources, directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern with associated alteration of natural landscapes and extensions of public services. Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets, utilities, and transit, fire and police services.

Principle #2 - Declare the necessity and secure the future of undeveloped places.

Undeveloped areas are an essential part of Duluth's municipal fabric - urban plazas, neighborhood parks, large tracts of public ownership and private lands zoned for minimal development. These minimally or undeveloped areas collectively create an open space system. These areas contribute to Duluth's cultural, health, recreational, and economic value and community identity. This open space system provides vistas, encourages active recreation, provides natural infrastructure as storm water retention, plant and animal habitat and water quality, and is the strongest visual element defining

Duluth's sense of place.

**Principle #3 - Support existing economic base.**

Supporting Duluth's existing economic foundation maintains jobs, tax base, and opportunity. Economic activity with specific location requirements may be subject to displacement or site competition with changes in real estate values. This traditional economic activity faces change as result of global economic patterns, changing markets, new regulation and aging of extensive infrastructure. Nevertheless, fundamentals remain and the economic contribution, sometimes taken for granted, is significant.

**Principle #4 - Support economic growth sectors.**

Emerging and growing economic sectors add economic, cultural and social diversity. These include higher education, medical, value-added manufacturing, commercial outdoor recreation, historic resources interpretation, arts and music, information technology and visitor services. Encourage and foster locally owned and entrepreneurial ventures to enhance economic base.

**Principle #5 - Promote reinvestment in neighborhoods.**

Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that fosters neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the character.

**Principle #6 - Reinforce the place-specific.**

Public and private actions should reinforce cultural, physical and economic features which have traditionally defined Duluth, its open space and its neighborhoods. This includes commercial areas providing neighborhood goods and services, ravine parks and other natural features that define neighborhood edges and view corridors to the Lake or River which serve to provide location and context.

**Principle #7 - Create and maintain connectivity.**

Connectivity is established through our network of streets and highways, transit system, sidewalks, greenways, bikeways, and trails (local and regional). Non-vehicular transportation should be considered as an important component of the overall transportation network. Winter maintenance of sidewalks and other public ways is critical to creation of usable pedestrian systems.

**Principle #8 - Encourage mix of activities, uses and densities.**

Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

**Principle #9 - Support private actions that contribute to the public realm.**

Private building construction and site design influences activity in adjacent public areas. Building form, height, setbacks and detailing affect the adjacent areas. The uses and activity contained in the buildings directly impacts the surroundings. Public areas should benefit from adjacent private investment.

**Principle #10 - Take actions that enhance the environment, economic and social well-being of the community.**

Initiate land use, site design, transportation, building design and materials policies which reduce consumption of finite resources, generation of solid waste and introduction of toxic materials to land, air or waters. Also implement resiliency in design and operation with City systems and infrastructure that serves both public and private land uses.

Principle #11 - Consider education systems in land use actions.

There is a connection between land use patterns and all level of educational facilities. School locations and housing opportunities for students and families require consideration of impacts on transportation and infrastructure systems, housing densities, parking and non-student uses.

Principle #12 - Create efficiencies in delivery of public services.

The costs of public service must be considered in land use decisions. Street construction and maintenance, utilities, libraries, fire, police, snowplowing and recreation facilities are services directly related to the physical location of development. Infrastructure should help prescribe development location rather than react to it. The integration of public services to maximize efficiencies with all related use decisions should be evaluated.

Principle #13 - Develop a healthy community.

Supporting health and well-being is a priority. The City will actively promote access for all to health resources, quality food, recreation, social and economic opportunities, and a clean and secure environment. Investments and polices will advance and maximize health and healthy equity in the city.

Principle #14 - Integrate fairness into the fabric of the community.

All people will have equitable access to resources and opportunities that stabilize and enhance their lives. The City recognizes historical and current disparities and will actively promote inclusive and participatory decision-making that addresses systemic barriers to success. Investments and policies will advance and maximize equity in the City.

RESOLVED, the 14 governing principles set forth in this document are adopted for the purpose of guiding the city as it proceeds with the development of the imagine Duluth 2035 comprehensive plan.

STATEMENT OF PURPOSE: This resolution adopts planning principles prepared by the comprehensive planning committee, consultant and staff. The principles were presented to the planning commission at its April 11, 2017, meeting. The planning commission recommends approval.