



CR Planning recently completed a comprehensive planning process for the City of Duluth. Duluth had not adopted a comprehensive plan since 1927. The current zoning ordinance is based on an unadopted planning effort dating from the 1950s. Another comprehensive plan attempt (2001) was not completed, and in 2005 the City selected the CR Planning team to complete a comprehensive plan.

The plan process is addressing a number of contentious land use and infrastructure issues, including:

- the preferred future land use for Duluth’s thousands of acres of tax-forfeit lands, currently managed by St. Louis County
- redevelopment of large ‘brownfield’ sites, such as the 700-acre U.S. Steel property
- planning for city-wide systems (transportation, housing, public utilities, and Duluth’s ‘green infrastructure’) while balancing the expectations of existing neighborhood-focused plans
- protecting the character of Duluth’s historic areas and wilderness areas
- protecting traditional shipping infrastructure while accommodating the growing interest in river and lake front mixed use development
- redeveloping older areas while preserving a mix of housing affordability and housing types.

CR Planning managed a collaborative effort that delegated work not only to City staff and consultant team, but to individuals and subcommittees of the 27-member Steering Committee. Members represent governmental, non-profit, business, and neighborhood organizations.

The process ran on a compressed year-long schedule that moved quickly from draft decisions to Steering Committee review and public presentation. Four rounds of public meetings were conducted during the process, which was completed in June, 2006. The final product has, as a result of extensive Steering Committee involvement and public participation, significant buy-in from a broad range of stakeholders and interest groups.

Client Contact:
Ms. Heather Rand, Planning Commission, CPC Chair
Minnesota DEED
530 5th Street W.
Duluth, MN 55806
218-723-4610
Heather.rand@state.mn.us

CR Planning
Brian Ross (Project Manager)
2634 Vincent Avenue North
Minneapolis, MN 55411
612-588-4904
bross@crplanning.com