

# Proposed Content and Structure of the Proctor Comprehensive Plan

## I. EXISTING COMMUNITY CONTEXT / BACKGROUND

### A. Introduction

### B. Demographics and Housing

- Owner vs. Renter (parcel data)
- Age of housing stock
- Housing trends (new housing developments)
- Demographic trends (rate of growth, age structure etc.)

### C. Land Use

- Current Land Use in Proctor
- Natural Limitations for Development (wetlands, slopes etc.)
- Tools in the Planning Toolbox in Use (TIF districts, site design requirements etc.)
- Neighborhood and Special District Plans
- WLSSD and urban services boundaries
- Zoning and Ordinances (signage)

### D. Transportation

- Functional Classification and Average Daily Traffic
- LRTP 2030 projections of deficiencies in Proctor
- DTA Routes
- Bike Routes
- Trail System
- Pedestrian System
- Railroad System and ownership
- Truck Routes

### E. Economic Development

- Proctor Economic Development Authority (PEDA)
- Existing Business Improvement Districts
- Business Parks and Jobz Zones
- Current projects

### F. Natural and Cultural Resources

- Natural Features

- Watersheds
- Proctor Area Chamber of Commerce
- Historical and Cultural Resources

#### **G. Parks and Open Space**

- Existing system of parks and open space (display ownership as it relates)

#### **H. Community Facilities and Utilities**

- Police and Fire Facilities and Districts
- Community Facilities
- School District
- Water Supply (City of Duluth-Lake Superior)
- Electricity (MnPower)
- Natural Gas
- WLSSD Wastewater System
- Stormwater Drainage System / Management (MS4)

#### **I. Intergovernmental Cooperation Relations**

### **II. THE PLAN**

#### **J. Introduction**

- Vision
- Goals / Objectives
- Policies
- Recommendations

#### **K. Demographics and Housing**

- Planning for an aging population?
- Programs to support housing stock
- Future housing and redevelopment projects

#### **L. Land Use**

- Future Land Use Map and Plan
- Note Future Infrastructure Needs
- Downtown District
- Commercial Districts (site design, linkages, MS4)
- Redevelopment and Infill

### **M. Transportation**

- Future System Vision
- Bike Route Plan
- Trail Plan
- Safe Routes to School

### **N. Economic Development**

- Future Vision, Goals, Locations for Development
- Projects to pursue / market
- (PEDA / NORTHSPAN)

### **O. Natural and Cultural Resources**

- ID Developable Land
- Critical Areas
- Existing Protection
- Further Protection
- Mitigation Measures
- Tourism and Cultural Resources
- Wayfinding (signage)

### **P. Parks and Open Space**

- Future Vision
- Plans and recommendations

### **Q. Community Facilities and Utilities**

- Future Vision (Hockey Rink / Rec Center)
- ID future infrastructure needs

### **R. Intergovernmental Cooperation Relations**

- Collaboration
- Peripheral Development

## **III. IMPLEMENTATION**