

Housing

H.01 Include affordable housing in new development proposals. Negotiate to insure that proposed housing meets the needs of Durham residents in terms of unit sizes, housing types, levels of affordability, ADA accessibility, and locations.

H.02 Preserve existing affordable housing, regulated and unregulated and including public housing, through methods like financial support or incentives to maintain affordability while updating and maintaining homes.

H.03 Allow and include a variety of housing, in all neighborhoods, with a mix of units, heights, and densities, prioritizing the inclusion of homes that are affordable and attainable to those with the least access to housing. This housing variety should include accessory dwelling units, garage apartments, tiny homes, and middle density housing, such as duplex, triplex, townhouses/row homes, or small apartments, and should be respectful of existing neighborhood character.

H.04 Increase access to homeownership, especially among low-income residents, people of color, and indigenous people to counteract historical policies and programs, such as redlining, that restricted access to ownership, and wealth-building to these residents.

H.05 Distribute housing that is accessible to those with low incomes equitably throughout Durham. Identify and ensure appropriate locations for affordable housing near jobs, services, and existing or planned transit service. This includes affordable housing, shelters, and government-placed residents.

H.06 Produce more affordable housing of all types, prioritizing the development of housing options for households earning at or below 30% and 50% of area median income (AMI).

H.07 Create strategies that reduce the cost of affordable housing, including use of innovative technologies (like prefabricated or modular housing and tiny homes), reuse of existing structures (like conversion of hotels, office, or retail spaces), creation and use of public subsidies, and reducing process or regulatory barriers.

H.08 Ensure that affordable housing is healthy and sustainable by using innovative green building techniques, particularly those that result in lower utility costs to residents, like solar panels or energy efficient building materials. Use quality materials in affordable housing to positively impact health and sustainability.

H.09 Work to develop and adopt a tenants' bill of rights for residents and businesses, as recommended by the Racial Equity Task Force, seeking legal authority where needed.

H.10 Encourage the location of new residential development where residents would be within a safe ten-minute walk of public parkland.

H.11 Encourage the preservation of existing mobile home parks. Provide a re-housing plan for residents when mobile home parks are redeveloped.

H.12 Encourage maintenance of common areas and infrastructure in mobile home parks.

H.13 The City and County will no longer accept commitments that restrict housing based on age.

Neighborhoods

- N.01 Design infill development and new neighborhoods to connect to surrounding neighborhoods and be rooted in Durham’s history. Include housing and resources to meet the needs of nearby residents.
- N.02 Develop programs and policies to proactively intervene before residents are displaced. These should be designed to identify early indicators of neighborhood change and work to ensure that residents can stay rooted in existing neighborhoods and communities.
- N.03 Create pedestrian-friendly neighborhood and site designs in new development that accommodate residents in all non-vehicle modes of movement with different mobility needs. Strategies could include buildings placed close to the street and oriented towards the sidewalk, green space, or community areas where people are gathering; locating vehicle access and parking to the side or rear of lots and buildings; and designing buildings to engage with the street through elements like stoops, porches, or other welcoming entranceways.
- N.04 Preserve and create natural areas, open spaces, and trees with housing development, particularly affordable housing development, to improve physical and mental health of residents. Allow greater building heights or densities to create housing while setting aside land for open space.
- N.05 Develop strategies for community safety through design and social cohesion by working with the residents to create the type of environment they feel safe in - prioritizing the most underrepresented and vulnerable residents. Do not create hostile, surveillance and defensible space based environments as an anti-crime strategy or anti-homelessness strategy.
- N.06 Require an increased level of investment in people and programs/services in nearby neighborhoods when large projects with public funding, or public projects, are implemented nearby, and seek legal authority in cases where this is not currently allowed. This includes ensuring local community benefit by prioritizing local contractors, workers, consultants, or training of local residents to fill these roles, in all projects.
- N.07 Evaluate public projects and engage residents to determine whether they will cause involuntary displacement.
- N.08 Focus public funds and publicly supported programs for historic preservation on telling histories that have gone untold from BIPOC communities in Durham and physically preserving and memorializing them. This means a more inclusive telling of our history including indigenous and pre-colonist histories, Black histories and the role of enslaved persons in our community, and immigrant and refugee histories which are often left out.
- N.09 Address historic land use inequities through new use of land use tools to address specific ways that BIPOC communities have been and are being dishonored. Examples of historic land use inequities include the lack of acknowledgement of indigenous communities prior to colonization, the lack of maintenance and recognition of Black cemeteries, the continued impacts of the Durham Freeway, and the location of industrial uses or land near historically Black neighborhoods.
- N.10 Encourage broadband internet access in areas where it is currently not available, particularly in the County.

- N.11 Discourage development patterns that segregate and concentrate high wealth communities.
- N.12 Encourage neighborhood level clinics giving people in underserved areas access to a healthcare provider.
- N.13 Encourage the preservation and/or incorporation of historic resources, like buildings, structures, or sites, in the design of new development. Promote new development that is compatible with significant historic resources.
- N.14 Expand and promote opportunities for all residents to connect socially and participate fully in the vitality and liveliness of their community.
- N.15 Create, upgrade, and maintain quality connected infrastructure that supports different variety of housing types, including traditional infrastructure needs, but also waste management, environmental sustainability goals, access to green space, trails and community gardens.
- N.16 Retrofit buildings, sites, and neighborhoods to improve transportation options for residents not in vehicles and with different mobility needs. Strategies could include buildings placed close to the street and oriented towards the sidewalk, green space and shade trees, or community areas where people are gathering; locating vehicle access and parking to the side or rear of lots and buildings; and designing buildings to engage with the street through elements like stoops, porches, or other welcoming entranceways.
- N.17 Encourage the retrofit of aging and vacant shopping centers and excessive parking areas for developing of small/tiny homes, affordable housing, and pedestrian-friendly places that provide access to necessary goods and services for residents. This can also provide reduction of impervious surfaces and access to green spaces.

Environment and Public Spaces

EN.01 Transition to a carbon-neutral Durham by 2050 by creating pathways to carbon-neutral live, work, learn, and play.

EN.02 Ensure a minimum of 30% of the land area of Durham County is placed in permanent conservation.

EN.03 Ensure that all residents live within a safe ten-minute walk of public parkland. Assess and update the benchmark of achieving 70% of residents in the Urban Growth Boundary living within a ten-minute walk to public parkland by 2040.

EN.04 Remediate, enhance, and protect our air resources so that everyone benefits from a clean and healthy environment in a way that prioritizes communities historically burdened by pollution.

EN.04 Remediate, enhance, and protect our land resources so that everyone benefits from a clean and healthy environment in a way that prioritizes communities historically burdened by pollution.

EN.04 Remediate, enhance, and protect our water resources so that everyone benefits from a clean and healthy environment in a way that prioritizes communities historically burdened by pollution.

EN.05 Remediate the legacy of environmental racism and impacts on human health from highways, industrial uses, landfills, incinerators, and other disruptive land uses.

EN.06 Encourage green infrastructure such as trees, green spaces, vegetated areas, and green roofs. This infrastructure should be prioritized in historically redlined areas if desired by the community.

EN.07 Protect Durham's most sensitive natural areas like floodplains, wetlands, wildlife habitats, hillsides, and natural heritage areas from development.

EN.08 Protect, preserve, and support farmland, working land, and farmers particularly supporting Black, Brown, Indigenous, and other who have been historically disadvantaged.

EN.09 Create ways for residents to access healthy food. Eliminate food apartheid.

EN.10 Work with residents to design park activities, events, and programming that reflects, honors, and welcomes youth, seniors, LGBTQIA+, and Black and Hispanic/Latino, and other underserved residents.

EN.11 Increase urban tree canopy, prioritizing neighborhoods and communities that currently have less. Achieve 55% tree canopy coverage in the City by 2040.

EN.12 Reduce community greenhouse gas emissions by 30% compared to 2005 levels by 2030.

EN.13 Continue to work with and encourage energy providers, like Duke Energy, to switch to renewable and carbon neutral sources

EN.14 Transition to carbon-free energy by encouraging and creating local and decentralized methods of energy production such as solar energy.

EN.15 Encourage site designs that incorporate small-scale energy production like solar energy.

EN.16 Encourage builders of new residential construction to adopt innovative building practices that achieve energy efficiency improvements above the minimum energy code, and other sustainable building practices such as the inclusion of solar panels, electric vehicle charging stations, and LED lights.

EN.17 Encourage development that incorporates energy and water-efficient building designs

EN.18 Support and create energy efficiency improvement programs for buildings, prioritizing areas that will be most vulnerable to increases in utility costs and extreme temperatures. Encourage households to transition energy usage away from fossil fuels and towards renewable sources.

EN.19 Encourage and support programs to transition households energy usage away from fossil fuels and towards electric and renewable sources.

EN.20 Discourage the expansion of natural gas infrastructure, particularly for new development.

EN.21 Phase out and eventually eliminate fossil fuel use in Durham.

EN.22 Encourage permanent conservation of publicly owned land that is in a natural state, such as forested tracts, bottomlands, and old fields.

EN.23 Protect Natural Heritage Areas with tools like permanent conservation easements and/or acquisition of land.

EN.24 Ensure permanent conservation of ecologically important lands through acquisition, conservation easements, and dedication as Dedicated Nature Preserves in coordination with the North Carolina Natural Heritage Program.

EN.25 Ensure new development is designed to protect the integrity of nearby public parkland, nature preserves, and natural areas and to mitigate impacts of development.

EN.26 Prioritize the protection of undeveloped lands adjacent to already protected lands, including natural and undeveloped areas around developed parks and recreation areas.

EN.27 Dedicated open space included as a part of new development should be open to the public through public access easements. In new development, dedicate open spaces, parks, or recreation facilities and amenities for public use, rather than a privately provided space.

EN.28 Locate dedicated open space in new development so that it protects the most environmentally sensitive parts of the site and creates large and contiguous habitat areas, rather than narrow and disconnected strips of open space.

EN.29 Developments should dedicate right-of-way for, and build trails and greenways as part of local greenway plans. The trails and greenways system should link residential areas, schools, parks, institutions, shopping centers, and other greenway corridors.

EN.30 Protect and regenerate the natural environment and biodiversity in Durham by incentivizing development that prioritizes reuse, infill, and low-impact buildings and facilities.

EN.31 Encourage the creation and preservation of pollinator habitat in small spaces throughout the community.

- EN.32 Encourage landscaping on public and private land that provides natural wildlife habitat, particularly for pollinators and birds.
- EN.33 Discourage the use of pesticides and other toxins on publicly owned and maintained land, except in cases where herbicides are needed to control invasive exotic species.
- EN.34 Support ecological restoration of existing greenspaces to improve function and quality.
- EN.35 Encourage new development that incorporates native plants and habitat, natural landscaping, and discourages invasive exotic species.
- EN.36 Discourage development that contributes to loss of biodiversity, particularly through disruptive clear-cutting and mass-grading.
- EN.37 Protect existing habitat areas and movement corridors by minimizing new roads, utility easements, and other barriers to wildlife movement that cut across vital environmental corridors or habitat areas.
- EN.38 Encourage stream buffers widths of 300' for perennial streams, where feasible, to create and protect wildlife habitat corridors.
- EN.39 Areas identified as undisturbed wildlife habitats or natural corridors in adopted open space plans, or identified as NC Natural Heritage Areas, should be left largely undisturbed, with minimal allowances for disturbance, to remain in their natural, vegetative state. The following uses should be prohibited in these areas: road crossings, stormwater infrastructure, residential units, and parking areas. Road crossings and associated infrastructure shown on adopted transportation plans should be allowed, with impacts minimized to the greatest extent possible.
- EN.40 Mass grading should be discouraged for new residential projects. When mass grading of new development sites is proposed, it should occur in phases, rather than the entire developed area at once, to reduce stormwater runoff and erosion on-site, and to retain tree cover between the phases of construction.
- EN.41 Promote landscaping that improves ecological function, including: interception, filtration, and reduction of stormwater; reduction of the urban heat island effect, and preservation and restoration of natural amenities.
- EN.42 Strongly discourage new development in floodplains. For existing development in the floodplain, support and encourage a transition to lower intensity uses and retrofits to increase resiliency.
- EN.43 Protect Durham's drinking water sources and ensure all residents have access to clean drinking water with equitable investment in water infrastructure.
- EN.44 Encourage innovative stormwater management practices that will prepare our infrastructure and community for increasingly severe precipitation events.
- EN.45 Encourage development practices and innovative stormwater practices that will not increase flooding to existing downstream development and that preserves or enhances water quality and quantity downstream of new development.

- EN.46 Equitably invest in park maintenance, activities and events programming, and accessibility upgrades throughout Durham.
- EN.47 Use publicly owned land, like parks, schools, and libraries to support equitable community access to green space, recreational opportunities, stormwater management, biodiversity, community solar, and local food production.
- EN.48 Strongly discourage new development that will negatively impact air quality, particularly when nearby existing residences.
- EN.49 Encourage development that can withstand extreme temperature events with strategies like building patterns and site design, materials, and incorporation of green space and green infrastructure.
- EN.50 Expand green infrastructure features and low impact development throughout the built environment, like street trees, green roofs and walls, bioswales, rain gardens, and permeable pavement.
- EN.51 Discourage new development with high amounts of impervious surface, except in heavily urbanized areas.
- EN.52 Consider climate forecasts in stormwater feasibility and modeling work to inform infrastructure investments.
- EN.53 Implement solutions that address pollution and waste problems at their source. Eliminate waste and pollution that Durham contributes to globally.
- EN.54 Encourage and support public composting programs and initiatives to significantly reduce the transport and storage of organic waste in landfills.
- EN.55 Encourage reuse of existing buildings and infrastructure rather than the creation of new from scratch.
- EN.56 Decrease and alleviate light pollution, particularly for development close to sensitive natural areas.
- EN.57 Encourage small-scale grocery and food markets, particularly in areas that currently don't have as many.
- EN.58 Encourage community gardens and urban agriculture.
- EN.59 Encourage climate-friendly livestock production and nutrient management systems, rather than Concentrated Animal Feeding Operations and/or monoculture farming.
- EN.60 Encourage local supply chain distribution between growers and grocery stores.

Transportation

- T.01 Create and maintain a complete, safe, and accessible community-wide sidewalk network where sidewalks provide access to daily needs such as work, school, and shopping. Ensure this network serves everyone in Durham, prioritizing communities with residents who do not have access to a car, areas with high pedestrian injuries and fatalities, and areas where residents have few transportation options.
- T.02 Remediate past harms from the development and the construction of the Durham Freeway to reconnect neighborhoods and restore or create the services, infrastructure, housing, employment, greenspace, and other amenities that the community would like to see.
- T.03 Improve ADA design and conditions at crosswalks, along sidewalks, store frontages, and other transportation corridors so that all people regardless of ability or age can move around Durham to get where they want to go. Prioritize the design, construction and improvements of pedestrian infrastructure, including street crossings and intersections, signals and sidewalks with the interests and safety of people with disabilities, senior citizens, students, and families with young children in mind.
- T.04 Improve and modernize the paratransit system and conditions for those who rely on it. Increase opportunities for paratransit riders to engage in community, educational, employment, recreational, cultural, and social opportunities. Reduce isolation of people who rely on paratransit by providing efficient, reliable and dignified paratransit service including through the addition of on-demand paratransit options, efficient scheduling methods, and protocols, and disability awareness training for paratransit professionals.
- T.05 Prioritize children and youth walking, biking, and rolling to school through safe routes and connecting schools, through trails or sidewalks, to adjacent neighborhoods and transit stops.
- T.06 Plan, design, and maintain new development so it is connected to nearby areas and includes investments which prioritizes pedestrians, transit riders, paratransit riders, and bicyclists over vehicle drivers. Ensure that affordable housing and shelters for low-income and government-placed residents are connected and accessible to nearby jobs, services and transit.
- T.07 Reinvest, retrofit, and maintain areas which have current transportation needs or network gaps, to create the most accessible, safe, and direct transportation connections to places residents want and need to go.
- T.08 Sustain a fare-free transit system within Durham and affordable regional transportation options.
- T.09 Connect more residents to jobs and education centers by locating these uses near future transit investment. Continue or increase investment in high-quality, frequent, and reliable transit that serves mixed-use, high-density areas.
- T.10 Work to reduce and eliminate traffic deaths, injuries, and crashes in alignment with the Vision Zero Program.
- T.11 Eliminate barriers to getting around the community like speeding traffic, and unsafe crossings at intersections and busy streets. Provide traffic calming measures including reduced lane widths, protected bicycle facilities, and reduced pedestrian crossing distances (through curb extensions, pedestrian refuge medians, etc).

- T.12 Improve existing transportation investments and proactively ensure future transportation investments and systems are healthy, safe, dignified, and sustainable.
- T.13 Implement and design streets that allow and encourage walking, riding transit and paratransit, and biking and to access basic daily needs like reaching healthcare services, grocery stores, employment areas and schools. Using equity and safety measures, prioritize improvements for the most vulnerable and at risk users throughout Durham City and County.
- T.14 Provide great regional connectivity to destinations in the Triangle. Prioritize residents without access to a car like pedestrians, transit riders, paratransit riders, and bicyclists over vehicle drivers.
- T.15 Significantly reduce the overall Vehicle Miles Traveled (VMT) in Durham through coordinated transportation and land use policies and programs. Assess and update the previous benchmark of reducing daily VMT per capita to 30 by 2040 to more significantly reduce VMT.
- T.16 Discourage conversion of land into uses that are primarily or exclusively supportive of automobiles, such as gas stations and car washes, and encourage pedestrian and transit-friendly design, particularly in areas focused on moving residents who do not drive a car like Transit Opportunity Areas Place Types.
- T.17 Make it easy for residents in neighborhoods to access nearby commercial and shopping areas by walking, riding transit or paratransit, bicycling, or other ways to get around.
- T.18 Encourage public and private investment in pedestrian, transit, paratransit, bicycle, carpooling, and electric vehicle facilities and limit investment in infrastructure that prioritizes single occupancy gas or diesel cars. Drastically reduce dependency on driving automobiles and the use of fossil fuels.
- T.19 "Encourage a mix of employment, commercial retail, and housing in areas well-served by existing or planned public transportation or high pedestrian traffic. Prioritize transit investments in communities such as Bragtown, Walltown, Merrick Moore, the Holloway Street Corridor, and the East Durham area."
- T.20 Prioritize sharing transit and transportation information and materials, including transit schedules, route maps, surveys and announcements, web content, bus shelter signage, paratransit materials and smart device apps in formats that are accessible to all people.

Community Relationships

CR.01 Collaborate with other departments on plans and initiatives and advocate for projects, policies, and processes that further the Community Goals and Objectives.

CR.02 Coordinate with other agencies, particularly transportation planning agencies, and hold them accountable for equitable engagement and outcomes. Evaluate or anticipate project impacts in historically redlined or disinvested communities.

CR.03 New proposals for Zoning Map Change and Annexation applications should engage residents, with a focus on equitable engagement to reach residents with the least access to public processes, such as Black and Hispanic/Latino, low-wealth, and rural residents. Applicants should connect with local residents and organizations to identify who they need to engage and what methods are best to reach them and reference the City's Equitable Engagement Blueprint.

CR.04 Provide accessible, timely, and updated information about new development applications and how residents can influence the decision-making process.

CR.05 Partner with youth and older adult serving organizations and improve promotion about programs and services in Durham so that more people are aware of what is being offered. Work with young people to find the best ways to promote programs.

CR.06 Collaborate with residents to identify sites for green space, parks, or recreation centers in low-income, Black, and Hispanic/Latino neighborhoods.

CR.07 Prioritize access for those with the lowest incomes and the fewest options when using public funds to support or design public activities and events.

CR.08 Incentivize City and County departments to build relationships with community members and community organizations.

CR.09 Encourage equitable community participation by reducing barriers to residents that have been excluded and negatively impacted by government decisions. This should be done with stipends, childcare, and providing other necessities.

CR.10 Provide forums for stakeholders to explore strategies and resources to support neighborhood development and preservation.

CR.11 Prioritize the support of BIPOC and impacted community neighborhood groups and encourage residents to build alliances and partnerships within their communities.

CR.12 Continue frequent improvement to comprehensive plan and related maps, using the with equitable community engagement blueprint established during the 2021-22 process. This should be completed every-other year to ensure the plans relevancy and appropriateness.

CR.13 Provide regular equitable planning educational opportunities for residents. Partner with local education institutions to provide planning curriculum.

CR.14 Acknowledge, promote, and recognize community-generated ideas, events, work in collaboration with City and County departments.

- CR.15 Ensure multi-departmental, collaborative, and equitable community engagement for harmonious, cohesive, and strategic resident participation and communication.
- CR.16 Collaborate with residents on proposed mixed-use or transit-oriented communities, focused on those most in need of affordable housing and transportation.
- CR.17 Engage impacted and nearby communities in the process of identifying and the remediation of brownfield sites.
- CR.18 Proactively ensure that all residents have equitable access to information like broadband, information kiosks, websites with job and training information, and other ways of sharing opportunities with residents.
- CR.19 Share both quantitative and qualitative data about the impacts of growth and development and resident input to better address resident needs and inform plans and initiatives.
- CR.20 Prioritize equitable engagement in land use planning initiatives including long-range plans, Zoning and Unified Development Ordinance updates, and other projects with public processes.
- CR.21 Create meaningful, accessible, and transparent engagement and decision-making opportunities that empowers community members to determine how transportation dollars should be spent in their neighborhoods. Prioritize quality transportation for communities of color and low income communities that is equitably planned, designed, built, and maintained, using the City's Equitable Community Engagement Blueprint.

Growth Management and Infrastructure

GI.01 Focus new development and redevelopment in central and underutilized areas of Durham that are served by existing infrastructure. In these areas, encourage reimagining and repurposing of low density land uses, vacant infill land, and excessive parking spaces as green and pedestrian-oriented development.

GI.02 Discourage development on the edge of the city that strains existing infrastructure or prompts significant public investment in new infrastructure.

GI.03 Build and increase resiliency of people and infrastructure in Durham by preparing for disasters like extreme weather events, climate change, pandemics, economic recession, and other unpredictable disruptions. Invest in stable, secure, and affordable housing, multi-modal transportation options, diverse jobs and pathways, and strong community networks that support and care for residents. Prioritize resiliency efforts in low-income, Black and Hispanic/Latino neighborhoods, and other areas that will be disproportionately impacted.

GI.04 Build or add land uses that form complete communities in Durham so that all residents have safe and easy access to their daily needs including neighborhood services, healthy food, green space, healthcare facilities, community places, jobs, or schools. Allow for increased housing supply within and adjacent to commercial and mixed-use areas.

GI.05 Prioritize programs, services, and infrastructure investments in historically redlined areas and in communities that have been excluded from or harmed by public and private actions and inactions.

GI.06 Establish an Urban Growth Boundary to manage growth and to protect rural and environmentally sensitive lands. Public sewer and water should not be extended past the Urban Growth Boundary.

GI.07 Ensure new developments within the Urban Growth Boundary are within the adopted response time for emergency services, including fire, emergency medical services, police, and community safety.

GI.08 Designate Future Growth Areas on the Place Type Map where infrastructure and services are not currently available. Annexations and utility extension agreements should not be approved until the criteria for future growth are met.

GI.09 Maintain a system of exceptional public libraries that serve as community hubs and a place for all cultures. These libraries should provide services such as internet access, first point of access for immigrant communities, access to computers, and classes.

GI.10 Maintain and enhance development regulations that protect the quality of the City of Durham and Durham County's water supply.

GI.11 Prioritize new development in areas that are already served by public sewer and public water, and has adequate capacity for new development.

GI.12 Ensure adequate water pressure to extinguish fires based on each Place Type on the Place Type Map.

GI.13 Ensure upgrades to the existing sewer system are provided by the developer when primarily serving one development.

GI.14 Focus and prioritize public sewer and water improvements and investments in Transit Opportunity Areas.

GI.15 Continue or expand upon the City's program to connect neighborhoods with failing septic and wells to public systems.

GI.16 Encourage new development to be built with public infrastructure such as streets, sewer and water. Identify and remove regulatory and other barriers that encourage new development with private infrastructure.

GI.17 Provide best estimates for the true impact on City and County services for new development including water, sewer, transportation, safety, greenhouse gas emissions, and school capacity.

GI.18 For new development, encourage stormwater management practices that will not increase downstream or nearby flooding.

GI.19 Encourage stormwater management systems in development that can handle higher volumes of stormwater than previously experienced.

GI.20 Significantly reduce the per household amount of residential solid waste that goes in the landfill. Update previous benchmark of 50% reduction of household waste by 2040.

GI.21 Identify, protect, and reinforce the character of Durham's rural areas.

GI.22 Only low-intensity Place Types that support the needs of agriculture and rural residents should be allowed outside of the Urban Growth Boundary, as identified in the list below: 1) Rural and Agricultural Reserve; 2) Rural Village Center; 3) Utilities and Public Works Facilities; 4) Resource Extraction; 5) Institutional Campus; 6) Community Institution; 7) Recreation and Open Space; 8) Established Residential (Only in the historic centers of Bahama and Rougemont).

GI.23 Limit sprawling development that impacts sensitive environmental land and causes residents to rely on vehicles, increasing greenhouse gas emissions.

Jobs and Training

- J.01 Encourage a diversity of jobs in Durham, including jobs from future-oriented economic sectors, like environmental, sustainability, and technology sectors.
- J.02 Increase availability of jobs for local residents with a diversity of skillsets and backgrounds, especially in jobs that become available through capital improvement projects or government funded initiatives.
- J.03 Increase the accessibility and availability of affordable high-quality childcare services. Support programs that reduce the cost of childcare for low-income, Hispanic/Latino, and Black residents.
- J.04 Co-locate childcare within or adjacent to major employment centers, education and medical institutions, and community and civic places.
- J.05 Clarify and streamline City and County processes to make it easier to improve, renovate, and retrofit properties as well as to start and operate businesses in Durham.
- J.06 Support programs and training for local builders, developers, and aspiring developers who are connected to Durham communities.
- J.07 Encourage large medical, educational, and cultural institutions to grow within their existing footprint, especially where expansion would negatively impact surrounding neighborhoods.
- J.08 Support farmers markets and other food system infrastructure to provide reliable, accessible venues for healthy food and food producers. Prioritize Black and Brown farmers in these efforts.
- J.09 Reduce barriers to training opportunities that are relevant to jobs available in Durham including digital expertise, financial literacy, parenting, or civic engagement.
- J.10 Support training programs and stipends for low-income, Black and Hispanic/Latino, youth, houseless, and justice-involved residents navigating how to open and operate businesses in Durham.
- J.11 Employ, train, and invest in Durham residents by supporting programs that educate and train residents for jobs locating to Durham.
- J.12 Support and partner with organizations that train and recruit Durham residents for jobs that do not require formal degrees.
- J.13 Support and advocate for fair wages that support life in Durham, including housing, transportation, and childcare costs.
- J.14 Support and encourage local businesses and programs that embrace and celebrate young people and older adults.
- J.15 Pursue public and non-profit incubator and co-op spaces including shared commercial kitchens, workshops, and access to technologies and equipment.
- J.16 Pursue partnerships with Durham Public Schools, Durham County Libraries, Durham Technical Community College, Duke University, and North Carolina Central University to create community-oriented programs and trainings.

J.17 Increase job training, youth apprenticeships, and transitional and temporary employment opportunities.

J.18 Ensure residents have the technology, tools, and skills needed to fully participate in economic and civic life.

J.19 Make an intentional effort to recruit and hire more locally. Use outreach strategies such as job fairs, online resources, and flyers with QR codes.

J.20 Identify and remove barriers to business creation and growth, such as lack of technical support and challenges in accessing capital and physical space, for low-income, Black and Hispanic/Latino, youth, houseless, justice involved residents.

Education

- ED.01 Coordinate land use and school planning to identify small infill sites for new schools within existing neighborhoods.
- ED.02 As new neighborhoods are built, coordinate private development with school buildings to locate housing near schools to reduce travel distances for students and staff and situate schools as a central focal point in the community.
- ED.03 Coordinate with private and charter school development projects to provide public access to outdoor spaces, gathering spaces, and community resources on school property.
- ED.04 Prioritize access to K-12 schools and universities, institutions of higher learning, places of employment, and childcare services when planning public transportation investments.
- ED.05 Design parks and trail connections so that they provide safe access for students and staff. Collaborate with City and County departments and educational institutions when making decisions about trail alignments within 1.5 miles of a school or childcare facility.
- ED.06 Coordinate land use, transportation, public and private school, and childcare facility planning to design vehicle drop-off lanes and parking areas that reduce negative impacts of air pollution and congestion in the surrounding community.
- ED.07 Encourage outdoor learning environments for recreation, social activities, habitat conservation, or growing healthy foods on land surrounding community institutions like schools, libraries, or community centers.
- ED.08 Coordinate with Durham Public Schools in providing estimates for expected new students generated by proposed residential developments and discuss mitigation strategies and developer commitments when the estimated school enrollment causes a school region to be over capacity.
- ED.09 Partner with Durham Public Schools, youth, students with disabilities, and residents in Black and Hispanic/Latino neighborhoods to identify and reduce barriers to accessing school properties. Collaborate with residents to transform schools and other community institutions into publicly accessible community spaces.
- ED.10 Support organizations and departments working to correct racial inequities in schools by partnering on projects or programs that introduce and expand access to urban planning and local government for youth, Hispanic/Latino, Black, and low-income residents.
- ED.11 Partner and support youth and youth- serving organizations to identify land use and transportation barriers to safety concerns around schools.
- ED.12 When a proposed residential development causes a school region to be over-capacity, Durham Public Schools, Durham City-County Planning Department, and the development team should consider mitigation measures for the school system and land dedication.
- ED.13 Durham Public Schools should reassess school boundaries on a regular basis to accommodate student population growth.

ED.14 Land dedication for school sites should be a minimum of 10 acres or as determined by a site evaluation coordinated with Durham Public Schools and guidance from the North Carolina Department of Instruction.

ED.15 Developers should provide support for the school system when land dedication for school sites is not possible. Calculate in coordination with Durham Public Schools using the best available estimates about how much is needed.

Place Types

P.01 The edges of more intense development, like in the Transit Opportunity Area Place Type, should provide a sensitive transition to nearby neighborhoods through building height and design.

P.02 Mixed-Use Neighborhood Place Types should include a mix of residential and non-residential uses and a mix of housing types and sizes. Non-residential uses should be located within a 15-minute walk of all residential uses. Residential uses should be provided at a variety of price points, with a portion being housing that is accessible to those with low incomes.

P.03 Housing types should be mixed throughout Mixed Residential Neighborhood Place Types and not isolated in discrete parts of the development.

P.04 Mixed Residential Neighborhood Place Types greater than 20 developable acres should include a mix of at least two housing types. Mixed Residential Neighborhoods greater than 80 developable acres should include a mix of at least three housing types. Mixed Residential Neighborhoods smaller than 20 developable acres should increase the housing mix in the immediate vicinity. All Mixed Residential Neighborhoods should include housing at a variety of price points and sizes.

P.05 For developments in the Mixed Residential Place Type, half of the required tree preservation should be located outside of required stream buffers. Tree preservation areas should be distributed throughout the development to maintain a consistent mature tree canopy.

P.06 Encourage denser housing types to be developed on smaller sites in the Apartment and Townhouse Place Type. Larger sites may include a mix of densities and housing types.

P.07 Reduce public and private barriers to housing choice in existing Planned Suburban Neighborhoods to allow a greater variety of housing types and price points. Potential barriers include zoning restrictions, out-of-date development plans, private restrictive covenants, and Homeowner's Association rules.

P.08 Locate Community Institutions in areas with existing safe and accessible public transit connections, particularly libraries, schools, and community spaces. Ensure they are designed and sited for orientation to pedestrians, bicyclists, and transit riders.

P.09 Co-locate libraries, schools, and other public and private Community Institution Place Types as welcoming spaces to connect residents, youth, and English Language Learners to local resources, information, internet, and gathering spaces for creative, athletic, social, and academic uses.

P.10 Collaborate with nearby residents on the design of Community Institution Place Types to enhance and support the neighborhood.

P.11 Incorporate Community Institution Place Types within new mixed-use communities and on small infill sites within existing neighborhoods.

P.12 Encourage the use of Community Institution Place Types for other purposes during days and times when the primary institution is not using the facilities. New Community Institutions should include multiple community-oriented uses and activities and should serve as a central gathering place that is walkable and accessible for meetings and events for the entire community.

- P.13 Encourage the development of affordable housing on Community Institution Place Types.
- P.14 Development adjacent to areas designated as the Recreation or Open Space Place Type should be designed to reduce runoff and other environmental impacts on sensitive lands.
- P.15 Areas designated as Neighborhood Services Place Type should provide opportunities for neighborhood-scale commercial, intended to be directly accessible from surrounding residential neighborhoods. Residential should only be allowed as a support to the commercial services.
- P.16 Allow for Neighborhood Services, Community Institutions, and other small scale commercial and civic uses to locate near neighborhoods where they do not already exist within a 15-minute walk to improve access to goods and services.
- P.17 Encourage conversion of existing non-residential uses to housing in Suburban Commercial, Employment Campus, Traditional Manufacturing, and Community Institution Place Types. Include residential on upper floors in Neighborhood Service Place Types.
- P.18 Encourage areas designated as Suburban Commercial Place Type to change to the Transit Opportunity Area Place Type as conditions and transit access change over time.
- P.19 Encourage areas designated as Suburban Commercial Place Type to become more sustainable and walkable over time by adding buildings, green space, and pedestrian connections in existing parking areas.
- P.20 Areas designated Highway Commercial Place Type should be reserved for auto-dependent uses that are not appropriate in other commercial and mixed-use place types. The addition of new Highway Commercial designations is discouraged.
- P.21 Encourage areas designated as Highway Commercial Place Type to change to the Transit Opportunity Area Place Type as conditions and transit access change over time.
- P.22 Encourage the adaptive reuse of older industrial and commercial property in Traditional Manufacturing Place Types, including reuse that results in a change to another use.
- P.23 Allow Traditional Manufacturing Place Types to change to a non-industrial Place Type as conditions change, particularly on land adjacent to residential and not identified in policy 116 on siting General Industrial Place Types, and provided any environmental contamination has been remediated.
- P.24 Equitably site industrial facilities when designating new General Industrial Place Types, ensuring that communities of color and low income communities no longer have a concentration of these uses.
- P.25 Reserve areas with limited environmental constraints and supporting infrastructure, like access to rail and major roads, as General Industrial Place Types.
- P.26 Encourage Institutional Campus Place Types to include safe and affordable housing for students and staff.
- P.27 Encourage existing Employment Campus Place Types to use vacant or underutilized land to include a greater mix of uses to be more walkable and accessible to transit.

P.28 Reduce or mitigate the historic inequities of siting utilities and public works facilities when designating new Utilities and Public Works Facilities Place Types.

P.29 Encourage the location of new Rural Village Center Place Types only in areas outside the Urban Growth Boundary where one does not already exist within one and a half miles.

Administrative

A.01 The Comprehensive Plan is intended to work in harmony with other community plans adopted by the City, County, and other governing authorities. When conflict exists between multiple plans, the Community Goals and Objectives from the Comprehensive Plan shall determine which policy will be used.

A.02 Demonstrate how existing residents and surrounding neighborhoods may benefit from new development.

A.03 Approximately every 18 months, the City-County Planning department shall prepare an Evaluation and Assessment Report including the following: 1) Progress on the implementation of adopted policies; 2) Minor changes to the Place Type map based on changes in conditions; 3) Addition of new permanently protected Open Space to the Place Type Map; 4) Recommended amendments, additions or deletions of policies and other text including the Place Type guide; 5) Recommended addition or removal of Future Growth Areas; 6) Identify comprehensive amendments to the Place Type Map needed because of development activity or changes in conditions, including new major public investments.

A.04 Minor amendments to the edges or transitions between place types shall be permitted provided the proponent demonstrates the change is consistent with the adopted Comprehensive Plan policies and are the Place Types are similar in nature based on the adjacency matrix. \

New Place Type	Compatible Existing Place Types
Transit Opportunity Area	Highway Commercial, Suburban Commercial, Neighborhood Services Area, Apartment Townhouse Neighborhood, Mixed Residential Neighborhood
Mixed Use Neighborhood	Mixed Residential Neighborhood, Established Residential, Planned Suburban Neighborhood, Apartment and Townhouse Neighborhood
Mixed Residential Neighborhood	Mixed Use Neighborhood, Established Residential, Planned Suburban Neighborhood, Apartment and Townhouse Neighborhood
Established Residential	Mixed Use Neighborhood, Mixed Residential Neighborhood, Planned Suburban Neighborhood, Apartment and Townhouse Neighborhood
Apartment and Townhouse Neighborhood	Mixed Use Neighborhood, Established Residential, Planned Suburban Neighborhood, Mixed Residential Neighborhood
Planned Suburban Neighborhood	None
Community Institutions	Any
Recreation & Open Space	Any
Neighborhood Services	Any, per policy P.16
Suburban Commercial	None
Highway Commercial	None
Downtown	None
Traditional Manufacturing	General Industrial
Institutional Campus	Any, provided there is existing Institutional Campus on three sides
Employment Campus	General Industrial
Utilities and Public Works Facilities	Any

Resource Extraction	None
Rural and Agricultural Reserve	Any, with permanent agricultural easement or removed from the Urban Growth Boundary
Rural Village Center	Any, per policy P.29

A.05 Major amendments to the Place Type Map shall only be permitted when the proposed can demonstrate at least one of the following: 1) Significant changes have occurred since the adoption of the Comprehensive Plan and necessitate the proposed amendment; 2) Inconsistencies in land use or other plan policies exist in the adopted Comprehensive Plan that affect Durham’s efficient growth and development; 3) Durham’s ability to achieve the goals of the Comprehensive Plan will be increased; 4) Adequate public utilities, emergency services, transportation and public schools are available to accommodate the request.

A.06 Proposed changes to expand the Urban Growth Boundary should only be made when the proponent can demonstrate: 1) The change does not expand the UGB further into a Critical Watershed. 2) The change does not significantly increase long-term infrastructure maintenance costs for the City or County; and 3) The change would provide a clear need for the community based on the adopted Comprehensive Plan policies.

A.07 Annexations into the City of Durham should be a logical extension of the City limits and planned development pattern and not cause current or future service deliver issues for the City or County. Annexations that create “doughnut holes”, “enclaves”, satellites, or small difficult to develop remnant properties should not be permitted unless the annexation provides a substantial benefit to the community. This policy does not apply to annexations that substantially reduce existing enclaves or donut holes.