

Exhibit B



Planning & Development Division Planning & Economic Development Department

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To: City Council
From: Adam Fulton, Deputy Director 
Date: June 3, 2022
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
Lots 1 through 6, Block 12, Carlton Place Addition to Duluth
Raleigh Street and S. 71st Ave. West – Fairmont neighborhood

Lots 1 through 6, Block 12, of the Carlton Place Addition to Duluth are located at the southeast quadrant of 71st Ave W. and Raleigh Street in the Fairmont neighborhood. These vacant parcels have been publicly owned, but through a process of internal review, the City has determined that they are surplus and may be used for new housing construction.

The parcels are zoned R-1 "Residential Traditional", and in the Comprehensive Plan, guided for "Traditional Neighborhood." The parcels and this neighborhood were evaluated as part of the Council-adopted Irving-Fairmont Brownfields Revitalization Plan ("IFBRP"), where new housing development in this area was evaluated and recommended based on infrastructure availability and opportunities for neighborhood revitalization. Conveyance of these parcels to DEDA will allow for their inclusion in the Rebuild Duluth program.

Section 2-176 of the City Code requires that the City's Planning Agency "review proposals for conveyance for conformity to the City's comprehensive plan and shall have reported its findings in writing to the Council."

The proposed use of the property for housing is consistent with the Comprehensive Plan and the IFBRP. The property has reasonable access to water and sewer services and is adjacent to transportation and parking infrastructure. Development is anticipated to be consistent with existing neighborhood character.

Conveyance of the City's interest in the property supports the following Comprehensive Plan principles:

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 and utilities, and transit, fire, and police services.

Principle #5: Promote reinvestment in neighborhoods. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

All governing principles can be reviewed at: http://www.imagineduluth.com/media/548496/4_governing-principles.pdf

After reviewing the proposal and evaluating the site for potential development for housing, the Planning Agency finds that the proposed sale implements the principles of the Comprehensive Plan and is in conformance with it.