



CITY OF DULUTH

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 15-165	Contact	Steven Robertson, 218-730-5295	
Application Type	Variance, MU-W Development Standards	Planning Commission Date	December 8, 2015	
Deadline for Action	Application Date	October 16, 2015*	60 Days	December 15, 2015
	Date Extension Letter Mailed	November 5, 2015	120 Days	February 13, 2016
Location of Subject	1003/1033 Minnesota Avenue			
Applicant	Globe Duluth Enterprises, Inc.	Contact		
Agent	Terry Anderson	Contact	ebittery@gmail.com	
Legal Description	Primary Parcel: 010-4400-00780			
Site Visit Date	November 27, 2015	Sign Notice Date	November 23, 2015	
Neighbor Letter Date	November 20, 2015	Number of Letters Sent	38	

Proposal

Applicant is seeking a variance from the requirement that structures in the MU-W, in certain situations, be no longer than 200 feet. The applicant would like to expand the existing structure by an additional approximately 100 feet.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-W	Hotel	Commercial Waterfront
North	MU-W, R-1	Marina	Commercial Waterfront, Trad Neighborhood
South	I-W	Marina	Transportation and Utilities
East	R-1	Residential	Traditional Neighborhood
West	MU-W	Marina	Commercial Waterfront

Summary of Code Requirements (reference section with a brief description):

Sec. 50-15.6.E - MU-W Development Standards:

2. To protect public views to the waterfront from the closest landward public street running approximately parallel to the water, all primary structures shall have a maximum width of 200 feet measured along the shoreline and shall be separated from other primary structures by a minimum of 50 feet. These requirements shall not apply to portions of buildings that do not block public views of Lake Superior, the harbor and the St. Louis River from the closest landward public street running approximately parallel to the water due to topography or the location;

Sec. 50-37.9.C. - General Variance Criteria. See attachments setting forth standards related to General Variance Criteria.

D.F.-1

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

--Future Land Use - Commercial Waterfront: Waterfront-dependent commercial uses, sometimes mixed with residential or adjacent to higher density residential. Includes tourist- or recreation-oriented uses.

--Recent History: April 9, 2012, the City Council approved an ordinance to rezone the property to MU-W (PL12-017).

April 10, 2012, Planning Commission approved an MU-W Planning Review for a 55 room, 3 story hotel (PL12-028).

May 8, 2012, Planning Commission approved a revised MU-W Planning Review for 12 additional rooms (PL12-078).

May 8, 2012, Planning Commission approved a variance from the MU-W transparency standards. The code required 70%; applicant asked for a reduction to 26.5% (PL12-079.)

August 10, 2015, City Council affirmed a Planning Commission's decision to deny an appeal of a Land Use Supervisor's decision related to the interpretation of the MU-W zone district and the 200 foot rule (PL15-030).

--The 68 room, 48,000 square foot Park Point Marina was constructed in 2014 and the Certified of Occupancy was issued 5/30/14. The hotel is located on parcels owned by "Park Point Marina Inn and Suites," as opposed to the property owned by "Harbor Cove Marina," which are entities owned by the same individual.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

--Proposal: The applicant is proposing to add an approximately 100 foot long addition to the existing hotel.

--Issue/Item for Review: The proposed expansion exceeds the development standards of the MU-W district "that all primary structures shall have a maximum width of 200 feet measured along the shoreline and shall be separated from other primary structures by a minimum of 50 feet." The project requires a variance, which is granted or denied by the Planning Commission. The applicant will also need to apply for, and receive, a MU-W Planning Review from the Planning Commission in the future.

1) The applicant's hotel is the first major structure built in the City of Duluth in the new MU-W zone district that needed to conform to the 200 foot rule. The Planning Division considers the existing hotel, since it was constructed per the MU-W Planning Review as approved by the Planning Commission, to be a legal, conforming use, and a legal, conforming structure. Refer to Exhibit A Pg 1 from the applicant referencing 184 feet and the council resolution.

2) Applicant states that there are practical difficulties on the site that explain the need for a variance (attached to this staff report): the presence of unstable soil created by wood used as fill and soil contamination, removal of the maintenance building would compromise business activities, and that the expansion would not change the character of the neighborhood. To date, applicant has not provided reports or similar evidence documenting the presence of poor and contaminated soils north of the hotel.

3A) Staff conclude that the property the hotel is situated on does not contain exceptional topographic conditions, does not contain wetlands or excessive or exposed bedrock, does not have steep slopes, and is not exceptionally narrow or shallow.

3B) Staff do not believe special circumstances exist on this property that warrant this variance. With that being noted, while the soil conditions were not created by the applicant, the hotel was constructed by the applicant less than 2 years ago.

3C) The relief requested by the applicant (to add on to the existing structure in excess of 200 feet) is not necessary for the preservation and enjoyment of the continuing property right. The property owner enjoys the continuing use of the property as a hotel, and owns the adjacent waterfront marina.

3D) The relief, if granted, would not impair an adequate supply of light and air to adjacent property owners. Congestion on public streets would be increased by a proposed addition to the hotel, but not to an unreasonable level. No evidence has been provided that property values would adversely be impacted, although some properties will have a reduction in the bayside view shed.

3E) The relief, if granted, would not substantially impair the intent of this Chapter. However, the intent of the 200 foot rule was to prevent construction of large tall buildings along the shorefront, blocking other property owners from views of the water. This expansion would eliminate or diminish the views of the water from several nearby property owners

4) At the time that this staff report was written, no written comments were received.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, Staff recommends that Planning Commission deny the variance for the following reasons:

1) The applicant has not demonstrated that application of the requirements of the city's zoning code would result in practical difficulties to the property owner.

2) The applicant has not demonstrated that special circumstances or conditions exist on the property. Applicant has not submitted specific reliable information, studies, reports, or similar evidence documenting the presence of poor and contaminated soils on the property.

3) The applicant has not demonstrated that the relief is necessary for the continuing preservation and enjoyment of a substantial property right.

Note that per UDC Section 50-37.1.N, approved variances lapse if the project or activity authorized by the permit or variance is not begun within 1 year.

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

F-2

Legend

Zoning Boundaries

Zoning Boundaries

Vacated ROW

Future Land Use

Preservation

Recreation

Rural Residential

Low-density Neighborhood

Traditional Neighborhood

Urban Residential

Neighborhood Commercial

Neighborhood Mixed Use

General Mixed Use

Central Business Secondary

Central Business Primary

Auto Oriented Commercial

Large-scale Commercial

Business Park

Tourism/Entertainment District

Medical District

Institutional

Commercial Waterfront

Industrial Waterfront

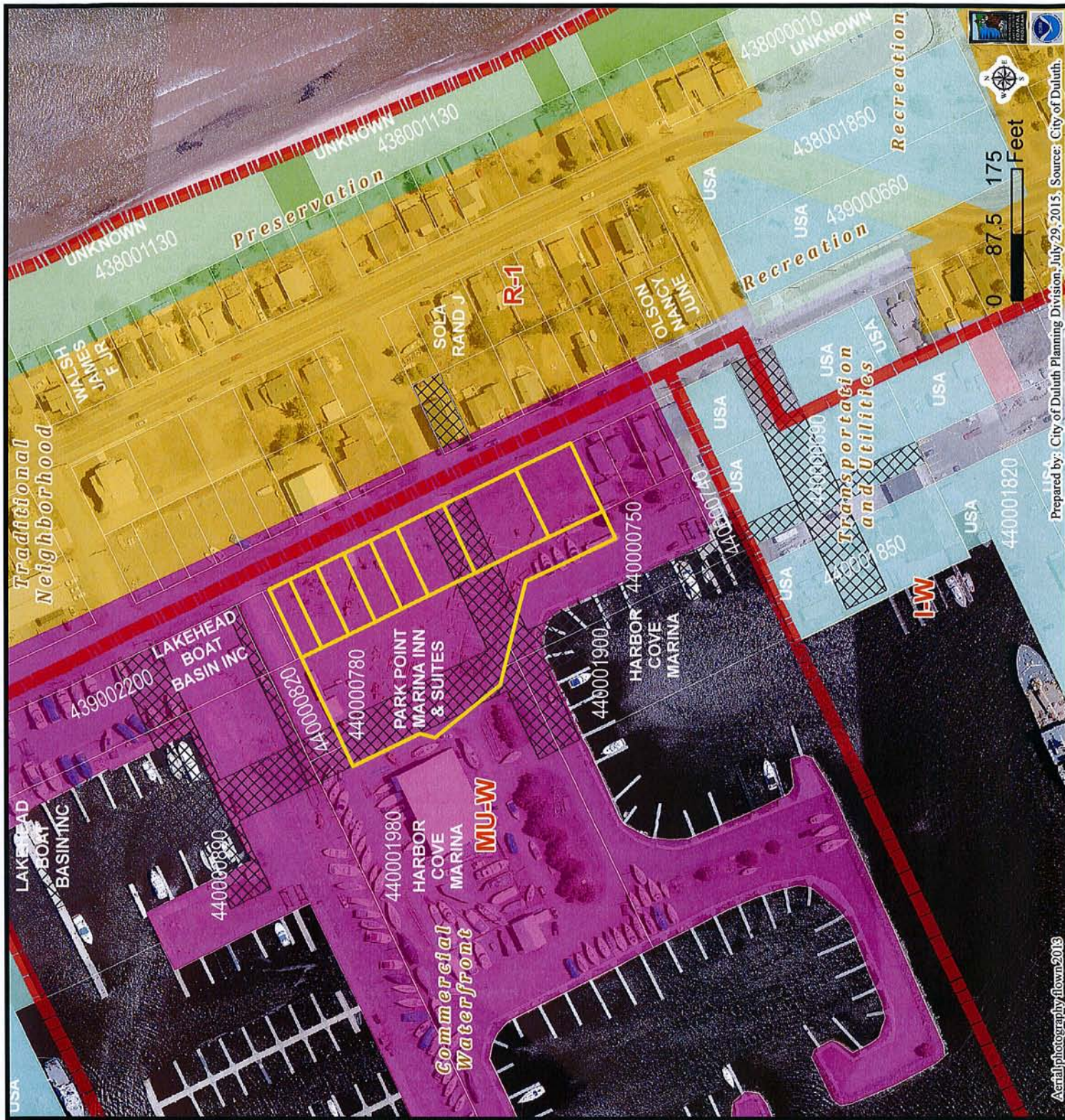
Light Industrial

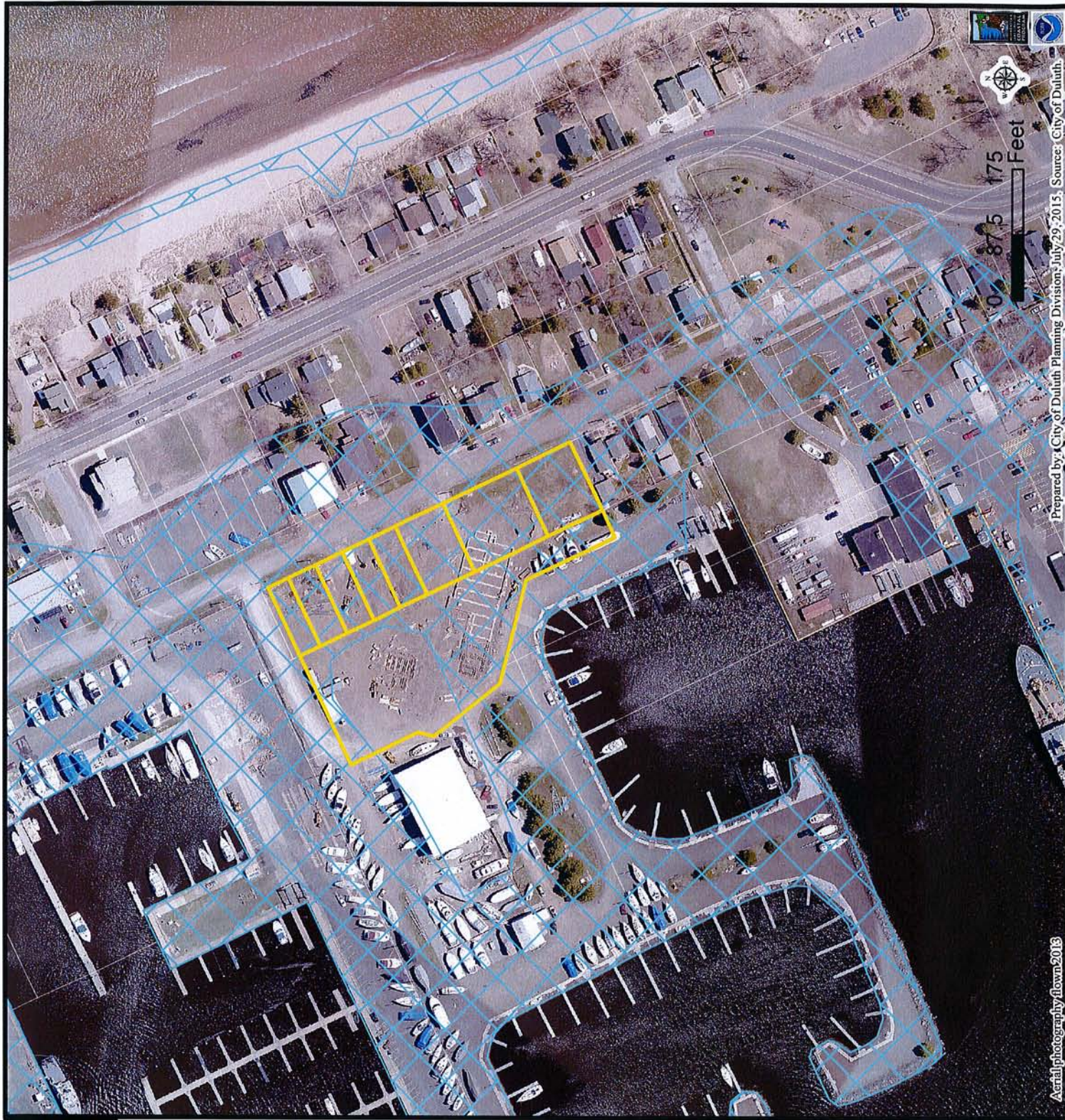
General Industrial

Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

F-3





Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, July 29, 2015. Source: City of Duluth

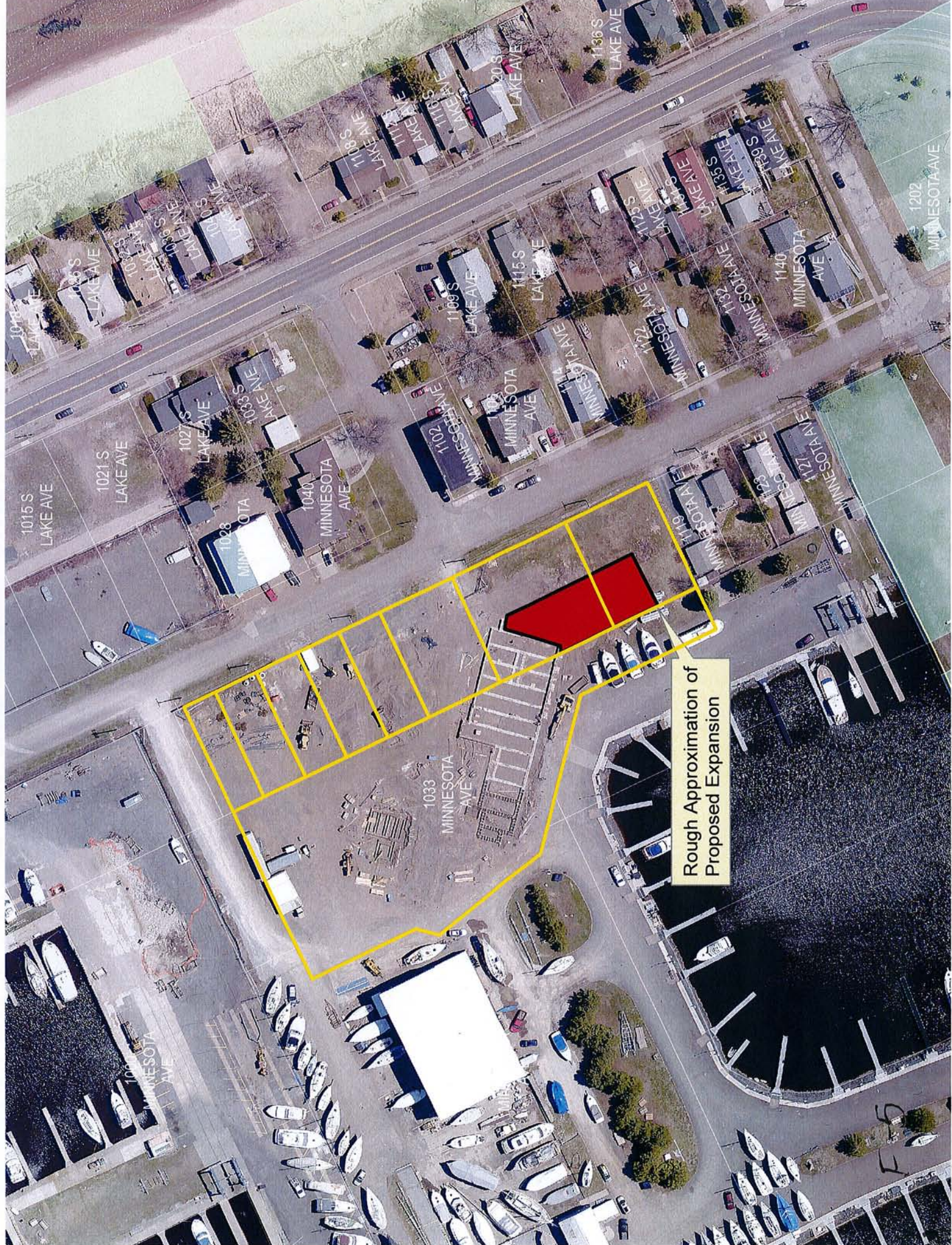
Legend

Floodplain Type

- General Flood Plain
- Flood Way
- Flood Fringe

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

F-4



Rough Approximation of
Proposed Expansion



F-6



2009

F-2

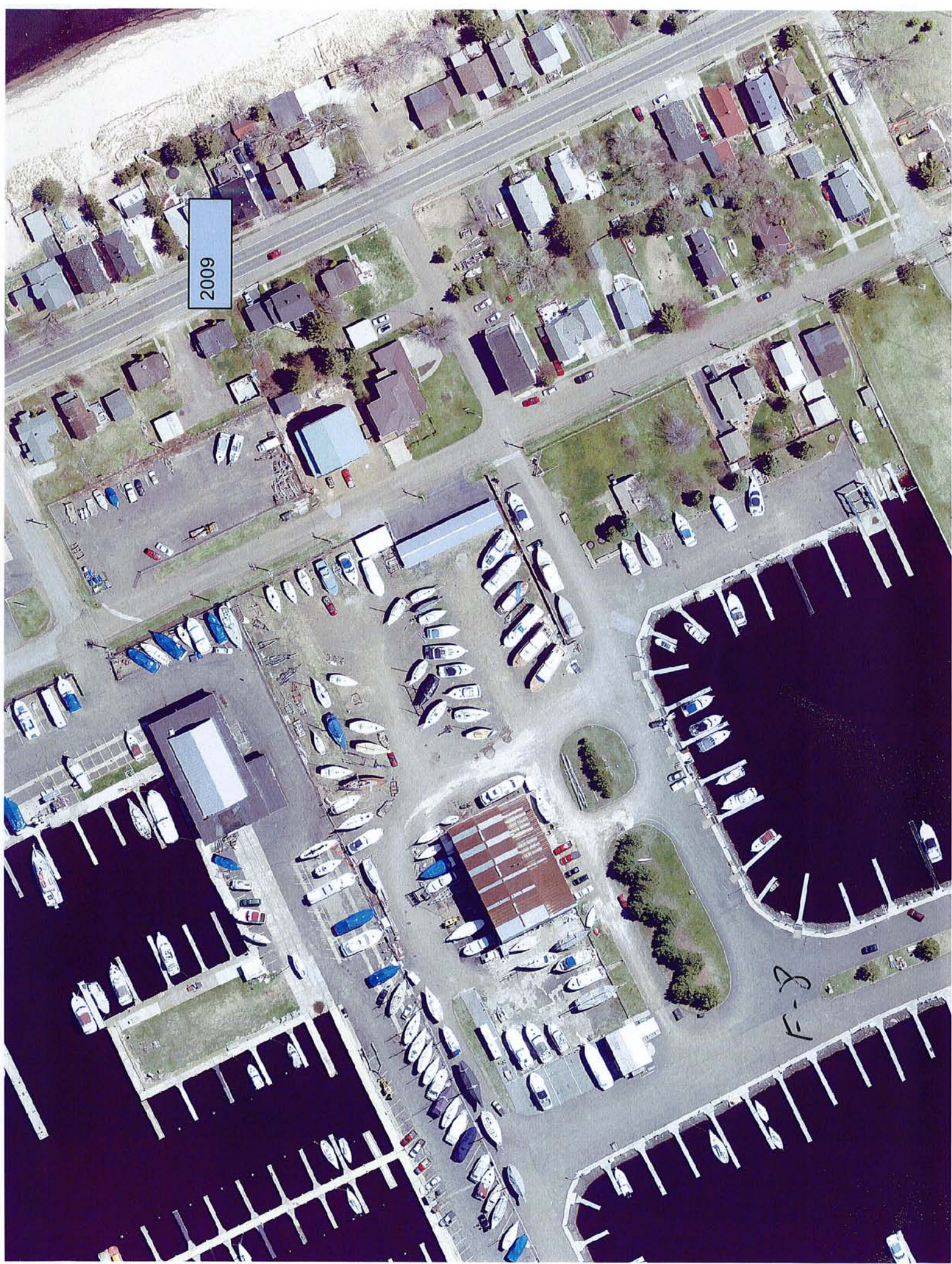


Exhibit A – Pg. 1

1. The City Council Resolution 15-0511R (Exhibit A – pg. 2 & 3) erroneously states “(f) The existing hotel is approximately 184' from the obstruction of the existing marina maintenance building and thus would be allowed to expand an additional 16”.
2. The error occurred as the measurement should have been taken from the boaters facility building as shown on Exhibit A – pg. 4.
3. Thus an expansion of 36.2 feet is currently allowed and a variance of 64.8 feet is requested to allow the addition. The reasons and practical difficulties for these requested variances are:
 - a. Expansion at the northerly end would involve unstable soil created by wood used as fill from the original boat club building and soil contamination, both of which were not created by owner.
 - b. Removal of Existing Maintenance Building shown on Exhibit A would compromise the substantial sail racing activities and tourist sailing/boating activities that are part of the Duluth waterfront attraction.
 - c. The proposed variance complies with the zoning, the practical difficulties were not created by the owner and does not alter the character of the neighborhood.

F-9

EXHIBIT A - Pg. 2



City of Duluth

411 West First Street
Duluth, Minnesota
55802

Certified Copy

Resolution: 15-0511R

File Number: 15-0511R

RESOLUTION AFFIRMING THE PLANNING COMMISSION DECISION REGARDING A LAND USE SUPERVISOR INTERPRETATION OF SECTION 50-15.6.E.2 AS IT APPLIES TO A POTENTIAL EXPANSION OF EXISTING HOTEL AT 1003 MINNESOTA AVENUE (TERRY ANDERSON)

CITY PROPOSAL:

RESOLVED, that the city council finds as follows:

- (a) On February 9, 2015, in response to an inquiry about a potential expansion to the subject property at 1003 Minnesota Avenue, the City of Duluth Land Use Supervisor determined that any development or expansion on the site must meet all Unified Development Chapter (UDC) requirements, including the MU-W zone district standards regarding maximum building width of 200' with a 50' separation between buildings; and
- (b) At its April 14, 2015 regular meeting, the planning commission upheld this interpretation of the UDC; and
- (c) The standards of the MU-W zone district serve to protect public views to the waterfront from the closest landward public street running approximately parallel to the water, which in this case is a view of the marina and harbor from Minnesota Avenue; and
- (d) According to Section 50-7.1 of the City Code, no building or structure shall be erected, converted, enlarged, reconstructed, moved, structurally altered, or used ... except in accordance of all applicable provisions of the zoning regulations; and
- (e) The fact that a previous garage existed on the site that partially obscured public views of the water is not germane to current desire to expand the hotel, as the garage was removed during the 2012 construction, and once a structure is removed, all subsequent development must conform to the zoning regulations; and
- (f) The existing hotel is approximately 184' from the obstruction of the existing marina maintenance building and thus would be allowed to expand an additional 16'; and
- (g) The city council of the city of Duluth agrees that any expansion or reconstruction on this site shall allow for public views of the marina and harbor as indicated in the MU-W zone district regulations; and
- (h) The city council of the city of Duluth affirms the planning commission decision upholding the Land Use Supervisor interpretation related to Section 50-15.6.E.2 as it pertains to future development at 1003 Minnesota Avenue, specifying that structures shall not be more than 200' in length and must provide a minimum of 50' between structures.

F-10

EXHIBIT A - Pg. 3

File Number: 15-0511R

This Resolution was approved.

I, Jeffery J. Cox, City Clerk of the City of Duluth, Minnesota, do hereby certify that I have compared the foregoing passed by the city council on 8/10/2015, with the original approved and that the same is a true and correct transcript therefrom.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said city of Duluth.



Jeffrey J. Cox



Date Certified

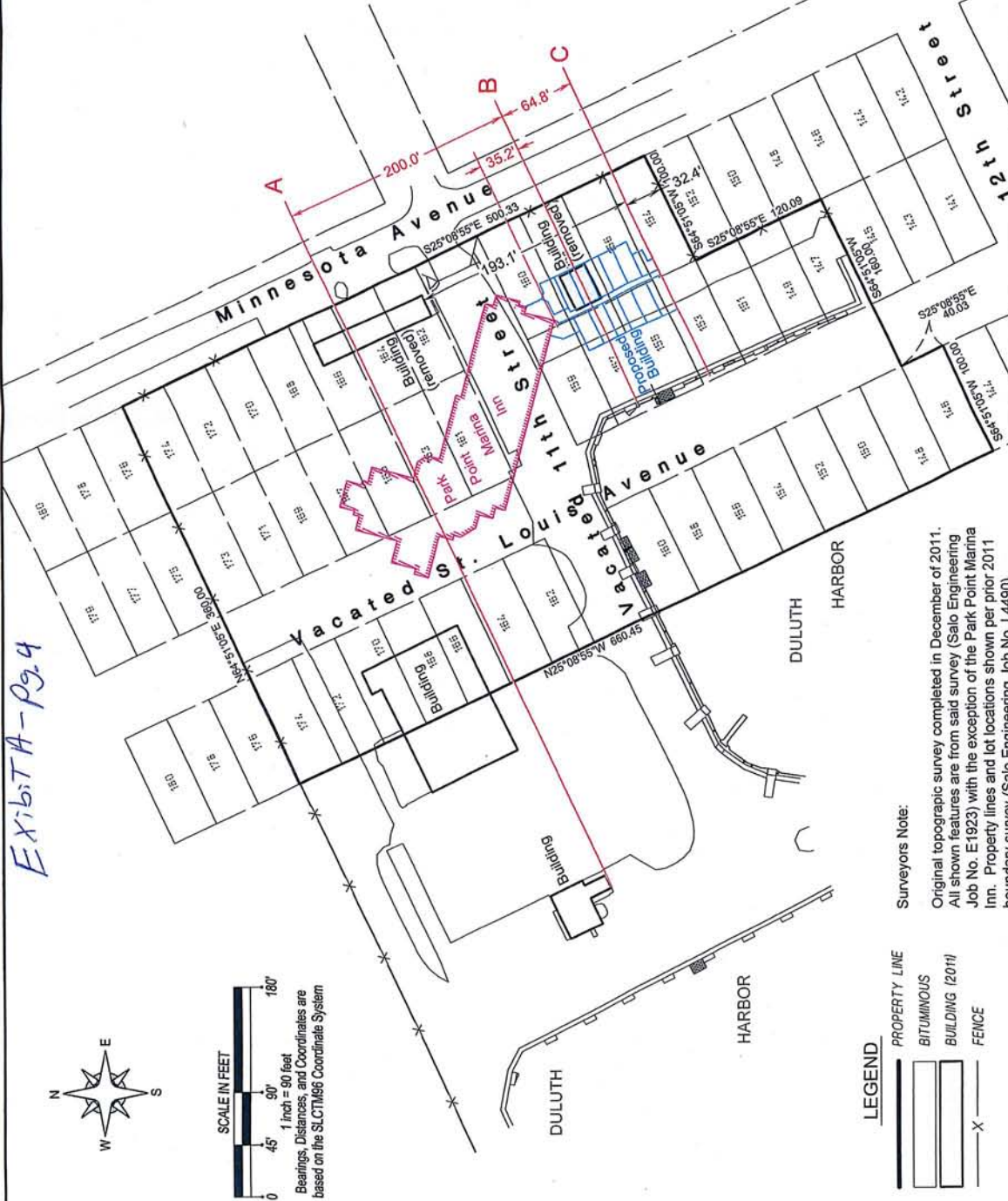
F-11

EXHIBIT A - Pg. 4

Per City of Duluth Unified Development Chapter Base
Zoning Map Number 18, Revision Date April 1, 2015
this property is in Zone MU-W. Zone MU-W
Dimensional Requirements are as follows:

TABLE 50.15.6-1 MU-W DISTRICT DIMENSIONAL STANDARDS	
	LOT STANDARDS
Minimum lot area per family	Townhouse or live-work dwelling 2,200 sq. ft. Multi-family 500 sq. ft. Efficiency unit 380 sq. ft.
Minimum lot frontage	50 ft.
Minimum depth of front yard	0 ft.
Minimum width of side yard	Non-residential use adjacent to residential district or use 15 ft. Non-residential use adjacent to non-residential district or use 0 ft. Multi-family adjacent to single-family district or use 10 ft. Multi-family adjacent to multi-family district or use 0 ft.
Minimum depth of rear yard	25 ft.
Maximum height of structure	Residential or mixed use 120 ft. Non-residential 45 ft. Within 500 ft. of R-1 district 35 ft. Within 500 ft. of R-2 district 50 ft.

Section 50.21 Dimensional Standards contains additional regulations applicable to this district.



LEGEND

PROPERTY LINE
BITUMINOUS
BUILDING (2011)
FENCE
X

Surveyors Note:

Original topographic survey completed in December of 2011.
All shown features are from said survey (Salo Engineering Job No. E1923) with the exception of the Park Point Marina Inn. Property lines and lot locations shown per prior 2011 boundary survey (Salo Engineering Job No. L4490).

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULUTH LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 12/12/15
DAVID SZYSZKOSKI

4560 Norway Pines Place
Duluth, MN 55811
218-727-8796
tkda.com

Topographic Survey / Proposed Building Exhibit of Harbor Cove Marina
aka Park Point Marina Inn, City of Duluth, Minnesota
For: Globe Duluth Enterprises

JOB NO. 15513.179

FILE NO. E1923C

DATE OF FIELD WORK: 12/2011 & 9/2015

REVISION

DATE

MINNESOTA LICENSE NUMBER 47046

NO

1

2

3

F-12



City of Duluth
Planning and Construction Services

411 West First Street • Room 210 • Duluth, Minnesota • 55802-1194
218-730-5240 • Fax: 218-730-5901 • www.duluthmn.gov/onestop/

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Variance Application Supplemental Form

In order to submit a complete variance application, please explain how your request meets all of the below variance criteria. This is information that is required by the zoning code and that is necessary for Planning Commission review.

List the UDC Section you are seeking relief from (example: "50-14.5 – front yard setback in an R-1"):

50-15.6 (MU-W zone) 200 foot standard

Is the applicant proposing to use the property in a reasonable manner?

Yes No

Please explain the applicant's use of the property, and how the relief requested is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant:

The expansion of Hotel units is limited as to
desire due to unstable soil conditions

Is the need for relief due to circumstances unique to this property?

Yes No

Please explain how these circumstances are due to exceptional narrowness, shallowness or shape of the applicant's property, or because of exceptional topographic or other conditions related to the property:

Prior Owners used wood and other unsuitable
material for fill-limiting building space

Will granting this variance alter the essential character of the area?

Yes No

Explain how this property fits the character of the neighboring area, and how the special circumstances or conditions applying to the building or land in question are peculiar to such property or immediately adjoining property, and do not apply generally to other land or buildings in the vicinity:

Hotel fits the area. The special circumstances
only apply to this parcel as it was the only
parcel filled in this manner.

Is this request consistent with the intent of the UDC and Comprehensive Plan? ☒ Yes ☐ No

Explain how the UDC and Comprehensive Plan support this request: The UDC and Comprehensive Plan specially support Hotels at this location

Explain how the special circumstances or conditions that create the need for relief were NOT directly or indirectly created by the action or inaction of the property owner or applicant:

All conditions were created by prior owners over a long period of time

Will the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety or public welfare of the inhabitants of the city? Yes ☒ No

Please explain: It will enhance property values, congestion and public safety have not been an issue. Will not negatively affect light and/or air to adjacent property

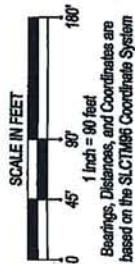
Does the relief allow any type of sign that is not allowed in the zone district where the property is located? Yes ☒ No

Does your variance request need to meet any of the specific criteria in UDC Section 50-37.9, subsections D through M? Yes ☒ No

Discuss what subsections are applicable and how this request meets those: _____

F-14

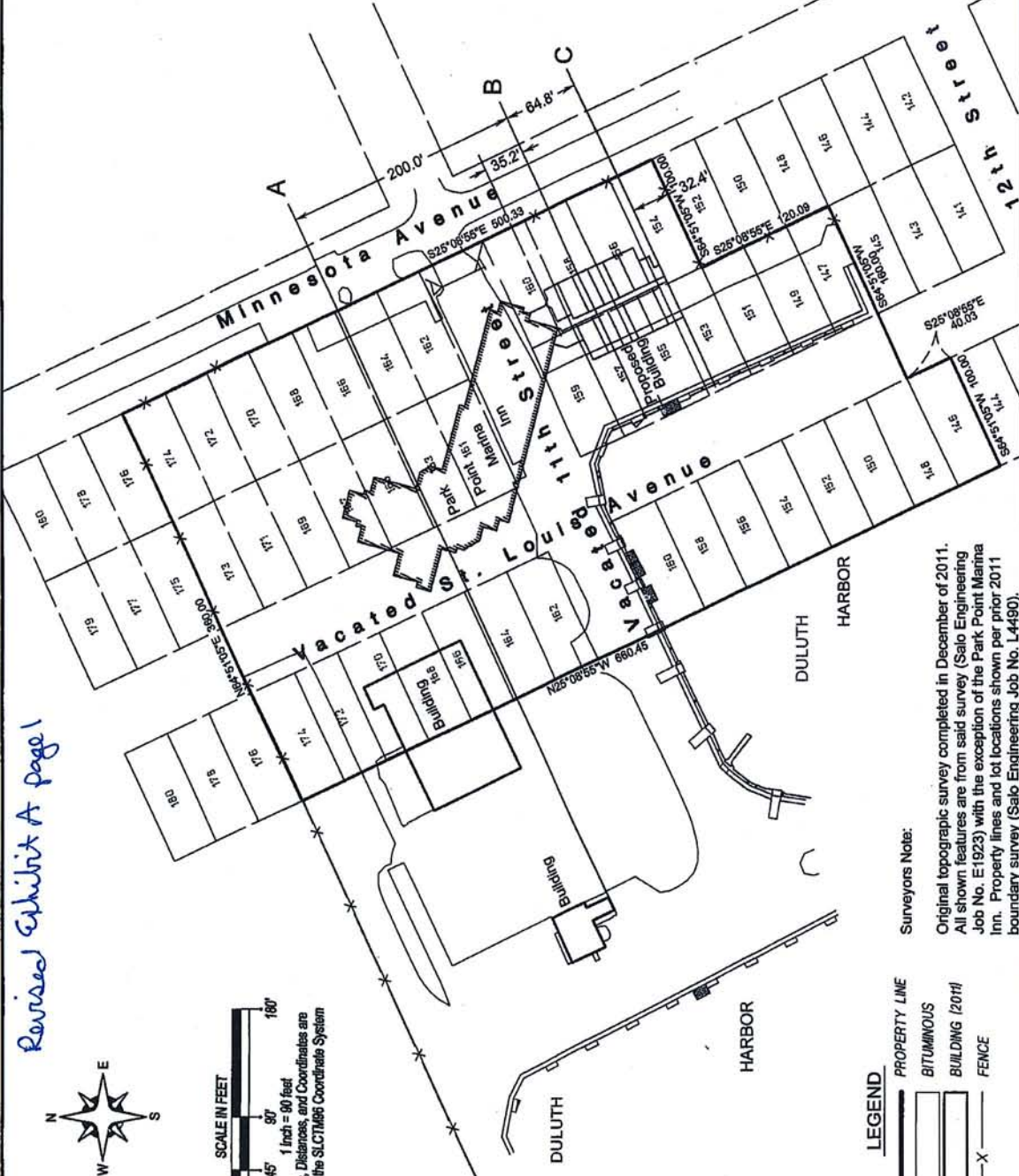
Revised Exhibit A page 1



Per City of Duluth Unified Development Chapter Base Zoning Map Number 18, Revision Date April 1, 2015 this property is in Zone MU-W. Zone MU-W Dimensional Requirements are as follows:

TABLE 50.15.8-1 MU-W DISTRICT DIMENSIONAL STANDARDS	
	LOT STANDARDS
Minimum lot area per family	Townhouse or live-work dwelling 2,200 sq. ft. Multi-family 500 sq. ft. Efficiency unit 380 sq. ft.
Minimum lot frontage	50 ft.
Minimum depth of front yard	0 ft.
Minimum width of side yard	Non-residential use adjacent to residential district or use 15 ft. Non-residential use adjacent to non-residential district or use 0 ft. Multi-family adjacent to single-family district or use 10 ft. Multi-family adjacent to multi-family district or use 0 ft.
Minimum depth of rear yard	25 ft.
Maximum height of structure	Residential or mixed use 120 ft. Non-residential 45 ft. Within 500 ft. of R-1 district 35 ft. Within 500 ft. of R-2 district 50 ft.

Section 50.21 Dimensional Standards contains additional regulations applicable to this district.



Surveyors Note:

Original topographic survey completed in December of 2011. All shown features are from said survey (Salo Engineering Job No. E1923) with the exception of the Park Point Marina Inn. Property lines and lot locations shown per prior 2011 boundary survey (Salo Engineering Job No. L4480).

LEGEND

PROPERTY LINE	BITUMINOUS
BUILDING (2011)	FENCE

4860 Norway Pines Place Duluth, MN 55811 218-727-8796 tkda.com		Topographic Survey / Proposed Building Exhibit of Harbor Cove Marina aka Park Point Marina Inn, City of Duluth, Minnesota For: Globe Duluth Enterprises	
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	DATE: 10/13/2015	MINNESOTA LICENSE NUMBER 47046	DATE OF FIELD WORK: 12/2011 & 9/2015
1 2 3	10/13/2015 10/13/2015 10/13/2015	REVISION	JOB NO. 15513.179 FILE NO. E1923C

F-15

50-15.6 Mixed Use-Waterfront (MU-W).

A. Purpose

The MU-W district is intended to provide for waterfront-dependent commercial uses and medium to high density residential development. Intended non-residential uses include visitor-related retail and services, lodging, recreational facilities and maritime uses, as well retail and service uses that take advantage of the waterfront setting, as shown in Table 50-19.8. Development may include horizontal or vertical mixed use, and should facilitate transit and pedestrian connections between developments and the surrounding areas and community;

**TABLE 50-15.6-1
MU-W DISTRICT DIMENSIONAL STANDARDS**

		LOT STANDARDS
Minimum lot area per family	Townhouse or live-work dwelling	2,200 sq. ft.
	Multi-family	500 sq. ft.
	Efficiency unit	380 sq. ft.
Minimum lot frontage		50 ft.
		STRUCTURE SETBACKS
Minimum depth of front yard		0 ft.
Minimum width of side yard	Non-residential use adjacent to residential district or use	15 ft.
	Non-residential use adjacent to non-residential district or use	0 ft.
	Multi-family adjacent to single-family district or use	10 ft.
	Multi-family adjacent to multi-family district or use	0 ft.
Minimum depth of rear yard		25 ft.
		STRUCTURE HEIGHT
Maximum height of building	Residential or mixed use	120 ft.
	Non-residential	60 ft.
	Within 500 ft. of R-1 district	35 ft.
	Within 500 ft. of R-2 district	50 ft.

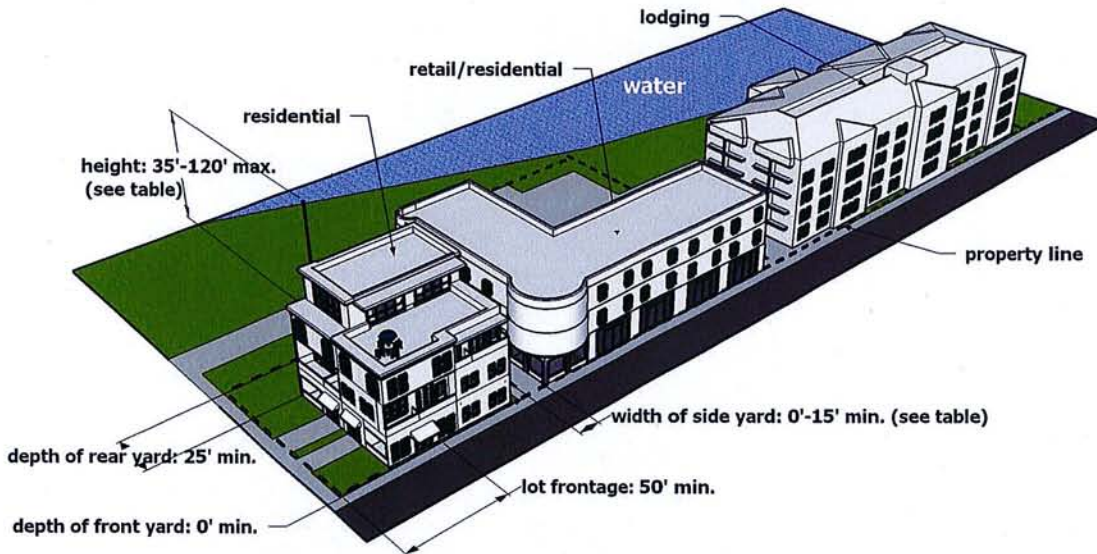
Section 50.21 *Dimensional standards* contains additional regulations applicable to this district.

B. Example.

MU-W Example Building Forms



C. Illustration.



D. Planning commission approval required.

A planning review by the planning commission, pursuant to the procedures in Article V, shall be required for all development, redevelopment and expansions in the MU-W district, including but not limited to construction of driveways or other access from public streets and construction of off-premises signs, but excluding the following:

1. Building construction or expansion of less than 500 square feet in area;
2. Building renovations that affect the exterior of structures that do not result in an increase in building square footage;
3. Grading and construction of parking areas less than 3,000 square feet.

Development may not proceed until the planning commission has approved the project through planning review;

E. Development standards.

All permitted development in the MU-W shall comply with the following development standards:

1. Proposed development shall be visually and functionally oriented toward the waterfront of Lake Superior, the harbor and the St. Louis River to the maximum extent possible so that users of buildings and associated outdoor areas have direct views and physical access to the waterfront;
2. To protect public views to the waterfront from the closest landward public street running approximately parallel to the water, all primary structures shall have a maximum width of 200 feet measured along the shoreline and shall be separated from other primary structures by a minimum of 50 feet. These requirements shall not apply to portions of buildings that do not block public views of Lake Superior, the harbor and the St. Louis River from the closest landward public street running approximately parallel to the water due to topography or the location;
3. Buildings shall have a primary façade, with a functioning entrance for residents, employees or patrons facing the waterfront, and a second primary façade with a similar functioning entrance facing at least one of the adjacent streets, to the maximum extent feasible;

F-17

4. The quality of façade design and materials and the level of detail on the building façade facing the water shall be comparable to that on any other building façade containing a functioning entrance. The building façade facing the water shall have at least 40 percent transparency, measured as set forth in Section 50-22.5.D.1; no rectangular area greater than 30 percent of each story of the façade facing the water may be windowless, as measured from floor to floor, and no horizontal distance greater than 15 feet of each story of a facade facing the water may be windowless;
5. The parking requirements in Section 50-24 shall be met, except that where a property is not adjacent to an R zone district, the required parking may be reduced by 30 percent if the applicant can demonstrate that nearby properties provide supplemental on-street or off-street parking. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10232, 6-10-2013, § 4; Ord. No. 10286, 3-10-2014, § 3.)

Language from UDC: 50-37.9 Variances

C. General variance criteria.

Unless different or inconsistent criteria or limitations are stated in subsections D through M below for the specific type of variance being requested, the planning commission shall approve an application for a variance, or approve it with conditions, if it finds that the proposed variance meets the following criteria. If there is a direct conflict between a provision or criteria in subsections D through M below and the general criteria in this subsection C, the provisions in subsections D through M shall govern:

1. Because of the exceptional narrowness, shallowness or shape of the applicant's property, or because of exceptional topographic or other conditions related to the property, the strict application of the requirements of this Chapter would result in peculiar and practical difficulties or exceptional or undue hardship to the property owner;
2. The special circumstances or conditions that create the need for relief were not directly or indirectly created by the action or inaction of the property owner or applicant;
3. The special circumstances or conditions applying to the building or land in question are peculiar to such property or immediately adjoining property, and do not apply generally to other land or buildings in the vicinity;
4. The relief is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant;
5. The relief will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety or public welfare of the inhabitants of the city;
6. The relief may be granted without substantially impairing the intent of this Chapter and the official zoning map;
7. The relief does not allow any type of sign that is not allowed in the zone district where the property is located, pursuant to Section 50-27;
8. The relief complies with any additional limitations or criteria applicable to that variance in subsections D through M below;

F-19

Duluth's Waterfront Hotel



Hotel Contact Information

Park Point Marina Inn
1033 Minnesota Avenue
Duluth, Minnesota 55802

Phone #218.491.7111
Toll Free #888.746.2673
Fax #218.727.2627

Website parkpointmarinainn.com

Email reservations@parkpointmarinainn.com

Location

- Latitude 46.77 degrees, 46 minutes, 25.2228 seconds
- Longitude -92.09 degrees, 5 minutes, 25.7208 seconds
- Distance from downtown - 7 blocks, 5 minutes, 1/2 mile
- Distance from Canal Park / Aerial Lift Bridge - 4 blocks, 3 minutes, 3/10 mile
- Distance from water - 50 feet

Distance

Walking distance to DECC & Amsoil Arena - 8 blocks approximately 20 minutes at a leisure pace

Driving distance to Canal Park - approximately 3 minutes, 3/10 mile

Driving directions to the DECC - Take left from hotel parking lot, head toward 10th St., turn right onto 10th St., turn left on Lake Ave S. and continue over Lift Bridge through Canal Park. Then turn left on Railroad St. turn left onto Harbor Drive and in .04 miles you have reached your destination.

Facility Information

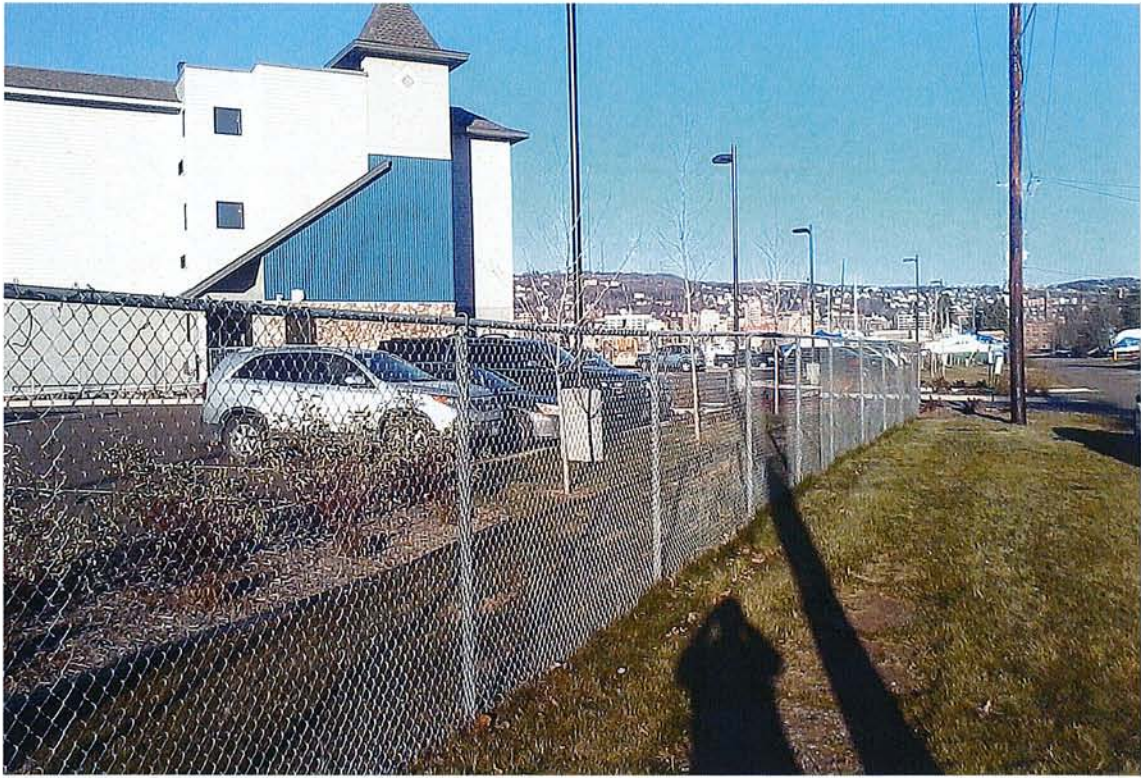


Year Opened: 2014
Check In: 3:30pm | Check Out: 10:30am
Early check in and late check outs available fees may apply
Floors: 3 | Rooms 68 | Suites 2

Elevator: Yes
Language: English
100% Smoke, Tobacco and Electronic Cigarette- free rooms, patios & grounds
Free outdoor parking
Free motorcycle parking
AAA Approved, rating 3 diamonds



F-20



F-21



F-22