

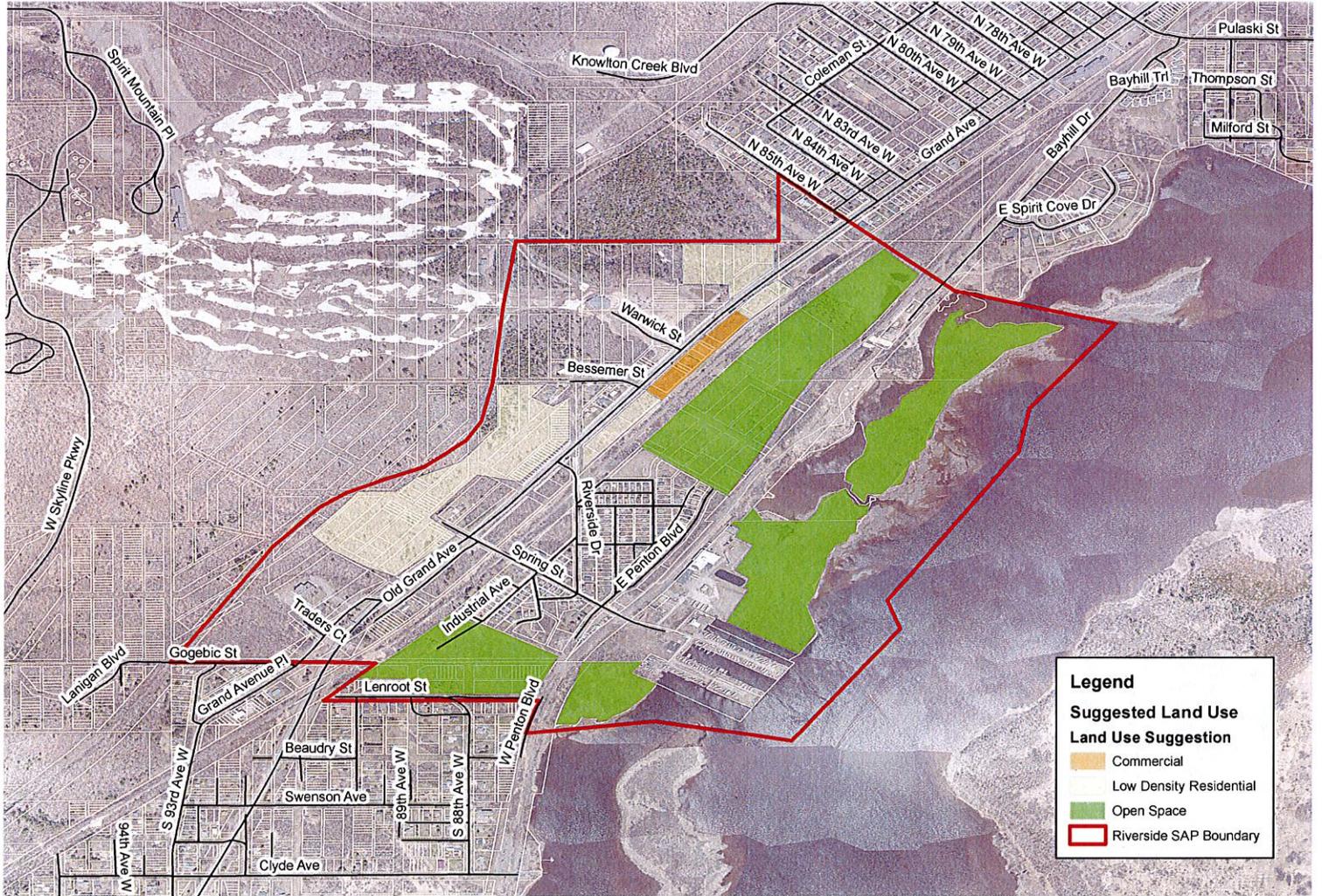
Visioning Session Public Land Use Exercise

Riverside Small Area Plan

0 500 1,000 Feet



Table 2



Legend

Suggested Land Use

Land Use Suggestion

- Commercial
- Low Density Residential
- Open Space
- Riverside SAP Boundary



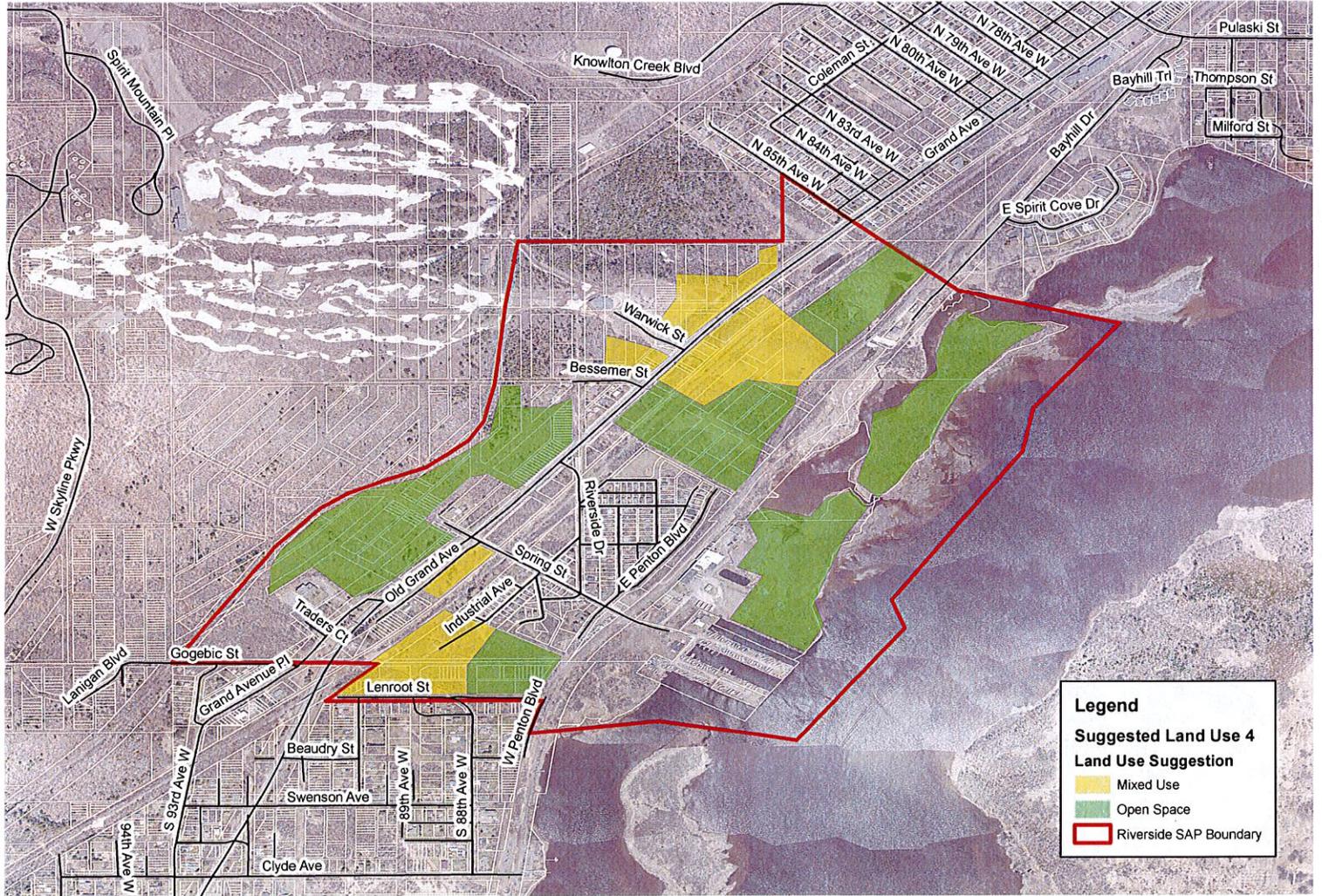
Visioning Session Public Land Use Exercise

Riverside Small Area Plan

0 500 1,000 Feet



Table 3

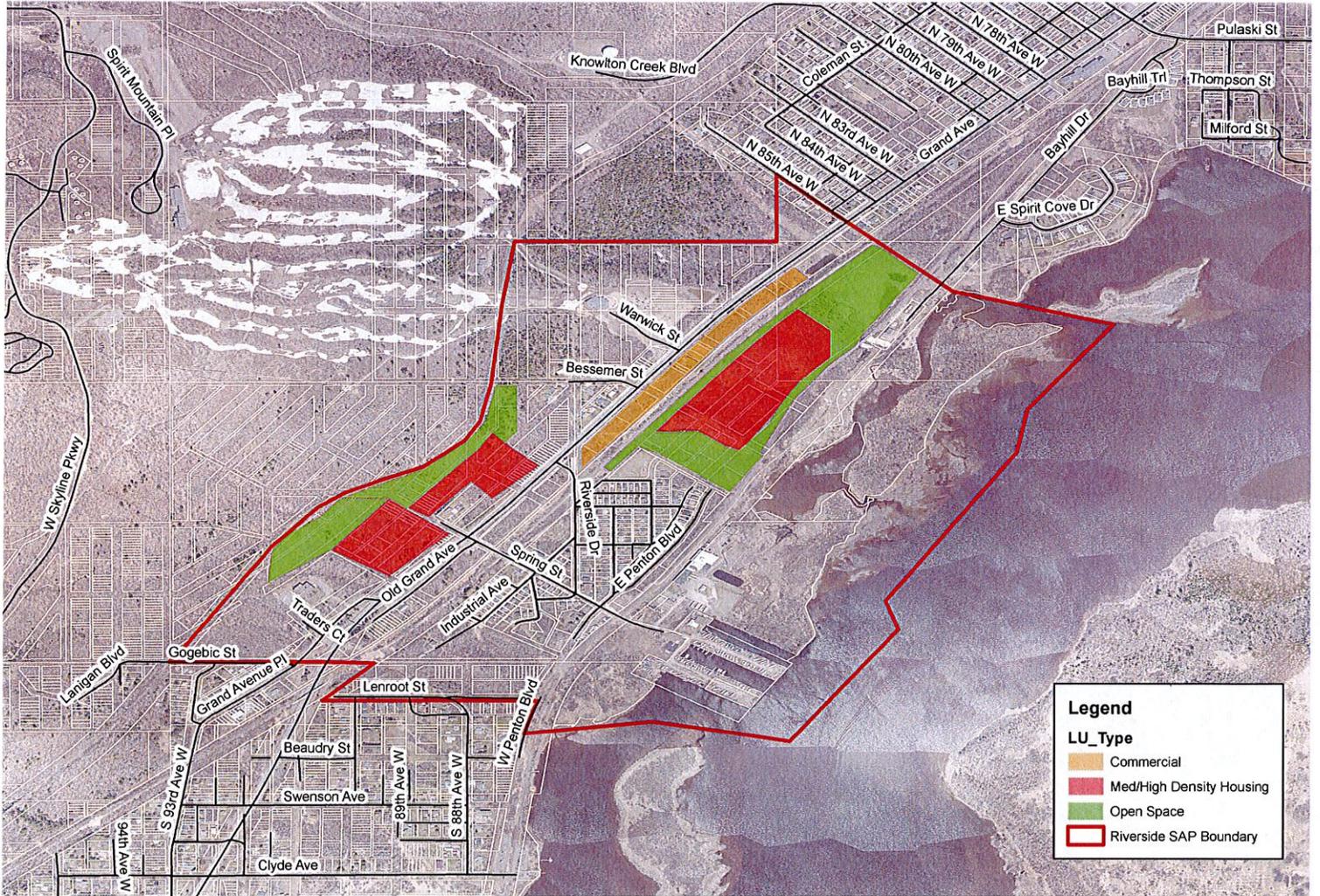


Legend

Suggested Land Use 4

Land Use Suggestion

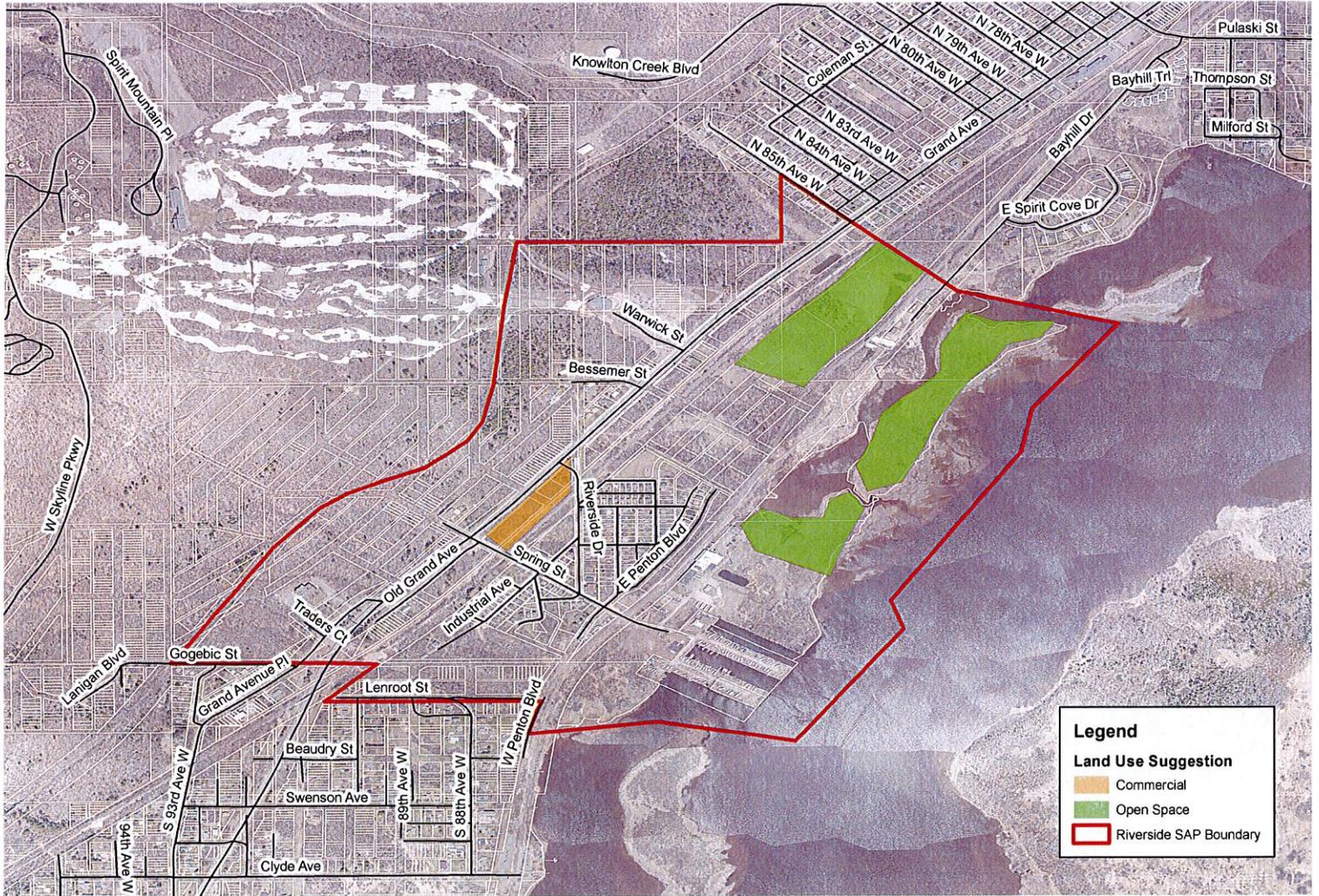
- Mixed Use
- Open Space
- Riverside SAP Boundary



Legend

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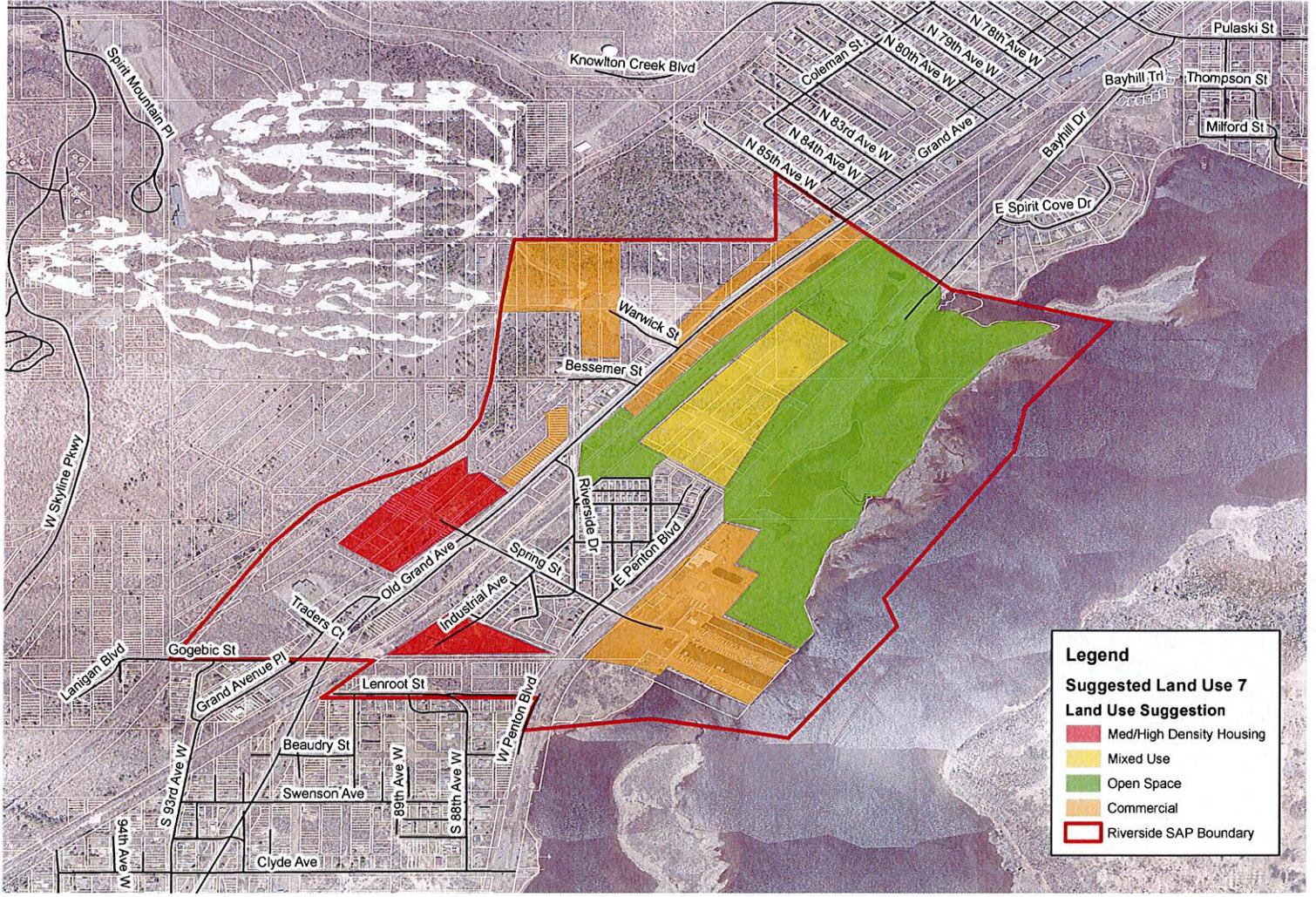
- Commercial
- Med/High Density Housing
- Open Space
- Riverside SAP Boundary



Legend

Land Use Suggestion

- Commercial
- Open Space
- Riverside SAP Boundary



Legend

Suggested Land Use 7

Land Use Suggestion

- Med/High Density Housing
- Mixed Use
- Open Space
- Commercial
- Riverside SAP Boundary



Visioning Session Public Land Use Exercise

Riverside Small Area Plan

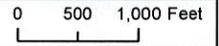
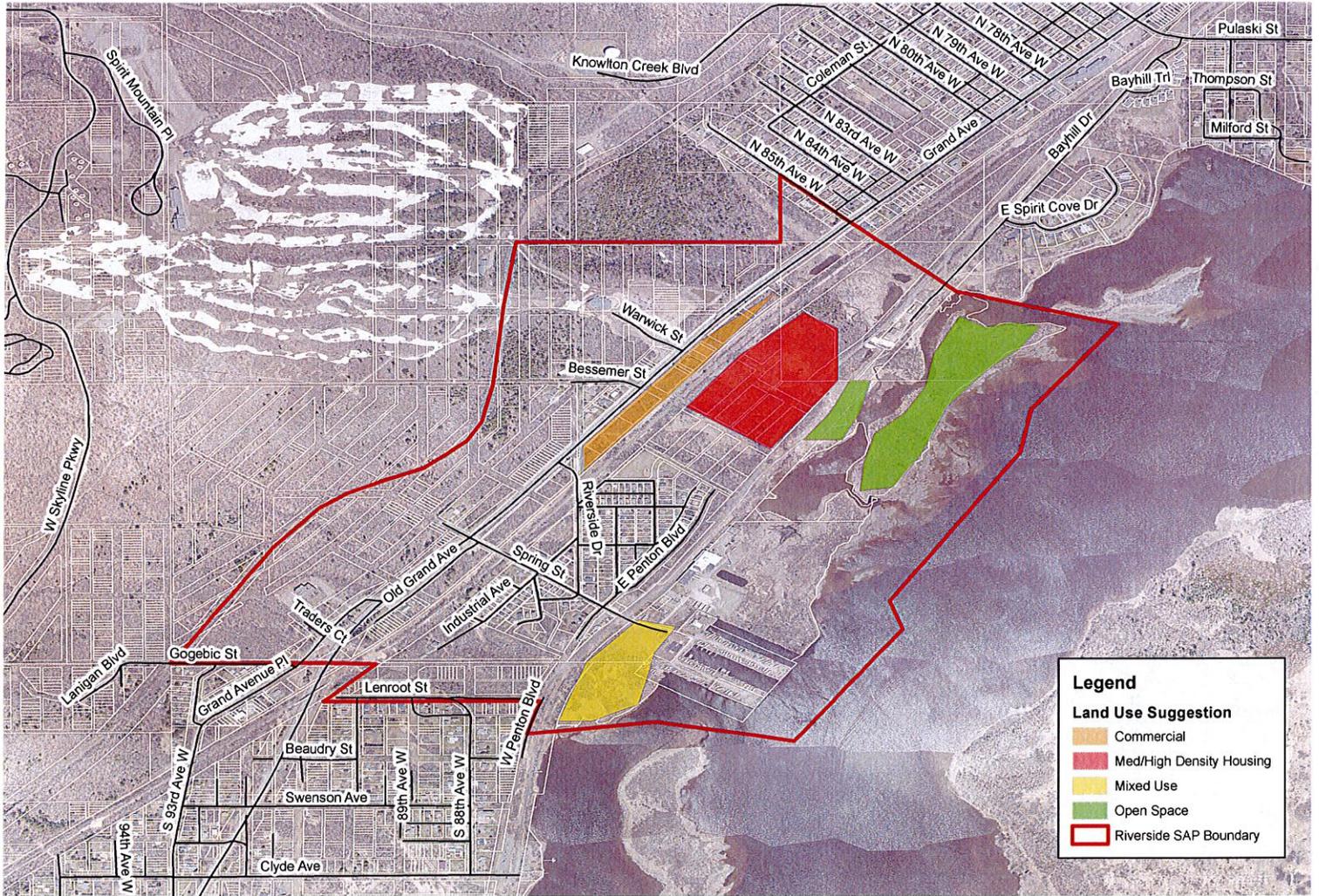


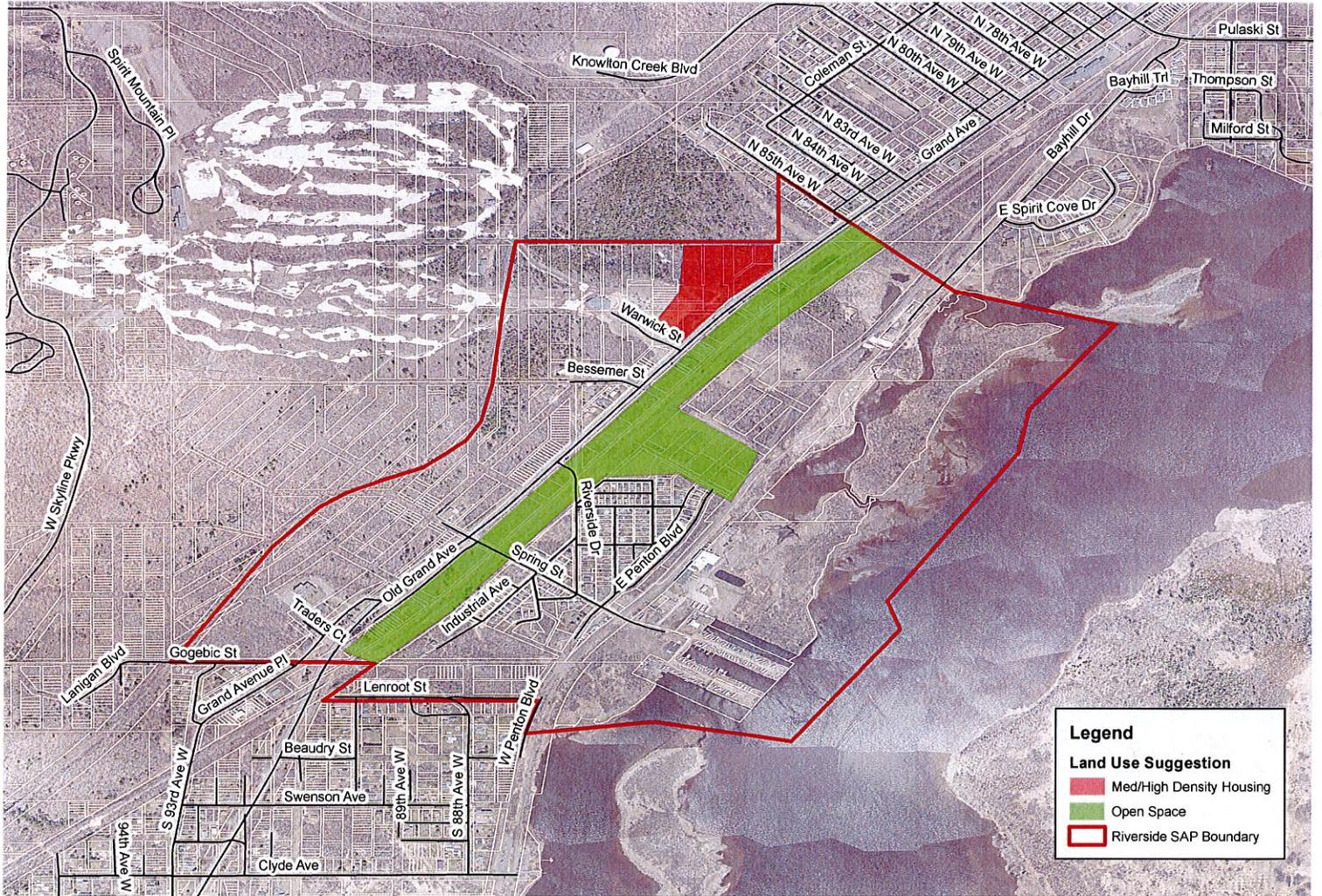
Table 7



Legend

Land Use Suggestion

- Commercial
- Med/High Density Housing
- Mixed Use
- Open Space
- Riverside SAP Boundary



Legend

Land Use Suggestion

- Med/High Density Housing
- Open Space
- Riverside SAP Boundary



Westwood

OUTDOOR ADVENTURE CENTER AT SPIRIT MOUNTAIN - KAYAK BAY
DULUTH, MN

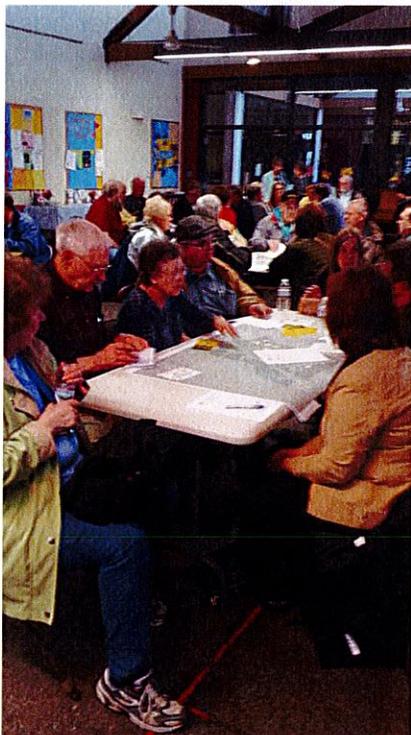
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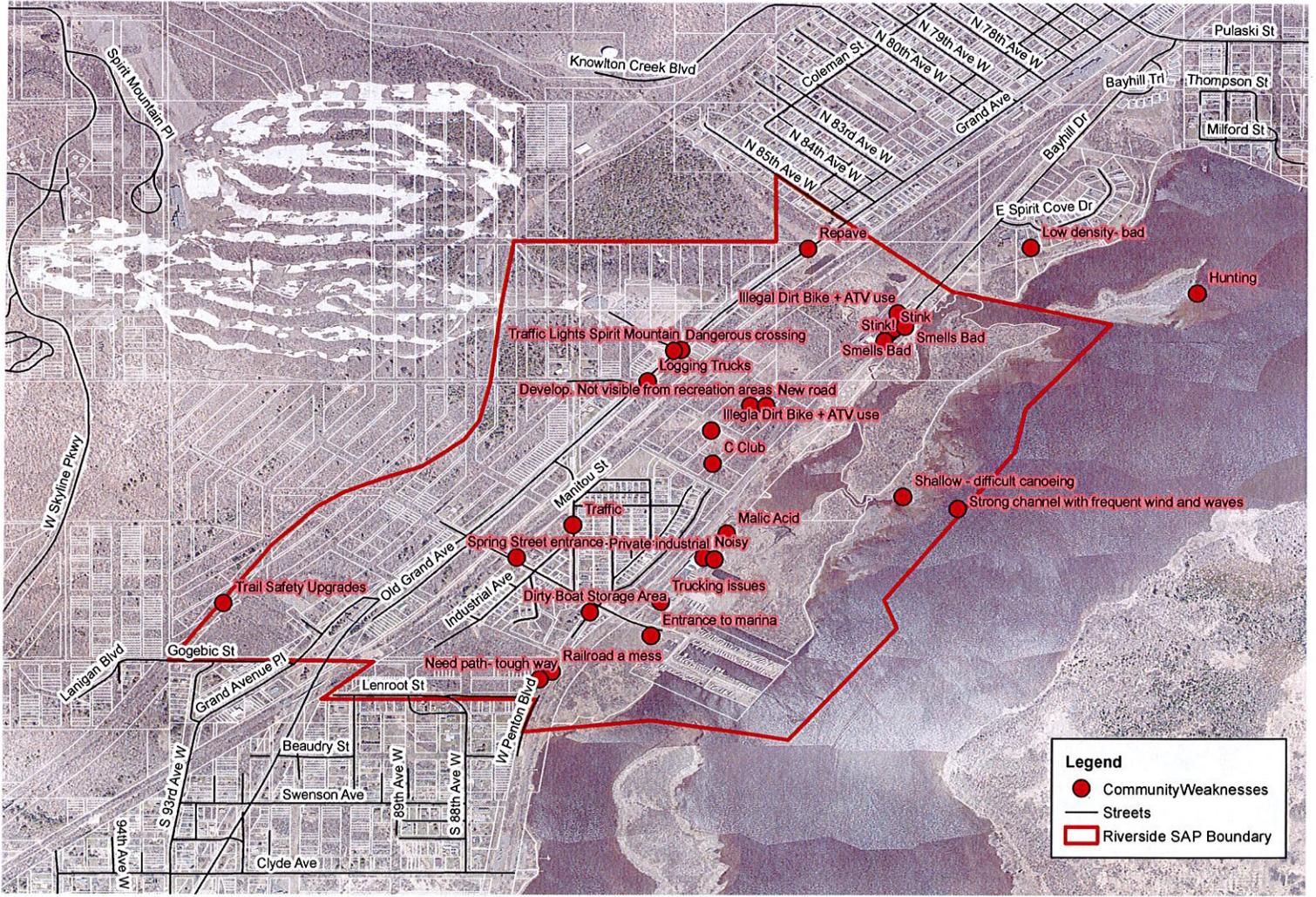


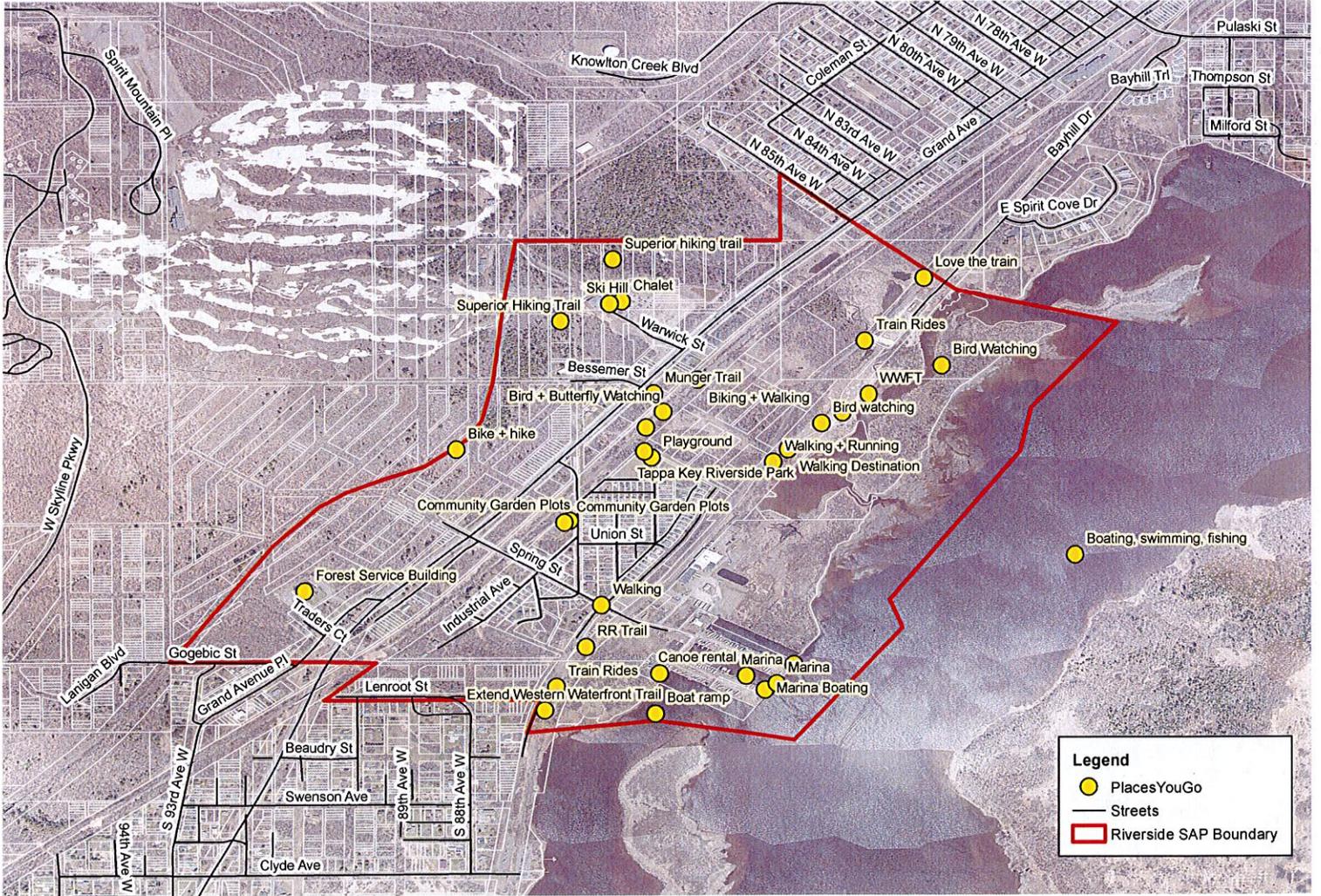
In addition to the future land use exercise held that evening, a local property owner has taken the time to sketch up ideas for the area which are shown above. Those ideas include additional housing space and commercial opportunities to support local recreational assets like Spirit Mountain and Spirit Lake Marina.

Issues and Opportunities Mapping Exercise:

Stakeholders in attendance used a series of colored dots and identified places they considered to be community strengths, community weakness, places they go, and areas they perceived to have development potential.







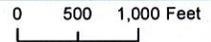
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- Places You Go
- Streets
- Riverside SAP Boundary

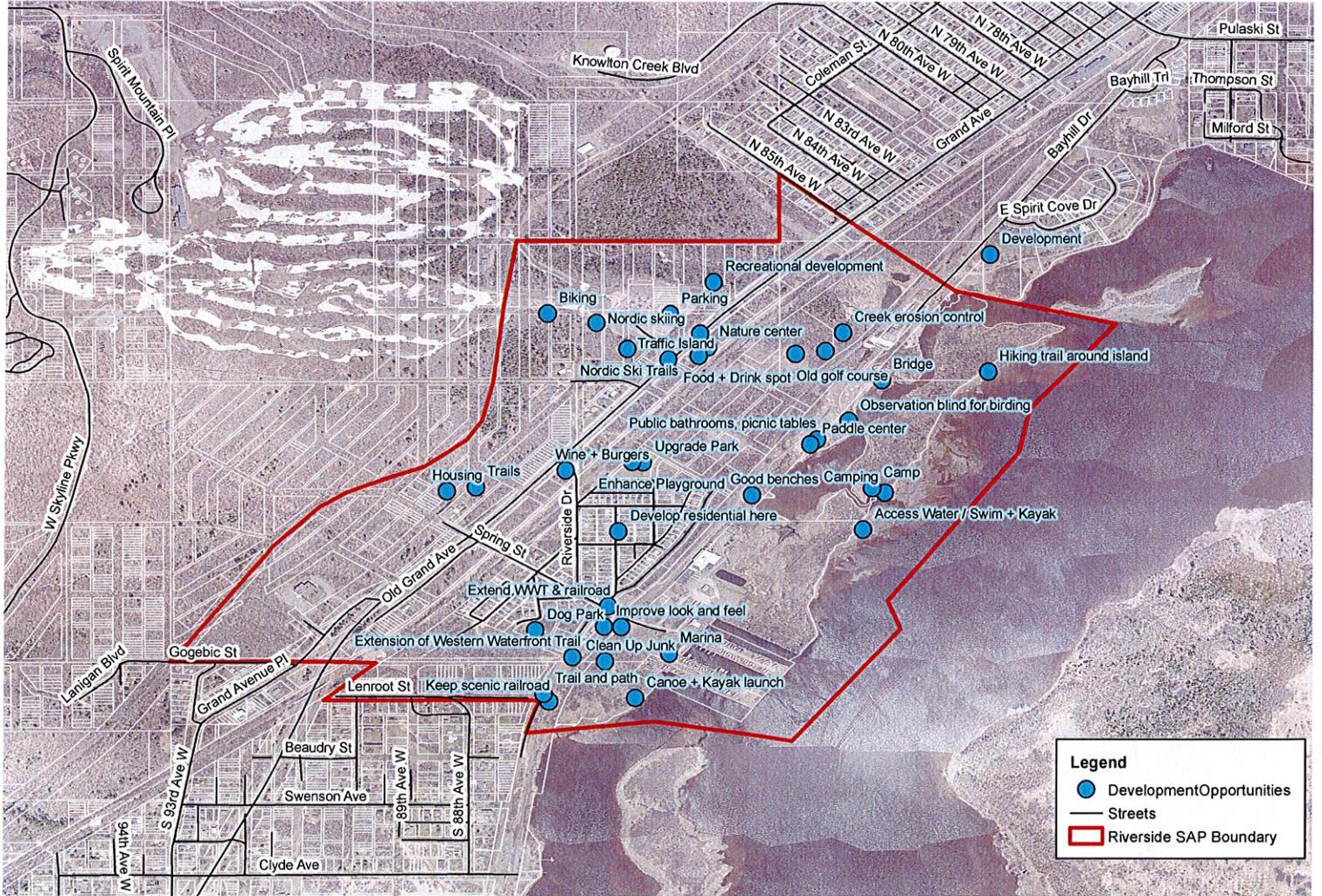


Visioning Session "What is here now?" exercise

Riverside Small Area Plan



Places Visited



Legend

- Development Opportunities
- Streets
- ▭ Riverside SAP Boundary



A public open house was held on June 25th 2015 to provide those in attendance with a view of the draft Small Area Plan and an opportunity to provide their comment on the plan prior to the plan being sent to the Planning Commission and City Council for review and adoption. At that meeting those in attendance were split into four working groups and worked their way through stations set up to inform them of identified goals and implementation strategies on each of the four main categories of the Small Area Plan (Land Use, Transportation, Environmental Characteristics, and Community Characteristics). Provided below are public comments gathered regarding each:

Land Use:

- What does the "preservation" land use guidance allow for with regard to capital improvements like roads, parking lots, and bathrooms?

Transportation:

- Would tax base be needed to pay for the extension of Warwick Street?
- Where would the extension of Warwick Street be located?
- What environmental concerns are there for the Warwick Street extension?
- Is it possible to get a turn lane into the Riverside Community?
- What improvements can the DTA provide at bus stops?
- Feasibility of a bus loop at Spring Street to service Riverside.

Environmental Characteristics:

- What is the appropriate spacing for passive water access relative to a paddle center near Tallas Island? Access is available both north and south of the project area.
- Possibility for wildlife viewing platforms near Tallas Island.
- Tallas Island is a great kayak destination; however, if it is turned into an access, where is it expected kayak and canoers will travel to?

Community Characteristics:

- Train as part of the community both in the past and into the future.
- Important to highlight the Riverside community as a history center.
- Feasibility to create a kiosk at the Marina to showcase local history.
- Find local sources of Riverside history and display them for community and tourists to view.

Draft Plan Public Comment

Following the public open house on June 25th, a revised draft of the Small Area Plan was made available for public comment on July 13. To garner as much feedback as possible, the draft was posted to the projects "My Sidewalk" page, and an email with the draft was sent to each resident who provided an email address at previous public input meetings. Lastly, a targeted email was sent to a dozen local conservation experts who included members of the National Audubon Society, Izaak Walton League, and University of Minnesota Duluth researchers. Comments during this period were instructive and led to the reformatting of the goals and implementation steps to provide added clarity, as well as additional information provided for the Environmental Characteristics chapter. The following are comments which were collected from this period of public outreach.

"Hi Eric,

Thank you for sending me the draft of the Riverside Small Area Plan. In general I am supportive of the principles identified and detailed in the plan, and as a resident of western Duluth I am certain that I will enjoy benefits from the improvements that have started and are planned for the future. I do, however, have one significant concern. As an ecologist, paddler, and fisherman I am viewing plans to create Kayak Bay as an access point to the river as counterproductive to the overall plan and the spirit of an aquatic management area's purpose. The creation of the Tallas Island Aquatic Management Area was a statement about the value and possibility of re-establishing the ecological integrity of unique habitat in the reach of the St. Louis River downstream of Spirit Lake. As part of the suite of activities that

- (1) will improve Spirit Mountain's snow making circumstances,
- (2) will relieve erosion issues in Knowlton Creek and sedimentation issues in Tallas Bay, and
- (3) started restoration of Tallas Bay through removal of sediment and reconnection to the river

the establishment of the Tallas Bay Aquatic Management Area should speak to an area that is left as undisturbed as possible. The guidelines pertaining to the establishment of Aquatic Management Areas are focused upon what occurs on and in the water (docks are not permitted), but connected to an AMA's establishment is the condition and use of the landscape with which they are contiguous. A healthy, unpaved, and quiet shoreline at Tallas Bay will allow for a higher quality AMA to establish itself over time.

From the perspective of the landscape Tallas Bay is small with respect to handling human activity in a way that does not interfere with its value as a natural area that is valued as bird and fish habitat. Access via a new road, parking, and a generally increased human footprint on the shore of Tallas Bay will degrade what could be a hidden gem if paddled into from another access. Immediate arrival at the destination results in deterioration, while paddling or walking to get there inspires a sense of accomplishment and protection. Tallas Bay's secluded and quiet nature

is what makes it attractive to people, migratory and nesting waterfowl, raptors, and beavers alike. Other nearby river accesses (Munger Landing, Spirit Lake Marina, and, possibly, Indian Point) are just a short paddle away from Tallas Bay in areas that are already designed to handle traffic.

In short, I believe that Warwick Street should not extend farther toward the river than the railroad tracks. Additionally, the Western Waterfront Trail corridor as it traverses through the Tallas Bay area should be replanted in native wetland and upland vegetation characteristic of that area.

Sincerely, Glenn Merrick

Glenn Merrick
1219 105th Ave. W.
Duluth, MN 55808
218-391-0264"

"Eric;

Per your request, I am responding to the Small Area Plan "draft" for Riverside. My comments are just that, my comments. I appreciate v. much your reaching out to a number of folk for similar in-put.

Comments:

I believe the general "framing principles" (utilization of previously developed areas for future development, buffers, maintain green space and key natural resources etc.) are good, are positive. Having said that, I would suggest that it is critical that this small area plan, and, all of the related small area plans, be a part of an over-lay that attempts to identify the best, the highest use conservation properties, public, and, private, from the Point of Rocks to Chambers Grove, and where practical based on present land condition, as far in-land as Skyline Drive. My personal concerns include not making hard and fast decisions until we get very sound professional advice on the environmental services presently provided by our urban undeveloped lands regardless of ownership. The vision that Mayor Ness has us all working on is a generally sound vision. As I understand his vision, it is a combination of utilizing our remarkable natural assets to both serve our existing population, and, to position Duluth as an attractive place for families who combine possession of the skill sets needed by employers to grow our economy, and, families who want very much to settle in an area like Duluth because of their strong sense of "place". Without first understanding what we have, what the lands produce and serve, it becomes

problematic whether we will make good decisions on where to preserve, where to develop, where to provide connections between people and resources.

The paddle center, or so-called kayak bay is but one example. I do not oppose such a development at the present. I have enjoyed kayaking, and, I've spent an enormous amount of time canoeing. I struggle on the paddle center, first with whether we need it, and, if we do, where we should locate it. I do believe we still need to have those conversations, then confirm the need, how large the project should be, where it should be located, do it all with the purpose of concluding with an informed community, and, clear direction. I am open to that. I am apprehensive to what I sense might simply be a dash to create a paddle center that might be over-built based on realistic use assumptions, and, located where it might impair other values that are also important to many of us.

The speed of the over-all W. Duluth Corridor vision is unsettling to numerous acquaintances of mine. Not just conservation acquaintances, business as well. On several occasions I've mentioned this to city staff. I am aware that our Mayor does want to keep this moving, I do respect that. However, if calendar is to trump thoughtful analysis, surely there will be more conflict, and need for "damage control", than might be the case with a bit slower pace, more time for examination, inter and intra-consultation (shared knowledge is critical), and I would speculate broader support over-all.

As an active environmental / conservation volunteer, and, retired Duluth business professional over many years, I am well aware that the small area plans, and the over-arching vision, must encompass the economy, our business community, not just preservation. Having said that, to first seek the highest and best uses for our lands has to be an elemental function in order for the vision of Mayor Ness to accomplish his multiple legacy goals. To lay out a vision based on people attracted by natural resources amenities, and not keep the best of them, serves neither our economy nor our conservation goals.

I attended the May 7th meeting, and also the meeting hosted by the Izaak Walton League and partners groups on June 29th. Both meetings confirmed very high interest, passion for Duluth and passion for our green space, all-the-while showing a willingness to listen to each other, and, to be willing to recognize a variety of needs.

Thank-you for offering this opportunity to comments.

Dave Zentner
2116 Columbus Avenue
Duluth, MN 55803
218-724-3926

“Eric,

I reviewed the SAP one more time and wish to encourage the protection of the area near the estuary. This land would be a great place for a city effort to establish a rich pollinator habitat which would attract a wide variety of birds, insects, mammals, and humans who wish to be among the critters. With a viewing platform, appropriate signage, a maintained trail and a maintained plant community, it could be an attractive and unique place for residents and visitors. If signage includes pre-historical as well as historical information it would increase its educational benefit.

If there has to be a housing development on Brad Johnson's land, it would be very advisable to have many restrictions in place prior to construction permitting regarding runoff, changes in hydrology, wide use of buffers, and use of pervious pavers.

Gail Gilliland”

“Eric,

I have read through the draft two times today and am confused by the last part where goals and implementation are charted. In many, if not most of the chart the goals do not match the implementation. One glaring example: Transportation. #3 goal is to enhance/repair sidewalk networks. The implementation is the Kayak Bay Road which is not part of any goal that I could find. I found similar mismatching in many of the goals and implementations leaving me confused of how the goals were set and how the implementation was developed. Are the implementation recommendations what would be presented to the a planning Commission?

I am not seeing any specific recommendations regarding the paddle center's existence or location, any site for the WWFT parking, and no mention of Brad Johnson's development plans.

What is the next step in this draft?

Gail Gilliland”

“Hi, Eric,

I want to send the draft of the Riverside SAP to various organizations and members to review and provide comments. Gail sent me the communication forwarded below. Is the best way for you to receive comments? My Sidewalk can be a bit time consuming and not that easy to work with if you are not computer savvy. I could send it out both ways - what do you think?

We reviewed the current version at our meeting last Monday evening - I really appreciate the edits and your openness to our conservation concerns. I would like to encourage you to look at a milestone document which, I think, should be included in the 'past and current planning efforts'. I have attached the original

document and recent "Roadmap Update".

I also think that the City of Duluth Comprehensive Plan Natural Systems Profile is an important document and should be given equal mention in referencing the City of Duluth Comprehensive Plan. <http://duluthmn.gov/media/121143/Natural-Systems.pdf>

Another planning effort of importance is the Parks & Recreation Master Plan which identifies protection of the St. Louis River (see Action Step #3.) http://www.duluthmn.gov/media/115917/Action_Steps_Strategies.pdf

I hope you will consider carefully these documents and efforts. As you know, I believe important stakeholder groups have not been adequately engaged in this process. I don't think it is too late or what is public comments for? I sure can easily connect you with some important conservation persons in our City. Dave Zentner is one of them. (<http://www.startribune.com/the-land-has-fan-in-dave-zentner/28675199/>). Jan Green, another. (<http://www.dnr.state.mn.us/mcvmagazine/issues/2014/nov-dec/green-legacy.html>). In one hour with them, you would be inspired and hear amazing stories from people so much more knowledgeable and experienced than I.

Thank you for everything and for listening.

Connie"

"Eric,

We are impressed with your small area plan. However, we have lived here nearly fifty years and we believe the green area on the map shown on the upper side of Grand Ave. and above Spring St. should be preserved. (I once witnessed a moose walking from that area down Spring St.!)

Aside from house density and disrepair we also believe Riverside's natural beauty and sense of community is greatly compromised by the presence of Tate and Lyle and their need to deliver their product with eighteen-wheelers through our neighborhood.

Like your plan. Stay mindful of our concerns.

Sincerely, Beverly Berglund"

Online Engagement

Not every stakeholder is able to attend a public visioning or public open house meeting. For that reason an online engagement method was utilized which allowed stakeholders to take part in the public engagement process through the comfort of their own home and on their own schedule. A variety of questions, polls, and public notices were provided through this engagement tool. Data collected from the "Mindmixer" and "My Sidewalk" project sites are provided below.

Survey Questions:

What is the Riverside Community and it's immediately surrounding areas most pressing issues?

- Parks and Open Space Maintenance – 10 votes
- Housing Stock – 2 votes
- Road Maintenance – 1 vote

What types of commercial businesses would you like to see in the area?

- Mixed Use Development (commercial/residential) – 7 votes
- Recreational Shops – 4 votes
- Hospitality (Hotel, Restaurant) – 2 votes

How best can public transportation in the area be improved?

- Increase connectivity of sidewalk network – 10 votes
- Traffic calming – 2 votes
- Improvement to Bus Stops – 1 vote

Riverside Community... In 20 years is known as the premier place for (fill in the blank)?

- Year round recreation – 3 votes
- Housing – 2 votes
- Community – 7 votes
- Ecological Education – 4 votes
- River Oriented Recreation – 4 votes
- Trail Riding – 0 votes
- Other – 3 write in votes
 - New successful development
 - Chance to observe a natural riverine habitat
 - Community access

What, in your eyes, is the biggest concern for the Riverside Small Area Plan Project Area?

- Housing Variety – 2 votes
- Pedestrian Access to St. Louis River – 5 votes
- Access/Status of Public Transportation – 1 vote
- Road Repair – 1 vote
- Other – 7 write in votes
 - Environmental protection, preservation of the character of the area
 - Economic growth and new investment in the area
 - The river corridor should be upgraded to contain more native plants, shrubs, trees
 - Protecting the natural character of the river
 - Noise from the Tate & Lyle plant
 - The infrastructure improvements are certainly welcomed but I think the other piece to the puzzle is an incentive or initiative to improve the existing housing stock and promote home ownership
 - Improving local parks and other free recreation

Open Ended Questions:

What do you wish you could be able to do in the Riverside Small Area Plan Project Area?

- Restore the "store building" in Riverside & use it as a gift shop or other retail space. Promote the history of the area.
- Redevelop the housing stock, waterfront, and amenities.
- Through informational kiosks, help trail users appreciate the importance of the unique habitat.
- Continue to monitor the monarch population for the Monarch Larval Monitoring project.
- Offer natural history tours of the river to Fon-du-lac
- Continue to provide quality access to the St. Louis River
- Be able to use trails and parks by the river – free of charge and handicapped accessible
- Create a public campground and boat mooring area, providing more and better access for all.
- Create a pollinator friendly natural area where now so many invasive species exist to improve the habitat for all. It could be a totally lovely natural area for educational purposes.
- Enjoy the natural assets of the water & the birding environment & restore the historic building at Spring Street & Industrial Avenue.

- I'd also like to see the old boat house restored and rebuilt as a micro-brewery / café.

What words do you feel most represent the Riverside Small Area Plan Project Area?

- Green! Country in the City.
- Waterfront
- Peaceful retreat within the City and a chance for wildlife to thrive
- Urban wilderness with rich history and adventure recreation opportunities
- Recreation
- An outskirts community with tremendous wilderness
- Improving access to St. Louis River and creating healthy neighborhoods
- Country environment with City amenities. Quite. Friendly

