


EXHIBIT C



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802

 218-730-5580

 planning@duluthmn.gov

To: City Councilors
From: Adam Fulton, Deputy Director, Planning & Economic Development
Date: November 12, 2021
Re: Land Conveyance Conformity with City's Comprehensive Plan
Southerly 37 acres of Lester Park golf course property

The subject property consists of approximately 37 acres located east and north of the intersection of Superior Street and Lester River Road in the Lester Park neighborhood. The southern portion of the 268 acre Lester Park golf course property, or approximately 55 acres, was evaluated through the Imagine Duluth comprehensive plan process and recommended for future rezoning to Mixed Use-Neighborhood in 2018. The rezoning was adopted by the City Council in Ordinance 19-029-O.

The city has evaluated the Lester Park area for potential development several times. In August of 2014, the City issued a request for proposals (an "RFP") for the development of all or a portion of the site. The process resulted in several development concepts, but none were advanced. In May of 2019, City Council adopted Resolution 19-0480R, which authorized a further RFP process and established parameters for a potential sale. Subsequent RFPs proceeded in relation to the site, with one developer's proposal ultimately selected. Due to the Covid-19 pandemic and the development complexity of the site, the proposal was withdrawn.

The development of this property is consistent with existing comprehensive plan priorities for the Lakeside neighborhood, which is an identified Core Investment Area. New investment at this site that meets the goals of the Comprehensive Plan will support neighborhood vitality in Lakeside, provide for new housing options, and will better utilize existing infrastructure in the city.

The subject property has reasonable access to water and sewer services, has access to nearby public transportation, and has access to many recreational opportunities, including the city's parks system at Lester River, the nearby Lakewalk trail, and many waterfront amenities.

The sale and development of the property supports the following Comprehensive Plan principles:

- Principle #5:** Promote reinvestment in neighborhoods.
- Principle #7:** Create and maintain connectivity
- Principle #8:** Encourage mix of activities, uses, and densities.
- Principle #14:** Integrate fairness into the fabric of the community.

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