



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802

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To: City Council
From: Planning Division
Date: December 4, 2023
Re: Land Conveyance and Conformance with the City's Comprehensive Plan
Conveyance of Tech Village and Medical District Parking Ramps
Ordean Plaza / West Superior St. and 5th Ave. W.

The Tech Village and Medical District parking ramps (the "Ramps") are located at the intersections of Lake Avenue and E. First Street, and at Third Ave. E. and E. First Street. Complete legal descriptions and addresses for the referenced lands and improvements (predominately but not exclusively the parking ramps) is on file with the Planning office.

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

The proposed conveyance of the Ramps in support of nearby and adjacent redevelopment is consistent with the Comprehensive Plan. The proposed reuse of properties on East 1st Street, made possible in part through the conveyance of the Ramps, will provide for revitalization of the city's downtown areas through construction of new structures and through use of the parking ramps. New resultant development may include 200 new housing units.

Conveyance of the City's interest in the Ramps is generally supported through 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. Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

Principle #8: Encourage mix of activities, uses, and densities. Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunities for a diversity of activity that segregated, uniform uses do not provide.



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Principle #12: Create efficiencies in delivery of public services. The costs of public service must be considered in land use decisions. Street construction and maintenance, utilities, libraries, fire, police, snow removal, and recreation facilities are services directly related to the physical location of development. Infrastructure should help direct development location rather than react to it. The integration of public services to maximize efficiencies with all related use decisions should be evaluated.

All governing principles can be reviewed at:

http://www.imagineduluth.com/media/548496/4_governing-principles.pdf