



Planning & Development Division
Planning & Economic Development Department

Room 160
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File Number	PL 19-186	Contact	Steven Robertson	
Type	Rezone in Accordance with Small Area Plan	Planning Commission Date	January 14, 2020	
Deadline for Action	Application Date		60 Days	N/A (City Application)
	Date Extension Letter Mailed	N/A	120 Days	
Location of Subject	Irving and Fairmount Neighborhoods			
Applicant	City of Duluth	Contact	Planning and Development	
Agent		Contact		
Legal Description	See Attached Map			
Site Visit Date	December 31, 2019	Sign Notice Date	December 31, 2019	
Neighbor Letter Date	December 27, 2019	Number of Letters Sent	144	

Proposal

The City proposes rezoning property in accordance with the 2017 Irving and Fairmount Brownfields Small Area Plan. The proposal is also consistent with the Comprehensive Plan.

Staff Recommendation

Staff is recommending approval of the proposed rezoning to R-1, R-2, MU-N, and MU-B

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1/MU-N and MU-B	Undeveloped/Commercial	Urban Residential/Gen Mix Use and Neigh. Mix
North	RR-1/R-1 and R-2	Undeveloped/Com. and Res.	Open Space/Traditional Neighborhood
South	R-1/ R-1	Residential/Residential	Traditional Neighborhood/Trad. Neighborhood
East	R-1/ R-1	Residential/Residential	Traditional Neighborhood/ Trad. Neighborhood
West	R-1 and RR-1/R-1 and R-2	Undeveloped/Residential	Open Space/ Trad. Neighborhood

Summary of Code Requirements

- UDC Sec. 50-37.3.B: Planning Commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.
- UDC Sec. 50-37.3.B.3 Where a proposed amendment to the zoning map would change any property from a residential district to a mixed use, form or special purpose district, a planning commission hearing and a notice of three weeks shall be required. In addition, the affirmative vote of 2/3 of the council shall be required. The city has not received the written consent of the owners of 2/3 of those properties located wholly or partially within 100 feet of the property proposed to be rezoned;
- UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications...

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

Governing Principles

Governing 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.

Governing 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 opportunity for a diversity of activity that segregated, uniform uses do not provide.

Future Land Use

Future Land Use, Open Space: High natural resource or scenic value, with substantial restrictions and development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls. Examples include: city parks and recreation areas, primary viewsheds, shorelands of the lake and streams, wetlands and floodplains, and high-value habitat.

Future Land Use, Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

Future Land Use, Urban Residential: Greatest variety of residential building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

Future Land Use, Neighborhood Mixed Use: A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.

Future Land Use, General Mixed Use: The broadest mix of uses, including light industrial, office, commercial, and residential use, with performance standards to ensure compatibility. Includes areas that are in transition from industrial uses and large redevelopments that require master plans and phased development. General or heavy industrial can be included when a large site is master planned to allow appropriate separation of uses.

History

The Imagine Duluth 2035 Comprehensive Land Use Plan was adopted on June 25, 2018. The plan recommended 21 changes to the future land use plan. This area is addressed as Site 6: "The map changes include opportunities for new residential and commercial development, including mixed-use redevelopment. The complete analysis and documentation of these changes is included in the IFBRP study, an appendix to the plan."

According to the executive summary of the 2017 plan, "the Irving and Fairmount Brownfields Revitalization Plan (previously named the Western Port Area Neighborhood Plan) is an area-wide planning effort focusing on the Fairmount and Irving neighborhoods in western Duluth. These neighborhoods have many amenities that include residential areas, commercial districts, parks, trails and access to the St. Louis River. The area also has unique opportunities for better connection to the Spirit Valley commercial area, increased walkability, redevelopment of post-industrial sites, and infrastructure improvements. The U.S. Environmental Protection Agency's Brownfields Area-Wide Planning program funded this work. The Area-Wide Planning (AWP) program is designed to help communities confront local environmental and public health challenges related to brownfields and benefit underserved or economically disadvantaged communities...the program encourages community-based involvement in site assessment, cleanup, and reuse planning, as well as overall neighborhood revitalization..."

Review and Discussion Items:

- 1) The City proposes rezoning approximately 30 acres of land in accordance with the Irving and Fairmount Brownfields Plan. The proposal is consistent with the Imagine Duluth 2035 Comprehensive Plan. This proposed rezoning generally encourages more residential uses to the north and west of Grand Avenue, and more commercial and light industrial to the east and south of Grand Avenue (while still preserving some opportunities for potential new housing near 63rd Avenue West).
- 2) The Minnesota Planning Act provides that zoning (an "official control") should implement the general objectives of the Comprehensive Plan, and appellate courts have issued decisions that zoning must comply with the Comprehensive Plan or be considered arbitrary and capricious. Good zoning practice requires that zone districts be consistent with the future land use category identified for the area.
- 3) State Statute requires that a community's zoning map implement the general objectives of the Comprehensive Plan. Other criteria for zoning include considering existing land use patterns and if the rezoning is related to the needs to the community or existing land use.
- 4) The goals of the Irving and Fairmount Brownfields Revitalization Plan were to: A. Increase economic activity (e.g., more employment, more businesses, etc.), B. Increase housing choices, C. Improve health outcomes of residents, workers, and visitors (e.g., safer conditions, cleaned-up polluted sites, etc), D. Improve multi-modal connections (e.g., safer truck route to Grand Avenue, better sidewalk access to Spirit Valley stores, more connections to parks and trails), E. Make Grand Avenue more inviting, and F. Provide opportunities for community gardens and other community gathering spaces.
- 5) The land use changes that were proposed in the Small Area Plan, as it relates to this specific rezoning proposal, are shown on page viii of the plan as: 1. Redevelop DW&P site into a variety of new housing styles with open space, 2. Develop vacant lands north of Main St and west of 67th Ave into a variety new housing styles, 3. Develop vacant lands east of 71st Ave on the north and south sides of Redruth St into a variety of new housing styles, 7. Redevelop aging business park into a new district with a mixture of commercial and light industrial businesses and potentially multifamily housing, and 9. Develop vacant properties along east side of Grand Avenue at Redruth St and 67th Ave W into a mixture of commercial and potentially residential uses.
- 6) The purpose of the R-1 district is to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots. This district is intended to be used primarily in established neighborhoods. Many of the dimensional standards in this district require development and redevelopment to be consistent with development patterns, building scale, and building location of nearby areas.
- 7) The purpose of the R-2 district is to accommodate multi-family apartments and townhouses, in an urban setting. This district also allows for single-family detached dwellings, duplexes and group living accommodations. The district is intended primarily for locations closer to commercial and mixed use activity centers, and may serve as a transition between lower density residential areas and more intense commercial and mixed use neighborhoods.
- 8) The purpose of the MU-N district is to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. This district accommodates both horizontal (uses located in separate structures) and vertical (uses located in the same building) types of mixed use. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood.
- 9) This specific rezoning action is not in anticipation of any specific development proposal; it is instead intended to update the zoning map to reflect the recent change to the future land use designation per the Imagine Duluth 2035 Comprehensive Plan. The proposed rezoning is in accord with the conclusion and recommendations of the Irving and Fairmount Brownfields Revitalization Plan, October 2017.

10) Based on the development pattern of adjacent areas, the purpose statement of the zone districts, and the recommendations of the small area plan, rezoning as proposed in the attached map is appropriate for this area.

11) One written correspondence has been received as of the date that this memo was printed, which is included with this memo. An optional public information meeting is scheduled for the evening of January 7, and comments from the public are anticipated at that meeting.

Staff Recommendation:

Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council of the rezoning as shown on the included map.

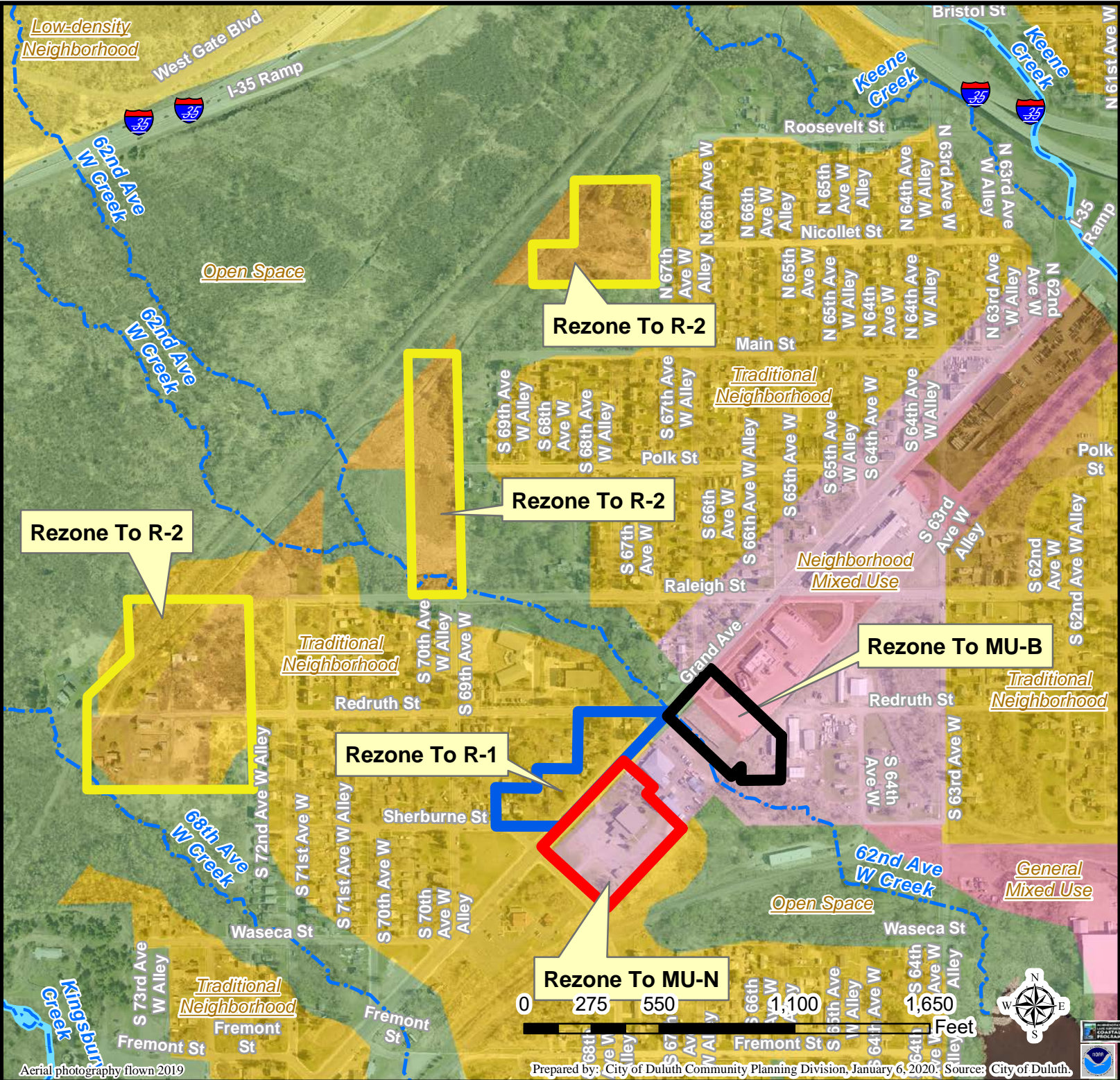
- 1) The proposed zone districts are the most reasonably able to implement the objectives of the Comprehensive Plan related to the land use for this area.
- 2) Material adverse impacts on nearby properties are not anticipated.



Rezoning

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Open Space
- Open Space/Outside Duluth
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Central Business Secondary
- Central Business Primary
- Large-scale commercial
- Tourism/Entertainment District
- Commercial Waterfront
- General Mixed Use
- Neighborhood Mixed Use
- Light Industrial
- General Industrial
- Industrial Waterfront
- Business Park
- Transportation and Utilities
- Transportation and Utilities/Outside Duluth
- Medical District
- Institutional



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.

RR-1 (Rural Residential 1)

62nd Ave W Creek

62nd Ave W Creek

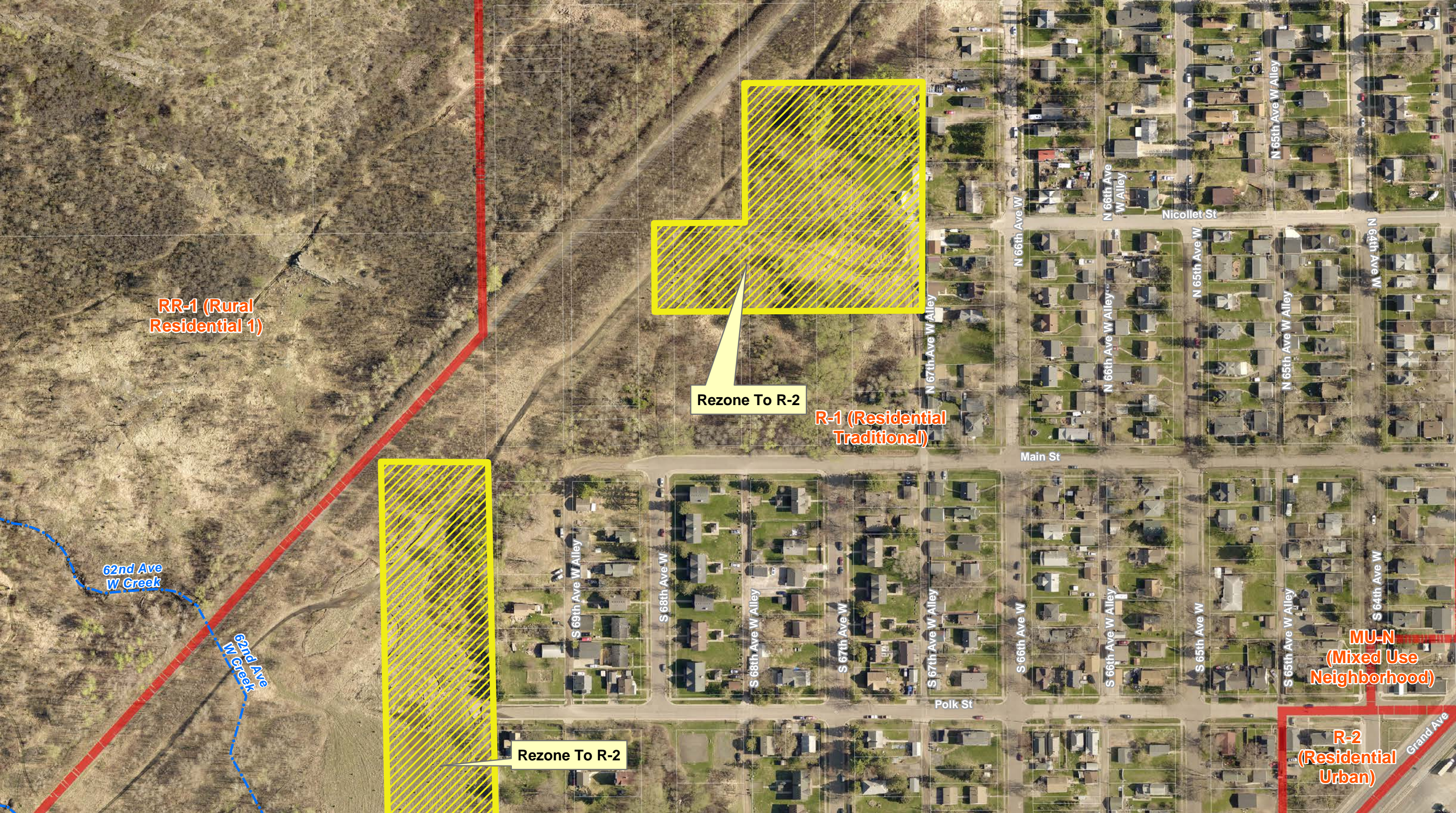
Rezone To R-2

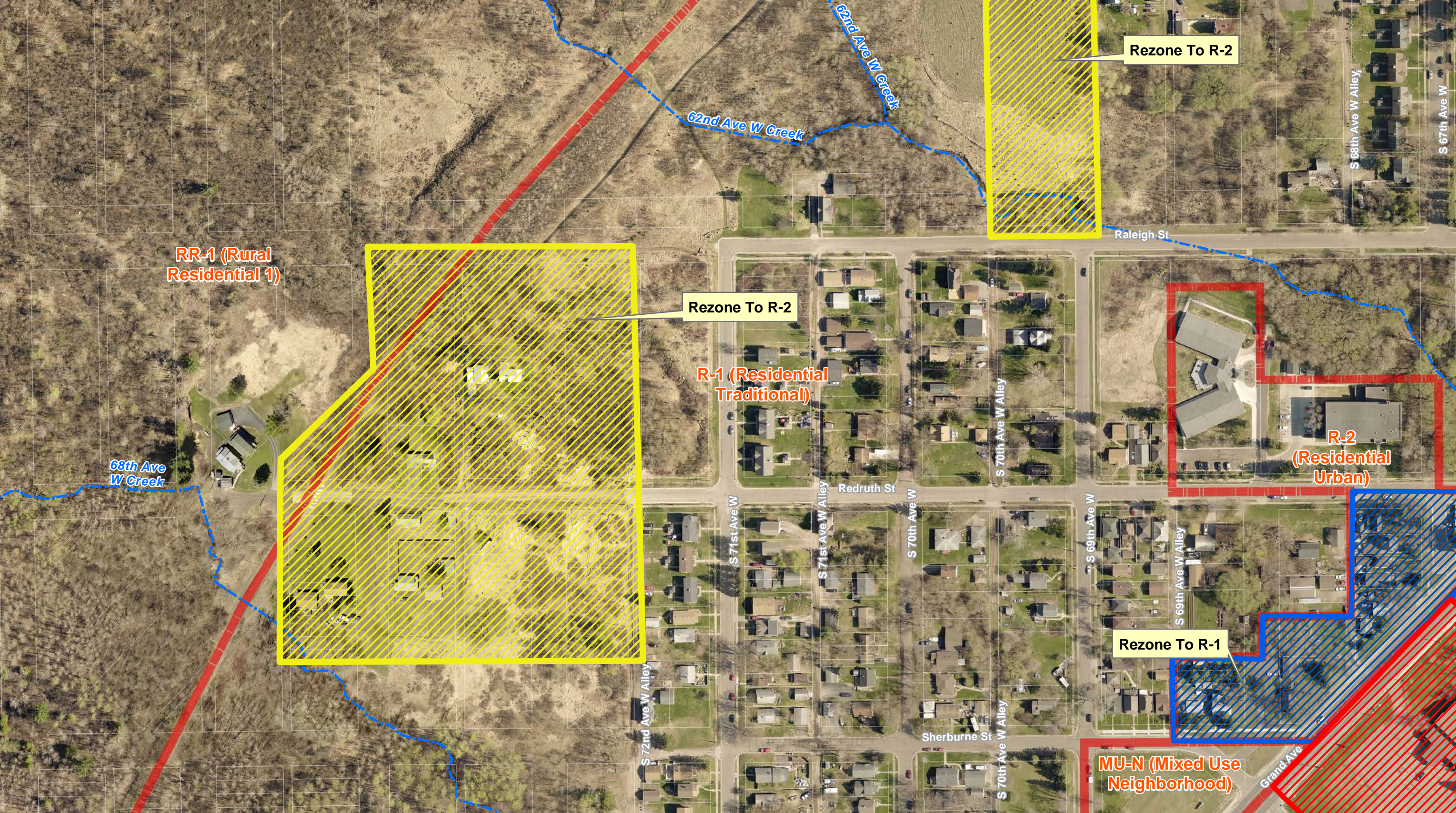
R-1 (Residential Traditional)

Rezone To R-2

MU-N (Mixed Use Neighborhood)

R-2 (Residential Urban)





Rezone To R-2

Rezone To R-2

Rezone To R-1

RR-1 (Rural Residential 1)

R-1 (Residential Traditional)

R-2 (Residential Urban)

MU-N (Mixed Use Neighborhood)

62nd Ave W Creek

68th Ave W Creek

Raleigh St

Redruth St

Sherburne St

Grand Ave

S 72nd Ave W Alley

S 71st Ave W

S 71st Ave W Alley

S 70th Ave W

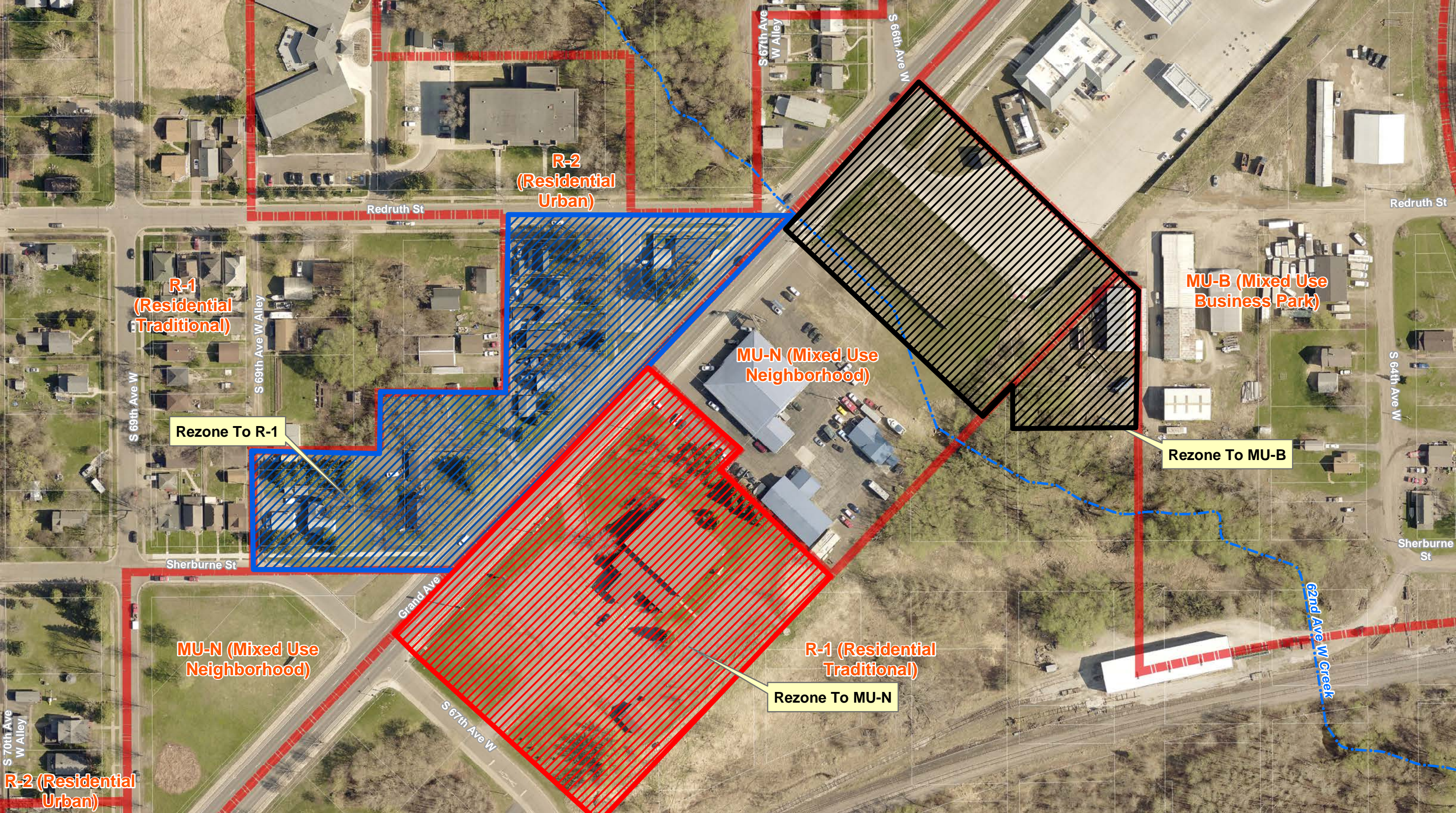
S 69th Ave W

S 69th Ave W Alley

S 68th Ave W Alley

S 67th Ave W

S 70th Ave W Alley



**R-2
(Residential
Urban)**

**R-1
(Residential
Traditional)**

**MU-N (Mixed Use
Neighborhood)**

**MU-B (Mixed Use
Business Park)**

Rezone To R-1

Rezone To MU-B

**MU-N (Mixed Use
Neighborhood)**

**R-1 (Residential
Traditional)**

Rezone To MU-N

**R-2 (Residential
Urban)**

Becks Road & Commonwealth Ave Intersection (Site 3)

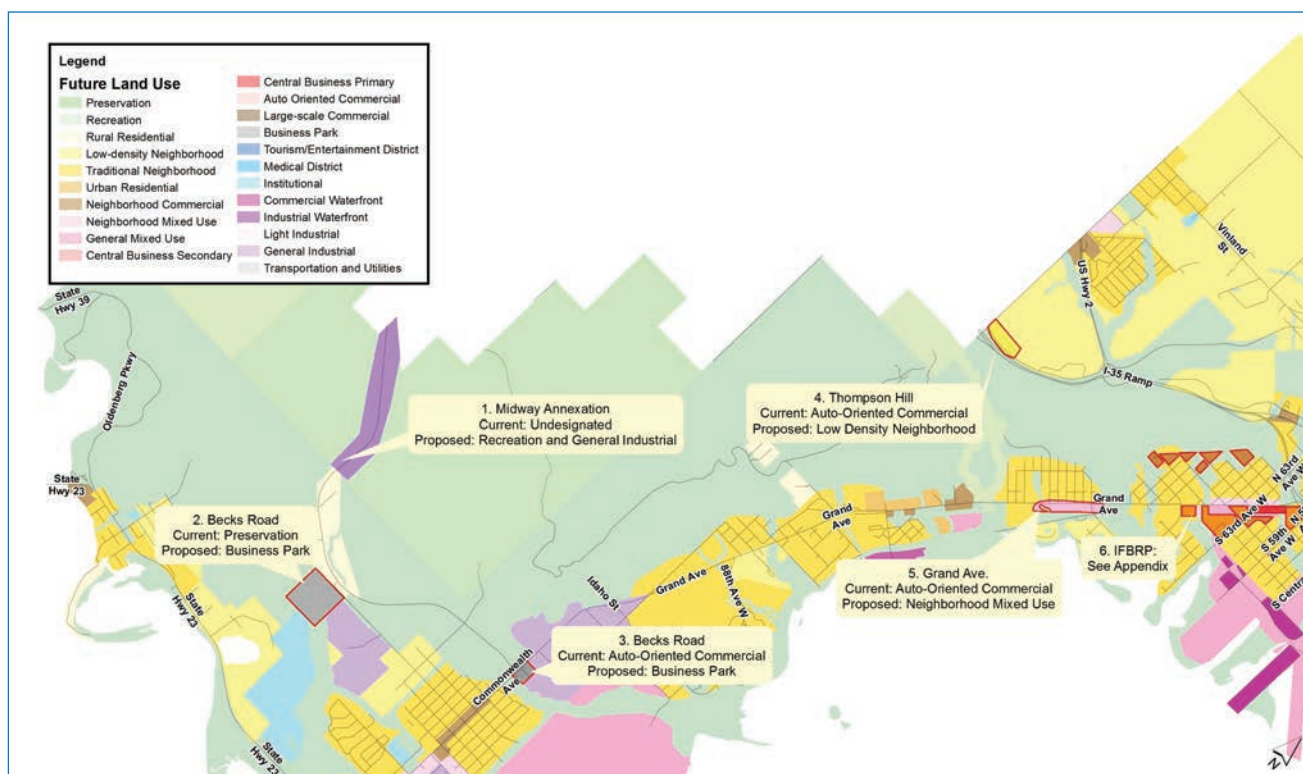
In this location, lands were previously designated for Auto-Oriented Commercial uses. This area is now designated for Business Park development, which is intended for job-intensive uses.

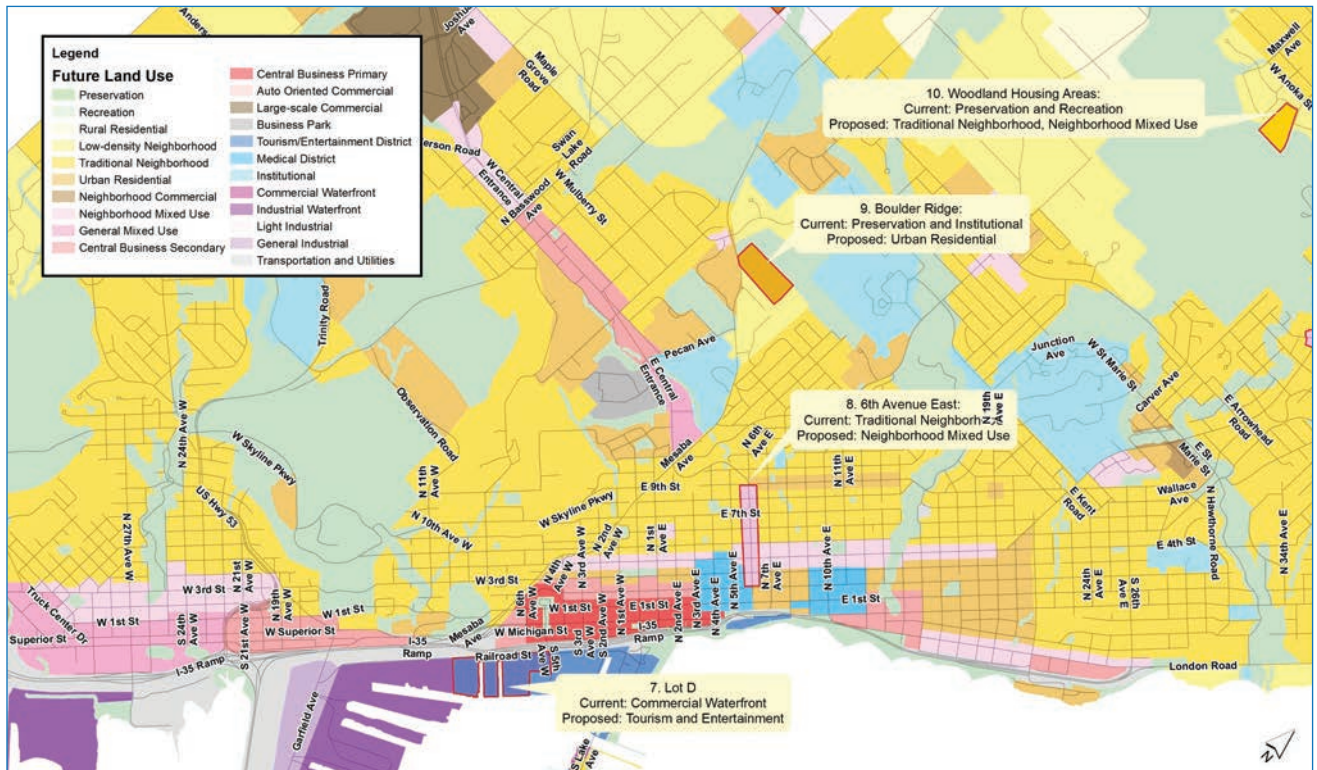
Thompson Hill (Site 4)

This site changes from Auto-Oriented Commercial to Low Density Neighborhood. The change is based on the availability of utilities and consistency between this area and other lands immediately to the north. This area of the city is part of the Kingsbury Creek and Knowlton Creek watersheds; low intensity uses are appropriate.

Grand Avenue (Site 5)

This changes from Auto-Oriented Commercial to Neighborhood Mixed Use. Change to neighborhood oriented commercial activities will allow for redevelopment of sites serving the residential area on the uphill side of Grand Avenue. Neighborhood oriented uses are most appropriate, allowing higher intensity commercial activities to be located in the Core Investment Areas to the east and west of this area of the city.





Irving/Fairmont Brownfield Remediation Plan (IFBRP) (Site 6)

The map changes include opportunities for new residential and commercial development, including mixed-use redevelopment. The complete analysis and documentation of these changes is included in the IFBRP study, an appendix to the plan.

Lot D (Site 7)

Map change from Commercial/Industrial Waterfront to Tourism and Entertainment. This alteration is consistent with the Bayfront Small Area Plan and delineates the furthest present extent of the Tourism and Entertainment land use category.

6th Avenue East (Site 8)

6th Avenue East below East 9th Street has historically had a mixed-neighborhood character. This area is part of the city's medical district. There are several vacant and unused properties along this corridor. Transportation analysis of the function of 6th Avenue East, an undivided four-lane road, is anticipated. The land use change from Traditional Neighborhood to Neighborhood Mixed Use will better allow for redevelopment of this corridor.



IRVING AND FAIRMOUNT BROWNFIELDS REVITALIZATION PLAN

October 2017



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Mayor of Duluth, Minnesota

- Emily Larson

City of Duluth City Council

- Zack Filipovich
- Jay Fosle
- Howie Hanson
- Barb Russ
- Joel Sipress, Council President
- Elissa Hansen
- Noah Hobbs
- Gary Anderson
- Em Westerlund

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- Deb DeLuca, Duluth Superior Port Authority
- Pam Kramer, Duluth LISC
- Josh Gorman, St. Louis County Health Department
- Kris Eilers, St. Louis River Alliance
- Martha Faust, Minnesota Brownfields
- Natalie Brown, Minnesota Brownfields

Stakeholders Group

- Kathy Resberg, Irving Community Club
- Jack Paquetta, Irving Neighborhood Resident
- Jeanne Koneczny, Irving Recreation and Events Association
- Susan Coen, West Duluth Business Club
- David Knight/Shanna Schmitt, MPCA
- Charlie Stauduhar, Spirit Lake Development
- Denette Lynch, Irving Neighborhood Advocate
- James Gittemeier, Metropolitan Interstate Council
- Dan Moline, Moline Machinery
- Greg Benson, Loll Designs
- Mike Casey, Friends of West Duluth Parks and Trails
- Jim Heilig/Sophia Parr, Duluth Transit Authority
- Genny Hinnenkamp, Irving Community Club
- Rose Hanson, Irving Neighborhood Resident
- Larry Sampson, Superior Hiking Trail Association

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- Rachel Thapa, Lincoln Park Middle School
- Emily Richey, Duluth Community Garden
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- Raleigh Edison PAC
- Valley Youth Center
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- Andrew Michaelson
- Joe Kleiman
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- Fred Strom

Consultants

- Jay Demma, Perkins+Will, Project Manager
- John Slack, Perkins+Will
- Bridget Ayers-Looby, Perkins+Will
- Hannah Pritchard, Toole Design Group
- Tom Leighton, Tangible Consulting Services
- Matt Bolf, SEH, Inc.

EXECUTIVE SUMMARY

Overview

The Irving and Fairmount Brownfields Revitalization Plan (previously named the Western Port Area Neighborhood Plan) is an area-wide planning effort focusing on the Fairmount and Irving neighborhoods in western Duluth.

These neighborhoods have many amenities that include residential areas, commercial districts, parks, trails and access to the St. Louis River. The area also has unique opportunities for better connection to the Spirit Valley commercial area, increased walkability, redevelopment of post-industrial sites, and infrastructure improvements.

The U.S. Environmental Protection Agency's Brownfields Area-Wide Planning program funded this work. The Area-Wide Planning (AWP) program is designed to help communities confront local environmental and public health challenges related to brownfields and benefit underserved or economically disadvantaged communities.

The Brownfields AWP program employs a place-based planning strategy that is inclusive of surrounding conditions, the

local community, and assets and barriers to brownfield redevelopment. The program encourages community-based involvement in site assessment, cleanup, and reuse planning, as well as overall neighborhood revitalization. T

through a brownfields area-wide planning approach, the community identifies a specific project area that is affected by one or multiple brownfields, then works with residents and other stakeholders to develop reuse plans for catalyst, high priority brownfield sites and their surroundings.

Planning Process

The planning process began in earnest during summer 2016. Day-to-day project activities were guided by a collaboration between City of Duluth departmental staff and a consultant team led by the firm Perkins+Will. A project advisory team consisting of several Duluth area agencies provided technical input and oversight throughout the planning process.

A stakeholders group consisting of businesses, neighborhood advocates, and a broader group of local, regional, and state agencies, was convened at strategic

intervals to review draft plans and assist with community engagement. In addition, numerous outreach efforts were targeted to community groups that are often difficult to reach through traditional engagement activities.



Recognizing the importance of integrating health equity and resiliency into the plan, an innovative health assessment tool developed by MN Brownfields and the Minnesota Department of Health was incorporated into and throughout the planning process to ensure how well each plan recommendation contributes to the health, safety, and economic conditions of

neighborhood residents, workers, and visitors.

Goals and Objectives

Extensive community engagement resulted in the identification of key goals and objectives that guided the creation of the plan, which are as follows:

- **Increase economic activity (e.g., more employment, more businesses, etc.)**
- **Increase housing choices**
- **Improve health outcomes of residents, workers, and visitors (e.g., safer conditions, cleaned-up polluted sites, more physical activity, healthier foods, etc.)**
- **Improve multi-modal connections (e.g., safer truck route to Grand Avenue, better sidewalk access to Spirit Valley stores, more connections to parks and trails)**
- **Make Grand Avenue more inviting**
- **Provide opportunities for community gardens and other community gathering spaces**

Coordination with Other Planning Activities

Recognizing the importance and significance of other parallel planning processes, the Irving and Fairmount Brownfields Revitalization Plan was

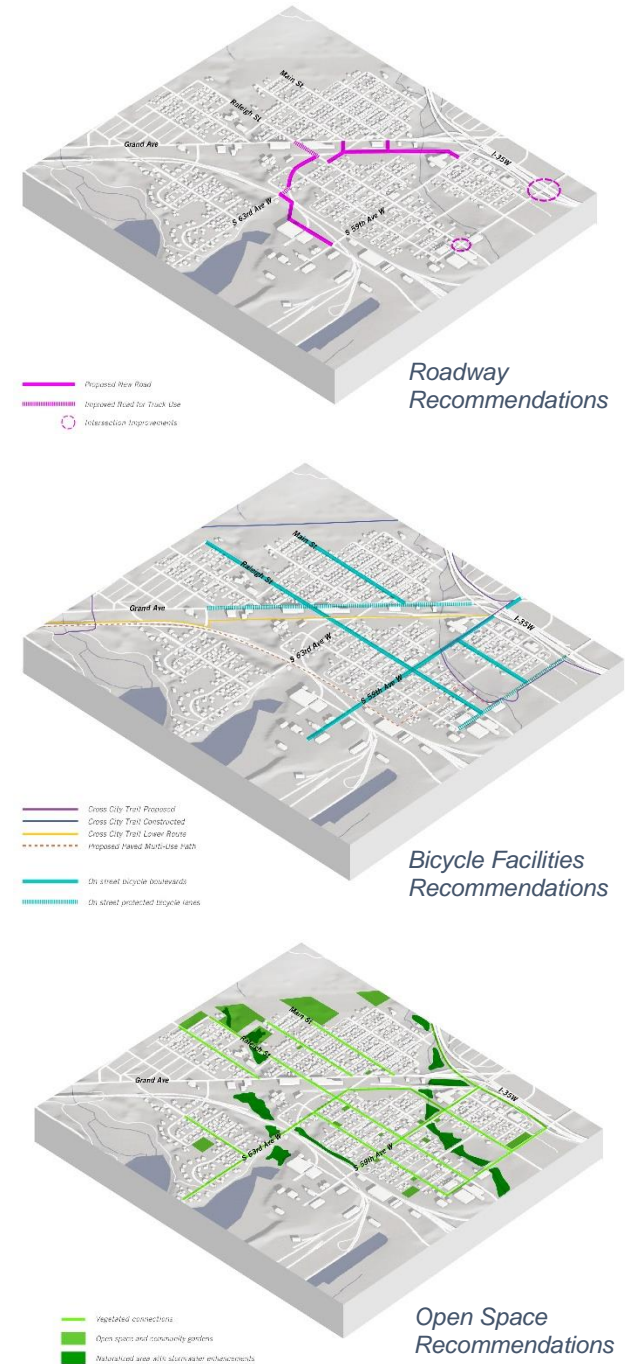
coordinated with activities associated with Imagine Duluth 2035 (the City’s comprehensive plan update), the St. Louis River/Interlake/Duluth Tar (SLRIDT) superfund redevelopment initiative, and the Kingsbury Bay Habitat Restoration Health Impact Assessment.

Background Studies

In addition to building on the work of previous plans for the Irving and Fairmount neighborhoods, several new studies were conducted in order to understand current conditions and establish a starting point from which to identify needed change. These studies included a market and economic analysis, a transportation analysis, an infrastructure analysis, an environmental review, an urban design and connectivity analysis, and a health indicators analysis.

Master Plan Recommendations

The cornerstone of the plan is a vision for revitalizing and/or redeveloping brownfields in the Irving and Fairmount neighborhoods. However, brownfields are a byproduct not only of their former use but also their context within the community. Therefore, as an area-wide plan, it was also important to assess these broader systems, such as roads, trails, and green spaces, to determine a more holistic vision that is resilient and sustainable.



The result was 27 recommendations that touch on all aspects of the study area, such as the addition of new housing, the development of new roads that would both stimulate economic development and increase safety, and the preservation of important ecological areas that would assist in stormwater management while at the same time creating amenity for residents, workers, and visitors.

Implementation

Implementation is a significant part of the Irving and Fairmount Brownfields Revitalization Plan. Astute observers will note that many of the recommendations and ideas presented in this plan have been around for many years. Therefore, it was important to elevate the role of implementation in moving the plan forward from ideas and concepts to reality.

Emphasis was placed on strategies that can overcome common implementation barriers. A detailed matrix including every recommendation was created to help identify project specific barriers and resources needed to overcome barriers. Moreover, an implementation workshop was held with key city and regional leaders who are in a position to lead many types of implementation efforts to help them identify the steps necessary to overcome such barriers.

Map Key	Action Item
1	Redevelop DW&P site into a variety of new housing styles with open space
2	Develop vacant lands north of Main St and west of 67th Ave into a variety new housing styles
3	Develop vacant lands east of 71st Ave on the north and south sides of Redruth St into a variety of new housing styles
4	Redevelop parcels along east side of Grand Ave between 63rd Ave and Keene Creek into 1-2 story commercial structures with surface parking
5	Redevelop MN Steel Fabricators site into new multifamily housing and community space
6	Develop vacant land bounded by Keene Creek on the south, Grand Ave on the west, I-35 on the north, and the Irving rail spur on the east into new senior housing
7	Redevelop aging business park into a new district with a mixture of commercial and light industrial businesses and potentially multifamily housing
8	Redevelop property at northeast corner of Grand Ave and Raleigh St into a mixture of commercial and potentially residential uses
9	Develop vacant properties along east side of Grand Avenue at Redruth St and 67th Ave W into a mixture of commercial and potentially residential uses
10	Promote industrial development south of BNSF tracks and east of Stryker Bay
11	Redevelop the lands underneath MN Power's transmission lines when they go fully off-line
N/A	Preservation of housing affordability
12	Create a vegetative buffer on the north side of the main line BNSF tracks between 63rd Ave and 57th Ave
13	Improve stormwater enhancements in naturalized areas along Keene Creek and the 68th/62nd Aves Creek (Stryker Bay)
N/A	Activate small vacant brownfield sites throughout the study area with green infrastructure or natural vegetation
N/A	Enhance streetlighting throughout the Irving and Fairmount neighborhoods
14	Improve the 57th Ave underpass below I-35
N/A	As streets are reconstructed, design them to include green infrastructure to handle more sustainably treat stormwater runoff and serve as vegetated connections to other open spaces
15	Where Cross City Trail is not implemented add on-street bike boulevards along Main St, 59th Ave, and Raleigh St
16	Convert Grand Avenue to a safer, 3-lane roadway with a center turn lane
17	Grand Avenue conversion to 3-lane (restriping) with protected bikeway
18	Grand Avenue conversion to 3-lane with intersection improvements and protected bikeway
19	Add a protected bikeway to Central Avenue south of I-35
20	Extend Waseca Industrial Rd to Grand Avenue via a vacated BNSF spur
21	Improve 63rd Ave to handle regular truck traffic from new Waseca Industrial Rd to BNSF spur
22	Improve Raleigh St to handle regular truck traffic from 63rd Ave to Grand Ave
23	Construct a new "backage" road parallel to east side of Grand Avenue from Polk St to Nicollet St (separate Cross City Trail project would run parallel to the new "backage" road)
24	Improve 63rd Ave from Raleigh St to new "backage" road parallel to Grand Ave
25	Construct new truck route along BNSF spur from 63rd Ave to Raleigh St
26	Add truck safety improvements to Raleigh St and Central Ave
27	Conduct a traffic study at Central Ave and I-35 intersection to determine necessary improvements to make safer for pedestrians, bicyclists, trucks, and motorists

Irving and Fairmount Brownfields Revitalization Plan Action Items

EXECUTIVE SUMMARY



Irving and Fairmount Brownfields Revitalization Plan Master Plan Recommendations

January 4, 2020

Dear Planning Commission Member,

I am writing to express my deep concern and disappointment with the proposed zoning changes in the Fairmount neighborhood (marked in yellow on the enclosures mailed "...to property owners within 350 feet of a pending zoning action.") The letter from Steve Robertson is dated December 27, 2019. With the public informational meeting on the 7th of January and the public hearing on the 14th, this is hardly enough time to prepare an adequate response. Furthermore, a notice radius of only three fourths of a block is inadequate for such large parcels under consideration. The entire Fairmount neighborhood should have been notified.

The Irving and Fairmount Brownfields Revitalization Plan (October 2017) is the document that these proposed zoning changes are based on. I live in the Fairmount neighborhood and have been involved in previous planning processes concerning Fairmount through the years but for some reason I was not aware of this particular planning process. I feel left out. In looking at this plan, I noticed that the list of stakeholders include 7 from the Irving neighborhood and no one from the Fairmount neighborhood.

I have gone door – to – door surveying those who live in Fairmount and the great majority agreed that the stability of the neighborhood is very important to them and so do not want to see development into areas not previously developed. There are still parcels that are vacant that can be used as in – fill housing. I distinctly remember at a planning meeting, at City Center West, that we agreed and were promised that the existing edge of the Fairmount neighborhood would be maintained. (The edge of Fairmount being the triangular shaped parcels along the south east edge of the former DW&P yard, the former DW&P yard itself and the hillside.)

The recreational value is too high to build in this area. It seems that while there are positives to development there are negatives that are being overlooked. The hiking, mountain biking, dog walking and just enjoying the wilderness and wildlife in this area is awesome. It is such a wonderful asset to Duluth and the city spends virtually nothing to maintain it. As a boy, I spent countless hours playing there. We built tree forts, cross-country skied, trampled down the grass to make a baseball field (sometimes finding it a challenge to find the ball in the tall grass). Try building a tree fort in a city park. I don't think that would be allowed. It is a place where kids can just be kids. I suppose you could think of it as an unofficial city park.

So, I would like to see this area placed in preservation. It is currently in RR-1 and R-1. The proposal before you is to rezone the area in yellow to R-2. In looking at the definition of R-2, I was shocked to see what that would allow. The UDC Article 2, Page 14 shows apartment buildings 4 stories high taking up the better part of a city block. This is totally unacceptable. It would just ruin the feel of the neighborhood.

I am not against development but I feel that some places need to be preserved.

Allan Kehr, 12 South 66th Ave. W. Duluth 55807 628 - 2082