

BUILDING OWNERS AND MANAGERS ASSOCIATION OF DULUTH

PHONE (218) 722-0816

306 W. SUPERIOR STREET, SUITE 1605
DULUTH, MN 55802-1887

FAX (218) 720-6879

August 26, 2015

Dear Councilors,

The Duluth Building Owners and Managers Association (BOMA) understands that there is a group pushing for a dedicated bike lane to be created on Superior Street when it is reconstructed in 2017-2018. We represent over 3,500,000 square feet of office and retail space with in excess of 4,000 employees. Attached is a map showing the BOMA properties. BOMA adamantly opposes a dedicated bike lane on Superior Street.

A vibrant downtown Duluth includes many things, such as commercially successful businesses including retail and restaurants on Superior Street and Skywalk levels, convenient parking on Superior Street and in the ramps, a safe and well lit area, convenient walking access and attractive surroundings. We support bike lanes but not on Superior Street. That is why we have attended numerous informational and planning meetings and spent many hours working with the architectural firm and City planning to provide input for the new Superior Street.

BOMA is not opposed to bike lanes but believe they should be created on Michigan Street. Bike lanes along Railroad Street and the Lakewalk are already in place. Railroad Street could be used to connect to the newly constructed bike lanes in West Duluth to the Lakewalk and/or Michigan Street. Michigan Street would provide access to the new multimodal center that is under construction. These routes would provide easy, convenient access to downtown businesses as well as connect the bike lanes east of downtown to the bike lanes west of downtown without negatively impacting the downtown businesses. We support the fact that the GDC has offered to contribute \$10,000 for a feasibility study of creating the bike lanes on Michigan Street.

The downtown business owners have spent many years building their respective businesses and are a vital part of a successful downtown. Taking parking away would have a major impact. Because of the logistics (width) of Superior Street we cannot

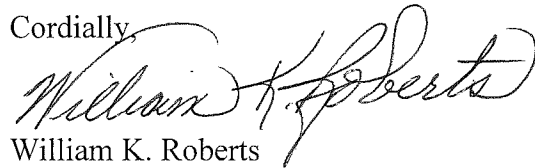


include traffic lanes, sidewalks, green space for people to enjoy and bike lanes. Moving the bike lanes to Michigan Street is the right decision.

Snow removal has always been an issue in Downtown Duluth. A designated bike lane with unsightly barriers protecting the bikers from traffic would only make it much more challenging. In addition, as proposed by bike advocates, creating a bike lane on Superior Street would result in the loss of approximately thirty (30) parking spaces.

We urge you to support the Superior Street Plan that does not incorporate bike lanes, but seeks to accommodate them on Michigan Street

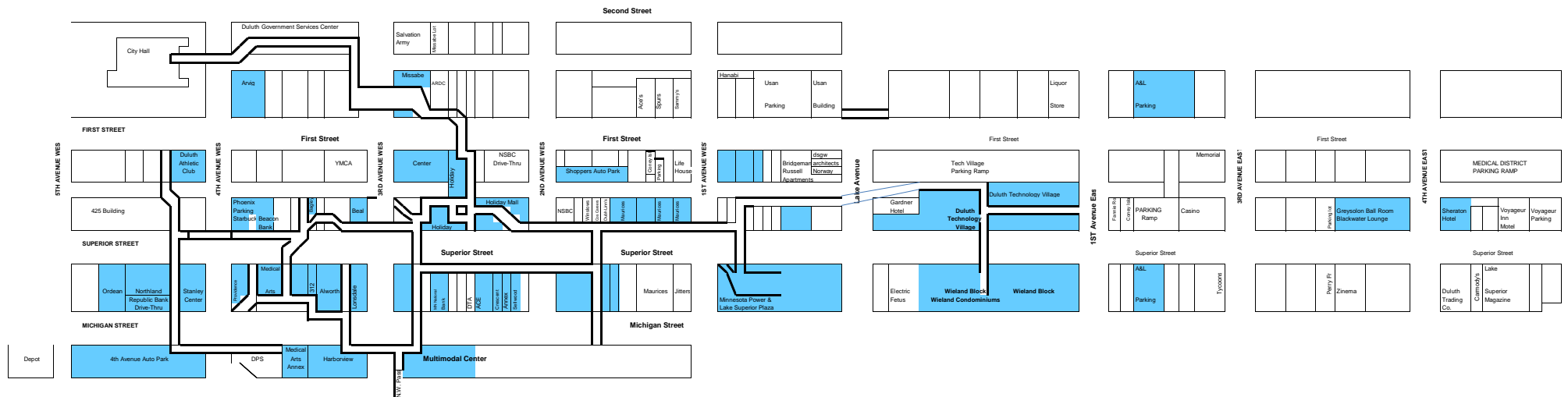
Cordially,

A handwritten signature in black ink, reading "William K. Roberts". The signature is fluid and cursive, with the first name "William" and last name "Roberts" clearly legible. The middle initial "K." is smaller and less distinct.

William K. Roberts

President, Business Owners and Managers Association

Blue Hightlighted Areas represent Buildings owned and/or managed by BOMA



**DULUTH MARKET
BOMA INVENTORY
MICHIGAN STREET AND SUPERIOR STREET
AUGUST 26, 2015**

Michigan Street

Depot Building	Oneida Realty Company
4th Avenue Parking Ramp	Oneida Realty Company
DPS Building	Oneida Realty Company
Medical Arts Annex Parking	Oneida Realty Company
Harbor Center Building	Melhus Management
US Bank Parking Ramp	US Bank

5th Avenue West to 4th Avenue West

Ordean Building	Oneida Realty Company
Northland Building	Oneida Realty Company
Stanley Center	Oneida Realty Company
Maurices Building	Maurices

4th Avenue West to 3rd Avenue West

Providence Building	Labovitz Enterprises
Medical Arts Building	Oneida Realty Company
Torrey Building	
312 Building	Oneida Realty Company
Alworth Building	Oneida Realty Company
Lonsdale building	Oneida Realty Company
Phoenix Building	A&L Properties
Frame Corner Building	
Duluth Camera Building	
India Palace Building	
Bagley Building	
Peterson Anderson Building	
Security Jewelers Building	
Beal Building	Oneida Realty Company

3rd Avenue West to 2nd Avenue West

Wells Fargo Building	Oneida Realty Company
Minnesota Bank Building	Investors Real Estate Trust
Nicks Building	
Minnesota Surplus Building	
Ace Hardware Building	Oneida Realty Company
Crescent Building	Oneida Realty Company
Sellwood Building	Oneida Realty Company
Holiday Center Building	Labovitz Enterprises
Holiday Inn Hotel & Suites	Labovitz Enterprises

2nd Avenue West to 1st Avenue West

US Bank Building	US Bank
Sawmill Building	
Stewart Taylor Building	
Maurices Building	Maurices
Dodd Building	
North Shore Bank Building	
Winslow Building	Oneida Realty Company
Cosmetology Building	
Dubhlinn Building	
Maurices Building	Maurices

These properties are Owned or Managed by the associated BOMA member

**DULUTH MARKET
BOMA INVENTORY
MICHIGAN STREET AND SUPERIOR STREET
AUGUST 26, 2015**

1st Avenue West to Lake Avenue

Lake Superior Plaza	Minnesota Power
Bob Maki Building	
USA Fox & Fur Building	
Global Village Building	
Lake Superior Place	Oneida Realty Company
Wirth Building	Oneida Realty Company
Plasma Center	Maurices
Ragstock Building	
Zeppa Building	

Lake Avenue to 1st Avenue East

Electric Fetus Building	
Wieland-Hayes Building	A&L Properties
Duluth Technology Village	A&L Properties

1st Avenue East to 2nd Avenue East

Antique Building	
A & L Parking Lot	A&L Properties
Sheldon	
Architectural Resources Building	
Tycoons Building	
Fanny Rose Building	
Fon-Du-Luth Casino Building	

2nd Avenue East to 3rd Avenue East

Center For Non Violence	
Bookstore Building	
Zeppa Building	
Temple Building	Oneida Realty Company
Greysolon Plaza Parking Lot	Sherman Associates
Greysolon Plaza Building	Sherman Associates

3rd Avenue East to 4th Avenue East

Bill Wilson Building	
Carmody's Building	
First Northern Building	AtWater Group
Arrowhead Hearing Building	
Lindor Piano Building	
Sheraton Hotel	Sherman Associates
Voyageur Motel Building	

4th Avenue East to 5th Avenue East

Amendola Building	F. I. Salter
Swim Creative Building	

Other Non Superior Street Buildings

Arvig Building	Oneida Realty Company
Center Building	Labovitz Enterprises
Binsfield Building	
Pioneer Building	
Board of Trade Building	F. I. Salter
Missabe Building	Labovitz Enterprises
Advanstar Buildings	
Duluth Athletic Club	A&L Properties
First & First Parking Lot	A&L Properties

**DULUTH MARKET
BOMA INVENTORY
MICHIGAN STREET AND SUPERIOR STREET
AUGUST 26, 2015**

These properties are Owned or Managed by the associated BOMA member