



Planning & Development Division
Planning & Economic Development Department

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To: City Council
 From: Adam Fulton, Deputy Director
 Date: August 30, 2023
 Re: Land Conveyance and Conformance with the City's Comprehensive Plan
 Parcel 010-1230-00260
 Ordean Plaza / West Superior St. and 5th Ave. W.

Parcel 010-1230-00260 encompasses Ordean Plaza along West Superior Street. The parcel is owned by the city as a public plaza. The parcel's complete legal description is:

Lots 78 and 80, Block 1, DULUTH PROPER THIRD DIVISION
 Lot 78, Block 8, CENTRAL DIVISION OF DULUTH

St. Louis County, Minnesota

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 use of the property for redevelopment is consistent with the Comprehensive Plan. The property has reasonable access to water and sewer services and is adjacent to transportation and parking infrastructure. The site is across the street from the Duluth Public Library and adjacent to the Duluth Depot owned by St. Louis County. Restrictions will be established reserving adequate right of way along 5th Avenue West for purposes of public access around the site.

Conveyance of the City's interest in the property is generally supported through the following Comprehensive Plan principle:

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.

All governing principles can be reviewed at:

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