



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

MEMO

TO: Planning Commission

FROM: Adam Fulton, Deputy Director of Planning and Development

DATE: June 1, 2021

RE: Conformance of Brewery Creek Development to Comprehensive Plan

In order to facilitate development of the Brewery Creek Apartments located at the corner of 6th Avenue East and East 4th Street (the “Project”), the City needs approve adoption of the Brewery Creek Apartments Tax Increment Financing Plan. The role of the Planning Commission is to make sure the proposed development and its uses are consistent with the Comprehensive Plan and Unified Development Code (UDC). Tax Increment Financing (TIF) is a financing tool that uses the increase in property taxes generated from site improvements to pay for a portion of those improvements.

The 52-unit Brewery Creek Apartments will be constructed on the northeast corner of 6th Avenue East and East 4th Street. The one- and two-bedroom units will be affordable to tenants earning between 30% - 60% of the Area Median Income, with 26 units reserved for high priority homeless and six units reserved for households with disabilities. The project includes removal of the existing blighted structure, a former oil change business and liquor store.

The future land use designation of the development site is Neighborhood Mixed Use (NMU). According to the Imagine Duluth 2035 Comprehensive Plan, NMU areas are intended for a transitional use between more intensive commercial uses and purely residential neighborhoods. This proposed development meets the intent of this future land use.

The property is zoned F-6; according to the Unified Development Chapter, “This district was created to respond to the commercial nodes present in the Central Hillside neighborhood (14th Street from Mesaba Avenue to Third Avenue East). F-6 is an appropriate zone designation for the NMU future land use category. It allows apartments as proposed by this project.

This project implements 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 #3 -Support existing economic base. Supporting Duluth's existing economic foundation maintains jobs, tax base, and opportunity. Economic activity with specific location requirements may be subject to displacement or site competition with changes in real estate values. This traditional economic activity faces change as a result of global economic patterns, changing markets, new regulation, and aging of extensive infrastructure. Nevertheless, fundamentals remain and the economic contribution, sometimes taken for granted, is significant. This project supports the significant economic base of nearby business districts, which contains Duluth's highest concentration of commercial and retail businesses. Residential units in this area will contribute to more patronization of these businesses.

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. This project provides a new multifamily housing opportunity near Downtown and will bolster existing and future businesses by housing potential customers in the immediate vicinity.

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.

City staff believe that the proposed development conforms to and implements the Comprehensive Plan principles. City staff ask that the Planning Commission review this item, and following discussion, make a finding that it conforms to the Imagine Duluth 2035 Comprehensive Plan.

**PLANNING COMMISSION
CITY OF DULUTH, MINNESOTA**

RESOLUTION NO. 21-073

**RESOLUTION OF THE CITY OF DULUTH PLANNING COMMISSION FINDING THAT A
A TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT
BREWERY CREEK APARTMENTS CONFORMS TO THE GENERAL PLANS FOR THE
DEVELOPMENT AND REDEVELOPMENT OF THE CITY.**

WHEREAS, the Housing and Redevelopment Authority of Duluth, Minnesota (the "HRA") and the City of Duluth (the "City") have established Project Area No. 1 and adopted a Housing Development Plan for Tax Increment Financing District Brewery Creek Apartments (the "TIF Plan") and have submitted the Plan to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 467.175, Subd. 3, and

WHEREAS, the Commission has reviewed the Plan to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Program and Plan conform to the general plans for the development and redevelopment of the City as a whole.

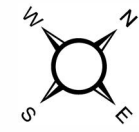
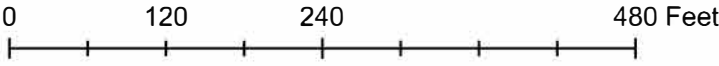
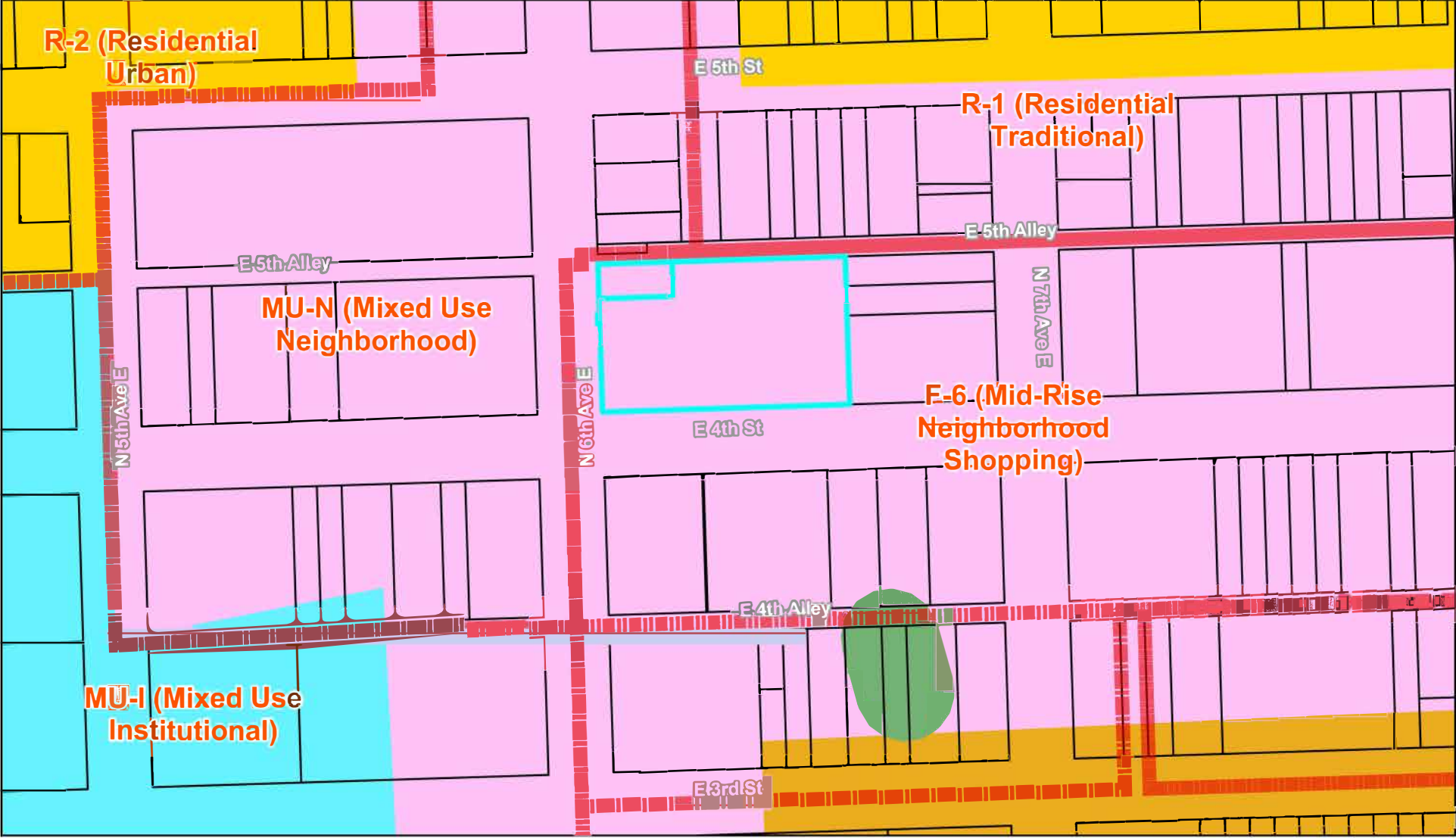
Dated: _____, 2021

Chair

ATTEST:

Secretary

PL21-073 Land Use Map



Base Layers

- Zoning Boundaries

Future Land Use Plus

- 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
- Institutional
- Project Location



VIEW OF MAIN ENTRY FROM SOUTHWEST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



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CLIENT:
BREWERY CREEK LLLP

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO DATE ISSUED FOR

NO DATE REVISION

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NOT FOR CONSTRUCTION
02/25/2021

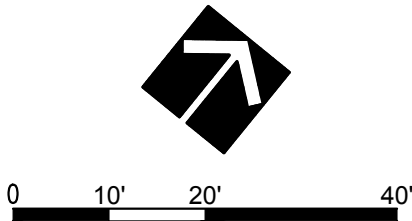
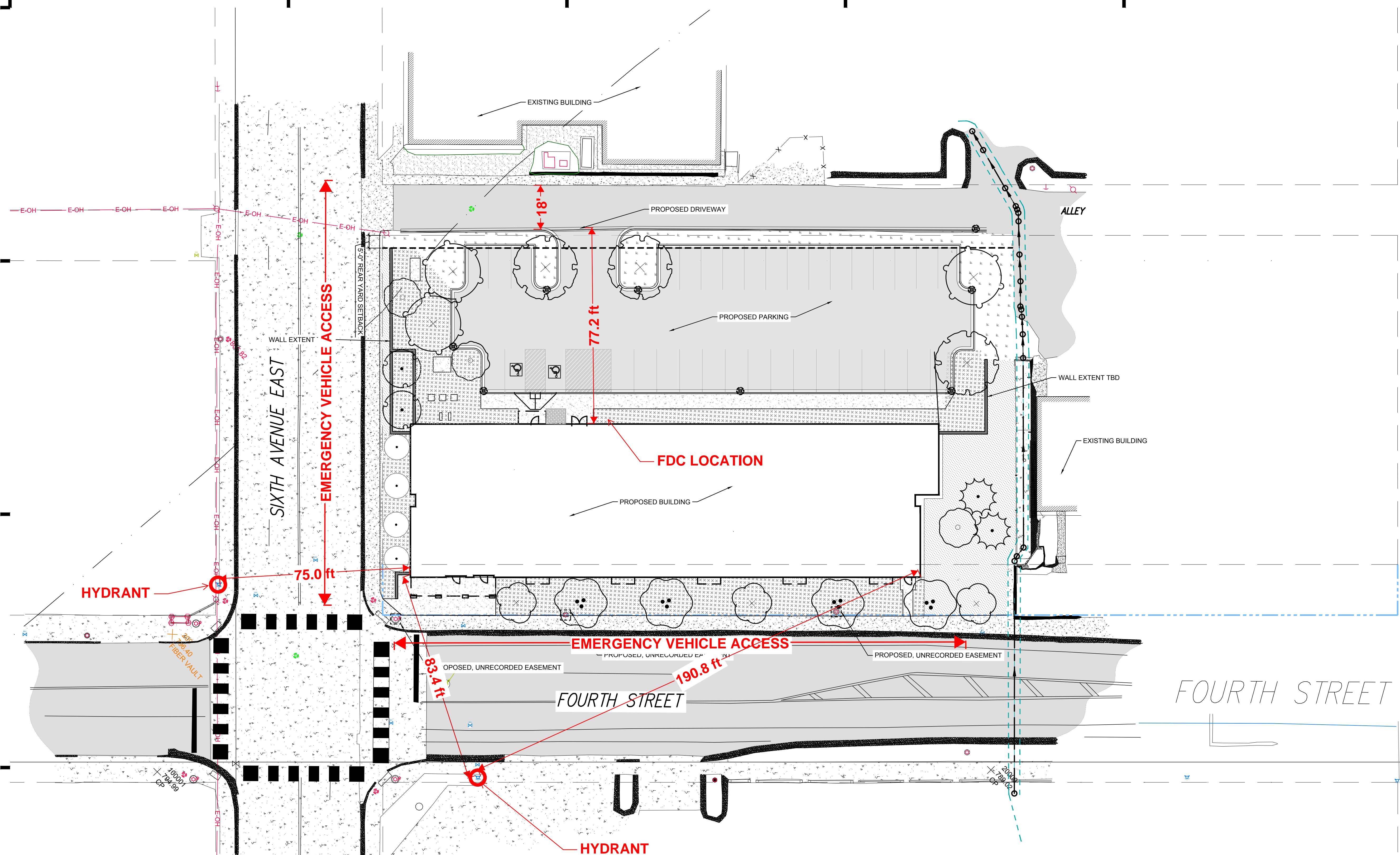
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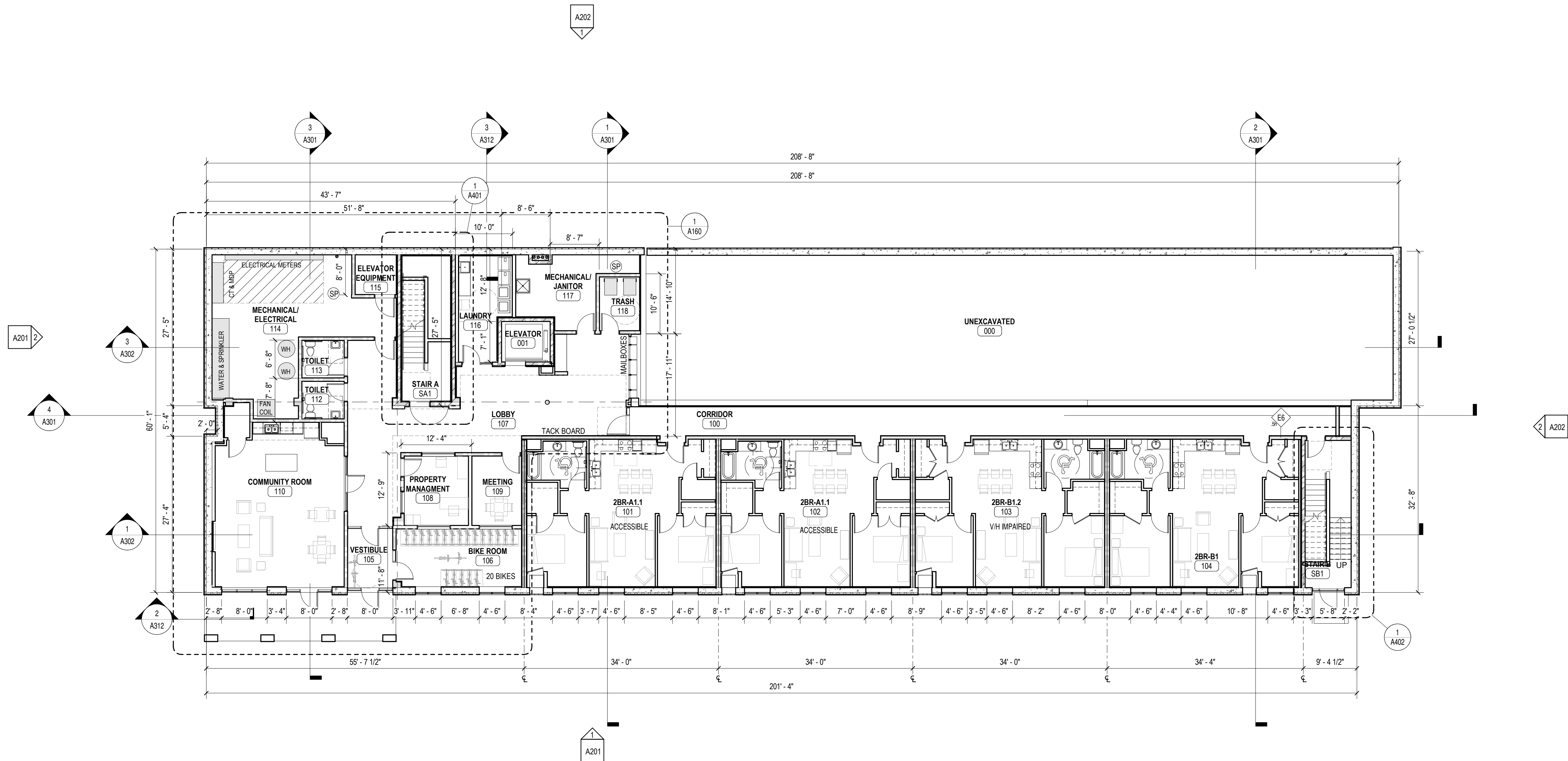
601-619 EAST 4TH ST
DULUTH, MN

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EXHIBIT

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1 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"



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CLIENT:

Brewery Creek LLLP

12 East 4th Street
Duluth, MN 55805

A	B	C
D	E	F
G	H	J

KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR

NO	DATE	REVISION

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03/09/2021

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PROJECT NAME:

Brewery Creek
Apartments

601 East 4th Street
Duluth, MN 55805

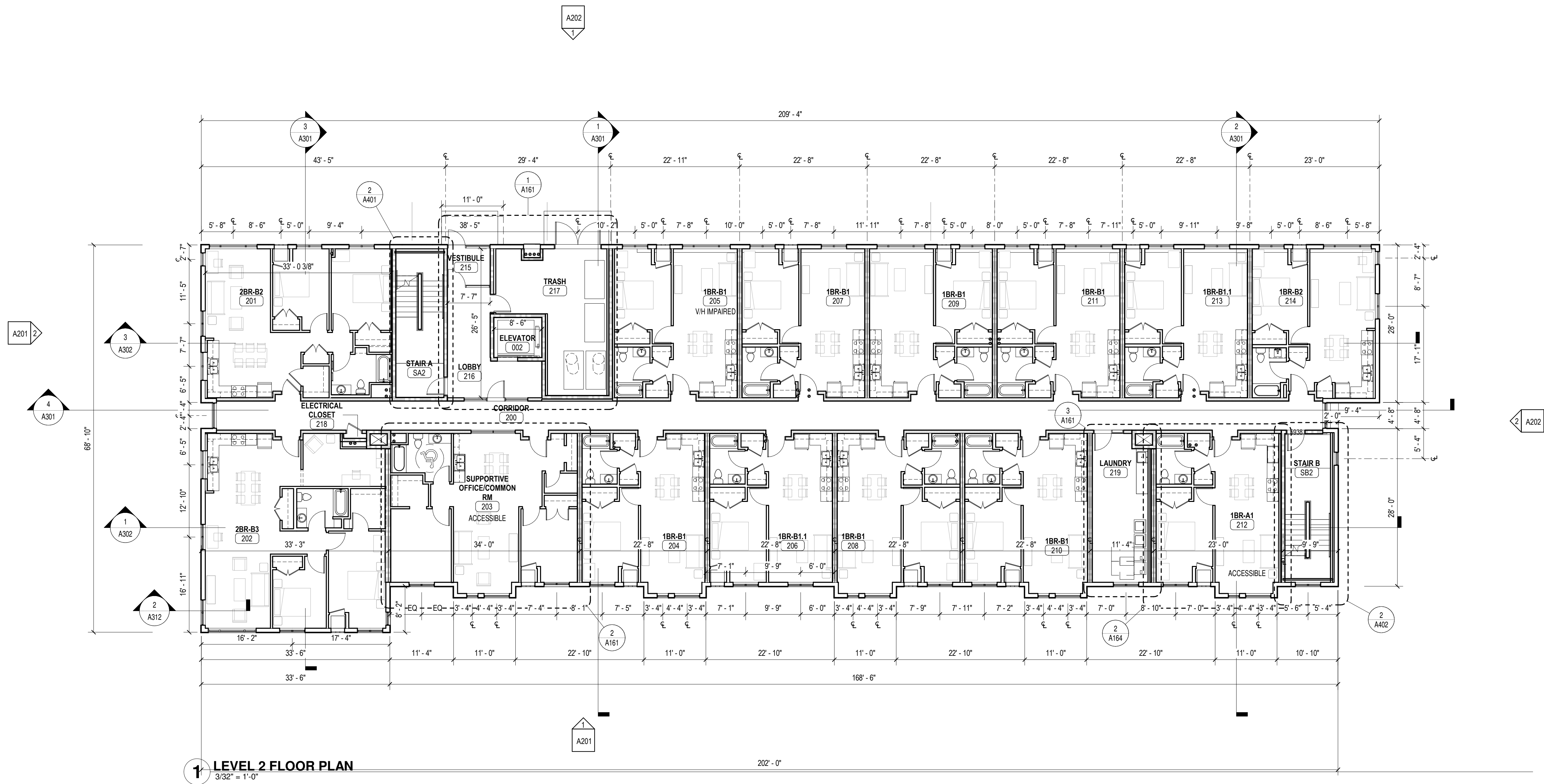
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1 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"



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Apartments

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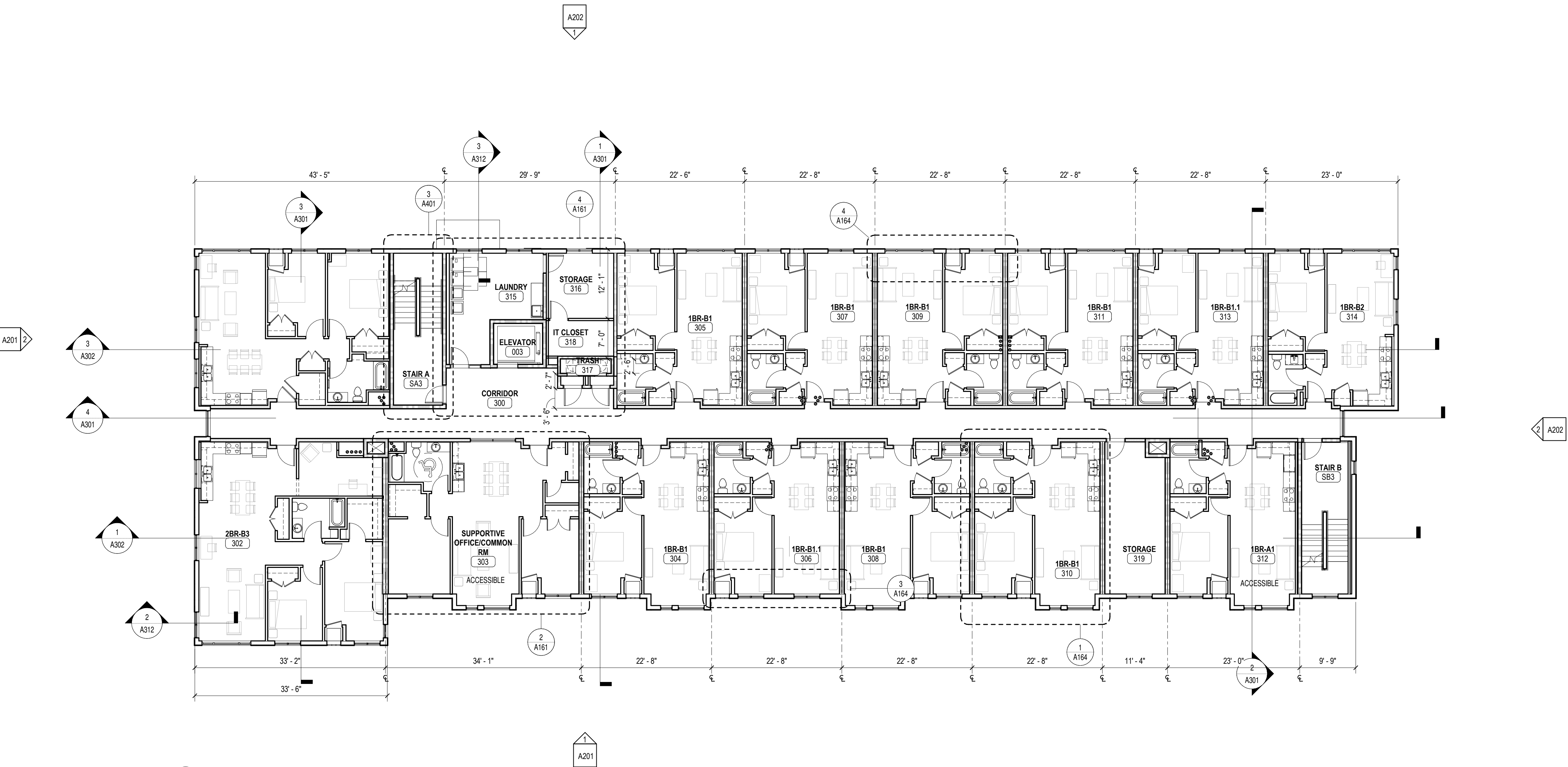
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LEVEL 2 FLOOR PLAN

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1 FLOOR 3
3/32" = 1'-0"



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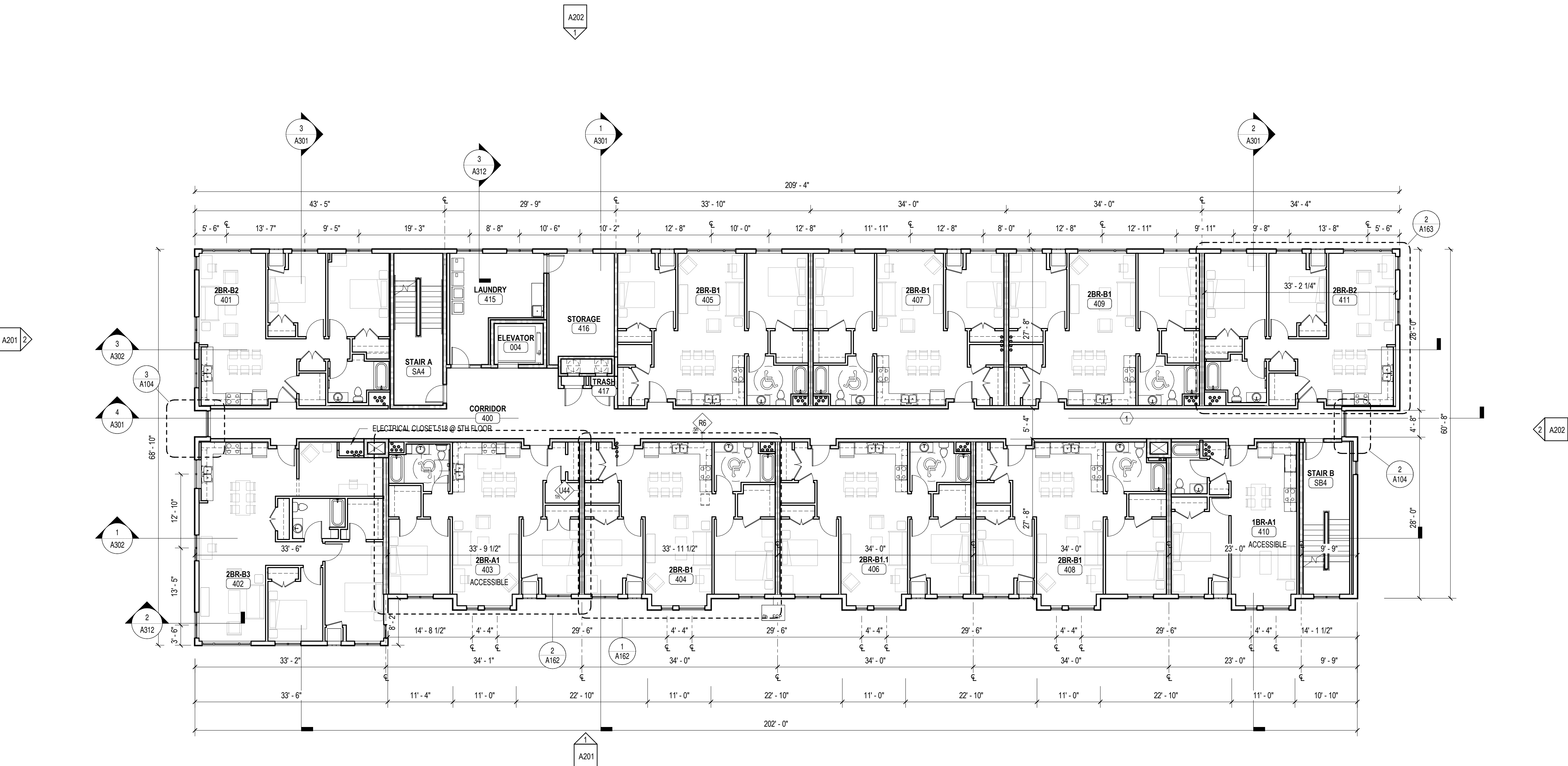
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1 LEVEL 4 FLOOR PLAN (LEVEL 5 SIMILAR)
3/32" = 1'-0"



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LEVEL 4 FLOOR PLAN
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