



Legislation Text

File #: 19-0480R, **Version:** 1

RESOLUTION TO PROCEED WITH A PROCESS FOR THE SALE OF PARK PROPERTY WITHIN THE LESTER PARK AND ENGER PARK GOLF COURSES AND REQUIRING THE DEVELOPMENT OF HOUSING UNITS ON SAID PROPERTY. (REPLACEMENT)

CITY PROPOSAL:

WHEREAS, city administration is exploring potential affordable housing developments in all areas of the city; and

WHEREAS, affordable housing needs in the City are reaching critical thresholds for all income levels; and

WHEREAS, the city golf courses are located on property that is larger than necessary to accommodate one 27-hole golf course, one 18-hole golf course and related uses; and

WHEREAS, city administration has identified park property that would be appropriate for development of housing; and

WHEREAS, the revenue generated from the sale of this property will be re-invested into the city's golf courses; and

WHEREAS, city administration is ready to begin the process to sell park property to facilitate the development of housing in the areas near the Enger Park and Lester Park golf courses; and

WHEREAS, the lengthy process to sell park property includes a three-fourths vote by the planning commission and at least eight votes by the council.

NOW, THEREFORE, BE IT RESOLVED, that the Duluth city council authorizes city administration to pursue the sale of those portions of park property within the Lester Park Golf Course and the Enger Park Golf Course outlined on the attached Exhibit A under the following conditions:

- (a) The city must own fee title to any property to be sold;
- (b) Administration must seek development proposals for the property pursuant to a request for development proposals;
- (c) Development proposals for the property to be sold must include development of housing units with a minimum of 20 percent of the units being affordable housing; and
- (d) Development proposals for the property to be sold must be consistent with environmental and sustainability goals described in the city's adopted comprehensive plan and include public pedestrian, bicycle and trail connections to surrounding public amenities and neighborhoods; and
- (e) Development proposals for the property to be sold must include an evaluation of traffic impact, public transit access and multimodal transportation options; and
- (f) Any sale must follow all applicable statutes and city code.

FURTHER RESOLVED, that the council acknowledges that any sale of the outlined areas of Lester Park and Enger Park Golf Courses shown on the attached Exhibit A shall be subject to further planning commission and city council approvals.

FURTHER RESOLVED, that this resolution must receive at least eight affirmative votes to meet the heightened standard for the city administration to proceed with the extensive process to accomplish the sale of the park property identified on Exhibit A.

STATEMENT OF PURPOSE: The purpose of this resolution is to proceed with the process for the sale of park property of the certain areas within the Lester Park and Enger Park Golf Courses shown on the attached Exhibit A under certain conditions. The City desires affordable housing to address the needs for people at all

income levels.