

Agenda

- **AUAR Overview**
- **Development Scenarios**
- **Draft AUAR Summary**
- **AUAR Schedule & Next Steps**
- **Discussion / Q&A**

What is an Alternative Urban Area-wide Review (AUAR)?

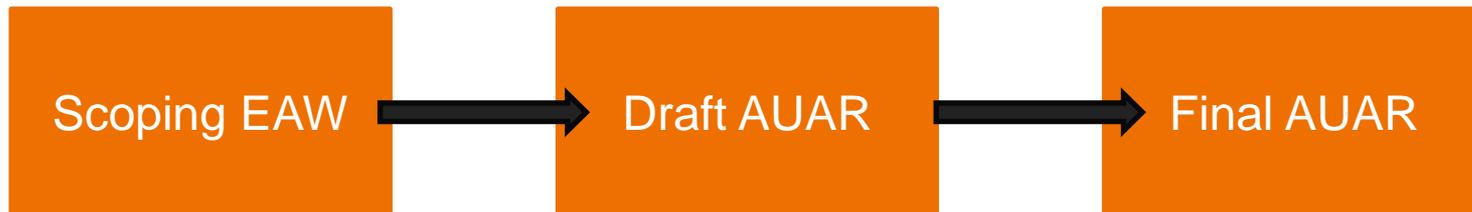
- Community planning tool.
- Ideally suited to addressing the environmental effects of development within a defined geographic area, where specific uses and timing are unknown.
- Evaluates concept-level development scenarios.
- Must be updated every 5 years until the AUAR area is built out.
- Does not approve or deny a specific project, but instead acts as a source of information to guide approvals and permitting decisions.



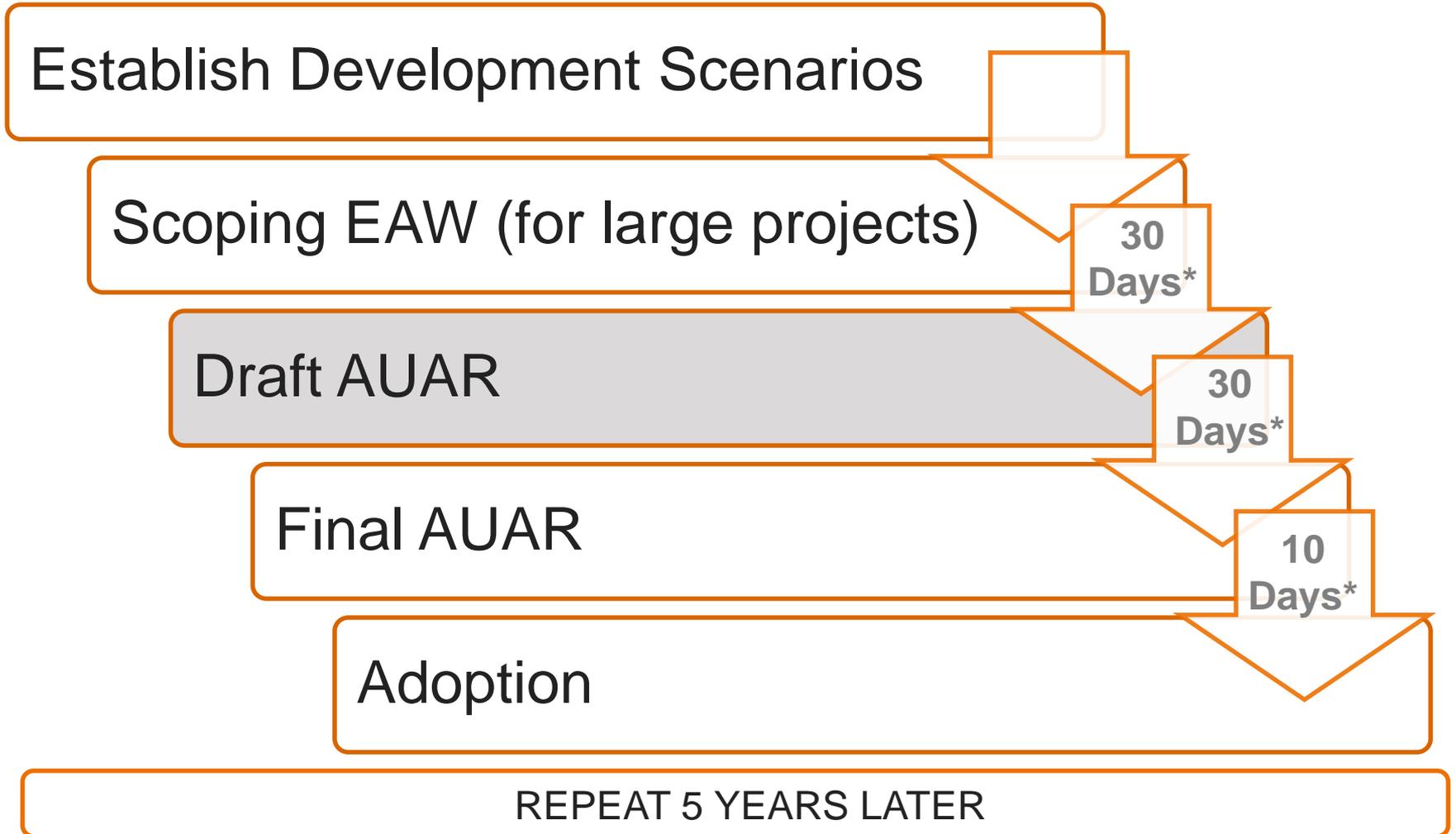
AUAR Process

Includes three documents:

1. **Scoping EAW** - Presents the development scenarios and describes the scope of the Draft AUAR
 - 1st 30-day Comment Period: Opportunity to comment on the proposed development scenarios, along with data sources and analyses to be considered in the Draft AUAR.
2. **Draft AUAR** – Evaluates the Project’s potential environmental impacts and includes a mitigation plan (**we are here**)
 - 2nd 30-day Comment Period: Opportunity to comment on the accuracy and completeness of the Draft AUAR, environmental impacts that may warrant further investigation, or possible mitigation measures.
3. **Final AUAR** – Includes revisions to the Draft AUAR and responses to comments
 - 10-day agency objection period



AUAR Process



*Refers to mandatory public comment period or objection period

Why conduct an AUAR for Downtown Duluth?

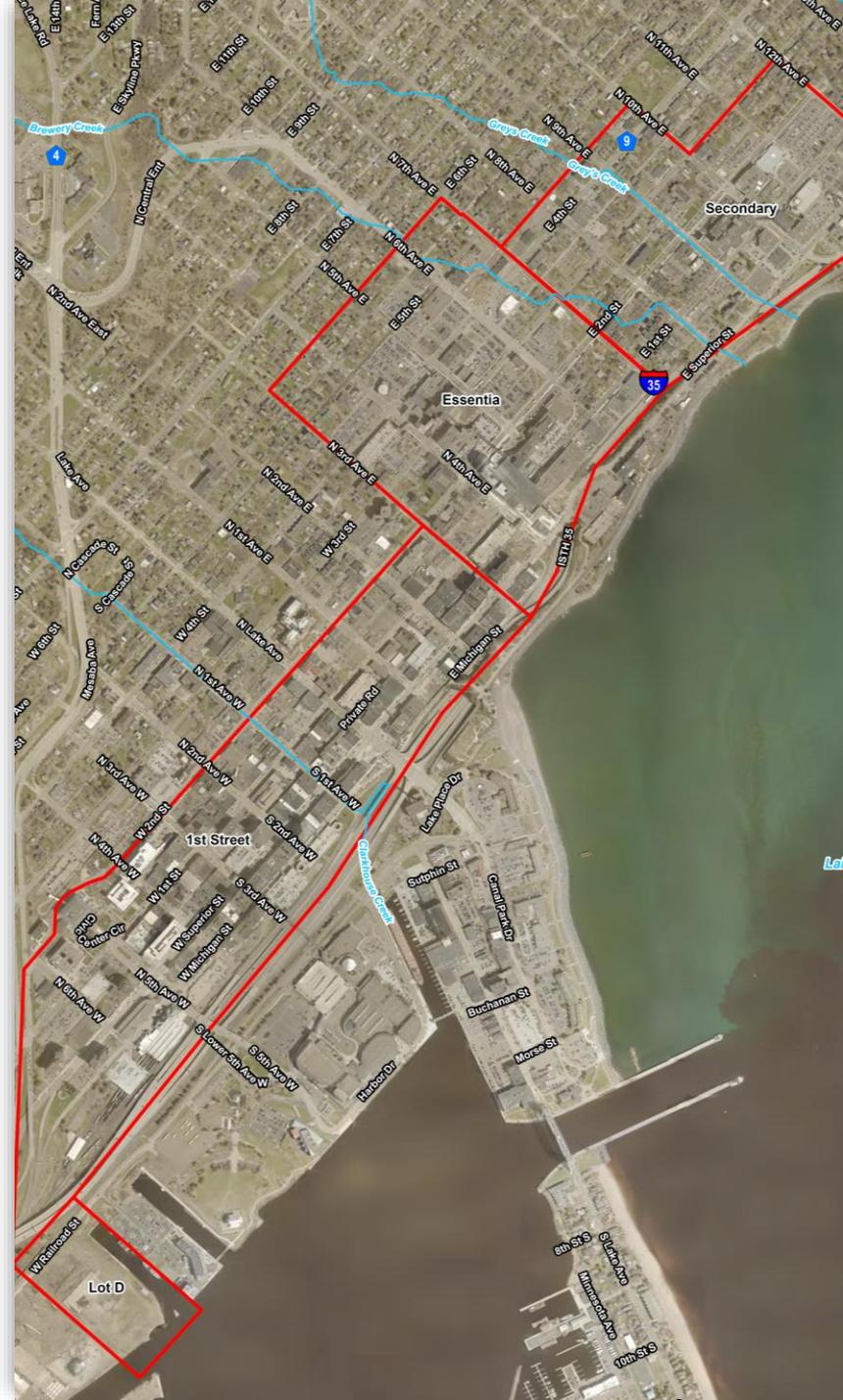
- Significant infill and redevelopment of the Downtown is anticipated in the coming years.
- Portions of the Downtown include shoreland areas that require environmental review.
- The AUAR holistically plans for this development, understanding that:
 - There are environmental benefits of development within an already dense urban area.
 - Environmental impacts are not contained to one site but rather are best studied and mitigated with a broader lens.



Development Scenarios

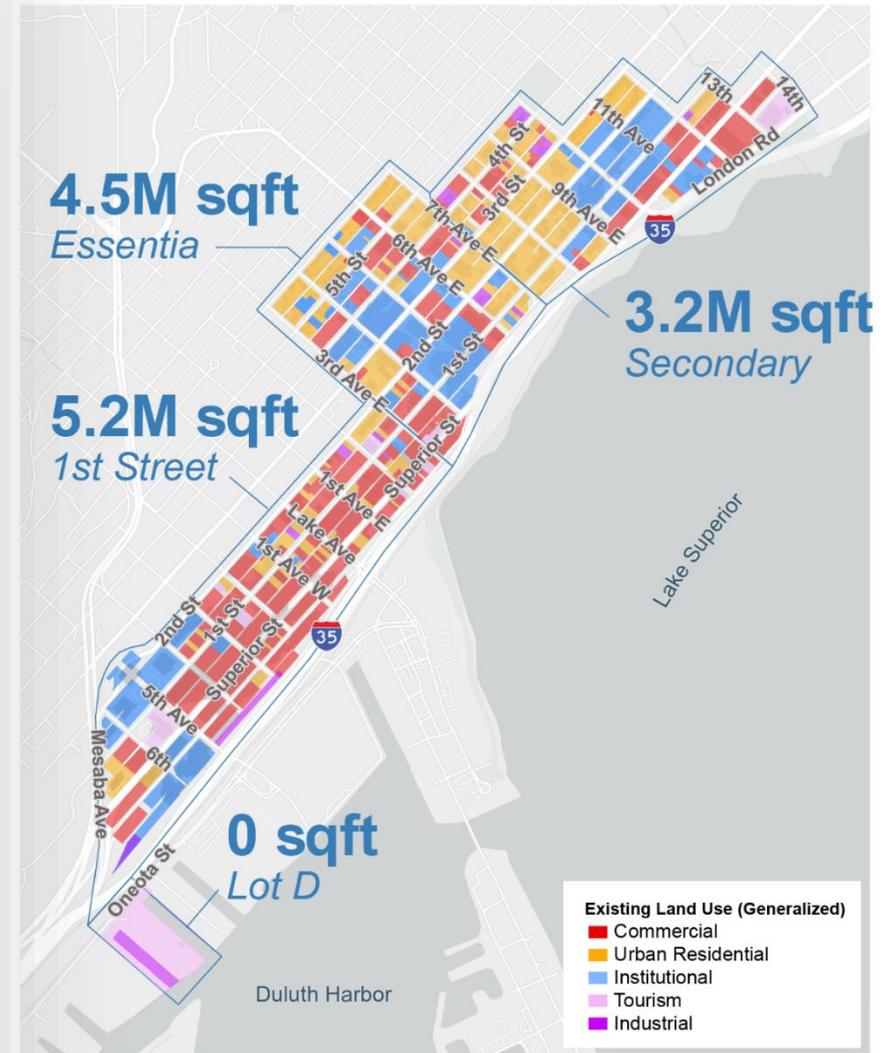
AUAR Boundary

- Approx. 335 acres
- Four subareas:
 - Lot D subarea (19 ac.)
 - 1st Street subarea (83 ac.)
 - Essentia subarea (141 ac.)
 - Secondary subarea (92 ac.)



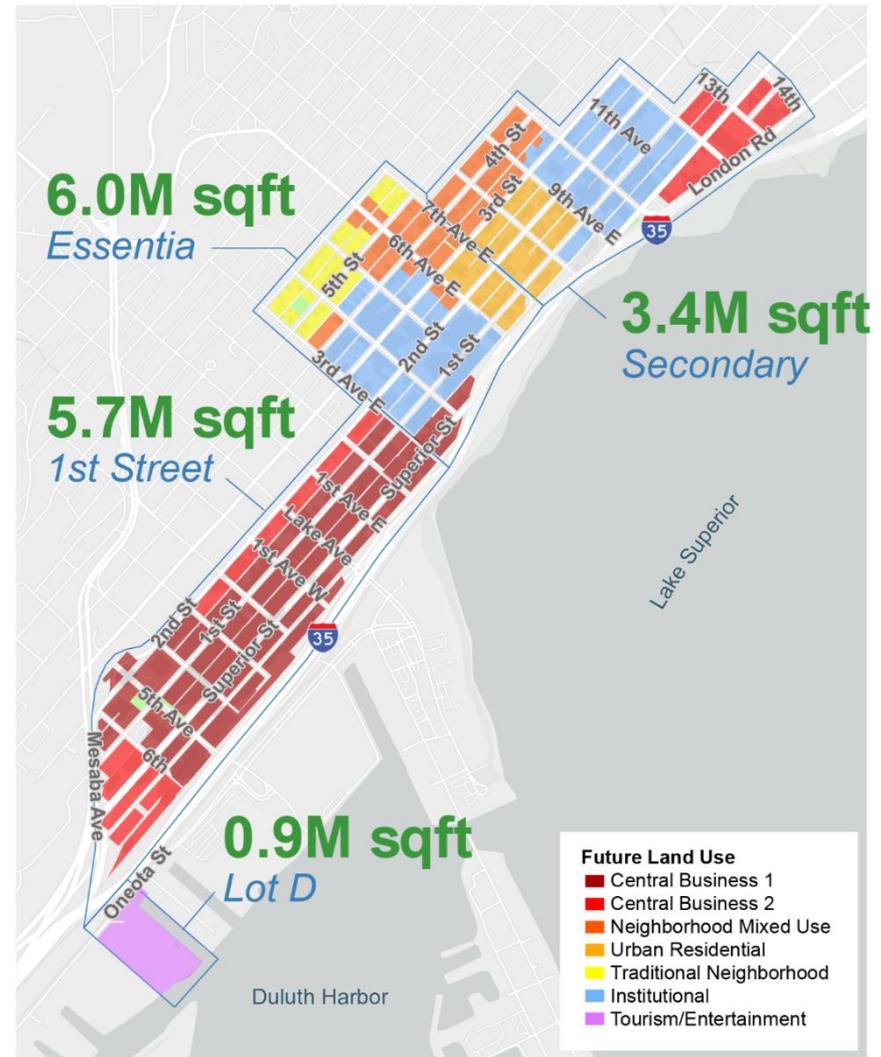
Scenario A: Existing Conditions

- Reflects existing conditions
- Serves as baseline comparison to Scenario B (maximum development)



Scenario B: Maximum Development (Mixed Use)

- Consistent with the City's adopted comprehensive plan (Imagine Duluth 2035 – Forward Together)
- Plans for mixed use redevelopment.
- Primarily consists of multi-family residential and commercial uses.
- Anticipates redevelopment will occur over the next 10 years.



Draft AUAR Summary

Draft AUAR Analyses & Studies

- Desktop wetland evaluation
- Conceptual stormwater modeling & Best Management Practice (BMP) requirements
- Water supply and wastewater flow estimates
- Threatened and endangered species reviews
- Climate trends assessment
- Greenhouse Gas (GHG) analysis
- Desktop archaeological and architectural/historic evaluations
- Lot D Traffic impact study
- Lot D Phase I Environmental Site Assessment (ESA)/ Phase II studies

Summary of Findings & Mitigation Strategies

- **Wetlands & Waterbodies**

- Minimal wetland resources present.
- Impaired waters within one mile of the AUAR area.
- It is anticipated that wetland impacts would be avoided. If future development results in wetland impacts, a wetland replacement plan may be required.
- Lot D seawall reconstruction would require consultation with the DNR and USACE, work-in-water timing restrictions, and other minimization/mitigation measures.

- **Stormwater**

- BMPs will be required in compliance with City and MPCA regulations.
- Additional BMPs may be required due to proximity to impaired waters.

- **Water Supply/Wastewater**

- Adequate water and wastewater infrastructure capacity is anticipated.
- At the time a project is proposed, the need for improvements to the sewer collection system would need to be determined in coordination with the City and Resource Renew, such as potential improvements to the sewer connection point near Railroad Street.

Summary of Findings & Mitigation Strategies (cont.)



- **Cultural Resources**

- Several historic resources are present within the AUAR area.
- No archaeological sites are within the AUAR area; six sites within one mi.
- Completion of future archaeological and/or historic architectural surveys may be recommended based on specific project details and the potential to impact these resources.

- **Protected Species & Rare Features**

- A Minnesota Biological Survey (MBS) site and Lake of Biological Significance (Lake Superior) overlap the AUAR area.
- Six Federally-listed species may have the potential to occur in the AUAR area
 - Canada lynx, gray wolf, piping plover, rufa red knot, monarch butterfly, and Suckley's cuckoo bumble bee.
- A native vegetation buffer was recommended by the DNR pertaining to the Lot D subarea near Lake Superior.
- Bird-safe building design measures are recommended.

Summary of Findings & Mitigation Strategies (cont.)



- **Lot D Traffic Impact Study**

- Adequate capacity to accommodate the proposed development.
- A dedicated westbound left turn lane at the intersection of Railroad Street and the development access point.
- Should future development substantially deviate from the current concept plan assumptions, an additional traffic analysis may be needed.

- **Other Subareas (qualitative traffic capacity evaluation)**

- Superior Street is approaching or exceed capacity within the Essentia and 1st Street subareas.
- 4th Street and Superior Street are approaching capacity in the Secondary subarea.
- Future development that results in peak hour traffic exceeding 250 vehicles, 2,500 total daily trips, or 200 daily heavy trips, a traffic impact study would be required per MnDOT guidance.

Draft AUAR Distribution & Next Steps

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Planning Commission Action:

- *Approve distribution of the Downtown Duluth Draft AUAR for review*

Next Steps:

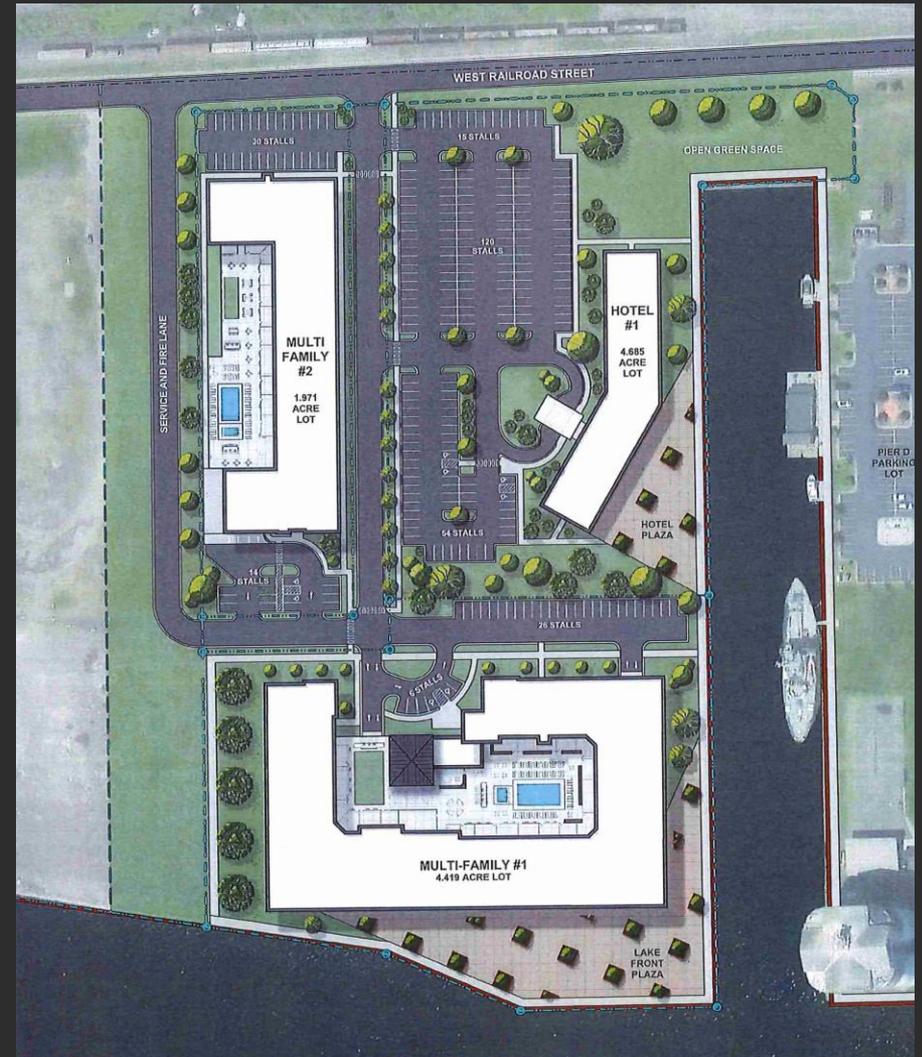
- Mar. 10th - Planning Commission considers approval of Draft AUAR for distribution
- Mar. 17th - Draft AUAR submitted to *EQB Monitor*
- Mar. 24th - 30-day comment period begins
- Apr. 23rd - 30-day comment period concludes
- Final AUAR (includes responses to comments) is prepared and published initiating a 10-day agency objection period (May-June)
- AUAR adopted by the Planning Commission (June)

Discussion / Q&A

Subareas

Lot D Subarea

- Owned by DEDA
- Vacant, former industrial site
- Incorporates concept plan prepared by Inland Development Partners
- Development assumptions:
 - Two apartment buildings (802,000 SF)
 - Hotel (93,000 SF)



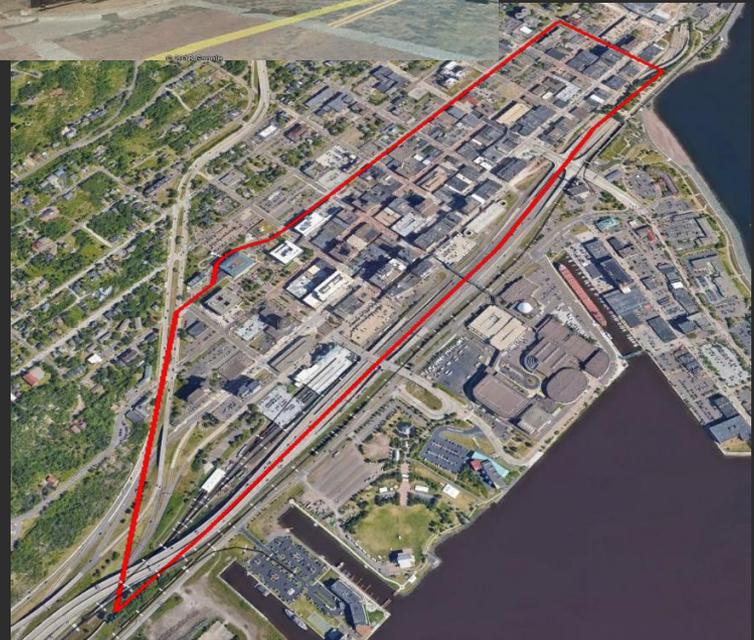
Essentia Subarea

- Generally based on Essentia Health's redevelopment plans.
 - Vision Northland Master Plan
- Considers redevelopment of excess properties resulting from the consolidation of the campus and parking lots.
- Development assumptions:
 - Residential (+950,000 SF)
 - Retail (+50,000 SF)
 - Institutional (+275,000 SF)
 - Hotel (+236,000 SF)



1st Street subarea

- **Two sites owned by DEDA**
 - Former Pastoret Terrace building
 - Former Shoppers parking ramp & New Garrick Building (Pineapple building)
 - Hotel (93,000 SF)
 - Assumes 60% residential increase, small commercial increase
 - Development assumptions:
 - Residential (+492,000 SF)
 - Commercial (+20,000 SF)
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Secondary subarea

- No major plans currently proposed.
- Anticipate some redevelopment may occur in the next 10 years.
- Anticipates the subarea may attract housing redevelopment.
- Assumes 10% increase in residential development.
- Development assumptions:
 - Residential (126,000 SF)

