

August 14, 2012

WEST DULUTH NEIGHBORHOOD REVITALIZATION PLAN¹



August 2012

Prepared by the At Home in Duluth Collaborative

Contributing Partners:

West Duluth Community Development Corporation

(formerly known as SVCNDA: Spirit Valley Citizens' Neighborhood Development Association)

City of Duluth Community Development Office

Duluth LISC (Local Initiatives Support Corporation)

¹ This project was funded in part by the Minnesota Power Foundation.

Why was this plan created?

We believe that every Duluthian has the right to live in a neighborhood with good housing, good schools, a safe and healthy environment, and economic vitality at the family and the community level. We also believe that people should be engaged in the planning and implementation of projects that make that happen for themselves and their neighbors.

What does this plan do?

This plan is an update of a Neighborhood Revitalization Plan created in 2008 (<http://duluthlisc.org/Plans/WDplan.pdf>). It summarizes achievements since the 2008 Plan and outlines priorities and accountabilities for neighborhood revitalization projects for the next three years.

Whose plan is this?

This plan was created through a collaborative process with West Duluth residents and businesses under the leadership of the *At Home in Duluth Collaborative*, Duluth LISC, the City of Duluth and the West Duluth Community Development Corporation (WDCDC)². The *At Home in Duluth Collaborative* includes over 25 nonprofit, neighborhood and public sector organizations working in Duluth's core neighborhoods of Morgan Park, West Duluth, Lincoln Park and the Hillside. Duluth LISC is part of a national network (www.lisc.org) whose mission is to help residents create neighborhoods of choice and opportunity.

How was this plan created?

The vision and ideas in this plan came from four sources: 1) the annual public review process for Community Development Block Grants (CDBG), 2) a series of community meetings coordinated by WDCDC; 3) interviews with *At Home in Duluth* partners and other community agencies; and 4) review of other plans that relate to West Duluth (see "Additional Resources", page. 32)

² Until July 2011, known as SVCNDA: Spirit Valley Citizens' Neighborhood Development Association

BUILDING SUSTAINABLE COMMUNITIES

Building Sustainable Communities is the strategy LISC employs nationwide to support neighborhood revitalization. In Duluth, the *At Home in Duluth Collaborative* is responsible for implementing the strategy in partnership with community residents. The purpose of the collaboration is to coordinate activities, to share resources and wisdom, and to provide services and expertise related to all of the challenges a neighborhood might face.

The *Building Sustainable Communities* Initiative has five program objectives:

- To invest in housing and other real estate;
- To build family income and wealth
- To stimulate local economic activity
- To improve access to quality education; and
- To develop healthy environments and lifestyles

The *Building Sustainable Communities* objectives are the organizing principle for this plan booklet. After an initial neighborhood description and maps, there will be separate sections for each objective, one page for accomplishments since 2008, and one page for priorities for the next three years.

Each neighborhood has special assets and opportunities, and these are outlined and discussed following the section on the *Building Sustainable Communities* objectives.

The next section of the plan will cover citywide programs that cover all neighborhoods, for example the Community Safety Initiative or the Blighted and Vacant Properties Team. The plan will list ways you can be involved in the ongoing revitalization and growth of Duluth and conclude with contact information for the members of the *At Home Collaborative*.

INTRODUCING WEST DULUTH³

Neighborhood Boundaries: West Duluth covers the area from the Ore Docks to the Grand Avenue entrance to Spirit Mountain. West Duluth includes Denfeld, Ramsey, Irving, Fremont Point, Fairmont Park and Norton Park areas, as well as the Oneota Industrial District and the Spirit Valley Business District.

Brief history:

Human settlement of what is now West Duluth began with American Indian tribes followed by European fur traders, but the pattern of the community was established in the latter half of the 19th Century when the St. Louis River waterfront was the focal point for industrial development around which neighborhoods grew. Over time, rail and street systems connected the industrial areas and expanded development away from the water.

West Duluth was an unabashed blue-collar area. Residents worked in the concentration of heavy industry and transportation transfer facilities. The bulk of the housing was two-story single-family homes built on small lots. Local business districts were vibrant and diverse. Neighborhood identity was strong.

By the 1970's, heavy industry began to disappear. Many waterfront businesses closed and large portions of the riverfront fell into disuse, separated from the surrounding neighborhoods. The construction of I-35 in the late 1960's was both a boon and a bane. The highway eliminated hundreds of housing units and created a significant physical barrier slicing through the neighborhood. On the other hand, it created opportunities for new industrial enterprises, eliminated blighted areas, and, probably most importantly, provided a fast and convenient transportation connection to the rest of the city, region, and state.

³ Adapted from 2008 West Duluth Neighborhood Revitalization Plan

The Rise of Citizen Planning

In 1979 the West Duluth community banded together to take control of the future of their neighborhood. They formed the Spirit Valley Citizens' Neighborhood Development Association (SVCNDA) and initiated a series of programs and projects to protect, preserve and develop West Duluth. In 1987, in partnership with the City, they created the neighborhood's first revitalization plan, "West Duluth Opportunities for Change, Recommended Options for Land Use and Housing," which set forth an agenda for neighborhood revitalization.

Since then, other plans and programs have focused on distinct sections of the neighborhood. The Western Waterfront Trail and Munger Trail projects highlighted the attractiveness and value of the St. Louis River. The Fremont Point housing development built upon a river orientation and provided needed new housing. The West Duluth Business District plan identified a plan of action for rejuvenating the core business area. The Ramsey Village project revitalized a critical residential area. Planning for the former DW&P rail yard area seeks to provide a wider range of housing and offer additional recreational amenities to the area. Private investors stepped forward with housing and commercial projects along the river and Grand Avenue.

Duluth LISC was established in 1997 to bring additional resources, expertise and technical assistance to Duluth's Community Development Corporations, including SVCNDA. LISC created the *At Home in Duluth Collaborative* to coordinate revitalization efforts in five neighborhoods, including West Duluth. In 2006, Duluth was named one of ten demonstration sites for national LISC's *Building Sustainable Communities Initiative*, and it was under this program that the 2008 Neighborhood Revitalization Plan identified focus areas, action plans and outcomes. The current plan will review progress made since the 2008 plan and outline priorities and accountabilities for the next three years, 2012 – 2014.

WEST DULUTH⁴

Table 1: Population (US Census Bureau 2000 and 2010 American Fact Finder Fact Sheet for Duluth City, MN; Neighborhood Data from 2000 and 2010 DP-1. Profile of General Demographic Characteristics and Summary File 1 (SF 1))

	YEAR	# Residents	# Households
West Duluth	2000	8,038	3,570
	2010	7,737	3,476
Duluth	2000	86,918	35,550
	2010	86,265	35,705

		# Residents					
	YEAR	White	Black	Native Amer.	Asian	Multi-race	Other
West Duluth	2000	7,495	73	192	63	194	21
	2010	7,032	121	170	63	324	27
Duluth	2000	80,532	1,415	2,122	993	1,580	276
	2010	77,968	1,988	2,134	1,293	2,629	253

		% Residents					
	YEAR	White	Black	Native Amer.	Asian	Multi-race	Other
West Duluth	2000	93.2	0.9	2.4	0.8	2.4	0.3
	2010	90.9	1.6	2.2	0.8	4.2	0.3
Duluth	2000	92.7	1.6	2.4	1.1	1.8	0.3
	2010	90.4	2.3	2.5	1.5	3.0	0.3

Table 2: Age of Housing Stock and Foreclosures

	% housing built 1939 or prior	# Foreclosures 2008-2011
West Duluth	65%	121
Duluth	45.2	681

⁴ US Census tracks 31, 32, 33 and 34

DEMOGRAPHICS

Table 3: Housing Occupancy: US Census Table QTH3

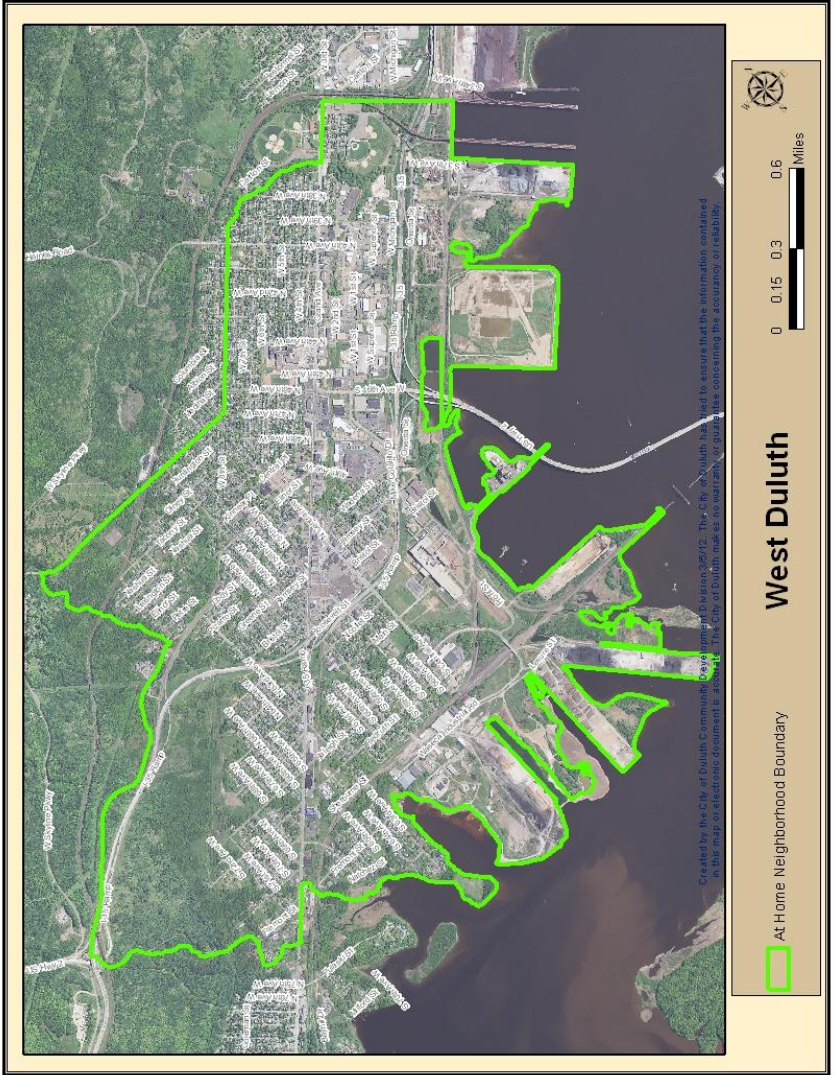
		# Dwelling units	# (%) Owner-occupied	# (%) Renter Occupied	# (%) Vacant
West Duluth	2000	3,726	2,369 (63.6%)	1,201 (32.2%)	156 (4.2%)
	2010	3,673	2,186 (59.5%)	1,290 (35.1%)	197 (5.4%)
Duluth	2000	36,994	22,773 (61.6%)	12,727 (34.4%)	1,494 (4%)
	2010	38,208	21,569 (56.5%)	14,136 (37%)	2,503 (6.6%)

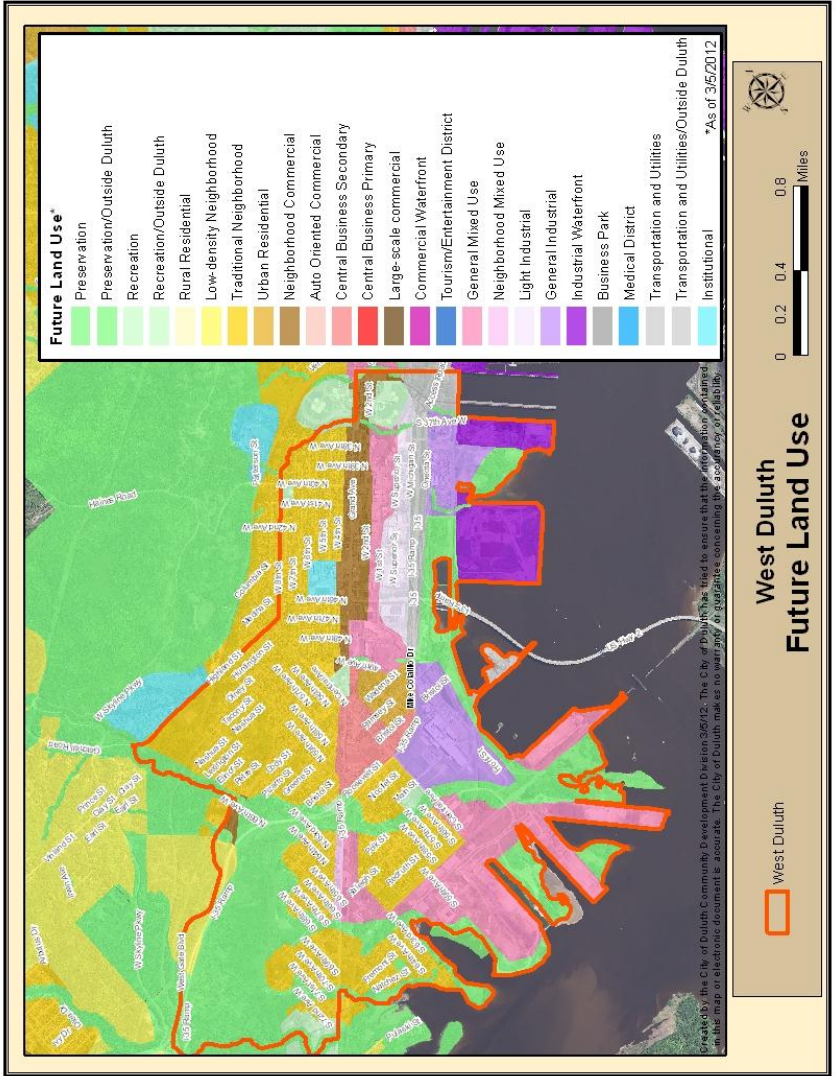
Table 4: Workforce (2005-2009 ACS)

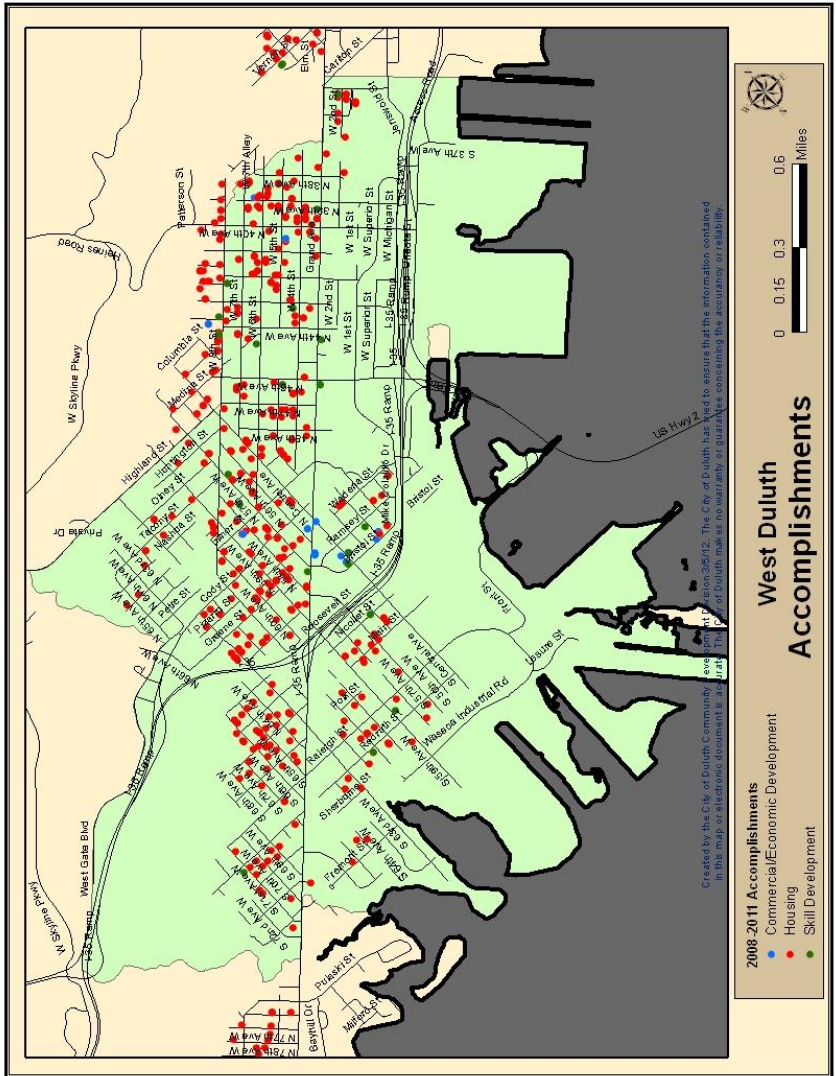
	# in Labor Force	Unemployed	% Unemployed	Avg. Travel time to work
West Duluth	4,037	373	9.2	15.1 min
Duluth	44,940	3,630	5.2	16.4 min

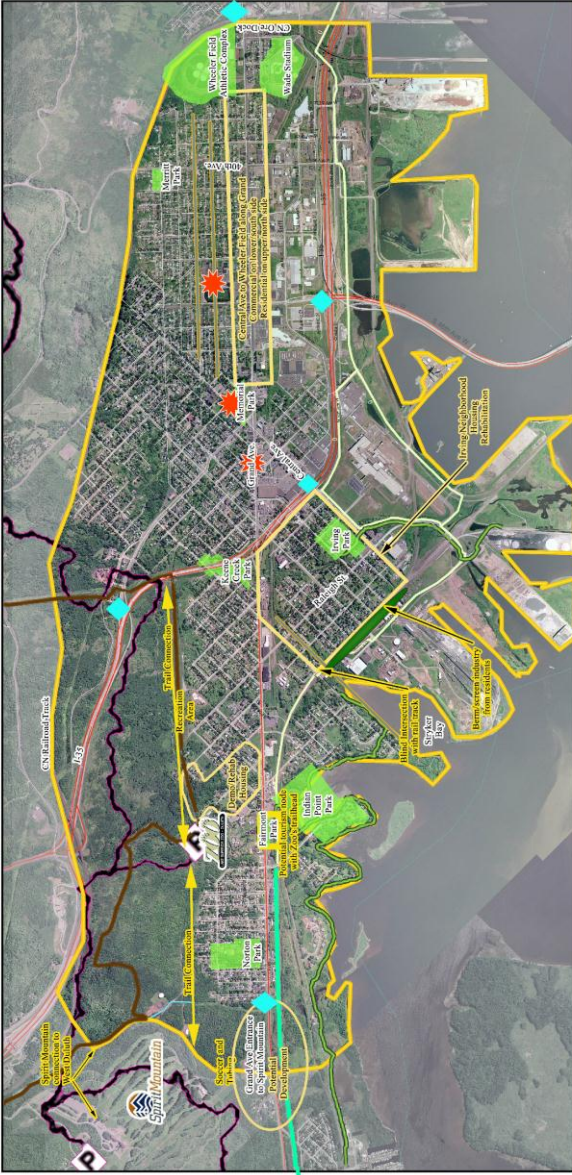
Table 5: Household Income (2005-2009 ACS)

	<\$25K	\$25K- \$50K	\$50K - \$75K	>75K
West Duluth	35%	28%	20%	16%
Duluth	32%	28%	18%	22%







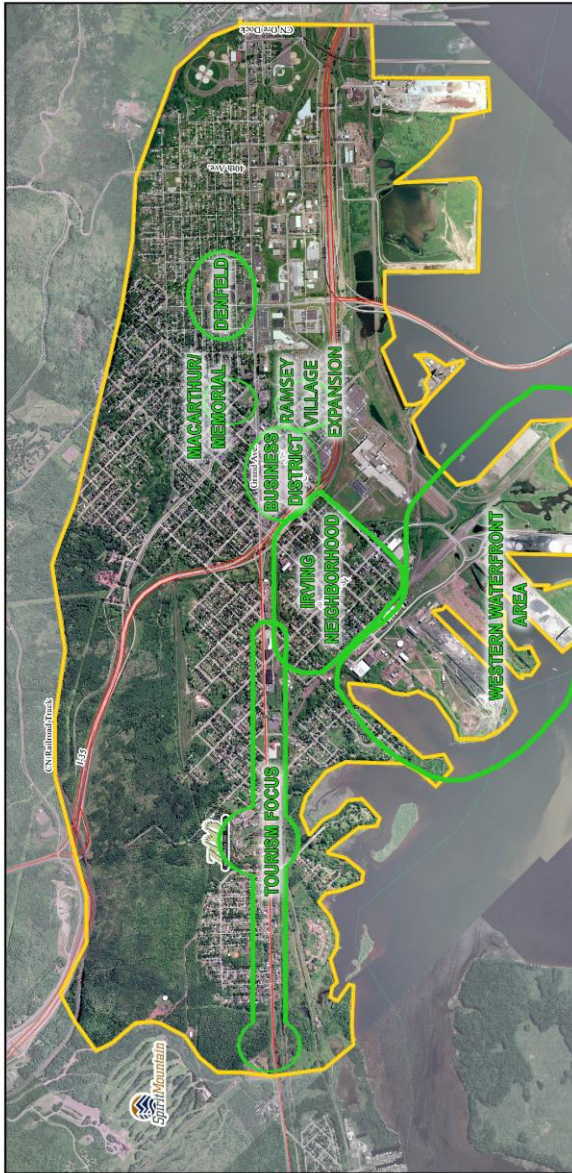


- Legend**
- W. Manger State Trail
 - Future W. Manger State Trail
 - Western Water Front Trails
 - Superior Hiking Trail
 - Snowmobile Trail
 - Entry/Main Access Point
 - Redevelopment Area
 - Poor Street Conditions
 - Potential Development



**West Duluth
Neighborhood**
Duluth, Minnesota

Map 3
Issues and Opportunities
Approx. 3400 Acres



**West Duluth
Neighborhood**
Duluth, Minnesota
Map 4
Focus Areas of Opportunity Map
Approx. 1400 Acres

INVESTING IN

Accomplishments 2008 – 2011

- Duluth Veteran’s Place, a housing and service complex for formerly homeless veterans, was developed by Northern Communities Land Trust (NCLT). Owned and operated by MACV⁵ and opened in April 2011, it has 5 transitional housing units and 11 permanent supportive housing units.
- Ramsey Village: a total of 72 new units of housing, including 20 units of senior housing and 14 units of special needs housing completed, 32 market-rate independent senior living units in pre-development (Park Place)
- Homeownership housing:
 - SVCNDA: 3 units of workforce housing completed in Ramsey Village (2007)
 - SVCNDA: 4 units rehabbed (2008)
 - Northern Communities Land Trust: 11 homes, acquired, rehabilitated and sold
 - 8 new townhomes (Ramsey Village; private developer, market rate)
- Irving Sustainable Neighborhood Action Plan completed with CDBG funds and SVCNDA leadership (2010)
- Replacement housing for units lost in school construction: Housing and Redevelopment Authority and SVCNDA
- 75 homes were purchased with Neighborhood Housing Services of Duluth (NHS) downpayment and closing cost assistance
- 30 homes were rehabilitated with NHS assistance
- Blight Removal
- Housing improvements in the target area (Cody St. to Elinor St, between 59th and 57th Avenues West)
- Renovation of Applewood West and Fairmont School Apartments

⁵ Minnesota Assistance Council for Veterans

HOUSING and OTHER REAL ESTATE

Priorities 2012 – 2014

- Focus investment and improvements in West Duluth Focus Area (see map p. 9) for efficient use of CDBG, HOME, MN Housing, Greater Minnesota Housing Fund and other funding sources
- Ongoing programs
 - Foreclosure prevention, counseling and assistance
 - Blight removal and code enforcement (Blight and Nuisance Collaborative – see Citywide Section)
 - Improve marketing and outreach for housing assistance programs, including curb appeal, rehab and homeownership
 - Lower barriers to homeownership through training, credit-repair programs, and programs to reduce downpayments and closing costs (One Roof Community Housing)
 - Acquisition-rehab-resale of vacant, blighted and foreclosed homes (One Roof)
- Implement Irving Plan housing priorities: targeted rehabilitation, demolition, conversion from rental to owner-occupancy
 - Feasibility studies of relocation of homes from flood-prone areas
 - Relocate homes from Redruth Business Park
- Complete Ramsey Village Plan (Park Place 32 units of senior housing plus proposed approximately 6 new single-family homes and 10 single-family rehabs)
- Invest in restoration and historic preservation of Wade Stadium

BUILDING FAMILY

Accomplishments 2008 – 2011

- Community Action Duluth’s West Duluth Free Tax Site helped prepare 974 returns and brought \$2.5 million in refunds in 2010
- 12 new retail businesses moved into the area, creating 47 new jobs
- 3 people participated in Community Action Duluth matched savings account program for starting a business
- Entrepreneur Fund programs such as “Growing Neighborhood Businesses” are made available to West Duluth residents (see Citywide Initiatives section)
- Many of Duluth’s programs to build family income and assets are citywide. Please see the Citywide Section for additional information on:
 - *Duluth at Work*, Duluth’s integrated workforce development program, and
 - Community Action Duluth’s *Financial Opportunity Center* which provides bundled services for financial coaching, employment placement and access to public benefits

INCOME AND ASSETS

Priorities 2012 – 2014

- Utilize *Duluth at Work* and all City Workforce Center programs to provide access to training, job skills, and sustainable employment
- Improve marketing of workforce development, financial training and housing assistance opportunities
- Expand participation in Duluth's Financial Opportunity Center by West Duluth residents; target and promote specific skill development opportunities at the Financial Opportunity Center consistent with West Duluth economic development
- Continue Community Action Duluth's Tax Site in West Duluth
- Work with ISD 709 to provide Adult Education opportunities in the new Laura MacArthur School, including for example, such programs as Study Island, economics/budgeting, and Homestretch and Homebuyers Education
- Work with Duluth Transportation Authority on transportation needs relevant to jobs; work on creating a transit hub in West Duluth

STIMULATING

Accomplishments 2008 – 2011

- Spirit Valley Business District rezoned as Form Based Code District
- Storefront enhancement (Beaner's, Mr. D's, Focus on Living, CW Technology, Pioneer Bank, WKK, Inc.)
- Business recruitment: 12 new businesses
- Business Expansion
 - *Focus on Living* (8 new jobs); CW Technology (5 new jobs); Salon on Grand (2 new jobs)
- Collaborative marketing of West Duluth tourist and waterfront attractions
 - West Duluth a regular feature in *Visit Duluth*
 - Marketing brochure created
- Inventory of buildings and lots along Grand Avenue to identify opportunities for new businesses complete
- A site for a farmer's market has been selected
- Properties improved along Grand Avenue: DMV, Little Store Superstore and Joe to Go
- Spirit Mountain Master Plan completed and new Timber Twister, mini-golf, tubing hill and zipline installed
- Plans for Spirit Mountain Chalet on Grand Avenue approved
- Lake Superior Zoo Master Plan completed and accreditation restored

Work in Progress 2011 - 2012

- Reconfigure Spirit Valley Mall traffic flow and signage
- Aesthetic improvements to I-35 ramps to Central Ave.
- Monumental signs installed for Business District
- St. Louis River Advisory Working Group formed
- Improvements to Lake Superior Zoo/LS&M RR node
- Use of District 3 Tax Increment Financing for job creation and business development: \$2M must be used by end of 2012 (or lost)

ECONOMIC ACTIVITY

Priorities 2012 – 2014

- Fully utilize DEDA West Duluth and *At Home* storefront renovation programs
- Promote small business development on Cody Street
- Conduct a Market Study for growth of Business District
 - Identify new business opportunities
 - Identify ways to enhance and grow existing businesses
- Develop a “Sports Corridor” plan. in partnership with City and Lincoln Park Business Group, linking the recreational and educational activities of Lincoln Park and West Duluth
- Promote development of Tourism Corridor
 - Riverfront: Marina/Tallas Island/Indian Point
 - Historic properties and railroad
 - Recreation: Spirit Mountain, Lake Superior Zoo, Munger Trail, Western Waterfront Trail
 - Conservation: Tallas and Spirit Islands
- Consider programs to upgrade area hotels/motels
- Brownfield redevelopment
 - US Steel, Cement Plant, Indian Point and other St. Louis River corridor sites
- Promote City Business Development policies to benefit existing as well as new businesses
- Implement Lake Superior Zoo Master Plan
- Implement Spirit Mountain Master Plan, including Chalet on Grand Ave.
- With City, develop Master Plan for Oneota Area
- Spirit Valley District: improve Bristol Street for pedestrians, calm traffic, better signs, upgrade of mall as possible Tax Interim Financing project
- Relocate and redevelop Streeter Masonry site
- Conduct feasibility studies on economic development portions of Irving Sustainable Neighborhood Action Plan: Redruth Business Park, Waseca Industrial Road and development of Farmer’s Market

IMPROVING ACCESS TO

Accomplishments 2008 – 2011

- Implementation of ISD 709 Long Range Facilities Plan
 - Denfeld High School reconstruction
 - New entrance and total restoration
 - Additional parking
 - New lighting
 - New Laura MacArthur School
- Memorial Park and New Laura MacArthur School are being developed as one complex. A \$250,000 CDBG grant was obtained for redevelopment of community and youth program space and playground
- A new Community Center is being developed within the Laura MacArthur School.
- Service Learning projects
 - Global Youth Service Day
 - Ramsey Street Garden
 - Butterfly Garden and Art Project at the Zoo
 - Laura MacArthur Community Health Fair
 - Laura Mac Garden Club
 - Memorial Park Gardens and tribute to veterans
 - Neighborhood map and history project
 - Health Service Day at Denfeld High School
 - Kindergarten to Senior flower project
 - 4 new planters on Grand Avenue
 - Bird Houses along St. Louis River
- Edison Charter Schools purchased the Raleigh building and opened a charter school
- Vacated alley (4th Street and Elinor) for new schools
- Lincoln Park Middle School started, studies for connection to West Duluth begin

QUALITY EDUCATION

Priorities 2012 – 2014

- Work with United Way and others to increase graduation rates for all students and decrease racial disparities in graduation and achievement
- Complete Valley Youth Center in Memorial Park and maintain it as a key resource for after school and summer activities
- Strengthen relationships with schools
 - Expand service learning programs at Denfeld and Laura MacArthur
 - Improve connectivity to Denfeld, Laura MacArthur and new Lincoln Park Middle School
 - Increase opportunities for adult education and life skills training for all ages
 - Implement programs like *Respect Retreat* or *Reading Partners*
- Extend library hours and link to Denfeld High School
- Increase participation in Denfeld Foundation Scholarships
- Increase participation in YMCA/Mentor Duluth
- Increase awareness of vocational opportunities available at Lake Superior College and Denfeld (all ages)
- Plan for and support creative re-use of old Laura MacArthur School site (possibly NFL field)
- Finish capital improvements to Community Center at Laura MacArthur school

PROMOTING HEALTHY

Accomplishments 2008 – 2011

- 2008 - West Duluth Community Development Corporation Website (www.westduluth.org) created
 - 2009: New Dog Park: West Duluth has the first and only Dog Park in Duluth at Keene's Creek, located at Grand Avenue and 63rd Avenue West, built in 2009 and run by the City's Parks & Recreation Dept.
 - Streetscape improvements: (including new sidewalks, pedestrian lighting, trees, trash cans, benches and new DTA bus shelters)
 - 2005 – 2006 Grand Avenue from 59th Avenue West to Carlton Street
 - 2007- 2008 Central Avenue from Grand Avenue to I-35
 - 2009- Ramsey Street from Grand Avenue to Central Avenue
 - Cross City Trail under construction; funding in place to extend Willard Munger State Trail from Indian Point Campground to 37th Avenue West.
 - In 2010, the Wheeler Skatepark was open to the public, also 2 new Bocce Courts were built at the Wheeler Fieldhouse
 - 2010 Environmental Cleanup completed on the St. Louis River at the Interlake Steel Site.
 - Parks and Recreation Master Plan completed (2011)
 - Irving Recreation Center Plan completed (2011)
 - Plan for new pedestrian and bike connection from Norton Park to new Laura MacArthur School is underway
-

ENVIRONMENTS AND LIFESTYLES

Priorities 2012 – 2014

- Implement city infrastructure, parks and schools plans in West Duluth including:
 - Develop Indian Point Campground into regional park
 - Irving Park redevelopment as Tier 3 Limited Maintenance Park (facilities geared toward year round recreational needs of adjacent neighborhoods)
 - Support MN DNR to restore lower Keene Creek
 - Bring “the bottoms” into public ownership, possibly as environmental site for Edison School
- Improve Trails System
 - Complete Cross City Trail through West Duluth, (63rd Ave. W. to 37th Ave. W.), eventually connecting Munger Trail to Canal Park
 - Develop recreational trail along Keene Creek from Irving Park to Keene Creek Park
 - Implement trails in Zoo Master Plan
 - Complete Grassy Point Trail
- Maintain Valley Youth Center Programs
- Increase connectivity for bicycles and pedestrians:
 - Schools to Wheeler/Wade and to Duluth Heritage Sports Center/Clyde Park
- Initiate re-use for playing field at old Laura MacArthur site (explore possible NFL grant)
- Improve Waterfront Access: new boat launch and fishing pier

INFRASTRUCTURE PRIORITIES

- Grand Avenue: work on Tourism Corridor: 59th Ave. W. to Bessemer
 - Extend and make sidewalks accessible from 59th Ave. W. to Spirit Mountain
 - Install pedestrian crossings along Grand Avenue, at tourist attractions, and at 77th Ave. West, at Denfeld High School and at Laura MacArthur School
 - Plant street trees along Tourism Corridor (Grand Avenue from 59th Ave. W to Spirit Mountain)
 - Add streetscape amenities from 59th Ave. W to the Zoo
 - Traffic controls at 75th Avenue W
- Other Community Priority Streets
 - Raleigh Street to the freeway (repaving)
 - Re-route traffic to 59th Ave. W.
 - Sherburne and 69th Ave. W. to Grand
 - Reroute traffic to attractions and business district via Cody Street entrance to 59th Ave. W
 - Install sidewalks on west side of 57th Ave. W
 - Install warning signals/barriers at 67th Ave. W and the Railroad
- Improve Oliver Bridge connection to Wisconsin as pedestrian and bicycle pathway
- Provide direct access from West Duluth to the St. Louis River. Capitalize on the Tallas Island project and the redevelopment of the Interlake Steel Site for public access.
- Erie Pier: develop for highest and best use
- Conduct traffic study for West Duluth

ST. LOUIS RIVER CORRIDOR

The St. Louis River, the largest U.S. tributary to Lake Superior, has its headwaters at Seven Beavers Lake, near Hoyt Lakes, Minnesota from which the river flows southwesterly for 179 miles before forming a 12,000-acre freshwater estuary into Lake Superior. Below Jay Cooke State Park, the river turns to the northeast, and flows between Duluth, Minnesota, and Superior Wisconsin. Morgan Park, West Duluth and Lincoln Park are on the St. Louis River corridor.

The St. Louis River was designated as an Area of Concern (AOC) -one of 43 on the Great Lakes- because of pollution problems remaining from past industrial practices. Unlike many other AOCs on the Great Lakes, the St. Louis River also has a lot of high quality habitat for plants and animals.

Currently the St. Louis River Corridor, particularly the lower 39 miles and estuary, is a high priority of the EPA, Minnesota Pollution Control Agency, local governments the *At Home Collaborative*, and local non-profit organizations for environmental remediation and restoration.

The EPA, St. Louis River Alliance (www.stlouisriver.org), the St. Louis River Working Group, Duluth's Department of Economic Development, and the US Army Corps of Engineers are the principal agencies working to implement the St. Louis River System Remedial Action Plan Phase One <http://www.stlouisriver.org/rap2.html>

The St. Louis River is an underutilized resource for West Duluth and the entire City. The corridor has outstanding potential for balanced mixed-use: restoration and conservation of natural areas, recreation, industrial redevelopment, and housing.

CITYWIDE INITIATIVES

Community Safety Initiative: The *At Home* Community Safety Initiative includes citywide crime prevention meetings, block meetings, and Citizen Crime Patrols. Come join in! Call One Roof Community Housing at 218 727-5372 for more information.

Blighted and Nuisance Collaborative: The Blighted and Nuisance Collaborative is a united effort of Duluth's Fire and Police Departments, Life Safety Division, Community Development Division, and the City Attorney, the Western Lake Superior Sanitation District, Duluth LISC, One Roof Community Housing, West Duluth CDC, the St. Louis County Land Department, and the Housing and Redevelopment Authority of Duluth. The team meets monthly to coordinate efforts on the city's worst properties. To date, 30 properties have been demolished, 33 brought into compliance, 20 are targeted for demolition and 14 are targeted for rehabilitation; 361 properties remain on the list. Call One Roof Community Housing at 727-5372 for more information.

Duluth at Work: Duluth LISC co-administers *Duluth at Work*, with the City of Duluth. Over 300 job seekers and small business owners have been served by *Duluth at Work* since 2008. *Duluth at Work* partners with six organizations which provide training, skill development, peer groups, employment support and small business development for participants seeking to increase their incomes or revenues by 25% over the course of 3 years. For more information, call 218-355-8070.

Financial Opportunity Center: Funded by a national LISC grant and opened in April 2011, Duluth's Financial Opportunity Center is a program of Community Action Duluth (CAD). Financial Opportunity Centers provide families with integrated services across three areas: employment placement and career improvement; financial education and coaching; and public

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benefits access. As of December 2011, after less than a year of operation, 255 people are enrolled and receiving services at the CAD Financial Opportunity Center. For more information, call Community Action Duluth 218-726-1665.

Ecolibrium3's Duluth Energy Efficiency Program

(DEEP): The Duluth Energy Efficiency Program, or DEEP, is open to all Duluth and assists homeowners and landlords with understanding and completing cost effective energy improvements. Ecolibrium3 offers free energy scores, access to home energy assessments, financial bundling of rebates and loans available to pay for energy improvements, bidding services for identified home improvements so residents can find trained contractors, and quality assurance follow-up. Rebates up to \$2,500 are available for a limited time. For more information call 218-336-1038 or visit www.duluthenergy.org.

Entrepreneur Fund

The **Entrepreneur Fund** helps people start and grow successful, locally owned small businesses. The Fund provides **training**, **consulting** and **financing** to emerging and small businesses in northeast Minnesota and northwest Wisconsin. The Entrepreneur Fund offers free on-line basic business workshops, flexible financing for start-ups and established businesses, and “Be Strategic. Grow your Business,” a program targeted toward established business owners who are seeking to build business performance and revenue. The Entrepreneur Fund also administers the *At Home in Duluth* storefront loan program. For more information call: 218-623-5747 or visit www.entrepreneurfund.org

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WANT TO GET INVOLVED?

For Volunteer and Service Opportunities in West Duluth, please contact West Duluth Community Development at 218-624-2317 or visit our website at www.westduluth.org

Volunteer Activities Include:

Business Development
Housing Development
Physical Infrastructure
Tourism Corridor Committee
Green Space and Parks
Marketing West Duluth
Service Learning
Community Gardens
Block Watches/Citizen Patrol
Fundraising Events
Neighborhood Events including
Spirit Valley Days

West Duluth Free Tax Site (Contact Community Action Duluth 218-726-1665)

After school programs; Valley Youth Center 218-628-4896

Email WDCDC at: svcnda@aol.com

***Additional volunteer opportunities in the community can be found at www.volunteerduluth.org.**

WHERE YOU CAN GO FOR HELP:

Financial Health and Education:

Tax Preparation/Earned Income Tax Credit:
Community Action Duluth Community Action Duluth:
19 N. 21st Ave. W. (55806); 218-726-1665;
www.communityactionduluth.org

**Education, Employment, Financial and Housing
Education/Coaching/Counseling: Financial
Opportunity Center:** Community Action Duluth, 19 N.
21st Ave. W. (55806); Ph. 218-726-1665;
www.communityactionduluth.org

Foreclosure Prevention, Counseling and Assistance:
Lutheran Social Service, 424 West Superior Street #600
Duluth, MN 55802; Phone: 218-529-2289,
www.lssmn.org

Small Business Assistance, incl. storefront upgrades

Duluth Economic Development Authority (DEDA):
City Hall Room 402; (218) 730-5322

Entrepreneur Fund, 202 W. Superior Street #311;
(55802); 218-623-5747; www.entrepreneurfund.org

West Duluth CDC: 331 N. Central Avenue (55807); 18-
624-8326, www.westduluth.org

Health Care Access: Lake Superior Health Center
4325 Grand Avenue Duluth, MN 55807 Phone: 218-722-
1497 Website: www.lschc.org

WHERE YOU CAN GO FOR HELP (Con't)

Blighted Property:

Duluth Fire Department – Life Safety Division, 615 W. 1st St. (55802) 218-730-4380 www.duluthmn.gov or

One Roof Community Housing 12 E. 4th Street (55805), 727-5372 <http://www.1roofhousing.org/>

Owner-occupied and Rental Housing repair/remodeling

One Roof Community Housing 12 E. 4th Street (55805), 727-5372 <http://www.1roofhousing.org/>

Housing and Rehabilitation Authority of Duluth: 222 E. 2nd Street (55816); 218-529-6300; <http://duluthhousing.com/>

Community Action Duluth, 19 N. 21st Ave. W. (55806); Ph. 218-726-1665; www.communityactionduluth.org (matched savings account program)

Western Lake Superior Habitat for Humanity: 2002 W. Superior Street #9, (55806); 218.722.3875; <http://www.twinportshabitat.org/>

Energy Efficiency and Environmental Concerns

Comfort Systems: 520 Garfield Avenue (55806) 218-730-4050 <http://www.comfortsystems.ws>

Ecolibrium3: 2304 W. Superior Street (55806); 218-336-1038, www.duluthenergy.org

Arrowhead Economic Opportunity Agency (AEOA): 3112 Truck Center Dr; Suite B (55806) 218-624-7625

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WHERE YOU CAN GO FOR HELP (Con't)

Job training and workforce development:

City of Duluth Workforce Development, 332 City Hall
Duluth, MN 55802, Ph. 218-730-5770,
www.duluthworks.org

MN Workforce Center – Duluth, 320 W 2nd St, Suite 205
Duluth, MN 55802, Ph. 218-723-4730
[www.positivelyminnesota.com/Job Seekers/Workforce](http://www.positivelyminnesota.com/Job_Seekers/Workforce)

Duluth at Work: Call Emily Larson, coordinator: Ph. 218-355-8070

Financial Opportunity Center: Community Action Duluth,
19 N. 21st Ave. W. (55806); Ph. 218-726-1665;
www.communityactionduluth.org

If you need assistance finding the resources you need, simply call United Way 211 Information and Referral. Dial 211 or from a cell phone 1-800-543-7709.

ADDITIONAL

Coordinating Agency:

West Duluth Community Development Corporation
(Formerly SVCNDA), 331 N. Central Avenue, Duluth, MN
55807; 218-624-8326, www.westduluth.org, svcnda@aol.com

Prior Neighborhood Plans:

“West Duluth Opportunities for Change, Recommended Options for Land Use and Housing”, prepared by the West Duluth Citizen Plan Steering Committee, May 1987

“West Duluth Business District Streetscape Master Plan” prepared by SVCNDA and the City of Duluth, January 2000

“Ramsey Village Plan” Prepared by Spirit Valley Citizens’ Neighborhood Development Association (SVCNDA), March 2003

“West Duluth Community Neighborhood Revitalization Plan” prepared by Architectural Resources, Inc. and Applied Insights^{North}; City of Duluth Community Development Office, Duluth LISC, and Spirit Valley Citizens’ Neighborhood Association (SVCNDA,) <http://duluthlisc.org/Plans/WDplan.pdf> March 2008

“The Irving Sustainable Neighborhood Action Plan,” prepared by Architectural Resources, Inc and Applied Insights^{North} for SVCNDA, October 2010

City of Duluth Parks and Recreation Master Plan Action Steps: http://www.duluthmn.gov/parks/pdf/%20files/master_plan_chapters/Action_Steps_Strategies.pdf

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PLANNING RESOURCES

Other Relevant Plans:

City of Duluth Comprehensive Plan (2006)

http://www.duluthmn.gov/planning/comp_plan/index.cfm

Lake Superior Zoo Master Plan

[www.lszoo.org/cms/files/LSZ 2009 MP Executive Summary.pdf](http://www.lszoo.org/cms/files/LSZ_2009_MP_Executive_Summary.pdf)

Spirit Mountain Master Plan

www.spiritmt.com/Pdf/MasterPlanOutline.Pdf

Other Resources:

“Preservation Guidelines for Duluth Houses” (2007) by Robert Roscoe, (2007), NHS Duluth and the Midwest Office, National Trust for Historic Preservation

“Stewarding the Future of Our Communities: Case Studies in Sustaining Community Engagement and Planning in America’s Small Cities and Towns” (2012) by Steven C. Ames, Orton Family Foundation, Middlebury, VT

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AT HOME IN DULUTH COLLABORATIVE

Duluth LISC (Local Initiatives Support Corporation): 202 W. Superior Street #401 (55802); 727-7761, www.duluthlisc.org

City of Duluth Community Development Office: 407 City Hall, (55802); 730-5480; www.duluthmn.gov/community_development/

Center City Housing Corporation: 105 ½ West First Street (55802); 722-7161; www.centercityhousing.org

Churches United in Ministry (CHUM): 102 W. 2nd Street (55802) 720-6521
www.chumduluth.org

Community Action Duluth: 19 N. 21st Ave. W. (55806); 726-1665;
www.communityactionduluth.org

Ecolibrium3: 2304 W. Superior Street (55806); 336-1038, www.duluthenergy.org

Entrepreneur Fund: 202 W. Superior Street #311; (55802); 623-5747;
www.entrepreneurfund.org

Healthy Duluth Area Coalition: Duluth YMCA, 302 W. First Street(55802), 722-4745 x152; <http://healthyduluth.org>

Housing and Redevelopment Authority of Duluth: 222 E. 2nd Street (55816); 529-6300; <http://duluthhousing.com/>

ISD 709: 215 N. 1st Ave. E. (55802) 336-8700; www.duluth.k12.mn.us

Lincoln Park Business Group: 2002 W. Superior Street #8 (55816); 727-6573;
<http://lpbg.org/>;

One Roof Community Housing⁶: 12 E. 4th Street (55805), 727-5372;
<http://www.1roofhousing.org/>

United Way of Greater Duluth: 424 W. Superior St. #402 (55802), 726-4770;
www.unitedwayduluth.org

West Duluth Community Development Corporation: 331 N. Central Avenue (55807); 624-8326, www.westduluth.org,

⁶ One Roof Community Housing is the new organization formed on 1/1/2012 from the merger of Northern Communities Land Trust (NCLT) and Neighborhood Housing Services of Duluth (NHS)

LIST of ACRONYMS and NAMES

AEOA: Arrowhead Economic Opportunity Agency
AICHO: American Indian Community Housing Organization
ALA: American Lung Association
ARDC: Arrowhead Regional Development Commission
At Home: At Home in Duluth Collaborative
B&G: Boys and Girls Club
CAD: Community Action Duluth
CCHC: Center City Housing Corp.
CD: City of Duluth Community Development
CN: Campus Neighbors
CHUM: Churches United in Ministry
CRB: Civilian Review Board
CSI: Community Safety Initiative
CSS: College of St. Scholastica
DCM: Duluth Children's Museum
DEDA: Duluth Economic Development Authority
DPD: Duluth Police Department
DTA: Duluth Transit Authority
DYAC: Duluth Youth Agency Coalition
ED: Economic Development
EF: Entrepreneur Fund
GDC: Greater Downtown Council
GFN: Good Food Network
GMHF: Greater Minnesota Housing Fund
Grant: Grant Community School Collaborative
HDAC: Healthy Duluth Area Coalition
HRA: Housing and Redevelopment Authority of Duluth
ISD 709: Duluth Independent School District #709
LISC: Duluth Local Initiatives Support Corporation
LP: Lincoln Park
LPBG: Lincoln Park Business Group

(continued on next page)

LSC: Lake Superior College
LSS: Lutheran Social Service
MIC: Duluth-Superior Metropolitan Interstate Council
MnDOT: Minnesota Department of Transportation
MPCC: Morgan Park Community Club
One Roof: One Roof Community Housing
PA: Prosperity Agenda
P&R: City of Duluth Parks and Recreation
SHIP: State Health Improvement Program
SLRA: St. Louis River Alliance
SOAR: SOAR Career Solutions
SWH: Safe and Walkable Hillside
UMD: University of Minnesota Duluth
UW: United Way of Greater Duluth
WDBC: West Duluth Business Club
WDCDC: West Duluth Community Development Corporation
VYC: Valley Youth Center
Zoo: Lake Superior Zoo

West Duluth Implementation Plan

Goal: Investing in Housing and Other Real Estate						
Strategy: focus improvements in the <i>At Home Focus Area (see map)</i> and on affordable, workforce and mixed-income, mixed-use housing; prevent and address foreclosed blighted property						
PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)			
			1	2 to 3	3 to 5	
Foreclosure prevention and remediation	LSS	HRA, CAD, UW, LISC, CD, One Roof	X	X	X	
Blight removal and code enforcement	Life Safety Division	Blight Collaborative	X	X	X	
Improve marketing for <i>At Home</i> housing assistance programs	One Roof, CAD, Housing Services	<i>At Home</i> Housing Committee, LISC	X	X	X	
Lower barriers to homeownership	One Roof, CAD	HRA, LISC	X	X	X	
Acquisition/rehab of vacant, blighted and foreclosed homes	One Roof, HRA	<i>At Home</i> Housing Committee, LISC, GMHF	X	X	X	
Implement Ramsay Plan: targeted rehab, demo and conversion of rentals to	HRA	One Roof, LISC	X	X	X	
Complete feasibility studies of relocation of homes from flood-prone areas	WDCDC			X		
Relocate homes from Redruth Business Park	WDCDC			X		
Complete Ramsay Village Plan: Park Place	WDCDC	Park Place, LLC	X	X		
Complete Ramsay Village Plan: 6 new single-family and 10 rehab single-family	WDCDC			X		
Invest in restoration and historic preservation of Wade Stadium	City, WDCDC	LPBG	X	X		

West Duluth Implementation Plan

PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)		
			1	2 to 3	3 to 5
<p>Goal: Building Family Income and Assets Strategy: Address barriers to employment, and coordinate job placement, training, income support and financial education resources</p>					
Utilize Duluth at Work and Workforce Center to provide access to vo-tech, job skills and sustainable employment	LISC and City Workforce Center		X	X	
Improve marketing of workforce development, financial training and housing assistance	One Roof, At Home Core Group, CAD		X		
Target and promote specific skill development opportunities at the Financial Opportunity Center	CAD, LISC	United Way	X	X	X
Work with ISD 709 to provide Adult Education opportunities in the new Laura MacArthur School	ISD 709	WDCDC		X	
Work with DTA to create schedules and frequencies relevant to jobs and education	CAD, DTA	HDAC	X		
Continue Community Action free tax site in West Duluth	CAD	WDCDC	X	X	X

West Duluth Implementation Plan

PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)		
			1	2 to 3	3 to 5
Goal: Stimulating Economic Activity					
Strategy: Support small business development/retention and work to revitalize and redevelop key commercial and industrial corridors					
Fully utilize DEDA and At Home Storefront Renovation Programs	WDCDC, EF	One Roof, At Home (Core and ED), DEDA, LISC	X	X	X
Support business expansion: Growing Neighborhood Businesses and 0% Capital Growth Fund	EF	WDCDC	X	X	X
Promote small business development on Cody Street	WDCDC	EF		X	
Conduct market study for growth of Business District	WDCDC	LISC	X		
Develop a "sports corridor plan"	WDCDC	City, LPBG, Spirit Mtn, Zoo		X	
Promote development of a Tourism Corridor: riverfront, marina, Spirit Mtn, Zoo, trails	WDCDC	City, Spirit Mtn, Zoo, WDBC, LPBG,	X	X	X
Upgrade area hotels/motels	Private Owners	WDCDC, WDBC			X
Brownfield redevelopment in St. Louis River Corridor	WDCDC	SLRA, DEDA, City	X	X	X
Develop City Business Development policies to benefit existing as well as new businesses	City	WDCDC		X	
Implement Lake Superior Zoo Master Plan	Zoo	WDCDC	X		
Implement Spirit Mtn. Master Plan, including chalet on Grand Avenue	Spirit Mtn	WDCDC	X		
Develop master plan for Oneata Area	City, WDCDC	WDCDC		X	
Spirit Valley: improve Bristol Street for pedestrians, better signage, upgrade mall; possible TIF District	WDCDC, DEDA	LISC		X	
Relocate Streeter Masonry and redevelop site	WDCDC	LISC		X	
Conduct feasibility studies on economic development of Redruth Business Park, Waseca Industrial Road	WDCDC	LISC	X		
Conduct feasibility study for West Duluth Farmer's Market	WDCDC	LISC	X		

West Duluth Implementation Plan

Goal: Improving Access to Quality Education								
Strategy: Improved access to education for residents of all ages								
PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)					
			1	2 to 3	3 to 5			
Increase graduation rates and decrease racial disparities in graduation	UW, ISD 709	City, At Home, Prosperity Agenda, LISC, WDCDC		X				
Complete Valley Youth Center in Memorial Park	ISD 709, VYC, P&R		X					
service learning programs at Denfeld and Laura MacArthur and the Denfeld Alumni Assoc.	ISD 709	WDCDC, LISC	X	X				
Improve connectivity to Denfeld, Laura MacArthur and new LP Middle School	HDAC	WDCDC	X	X				
Increase community programs, adult education and life skills training for all ages in	ISD 709, UW	CAD, VYC		X				
Implement community reading programs	ISD 709	Public Library		X				
Extend library hours at Denfeld HS	ISD 709		X					
Increase participation in Denfeld	ISD 709	UW		X				
Increase participation in YMCA/Mentor Duluth VYC			X	X	X			
Increase awareness of vocational opportunities at LSC and Denfeld (all ages)	LSC, UW	CAD, VYC			X			
Finish capital improvements to Laura MacArthur Community Center	WDCDC	LISC	X					
Plan and support creative re-use of old Laura MacArthur School site	WDCDC	LISC			X			

West Duluth Implementation Plan

PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)		
			1	2 to 3	3 to 5
Goal: Promoting Healthy Environments and Lifestyles Strategy: Implement city infrastructure and parks improvements; promote connectivity and access to healthy activities					
Develop Indian Point Campground into regional park	P&R	WDCDC		X	
Redevelop Irving Park as Tier 3 Limited Maintenance Park: restore lower Keene	P&R	WDCDC		X	
Bring "bottoms" into public ownership for possible use as environmental ed site	Irving Community Club	WDCDC		X	
Improve trails: complete Cross City Trail, trail linking Keen Creek and Irving Parks, Grassy Point Trail, and trails in Zoo master plan	P&R	WDCDC, HDAC		X	
Maintain Valley Youth Center Programs	YYC		X	X	X
Increase connectivity for bicycles and pedestrians: schools to Wade/Wheeler and to DHSC/Clyde Park	HDAC		X	X	
Creative re-use of playing field at old Laura MacArthur field	P&R	WDCDC, LISC		X	
Improve waterfront access: possible boat launch and fishing pier	WDCDC	SLRA		X	

