



CITY OF DULUTH

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL13-008	Contact	Steven Robertson, 218-730-5295	
Application Type	Concurrent Use of Streets Permit	Planning Commission Date	February 12, 2013	
Deadline for Action	Application Date	January 15, 2012	60 Days	N/A
	Date Extension Letter Mailed	N/A	120 Days	N/A
Location of Subject	210 to 218 West Michigan Street			
Applicant	Duluth Transit Authority	Contact	Jim Heilig, 218 722-4426	
Agent		Contact		
Legal Description	See Attached			
Site Visit Date	February 1, 2013	Sign Notice Date	January 28, 2013	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

Applicant requesting a Concurrent Use of Streets Permit to allow the construction of a skywalk and a canopy structure.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C	Commercial	Central Business Primary
North	F-8	Commercial	Central Business Primary
South	MU-C	Commercial/Transportation	Central Business Primary/Transportation
East	MU-C	Commercial/Transportation	Central Business Primary/Transportation
West	MU-C/F-8	Commercial	Central Business Primary

Summary of Code Requirements (reference section with a brief description):

UDC Section. 50-37.7C. The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that:

1. The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city;
2. Any proposed skywalk will significantly improve the circulation of pedestrians in the city without exposure to weather conditions;
3. No portion of a public easement proposed for use is being physically used or occupied by the public.

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Central Business Primary future land use encompasses a broad range of uses and intensities: Governmental campus, Significant retail, Entertainment and lodging, Opportunities for high-density housing, Central plaza, public/open space, and Public parking facilities.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

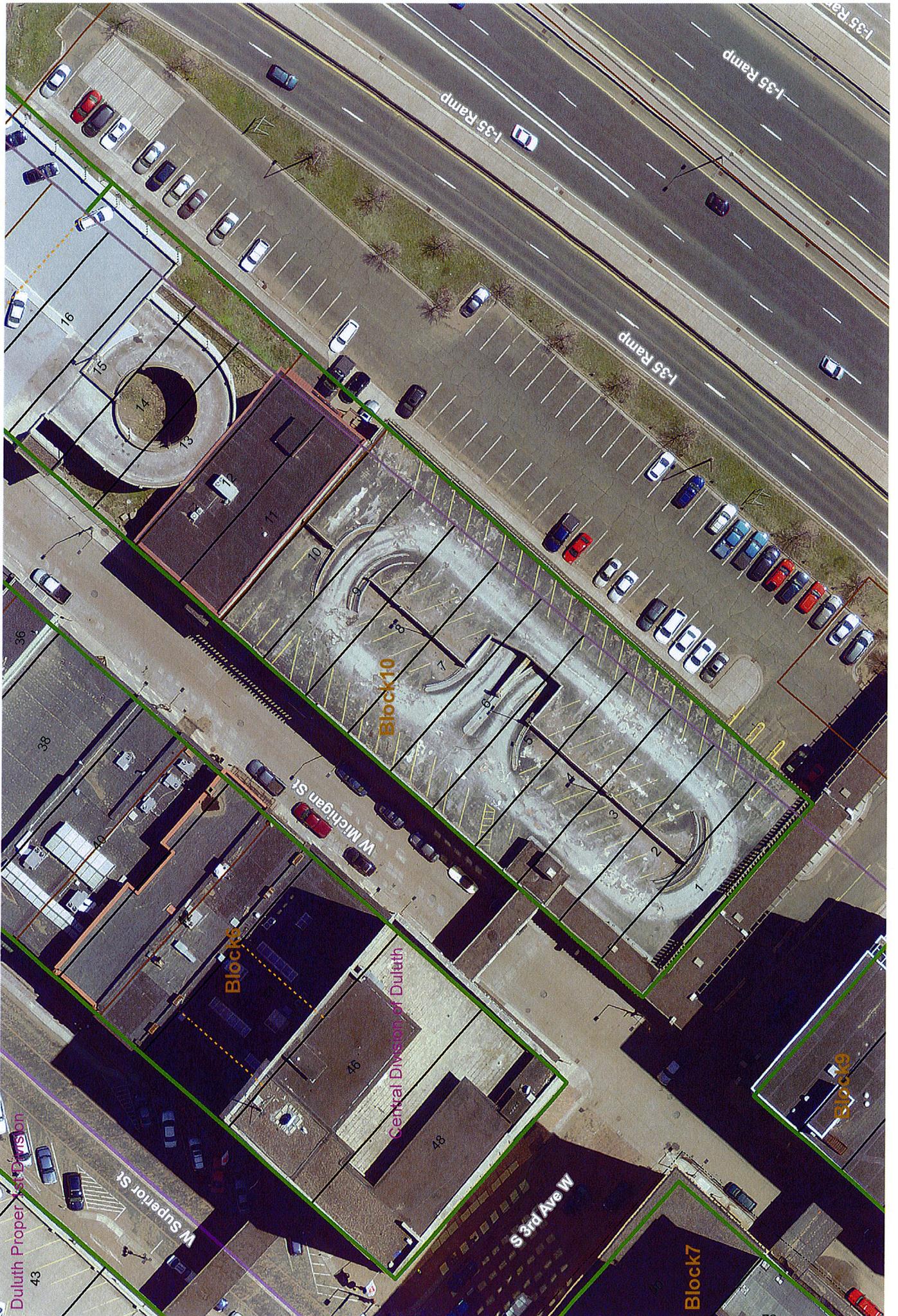
- 1) The applicant is proposing to build a private skywalk extension(one not covered under the normal rules for skywalks found under the City Code) and a structural canopy over the right of way of West Michigan Street. At this point, the City is asked to approve the general area that the Skywalk and canopy will occupy, and the specific construction schematics will be approved by the City at a later date.
- 2) The proposal will not harm or inconvenience the health, safety and general welfare of the city. While the right of way is currently being physically used by the public, the proposal project will not interfere with the public's ability to use the right of way (sidewalk or street).
- 3) The proposal is a reasonable use of public right of way and can be terminated if the City of Duluth desires to use the area for any public purpose.
- 4) No comments were received from city or government agencies or citizens on this proposal.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Staff recommends that the Planning Commission recommend approval of the requested Concurrent Use Permit to the City Council with the following condition:

- 1) The applicant enter into a development agreement with the City of Duluth prior to starting construction on the proposed skywalk and canopy structure.

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)



Block 10

Block 6

Block 7

Central Division of Duluth

Duluth Proper East Division

Block 9

I-35 Ramp

I-35 Ramp

I-35 Ramp

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

W Michigan St

W Superior St

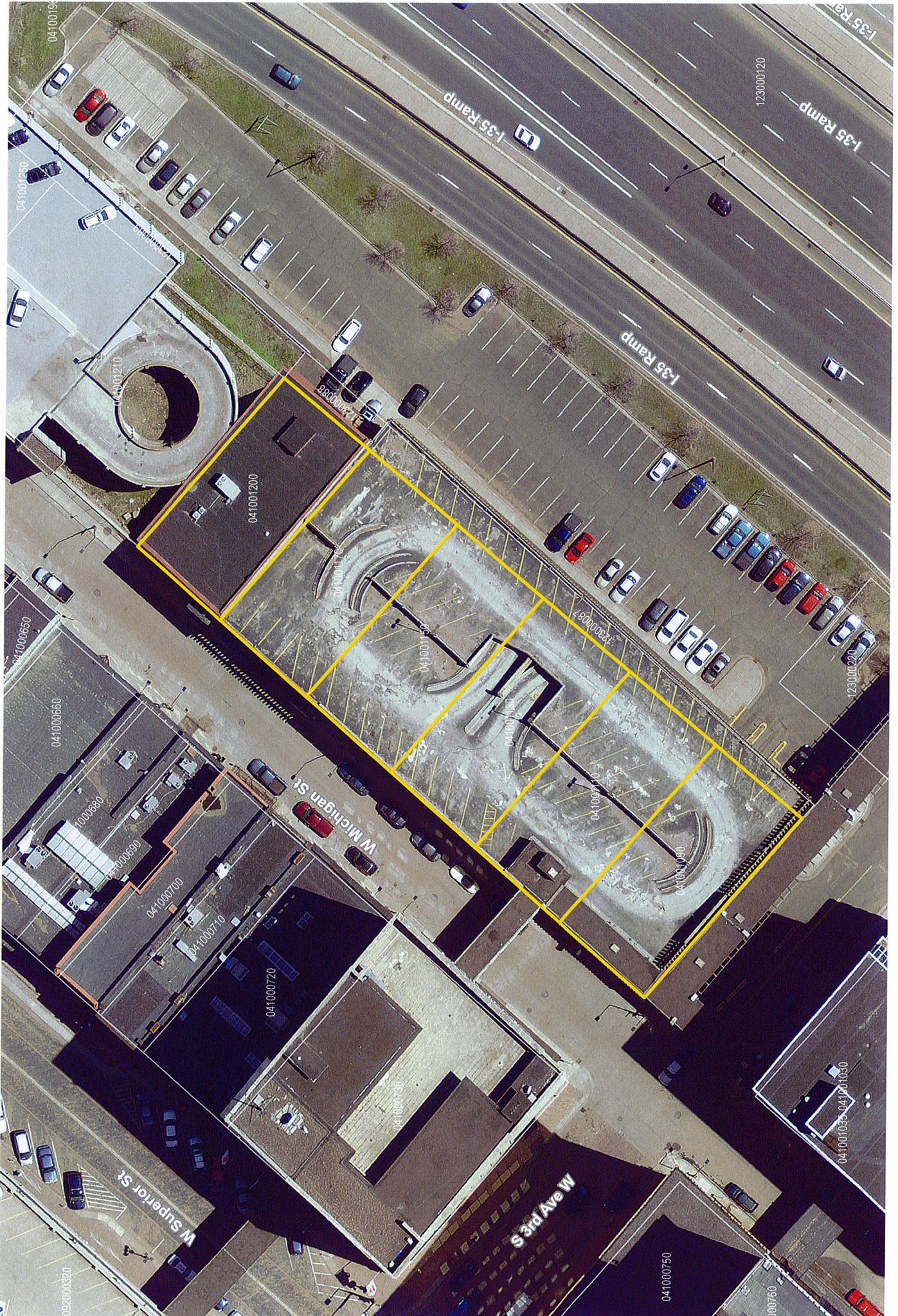
S 3rd Ave W

43

46

48

49



04100196

041001250

041001210

041001200

041001888

041001100

041001150

L-35 Ramp

123000120

L-35 Ramp

041000650

041000660

041000680

041000690

041000700

041000710

041000720

041000730

123000827

041000740

041000750

041000750

000750

041001030

041001035

092000320

W Superior St

S 3rd Ave W



Duluth Planning Commission
January 8, 2013

New Skywalk from TCE Bridge
to Wells Fargo Bridge
Concurrent Use Permit Application

This application is for the new Skywalk connecting the TCE Skywalk Bridge to the Wells Fargo Skywalk Bridge. This new skywalk will extend from the new TCE Bridge to the Wells Fargo Bridge. It will have an interior open space of at least 12 feet and start at the SW corner of Lot 11 Block 10 Central Division. It will go westerly to the Wells Fargo Bridge which includes the easterly four (4) feet of lot 3 Block 10, a total length of 136 feet. The Concurrent use Permit will extend 4 feet into the right-of-way of Michigan Street and be 136 feet in length as described. The height over the sidewalk will be a minimum of 13 feet over the sidewalk.

A handwritten signature in blue ink, which appears to read "James C. Hartz". The signature is written in a cursive style with a large, prominent "H".

RECEIVED JAN 15 2013

Second Avenue West.

Exist. TCE DTA Owners

Superior Street

Michigan St.

Third Ave. West.

Street.

Street.

S & M R.R.

37	115.00
36	
35	
40	
42	6
44	
46	
48	

16	90.99
23	96.68
17	97.19
15	97.79
13	98.39
11	98.99
10	99.94
9	101.04
8	100.18
7	100.74
6	101.34
5	101.94
4	102.55
3	103.15
2	103.75
1	104.37

50	115.00
52	
54	

16	105.54
15	107.14
14	108.74
13	108.95
12	108.94
11	109.54
10	110.14
9	110.74

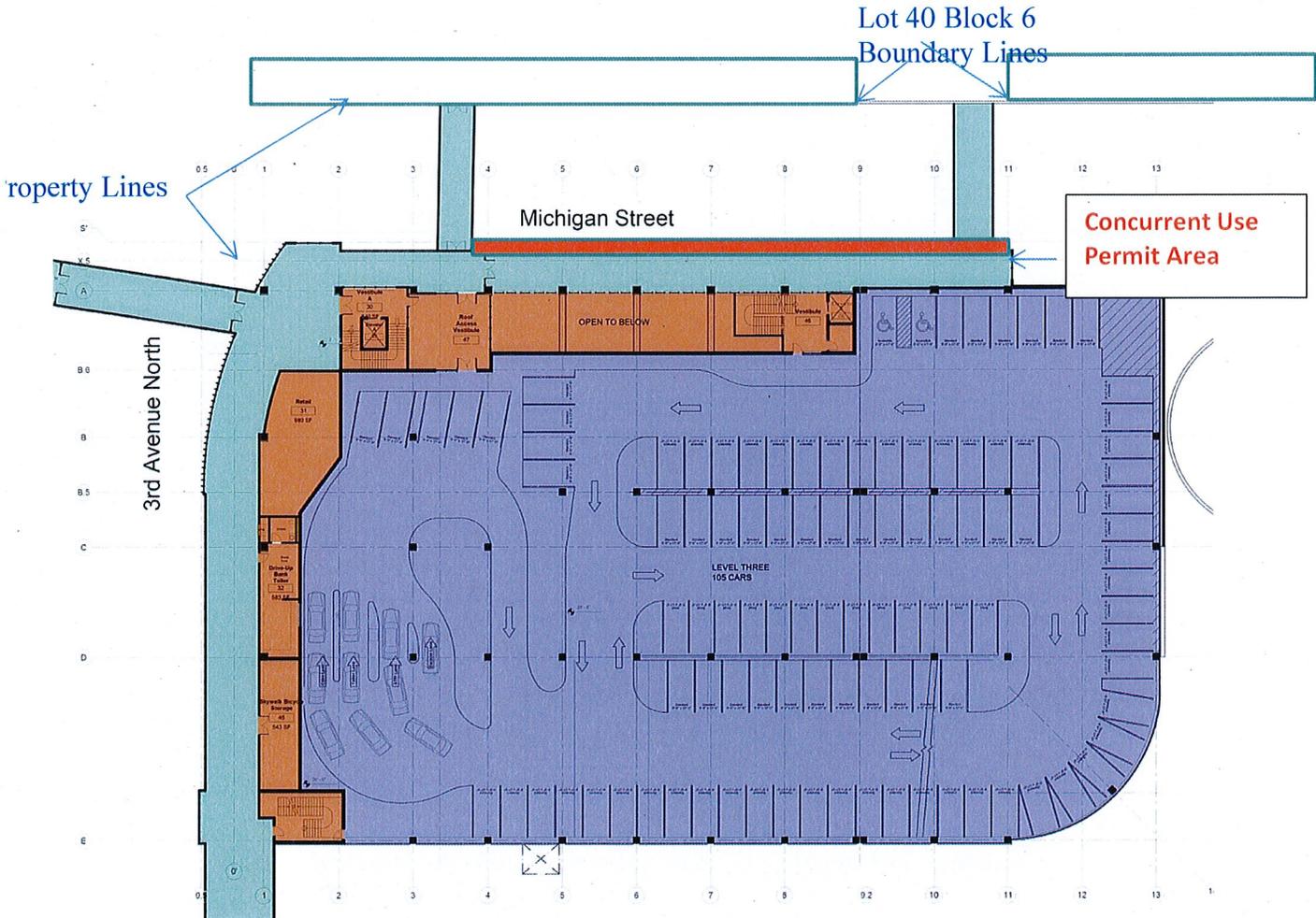
Biz Prop

Salter Building

INVERT

Wells Fargo Ramp

Michigan Street Skywalk



This new skywalk will extend from the new TCE Bridge to the Wells Fargo Bridge. It will have an interior open space of at least 12 feet and start at the SW corner of Lot 11 Block 10 Central Division. It will go westerly to the Wells Fargo Bridge which includes the easterly four (4) feet of lot 3 Block 10, a total length of 136 feet. The Concurrent use Permit will extend 4 feet into the right-of-way of Michigan Street and be 136 feet in length as described. The height over the sidewalk will be a minimum of 13 feet over the sidewalk.



Duluth Planning Commission
January 8, 2013

Michigan Street Canopy

This application is for the new canopy that will cover buses stopped on Michigan Street.

This new canopy will extend from twelve feet east of the NW corner of Lot 1 Block 10 Central Division a total of 116 feet. This is a point three feet to the east of the NE corner of lot 5.

The Concurrent use Permit will extend 8 feet into the right-of-way of Michigan Street and be 116 feet in length as described. The height over the sidewalk will be a minimum of 13 feet over the sidewalk and 13.5 feet over the bus lane.

A handwritten signature in blue ink, which appears to read "James Hartz". The signature is written in a cursive style with a large, sweeping initial "J".

RECEIVED JAN 15 2013

Second Avenue West.

existing
TCE
DTA
Owners

Superior
Street

Third Ave. West.

Street.

Michigan St.

Street.

37	115.00
36	
38	
40	6
42	
44	
46	
48	

16	92.93
15	96.53
14	97.13
13	97.73
12	98.33
11	98.94
10	99.54
9	100.14
8	100.74
7	101.34
6	101.94
5	102.55
4	103.15
3	103.75
2	104.35
1	104.90

50	115
52	
54	

16	105.50
15	107.14
14	107.75
13	108.35
12	108.94
11	109.54
10	110.14
9	110.75

Biz Prop

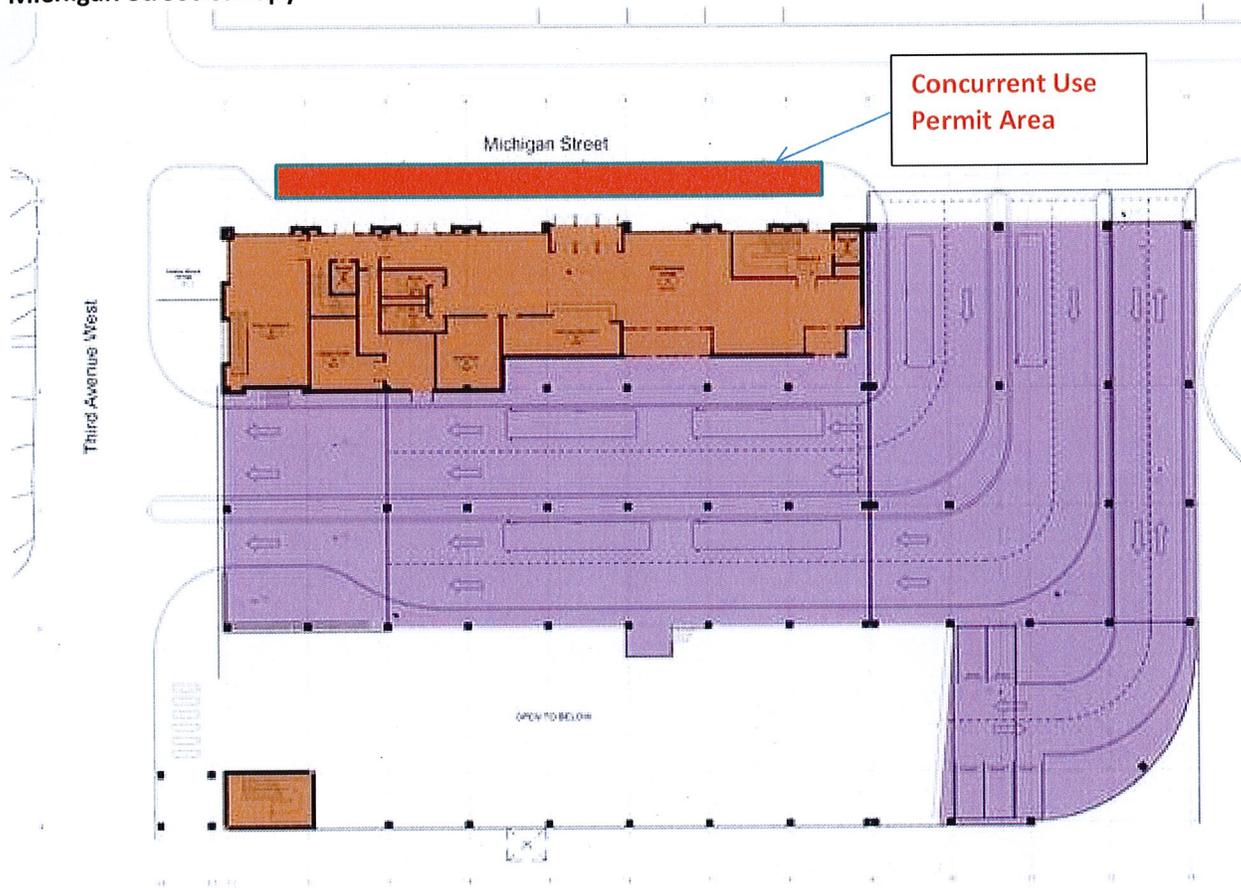
Salter Building

INVRT

Wells Fargo Ramp

S & M R.R.

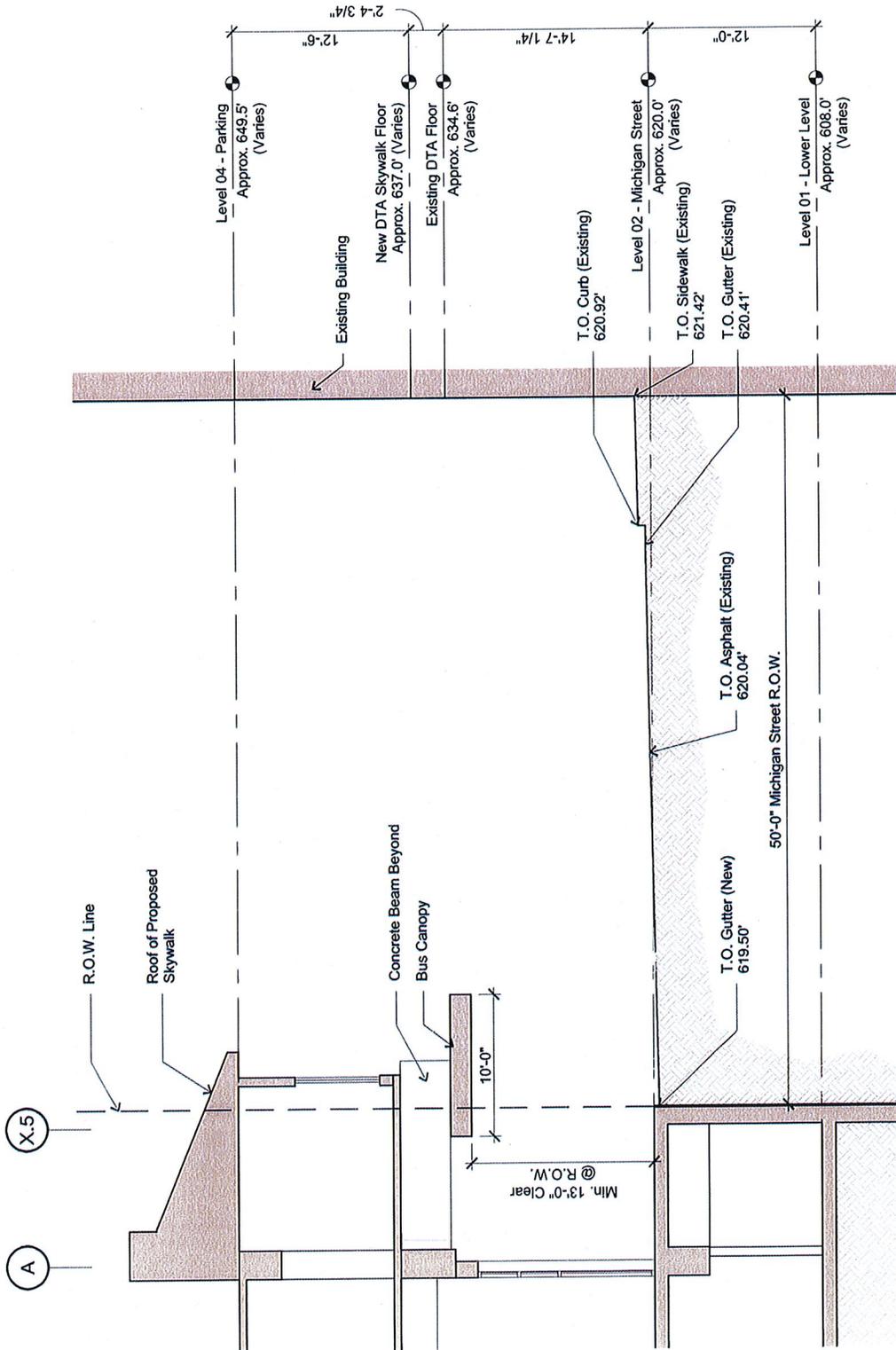
Michigan Street Canopy



This application is for the new canopy that will cover buses stopped on Michigan Street.

This new canopy will extend from twelve feet east of the NW corner of Lot 1 Block 10 Central Division a total of 116 feet. This is a point three feet to the east of the NE corner of lot 5 (into lot 6 by 3 feet).

The Concurrent use Permit will extend 8 feet into the right-of-way of Michigan Street and be 116 feet in length as described. The height over the sidewalk will be a minimum of 13 feet over the sidewalk and 13.5 feet over the bus lane.



DTA Multimodal Transportation Facility

Section Through Typical Busway (Looking Southwest)

Reference Map with Route Movements



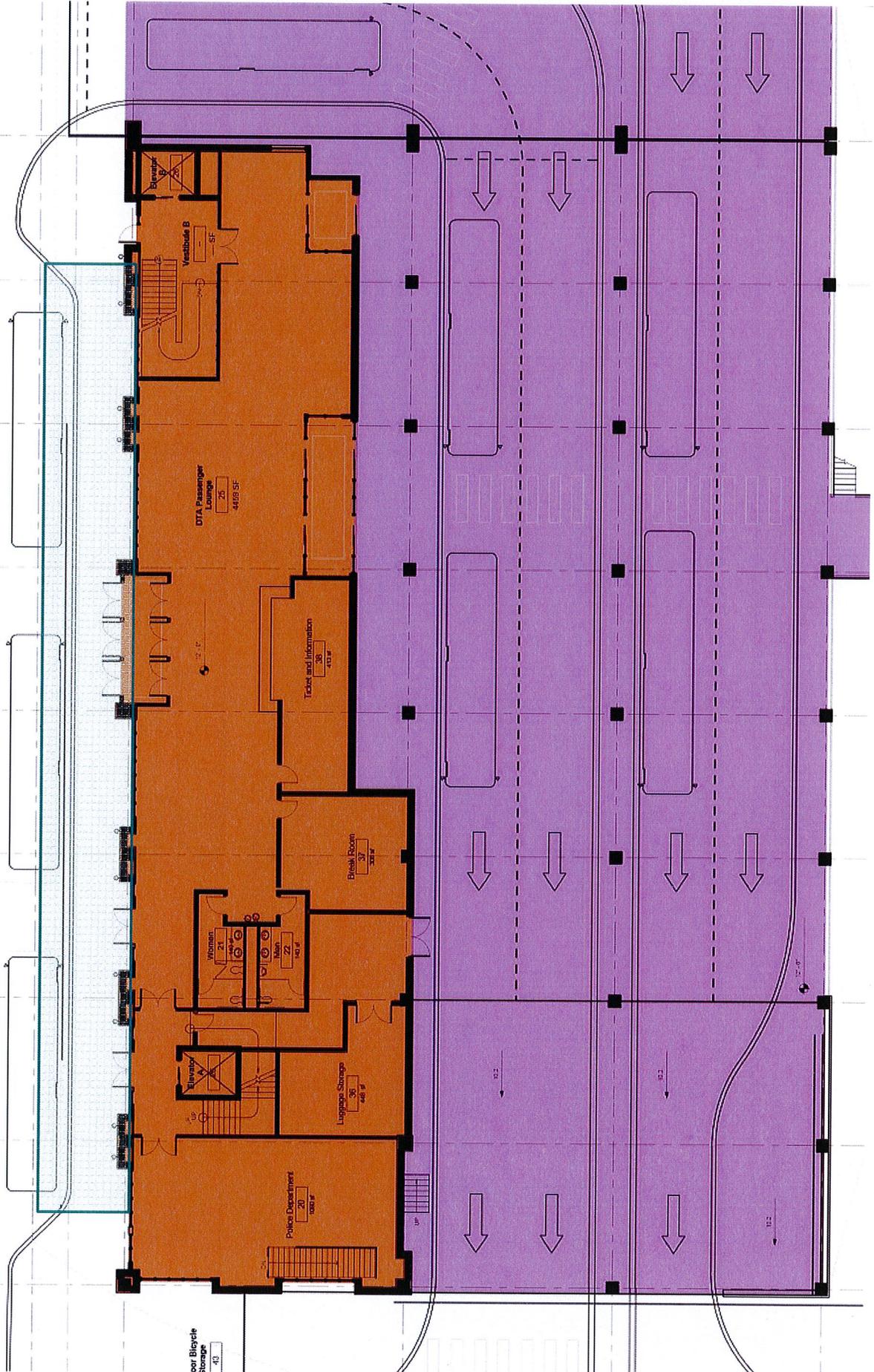
Bus Route Alternative Recommendations
 Duluth Multi-Modal Transportation Terminal
 City of Duluth

Figure 2

RECEIVED JAN 15 2013

Michigan Street

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9



our Bicycle Storage 40

Level Three (Skywalk) Floor Plan

