

GARY/NEW DULUTH SMALL AREA PLAN

PURPOSE OF THE PLAN:

1. The Comprehensive Plan, adopted in June of 2006, recognized that there were areas of the City where uncertainty about market conditions, ownership patterns or infrastructural capacity was particularly high, and that those areas would require additional study to guide possible modifications to the future land use map. One of the areas identified as future study area designated on the Land Use Map is Commonwealth Avenue (Gary-New Duluth) area.
2. Study areas are more likely to need site specific decisions on preferred form, design themes, and resolving transitions between the study area and adjacent land use areas and between existing land uses and the preferred land uses. The Gary/New Duluth neighborhood is situated adjacent to a landfill and the US Steel Plant Duluth Works site, a federal Superfund site. Neighborhood and community concerns are based on past pollution as well as the redevelopment of other adjacent industrial property.

STUDY AREA:

The study area includes the Gary/New Duluth neighborhoods, with the northern study border being Becks Road, to the south Highway 23, to the west by the Aircraft Rescue & Fire Fighting Training Center and Veit/Vonco Landfill, and the east by the Spirit Lake Transfer Ry. Company.

PLAN OBJECTIVES:

1. To guide new development opportunities that complement existing development while minimizing potential negative impacts to surrounding residential neighborhoods.
2. To determine the commercial function of the Commonwealth Avenue business district and plan for its future.
3. To identify land resources for commercial/industrial development as identified in the Economic Development Strategic Plan.
4. To improve and enhance the natural environment.
5. To provide safe and convenient non-motorized transportation options throughout the study area.
6. To enhance the appearance of the area.

STAKEHOLDER COMMITTEE:

The purpose of the stakeholder committee is to assist the City's Planning Division develop the Gary/New Duluth Small Area Plan. There will be 13 members, including:

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|---------------------------------------|-----------------------------------|
| 1 – Planning Commission Member | 6 – Residents |
| 1 – City Councilor | 3 – Local Business Representative |
| 1 – Stowe Elementary School Principle | 1 – Transportation (MIC staff) |