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	PL 11-141 Central High School		**Contact**	Steven Robertson	
Application Type	Comprehensive Plan Amendment		**Planning Commission Date**	January 10, 2012	
Deadline for Action	**Application Date**	N/A	**60 Days**	N/A	
	Date Extension Letter Mailed	N/A	**120 Days**	N/A	
Location of Subject	2424 West 5th Street, Duluth, MN 55806				
Applicant	City of Duluth Planning Division		**Contact**	srobertson@duluthmn.gov	
Agent	N/A		**Contact**		
Legal Description	All of Block 121 (Lots 385-400), Duluth Proper Second Division				
Site Visit Date	November 16, 2011		**Sign Notice Date**	N/A	
Neighbor Letter Date	December 16, 2011		**Number of Letters Sent**	66	

Proposal

Amend the Comprehensive Land Use Plan-Future Land Use Map for the Central High School site from Institutional to to Business Park, Neighborhood Commercial, Recreation, Preservation, and Transportation and Utilities.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	School/Institutional	Institutional
North	MU-C, MU-N	Commercial	Central Business Secondary, General Mixed Use
South	R-1	Residential/Tower Farm	Traditional Neighborhood/Preservation
East	R-1, R-P	Residential	Urban Residential
West	R-1	Residential	Urban Residential

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

- UDC Sec. 50-37.2.A Pursuant to state law, only the planning agency (planning commission or planning staff) or council may initiate amendments to the Comprehensive Land Use Plan.
- UDC Sec. 50-37.2.B The proposal shall be reviewed by the land use supervisor, who shall forward a recommendation to the planning commission. The planning commission shall then review the proposal and make a recommendation to council. Council shall then make a decision to adopt, modify, or not adopt the plan or amendment pursuant to the criteria in subsection C below. Council action shall be by resolution, with affirmative votes of at least two-thirds of those members constituting a quorum required to take action.
- UDC Sec. 50-37.2.C The planning commission shall review the proposal, and council shall make a decision, based on whether the proposal promotes the best interests of the city and the general health, safety, and welfare of the citizens of Duluth.
- MSA 462.355. Adopt, Amend Comprehensive Plan; Interim Ordinance. Subd.3. Adoption by governing body. A proposed comprehensive plan or an amendment to it may not be acted upon by the governing body until it has received the recommendation of the planning agency or until 6 days have elapsed from the date an amendment proposed by the governing body has been submitted to the planning agency for its recommendation. Unless otherwise provided by charter, the governing body may by resolution by a two-thirds vote of all its members adopt and amend the comprehensive plan or portion thereof as the official municipal plan upon such notice and hearing as may be prescribed by ordinance.

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

Principle #1- Reuse previously developed lands; Adaptive reuse of existing building stock
Principle #5- Strengthen neighborhood identity through neighborhood scale commercial areas, neighborhood parks with links to the larger city- wide parks and trails system, varieties of housing.
Principle #8- Encourage mix of activities, uses and densities
-1. Business Park. Primarily office and light industrial areas developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping and building design.
-2. Neighborhood Commercial. Small to moderate scale commercial, serving primarily the adjacent neighborhood(s). May include specialty retail, community gathering businesses such as coffee shops, and offices.
-3. Recreation. Park and open space areas dedicated to active recreation, such as neighborhood parks, community centers, downhill ski areas, playgrounds, ball fields, water recreation, and associated facilities such as parking.
-4. Preservation. Lands with substantial restrictions. High natural resource or scenic value, or severe development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls.
-5. Transportation and Utilities. Applicable to airports, the Port terminals, large highway rights-of-way and similar uses.

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

1. Currently the school site is zoned R-1, Residential-Traditional, and the future land use is Institutional.

2. Duluth Schools ISD 709 is in the process of implementing their long range facilities plan; Central High School is now closed for public education purposes.

3. On November 16, 2011, the Community Development Division hosted a community meeting (attended by approximately 55 persons) to gather public comments regarding a change to the future land use map for the Central High School site. Questions regarding the reason for the change and allowable uses that would be possible in the different proposed future land use categories were addressed, followed by small group discussions at tables segregated by future land use types. A follow up meeting was held on December 14, 2011 (attended by approximately 36 persons) to review the public comments received to date and the proposed change to the future land use map.

4. Public comments that were received are included in the packet: 12 pages of comments received at the November 16, 2011 meeting; two pages of comments that were received directly after the meeting, eight pages of comments from the Duluth Parks and Recreation Commission, one page of comments received at the December 14, 2011 public meeting, and one page of comments received directly after that meeting. Information on the process and recommendation was posted on the "school district" portion of the division's web site: www.duluthmn.gov/planning/sap/ISD709.cfm

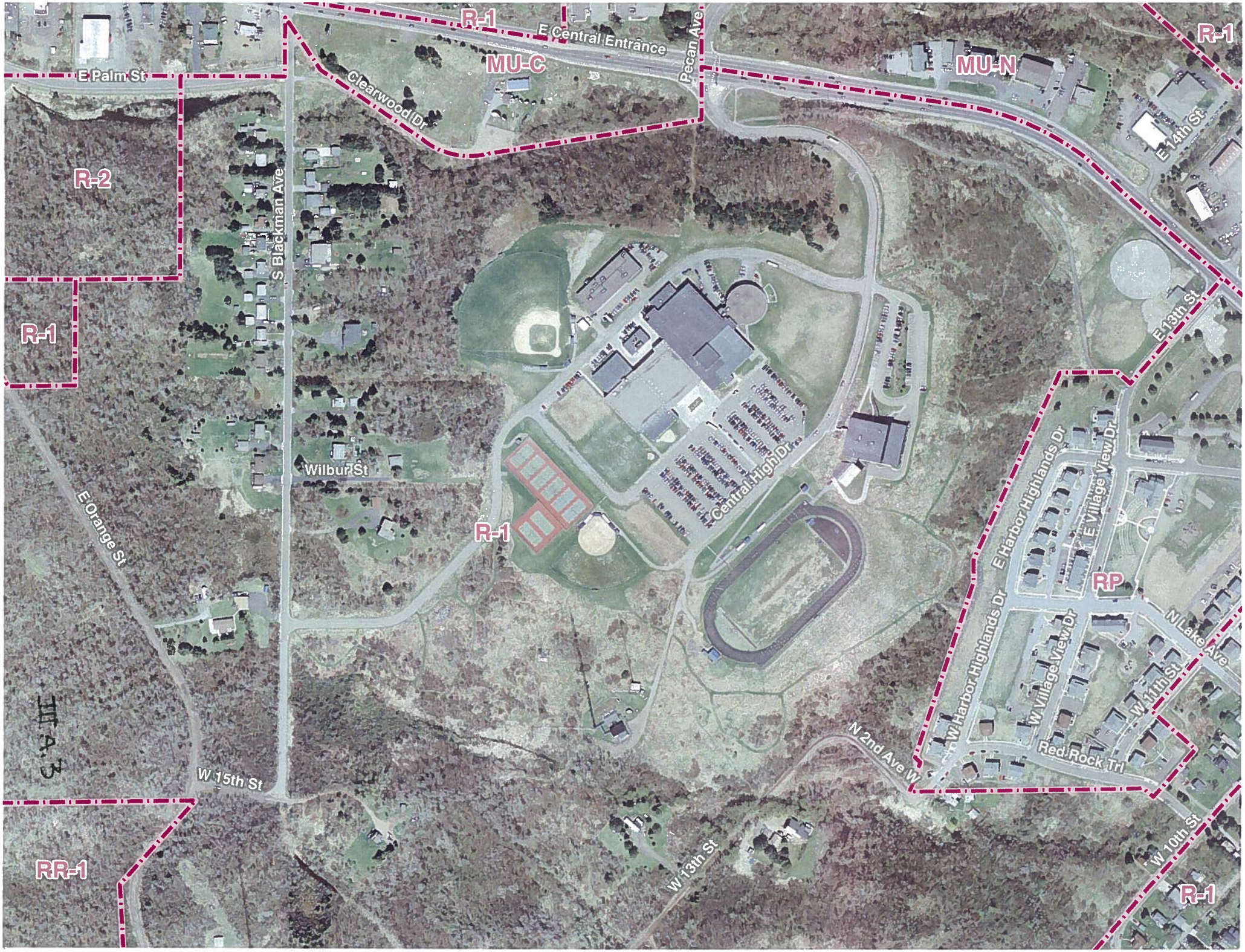
Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, staff recommends that the Planning Commission recommend approval to the City Council the following changes to the Comprehensive Future Land Use Map:

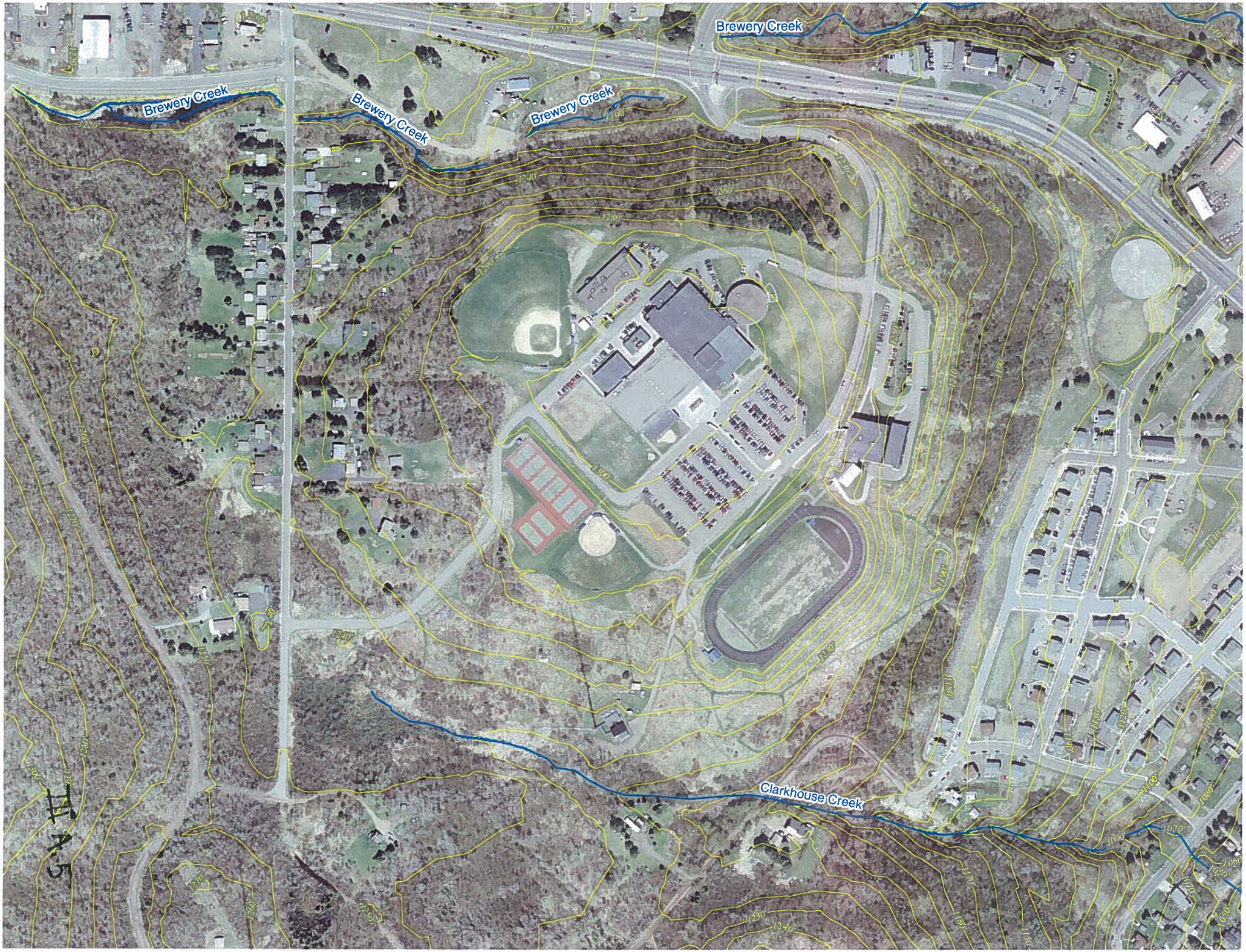
The Future Land Use Map for the Central High School site be amended from Institutional to Business Park, Neighborhood Commercial, Recreation, Preservation, and Transportation and Utilities.

III A.2

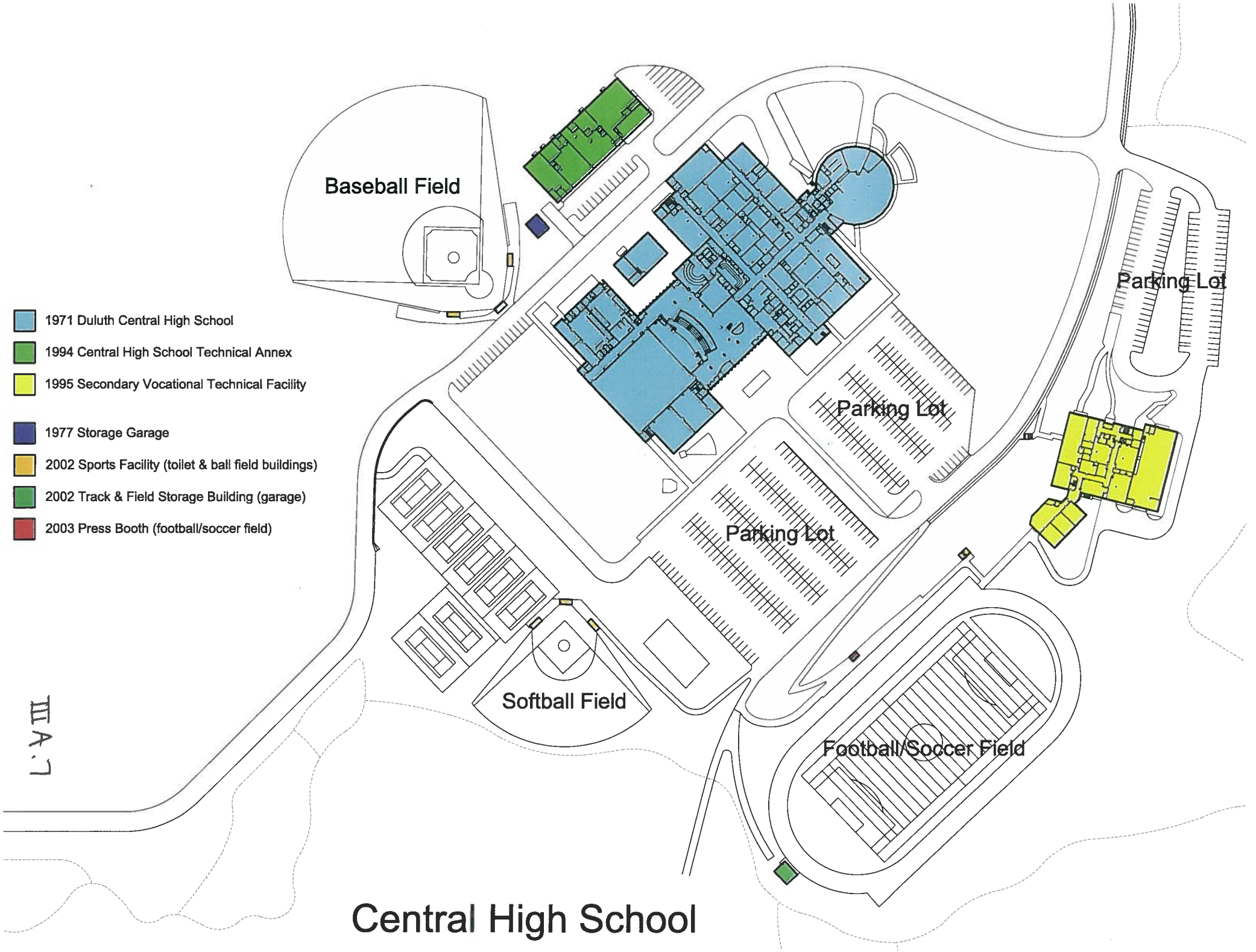
Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

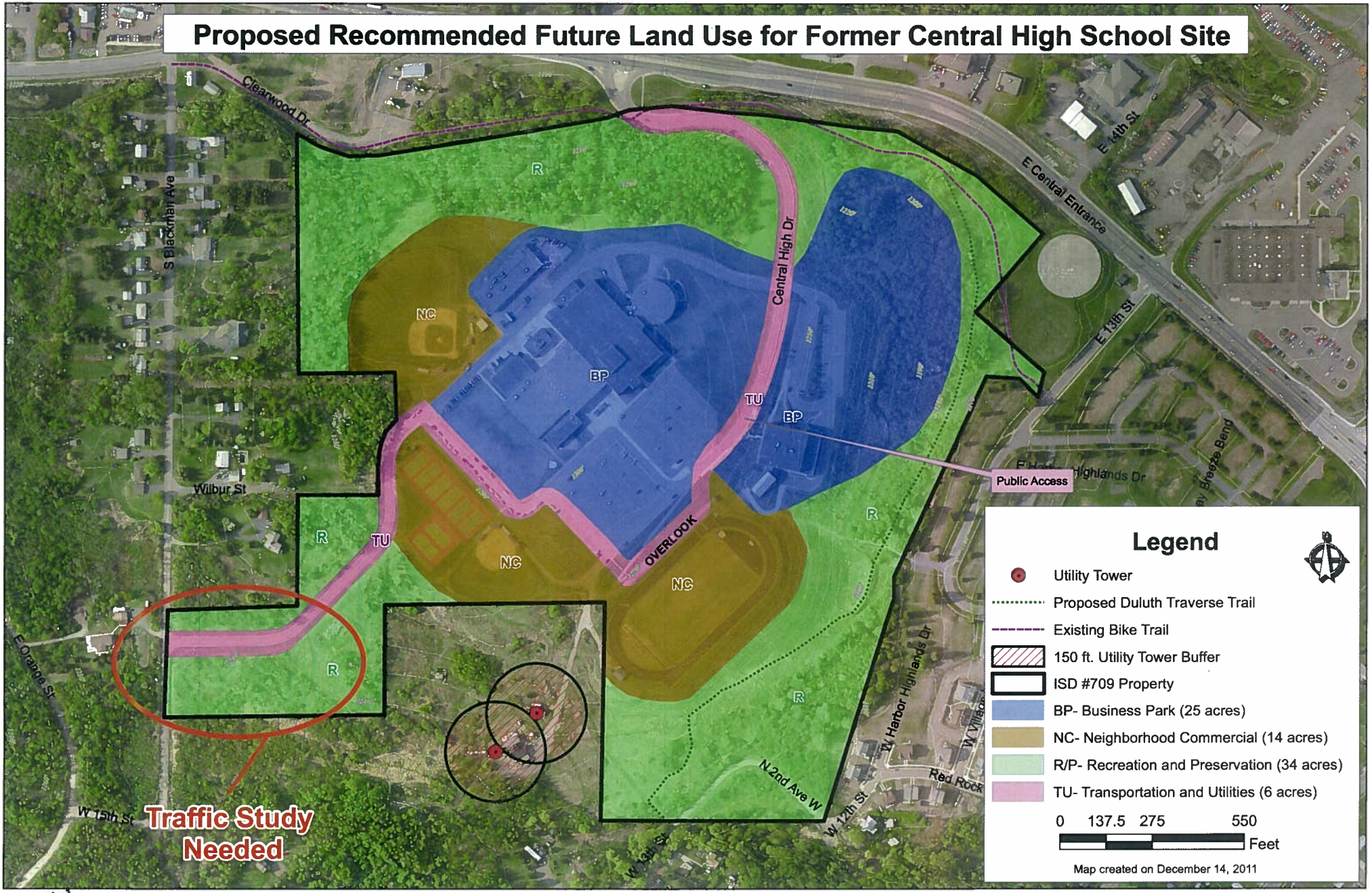

R-1
E Central Entrance
Pecan Ave
MU-C
MU-N
R-1
E Palm St
Clearwood Dr
E 14th St
R-2
S Blackman Ave
R-1
E 13th St
Wilbur St
Central High Dr
E Orange St
R-1
E Harbor Highlands Dr
E Village View Dr
RP
W Harbor Highlands Dr
W Village View Dr
N Lake Ave
W 11th St
Red Rock Trl
N 2nd Ave W
W 15th St
W 13th St
W 10th St
RR-1
R-1

E Central Entrance
Pecan Ave
E Palm St
Central Business Secondary
General Mixed Use
E 14th St
S Blackman Ave
Institutional
E 13th St
Central High Dr
E Harbor Highlands Dr
Urban Residential
E Orange St
Urban Residential
Recreation
E Village View Dr
W Harbor Highlands Dr
W Village View Dr
N Lake Ave
W 11th St
N 2nd Ave W
Red Rock Trl
W 15th St
Preservation
W 10th St
Traditional Neighborhood
W 13th St
III A.4


Brewery Creek
Brewery Creek
Brewery Creek
Brewery Creek
Clarkhouse Creek

KLEIMAN JOSEPH H
ST OF MN
CITY OF DULUTH
HRA OF DULUTH
NORTHWESTERN COLLEGE
1ST BNK DULUTH NA
MARSHALL SCHOOL
BD OF EDUCATION
KODS ACQUISITION CORP
ST LOUIS COUNTY
ISD 709
ST OF MN C278 L35
ROUE CONNIE LYNN
ROBISON RICHARD C
SMITH RICHARD H ETUX
KOSKI JANICE M ETAL
KOLOJESKI GARY S
MCAULIFFE JUSTIN L
CARLSON MARVIN J
CARLSON MARVIN J
ANDLER GREGORY C
THARALDSON TIMOTHY R
WASSENAAR RICK C
OCINI CORP
LABUD VIRGINIA
GRUBB KATHLEEN
TOSO SCOTT
MORK DAVID
HVIDSTEN STEVEN
TIILI DALE A
TIILI DALE A
STENSON CORY D
KNOWLES BUNTER BLESI
RAPPANA WILLIAM DALE
COLSON & COLSON CONSTRUCTION CO
DUL SUP AREA ED TELV CORP
WDIO TV INC
III A.6

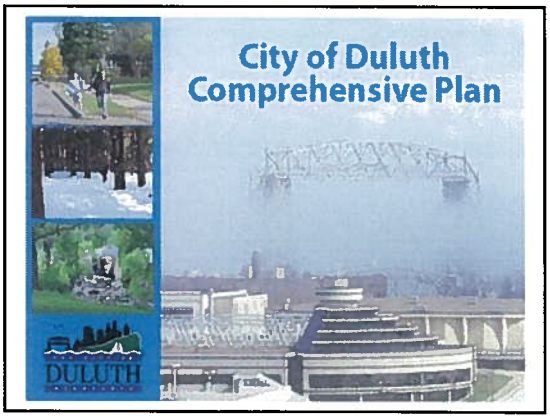

1971 Duluth Central High School
1994 Central High School Technical Annex
1995 Secondary Vocational Technical Facility
1977 Storage Garage
2002 Sports Facility (toilet & ball field buildings)
2002 Track & Field Storage Building (garage)
2003 Press Booth (football/soccer field)
Baseball Field
Parking Lot
Parking Lot
Parking Lot
Softball Field
Football/Soccer Field
Central High School


Proposed Recommended Future Land Use for Former Central High School Site
Clearwood Dr
S Blackmar Ave
E Central Entrance
E 14th St
E 13th St
Central High Dr
Wilbur St
Public Access
Highlands Dr
Bay Breeze Bend
OVERLOOK
E Orange St
W 15th St
Traffic Study Needed
N 2nd Ave W
W 12th St
W 13th St
W Harbor Highlands Dr
Red Rock
R
NC
BP
TU
Legend
Utility Tower
Proposed Duluth Traverse Trail
Existing Bike Trail
150 ft. Utility Tower Buffer
ISD #709 Property
BP- Business Park (25 acres)
NC- Neighborhood Commercial (14 acres)
R/P- Recreation and Preservation (34 acres)
TU- Transportation and Utilities (6 acres)
0 137.5 275 550
Feet
Map created on December 14, 2011

EA 8

PROPOSED CHANGES TO THE COMPREHENSIVE LAND USE PLAN – FUTURE LAND USE MAP FOR THE CENTRAL HIGH SCHOOL SITE DECEMBER 14, 2011

What is the Comprehensive Land Use Plan?
The Comprehensive Plan is the community's vision for how Duluth should grow and develop over the next twenty years. It was adopted by the City Council in 2006 following an intensive community-based, public involvement process.



What is the Future Land Use Map?
The Future Land Use Map is a geographic representation of the City's preferred future land use scenarios for residential, commercial, industrial, and other land uses.

What is the difference between the Future Land Use and the Zoning Map?
The Future Land Use Map is the desired future physical development of land. Zoning is the official body of rules that regulates how land can actually be used and developed. Duluth's zoning regulations are contained in the Unified Development Chapter (UDC). Zoning must be consistent with the Comprehensive Land Use Plan and Future Land Use Map.

What land use designations are proposed for the Central High School site?

1. **Business Park.** Primarily office and light industrial areas developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping and building design.

2. **Neighborhood Commercial.** Small to moderate scale commercial, serving primarily the adjacent neighborhood(s). May include specialty retail, community gathering businesses such as coffee shops, and offices.

3. **Recreation.** Park and open space areas dedicated to active recreation, such as neighborhood parks, community centers, downhill ski areas, playgrounds, ball fields, water recreation, and associated facilities such as parking.

4. **Preservation.** Lands with substantial restrictions. High natural resource or scenic value, or severe development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls.

5. **Transportation and Utilities.** Applicable to airports, the Port terminals, large highway rights-of-way and similar uses.

Comments Received At The November 16, 2011, Public Meeting On The Future Land Reuse of The Central High School Site

Contents

Pages 1 to 12, Comments Received At The Meeting

Pages 13 and 14, Comments Received After The Meeting

Pages 15 to 22, Comments from the Duluth Parks And Recreation Commission

III A.10

Scenario: Light Manufacturing

Strengths:
- City Hall, rent out to other Government agencies paid for by tax dollars.
- Not opposed to light manufacturing but may be too many low paying jobs.
- Strong need for R&D (research & development), Training, Education, opportunities for private businesses, light manufacturing, corporate headquarters and tech businesses.
- We have a strong need for available sites for assembly/high tech manufacturing - long term tax base and employment for neighborhood and greater region.

Weaknesses:
- Vo-Tech Building and City Hall.
- Warehousing - Air Park Blvd - Better Spot. Trucks in back road (Blackman) - Road can't hold them.
- Warehousing would not be a good choice. I don't want to see big trucks coming in and out o the site.
- Inappropriate for the site because of the view. This needs to be partially public space to enjoy the view.
- Typically truck traffic will be minimal
- Warehousing - too beautiful of piece of land.
- Site has more potential - Not drawing people to the site

Other Comments:
- Purchase all property along Blackman Avenue as well and preserve Green space buffer zone.
- No to both light manufacturing (chemicals) warehousing (too beautiful a piece of property) - what a waste of a view + eyesore.

III A. 11

Scenario: Nursing Home

Strengths:
- If this was part of a multi-purpose plan (i.e. higher education, corporate offices) and community use, I would be open to seeing how a nursing home could be part of this plan.
- The view would be great. A nursing home medical facility would fit in well to include public open space, light retail and a few restaurants to capitalize on the view.
- Would be okay as part of the Mixes Use.
- A good place for our senior to be looking out at the lake, playing tennis if they can and outdoor sports.
- Facility for medical training, nursing program Etc. Maybe with nursing facility next door. All in one stop for learning and treatment.

Weaknesses:
- Weather-it's always windy up here.
- A nursing home - are you nuts! Let's have all levels of people enjoy this area not just for old people. They can have a part but not the whole area.
- Not a suitable site - use for much better, such as educational or corporate offices

Other Comments:
- Our seniors deserve this beautiful space and traffic would be manageable and space would be respected - and it would work so well for the area neighbors.
- Building will need lots of work!
- Sounds good for active seniors.
- Acting Theater, Sports Field and Athletic Field - Park for picnics/hiking

Scenario: Medical Facility

Strengths:
- Some kind of mixed use - nursing care - medical clinic.
- No; too many homes barely making money

Weaknesses:
- Have to improve access - city buses need to come up here.
- New City Hall - we already paid for the building.

Other Comments:
None

III A.13

Scenario: Public Park-Active and Passive

Strengths:

-Open Space should be a complementary partial component of a mixed use strategy.

- As identified in the City park and trail plans, a Corridor for aTrak below the developed area is critical. This would provide an important trail connection into the central part of the city and an under-served area.
- There is a need for more field space for rapidly growing sports like Lacrosse, Soccer, Rugby, football, ultimate Frisbee and other field sports. Keeping the track and the football field open to public use is critical to the city and the Central Hillside Community. It is important to keep the track and field open to the public as well as the people working or studying there. New Page maintains soccer fields open to public use and is an example. Also needs to maintain some of this amazing view for the public. Consider having a Lacrosse Tournament in Duluth.
- All Parking - nothing else
- Preserve buffer/Green Space and low noise pollution.
- Neighborhood needs green Space for residents.

-This property is a jewel. Everything should be done to maintain the quiet and beauty. Your enjoyment by the maximum number of people should be the primary goal.

- I feel this site belongs to every taxpayer in Duluth. Therefore it should become public space "park".

-We need to keep this for the people to enjoy. The restaurant should remain. Let UMD buy it and use it.

Weaknesses:

- If it is a fully dedicated space, we lose an incredible site for employment and tax revenue.
- Access - Steep Climb

Other Comments:

- It is important to provide flexibility for residential use that is supportive of an education/high tech manufacturing park.
- It probably wouldn't be cost effective for the school board/district to leave this as a public park since it needs (Central) to be sold to help pay for the Red Plan. I would like to see this property maintained for community use and something Duluth could be proud of.
- Amazing view would bring visitors to the community and positive economic impact.
- Personal Rapid Transit (is in the Parks Plan)
- Green space is vital to a city - economic development needs amenities.

Scenario: Office/Business Headquarters

Strengths:
- Large Acreage
- We want our Restaurant with a view back!!
- Live theater in Auditorium
- Use the Athletic field for sport enthusiasts
- Let UMD Use it for classes or Lake Superior College
- Park - Picnic area - hiking trails
- Assisted living & Condos
- Lots of area for many aspects
- Keep the restaurant with a view
- Keep the fields for exercise along with a workforce
- R&D, Training, education opportunities and private business!
- Excellent component for a mixed use business park
- We need more corporate headquarters in Duluth that can offer more high paying jobs. We have an educated workforce and too many low paying jobs.
- This is an ideal site for mixed Use Business in conjunction with higher education.
- Centrally Located
- One of the most beautiful pieces of property in Duluth. It's development needs to be done in a way which showcases what Duluth values/what we're about.

Weaknesses:
- Traffic Congestion
- Should not be the sole use due to limited number of prospects
- Way too much of this type of space in Duluth - This hill is too beautiful for such an idea!
- The weather is always windy up here

Other Comments:
- Traffic light @ Blackman & Central Entrance
- Corporate space only with guarantee of public space.
- Use it like St. Scholastic uses their acreage - assisted living, multi generational uses, Day ------ Care, Sports, Theater, Park, etc.
- Corrections - wouldn't impact traffic along Central Entrance
- Getting a tax base
- Could be a great mix for corporate HQ and tech. I'd like to see a "silicon valley" of Minnesota
- If this is the plan, have developer purchase all properties on Blackman Ave as well.
- This would be something to consider.
- I would NOT want it to be office/corporate use ONLY, but work in conjunction with higher/secondary education, and still allow for community use/green space (research triangle)

Scenario: Higher or Secondary Education

Strengths:
- One of the most beautiful pieces of property in Duluth - can be seen from almost anywhere.
- Buildings are already here.
- An obvious good choice because of the buildings, but would be best to combine w/other options like corporate headquarters.
- Higher Education leases for retraining adults and disenfranchised youth
- Branch of UMD would be nice.
- Medical learning/care facility, could be associated with a local college. Least renovation needed for the site.
- Workforce training and education should be an important component of a mixed use high end business park.
- Excellent thought for vo-tec to move in, building paid by tax dollars already.
- With this beautiful location this would be one of the best uses (along with technology). It would allow the most people to work here and draw people here on a regular basis.
- I believe this is a great idea and thing it will keep the community happy. Opens new opportunities for residents and other post-secondary schools besides LSC.
- Education opportunities for R&D, training, private businesses
- Very good idea - as long as it is not a private school to compete with Duluth Public Schools.

Weaknesses:
- City Hall Building, already paid by tax dollars
- The building is a very bad building!

Other Comments:
- My first choice! I would like to see a combination use of education and job creation (silicon valley) and community use/green space. This property "represents" Duluth - it should be developed in a way that Duluth could be proud of what goes here.
- This town already has to many college buildings all over this town. All you see is college kids taking our children's jobs, filling our restaurants, drinking too much. I would hate to see this town turn into another Campus.
- Make it a full service tech, HQ, Work, Play campus.

Scenario: Big Box Retail

Strengths:
- Not Big Box Retail. Let's enjoy it multi-culturally like St. Scholastica. Assisted living - Day Care, sports, theatre
- Creates jobs
- Not a bad location as long as traffic is addressed.
-Would like to see certain types of retail: Nordstrom Rack, Professional women's clothing, more furniture.

Weaknesses:
- Income
- No Big Box HERE! View has much more value.
- Not high enough paying jobs.
- Don't like Big Box Personally
- Too beautiful of a property for a "store". This property needs to reflect what Duluth is about, what we value.
- Seems like there's too much competition in retail already - too much competition in restaurant. Would bring to much traffic.

Other Comments
- Not a good idea. The Mall can't fill it's spaces now. Don't ruin the beauty of the site.
- Not sure if we have another Lowe's, Circuit City, and restaurants. The others may suffer and may create closure for another storefront. Example: Ground Round, All American, Toys R Us. Not sure of there reasoning why they closed but makes you wonder.
- NO!!!!
- NO BIG BOX!

Scenario: Heavy Industry

Strengths:
- If it will create jobs for the community, it's a plus.
- Not appropriate under any circumstances
- None - not a place for it.
- Large site, centralized
- Heavy Industry is not wanted on this pristine property with views better than anywhere in Duluth - Factory people are not enjoying the views they are working. They can go somewhere else! Don't pollute our area on this hill. Let the people enjoy this land. I live nearby and do not want to think about a factory taking up space in this beautiful location.
- City of Duluth has never pursued heavy industry - From any State.

Weaknesses:
- Pollution - how bad will it be??
- This is too beautiful a piece of property to make it a heavy industry site where it (heavy industry) could be seen from miles around. Pollution!
- Duluth can be the 3rd dirtiest city in the nation - LA is #1 - noise pollution - UGH!
- This site is valuable because of the view. It would be highly inappropriate to place heavy industry at this location.
- Access difficult - steep and long driveway - skyline view obstructed (and wasted)
- Noise and pollution obstructive of the beauty of this hill side.
- Ugly, pollution, a blight on the hilltop and the City.
- City built a tech village and can't fill it.

Other Comments:
- Area should have 1. Public space to enjoy the spectacular view 2. Light retail okay - NO BIG BOX! 3. A few restaurants to enjoy the view. Duluth has NO restaurants at the top of the hill.
- Too beautiful to use for an unattractive use.
- NO WAY IN HELL!
- The city does not have any industrial sites to build on. Need a salesman for Duluth in other states.

Scenario: Casino

Strengths:
- Provides much better viewing (?) that downtown's current setting
- Great tourist attraction - will draw people to Duluth - make use of the views - will provide tax revenue.
- Small hotel and restaurant - okay. Casino - NO!
- Hotel or casino could be an economic asset.
- Hotel okay - can use along with Parks
- Hotel - like Ritz - but there's a lot of competition already for hotels
- We do not want Casino Lights on that hill - the area is to beautiful to serve people with their heads buried in slot machines.
- Hotel okay - businesses, restaurants, Large corporate employees - Not a casino

Weaknesses:
- Not popular with Blackman Avenue residents.
- Already 20 miles from here
- Neighborhood - Blackman Ave impacts
- This piece of property is too beautiful to cheapen it by placing something like a casino here. It needs to reflect what Duluth is about and what we value.
- It is inappropriate to locate a hotel/casino. The view available to the public is the value of this site. Open space with light retail would be fine.
- Federal National Indian Gaming Regulatory Agency would never permit native American casino and state not likely to expand gambling in Minnesota.
- Top of the hill - Don't want the lights.
- Everything
- No Casino unless it's like Monte Carlo!
- We do not want business or high tech - they have their heads buried in the computers. Open this top beauty scenery to all ages and types of people to enjoy.
- A casino is not the highest and best use.

Other Comments:
- Potential for new agreement with Fon-Du-Lac with benefit to city and district.
- Significant development that is inconsistent or not compatible with neighborhood could resolve by purchasing Blackman properties.
- The City of Duluth is having major problem with the existing Casino - so why would we put such a blight into our community or such wonderful land.
- No Casino
- What a joke. Big neon sign showing everyone, come waste your money and go home broke.

Scenario: Other

Strengths:

- View - Use it - Overland Park that showcases the view and the city, picnic, flowers, weddings.
- Duluth Traverse from Enger to Chester Bowl
- Keep fields and use for athletics and tournaments for visitors
- Put parking on the opposite side of the building to maximize view.
- This is one of the most spectacular locations in Duluth and at least part of the property must be dedicated for public use because of the view. A lot of public open space with light retail would be fine. Utilize the recreational facilities already present.
- Mixed Use would be the best fit.
- This is a school - it had plenty of parking, it is an educational building. Let it be - let UMD have it. The new school caused disaster in their neighborhood. We loved that restaurant - let it stay. Who is ruining this property?
- Community Services for the youth - There are plenty of sports fields and open spaces.
- Athletic facilities, trails view.
- Property is already set up for Recreation and public space.
- Multi/Mixed use including a "unique to the City" commercial (Private) operated restaurant/sky bars similar to Seattle's space needle and observation deck.
- Use Faith based center to provide services to citizens of Duluth in addition to regional/international services. The most important strength is in how the use of the property benefits the citizens of Duluth. The services provided would reduce the burdens on government based services, including the city of Duluth.
- Faith based community outreach Center - International and National Disaster relief teams, family center, commercial kitchen for community. Bring together non-profits community organizations, churches, and community members to share resources and meet many needs in the community and support other communities. Training Center, Technology Center.
- Great Mixed use site for technology, education, public trails or Corporate headquarters.
- The views and recreational facilities for the community. Would like to see trail connectivity.
- Heavy industrial, Retail (unless restaurants) would not utilize the view for public. Landscaping should be paramount. Likes Brian Hanson's mixed use idea (technology triangle).
- Use ST C Building for a restaurant - a great space is already there.
- Research and Development - Corporate headquarters - Training with housing LSC/UMD - Private business and park space.
- I would hope the proper amount is gotten for this property. It made it as a public school. Having some type of education here for the future such as Internet, google, facebook.
- New City Hall paid for by tax dollars already. Be easy to convert free parking from downtown. Rent extra rooms out if not filled.
- Use it as an experimental urban forest - research possibilities for high schools and colleges.
- Beautiful site would make a nice live/work campus. Combine tech/Corp HQ/nice green spaces and activities (sports/fitness). Capitalize on higher educated workforce.
- Good for you for doing this process. This site needs to be available for the economic good of this facility. Keep up the good work!

-A mix of high density residential (mixed-use) with retail, commercial with residential-expanding the Harbor Highlands neighborhood with a mix of high-tech office and education.

Weaknesses:
- I like a technology incubator idea, business park and Education Mixed Use.
- Use school athletic facilities in a joint agreement with Parks, School District & Developers open for use by public and under-served Central Neighborhood.
- The school board decisions - No one else listens. Dixon spent our money and left the city. He left the last city bankrupt.
- this site is surrounded by wetlands to the west and an antennae farm to the south which is unbuildable due to the antennae.
- The Duluth and surrounding area is saturated with green space. We need economic development to retain the workforce we train with our education facilities.
-Access from S. Blackman Ave will change the quiet character of the neighborhood. It won't take much additional traffic to do that. Any use west of existing buildings and use of secondary egress on west side is not acceptable to residents of S. Blackman.
- City Hall and whatever Government Agency to move in together.
- Developing financial base of people and organizations that wish to help our community
- Fund Raising
- Vo-Tec Building
- Access
- Include using the park facilities where possible. Connect the major streets, especially from Harbor Highlands and Lake Avenue. Think big (Trolly) connection running from the new use at Central site all the way down to Lake Avenue to Canal Park.

Other Comments:
- Trolley or PRT (personal rapid transit) from Canal Park up Lake Ave. With Biker Racks - No Casino, Big Box Retailer or Heavy Industry.
- Only light retail would be acceptable. It is a shame that with the beauty of the hillside top there are NO restaurants for this view. We lost the Buena Vista to apartment buildings a few years back. It would be great to have 1. Public Open spaces 2. Light retail (NO BIG BOX) 3. A few restaurants - one high end and one family to enjoy this spectacular view.
- If you make this site something else you need a complete plan that includes S. Blackman Ave either way we suffer. Please make it complete.
- We need this to remain used for the whole City. Park - Church - Nursing Home - Restaurant - Sports Fields - remain for the city. We need joy in this area and not industry. I live in the apartments on top of the hill. I want to enjoy this area.
- We need to preserve the natural beauty that makes Duluth what it is. Keep our green spaces. We desperately need a safe place for our youth to gather. A Community Center/Nature park would be a great asset to our city and to this site.
- My plan would be to make use of site's existing recreational assets and add more par-like features. Not a casino and not heavy park-like features. Not a casino, not heavy industry. Office space or technical campus would work for me. Please limit traffic on S. Blackman though.
- Technology based business is an important area of growth for our city. A commercial technology component would be a compatible additional usage. The technology business would also help reduce the above weakness.
- Keep Green space as it is - beautiful. Mixed use - Business, Outreach, Community Center, 24 Hour House of Prayer and Worship, Create an environment that supports families and giving back to our community.
- Good Public Process. Make sure transportation is taken into consideration - Mass transit and multi modal

- I would like to see multi-use outdoor sport court type surface that could be used for many activities including basketball, tennis, inline hockey and volleyball. Would like to see this property used for technology incubators that would utilize our hospitals and clinics. Educational and light industrial would be okay too.
- No Casino and No Nursing Home.
- Doing anything to destroy the trees on the northeast Hillside would be disastrous!

118 Artavia Street
Duluth, MN 55811

RECEIVED
NOV 16 2011

Dear Sir:

For months, yes, years, many of us have wondered what will happen to Central High School, located so well to serve as an educational institution in the center of Duluth. It would seem that the best use for it would be to continue in some form for community and education in that part of the city.

I would suggest that an agreement be reached with Lake Superior College where Central High School could be a branch of that college, and various courses be taught there. In our present world, it appears that students can better afford attending a technical school, at least for the first two years, and then deciding what their major will be, whether they will go on with technical training, or transfer to a college somewhere else. Perhaps UMD and Lake Superior College could utilize the school together. There would be plenty of room for dormitories to be added if those are needed.

Please consider this idea. It would be a crime to destroy such a fine building as Central High School. Please put it to use as part of the great educational offerings of our beautiful city.

Sincerely,

Beryl Bredeson

Beryl Bredeson

III A .23

Scenario: Public Park - Active and Passive

Strengths

- Public Park and nature preserve (can be world class environmental Park) 1. to include wild marshes, H2O Sheds, streams, ponds, Wild Marches, H2O sheds, streams, ponds, wild fields, Lakes, foilage's, fowl, Animals and native trees. Also the inter-City education classes for children and youth. 2. To teach the 3 R's (recycling, reducing, and to reuse) All of which is the foundation of vital resources such as foundation of vital resources such as Air, Water, saving endangered species, animals, Organic farming, planting and harvesting, Husbandry 3. Too incorporate energy conservation such as water shed collection techniques 4. Harley field and the Hawk Ridge Observation Fields to display nature, educate the public and to count how many fowl pass thru Duluth each year. Programs for the Public to also include other fowl, insects and butterflies to make more board and overlook walks to (so) people can look at the native foilage, fowl, animals and Rocks 6. To include more centers like on canal park, the lift bridge park with the museum and the aquarium. Could be like the Mall of America looking over lake Supior and at the same time explain the Ice Age. Too include environmental sciences, oceanography geography Geology. Earths tilt, seasons, stars, the moons surges, and Tides. 7. Protecting the earth, back to the 3 R's - no more harmful fertilizers, robing top soil, cutting down the rain forest, open pit mining, alowing foreign ships into land locked lakes (Superior) and discharge their Ballast into the Duluth Harbor.
- Beautiful - location is central - most park like setting around - Keep it accessible to us all.
-I think that to keep the school would have been the best plan and rent out the excess space to some businesses. When I moved here 8 years ago I thought that the property was the best in town and it seemed strange that some greedy company hadn't acquired the property.
- This could be a public park combined with a nature Preserve. The nature preserve part could host many community courses on Environmental Education such as 1. Conservation of air, water, and land techniques 2. Organic farming, Organic pesticides 3. Nature education of endemic birds, animal and bird displays, native geology, geography, lakes, streams, ponds, fields etc. 4. Energy conservation techniques for air, water, solar.

Weaknesses

- Just wait a few years and now look what's happening. Keep it simple, keep it accessible, park and play like.

Other Comments

- Makes everyone question whats going on here. Keep it beautiful, keep it educational - like the Folk School Recycle Center, Hartley Nature Center
- Build a new school cause ours is too big! Are your crazy! Rent out the excess space. Chemical and light Industrial NO! NO!
- this could be a world class environmental and Nature Park. Leave all the trees and such and use the buildings for such programs. This is what best for such programs. This is what best honors and befits this beautiful scenery.

Parks & Recreation Commission
Special Meeting

Minutes of November 30, 2011

Meeting was called to order at approximately 5:10 PM by President Joel Braun.

Roll Call

Members Present: Thomas Beery, Joel Braun, Erica Erickson, Karen Erickson, Andy Holak, Kristin Ridgewell, Barbara Stark, Eric Viken, Jon Welles
Members Excused: Edwin Hall
Members Absent: Susan Beasy Latto

New Business
Central High School Property Disposition and Planning
The Parks Commissioners had significant discussion regarding the Central High School property, the planning process, and the draft documents put together by the Parks and Trails Subcommittee.

Motion was made by Kristen Ridgewell - **"Motion to support the recommendations of the reuse of the Central High School site put forth by the Parks and Trails Sub-Committee"**- seconded by Thomas Beery - passed unanimously 9-0. *(see attached)*

Adjournment:
The meeting was adjourned by Joel Braun at approximately 6:00 PM.

Minutes respectfully submitted by,
Eric Viken

Duluth Park and Recreation Commission
Recommendations for the Reuse of the
Central High School Site

The City of Duluth Park and Recreation Commission recommends that an easement be secured in any future Central High School property agreement that serves existing City of Duluth priorities outlined in the following plans approved by the Duluth City Council:

- 2006 City of Duluth Comprehensive Land Use Plan
- 2010 City of Duluth Parks Recreation Master Plan
- 2011 City of Duluth Trail and Bikeway Plan.

The Parks Commission has reviewed these plans to see how they could be applied to the Central High School Site related to Parks, Trails, and Recreation. Specifically, the Commission recommends the following:

1st Tier Priorities - Preservation

1. A green-space corridor that will promote access to sport and recreation opportunity below the Central High Drive (H Courtney Drive); all land to the South East of Central High Drive should be preserved by a recreation easement to allow for the development of the Duluth Traverse Multi-Use Trail, which will eventually connect Jay Cooke State Park to Lester Park along the Duluth ridgeline.
    a. Central Duluth is an underserved area for trails and connectivity.
    b. See Appendix A, and the attached Duluth Traverse Map for additional details.
2. Maintain the existing paved multi-use trail connection between the Harbor Heights Neighborhood to the Central Avenue business district.
    a. This connection should eventually be connected through to the mall area as was identified in action step #17-K in the 2010 City of Duluth Parks and Recreation Master Plan and in the 2011 City of Duluth Trail and Bikeway Plan (ref. pg. 55).
3. Plan for additional paved multi-use trail connectivity as needed. Develop streets on and connecting to the site, following complete streets methodologies as adopted by Duluth City Council.
    a. Also consider trail and complete street easements leading to the 'antenna farm' lands to the South West which are expected to be re-planned and reused in the not too distant future when the need for antennas becomes technologically obsolete. Reference 2006 City of Duluth Comprehensive Land Use Plan pg. 106 Plan enhancements 4C.
4. Preserve the sport field recreation space below Central High Drive.
    a. Athletic fields and flat space are in short supply in Duluth, and especially in Central Duluth. Reference 2010 City of Duluth Park and Recreation Master Plan Action Step #6 on page 52 - "Evaluate the need for additional City fields based on shared use of proposed new school fields. Plan for projected multi- use turf field needs (soccer, Lacrosse, football, rugby, etc.) by reserving flat land for future turf field development."
    b. Central Duluth is an underserved area for athletic fields.
    c. The field has a spectacular view and would be an excellent field for hosting athletic tournaments and clinics that attract out of town visitors.

2nd Tier Priorities - Enhancements & Amenities

5. Consider incorporating a mini or neighborhood park into the site, taking advantage of the site's vista overlooking the city.
    a. Raised platform or deck for overlooking the city that would also be a suitable site for weddings or small gatherings.
    b. A few picnic tables.
    c. Low Maintenance Garden and landscaping such as native grasses and flowers
    d. Small parking area that also serves the athletic fields and serves as a trailhead for the Duluth Traverse.
    e. Central Duluth is an underserved area for parks and green space.
6. If the Central High School building is reused (i.e. High Tech Incubator, Business Park, etc...) consider developing a joint powers agreement between the City of Duluth Parks Department, The Duluth School District, and the Facility Management Company for shared use of the athletic and community center facilities such as the gymnasium, weight room, auditorium, and meeting rooms.
    a. Central Duluth is an underserved area for recreational and athletic facilities.
7. Maintain a Corridor onto and through the facility for a Personnel Rapid Transit (PRT) system (i.e. Skyweb Express, aka Taxi 2000), tram, incline railroad, or bicycle escalator that could be used to carry people from canal park and downtown up to the top of the hill and eventually on to the Central Avenue and Mall business districts as identified in 2011 Duluth Trail and Bikeway Plan (Page 43, 46, & 48).
    a. Lake Avenue, 1st Avenue West, and 1st Avenue East might be likely corridors up the hill to the site from downtown but other routes may be possible as well.
    b. Include bike racks for carrying bikes up to the top of the hill.
8. Evaluate using a secluded part of the site for an off leash dog park serving the Central part of the city. A dog park serving Central Duluth was identified as action step #9 in the 2010 City of Duluth Parks and Recreation Master Plan - "Add additional off leash dog parks to serve the east and central parts of the City."
    a. South Blackman Avenue may be the likely access road to a dog park on this site.
    b. Compare this site to other potential Central Duluth dog park sites such as the K-9 training ground off of Rice Lake Road.

Appendix A

The following points highlight how the Duluth Traverse - central corridor recommendation is aligned with existing park and trail priorities

Duluth Park and Recreation commission presents the following information in support of preservation of a green space corridor for trail development. A significant buffer (min. 50' on each side of proposed trail) is required for meeting the desired view-shed plans and maintaining existing park-like setting. The accompanying map details the desired corridor, athletic field preservation, and adjacent park space. The following items provide a history of support for use of the Central Corridor to support nature-based outdoor recreation in Duluth.

1. 2006: Duluth Area Trails Alliance (DATA).

DATA surveyed the Central Corridor and gave it their highest trail priority ranking based on the following criteria: *At Risk, Major Recreational Area or Trail Connector, Neighborhood/Commerce Connector, User Safety, Significant Public Demand/Support, Commute Transportation Route, Scenic Value,* and *Educational Enhancement/School.* (From DATA Prioritization Form)

2. 2006: City of Duluth Comprehensive Land Use Plan

Approved by the Duluth City Council in 2006. The follow sections speak to this Central High School Property:

- Page 126 (reference attachment) shows a Conceptual Trail Network that includes a trail connection from Enger Park through the Central High School Property to Chester Bowl Park. This is the predecessor of the Duluth Traverse and part of a trail system that runs from Jay Cooke State Park to Lester Park along the ridgeline. This trail system is further detailed in the Parks Recreation Master Plan and the Trails and Bikeway Plan.
- Page 106: Plan enhancements 4 – "The City will require master plans for large development sites, consistent with plan policies, including three sites identified on the future land use map." One site listed is the 'Antennae Farm' area, which is immediately adjacent to the Central High School site. At the time the comprehensive plan was written the Central High School site was not being considered for closure. The plan says this regarding the area: "includes primarily residential land uses, protection of open space areas, and protection of view sheds at the crest of the ridge."
- Page 59 UD2 – "Master plans should:"..."D. Include internal open space and trail corridors and connections to external trail corridors"
- Page 53 P&P 6 – "Open space, natural areas, and recreational areas are more valuable if interconnected. The City will strive to connect its green space and recreational areas through natural corridors on public or private land, trail systems and creation of boulevard corridors on public right-of-ways."

3. 2010: City of Duluth Parks and Recreation Master Plan.

Park and Recreation staff reviewed the action items in the Master plan and established 54 priority action steps. The Duluth Traverse/Central Corridor directly addresses the following of these action items:

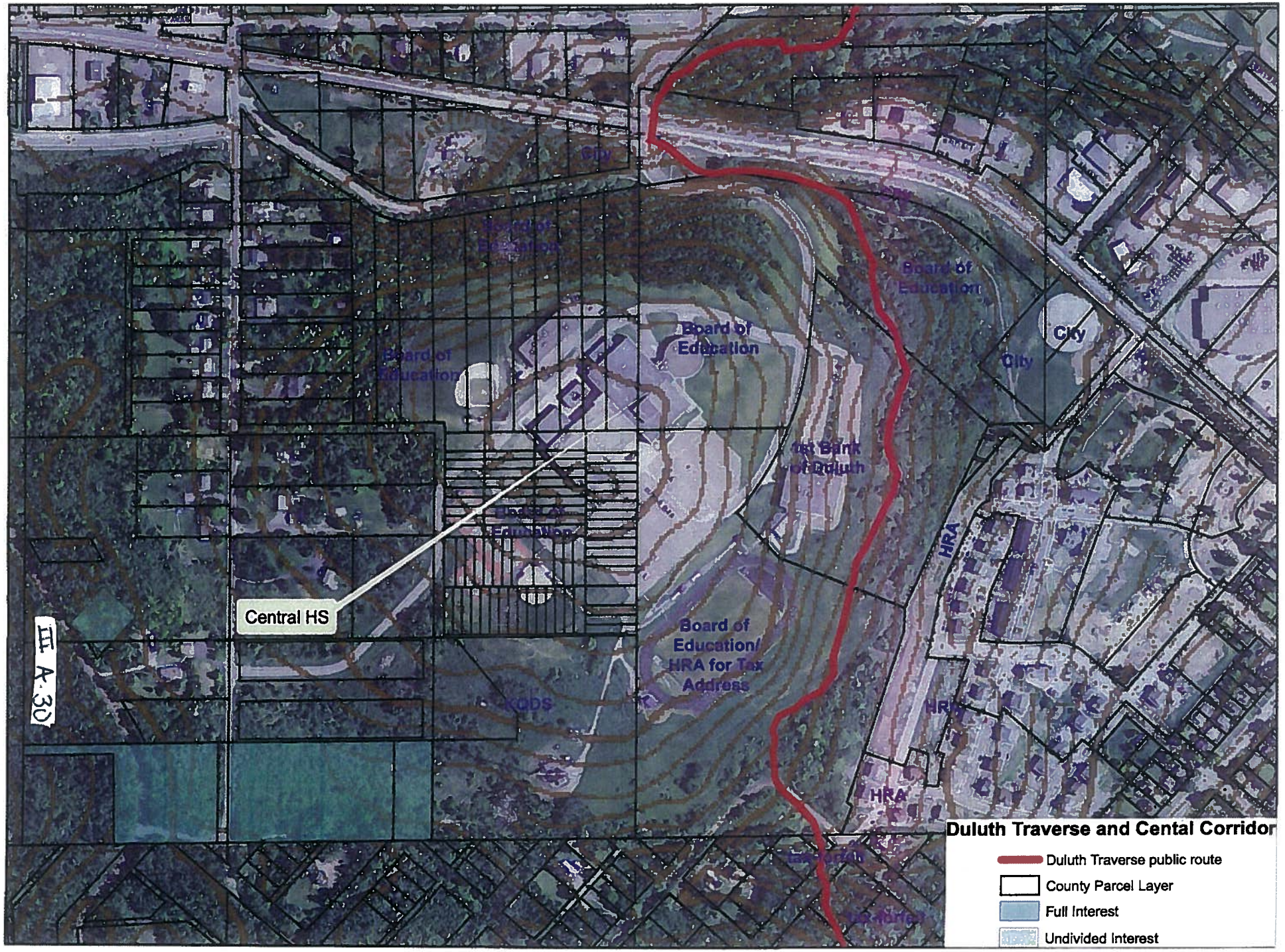
- #1 Insure equitable access to quality parks and recreation facilities by working to meet level of service standards in underserved areas such as:
    - (c) Improve safety, attractiveness, and use of parks in the central part of the City.
- #17 Prepare a Duluth Trail and Bikeway Plan: Work with the public and stakeholder groups to create a plan to realize the potential of existing trails, stream corridors, and Skyline Parkway with new trail and bikeway connections, trailheads and trail way-finding signage.
    - (a) Create an interconnected multi-use trail system with off road paved trails, an on-street bikeway network, and an interconnected hiking/walking trail network. Utilize the trail and pedestrian policies and implementation items of the 2006 Comprehensive Plan. Have all trails be multi-use if the terrain supports it, except for the Superior Hiking Trail, which was purposefully built for hiking.
    - (c) Increase the City's paved trail system to allow for better connectivity between residents and parks, parks and school, and between parks.
- #19 There are many trail groups and volunteers that are passionate about trails in Duluth. Coordination is needed to fully realize the potential of the trail groups and to enhance and connect Duluth's trails. Improve trail conditions by enhancing maintenance, making trails more durable, and improving management of trail use. Maximize the benefits of trail groups and volunteers.

4. **2011: City of Duluth Trail and Bikeway Plan.**

The following made the recommended initial priority action list of the plan:

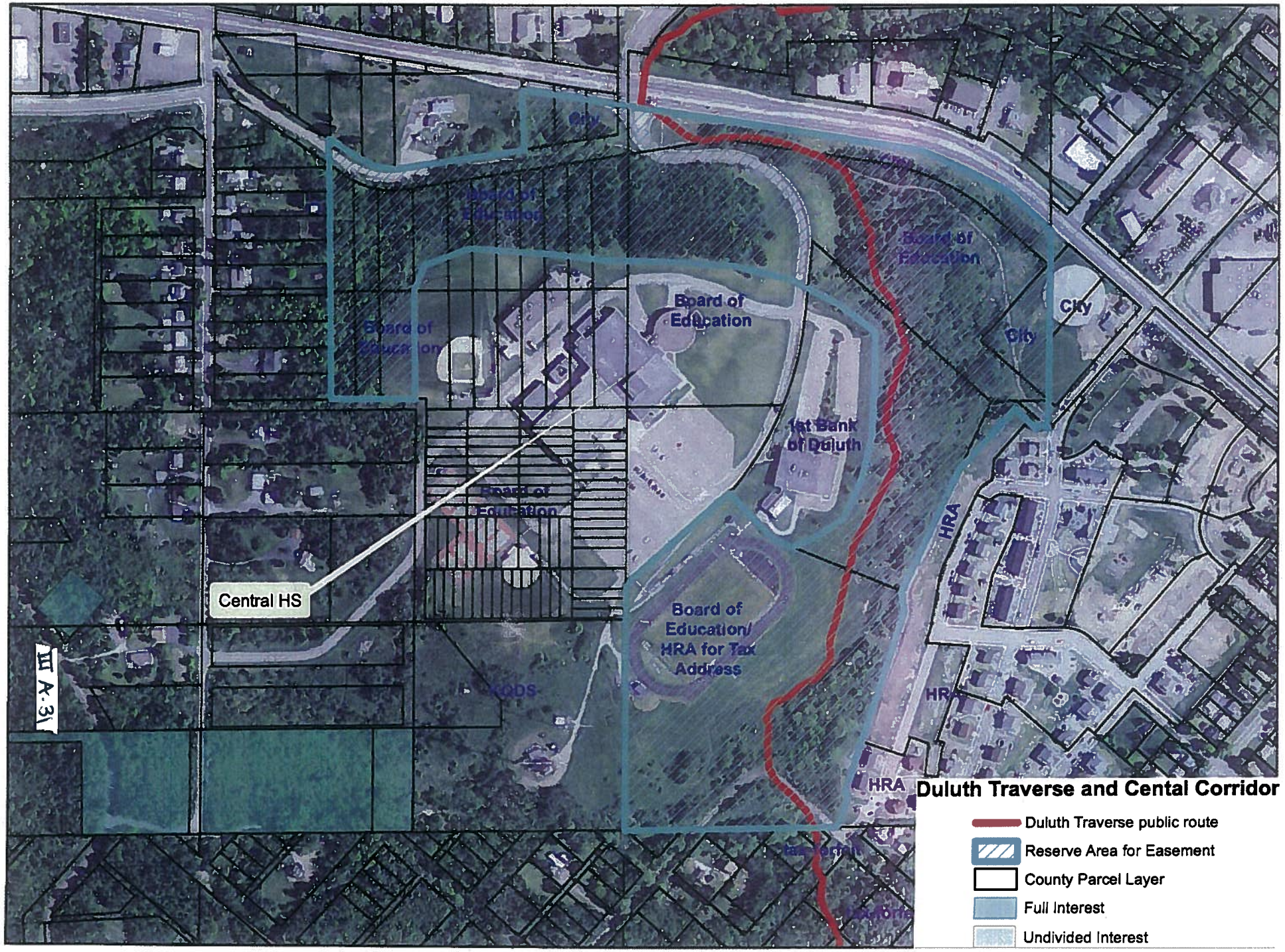
- A. Acquire and preserve right of way/corridors for trails and bikeways identified in this Plan through the subdivision land dedication process, donations, easements and purchase. Examples include: **potential development of Central High School site**, trail access to the new Western Middle School, and an easement through the Hayden property to connect the Beacon Point and Ledges natural surface trails, etc.
- G. Construct the first phases of the Duluth Traverse Trail as land and funding are available.

Duluth Traverse Trail Corridor Topography



H A-30

Duluth Traverse Trail Corridor and Reserve Area for Easement



HOUSING AND REDEVELOPMENT AUTHORITY
OF DULUTH, MINNESOTA

222 EAST SECOND STREET
P.O. BOX 16900 • DULUTH, MINNESOTA 55816-0900
PHONE 218/529-6300 • FAX 218/529-6344 • TTY 218/529-6321

November 30, 2011

President Joel Braun &Members
Duluth Parks & Recreation Commission
City of Duluth

Dear President Braun & Members of the Parks & Recreation Commission:

I wish to express the full support of the Housing & Redevelopment Authority (HRA) for the approval of the dedication of the "Duluth Traverse- Central Corridor" trail in the area above the new Harbor Highlands neighborhood and adjacent to the Central High School property along Central Entrance.

As you may know, when the HRA undertook the ambitious redevelopment of the Harbor Highlands neighborhood under the HOPE VI program to create a newly revitalized mixed-income community under a New Urbanism design plan, we were very conscious and committed to the importance of pedestrian accessibility in and around the new neighborhood. The Central Corridor trail provides a pedestrian & bicycle access into and out of the neighborhood with linkages to not only what has been an important school facility, but also to connecting neighborhoods and the retail corridor along Central Entrance and leading up to the Miller Hill Mall. Although the re-use of Central High School is currently in question, it is quite likely that it will include a use that will continue to serve the surrounding neighborhoods, and will draw pedestrian and bicycle traffic which would be served by this trail.

The Central Corridor has been consistently identified as an important community resource in both recreation and in connecting neighborhoods to commercial and public areas in City Planning processes including the Comprehensive Land Use Plan of 2006, the 2010 Parks and Recreation Master Plan, the 2011 City of Duluth Trail and Bikeway Plan, and the 2006 Duluth Area Trails Alliance survey. I urge your approval of this important trail as a high priority as you consider further plans for trails in the City.

Please feel free to contact me if I can provide further information for your consideration.

Sincerely,

Richard W. Ball
Executive Director

III A. 32

Comments from Public Informational Meeting of December 14, 2011
Duluth City Hall, Room 303

Comment from Lakeview Christian Academy the site has been a school. They are interested the facility, but the school board has a policy that prevents sale to a private school. Suggested they talk with the school board about changing the policy.

Location of the proposed road may attract persons during late hours and cause disturbances. Do the traffic study before the plan. Consider impact of traffic on Blackman Avenue, and be sure Blackman Avenue is part of the traffic study.

Discussion and definition on Research Parks. Site seems to be appropriate for such a use. Local colleges and universities are a good fit. School is centrally located with buildings and infrastructure in place.

The recommended Neighborhood Commercial would have an impact. Recreation and open space are compatible to a Research Park and the impact would be less than the Neighborhood Commercial.

Suggested other access points to the site be considered in the traffic study and add these to the visuals.

Comment that more access would take away green space.

Noted that Blackman is a rural road and narrow. Concern for more traffic using Blackman.

What other school sites have gone through the land use change process? Morgan Park to General Mixed Use, Lincoln Park to Neighborhood Mixed Use, Rock Ridge to Transitional Neighborhood, and Kenwood to Transitional Neighborhood.

Steven Robertson - potential rezone of former Central High School site

From: JOSEPH KLEIMAN <kleimanrealty@msn.com>
To: <srobertson@duluthmn.gov>
Date: 12/18/2011 12:09 PM
Subject: potential rezone of former Central High School site
CC: cindy petkac <cpetkac@duluthmn.gov>

Steve,

I received the recent mailing in regards to potential rezoning of the former Central High School site, I appreciate the information and the communities time spent on the project. I think it was John Judd who stated that it is good to "dream big" in regards to potential redevelopment of the site. As a neighboring property owner as well as a commercial real estate developer my thought is that is would be best to let the market demand dicate potential uses and with that, rezoning could occur at that time? Why consider any roadblocks or limitations at this time, let the potential of the site dicate future use? The thought is similar to when I have vacant commercial space for lease, do I remodel prior to locating a new tenant because all tenants don't have great vision or do I wait for the tenant to strike a deal and then remodel to suit? If I remodel prior to locating a tenant I usually have to spend additional funds to make the space suit the tenant's needs. Same principle in the current rezoning plan of the site? There will be plenty of time to discuss and find the right solution for rezoning but I see that future demand should have a choice in the rezoning. Thank you for your consideration on this matter.

Joe Kleiman
Kleiman Realty
1934 London Road
Duluth, MN. 55812
218-722-9900

III A.34

Comprehensive Future Land Use Map Change: Timeline for ISD 709 Projects

Woodland, 201 Clover St (10-038)

- Public Meetings: April 1, 2010
- Recommendation: Neighborhood Mixed Use and Preservation
- Planning Commission Hearing: May 11, 2010
- City Council Approval: May 24, 2010 (10-0278R)
- Zoning: R1/R2

Morgan Park, 1243 88 Ave W (11-032)

- Public Meetings: June 29, 2010 and March 1, 2011
- Recommendation: General Mixed Use
- Planning Commission Hearing: April 12, 2011
- City Council Approval: April 25, 2011 (11-0208R)
- Zoning: R-1

Rockridge, 4849 Ivanhoe (11-064)

- Public Meetings: May 25, 2011
- Recommendation: Traditional Neighborhood
- Planning Commission Hearing: June 14, 2011
- City Council Approval: June 27, 2011 (11-0340R)
- Zoning: R-1

Lincoln Park, 2424 W. 5th St (11-082)

- Public Meetings: May 24, 2011
- Recommendation: Neighborhood Mixed Use
- Planning Commission Hearing: July 12, 2011
- City Council Approval: August 15, 2011 (11-0393R)
- Zoning: R-2

Kenwood-Edison, 1750 Kenwood (11-066)

- Public Meetings: June 22, 2011
- Recommendation: Traditional Neighborhood
- Planning Commission Hearing: July 12, 2011 (tabled till August 9, 2011)
- City Council Approval: August 29, 2011 (11-0436R)
- Zoning: R-1

Central High School, 800 East Central Entrance (11-141)

- Public Meetings:
- Recommendation:
- Planning Commission Hearing: January 10, 2012
- City Council Approval:
- Zoning:

Nettleton, 108 E 6th St

- Public Meetings:
- Recommendation:
- Planning Commission Hearing:
- City Council Approval:
- Zoning: