



**Planning & Development Division**  
Planning & Economic Development Department

Room 160  
411 West First Street  
Duluth, Minnesota 55802

218-730-5580  
planning@duluthmn.gov

## MEMORANDUM

**DATE:** April 4, 2024  
**TO:** Planning Commission  
**FROM:** Kyle Deming, Senior Planner ([kdeming@duluthmn.gov](mailto:kdeming@duluthmn.gov))  
**RE:** Final AUAR of Central High School Redevelopment Project (**PL 23-127**)

This memo is coming to you separate from the rest of the monthly Planning Commission packet posting due to the number of comments received and the time needed to form responses. It provides guidance on actions recommended for the April 9, 2024 Planning Commission meeting concerning the Alternative Urban Areawide Review (AUAR) for the Central High School Redevelopment Project.

You are requested to approve two documents:

1. The document that contains all of the comments received on the Draft AUAR and provides responses to substantive and timely comments.
2. The Final AUAR document that contains modifications that resulted from comments received.

The two documents are posted with the other AUAR documents at <https://duluthmn.gov/planning-development/environmental/environmental-reviews/>.

When evaluating AUAR comments consider whether they list inaccuracies in the AUAR; speak to potential environmental impacts that have not been identified; speak to environmental impacts that have been identified but have not been adequately addressed or suggest possible mitigation measures that should be added.

As a reminder of where we are in the process, the Draft AUAR document was made available February 20, 2024 on the City's web page. Notice of the Draft AUAR's availability and the 30-day comment period were advertised in the Duluth News Tribune, in a City-issued press release, on the City's web page and in the EQB Monitor. The required government agencies were notified and a paper copy of the document is available at the Duluth Public Library. You held a public hearing March 12, 2024 where two people spoke.

Following approval of the Final AUAR the City will submit the Final AUAR to the agencies on the EQB Distribution List initiating a 10-day objection period. State agencies have ten days from the date the Final AUAR is received to file an objection. If no objections are made, we will request that the Planning Commission proceeds with adoption of the Final AUAR at the May 14, 2024 meeting. Notice of the AUAR adoption will then be published in the EQB Monitor, completing the AUAR process.

Please contact me if you have questions about the environmental review process.