



City of Duluth  
Planning Division

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## MEMORANDUM

**DATE:** February 11, 2014

**TO:** Planning Commissioners

**FROM:** John Judd, Senior Planner

**SUBJECT:** Report from Planning Commission Sub-Committee, regarding the recommendations in the Park Point Small Area Plan.

The December 17, 2013 Special Planning Commission meeting included a discussion of the Recommendations for the Park Point Small Area Plan. We reviewed the plan purpose and an outline of the Small Area Plan process. Your packet also included the following: Chronological list of Plan Meetings and their Discussion Topics, Demographic Data for 2000 and 2010 Census, and a Build Out analysis, the results of an Alignment and Traffic Study, Summaries of comments from the two public meetings, the collected Public Comments as of to December 5, 2013, a copy of the Park Point Community Club Survey Questions and Responses, and a set of Implementation Maps and a Draft of the Recommendations Small Area Plan process.

Following my presentation of the above material, two additional Minority reports were presented to the Commission by members of the Small Area Plan Stakeholder Committee. An additional 17 individuals spoke regarding the elements of the planning process and proposed recommendations.

President Guggenbuehl suggested that, due the complexity and importance of the issues raised by the two minority reports and the public comments, a sub-committee of the Planning Commission be formed to work with planning staff to review all of the material and comments and develop suggested action regarding the Park Point Small Area Plan plan's recommendations. The balance of the Planning Commission supported Guggenbuehl and appointed Commissioners Garner Beeman and Sydow to the serve on the sub-committee. They also provided some additional questions for the sub-committee to consider during their evaluations.

The Park Point Small Area Plan sub-committee met on January 2<sup>nd</sup> along with Planning and Construction Services Director Hamre, Land use Supervisor Froseth, Senior Planner Judd and the Planning Commission's representatives to on the Small Area Plan and Stakeholder Committee member Rand.

Staff initially addressed the Commissioners questions from the Dec. 17, Special meeting. The current status of Park Point Street ends are as noted in the attached table. A vacated street which increases an adjacent property owners parcel size, does add to the City tax base. Any request to vacate all or a portion of a street end would need to follow the process as provided for in the City's Unified Development Chapter. The Parks and Recreation Commission wanted water access points approximately every 2 blocks and do not want any vacations of street ends in favor of the adjacent property owners. Taking into consideration the 2 Minority reports the Plan Committee supported most of the recommendations with the exception of the status of the street ends.

Among the reasons for moving the "S" curve included safer access to and utility of Franklin Park, the movement vehicle traffic to the more commercially developed and open Minnesota Ave. and away from the most densely residential area along Lake Avenue. Bikes could change lanes after the bridge by of circling under the lift bridge or crossing Minnesota Ave. via one the side streets.

The sub-committee met again on January 29<sup>th</sup> absent Rand, but with the additional attendance of Parks and Recreation Director Bergen. Subsequent to their consideration of the recommendations of the Plan Committee, the two Minority reports and Staff recommendations, the following are the major findings of the Planning Commission's Park Point Small Area Plan sub-committee regarding the Plan's recommendations.

Endorse the Recommendations for Goal 1 entirely.

Endorse the Recommendations for Goal 2 entirely.

Endorse the Recommendations for Goal 3 with the additional provisions that:

The Tier 2 access points ***will not be mentioned in the pamphlets or shown on the maps.***

- Install Public access signs ***only at*** officially recognized ***Tier 1 water*** access points on the Bay and Lake side.
- ***Tier 2 access points will be recognized by a marking device on/in the sidewalk.***

Endorse the Recommendations for Goal 4 with the addition to Item (F) under Recommendations (Non-Motorized): ***that if the relocation of the "S" curve is not approved then 4ft bike lanes are provided on both sides of Minnesota Avenue from 8<sup>th</sup> to 13<sup>th</sup> street.***

Endorse the Recommendations for Goal 5 with the additional provisions that:  
Under Item (E) also designate as a Tier One access point, ***Trails and natural area from Sky Harbor Airport to the end of the point.***

Under Item (F) Tier Two ***access points will be recognized by a marking device on/in the sidewalk*** and ***These Tier 2 access points to will not be mentioned in the pamphlets or shown on the map.***

Item (G) be re-written as follows: ***Subject to Further Research, (S-T-F-R) consider petitions brought by adjacent property owners, to the City Planning Commission the potential vacation of all or a portion of the following street easements:***

***And that the Park Point Street Ends Draft Recommendations table is modified to reflect the changes recommended by item G. above.***

**See attached listing below.**

**Park Point Street Ends Draft Recommendations**

**1/29/2014**

<b>Street</b>	<b>Avenue</b>	<b>Lake Side Access</b>	<b>Bay Side Access</b>
South Pier	South Lake	Tier 2	Tier 2
8th	South Lake	Keep R-O-W	Tier 2
9th	South Lake	Keep R-O-W	Previously Vacated
10th	South Lake	Keep R-O-W	Previously Vacated
11th	South Lake	S-T-F-R	Previously Vacated
12th	South Lake	S-T-F-R	Previously Vacated
13th	Minnesota	Tier 1 (Franklin Park)	Tier 1 Franklin bayside)
14th	Minnesota	Keep R-O-W	Keep R-O-W
15th	Minnesota	Keep R-O-W	Keep R-O-W
16th	Minnesota	Tier 2	Tier 2
17th	Minnesota	Keep R-O-W	Keep R-O-W
18th	Minnesota	Tier 2	Keep R-O-W
19th	Minnesota	Tier 2 (ped/bike trail end)	Tier 2 (Sand Point)
20th	Minnesota	Keep R-O-W	S-T-F-R
21st	Minnesota	Keep R-O-W	S-T-F-R
22nd	Minnesota	Tier 2	S-T-F-R
23rd	Minnesota	Keep R-O-W	S-T-F-R
24th	Minnesota	Keep R-O-W	Tier 2
25th	Minnesota	Keep R-O-W	S-T-F-R
26th	Minnesota	Keep R-O-W	Keep R-O-W
27th	Minnesota	Keep R-O-W	S-T-F-R
28th	Minnesota	Tier 2	S-T-F-R
29th	Minnesota	Keep R-O-W	Tier 2
30th	Minnesota	Tier 1 (Lafayette Sq.)	S-T-F-R
31st	Minnesota	Tier 1 (Lafayette Sq.)	S-T-F-R
32nd	Minnesota	Keep R-O-W	S-T-F-R
33rd	Minnesota	Keep R-O-W	Tier 2
34th	Minnesota	Tier 2	S-T-F-R
35th	Minnesota	Keep R-O-W	S-T-F-R
36th	Minnesota	Keep R-O-W	S-T-F-R
37th	Minnesota	Keep R-O-W	S-T-F-R
38th	Minnesota	Tier 2	Tier 2
39th	Minnesota	S-T-F-R	N/A
40th	Minnesota	Keep R-O-W	N/A
41st	Minnesota	Keep R-O-W	N/A
42nd	Minnesota	Keep R-O-W	N/A
43rd	Minnesota	Keep R-O-W	N/A

(R-O-W) **Right-of-Way** - A street right of way

(S-T-F-R) **Subject-to-Further-Research**