Improving Regions, Not Sites
A Duluth Story

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INTRODUCTION

• City-Wide Environmental Review
• WPAN Neighborhood Planning
• The Future

Goal: Not only spur redevelopment, but improve quality of life for residents
INTRODUCTION

FUNDING!!!!!!

- EPA Brownfields Area Wide Planning Grant
- Entire Neighborhoods, Not Sites
- TELL A STORY
ENVIRONMENTAL REVIEW

• WHY we performed this work
• WHERE we reviewed
• WHAT we did
WHY

PRIMARY GOALS

• Enhance, not Replace, Environmental Due Diligence

• Encourage Investment by Reducing Developer Uncertainty

• Provide Environmental Snapshot of ALL commercial parcels Within Study Areas.
WHERE

- Re-Visit The Primary Goal for Locations
- Lincoln Park, Western Port Area Neighborhood (WPAN) & Gary-New Duluth
- Early Focus
WHERE - ALL THREE
WHERE – LINCOLN PARK
WHERE – WPAN
WHERE – GARY-NEW DULUTH
First, what DIDN’T we do:

• NOT designed to be conclusive in identifying any and all environmental conditions within the Study Area;

• No liability protection offered by our information;

• Phase I ESAs, asbestos and regulated materials surveys, and/or Phase II Investigations with sampling would be necessary to meet industry standards.
Scope of Work (Research)

STEP ONE

- Reviewed every single parcel within the three study areas, which were over 3,250 acres (>5 sq. miles);

- Briefly assessed the historic land use of each site

- Commercial brownfield and potentially blighted residential sites were generally categorized as **Potential Sites of Concern**

  778 potential sites of concern were identified
  229 of these sites needed full evaluation
Scope of Work (Research)

STEP TWO

- Reviewed historical sources

- Reviewed EPA, MPCA and other databases for regulated activities

- Reviewed MPCA files to obtain additional information about the magnitude and extent of contamination and the regulatory status of properties
Scope of Work (Research)

STEP TWO (Continued)

- Conducted a reconnaissance from the street;
- Conducted interviews with knowledgeable people
- Classified each Potential Sites of Concern using the Land-Based Classification Standards (LBCS) model
OVERALL PROJECT

• Table Presenting All Potential Sites of Concern;

• Figures Depicting Numbered Location of Potential Sites of Concern

• Detailed Property Description Sheets for Each Potential Site of Concern
# Example Summary Table

## Western Port Area Neighborhood

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Figure</th>
<th>Grid Index</th>
<th>Site Name</th>
<th>Address</th>
<th>Notable Uses Identified During Historical Review</th>
<th>Database Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2A</td>
<td>B1</td>
<td>Vacant Property</td>
<td>No current address</td>
<td>Soil disturbance on aerial photographs</td>
<td>No listings provided</td>
</tr>
<tr>
<td>2</td>
<td>2A</td>
<td>B1, B2</td>
<td>Minnesota Power Property</td>
<td>No current address</td>
<td>Soil disturbance on aerial photographs</td>
<td>No listings provided</td>
</tr>
<tr>
<td>3</td>
<td>2A, 2C</td>
<td>B1, A2, B2, A3, B3</td>
<td>Vacant Property and Snowmobile Trail</td>
<td>No current address</td>
<td>Historic railroad, roundhouse</td>
<td>Resource Conservation and Recovery Act (RCRA)-No Longer Regulated (NLR), VEC, Institutional Control (IC), LUST, AST, Toxics Release Inventory (TRI)</td>
</tr>
<tr>
<td>4</td>
<td>2A</td>
<td>A3</td>
<td>Residential Property</td>
<td>7327, 7329 Rednuth St</td>
<td>Residential, dairy (city directory listing)</td>
<td>No listings provided</td>
</tr>
<tr>
<td>5</td>
<td>2A</td>
<td>A3, B3</td>
<td>Residential Property</td>
<td>217 S 72nd Ave S, 7215 Rednuth St</td>
<td>Residential</td>
<td>No listings provided</td>
</tr>
<tr>
<td>6</td>
<td>2A</td>
<td>A3</td>
<td>Residential Property</td>
<td>308 S 73rd Ave W</td>
<td>Residential, dairy (city directory listing)</td>
<td>No listings provided</td>
</tr>
<tr>
<td>7</td>
<td>2C</td>
<td>A3</td>
<td>Residential Property</td>
<td>311 S 73rd Ave W</td>
<td>Residential, Advanced Sewer SVC</td>
<td>No listings provided</td>
</tr>
<tr>
<td>8</td>
<td>2A</td>
<td>B3</td>
<td>Residential Property</td>
<td>7009 Raleigh St</td>
<td>Residential, Merit Construction, Northern Trans Building &amp; Design</td>
<td>No listings provided</td>
</tr>
<tr>
<td>9</td>
<td>2A</td>
<td>B3</td>
<td>Residential Property</td>
<td>7010 Rednuth St</td>
<td>Residential, Rick's Repair home repairs, day care</td>
<td>No listings provided</td>
</tr>
<tr>
<td>10</td>
<td>2C</td>
<td>A3, B3</td>
<td>Residential Property</td>
<td>327 S 71st Ave W</td>
<td>Residential, Rodin Donald Trucking</td>
<td>No listings provided</td>
</tr>
<tr>
<td>11</td>
<td>2C</td>
<td>B3</td>
<td>Residential Property</td>
<td>7001 Sherburne St</td>
<td>Residential, Tri's Sharp Tool Grinding Service</td>
<td>No listings provided</td>
</tr>
<tr>
<td>12</td>
<td>2A</td>
<td>B2</td>
<td>Undeveloped Property</td>
<td>No current address</td>
<td>Undeveloped, historic soil disturbance on aerial photos</td>
<td>No listings provided</td>
</tr>
</tbody>
</table>
Example Overall Map

Lincoln Park
EXAMPLE SUMMARY SHEET
WPAN Site #3: Historic Railroad and Roundhouse

- Property sheet shows:
  - Current environmental issue
  - Site name
  - Address
  - Current use
  - Aerial photos
  - Regulatory Review
  - Summary of investigations
WPAN Site #3: Historic Railroad and Roundhouse

Property sheet shows:

Historical aerials
- Buildings added and removed between photo years
Example Summary Sheet
WPAN Site #3 Historic Railroad and Roundhouse

Property sheet shows:

- MPCA database summary
Example Summary Sheet
WPAN Site #3: Historic Railroad and Roundhouse

Property sheet shows:
• Location of contamination
CONCLUSION

- We reviewed 778 properties;
- We created 229 specific summary sheets;
- First level: Developers interested in a specific property OR a type of property can contact the City for information.