

August 6, 2012

MORGAN PARK NEIGHBORHOOD REVITALIZATION PLAN¹



August 2012

Prepared by the At Home in Duluth Collaborative

Contributing Partners:

Morgan Park Community Club

One Roof Community Housing

City of Duluth Community Development Office

Duluth Local Initiatives Support Corporation (LISC)

¹ This project was funded in part by the Minnesota Power Foundation.

Why was this plan created?

We believe that every Duluthian has the right to live in a neighborhood with good housing, good schools, a safe and healthy environment, and economic vitality at the family and the community level. We also believe that people should be engaged in the planning and implementation of projects that make that happen for themselves and their neighbors.

What does this plan do?

This plan is an update of the 2008 Morgan Park Neighborhood Revitalization Plan (<http://duluthlisc.org/Plans/MPplan.pdf>). It summarizes achievements since the 2008 Plan, and outlines priorities and accountabilities for neighborhood revitalization projects for the next three years.

Whose plan is this?

This plan was created through a collaborative process with Morgan Park residents under the leadership of the *At Home in Duluth Collaborative*, *Duluth LISC*, the City of Duluth and NHS Duluth. The *At Home in Duluth Collaborative* includes 25 governmental and neighborhood-based non-profit agencies working in Duluth's core neighborhoods of Morgan Park, West Duluth, Lincoln Park and the Hillside. *Duluth LISC* is part of a national network (www.lisc.org) whose mission is to help residents create neighborhoods of choice and opportunity.

How was this plan created?

The vision and ideas in this plan came from four sources:

- The annual Community Development Block Grant (CDBG) review process;
- A series of community meetings coordinated by NHS Duluth and the Morgan Park Community Club
- Interviews with *At Home in Duluth* partners and other community agencies;
- Review of other plans that affect Morgan Park (see "Additional Resources", page 32)

BUILDING SUSTAINABLE COMMUNITIES

Building Sustainable Communities is the strategy that LISC employs nationwide to support neighborhood revitalization. In Duluth, the *At Home in Duluth Collaborative* is responsible for implementing the strategy in partnership with community residents. The purpose of the collaboration is to coordinate activities, to share resources and wisdom, and to provide services and expertise related to all of the challenges a neighborhood might face.

The *Building Sustainable Communities* Initiative has five program objectives:

- To invest in housing and other real estate;
- To build family income and wealth;
- To stimulate local economic activity;
- To improve access to quality education; and
- To develop healthy environments and lifestyles

The *Building Sustainable Communities* objectives are the organizing principle for this plan booklet. After an initial neighborhood description and map, there will be separate sections for each objective, one page for accomplishments since 2008, and one page for priorities for the next three years.

Each neighborhood has special assets and opportunities, and these are outlined and discussed following the section on the *Building Sustainable Communities* objectives.

The next section of the plan will cover citywide programs that cover all neighborhoods, for example the Community Safety Initiative or the Blighted and Vacant Properties Team. The plan will list ways you can be involved in the ongoing revitalization and growth of Duluth and conclude with contact information for the members of the *At Home Collaborative*.

INTRODUCING MORGAN PARK²

Neighborhood Boundaries: Morgan Park is bordered by the St. Louis River and Spirit Lake to the east, natural areas and wooded ravines to the north and south, and Grand Avenue to the west. Access is by Arbor Street (88th Ave. W.) and Idaho Street.

Brief History: Morgan Park was built by the US Steel Corporation in 1913 as a self-contained, planned industrial community. In its early planning stages, it was known as “The Model City,” and it was designed to provide good housing in close proximity to the adjacent steel plant. The neighborhood was named Morgan Park in 1914 in honor of JP Morgan, one of US Steel’s principle backers, and in reference to the park-like setting and surrounding beauty.

By the early 1920’s, US Steel had built over 500 new homes, 2 churches, a school, hospital, clubhouse, retail and service buildings and a steel plant office. US Steel owned and managed everything, supplying all services: water, garbage collection, snow removal, coal delivery, street cleaning, and fire and police protection. Even though Morgan Park was within the city limits of Duluth, it was not annexed into the City until 1933, and it wasn’t until 1942 that private ownership was allowed in Morgan Park.

All but one of the original 1914 homes remain intact. During the mid-1950’s, a few hundred single-family homes were built north and west of the school. A new townhome and apartment complex was built in the mid-1970’s, contributing to the mix of multi-family units. As the steel plant operations declined, the plant was shut down in phases, closing its doors completely in 1981. In the same year, the Morgan Park high school converted

² Adapted from Morgan Park Community Neighborhood Revitalization Plan, May 2008

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to a middle school, and the Community Clubhouse was demolished, replaced with the smaller, multi-purpose Good Fellowship Center in 1983.

The commercial corridor, (88th Avenue West), is enjoying revitalization with the recent purchase of the Lakeview Store and the renovation of apartments and commercial space. A new playground, disc golf, gazebo and volleyball courts have been constructed near the new Good Fellowship Center and plans are underway for a new pavilion and BBQ grills.

In 2009, *This Old House* (<http://www.thisoldhouse.com>) featured Morgan Park as one of the “Best Old House Neighborhoods in the Midwest.” A current challenge and opportunity facing Morgan Park is that the school closed in June 2012. Planning for re-use of the facility is underway.

Morgan Park, a neighborhood full of history and pride, will meet this challenge. Many who grew up in Morgan Park never left or have moved back because they feel it is a great place to live and raise a family. New residents are attracted by Morgan Park’s affordable housing, light traffic, and abundance of open space.

The Rise of Citizen Planning Facing the challenges of the steel plant’s closing, residents came together and began their own revitalization efforts through the Morgan Park Community Club. The Club’s motto is, “If every person does one thing, we’ll get over 1,000 things done!” Accomplishments include creating a Citizen Patrol, a monthly Community Beautification Project, and the reconstruction of the entire sewage infrastructure in the “It Takes a Village to Build a Sewer” campaign.

The 2008 Morgan Park revitalization plan, conducted in association with Duluth LISC’s *At Home in Duluth Collaborative* was the first official attempt at neighborhood planning in 100 years. The current revision highlights accomplishments of that plan and outlines the priorities for the next three years.

MORGAN PARK³

Table 1: Population (US Census Bureau 2000 and 2010 American Fact Finder Fact Sheet for Duluth City, MN; Neighborhood Data from 2000 and 2010 DP-1. Profile of General Demographic Characteristics and Summary File 1 (SF 1))

	YEAR	# Residents	# Households
Morgan Park	2000	1,979	857
	2010	1,852	810
Duluth	2000	86,918	35,550
	2010	86,265	35,705

		# Residents					
	YEAR	White	Black	Native Amer.	Asian	Multi-race	Other
Morgan Park	2000	1,886	7	31	4	49	2
	2010	1,666	34	53	7	81	11
Duluth	2000	80,532	1,415	2,122	993	1,580	276
	2010	77,968	1,988	2,134	1,293	2,629	253

		% Residents					
	YEAR	White	Black	Native Amer.	Asian	Multi-race	Other
Morgan Park	2000	95.3	0.4	1.6	0.2	2.5	0.1
	2010	90.0	1.8	2.9	0.4	4.4	0.9
Duluth	2000	92.7	1.6	2.4	1.1	1.8	0.3
	2010	90.4	2.3	2.5	1.5	3.0	0.3

Table 2: Age of Housing Stock and Foreclosures

	% housing built 1939 or prior	# Foreclosures 2008-2011
Morgan Park	51%	24
Duluth	45.2	681

³ US Census Tract 37 St. Louis Co. MN

DEMOGRAPHICS

Table 3: Housing Occupancy: US Census Table QTH3

		# Dwelling units	# (%) Owner-occupied	# (%) Renter Occupied	# (%) Vacant
Morgan Park	2000	892	549 (61.5%)	308 (34.5%)	35 (3.9%)
	2010	890	478 (54%)	332 (37.3%)	80 (9.0%)
Duluth	2000	36,994	22,773 (61.6%)	12,727 (34.4%)	1,494 (4%)
	2010	38,208	21,569 (56.5%)	14,136 (37%)	2,503 (6.6%)

Table 4: Workforce (2005-2009 American Community Survey 5-Year Estimates, Selected Economic Characteristics)

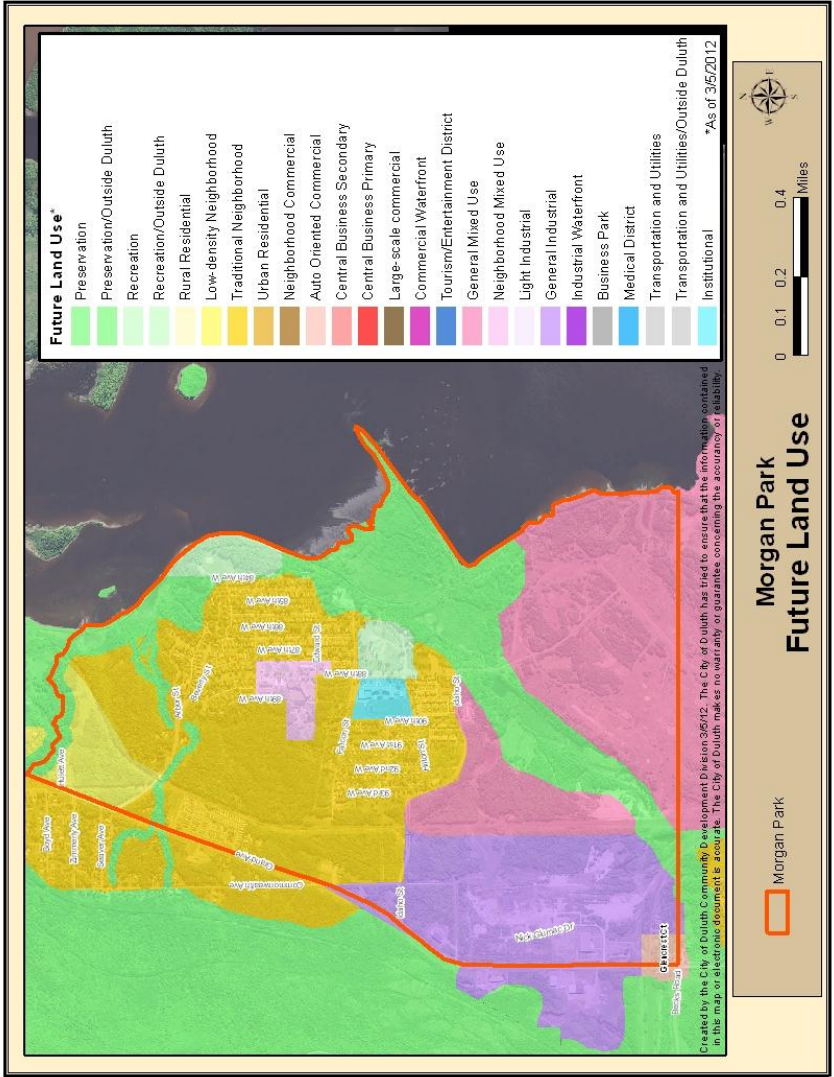
	# in Labor Force	Unemployed	% Unemployed	Avg. Travel time to work
Morgan Park	784	97	12.4	20.1 min
Duluth	44,940	3,630	5.2	16.4 min

Table 5: Income (2005-2009 American Community Survey 5-Year Estimates, Selected Economic Characteristics)

	<\$25K	\$25K- \$50K	\$50K - \$75K	>75K
Morgan Park	38%	37%	12%	12%
Duluth	32%	28%	18%	22%







INVESTING IN HOUSING

Accomplishments 2008 – 2011

- Community driven renovation of six-plex near entrance
- New zoning passed allowing mixed-use on the school site
- A new local owner has purchased the Lakeview Store. renovated the apartments and is creating new retail and commercial use of the first floor space
- *At Home* Housing Accomplishments
 - 9 buyers received down payment/entry assistance (Neighborhood Housing Services of Duluth (NHS))
 - 48 units rehabilitated: NHS (7), Housing and Redevelopment Authority of Duluth (HRA) (6), Spirit Valley Citizens' Neighborhood Development Association (SVCNDA) (1), Arrowhead Economic Opportunity Agency (AEOA) (34)
 - 2 homes acquired, rehabbed and sold by Northern Communities Land Trust (NCLT)

AND OTHER REAL ESTATE

Priorities 2012 – 2014

- Focus improvements and investments in the *At Home in Duluth* Housing Target Area (see map) for efficient use of CDBG, HOME, MN Housing, Greater Minnesota Housing Fund and other funding sources
- Continuous programs
 - Foreclosure prevention, counseling and assistance
 - Blight removal and code enforcement (see Citywide Section)
 - Improve marketing and outreach for housing assistance programs, including curb appeal, rehab, and to lower barriers to homeownership through training, credit-repair programs, and programs to reduce downpayments and closing costs (One Roof Community Housing and Community Action Duluth)
 - Acquisition-rehab-resale of vacant, blighted and foreclosed homes (One Roof Housing)
- Develop senior market rate housing
- Improve and develop commercial space in Lakeview Store
- Create affordable workforce housing
- Conduct a feasibility study of conversion of row houses to condos
- Create programs related to “empty nesters” (downsizing and increasing availability of larger homes)
- Continue renovation of commercial and residential properties, especially along 88th Ave. West, to improve the environment for businesses and residents
- See section on St. Louis River Corridor (p. 27)

BUILDING FAMILY

Accomplishments 2008 – 2011

- Homeownership and housing assistance:
 - 42 rehab/weatherization through AEOA
 - 7 home purchases with downpayment and closing cost assistance from NHS
 - 12 home rehabs with NHS support
 - 7 home rehabs by HRA
 - 2 acquisition/rehab/purchases by NCLT
 - 3 matched savings accounts participants
- One family participated in Community Action Duluth's matched savings account program
- Entrepreneur Fund programs such as "Growing Neighborhood Businesses" are made available to Morgan Park residents (see Citywide Initiatives section)
- Many of Duluth's programs to build family income and assets are citywide. Please see the Citywide Section for additional information on:
 - *Duluth at Work*, Duluth's integrated workforce development program, and
 - Community Action Duluth's *Financial Opportunity Center* which provides bundled services for financial coaching, employment placement and access to public benefits

INCOME AND ASSETS

Priorities 2012 – 2014

- Utilize Duluth at Work and all City Workforce Center programs to provide access to vocational training, job skills and sustainable employment
- Expand participation in Community Action Duluth's Financial Opportunity Center.
- Attract new businesses into the Lakeview Store and encourage neighborhood support
- Promote mixed-use development on the Morgan Park School Site
- Increase homeownership in partnership with the *At Home Collaborative*
- Continue renovation of commercial and residential properties to improve environment for businesses moving into the community
- Attract jobs through redevelopment of US Steel and Atlas Cement sites as industrial parks in partnership with the City, Seaway Port Authority and private business
- Work with DTA to improve bus connectivity, adjust frequency and dependability based on work schedules
- Focus on job opportunities for youth: seek new partners and creative approaches

STIMULATING

Accomplishments 2008 – 2011

- Seaway Port Authority acquired 123-acre parcel of US Steel's site for redevelopment
- Bay West purchased the Park State Bank Building, and added 6 new jobs, with a goal of 4 more by 2012
- Lakeview Store under new, local ownership
- Enhancement of Morgan Park flower gardens by the Morgan Park Garden Club
- Storefront Loan program available from *At Home Collaborative*
- Atlas Cement site assessment is underway for clean-up and redevelopment
- Brownfield reclamation
 - Atlas site: 62 acres, \$1,162,281 invested
 - Ikonics site: 11 acres, \$434,043 invested
- Ikonics building developed and operating
- 51 acres of the US Steel site are currently being cleaned up and 10 acres are available for development
- Gary New Duluth landfill being upgraded to accept more types of materials, facilitating safe environmental clean-up
- Morgan Park School site has been re-zoned for mixed-use development

ECONOMIC ACTIVITY

Priorities 2012 – 2014

- Redevelop the 88th Ave. W. Commercial Corridor
 - Attract new businesses into the Lakeview Store
 - Expand Super America offerings to include fresh fruits and vegetables
 - Explore feasibility of Farmer's Market
 - Work to restore local postal and banking services
 - Work to clean up and add new retail and/or mixed-use development on 88th Ave. W. near the Lakeview Store
- Work with ISD 709 and promote re-use of the Morgan Park School Site
- Redevelop of the US Steel and Atlas Cement sites; work with Mayor, DEDA, Seaway Port Authority, Morgan Park Community Club and others on re-use plan
- Promote tourism:
 - Create trail and waterfront connections, including to Spirit Mountain;
 - Feasibility study for a historical B&B
 - Sports equipment rental outlet (bicycles, skis, rollerblades, kayaks, canoes, etc.)
 - Promote historical nature of neighborhood
 - Develop Tourism Corridor (West Duluth to Morgan Park)
- Create new entrance to steel plant site from Commonwealth Avenue (reduce truck traffic through neighborhood); to be determined: who and how?
- Clean up the railroad dumping yard along Commonwealth between the neighborhood and the trailer park
- Explore the feasibility of a community investment pool to buy and upgrade property

IMPROVING ACCESS TO

Accomplishments 2008 – 2011

- LISC State Farm Service Learning grants supported the Truancy Action Program which worked with students, teachers and families at Morgan Park School
- Increased partnership between the Morgan Park School Principal, the PTA and Morgan Park Community Club to welcome and celebrate students, promote school spirit and to connect the school more to the community
- Service Learning: Morgan Park Middle School
 - Celebrating Diversity with ethnic recipes for School-Community BBQ
 - Recycling audit and creation of recycling plan
 - Morgan Park History
 - Oral history with Morgan Park Seniors
 - Creating video of conversations with Morgan Park residents
 - *Spirit of Health* Fair
 - *Afghans for Afghanistan* project
- A partnership between the Morgan Park Community Club, ISD 709, the City of Duluth, Duluth LISC and others has been formed to plan for and attract developers to re-use Morgan Park School

QUALITY EDUCATION

Priorities 2012 – 2014

The Morgan Park School closed at the end of the 2011-2012 academic year. Morgan Park high school students will attend Denfeld, middle-school students will attend the new Lincoln Park Middle School, and elementary students will continue to attend Stowe School in Gary New Duluth.

- Work with United Way and others to increase graduation rates for all students and decrease racial disparities in graduation and achievement
- Facilitate and encourage parental and community involvement in the schools
- Promote and maintain quality of schools: small classes and good academic achievement
- Create a mixed-use redevelopment plan for the Morgan Park School site that preserves community use and programming
- Promote lifelong learning
 - Maintain community education programs in Morgan Park
 - Provide rental space for skills training and classes such as art, music and dance
- Convert a portion of the Good Fellowship Center to a community study/homework center, including low-cost, high-speed bandwidth, community library and computer lab. Explore City Parks and/or Legacy Funds to support this
- Create a nature center related to the St. Louis River in Morgan Park; seek new partners to help with this
- Create new partnerships with youth agencies; reach out to the Duluth Youth Agency Coalition and the City to build these partnerships, particularly with respect to use of the Good Fellowship Center by youth

PROMOTING SAFE, HEALTHY

Accomplishments 2008 – 2011

- Community spirit and safety
 - New Community Banners with historic Morgan Park theme
 - Strong, active Morgan Park Citizens Patrol
 - Historic Gears installed at Morgan Park
- New Morgan Park Playground, volleyball court and disc golf course built with community-based fundraising
- Hockey rink upgrades and improvements
- Movies in the Park and Annual Picnic in the Park
- Community clean-up and enforcement of standards for the neighborhood
- Collaboration on draft plan for extension of the Western Waterfront Trail to Morgan Park
- Participation in the St. Louis Corridor working group
- Repaving of 88th Street West (Morgan Park Loop) completed
- Active involvement in the *At Home* Community Safety Initiative and Connecting the Dots
- Active Morgan Park Community Club
- Improved pedestrian lighting and bus shelters at main stops: Arbor to Grand, the mobile home park to the Super America, and along W. 88th
- Community celebrations associated with closing the school built neighborhood pride
- Annual “Breakfast with Santa” in partnership with Riverfront Communities
- Active Garden Club maintains three public garden plots
- Community volunteers mow the entrance boulevards

ENVIRONMENTS AND LIFESTYLES

Priorities 2012 – 2014

- Promote community spirit and safety
 - Strategic placement of additional lighting in residential areas
 - Develop culture of “zero tolerance” for crime
 - Strengthen relationship with Police Department and community patrol officers
 - Eliminate sales of illegal drugs
 - Annual Community Clean-ups
 - Expand participation in Citizen Patrol and Crime Watch
 - Replace and care for the flag
- Promote active lifestyles
 - Create trail and riverfront connections,
 - Trails from Morgan Park to St. Louis River
 - Extend Western Waterfront Trail to Morgan Park and beyond
 - Connect Morgan Park to Spirit Mountain
 - Link the Munger State Trail and Western Waterfront Trail to future Cross City Trail
 - Work with City to determine need for new Park resources and updates to implement City of Duluth Park and Trail Master Plan; create mini-master plan for Morgan Park
- Facilitate public process for balancing natural, industrial, and recreational development of the riverfront and railroad corridor
- Riverfront Community Summer Youth Programming
- Work to dedicate undeveloped lands into permanent open space (various programs)

INFRASTRUCTURE PRIORITIES

- Improve pedestrian and business lighting on 88th Avenue West
- Improve lighting at Good Fellowship Center
- Repair railroad bridge at East and West entrances
- Improve entrances with signage, landscaping.
- Improve pedestrian lighting and install bus shelters at main stops
- Beautify entrances: new landscaping and signs at the Arbor and Idaho entrances
- Complete repaving of Idaho and Hilton Streets
- US Steel and Atlas Cement: continue brownfield reclamation and redevelopment
- Investigate solutions to periodic flooding of Morgan Park entrances
- Work with Dept. of Parks and Recreation on status, location and species selection of boulevard trees

CITYWIDE INITIATIVES

Community Safety Initiative: The *At Home* Community Safety Initiative includes citywide crime prevention meetings, block meetings, and Citizen Patrols. To find out more about the Morgan Park Citizen Patrols, call 260-8045. For general questions, call One Roof Community Housing at 218 727-5372.

Blighted and Nuisance Collaborative: The Blighted and Nuisance Collaborative is a united effort of Duluth's Fire and Police Departments, Life Safety Division, Community Development Division, and the City Attorney, the Western Lake Superior Sanitation District, Duluth LISC, One Roof Community Housing, West Duluth CDC, the St. Louis County Land Department, and the Housing and Redevelopment Authority of Duluth. The team meets monthly to coordinate efforts on the city's worst properties. To date, 30 properties have been demolished, 33 brought into compliance, 20 are targeted for demolition and 14 are targeted for rehabilitation; 361 properties remain on the list. Call One Roof Community Housing at 218 727-5372 for more information.

Duluth at Work: Duluth LISC co-administers *Duluth at Work*, with the City of Duluth. Over 300 job seekers and small business owners have been served by *Duluth at Work* since 2008. *Duluth at Work* partners with six organizations which provide training, skill development, peer groups, employment support and small business development for participants seeking to increase their incomes or revenues by 25% over the course of 3 years. For more information, call 218-355-8070.

Financial Opportunity Center: Funded by a national LISC grant and opened in April 2011, Duluth's Financial Opportunity Center is a program of Community Action Duluth (CAD). Financial Opportunity Centers provide families with integrated

services across three areas: employment placement and career improvement; financial education and coaching; and public benefits access. As of December 2011, after less than a year of operation, 255 people are enrolled and receiving services at the CAD Financial Opportunity Center. For more information, call Community Action Duluth 218-726-1665.

Ecolibrium3's Duluth Energy Efficiency Program

(DEEP): The Duluth Energy Efficiency Program, or DEEP, is open to all Duluth. DEEP assists homeowners and landlords with understanding and completing cost effective energy improvements. Ecolibrium3 offers free energy scores, access to home energy assessments, financial bundling of rebates and loans available to pay for energy improvements, bidding services for identified home improvements so residents can find trained contractors, and quality assurance follow-up. Rebates up to \$2,500 are available for a limited time. For more information call 218-336-1038 or visit www.duluthenergy.org.

Entrepreneur Fund

The **Entrepreneur Fund** helps people start and grow successful, locally owned small businesses. The Fund provides **training**, **consulting** and **financing** to emerging and small businesses in northeast Minnesota and northwest Wisconsin. The Entrepreneur Fund offers free on-line basic business workshops, flexible financing for start-ups and established businesses, and “Be Strategic. Grow your Business,” a program targeted toward established business owners who are seeking to build business performance and revenue. The Entrepreneur Fund also administers the *At Home in Duluth* storefront loan program. For more information call: 218-623-5747 or visit www.entrepreneurfund.org

SPECIAL OPPORTUNITIES

REDEVELOPMENT OF US STEEL SITE

In late January 2011, the Duluth Seaway Port Authority Board of Commissioners approved a purchase agreement with United States Steel Corporation to acquire a portion of the company's former Duluth Works site in the city's Morgan Park neighborhood.

This 123-acre parcel is part of one of the largest listed Superfund sites in Minnesota. The redevelopment of this first section will serve as a catalyst to the delisting, redevelopment and revitalization of the rest of the property.

State, City and Morgan Park community leaders are excited about the prospects for redevelopment as the 550-acre industrial property has sat dormant since the steel mill closed in the 1970s. In the interim, United States Steel has been working with the Minnesota Pollution Control Agency to decommission and remediate the site. A soil investigation is underway to determine if any additional remediation needs to be undertaken to delist the property from Superfund site status.

With the support of Morgan Park community leaders, the Port Authority has worked with United States Steel for nearly three years to acquire the first 123 acres of what could become a historic brownfield redevelopment project for this region.

“The Port Authority made the decision to acquire this property to satisfy the need for larger-scale industrial development sites within the port district,” noted Executive Director Adolph Ojard. “We’ve simply run out of space in the Duluth area. There is no suitable land in parcels larger than 10 acres, particularly in such close proximity to the harbor.”

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In an echo of years past, the Port Authority spokesperson said the organization has fielded several inquiries in recent years from large-scale manufacturing and distribution companies that would be prime candidates for 50-acre or larger parcels. Acquiring United States Steel's former Duluth Works site will go a long way toward satisfying pent-up demand.

“While it is our intention to redevelop this site into parcels suitable for large-scale development, the investigation and potential remediation of this property will not happen overnight,” said Ojard, adding that they hope to have buildable sites available by 2012

At the current time, 51 acres are being cleaned up and 10 are available for development.

ST. LOUIS RIVER CORRIDOR

The St. Louis River, the largest U.S. tributary to Lake Superior, has its headwaters at Seven Beavers Lake, near Hoyt Lakes, Minnesota from which the river flows southwesterly for 179 miles before forming a 12,000-acre freshwater estuary into Lake Superior. Below Jay Cooke State Park, the river turns to the northeast, and flows between Duluth, Minnesota, and Superior Wisconsin. Morgan Park, West Duluth and Lincoln Park are on the St. Louis River corridor.

The St. Louis River was designated as an Area of Concern (AOC) -one of 43 on the Great Lakes- because of pollution problems remaining from past industrial practices. Unlike many other AOCs on the Great Lakes, the St. Louis River also has a lot of high quality habitat for plants and animals.

Currently the St. Louis River Corridor, particularly the lower 39 miles and estuary, is a high priority of the EPA, Minnesota Pollution Control Agency, local governments, the *At Home Collaborative*, and local non-profit organizations for environmental remediation and restoration. The EPA, St. Louis River Alliance (www.stlouisriver.org), the St. Louis River Working Group, Duluth's Department of Economic Development, and the US Army Corps of Engineers are the principal agencies working to implement the St. Louis River System Remedial Action Plan Phase One <http://www.stlouisriver.org/rap2.html>

The St. Louis River is an underutilized resource for Morgan Park and the entire City. The corridor has outstanding potential for balanced mixed-use: restoration and conservation of natural areas, recreation, industrial redevelopment, and housing.

The Riverfront Communities Collaborative meets monthly from May to September on the third Tuesday of the month at 6:30 pm at the Good Fellowship Community Center.

WANT TO GET INVOLVED?



Morgan Park Community Club

Meets the First Tuesday of each month:
Sept-June at 6:30pm

Officers:

President: Kathy Lee 626-1571

Vice-President Fred Guist 626-3613

Secretary: Jackie Morris: 626-1296

Treasurer: Sue Majewski: 626-2638

Board of Directors: Jill Eckenberg, Josie Hocevar, Amy Johnson
Lucille Kolberg, Bill Majewski, Shari Mortorelli, Brian Parenteau
Glenn Tridgell

Neighborhood Coordinator: Debbie Isabell-Nelson 260-8045

Editor in Chief: John Strongitharm 626-2240

Our most important member...YOU!

- **Crime Update** – Officer Tom Sewell
- **Morgan Park Citizen Patrol** – Debbie Isabell-Nelson
- **Morgan Park Garden Club** – Amy Johnson..
- **Morgan Park School Reuse** – Debbie Isabell-Nelson
- **Membership** – Jackie Morris
- **Sports/Youth Report** – Darrell Eckenberg
- **Senior Report** – Josie Hocevar
- **Ruby's Pantry**– Marna Fasteland

Annual Events:

May: Community Cleanup

June: Flower Fest

August: Community Picnic

December: Breakfast with Santa

"If every one of us does One Thing...We will get over 1000 things done!"

***Additional volunteer opportunities in the community can be found at www.volunteerduluth.org.**

WHERE YOU CAN GO FOR HELP

Financial Health and Education:

Tax Preparation/Earned Income Tax Credit:
Community Action Duluth Community Action Duluth:
19 N. 21st Ave. W. (55806); 218-726-1665;
www.communityactionduluth.org

**Education, Employment, Financial and Housing
Education/Coaching/Counseling: Financial
Opportunity Center:** Community Action Duluth, 19 N.
21st Ave. W. (55806); Ph. 218-726-1665;
www.communityactionduluth.org

Foreclosure Prevention, Counseling and Assistance:
Lutheran Social Service, 424 West Superior Street #600
Duluth, MN 55802; Phone: 218-529-2289,
www.lssmn.org

Small Business Assistance, incl. storefront upgrades

Duluth Economic Development Authority (DEDA):
City Hall Room 402; (218) 730-5322

Entrepreneur Fund, 202 W. Superior Street #311;
(55802); 218-623-5747; www.entrepreneurfund.org

West Duluth CDC: 331 N. Central Avenue (55807); 18-
624-8326, www.westduluth.org

Health Care Access: Lake Superior Health Center
4325 Grand Avenue Duluth, MN 55807 Phone: 218-722-
1497 Website: www.lschc.org

WHERE YOU CAN GO FOR HELP (Con't)

Blighted Property:

Duluth Fire Department – Life Safety Division, 615 W. 1st St. (55802) 218-730-4380 www.duluthmn.gov or

One Roof Community Housing: 12 E. 4th Street (55805), 727-5372; <http://www.1roofhousing.org>

Owner-occupied and Rental Housing repair/remodeling

One Roof Community Housing: 12 E. 4th Street (55805), 727-5372; <http://www.1roofhousing.org>

Housing and Rehabilitation Authority of Duluth: 222 E. 2nd Street (55816); 218-529-6300; <http://duluthhousing.com/>

Community Action Duluth, 19 N. 21st Ave. W. (55806); Ph. 218-726-1665; www.communityactionduluth.org (matched savings account program)

Western Lake Superior Habitat for Humanity: 2002 W. Superior Street #9, (55806); 218.722.3875; <http://www.twinportshabitat.org/>

Energy Efficiency and Environmental Concerns

Arrowhead Economic Opportunity Agency (AEOA): 3112 Truck Center Dr; Suite B (55806) 218-624-7625 (Weatherization and Energy Assistance)

Comfort Systems: 520 Garfield Avenue (55806) 218-730-4050 <http://www.comfortsystems.ws>

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WHERE YOU CAN GO FOR HELP

Energy Efficiency and Environmental Concerns

Ecolibrium3: 2304 W. Superior Street (55806); 218-336-1038, www.duluthenergy.org

Job training and workforce development:

City of Duluth Workforce Development, 332 City Hall
Duluth, MN 55802, Ph. 218-730-5770,
www.duluthworks.org

MN Workforce Center – Duluth, 320 W 2nd St, Suite 205
Duluth, MN 55802, Ph. 218-723-4730
[www.positivelyminnesota.com/Job Seekers/Workforce](http://www.positivelyminnesota.com/Job%20Seekers/Workforce)

Duluth at Work: Call coordinator: Ph. 218-355-8070

Financial Opportunity Center: Community Action Duluth,
19 N. 21st Ave. W. (55806); Ph. 218-726-1665;
www.communityactionduluth.org

If you need assistance finding the resources you need, simply call United Way 211 Information and Referral. Dial 211 or from a cell phone 1-800-543-7709.

ADDITIONAL RESOURCES

Coordinating Agency:

One Roof Community Housing: 12 E. 4th Street (55805), 727-5372; <http://www.1roofhousing.org>

City Plans:

City of Duluth Comprehensive Plan (2006)
http://www.duluthmn.gov/planning/comp_plan/index.cfm

City of Duluth Parks and Recreation Master Plan Action Steps:
http://www.duluthmn.gov/parks/pdf%20files/master_plan_chapters/Action_Steps_Strategies.pdf

Prior Neighborhood Plans:

“Morgan Park Community Neighborhood Revitalization Plan” (May, 2008) prepared by LHB Inc. for the City of Duluth Community Development Office, Local Initiatives Support Corporation, and Spirit Valley Citizens’ Neighborhood Association (SVCNDA, now known as West Duluth Community Development Corporation) and Morgan Park Community Club
<http://duluthlisc.org/Plans/MPplan.pdf>

Books and Other Publications:

“*Morgan Park: Duluth, U.S. Steel and the Forging of a Company Town*” (2008) by Arnold A. Alanen, University of Minnesota Press, 320pp

“*Preservation Guidelines for Duluth Houses*” (2007) by Robert Roscoe, (2007), NHS Duluth and the Midwest Office, National Trust for Historic Preservation

AT HOME IN DULUTH COLLABORATIVE

Duluth LISC (Local Initiatives Support Corporation): 202 W. Superior Street #401 (55802); 727-7761, www.duluthlisc.org

City of Duluth Community Development Office: 407 City Hall, (55802); 730-5480; www.duluthmn.gov/community_development/

Center City Housing Corporation: 105 ½ West First Street (55802); 722-7161; www.centercityhousing.org

Churches United in Ministry (CHUM): 102 W. 2nd Street (55802) 720-6521 www.chumduluth.org

Community Action Duluth: 19 N. 21st Ave. W. (55806); 726-1665; www.communityactionduluth.org

Ecolibrium3: 2304 W. Superior Street (55806); 336-1038, www.duluthenergy.org

Entrepreneur Fund: 202 W. Superior Street #311; (55802); 623-5747; www.entrepreneurfund.org

Healthy Duluth Area Coalition: Duluth YMCA, 302 W. First Street(55802), 722-4745 x 152; <http://healthyduluth.org>

Housing and Redevelopment Authority of Duluth: 222 E. 2nd Street (55816); 529-6300; <http://duluthhousing.com/>

ISD 709: 215 N. 1st Ave. E. (55802) 336-8700; www.duluth.k12.mn.us

Lincoln Park Business Group: 2002 W. Superior Street #8 (55816); 727-6573; <http://lpbg.org/>;

One Roof Community Housing⁴: 12 E. 4th Street (55805), 727-5372; <http://www.1roofhousing.org>

United Way of Greater Duluth: 424 W. Superior St. #402 (55802), 726-4770; www.unitedwayduluth.org

West Duluth Community Development Corporation: 331 N. Central Avenue (55807); 624-8326, www.westduluth.org,

⁴ One Roof Community Housing is the new organization formed on 1/1/2012 from the merger of Northern Communities Land Trust (NCLT) and Neighborhood Housing Services of Duluth (NHS)

LIST of ACRONYMS and NAMES

AEOA: Arrowhead Economic Opportunity Agency
AICHO: American Indian Community Housing Organization
ALA: American Lung Association
ARDC: Arrowhead Regional Development Commission
At Home: At Home in Duluth Collaborative
B&G: Boys and Girls Club
CAD: Community Action Duluth
CCHC: Center City Housing Corp.
CD: City of Duluth Community Development
CN: Campus Neighbors
CHUM: Churches United in Ministry
CRB: Civilian Review Board
CSI: Community Safety Initiative
CSS: College of St. Scholastica
DCM: Duluth Children's Museum
DEDA: Duluth Economic Development Authority
DPD: Duluth Police Department
DTA: Duluth Transit Authority
DYAC: Duluth Youth Agency Coalition
ED: Economic Development
EF: Entrepreneur Fund
GDC: Greater Downtown Council
GFN: Good Food Network
GMHF: Greater Minnesota Housing Fund
HDAC: Healthy Duluth Area Coalition
HRA: Housing and Redevelopment Authority of Duluth
ISD 709: Duluth Independent School District #709
LISC: Duluth Local Initiatives Support Corporation
LP: Lincoln Park
LPBG: Lincoln Park Business Group
LSC: Lake Superior College

(continued on next page)

LSS: Lutheran Social Service
MIC: Duluth-Superior Metropolitan Interstate Council
MPCA: Minnesota Pollution Control Agency
MPCC: Morgan Park Community Club
NYS: Neighborhood Youth Services
One Roof: One Roof Community Housing
PA: Prosperity Agenda
P&R: City of Duluth Parks and Recreation
SHIP: State Health Improvement Program
SLRA: St. Louis River Alliance
SOAR: SOAR Career Solutions
SLR-TAC: St. Louis River Technical Advisory Committee
SWH: Safe and Walkable Hillside
UMD: University of Minnesota Duluth
UW: United Way of Greater Duluth
WDCDC: West Duluth Community Development Corporation
VYC: Valley Youth Center
Zoo: Lake Superior Zoo

Morgan Park Implementation Plan

Goal: Investing in Housing and Other Real Estate						
Strategy: focus improvements in the <i>At Home Focus Area (see map)</i> and on affordable, workforce and mixed-income, mixed-use housing, prevent and address foreclosed blighted property						
PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)			
			1	2 to 3	3 to 5	
Foreclosure prevention and remediation	LSS	HRA, CAD, UW, LISC, CD	X	X	X	X
Blight removal and code enforcement	Life Safety Division	Blight Collaborative	X	X	X	X
Improve marketing for <i>At Home</i> housing assistance programs	One Roof, CAD, Housing Services	<i>At Home</i> Housing Committee, LISC	X	X	X	X
Lower barriers to homeownership	One Roof, CAD	HRA, LISC	X	X	X	X
Acquisition/rehab of vacant and foreclosed properties	One Roof, HRA	<i>At Home</i> Housing Committee, LISC, GMHF	X	X	X	X
Develop market rate housing for seniors	MPCC	Private developers, City, LISC	X	X	X	X
Improve and develop commercial space in Lakeview Store	HRA, Private developer	At Home Econ. Dev.		X	X	X
Rehab existing buildings along waterfront				X		
Conduct feasibility study of converting row houses to condos			X			
Create programs for empty nesters (downsizing, freeing up larger homes)				X		
Continue renovation of 88th Ave. West	MPCC	HRA, One Roof, LISC	X	X	X	X
Remediate, restore, redevelop St. Louis River corridor	SLRA	City, DEDA, LISC	X	X	X	X
Increase energy efficiency (DEEP)	Ecolibrium3	MN Power, Comfort				
Weatherization services	AEOA	Systems, AEOA, LISC	X	X	X	X
Increase resources for rehab, demo, maintenance	CD, HRA, Blight Collaborative, LISC	Housing Services Center, MN Housing, GMHF, DEDA, At Home Housing	X	X	X	X
Create Housing Services Center	One Roof, HRA	CD, LISC, CAD, AEOA, UW, Ecolibrium	X	X	X	X

Morgan Park Implementation Plan

PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)		
			1	2 to 3	3 to 5
Goal: Building Family Income and Assets Strategy: Address barriers to employment, and coordinate job placement, training, income support and financial education resources					
Utilize Duluth at Work and Workforce Center to provide access to training and job skills	LISC and City Workforce Center	SOAR, CHUM, Life House, CAD	X	X	X
Expand participation in Financial Opportunity Center	CAD	LSC	X	X	X
Attract new businesses into the Lakeview Store	Johnsons	MPCC	X	X	X
Promote mixed-use redevelopment of Morgan Park School	ISD 709, UW, MPCC	LISC	X	X	
Lower barriers to and increase homeownership	One Roof, CAD	HRA, LISC	X	X	X
Continue renovation of commercial and residential corridor	MPCC	Private developers	X		
Redevelop US Steel and Atlas sites to create jobs	City, MPCA	Seaway Port Authority and private developers, MPCC	X		
Work with DTA to create schedules and frequencies relevant to jobs and education	DTA, CAD		X		
Focus on job opportunities for youth; seek new partners		United Way	X		

Morgan Park Implementation Plan

Goal: Stimulating Economic Activity	Strategy: Support small business development/retention and work to revitalize and redevelop key commercial and industrial corridors	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)		
				1	2 to 3	3 to 5
Fully utilize DEDA and At Home Storefront Renovation Programs	DEDA, EF	One Roof, WDCDC, At Home (Core and ED), LISC	X	X	X	
Fully utilize Growing Neighborhood Businesses	EF		X	X	X	
Redevelop 88th Ave. W. Commercial Corridor		At Home, EF, DEDA, Private developers, MPCC	X	X		
Mixed-use redevelopment of Morgan Park School	ISD 709, MPCC, LISC	Private Developers	X			
Redevelopment of US Steel and Atlas Cement	DEDA, Mayor's office	MPCC		X		
Promote tourism: for example, trail and waterfront connections, equipment rental, neighborhood history	City, SLR-TAC, MPCC				X	
Clean up railroad dumping yard along Commonwealth	Blight Collaborative	Private Owners		X		
Explore feasibility of community investment pool to buy and upgrade property		LISC		X		
Reduce truck traffic through neighborhood: new entrance to steel plant from Commonwealth		City, SPAD			X	

Morgan Park Implementation Plan

Goal: Promoting Healthy Environments and Lifestyles							
Strategy: Implement city infrastructure, parks and schools plans; leverage ongoing programs; promote connectivity						ESTIMATED TIMEFRAME (YEARS)	
PROJECTS	LEADERSHIP	OTHER PARTNERS	1	2 to 3	3 to 5		
Promote Community Spirit and Safety: Zero tolerance for crime	MPCC, DPD	Citizens Patrols	X	X	X		
Strategic street lighting				X			
Eliminate sales of illegal drugs	DPD	MPCC, Citizens Patrols	X	X	X		
Annual Community Cleanups	MPCC	City, Private Owners, WLSSJ	X	X	X		
Expand Citizen Patrols and Crime Watch	DPD, Citizens Patrols		X	X			
Create trail and riverfront connections to Western Waterfront, Spirit Mtn., Munger and Cross City	HDAC, P&R, ISD 709	At Home, ARDCMIC, UW, LISC, WDCDC, SLC		X			
Implement Morgan Park School as principle Parks and Rec hub	P&R	HDAC, MPCC		X		X	
Facilitate public process for balanced development of the riverfront and St. Louis River and Missabe railroad corridor	City	SLRA, DEDA	X	X			

Morgan Park Implementation Plan

Goal: Investing in Infrastructure for Revitalization						
PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)			
			1	2 to 3	3 to 5	
Improve lighting for pedestrians and businesses on 88th Ave. West	City engineering	MPCC, DPD	X			
Improve lighting at the Goodfellowship Center	City engineering	MPCC, DPD	X			
Bus shelters at all the main stops	DTA			X		
Repair railroad bridges at East and West entrances	Railroad companies	MPCC, DPD		X		
Beautify entrances: landscaping and signs	MPCC		X			
Repave Hilton and Falcon Streets			X	X		
Continue brownfield reclamation at US Steel and Atlas Cement sites	City, MPCA, DEDA	Seaway Port Authority and private developers, MPCC		X		
Goal: Citizen Engagement						
Strategy: Develop resident leaders through involvement, training and direct action						
PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)			
			1	2 to 3	3 to 5	
Circles of Support/Big View	CAD, One Roof, WDCCDC, MPCC	At Home	X	X	X	
LISC Broad Based Leadership Team	LISC	At Home	X	X	X	