



City of Duluth Communications Office

Mayor Emily Larson
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DATE: 12/4/2023 12:00:00 AM

SUBJECT: Comment period open for the Central High School Redevelopment Scoping EAW

BY: Kelli Latuska, Public Information Officer

Comment period open for the Central High School Redevelopment Scoping EAW

[DULUTH, MN] The City of Duluth is seeking public comment on the Scoping Environmental Assessment Worksheet (EAW) for the Central High School Redevelopment Alternative Urban Areawide Review (AUAR) through January 4, 2024. An AUAR is a tool used to understand how different development scenarios will affect the environment of the study area before development occurs.

The study area is approximately 80 acres on the site of the former Duluth Central High School near Central Entrance and H. Courtney Drive.

Two development scenarios are proposed to be evaluated in the AUAR. Scenario A is a business park scenario with light industrial/warehousing distribution uses. Scenario B represents a mixed commercial and residential (mixed use) to capture the full potential environmental impacts of future development.

An AUAR consists of three steps: Scoping EAW, Draft AUAR, and Final AUAR. The Scoping EAW describes issues to be studied in the AUAR and potential data sources to be used in this analysis. The purpose of the Scoping EAW is to provide information to agencies and the public on the proposed scope of the AUAR and to invite feedback on any additional analysis or data sources that should be included in the AUAR. Once the Scoping EAW process and comment period has been completed, a Draft AUAR is prepared that reflects the comments received.

Comments during the first phase, the Scoping EAW, may suggest additional development scenarios and relevant issues to be analyzed in the subsequent AUAR document, including development at sites outside of the proposed AUAR boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the Scoping EAW.

There will be another 30-day comment period and public hearing during the second phase, the Draft AUAR, to evaluate the project's potential effects and mitigation strategies.

The Scoping EAW can be viewed online at <https://duluthmn.gov/planning-development/environmental/environmental-reviews/>. A hardcopy of the document can be viewed at the Downtown Duluth Public Library in the Reference Department.

The City will accept written comments until 4:00 pm, Thursday, January 4, 2024, via US Mail or e-mail at the contact below. Comments will become part of the official record of the AUAR process.

Written comments should be submitted to:

Adam Fulton, Deputy Director, Planning and Economic Development Department

City Hall, Room 160

411 West First Street

Duluth, MN, 55802

(218) 730-5580

planning@duluthmn.gov

There will be a public hearing on the Scoping EAW at the Planning Commission meeting, 5:00 pm, Tuesday, December 12, 2023, Council Chambers, third floor, Duluth City Hall.

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