



Parcel Allocation

Parcel 1 (to be retained and developed by ISD 709)

Includes portions of Parcels A, B, C, F and G that were identified as part of a 2014 MU-P conceptual submittal. See attached for reference.

Gross Acres	27.87 Acres
Developable Acres	11.88 Acres
R.O.W. or Easement	4.76 Acres
Common Open (Passive) Space (undevelopable due to steep slope, tree stand, rock outcropping, wetlands)	11.23 Acres

Parcel 2 (to be sold by ISD 709 for future development)

Gross Acres	52.72 Acres
Developable Acres	43.40 Acres
R.O.W. or Easement	2.05 Acres
Common Open (Active) Space (Bikeway)	7.27 Acres

Includes portions of Parcels C, D, E, H, I, J, K, L, M, N, O, P, Q that were identified as part of a 2014 MU-P conceptual submittal. See attached for reference.

TOTAL Site		80.59 Acres
Common Space	(22.9%)	18.50 Acres

Allocation Based on 2014 Submittal

5-25-21
Update

Parcel 1 (ISD 709)
(includes portions of
Parcels originally identified
as A,B,C,F and G)

Parcel 2 (Future
Development)
(includes portions of
remaining Parcels)

Parcel	Gross Acres	Easement Acres	Developable Acres	Park Acres	Permitted Uses	Maximum Density	Max Height	notes
A	8.6	3.7		4.9	Mixed Use (see following pages for detail)	160 units or 140,000 sf office 15,000 sf retail	72'	See note below
B	3.5	1.9	1.6		Mixed Use (see following pages for detail)	160 units or 140,000 sf office 15,000 sf retail	72'	See note below
C	3.9	2.4	1.5		Mixed Use (see following pages for detail)	158 units or 135,000 sf office	72'	See note below
D	2.0	.5	1.5		Mixed Use (see following pages for detail)	225 units or 135,000 sf office 15,000 sf retail	72'	
E	1.5	0	1.5		multi-family residential	220 units 5000 sf retail	72'	
F	2.4	.5	1.9		multi-family residential	240 units 5000 sf retail	48'	See note below
G	3.0	.2		2.8	Mixed Use (see following pages for detail)	160 units or 140,000 sf office 15,000 sf retail	72'	See note below
H	2.0	0	2.0		multi-family residential	250 units	72'	
I	2.5	.9	1.6		Mixed Use (see following pages for detail)	200 units or 125,000 sf office 15,000 sf retail	72'	
J	1.6	0	0		Open	n/a	n/a	
K	2.5	0	0		Open	n/a	n/a	
L	4.3	2.4	1.9		multi-family residential	52 units	60'	
M	4.7	.9	3.8		Mixed Use (see following pages for detail)	125 units 130,000 sf office 15,000 sf retail	60'	
N	1.0	.2	.8		Residential	12 units	48'	
O	1.3	0	1.3		Townhouses and small multi-family residential (,24 units/ bldg)	20 units	48'	
P	8.5	3.6	4.9		Residential	72 units	48'	
Q	6.3	3.0	3.3		Residential	48 units	48'	
TOTAL	59.6	20.2	31.7	7.7				

note: any buildings within 200' of an R1 will be restricted to 35' in height.

Permitted Uses in Mixed Use Parcels

Mixed Use

Household Living

- Multi Family
- Live work

Community and Cultural Facilities

- Bus or rail transit station
- University or College
- Government or Public Safety Building
- Museum, library or art gallery
- Park, playground or forest reserve
- Religious assembly (less than 50,000)

Educational Facilities

- Business, art or vocational school

Health Care Facilities

- Medical or dental clinic

Agriculture and Animal related

- Agriculture, urban
- Veterinary or animal hospital

Food Beverage and Indoor Entertainment

- Convention or event center
- Indoor entertainment facility
- Restaurant (no drive-in/drive-through, up to 5,000)
- Theater

Lodging

- Hotel or Motel
- Bed and Breakfast

Offices

- Bank
- Offices

Personal Services

- Preschool
- Daycare Facility small (14 or fewer)
- Day care facility large) 15 or more)
- Personal service and repair, small (less than 10,000 sf)

Retail

- Grocery Store, small less than 15,000 sf)
- Retail store not listed, small (less than 15,000 sf)

Vehicle Related (Parcel 1 ONLY related to ISD 709 bus maintenance and storage facility)

- **Truck or Heavy vehicle sales rental, repair or storage**

Accessory Uses

- Accessory Day Care facility
- Accessory sidewalk dining area
- Minor utilities and accessory wireless antennae attached to existing structures
- Accessory home occupation, solar or geothermal equipment, vacation dwellings, agriculture roadside stand

Temporary Uses

- Temporary construction office or yard
- Temporary event or sales
- Temporary real estate sales office

Narrative of Public Benefits

The next step in the development of the Central High School Site is intended to preserve many of the existing public benefits of the site while also creating new public benefits.

The site is owned by ISD 709. In recent negotiations with a potential buyer / developer of the most desirable portion of the site (Parcel 2), the potential buyer / developer is in agreement with ISD 709 that Parcel 1, which will be retained and developed by ISD 709, is the least marketable value of the property and the proposed development by ISD 709 represents a stimulus to future development potential of Parcel 2. This includes the potential reuse of the STC Building at the front portion of the site. The existing high school building is not intended for reuse and will be razed prior to completion and occupancy of Parcel 1 by ISD 709.

By retaining land currently already owned, ISD 709 is now able to develop Parcel 1 for a District Services Center, A Transportation, bus maintenance, and bus storage center and a Facilities center for Facilities Management, I.T. support, District Print shop and District Central Receiving and Storage. This move will allow ISD 709 to sell and vacate the existing Historic Old Central High School (HOCHS) for private redevelopment that will further benefit the tax base of Duluth.

Common Open Space

The location of Parcel 1 for ISD 709 development retains the majority of the site (Parcel 2) to capture the significant views and marketability.

Parcel 1 is separated by a natural barrier / separation from the adjacent residential areas that includes steep slope, tree stand, rock outcroppings, and wetlands and is considered undevelopable and considered Common Open Space. While not intended to be a recreational space for active use it will serve as a buffer between the existing neighborhood and the new development.

A Bikeway Easement granted in 2014 remains on the front edge of Parcel B and potentially connects the Harbor Highlands neighborhood around the site to the north. This location involved consultation of the COGGS group.

Stormwater

Development of Parcel 1 will include collecting and treatment of storm water within the Parcel 1 footprint before release to acceptable waterways.

Retail and Community Use

While yet to be determined by a potential developer, Parcel 2 will be sold with the understanding that future development will require submittal by the developer to the city as part of the overall MU-P guidelines.

Standard Information Required for an Approved Regulating Plan

The regulating plan (approved by the Land Use Supervisor) shall cover all of the land in the proposed MU-P district and shall regulate all future development in the MU-P district. An approved MU-P plan is required before any building permits may be issued within the MU-P district. The MU-P plan shall include maps and text describing the following information:

- (a) General layout of development areas and building parcels in relation to the natural features to be protected and the proposed road, trail and bicycle circulation systems;
- (b) Lot sizes and widths, building setbacks, and maximum building heights for all proposed development parcels;
- (c) Previous base zone districts;
- (d) A traffic impact analysis;
- (e) A road, trail and bicycle circulation plan (including how the circulation may intersect with transit use) and a description of proposed road, trail and bike route widths, trail surfaces, a proposal for maintenance of each road and trail (which may include dedication to and maintenance by the city), and a statement as to whether public access will be permitted on each road, trail, and bicycle route;
- (f) A natural resources inventory and natural site features to be protected;
- (g) Common open space to be provided, the location of that open space, a calculation of proposed open space as a percentage of the total land area in the MU-P zone, a proposal for protection and maintenance of the open space over time and a statement as to whether public access to the open space shall be provided;
- (h) Permitted and special uses for the site, which shall be consistent with those shown in Table 50-19.8; special uses listed in the MU-P plan will need to apply for and receive a special use permit prior to building;
- (i) Maximum residential densities and maximum square footage for nonresidential land uses;
- (j) A plan describing the demand for and location of water, sewer, and utility service to the property, including any additional right-of-way needed to accommodate those utilities. In addition, the plan shall indicate all utilities that will be owned or maintained by the public, and if any of those services are to be provided by the city or a public or quasi-public district, and provide a statement as to whether the proposed facilities will meet the engineering and maintenance standards of that entity;
- (k) Details on buffering or transitioning between uses of different intensities both on- and off-site;
- (l) A plan for stormwater collection and treatment that includes a summary of land use and technical methods used to minimize storm water run-off from the site;
- (m) Off-street parking to be provided in driveways, surface lots and garages;
- (n) Any public amenities, other than common open space, to be provided by the applicant, together with a statement as to whether those amenities shall be available for public use;
- (o) Any required building types, form-based regulation or architectural design requirements, as well as a description of how those standards will be maintained and enforced over time;
- (p) If a project involves construction over a period of time in two or more phases, a phasing plan demonstrating that each phase meets density requirements, open space requirements, and provision of public amenities. Phasing plan shall include an approximate time frame for each phase of development. The applicant shall provide agreements, contracts, covenants, deed restrictions, and sureties acceptable to the city attorney for the completion of the development according to the approved MU-P plan;
- (q) Cross sections demonstrating the proportions of buildings and the relationship between those buildings, pedestrian spaces and the streetscape;