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Addendum 1
Solicitation 21-AA28
Request for Information for Lot D Development

This addendum serves to notify all bidders of the following changes to the solicitation documents:

1. The **deadline for submissions** has been extended to **October 7, 2021, 4:00 PM**, local time.
2. A correction was made to the number of annual visitors on page 1 under Site Description from 3.5 million to 6.5 million.
3. A correction was made on page 2 under Development Framework. The Framework's "Site Reuse Principles" help articulate these ~~exceptions~~ expectations and are supported by the Framework's "Development Considerations."
4. A question was received about the site's proximity to industrial lands and industrial activities in the City of Duluth. **Response:** It is noted that the site is located immediately east of an active shipping-based industrial site, a transfer and processing facility operated by Compass Minerals. The site is adjacent to the Duluth Shipping Canal, which provides proximity to many industrial waterfront activities, including views and adjacency to Great Lakes and ocean-bound vessels.
5. A question was received about the review of proposals related to the development objectives in the context of the site's proximity to industrial activities. **Response:** The proposed vision for the development site will be evaluated as to how the developer describes the importance of the interface between the development site and industrial activities, as well as the surrounding trail systems and waterfront infrastructure.
6. A question was received regarding the future use of the site in the context of the Imagine Duluth 2035 land use plan. **Response:** The site is guided for Tourism and Entertainment, and land use category which provides for mixed waterfront development land uses, including retail, entertainment, lodging, meeting facilities, waterfront-related uses, and open space uses. The Tourism and Entertainment category includes the possibility for residential development, as described in the Development Guidelines.

Please acknowledge receipt of this Addendum by including it with your submission. Any addenda pages included as acknowledgment are not included in the submission page count.

Posted: **September 27, 2021**