



To:

Kariann Payton, GIS Specialist
City of Duluth GIS
Shawn Krizaj, Duluth Fire Chief
John Otis, Duluth Deputy Fire Chief
Lisa Consie, Fire Marshal
Amanda Mangan, Assistant City Attorney
Nicholas Bax, Assistant City Attorney
Danielle Erjavec, Senior Property Services Specialist
Ben VanTassel, Planning and Economic Development Director
Steven Robertson, Construction Services Manager
Jenn Reed Moses, Planning & Community Development Mgr.
Tricia Hobbs, Economic Development and DEDA Manager
Blake Nelson, Building Inspections Supervisor
Armella Bijold, Permitting Services Administrator
Tom Church, Senior Housing Developer
Kyle Deming, Senior Planner
Carolyn Gurske, Construction Services Permit Coordinator
Dehli Heikes, Construction Services Permit Coordinator
Emily Schouweiler, Construction Services Permit Coordinator
James Gittemeier, Senior Transportation Planner
Christian Huelsman, Planner II
Suzanne Kelley, Senior Planner
Chris Lee, Planner II
Jason Mozol, Senior Planner
Reina Owecke, Planner II
Sam Smith, Administrative Info Specialist
Tara Smith, Plans Examiner
Mike Ceynowa, Duluth Police Chief
Mark Bauer, Parking Manager
Erik Birkeland, Director, Property, Parks and Libraries Director
Jessica Peterson, Parks & Recreation Manager
Abbie Hopper, Parks & Grounds Maintenance Manager
Cliff Knettel, Parks & Recreation Assistant Manager
Hank Martinsen, Property Services Supervisor
Bryan Thoreson, Facility Operations & Maintenance Supr.

Clark Christensen, City Forester
Katie Bennett, Senior Parks Planner
Jim Shoberg, Senior Landscape Architect
Jim Benning, Public Works and Utilities Director
Cindy Voigt, City Engineer
Cari Pedersen, Chief Engineer of Transportation
Howard Smith, Chief Engineer of Utilities
Greg Guerrero, Utility Operations Manager
Chris Kleist, Utility Operations Supervisor
Bill Bergstrom, Senior Engineering Specialist
Peggy Billings, Senior Engineering Specialist
Ryan Granlund, Utility Programs Coordinator
Tom Johnson, Senior Engineer
Patrick Loomis, Senior Engineer
Duncan Schwensohn, Senior Engineer
Andy Swanson, Sanitary I/I Programs Coordinator
Chris Belden, Duluth Transit Authority
Ron Chicka, MIC Director
John Hinzmann, MnDOT District 1 Land Mgmt Supr.
Jim Miles, MnDOT District 1 Traffic Engineer
Cliff Bentley, MnDNR EWR District Manager
Patricia Fowler, MnDNR Liaison
Brianna Speldrich MnDNR Region 2 Area Hydrologist
Anne Sims, St. Louis County Assessor's Office
Jon Osterberg, St. Louis County Assessor's Office
Stacy Caldwell Melcher, St. Louis County Land & Minerals
Jim Foldesi, St Louis Co. Public Works & Transportation
Brandon Kohlts, WLSDD Dir. of Planning & Tech Services
Michael Coughlin, CenturyLink
Chad Lawrence, Charter Communications
Bill Byers, Lumen
Daniel Scribner, Lumen
Dean Dulinski, Minnesota Power
Jill Helmer, Minnesota Power

Date: April 15, 2026

Subject: Planning Commission Meeting Agenda Items for May 12, 2026

The Duluth City Planning Commission has received **11** new application(s) for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. **Note that City of Duluth reviewers with access to EPL can view the applications there as well, by searching for the project number under "Manage Plans"**

PLCUP-2603-0007 Concurrent Use Permit for Deck and Stair Access at 1712 W 3rd St by Tall House LLC [CH]

PLCUP-2604-0009 Concurrent Use Permit for a Transformer, Transition Cabinet, and Landscape Island near 602 W Michigan St by Windsor Engineers [RO]

PLIUP-2604-0002 Interim Use Permit for Expanded Parking at 1909 London Rd by Venture Pass Partners LLC [CL]

PLSUB-2603-0002 Final Subdivision Plat at 2029 Trinity Rd by Titanium Partners [RO]

PLPR-2602-0001 Planning Review for a Multifamily Residential Building at 2029 Trinity Rd by Titanium Partners [RO]

PLSUP-2603-0006 Special Use Permit for Office Use at 1202 101st Ave W by Fryberger Law Firm [CL]

PLUMA-2604-0001* Rezoning Form Districts to Main Street Districts in the Unified Development Code

PLUTA-2510-0003* Comprehensive Amendments to Chapter 50 (Unified Development Chapter) of the Duluth Legislative Code by City of Duluth

PLVAR-2602-0002 Variance from Height Limitations in the MU-I Zone District at 2029 Trinity Rd by Titanium Partners [RO]

PLVAR-2602-0004 Variance from Front and Rear Yard Setbacks at 010-4080-00050 (6XX Grand Ave) by Ed Post [RO]

PLSUB-2603-0004 Minor Subdivision at 902 N Arlington Ave by Karl Tarnowski [JM]

* Versions for review will be made available on the City's website the week prior to the meeting within the associated meeting agenda: <https://duluthmn.gov/boards-commissions/planning-commission/>.

We appreciate your time and input. If you have any questions, comments or need additional background information, please find the initials of the assigned planner at the end of the application item and contact the planner directly.

Christian Huelsman - chuelsman@duluthmn.gov

Chris Lee - clee@duluthmn.gov

Jason Mozol - jmozol@duluthmn.gov

Reina Owecke – rowecke@duluthmn.gov

Map for PLCUP-2603-0007:

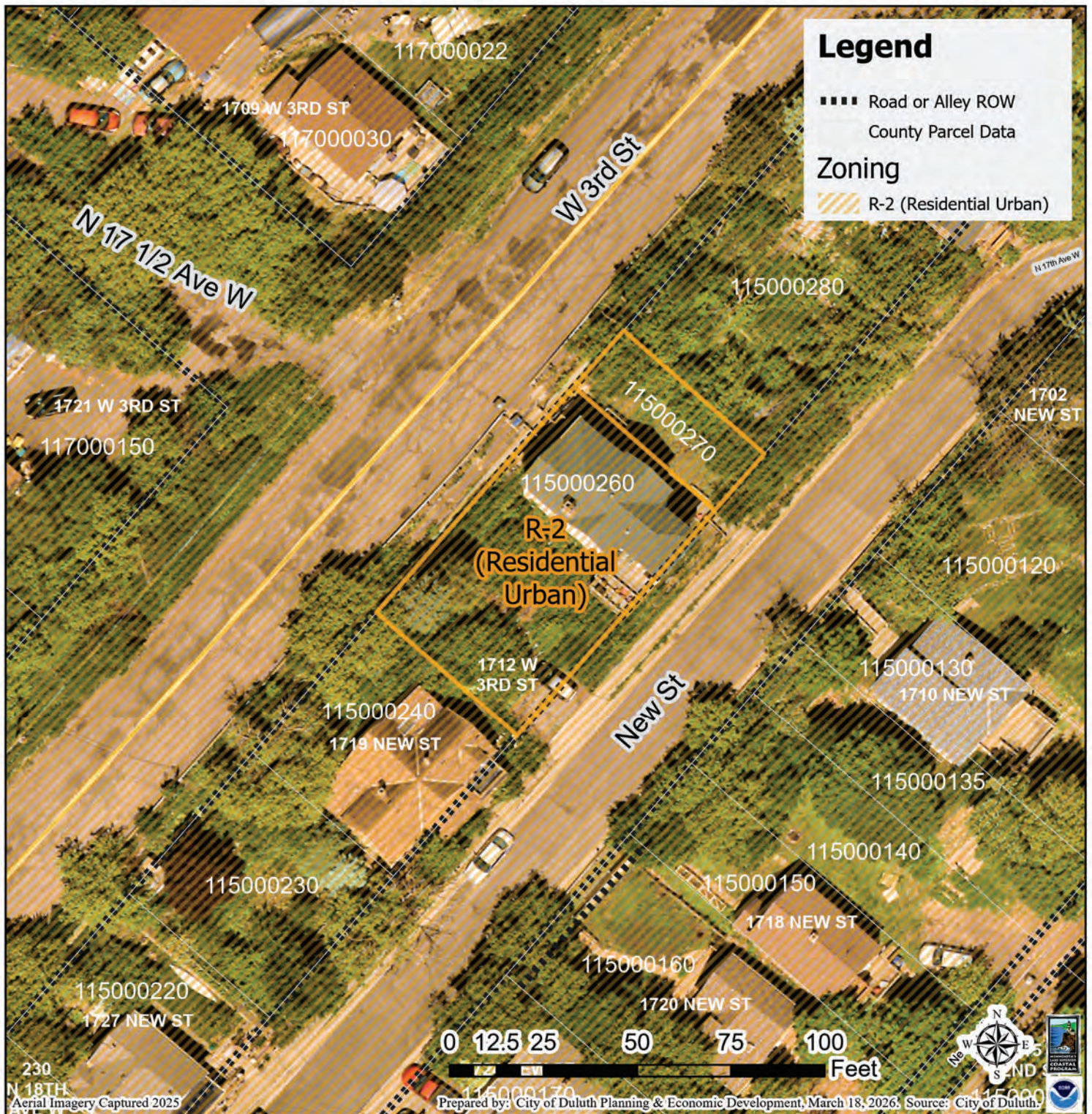


Figure 1.

Aerial imagery captured in 2025, showing Parcels #010-1150-00260 and #010-1150-00260 outlined along the south side of W 3rd St, across from N 17th Ave W, a property shown to exist within the R-2 (Residential Urban) zone district.

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

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Map for PLVAR-2602-0004:

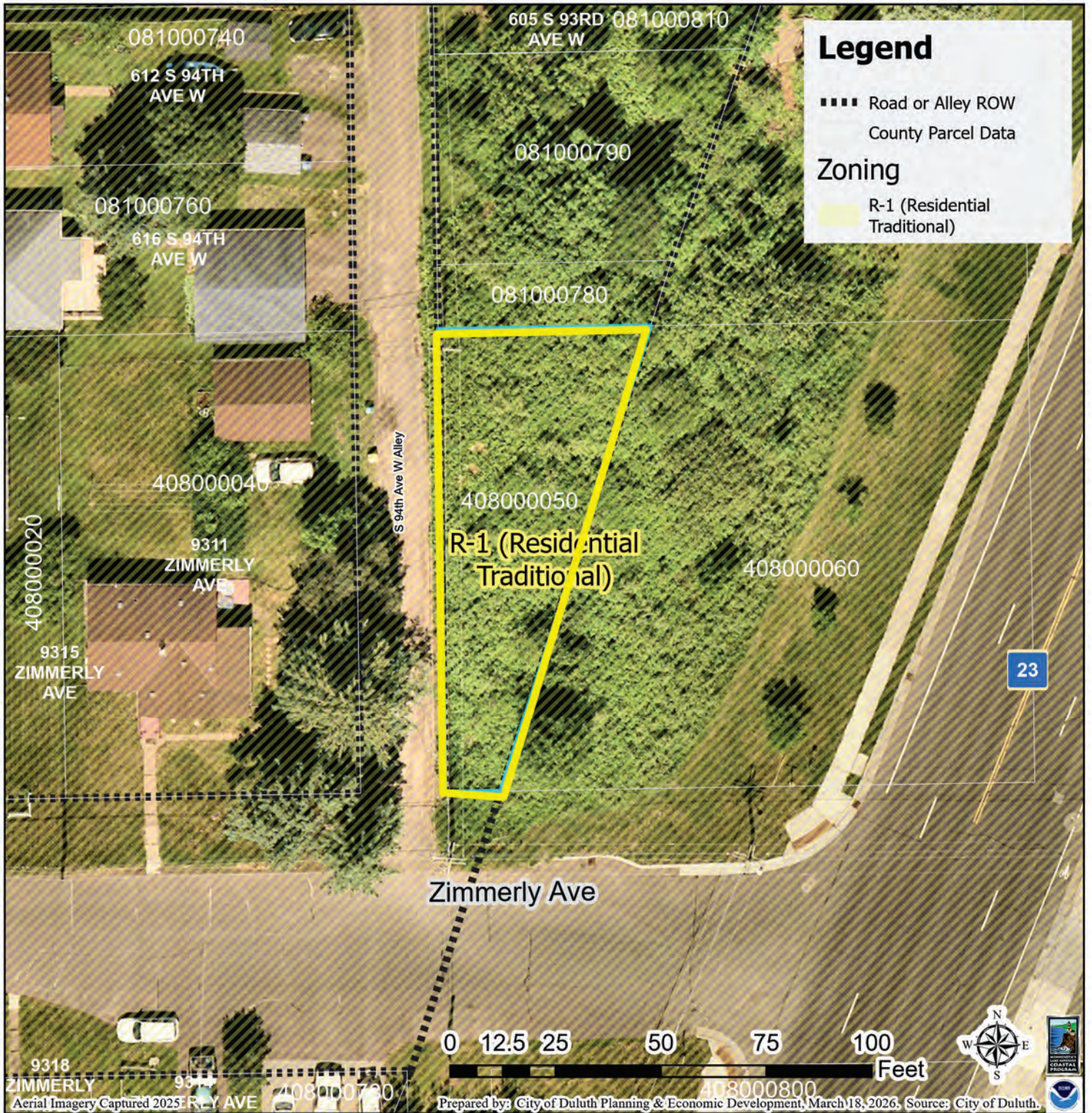


Figure 1.

Aerial imagery captured in 2025, showing Parcel #010-4080-00050 outlined along the north side of Zimmerly Ave.

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

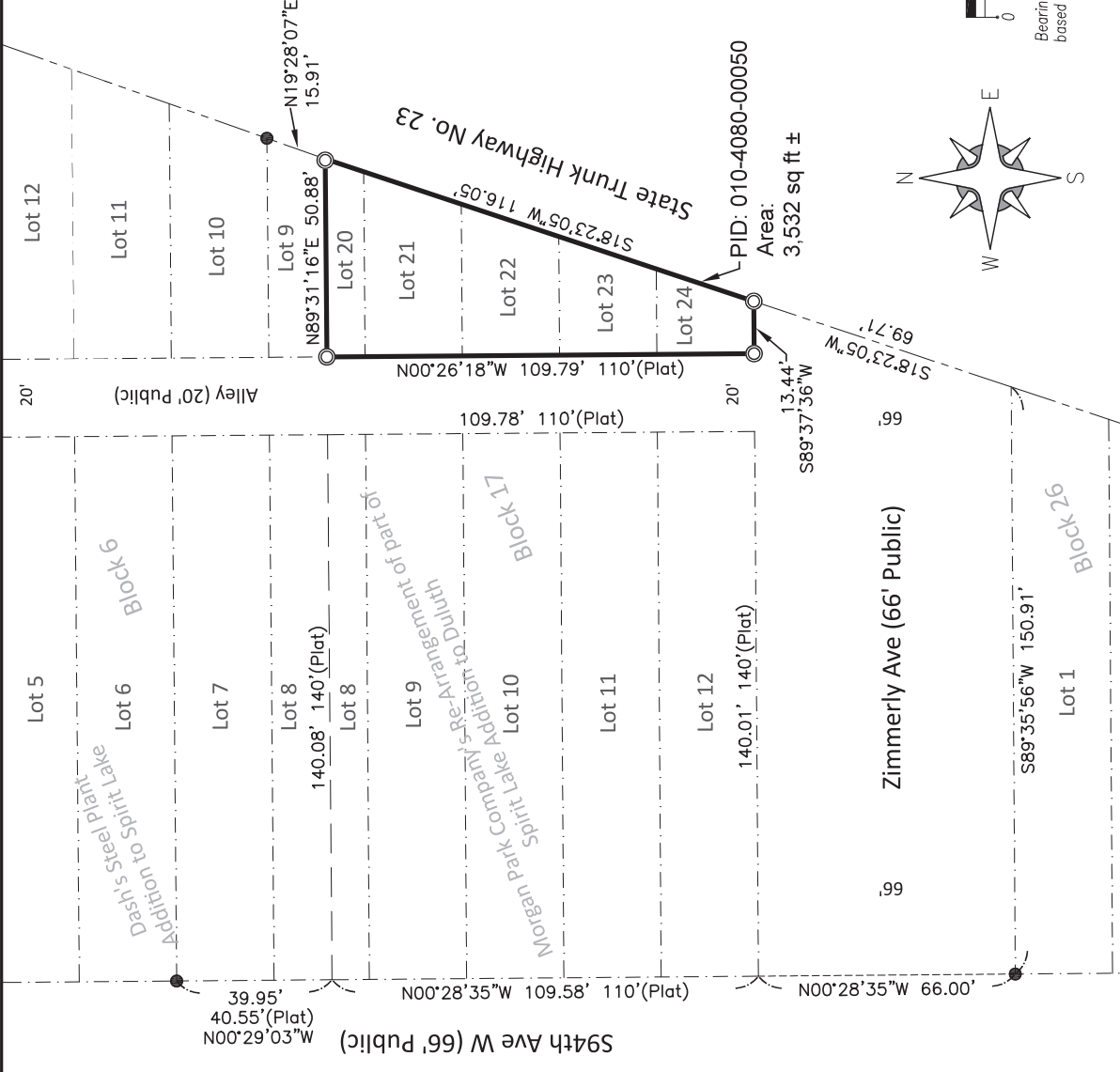
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Certificate of Survey

Surveyor's Notes:

- This survey was performed without the benefit of a title commitment, and is based on the descriptions as noted; there may be additional easements, liens, or other exceptions.
- April 1936 Highway Easement- Document 129890.0:
Beginning at a point on the northerly boundary of the south half of the northeast quarter of the southeast quarter (S1/2, NE1/4, SE1/4) of said section 27, distant 51.8 feet westerly of the westerly boundary of said Block 27; Block 26, run northeasterly to a point on the northerly boundary of said Block 26, distant 0.91 feet easterly of the northeast corner of Lot 20 of said Block 17, thence run northeasterly to a point on the northerly northwest of corner Lot 20 of said Block 17, distant 50.49 feet easterly of the thereof, and there terminating
This matches MnDOT's Right of Way Maps: MAP 6-43 TH 23 FROM FOND DU LAC TO KEENE AVENUE IN WEST-1947381-v1, MAP 0-75 TH 23 AT GRAND AVENUE IN DULUTH-1948140-v1, and MAP 219-106 TH 23 FROM 0.1 MILE NORTH OF C.S.A.H. 3 (BECKS-2963803-v1)
- June 1935 Highway Easement- Document 128815.0:
ALL that part of Morgan Park Company's Rearrangement of Part of Spirit Lake Addition to Duluth) according to the recorded plat, thereof, on file and of record in the office of the Register, of Deeds in the County of Saint Louis and State of Minnesota included in a right-of way 100 feet.
This easement describes a parallel line with a 100' offset along the curved alignment for Lots 20-24, Block 17. This document doesn't match the following MnDOT's Trunk Highway 23 Right of Way maps: MAP 6-43 TH 23 FROM FOND DU LAC TO KEENE AVENUE IN WEST-1947381-v1, MAP 0-75 TH 23 AT GRAND AVENUE IN DULUTH-1948140-v1, and MAP 219-106 TH 23 FROM 0.1 MILE NORTH OF C.S.A.H. 3 (BECKS-2963803-v1)
- November 2020 Certificate of Forfeiture – Document 1032519.0
That part of Lots 20 to 24, Block 17, lying West of a line running from a point 0.91 feet East of Northeast corner of Lot 4, Block 26 AND Northeasterly along a curve to the left to a point on the north line of Lot 20, Block 17, distance 50.49 feet East of Northwest corner. MORGAN PARK CO REARR/PART SPIRIT LAKE ADD DULUTH PID 010-4080-00050



Legend

- Property Line
- Plat Line
- Highway Right of Way
- Found Iron Pipe
- Set 3/4" x 18" Rebar with Cap No. 52578 weighing 1.5 lbs / lineal ft

SCALE IN FEET
0 15' 30' 60'

1 inch = 30 feet

Bearings, Distances, and Coordinates are based on the SLM96 Coordinate System NAD83 (2011)

<p>TWIN PORTS LAND SURVEYING LLC</p> <p>8215 E Superior St Duluth, MN 55804 218-310-2190 twinports.surveying@gmail.com</p>	<p>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota</p> <p>Shawn Meyer</p> <p>Date: 1/9/2026 License Number: 52578</p>	<p>Lots 20-24, Block 17, Morgan Park Company's Re-Arrangement of part of Spirit Lake Addition to Duluth, EXCEPT part taken for highway purposes City of Duluth, St. Louis County, Minnesota For: Ed Post</p> <p>Job: S0012026 Field Date: 1/7/2026</p>
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Parcel SF: 3532SF

Building SF: 800SF - Footprint: 20' X 40'

Deck SF: 60SF - Footprint: 6' X 10, top railing @36"
Safety rails 6" OC

Stairs: 10" tread, 7.5" rise, 16.5' run,
Railing: @ 36", safety rails 6" OC

Driveway SF: 2010SF

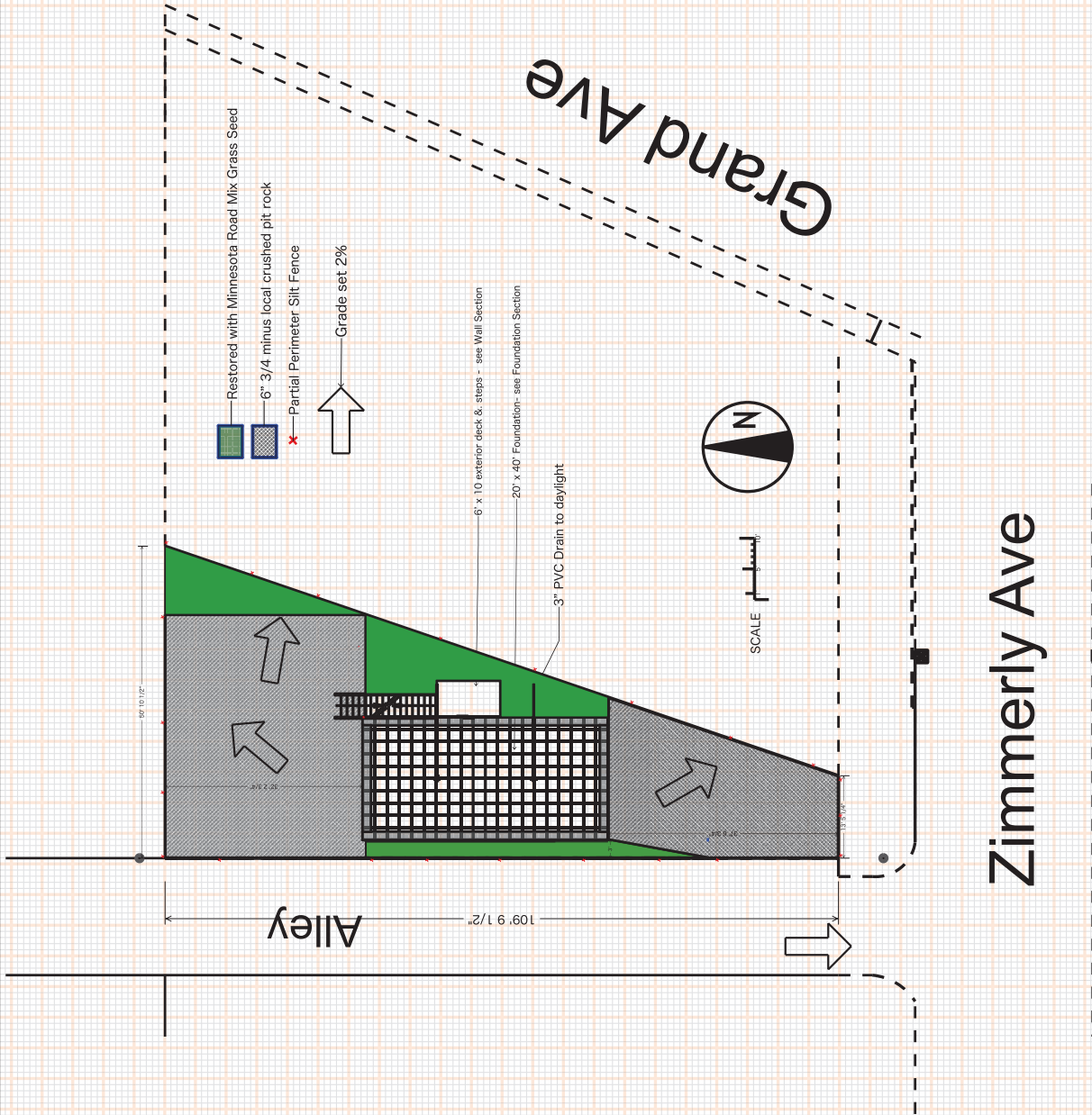
SETBACKS:

FRONT: 37.5ft

REAR: 32ft

SIDE (east) 3ft

SIDE (west) 3ft



DATE	02/08/2026	DRAWN BY	Ed Post
PROJECT NO.	000001	SHEET NO.	A01
DRAWING NO.	000001		

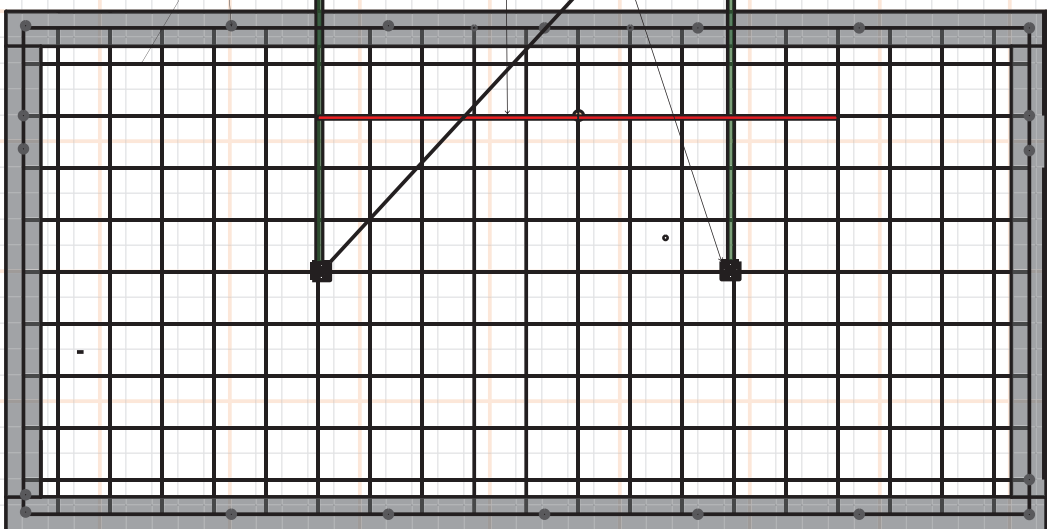
SITE ADDRESS	XXXX Zimmerly Ave Duluth, MN 55808
TITLE	SITE PLAN

LEGAL DESCRIPTION:
That part of Lots 20 to 24, Block 17, lying West of a line running from a point 0.91 feet East of Northeast corner of Lot 4, Block 26 AND Northeastly along a curve to the left to a point on the north line of Lot 20, Block 17, distance 50.49 feet East of Northwest corner. City of Duluth, St. Louis County, MN

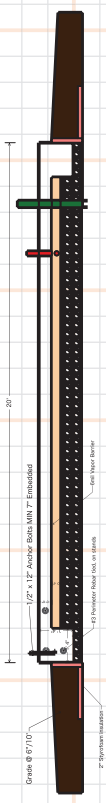
**Edmund Gerard Post
Living Trust**
EMAIL : edpost2010@gmail.com
TEL: 907-209-8753



20'



40'



- Spec:
- *10' - 3/4 crushed pit rock
 - *4" Clean Sand
 - *20' perforated 2.5" PVC *Radon Vent Pipe
 - *Sewer/Water Main
 - *3" Floor Drain pipe to daylight
 - *6mil Vapor Barrier
 - *Using a 6 bag, 4000psi concrete
 - Pour a 1 1/2" x 1 1/2" Perimeter footing w/ # 3 tied rebar including a 6" Interior Slab w/ #3 rebar
 - *2 Interior Floor Drains

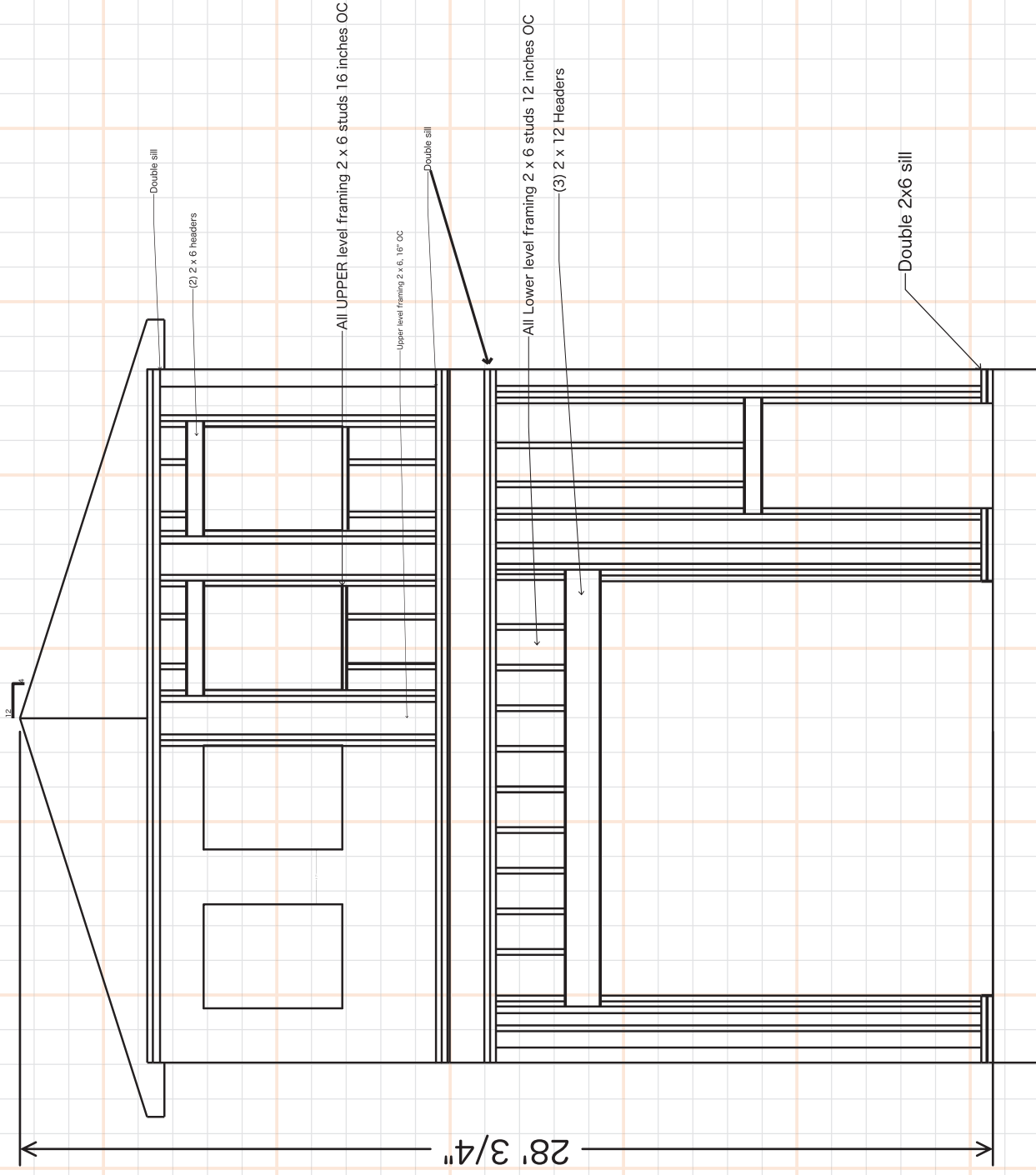
FOUNDATION SECTION

Site Plan

SCALE 10'

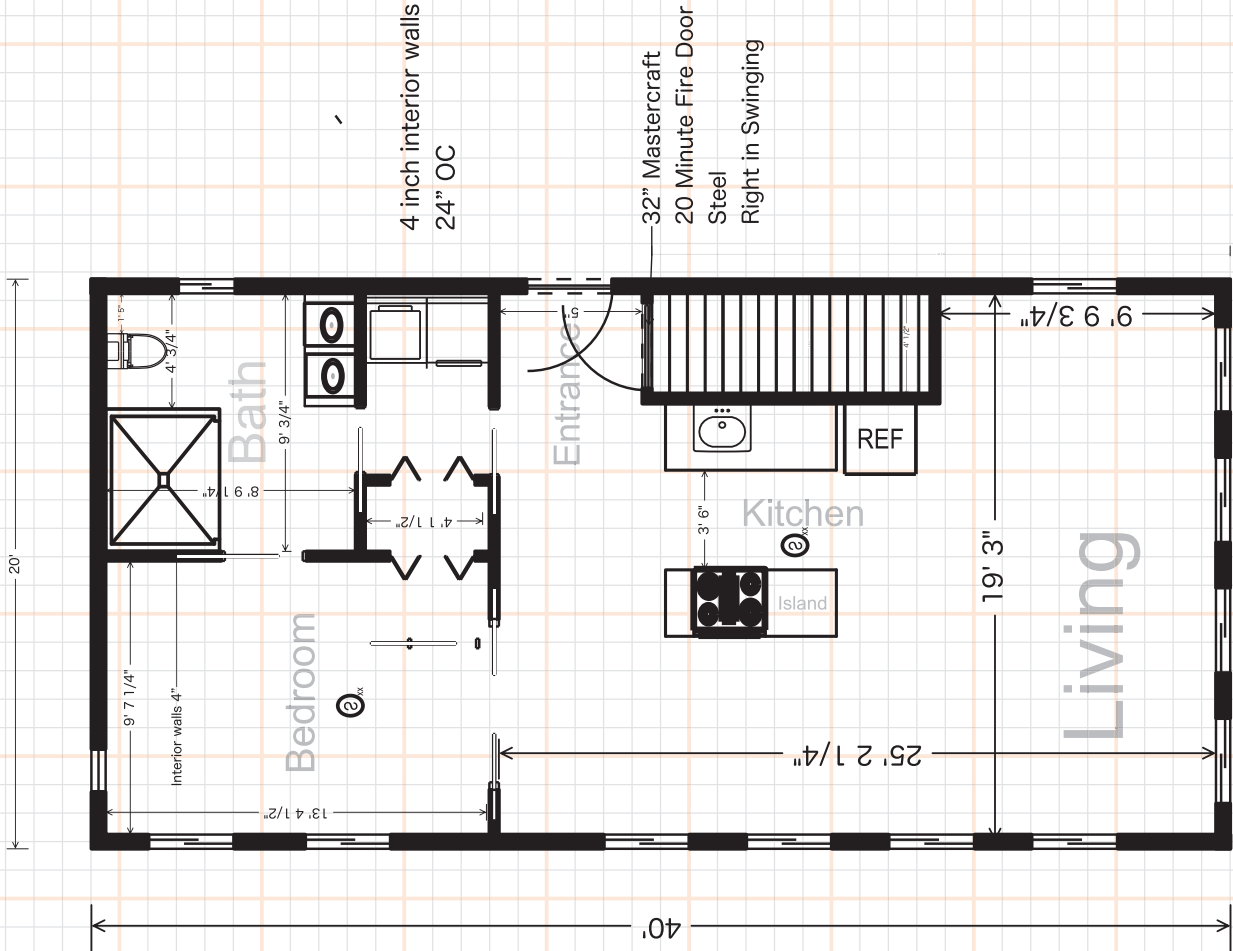
DRAWN BY
Ed Post

SHEET NO.
A10



DRAWN BY	Ed Post
SHEET NO.	A09

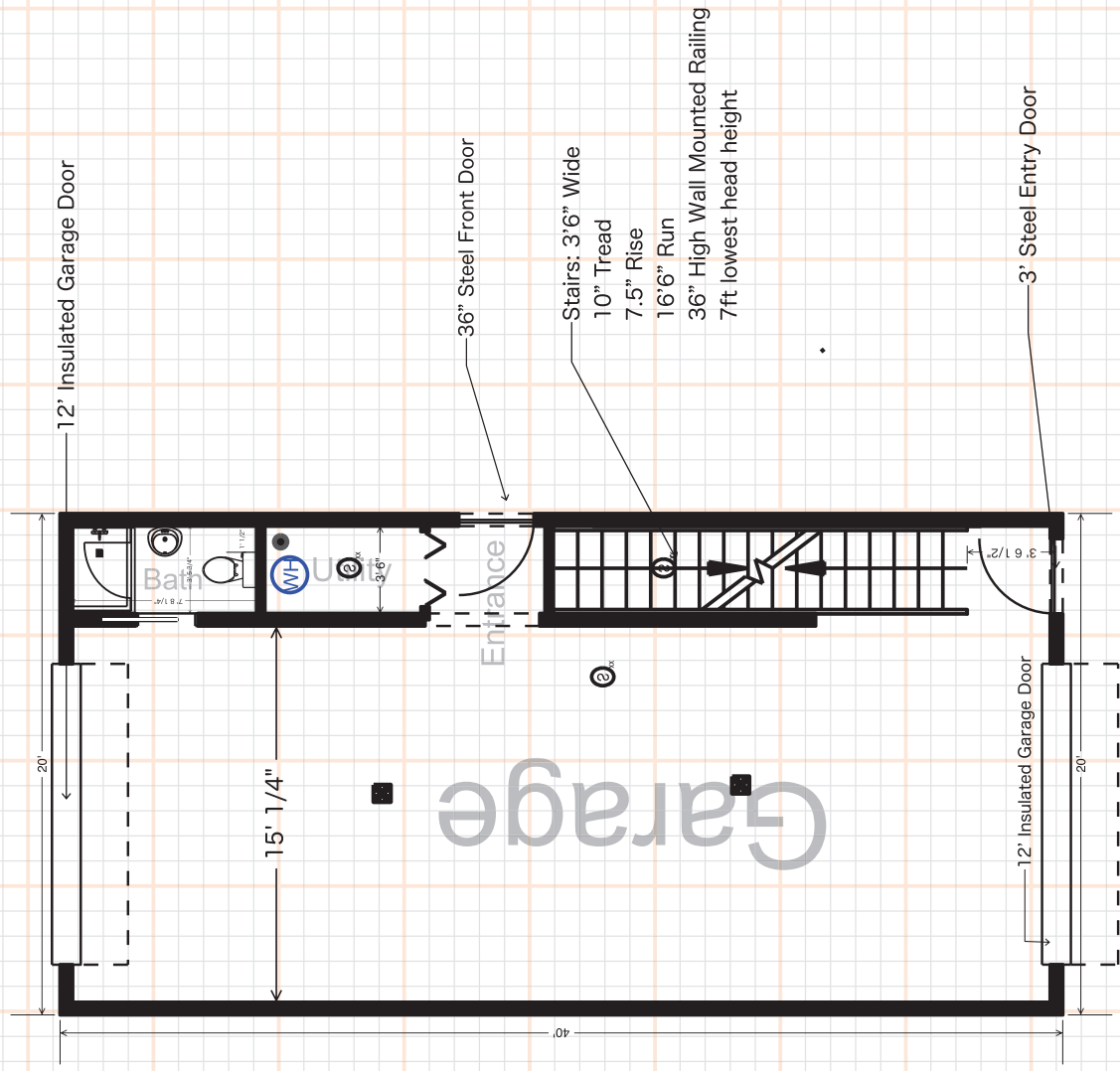
Framing/Headers



DRAWN BY
Ed Post
SHEET NO.
A07

SCALE 0' 5' 10'

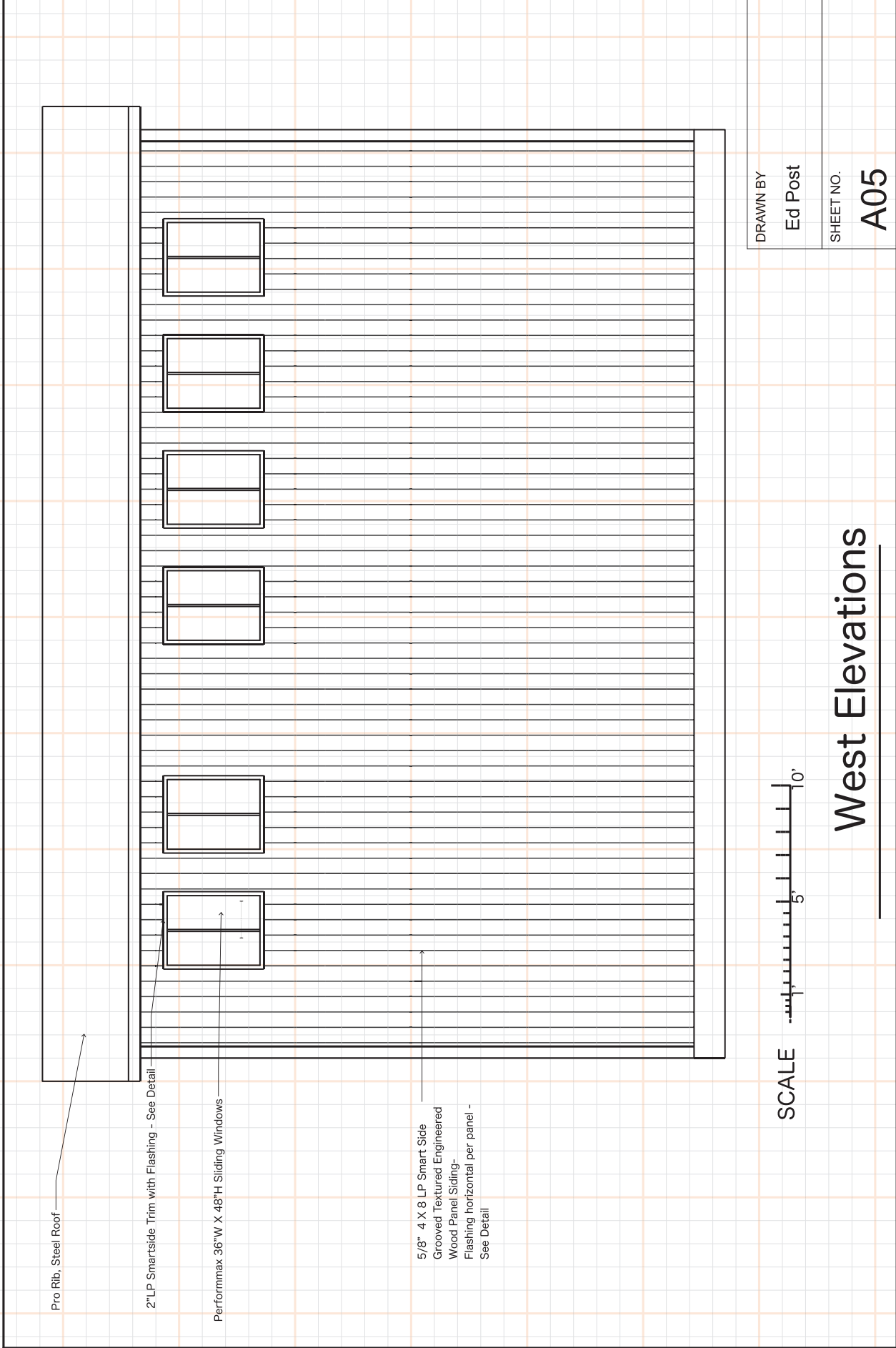
Upper Floor Plan



SCALE 1" = 10'

Lower Floor Plan

DRAWN BY	Ed Post
SHEET NO.	A06



Pro Rib, Steel Roof

2" LP Smartside Trim with Flashing - See Detail

Performmax 36"W X 48"H Sliding Windows

5/8" 4 X 8 LP Smart Side
Grooved Textured Engineered
Wood Panel Siding-
Flashing horizontal per panel -
See Detail

SCALE 0' 5' 10'

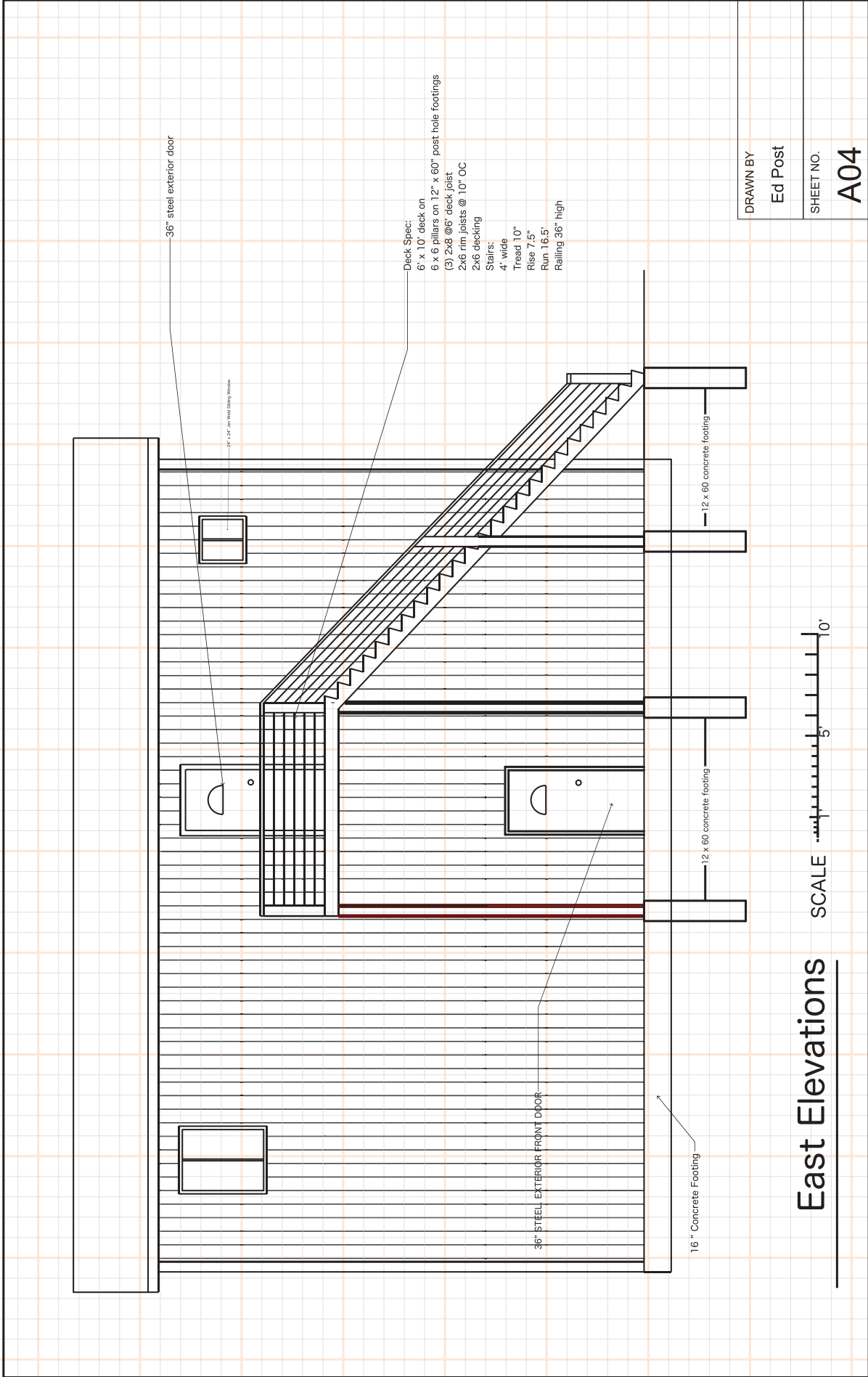
DRAWN BY

Ed Post

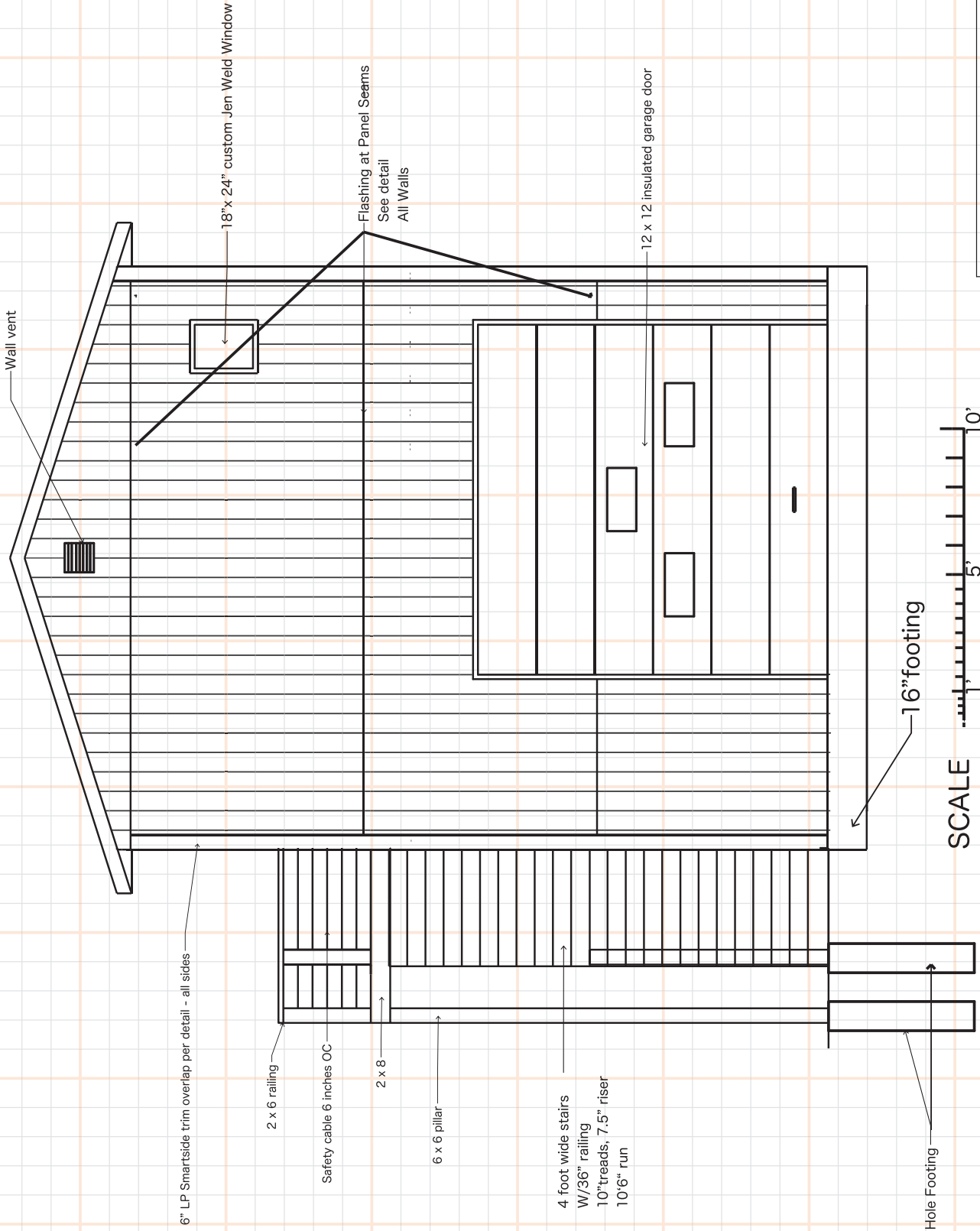
SHEET NO.

A05

West Elevations

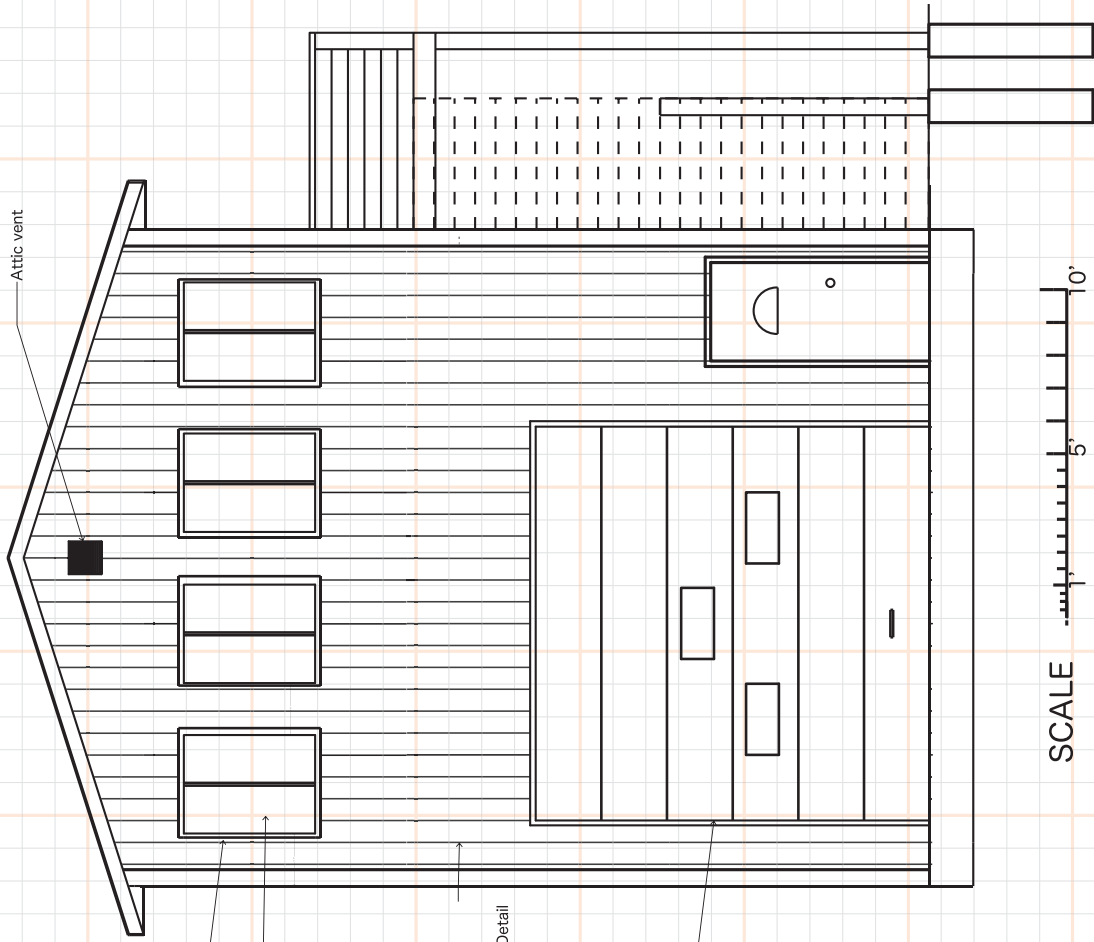


DRAWN BY
 Ed Post
 SHEET NO.
 A04



DRAWN BY
Ed Post
SHEET NO.
A03

North Elevations



Attic vent

2" LP Smartside Trim with Flashing - See Detail

Performmax 36"W X 48"H Sliding Windows

5/8" 4 X 8 LP Smart Side
Grooved Textured Engineered
Wood Panel Siding- Flashing horizontal per panel - see Detail

2" LP Smartside Trim with Flashing - See Detail

SCALE 0 5 10'

DRAWN BY

Ed Post

SHEET NO.

A02

South Elevations

Map for PLIUP-2604-0002:

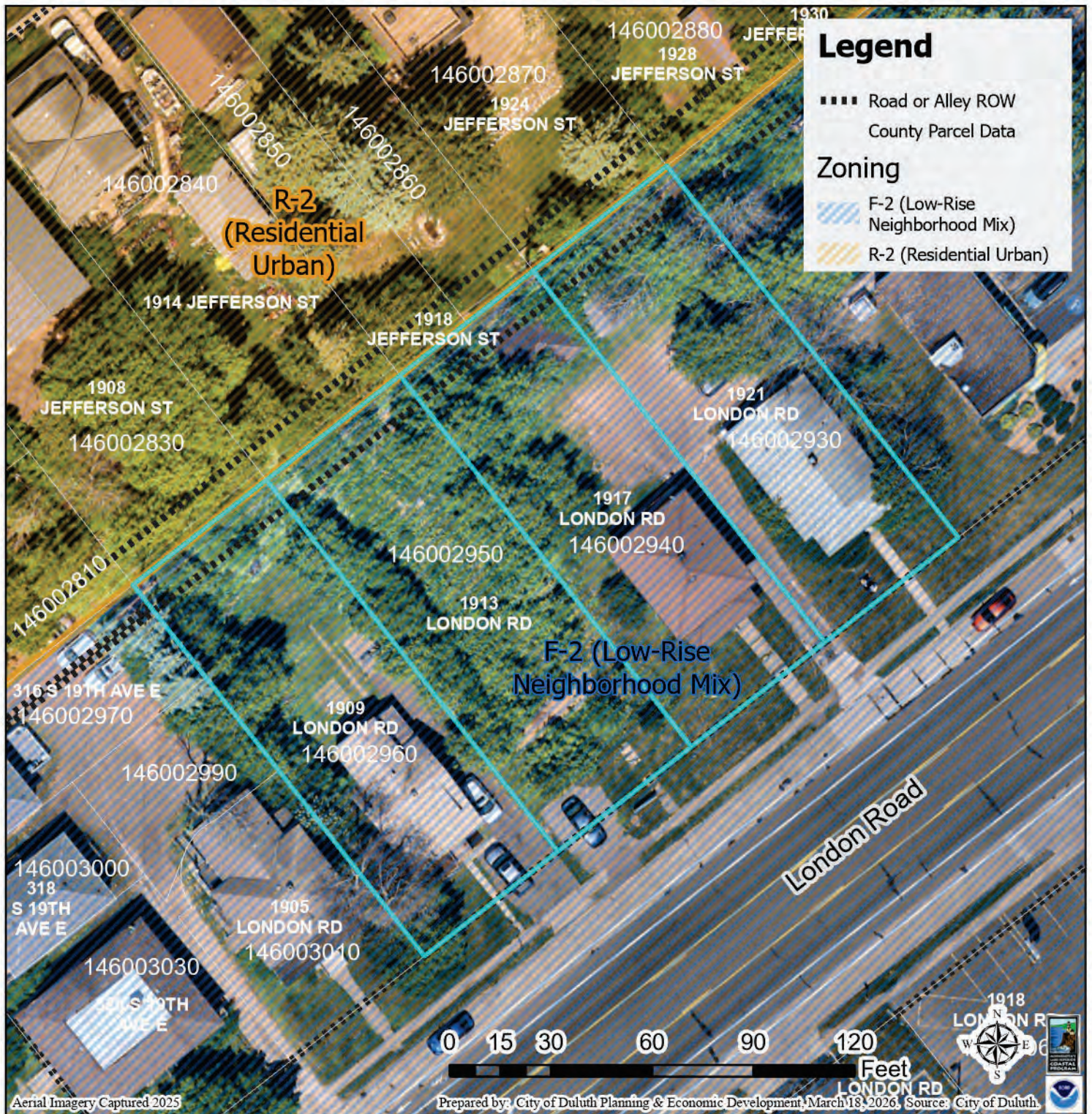


Figure 1.

Aerial imagery captured in 2025, showing the property at 1909, 1913, 1917, and 1921 London Road highlighted.

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Map for PLSUB-2603-0002, PLVAR-2602-0002 & PLPR-2602-0001:

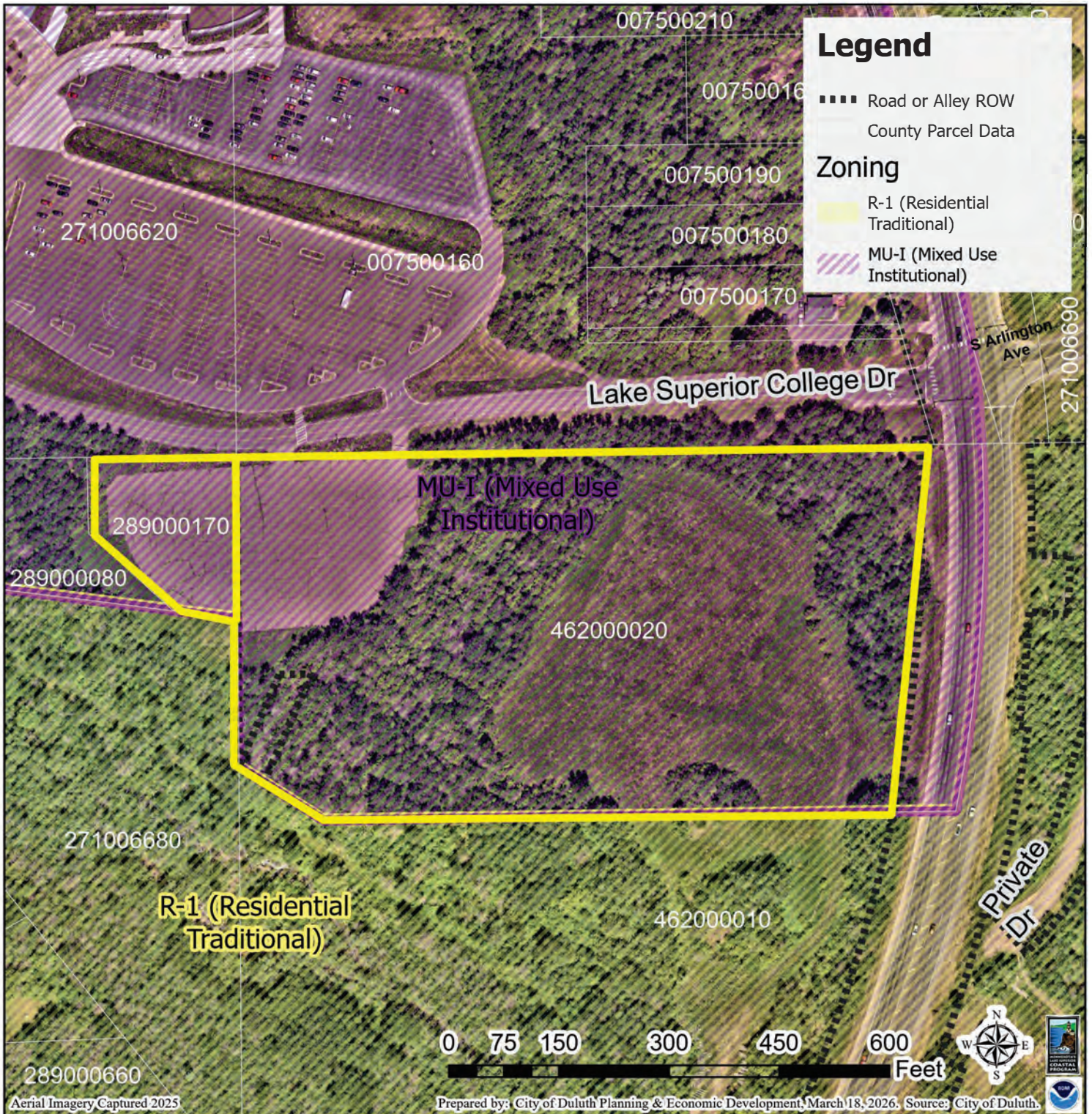


Figure 1.

Aerial imagery captured in 2025, showing Parcels #010-2890-00170 & 010-4620-00020 along the southern side of Lake Superior College Drive.

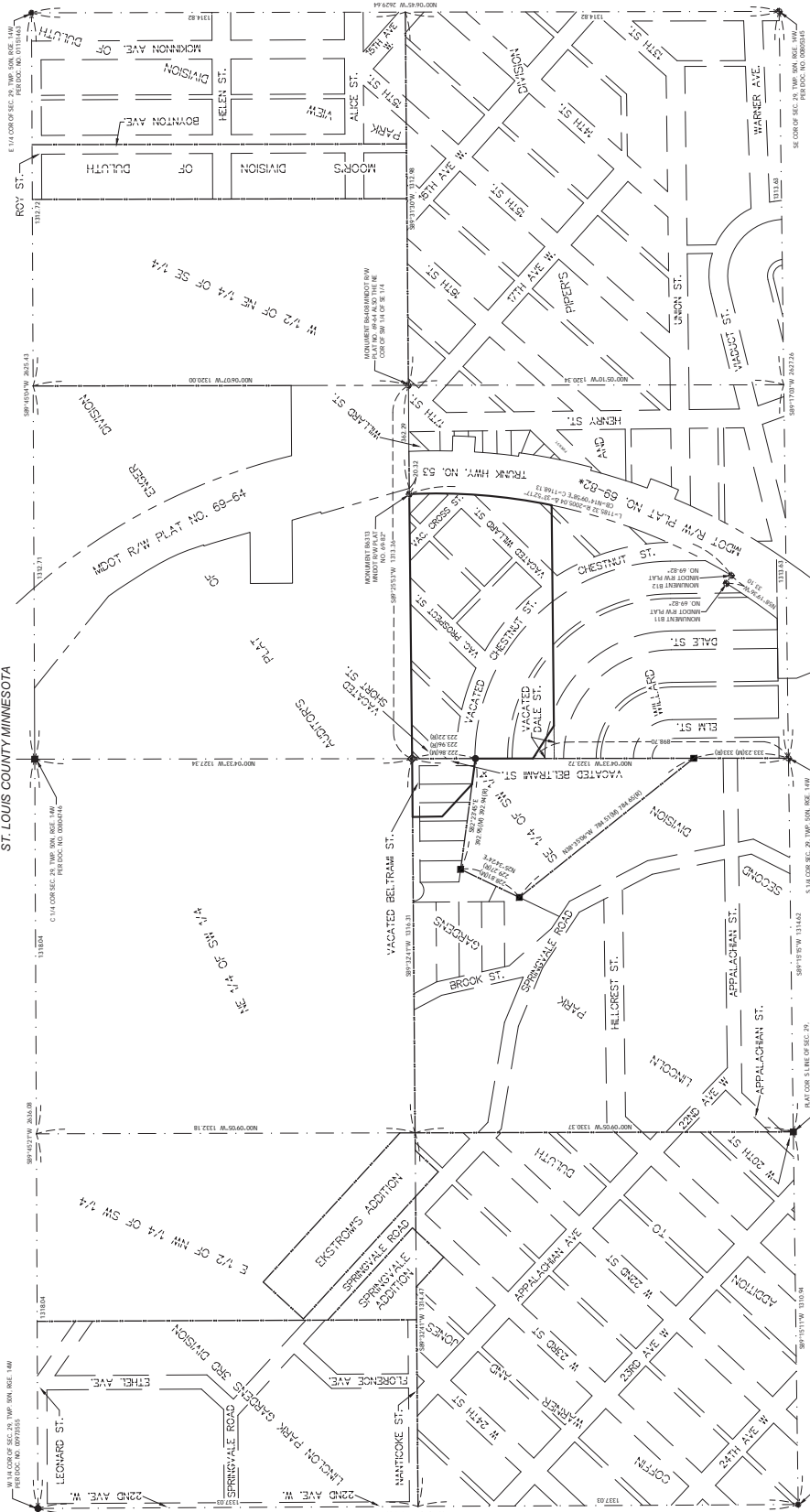
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Trinity Road Apartments

LOCATED IN PART OF BLOCK 2, LINCOLN PARK GARDENS, SECOND DIVISION, PART OF BLOCK 3 AND 8, ALL OF BLOCKS 5, 6 AND 7, WILLARD AND PIPERS DIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY MINNESOTA



KNOW ALL PERSONS BY THESE PRESENTS: That LSC FLATS, LLC, a Minnesota limited liability company, in and through its duly authorized officers and directors, has caused these plat to be signed by its proper officers this _____ day of _____, 2026.

CITY OF DULUTH PLANNING COMMISSION
 Pursuant to Minnesota Statutes, Section 556.021, Subd. 9, and to Minnesota Statutes, Section 556.021, Subd. 11, the City of Duluth, St. Louis County, Minnesota, at a regular meeting held on the _____ day of _____, 2026, has approved this plat for recording and transfer thereof. This approval is subject to the condition that all taxes and transfer taxes have been paid. There are no delinquent taxes and transfer taxes on this plat.

ST. LOUIS COUNTY SUPERVISOR
 Pursuant to Minnesota Statutes, Section 556.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.

ST. LOUIS COUNTY REGISTER OF TITLES
 Pursuant to Minnesota Statutes, Section 556.021, Subd. 9, and to Minnesota Statutes, Section 556.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.

ST. LOUIS COUNTY AUDITOR
 Pursuant to Minnesota Statutes, Section 556.021, Subd. 9, and to Minnesota Statutes, Section 556.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.

ST. LOUIS COUNTY REGISTER OF TITLES
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ST. LOUIS COUNTY AUDITOR
 Pursuant to Minnesota Statutes, Section 556.021, Subd. 9, and to Minnesota Statutes, Section 556.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.

DEED
 I, _____, of the County of _____, State of Minnesota, do hereby certify that the above described premises are the property of _____, and that the same are being conveyed to the above named grantees for the purposes and consideration herein stated. This deed is subject to the conditions and covenants herein stated. Witness my hand and the seal of my office this _____ day of _____, 2026.

ST. LOUIS COUNTY REGISTER OF TITLES
 Pursuant to Minnesota Statutes, Section 556.021, Subd. 9, and to Minnesota Statutes, Section 556.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.

ST. LOUIS COUNTY AUDITOR
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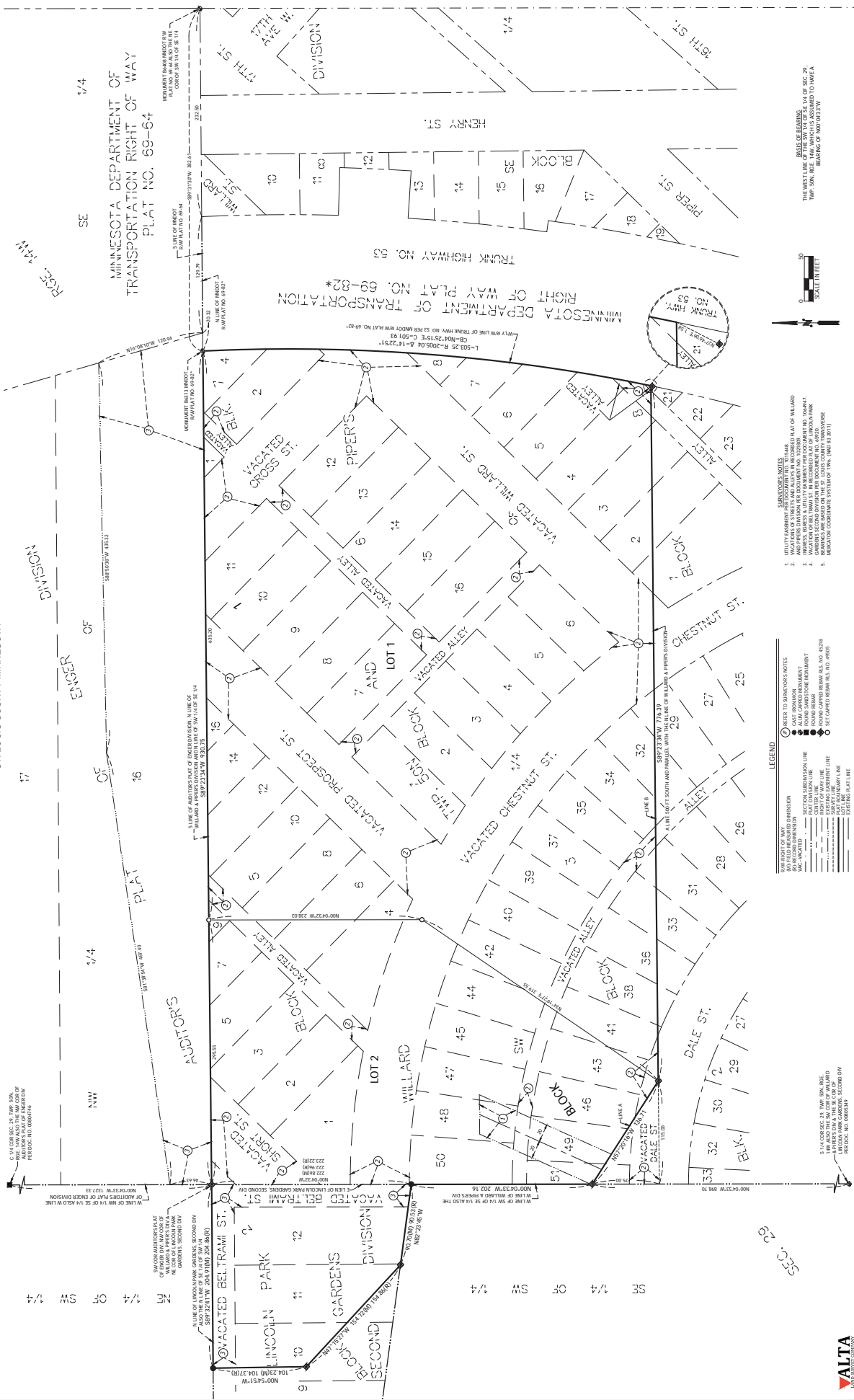
ST. LOUIS COUNTY AUDITOR
 Pursuant to Minnesota Statutes, Section 556.021, Subd. 9, and to Minnesota Statutes, Section 556.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.



OFFICIAL PLAT

Trinity Road Apartments

LOCATED IN PART OF BLOCK 2, LINCOLN PARK GARDENS, SECOND DIVISION, PART OF BLOCKS 5, 6 AND 7, WILLARD AND PIPERS DIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY MINNESOTA

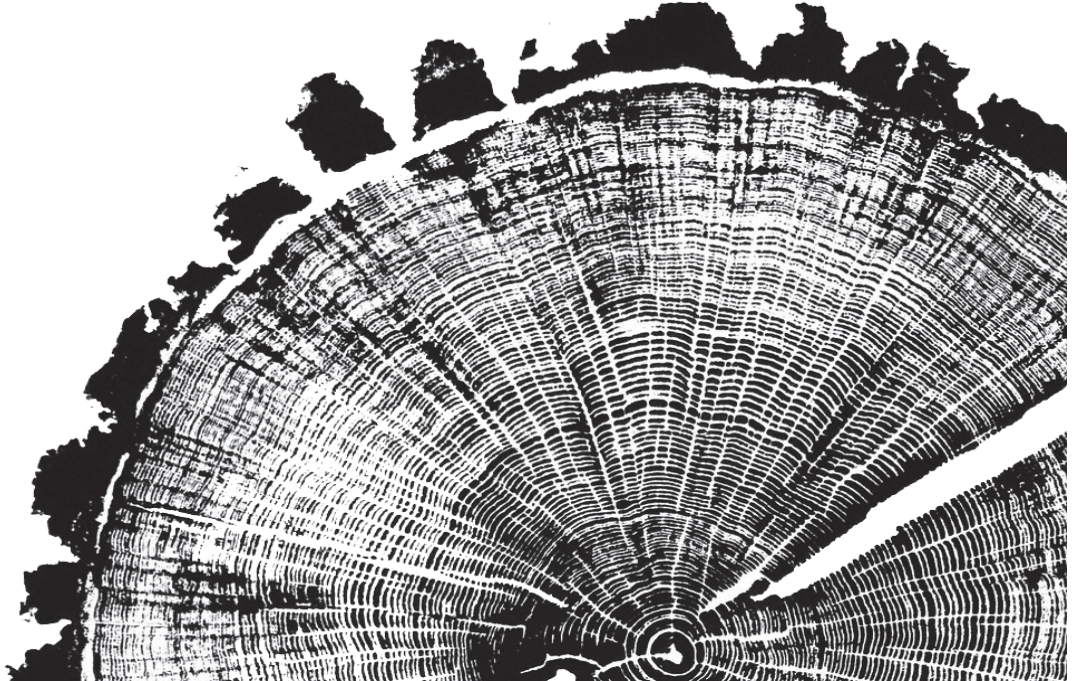


- LEGEND**
- RIGHT OF WAY
 - SECTION SUBDIVISION LINE
 - VACATED
 - EXISTING SUBDIVISION LINE
 - EXISTING EASEMENT LINE
 - PLAT BOUNDARY LINE
 - EXISTING PLAT LINE
- REFERENCES TO SURVEYS NOTES**
- ① CANT INVASION
 - ② FOUND SANITATION PLUMBING
 - ③ FOUND SEWER PLUMBING
 - ④ FOUND GAS PLUMBING
 - ⑤ SET CAPED BEAM N.E. COR. 19055
- REMARKS**
- UTILITY EASEMENTS TO BE MAINTAINED
 - WORKINGS OF STREETS AND ALLEYS TO BE RECORDED IN PLAT OF WILLARD AND PIPERS DIVISION
 - INVESTIGATE UTILITY PLUMBING PER DOCUMENT NO. 1004847
 - RECORD THIS PLAT WITH THE PLAT OF WILLARD AND PIPERS DIVISION
 - RECORD THIS PLAT WITH THE PLAT OF WILLARD AND PIPERS DIVISION

Trinity Road Apartments Variance Request

Revised & Issued to City of Duluth
04-07-26

cupa



Project Team

Developer: Titanium Partners | T2 Inc.

Design Architect: TJPA

Architect of Record: DSGW

Civil Engineer: NCE

Landscape: SAS



Submittal Index

4. Site Location and Context
5. Existing Site Views
6. Zoning Map & District Requirements Summary
7. Local Zoning Map & Building Data
8. Site Survey / Final Plat (Sheet 1)
9. Site Survey / Final Plat (Sheet 2)
10. Overall Site Plan
11. General Layout Plan
12. Zoning Overlay - Building Height Requirements
13. Zoning Overlay - Area of Height Variance
14. Section Diagram
15. Massing In Context - Under Variance Request
16. Massing In Context - As of Right

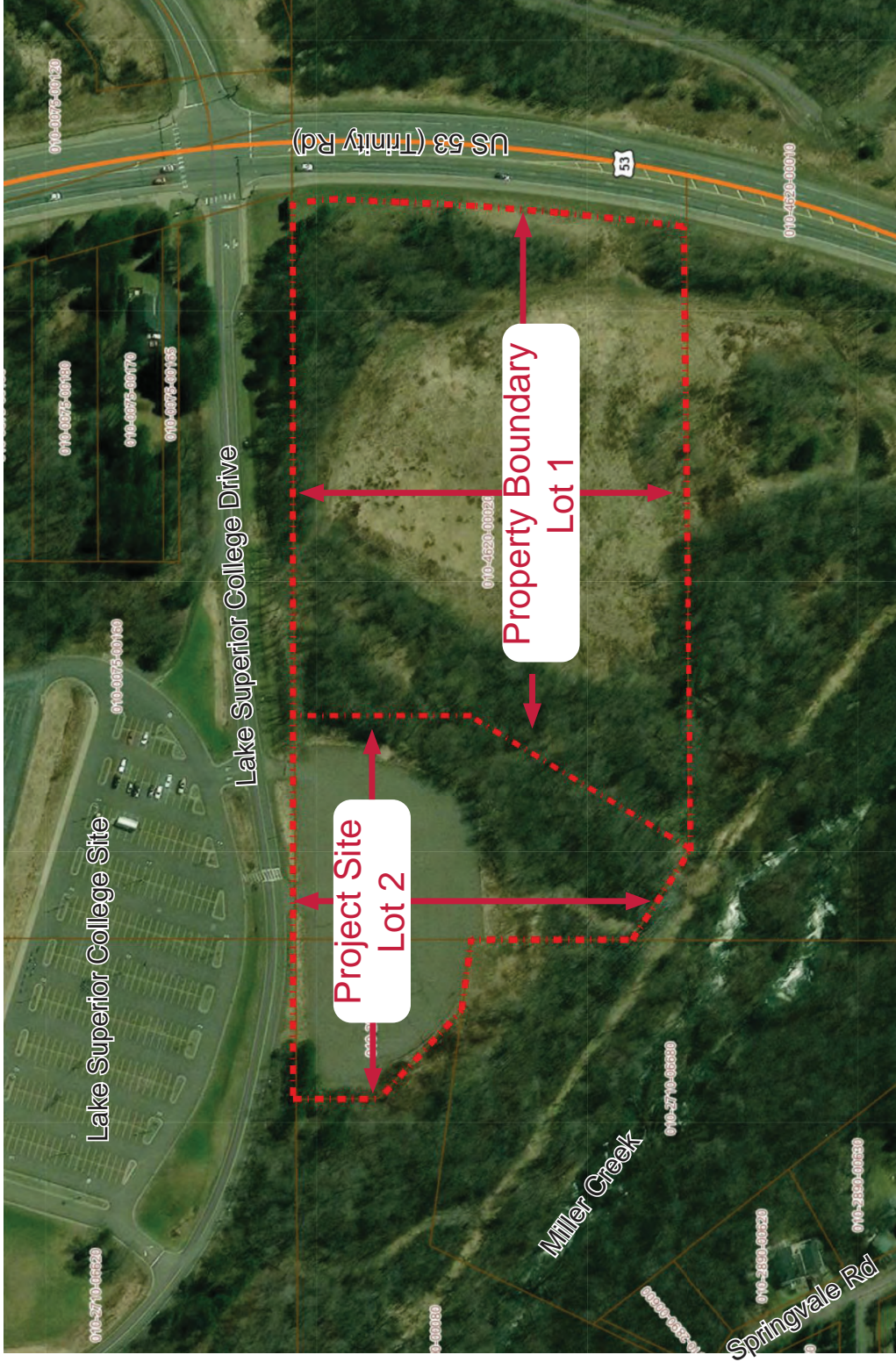
Site Location & Context

The site contains an existing surface parking lot, currently vacant, along with adjacent unimproved land to the east and south of the proposed project boundary. The existing property is a combination of 2 lots. Lot 2 is our proposed project site. Lot 1 will be left unimproved for purposes of this Planning Submission.

The property lies within the MU-1 zoning district. The developer is not asking for any change to the zoning designation.

Development team intends to bring the new construction of a 5-story Multifamily Residential building in compliance with UDC requirements as shown within this submittal.

The developer is requesting a variance towards the height requirement to allow a building above the 46FT maximum per the MU-1 district dimensional standards. Variance request will be submitted separate from this planning submittal.

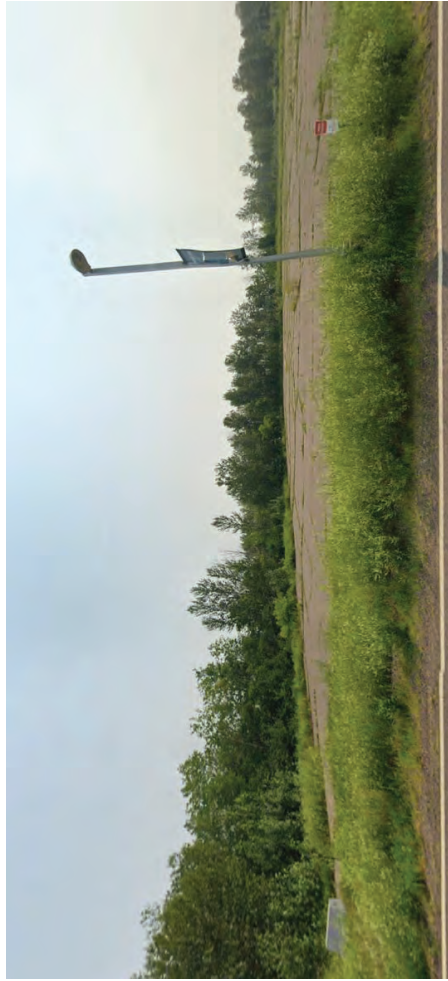




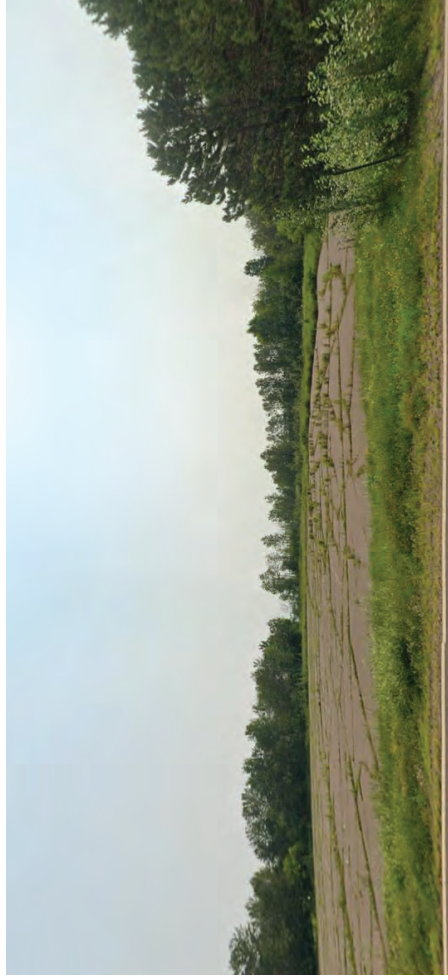
Looking West on Lake Superior College Drive



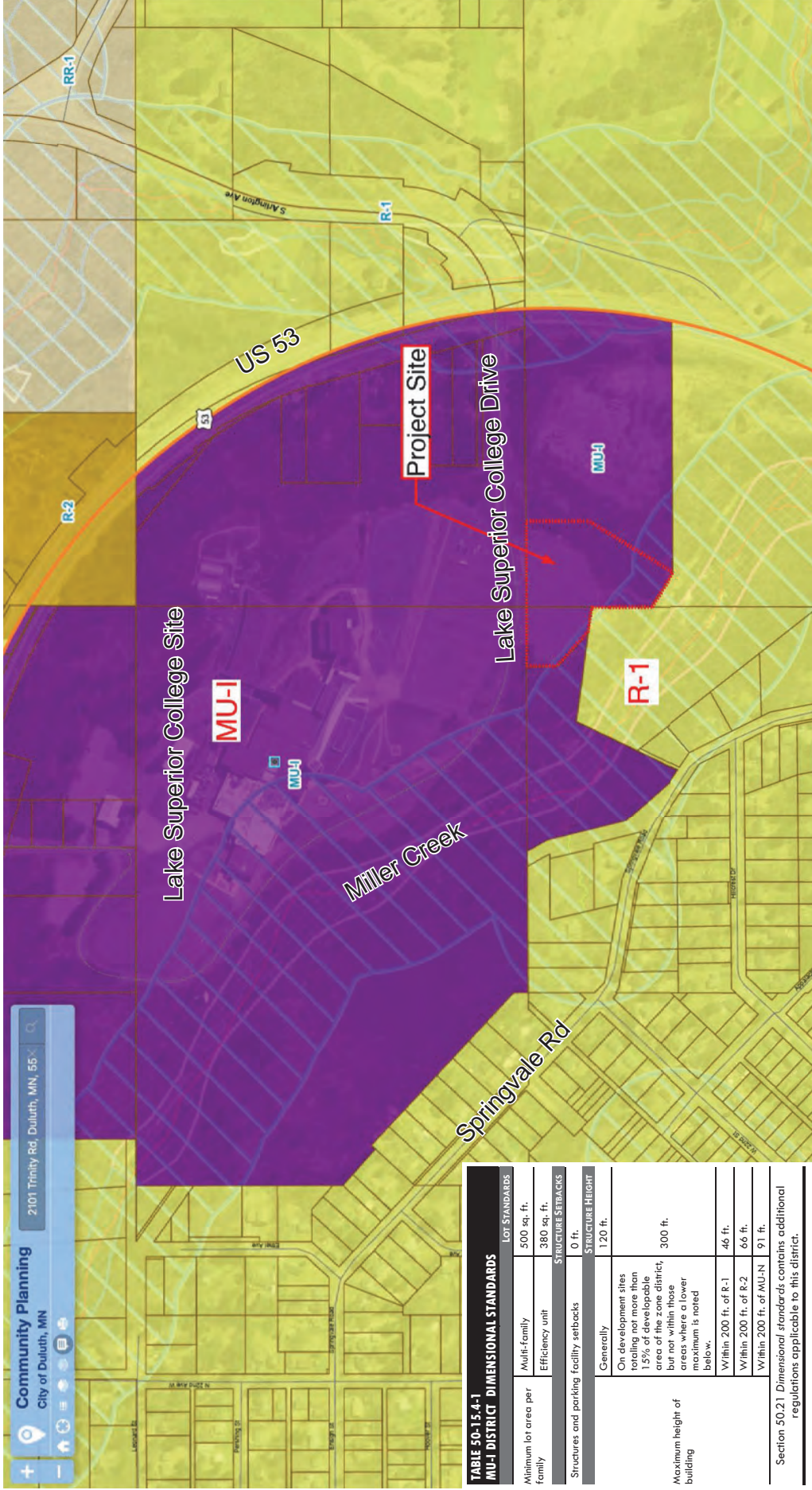
Looking East on Lake Superior College Drive



South View East End Project Site



South View West End Project Site



**TABLE 50-15.4-1
MU-1 DISTRICT DIMENSIONAL STANDARDS**

	LOT STANDARDS
Minimum lot area per family	500 sq. ft.
Efficiency unit	380 sq. ft.
Structures and parking facility setbacks	STRUCTURE SETBACKS
	0 ft.
	120 ft.
Maximum height of building	STRUCTURE HEIGHT
	Generally
	On development sites totaling not more than 1.5% of developable area of the zone district, but not within those areas where a lower maximum is noted below.
	300 ft.
	Within 200 ft. of R-1
	46 ft.
	Within 200 ft. of R-2
	66 ft.
	Within 200 ft. of MU-1-N
	91 ft.
Section 50.21 Dimensional standards contains additional regulations applicable to this district.	

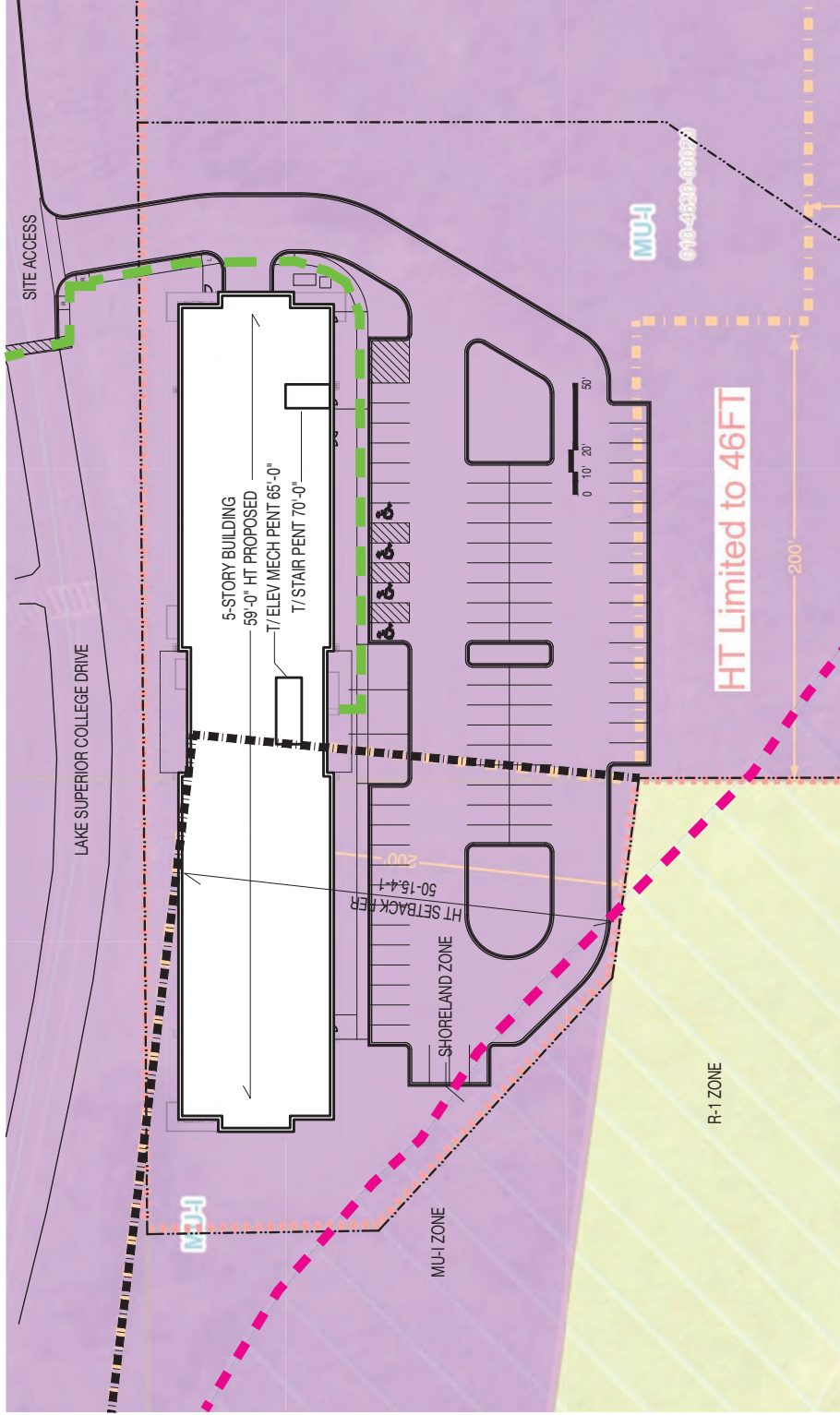
Zoning & Site Data

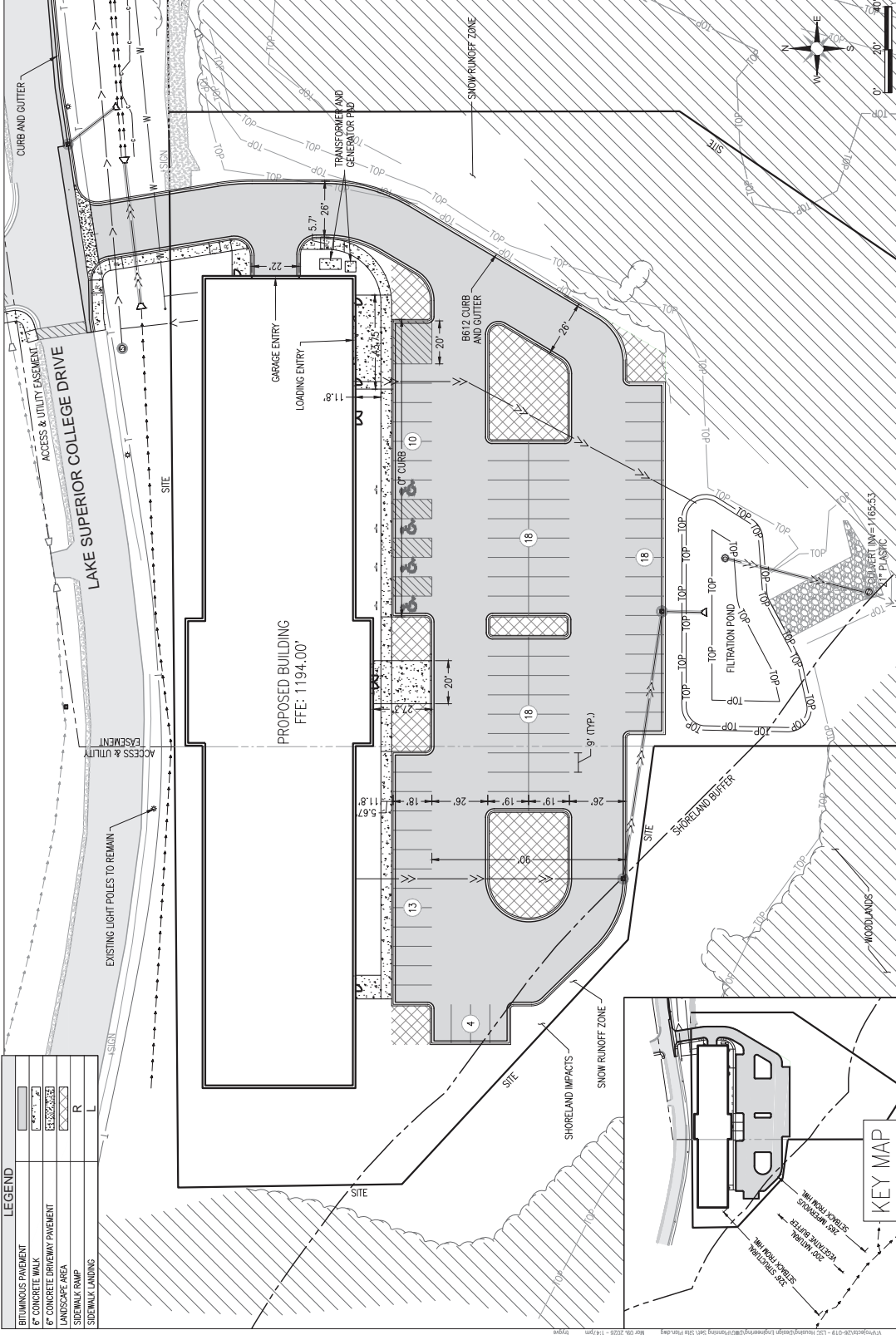
The property is located within the MU-1 district. Below is a summary of zoning and building metrics.

Total Site Area:	157,116 SF
MLA Required:	500 SF/DU 380 SF/EFF
Units Proposed: (112 EFF + 36 DU)	148
Min Lot Area per MLA:	60,560 SF
Residential Use Permitted (UDC: 50-15.4-1)	

Plan Key

-  Shoreland Setback
-  Pedestrian Connection
(Linkage to Surrounding Sidewalks)





LEGEND

BITUMINOUS PAVEMENT	[Symbol]
8" CONCRETE WALK	[Symbol]
8" CONCRETE DRIVEWAY PAVEMENT	[Symbol]
LANDSCAPE AREA	[Symbol]
SIDEWALK RAMP	[Symbol]
SIDEWALK LANDING	[Symbol]
	L
	R



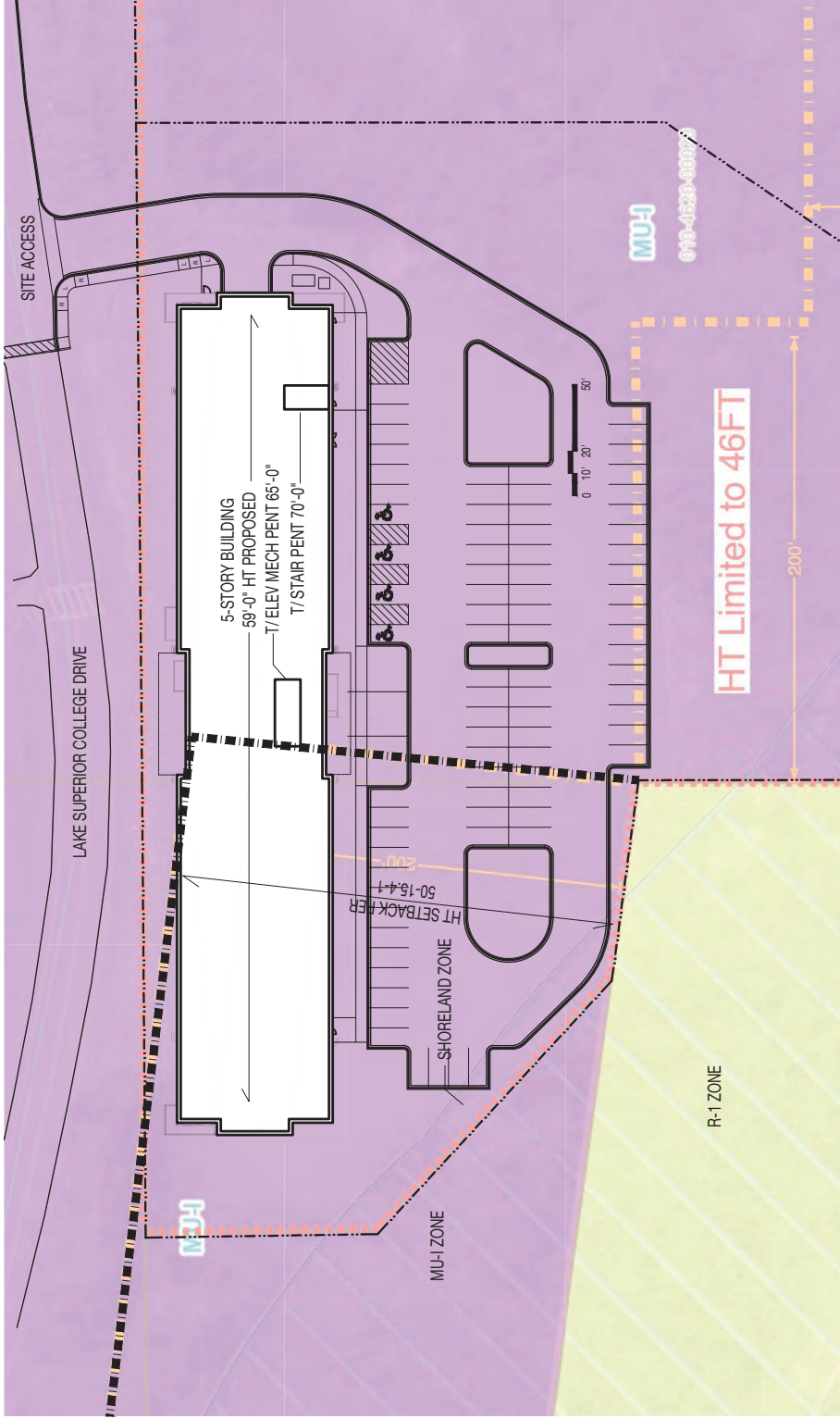
Building Height Variance

Per UDC 50-15.4-1 MU-1 Zones have a General Height limit of 150 FT with the exception of areas within 200 FT adjacent to R-1 zones. Those areas have a maximum height of 46 FT.

Per the diagram to the right, a portion of height restriction overlay, impacts the west side of the project site.

As part of this submittal, we are requesting a variance to allow a proposed building height as indicated per plan.

A Variance Request and supporting documents will be submitted separate from this planning submittal.





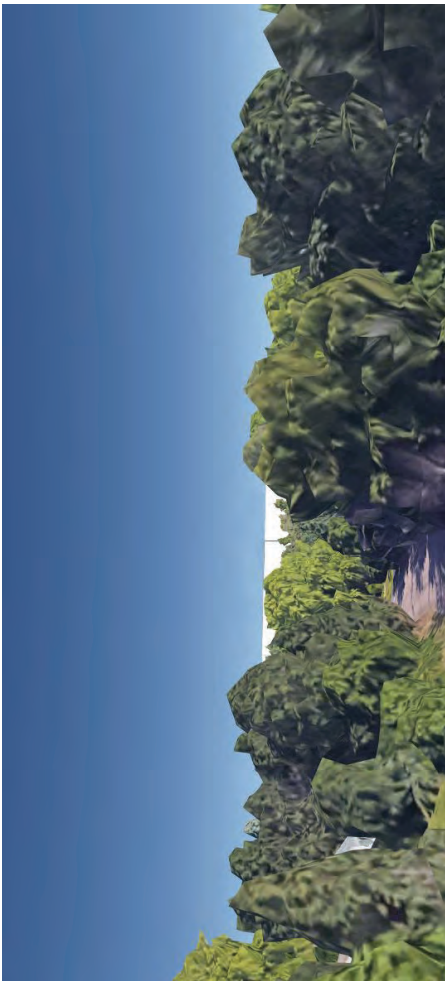
Section Through N/S - Looking West

Civil Grade Elevation (Feet) = **Grade**

Section Diagram



Looking North From Springvale EL: 50FT



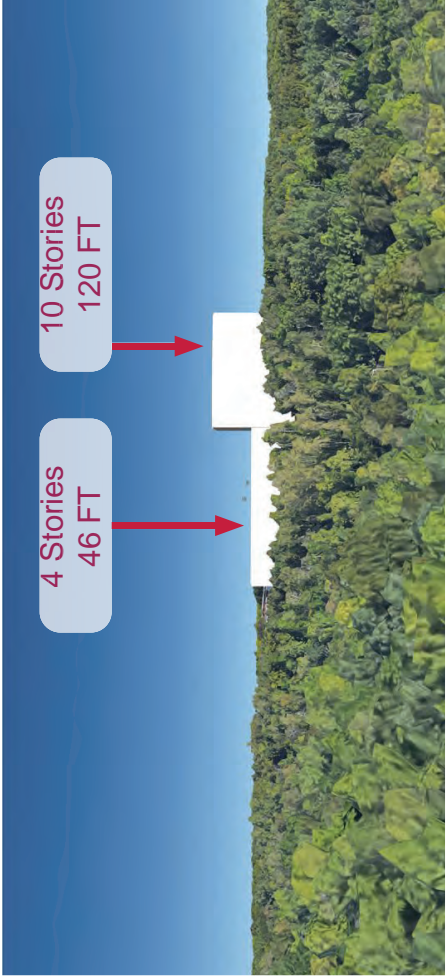
Looking North From Springvale EL: 25FT



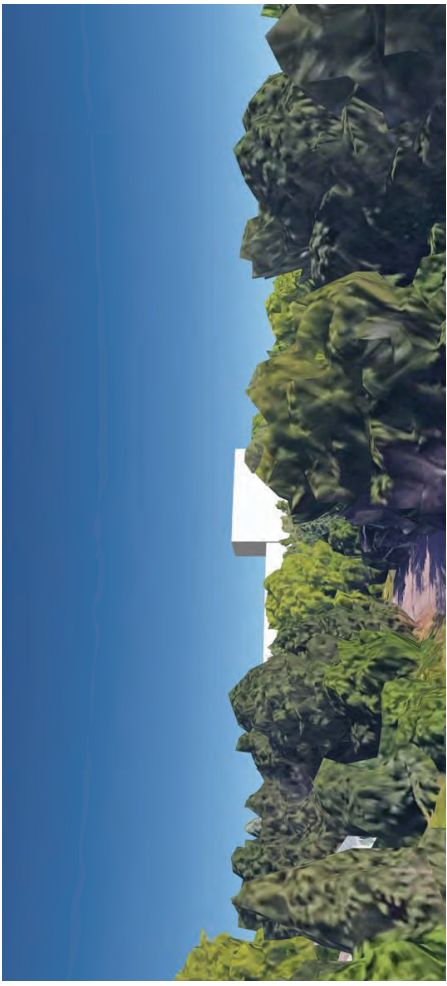
Looking West on LSC Drive from 53



Looking East on LSC Drive



Looking North From Springvale EL: 50FT



Looking North From Springvale EL: 25FT



Looking West on LSC Drive from 53



Looking East on LSC Drive

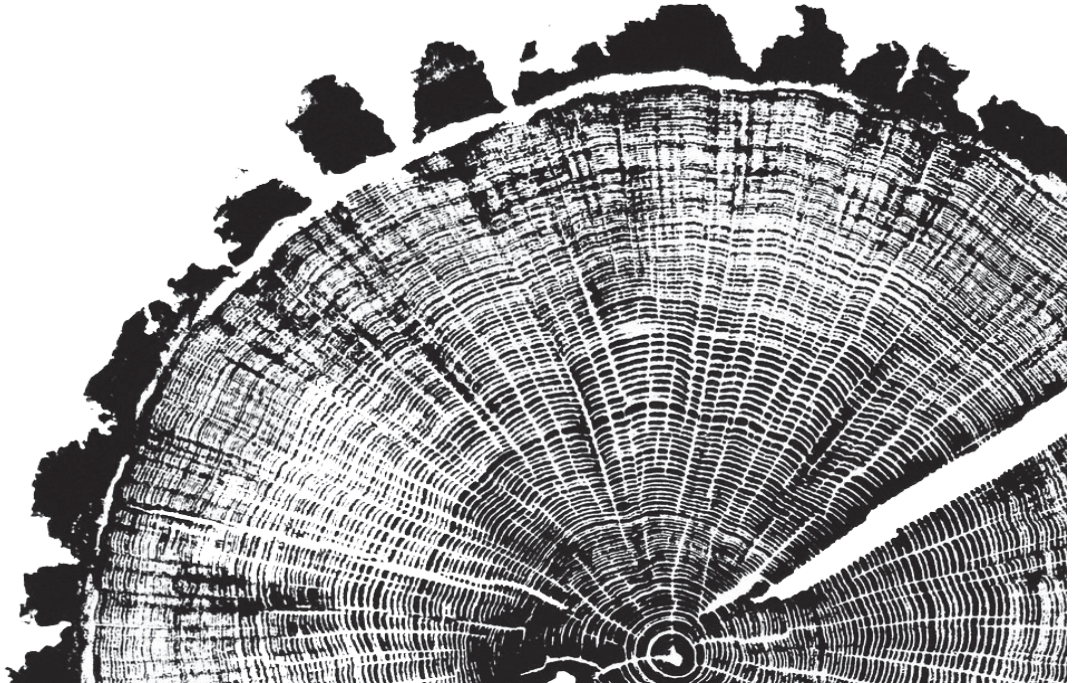
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Thank you.

Trinity Road Apartments Planning Submittal

Revised & Issued to City of Duluth
04-07-26

cupa



Project Team

Developer: Titanium Partners | T2 Inc.

Design Architect: TJPA

Architect of Record: DSGW

Civil Engineer: NCE

Landscape: SAS



Submittal Index

4. Site Location and Context
5. Existing Site Views
6. Zoning Map & District Requirements Summary
7. Local Zoning Map & Building Data
8. Site Survey / Final Plat (Sheet 1)
9. Site Survey / Final Plat (Sheet 2)
10. Overall Site Plan
11. General Layout Plan
12. Circulation Path
13. Natural Resources Inventory Plan / Sustainability Standards
14. Stormwater Management / Utility Plan
15. Public Utility Plan
16. Grading Plan
17. Landscape Plan
18. Parking Lot Plan
19. Interior Garage Plan
20. Exterior Lighting Plan
21. Photometric Plan
22. Building Standards & Design
23. Zoning Overlay - Building Height Requirements
24. Zoning Overlay - Area of Height Variance
- 25-30 Building Views & Elevations
31. Section Diagram

*Refer to Online Upload for further letters, statements, and documents.

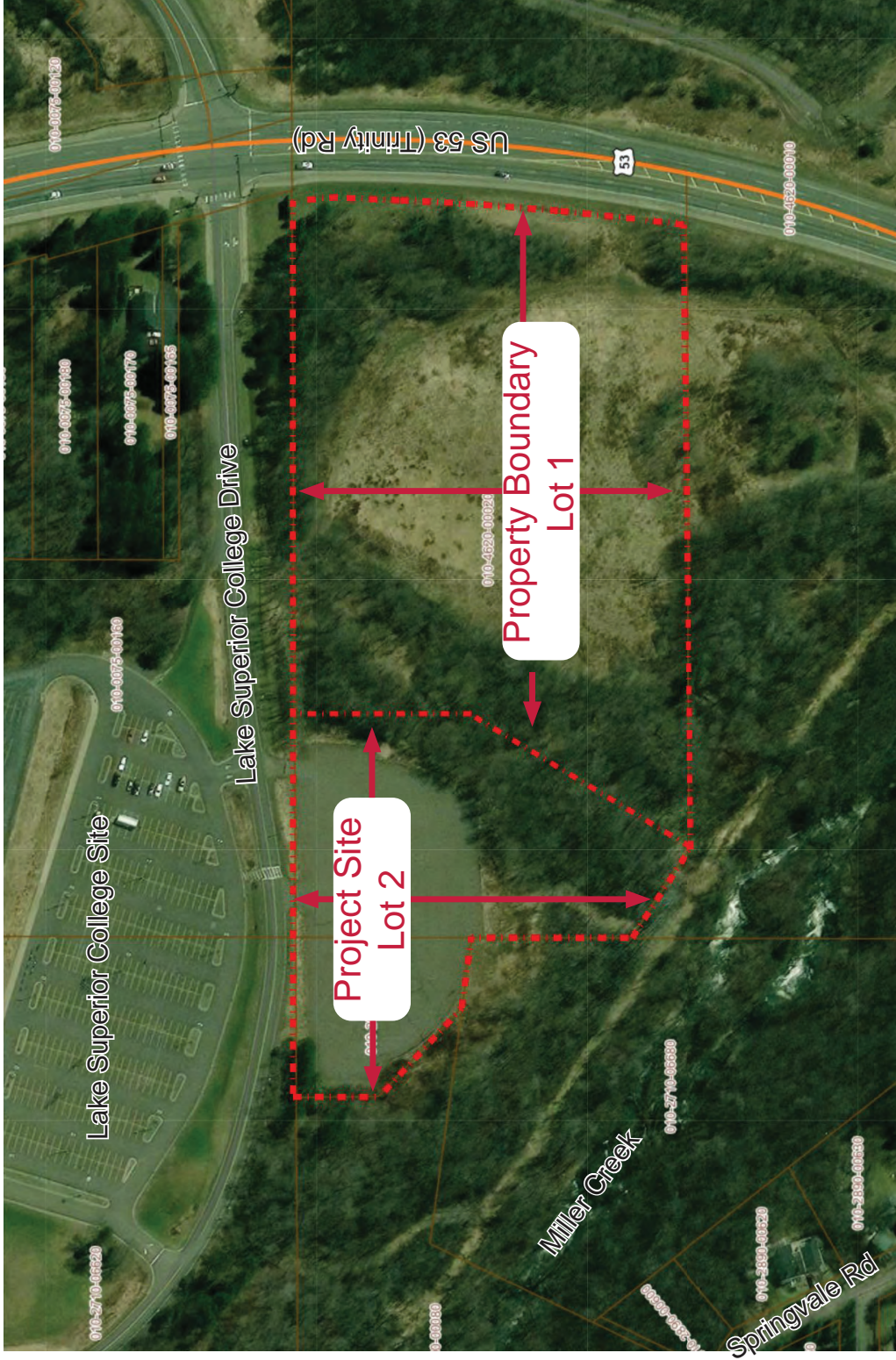
Site Location & Context

The site contains an existing surface parking lot, currently vacant, along with adjacent unimproved land to the east and south of the proposed project boundary. The existing property is a combination of 2 lots. Lot 2 is our proposed project site. Lot 1 will be left unimproved for purposes of this Planning Submission.

The property lies within the MU-1 zoning district. The developer is not asking for any change to the zoning designation.

Development team intends to bring the new construction of a 5-story Multifamily Residential building in compliance with UDC requirements as shown within this submittal.

The developer is requesting a variance towards the height requirement to allow a building above the 46FT maximum per the MU-1 district dimensional standards. Variance request will be submitted separate from this planning submittal.

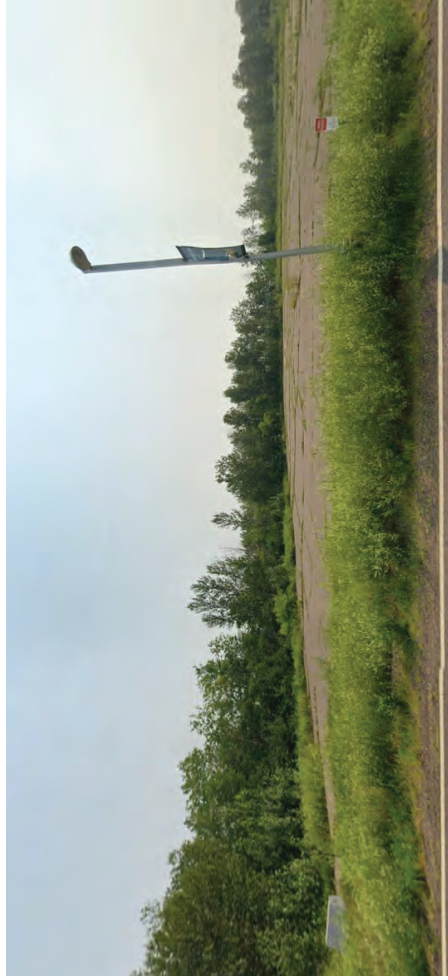




Looking West on Lake Superior College Drive



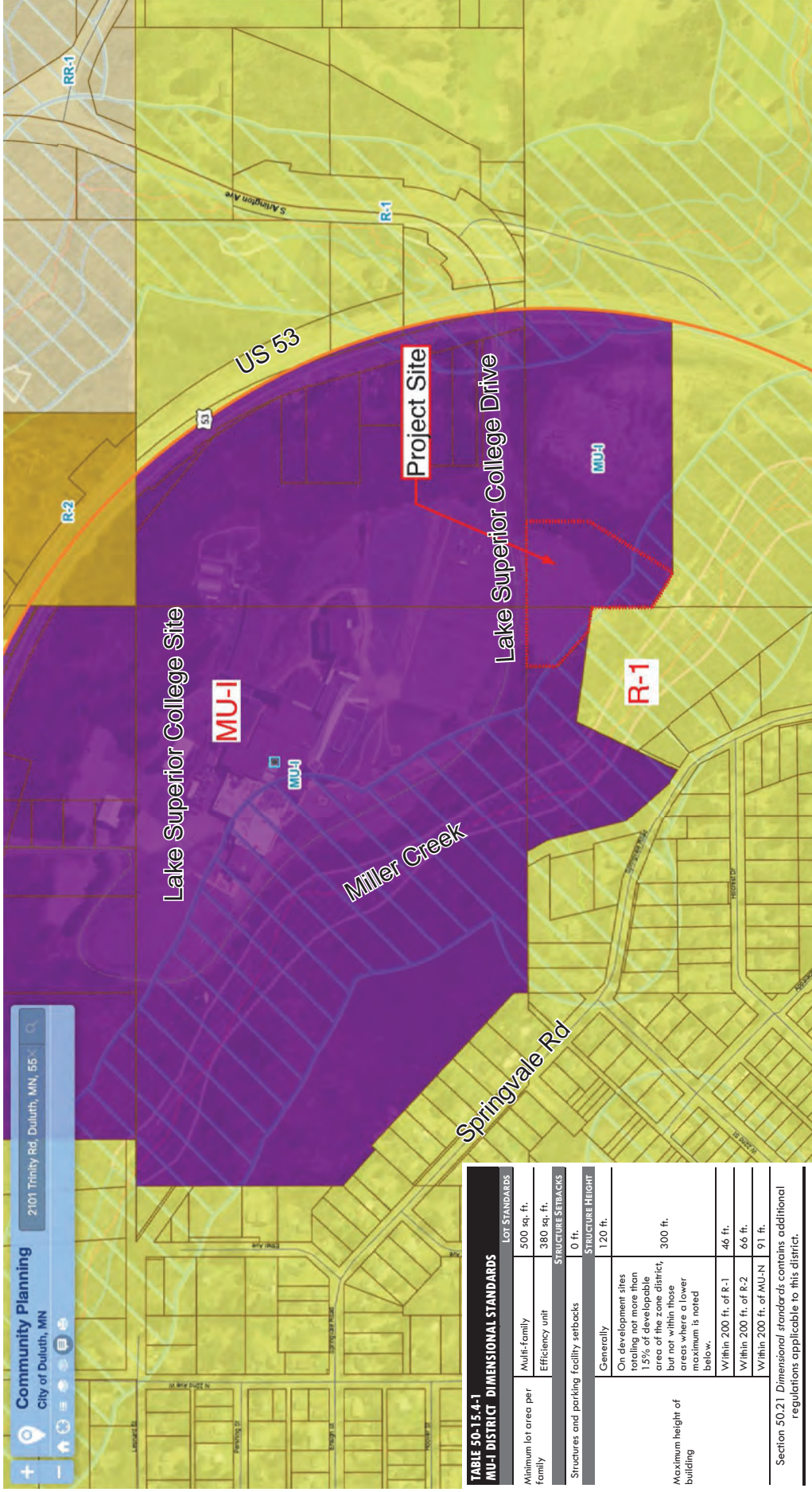
Looking East on Lake Superior College Drive



South View East End Project Site



South View West End Project Site



**TABLE 50-15.4-1
MU-1 DISTRICT DIMENSIONAL STANDARDS**

	LOT STANDARDS
Minimum lot area per family	500 sq. ft.
Multi-family	380 sq. ft.
Efficiency unit	STRUCTURE SETBACKS
Structures and parking facility setbacks	0 ft.
	STRUCTURE HEIGHT
Generally	120 ft.
On development sites totaling not more than 1.5% of developable area of the zone district, but not within those areas where a lower maximum is noted below.	
Maximum height of building	
	Within 200 ft. of R-1 46 ft.
	Within 200 ft. of R-2 66 ft.
	Within 200 ft. of MU-1-N 91 ft.

Section 50.21 Dimensional standards contains additional regulations applicable to this district.

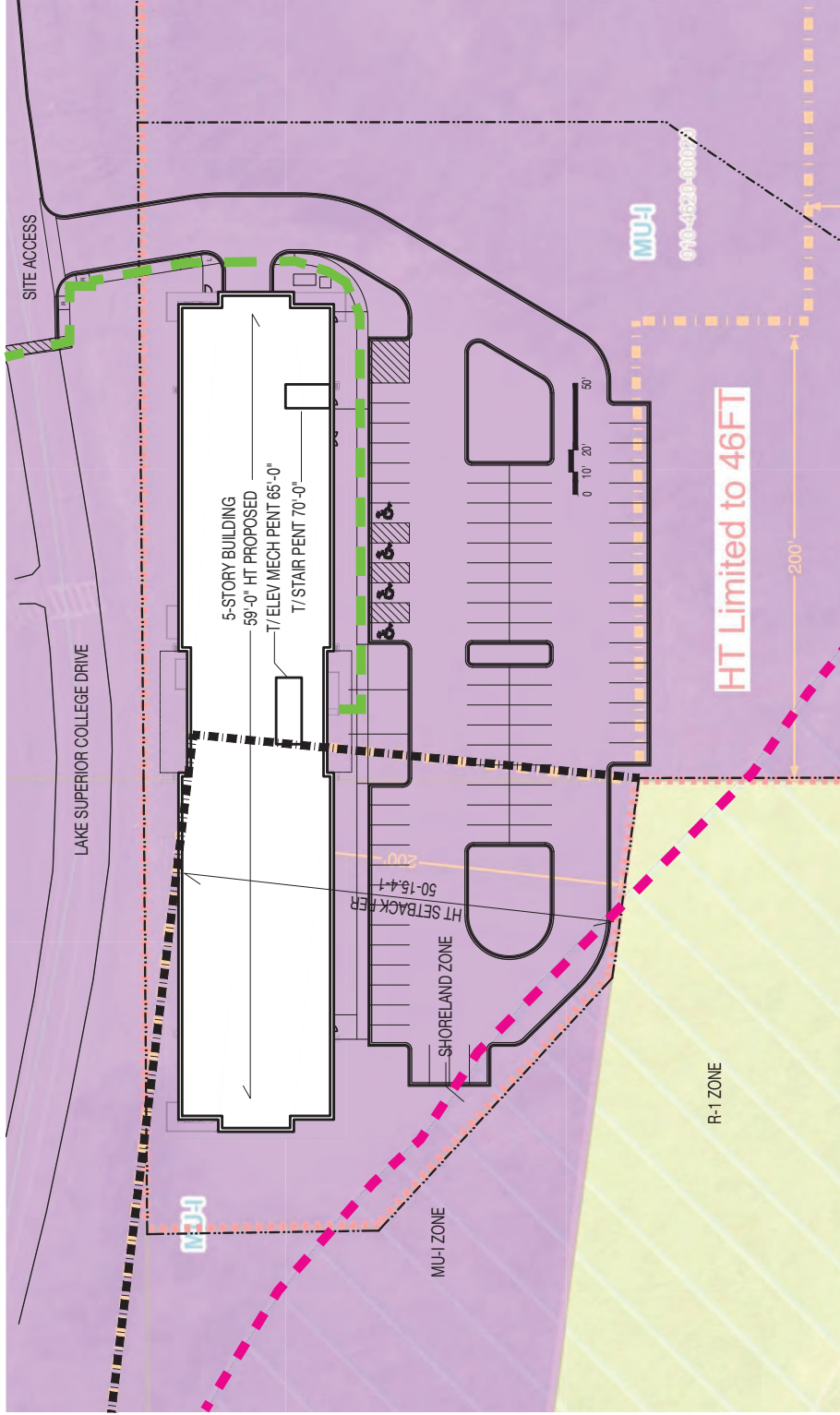
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Units Proposed: (112 EFF + 36 DU)	148
Min Lot Area per MLA:	60,560 SF
Residential Use Permitted (UDC: 50-15.4-1)	

Plan Key

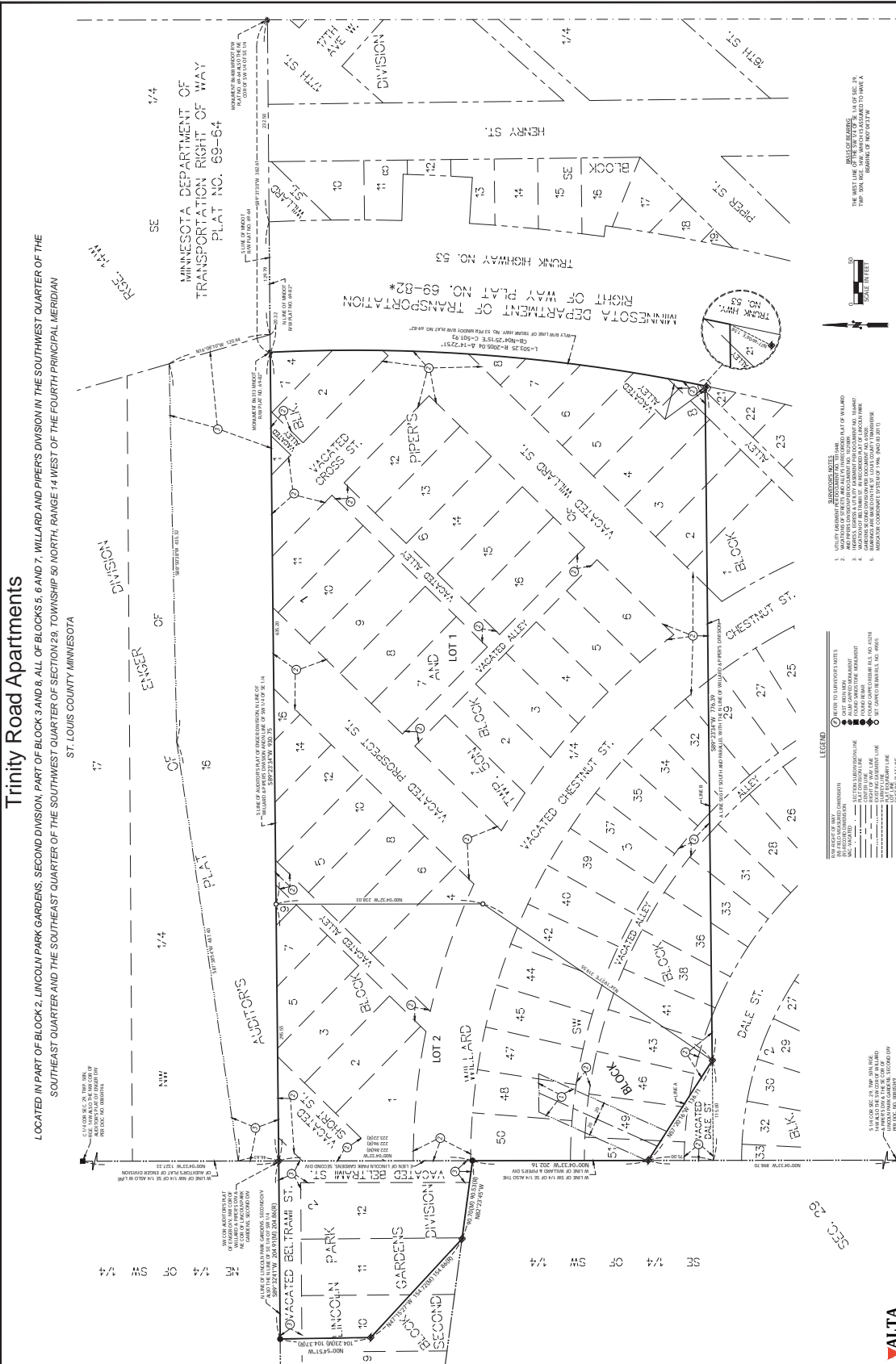
- Shoreland Setback
- Pedestrian Connection
(Linkage to Surrounding Sidewalks)



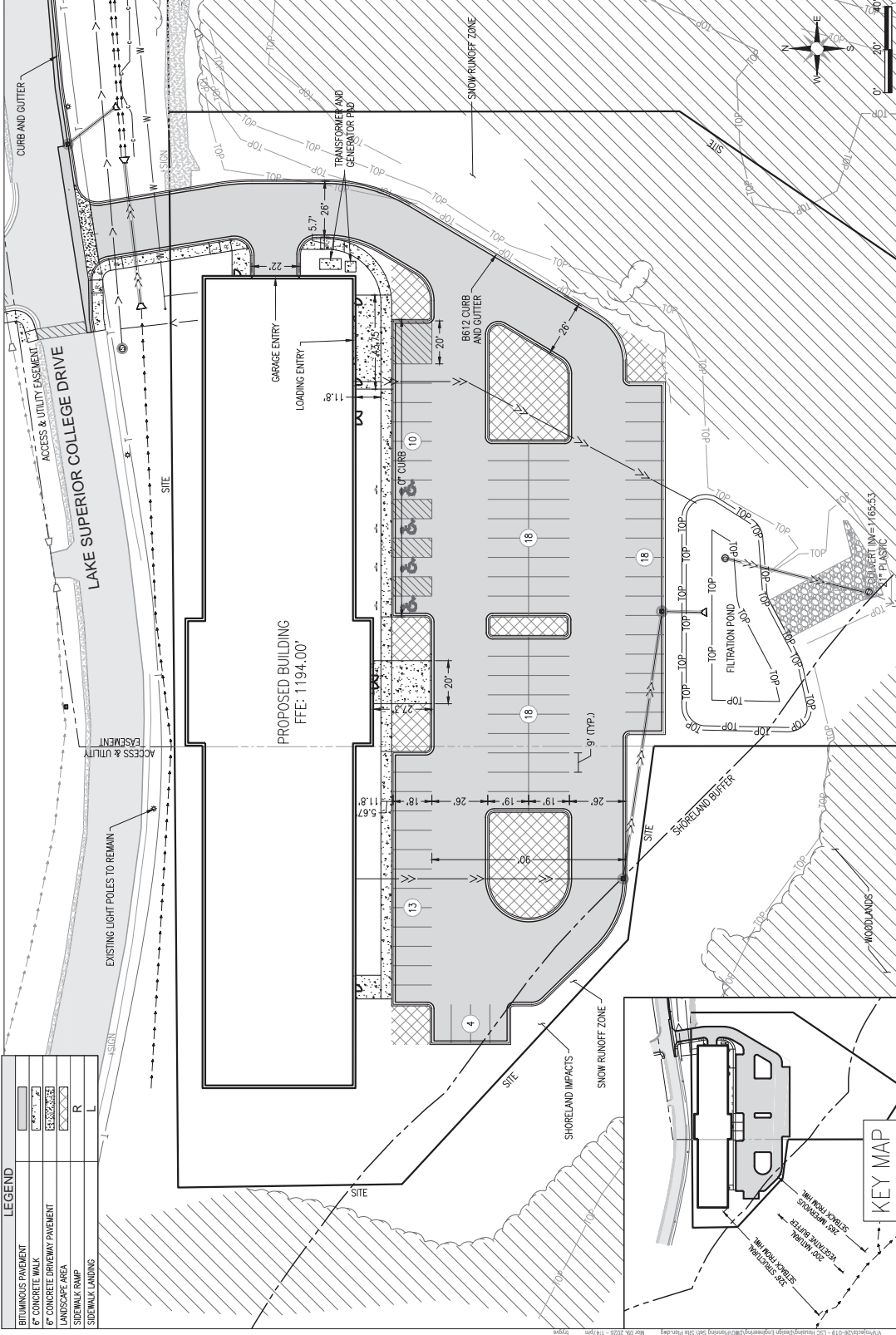
OFFICIAL PLAT

Trinity Road Apartments

LOCATED IN PART OF BLOCK 2, LINCOLN PARK GARDENS, SECOND DIVISION, PART OF BLOCK 3 AND 8, ALL OF BLOCKS 5, 6 AND 7, WILLARD AND PIPER'S DIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY MINNESOTA

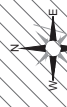


Site Survey / Final Plat



LEGEND

BITUMINOUS PAVEMENT	[Symbol]
8" CONCRETE WALK	[Symbol]
8" CONCRETE DRIVEWAY PAVEMENT	[Symbol]
LANDSCAPE AREA	[Symbol]
SIDEWALK RAMP	[Symbol]
SIDEWALK LANDING	[Symbol]
	L
	R



General Layout Plan

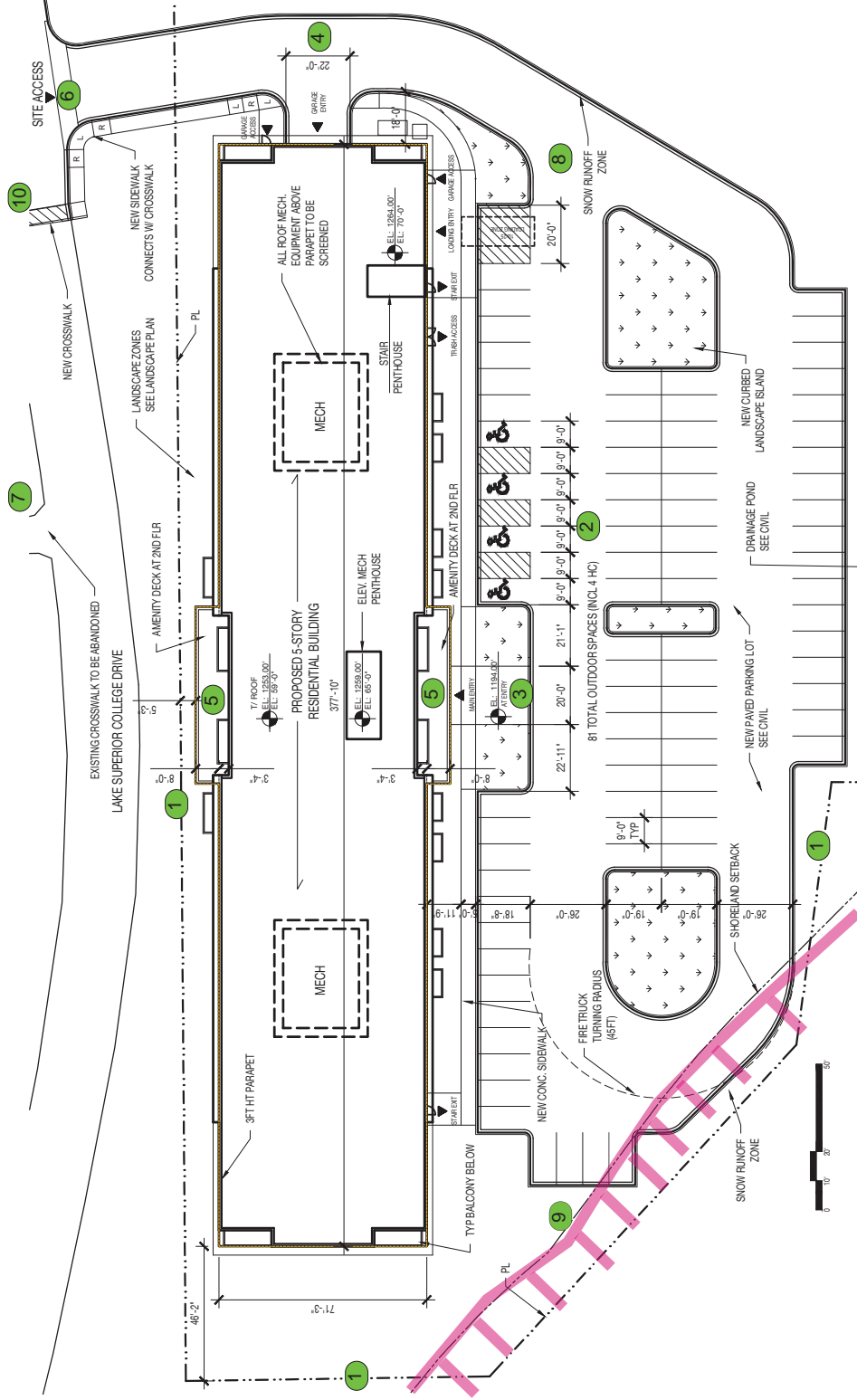
Below is a general layout of the development's roadways, parking, a multifamily building and landscape. Regulation and code related items are included in the following pages.

All building dimensional standards will comply with the UDC requirements. All signage and site lighting will comply with the UDC standards. All landscaping, including parking lot landscaping, will also be in accordance with UDC standards.

Refer to the variance request for any deviations from UDC standards.

Plan Key

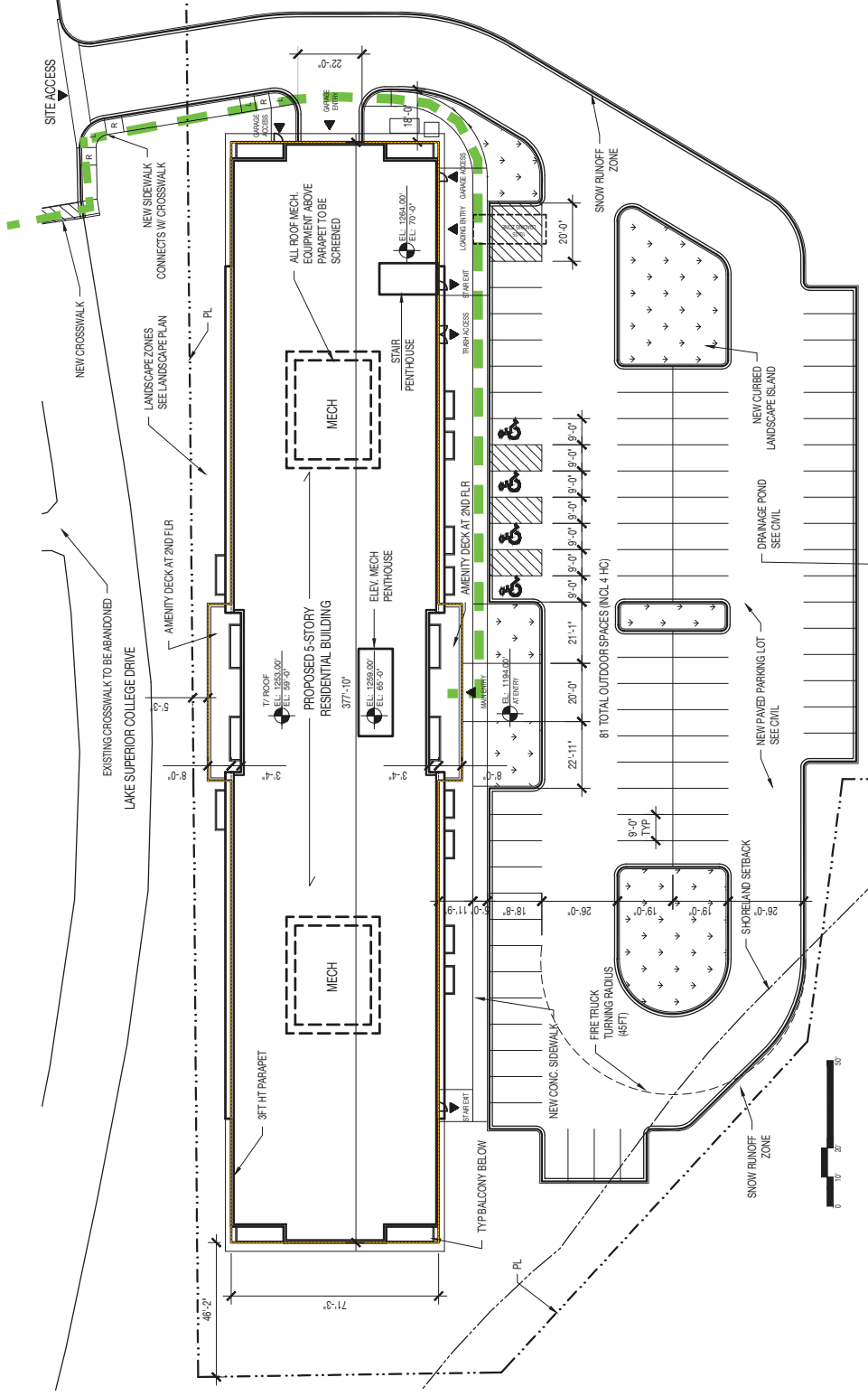
1. Zero (0") Setback
2. New Parking Surface Lot
3. Main Building Entry
4. Indoor Garage Entry
5. 2nd Floor Amenity Deck
6. Proposed Curb Cut
7. Existing Crosswalk
8. New Internal Drive
9. Shoreland Setback
10. New Crosswalk



Circulation Path

Circulation path shown below. There will be a new private inner-drive along with 5FT wide sidewalks leading from the public right of way to the building main entry.

In addition, a new section of sidewalk will be provided at the northeast corner of the property which makes a connection via crosswalk to the campus.



Plan Key

Circulation Path



Natural Resources Inventory

The development will have a Natural Resources Inventory conducted. The majority of the building and surface parking lot construction will be on previously developed land and it is anticipated there will be minimal natural resources to inventory. All of the building will be situated on an existing parking lot and should not effect any natural resources.

There is a small zone to the east and west at the site boundaries which may impact existing resources.

Plan Key

Zone of Impacted Area **X**

Sustainability Standards

Development to provide at least (4) points per the UDC Sustainability Standards per 50-29.2 as follows:

Development on previously used or developed land that is not contaminated (site re-use): **.75**

Meet ASHRAE standard 189.1 (Section 7.4.6) for lighting: **.75**

Meet ASHRAE standard 189.1 (Section 7.4.3) for HVAC equipment: **.75**

A minimum of 20% of residential dwelling units or lots are oriented within 20% of east-west for maximum passive solar exposure: **1.00**

Meet ASHRAE standard 189.1 (Section 6.3.1) for site water use reduction: **.75**



TREE REMOVALS	Species	DBH	UDC Designation	Notes
1	Quaking Aspen	11.5	Tree of Interest	
2	Quaking Aspen	11.25	Tree of Interest	
3	Quaking Aspen	10.5	Tree of Interest	
4	Red Pine	13.25	Special Tree	
5	Red Pine	13.25	Special Tree	
6	Red Pine	14.5	Special Tree	
7	Red Pine	14	Special Tree	
8	Red Pine	14.75	Special Tree	
9	Red Pine	11	Special Tree	
10	Red Pine	10.75	Special Tree	
11	Red Pine	11.25	Special Tree	
Total DBH Removed		138.5		

TOTAL DBH FOR SITE: 138.5

Special Tree DBH: 106.25
Tree of Interest DBH: 33.25

Tree Type	Removal Threshold	Number Impacted by Project
Special Trees 6" DBH	10 or more	8
Special Trees >6" DBH	Prohibited unless approved per Section 50-25.9	0
Trees of Interest	20 or more	3

DBH REPLACEMENT REQUIREMENTS (50-25.9)			
Tree Type	# to be Removed	DBH to be Replaced	% DBH to be Replaced (in.)
Trees of Interest	3	106.25	40%
Special Trees	8	106.3	40%
TOTAL	11	1169.5	40%

Per the removal thresholds in the UDC Table 50-25-3 (10 or more for Special Trees; 20 or more for Trees of Interest), LSC Flats is not required to replace any trees, as only 3 Trees of Interest and 8 Special Trees are proposed to be removed at this time. As the design progresses and is refined, this tree inventory and removal plan will be updated to reflect any changes.

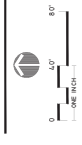


ASSOCIATES
LANDSCAPE ARCHITECTURE
1000 W. WASHINGTON ST.
DULUTH, MN 55802
WWW.SASLANDARCH.COM

200 WEST FIRST STREET, SUITE 300
DULUTH, MN 55802
MAILING ADDRESS:
1000 W. WASHINGTON ST.
DULUTH, MN 55802
WWW.SASLANDARCH.COM

ISSUE RECORD/REVISION	DATE

Trinity Road Apartments
TRINITY RD.
DULUTH, MINNESOTA

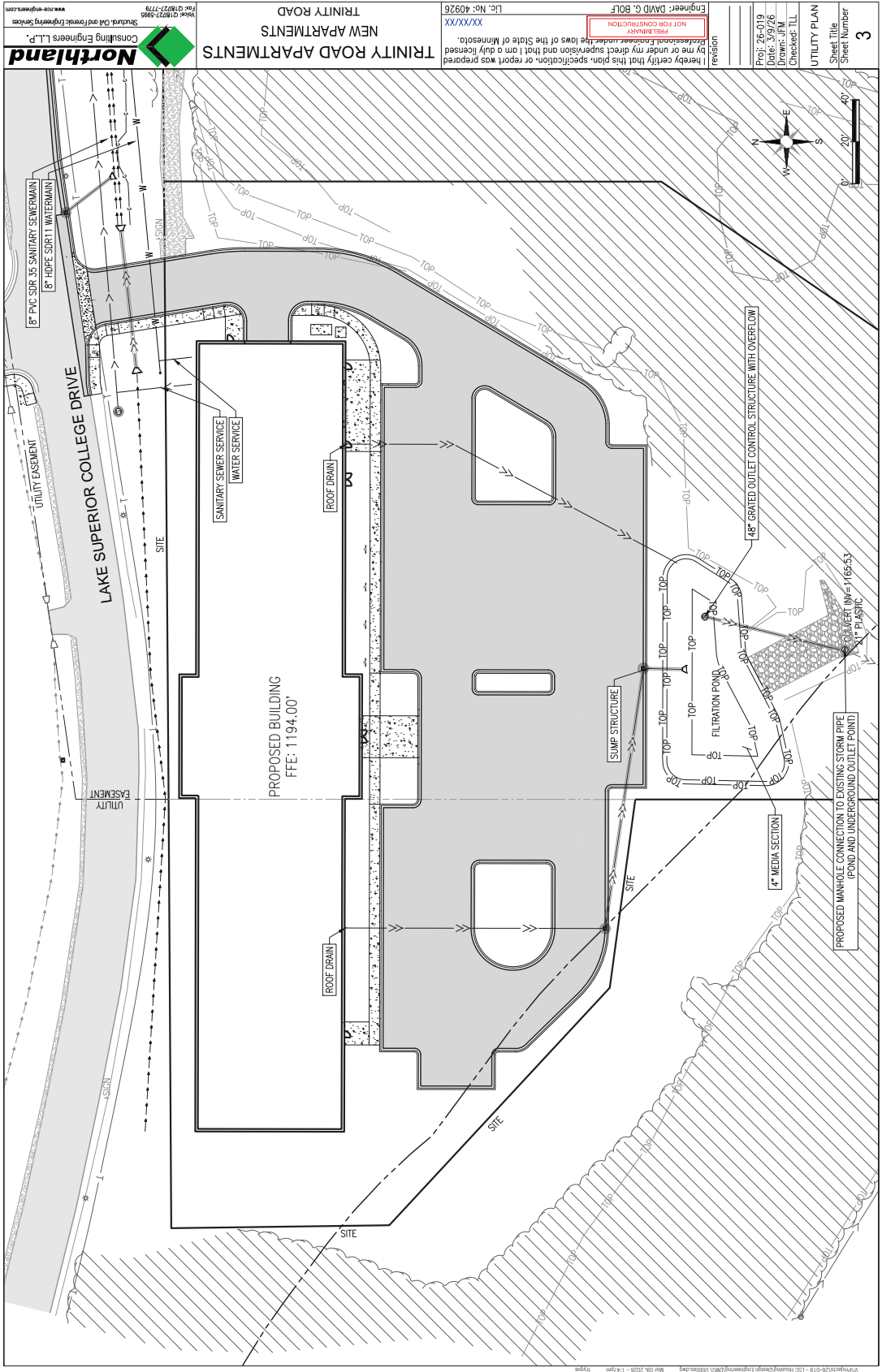


DATE: 3/5/2026
DRAWN BY: AWA
CHECKED BY: LWS
PROJECT NUMBER: 26120
SHEET NUMBER: L.I.1



Natural Resources Inventory Plan / Sustainability

Stormwater / Utility Plan



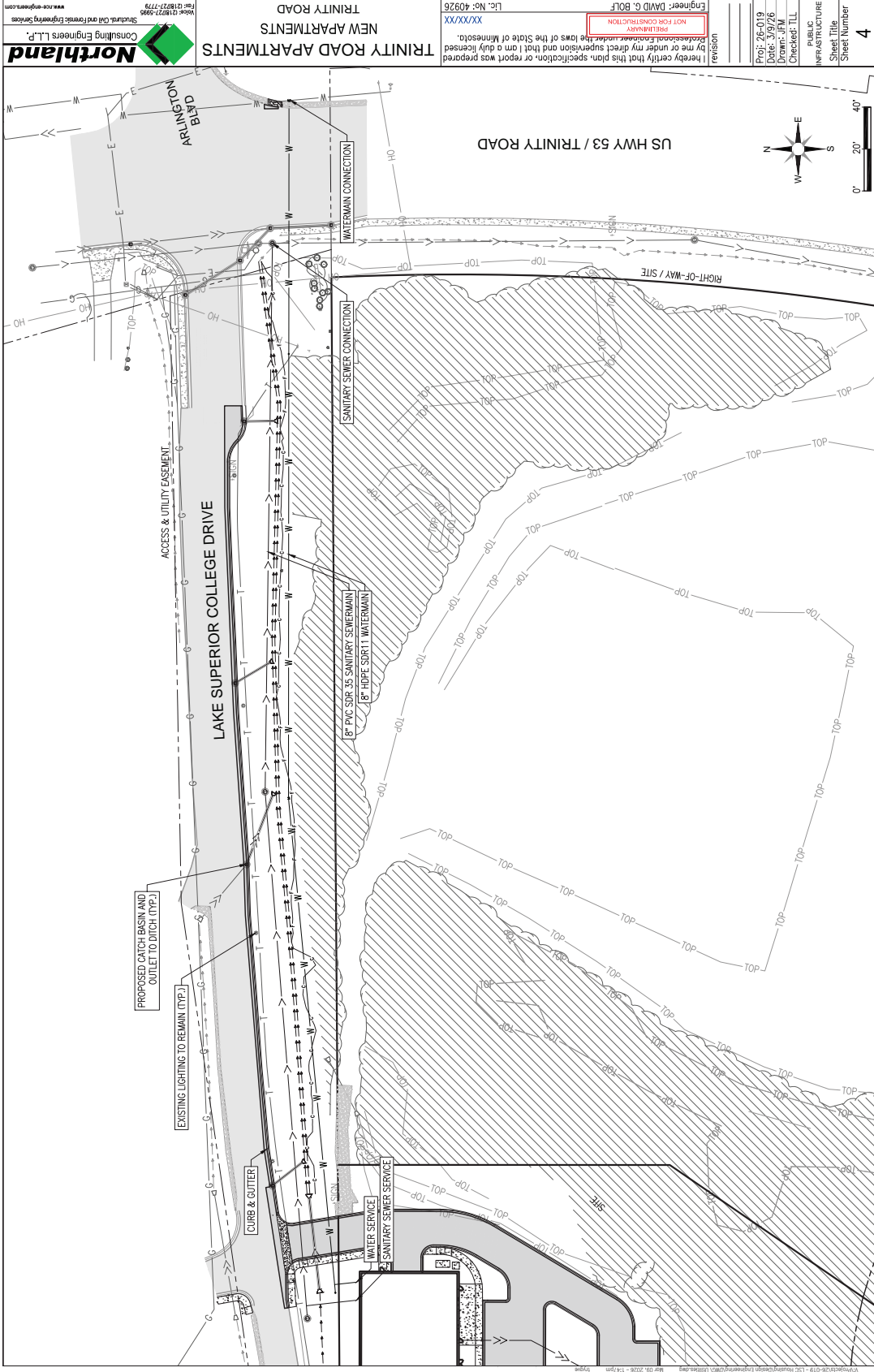
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 XXXXXX
 Lic. No: 40926
 Engineer: DAVID G. BOLF
 NOT FOR CONSTRUCTION
 PRELIMINARY
 revision

Prof: 2/6-019
 Date: 3/9/26
 Drawn: JFM
 Checked: TLL
 UTILITY PLAN
 Sheet Title
 Sheet Number
3

Northland
 Consulting Engineers L.L.P.
 Structural, Civil and Forensic Engineering Services
 1506 1218727-5995
 Fax: 612-872-7778
 www.nce-engineers.com

TRINITY ROAD APARTMENTS
 NEW APARTMENTS
 TRINITY ROAD

N

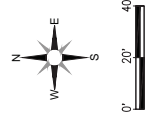


Northland
 Structural, Civil and Forensic Engineering Services
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 Phone: (218) 727-7799
 Fax: (218) 727-7795
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TRINITY ROAD APARTMENTS
 NEW APARTMENTS
 TRINITY ROAD

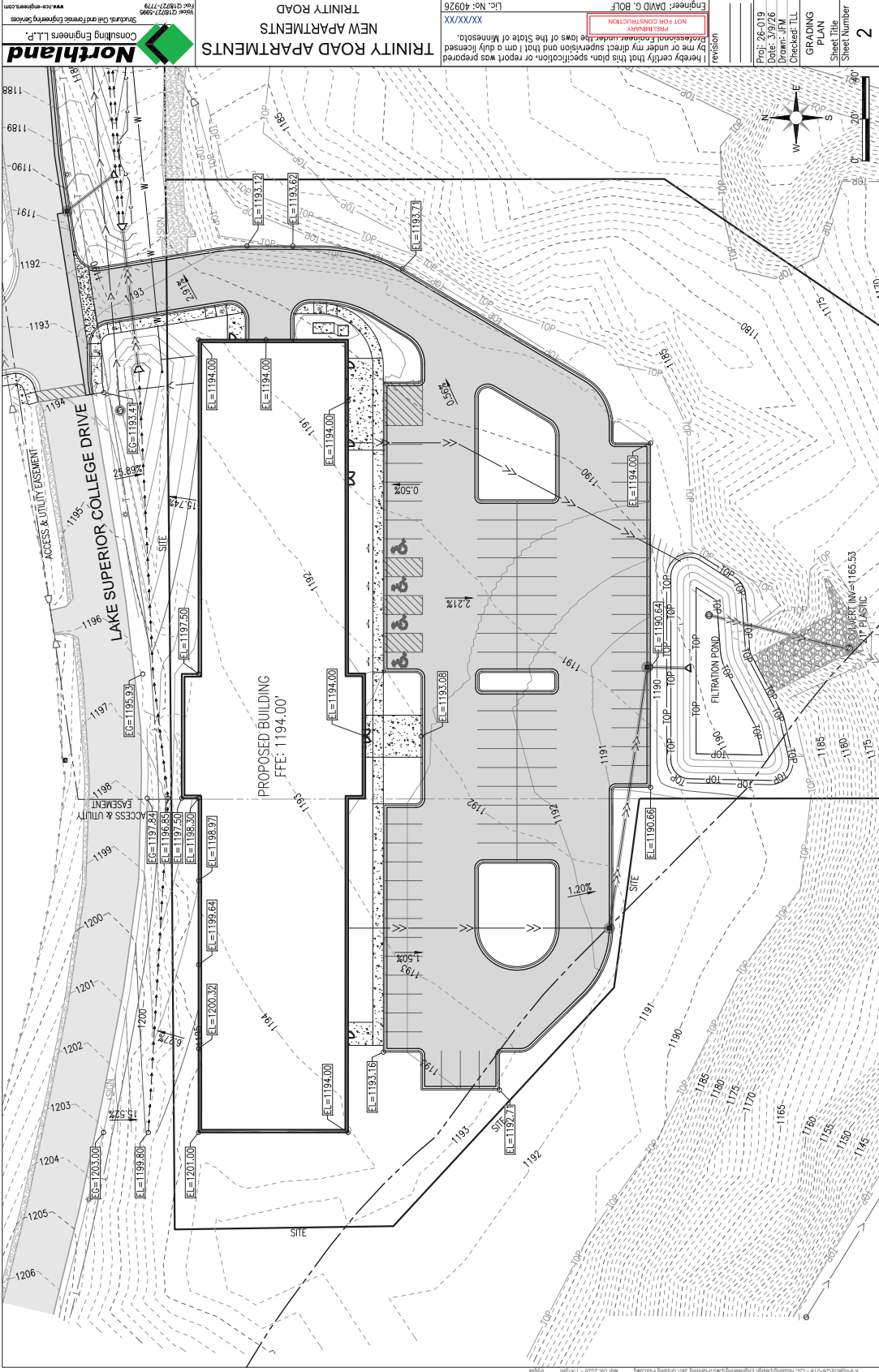
Project: 26-019
 Date: 3/9/26
 Drawn: JFM
 Checked: TLL
 Engineer: DAVID G. BOLF
 License No. 40926
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 XXX/XXX/XX
 NOT FOR CONSTRUCTION
 PRELIMINARY

revision	Sheet Title	Sheet Number
	INFRASTRUCTURE	4



Public Utility Plan

N



Northland Consulting Engineers L.L.P.
 Standards, Civil and Concrete Engineering Services
 1506 1218277-2996
 1506 1218277-7779 www.nce-engineers.com

Trinity Road Apartments
 NEW APARTMENTS
 TRINITY ROAD

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 REVISIONS
 Engineer: DAVID C. BOLF
 Lic. No.: 40926
 XXXXXX
 NOT FOR CONSTRUCTION

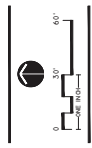
Project: 22-019
 Date: 3/9/26
 Drawn: JFM
 Checked: TLL
 GRADING PLAN
 Sheet Title
 Sheet Number: 2



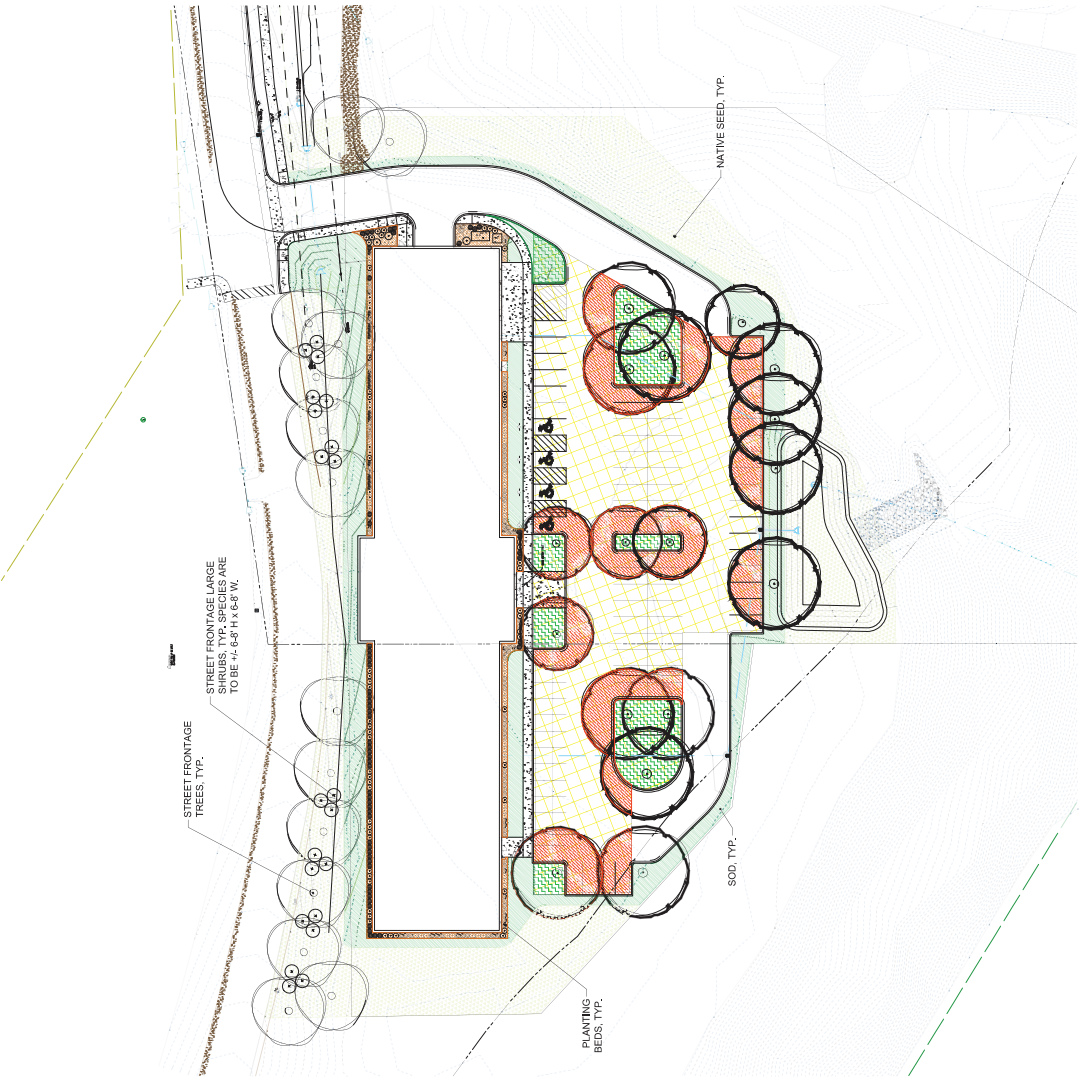
200 WEST FIRST STREET, SUITE 350
 DULUTH, MINNESOTA 55812
 (763) 218-3311
 HALL@SASLANDSCAPE.COM

PROJECT: TRINITY ROAD APARTMENTS
 LOCATION: 200 WEST FIRST STREET, SUITE 350, DULUTH, MN 55812
 DATE: 11/15/2017
 DRAWN BY: J.A.M.
 CHECKED BY: J.M.S.
 PROJECT NUMBER: 26120
 SHEET NUMBER: L1.0

Trinity Road Apartments
 TRINITY RD.
 DULUTH, MINNESOTA

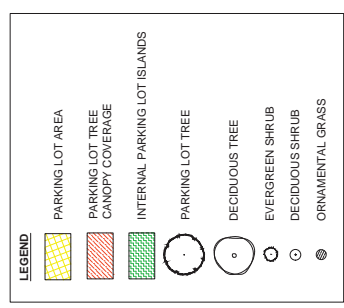


SHEET TITLE: UDC LANDSCAPE PLAN
 DATE: 3/15/2025
 DRAWN BY: J.A.M.
 CHECKED BY: J.M.S.
 PROJECT NUMBER: 26120
 SHEET NUMBER: L1.0



UDC CALCULATIONS

PARKING LOT SIZE:	33,420 SF (81 spaces)
INTERIOR LANDSCAPING:	33,420 SF PARKING AREA INTERNAL ISLANDS REQUIRED 5,013 SF PROVIDED 5,038 SF
	1 TREE/600 SF INTERNAL LANDSCAPE AREA REQUIRED 17 TREES PROVIDED 17 TREES
	MINIMUM TREE CANOPY REQUIRED REQUIRED 10,026 SF PROVIDED 10,570 SF
STREET FRONTAGE #1 LINEAR STREET FOOTAGE:	485 LF
	LAKE SUPERIOR COLLEGE DR. REQUIRED 14 TREES PROVIDED 14 TREES
	1 TREE/35 FT LINEAR FRONTAGE REQUIRED 14 TREES PROVIDED 14 TREES
SHRUBS:	1 LARGE SHRUB/50 FT LINEAR FRONTAGE REQUIRED 20 LARGE SHRUBS/GRASSES PROVIDED 21 LARGE SHRUBS/GRASSES
	ALL PLANT SELECTIONS WILL MEET UDC REQUIREMENTS
	ALL SHRUB PLANTING BEDS TO INCLUDE 3"4" SHREDDED HARDWOOD MULCH WITH LANDSCAPE FABRIC
	ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS/TREES ARE TO BE SODDIED OR PLANTED WITH NATIVE GRASSES. SEE PLANS FOR DETAIL.



LANDSCAPE PERCENTAGES

TYPE	SF	OVERALL %
NATIVE GRASS	30,600	59%
TURF GRASS	14,470	28%
PLANTING BEDS/ LANDSCAPE ISLANDS	7,400	14%
TOTAL	52,470	100%



Landscape Plan

Parking Plan

UDC maximum parking ratio for this use is 2.5 to 1 Dwelling Unit. The project will provide a combination of surface lot and interior garage parking spaces below that threshold as shown per plan.

Refer to the plan below for total parking provided on site and within the building.

There will be a 10'X25' loading stall as indicated in the plan. All parking will comply with UDC standards.

All facade and pavement materials around the loading zone are consistent with the rest of the building and site materials.

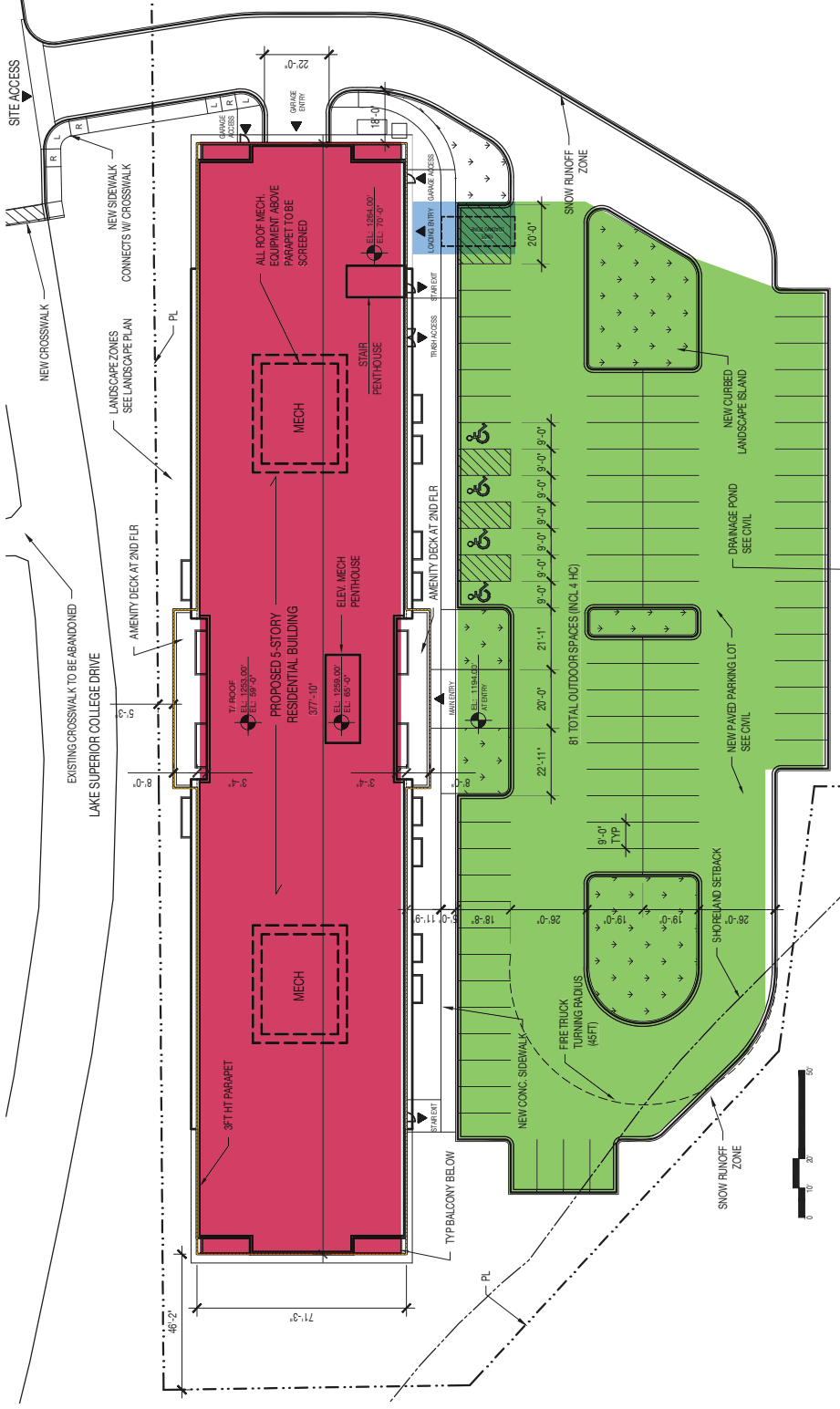
EV Requirement:

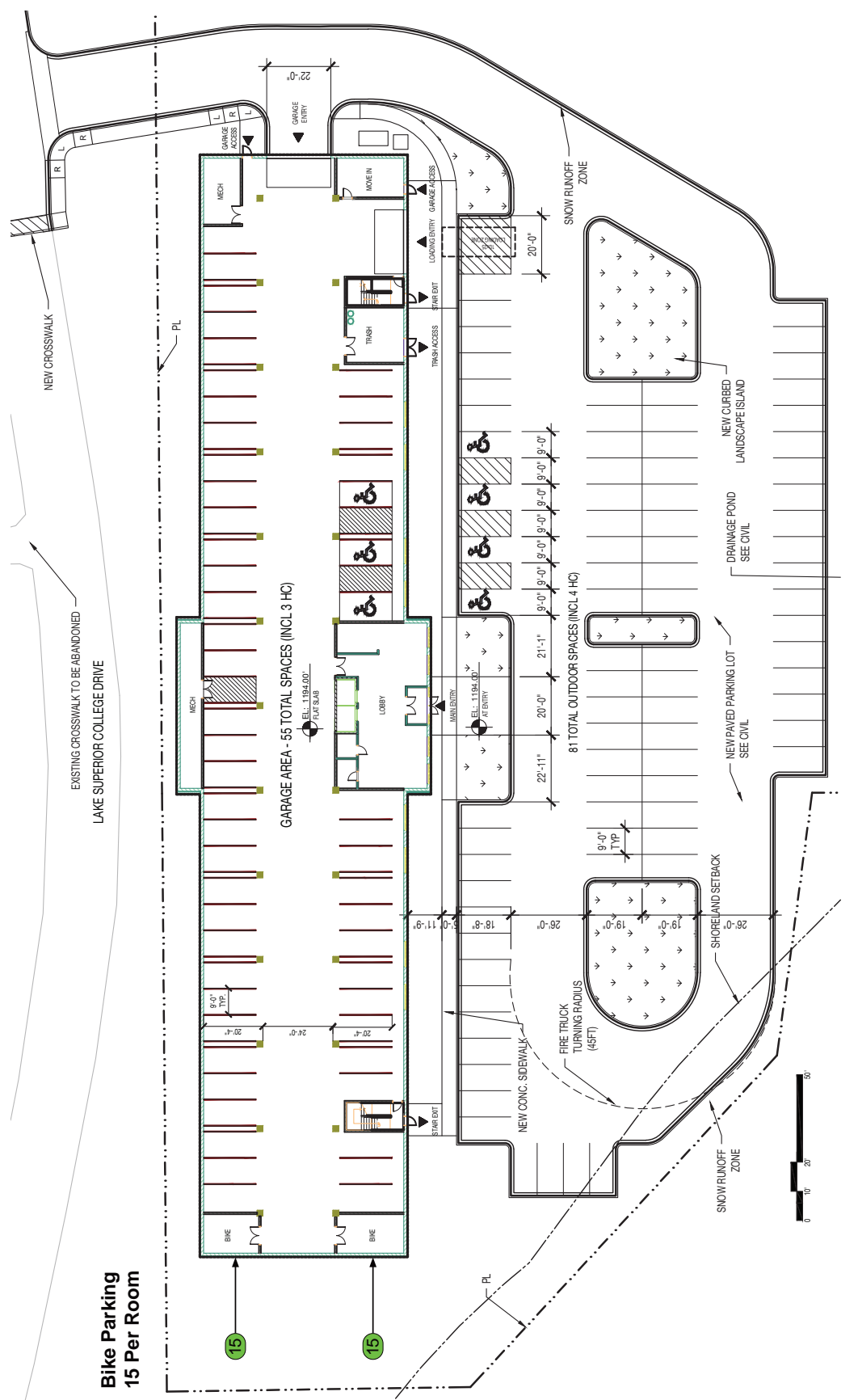
Charging stations shall include Level 2 or higher chargers. Spaces are EV ready, and all wiring shall support Level 2 chargers. EV ready spaces shall include a cabinet, box or enclosure connected to a conduit linking parking spaces with 208/240V or higher voltage AC electrical service suitable for the number of charging stations.

10% at ext. = 8 total EV ready spaces.

Plan Key

- Surface Lot
- Interior Parking
- Loading Zone





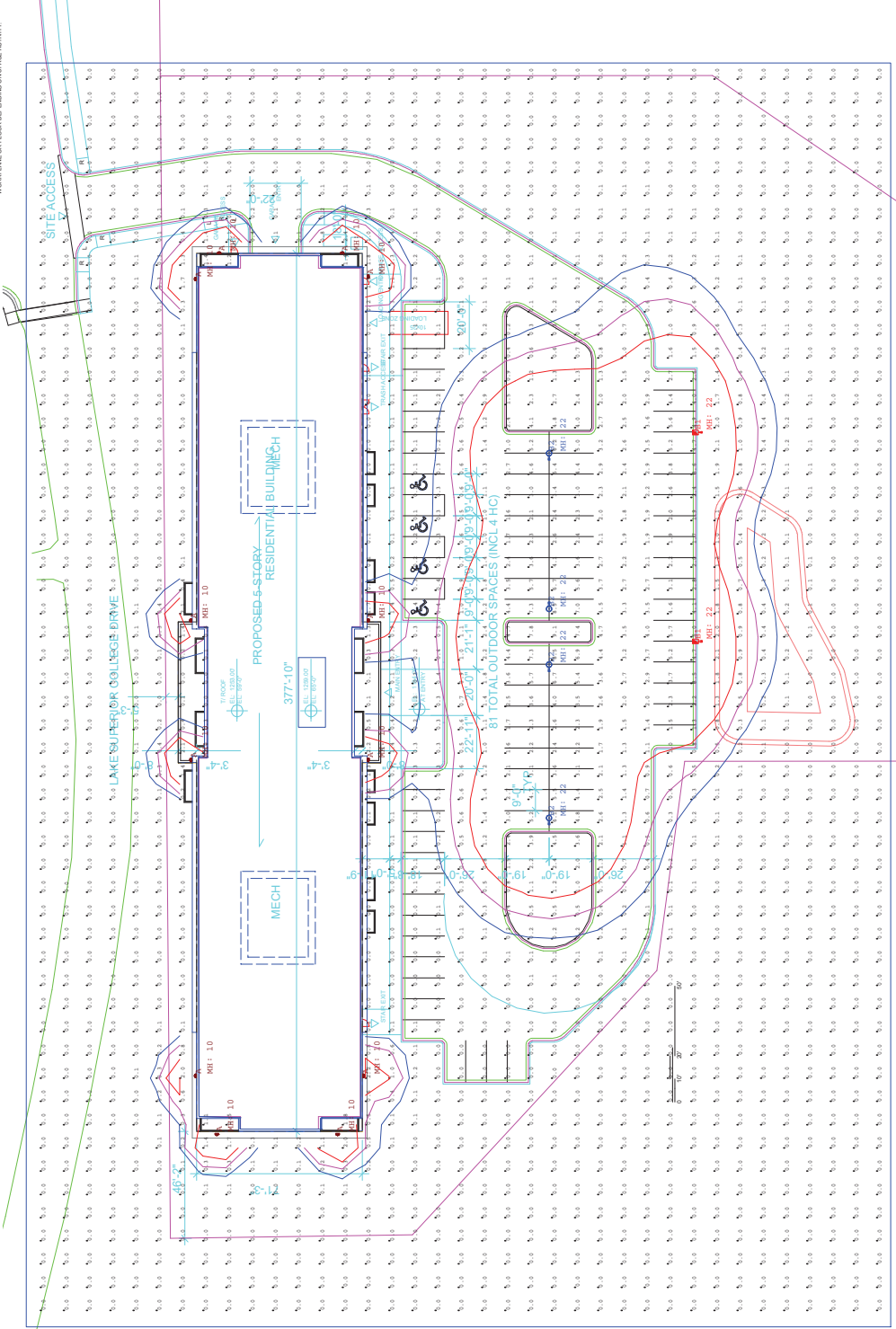
Interior Garage Plan

Symbol	Qty	Description	Luminaire	LF	Lum Watts	[MAY/FAC]	Mounting Height
12	A	PLI MARK 20 FLAT M 830	10900	13.5	Performance N	Lighting	22
2	B1	071180 3000K 100W LED DOWNLIGHT	0880	100	EX-LITE		22
4	B2	SAL-00003065-TE3-ZARMIT 20FT POLE ON 2FT BASE	0880	100	EX-LITE		22

Label	Units	Avg	Max	Min	Avg/M	Max/M	Min
Lot	Platnar	0.47	9.1	0.0	N.A.	N.A.	N.A.

Calculation Summary	Label	Units	Avg	Max	Min	Avg/M	Max/M	Min
Lot	Platnar	0.47	9.1	0.0	N.A.	N.A.	N.A.	N.A.

GENERAL NOTES:
 A. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE CALCULATION AND THE LIGHTING LAYOUT SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINANCE CALCULATION.
 B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION OF THE PROJECT. IT IS ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
 C. ALL ILLUMINANCE CALCULATIONS SHOWN ARE BROWN ON WORKLINE OF FLOOR DEPENDING ON SPACE ACTIVITY.



#	Date	Comments

Revisions
 Drawn By: JM
 Checked By:
 Date: 3/19/2026
 Scale:

Trinity Road Apartments
 Page 1 of 1



Photometric Plan

Building Standards & Materials

Acceptable materials include brick, stone, composite siding and cladding, metal panel, glass, with complementary color choices. Durability, sustainability, and visual harmony are to be considered in selection and use of appropriate materials.

Guiding Principles

- Proposed buildings will comply with UDC Chapter 50-30.1
- Buildings to be designed to be viewed from all sides with attention paid to appropriate ornamentation to provide visual interest at the pedestrian scale.
- All building sides include fenestration sufficient to provide visibility into all spaces around buildings.
- Trash will be stored inside buildings.
- All mechanical equipment to be located within buildings or within screened roof-top spaces. Gas meter banks to be concealed from view with vegetative screening. Transformers and generators will also be screen with vegetation.
- Exterior lighting must be limited to fully-downcast, cutoff fixtures.
- Outlining of building facades and roof lines is not permitted. Building facade lighting and landscape accent lighting permitted, but up-cast lighting to be minimized as much as possible.
- The development will adhere to all accessibility standards.
- Facade lengths will not exceed 200' without projections or recesses.
- Roof-lines extending over 100' will have elevation changes.
- The 3 out of 11 design features to provide visual relief along facades will be: 1) Recesses / Shadow Lines, 2) covered porches (balconies), and 3) eaves at least 12 inches beyond building wall (frame elements).



Elevation Key

1. Composite Siding - Vertical 4"-8" Exposure
2. Composite Siding - Horizontal 4"-8" Exposure
3. Balcony Railing
4. Window System
5. Composite Siding - Dark Horizontal 12"-18"
6. Composite Siding - Light Horizontal 12"-18"
7. Frame Element - Composite Siding
8. Entry Storefront System



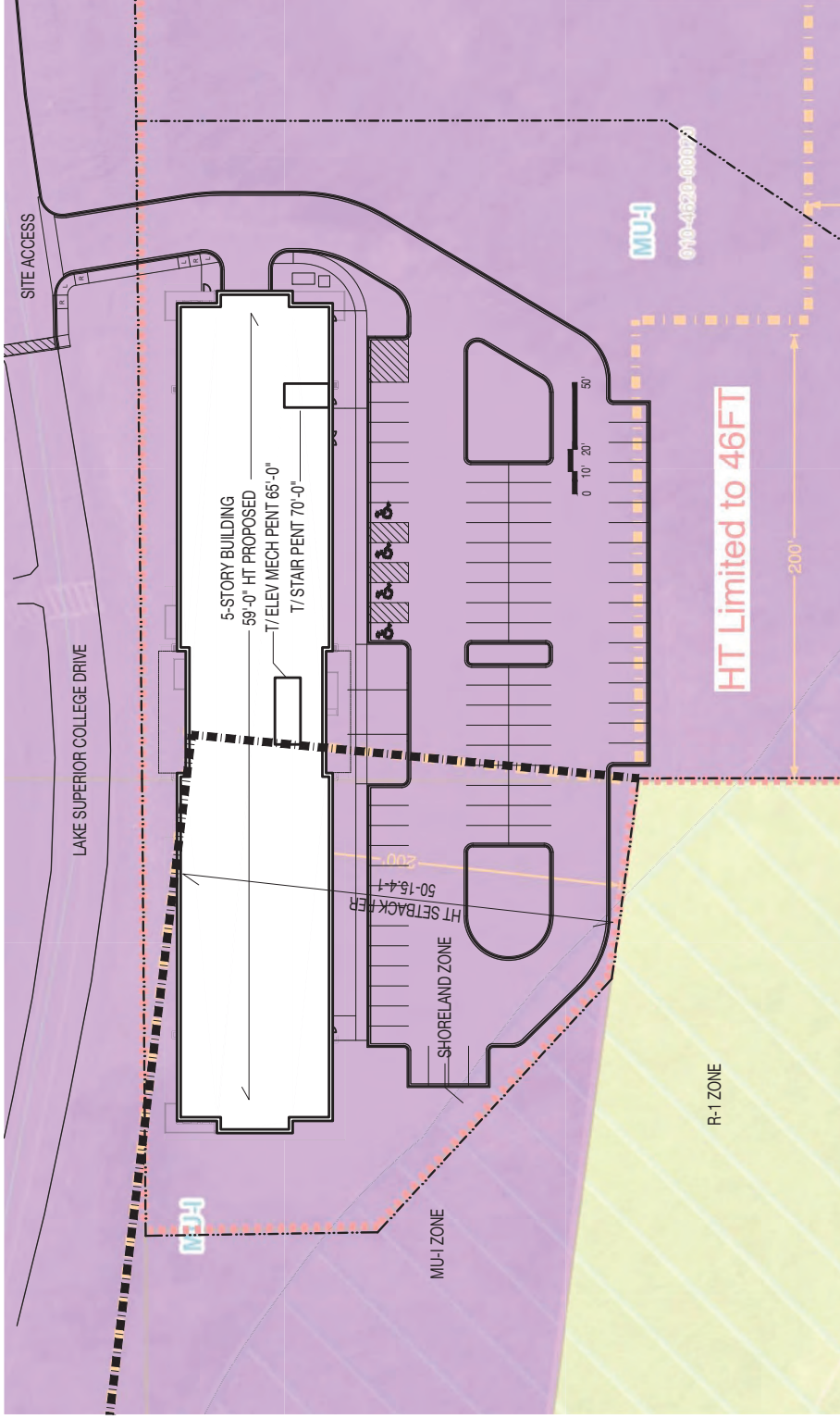
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Per the diagram to the right, a portion of height restriction overlay, impacts the west side of the project site.

As part of this submittal, we are requesting a variance to allow a proposed building height as indicated per plan.

A Variance Request and supporting documents will be submitted separate from this planning submittal.





Main Entry - South Elevation



South Aerial



North Aerial



Northeast Wing



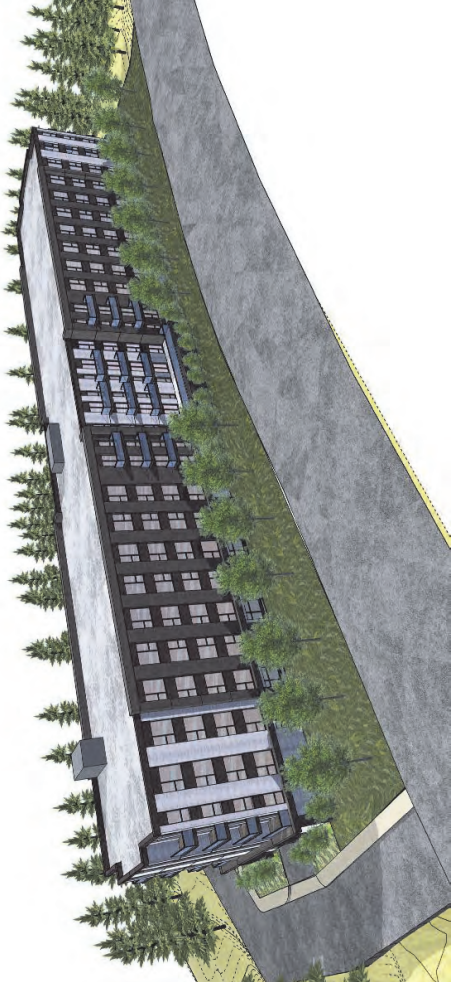
North Center Section



North Elevation



Northeast Perspective



Northeast Corner



North Elevation



South Elevation



North Elevation



East Elevation



West Elevation



Section Through N/S - Looking West

Section Diagram

تجربا

Thank you.

Map for PLSUP-2603-0006:

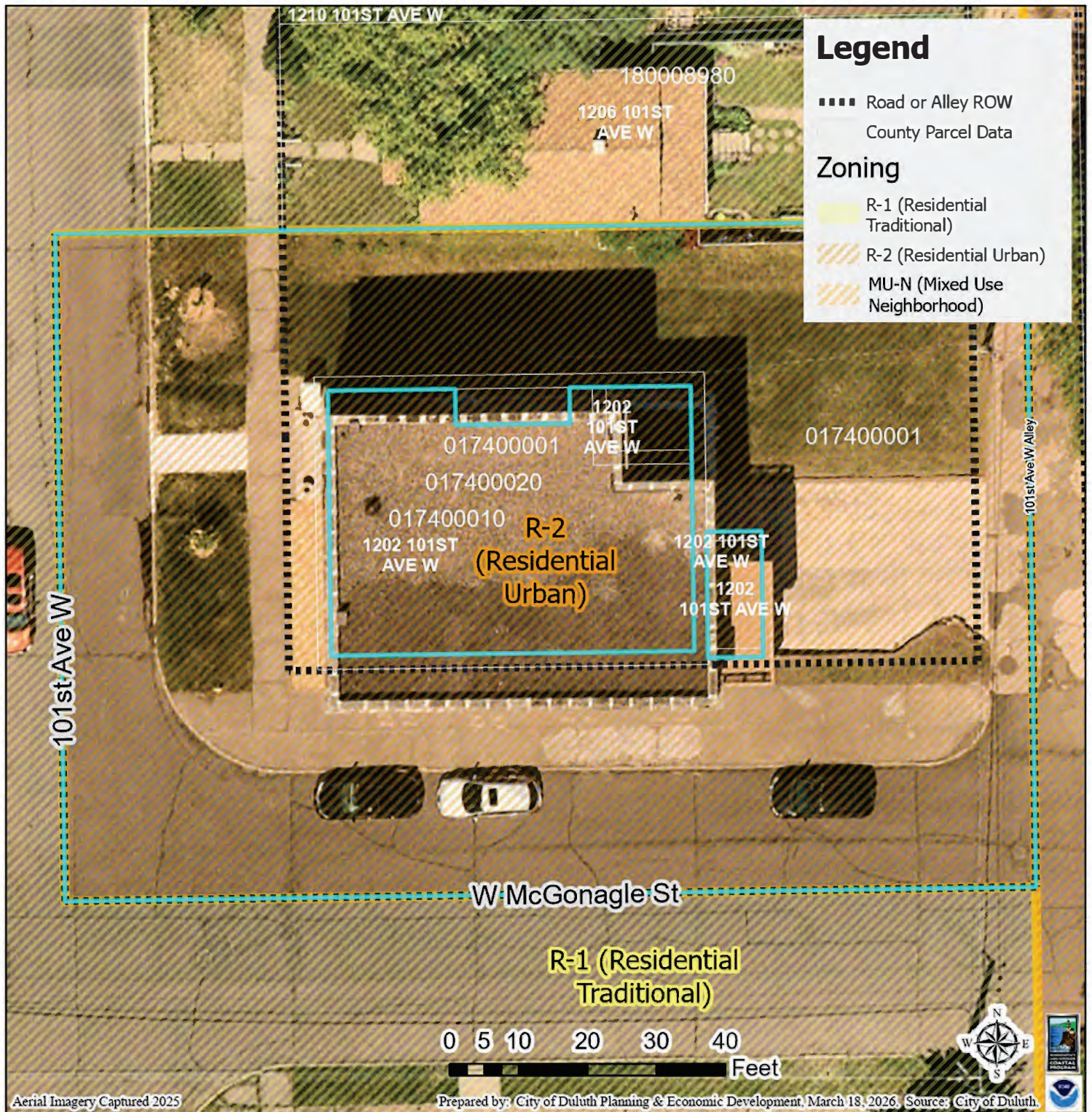


Figure 1.

Aerial imagery captured in 2025, showing the property at 1202 101st Ave W outlined along the north side of W McGonagle St and east side of 101st Ave W.

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COMMON INTEREST COMMUNITY NO. 158

A CONDOMINIUM

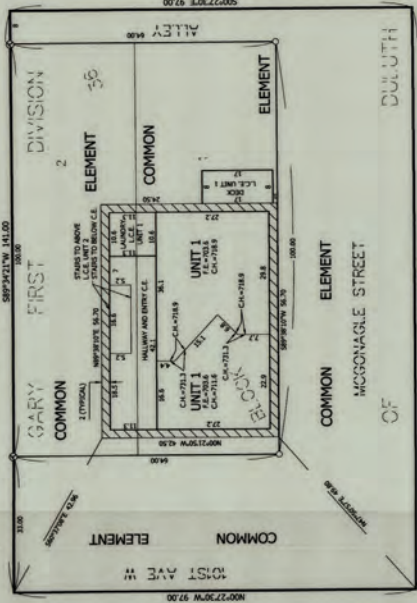
1202 101ST AVENUE WEST CONDOMINIUM-CIC PLAT
BEING ALL OF LOTS 1 AND 2, BLOCK 36,
GARY FIRST DIVISION, ST. LOUIS COUNTY, MINNESOTA

This CIC is part of the Declaration provided as Document No. 158-0001, recorded in the Office of the County of Duluth, Minnesota, on 10/22/2022.

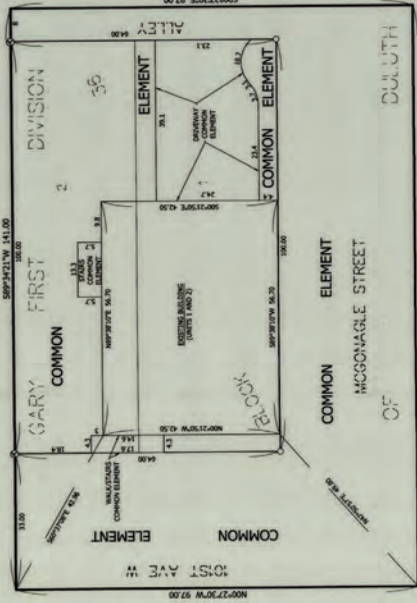
Wanda Leitz
St. Louis County Registrar of Titles
Dorothy
R. McDermott

BUILDING DETAILS

FIRST FLOOR PLAN
(AS BUILT)



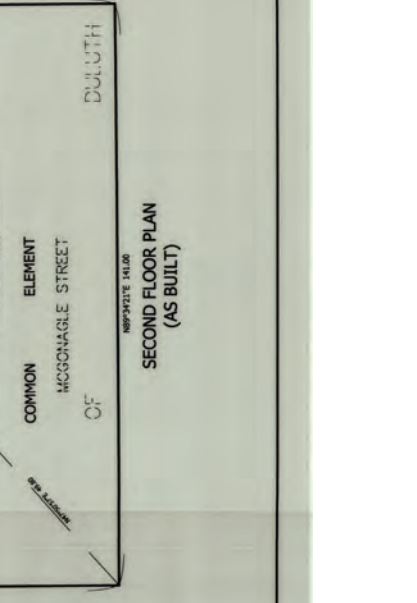
SECOND FLOOR PLAN
(AS BUILT)



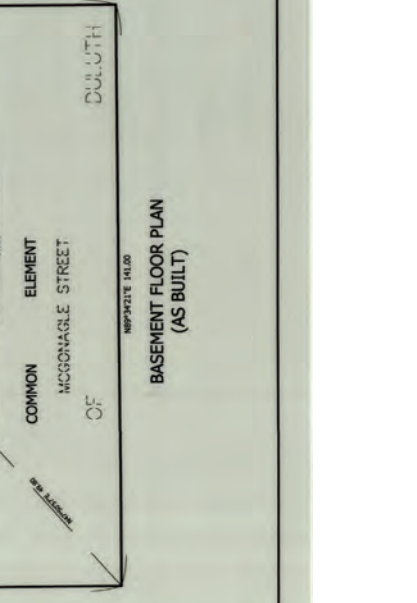
- LEGEND**
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 - 100. COMMON ELEMENT

BUILDING DETAILS

FIRST FLOOR PLAN
(AS BUILT)



SECOND FLOOR PLAN
(AS BUILT)



Map for PLCUP-2604-0009:

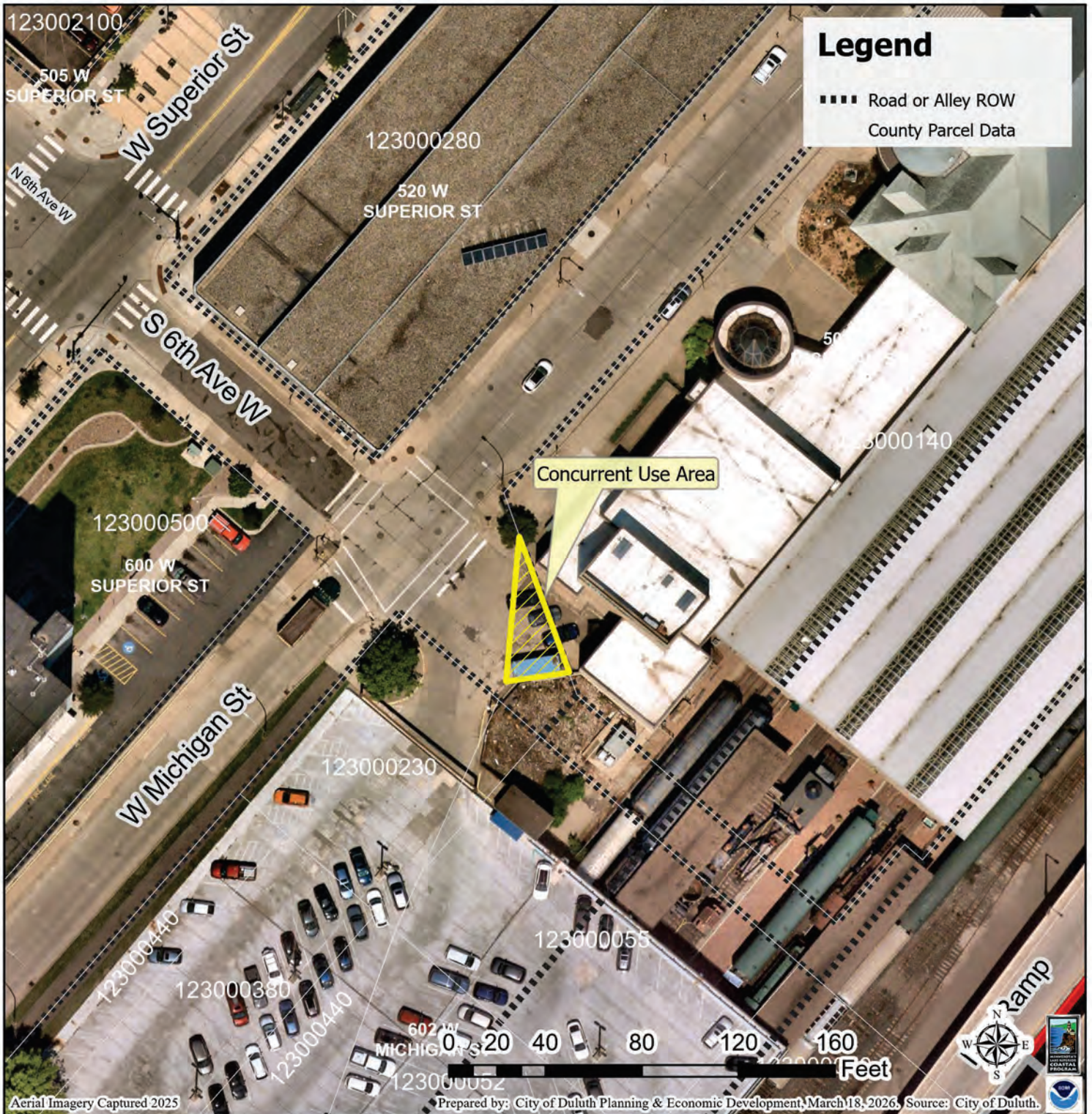


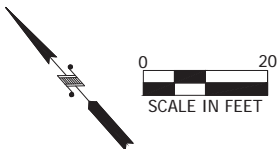
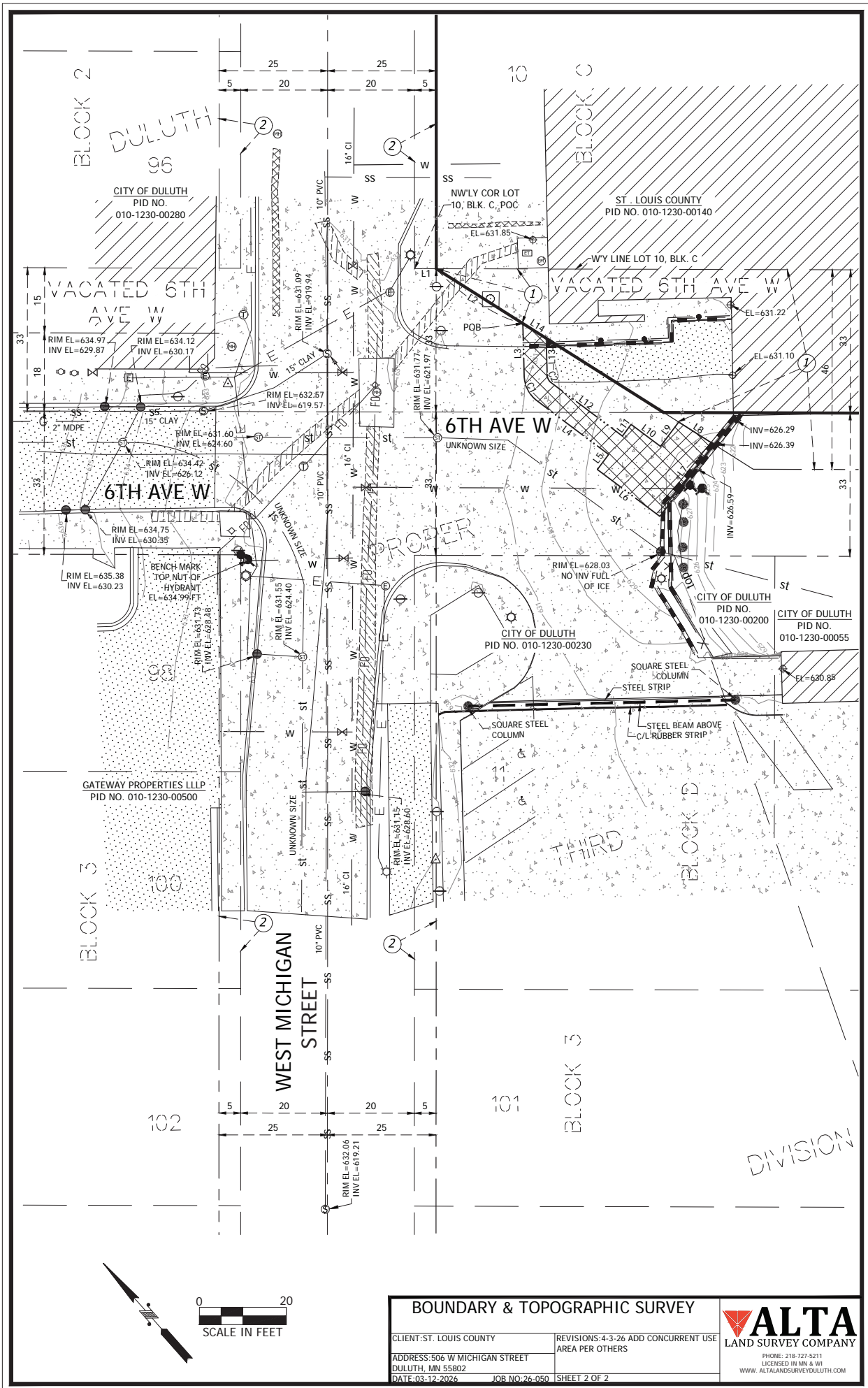
Figure 1.

Aerial imagery captured in 2025, showing a proposed Concurrent Use area near 530 W Michigan St.

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BOUNDARY & TOPOGRAPHIC SURVEY		 ALTA LAND SURVEY COMPANY <small>PHONE: 218-727-5211 LICENSED IN MN & WI WWW.ALTALANDSURVEYDULUTH.COM</small>
CLIENT: ST. LOUIS COUNTY ADDRESS: 506 W MICHIGAN STREET DULUTH, MN 55802 DATE: 03-12-2026	REVISIONS: 4-3-26 ADD CONCURRENT USE AREA PER OTHERS JOB NO: 26-050 SHEET 2 OF 2	

LEGAL DESCRIPTION PER DOCUMENT NO. 169580

All that part of Lots 7, 8, 9 and 10, in Block C, Lot 11, in Block D, and Sixth Avenue West, DULUTH PROPER, THIRD DIVISION, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State, described as follows, to-wit: Beginning at the intersection of the Southeasterly line of 50-foot-wide Michigan Street as now established and the Southwesterly line of Fifth Avenue West as now established; thence Southeasterly along said Southwesterly line of Fifth Avenue West a distance of 221 feet; thence Southwesterly along a straight line to a point on the Southwesterly line of said Lot 10, which point is 232 feet Southeasterly of the intersection of the Southwesterly line of said Lot 10 and said Southeasterly line of 50-foot wide Michigan Street; thence continue Southwesterly along a straight line to a point on the Northeasterly line of said Lot 11, which point is 233 feet Southeasterly of the intersection of the Northeasterly line of said Lot 11 and said Southeasterly line of 50-foot-wide Michigan Street; thence continue Southwesterly along a straight line to a point on the Southwesterly line of said Lot 11, which point is 235.75 feet Southeasterly of the intersection of the Southwesterly line of said Lot 11 and said Southeasterly line of 50-foot-wide Michigan Street; thence Northwesterly along the Southwesterly line of said Lot 11 a distance of 235.75 feet to the intersection of the Southwesterly line of said Lot 11 and said Southeasterly line of 50-foot-wide Michigan Street, thence Northeasterly along said Southeasterly line of 50-foot-wide Michigan Street to the intersection of said Southeasterly line of 50-foot-wide Michigan Street and the Northeasterly line of said Lot 11; thence continue Northeasterly along a straight line to the intersection of said Southeasterly line of 50-foot-wide Michigan Street and the Southwesterly line of said Lot 10; thence continue Northeasterly along said Southeasterly line of 50-foot-wide Michigan Street a distance of 390 feet, more or less, to the point of beginning. Subject to all public easements in the above described part of Sixth Avenue West. Together with the streets and avenues appurtenant to said tract or parcel of land, subject to the public easements therein. Subject to the terms and conditions stated and the rights reserved by The Duluth Union Depot and Transfer Company, a Minnesota corporation, and Burlington Northern Inc., a Delaware corporation, in and by that certain deed to the above described premises executed by The Duluth Union Depot and Transfer Company and Burlington Northern Inc., as Grantors, to the party of the first part herein, as Grantee, dated November 9, 1972, and recorded in the office of the Register of Deeds, St. Louis County, Minnesota, on November 15, 1972, as Document No. 167436; and subject further to the rights of the Duluth Union Depot and Transfer Company and Burlington Northern Inc. under and by virtue of that certain agreement between The Duluth Union Depot and Transfer Company and Burlington Northern Inc., as parties of the first part and Area Cultural Center Corporation, as party of the second part, dated November 9, 1972, a copy of which is attached hereto as Exhibit A.

LEGAL DESCRIPTION OF CONCURRENT USE AREA

That part of Sixth Avenue East as dedicated on the plat of DULUTH PROPER THIRD DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the Northwesterly corner of Lot 10, Block C, said DULUTH PROPER THIRD DIVISION; thence on an assumed bearing of South 48 degrees 15 minutes 27 seconds East, along the Westerly line of said Lot 10 for a distance of 5.00 feet; thence South 16 degrees 04 minutes 57 seconds East 23.62 feet to the point of beginning of the parcel herein described; thence South 40 degrees 18 minutes 07 seconds West 11.92 feet; thence Southerly 6.93 feet, along a tangential curve, concave to the Northeast, said curve having a radius of 7.65 feet and a delta angle of 51 degrees 53 minutes 31 seconds; thence South 11 degrees 35 minutes 24 seconds East 20.49 feet; thence South 78 degrees 24 minutes 36 seconds West 4.35 feet; thence South 11 degrees 35 minutes 24 seconds East 18.00 feet; thence North 78 degrees 24 minutes 36 seconds East 20.73 feet; thence North 16 degrees 04 minutes 47 seconds West 9.58 feet; thence South 78 degrees 24 minutes 36 seconds West 6.98 feet; thence North 11 degrees 35 minutes 24 seconds West 8.45 feet; thence South 78 degrees 24 minutes 36 seconds West 3.35 feet; thence North 11 degrees 35 minutes 24 seconds West 20.49 feet; thence Northeasterly 2.13 feet, along a tangential curve, concave to the Northeast, said curve having a radius of 2.35 feet and a delta angle of 51 degrees 53 minutes 31 seconds; thence North 40 degrees 18 minutes 07 seconds East 8.40 feet to the Westerly line of said Lot 10; thence North 16 degrees 04 minutes 57 seconds West, along said Westerly line 6.36 feet to the point of beginning. Said parcel contains 491 square feet or 0.01 acres.

UNDERGROUND UTILITIES NOTES

- UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
- UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED IN PART ON MARKINGS PROVIDED BY GOPHER STATE ONE CALL TICKET NUMBER 260560710.
- SOME UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED BY MAPS AND OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
- UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
- PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT A PRIVATE UTILITY LOCATOR FOR LOCATIONS.
- FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

LINE	BEARING	DISTANCE	
L1	S48°15'27"E	5.00	
L2	S16°04'57"E	23.62	
L3	S40°18'07"W	11.92	
L4	S11°35'24"E	20.49	
L5	S78°24'36"W	4.35	
L6	S11°35'24"E	18.00	
L7	N78°24'36"E	20.73	
L8	N16°04'57"W	9.58	
L9	S78°24'36"W	6.98	
L10	N11°35'24"W	8.45	
L11	S78°24'36"W	3.35	
L12	N11°35'24"W	20.49	
L13	N40°18'07"E	8.40	
L14	N16°04'57"W	6.36	
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	6.93	7.65	51°53'31"
C2	2.13	2.35	51°53'31"

LEGEND

	CONCRETE SURFACE		top TOP OF BANK OR GRADE BREAK		HYDRANT
	BITUMINOUS SURFACE		CONCRETE CURB & GUTTER		WATER VALVE
	EXISTING BUILDINGS		RETAINING WALL		UTILITY VAULT
	FIBER OPTIC DUCT AS LOCATED		FENCE LINE		TELEPHONE MANHOLE
	ELECTRIC DUCT AS LOCATED		HAND RAILING LINE		LIGHT POLE
	CONCURRENT USE AREA		UNDERGROUND ELEC		SIGN
			UNDERGROUND FIBER OPTIC		DECIDUOUS TREE
			UNDERGROUND GAS		POST/BOLLARD
			SANITARY SEWER		SPOT ELEVATION
			STORM SEWER		ROOF DRAIN
			UNDERGROUND WATER LINE CENTER LINE		HANDI CAPPED PARKING SPOT
			RIGHT OF WAY LINE		REFER TO SURVEYOR'S NOTES
			BOUNDARY LINE AS SURVEYED		CONTROL POINT
			EXISTING PLAT LINE		FOUND MAG NAIL
			ADJACENT PARCEL LINE		ELEC PEDESTAL
			CONCURRENT USE LINE		ELEC MANHOLE
			MISC MANHOLE		ELEC TRANSFORMER
			SANITARY MANHOLE		
			STORM MANHOLE		
			CATCH BASIN		
			POB-POINT OF BEGINNING		
			POC-POINT OF COMMENCEMENT		

SURVEYOR'S NOTES

- VACATION OF 6TH AVE W SOUTH OF MICHIGAN ST PER CITY RESOLUTION PASSED APRIL 14, 1975.
- CONDEMNATION OF 5 FT EACH SIDE OF MICHIGAN STREET FROM 5TH AVE. WEST TO 8TH AVE. WEST PER BOOK 8, PAGE 351, 5-23-1887.
- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
- BENCHMARK SHOWN ON SURVEY.
- DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY NOT HAVE BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. David R. Evanson DATE: 03-12-2026 MN License #49505	BOUNDARY & TOPOGRAPHIC SURVEY		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW.ALTLANDSURVEYDULUTH.COM
	CLIENT: ST. LOUIS COUNTY	REVISIONS: 4-3-26 ADD CONCURRENT USE AREA PER OTHERS	

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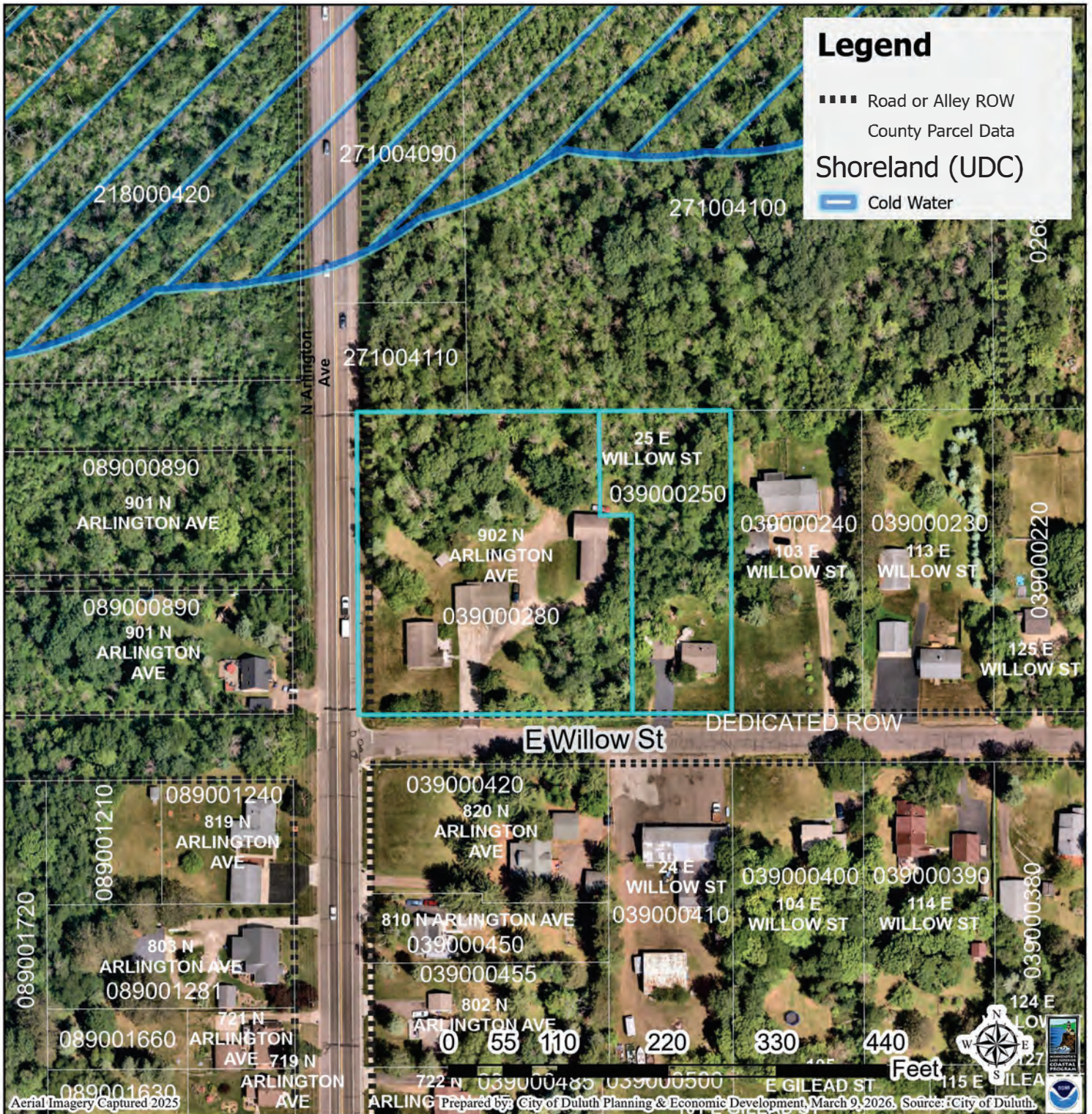


Figure 1.

Aerial imagery captured in 2025, showing Parcels #010-0390-00280 and #010-0390-00250 outlined at the corner of E Willow St and N Arlington Ave.

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