

Rebuild Duluth Information Session

12/05/2019



Why Rebuild Duluth?



Mayor Emily Larson – 2019 State of the City

Rebuild Duluth – a contest to unleash the ingenuity of Duluthians. The details will be forthcoming, but the concept is simple. The city has developable land across the city. We will identify and secure 10-15 parcels and make an offer: If you come up with a good, achievable idea that can provide affordable housing on the land, it's yours. For free. The city will help with all the tools at our disposal, but what we need from you are new ideas and your drive to change the math and create new ways to imagine building affordable housing.

Imagine Duluth 2035 – Comprehensive Plan

“Imagine Duluth as a City where housing is affordable, safe, and available to people of all incomes across all neighborhoods”

Nearly ¾ of Duluth housing units are at least 46 years old or older and a full 44% (approximately 16,500 units) are 76 years old or older.

“missing markets” – housing types that are under-represented and for which the demand outweighs the supply.

- How can we provide solutions to small or nonconforming lots while filling in these market gaps and further providing a means of increasing density through infill development.



Imagine Duluth 2035 – Comprehensive Plan (*cont.*)

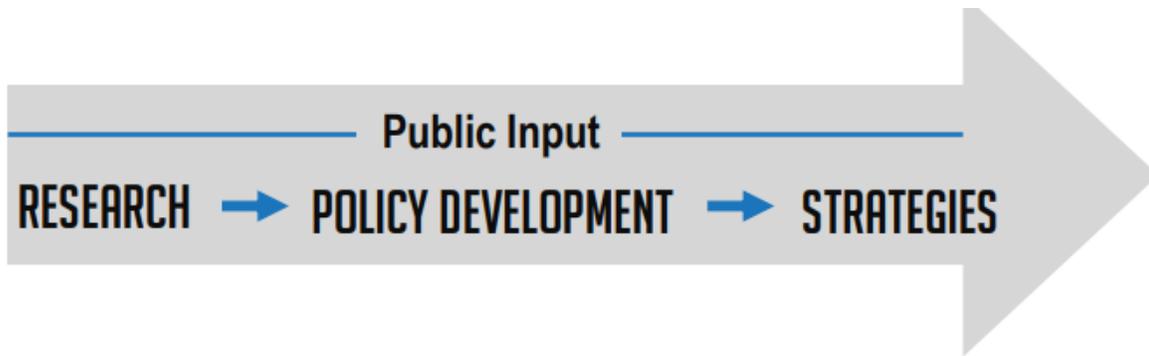
Market Conditions – Since the recession, cost of construction rapidly increased, negatively affecting the capacity of stakeholders to replace housing units in an affordable manner.

Steep topography, challenging soil conditions, shallow bedrock and abundant wetlands – further increases the cost of new construction.

Although new single-family units are being built, the aging housing stock has led to a net-loss of 46 single family units between 2010 and 2016.



Imagine Duluth 2035 – Comprehensive Plan (*cont.*)



Policies & Strategies:

- Focus on creative housing options of non-traditional neighborhood design, such as homeowners through dense attached or detached single-family housing development
- Develop a cost-effective strategy for housing replacement and reinvestment that encourages homeownership.
- Foster opportunities for creative housing concepts, including tiny houses, townhomes, temporary housing, and passive energy homes.
- Continue to adjust applicable UDC criteria for housing development to encourage innovation and to simplify and accelerate the development process.

Program Intentions

While there is likely to be several positive outcomes from this pilot program, the three primary outcomes are:

1. Newly constructed - innovative - **affordable**.
2. Collective **knowledge** of how creativity and innovation can be used to design homes in a way that is affordable and fits well within existing neighborhoods.
3. Hopefully the results of new housing will be **repeatable** throughout the community and will contribute to creating additional affordable housing in Duluth.



Timeline

January 2nd, 2020

Application Due Date

Mid-February, 2020

Notification of Selected Applicants

March – April, 2020

Development Meetings with Selected Applicants

April-June, 2020

Final Approval and Conveyance of the land

December 31st, 2021

Certificate of Completion

Program Overview - Application

Date of Application

Applicant/Organization or Developer:

Mailing Address:

Street Address

City *State* *ZIP*

Email Address:

Phone #

Desired Site(s):

1st Choice *2nd Choice* *3rd Choice*

Project description and how project meets goals of the program:

- Contact Information
- Desired Sites
- Project Description



Program Overview – Point System Rubric

Lot Density

0	1	2	3	4
No plan for lot density has been indicated.	A detached garage is detailed in the site plan.	An accessory home is designated for future build in the site plan.	An accessory home is presented in site plan and construction timeline.	A multi-family building is presented in site plan and construction timeline.

Construction Timeline and Financial Feasibility

0	1	2	3	4
No construction timeline is present in application.	A poorly constructed timeline and/or low value construction cost is listed in the application.	A timeline is present yet construction costs and labor are not fully accountable.	A realistic timeline is present and construction costs are modestly presented.	A strong timeline and construction cost evaluation has been presented.

Landscaping and Stormwater Retention

0	1	2	3	4
Landscape plan not present in application or does not meet UDC standards.	Includes minimal retention efforts and/or only includes turf as landscape surface.	Includes retention plan without diversification of vegetative landscape for stormwater retention efforts.	Includes retention plan with some diversification of vegetative landscape for stormwater retention efforts.	Includes retention plan utilizing diverse native vegetation and includes a detailed site plan for landscaping.

Energy Efficiency

0	1	2	3	4
No effort has been made to implement energy efficiency in the proposed dwelling.	Includes plans for energy efficient lighting, appliances, and wiring.	Includes plans for energy efficient lighting, appliances, wiring, and building envelope.	Includes plans for energy efficient lighting, appliances, wiring, building envelope, and passive solar window installations.	Includes plans for energy efficient lighting, appliances, wiring, building envelope, and the installation of renewable energy source such as solar paneling.

Affordability

0	1	2	3	4
Total cost of construction is greater than \$250,000	Total cost of construction is between \$250,000 and \$200,000	Total cost of construction is between \$200,000 and \$170,000	Total cost of construction is between \$170,000 and \$150,000	Total cost of construction is under \$150,000

Program Overview – Review & Selection

- The City/DEDA will take approximately **45 days** to review the application to determine completeness and evaluate site/floor plan and project design for the proposed construction.
- Attention to detail and production of descriptive concepts that achieve the goals identified in this program are encouraged.



Program Overview – Development Meetings

- At this point, proof of financing the construction will be required
- an agreement will be provided to applicant to document the terms of the transaction, including requirements, timelines, and other reporting responsibilities
- The agreement will identify the timeline for transferring the lot, conditions, and requirements.



Program Overview – Conveyance/Closing

- The agreement and the plans and specification for the applicant's project will need to be approved by DEDA.
- Financial closing and conveyance of free lot will be executed at the same time.
- The completed project will be featured publicly and may include: Photos of interior/exterior, floor plan/design, construction timeline and budget, and information regarding the construction process.



Zoning – Utilities - Permitting

**TABLE 50-14.5-1
R-1 DISTRICT DIMENSIONAL STANDARDS**

LOT STANDARDS		
Minimum lot area per family (One-family) ^[1] ^[2]	The smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face	
Minimum lot area per family (Two-family) ^[1] ^[2] ^[3]	The smaller of 3,000 sq. ft. or average of developed 2-family lots on the block face	
Minimum lot area per family (Townhouse) ^[1]	3,000 sq. ft.	
Minimum lot frontage (one-family) ^[1]	The smaller of 40 ft. or average of developed lots with similar uses on the block face	
Minimum lot frontage (two-family and townhouses) ^[1]	The average of developed lots with similar uses on the block face, but not less than 40 feet.	
STRUCTURE SETBACKS		
Minimum depth of front yard	The smaller of 25 ft. or average of adjacent developed lots facing the same street	
Minimum width of side yard (one- and two-family)	General	6 ft.
	Lots with less than 50 ft. but more than 25 ft. frontage and garage	Combined width of side yards must be at least 12 ft., with no side yard less than 3 ft. wide
	Lots with 25 ft. or less frontage	Combined width of side yards must be at least 8 ft., with no side yard less than 3 ft. wide
Minimum width of side yard (Townhouse, All Other Principal Structures)		10 ft. if adjacent to another lot
		25 ft. if adjacent to platted street
Corner Lot: width of front side yard	Dwellings	15 ft.
	Detached accessory building	15-20 ft.
	Permitted non-residential building-All Other Principal Structures	25 ft.
Minimum depth of rear yard	25 ft.	
STRUCTURE HEIGHT		
Maximum height of building	30 ft.	

^[1]—Determined using "Lots on the block face" definition. When doing this calculation, exclude the subject lot from the calculation. ^[2] Lots without municipal sewer must also meet requirements of 50-21.2. ^[3] Existing structures that have a change of use from one-family to two-family must meet minimum lot area and frontage, but not setbacks. For lots with less than the minimum lot frontage, refer to 50-38.5. Section 50.21 *Dimensional standards* contains additional regulations applicable to this district.

**TABLE 50-14.6-1
R-2 DISTRICT DIMENSIONAL STANDARDS**

LOT STANDARDS		
Minimum lot area per family	One-family	4,000 sq. ft.
Minimum lot area per family	Two-family	2,500 sq. ft.
Minimum lot area per family	Multi-family	750 sq. ft.
Minimum lot area per family	Townhouse	2,200 sq. ft.
No lot of record containing 5,000 sq. ft. or less shall be used except for a one-family dwelling or a permitted non-dwelling use.		
Minimum lot frontage	One-family, two-family, and townhouse	30 ft.
	Multi-family and non-residential	50 ft.
STRUCTURE SETBACKS		
Minimum depth front yard		The smaller of 25 ft. or average of adjacent developed lots facing the same street
Minimum width of side yard for buildings less than 3 stories		6 ft.
Minimum width of side yard for buildings less than 3 stories (one-family)		Combined width of side yards must be at least 8 ft., with no side yard being less than 3 ft. wide
Minimum width of side yard for building 3 stories or more		10 ft.
Corner Lot: width of front side yard	Dwellings	15 ft.
	Detached accessory building	15-20 ft.
	Permitted non-residential building-All Other Principal Structures	25 ft.
Minimum depth of rear yard		25 ft.
STRUCTURE HEIGHT		
Maximum height of building		45 ft.

Section 50.21 *Dimensional standards* contains additional regulations applicable to this district. For lots with less than the minimum lot frontage, refer to 50-38.5.



Zoning – **Utilities** - Permitting

For questions regarding utilities, visit:

<https://duluthmn.gov/engineering/>

Public Works & Utilities Department

Engineering Division

City Hall Room 211

411 West First Street

Duluth, MN 55802

218-730-5200



Zoning – Utilities - Permitting

- Permitting process will still be required.
- Construction Services and Inspections Department.
411 W 1st St, Room 100, Duluth MN, 55802.
Phone: 218-730-5240
- Contractor Licensing - View general MN DLI licensing [here](#).
- Deed restriction for those who choose to retain ownership (owner occupied).
- The Residential guide to permitting & inspections can be found [here](#)



Construction
Services &
Inspections



Questions?

