



FOR IMMEDIATE RELEASE
City of Duluth - Communications Office

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DATE: 10/14/2019

SUBJECT: RFP's for Redevelopment of Two Sites in Duluth now Available

BY: Kate Van Daele, Public Information Officer

RFP's for Redevelopment of Two Sites in Duluth now Available

[Duluth, MN] Proposals will now be accepted to develop a 50-acre portion of lower Lester Park Golf Course, in the area generally known as "the lake nine." The site is part of the current Lester Park Golf Course, a 268-acre property located at 1860 Lester River Road, Duluth, MN 55804. Located in the eastern side of the City, the site is situated near the popular Lester Park and the beautiful Lester River. The City is principally interested in proposals that include mixed-use residential at a range of price points, including affordable housing. Proposals may include a mix of residential and commercial uses, with the potential for single-family, multi-family, townhouse, or a mixed-use development. Creative proposals are encouraged.

Proposals will also be accepted to develop an approximately 10-acre portion of the driving range at Enger Park Golf Course. The driving range site is part of the current Enger Park Golf Course, a 288-acre property located at 1801 West Skyline Parkway, Duluth, MN. Located near the center of the city, the Property is situated adjacent to the scenic Enger Park and popular Enger Tower. In this location, the City is interested in proposals that include residential development at a range of price points, including affordable housing. Proposals may include a mix of multi-family, townhouse, and single family residential. Creative proposals are encouraged. Proposals may not include the purchase of the existing golf course; however, the City will entertain proposals for long term lease or license of the course.

There are few areas of significant comparable development opportunity available in Duluth. As such, development of the proposed site represents an infrequent and generational opportunity. More details about the proposal evaluation process will be announced in early November.

The schedule for the RFP process is as follows:

- Request for Proposals issued – October 14, 2019
- Deadline for questions – October 25, 2019
- Submit Intent to Propose (optional) – October 30, 2019
- Final written responses/addenda issued – November 6, 2019
- Development proposals due – November 20, 2019
- Notification of selected proposal and developer – January, 2020

The RFPs can be reviewed at www.duluthmn.gov/planning-development. Questions regarding the RFP process or project scope may be directed to the Planning and Economic Development Department at (218) 730-5580 or planning@duluthmn.gov.