



Addendum No. 2
Solicitation 26-AA14
RFP for Duluth-Winnipeg-Pacific Redevelopment Site

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

The following are questions asked by potential developers and the subsequent answers (in italics):

1. Will the 30% open space requirement really apply? Can this include stormwater management facilities? Is the limited common area immediately outside a townhome unit (i.e. front and rear yards of any size (as small as 10’?), driveway, unit sidewalks, etc.), and private drive aisles, included in this calculation?
 - a. *The 30% open space requirement is exceeded with the common open space preserved in other areas of the R-P district (the city owned parcels to the south). You will not need to preserve common open space for these portions.*
2. H.2.d – what trails and bike circulation will be required?
 - a. *Per the R-P plan, a trail connecting to the DWP, likely from the end of Main Street. Depending on layout, any streets in the development may also require sidewalks.*
3. H2.e - what is a natural resources inventory? Are there any anticipated site features to be protected?
 - a. *Not needed, this was already done as part of the earlier R-P plan*
4. 50-24.8 – do townhomes require electric vehicle charging stations?
 - a. *Yes, see 50-24.8. This also can count towards sustainability points for the development.*
5. Table 50-25-3 – are special trees defined solely by size and not by species?
 - a. *They are defined by species in Article 6. The table gives you the replacement by size of the special trees.*

Please acknowledge receipt of this Addendum by initialing and dating Addendum # below the bid form on the invitation for bids.

Posted: May 5, 2026

