



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PLUMA-2502-0001	Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	UDC Map Amendment-R-1 to R-P	Planning Commission Date		March 27, 2025
Deadline for Action	Application Date	March 5, 2025	60 Days	May 4, 2025
	Date Extension Letter Mailed	March 5, 2025	120 Days	July 3, 2025
Location of Subject		2732 Woodland Ave		
Applicant	Force 1 LLC	Contact	Brian Forcier	
Agent	N/A	Contact	N/A	
Legal Description		010-4680-01265		
Site Visit Date		March 7, 2025	Sign Notice Date	March 11, 2025
Neighbor Letter Date		March 11, 2025	Number of Letters Sent	53

**Proposal**

Applicant is requesting a UDC Map Amendment (rezoning) from R-1 to Residential-Planned (R-P) to construct two multi-family buildings on the property.

**Staff Recommendation**

Staff recommends that the Planning Commission recommend approval of the rezoning amendment to the City Council (via ordinance).

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	Vacant	Open Space, Traditional Neighborhood
<b>North</b>	R-1	Residential	Traditional Neighborhood
<b>South</b>	R-1	Residential/Undeveloped	Open Space
<b>East</b>	R-1	Residential	Traditional Neighborhood
<b>West</b>	P-1	Park	Open Space

**Summary of Code Requirements**

- UDC Sec. 50-14.7.E: The establishment of an R-P district requires rezoning the property per Section 50-37.3 from a current zone district to R-P and the approval of an R-P regulating plan per Section 50-37.11. that governs the uses, location, density, dimensional standards and character of the proposed project.
- UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications, if it determines that the application: 1. Is consistent with the Comprehensive Land Use Plan; 2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use; 3. Is required by public necessity, convenience, or general welfare, or good zoning practice; 4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

## **Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):**

### Governing Principles

#### **Governing Principle #8 – Encourage mix of activities, uses, and densities.**

Cities have evolved to be a mix of land uses, building types and housing types that is an ever-constant balance for neighborhoods and the City as a whole. R-P rezonings allow for an expansion of uses and buildings with process to protect against development that is out of character with the area.

### Future Land Use

**Open Space:** High natural resource or scenic value, with substantial restrictions and development limitations.

**Traditional Neighborhood:** Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys.

### History

The parcel was previously used for a single-family home. The primary structure was demolished in 2013. Currently, the site is occupied by a two-car garage. A driveway provides access to the site from Woodland Ave.

## **Review and Discussion Items:**

Staff finds that:

1. The subject property incorporates a total of 8.14 acres. The area is currently zoned R-1 (Residential-Traditional).
2. Applicant proposes rezoning to Residential-Planned (R-P). The R-1 district is identified in Table 50-14.7-2 as eligible to be rezoned to R-P.
3. As part of the Map Amendment process, an R-P plan identifying uses, density, and height is required. The comprehensive plan primarily identifies this area as “Traditional Neighborhood” with a goal density of 4-8 units per acre. 5.36 acres of the applicant’s property is identified as developable with a proposed density of 14 units per acre. This allows for a maximum of 75 units. The remaining 2.78 acres would be kept as common open space. Taken as a whole, the total density for the 8.14 acre site would be no greater than 9.2 units per acre
4. Permitted uses are identified in the attached memo. Permitted residential uses include single-family, two-family, townhouse, multi-family, and live work.
5. The applicant has requested a maximum height of 45 feet. This is a 50% modification from the underlying R-1 standard as permitted in Table 50-14.7-1 if the application demonstrates avoidance of substantial impacts to views from uphill sites.
6. The R-P district requires a minimum of 30% of the area of the project be kept in open space; applicant is proposing to preserve 34% of the project as open space. This area includes high quality maple trees, a vegetated buffer around the perimeter of the site, and a shoreland buffer to protect the adjacent tributary to Tischer Creek.
7. An R-P district requires a level of public benefit that exceeds what would be required in the underlying zone district. The proposed R-P District identifies preservation of 34% of the area as permanent open space. In addition to the open space, the public benefit includes a connector trail/sidewalk with pedestrian access through the development from Woodland Ave to Wadena St.
8. As adopted with the comprehensive plan (Imagine Duluth 2035), the Future Land Use for the area is a mix of Open Space and Traditional Neighborhood. Although the Future Land Use Map shows Traditional Neighborhood as a preferred development pattern, staff finds that the proposed R-P district meets the intent of providing a mix of housing types, while implementing aspects of conservation design. The establishment of common open space meets the goals of the Open Space designation by substantially restricting development of areas with high natural resource value. This proposed R-P district implements the future land uses, development goals, and natural resource preservation goals of the comprehensive plan.
9. A public meeting is required in advance of an application for a UDC Map Amendment to R-P. A meeting was held on Monday, January 27, 2025, with 14 people in attendance. Attached is an outline of the discussion topics from the meeting.
10. Attached is public comment representing 21 individuals in opposition and 8 in support.
11. City engineering staff commented that water, gas and sewer are available to the site with adequate capacity. Services meeting City standards for storm water treatment and fire protection are required.
12. This amendment will not create material adverse impacts on nearby properties due to the requirements contained in City ordinances such as stormwater, landscaping and buffering, shielding of exterior lighting, screening of trash and mechanical equipment, and the establishment of a vegetated buffer surrounding the site.
13. The development must receive approval of a regulating plan in accordance with Sec 50-14.7.H and follow all applicable building and fire code standards and other regulations related to life safety.

**Staff Recommendation:**

Based on the above findings, staff recommends to Planning Commission that the proposed amendment to change the building, lot configuration, and use of the R-P Regulating Plan as depicted in the attached Exhibits be recommended for approval by City Council for the following reasons:

- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposed R-P District is consistent with the future land use categories “Open Space” and “Traditional Neighborhood”
- 3) Material adverse impacts on nearby properties are not anticipated or will be mitigated.














**PLUMA-2502-0001**

Rezone  
2732 Woodland Ave

## Legend

-  Zoning Boundaries
-  Road or Alley ROW
-  County Parcel Data
-  10' Contour (elev. change)
- ROW**
-  Utility, Active
-  Access, Active - currently in use
-  Road, Active - currently in use
-  Road, Vacated - vacated via recorded document
-  <all other values>

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.



Aerial Imagery Captured 2019

Prepared by: City of Duluth Planning & Economic Development, March 6, 2025; Source: City of Duluth.







## MEMO

*project* Woodland Development  
*project #* 25021.00  
*date* 3.4.2025  
*subject* Re-Zoning Documentation-REVISED  
*from* DSGW Architecture  
*to* City of Duluth  
*cc* NCE  
Titanium Partners  
T2 Inc.

## PROJECT NARRATIVE (Rev -3/4/2025) REQUIRED ACTION: RE-ZONE FROM R-1 TO R-P

### Lot Metrics

Total Site Area	8.14 acres
Minimum Common Space (30% of Site Area)	2.44 acres
Proposed Common Space Site Area	2.78 acres – 34.2%
Residential Site Area	5.36 acres – 65.8%
Proposed Density Unit per Acre of Residential Site	14 per acre (maximum 75 units)
Proposed Density Unit per Acre of Total Site	9 per acre

### Modifications Allowed (per Table 50-14.7-1)

Distance from property lines	no modification
Lot Frontage	no modification
Lot Area	no modification
Building Height	50% increase to the 30 feet allowed by R-1= 45 ft
Parking	1.5 spaces per dwelling unit in indoor garage or exterior lot
Landscaping	no modification
Street Cross-section	no modification

### Permitted Uses (per Table 50-19.8)

#### RESIDENTIAL USES

##### Household Living

- Dwelling, Single Family

## MEMO

- Dwelling, Two Family
- Dwelling, townhouse
- Dwelling, Multi Family
- Dwelling, Live Work

### **Group Living (per Table 50-19.8)**

### **PUBLIC, INSTITUTIONAL AND CIVIC USES (per Table 50-19.8)**

### **COMMERCIAL USES (per Table 50-19.8)**

### **INDUSTRIAL USES (per Table 50-19.8)**

### **ACCESSORY USES (per Table 50-19.8)**

### **TEMPORARY USES (per Table 50-19.8)**

### **Narrative of Public Benefits**

The public will benefit from the zoning change to R-P as the site will become much more feasible for construction of housing. The existing site is very challenging due to a steep hillside and presence of underlying ledge-rock. The site can be developed for single family homes, but the cost for excavation, rock removal and utility work would price the lots beyond that of an average home buyer. By allowing multi-family development, the site becomes much more feasible to provide needed new housing for the City of Duluth. Benefits of multi-family development:

1. Preservation of Greenspace
  - Multi-family requires much less site development than single-family lots.
  - Less site work equates to greater retention of open space, trees and buffers
  - No impact to Tischer tributaries and related flood plain
  - Minimal disturbance to existing views from existing homes
2. Efficient use of Streets
  - Multi-Family is compact in development which equate to less roads and impervious surfaces.
  - Reduction of impervious surface equates to reduced stormwater management.
3. Recreation Facilities
  - The site will provide access to adjacent amenities.
  - Trail access to Woodland Community Center recreation area and Fryberger Arena
  - Site access to Woodland Avenue with connections to the Traverse Trail and Hartley Trails.
  - Bus route access at Woodland Avenue.
4. Access to Bike lanes and Trails
  - Sidewalks to Woodland Avenue and connecting trails
  - Trail access to north property with connection to Woodland Community Center
  - The site is currently zoned R-1 which has no requirements for connections to transit and access to bike lanes. The proposed R-P will include public connections which would otherwise have not existed with the R-1. Thus, the R-P provides better connectivity than R-1.
  - The proposed trails and connections will be both for residents and Public.
5. Pedestrian Services
  - Patios, benches and gathering areas for residents
  - Pedestrian scaled night sky friendly lights

## MEMO

### 6. Compact Residential Development

- Multi-family development requires less site area as it is vertical in organization, as opposed to greater site area for the horizontal organization of single-family lots.

END OF MEMO



3-18-25

To whoever it may concern,

I am against the condominium project that I found out about yesterday very much.

In this era of unusual weather, destroying trees + other natural vegetation is the last thing "we" should be doing.

There are plenty of apartment bldg.s in the area already, no need for any more. Doing the opposite of what is the greater good is no way to live.

Sincerely,

Darryl W. Anderson  
406 W. Redwing St  
Duluth, MN

55803

**Sent:** Tuesday, March 18, 2025 11:49 AM

**To:** planning <planning@DuluthMN.gov>

**Subject:** No Condos in Woodland

I sent a email to my City Councilor but she doesn't feel she needs to reply. I have been a Woodland resident for over 30 years. I was fortunate I could purchase my first home when housing prices were affordable. I object to changing the zoning and putting in luxury condos. Why not a couple of affordable homes the first time homebuyers could afford? Last years revamped Woodland Ave would increase traffic accidents in that area. Wildlife inhabit that area. What guarantee is there that the Developers would finish the Condos? I notice the ones on London Road are unfinished and uninhabited. What makes you think this would not happen in Woodland. We are a great neighborhood with single family home dwellers. Let's keep it that way! Jill Bianchet Smith 5 W Owatonna St

**Sent:** Tuesday, March 4, 2025 6:05 PM

**To:** planning <planning@DuluthMN.gov>

**Subject:** Concerns - Rezoning 2732 Woodland Ave

Hunter Boadwine

2616 Woodland Ave, Duluth, MN 55801

Hello,

I am writing urgently to express my strong opposition to the proposed development of two luxury condominium buildings near Hartley Nature Center. My primary concern revolves around the anticipated increase in traffic and pedestrian activity in the already hazardous winding hill section of Woodland. It is disheartening to witness the gradual encroachment on our natural environment for the sake of short-term financial gain. Many of my neighbors share these concerns, and I urge you to take into account the sentiments of the Woodland community. Thank you.

**Sent:** Monday, March 17, 2025 5:06 PM

**To:** planning <planning@DuluthMN.gov>

**Subject:** Proposed Woodland Avenue housing

To whom it may concern:

I am writing to express my opinion opposing the idea of allowing a multiple-dwelling development on Woodland Avenue across from Hartley Park. I can see why a developer would like to build there, but I believe it would create problems. My wife and I live at 3814 Allendale Avenue, just off Woodland Avenue farther up the hill. We drive Woodland Avenue daily. We come and go from Hartley Park often.

The traffic on Woodland Avenue tends to move at or above the posted speed limit for both uphill-bound and down-bound drivers. Visibility is somewhat limited as one rounds the long curve where the development is planned. The additional traffic that would result from condo dwellers would exacerbate the traffic issue.

I would urge one of your traffic engineers or planners to sit across from the entry to the proposed condominium



units and watch cars and delivery trucks buzz by, especially at rush hours.

There is also a bike lane along the east side of Woodland Avenue there, and it is used regularly. That bicycle traffic, especially with low visibility due to the curve, would be at increased risk from those condominium residents coming and going.

All in all, it seems to be a poor idea. No one promised that property owner that a multiple-dwelling development would be permitted there. Please do not allow it to move forward.

Thank you.

Sincerely,

Sam and Phyllis Cook



Outlook

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**FW: Titanium Condos on Woodland**

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**Sent:** Monday, March 10, 2025 11:47 AM**To:** planning <planning@DuluthMN.gov>**Subject:** Titanium Condos on Woodland

Duluth Planning & Development Department:

My husband and I live on Wadena St, so those condo buildings will literally be in our backyard. And no we aren't very happy about it. The woods have been behind our house since it was built by my parents in 1968 (57 years or longer).

- There is much wildlife in those woods - just 5-6 deer often, occasionally bear & cubs, owls, lots of squirrels, skunks, many types of birds.
- All of the neighborhood children have been exploring those woods for the past 50+ years. This summer and fall, I brought our 6 grandchildren into those woods to explore. So they are the 3rd generation to be in those woods.
- Access into and out of those condos will be very dangerous on the Woodland curve. And especially when people are going to and from work. There has been a bad accident at that curve in the past.
- The high number of people and pets that will inhabit those buildings also is concerning for that small area.
- The pedestrian access to Allendale Ave is also disturbing because we are one house away from that access. The architect said they probably won't build a road, but not sure if we can believe that. We have so much traffic in the winter already when hockey is going on.
- At first, they didn't give the numbers as to how much the condos will cost. But I'm sure that they aren't going to be for low or middle income families. Now we've seen the cost of the condos and they are very high priced, therefore not very affordable for many people.
- There was concern that the meeting was at noon on a Monday, therefore, the working people weren't able to attend. And it wasn't that well attended (maybe 20-30).
- The architect barely answered questions because they aren't very far into the process.
- It's zoned as residential, but it seems that it would be very crowded with 2 big buildings and driveways.
- There are walking pathways behind us that are used frequently to reach Hartley Nature Center and the hockey/baseball/tennis courts. Those paths probably wouldn't be accessible.

Sincerely,  
Ann Marie & Mike Edwards

[REDACTED]  
[REDACTED]

- Outlook

**FW: New Condos in Woodland**

**Sent:** Wednesday, March 5, 2025 9:07 PM

**To:** planning <planning@DuluthMN.gov>

**Subject:** New Condos in Woodland

Hello,

I'm reaching out regarding the proposed new condos Titanium Partners want to build on a vacant lot in Woodland. I am directly impacted by this as I live a few blocks away. I have also sent this to my city representative, Wendy Durrwachter. I have several concerns about this proposal:

- 1) The amount of new people being centralized into one area that doesn't have the city infrastructure to accommodate so many more people,
- 2) The city's zoning changes for Woodland and what that would mean for future development,
- 3) The effect it will have on our property taxes,
- 4) Safety for that stretch of Woodland Avenue to accommodate so many more drivers and people,
- 5) Cutting down the forested area (one of the many reasons I purchased a home in this location was because of the surrounding green space),
- 6) Considering it's right across the street from Hartley, what is the environmental impact - there are so many animals that live in those woods they would like to remove, and industrial run-off from the construction, plus the additional waste from 120+ people living in this small area,
- 6a) the river that runs through Hartley is also a huge concern because it connects to so many other areas of Duluth,
- 7) Creating a new road to connect the property to Wadena/Allendale - that turn is already crazy and there is already so much traffic because of the community center, I can't imagine how adding 120+ people to this corner will affect it. Plus! All the additional parking area this location is going to need.

A personal opinion of mine is that Duluth doesn't need more condos, we need more single and duplex family homes. There's condos popping up all over the place, we need affordable family housing. I could understand partitioning this lot into single or duplex family homes while keeping the forested area around it. Will these buildings all have shops built in like all the other apartment complexes being built that will bring additional traffic to this area? If this is approved, and the city changes the zoning type, what additional changes are we going to see? I am very, very concerned by this proposal and do not think this is in the best interest of the Woodland neighborhood. There should be more focus on redeveloping the downtown's empty buildings into mixed-use luxury condos, apartments, and retail spaces rather than negatively affect the Woodland neighborhood. Happy to discuss further!

Thank you,

Rebecca Farmer

Woodland Resident, Isanti Street



Outlook

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**FW: Woodland Avenue Condos**

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Sent: Tuesday, March 18, 2025 11:38 AM  
To: planning <planning@DuluthMN.gov>  
Cc: Council <Council@duluthmn.gov>  
Subject: Woodland Avenue Condos

Good morning, Commissioners.

Firstly, I want to thank you for your service and commitment to Duluth, to ensure new development is done responsibly and respecting what's in the best interests of our loved city.

A little background. I grew up at 34 Minneapolis Avenue from 1976 to 1989 +/-, aged 11-23. My brother, Tony & I, had the paper routes (when kids could still do that) for four years along the neighborhoods from Minneapolis & St. Paul avenues all the way up to the Woodland Community Club. We, along with our childhood friends, diddled in and around "woods" all over the place in the area. To say I know that area like the back of my hand would be accurate.

With this e-mail, and subject to your due diligence, I am strongly in favor of allowing this contemplated project to proceed. It is not going to infringe on the 640 acre Hartley Nature Center (it can't), and I believe the traffic impacts would be negligible as any residents of the condominiums are not going to access/egress at the same time. I've lived in the 1st District my entire life. Between my and my parents' history, very frequent travels up Woodland Avenue, etc, this development makes sense. If neighbors want to use trails, or enjoy nature, cross country ski, etc., these amenities are literally across the street.

We have a housing shortfall in our city, across all price points. Any new residents who opt to purchase one of these units could free up traditional, neighborhood, single-family homes that are desperately in demand right now.

Duluth, St. Louis County, and ISD 709 would also benefit from an expanded tax base. Based on my reading, it does not appear that there is any public subsidy being contemplated for this project. It appears to be a win/win. I'd encourage you to please consider advancing this project. Lastly, I'd like to state that I have no economic interest in this project, personally or professionally, other than being a life-long Duluthian.

Thank you for the time in reading this. Have a great day and Spring!  
Todd Fedora





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**FW: Concerned**

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**Sent:** Tuesday, March 11, 2025 9:27 PM  
**To:** planning <planning@DuluthMN.gov>  
**Subject:** Concerned

I am writing to state my concern about the building development proposed on Woodland Ave. across from Hartley Nature Center. This is an area of wood/ undeveloped land that needs to remain that way. Period!!! There is no need to give reasons for this. You are very aware of how citizens in the lower and upper Woodland area feel about this development. They do NOT want trees cut, land taken from wild life, more traffic etc etc. in their special neighborhood area. PLEASE put a stop to this development.

Thank you.  
Carol Gallinger



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**FW: Titanium partners rezoning**

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**Sent:** Monday, March 3, 2025 9:40 AM

**To:** planning <planning@DuluthMN.gov>; Wendy Durrwachter <wdurrwachter@DuluthMN.gov>

**Subject:** Titanium partners rezoning

Hello,

Please do **not** approve the rezoning of property in Woodland for the 60-unit plan proposed by Titanium partners.

I have some questions that I would like answers to and one that is strictly rhetorical:

1. Where can I access a copy of the actual application request that will be reviewed by the planning commission? I was unable to locate any reference to this request on the website where other planning commission documents are available (here: <https://duluthmn.gov/boards-commissions/planning-commission/>).

2. This is a request to rezone property: is this technically considered a variance, by definition? Or is rezoning subject to different process/criteria than a variance? How does rezoning compare with special use permits. Please clarify the process and what criteria would be weighed by the planning commission when making decisions on rezoning. Perhaps most importantly, what bars would have to be met to (a) grant or (b) reject the rezoning request?

3. Strictly rhetorical: why have zoning requirements if they can just be changed? The stated zoning goals for R1 include language like:

*"...to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots. This district is intended to be used primarily in established neighborhoods. Many of the dimensional standards in this district require development and redevelopment to be consistent with development patterns, building scale, and building location of nearby areas."*

When the analysis was conducted to create the current zoning overlay, 'we' recognized the congruence of these parcels with the surrounding neighborhood, so what would have changed since then? Why would we have, back then, decided it was important to maintain the character of the neighborhood, but now suddenly abandon that value?

Thank you for whatever answers you can provide.

Matt Goodman

321 Minneapolis Ave

Duluth



## Outlook

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**FW: Writing in support for Woodland Avenue housing development**

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**Sent:** Thursday, March 6, 2025 10:43 AM

**To:** planning <planning@DuluthMN.gov>

**Subject:** Writing in support for Woodland Avenue housing development

Dear Duluth Planning Commission,

As an individual who was born and raised in Duluth and moved back to this area again as an adult, I would like to write my support for the proposed housing development on Woodland Avenue. I grew up on Superior Street in Lakeside. And I firmly believe that anyone who lives within 2 blocks of a major roadway needs to be prepared for high housing density in their areas. There are limited areas in Duluth where larger housing developments could be built to alleviate our long-time housing shortage. And Woodland Avenue is a perfect location for a large development. There are no major roadways in the neighborhood uphill from the development that would tempt the additional traffic uphill, with Woodland Avenue so accessible from the proposed location. It would still leave significant green space between the development and existing homes.

While everyone wants to see affordable housing built, until more expensive housing demand is met, no developer will choose to build less expensive units. The only way housing prices will come down is if we can build thousands more units of housing at any level, which will eventually result in prices being pushed down throughout the market. The City of Duluth needs to support any and every additional unit of housing we can, if we wish for housing prices to become affordable again. And we need to understand that **every** location where someone would build will be unpopular to nearby residents if it is anywhere near an existing residential neighborhood.... Which is essentially most of Duluth.

In the early 2000's, Duluth's development plan indicated that the only way Duluth will be able to "expand" is upwards. We are bounded by several other townships and legal jurisdictions, and increasing housing density is the only way we can provide more units. This would expand Duluth's tax base, provide additional units of housing that would be attractive to elderly people and people who don't want to pay for yard maintenance and would open up houses for families to purchase. Please support this development.

Sincerely,  
Erica Henkel.



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**FW: Planned Woodland Avenue condos**

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**Sent:** Tuesday, March 11, 2025 1:30 PM

**To:** planning <planning@DuluthMN.gov>

**Subject:** Planned Woodland Avenue condos

Hello,

My husband and I live on east Wabasha Street in Woodland. Our neighborhood has just gone through several years of road construction. It was difficult having all the extra noise and dirt and detours, But we now have an improved sewage system, and much safer travel on Woodland Avenue. The section of Woodland Avenue from Oxford Street intersection to the Calvary Road intersection is so much safer. We no longer have people racing on the outside lanes to get ahead.. Allendale and Wadena Streets Also have plenty of traffic already, particularly when there are events at the Woodland community club. My husband and I are both very opposed to this plan.

Thank you for your time,  
Sue and John High



Outlook

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**Sent:** Sunday, March 16, 2025 9:26 AM

**To:** planning <planning@DuluthMN.gov>

**Subject:** Fwd: UDC Map Amendment/Rezoning on Woodland Avenue

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Hi Jason and Wendy;

We've received the letter from the city of Duluth regarding the rezoning as we are within 350 feet of the site. We've also received some unsolicited flyers at our house from concerned community members and so I wanted to voice our opinion on this matter, for what it's worth.

We are in favor of this rezoning and, in fact, hope to see more in the future. I believe this zoning project is necessary given the lack of housing (and lack of housing variety) in Duluth. I think the vision of housing older community members (and others) in these new townhouses makes sense and that the houses vacated by said older community members will open up houses for new families. We moved here 10 years ago and it was fiercely combative to find a house and this has only gotten worse. Furthermore, this project is consistent with the vision and platform of the new mayor to build new housing, improve the housing shortage, and grow the population and tax base; as the new mayor won by a considerable margin, I think it's safe to assume this this platform is supported by many others in our community.

Our hopeful vision of the Woodland neighborhood is that it becomes more vibrant with a variety of housing options, a diverse community, and more walkable neighborhoods. The new bike lanes on woodland are awesome and there are a lot of sidewalks in our neighborhood, which is great; but being able to walk or ride bikes on this infrastructure to more restaurants, shops, taprooms, etc would be amazing. Thus, we are open to any new re-zoning that would support this vision of the Woodland Community. Thanks for listening and thank you for the work you do for our city;

Tim Kufahl  
10 Minneapolis Avenue



Outlook

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**FW: Woodland apartments**

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**Sent:** Tuesday, March 18, 2025 3:29 PM**To:** planning <planning@DuluthMN.gov>**Subject:** Woodland apartments

Hello! I live on Snively Rd and I want to voice my support for the planned apartments at 2732 Woodland Ave. I am concerned about the affordability of luxury apartments for most Duluth residents and also hoping the city could do more to promote better bus accessibility in this area. However I think high density housing in this area could be a great idea. I just wanted to let you know my support lest your inbox is flooded with NIMBYs right now.

Thanks!

Sophia LaGregg 55803



Outlook

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**FW: Hartley Condos**

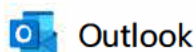
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Sent: Saturday, March 8, 2025 8:20 AM  
To: planning <planning@DuluthMN.gov>  
Subject: Hartley Condos

To whom it may concern;

I have lived in Duluth all my life with the last 24 years in or around the Woodland area. Why anyone would think that this area in question would benefit from turning into multiple family dwellings is beyond me. The area is pristine and already the city changed it to a one lane road both directions to cut traffic and install a bike lane. The congestion alone that this will bring to the area is mind boggling. This was a beautiful field where cows and animals once roamed. Please leave the area the way it is and do not allow a zoning permit to change the lay out and bring more traffic than there already is to our community.

Sincerely,  
Laura Lokken



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**FW: Potential housing development in the Woodland neighborhood**

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**Sent:** Sunday, March 2, 2025 3:05 PM

**To:** planning <planning@DuluthMN.gov>

**Subject:** Potential housing development in the Woodland neighborhood

Members of the Duluth Planning Commission,

I understand there is to be a meeting on March 11 regarding zoning changes for the proposed multi-family building project in the Woodland neighborhood. I am unable to attend the meeting so I would like to share with you an email I sent to Councilor Durrwachter.

I have attached the plat drawing showing the promised trail access improvements.

Thank you.

Councilor Durrwachter:

I have been reading about the proposed housing development in the Woodland neighborhood and concerns about how the development would adversely affect the neighborhood and nearby Hartley Park. As a resident of the Woodland neighborhood for nearly 40 years, I would like to offer some of my thoughts and concerns regarding the development.

During our time here in Woodland we have seen considerable development on the north side of the park which greatly reduced our access to Hartley Park. It was one of the reasons I attended the Duluth Planning Commission hearings that included variances for the Hartley Hills addition a few years ago. During the hearing I raised concerns about fewer trail access points with every new housing development that was adjacent to Hartley Park. The Hartley Hills developer promised they would provide access to existing trails via an improved 4-foot-wide gravel path from the east side of the development. Unfortunately, the developer never fulfilled his promise, leaving a narrow unimproved path out of the east side. My subsequent complaints to the city via our city councilor were to no avail. That has left me very skeptical of developers who make promises to nearby residents, only to ignore them in the end. I can see how some people might be wary of new developments in their neighborhood.

This might make me appear as someone who would be against development in Woodland. On the contrary, I feel responsible development is what is needed here. A number of years ago an attempt was made to re-develop the



shopping area along Woodland Ave near Calvary Rd. This development never got off the ground, while that shopping area, with the exception of the Miners grocery store has become outdated and run-down, in my opinion. There is a vacant gas station next to a car repair business that parks cars right up to the sidewalk. Some of these cars have been there for years. Other than Woodland Marketplace and the attached liquor store there are no businesses with discernable improvements in the past 25 years. With the adjacent rusting water tower, I sadly refer to it as Woodland blight. I look at the Kenwood shopping area and wish Woodland could be half as nice.

So, in spite of unfulfilled promises by developers, I welcome new residents to Woodland. New residents might help bring some new ideas for improvements to the blight as I pointed out. Now, I understand there are those against the proposed development because of tree removals and its proximity to Hartley Park. Hartley Park is our gem and it needs to be protected. Personally, I don't see the development, which is on private property, as a threat. I suppose there might be some who feel the sight of new housing might negatively affect the views from Hartley Park. Years ago, I used to be able to hike to the top of Knob Hill in Hartley Park and not notice the nearby neighborhoods. The development that has taken place along Marshall St, Hastings Drive, and Hartley Hills has forever changed that. So, any new housing on the northeast side of Hartley Park is not going to undo that. If the new developer can keep enough of the large pines intact along the east side of Woodland Ave, the visual impact should not be as bad.

I would like close with some additional thoughts. There should be no taxpayer dollars used to subsidize any part of the new development. Woodland Ave was just repaved this past year and this road should not be botched up by the developer when connecting to city utilities. The street entrances need to ensure safety for cars, cyclists, and pedestrians. Lastly, unlike the developer for Hartley Hills, if the new developer makes promises, there needs to be a method for holding them to their promises.

If you have any questions, feel free to contact me. I understand you are fairly new to the area and may not have a lot of familiarity with this neighborhood, so I would be happy to share more about Woodland.

With respect,

Paul Makowski

445 W. Winona St.



Outlook

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Sent: Wednesday, March 5, 2025 12:53 PM  
To: planning <planning@DuluthMN.gov>  
Subject: Titanium - Woodland Project - Detrimental

Good afternoon and thank you for all you do.

I wanted to express my dismay in the titanium with project. I feel like this would be detrimental to the environment and neighborhood of Woodland.

Please accept my understanding that this would increase traffic and danger to the area and animals of the area I would like to say no to the condos.

Please reconsider the luxury condo buildings in the heart of Woodland.

Sincerely,  
Linda Nervick  
Duluth resident  




Outlook

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**FW: Not In Support of new Woodland Condos**

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**Sent:** Wednesday, March 5, 2025 3:53 PM**To:** planning <planning@DuluthMN.gov>**Subject:** Not In Support of new Woodland Condos

I've been a resident of the Woodland neighborhood, right by the Fryberger Arena and Woodland Y, since 2010. One of the joys and benefits of choosing this area to raise our family is the quiet, residential neighborhood.

I am deeply concerned about the new plan to place a concentration of 60 luxury condos on the vacant property opposite Hartley Nature Preserve. I am concerned on many levels.

First, can our infrastructure even handle it? Something as basic as sewage and water systems? My understanding is that a single-family home was once on that location, which tells me that it likely does not have the capacity needed to service 60 condo units.

Woodland Avenue was just completely torn up and redone, reducing it to a 2-lane road. As a resident, the reduction in lanes has caused backups at the intersection of Woodland and Oxford during the busier traffic hours. However, this has also created a scenario where traffic is more evenly dispersed. Great for driving, perhaps, but horrible for anyone who wants to make a left or right turn ONTO Woodland from any of the neighborhood streets that connect to it (e.g., St. Paul, Minneapolis, Anoka, etc.). The residents of Woodland perhaps should have been more vocal in opposing this redesign, as it has made it substantially more difficult to get out of our neighborhoods.

The location of this new development places it directly on a curve where people already drive too fast, and the road reconfiguration hasn't really reduced that in my personal experience. Now, instead of people flying past you in the left lane, they tailgate you. Creating a blind intersection on a 2-lane road

where people still speed sounds like a recipe for constant traffic accidents....it's far worse than Hartley's entrance. While we can probably handle another 120 cars coming and going throughout the day, the system isn't set up for it. So what's the solution? Add a traffic light on a sloping blind curve? Can't wait to see how many rear-end accidents that creates.

And if you don't put the driveway there, where the current one exists, you're going to instead probably cut through to Allendale, which WILL up-end our nice, quiet neighborhood, where right now kids are relatively safe from traffic. It will be a disaster come hockey season, where our streets are already

overrun with cars making navigation difficult. We tolerate it, but it's a problem. Adding 60 condos will make problems worse.

I don't know that our park facilities, as they currently stand, can handle another 60 housing units piled on board. The playground is small. The buildings not necessarily well maintained. All of that would require upgrading.

What I don't know is how this new development will affect our skyline. I absolutely do not want to walk out of my front door to be staring at the upper ends of two giant condos. There is a reason that property is NOT zoned for condos!

What I cannot predict is how this will affect our property values. We are already overtaxed, having watched our taxes more than double since we purchased. We are able to afford it, but only to a point.

Our schools are also already stressed. I don't know that 60 luxury condos will bring many families to the neighborhood, but this is something that must be considered. The district seems underfunded and mismanaged....this will create more stress on an already overburdened system.

And finally, I am deeply concerned about the impact that a massive parking lot and condo development will have on Hartley Nature Preserve and Tischer Creek. The City is already responsible for a massive fishkill on a gem of a Trout Stream just this past summer, and I've seen no plans on how that will be restored. But now you know want to build a massive condo development directly on the watershed? Imagine the runoff from all that parking, and the pollution from the construction. Destroying a trout stream to build a bunch of condos is ABSOLUTELY WRONG.

I don't mean to come across as a luddite or an old curmudgeon who is simply opposed to change, but I don't see this as bringing anything positive to our neighborhood. I am against the proposed rezoning of the property, and against the proposal at this time. Titanium Partner's publicly stated goals are nice in theory, but as we've seen in many recent examples, developers in Duluth don't really seem to be playing nice. Look at what happened at Arrowhead and Kenwood. Look at the traffic debacle that is Blue Stone's entrance, where I was recently reended because no one ever thought a shopping mall and massive condos needed a left turn lane (and I was like the third accident I saw there in a 2 week time period).

I'm not seeing any community and environmental value here, only headaches and problems. I invite the city and Titanium Partners to convince me otherwise.

With respect,

Matt Pedersen  
Duluth, MN



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**FW: Not In Support of new Woodland Condos**

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**Sent:** Friday, March 7, 2025 2:35 PM

**To:** planning <planning@DuluthMN.gov>

**Subject:** Re: Not In Support of new Woodland Condos

Good afternoon,

After giving this matter further consideration, I would like to submit additional commentary.

I would like to add that the parcel is already zoned R1, which allows for single-family, duplex, and townhomes. There's a reason this was zoned R1. R1 uses fit better within the community, and alleviate a lot of the problems I foresee when trying to cram in 60 units. Retaining the R1 zoning also honors the implicit promise that was made to every homeowner whose property borders that parcel. Buying one of those homes, with that vacant lot behind them, those owners go into it knowing that homes can be built there, not condos. A proposed rezone of that property amounts to a bad-faith agreement with the existing property owners.

With respect, consider Amity Bluffs (see attached site plan from [Realtor.com](#)), which is also currently under development just a bit further north on Woodland Ave.

I know Titanium Partners claims that doing single family homes requires clearing all the trees on the entirety of the parcel, but I think that is patently untrue and is being used as a manner to drive the property owners to allow the desired condo plan to move forward; it's a bit of extortion/scare tactic. If you look at the properties that abut the parcel in question, some have ample forest on their own property, plus there appears to be a platted road which obviously cannot be cleared (except to have proper road).

In reality, the simple truth is that the desire to build 60 luxury condo units is simply one of maximizing profit. I can't fault a business for wanting to do that, but that doesn't mean we should just LET THEM do it. Just do the math. Let's say, hypothetically, you carve up that parcel in a similar fashion to Amity Bluffs. Even if property buyers were required to contract with the developer to build the homes, let's just say 14 homes with an average price point of 800,000 ... that's 11.2 million in gross revenues. Compare that to the idea of selling 0 condos at a cost of 400-650K. The revenue range goes from 24 million to 39 million. It's very clear that this proposal to build condos is 100% about revenue potential.

At the moment, I'm very sad that my wife and I did not move forward with our idea to try to put a nature-based private elementary school at that location. Such a project would have also required rezoning and community buy in, but it would have been much more beneficial to the entire community. Finding ways for this parcel to benefit the community, and minimize the impact to neighbors, is very important. Condos just don't seem to be the answer.

The bottom line, for me, is that condos and high density housing are inappropriate for this location, and the city already knew that when they zoned it R1.

Best Regards,  
Matt Pedersen  
Duluth, MN



Outlook

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**FW: Message from PEIPPO K M**

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**Sent:** Wednesday, March 5, 2025 4:16 PM**To:** planning <planning@DuluthMN.gov>**Subject:** Re: Message from PEIPPO K M

Hi, Sam, thank you for getting back to me about the rezoning by Hartley. I do have concerns.

We continue to have need for affordable housing while public land in Hartley is being eaten away for high income housing. Promises made to minimize tree loss in new housing can't be counted on once the deal is struck. Access to Hartley by those of us without cars has been reduced by eliminating trailheads through the new high end developments. My landlord said he expected property taxes to go up in our neighborhood due to the new development, which could lead me to being priced out of the place I have called home for the past 17 years.

Thank you for considering my perspective. Kathleen





Outlook

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**FW: 2732 Woodland Ave Condos**

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**Sent:** Tuesday, March 18, 2025 6:21 AM  
**To:** planning <planning@DuluthMN.gov>  
**Subject:** 2732 Woodland Ave Condos

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Good morning,

I am writing to communicate my support for the construction of Condos at 2732 Woodland Ave. Additional people in the area has the to potential benefit the upper woodland business like Woodland Marketplace and Ace Hardware. The flow of traffic on Woodland Ave is excellent and bike lanes have significantly improved safety. Most importantly, the added housing is across the street from Hartley Park and does not degrade the user experience in the park.

The plan to preserve trails, minimize removal of trees, and safe access to woodland avenue (turn lanes) are important.

Mike Reuter  
403 W Anoka St  
Duluth, MN 55803  
[REDACTED]



Outlook

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**FW: Plan to build two condo buildings across from the Hartley Nature Center.**

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-----Original Message-----

From: Kathy Schaub [REDACTED]

Sent: Sunday, March 16, 2025 4:58 PM

To: planning <planning@DuluthMN.gov>

Subject: Plan to build two condo buildings across from the Hartley Nature Center.

Sent from my iPad We have a problem with traffic now. We certainly do not need condo buildings to add to this. My vote is a definite no!



Outlook

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**FW: Regarding Proposed Luxury Condo Development in Woodland**

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**Sent:** Thursday, March 13, 2025 10:58 AM

**To:** Wendy Durrwachter <wdurrwachter@DuluthMN.gov>; planning <planning@DuluthMN.gov>

**Subject:** Regarding Proposed Luxury Condo Development in Woodland

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**Dear Wendy Durrwachter and Duluth City Council Members,**

**I am writing to express my concerns regarding the proposed luxury condo development in Woodland by Titanium Partners.**

**To be clear, I am firmly opposed to any development on this property. However, I recognize the need for dialogue and am open to a “Plan B” option should rezoning to R2 move forward. This alternative would involve a scaled-back version of Titanium’s proposal — limiting the development to a single building containing 15 units, rather than two buildings with 30 units each.**

**This compromise would still provide some housing options in the area without the larger environmental and infrastructural impact of the current plan. Ideally, this reduced scope would also eliminate the need for a stoplight or roundabout on Woodland Avenue. If traffic control measures become necessary, I believe the project should be scaled back even further.**

**Thank you for your time and consideration. I appreciate your efforts to balance development with community interests.**

**Respectfully,  
Jerry Solon**





Outlook

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**FW: Woodland Ave**

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**Sent:** Thursday, March 13, 2025 8:41 PM**To:** planning <planning@DuluthMN.gov>**Subject:** Woodland Ave

Greetings.

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First and foremost, thanks for your efforts in what I imagine is a thankless task.

Then, full disclosure, I live just outside city limits in Lakewood though i trespass on the Woodland corridor nearly daily.

That said, to whatever extent my voice can count on this project, I am fully and enthusiastically in favor. In a nutshell, an opportunity to bring a little moderate density with vastly less green space destruction than a string of single family lots. A location and development that I'd be sorely tempted to buy into myself.

Cheers.

--dbu

Dave Updegraff [REDACTED]



Outlook

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**FW: 2732 Woodland Ave**

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**Sent:** Tuesday, March 18, 2025 9:21 PM  
**To:** planning <planning@DuluthMN.gov>  
**Subject:** 2732 Woodland Ave

Hello,

I'm writing in regard to the 2 condo buildings that are looking to be zoned for the 2732 Woodland Ave property. What studies have they done about its effect on Tischer Creek by building such large complexes on that land? Especially the increased paved space being that it is down hill from the storm water holding ponds, is there concern of extra water runoff instead of the water absorbing into the ground like it currently is? What is the expected height of the buildings? Being that it's so close to Hartley Park - what efforts will be made to reduce light pollution? I'm worried about the added large parking lot lamp posts and light causing issues for the wildlife that live near by. What mixture of affordability will the condos be? What is the plan for the increased traffic in that area?

Thank you for your time,  
Ariel