



## Staff Report for PLPR-2602-0001

### Application Information:

**Application Type:** MU-I Planning Review

**Location of Subject:** 2029 Trinity Rd

**Legal Description:** 010-2890-00170

**Applicant:** LSC Flats

**Applicant Contact:** n/a

**Agent:** Titanium Partners

**Agent Contact:** Daniel Fanning

**Staff Contact:** Reina Owecke, [rowecke@duluthmn.gov](mailto:rowecke@duluthmn.gov)

### Deadline for Action:

**Application Date:** March 9, 2026

**Date Extension Letter Mailed:** April 17, 2026

**60 Days:** May 8, 2026

**120 Days:** July 7, 2026

**Site Visit Date:** April 29, 2026

**Sign Notice Date:** April 28, 2026

**Neighbor Letter Date:** April 22, 2026

**Number of Letters Sent:** 5 Letters

### Proposal:

The applicant is proposing a 5-story multi-family residential building in the MU-I district.

### Recommended Action:

Staff recommends that the Planning Commission approve the planning review with conditions.

### Zoning and Land Use:

	Current Zoning	Existing Land Use	Future Land Use Map Designation
<b>Subject</b>	MU-I	Institutional	Institutional
<b>North</b>	MU-I	Institutional	Institutional
<b>South</b>	R-1	Undeveloped	Open Space
<b>East</b>	MU-I	Undeveloped	Institutional
<b>West</b>	MU-I	Undeveloped	Institutional, Open Space

### Summary of Code Requirements:

**Section 50-15.4.D MU-I District** – Planning review pursuant to Section 50-37.11 by the Planning Commission is required for all development and redevelopment, unless a district plan is approved. Development may not proceed until the Planning Commission has approved the project through planning review or the district plan option.

**Section 50-18.1 Shoreland, Flood Plains, Wetlands.**

**Section 50-23 Connectivity and Circulation** – General circulation requirements for new development.

**Section 50-24 Parking and Loading** – Addresses required parking spaces, loading docks, and snow storage.

**Section 50-25 Landscaping and Tree Preservation** – Landscaping requirements and tree preservation.

**Section 50-26 Screening, Walls, and Fences** – Screening of equipment, loading areas, etc., plus fences & retaining walls.

**Section 50-29 Sustainability Standards** – Sustainability point system for new development.

**Section 50-30 Design Standards** – Building standards for multi-family, commercial, institutional, and industrial buildings.

**Section 50-31 Exterior Lighting** – Directs the minimum and maximum illumination values and lighting fixtures.

**Section 50-37.11 Planning Review** – Planning Commission shall approve the planning review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

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

Principle #8 – Encourage Mix of Activities, Uses, and Densities – This project will provide opportunities for a diversity of activity with the integration of multi-family housing.

Principle #11 – Consider Education Systems in Land Use Actions – This project supports and provides housing for students attending a local college.

### Future Land Use:

- Institutional – Applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district.

**History:** The existing parcel has never been developed upon and has remained vacant. An unmaintained parking lot currently exists on the parcel.

## Review and Discussion Items:

### Staff finds:

1. The applicant is proposing a 5-story multi-family residential building in the MU-I district which will provide housing for Duluth residents and students at Lake Superior College. The ground level will be a concrete base and hold a parking garage, where the upper 4-stories will be wood framed. The building will have 148 units, with three of those being accessible units.
2. This planning review applies to the newly created Lot 2 of the final plat per PLSUB-2603-0002.
3. Section 50-18.1.B (Wetlands, Shorelands, Floodplains) – No impacts to wetlands, floodplains, or shorelands are anticipated. Miller Creek runs along the southern portion of the property and has a 300 ft Shoreland Management Zone on either side. Disturbance and parking lot development will encroach slightly into the shoreland so the project will require shoreland and erosion control permits at the time of building permit submittal.
4. Section 50-23 (Connectivity and Circulation) – There is a new curb-cut and private drive proposed along with 5 ft wide sidewalks that both lead from Lake Superior College Drive to the building's main entry and parking lot. Additionally, a new sidewalk section will be provided at the northeast corner of the property which will make a connection via a new crosswalk to the Lake Superior College campus. 50 ft of sidewalk will be added to both sides of Lake Superior College Dr for future bus stop landings.
5. Section 50-24 (Parking and Loading) – This project will provide a combination of surface lot and interior garage parking spaces. There are 55 parking spaces within the garage, and 81 outdoor parking spaces proposed. Additionally, 8 EV ready spaces will be available on the surface lot. All parking spaces will be 9 ft wide and over 18 ft long. There will be two bicycle storage rooms in the parking garage with a storage capacity of 15 bicycles per room. One 20 ft wide loading zone is proposed within the parking lot.
6. Section 50-25 (Landscaping and Tree Preservation) – The applicant has submitted a landscape plan along with a tree replacement plan. It is not anticipated that there will be extensive disturbance of the existing natural resources. The entirety of the building will be situated on the previously developed land (existing parking lot). Tree replacements are not required at this time as only three trees of interest and eight special trees are proposed to be removed at this time. The submitted tree replacement plan will be updated to reflect any changes. The submitted landscaping plan meets the standards in this Section. Proposed parking lot tree canopy coverage, internal parking lot islands, and street frontage landscaping all meet or exceed the requirements.

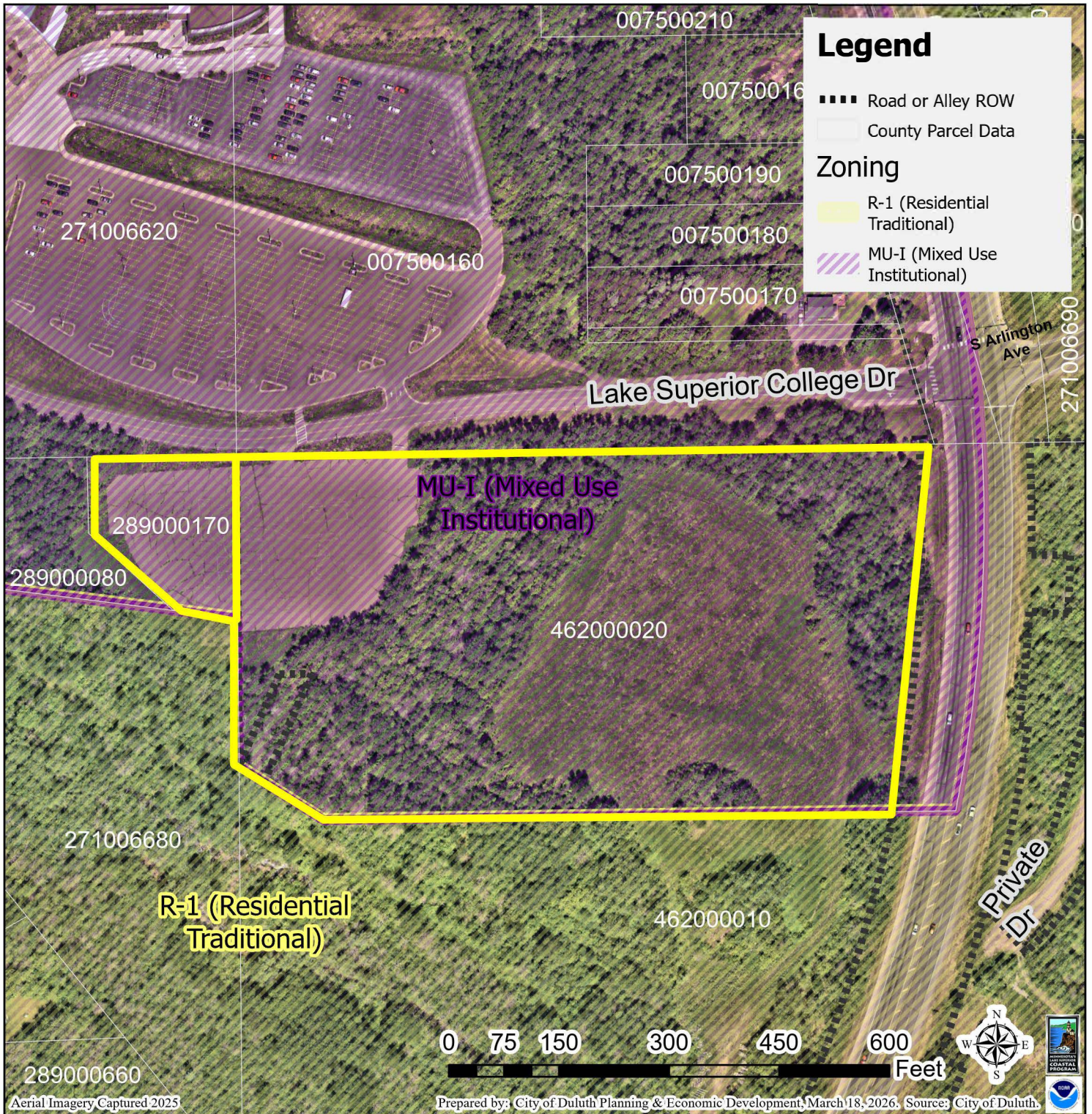
7. Section 50-26 (Screening, Walls and Fences) – Rooftop mechanical units will be installed, and compliant screening details for these units will be submitted to the Land Use Supervisor prior to building permit approval. Gas meter banks, transformers and generators will be concealed from view with vegetative screening. No walls or fences are proposed for this project. The loading zone is properly screened as it is located behind the building, and out of sight from the right-of-way. Dumpster storage will be within the parking garage.
8. Section 50-29 (Sustainability Standards) – This project is required to meet 4 sustainability points. This project satisfies this requirement by developing on previously used land that is not contaminated (.75 pts), meeting ASHRAE standard 189.1 for lighting (.75 pts), meeting ASHRAE standard 189.1 for HVAC equipment (.75 pts), meeting ASHRAE standard 189.1 for site water use reduction (.75 pts), and providing a minimum of 20% of residential dwelling units that are oriented within 20% of east-west maximum passive solar exposure (1 pt).
9. Section 50-30 (Building Design Standards) – The proposed building will meet the standards in this Section. The development will adhere to all accessibility standards by providing proper circulation and sidewalk widths. Façade lengths will not exceed 200' without projections or recesses. Rooflines extending over 100' will have elevation changes. The building is designed to be viewed from all sides and will provide visual interest at the pedestrian scale. The parking structure will be internal, and the parking lot will not be visible from Lake Superior College Dr. Additionally, three design features were chosen to provide visual relief along all facades: (1) recesses/shadow lines, (2) covered porches (balconies), and (3) eaves at least 12" beyond building wall (frame elements).
10. Section 50-31 (Exterior Lighting) – Exterior lights will be installed on the outside of the structure, and within the parking lot. The applicant provided a photometric plan and light fixture designs and specifications. The proposed lighting meets the standards in this Section by limiting the lighting to be fully downcast, cutoff fixtures.
11. One comment was received from the Duluth Transportation Authority, in support of the proposal. A request was made that 50 ft of sidewalk be included on both sides of Lake Superior College Dr to be used as bus stop landings. The DTA would then add shelter pad(s). A bus route serves this location and connects patrons to the mall, Lincoln Park and Downtown. The landings will allow residents access to and encourage the use of public transportation. This has since been incorporated in the plans.
12. Per UDC Section 50-37.1.N, an approved Planning Review will lapse if the project or activity authorized by the permit has not begun within one year, which may be extended for one additional year upon a showing of delay beyond the applicant's control, at the discretion of the Land Use Supervisor.

## Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the Planning Review with the following conditions:

1. Applicant shall construct and maintain the project as identified in the attached exhibits.
2. Compliant screening details for rooftop mechanical units will be submitted and approved by the Land Use Supervisor prior to building permit approval.
3. Planning review approval shall be conditional upon approval of the final plat per PLSUB-2603-0002 and shall not be effective until the final plat has been recorded.
4. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission action; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.


Staff Report Map for 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.

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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# The Legacy Planning Submittal

Revised & Issued to City of Duluth  
04-30-26

**UJpa**

# Project Team

Developer: Titanium Partners | T2 Inc.

Design Architect: TJPA

Architect of Record: DSGW

Civil Engineer: NCE

Landscape: SAS

# Submittal Index

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

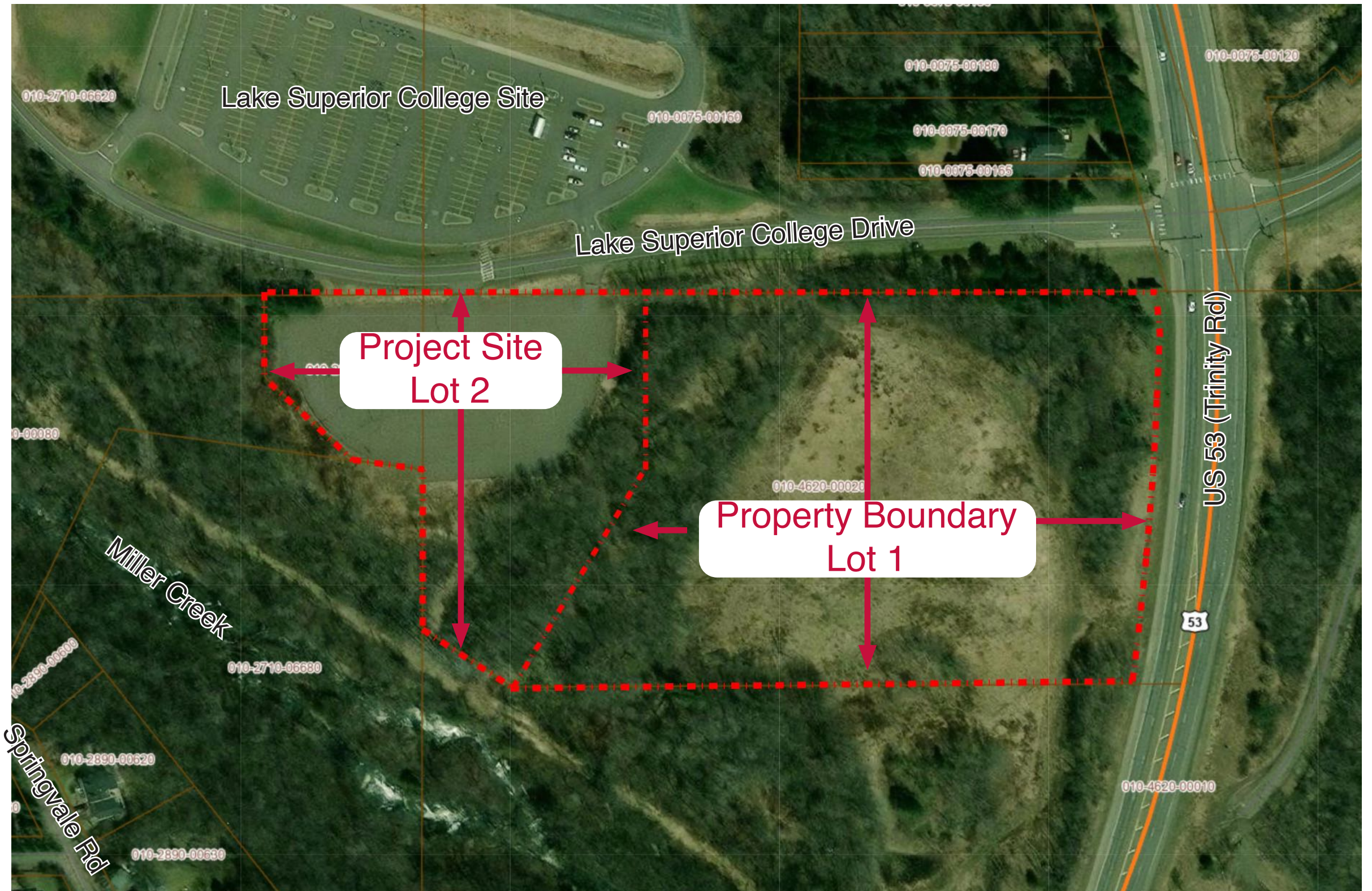
## Site Location & Context

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-I 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-I district dimensional standards. Variance request will be submitted separate from this planning submittal.





Looking West on Lake Superior College Drive



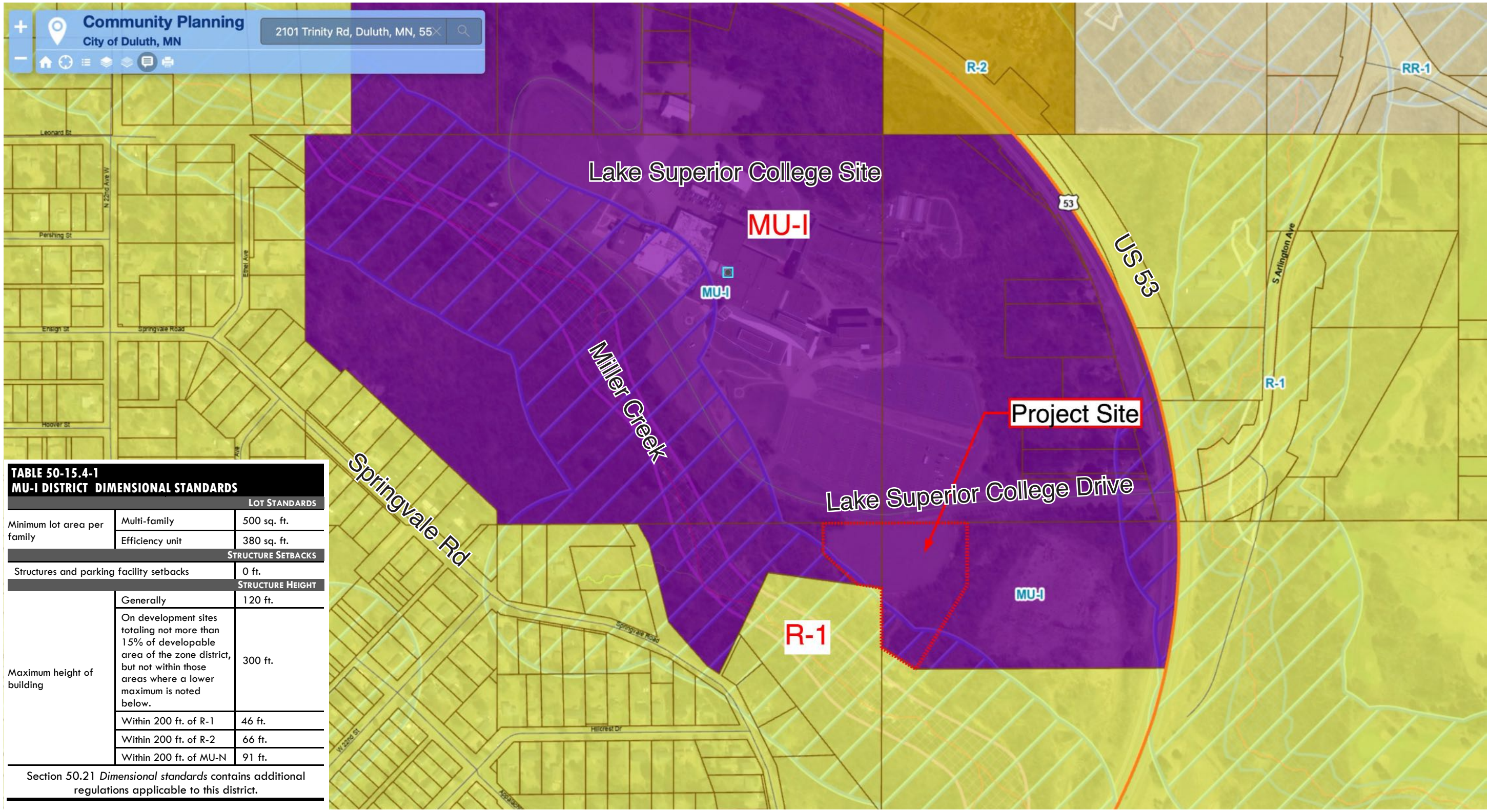
Looking East on Lake Superior College Drive



South View East End Project Site



South View West End Project Site



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

LOT STANDARDS		
Minimum lot area per family	Multi-family	500 sq. ft.
	Efficiency unit	380 sq. ft.
STRUCTURE SETBACKS		
Structures and parking facility setbacks		0 ft.
STRUCTURE HEIGHT		
Maximum height of building	Generally	120 ft.
	On development sites totaling not more than 15% 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-N	91 ft.

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

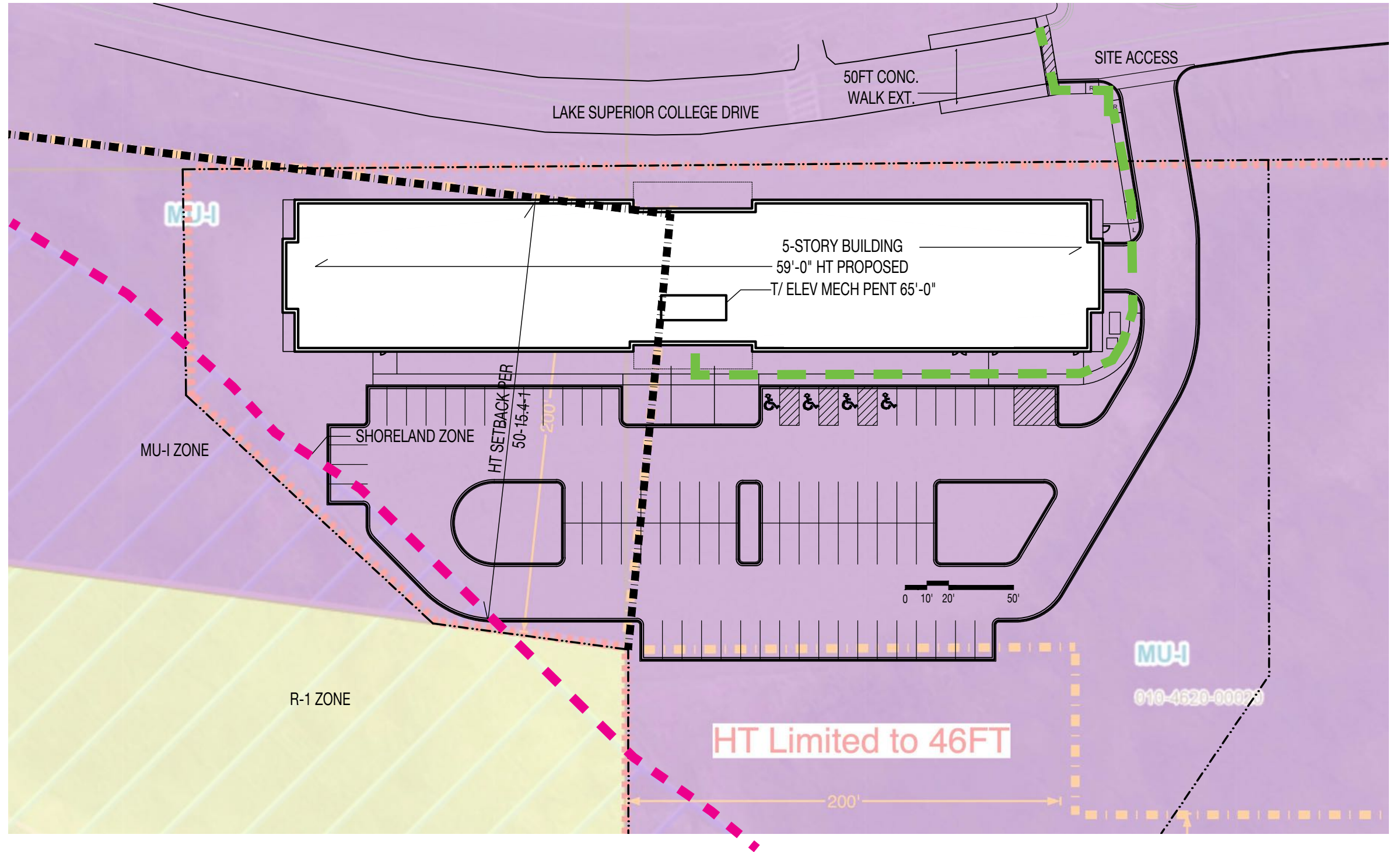
### Zoning & Site Data

The property is located within the MU-I 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)	

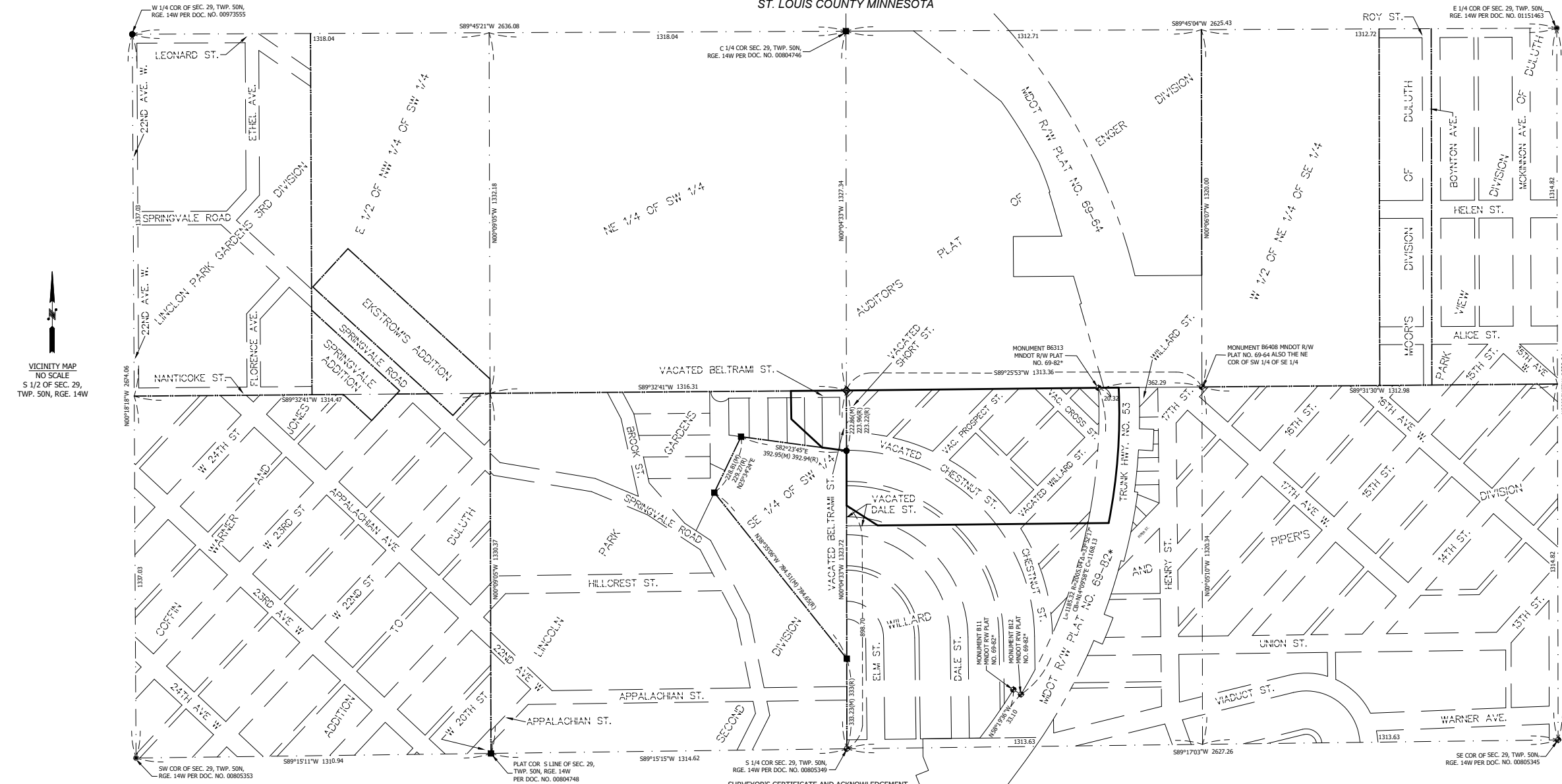
### Plan Key

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



OFFICIAL PLAT

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 SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN  
ST. LOUIS COUNTY MINNESOTA



VICINITY MAP  
NO SCALE  
S 1/2 OF SEC. 29,  
TWP. 50N, RGE. 14W

KNOW ALL PERSONS BY THESE PRESENTS: That LSC Flats, LLC, a Minnesota limited liability company, owners of the following property:  
CERTIFICATE OF TITLE NO. 362114  
All that part of WILLARD AND PIPER'S DIVISION, in the SW1/4 of SE1/4 Section 29 Township 50 North of Range 14 West, which lies West of the Trinity Road and North of a line 500.00 feet distant from and parallel to the North line of said plat (Line B), and NE of a line drawn between a point on the West line of said SW1/4 of SE1/4, 75.00 feet North of Line B, and a point on Line B 115.00 feet East of the West line of said SW1/4 of SE1/4 (Line A).  
CERTIFICATE OF TITLE NO. 362115  
That part of Lots 10, 11 and 12, Block 2 and Vacated Beltrami Street Adjacent to said Lots all in the Plat of LINCOLN PARK GARDENS SECOND DIVISION, described as follows: Beginning at the Northeast corner of said Plat; thence on an assumed bearing of South 89 degrees 34 minutes 40 seconds West, along the North line of said Plat, 204.86 feet; thence South 00 degrees 55 minutes 32 seconds East, 104.37 feet; thence South 47 degrees 15 minutes 24 seconds East, 154.86 feet to the South line of said Block 2; thence South 82 degrees 23 minutes 34 seconds East, along last said line and its Easterly extension thereof, 90.53 feet to the East line of said Plat; thence North 00 degrees 04 minutes 33 seconds West, along last said line 222.96 feet to the point of beginning. Said Lots 10, 11 and 12, Block 2 Lincoln Park Gardens Second Division are SUBJECT to such easements and servitudes as are incident to the reservation of the mineral estate by the State of Minnesota effected by deed recorded in the office of the Register of Deeds as Microfilm Document No. 56840.  
EXCEPT all minerals and mineral rights in all of the above described lands.  
Have caused the same to be surveyed and platted as TRINITY ROAD APARTMENTS and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof LSC Flats, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
LSC Flats, LLC, a Minnesota limited liability company  
Brian Forcier, the Manager of LSC Flats, LLC, a Minnesota limited liability company  
STATE OF MINNESOTA  
COUNTY OF ST. LOUIS  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by  
Brian Forcier, the Manager of LSC Flats, LLC, a Minnesota limited liability company.  
Notary Public, \_\_\_\_\_ County, Minnesota.  
My Commission Expires \_\_\_\_\_  
Notary Printed \_\_\_\_\_

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT**  
I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data, dimensions, labels and symbols are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025  
David R. Evanson, Licensed Land Surveyor  
Minnesota License Number 49505  
STATE OF MINNESOTA  
COUNTY OF ST. LOUIS  
The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by David R. Evanson, Minnesota License Number 49505.  
Notary Public, \_\_\_\_\_ County, Minnesota.  
My Commission Expires \_\_\_\_\_

**CITY OF DULUTH PLANNING COMMISSION**  
Approved by the Planning Commission of the City of Duluth, St. Louis County, Minnesota, at a regular meeting thereof, on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
President, Duluth City Planning Commission \_\_\_\_\_ Executive Secretary, Duluth \_\_\_\_\_  
**ST. LOUIS COUNTY SURVEYOR**  
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
Nick C. Stewart  
Surveyor \_\_\_\_\_ Deputy \_\_\_\_\_  
**ST. LOUIS COUNTY AUDITOR**  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2026 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
Nancy Nilsen  
County Auditor \_\_\_\_\_ Deputy \_\_\_\_\_

**ST. LOUIS COUNTY REGISTRAR OF TITLES**  
I hereby certify that this plat of TRINITY ROAD APARTMENTS was filed in this office of the Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., as Document No. \_\_\_\_\_ affecting Certificate(s) of Title No. 362114 & 362115.  
Wendy Levitt  
Registrar of Titles \_\_\_\_\_ Deputy \_\_\_\_\_

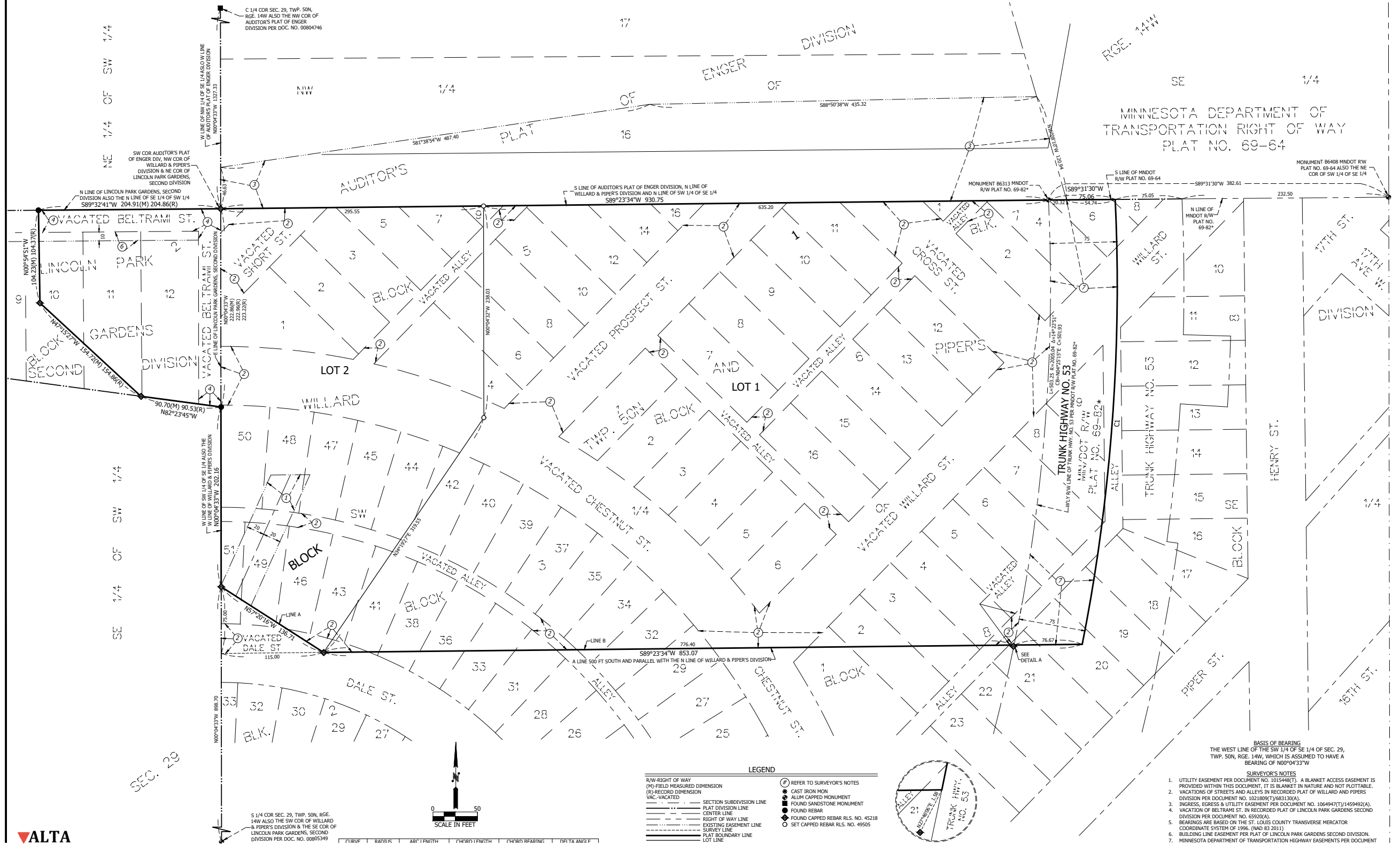


Site Survey / Final Plat



OFFICIAL PLAT

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 SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 50 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN  
ST. LOUIS COUNTY MINNESOTA

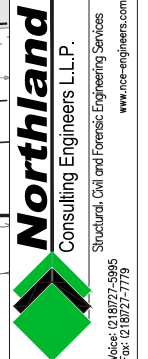
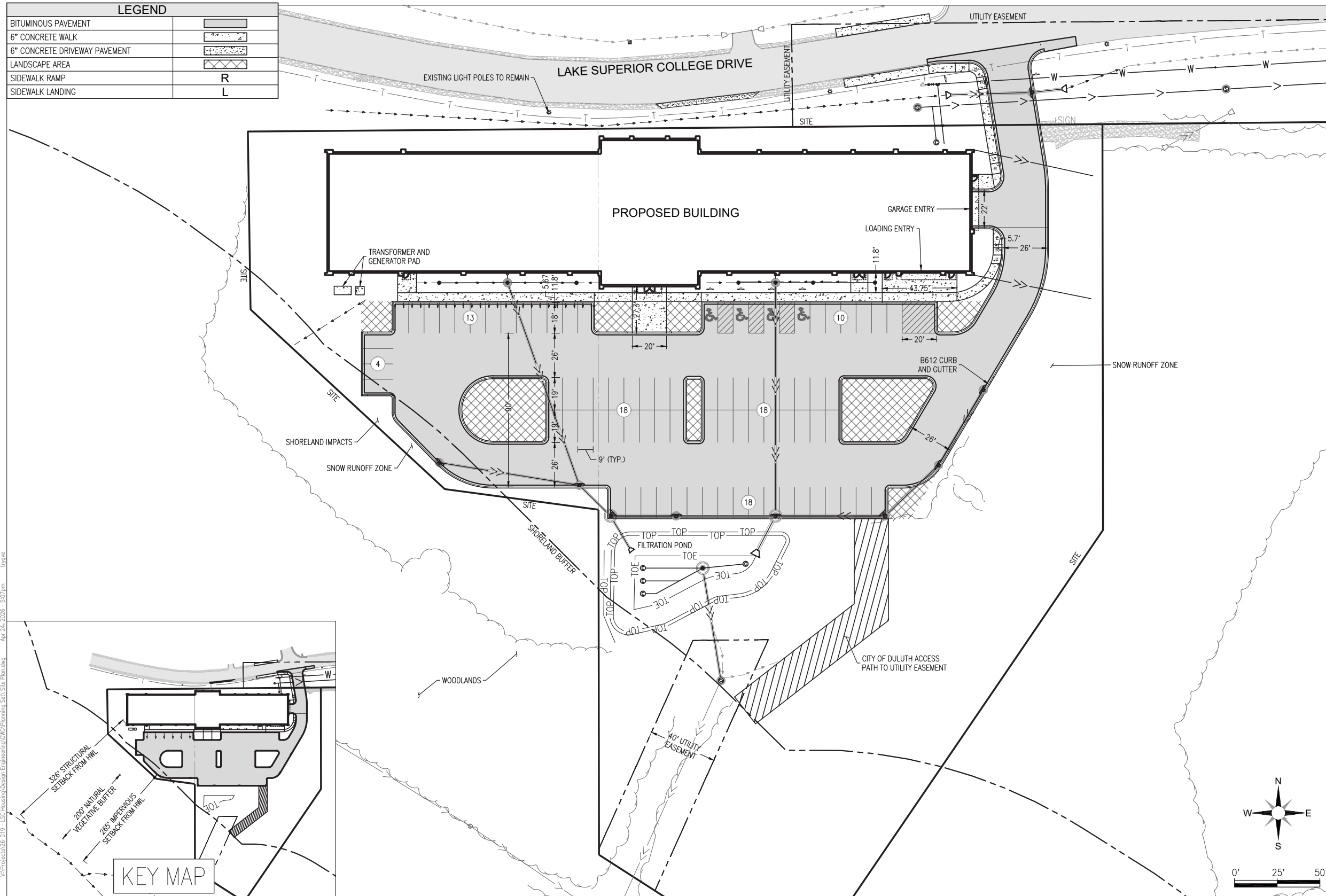


MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 69-64

- BASIS OF BEARING**  
THE WEST LINE OF THE SW 1/4 OF SE 1/4 OF SEC. 29, TWP. 50N, RGE. 14W, WHICH IS ASSUMED TO HAVE A BEARING OF N00°04'33"W
- SURVEYOR'S NOTES**
- UTILITY EASEMENT PER DOCUMENT NO. 1015448(T). A BLANKET ACCESS EASEMENT IS PROVIDED WITHIN THIS DOCUMENT, IT IS BLANKET IN NATURE AND NOT PLOTTABLE.
  - VACATIONS OF STREETS AND ALLEYS IN RECORDED PLAT OF WILLARD AND PIPER'S DIVISION PER DOCUMENT NO. 1021809(T) (683130(A)).
  - INGRESS, EGRESS & UTILITY EASEMENT PER DOCUMENT NO. 1064947(T) (145942(A)).
  - VACATION OF BELTRAMI ST. IN RECORDED PLAT OF LINCOLN PARK GARDENS SECOND DIVISION PER DOCUMENT NO. 65920(A).
  - BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
  - BUILDING LINE EASEMENT PER PLAT OF LINCOLN PARK GARDENS SECOND DIVISION.
  - MINNESOTA DEPARTMENT OF TRANSPORTATION HIGHWAY EASEMENTS PER DOCUMENT



LEGEND	
BITUMINOUS PAVEMENT	
6" CONCRETE WALK	
6" CONCRETE DRIVEWAY PAVEMENT	
LANDSCAPE AREA	
SIDEWALK RAMP	R
SIDEWALK LANDING	L



**NEW APARTMENT BUILDING**  
2029 TRINITY ROAD, DULUTH, MN 55811

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.  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
Engineer: DAVID G. BOLF  
Lic. No.: 40926  
04/24/26

revision	
Proj: 26-019	
Date: 4/24/26	
Drawn: JFM	
Checked: TLL	
<b>SITE PLAN</b>	
Sheet Title	
Sheet Number	<b>1</b>

## General Layout Plan

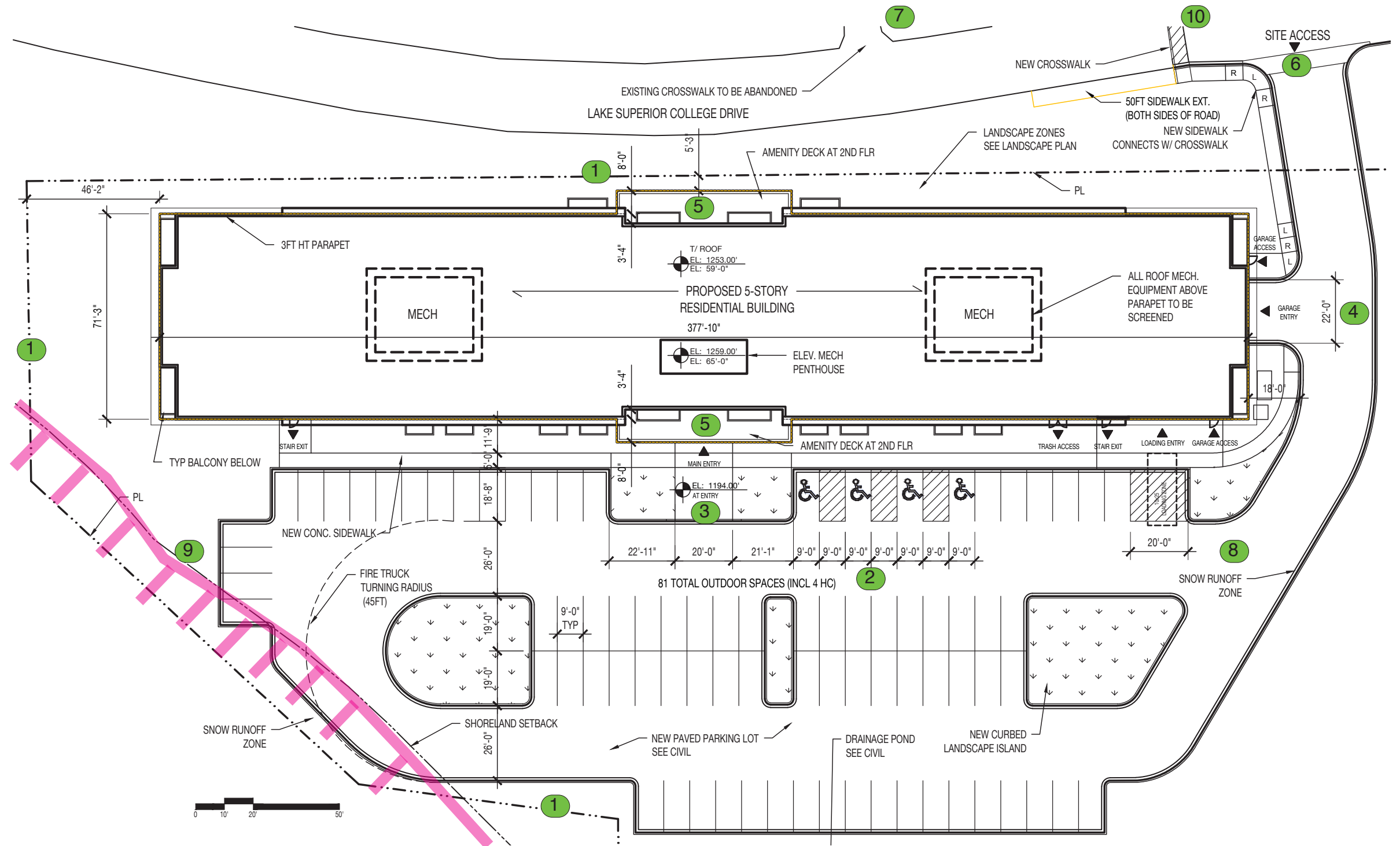
Below is a general layout of the development's roadways, parking, a multifamily building and landscape. Regulation and code related items are included in the following pages.

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

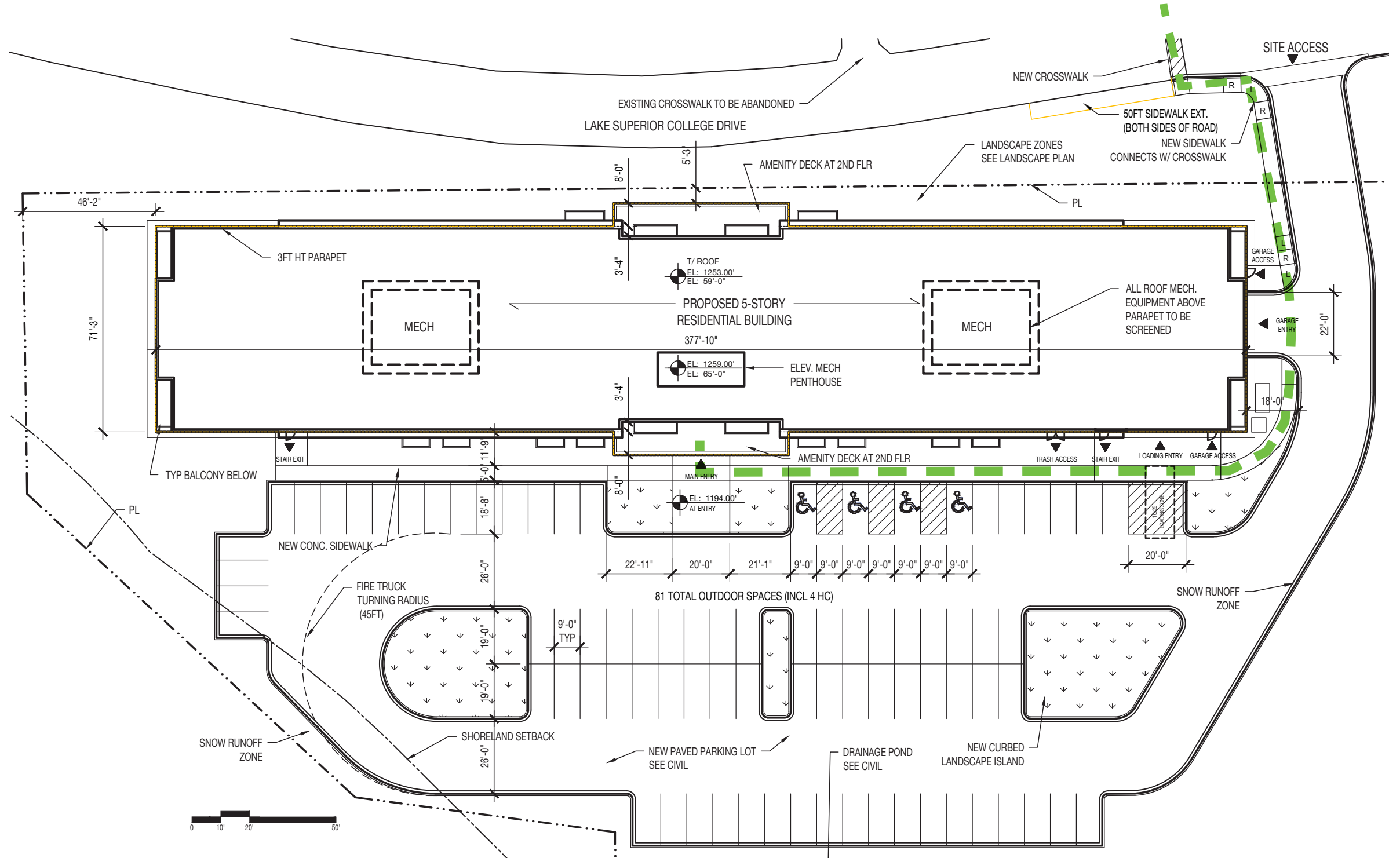
1. Zero (0") Setback
2. New Parking Surface Lot
3. Main Building Entry
4. Indoor Garage Entry
5. 2nd Floor Amenity Deck
6. Proposed Curb Cut
7. Existing Crosswalk
8. New Internal Drive
9. Shoreland Setback
10. New Crosswalk



## 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



## Sustainability Standards

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

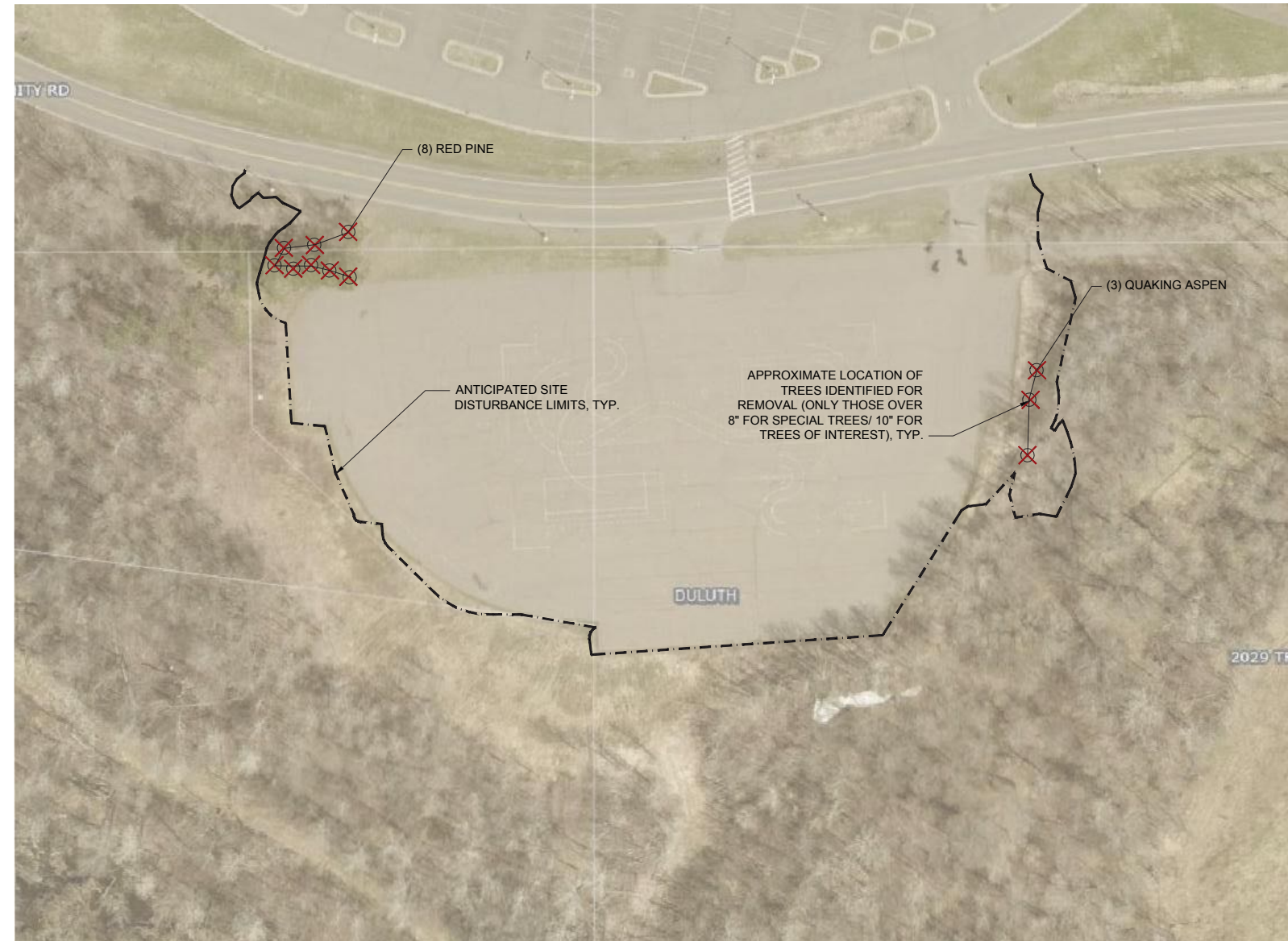
Development on previously used or developed land that is not contaminated (site re-use): **.75**

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				
ID NO.	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	16.75	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	
<b>Total DBH Removed</b>		<b>139.5</b>		

TOTAL DBH FOR SITE 139.5

Special Tree DBH	106.25
Tree of Interest DBH	33.25

Tree Type	Removal Threshold	Number Impacted by Project
Special Trees 6-20" DBH	10 or more	8
Special Trees >20" 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 Removed	% DBH to be Replaced	Replacement Requirement (in.)
Trees of Interest	3	33.3	20%	0.0
Special Trees	8	106.3	40%	0.0
<b>TOTAL</b>	<b>11</b>	<b>139.5</b>	<b>n/a</b>	<b>0.0</b>

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.



LANDSCAPE ARCHITECTURE

+ ASSOCIATES

WWW.SASLANDARCH.COM

219 WEST FIRST STREET, SUITE 350

DULUTH, MN 55802

(P) 218.391.1335

MAIL@SASLANDARCH.COM

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ISSUE RECORD/REVISION

PURPOSE DATE

\_\_\_\_\_

\_\_\_\_\_

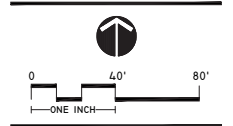
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SHEET TITLE

TREE REPLACEMENT

DATE: 3/5/2026

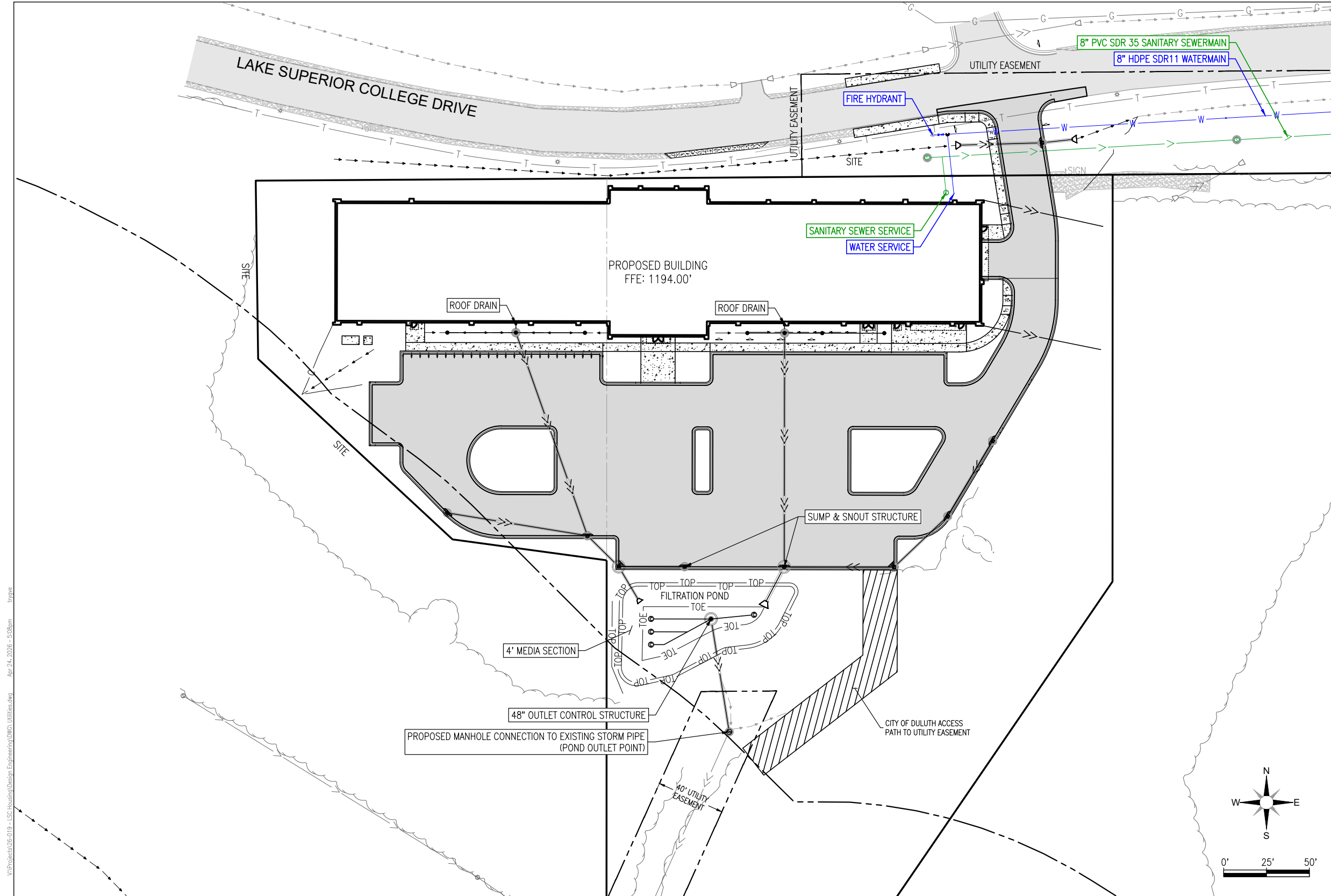
DRAWN BY: AMA

CHECKED BY: LWS

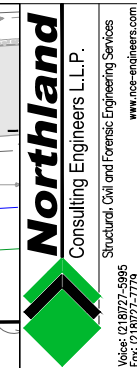
PROJECT NUMBER 26120

SHEET NUMBER

LI.I



V:\Projects\26-019 - LSC Housing\Design Engineering\DWG Utilities.dwg Apr 24, 2026 - 5:08pm trygv



**Northland**  
Consulting Engineers L.L.P.  
Structural, Civil and Forensic Engineering Services  
Voice: (218) 727-5996  
Fax: (218) 727-7779  
www.nce-engineers.com

**NEW APARTMENT BUILDING**  
2029 TRINITY ROAD, DULUTH, MN 55811

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.  
04/24/26  
Lic. No: 40926  
Engineer: DAVID G. BOLF

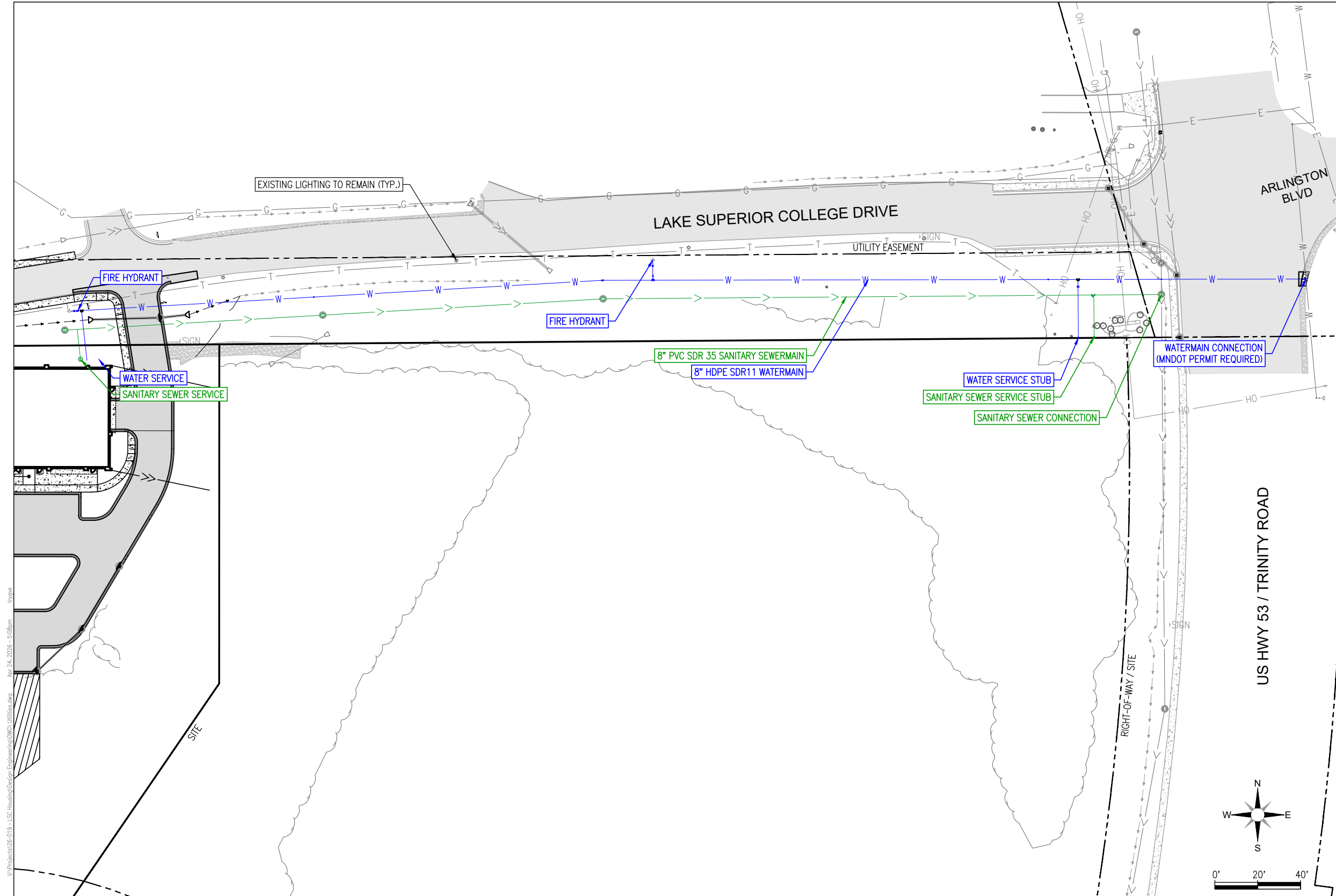
revision

Proj: 26-019  
Date: 4/24/26  
Drawn: JFM  
Checked: TLL

UTILITY PLAN

Sheet Title  
Sheet Number

3



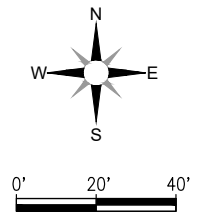
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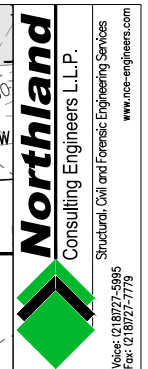
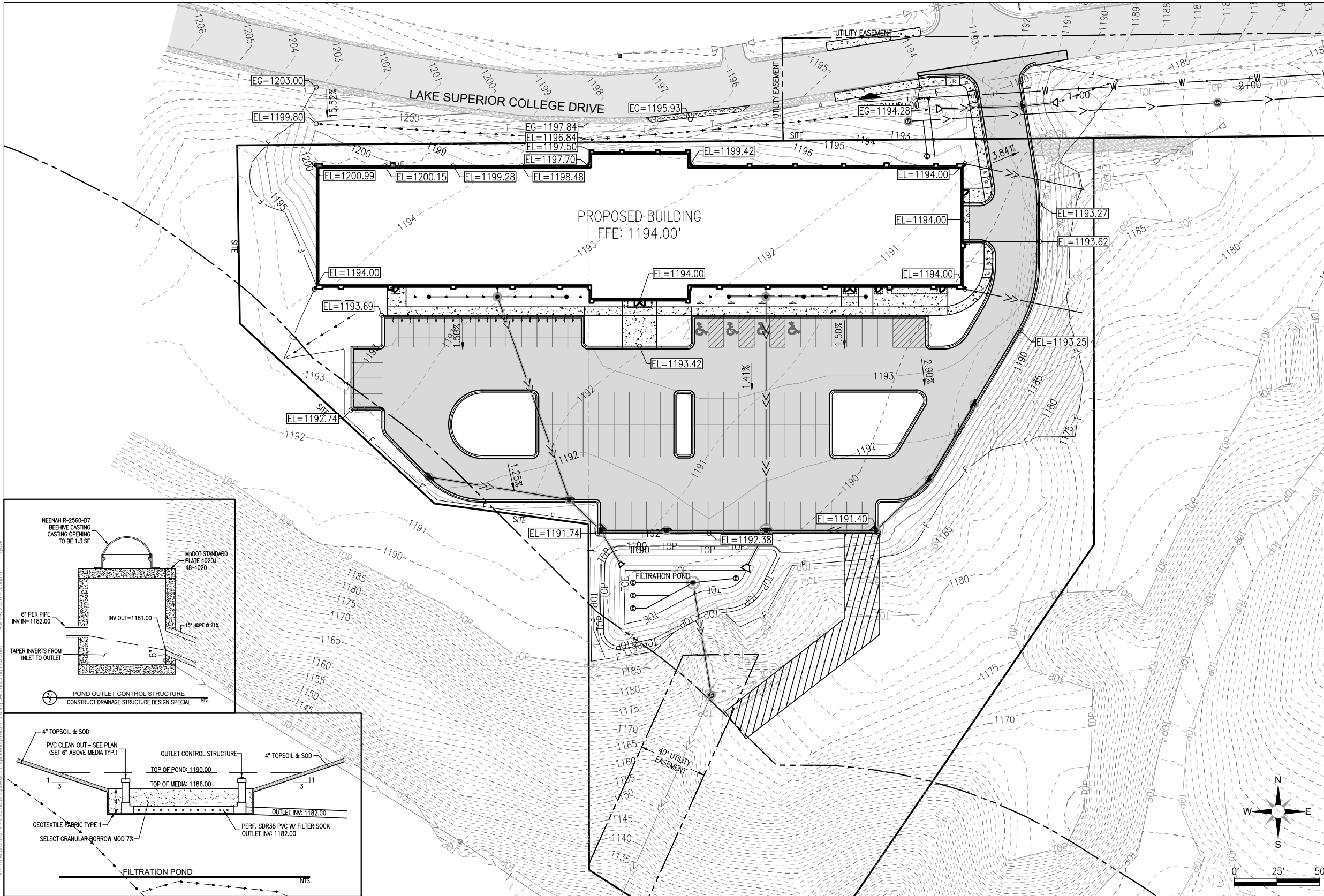


**Northland**  
 Consulting Engineers L.L.P.  
 Structural, Civil and Forensic Engineering Services  
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revision	
Proj: 26-019	
Date: 4/24/26	
Drawn: JFM	
Checked: TLL	
PUBLIC INFRASTRUCTURE	
Sheet Title	
Sheet Number	4

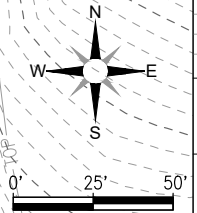




**NEW APARTMENT BUILDING**  
2029 TRINITY ROAD, DULUTH, MN 55811

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04/24/26  
Lic. No: 40926  
Engineer: DAVID G. BOLF









revision  
Proj: 26-019  
Date: 4/24/26  
Drawn: JFM  
Checked: TLL  
**GRADING PLAN**  
Sheet Title  
Sheet Number  
**2**



**UDC CALCULATIONS**

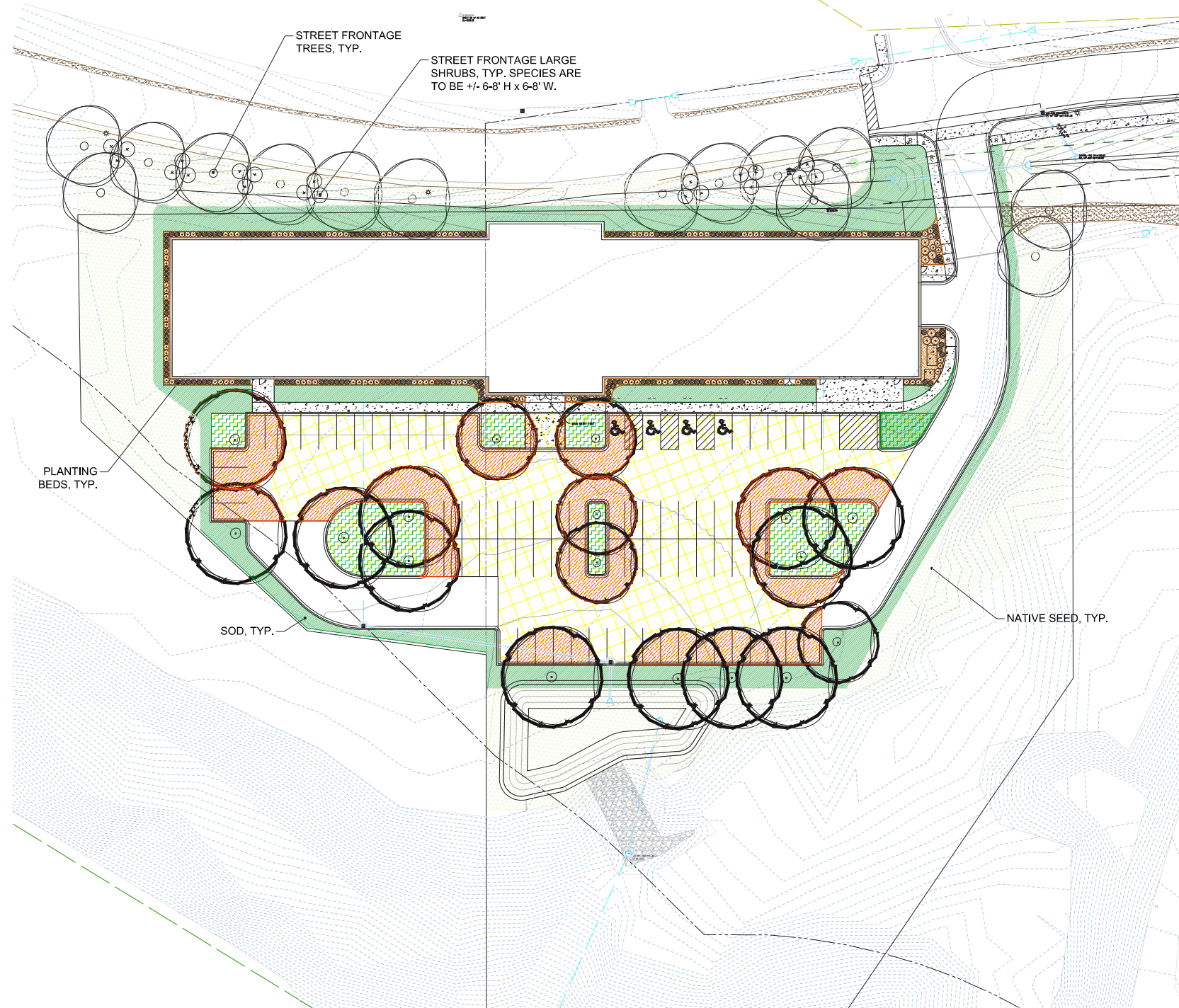
<b>PARKING LOT SIZE:</b>	33,420 SF (81 spaces)
<b>INTERIOR LANDSCAPING:</b>	33,420 SF PARKING AREA INTERNAL ISLANDS REQUIRED: 5,013 SF PROVIDED: 5,038 SF
	1 TREE/300 SF INTERNAL LANDSCAPE AREA REQUIRED: 17 TREES PROVIDED: 17 TREES
	MINIMUM 30% TREE CANOPY REQUIRED REQUIRED: 10,026 SF PROVIDED: 10,570 SF
<b>STREET FRONTAGE #1</b>	<b>LAKE SUPERIOR COLLEGE DR.</b>
<b>LINEAR STREET FOOTAGE:</b>	495 LF
<b>TREES:</b>	1 TREE/35 FT. LINEAR FRONTAGE REQUIRED: 14 TREES PROVIDED: 14 TREES
<b>SHRUBS:</b>	1 LARGE SHRUBS/25 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 SODDED OR PLANTED WITH NATIVE GRASSES; SEE PLANS FOR DETAIL.

**LEGEND**

-  PARKING LOT AREA
-  PARKING LOT TREE CANOPY COVERAGE
-  INTERNAL PARKING LOT ISLANDS
-  PARKING LOT TREE
-  DECIDUOUS TREE
-  EVERGREEN SHRUB
-  DECIDUOUS SHRUB
-  ORNAMENTAL GRASS

**LANDSCAPE PERCENTAGES**

TYPE	SF	OVERALL %
NATIVE GRASS	30,600	58%
TURF GRASS	14,470	28%
PLANTING BEDS/ LANDSCAPE ISLANDS	7,400	14%
<b>TOTAL</b>	<b>52,470</b>	<b>100%</b>



LANDSCAPE ARCHITECTURE

**+ ASSOCIATES**

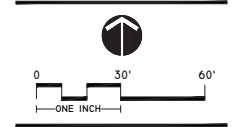
WWW.SASLANDARCH.COM

219 WEST FIRST STREET, SUITE 350  
DULUTH, MN 55802  
(P) 218.391.1355  
MAIL@SASLANDARCH.COM

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**ISSUE RECORD/REVISION**

PURPOSE	DATE



**SHEET TITLE**  
UDC LANDSCAPE PLAN

DATE:	3/5/2026
DRAWN BY:	AMA
CHECKED BY:	LWS
PROJECT NUMBER:	26120
SHEET NUMBER:	LI.0

M:\05\_2024\_03\05am  
 P:\26120-LSC\_Housing\03-2025\LSC\_Housing.dwg

## 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.

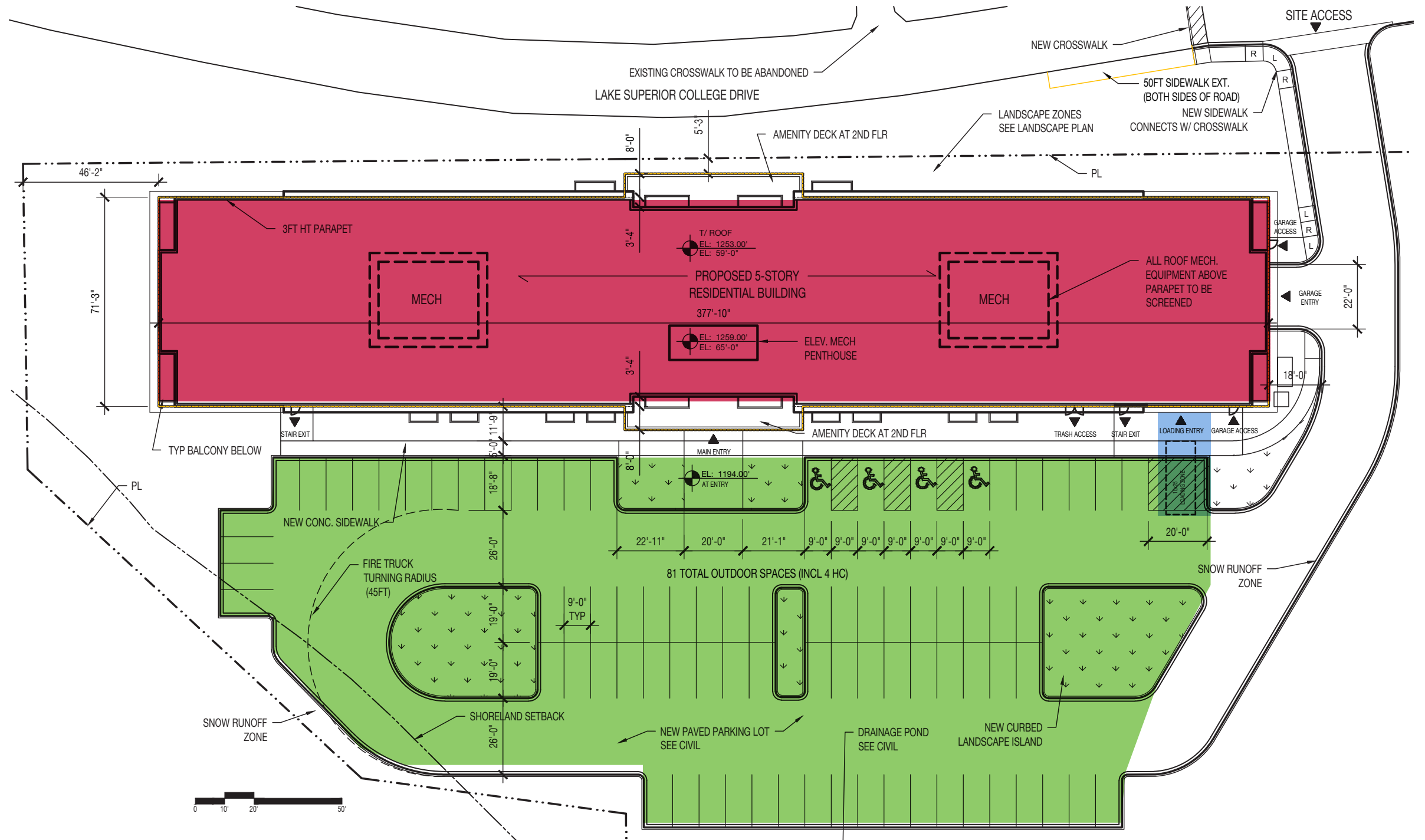
### EV Requirement:

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





# Exterior Lighting Plan

All exterior lighting to comply with UDC 50-31.

**FIXTURE "A"** – WALL SCONCE (13.5 WATTS – 3000K COLOR TEMP.)

8" Square exterior down sconce - fixture to have long lasting energy efficient LED system. Copper free die-cast housing and mounting plate. Extra clear tempered, silk screened, lime glass diffuser. Fixture to be universal 120-277v and standard 0-10v dimming.

**FIXTURE "B"** – SITE LIGHT (100 WATTS PER HEAD – 4000K COLOR TEMP.)

LED pole fixture - LED type fixture shall be cutoff type. Temperatures down to -20 deg. F. Fixture construction shall be die-cast aluminum. Door frame shall have tempered fixture to be fixture to be fully gasketed and finish shall be selected by architect. Fixture shall be U.L. Listed for wet locations.

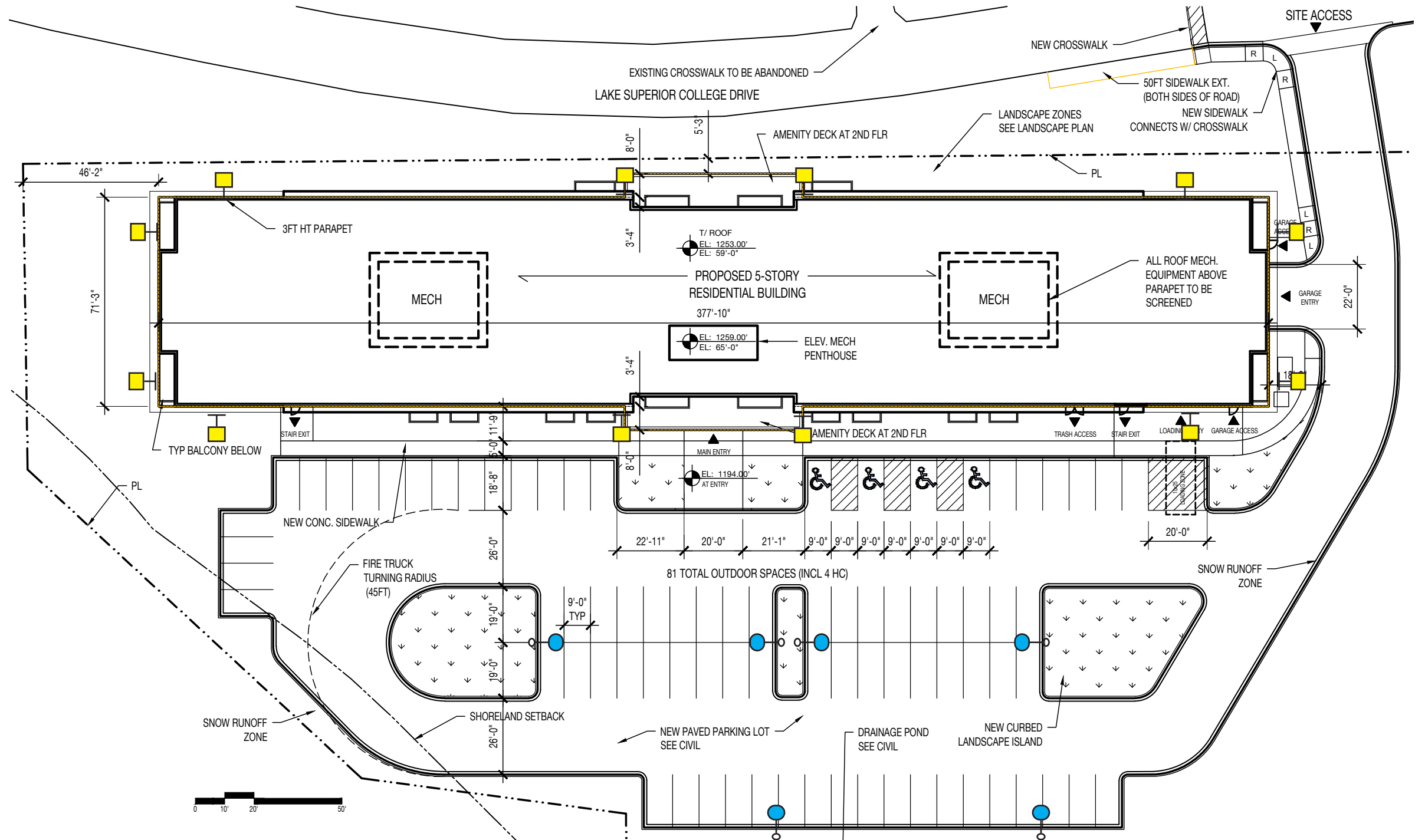
All Fixtures CRI = 80

## Plan Key

Fixture A  
Wall Mounted Downlight



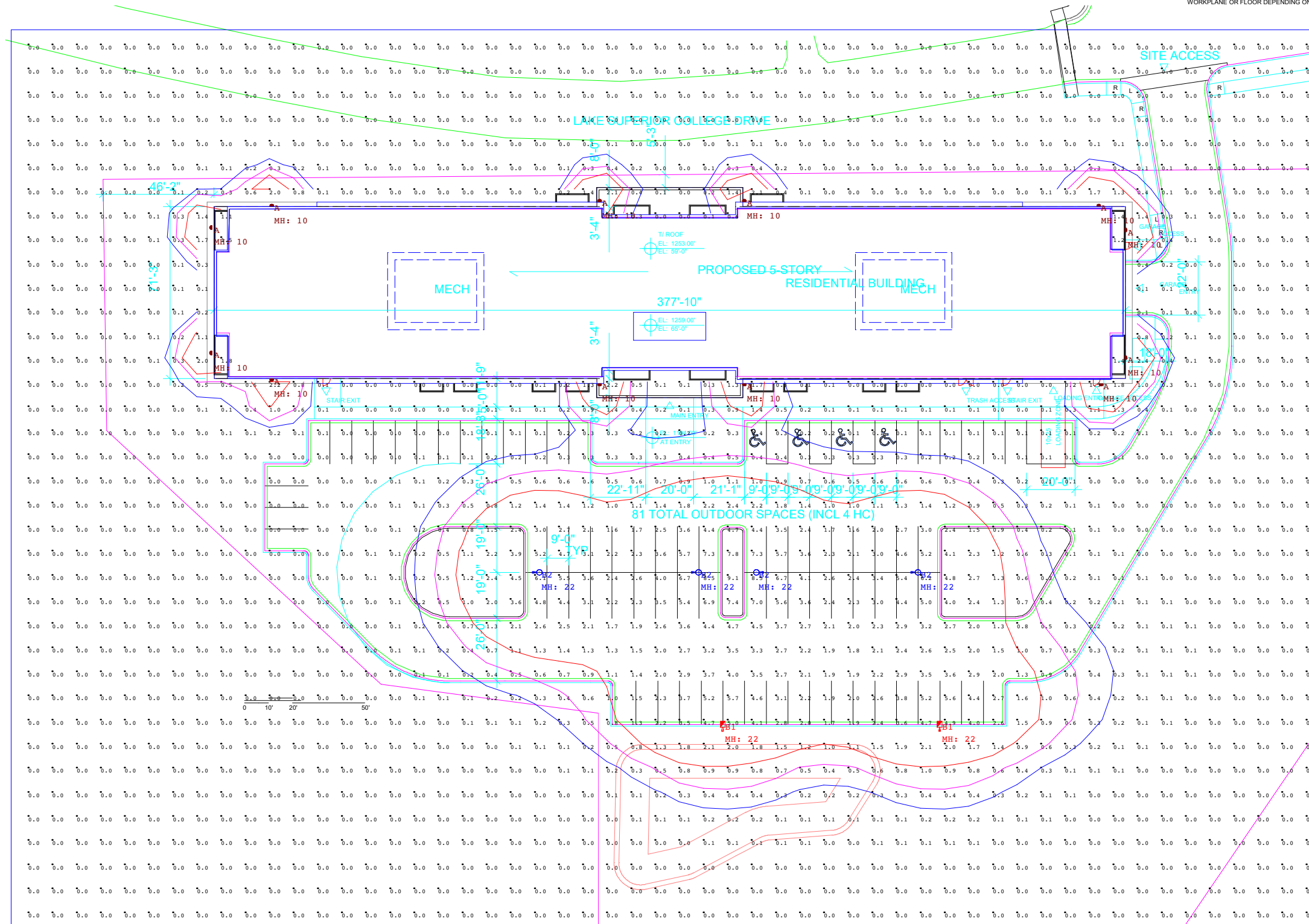
Fixture B  
Pole Mounted Downlight



Symbol	Qty	Label	Description	Luminaire Lumens	LLF	Lum Watts	[MANUFAC]	Mounting Height
	12	A	PIL_MIMIK_20_FLAT_M_830_071180	960	0.900	13.5	Performance iN Lighting	10
	2	B1	SAL-100W-30K-T3-BZ-ARM1 20FT POLE ON 2FT BASE	13967	0.880	100	EX-LITE	22
	4	B2	SAL-100W-30K-T5-BZ-ARM1 20FT POLE ON 2FT BASE	14564	0.880	100	EX-LITE	22

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

GENERAL NOTES:  
 A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.  
 B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.  
 C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON WORKPLANE OR FLOOR DEPENDING ON SPACE ACTIVITY.



#	Date	Comments

Revisions	

Drawn By: JW  
 Checked By:  
 Date: 3/9/2026  
 Scale:



## Building Standards & Materials

Acceptable materials include brick, stone, composite siding and cladding, metal panel, glass, with complimentary 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.

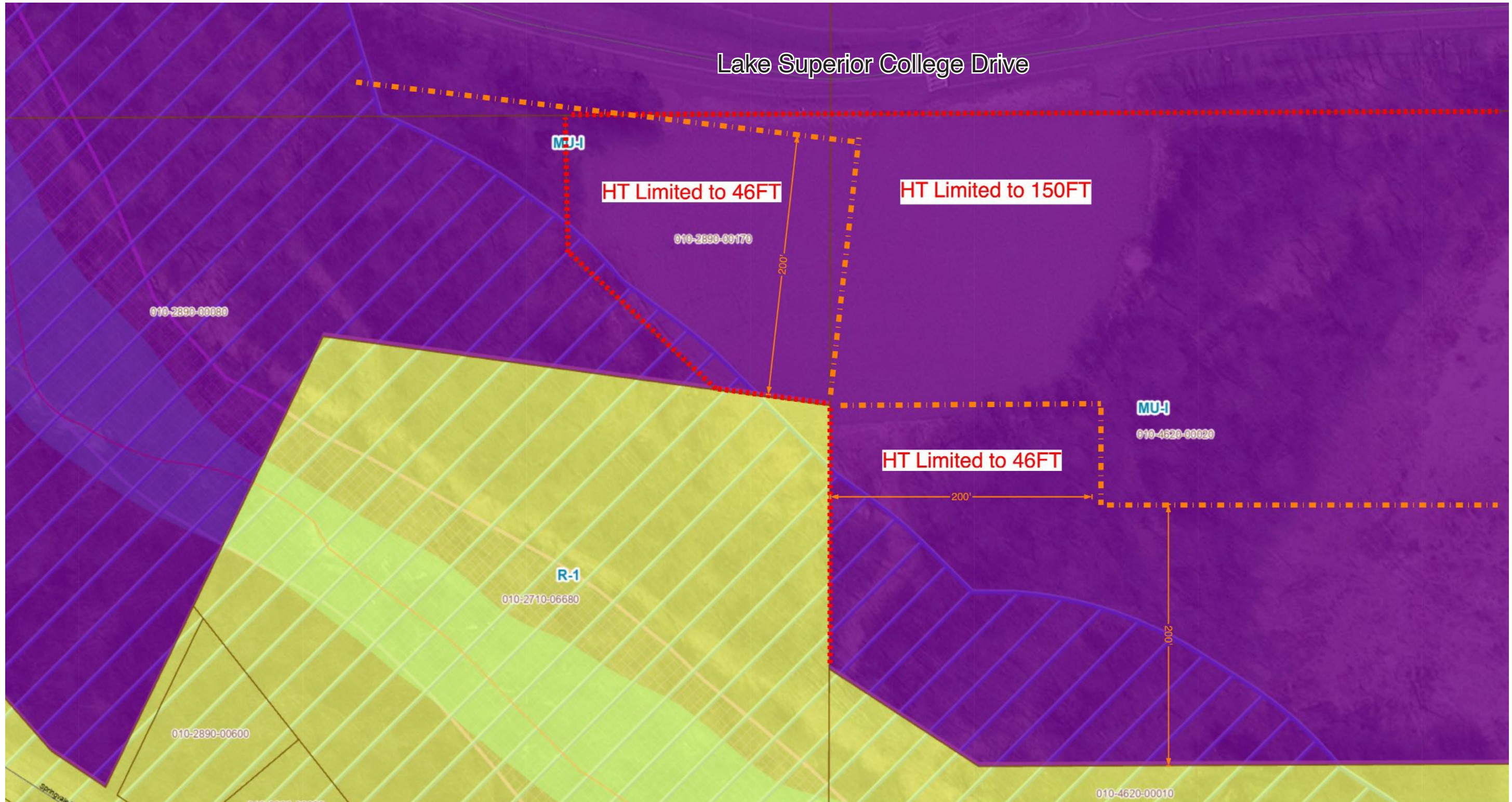
- The development will adhere to all accessibility standards.

- Facade lengths will not exceeded 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).





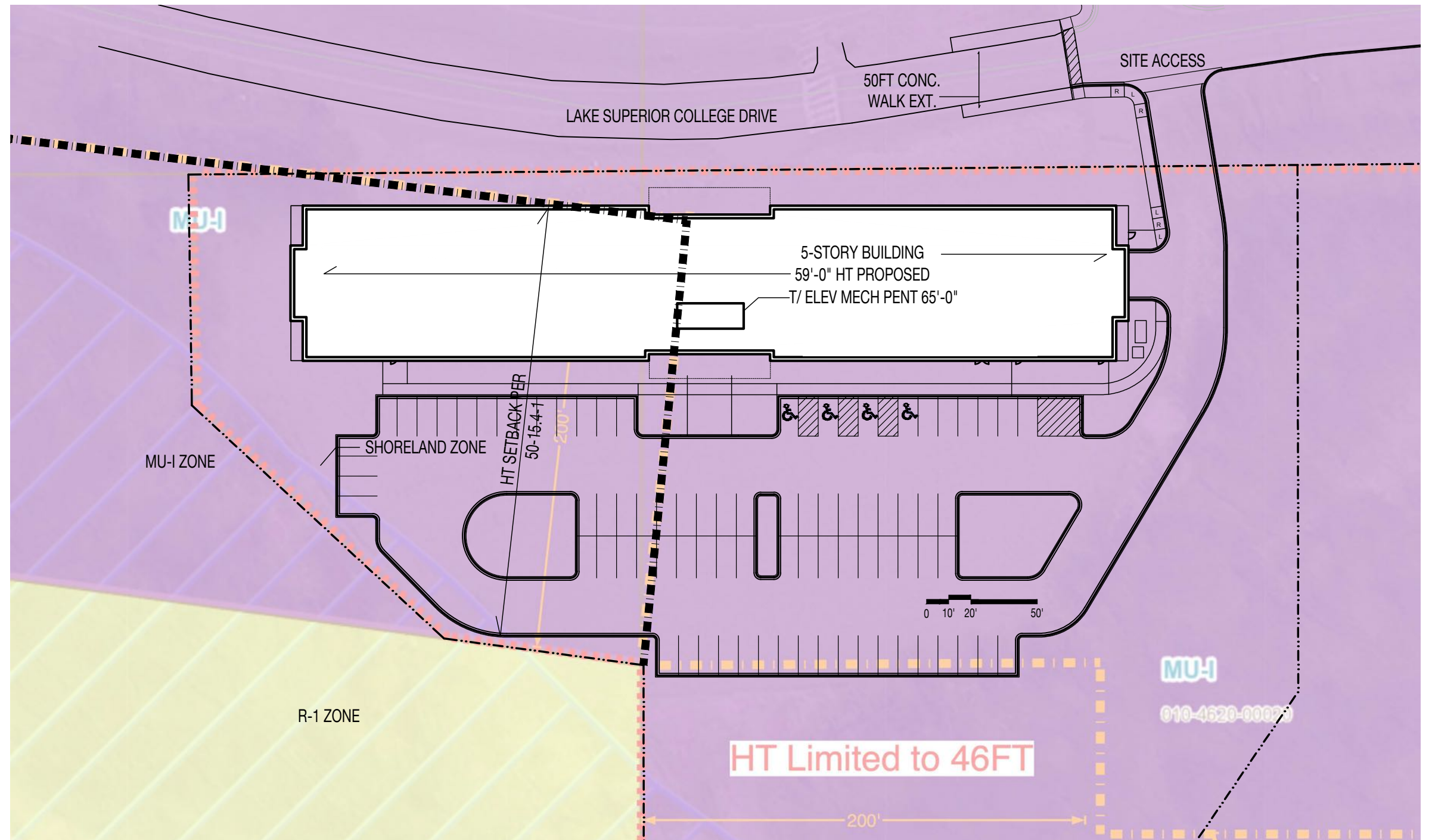
## Building Height Variance

Per UDC 50-15.4-1 MU-I 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.





Main Entry - South Elevation



South Aerial



North Aerial



Northeast Wing



North Center Section



North Elevation



Northeast Corner



Northeast Perspective



North Elevation



South Elevation



North Elevation



East Elevation



West Elevation



Section Through N/S - Looking West

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

тjpa

Thank you.

**From:** Christopher Belden  
**To:** Reina Dowecke  
**Subject:** Re: [External] May Pending Items Notice  
**Date:** Thursday, April 16, 2026 12:20:24 PM  
**Attachments:** Outlook-anv3dax.png  
Image.png  
Outlook-cpntwtd

From: Christopher Belden <[REDACTED]>  
Sent: Thursday, April 16, 2026 12:11 PM  
To: rowecke@duluthmn.gov  
Subject: Re: [External] May Pending Items Notice

Hi Reina,

The DTA fully supports this project, and the housing is very much needed. For access to public transit and to encourage using the DTA, I'd ask that the sidewalks be extended 50' for a bus stop landing area on both sides of the road. If a shelter pad were constructed on the lower side, we could add a shelter in the future if ridership were high enough. Route 107 serves this location and connects people to the Mall Area, Lincoln Park, and Downtown.

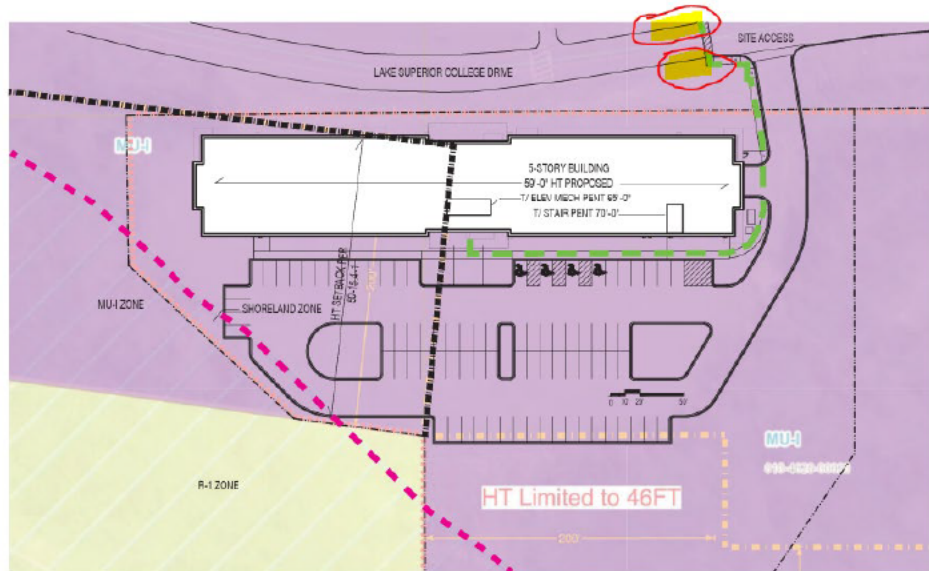
**Zoning & Site Data**

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: 140  
(112 EFF + 38 DU)  
Min Lot Area per MLA: 60,560 SF  
Residential Use Permitted (UIC: 50-15.4-1)

**Plan Key**

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



Thank you,



Chris Belden, AICP  
CEO / Executive Director  
Duluth Transit Authority  
[www.duluthtransit.com](http://www.duluthtransit.com)