



Memo

To: Planning Commission

From: Jenn Moses, Manager of Planning and Community Development

Date: March 30, 2026

RE: Redevelopment TIF District Conformance to Comprehensive Plan for the Historic Armory at 1301 London Road

In order to facilitate the redevelopment of the Historic Armory at 1301 London Road (the "Project"), the City of Duluth is creating a new Tax Increment Financing (TIF) Redevelopment District. TIF is a financing tool that uses the increase in property taxes generated from this project to pay for a portion of the related site improvements.

As part of the creation of the TIF District, the Planning Commission must confirm that the proposed development and its uses are consistent with the Comprehensive Plan.

The planned 100,000 square foot renovation will provide space for working artists, inclusive music programs, a food hall, and two large community event spaces,

The future land use designation of the development site is Central Business Secondary, "An area adjacent to and supporting the central business primary area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities."

The site is zoned Form District 4 (F-4) - mid-rise community mix. The proposed renovation uses mentioned above likely translate to uses such as personal service and repair; business, art, and vocational school; restaurant; theater; event center; and entertainment, all of which are permitted in the F-4 district.

This project implements the following Comprehensive Plan Governing Principles:

Principle #1 Reuse previously developed lands. Reuse of previously developed lands, including adaptive reuse of existing building stock and historic resources, directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern with associated alteration of natural landscapes and extensions of public services. Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets and utilities, and

transit, fire, and police services.

Principle #4 Support economic growth sectors. Emerging and growing economic sectors add economic, cultural, and social diversity. These include higher education, medical, value-added manufacturing, commercial outdoor recreation, historic resources interpretation, arts and music, information technology and visitor services. Encourage and foster locally owned and entrepreneurial ventures to enhance the economic base.

City staff believe that the proposed development conforms to and implements the Comprehensive Plan principles. City staff ask that the Planning Commission review this item, and following discussion, make a finding that it conforms to the Imagine Duluth 2035 Comprehensive Plan.