

REGIONAL TRAIL SYSTEM AND CONNECTIVITY

The Duluth Trail and Bikeway systems create access for pedestrians across the city to engage with the natural landscape, while allowing for opportunities to connect to downtown Duluth and Canal Park. Future trail plans create additional corridors that will directly connect our site to Canal Park and Upper Duluth. The Duluth Traverse gives an additional unique experience with nature as this trail meanders through the Duluth bluffs while connecting to public parks and scenic overviews. This traverse becomes a local asset for our site as this feature creates direct connections to local parks, such as Enger Park and Chester Park.



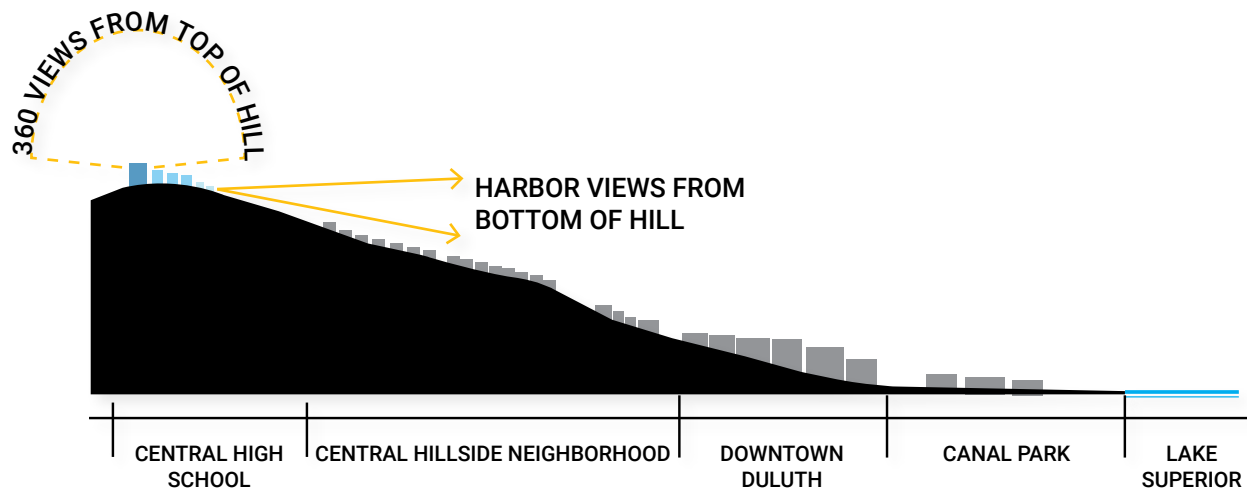
LEGEND

	EXISTING TRAIL
	PROPOSED TRAIL
	PARK
	RIVERS AND LAKES



NEIGHBORHOOD CONTEXT AND VIEW CORRIDORS

By occupying the crown of the hill, this allows for breath-taking views from many locations within the site. In addition, it allows for opportunities of 360 degrees of scenic view sheds. The development is positioned to create primary views facing southeast to maximize as many views of Duluth's most famous elements - Canal Park, Duluth's Lift Bridge, views of Lake Superior and the north shore beyond. Besides the scenic views of Lake Superior, the site opens to spectacular views of the Duluth bluffs and the natural landscape that surrounds the site. Great views are arguably this sites strongest asset.



PARCEL USES

Parcels 3 and 5 are at the high point of the site. They are predominantly flat and offer a good location for higher density/taller buildings.

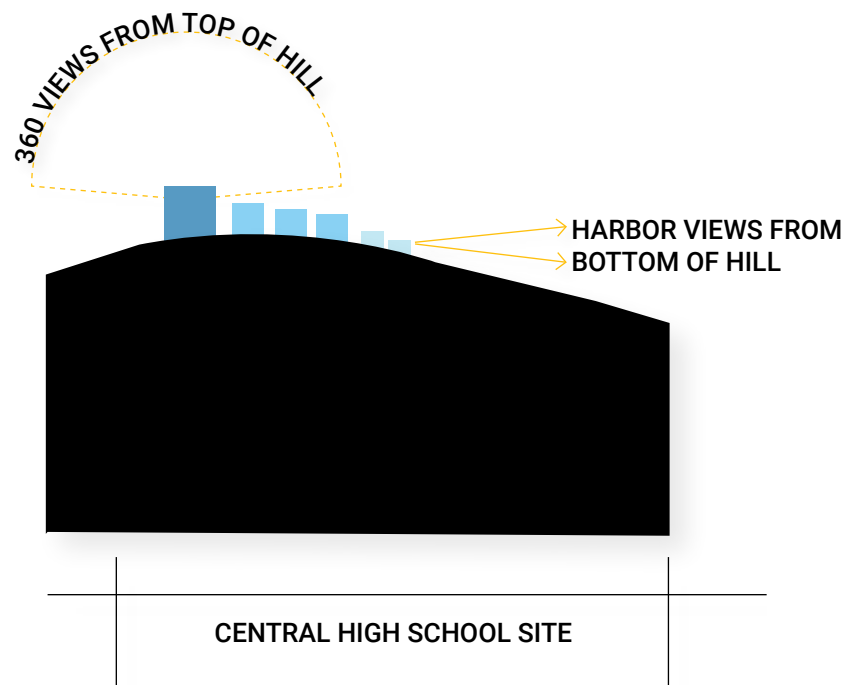
Parcels 4 and 6 slope consistently toward the lake. Stepped 2-level buildings (walk-up flats) take advantage of the site contours and maintain view orientation.

Parcels 1 and 2 have complex contours and existing tree coverage. Smaller townhomes which can be set into the hillside and can also be seen over will work well.

Parcels 7 and 9 take advantage of preexisting site contour manipulation. Parcel 7 is the former athletic field and Parcel 9 was used for parking for the VoTech building. Townhomes work well on these lower perimeter sites.

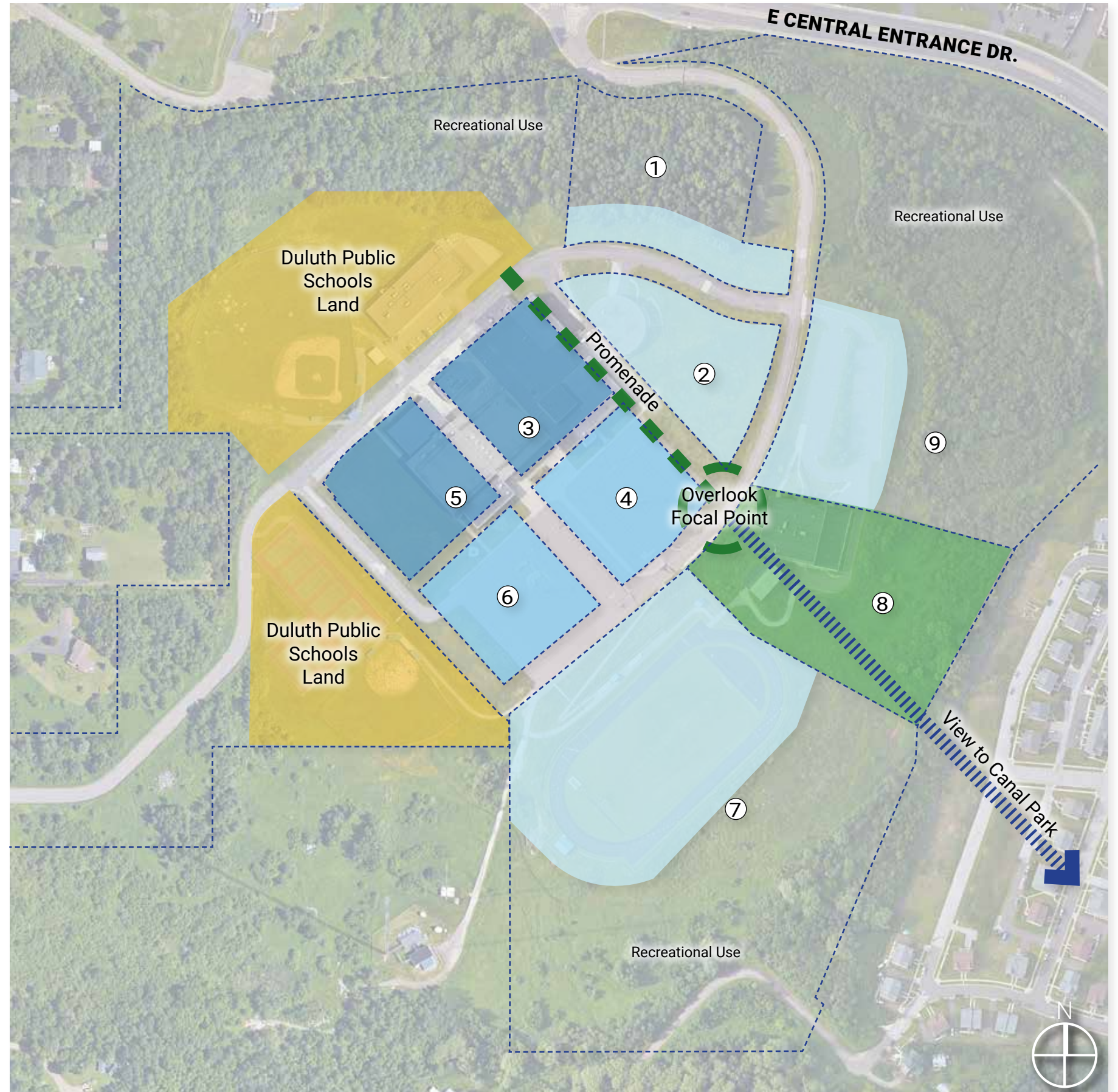
Parcel 8 is the former VoTech building site. The intent for this building is to be re-purposed at a destination brewery or similar, as well as a neighborhood amenities building. Essentially, as the heart of the community. The hillside will be designed to have numerous outdoor uses and nodes, engaging water retention features. This would also be an ideal location for a future sky tram station linking this site to Canal Park

Parcels to the northwest and southwest are reserved for future Duluth Public Schools development.



LEGEND

	HIGH DENSITY
	MEDIUM DENSITY
	LOW DENSITY



MASTER PLAN & PARCELS

RESIDENTIAL

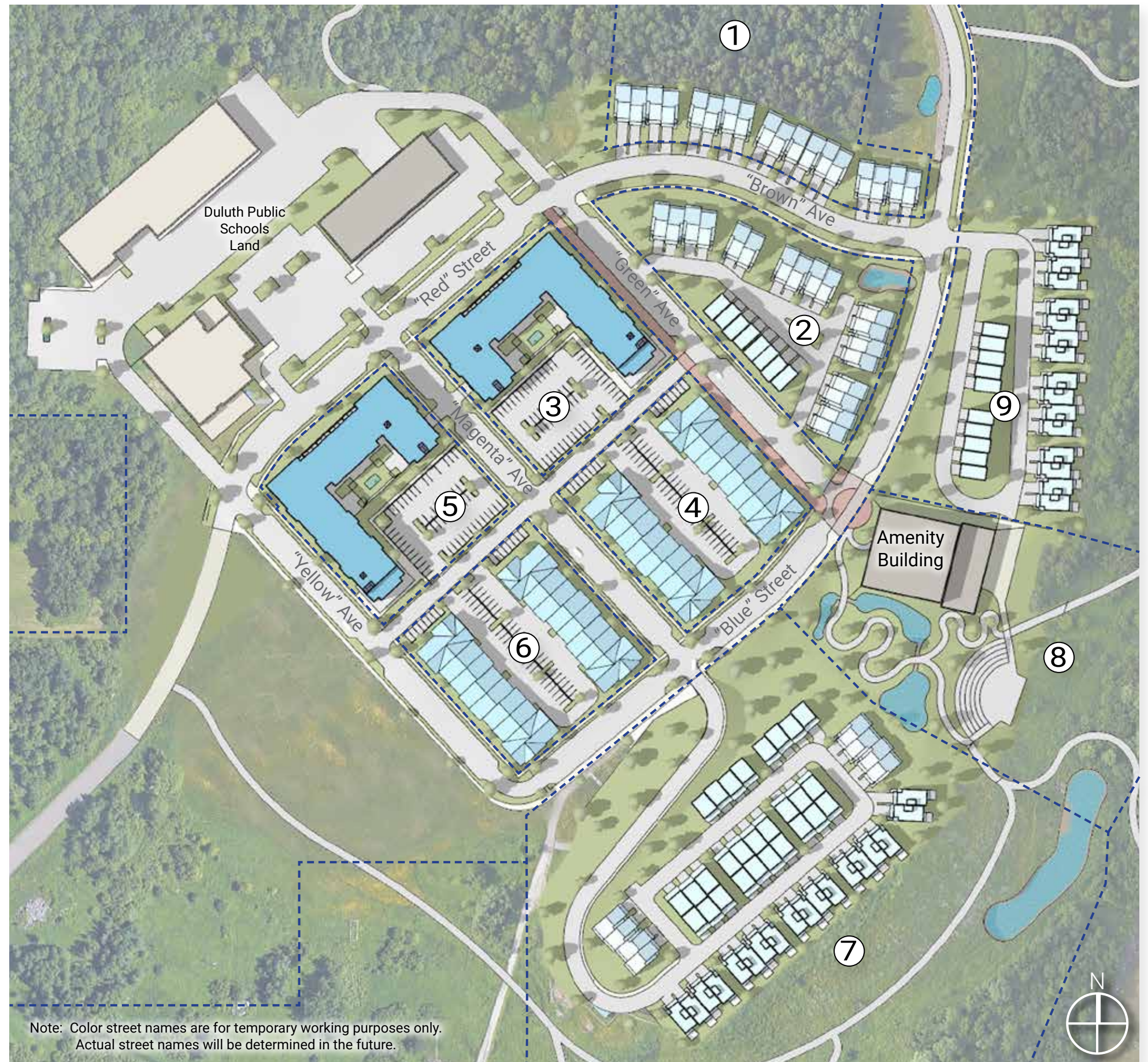
Estimated Number of Units: 443 Total Units
 Estimated Number Parking: 792 Stalls (not including street parking)

Est. Total Rentable SF: 531,880 SF
 Est. Total SF: 726,244 GSF

COMMERCIAL

Est. Total SF: 37,500 GSF

For specific parcel details see pages 12-20.



Note: Color street names are for temporary working purposes only.
 Actual street names will be determined in the future.

SITE FROM THE SOUTHEAST



Please Note: At this point, the form depicted does not mean to imply architectural style or design. It is the physical representation of the numbers provided

VIEW DOWN THE PROMENADE



Please Note: At this point, the form depicted does not mean to imply architectural style or design. It is the physical representation of the numbers provided

LAKE VIEW



Please Note: At this point, the form depicted does not mean to imply architectural style or design. It is the physical representation of the numbers provided