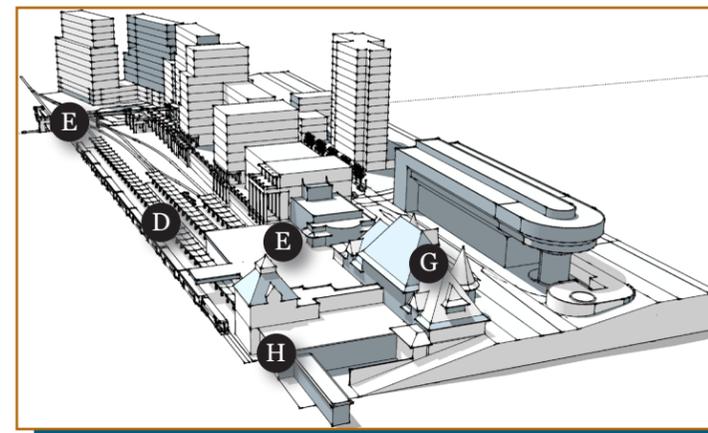
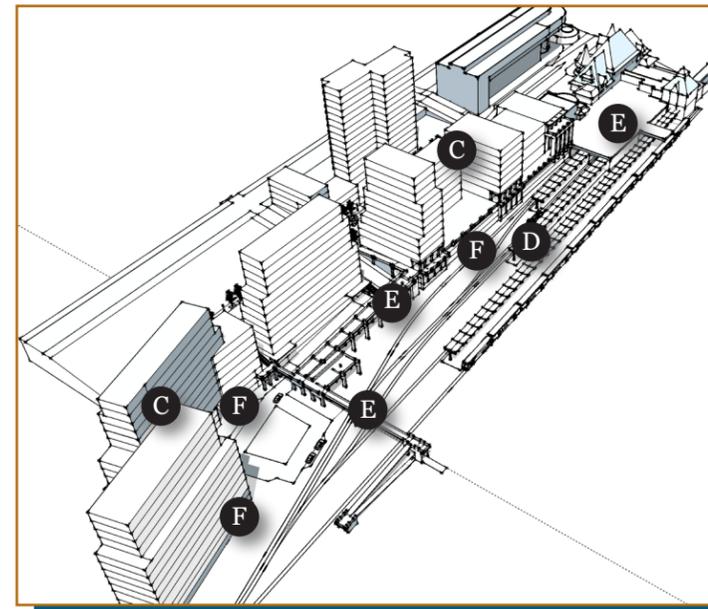
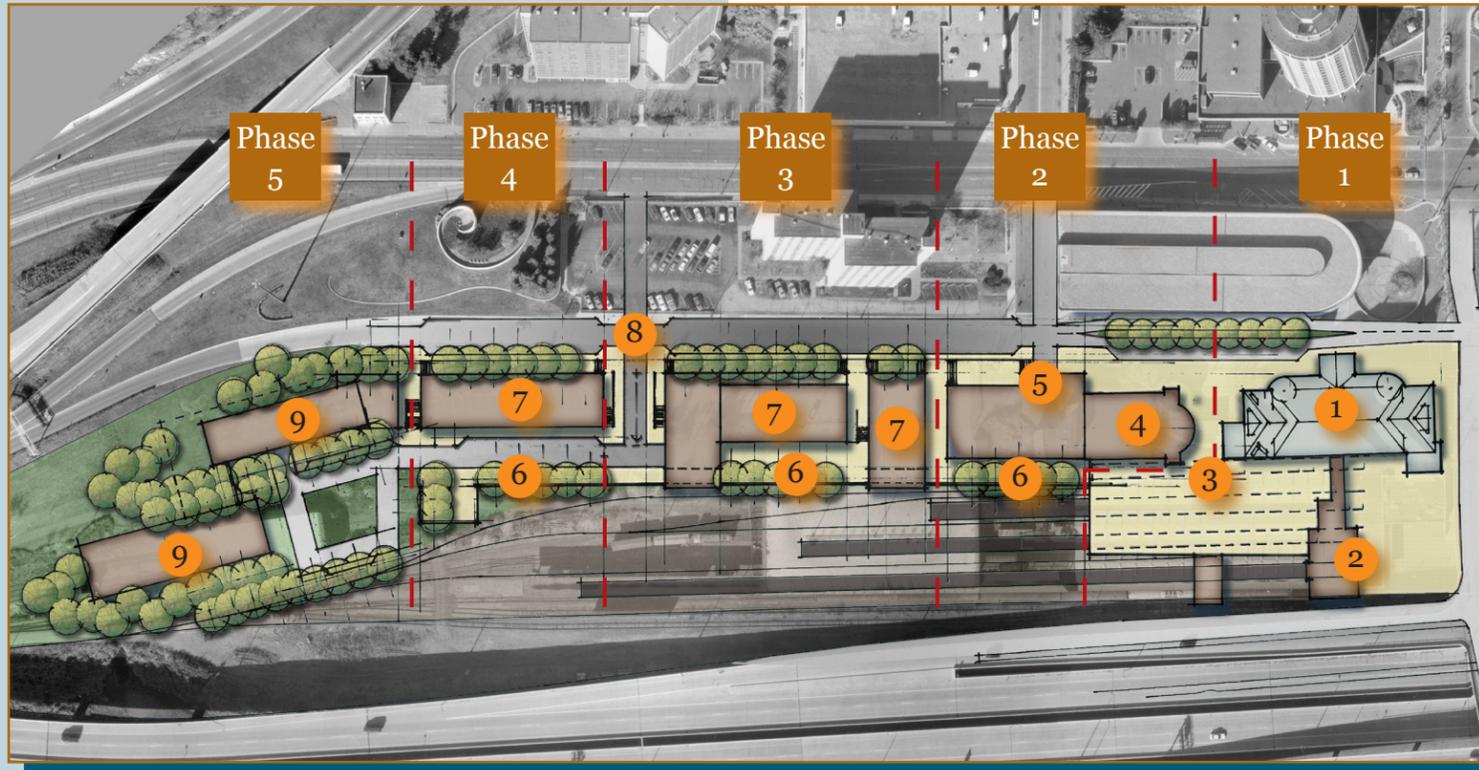


MASTER PLAN | ST. LOUIS COUNTY UNION DEPOT

DULUTH, MINNESOTA



DESIGN FEATURES

- A. **Streetscape Improvements** on Michigan Street slow traffic exiting Interstate 35 while wider sidewalks improve pedestrian environment and provide opportunities for outdoor activities; closer to the Depot a center median is added with through traffic to the left and pickup/drop off traffic to the right
- B. **Mixed Use** buildings are strongly encouraged, providing opportunities for street level retail or other commercial space
- C. **Building Heights** between three and eight stories provide economies of scale for new housing without overwhelming the market or the physical scale of the district
- D. **Historic Rail Yard** features, including platform canopies, are preserved; the existing yard provides ample space for new platforms
- E. **Significant New Public Spaces** including the Depot roof top plaza and a promenade connecting the plaza, Playhouse, and new development to the bayfront district provide dramatic views of the harbor
- F. **Parking** is provided on two or three levels underneath new buildings, resulting in structures that “park themselves” while providing additional spaces for the Depot and Playhouse
- G. **A Revitalized Depot** anchors the master plan area
- H. **Connectivity** is enhanced through a new head house linking existing Depot building to new rail platforms and also providing access to adjacent DTA transit facility, creating a true multimodal transportation facility and extending access to the skyway system

GUIDING PRINCIPLES

- **Build a Complete Community** with transit as an amenity, and historic preservation and sustainability as touchstones for new additions to the Depot area
- **Encourage Incremental Evolution** in the Depot area, with additions flexible enough to accommodate uses that today might not be envisioned, much like the ways the Depot itself has housed a number of activities within its walls during its lifetime
- **Create a Gateway** district for Duluth and downtown, announcing to visitors and residents their arrival with buildings that honor Duluth’s character, streetscapes that encourage compatibility between vehicles and pedestrians, and attractions that signal the vitality of the Depot area
- **Accommodate and Celebrate** the Northern Lights Express and the North Shore Scenic Railroad as unique transportation features for Duluth, while extending the multi-modal nature of the Depot area to buses, boats, bicycles, and other forms of transportation
- **Provide Engaging Public Spaces** and active pedestrian experiences to encourage street life, enhance the livability of the Depot area, and make the streets comfortable for visitors and residents
- **Accentuate the Character** and function-defining features of Duluth’s natural landform, historic grid, and signature views and vistas to shape development in the Depot area
- **Establish Self-sufficiency**, functionally and economically, on development sites, or demonstrate the benefits of interrelationships between sites for the district or city as a whole
- **Recognize the Need for Partnerships** to create beneficial patterns of change in the Depot area, as well as the very real possibility that no single entity can deliver a truly compelling project to the Depot area on its own

IMPLEMENTATION

- Phase 1**
 1. Improvements to historic Depot include better circulation and wayfinding and reopening the front entrance
 2. Contemporary head house addition will improve access to rail platforms and adjacent DTA facility
 3. Separation of Playhouse addition from historic Depot allows better access to both building and new roof top plaza
- Phase 2**
 4. New Playhouse front entrance and lobby
 5. Additional “back of house” space and loading dock
 6. Promenade connecting Depot plaza with new development and bayfront district
- Phase 3**
 6. Extended promenade connecting Depot plaza with new development and bayfront district
 7. New housing or mixed use building with parking below
 8. New 7th Avenue West will improve access and circulation to new housing and parking
- Phase 4 & 5**
 6. Extended promenade connecting Depot plaza with new development and bayfront district
 7. New housing or mixed use building with parking below
 9. New Housing with parking below and revitalized green space

The St. Louis County Union Depot has been a defining feature of Duluth’s cityscape since its completion in 1892. The possible return of passenger rail service to Duluth, terminating at the Depot, provides an excellent opportunity to rethink development in this sector of downtown. A design team led by Miller Dunwiddie Architecture completed a Depot area master plan designed to take advantage of new development opportunities in this area of downtown. With significant input from community members, civic leaders, and other stakeholders, the plan recommends a dramatic transformation of the area around the Depot over the next 20 years creating new housing, commercial space, and public places that could anchor a westward expansion of the downtown core.