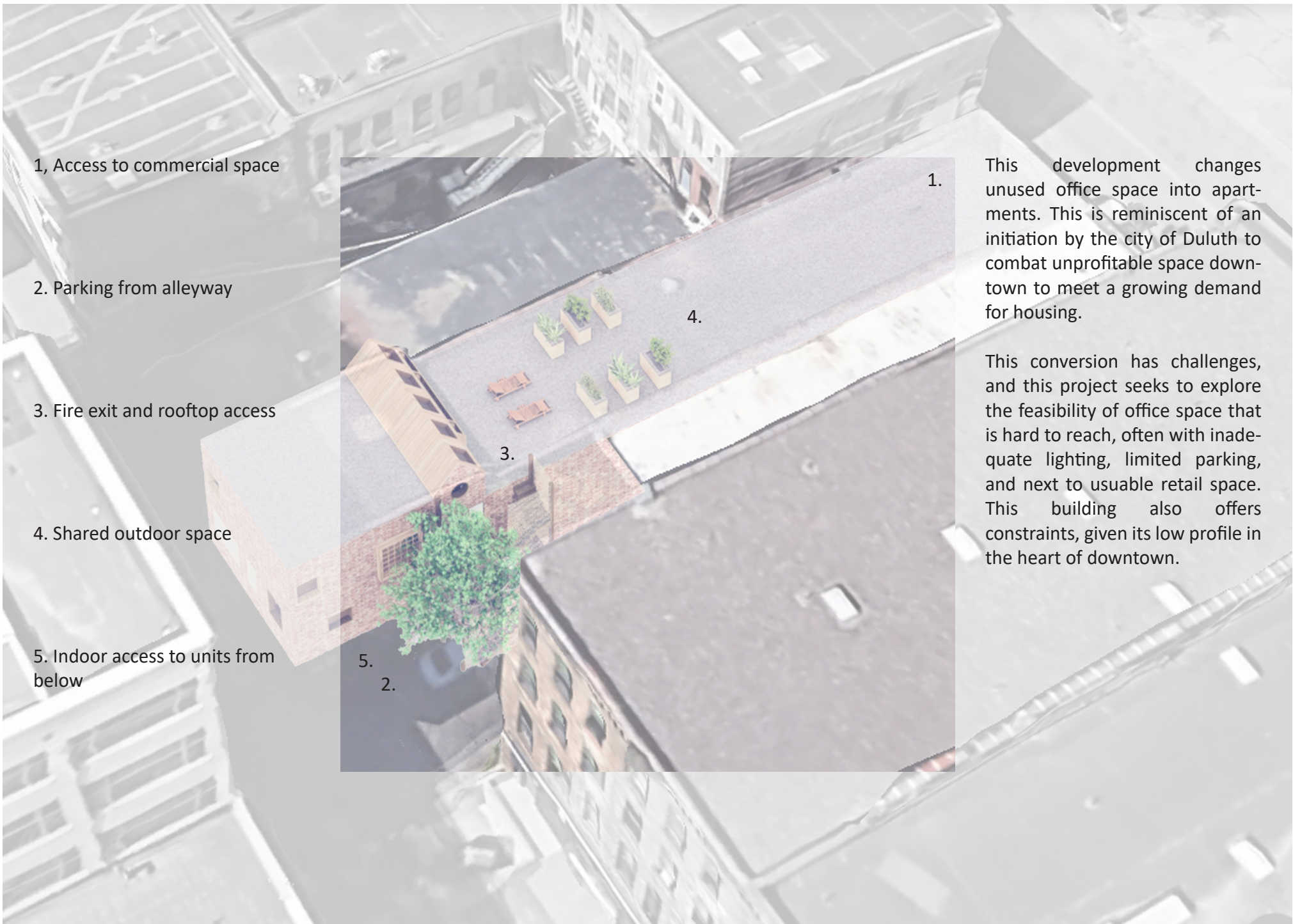




Duluth MN and Superior WI have old housing stock. The ability for property owners to renovate cost effectively is a vital part of Duluth's future. Areas of increasing concern are outlined in gray. Hi costs to renovate can make rent unstable, which can cause gentrification--pushing Duluth and Superior residents to lower quality housing and complicated commutes.



18W 1ST STREET



1. Access to commercial space

2. Parking from alleyway

3. Fire exit and rooftop access

4. Shared outdoor space

5. Indoor access to units from below

1.

4.

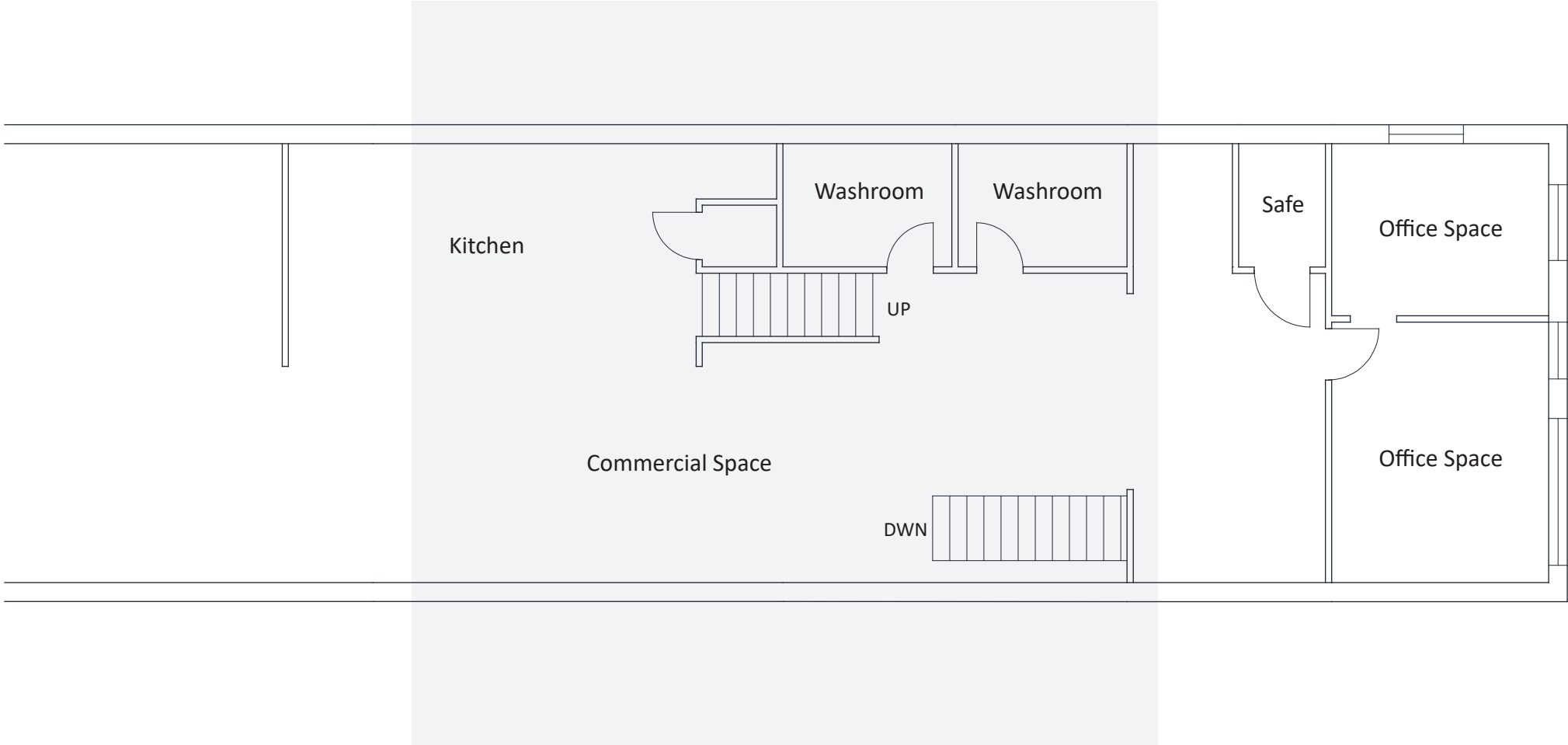
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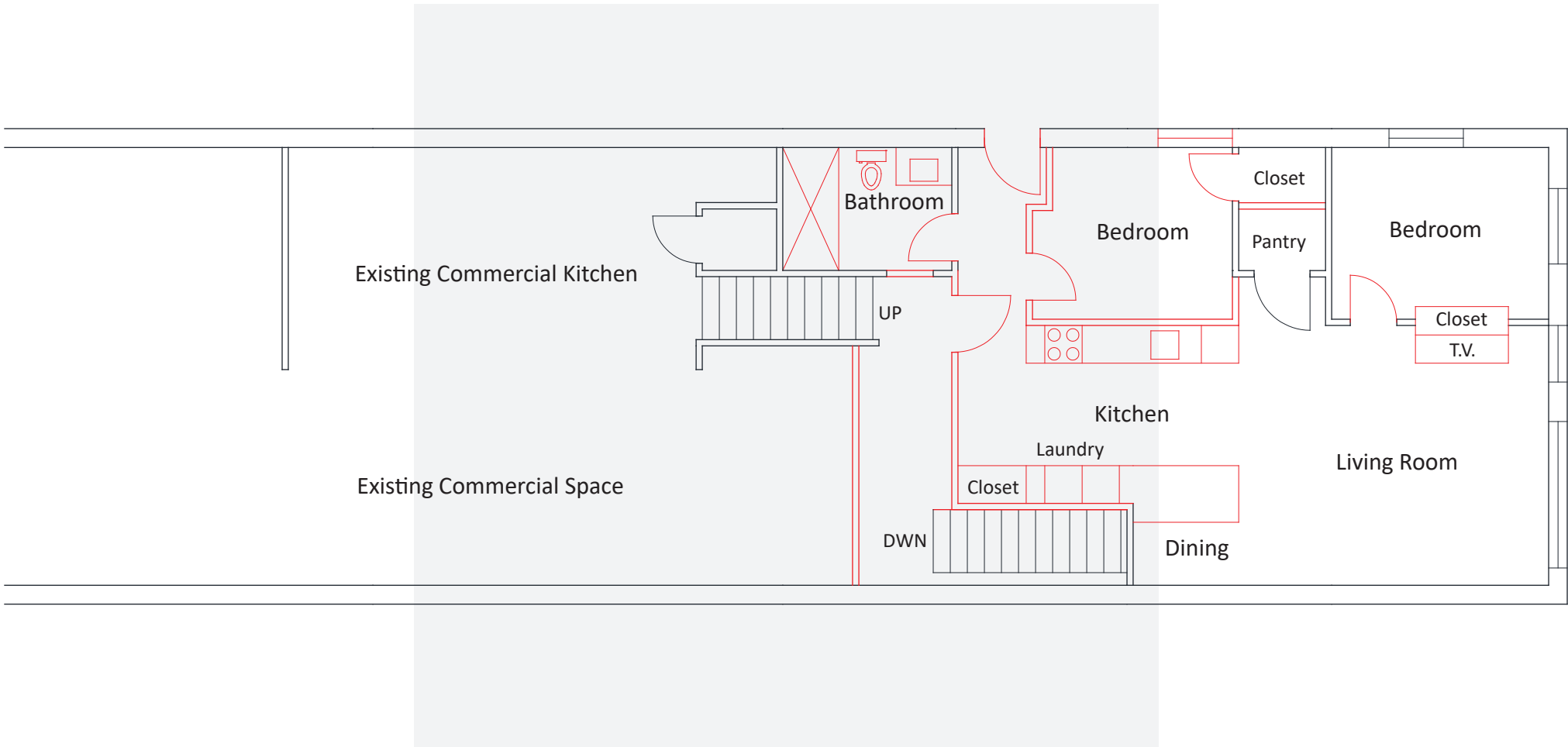
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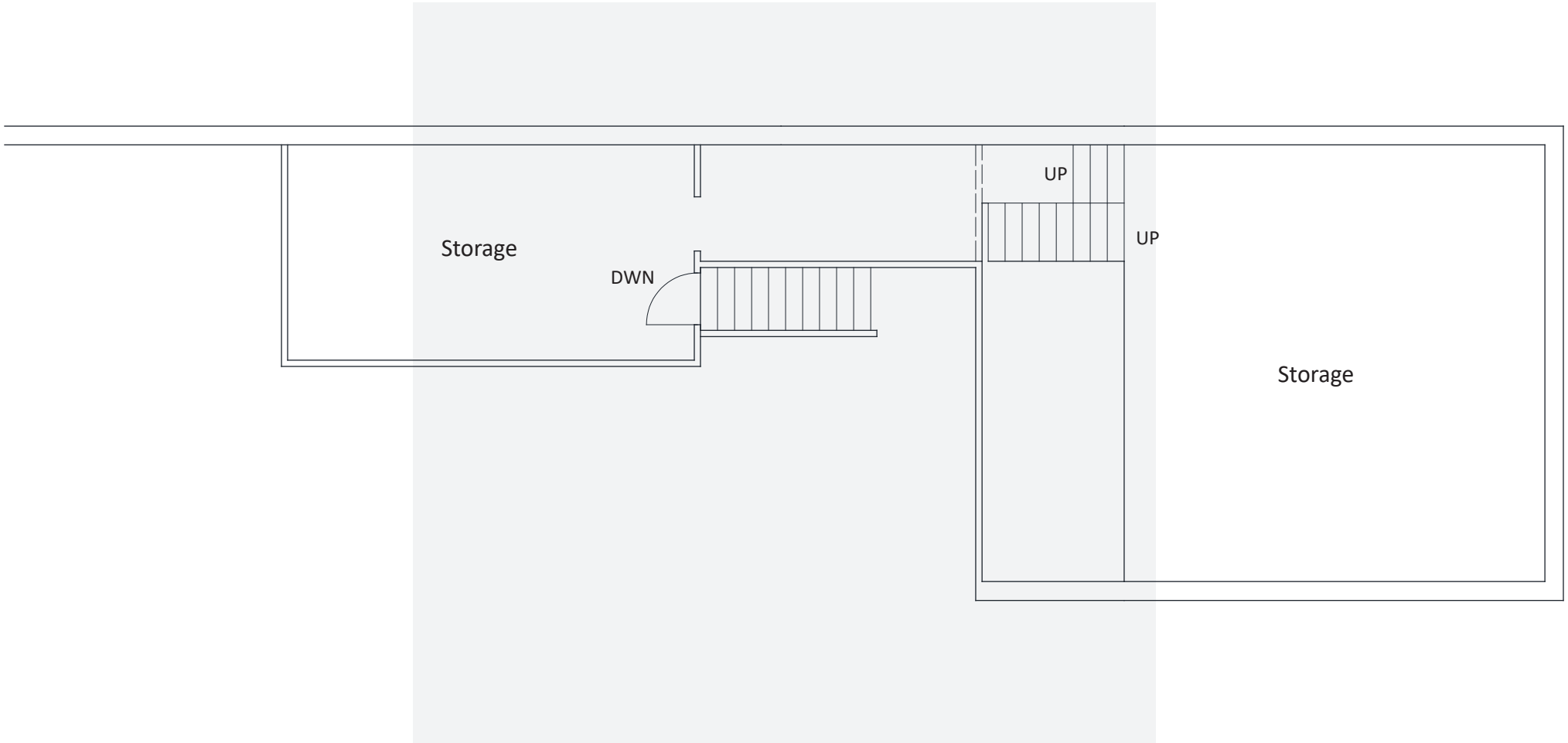
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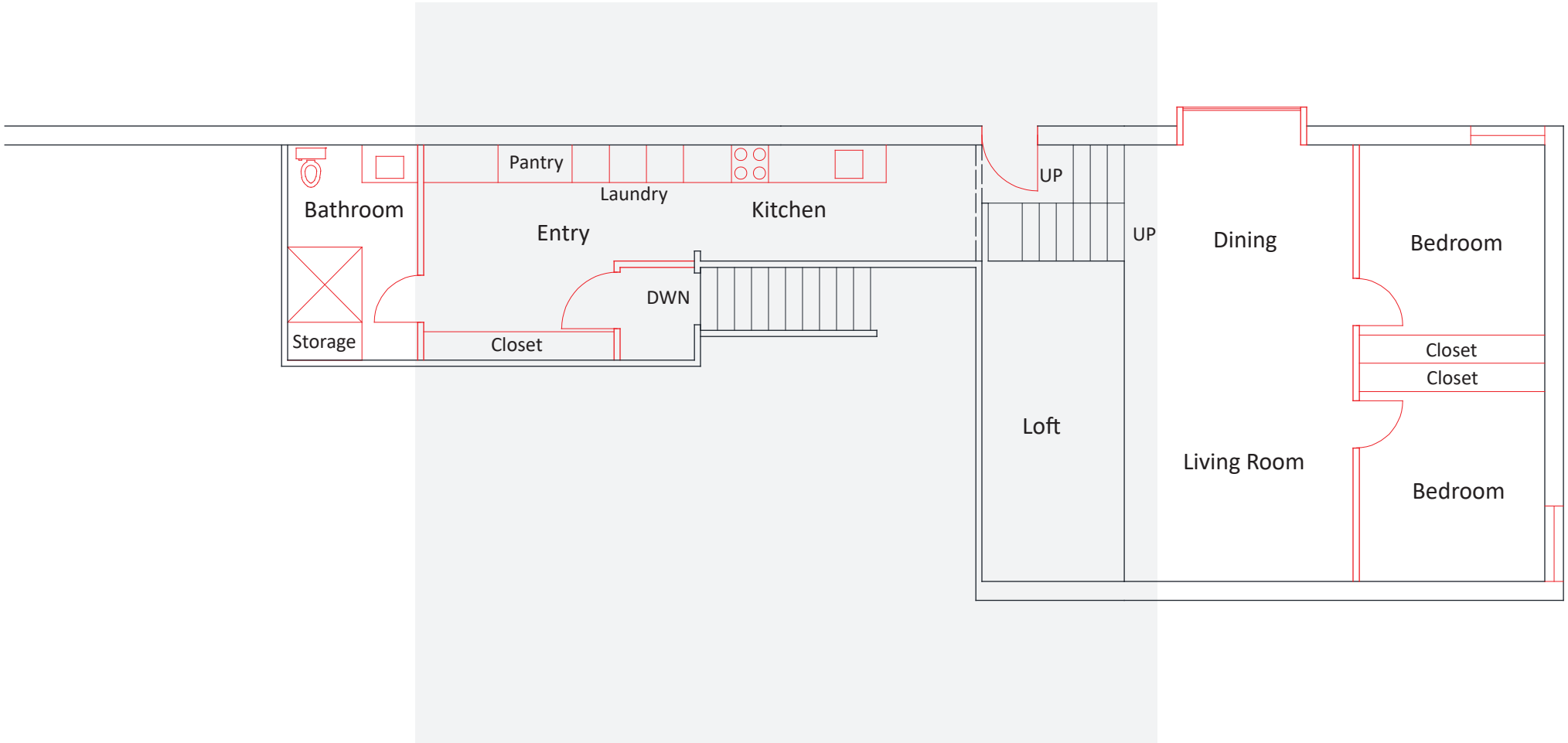
This development changes unused office space into apartments. This is reminiscent of an initiation by the city of Duluth to combat unprofitable space downtown to meet a growing demand for housing.

This conversion has challenges, and this project seeks to explore the feasibility of office space that is hard to reach, often with inadequate lighting, limited parking, and next to usable retail space. This building also offers constraints, given its low profile in the heart of downtown.

















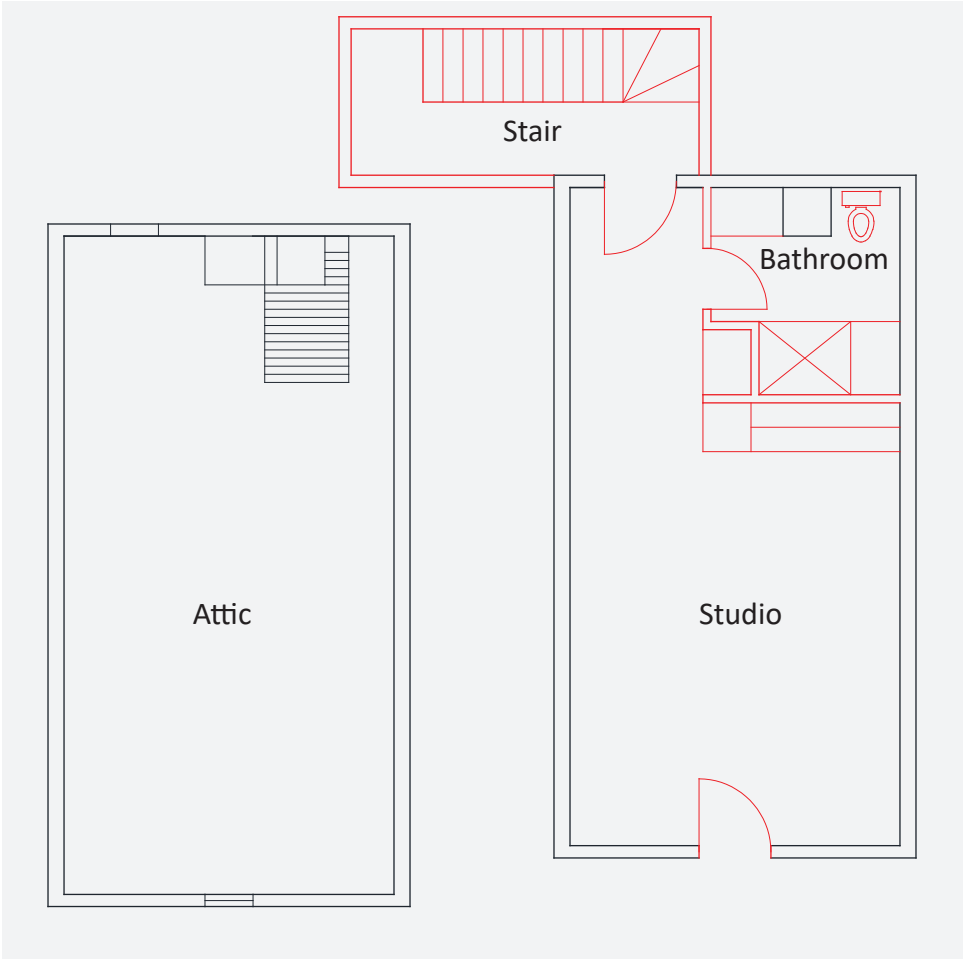




1214 12TH AVE



This duplex has an empty attic that is connected to the second floor unit. This project changes inefficient use of space, with the addition of a stairway over the top of the second floor entrance, and by building out the top portion of the roof. This renovation provides adequate space for a studio apartment with a bathroom built over existing plumbing.







513 2ND AVE N





This project is a storage room conversion to a second floor studio apartment. This room is currently separated from the second floor unit by a shared stairway. This conversion also taps into a walled-off portion of the attic, providing the opportunity for a loft. This project is an example of how investors can grow investment potential while combating gentrification.

