

## May 29, 2019 Planning Commission Hearing

- Three Rezoning
- Three Concurrent Use Permits
- One Planning Review
- One Variance



Rezoning PL 19-061

Rezoning PL 19-060

Rezoning PL 19-023



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Legislation Details (With Text)

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**File #:** 19-0253R                      **Name:**

**Type:** Resolution                      **Status:** Passed

**File created:** 4/10/2019              **In control:** Planning and Economic Development

**On agenda:** 4/22/2019                **Final action:** 4/22/2019

**Title:** RESOLUTION AMENDING THE COMPREHENSIVE LAND USE PLAN - FUTURE LAND USE MAP FOR THE UPPER CENTRAL-EAST HILLSIDE LAND USE STUDY AREA, FROM EAST NINTH STREET TO EAST SKYLINE PARKWAY ALONG NORTH SIXTH AVENUE EAST.

**Sponsors:**

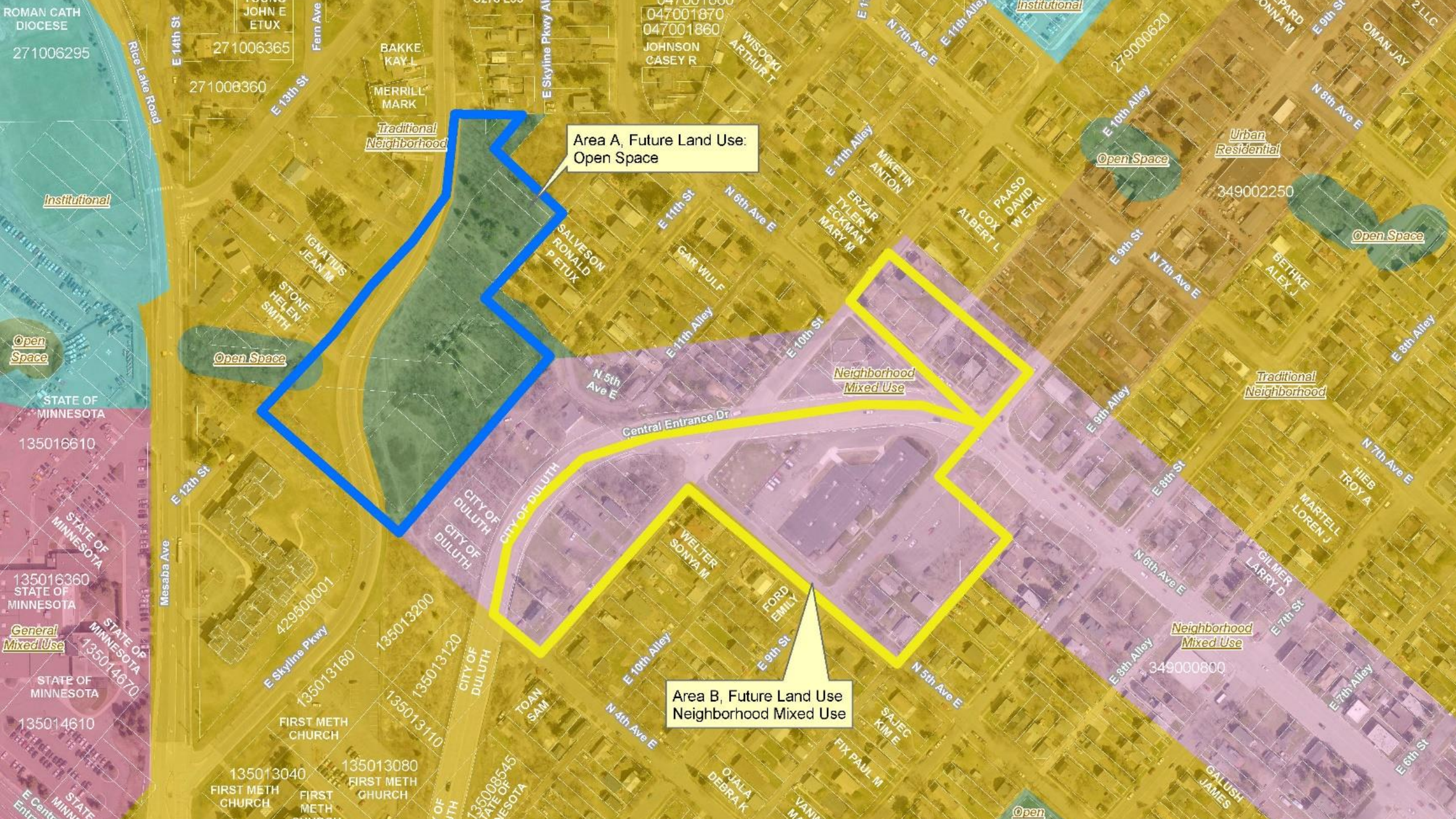
**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 1, 2. Attachment 2

Date	Ver.	Action By	Action	Result
4/22/2019	1	City Council	adopted	

RESOLUTION AMENDING THE COMPREHENSIVE LAND USE PLAN - FUTURE LAND USE MAP FOR THE UPPER CENTRAL-EAST HILLSIDE LAND USE STUDY AREA, FROM EAST NINTH STREET TO EAST SKYLINE PARKWAY ALONG NORTH SIXTH AVENUE EAST



Area A, Future Land Use:  
Open Space

Area B, Future Land Use  
Neighborhood Mixed Use

Traditional  
Neighborhood

Urban  
Residential

Institutional

Open Space

Open Space

Neighborhood  
Mixed Use

Traditional  
Neighborhood

Open Space

Neighborhood  
Mixed Use

Open  
Space

General  
Mixed Use

Open

**Uses Allowed in Residential-Traditional (R-1) Zone District  
Revised January 2019**

- |  |  |
|--|--|
| <u>Permitted Uses</u>  |  |
| - Dwelling, one-family   | - School, elementary                                   |
| - Dwelling, two-family   | - Agriculture, community garden                        |
| - Residential care facility/assisted living (6 or fewer)       | - Day care facility, small (14 or fewer)               |
| - Park, playground or forest reserve                           |  |
| <br><u>Special or Interim Uses</u>                             |  |
| - Dwelling, townhouse  | - School, middle or high                               |
| - Manufactured Home Park                                       | - Agriculture, urban                                   |
| - Co-housing facility  | - Bed and breakfast                                    |
| - Residential care facility/assisted living (7 or more)        | - Preschool  |
| - Cemetery or mausoleum  | - Day care facility, large (15 or more)                |
| - Government building or public safety facility                | - Electric power transmission line or substation       |
| - Museum, library, or art gallery                              | - Major utility or wireless telecommunication facility |
| - Religious assembly, small (less than 50,000 sq. ft. or more) | - Water or sewer pumping stations/reservoirs           |
| - Religious assembly, large (50,000 sq. ft. or more)           |  |
| <br><u>Interim Uses</u>  |  |
| - Vacation dwelling unit                                       | - Accessory vacation dwelling unit                     |

**Uses Allowed in Mixed Use-Neighborhood (MU-N) Zone District  
Revised January 2019**

- |  |   |
|--|---|
| <u>Permitted Uses</u>  |   |
| - Dwelling, one family   | - Religious assembly, large (50,000 sq. ft. or more)          |
| - Dwelling, two-family   | - Business, art, or vocational school                         |
| - Dwelling, townhouse  | - School, elementary  |
| - Dwelling, multi-family                                       | - Medical or dental clinic                                    |
| - Dwelling, live-work  | - Nursing home  |
| - Co-housing facility  | - Agricultural, community garden                              |
| - Residential care facility/assisted living (6 or fewer)       | - Veterinary or animal hospital                               |
| - Residential care facility/assisted living (7 or more)        | - Bed and breakfast   |
| - Rooming house  | - Office  |
| - Bus or rail transit station                                  | - Preschool   |
| - Club or lodge (private)                                      | - Day care facility, small (14 or fewer)                      |
| - Government building or public safety facility                | - Day care facility, large (15 or more)                       |
| - Museum, library, or art gallery                              | - Personal service and repair, small (less than 10,000 sq ft) |
| - Park, playground, or forest reserve                          | - Grocery store, small (less than 15,000 sq ft)               |
| - Religious assembly, small (less than 50,000 sq. ft. or more) | - Retail store not listed, small (less than 15,000 sq ft)     |
| <br><u>Special Uses</u>  |   |
| - Manufactured Home Park                                       | - Personal service and repair, large (10,000 sq ft or more)   |
| - Cemetery or mausoleum  | - Automobile and light vehicle repair and service             |
| - School, middle or high                                       | - Filling Station   |
| - Bank   | - Parking Lot (primary use)                                   |
| - Data Center  | - Electric power transmission line or substation              |
| - Agricultural, farmers' market                                | - Major utility or wireless telecommunication facility        |
| - Agricultural, urban  | - Water or sewer pumping stations/reservoirs                  |
| - Restaurant (less than 5,000 sq ft)                           |   |
| - Theater  |   |
| - Hotel or motel   |   |
| - Funeral Home or Crematorium                                  |   |
| <br><u>Interim Uses</u>  |   |
| - Vacation dwelling unit                                       |   |

**PL 19-061**

**MU-I (Mixed Use Institutional)**

**R-1 (Residential Traditional)**

**MU-N (Mixed Use Neighborhood)**

**R-P (Residential Park)**

Area A, City Proposal to Rezone From: R-1 (Traditional Neighborhood) To: P-1 (Parks and Open Space)

**R-1 (Residential Traditional)**

**R-2 (Residential Urban)**

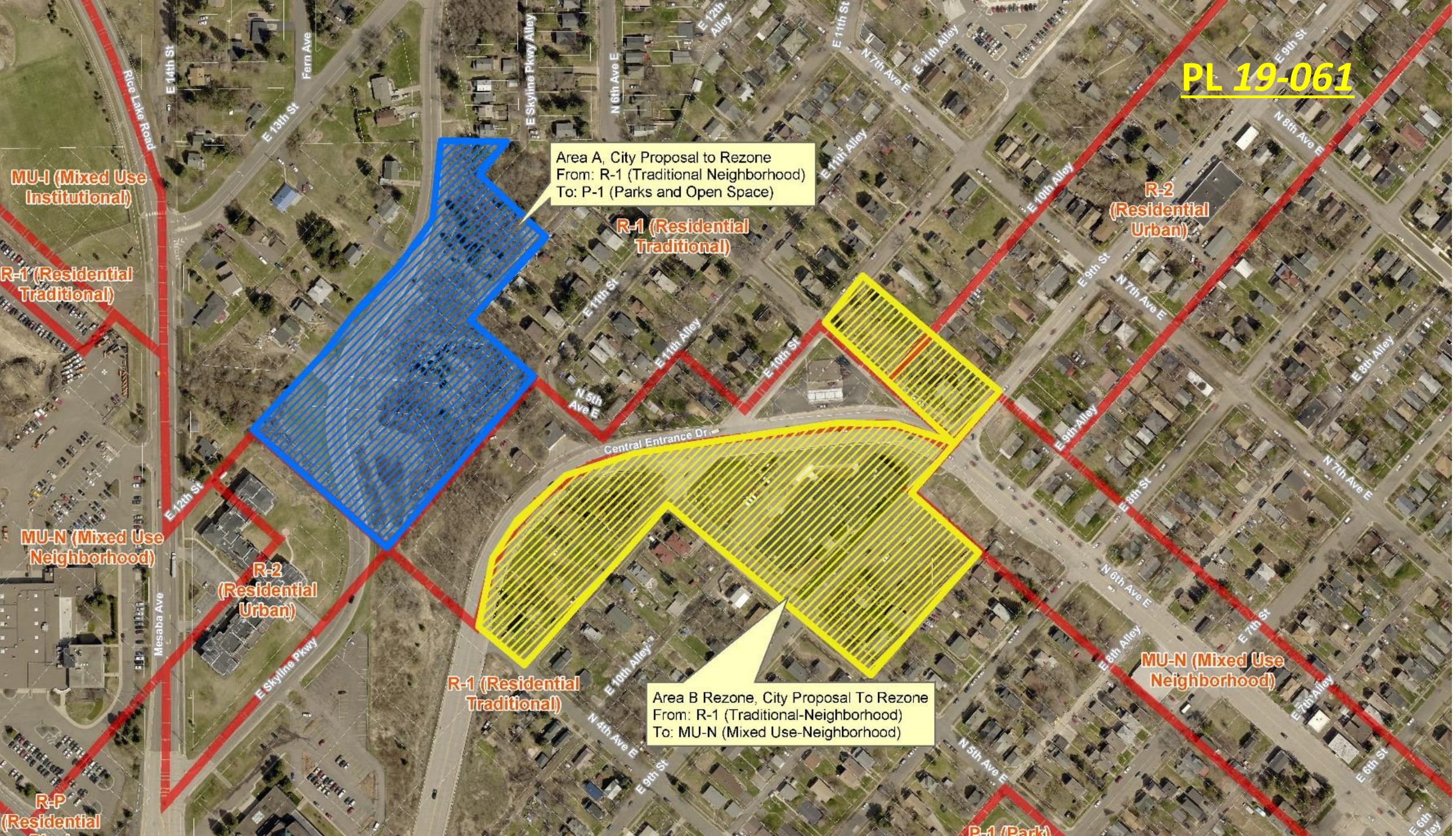
**R-2 (Residential Urban)**

**R-1 (Residential Traditional)**

Area B Rezone, City Proposal To Rezone From: R-1 (Traditional-Neighborhood) To: MU-N (Mixed Use-Neighborhood)

**MU-N (Mixed Use Neighborhood)**

**P-1 (Park)**

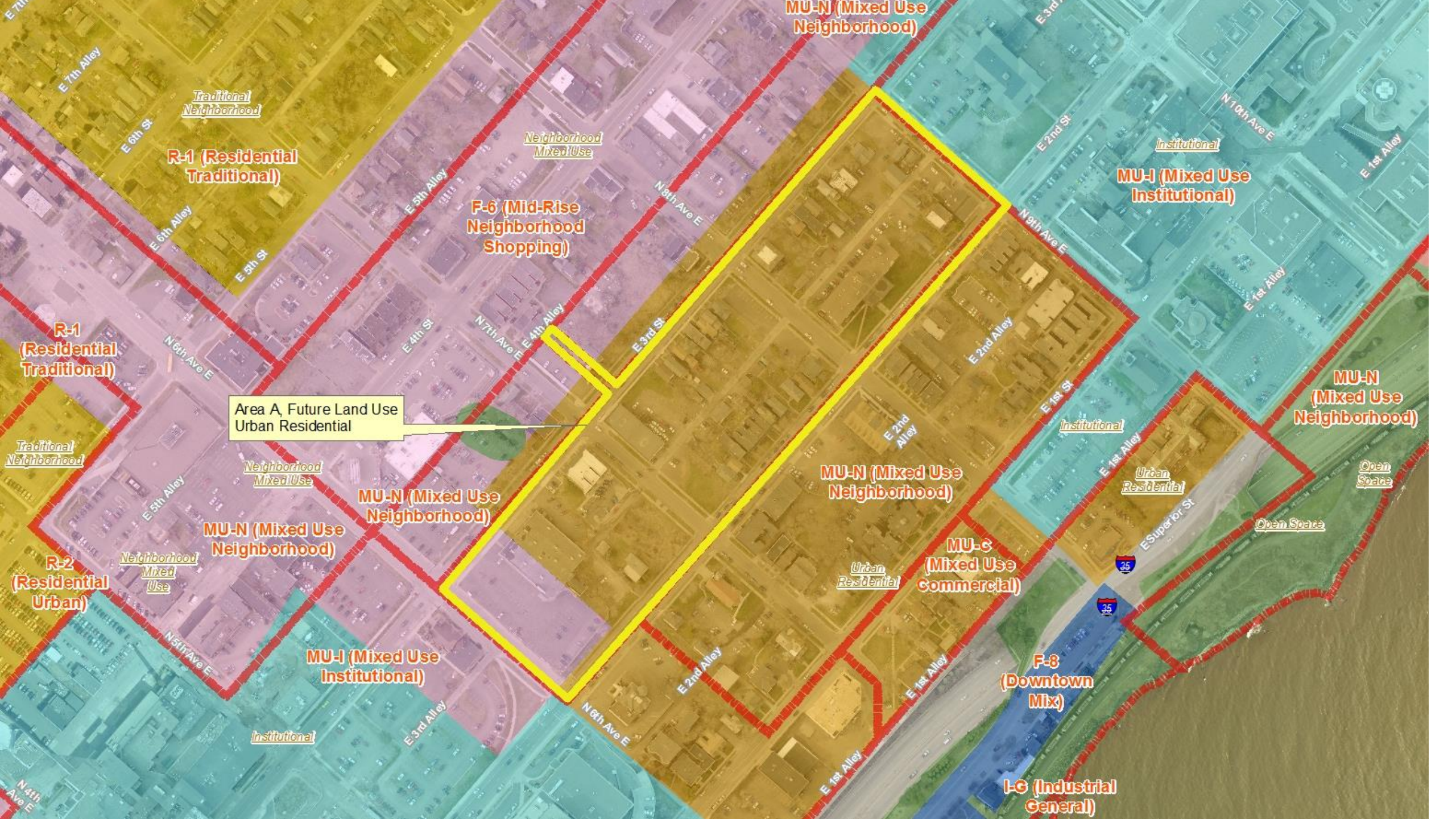




Rezoning PL 19-061

Rezoning PL 19-060

Rezoning PL 19-023



Area A Future Land Use  
Urban Residential



**Uses Allowed in Residential-Urban (R-2) Zone District  
Revised January 2019**

**Permitted Uses**

- Dwelling, one family
- Dwelling, two family
- Dwelling, townhouse
- Dwelling, multifamily
- Residential care facility/assisted living (6 or fewer)
- Residential care facility/assisted living (7 or more)
- Government building or public safety building
- Park, playground, or forest reserve
- Religious assembly, small (less than 50,000 sq. ft. or more)
- School, elementary
- Nursing home
- Agriculture, community garden
- Veterinarian or animal hospital
- Bed and breakfast
- Preschool
- Day care facility, small (14 or fewer)

**Special Uses**

- Manufactured Housing Park
- Co-housing facility
- Rooming house
- Cemetery or mausoleum
- Club or lodge (private)
- Museum, library, or art gallery
- Religious assembly, large (50,000 sq. ft. or more)
- School, middle or high
- Agriculture, farmers market
- Agriculture, urban
- Medical or dental clinic
- Restaurant (less than 5,000 sq. ft.)
- Office
- Day care facility, large (15 or more)
- Funeral Home or crematorium
- Retail store not listed, small (less than 15,000 sq. ft.)
- Filling station
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Water or sewer pumping stations/reservoirs

**Interim Uses**

- Vacation Dwelling Unit

**Uses Allowed in Mixed Use-Neighborhood (MU-N) Zone District  
Revised January 2019**

**Permitted Uses**

- Dwelling, one family
- Dwelling, two-family
- Dwelling, townhouse
- Dwelling, multi-family
- Dwelling, live-work
- Co-housing facility
- Residential care facility/assisted living (6 or fewer)
- Residential care facility/assisted living (7 or more)
- Rooming house
- Bus or rail transit station
- Club or lodge (private)
- Government building or public safety facility
- Museum, library, or art gallery
- Park, playground, or forest reserve
- Religious assembly, small (less than 50,000 sq. ft. or more)
- Religious assembly, large (50,000 sq. ft. or more)
- Business, art, or vocational school
- School, elementary
- Medical or dental clinic
- Nursing home
- Agricultural, community garden
- Veterinary or animal hospital
- Bed and breakfast
- Office
- Preschool
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)
- Personal service and repair, small (less than 10,000 sq ft)
- Grocery store, small (less than 15,000 sq ft)
- Retail store not listed, small (less than 15,000 sq ft)

**Special Uses**

- Manufactured Home Park
- Cemetery or mausoleum
- School, middle or high
- Bank
- Data Center
- Agricultural, farmers' market
- Agricultural, urban
- Restaurant (less than 5,000 sq ft)
- Theater
- Hotel or motel
- Funeral Home or Crematorium
- Personal service and repair, large (10,000 sq ft or more)
- Automobile and light vehicle repair and service
- Filling Station
- Parking Lot (primary use)
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Water or sewer pumping stations/reservoirs

**Interim Uses**

- Vacation dwelling unit

**PL 19-060**

**R-1 (Residential Traditional)**

**MU-N (Mixed Use Neighborhood)**

**F-6 (Mid-Rise Neighborhood Shopping)**

**MU-I (Mixed Use Institutional)**

Area A, City Proposal to Rezone  
From: R-2 (Urban-Residential)  
To: MU-N (Mixed Use-Neighborhood)

**R-1 (Residential Traditional)**

**R-2 (Residential Urban)**

**MU-N (Mixed Use Neighborhood)**

**MU-N (Mixed Use Neighborhood)**

**MU-N (Mixed Use Neighborhood)**

**MU-C (Mixed Use Commercial)**

**MU-N (Mixed Use Neighborhood)**

**MU-I (Mixed Use Institutional)**

**F-8 (Downtown Mix)**

**I-C (Industrial)**





Rezoning PL 19-061

Rezoning PL 19-060

Rezoning PL 19-023



**Uses Allowed in Mixed Use-Neighborhood (MU-N) Zone District  
Revised January 2019**

Permitted Uses

- Dwelling, one family
- Dwelling, two-family
- Dwelling, townhouse
- Dwelling, multi-family
- Dwelling, live-work
- Co-housing facility
- Residential care facility/assisted living (6 or fewer)
- Residential care facility/assisted living (7 or more)
- Rooming house
- Bus or rail transit station
- Club or lodge (private)
- Government building or public safety facility
- Museum, library, or art gallery
- Park, playground, or forest reserve
- Religious assembly, small (less than 50,000 sq. ft. or more)
- Religious assembly, large (50,000 sq. ft. or more)
- Business, art, or vocational school
- School, elementary
- Medical or dental clinic
- Nursing home
- Agricultural, community garden
- Veterinary or animal hospital
- Bed and breakfast
- Office
- Preschool
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)
- Personal service and repair, small (less than 10,000 sq ft)
- Grocery store, small (less than 15,000 sq ft)
- Retail store not listed, small (less than 15,000 sq ft)

Special Uses

- Manufactured Home Park
- Cemetery or mausoleum
- School, middle or high
- Bank
- Data Center
- Agricultural, farmers' market
- Agricultural, urban
- Restaurant (less than 5,000 sq ft)
- Theater
- Hotel or motel
- Funeral Home or Crematorium
- Personal service and repair, large (10,000 sq ft or more)
- Automobile and light vehicle repair and service
- Filling Station
- Parking Lot (primary use)
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Water or sewer pumping stations/reservoirs

Interim Uses

- Vacation dwelling unit

**Uses Allowed in Mixed Use-Institutional (MU-I) Zone District  
Revised January 2019**

Permitted Uses

- Dwelling, multi-family
- Dwelling, live-work
- Residential care facility/assisted living (7 or more)
- Rooming house
- Bus or rail transit station
- Club or lodge (private)
- Government building or public safety facility
- Park, playground, or forest reserve
- Religious assembly, small (less than 50,000 sq. ft.)
- Religious assembly, large (50,000 sq. ft. or more)
- Business, art, or vocational school
- School, elementary
- University or college
- Hospital
- Medical or dental clinic
- Nursing home
- Other institutional support uses not listed in this table
- Agricultural, community garden
- Veterinarian or animal hospital
- Restaurant (less than 5,000 sq. ft.)
- Restaurant (5,000 sq. ft. or more)
- Hotel or motel
- Bed and breakfast
- Bank
- Office
- Data center
- Preschool
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)
- Funeral home or crematorium
- Personal service and repair, small (less than 10,000 sq. ft.)
- Personal service and repair, large (10,000 sq. ft. or more)
- Retail store not listed, small (less than 15,000 sq. ft.)
- Parking lot (primary use)
- Parking structure
- Retail store not listed, small (less than 15,000 sq ft)
- Research laboratories
- Manufacturing, light

Special Uses

- Cemetery or mausoleum
- School, middle or high
- Agricultural, farmers' market
- Agricultural, urban
- Kennel
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Solar, geothermal, or biomass power facility (primary use)
- Water or sewer treatment facilities
- Wind power facility (primary use)
- Recycling collection point (primary use)

**Uses Allowed in Mixed Use-Commercial (MU-C) Zone District  
Revised January 2019**

Permitted Uses

- Dwelling, multi family
- Dwelling, live-work
- Residential care facility/assisted living (7 or more)
- Rooming house
- Bus or rail transit station
- Club or lodge (private)
- Government building or public safety facility
- Museum, library or art gallery
- Park, playground or forest reserve
- Religious assembly, small (less than 50,000 sq ft)
- Religious assembly, large (50,000 sq ft or more)
- Business, art or vocational school
- School, elementary
- Medical or dental clinic
- Nursing home
- Agricultural, community garden
- Veterinary or animal hospital
- Convention or event center
- Indoor entertainment facility
- Restaurant, small (less than 5,000 sq. ft.)
- Restaurant (5,000 sq. ft. or more)
- Theater
- Hotel or motel
- Bed and breakfast
- Bank
- Office
- Data center
- Preschool
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)
- Funeral home or crematorium
- Personal service and repair, small (less than 10,000 sq. ft.)
- Personal service and repair, large (10,000 sq. ft. or more)
- Garden material sales
- Grocery store, small (less than 15,000 sq. ft.)
- Grocery store, large (15,000 sq. ft. or more)
- Retail store not listed, small (less than 15,000 sq. ft.)
- Retail store not listed, large (15,000 sq. ft. or more)
- Automobile and light vehicle repair and service
- Automobile and light vehicle sales, rental, or storage
- Filing station
- Parking lot (primary use)
- Parking structure

Special Uses

- Cemetery or mausoleum
- School, middle or high
- Agricultural, famers' market
- Agricultural, urban
- Kennel
- Other outdoor entertainment or recreation use not listed
- Building materials sales
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Solar, geothermal, or biomass power facility (primary use)
- Water or sewer pumping stations/reservoirs
- Recycling collection point (primary use)

**Uses Allowed in Mixed Use-Institutional (MU-I) Zone District  
Revised January 2019**

Permitted Uses

- Dwelling, multi-family
- Dwelling, live-work
- Residential care facility/assisted living (7 or more)
- Rooming house
- Bus or rail transit station
- Club or lodge (private)
- Government building or public safety facility
- Park, playground, or forest reserve
- Religious assembly, small (less than 50,000 sq. ft.)
- Religious assembly, large (50,000 sq. ft. or more)
- Business, art, or vocational school
- School, elementary
- University or college
- Hospital
- Medical or dental clinic
- Nursing home
- Other institutional support uses not listed in this table
- Agricultural, community garden
- Veterinarian or animal hospital
- Restaurant (less than 5,000 sq. ft.)
- Restaurant (5,000 sq. ft. or more)
- Hotel or motel
- Bed and breakfast
- Bank
- Office
- Data center
- Preschool
- Day care facility, small (14 or fewer)
- Day care facility, large (15 or more)
- Funeral home or crematorium
- Personal service and repair, small (less than 10,000 sq. ft.)
- Personal service and repair, large (10,000 sq. ft. or more)
- Retail store not listed, small (less than 15,000 sq. ft.)
- Parking lot (primary use)
- Parking structure
- Retail store not listed, small (less than 15,000 sq ft)
- Research laboratories
- Manufacturing, light

Special Uses

- Cemetery or mausoleum
- School, middle or high
- Agricultural, famers' market
- Agricultural, urban
- Kennel
- Electric power transmission line or substation
- Major utility or wireless telecommunication facility
- Solar, geothermal, or biomass power facility (primary use)
- Water or sewer treatment facilities
- Wind power facility (primary use)
- Recycling collection point (primary use)

**PL 19-023**



R-1 (Residential Traditional)

F-6 (Mid-Rise Neighborhood Shopping)

MU-N (Mixed Use Neighborhood)

R-2 (Residential Urban)

MU-N (Mixed Use Neighborhood)

MU-I (Mixed Use Institutional)

MU-N (Mixed Use Neighborhood)

R-2 (Residential Urban)

MU-N (Mixed Use Neighborhood)

Area B, City Proposal to Rezone  
From: MU-C (Mixed Use-Commercial)  
To: MU-N (Mixed Use-Neighborhood)

F-8 (Downtown Mix)

F-6 (Mid-Rise Neighborhood Shopping)

MU-I (Mixed Use Institutional)

MU-N (Mixed Use Neighborhood)

Area C, City Proposal to Rezone  
From: MU-N, MU-C, and F-8  
To: MU-I (Mixed Use-Institutional)

F-5 (Mid-Rise Community Shopping and Office)

F-8 (Downtown Mix)

I-G (Industrial General)

F-7 (Downtown)

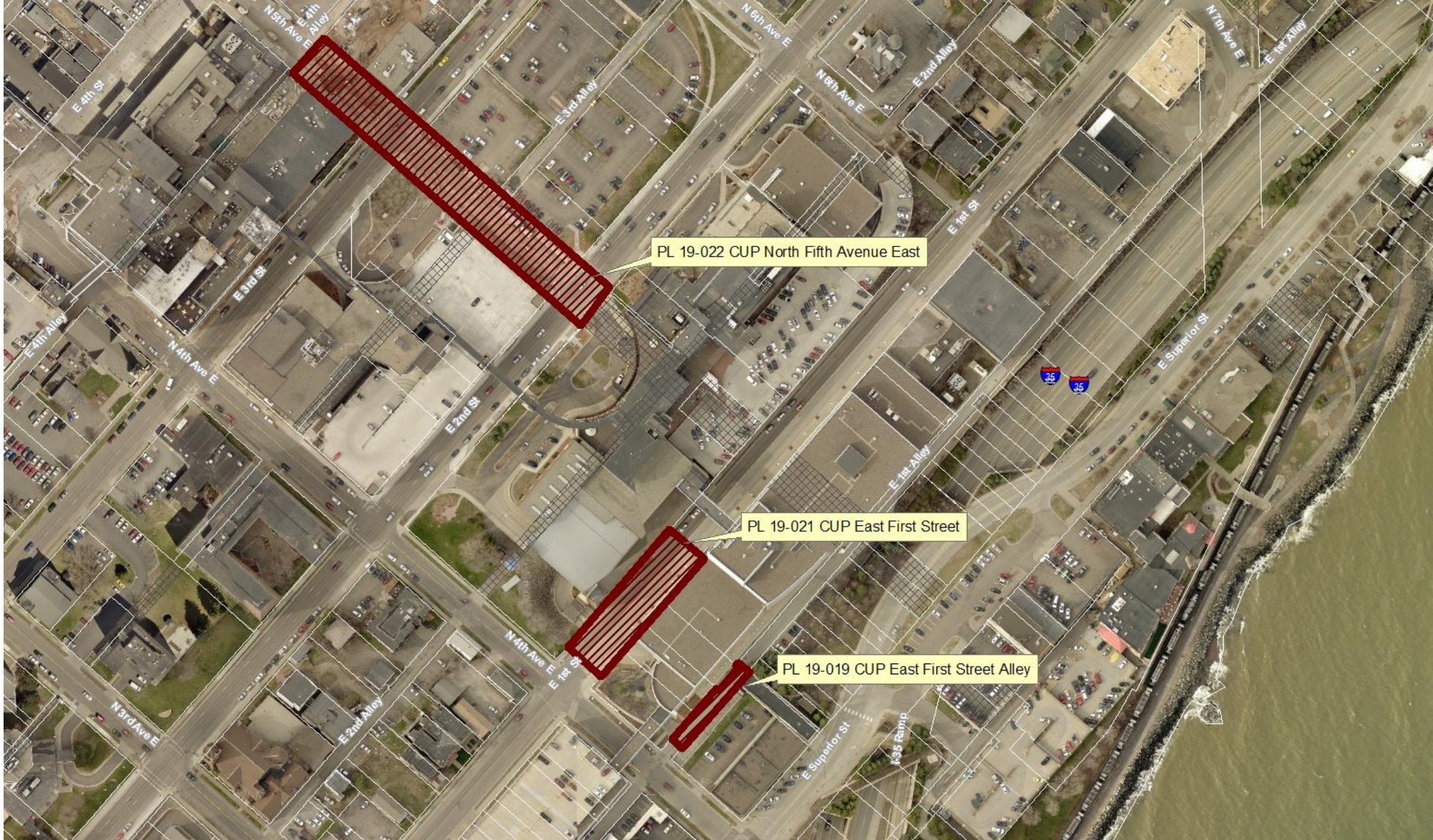
## Three Concurrent Use Permits

-PL 19-019 (Alley), Private Obstruction/Structure Over the Public Right of Way

-PL 19-021 (1<sup>st</sup> St), Private Obstruction/Structure Over the Public Right of Way, and Private Underground Improvements in the Public Right of Way

-PL 19-022 (5<sup>th</sup> Ave), Private Underground Improvements in the Public Right of Way





PL 19-022 CUP North Fifth Avenue East

PL 19-021 CUP East First Street

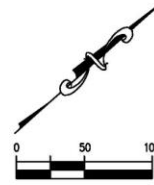
PL 19-019 CUP East First Street Alley

# EXHIBIT CONDITIONAL USE


OVERBUILD IN CITY RIGHT-OF-WAY

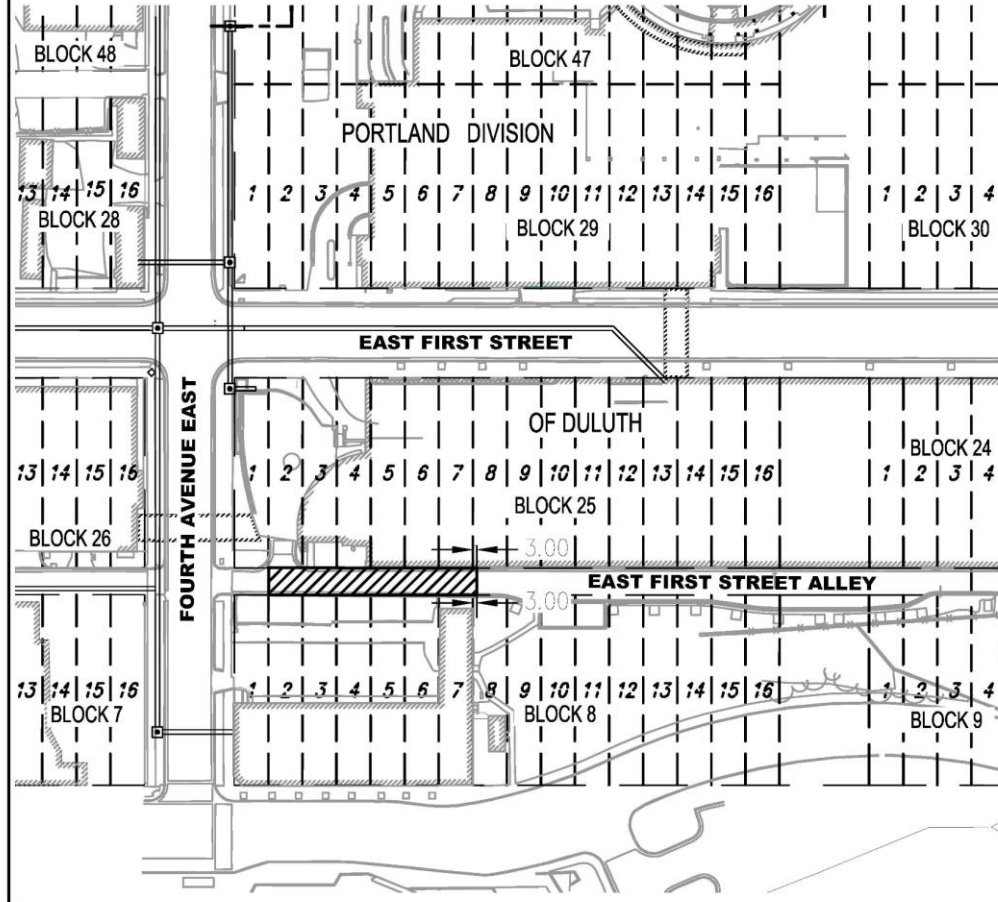
Part of Streets and Avenues

PORTLAND DIVISION OF DULUTH



## LEGEND

 = CONDITIONAL USE AREA



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 Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel

License # 44075

Signature: 

Date: 04/29/2019

REVISED: 04/29/19

DATE PREPARED: 03/05/19

PROJ NO: 180203

FILE: 180203 Concu

SHEET 1 of 1 SHEETS

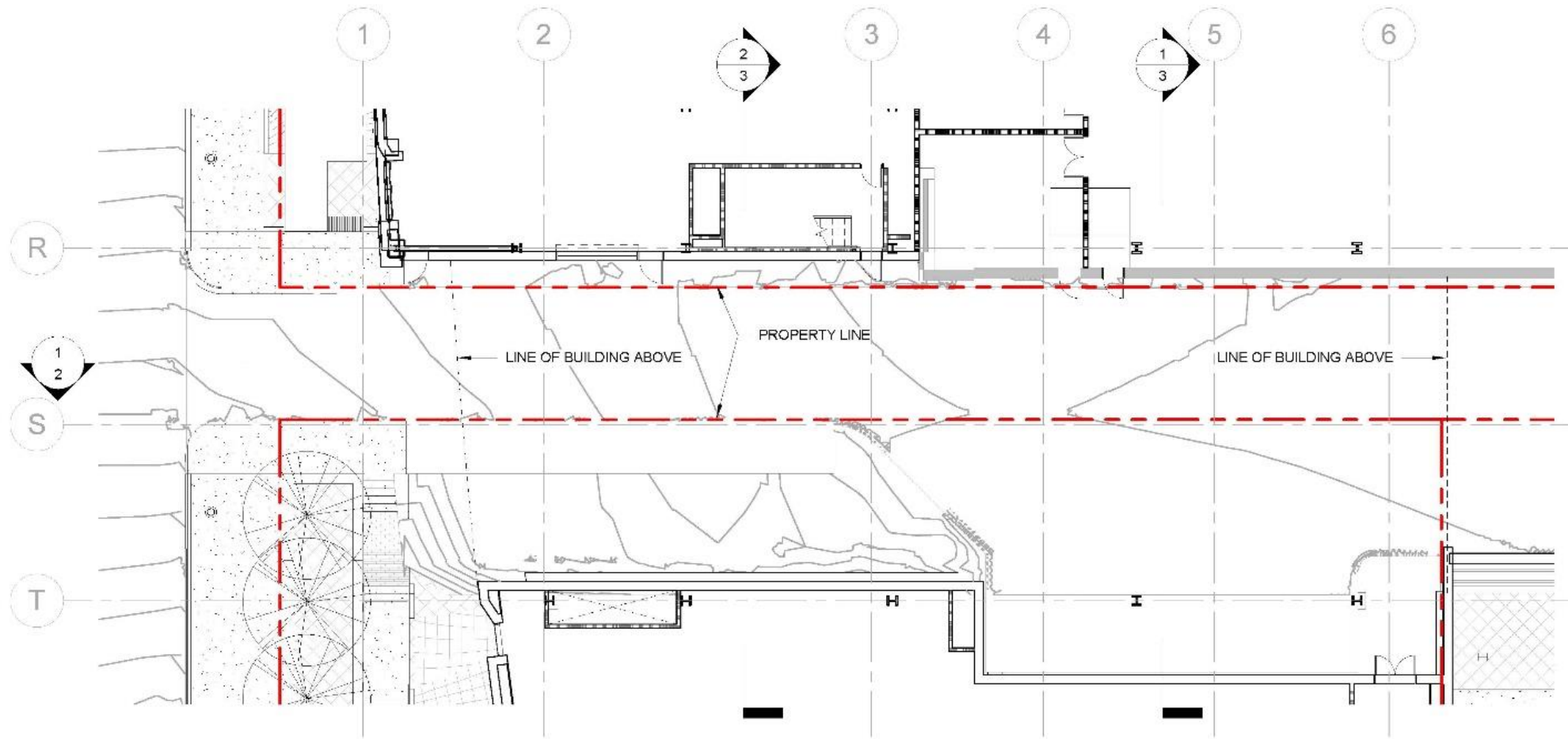


PERFORMANCE  
DRIVEN DESIGN.  
LHBcorp.com

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

**PRELIMINARY**  
RIGHT OF WAY DRAWINGS

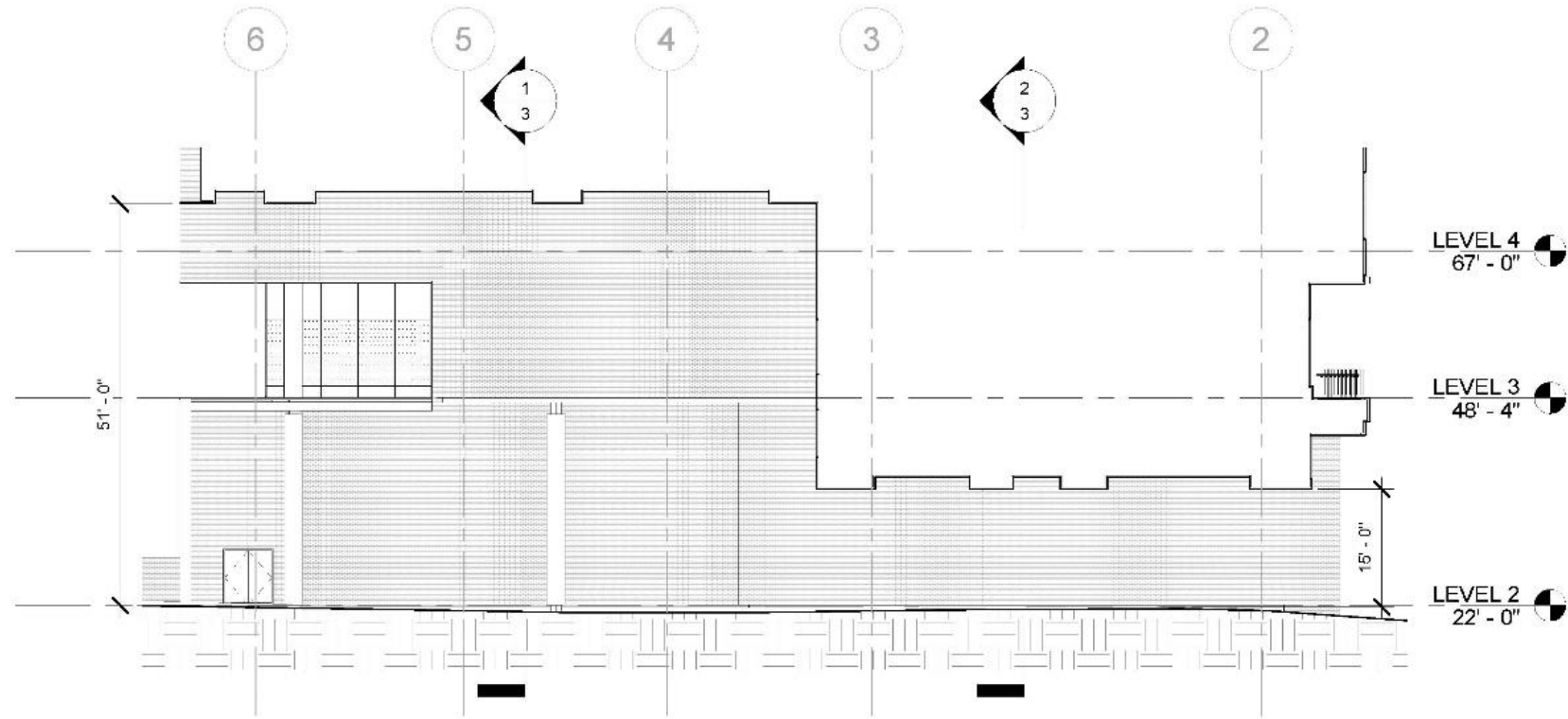
**SERVICE ALLEY PLAN**



1 SERVICE ALLEY PLAN  
SCALE: 1/16" = 1'-0"

**PRELIMINARY**  
RIGHT OF WAY DRAWINGS

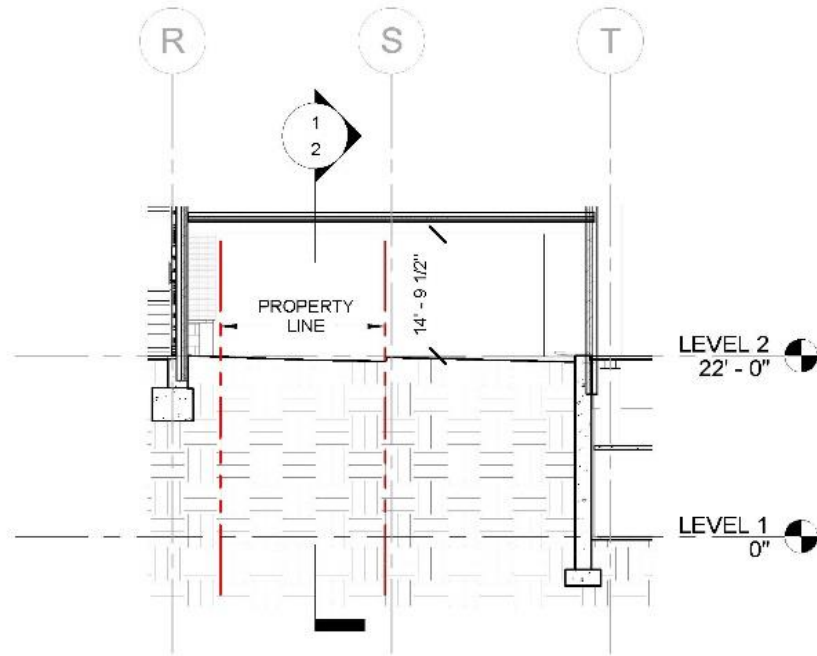
**SERVICE ALLEY E/W SECTION**



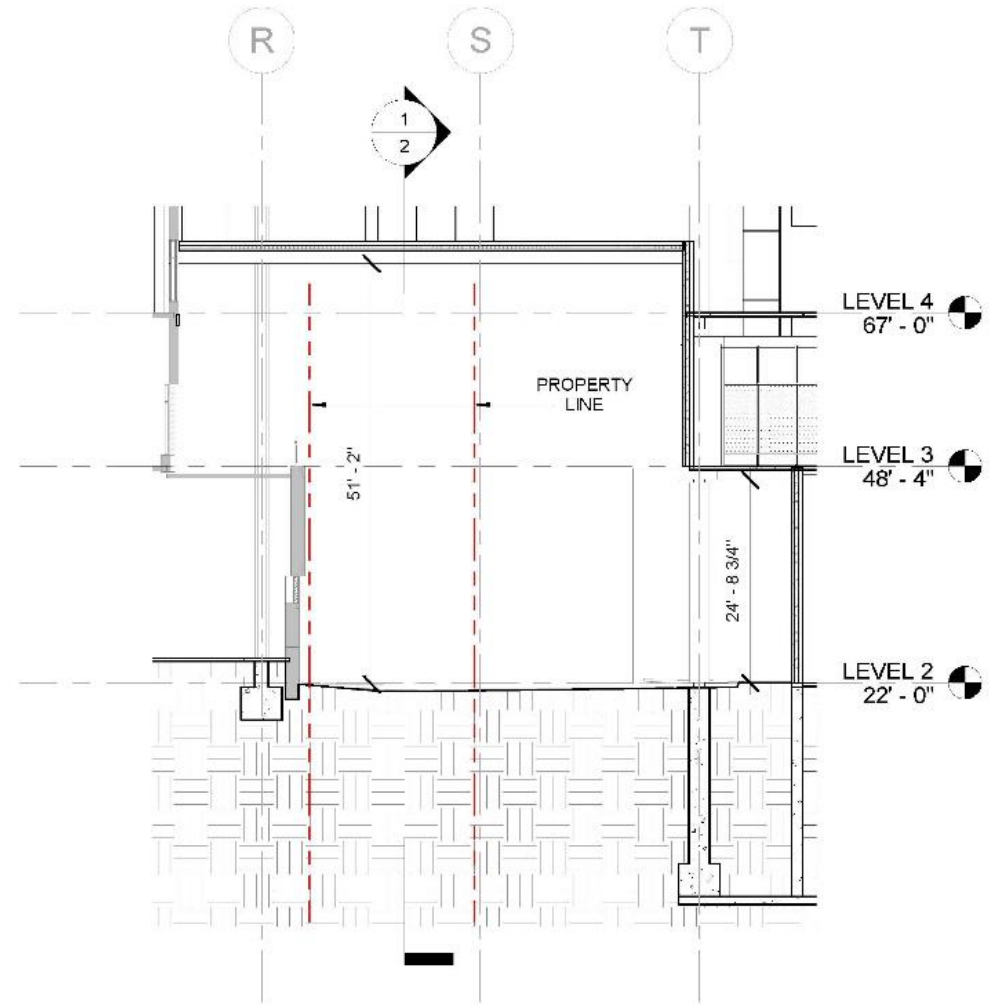
1 SERVICE ALLEY E/W SECTION  
SCALE: 1/16" = 1'-0"

**PRELIMINARY**  
RIGHT OF WAY DRAWINGS

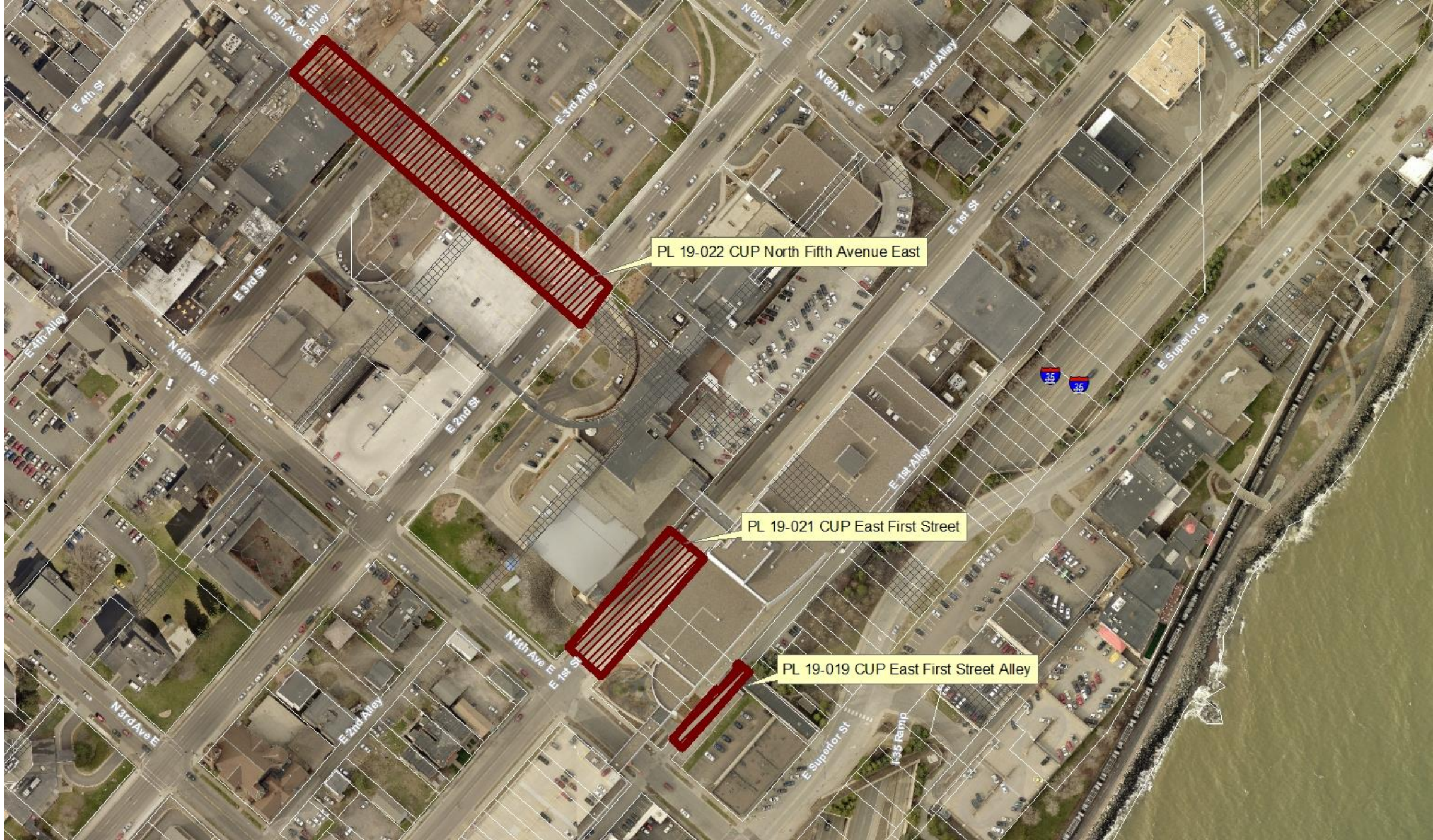
**SERVICE ALLEY N/S SECTIONS**



**2** SERVICE ALLEY N/S SECTION 2  
SCALE: 1/16" = 1'-0"



**1** SERVICE ALLEY N/S SECTION 1  
SCALE: 1/16" = 1'-0"



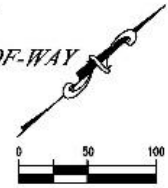
PL 19-022 CUP North Fifth Avenue East

PL 19-021 CUP East First Street


PL 19-019 CUP East First Street Alley

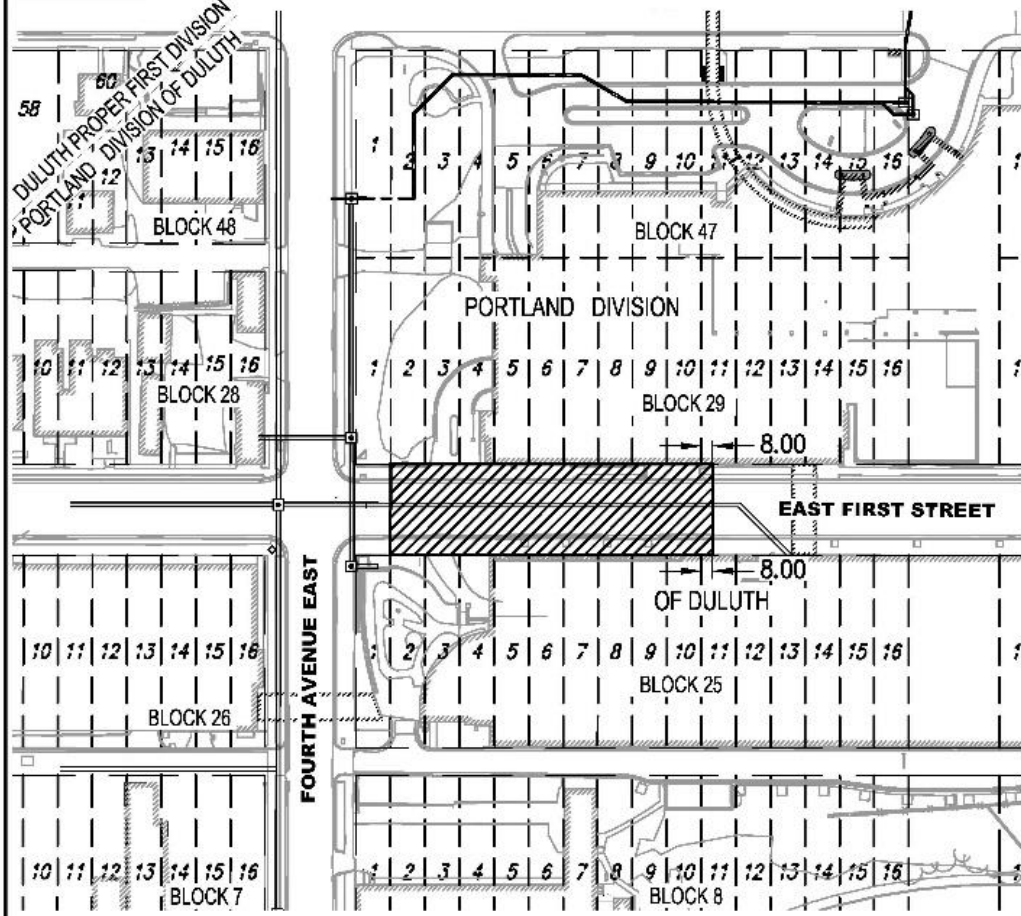
# EXHIBIT CONDITIONAL USE

BUILDING FOUNDATION AND OVERBUILD IN CITY RIGHT-OF-WAY  
Part of Streets and Avenues  
PORTLAND DIVISION OF DULUTH



### LEGEND

 = CONDITIONAL USE AREA



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 Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel License # 44075

Signature:  Date: 04/29/2019

REVISED: 04/28/19

DATE PREPARED: 03/35/19

PROJ NO: 180203

FILE: 180203 Concu

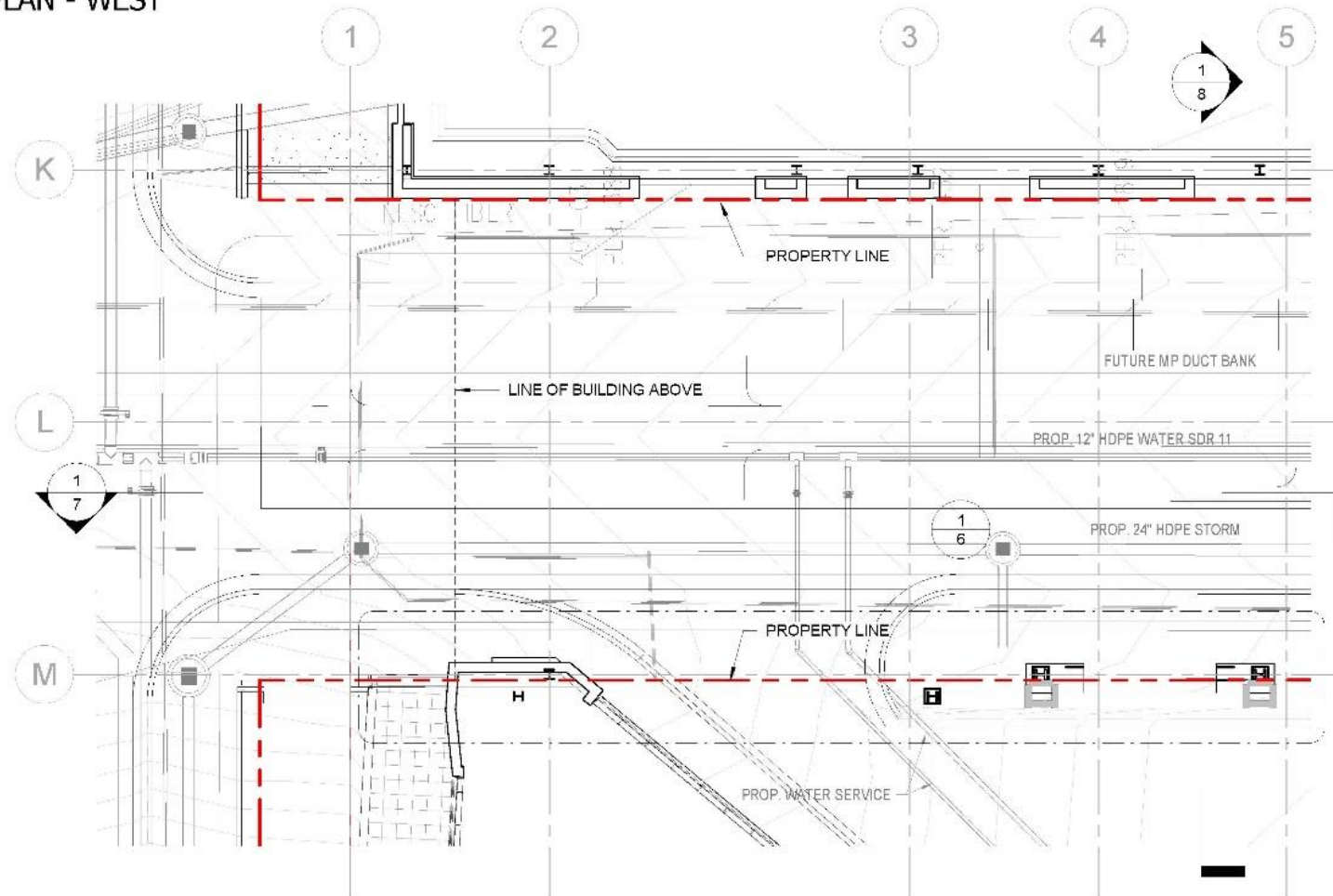
SHEET 1 of 1 SHEETS



**PERFORMANCE  
DRIVEN DESIGN.**  
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**PRELIMINARY**  
RIGHT OF WAY DRAWINGS

**1ST STREET PLAN - WEST**

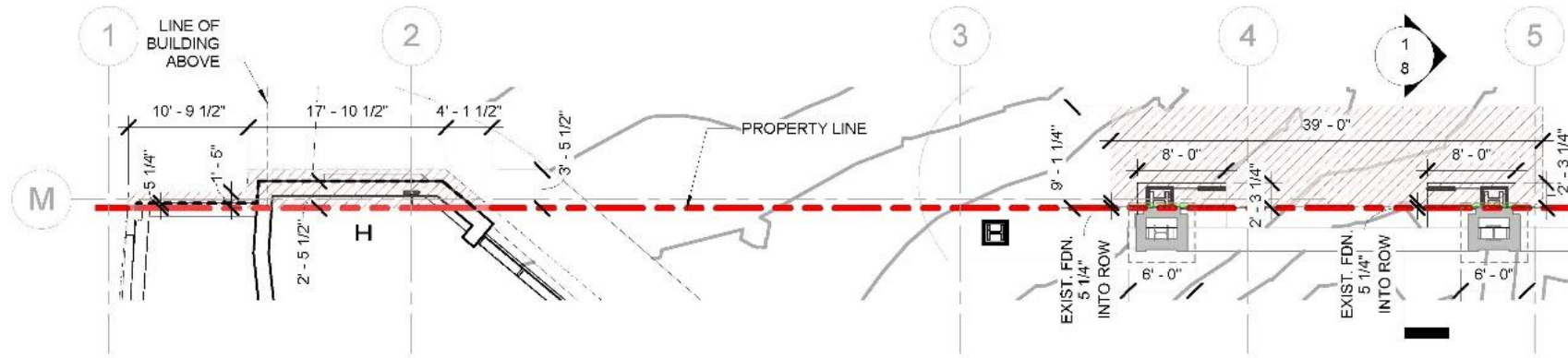


1 1ST STREET PLAN - WEST  
SCALE: 1/16" = 1'-0"

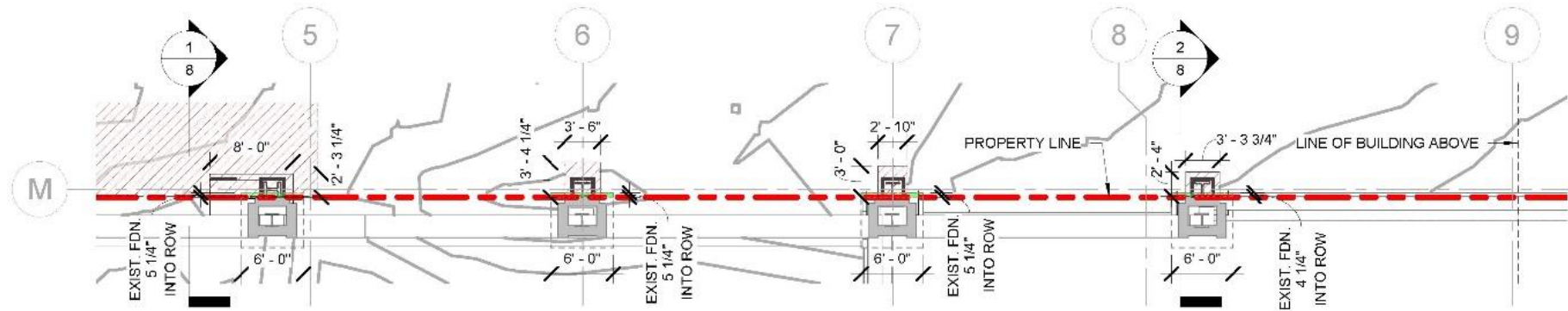


**PRELIMINARY**  
RIGHT OF WAY DRAWINGS

**1ST STREET ENLARGED PLAN**



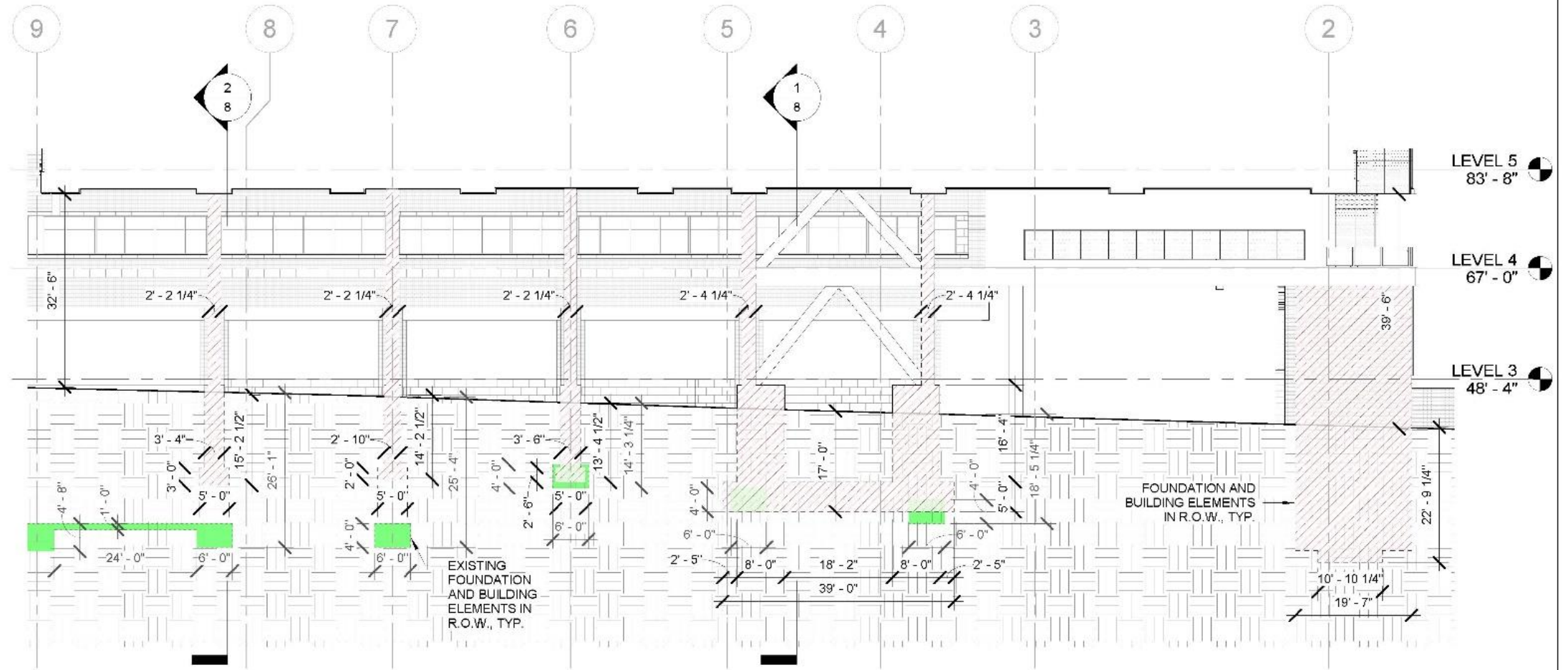
**1** 1ST STREET ENLARGED PLAN - WEST  
SCALE: 3/32" = 1'-0"



**2** 1ST STREET ENLARGED PLAN - EAST  
SCALE: 3/32" = 1'-0"

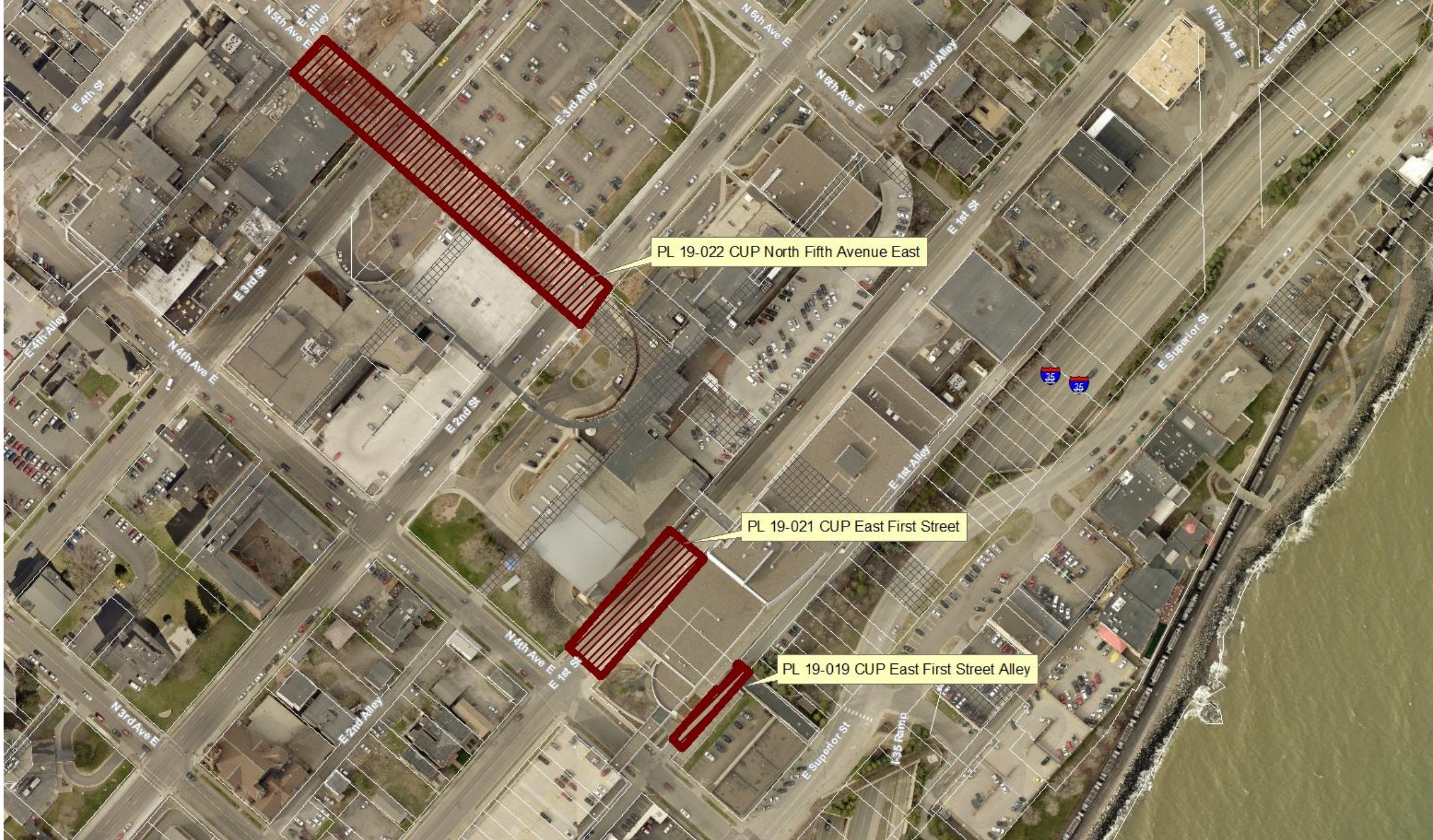
**PRELIMINARY**  
RIGHT OF WAY DRAWINGS

**1ST STREET E/W SECTION**



1 1ST STREET EW SECTION  
SCALE: 1/16" = 1'-0"





PL 19-022 CUP North Fifth Avenue East

PL 19-021 CUP East First Street

PL 19-019 CUP East First Street Alley

# EXHIBIT CONCURRENT USE

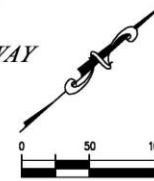
PRIVATE ELECTRICAL DUCT BANK IN CITY RIGHT-OF-WAY

Part of Streets and Avenues

PORTLAND DIVISION OF DULUTH

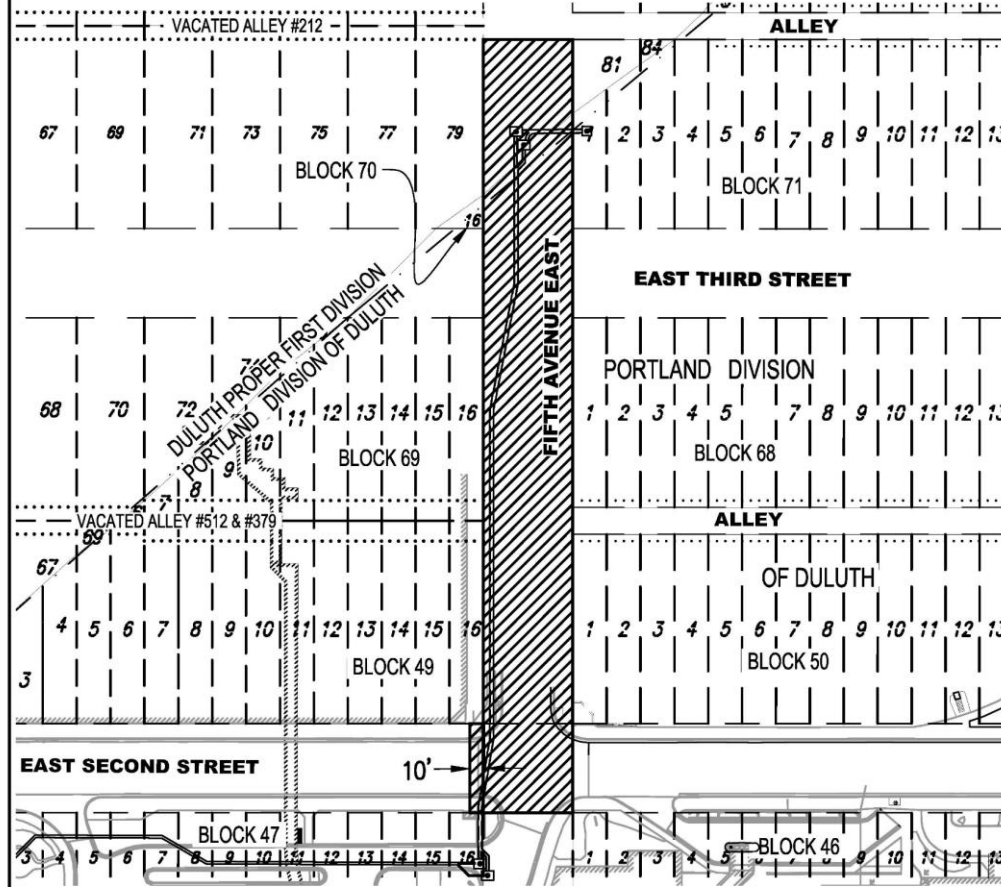
AND

DULUTH PROPER FIRST DIVISION



### LEGEND

= CONDITIONAL USE AREA



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 Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel License # 44075

Signature: Date: 03/05/2019

REVISED: 05/07/19

DATE PREPARED: 03/05/19

PROJ NO: 180203

FILE: 180203 Concu

SHEET 1 of 1 SHEETS



**PERFORMANCE  
DRIVEN DESIGN.**  
LHBcorp.com

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446



## Planning Staff Recommend Approval with Conditions (Referenced In Approving Ordinance to Be Sent to City Council, After Engineering Concludes Review of Exhibits):

- The city shall be named as an additional insured
- Private improvements shall be constructed/maintained so as in no way interfere with or damage any portion of any public improvement
- Permittee agrees to hold harmless/defend/indemnify the city
- Permittee must repair or replace at their expense any damage to anything in the right-of-way caused by the installation or operations
- Permittee shall submit record drawings within 45 days of installation
- Permittee will register with, and locate any private improvements in accordance with Gopher State One Call

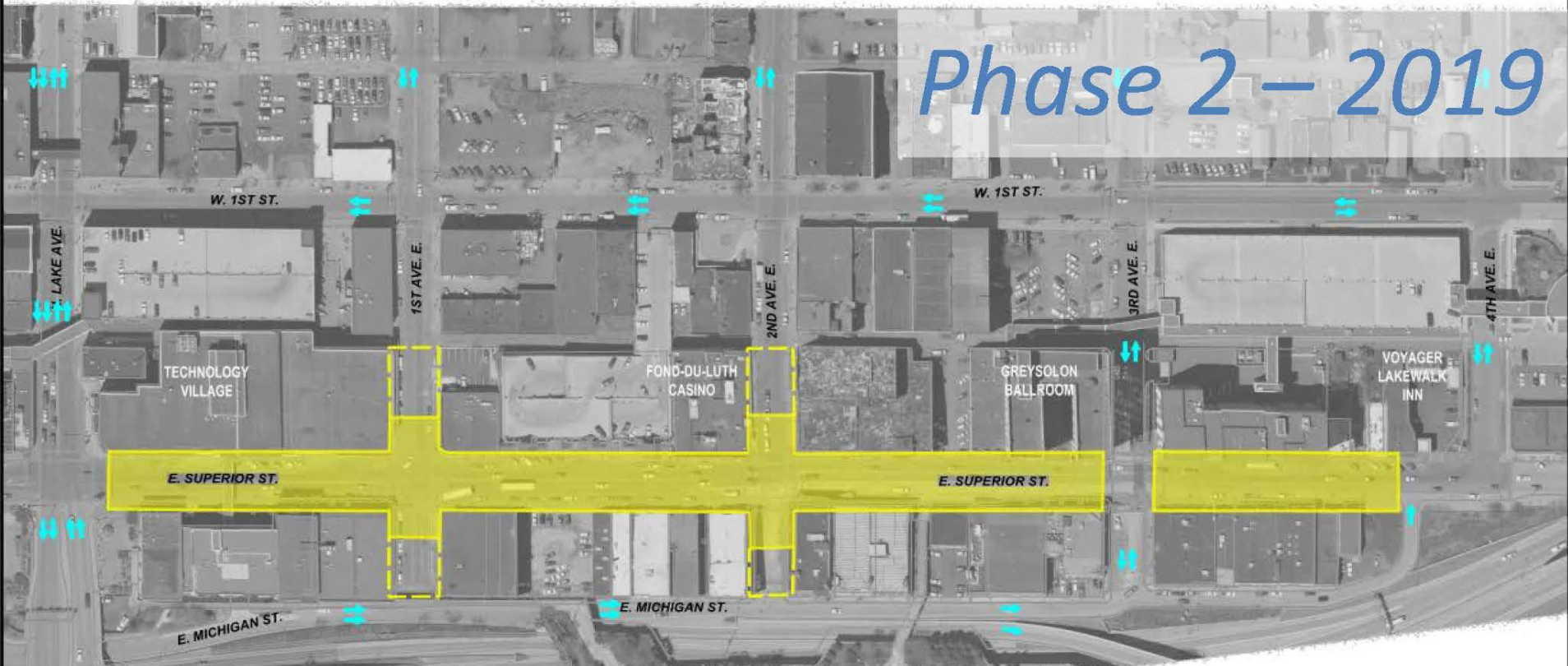







# Project Overview



# Phase 2 – 2019



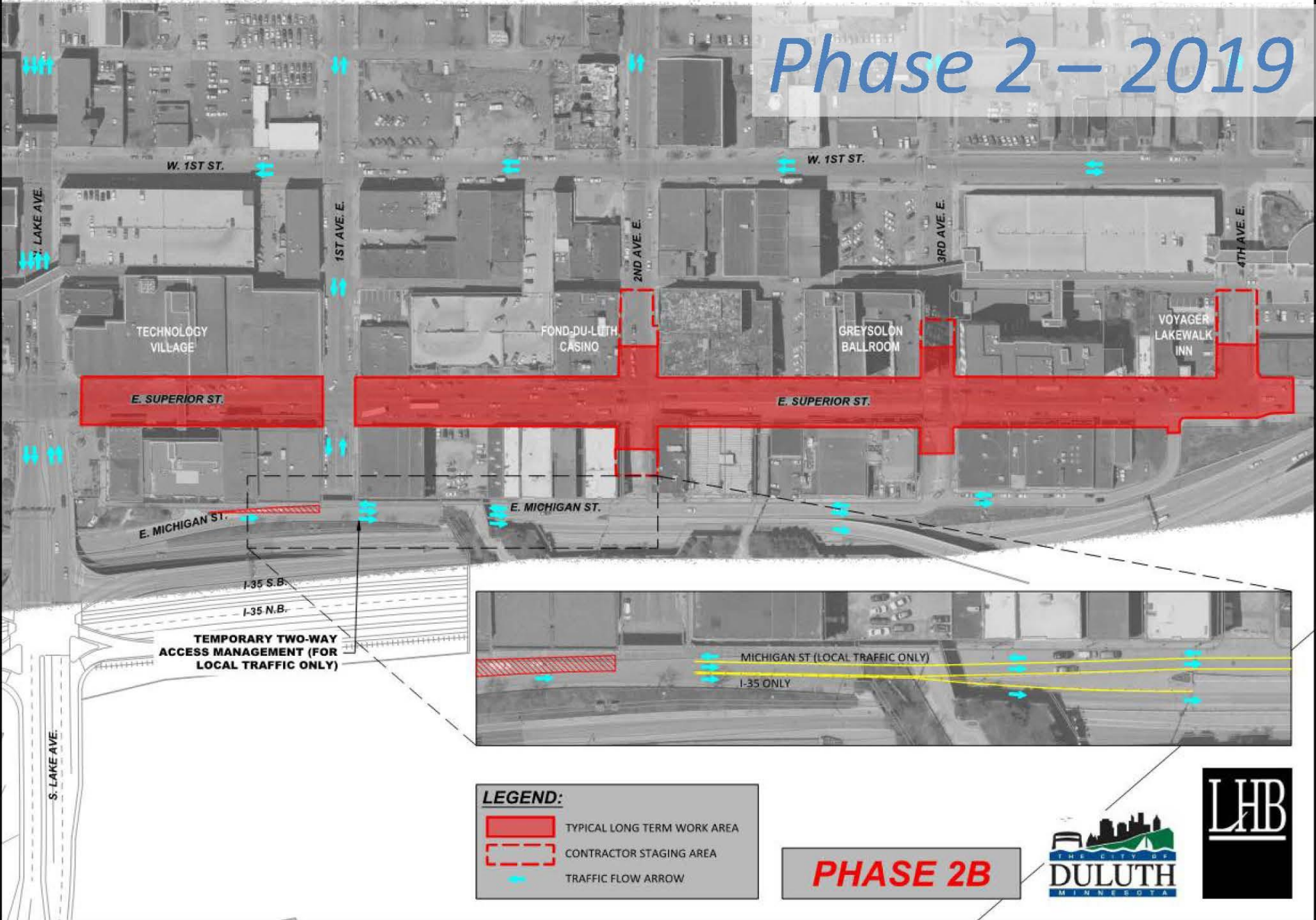
**LEGEND:**

-  TYPICAL LONG TERM WORK AREA
-  CONTRACTOR STAGING AREA
-  TRAFFIC FLOW ARROW

**PHASE 2A**

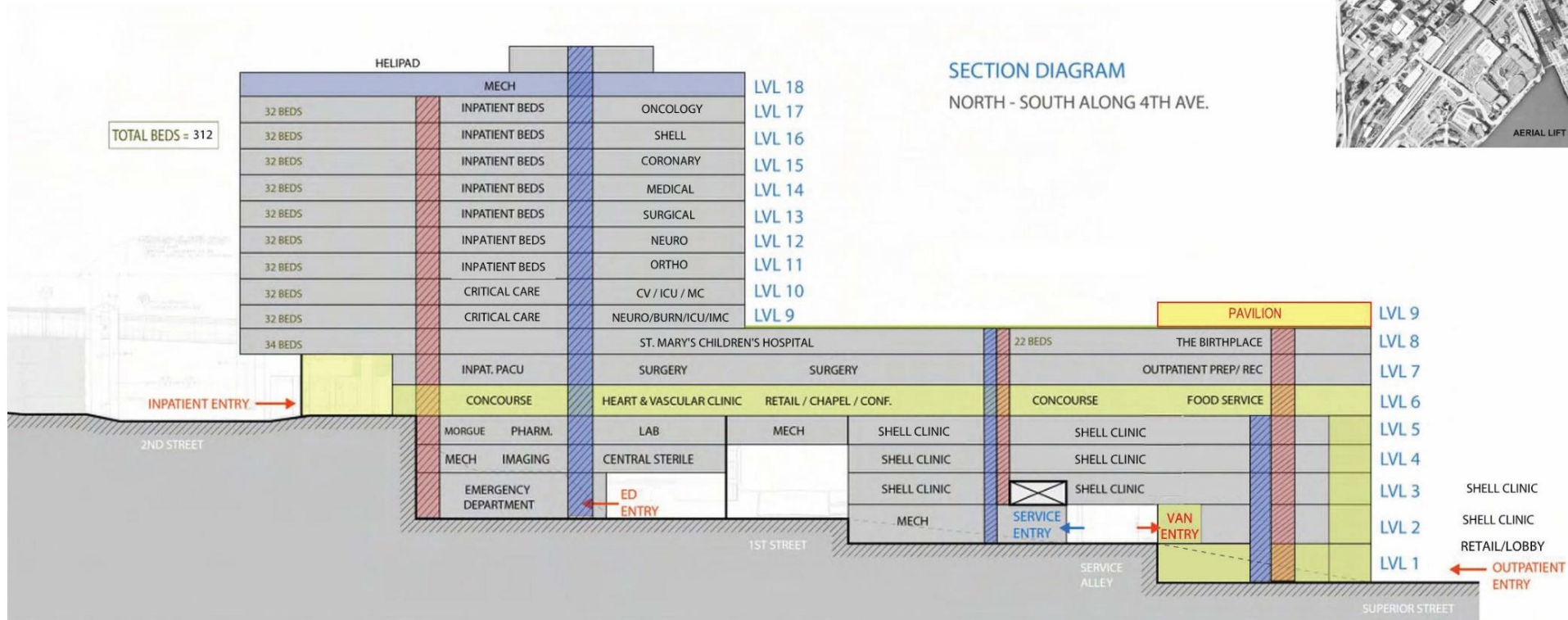


# Phase 2 – 2019



## PROJECT OVERVIEW

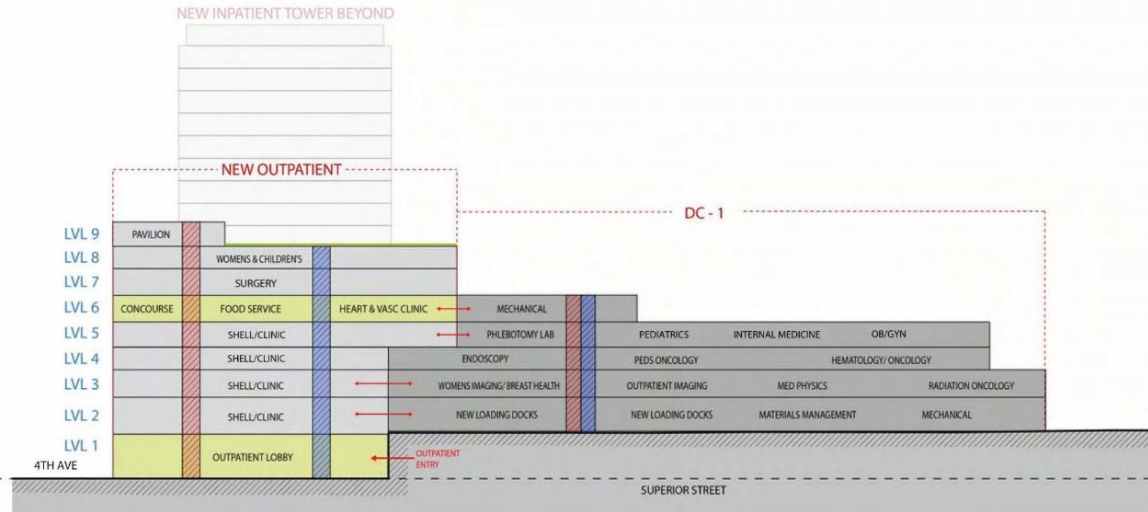
The Project consists of a new Inpatient and Outpatient Healthcare Facility in Downtown Duluth, MN adjacent to the existing St. Mary Medical Center. The 942,500 gross square foot project consists of 18 levels on a sloping site and will provide 312 beds, Outpatient Clinics and includes a rooftop Helipad. The below sections illustrate the Project's Scope of Work.



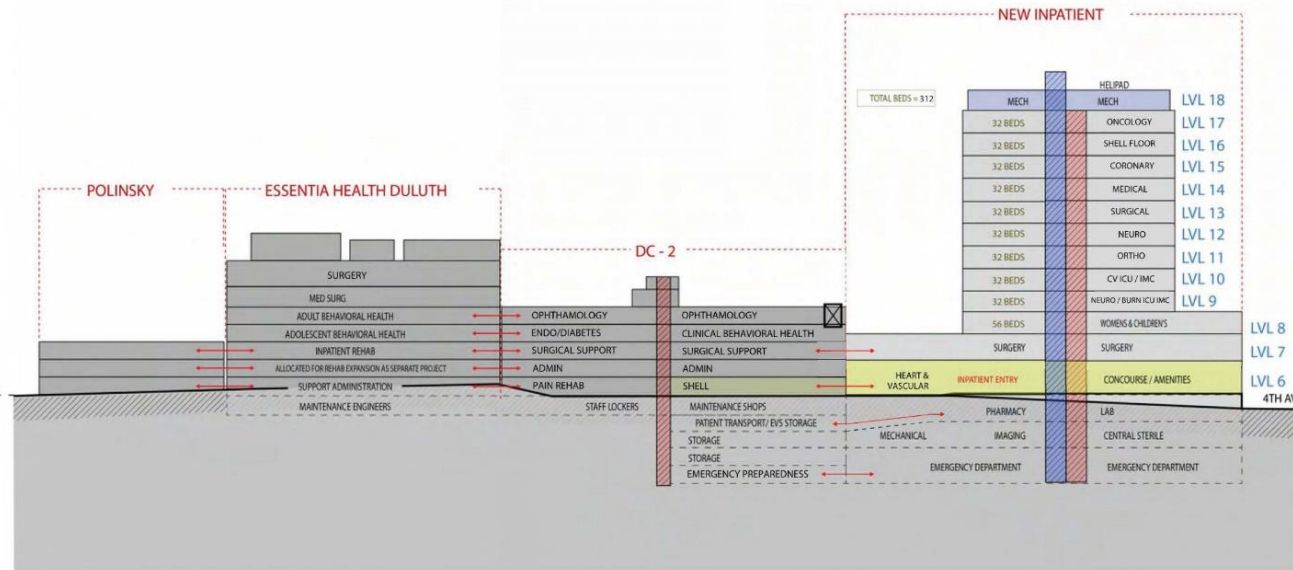
# PROJECT OVERVIEW



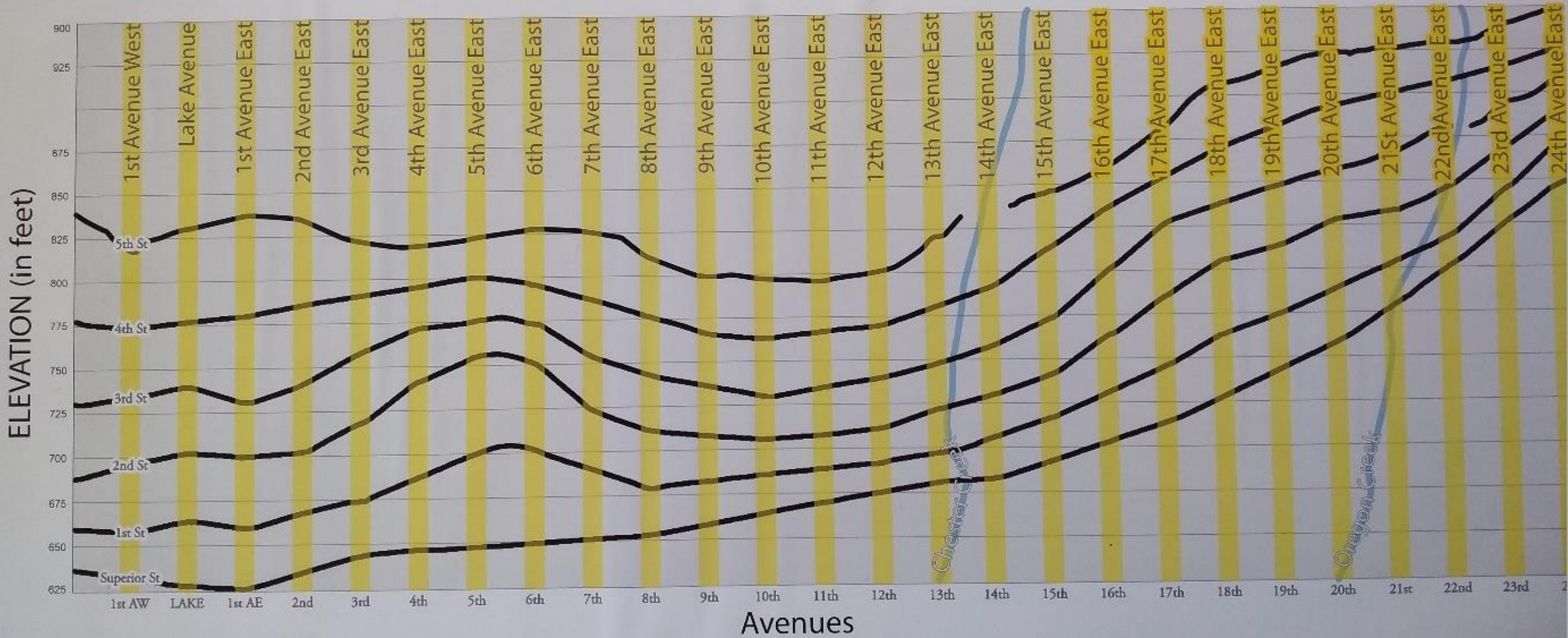
A. LOOKING FROM SUPERIOR STREET



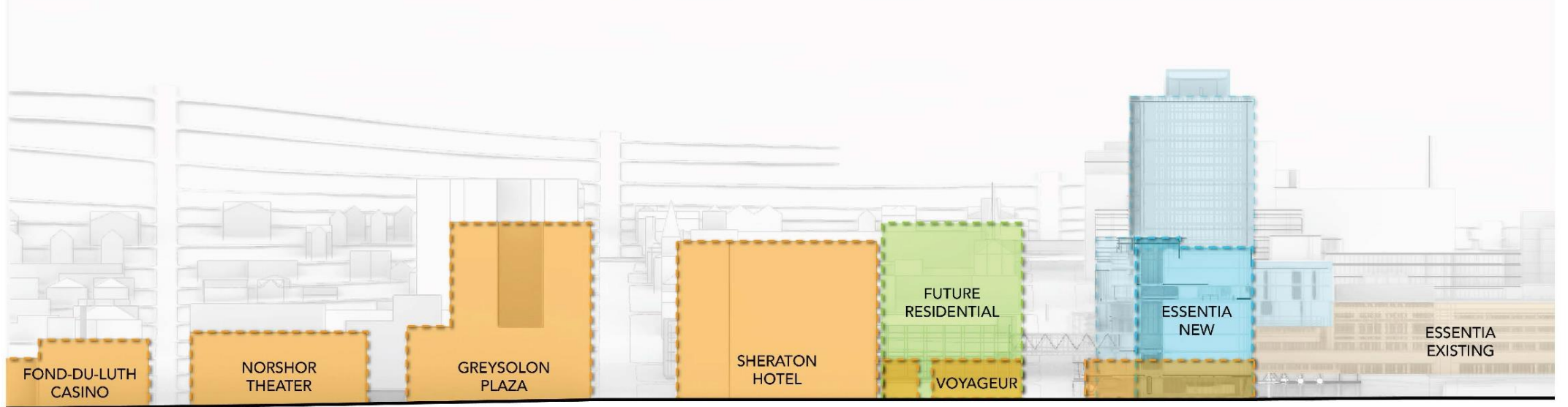
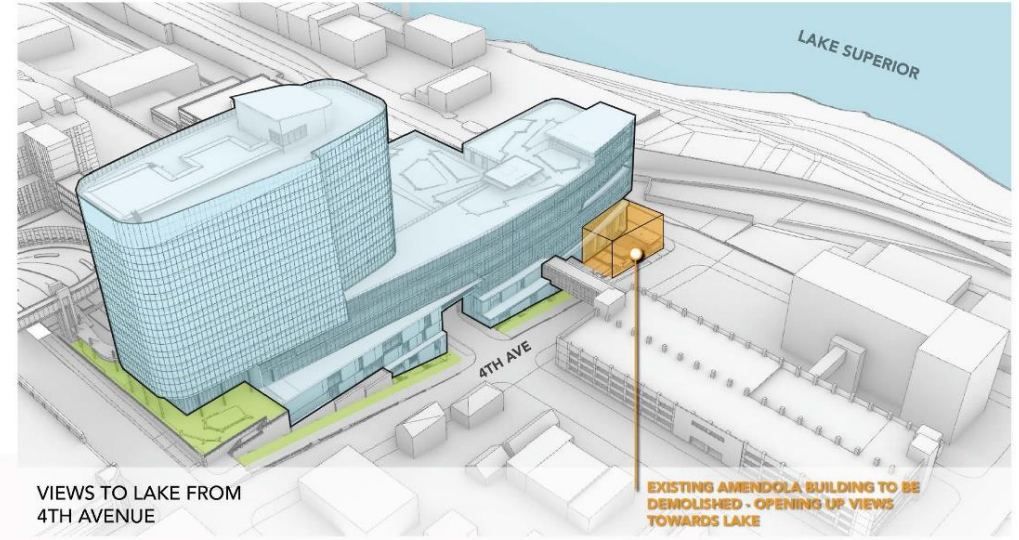
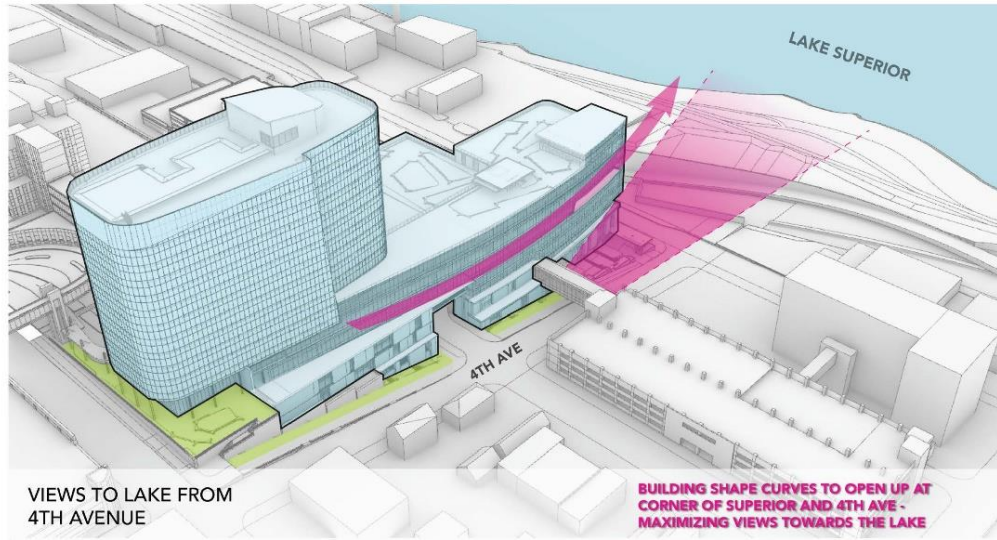
B. LOOKING FROM 2ND STREET



# DOWNTOWN STREETS - ELEVATION PROFILE



GENERAL. VIEWSHED



SUPERIOR STREET ELEVATION

# Sight Lines for VNL Project

## 4<sup>th</sup> Avenue East & 4<sup>th</sup> Street



Current building

New building



# Sight Lines for VNL Project

## 4<sup>th</sup> Avenue East & 6<sup>th</sup> Street



Current building

New building

# Sight Lines for VNL Project

## 6<sup>th</sup> Avenue East & 5<sup>th</sup> Street



With current building

New building

RENDERING 1



RENDERING 2B





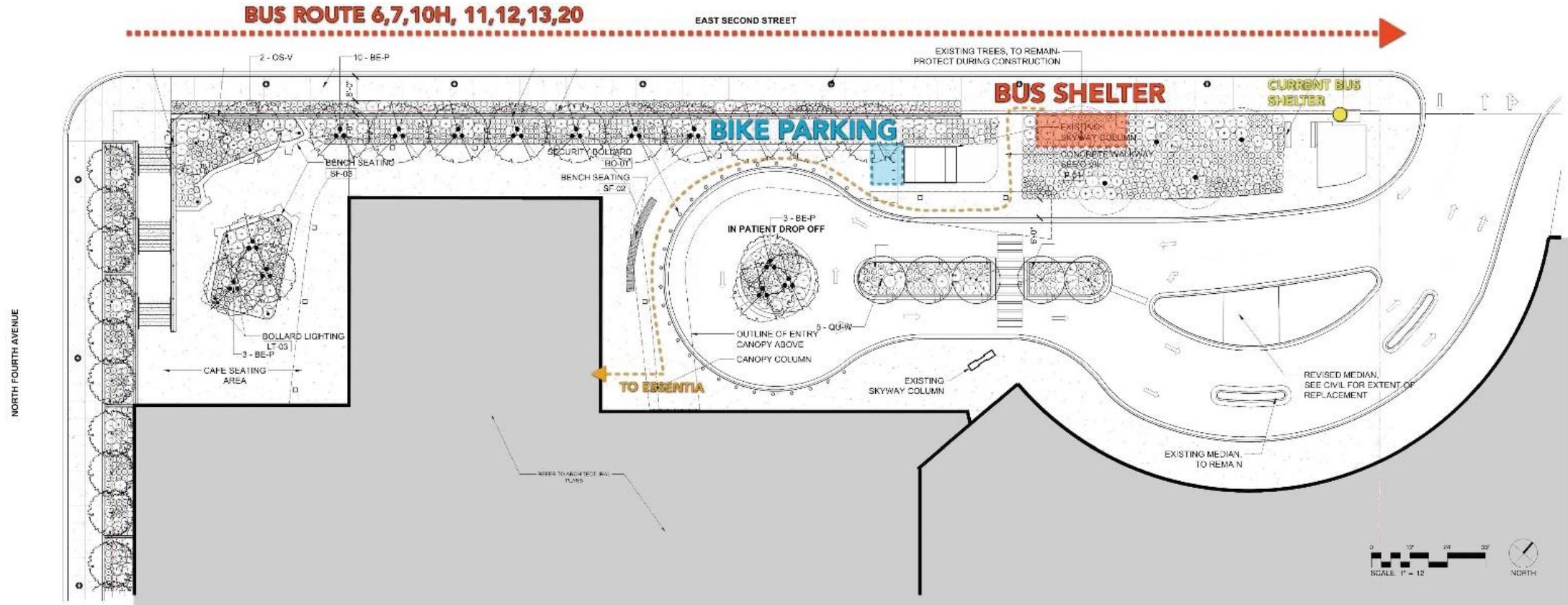
RENDERING 2A



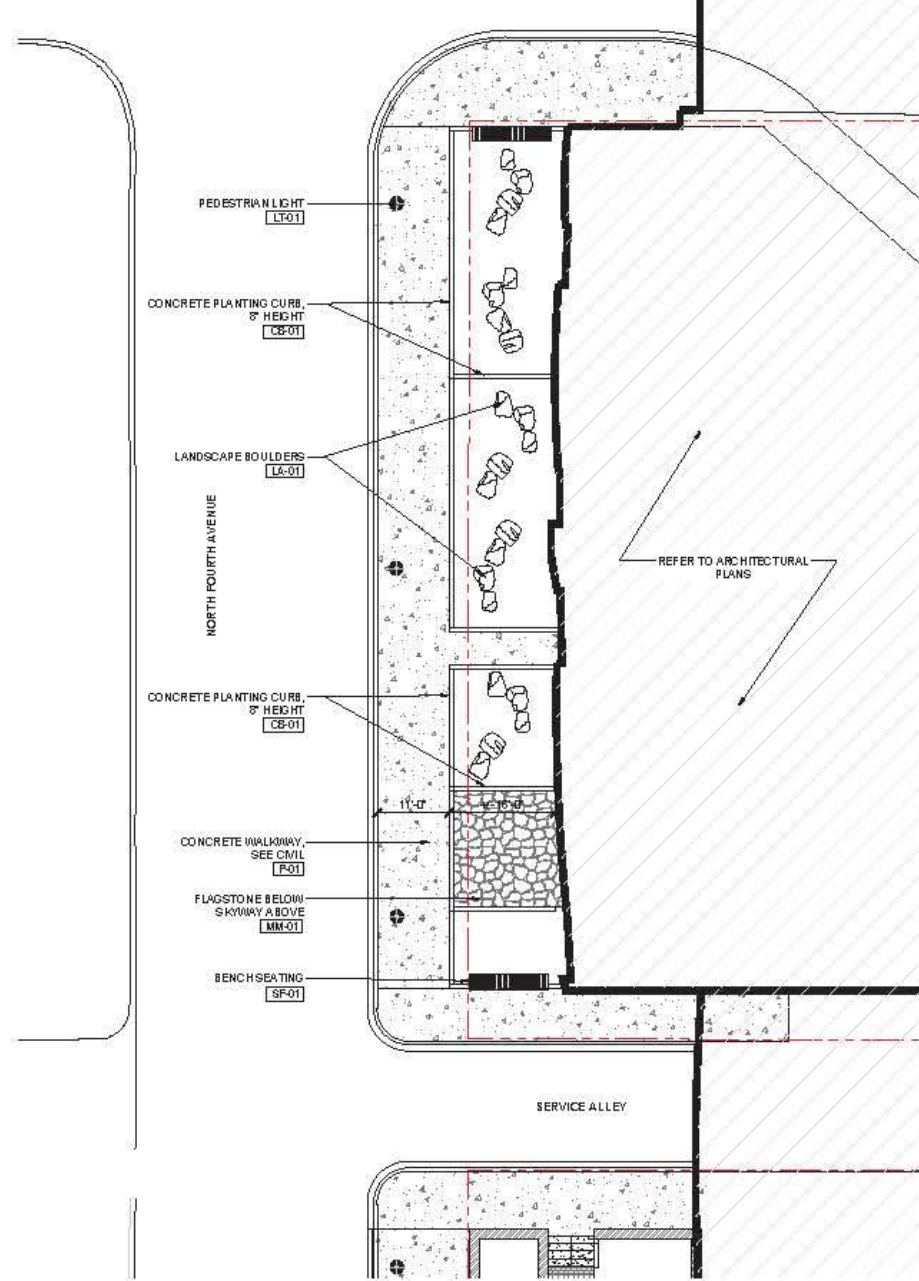


# BUS SHELTER & BIKE PARKING LOCATIONS

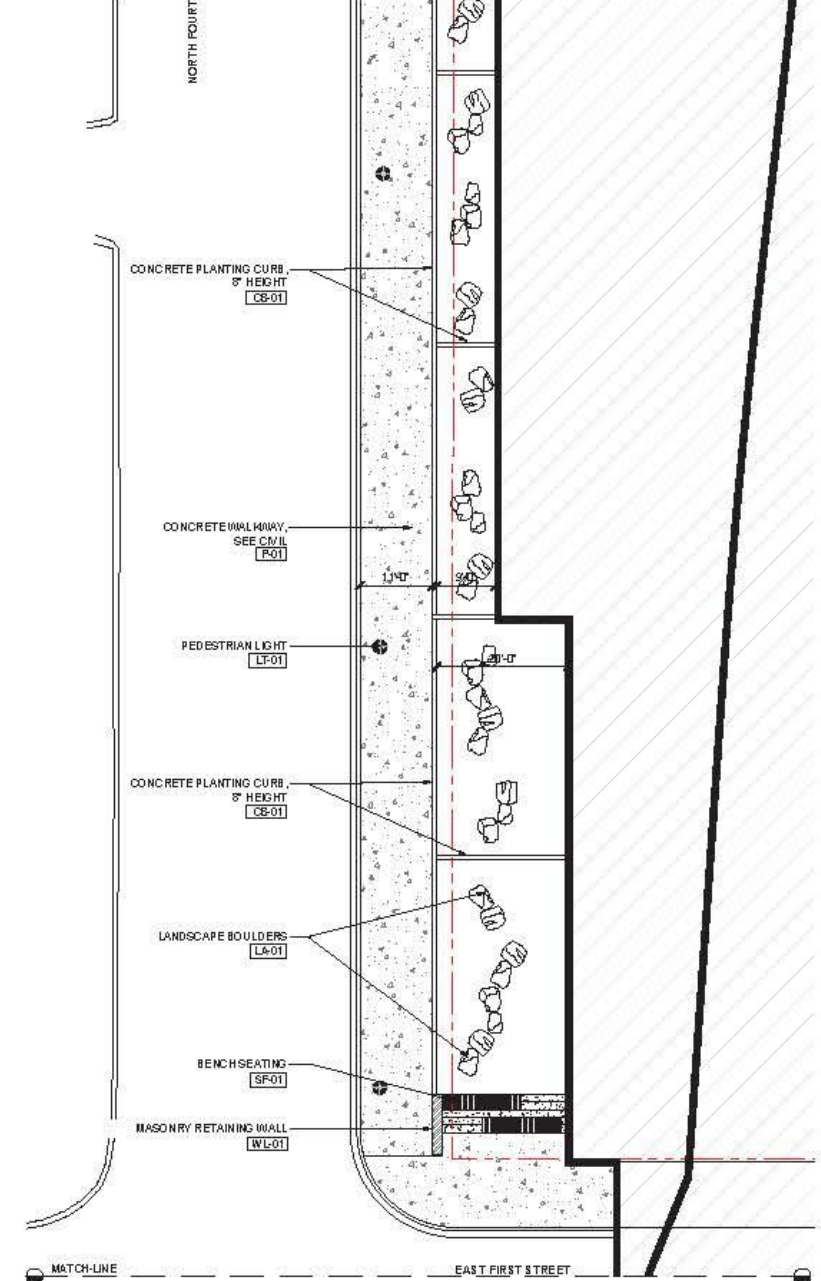
## 2ND STREET



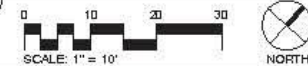




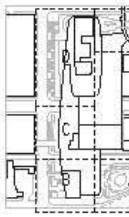
2 AREA A - 4TH STREET STREETSCAPE



1 AREA B - 4TH STREET STREETSCAPE



KEY PLAN



The City certifies that this document was prepared, reproduced and distributed under the laws of the State of Minnesota.

Signature: \_\_\_\_\_  
 Type or Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ License No. \_\_\_\_\_

PRINCIPAL: \_\_\_\_\_  
 Designer: Symplykiewicz, Brian

REVISIONS

NO.	BY	DESCRIPTION

NO. BY DESCRIPTION

ESSENTIAL VISION NORTH

DRAWN BY: B.J.S. D.J.  
 PROJECT NO: 20100361  
 DRAWN IN: 1/16

SITELAYOUT - 4TH STREETS TREE

FLOORSETION PHASE

DD

REBUILT SKYWALK TO CITY RAMP

RENDERED VIEW OF PROPOSED DESIGN



REBUILT SKYWALK TO CITY RAMP

SECTION ALONG 4TH AVE

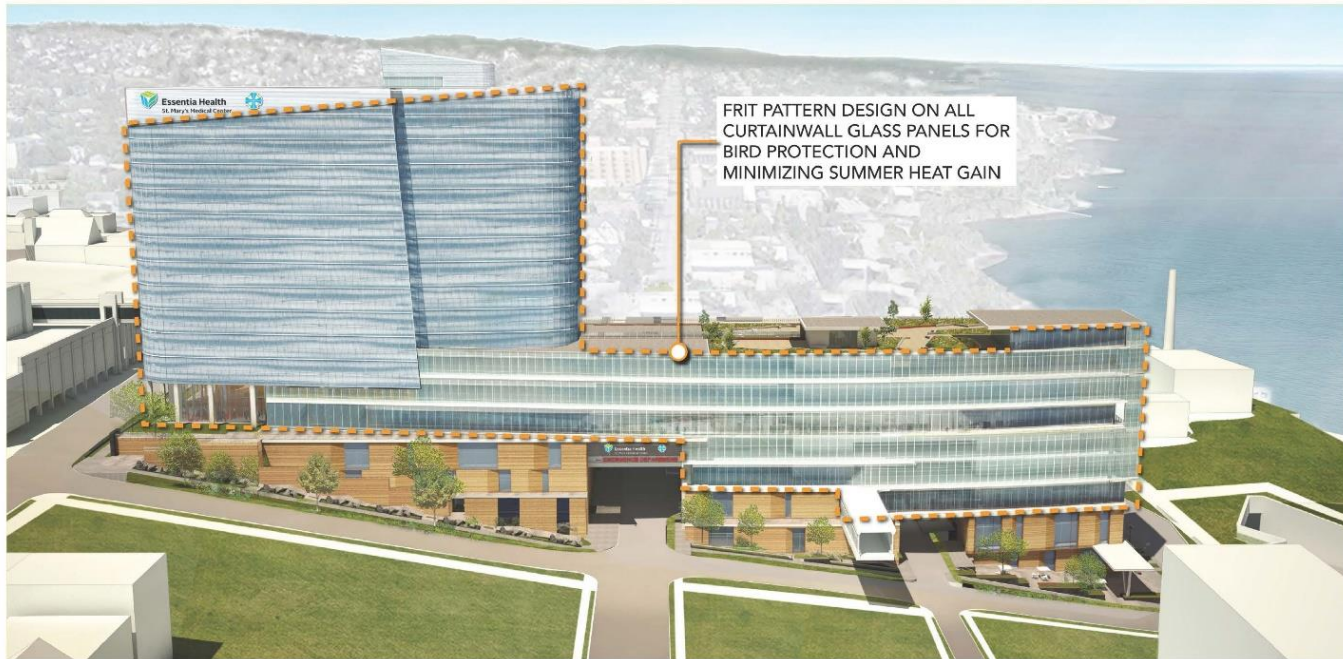




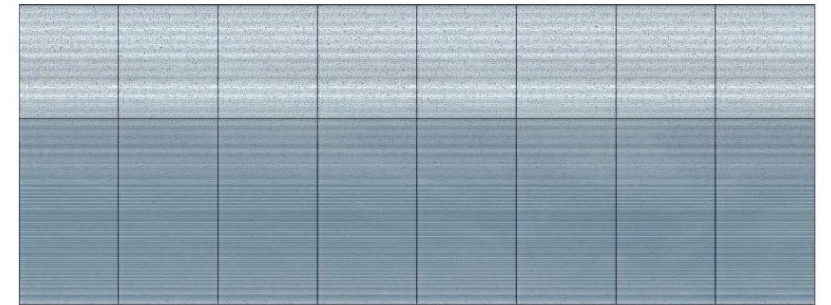
## SCREENING/WINDOWS:

The following drawings identify the extent of fritted glass as well as the pattern of ceramic frit used on the glazing. A 36" x 42" sample is also being provided for evaluation. The frit was discussed with members of the Minnesota Audubon Society, as well as several other members of the community and follows the strict Ontario guidelines, which prescribe that spacing between frit be no bigger than 2 inch by 4 to minimize large areas of clear glass.

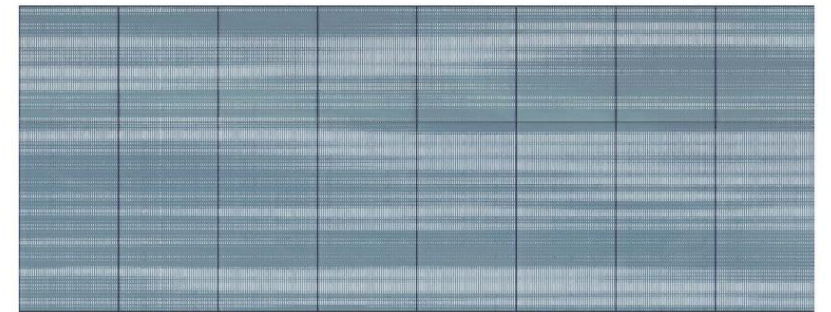
Refer to the *General Appearance* section for further narrative regarding the design of the frit pattern.



OVERALL BUILDING ELEVATION DEPICTING FRIT PLACEMENT



CUSTOM HORIZONTAL FRIT AT PODIUM GLASS

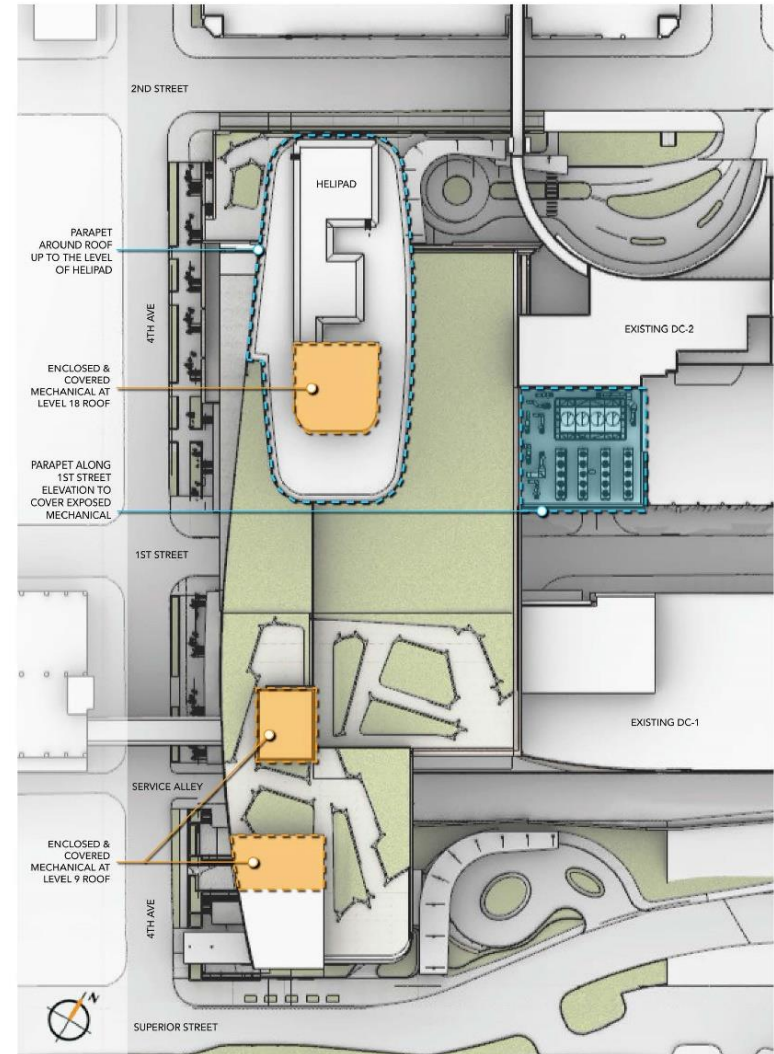
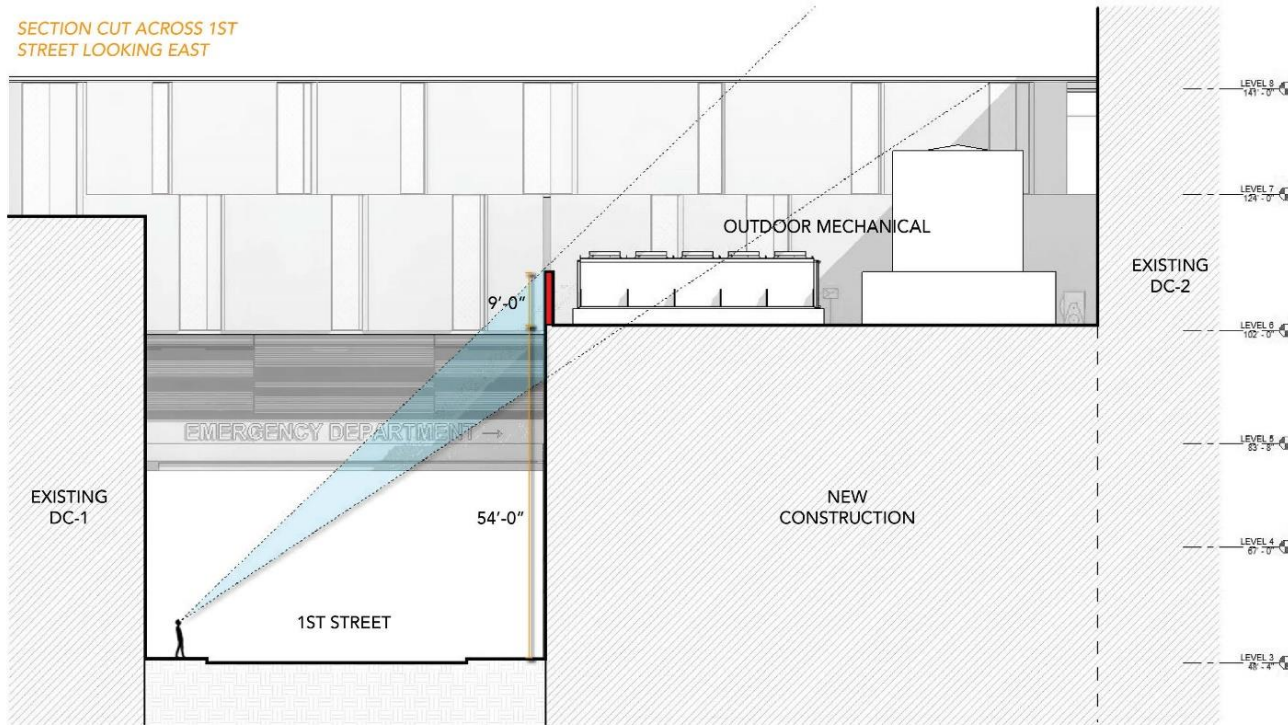


CUSTOM VERTICAL FRIT AT TOWER GLASS

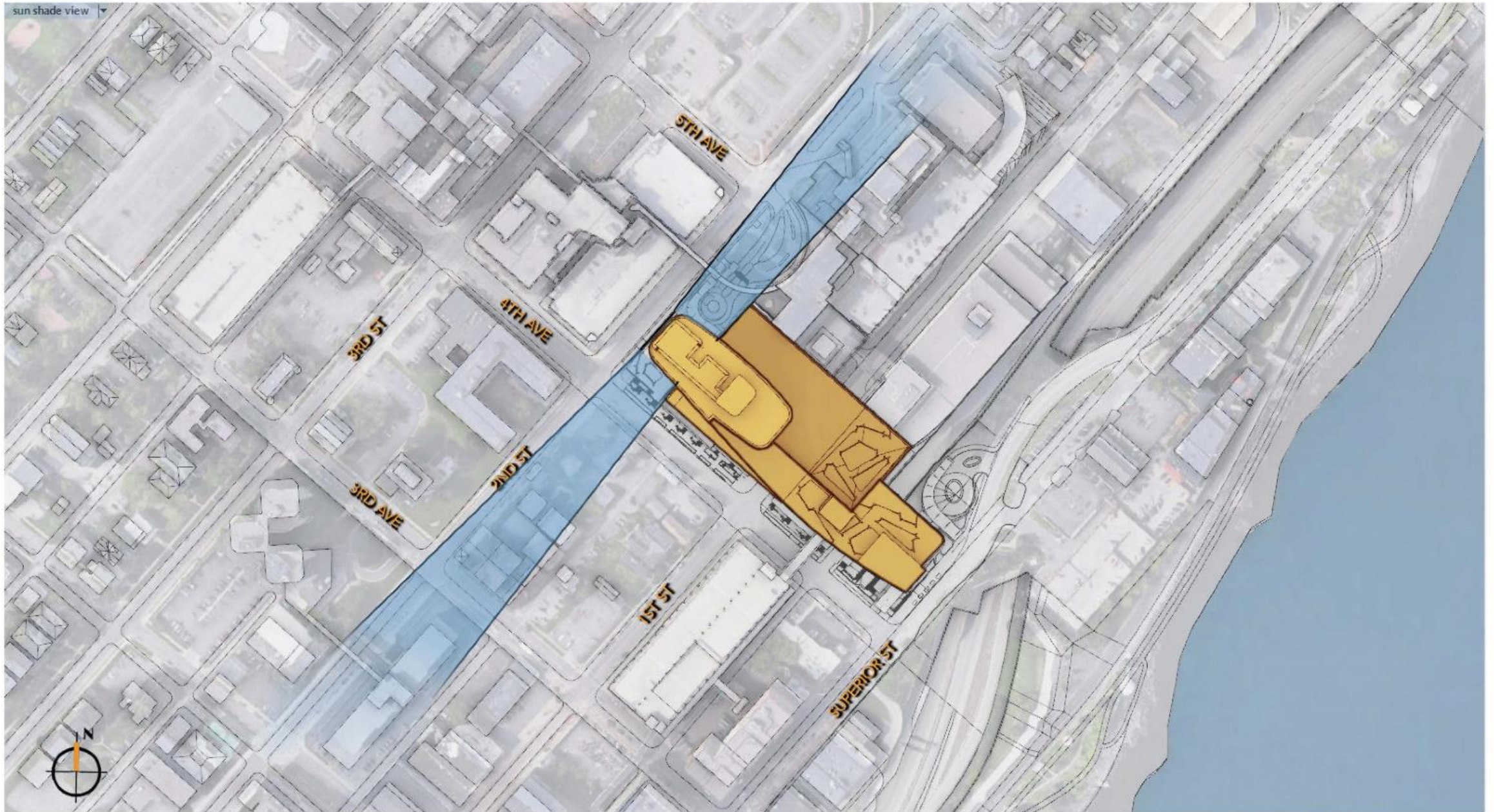
SCREENING:

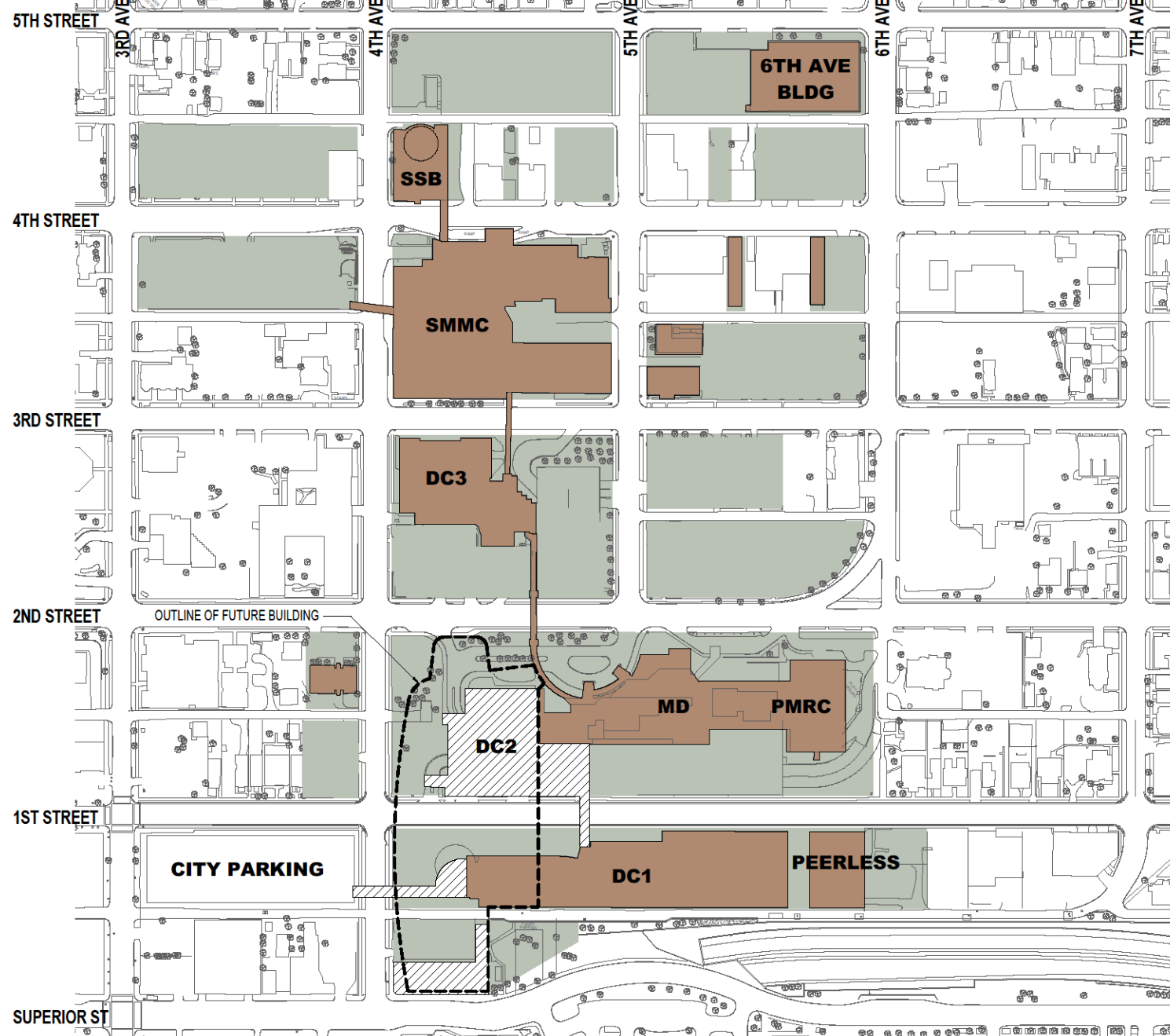
The drawings on this page identify the location of all rooftop mechanical equipment and describe the method of screening used to comply with 50-26

SECTION CUT ACROSS 1ST STREET LOOKING EAST



GENERAL, FLIGHT PATH:





**KEY :**

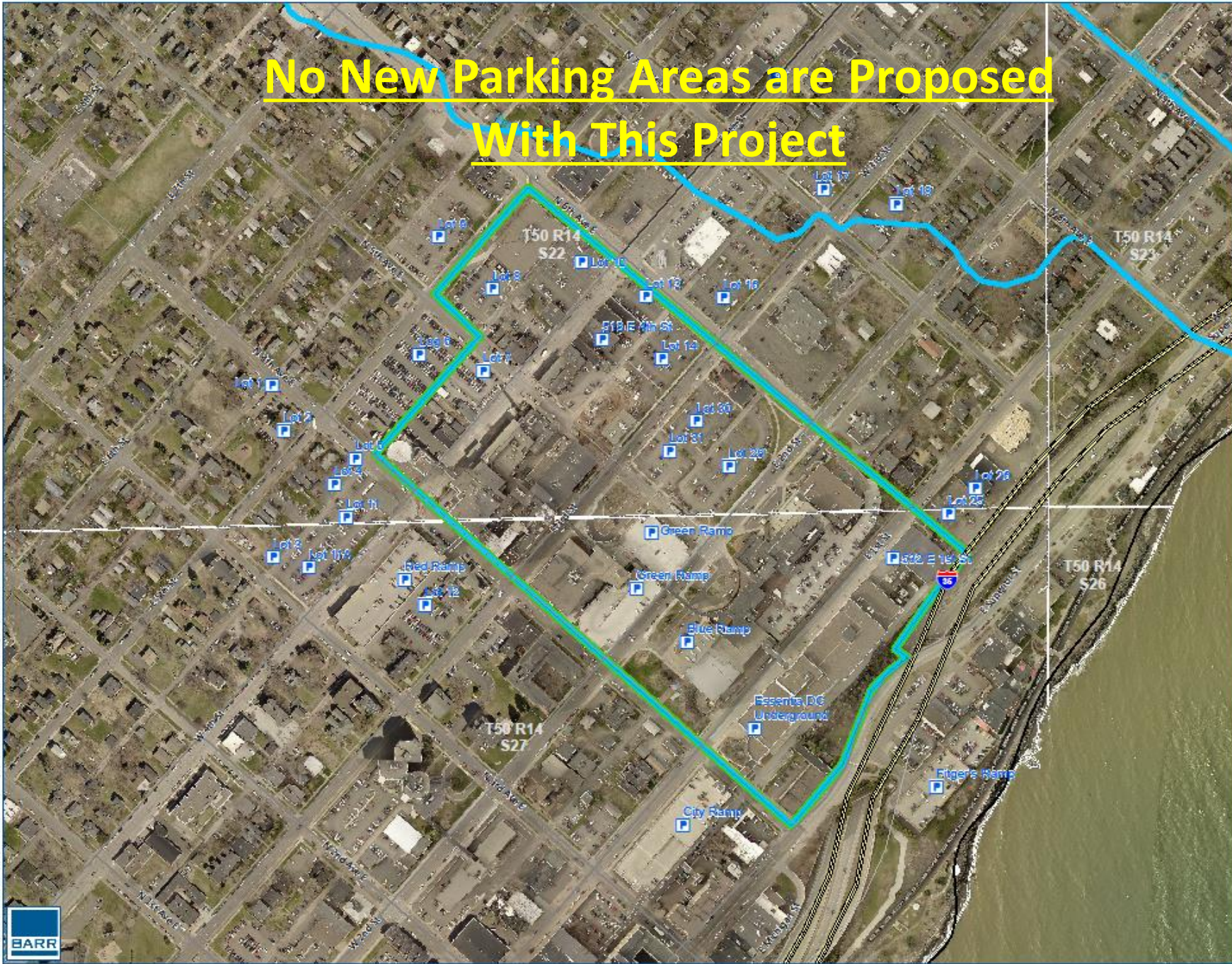
- EXISTING ESSENTIA BUILDING TO REMAIN
- EXISTING ESSENTIA PROPERTY
- PROPOSED BUILDING DEMOLITION

# ESSENTIA HEALTH EAST - DOWNTOWN CAMPUS BUILDING DEMOLITION

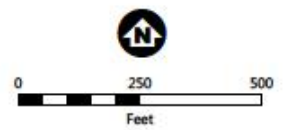




# No New Parking Areas are Proposed With This Project



-  Approximate Project Boundary
-  Duluth Rivers and Streams
-  Parking Facilities



**EXISTING ESSENTIA PARKING FACILITIES**  
Essentia Health  
Vision Northland Project  
City of Duluth, Minnesota  
**FIGURE 12**

Bar Footer: ArcGIS106\_2019-05-16\_1317 File: E:\Projects\27692122\MapOutput\GANN\Figure 9\_Sketch.mxd User: WW





### Legend

Click on the surface lot you are interested in parking at and a web browser will open the location on Google Maps. From there, you are able to enter your starting address to get directions to the lot if necessary.

- = staff parking
- = physician parking
- = patient parking
- = church parking
- = restricted area

#### \*Exceptions

- Lot 12, 19: closed on funeral days
- Lot 11: opens at 8:45am
- Lot 31: opens at 9:45am

DECC  
SHUTTLE

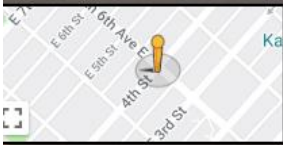
## DESIGNATED EMPLOYEE PARKING AREAS

401 North 6th Ave E  
Duluth, Minnesota  
Google  
Street View - Sep 2018

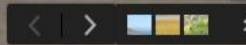
ONLY

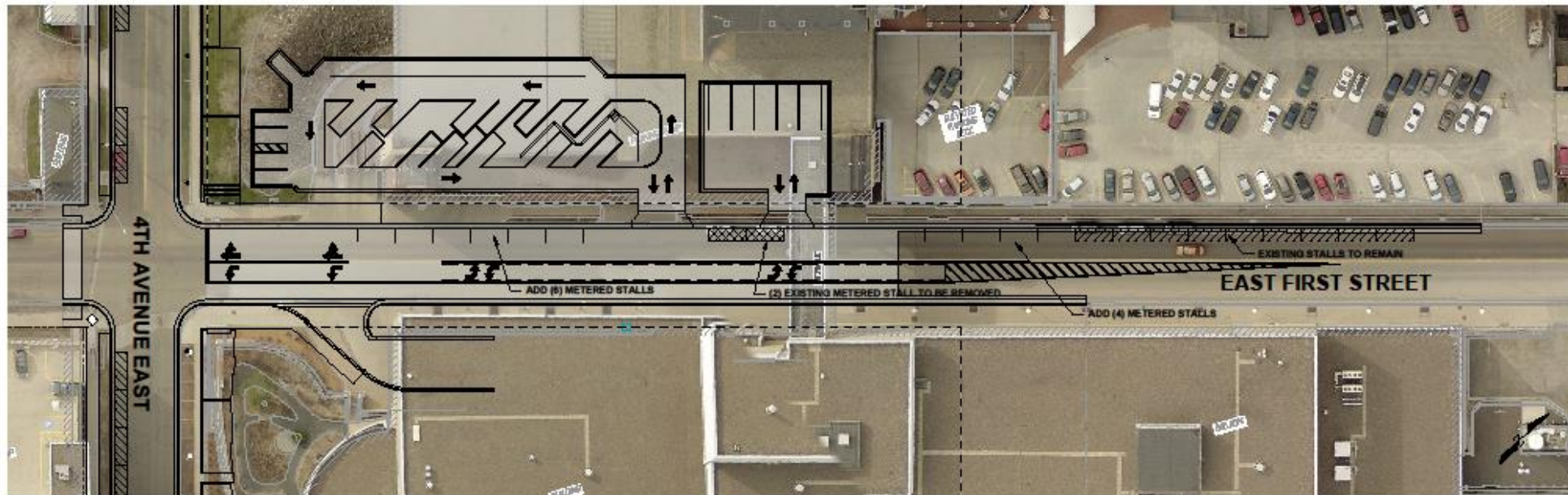
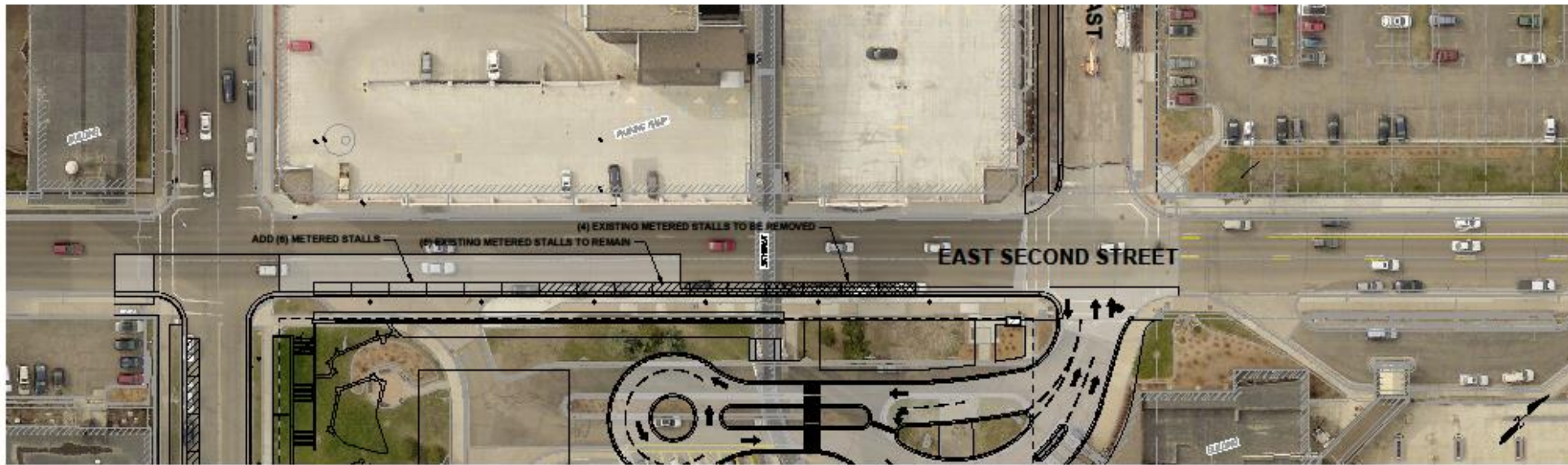


Sixth Ave E



Google





LHB PROJECT NO. 180203

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.

DANIEL G. SHAW  
PRINTED NAME

SIGNATURE

04/20/19  
DATE  
41423  
I.P. NO.

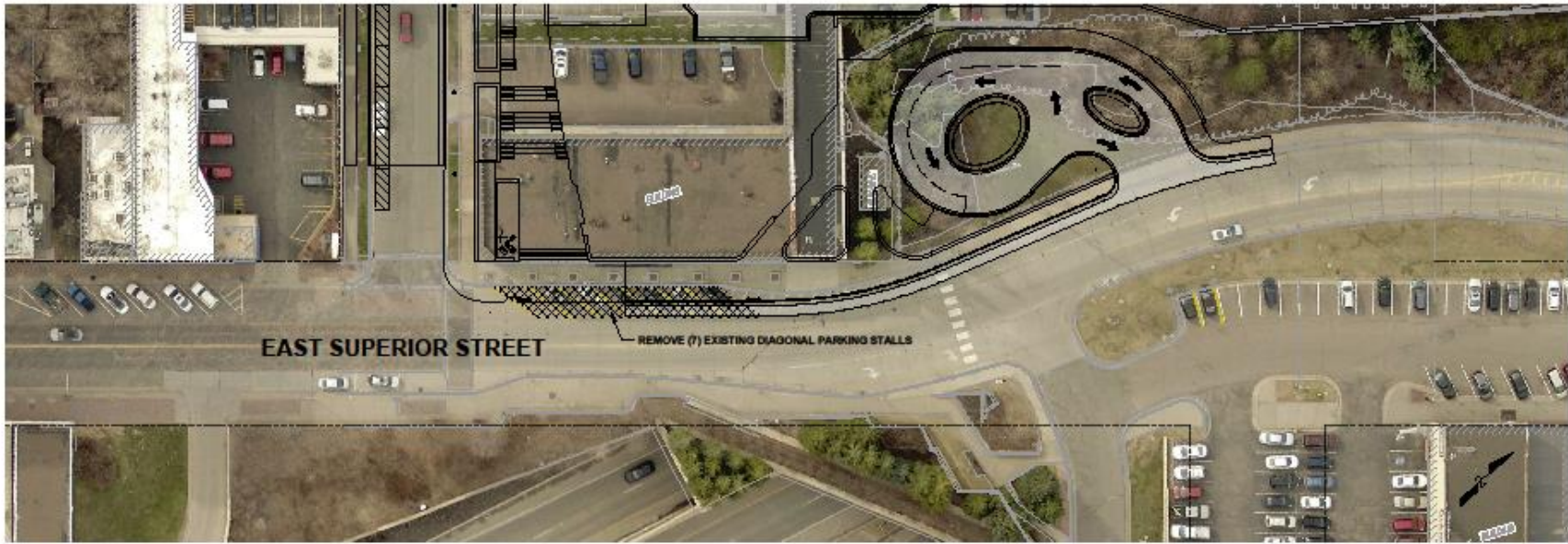
PUBLIC STREET AND UTILITY IMPROVEMENTS

CITY PROJECT NO. 0000



PARKING

SHEET NO. 1 OF 2 SHEETS



LHB PROJECT NO. 180203

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.

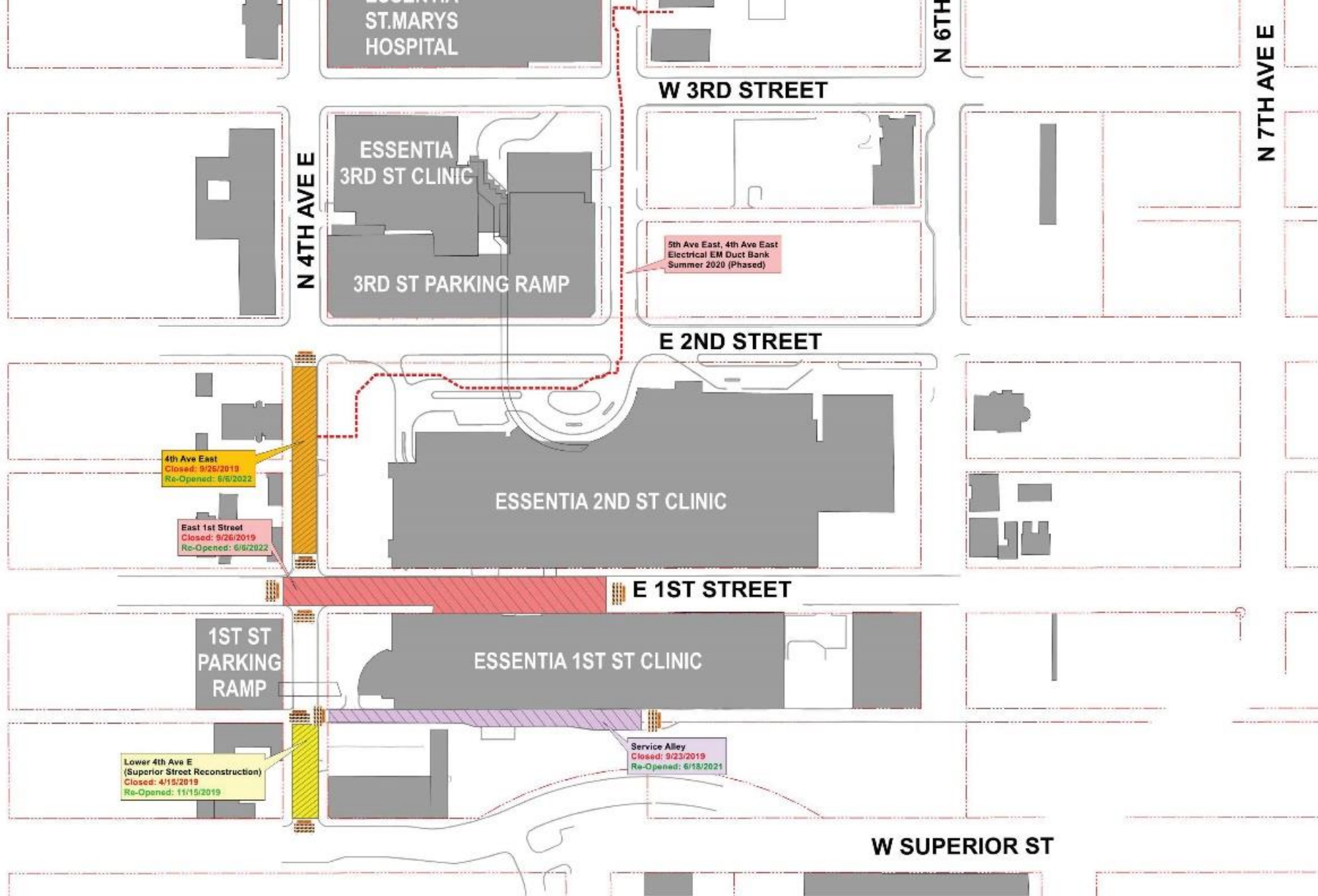
**DANIEL G. SHAW**  
 PRINTED NAME                      SIGNATURE

04/30/19  
 DATE  
 41425  
 LIC. NO.

**PUBLIC STREET AND UTILITY IMPROVEMENTS**  
 CITY PROJECT NO. 180203

**PARKING**  
 SHEET NO. 2 OF 2 SHEETS





**STREET CLOSURES**

# Likely Timeline, Subject to Change

- Site demolition in September 2019,
- Excavation/Blasting in October 2019,
- Foundation November 2019,
- Structure/Shell in January 2020,
- Occupy Structure May 2022,
- Remaining Minor Items July 2022.

- 1) Submit a plan indicating how they will bring their surface parking lots into compliance with the UDC's landscaping and stormwater requirements, and must identify and post/sign locations for contractor/construction employee parking;**
- 2) Must submit a master campus sign plan for review and approval of the city;
- 3) Must meet MS4 standards as applicable;
- 4) Submit a UDC sustainability checklist, signed by the project architect or owner;
- 5) Submit a sample of the fritted bird-safe glass for review prior to issuance of building permit;
- 6) Submit a lighting plan with photometric plan;
- 7) Increase the number of bike racks to provide capacity for at least 80 bicycles;
- 8) Amend the location and size of the proposed bus shelters in collaboration with DTA;



**9) Change the proposed vehicle driveway access on Superior Street to either line up with the existing access for the Fitger's public parking ramp;**

**10) Revise the vehicle driveway access on Superior and East Second Street to reduce their width to not exceed the maximum recommend width for commercial or industrial uses in an urban area (2014 Duluth City Engineering Specifications and Standard is 26 feet);**

11) Submit detail drawings of proposed pedestrian crosswalk improvements for city parks and recreation comment and city engineering review and approval;

12) Applicant is responsible for performing Gopher One State locate calls, and for submitting record drawings (prepared by a surveyor) of the private obstructions in the right of way

13) Except as noted above, the project be limited to, constructed, and maintained according to the site plans, landscaping plans, and exterior elevations provided with this application; and

14) Any alterations to the approved plans that do not alter major elements of the plans may be approved by the Land Use Supervisor without further Planning Commission