

St. Luke's District Plan

The Patient Above All Else.

Approved: January 8, 2013



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 - Walkability
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 - Amenities
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 - Lighting
 - Signage

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Executive Summary

- Charrette : involvement with community support of new UDC
- Development of modern, urban healthcare campus
 1. Walkability/Sidewalks
 2. Traffic parking
 3. Amenities (signage, traffic calming, lighting)
- 5 year plan



Past – our neighborhood



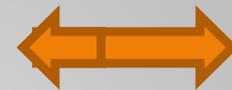
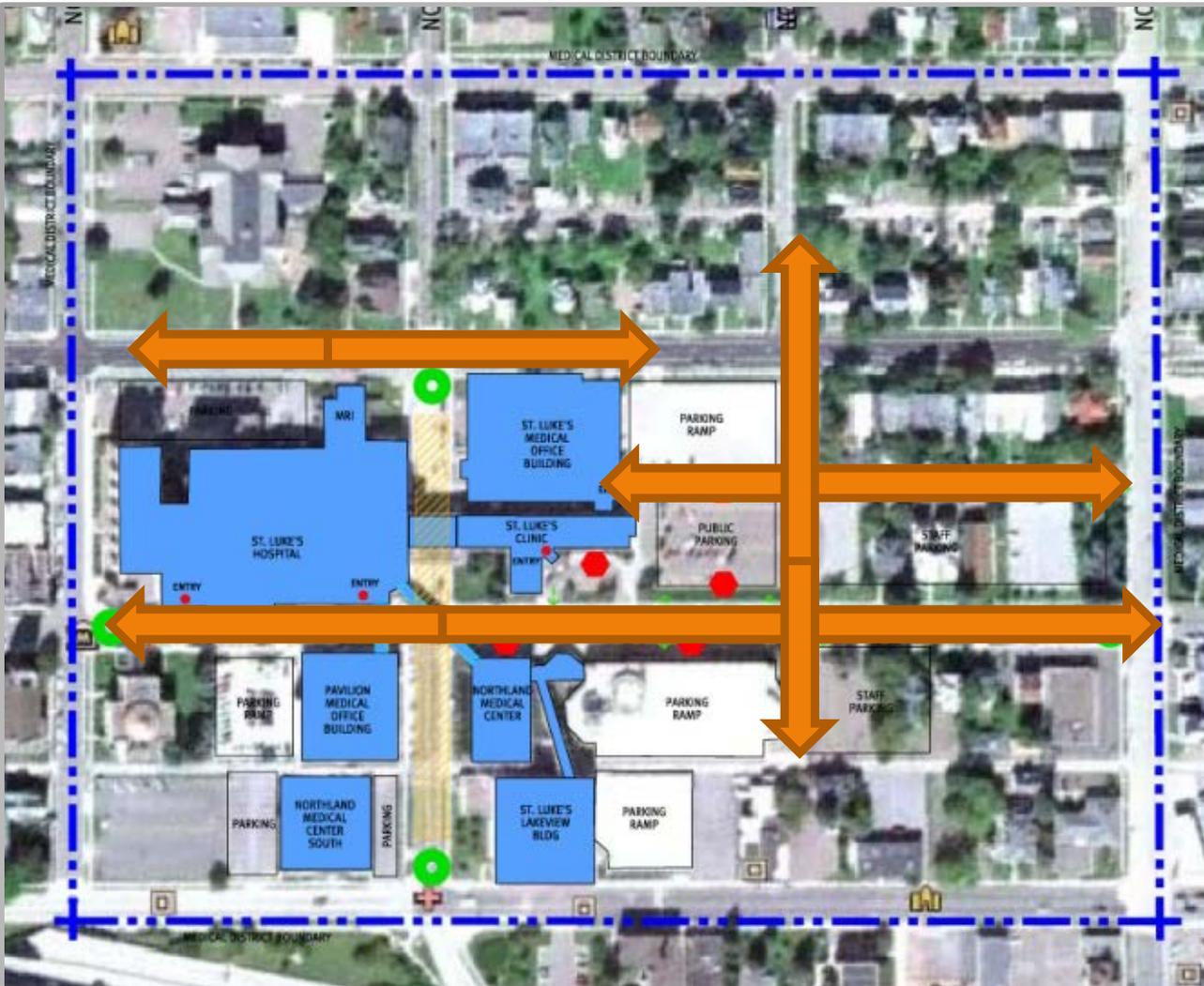
Present – our neighborhood

- On street parking
 - “no parking” hours coincide with hospital shifts
 - 12 hour meters – Superior, 1st and 2nd Streets
- Off street parking
 - New lots for staff
 - New short term/drop off lot for patients
 - Existing “A” ramp enhancements
- Wayfinding
 - “A” building lettering
 - New directional signage approach
- Construction
 - New 173,206 sf medical office building
 - New oxygen / electrical station
- Sidewalks
 - New sidewalk construction as St. Luke’s Standards (8’0”x5’0”)

Successes!

Street Parking, Campus Wayfinding

The Study



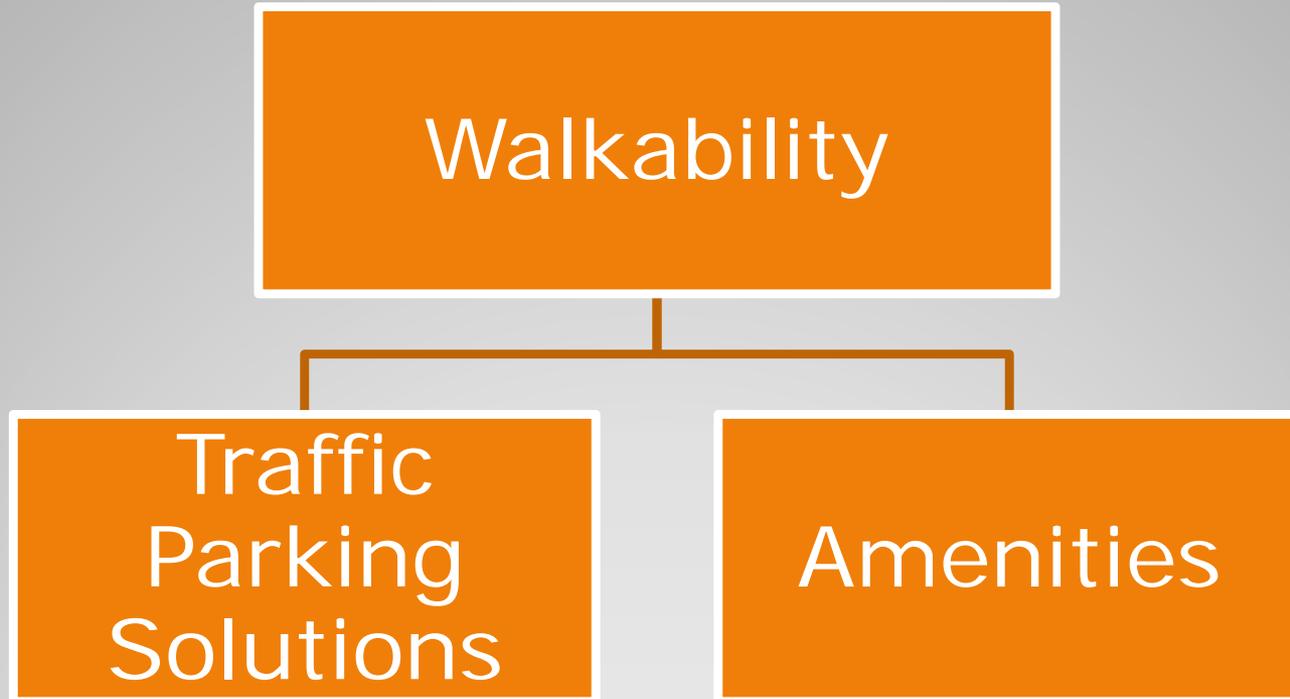
Primary exterior circulation

LEGEND

-  WELCOME SIGNAGE
-  DIRECTIONAL SIGNAGE
-  ARRIVAL SIGNAGE
-  DISTRICT BOUNDARY

Walkability Study

Objectives



- The creation of a walkable campus drive traffic/amenities solutions.



- “Estate” language (Yorkleigh) from the charrette.
- Located on 10th and Superior St.

Walkability - Sidewalks



- Sidewalk width
- Curbless sidewalk
- Crosswalks
- Direct line of sight to front door

Walkability - Sidewalks



- 8'0" wide sidewalk
- Connection between streets
- "estate" language
- Wayfinding with landmarks

Walkability - Sidewalks



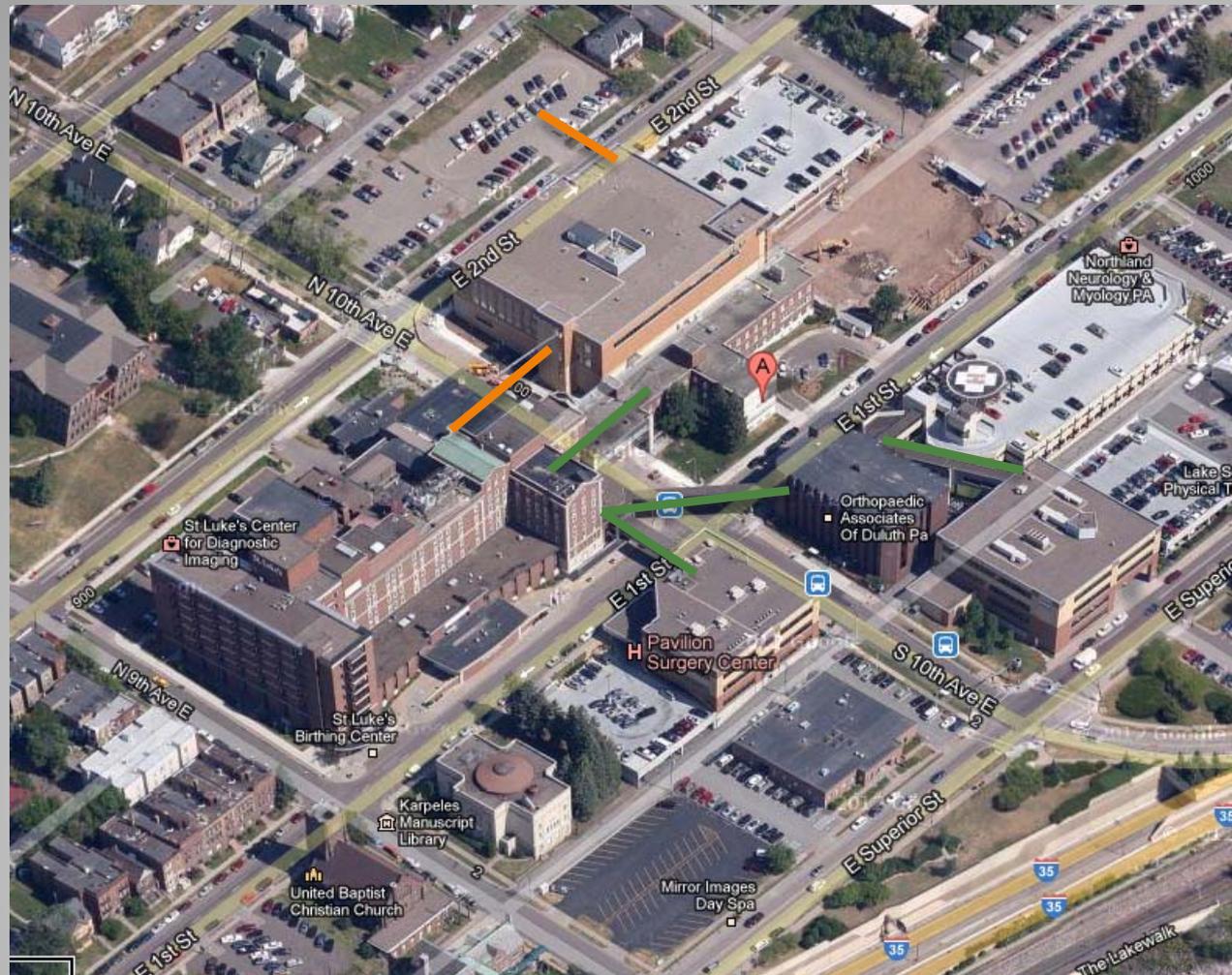
- Campus entrances
 - Lit
 - Controlled
 - Easy to find

Walkability - Sidewalks



- Leaving with direct view to destination – parking ramp.

Walkability - Sidewalks



- existing
- planned

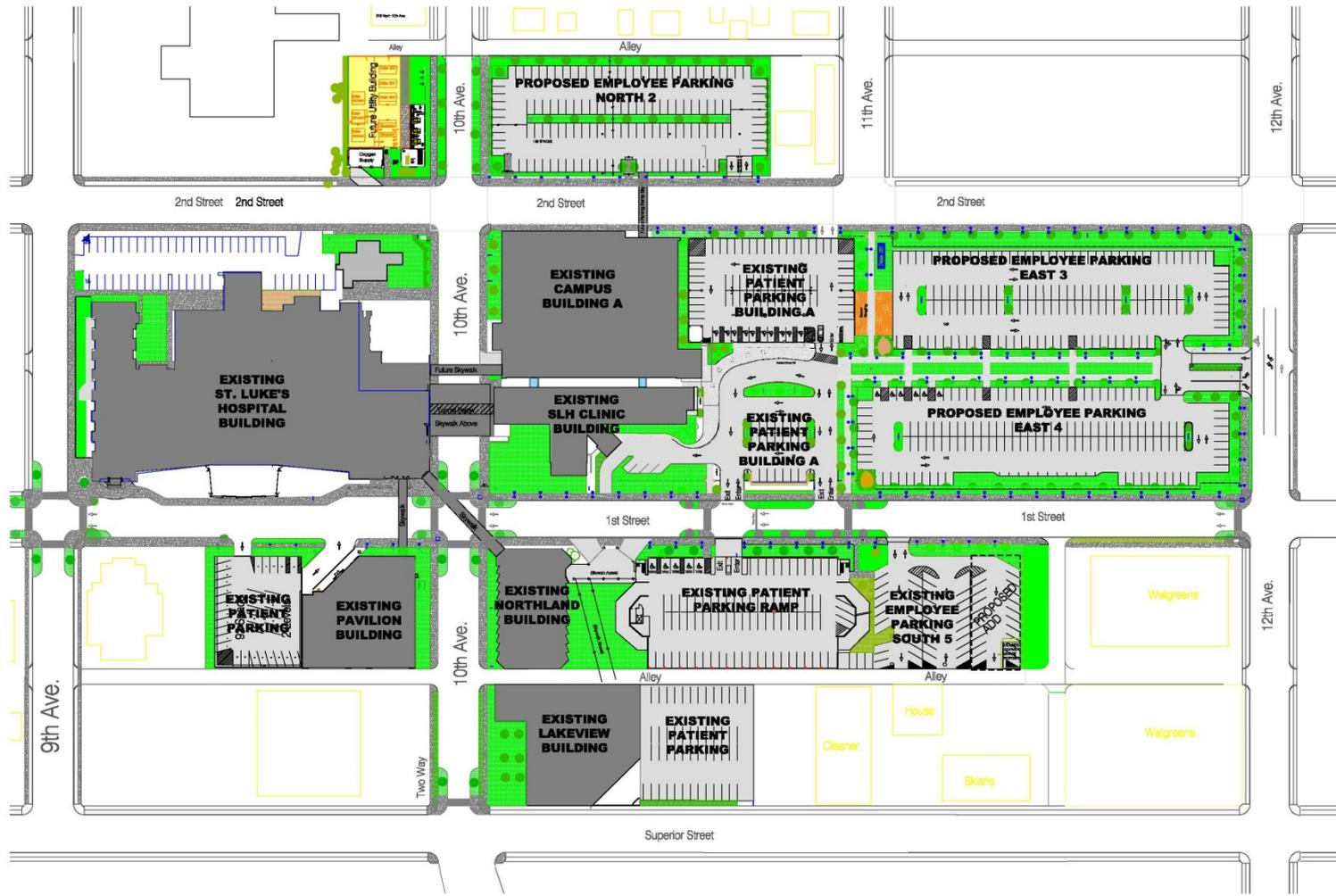
Skywalk Planning



LEGEND

- - - BUS ROUTE
- BIKE ROUTE
- HIKING ROUTE
- - - DISTRICT BOUNDARY

Traffic and Parking Study



Traffic and Parking



- Parking entry example
 - i.e. 12th Avenue

Traffic and Parking



- Parking entry example
 - i.e. 12th Avenue

Traffic and Parking



- Parking entry example
 - i.e. 12th Avenue

Traffic and Parking



- Convenient patient parking – “front row access”

Traffic and Parking



- Protected and convenient parking for patients and visitors

Traffic and Parking



LEGEND

	LOW DETAIL LIGHTING
	MEDIUM DETAIL LIGHTING
	HIGH DETAIL LIGHTING
	DISTRICT BOUNDARY

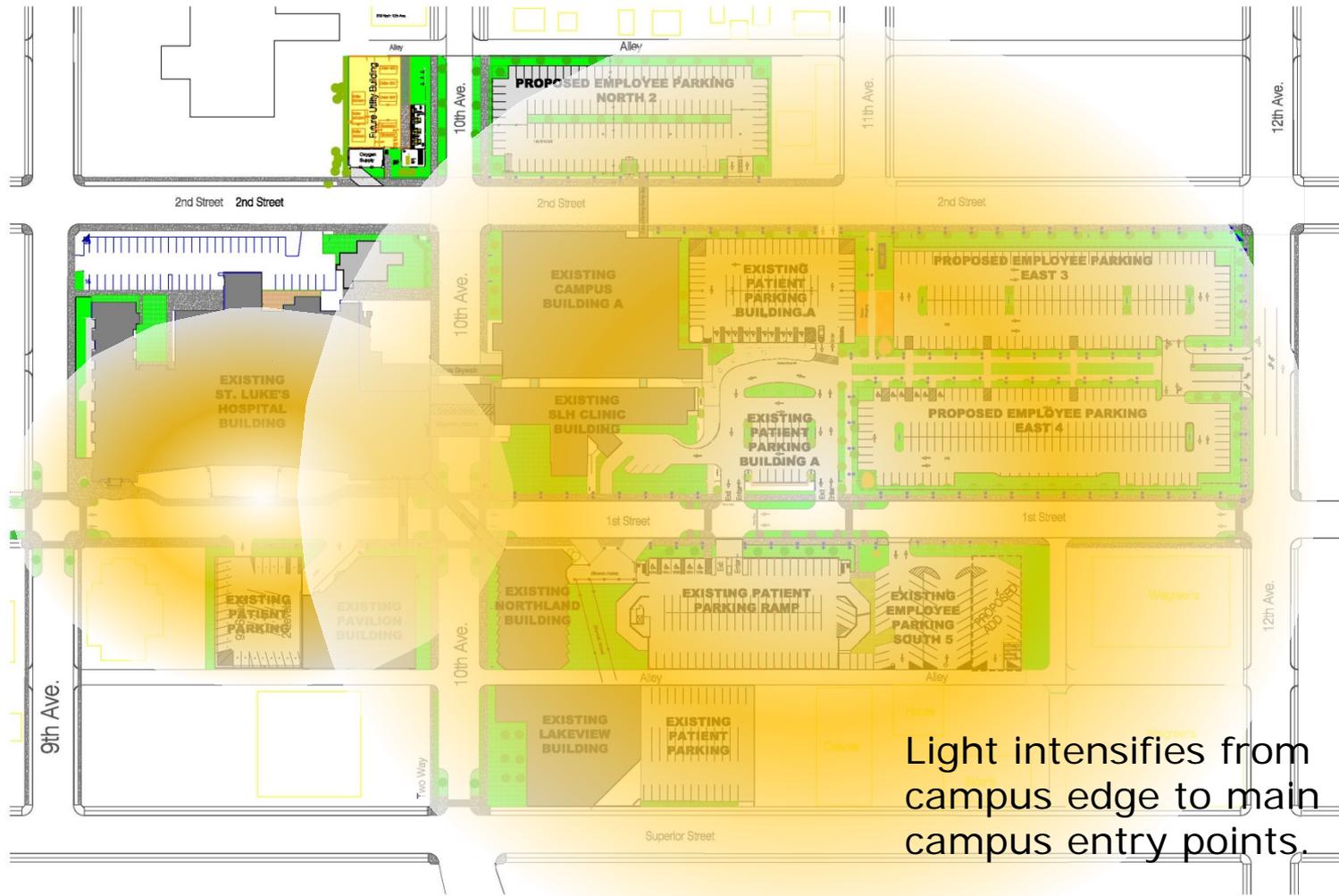
Amenities Study: Traffic calming, lighting, signage



Traffic Calming Examples

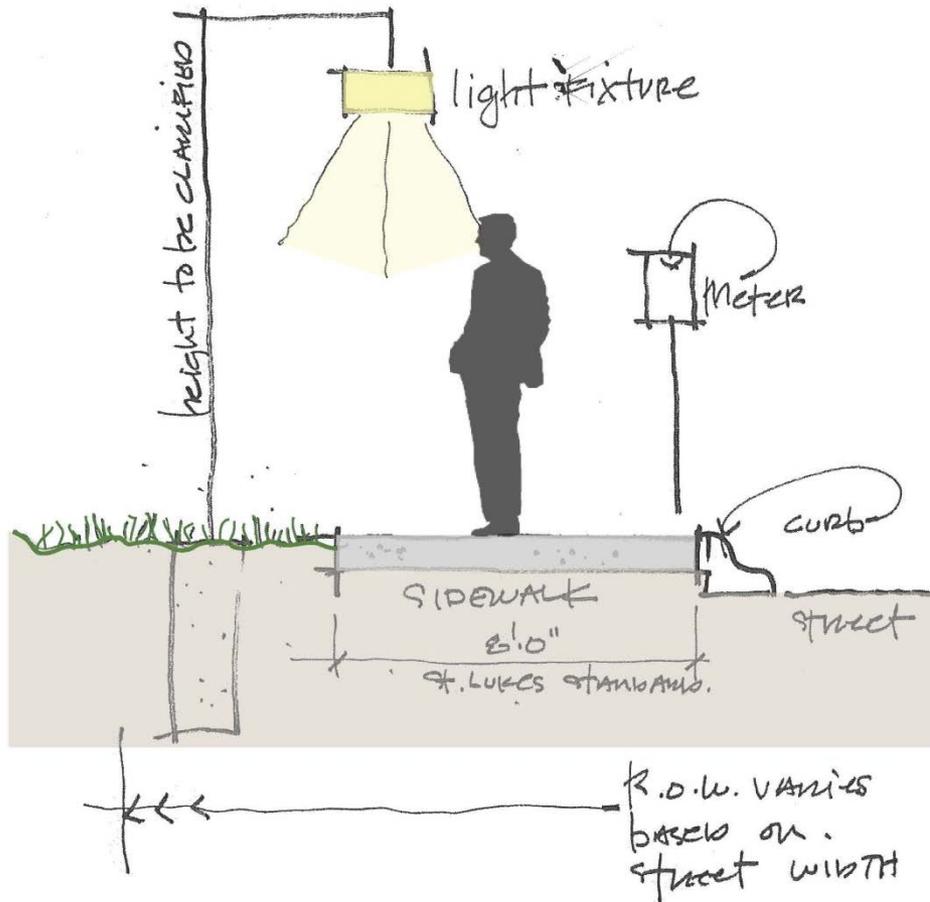
- Traffic Calming has been discussed with planning staff and there is support for opportunities

Traffic Calming

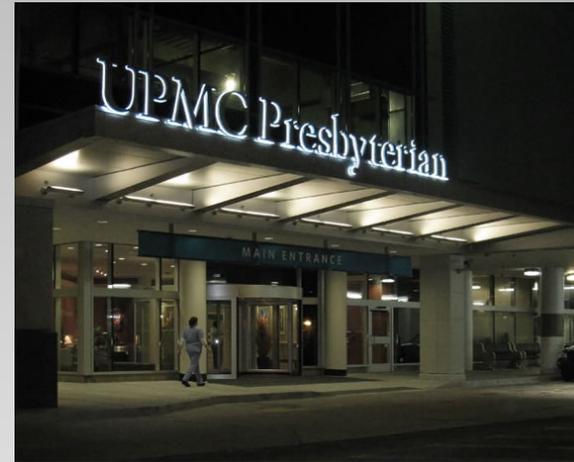


Light intensifies from campus edge to main campus entry points.

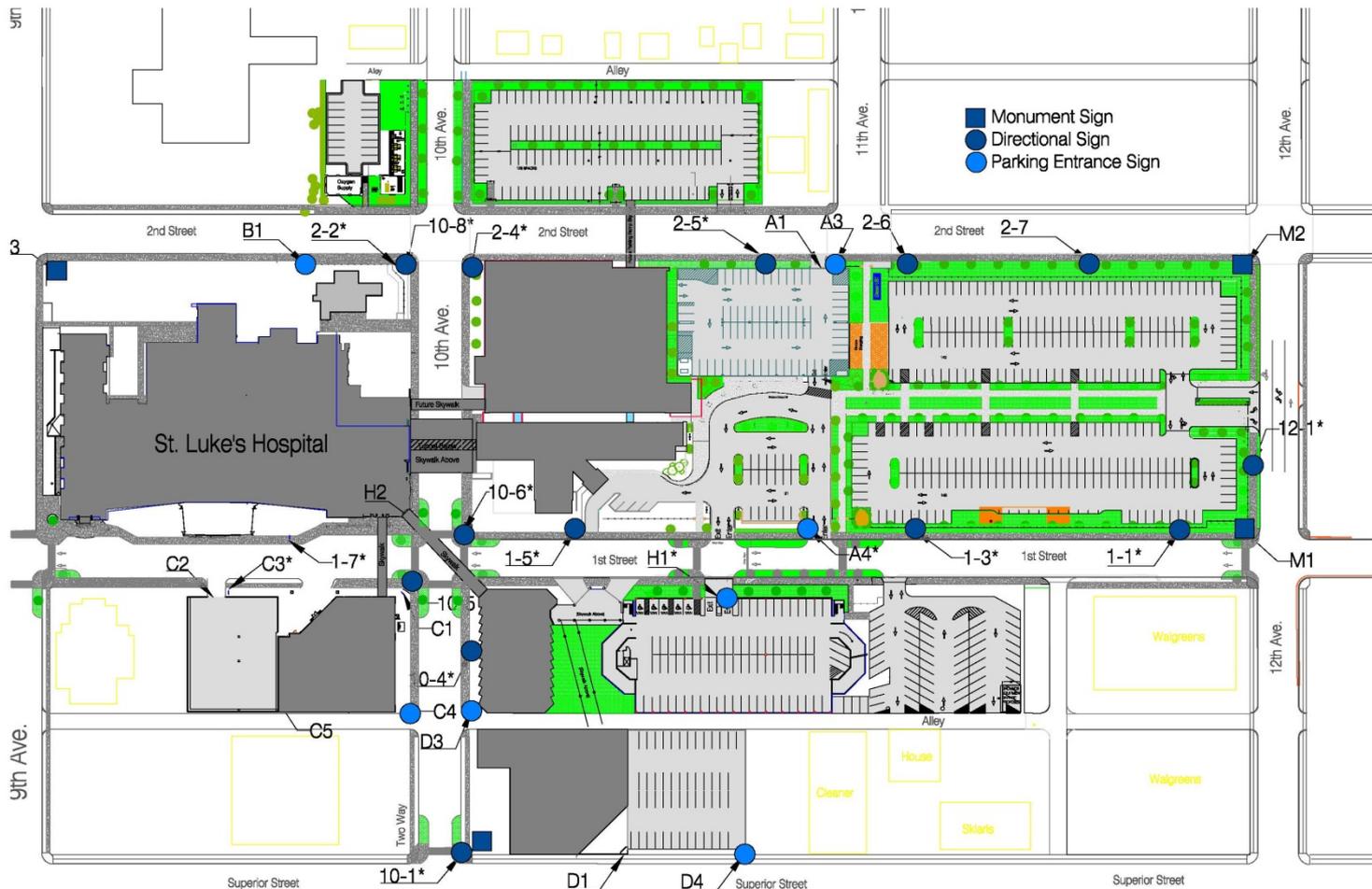
Lighting Levels



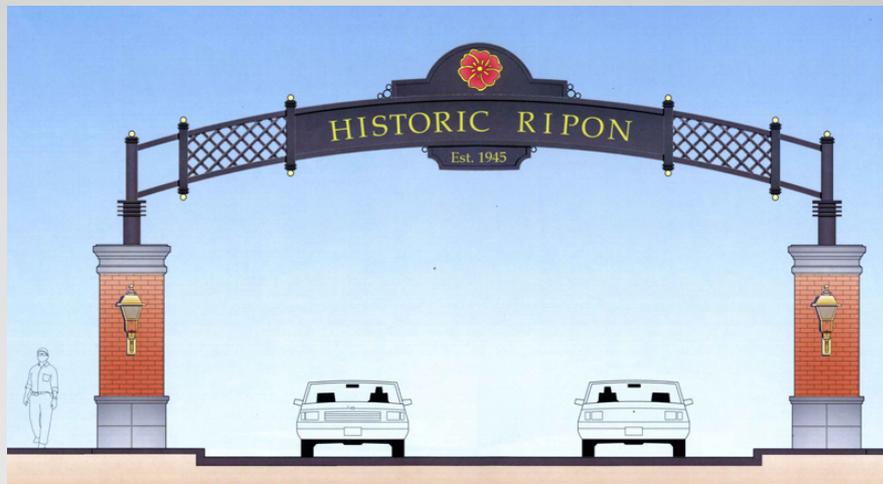
Sidewalk lighting



Modern Urban Campus Examples



Signage Study



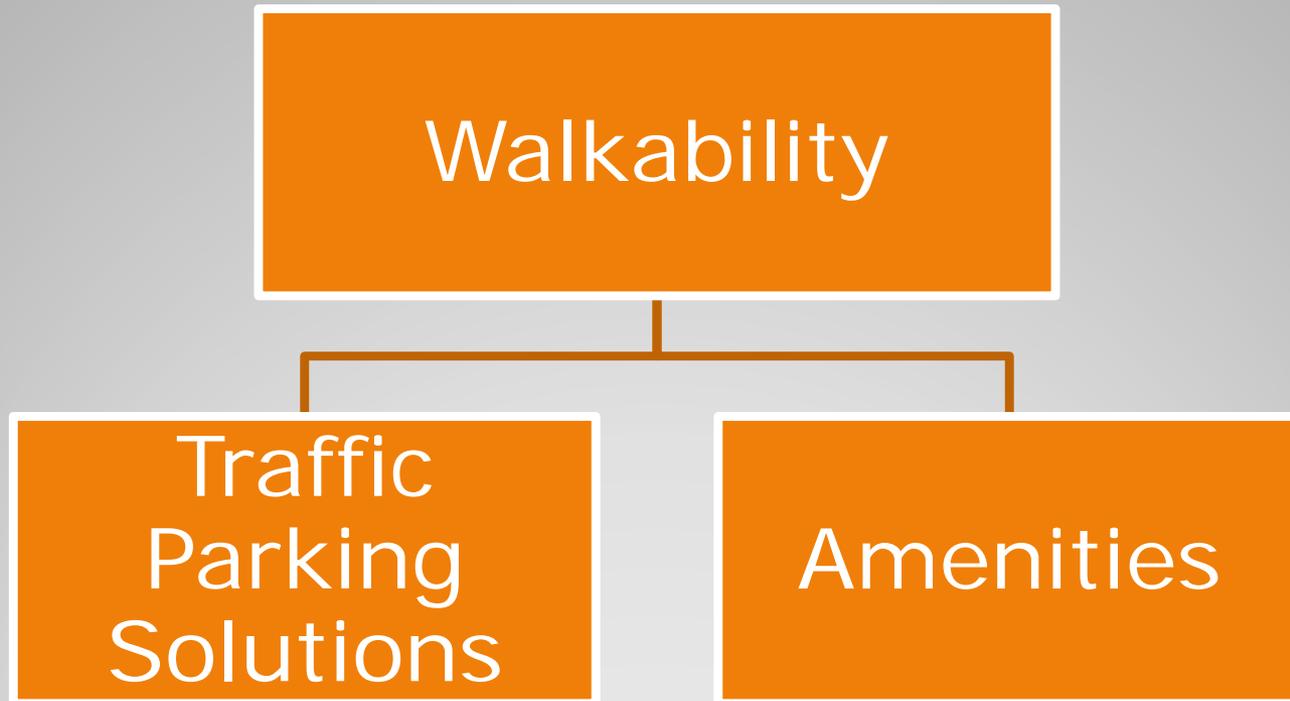
Modern Campus Signage and Wayfinding Examples

Approval Elements

- Approval Elements
 - Walkability
 - Traffic & Parking
 - Amenities
 - Traffic Calming
 - Lighting
 - Signage

Approval Elements

Approval



- The creation of a walkable campus drive traffic/amenities solutions.



- Overall concept approval
- Wider sidewalks
- Neighborhood elements
- Skywalk planning

Walkability



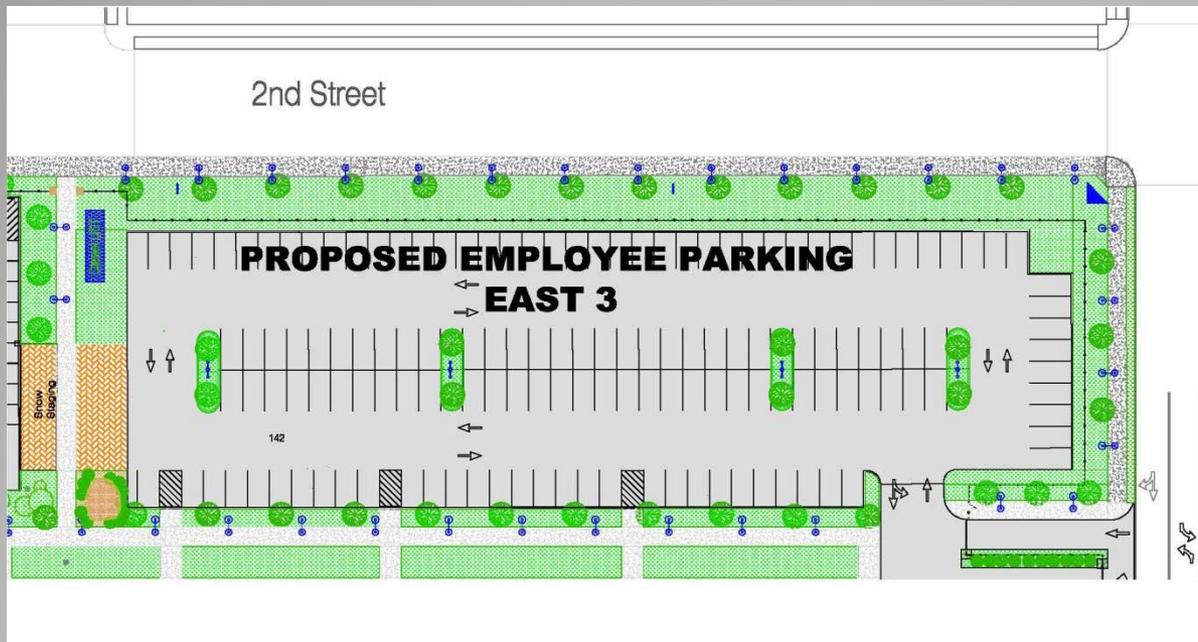
- Add parking surface to existing lot
- Match pavement
- Grounds Garage 800 sf
- Add landscaping at 1st street and on east side
- Reconfigure 1st street entrance
- 1-2 years
- Annual status updates

Traffic & Parking South Lot 5



- Approved by Planning Commission 2011
- Redesign pavement materials, storm water treatment to match building A parking lot
- Fine tune entry/exit off 12th Ave. E.
- Lighting
- Architectural Security Fencing
- 3-5 years to complete
- Annual status updates

Traffic & Parking East Lot 4 – Employee Parking



- Fine tune entry/exit off 12th Ave. E.
- Lighting
- Architectural Security Fencing
- 3-5 years to complete
- Annual status updates

Traffic & Parking East Lot 3 – Employee Parking



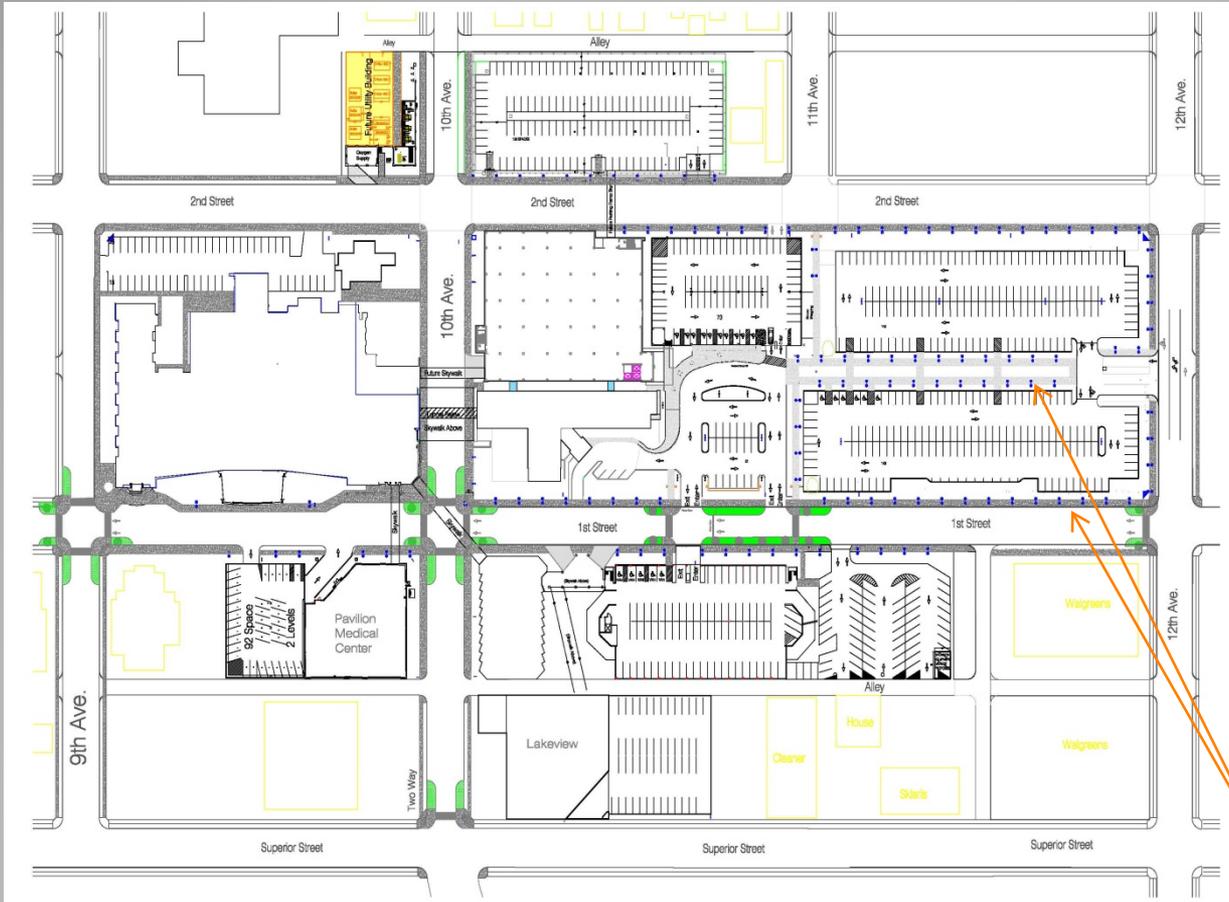
- Study to determine future need for multilevel parking ramp
- Continued use up to 5 years
- Annual status updates to planning staff and land use supervisor

Traffic & Parking North Lot 2 – Employee Parking



- Overall concept approval – collaborate with City of Duluth to initiate concept

Amenities - Traffic Calming



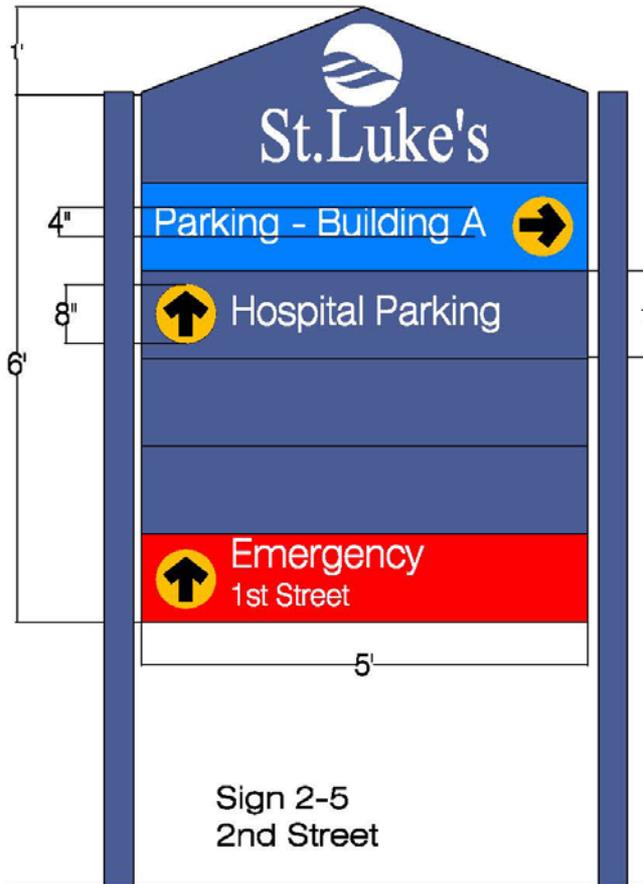
- Overall use of lighting fixture style to enhance wayfinding
- Fixture approval
- Located at edge of right of way to “overlight” sidewalks

Denotes light fixtures

Amenities - Lighting

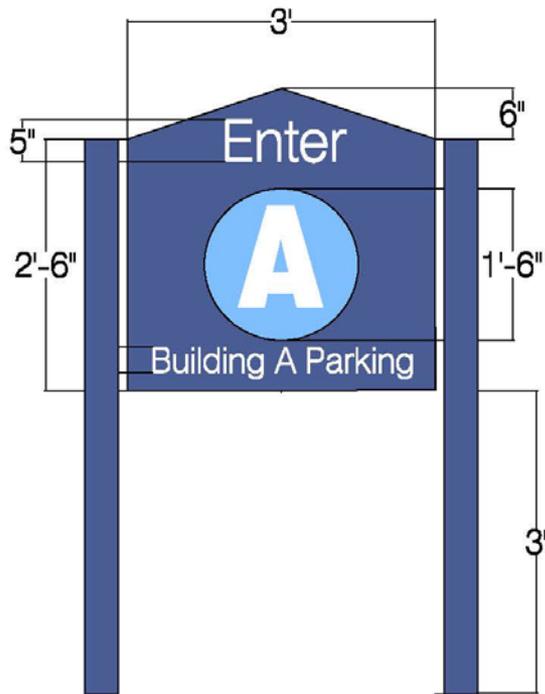


Campus Fixture Type



- Match existing sign style and color
- Sign dimensions changed from existing (1 foot wider)
- Logo and St. Luke's translucent backlit
- Lettering and arrow background translucent backlit
- Construct so destinations can be pulled off to facilitate name changes (or propose alternate method).
- On legs, generally matching existing sign heights.
- LED 240 Volt lighting
- East Face Logo/St. Luke's Only

Campus Signage

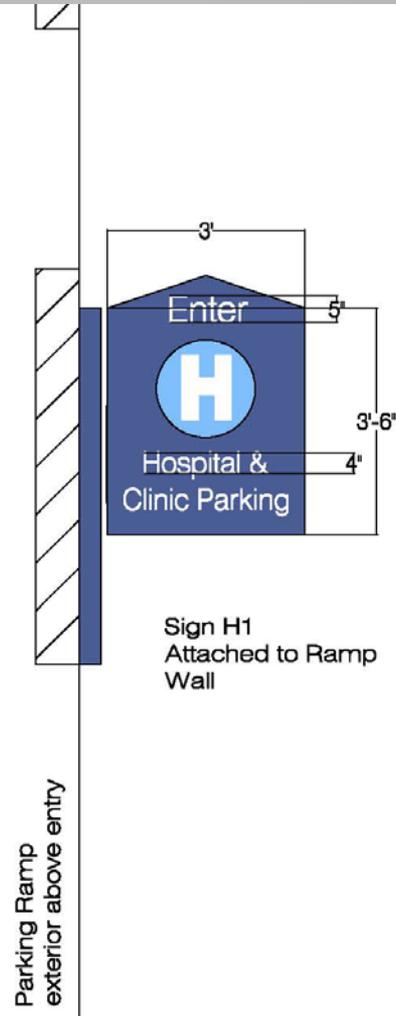


Sign A3
2nd Street Lower
Sign A4
1st Street Upper

- Match existing sign style and color
- Circle is a sky blue color, unlit.
- Large A in circle is translucent backlit
- Lettering translucent backlit
- LED 240 Volt lighting
- A3 sign is set in ground on legs as shown
- A4 sign has no legs and is mounted on East face of brick wall

Campus Signage

- Match existing sign style and color
- Circle is a sky blue color, unlit.
- Large A in circle is translucent backlit
- Lettering translucent backlit
- Two faces
- LED 240 Volt lighting
- H1 is wall mounted replacing existing sign



Campus Signage



- Campus logo / building identification

Building Signage

Approval UDC – District Plan will allow St. Luke's to work directly with city staff on these items.

St. Luke's commits to annual status updates to City of Duluth planning staff.

District Plan Components

City of Duluth Planning Staff

Charles Froseth, Land Use Supervisor

John Judd, Senior Planner

Jenn Reed Moses, Planner II

Steven Robertson, Senior Planner

City of Duluth Planning Commission

Henry Banks

Marc Beeman

Drew Digby, President

Terry Guggenbuehl, Vice President

Patricia Mullins

Heather Rand

David Sarvela

Luke Sydow

Zandra Zwiebel

DSGW Architects

Rebecca Lewis

St. Luke's Staff

Patrick Earley, Director of Facility Management

Ronald Franzen, Vice President

John Simpson, Director of Facility Development

Acknowledgments

Thank You!

For your continued support of St. Luke's.



The Patient Above All Else.