CITY OF DULUTH
Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 19-018	**Contact**	Steven Robertson		
Type	MU-I Planning Review	**Planning Commission Date**		May 29, 2019	
Deadline for Action	**Application Date**	April 24, 2019*	**60 Days**	June 23, 2019	
	Date Extension Letter Mailed	May 21, 2019	**120 Days**	August 22, 2019	
Location of Subject					
Applicant	Essentia Health	**Contact**	Scot Ramsey, Vice President Facilities		
Agent	LHB	**Contact**	Evan Aljoe, Healthcare Studio Lead		
Legal Description	See Attached				
Site Visit Date	May 11, 2019	**Sign Notice Date**	May 15, 2019		
Neighbor Letter Date	May 14, 2019	**Number of Letters Sent**	243		

Proposal
Applicant is proposing a new inpatient and outpatient healthcare facility adjacent to the existing St. Mary Medical Center. The 940,000 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 project is within the MU-I (Mixed Use-Institutional) zone district, which requires it be reviewed and approved by the Planning Commission at a public hearing.

Staff Recommendation
Staff is recommending approval of the MU-I Planning Review, with conditions

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-N/MU-C/F-8	Medical	Medical District
North	MU-I	Medical	Neighborhood Mixed Use/Urban Res.
South	F-8/I-G	Highway/Commercial	Tourism/Open Space
East	MU-N/MU-I	Residential	Urban Residential
West	MU-N/F-5/F-8	Commercial	Central Business Primary/Secondary

Summary of Code Requirements

- UDC Sec. 50-37.3.B: Planning Commission shall review the application, conduct a public hearing ... with public notice ... and make a written recommendation to council.

- UDC Sec. 50-37.3.C: The Planning Commission shall review the application, and Council shall approve the application or approve it with modifications, if it determines that the application:

1. Is consistent with the Comprehensive Land Use Plan;

2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
3. Is required by public necessity, convenience, or general welfare, or good zoning practice;

4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Principle #5 -Promote reinvestment in neighborhoods.
Duluth is strongly defined by its neighborhoods. This system should be supported through land use and transportation that foster neighborhood reinvestment. New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

Governing Principle #8 - Encourage mix of activities, uses and densities
Cities have evolved as a mix of land uses, building types, housing types, and activities. Accommodating choice while protecting investment is a balance to strike in land use regulation. Mixed uses provide opportunity for a diversity of activity that segregated, uniform uses do not provide.

Governing Principle #10 - Take actions that enhance the environment, economic, and social well-being of the community.
Initiate land use, site design, transportation, building design, and materials policies which reduce consumption of finite resources, generation of solid waste, and introduction of toxic materials to land, air, or waters. Also implement resiliency in design and operation with City systems and infrastructure that serve both public and private land uses.

<u>Future Land Use</u>

Future Land Use Institutional. Applicable to medical, university/college, public school, religious, or governmental campuses. Can include adjacent areas that support them, with related commercial and/or office uses, and residential uses in the fringe areas of the district.

Review and Discussion Items

1) A memo summarizing the elements of this project is attached with the staff report.

2) As of the date that this memo was written (May 22, 2019), the city has received several comments on this project. Several more are expected prior to the Planning Commission meeting on May 29, 2019.

-Staff from Duluth Parks and Recreation stated that they need to be included when discussing the improved pedestrian crossings to the Lakewalk.

-Staff from Duluth Parking stated that on-street parking changes need to be brought before the Parking Commission, and called out the need to have plans in place for construction related parking needs.

-Staff from Engineering (Stormwater) stated that the project is on track to meet stormwater requirements.

-Staff from Engineering (Utilities) stated the need for Essentia Health to be responsible for preforming Gopher One State locate calls, and for submitting record drawings (prepared by a surveyor) of the private obstructions in the right of way.

-Staff from Engineering (Transportation) stated that the offset driveway on Superior Street (across from Fitgers) is not appropriate as designed; they should line up with each other. As designed, it presents more conflicts and movements that drivers have to figure out and watch for when trying to exit, especially on a curve where sight distance is already tough and there is a RRFB (Rectangular Rapid Flash Beach). It was also pointed out that the landscape plans listed the RRFB as a proposed addition, when it is in fact a present condition. Also, it is unclear what is being proposed for the new pedestrian crosswalk improvements.

-Staff from WLSSD have reviewed the plan and do not have any concerns from a wastewater capacity/infrastructure standpoint; the project is consistent with their 2016 WLSSD Comprehensive Wastewater Service Plan.

-Staff from ARDC had the following comments related to pedestrian safety and bicycle design/amenities.

- Pedestrians safety: driveways should not look like intersections; sidewalks should continue across the driveway at the same elevation (level) and the driveway apron should not extend into the sidewalk. Driveways should be narrow as possible to minimize pedestrian crossing distance, with tight corner radii (not to exceed 15-ft) to ensure safe turning speeds. 2nd Street Essentia entrance – enhanced pedestrian crossing at 4th Ave E and 2nd Street is critical here. A curb extension into the parking lane on the Essentia side is critical. Along 4th Ave East sidewalk, a pedestrian hand rail should be installed due to severity of slopes.
- Bikeways Plan: the four bikeways identified are to be improved in the long term. Current best practices call for some mix of convention bike lanes (1st Street and 5th Ave E) and protected bike lanes (Superior St and 2nd Street). In addition, each street through the Essentia campus area serves a different purpose largely due to the hill, think different elevations:
  Superior Street – bottom of the hill thru-way into the heart of downtown
  First Street – connecting residential neighborhoods to the government center
  2nd Street – hill climbing route out of the downtown office cluster west of Lake Ave. Least grade climb out of downtown (follows the old street car route due to slope). Make sure there are slip ramps along 2nd Street for cyclists to exit off 2nd Street near 4th Ave East.
  5th Ave E – key segment of the hill climbing route from 2nd Street 4th Street. People entering Essentia via bicycle from 4th Street will enter on 5th Ave E. Ensure there are slip ramps from roadway up to sidewalk for cyclists to utilize at the end of the cul-de-sac.

- Bike rack design should meet APBP guidelines (do not use the older style wheel rim bending bike racks). Bike parking – 2 different groups of users to serve. For visitors – bike racks should be located by all major public entry points in highly visible and convenient locations. Bike parking should exist near main public entrances to the building on both Superior Street and 2nd Street. For reference, Duluth Public Schools have followed this placement and design guidance very well. For employees – bike racks should be located in safe and secure locations, out of the weather and not necessarily visible.
- Bike parking at 2nd Street building entry should be relocated from Skywalk pillars to next to or near to major building entry points, both for new hospital building and the existing building.Bike parking at Superior Street building entry. In addition to the planned bike parking at the drop-off entrance, bike parking should also be placed at the building entry point closer to 4th Ave East and Superior Street, particularly under the canopy roof. If concerned about too many bike racks, create room to easily add more if needed. (Similar to what the Duluth Public Library did when they installed their bike racks, they started with three, and then added more as needed).

Recommended Action:

Recommendation

Staff recommended Planning Commission approve the MU-I planning review, with the following conditions that must be met. Conditions can be contingent upon either: issuance of a building permit, a certificate of occupancy, or a development agreement:

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 and temporary 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 project owner;

5) Submit a sample of the fritted bird-safe glass for review prior to issuance of the building permit;

6) Submit a lighting plan with photometric plan;

7) Increase the number of bike racks to provide the capacity for at least 80 bicycles;

8) Amend the location and size of the proposed bus shelters in collaboration with the Duluth Transit Authority;

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 preforming Gopher One State locate calls, and for submitting record drawings (prepared by a surveyor) of the private obstructions in the right of way related to this project;

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; however, no such administrative approval shall constitute a variance from the provisions of UDC Chapter 50.

PLANNING & ECONOMIC DEVELOPMENT
Planning & Development Division
City Hall – 411 W 1st Street – Room 110
Duluth, Minnesota 55802
218-730-5580 / planning@duluthmn.gov

MEMORANDUM

DATE: May 22, 2019
TO: Planning Commission
FROM: Steven Robertson, Senior Planner
SUBJECT: Essentia Health's Vision Northland MU-I Planning Review

Essentia Health is proposing a new hospital that will include new inpatient and outpatient facilities adjacent to the existing St. Mary Medical Center. It will be located at the intersection of East 2nd Street and North 4th Avenue. The 940,000 gross square foot project consists of 18 levels on a sloping site, starting with level 1 on Superior Street and level 6 on East Second Street. It will provide 312 patient beds (one bed per room), outpatient clinics, and includes a rooftop helipad. The project is within the MU-I (Mixed Use-Institutional) zone district, which requires review and approval by the Planning Commission following a public hearing. This memo summarizes some of the elements of the project review for the Wednesday, May 29, 2019 Special Planning Commission meeting.

The tentative timeline for the project involves site demolition in September 2019, excavation/blasting in October 2019, begin foundation in November 2019, begin structure shell in January 2020, occupy the structure May 2022, and finish minor outstanding close out items by July 2022.

Other zoning applications

In addition to the MU-I Planning Review (PL 19-018), there are several concurrent use permit applications submitted for this project for private utilities or private structure foundations within the public rights of way. All the zoning applications will be reviewed at the same Special Planning Commission meeting.

- PL 19-019 (inpatient tower and replacement of a portion of existing clinic over the alley right of way between Superior Street and First Street);
- PL 19-021 (inpatient tower and replacement of a portion of existing clinic over First Street and placement of new structural supports within right of way of First Street),
- PL 19-022 (Private utility work within right-of-way to provide electrical duct banks from the existing emergency generators 5th Avenue).

The City is also proposing to rezone land (PL 19-023), near this site from MU-N, MU-C, and F-8, to MU-I and MU-N in conformance with the City's Comprehensive Plan and future land use map. The proposed expansion to the Essentia campus' MU-I area is intended to better reflect long-term plans for the campus.

Previous Studies or Plans

Due to the size of this project, a mandatory EAW (Environmental Assessment Worksheet) was filed with the EQB (Environmental Quality Board). The notice was published in the EQB Monitor on February 11, 2019, announcing a 30-day comment period that ended on March 13, 2019. The City of Duluth Planning Commission held an optional public hearing on Tuesday, March 12, 2019, and received comments from four individuals. The City of Duluth Planning Commission on March 26, 2019 reviewed the EAW document and considered all comments made at public hearing, as well as those received in writing, together with responses to the comments. Based on a review of the EAW document, comments received, and responses, the Planning Commission made a negative declaration on the need for an EIS (Environmental Impact Statement).

50-15.4, Mixed Use-Institutional (MU-I)

The MU-I zone district is intended for this type of hospital campus. The purpose statement for the MU-I District states that it "is established to provide for the unique development needs and impacts of major medical, educational and research institutional development. The intent is to give institutional landowners the flexibility to plan and develop their facilities while ensuring that surrounding neighborhoods are protected from adverse impacts, such as traffic, overshadowing buildings, noise and unexpected expansion of institutional uses into residential areas."

The proposed hospital building within the Essentia campus will improve the operational functionality of Essentia's campus layout through consolidation of buildings. The new building will feature improved safety and accessibility to the neighborhood, and has been evaluated in the context of potential neighborhood impacts. Through improvements in patient drop-off and pick-up, improved access for hospital employees, and improved transit service and bicycle parking at the hospital, the campus improvements will reduce adverse traffic impacts to the neighborhood in comparison to existing conditions. The new building is also expected to allow for strategic future redevelopment in proximity to the campus.

50-23, Connectivity and Circulation

The project will add two 12-unit bike parking areas to the campus: one near the bus shelter on the East Second Street upper drop off, and the other near the lower drop off. Bike racks provide for important site access; based on the review of total trips to the site, the provision of 24 bicycle parking spaces is not sufficient for the volume of employees and visitors coming to this site. There is no specific standard related to minimum number of bike racks in the UDC for an institutional use; however, as an example, new residential structures in the higher education overlay must provide one bike space for every five off-street parking spaces. It should be noted that the city approved bikeways plan indicates that First and Second Streets are intended to serve as future bikeways. Staff recommends a minimum of 80 bicycle parking spaces on the site (approximately 1 per 10 estimated on-site employees).

Two replacement bus shelters are proposed in the general location of the proposed inpatient entrance on Second Street and the outpatient exit on Superior Street. Staff from the Duluth Transit Authority reviewed the preliminary designs, and made some suggestions for improvement (making the shelters larger, and relocating the Superior Street shelter closer to the intersection of Superior Street and 4th Avenue). Essentia Health and the DTA are continuing to collaborate on a final design. When constructed, these shelters will be part of the DTA's bus shelter system. The DTA is also collaborating with Essentia Health to potentially implement system that would allow the card readers on the bus to recognize Essentia Health employee IDs, similar to the system in place for University of Minnesota-Duluth students and their UCard.

Improvements to the pedestrian crossings are proposed at East Second Street and East Superior Street. A ten-foot wide sidewalk will run alongside the eastern side of Fourth Avenue.

The project will result in closure of several stretches of public streets during construction; these closures will not be permanent, but some will be for the entire duration of the construction project. This information is included in the staff memo for additional context of the scope of the project. Road closures must be approved by City Engineering as part of a separate permitting process.

50-24 Parking

Traffic and parking studies were completed by Kimley-Horn on behalf of the project proposer, and reviewed by city engineering staff. The parking plan identifies 42 existing parking areas that are currently being used by the staff of and visitors of Essentia Staff, including owned and leased surface parking lots, and spaces within parking ramps (including Fitger's, Tech Village, and the DECC). There will be no new parking parking lots proposed with this MU-I planning review, and the demand for parking is estimated to remain roughly the same as existing demand when this project is completed.

The applicant must submit a plan indicating how they will bring their surface parking lots into compliance with the UDC's landscaping and stormwater standards. Most of the 42 parking areas identified in the parking study exist to provide parking for users of this facility, and per standards in this section landscaping and stormwater improvements are required when the parking surface is reconstructed or when the primary use associated with the parking area is redeveloped or renovated beyond 75% of the assessed value of the structure.

The project is proposing to remove several on-street parking spaces along First and Second Streets. The roadway configuration changes will be finalized through review by the Engineering division and the Parking division.

As a condition of approval of the MU-I Planning Review, the applicant must 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 and temporary construction employee parking.

50-25 Landscaping

The project includes proposed landscaping features (tree, shrubs) along the perimeter of the project site, from Second Street, down Fourth Avenue, and across Superior Street. The zoning code requires "street frontage landscaping" in the public right of way, with consent of city engineering. Due to the amount of underground infrastructure in some of the rights of way, particularly Fourth Avenue, engineering requested that landscaping features be located away from the right of way and placed closer to the structure. This project will meet or exceed the landscaping standards in the UDC.

50-26 Screening, Walls and Fences

The zoning code requires that roof mounted mechanical equipment be screened by a parapet wall or similar feature so that it is not visible to a person on the ground, on the opposite side of the street; the project will utilize a parapet wall of nine feet in height. The loading and service entry for the facility will be from the First Street Alley. There will be no visible loading docks or dumpsters. This project will meet or exceed the standard requirements in the UDC.

A transformer yard will be constructed adjacent to the alley between First and Second Street, to the west of Forth Avenue East. It will be offset from Fourth Avenue by approximately 25 feet, and will be screened by a sold wall with some limited vegetation features.

50-27 Signs

The city recognizes that hospital campuses have unique needs that may need to differ from the typical requirements of the zoning code. Because of the unique nature of a medical facility, and the fact that many of their visitors may include individuals with special needs for very large or obvious signage, the desire for directional and informational signage may be greater than a typical institutional or commercial use. Instead of submitting multiple separate sign applications that need to be reviewed separately, a master campus sign plan can be approved. A campus sign plan may be incorporated into the review and approval process of the district plan option of the MU-I District, per 50-15.4.

As a condition of approval of the MU-I Planning Review, the applicant must submit a master campus sign plan for review and approval by the city.

50-28 Storm Water Drainage and Erosion Control

According to city engineering, the project is on track to meet the stormwater requirements, and there will be a future MS4-SOC (Municipal Separate Stormwater Sewer System, Statement of Compliance) completed as construction begins. LHB has submitted a drainage memo discussing the stormwater system for City Engineering to review.

50-29 Sustainability Standards

A non-residential structure exceeding 25,000 square feet is required to provide at four sustainability points, unless the structure will be certified LEED Silver. The applicant has identified several items they will pursue (redevelopment, turf grass, passive solar), and several items they are considering: a green roof or a cool roof, extra stormwater retention, and purchasing 20% of the construction materials within 500 miles of the site.

As a condition of approval of the MU-I Planning Review, the applicant must submit a UDC sustainability checklist, signed by the project architect or project owner.

50-30 Design Standards

An institutional structure exceeding 10,000 square feet is required to meet basic building design standards related to things such as window transparency, roof articulation, foundation landscaping, etc. The project will include approximately 35% clear vision glass on all exteriors facing streets, of which approximately 10% will be located such that the lowest edge is no more than four feet above street level. The project will also feature vertical articulation (representing a clear base, middle, and top); at the Second street level the columns break the façade in front of the lobby glass at approximately every 30 feet. In addition, the inpatient entrance at 2nd Street and the outpatient entrance at Superior Street will include canopies for patient drop-off and to visually distinguish the entrances from the rest of the structure. This project will meet or exceed the standard design requirements in the UDC.

Windows

During the EAW process, many of the public comments received related to bird safe glass. The project will utilize fritted glass to "soften the building forms and deinstitutionalize it…the frit pattern will be incorporated into clear Low-E, non-reflective vision and spandrel glass". The project is using this to prevent birds from colliding with the glass facade by "creating visual noise that serves as a warning to the birds flying or migrating in the area of the building". The application information stresses that the openings in the frit were designed to be smaller than the recommendation of the Minnesota Audubon Society in order to provide further protection and conform with the stricter Ontario requirements of 2"x4" openings. It will also minimize the impact of light escaping from the building at night and further protect the birds at night, as well as minimize light pollution.

As a condition of approval of the MU-I Planning Review, the applicant must submit a sample of the fritted bird-safe glass for review prior to issuance of the building permit.

50-31 Exterior Lighting

According to the application information, the project will "include multiple types of exterior lighting for landscape, circulation, safety and security and designed in accordance with the Illuminating Engineering Society (IES), the International Dark Sky Association (IDA) and in conformance to UDC 50-31…light source lamps will be shielded with a full cut-off style light fixture (angle not exceeding 90 degrees)." Future exterior lighting shall be designed to minimize off-site glare, light trespass and traffic hazards for pedestrians and motorists; the project will limit exterior luminaires to a CCT of 3000K or less, and a minimum color rendering index (CRI) of 80. During the EAW process, many of the public comments received related to lighting, with commenters asking the city to limit future lighting to 3000K or 2700K.

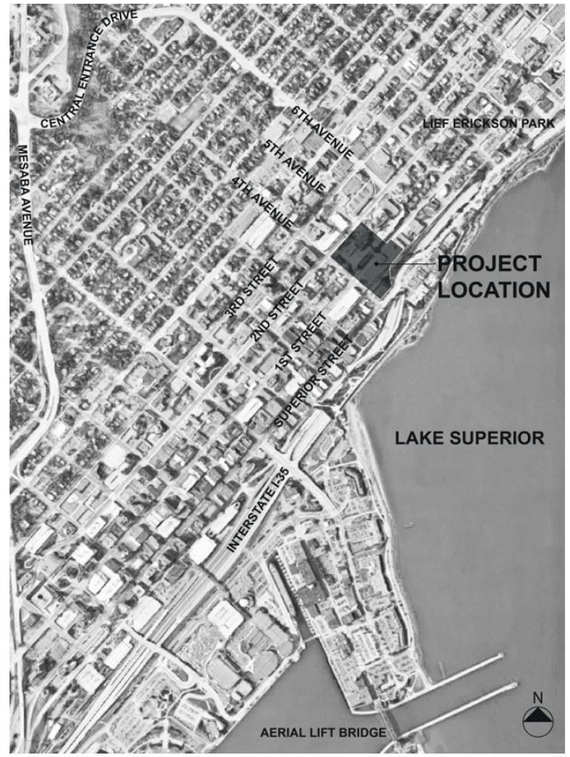
As a condition of approval of the MU-I Planning Review, the applicant must submit a lighting plan with photometric plan.

Other, Noise-Helipad

According to the application information, the existing helipads at St. Mary's is approximately 50 to 60 feet above grade. The new helipad will be located on top of the inpatient tower at an elevation of approximately 226 feet above grade at Second Street and will be serviced by similar aircraft. The setback distances of the new flight path will be greater than existing helipad operations, resulting in lower sound levels due to the increased atmospheric attenuation. Additionally, the roof of the new inpatient tower will provide acoustic screening of helicopter noise during takeoff, landing, and idle, whereas the locations of existing helipads provide no screening given the lines-of-sight to/from residences. Based on these geometric differences, operations at the new helipad should not be expected to increase sound exposure levels at residences in Duluth.

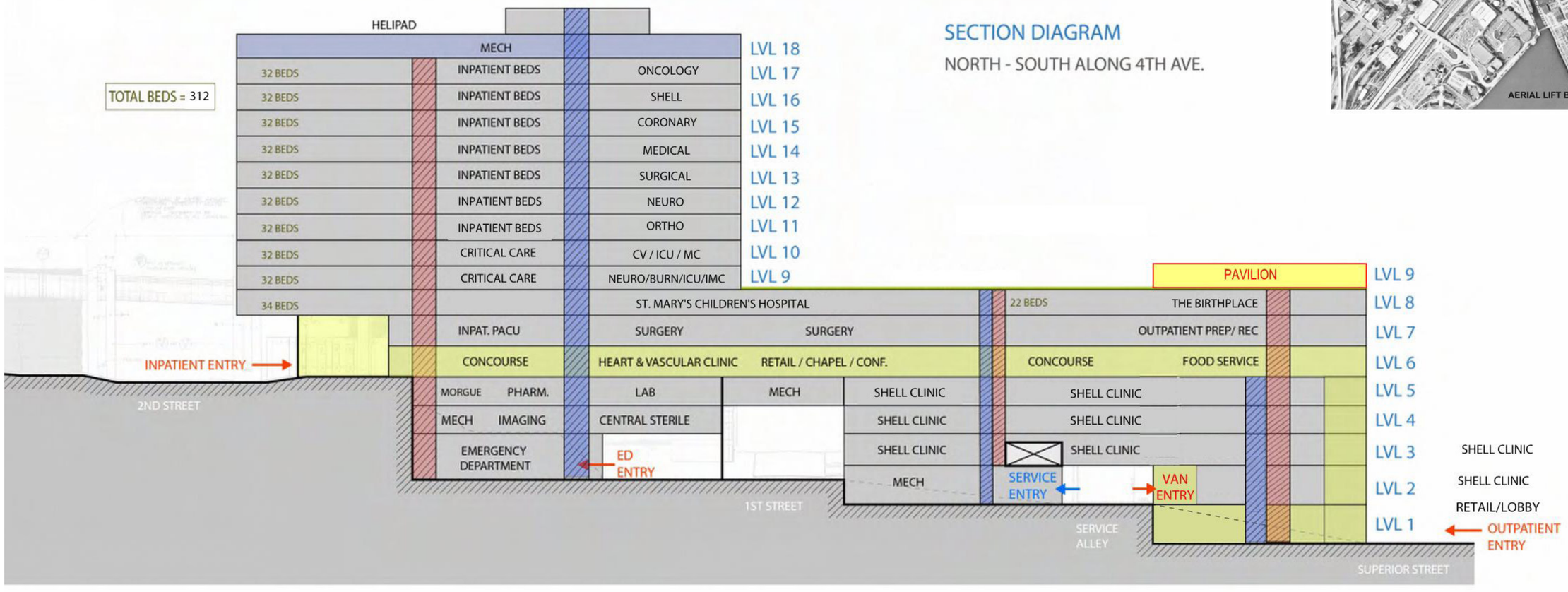
PROJECT OVERVIEW

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.

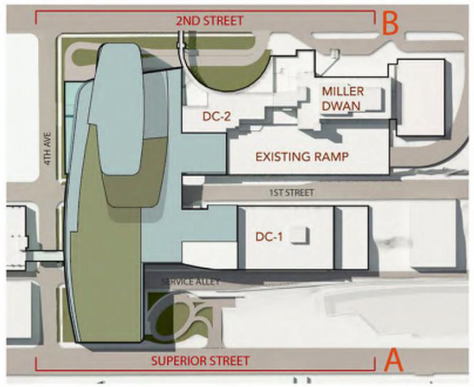


SECTION DIAGRAM

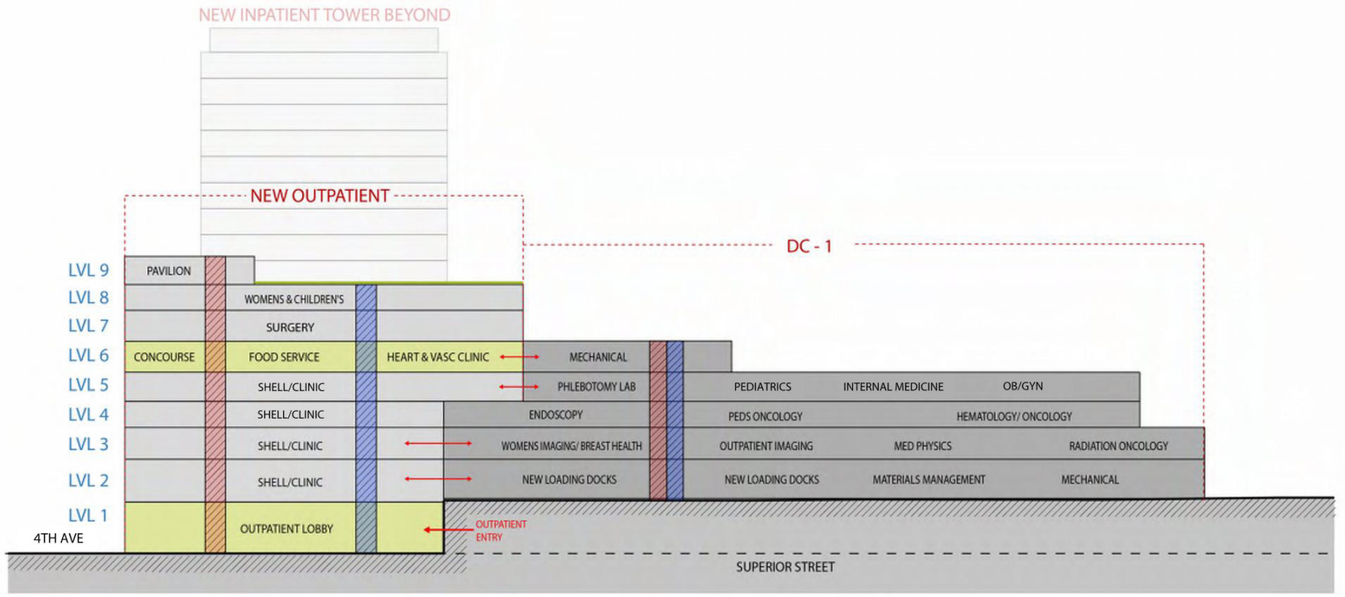
NORTH - SOUTH ALONG 4TH AVE.



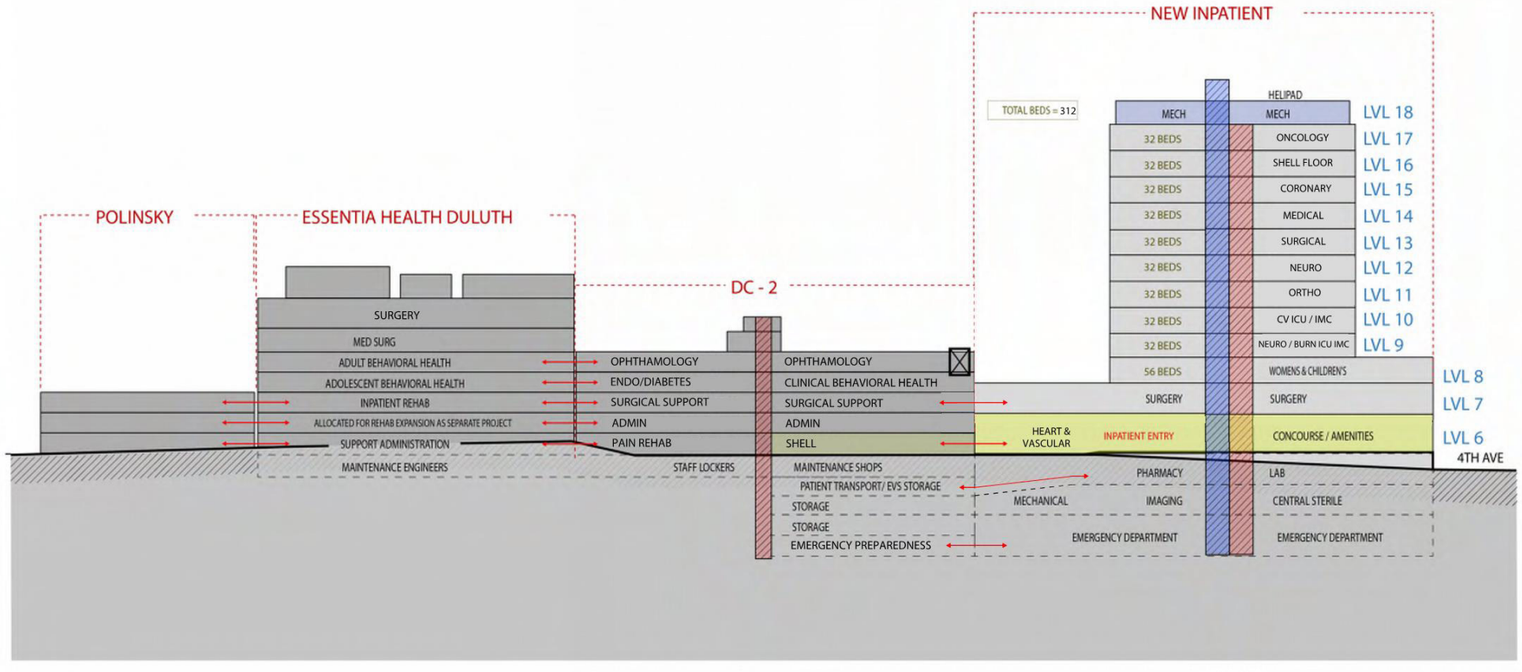
PROJECT OVERVIEW



A. LOOKING FROM SUPERIOR STREET



B. LOOKING FROM 2ND STREET



EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

SUMMARY OF ACTIONS

1. PLANNING REVIEW: Essentia Health is redeveloping its campus complex to replace a portion of the existing Duluth Clinic Second Street building attached to Essentia Health Duluth and create a new inpatient tower on the blocks between East Second Street and Superior Street and along east Fourth Avenue east.

2. UDC ZONING MAP AMENDMENT / RE-ZONING: Rezoning of identified properties is requested to place Essentia Health's new inpatient tower within the MU-I zone and re-zone the adjacent properties to MU-I to allow for unplanned future medical development adjacent to the current project.

3. CONCURRENT USE OF STREETS: Construction of new patient tower and replacement of a portion of existing clinic over First Street and placement of new buiding structural supports with city right-of-way.

4. CONCURRENT USE OF STREETS: Construction of new inpatient tower and replacement of a portion of existing clinic over the alley between Superior Street and First Street.

5. CONCURRENT USE OF STREETS: Private utility work located in right-of-way to provide electrical duct banks from the exisitng emergency generators located north of Third Street south along 5th Avenue east to south of Second Street.

TABLE 50-15.4-1
MU-I DISTRICT DIMENSIONAL STANDARDS

LOT STANDARDS		
Minimum lot area per family	Multi-family	500 sq. ft.
	Efficiency unit	380 sq. ft.
STRUCTURE SETBACKS		
Structures and parking facility setbacks		0 ft.
STRUCTURE HEIGHT		
Maximum height of building	Generally	120 ft.
	On development sites totaling not more than 15% of developable area of the zone district, but not within those areas where a lower maximum is noted below.	300 ft.
	Within 200 ft. of R-1	46 ft.
	Within 200 ft. of R-2	66 ft.
	Within 200 ft. of MU-N	91 ft.

Section 50.21 *Dimensional standards* contains additional regulations applicable to this district.

GENERAL, APPEARANCE:

The tower form and frit pattern

The soft form design of the building tower was developed to address a number of issues. Its current orientation was arrived at in order to:

1. Minimize the obstruction of views to the lake from the hillside
2. Minimize wind disturbance patterns in relation to the seasonal wind directions in the micro climate of the building
3. Allow patients maximum views to the lake
4. Minimize solar heat gain
5. Minimize impact of building on bird migration from the lake direction

The elliptical shape of the building was developed to minimize the institutional nature of the building and provide an elegant shape to the tower given its impact on the views sheds of Duluth and its relation to the city skyline. The break in the building skin on the 4th avenue side was intended to provide views to the lake from the family sitting zones in the tower as well as provide additional visual interest from the center of Duluth. Most importantly, the aerodynamic shape of the tower reduces wind disturbances along 2nd Street and superior street.

The frit pattern, a ceramic layer applied onto the number two surface of the glass was developed for visual as well a environmental reasons. The pattern echoes the fog that often emerge from the lake and characterizes the views of the lake during particular times of the year.

The soft bellowing frit pattern, constructed of wave like matrix of rectangles was also intended to soften the building forms and again, deinstitutionalize it. The frit pattern will be incorporated into clear Low-E, non-reflective vision and spandrel glass. Beyond its visual reference to the visual ethos of the city and the lake mentioned above, the frit pattern serves other functions:

1. It Addresses environmental conditions and the green mission of building by minimizing heat gain.
2. Protects birds from colliding with the glass facade by creating visual noise that serves as a warning to the birds flying or migrating in the area of the building. The openings in the frit were designed to be smaller than the recommendation of the Minnesota Audubon society in order to provide further protection and conform with the stricter Ontario requirements of 2”x4” openings.
3. Minimize the impact of light escaping from the building at night and further protect the birds at night, as well as minimize light pollution.

The podium and base form and texture

The building podium and base were also designed to respond to the architectural and urban patterns of Duluth. The form of the podium and its base are derived and echoed the terracing effect of the sloped city. Terraces and balconies provide viewpoints within the tower towards the lake as well as break down the larger mass of the building reacting to the slope along 4th avenue.

The Entire podium was curved inward, giving up ground floor square footage, to open up views towards the lake. The curve drives a narrow building profile along Superior Street in order to minimize the visual impact of the building and provide the most generous views to the lake from 4th avenue.

The upper part of the podium is also clad with non-reflective glass and frit pattern. However, the pattern in this component of the building is more linear and tighter yet in order to address the smaller birds that fly at this building horizon. The horizontal pattern also emphasizes the horizontality of the podium and accentuates the balcony cuts.

The Base of the building is designed with deeply articulated and striated brick panels. Striated brick pattern and deeply recessed glass recall the urban scale and texture of the masonry buildings endemic to the Duluth urban fabric.

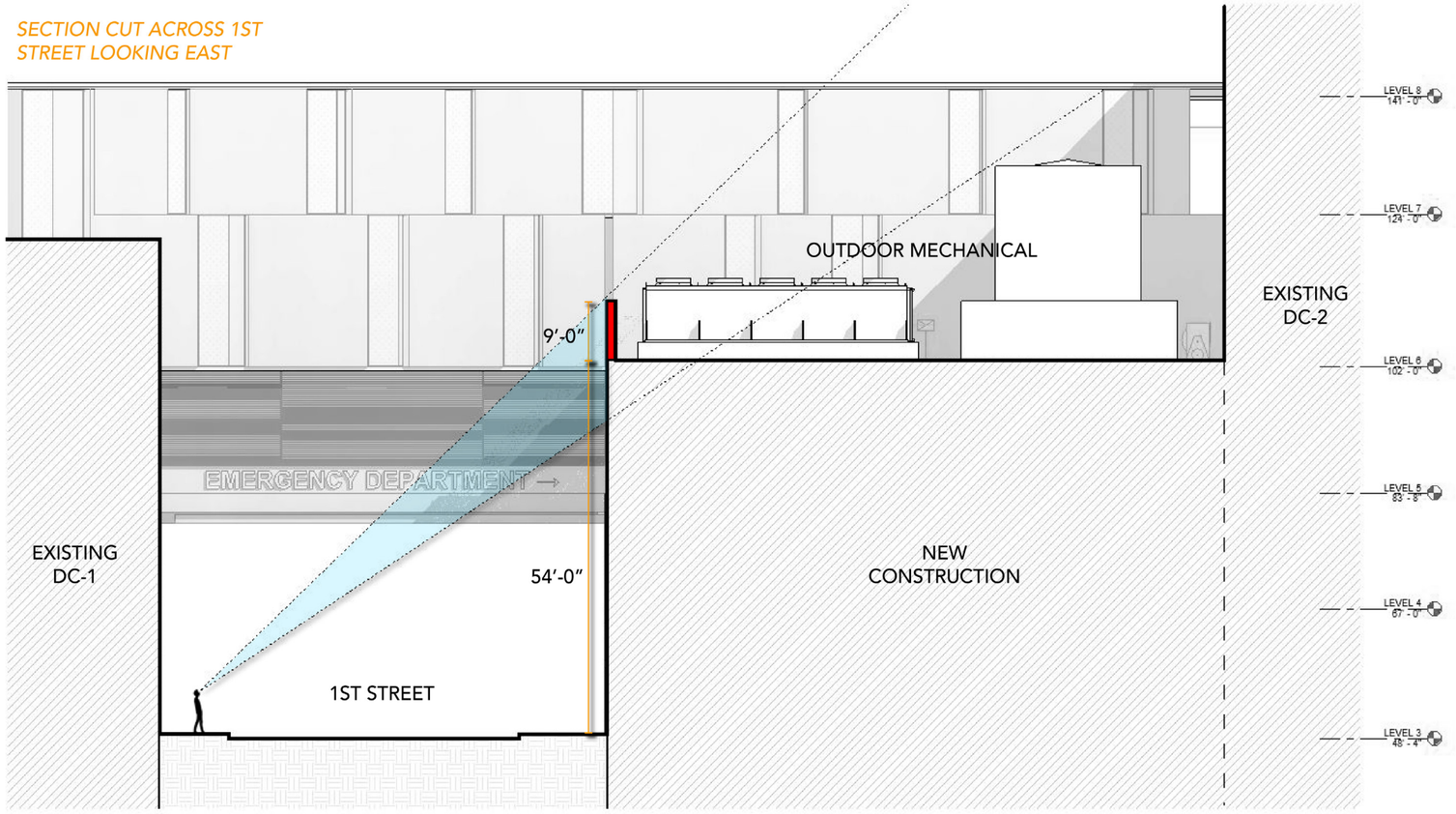
The articulation of the base is further developed along the superior street elevation with canopies, a small plaza, steel columns, dark grey stone and wood look mullions that recollect the colors and textures of Fitger’s and other historic buildings on the street.

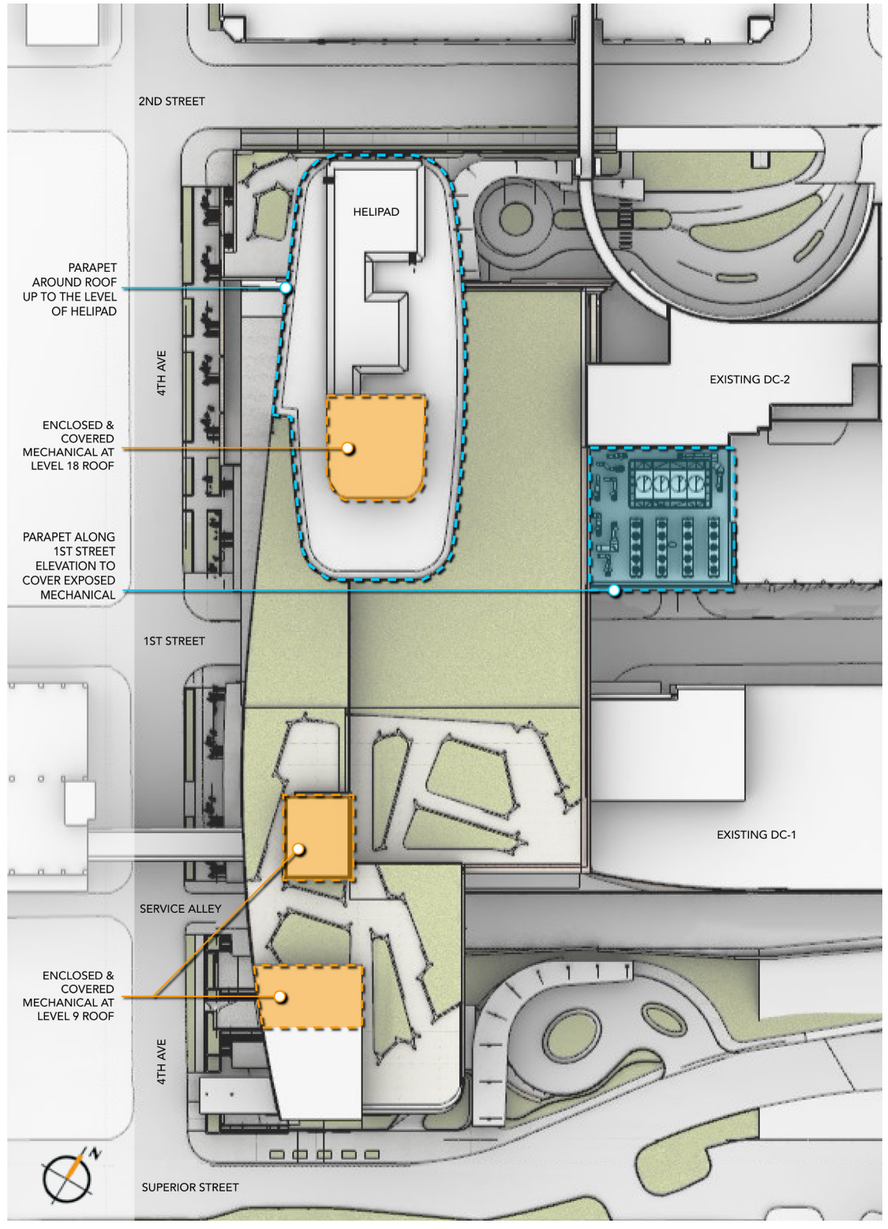
For colored elevations refer to full size drawing set _ Page DS.1-P

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

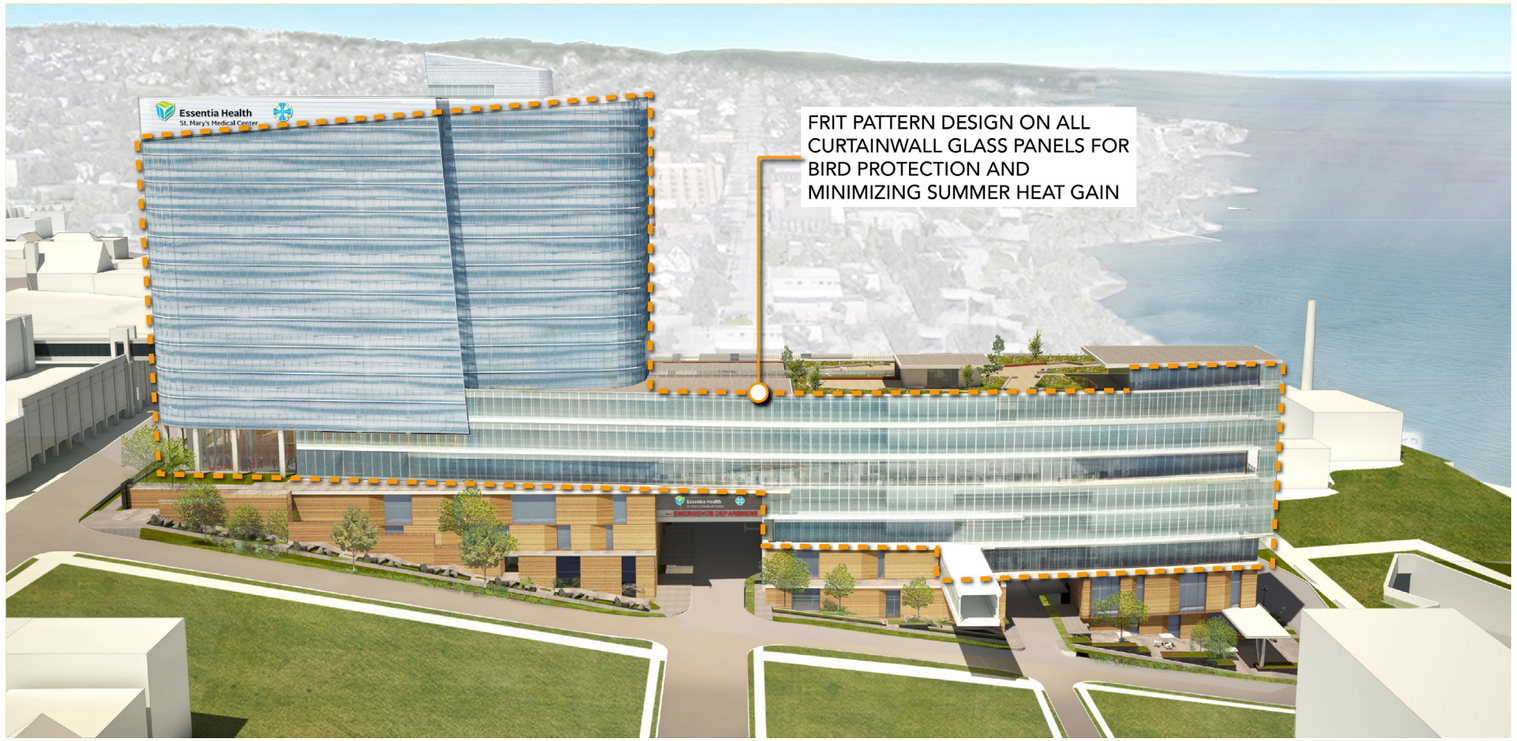




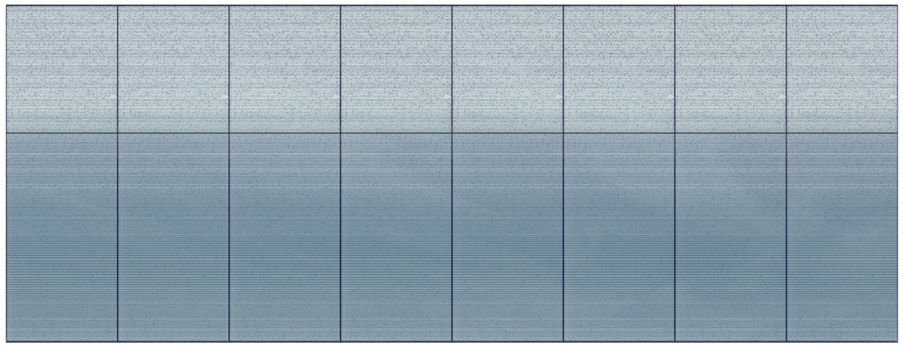
SCREENING/WINDOWS:

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.

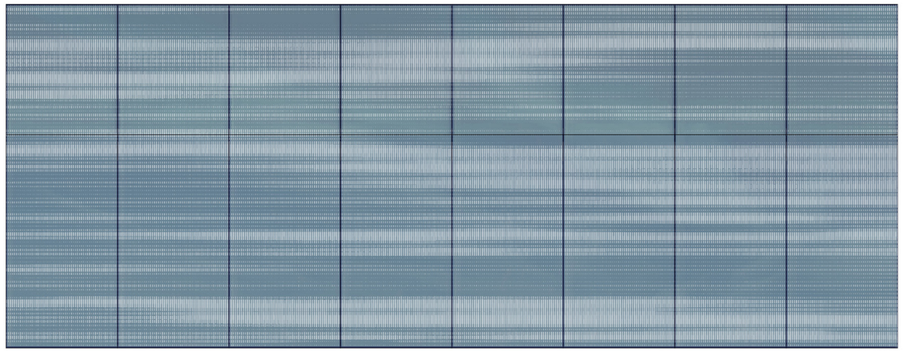
Refer to the *General Appearance* section for further narrative regarding the design of the frit pattern.



OVERALL BUILDING ELEVATION DEPICTING FRIT PLACEMENT



CUSTOM HORIZONTAL FRIT AT PODIUM GLASS



CUSTOM VERTICAL FRIT AT TOWER GLASS

STORMWATER:

The design team has had initial consultation with City of Duluth engineering to review our approach to storm water management for this project and will continue to coordinate with engineering to ensure the project complies with the requirements of UDC 50-28.

SUSTAINABILITY:

The EHVNL project is being designed in accordance with the Sustainability Standards for the City of Duluth (Section 50-29: Sustainability Standards). Per the standards, all non-residential projects over 25,000 total square feet must achieve a minimum of 4 points based on the Sustainability Point System (Table 50-29-1). At the current stage of design, EHVNL has confirmed 2.00 points, we are tracking another 5.50 points as design progresses, and we have 3.5 points that are in the early stages of consideration. Pursuit of these targets is part of the overall sustainability strategy for the project.

Documentation of each strategy will be in the form of construction drawings, energy model reports, engineering reports, and/or material tracking spreadsheets and invoices, depending on the information required.

Confirmed

LOCATION: Development on previously used or developed land that is not contaminated (site re-use)	0.75 points
PASSIVE SOLAR: At least 20% of non-residential buildings have one longer axis oriented east-west for maximum solar exposure	1.00 points
VEGETATION: Turf grass is limited to 40% of the landscaped area. (minimum 5,000 square feet)	0.25 points
Total	2.00 points

Tracking

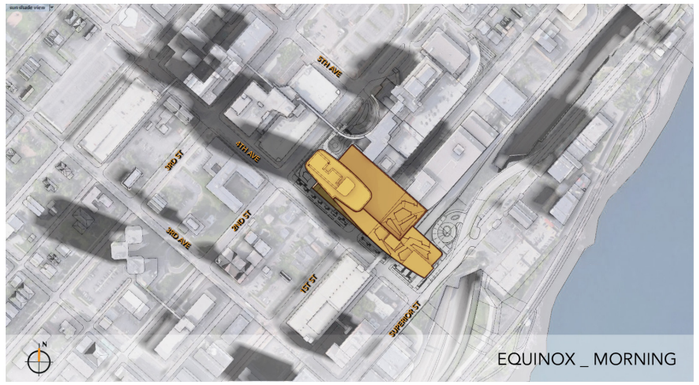
ENERGY EFFICIENCY – Meet ASHRAE standard 189.1 (Section 7.4.6) for lighting	0.75 points
ENERGY EFFICIENCY – Meet ASHRAE standard 189.1 (Section 7.4.3) for HVAC equipment	0.75 points
WATER - Install a green vegetated roof on the primary structure, or at least 50% of all primary buildings in a multi-building complex. Green or vegetated roofs shall include vegetation on at least 50% of the roof area (25% for renovated buildings) and shall use only plant materials permitted by the landscaping standards in Section 50-25.	2.00 points
STORMWATER, ADDITIONAL RETENTION – Post-construction development will retain at least 0.5 inches of runoff on the site from impervious surfaces (retrain through infiltration, need proper native soils verified through geotechnical field testing approved by city engineer)	0.50 points
TRANSPORTATION – Source a minimum of 20% by cost of structure construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 500 miles of the site (excluding gravel, fill, concrete, asphalt, and similar site construction material)	1.5 points
Total	5.50 points

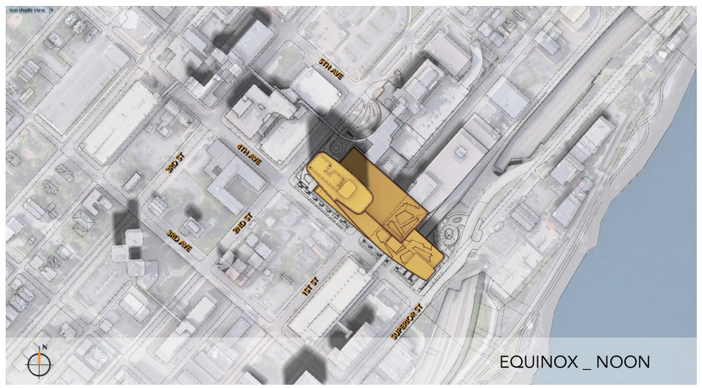
Considering

ALTERNATIVE ENERGY – Generate or acquire a minimum of 15% of the electricity needed by the development from alternative energy sources (solar, wind, etc.)	1.00 points
WATER – Install a "cool roof" on the primary structure, or at least 50% of all primary buildings in a multi-building complex. Cool roofs shall have a Solar Reflectance Index of 78 for flat roofs or 29 for roofs with a slope greater than 2:12.	1.00 points
WATER - Meet ASHRAE standard 189.1 (Section 6.3.1) for site water use reduction	0.75 points
WATER - Meet ASHRAE standard 189.1 (Section 6.3.2) for building water use reduction	0.50 points
TRANSPORTATION – A minimum of 2% of required automobile parking spaces are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance.	0.25 points
Total	3.50 points

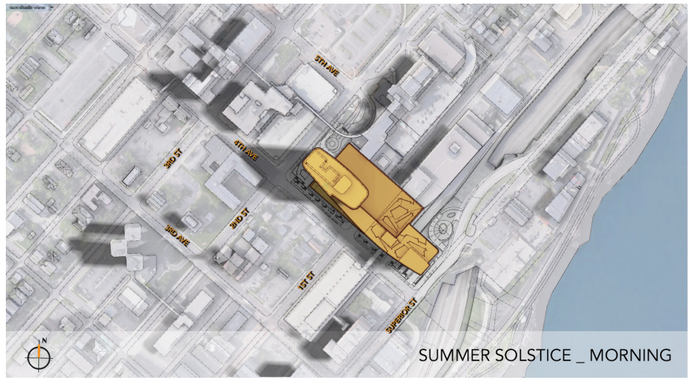
GENERAL, SHADING PLANS

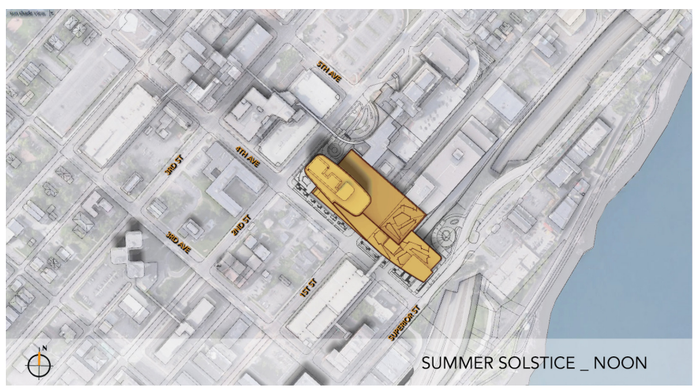
A: EQUINOX (MARCH 20th)

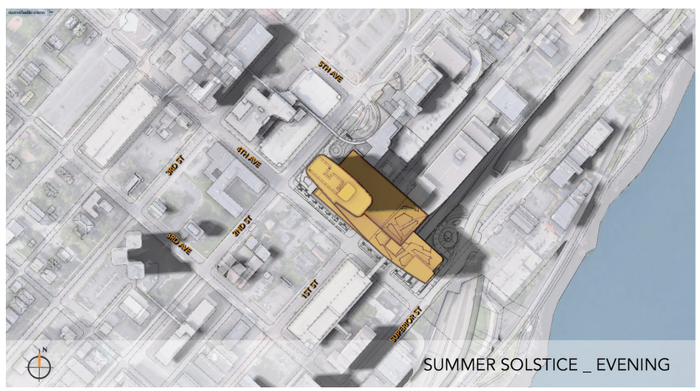




B: SUMMER SOLSTICE (JUNE 21st)







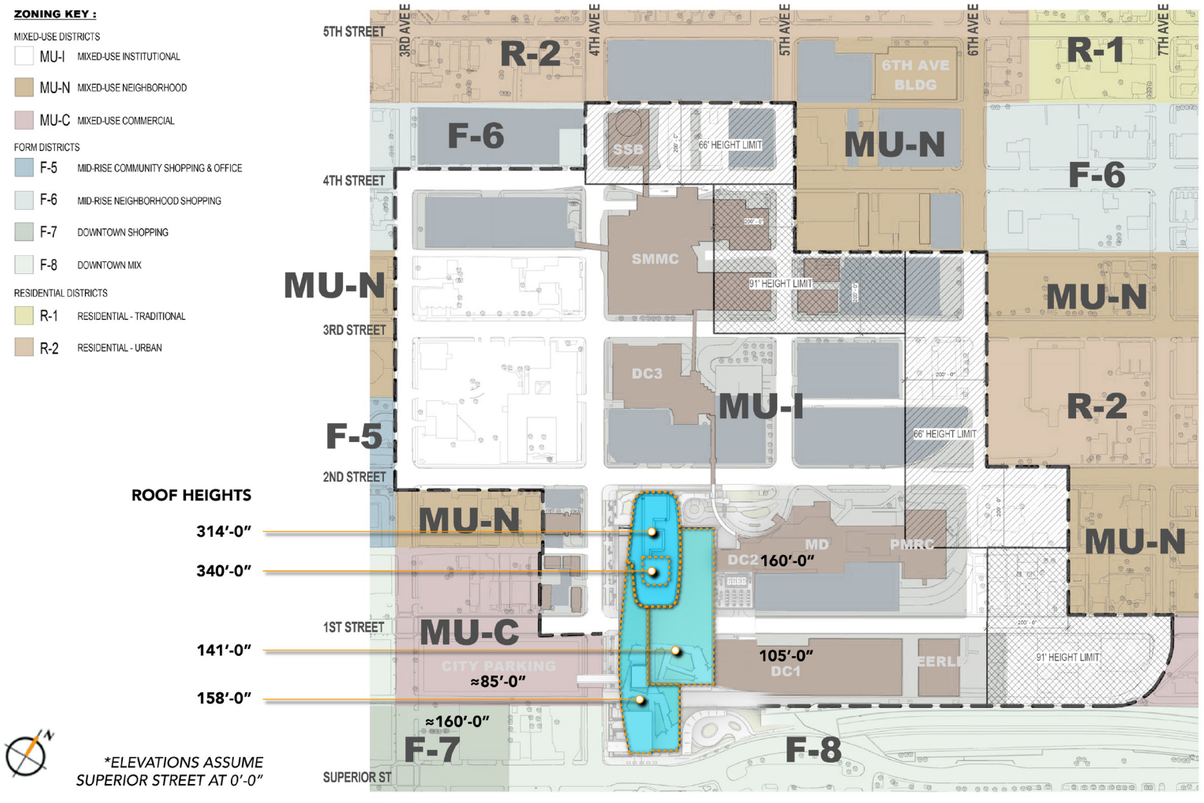
C: WINTER SOLSTICE (DECEMBER 21st)

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

GENERAL, VIEWSHED

The drawings on this page and next illustrate building height and scale as it relates to the surrounding context. For further narrative about how the building form responds to respecting and minimizing distruption of existing viewsheds, please refere to the narrative in the *General Appearance* section.

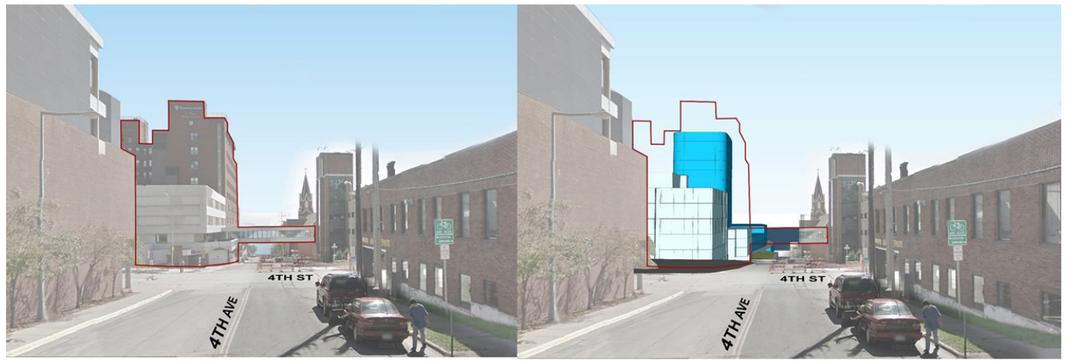


SITE LINES – 4TH AVE. & 6TH ST.

WITH EXISTING SMMC

WITHOUT EXISTING SMMC

SITE LINES – 4TH AVE. & 4TH ST.



WITH EXISTING SMMC

WITHOUT EXISTING SMMC

SITE LINES – 6TH AVE. & 5TH ST.

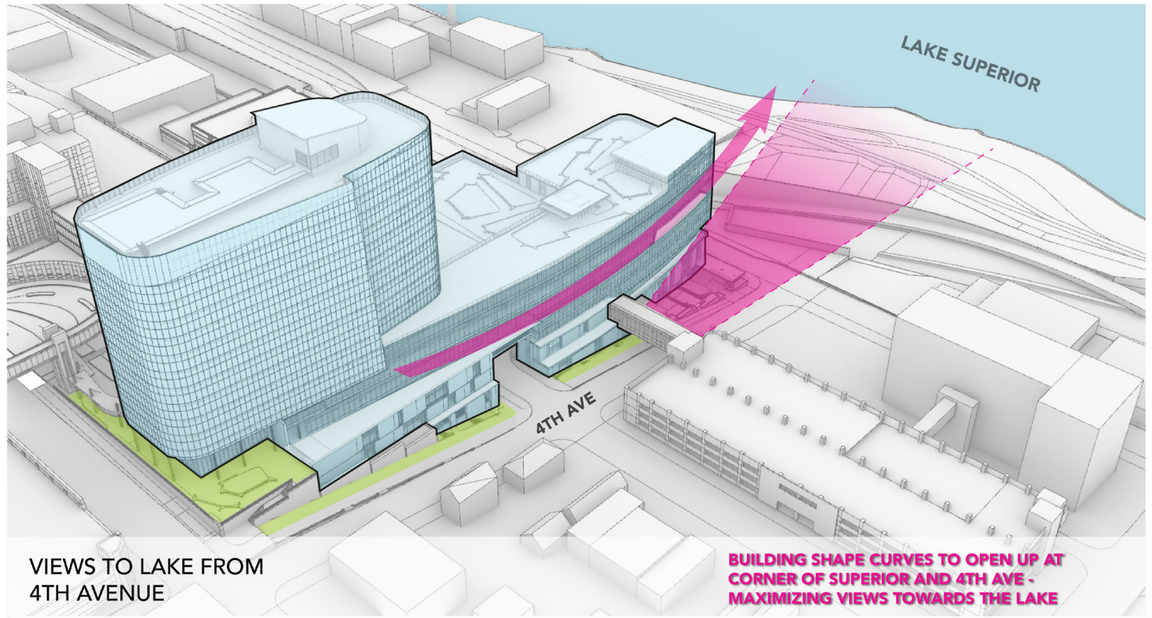
WITH EXISTING SMMC

WITHOUT EXISTING SMMC

EWING COLE

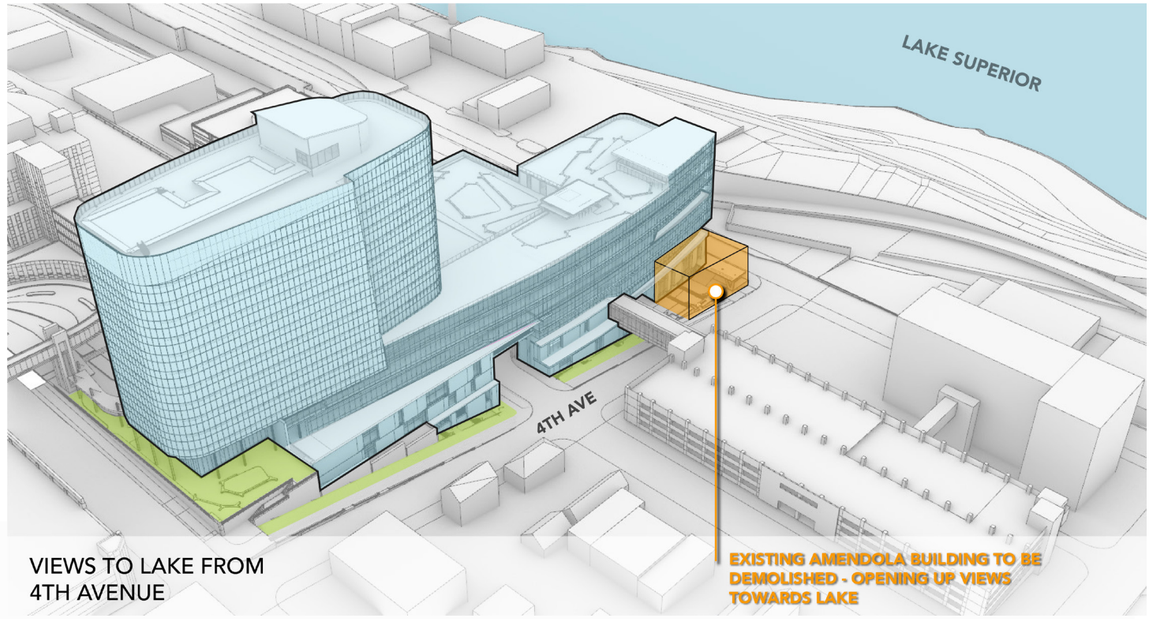
LHB PERFORMANCE DRIVEN DESIGN.

GENERAL. VIEWSHED



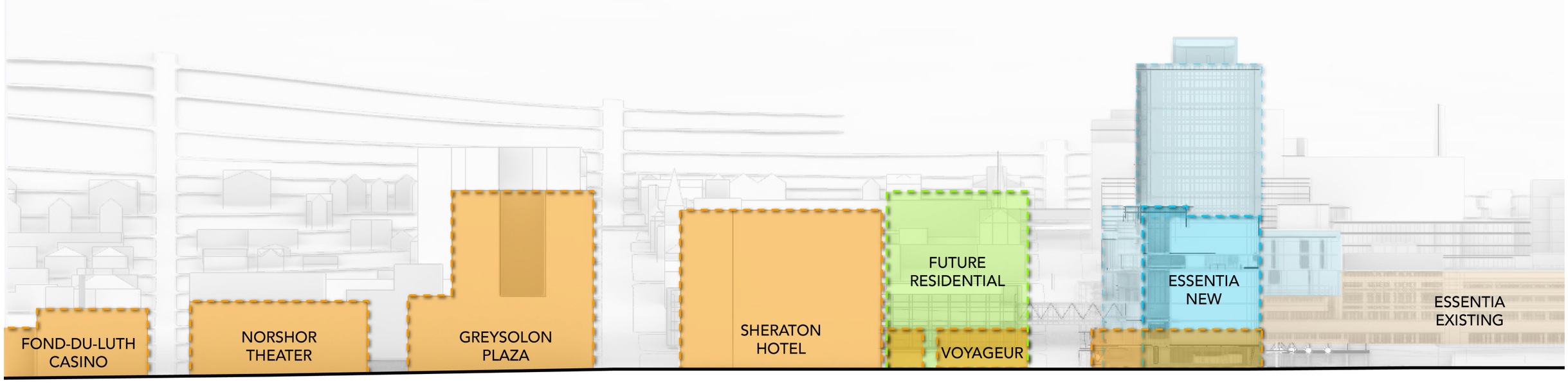
VIEWS TO LAKE FROM
4TH AVENUE

BUILDING SHAPE CURVES TO OPEN UP AT CORNER OF SUPERIOR AND 4TH AVE - MAXIMIZING VIEWS TOWARDS THE LAKE



VIEWS TO LAKE FROM
4TH AVENUE

EXISTING AMENDOLA BUILDING TO BE DEMOLISHED - OPENING UP VIEWS TOWARDS LAKE



SUPERIOR STREET ELEVATION

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

DESIGN STANDARDS:

As required per section 50-30.2.B.1, which defines the Transparency Requirement, the project will include +/- 35% clear vision glass on all exteriors facing streets, of which +/- 10% is located such that the lowest edge is no more than four feet above street level.

Per section 50-30.2.B.3, which defines the Vertical Articulation Option, the project is designed such that both the façade articulation and massing represent a clear base, middle, and top when viewed from all abutting streets. The inpatient entry and tower façade at the north end of the project, facing 2nd Street and 4th Avenue, is comprised of a two-story structural glass lobby enclosure, ten stories clad with glazed aluminum curtainwall, with aluminum louvers at the top floor and helipad lobby enclosure. At the street level of the inpatient tower the columns break the facade infront of the lobby glass at approximately every 30 feet (see rendering #1).

The outpatient entry and tower façade at the south end of the project, which faces Superior Street, is similarly articulated with a structurally glazed lobby enclosure, integrated horizontal shade projection and canopy, 7 stories of glazed aluminum curtainwall, with a wingwall projection folding horizontally to form a planar roof projection over the rooftop pavilion. The facade at Superior Street is broken down with a canopy, a brick component, a dark stone element with an opening, and a glass surface punctuated by wood mullions. A long foundation wall interrupted by benches and plantings comprises the base (see renderings # 4A, 4B, 4C, 4D) .

The façade along 4th Avenue is comprised of stone tile at the base of the wall, patterned brick with glazed aluminum windows inset from the primary face of brick at lower levels, structurally glazed aluminum curtainwall with inset balconies at the upper levels, and topped with a glazed guardrail revealing intensive vegetative plantings at the roof garden beyond. Along 4th Ave the masonry solids of the base are broken by recessed glass windows at varying distances no less than 100 feet (see renderings # 2A, 2B, and 2C).

Per section 50-30.2.B.5, which defines the Foundation Landscaping Option, landscaping will comply and exceed the design standards regarding foundation planting area dimensions and number/type of plantings as required by section 50-30.2 B.5. Revised landscape plans will be submitted by April 23rd, 2019.

Per section 50-30.2.C, which defines the requirements for the definition and visibility of entrances, the project is designed to comply with options 1(canopy) and 3(horizontal recesses). Both the inpatient entrance at 2nd Street and the outpatient entrance at Superior Street include canopies for patient dropoff with protection from the elements, as well as recessed entrances set in lobby wall assemblies which are architecturally differentiated and set back several feet from the primary building façades overhead and adjacent. Please see renderings #1,4A,4D, and 5.

In lieu of the roof articulation, the building offers multiple horizontal recesses and projections along its curved facade that was designed to open vistas towards the lake. The projection of the tower, its curved aerodynamic form, the sloped face of the penthouse, and its fog like frit pattern provide visual interest. At Superior Street, balconies, a curvilinear corner, and a break in the line of the rooftop provide visual interest (see renderings # 2A, 2C, 4B, and 4C).

**For colored elevations refer to full size drawing set _ Page DS.1-P*

RENDERING 1

EWING COLE

PERFORMANCE DRIVEN DESIGN.

RENDERING 2A

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

RENDERING 2B

RENDERING 2C

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

RENDERING 4A

EWING COLE

PERFORMANCE DRIVEN DESIGN.

RENDERING 4B

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

RENDERING 4C

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

RENDERING 4D

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

RENDERING 5

LANDSCAPING, RIGHT OF WAY:

Please note the plan has been revised to conform with the approved Superior Street Plan.

**Refer to full size drawing set for Landscape Plans*

GENERAL, BIKE:

We are planning on adding the following bike parking racks: Upper Drop-off – 12 bike parking spaces, and Lower Drop-off – 12 bike parking spaces.

**Refer to full size drawing set for indication of Bike Rack locations on Landscape Plans*

GENERAL, UTILITY CONNECTIONS:

The design team has had communication with City of Duluth engineering regarding parts and pieces of our proposed utility layouts. A comprehensive review with city of Duluth engineering is scheduled for Thursday, April 18, 2019. The design team will continue to coordinate with City of Duluth engineering to ensure the project utility connections and layouts are fully coordinated.

LIGHTING:

The Project will include multiple types of exterior lighting for landscape, circulation, safety and security and designed in accordance with the Illuminating Engineering Society (IES), the International Dark Sky Association (IDA) and in conformance to UDC 50-31. The site exterior lighting shall meet functional security needs without adversely affecting adjacent properties. Light source lamps will be concealed / shielded with a full cut-off style light fixture (angle not exceeding 90 degrees).

Exterior lighting shall be designed to minimize off-site glare, light trespass and traffic hazards for pedestrians and motorists. Maximum pole height will be 25'. The drop-off canopies will be at a maximum of 15 footcandles.

Maximum Illumination at the property line will be 2.0 lightcandles / minimum 1.0 lightcandle. With respect to correlated color temperature (CCT), exterior luminaires will have a CCT of 3000K or less and a minimum color rendering index (CRI) of 80. As the site lighting design progresses, a site lighting photometric plan will be submitted for review and approval prior to construction.

SIGNAGE:

A signage consultant has not as yet been engaged by Essentia Health; therefore, a master signage plan has not been developed. Once advanced the master plan will be submitted for review demonstrating compliance with 50-27.

LANDSCAPE COMMUNITIES - UPLAND PINE / HARDWOOD GRASSLAND (IN PATIENT DROP-OFF)

UPLAND PINE/HARDWOOD GRASSLAND
(IN PATIENT DROP-OFF)

WHITE (NORWAY PINE)

SWAMP WHITE OAK

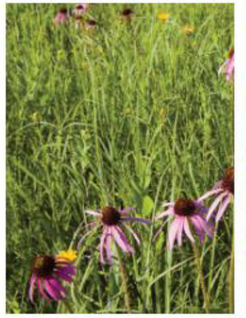
NORHWIND SWITCHGRASS

LITTLE BLUESTEM

PRAIRIE UPLAND

PRAIRIE SMOKE

GOLDENROD



CONEFLOWER

RUDBECKIA

BLUE OAT GRASS

PRAIRIE DROPSEED

HYSSOP

PRAIRIE SAGE

DF/ DAMON FARBER LANDSCAPE ARCHITECTS EWING COLE

LANDSCAPE COMMUNITIES - BLUFF/HILLSIDE (4TH AVE)

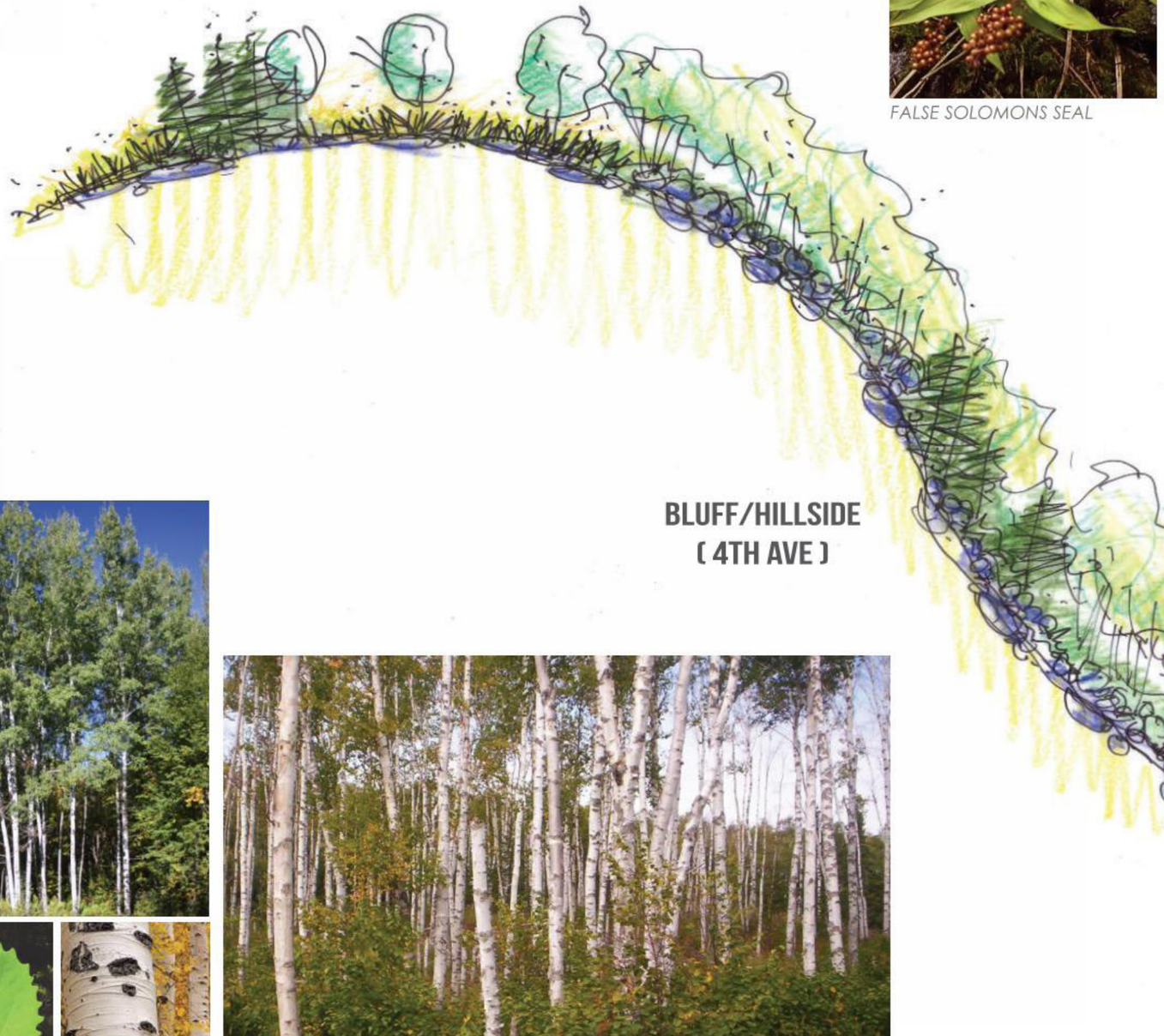
FALSE SOLOMONS SEAL

NANNYBERRY VIBURNUM

BLACK CHOKEBERRY

DWARF BUSH
HONEYSUCKLE

GREY DOGWOOD



BLUFF/HILLSIDE
(4TH AVE)

BIGTOOTH ASPEN

DF/ DAMON FARBER LANDSCAPE ARCHITECTS EWING COLE

LANDSCAPE COMMUNITIES - LOWLAND MESIC EDGE (OUT PATIENT DROP-OFF)

RIVER BIRCH

RED ELDERBERRY

RED TWIGGED DOGWOOD

PRAIRIE WILLOW

LOWLAND MESIC EDGE

BEBB'S SEDGE

BLUE VERVAIN

FOX SEDGE

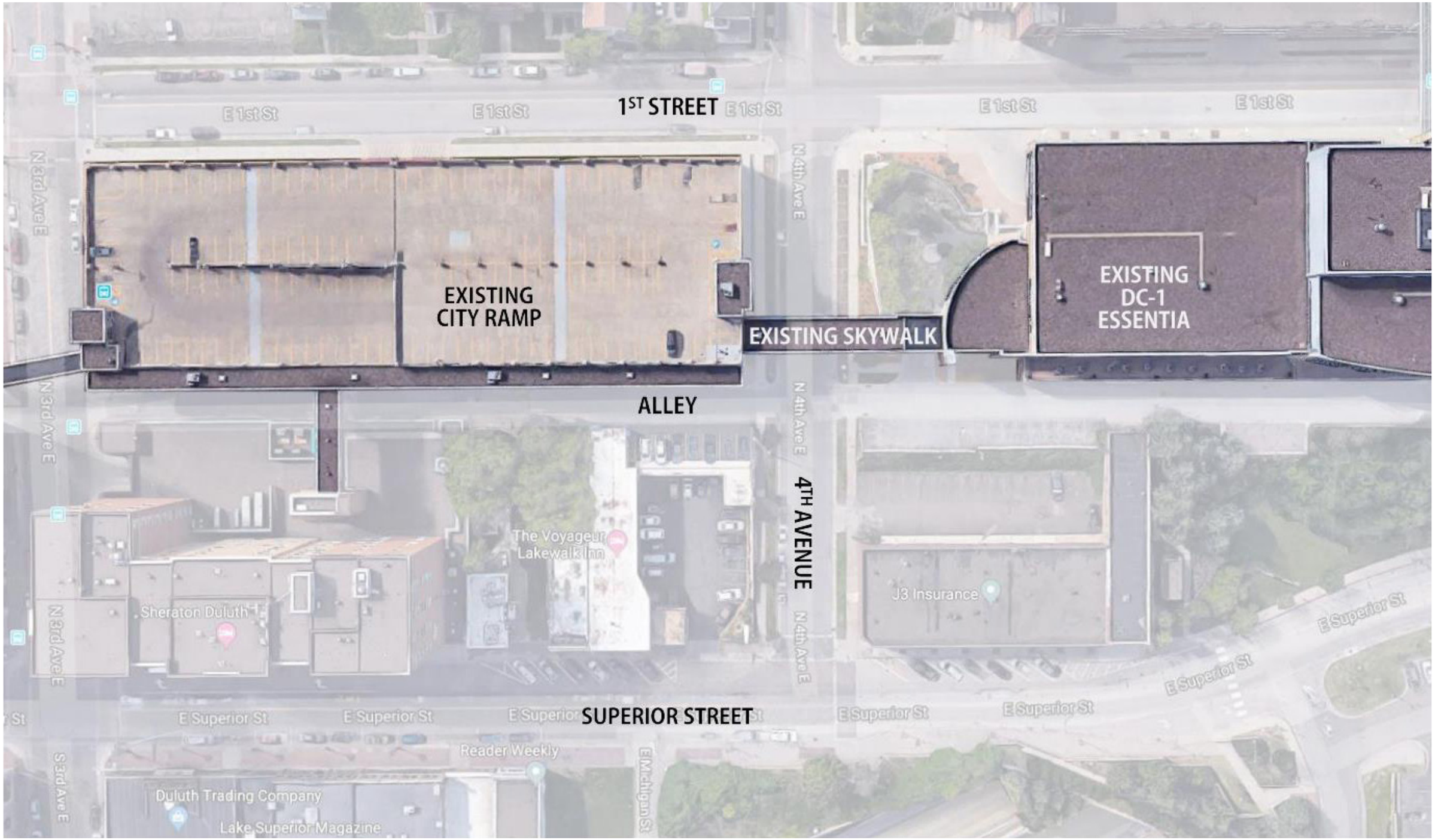
MEADOW BLAZINGSTAR

CINNAMON FERN

DF/ DAMON FARBER LANDSCAPE ARCHITECTS EWING COLE

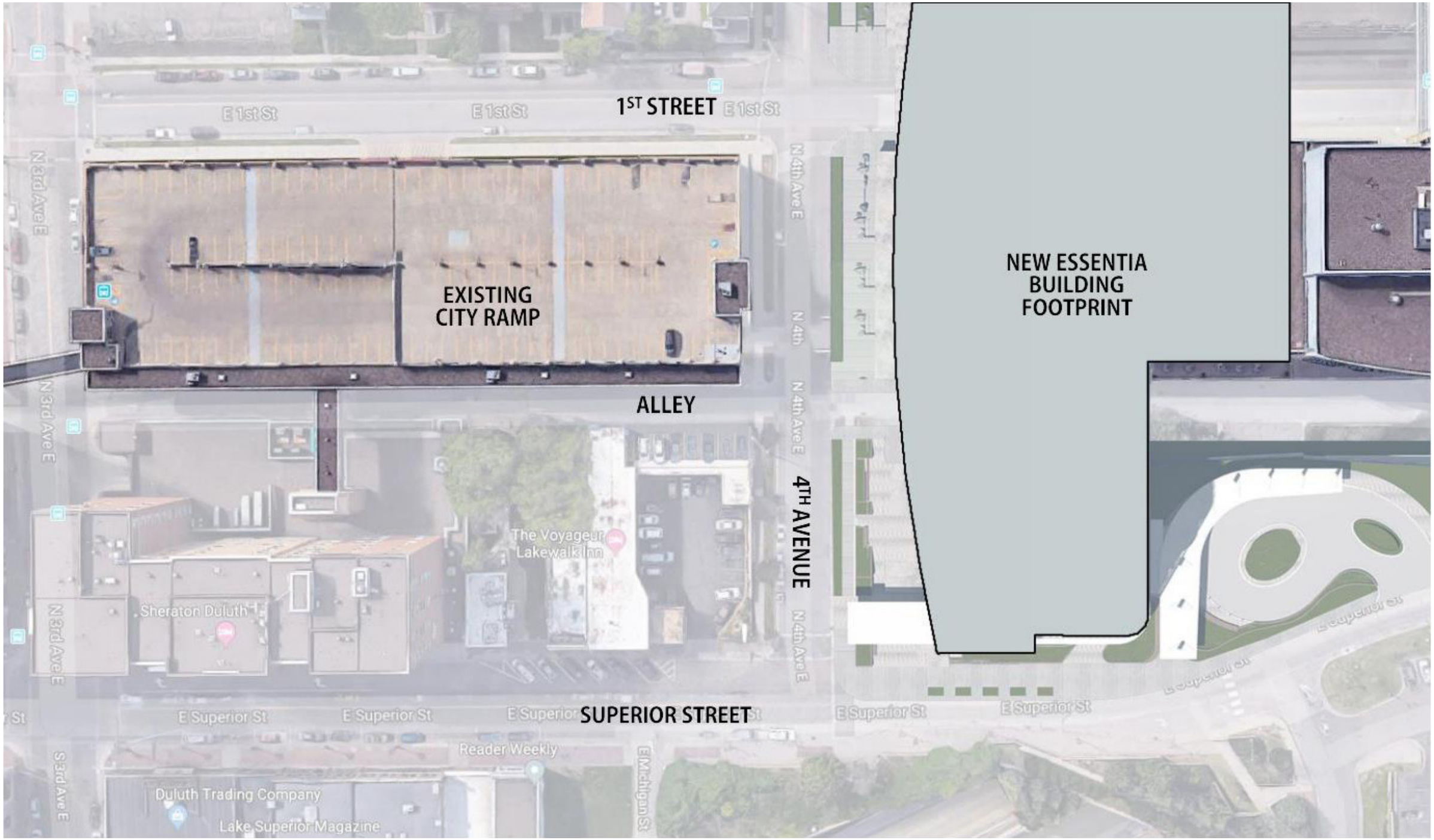
REBUILT SKYWALK TO CITY RAMP

EXISTING CONDITION



REBUILT SKYWALK TO CITY RAMP

DEMO & NEW ESSENTIA BUILDING



REBUILT SKYWALK TO CITY RAMP

NEW SKYWALK TO BE REBUILT IN SAME LOCATION

REBUILT SKYWALK TO CITY RAMP

RENDERED VIEW OF PROPOSED DESIGN

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

REBUILT SKYWALK TO CITY RAMP

SECTION ALONG 4TH AVE

Essentia Health

KEY :

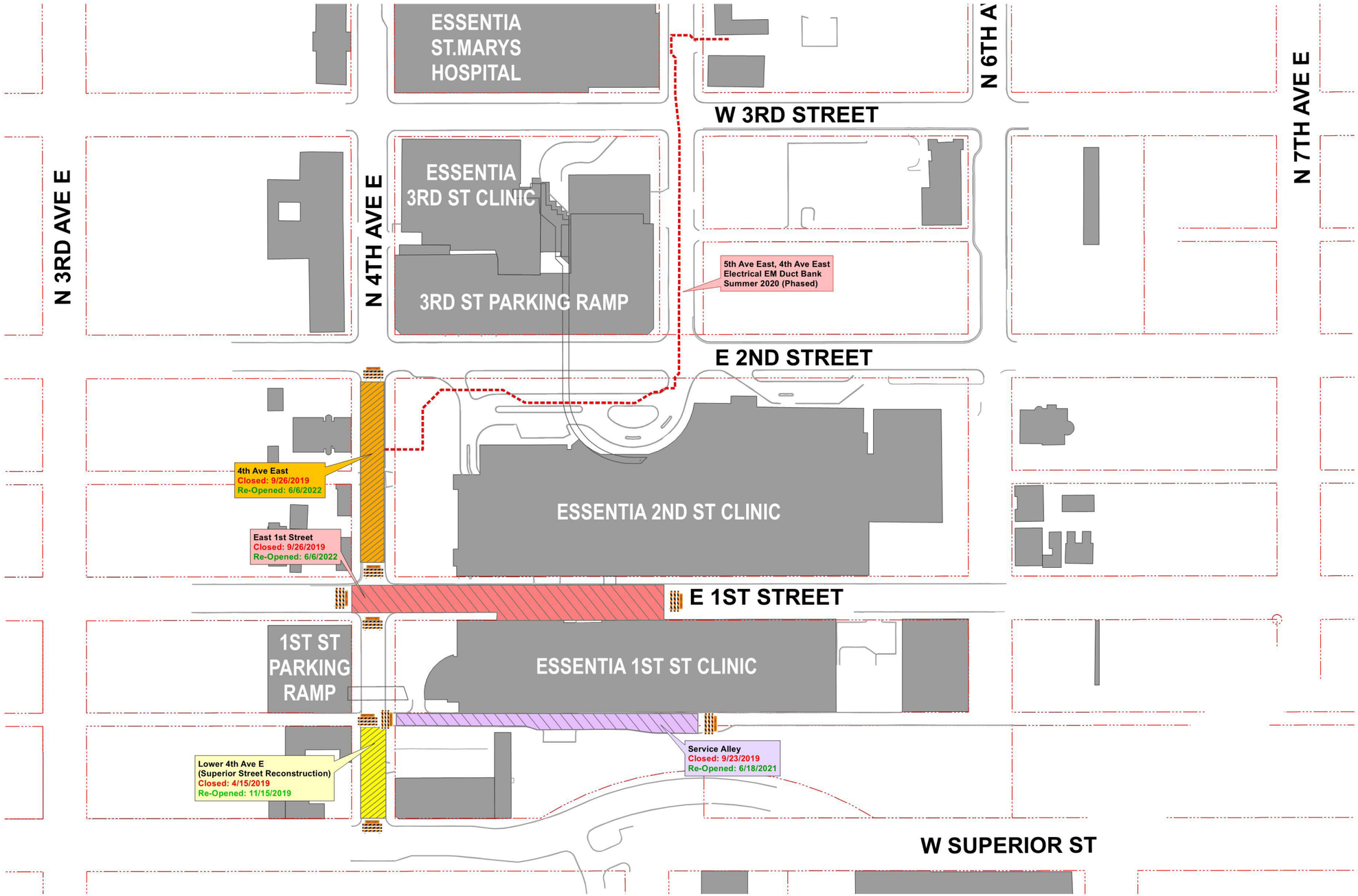
- EXISTING ESSENTIA BUILDING TO REMAIN
- EXISTING ESSENTIA PROPERTY
- PROPOSED BUILDING DEMOLITION

ESSENTIA HEALTH EAST - DOWNTOWN CAMPUS BUILDING DEMOLITION

N

LHB

GENERAL, STREET CLOSURE:



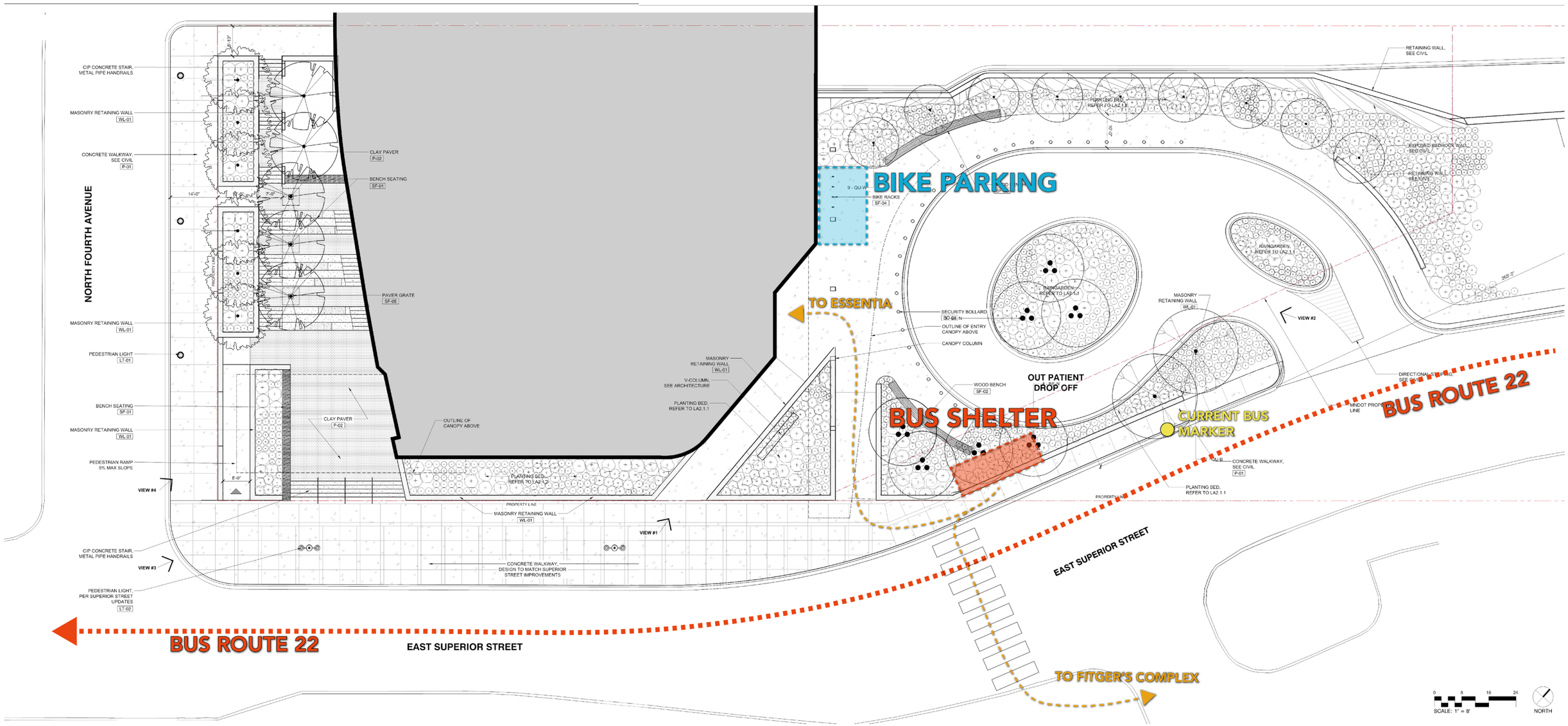
STREET CLOSURES

EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

BUS SHELTER & BIKE PARKING LOCATIONS

SUPERIOR STREET

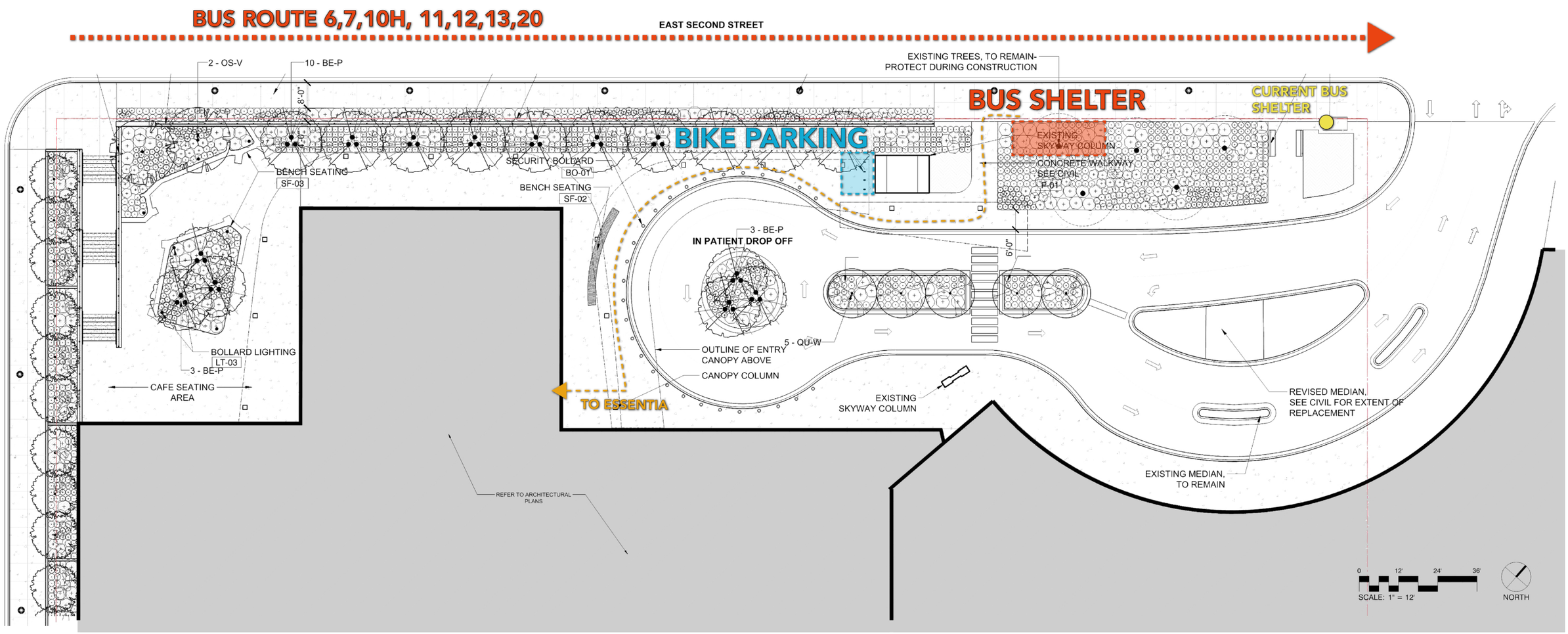


EWING COLE

LHB PERFORMANCE DRIVEN DESIGN.

BUS SHELTER & BIKE PARKING LOCATIONS

2ND STREET



GENERAL, NOISE/HELIPAD:

The existing helipads at St. Mary's and St. Luke's are approximately 3 – 4 storeys (50 – 60 ft) above grade, and near residences with direct lines-of-sight from some homes to these helipads. The new helipad will be located on top of the inpatient tower at an elevation of approximately 226 ft above grade at 2nd Street and will be serviced by similar aircraft. The setback distances of the new flight path will be greater than existing helipad operations, resulting in lower sound levels due to the increased atmospheric attenuation.

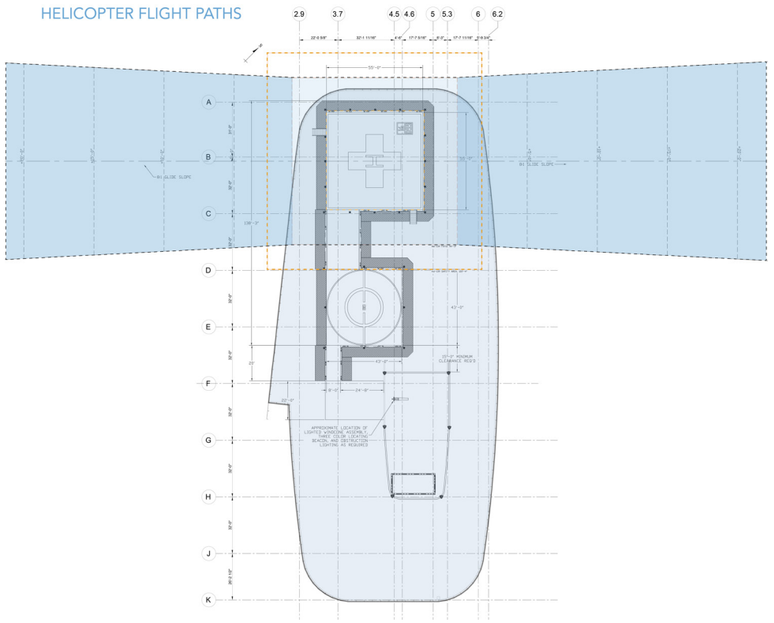
Additionally, the roof of the new inpatient tower will provide acoustic screening of helicopter noise during takeoff, landing, and idle, whereas the locations of existing helipads provide no screening given the lines-of-sight to/from residences. Based on these geometric differences, operations at the new helipad should not be expected to increase sound exposure levels at residences in Duluth.

An acoustical consultant has been retained for the design of the new hospital to address exterior noise control and interior acoustics. Part of their mandate is to review impacts of the development on the surroundings, impacts of the surroundings on the development, and impacts of the development upon itself. This includes establishing sound isolation of the building envelope to address noise ingress from helipad operations. Technical studies have been completed as part of these studies and included measurement of ambient noise levels at the site, measurements of noise emissions from operations at the existing St. Mary's hospital helipad, and three-dimensional numerical noise modelling of the site and surroundings.
The numerical model was used to complete an assessment of existing and future sound exposures associated with helipad operations. Noise emissions from an AgustaWestland AW119Kx, currently operated by LifeLink III at the St. Mary's helipad, were measured for typical operating conditions. These conditions included repeated movements of approach, landing, idle, and takeoff. Sound pressure levels were measured at various setback distances and the data from the measurements were used to calibrate the sound level emissions specified as inputs to the numerical model.

The numerical model was used to complete an assessment of existing and future sound exposures associated with helipad operations. Noise emissions from an AgustaWestland AW119Kx, currently operated by LifeLink III at the St. Mary's helipad, were measured for typical operating conditions. These conditions included repeated movements of approach, landing, idle, and takeoff. Sound pressure levels were measured at various setback distances and the data from the measurements were used to calibrate the sound level emissions specified as inputs to the numerical model.

For comparison purposes, the same operating condition was modelled for both the existing and future helipads. The scenario included due east approach at minimum permissible cruise altitude, descent, landing and idle, followed by due west liftoff, ascent, and departure to minimum permissible cruise altitude. Information on approach/departure path, aircraft speed, and ascent/descent glide ratio were provided by LifeLink III and FEC Heliports, designer of the new helipad. Operations at both helipads could involve identical scenarios based on permissible flight paths, so this case has been applied to produce a meaningful comparison of existing and future operating conditions.

HELICOPTER FLIGHT PATHS



GENERAL, NOISE/HELIPAD:

For comparison purposes only one building is included in each model: the St. Mary's helipad (model #1), and the new hospital (model #2). Both models include local topography to correctly account for the changes in receptor elevation versus aircraft altitude.

The change assessment is based on the Percent Awakening (PA) values published by the Federal Interagency Committee on Aviation Noise (FICAN, 1997)[1]. The PA relates the noise exposure dosage (sound exposure level, or SEL) to the percent of the exposed population expected to be awakened. A reduction in the PA value corresponds to a lower SEL, and a lower proportion of the exposed population being disturbed.

The results from the assessment are summarized in **Figures 1 through 3**.

- **Figure 1** is the Percent Awakening contours computed for existing St. Mary's helipad operations;
- **Figure 2** is the Percent Awakening contours computed for the future hospital helipad operations; and,
- **Figure 3** is the change in Percent Awakenings (PAfuture – PAexisting).

The dark blue lines in **Figures 1 and 2** are the flight paths modeled. The yellow contours in **Figure 3** indicate a reduction in the Percent Awakenings by up to five percentage points, and the blue contours indicate an increase in the Percent Awakenings by up to five percentage points.

As indicated in **Figures 1 and 2**, there is a reduction in area associated with the highest sound exposures (the red oval contours). This is a result of increased helipad elevation above grade and screening from the roof of the new hospital.

As indicated in **Figure 3**, there is an increase in the PA values in regions south of 2nd Street (light blue contours). However, the PA in these areas are expected to be below 15%, which from an environmental assessment perspective is typically considered acceptable. The extent of yellow contours indicates that southward relocation of the helipad will result in a reduction in exposure levels for a significant residential area north of downtown.

[1]Federal Interagency Committee on Aviation Noise, "Effects of Aviation Noise on Awakenings from Sleep", June 1997.

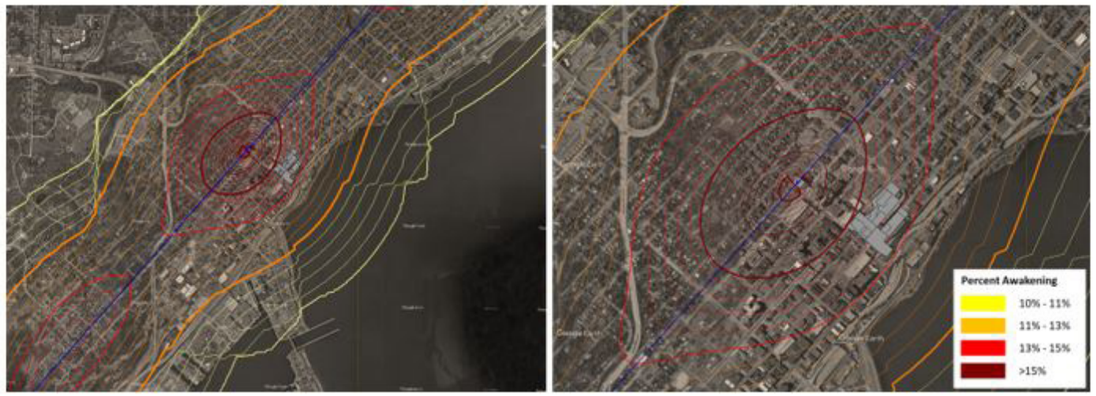


Figure 1: Percent Awakenings contours, existing helipad operations.

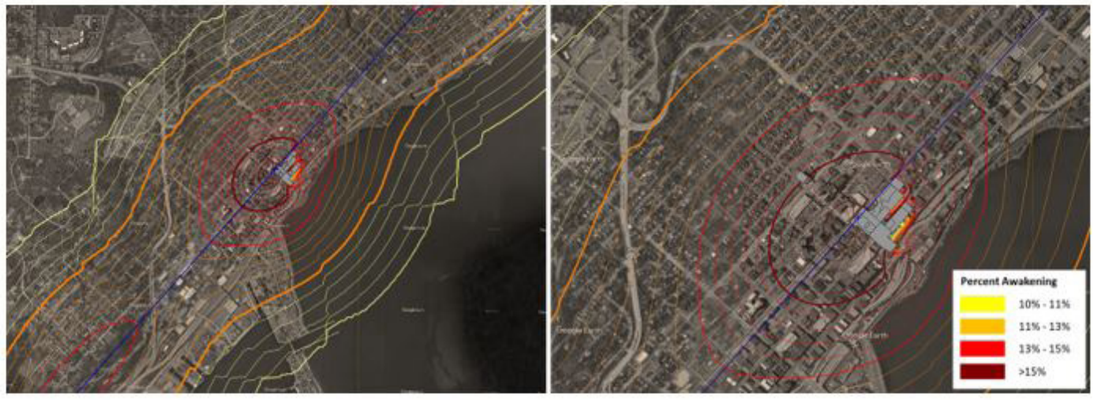


Figure 2: Percent Awakenings contours, future helipad operations.

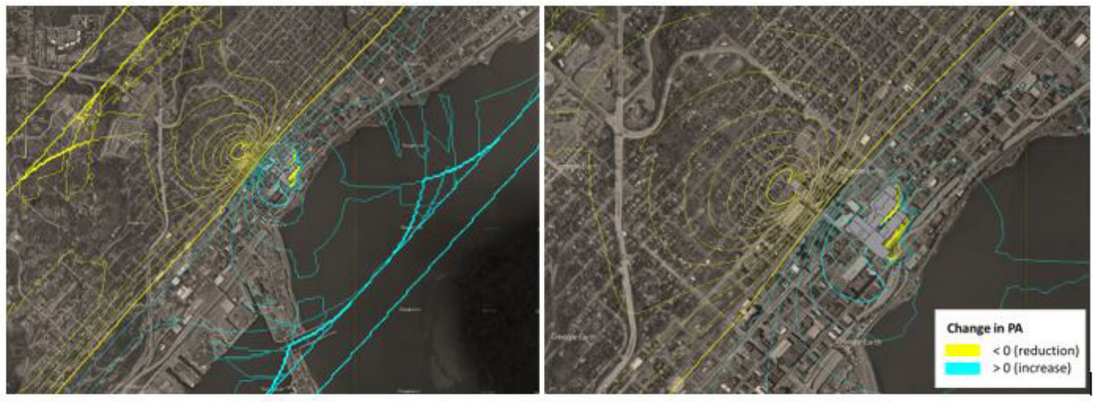
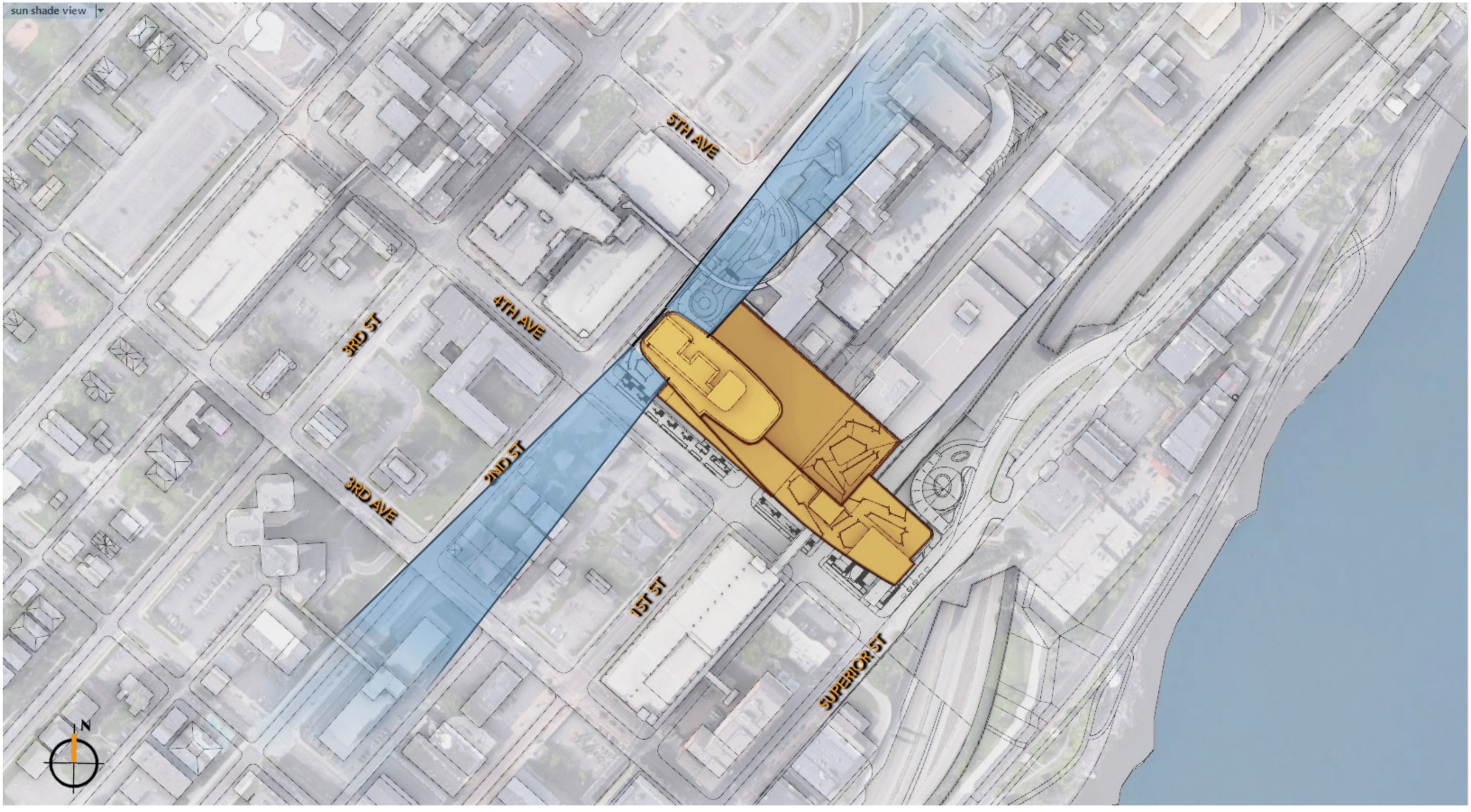
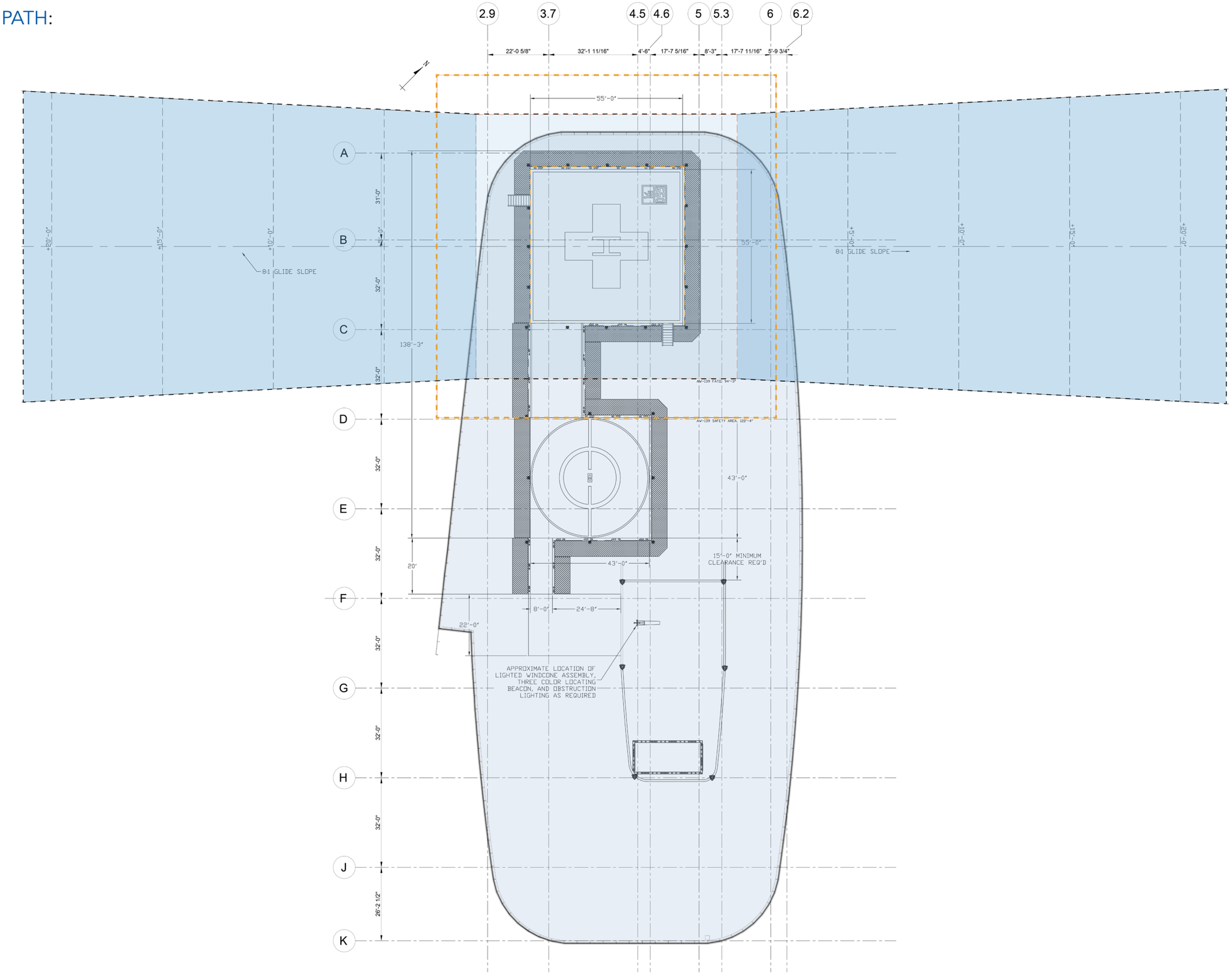


Figure 3: Change in Percent Awakenings (future – existing).

GENERAL, FLIGHT PATH:



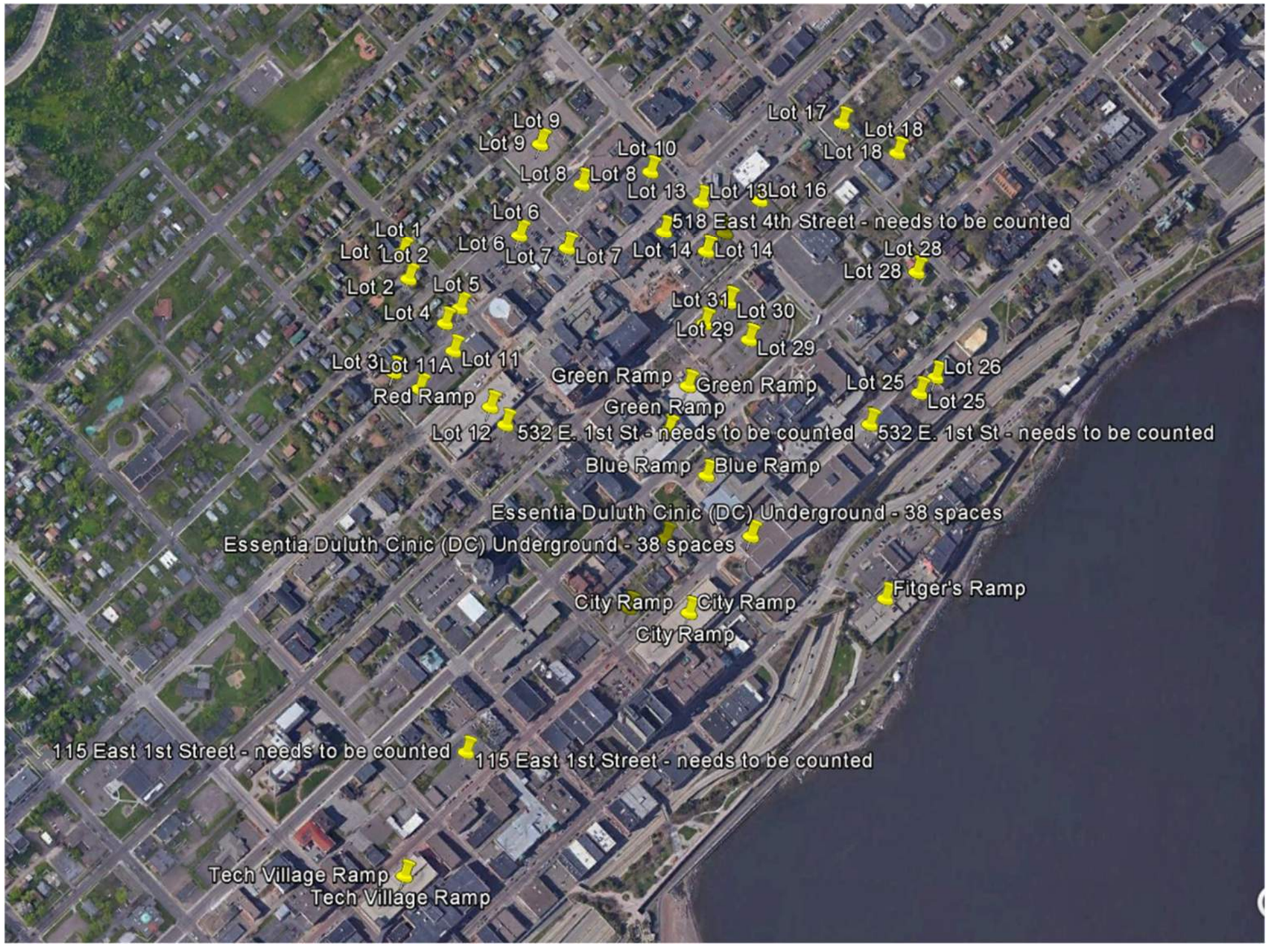
GENERAL, FLIGHT PATH:



EWING COLE

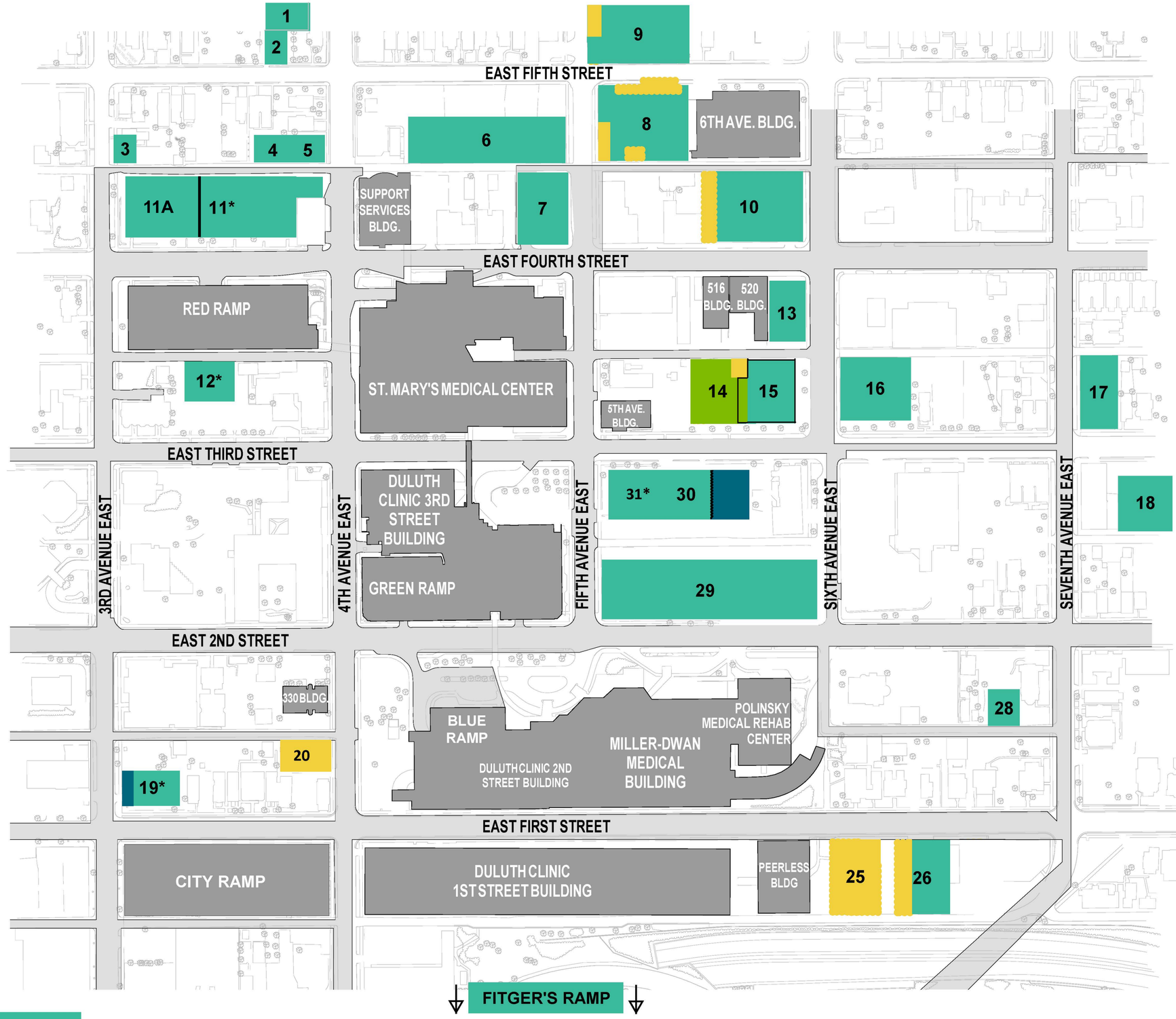
LHB PERFORMANCE DRIVEN DESIGN.

PARKING FACILITIES COUNTED



EXISTING PARKING INVENTORY

Lot Number or Name	Facility Type	Parking Inventory Available for Essentia
1	Surface	14
2	Surface	16
3	Surface	17
4	Surface	10
5	Surface	20
6	Surface	188
7	Surface	43
8	Surface	48
9	Surface	127
10	Surface	77
11	Surface	142
12	Surface	30
13	Surface	29
14	Surface	19
15	Surface	84
16	Surface	56
17	Surface	32
18	Surface	12
19	Surface	24
20	Surface	7
25	Surface	16
26	Surface	28
28	Surface	15
29	Surface	112
30	Surface	43
31	Surface	43
115 E 1st St	Surface	64
518 E 4th St	Surface	4
532 E 1st St	Surface	8
DC1- Underground	Surface	38
DECC-Shuttle	Leased	unlimited
BLUE	Ramp	483
GREEN	Ramp	456
RED	Ramp	737
City Ramp	Leased	325
Fitger's Ramp	Leased	125
Tech Village	Leased	86
TOTAL		3,578



DECC SHUTTLE

DESIGNATED EMPLOYEE PARKING AREAS

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

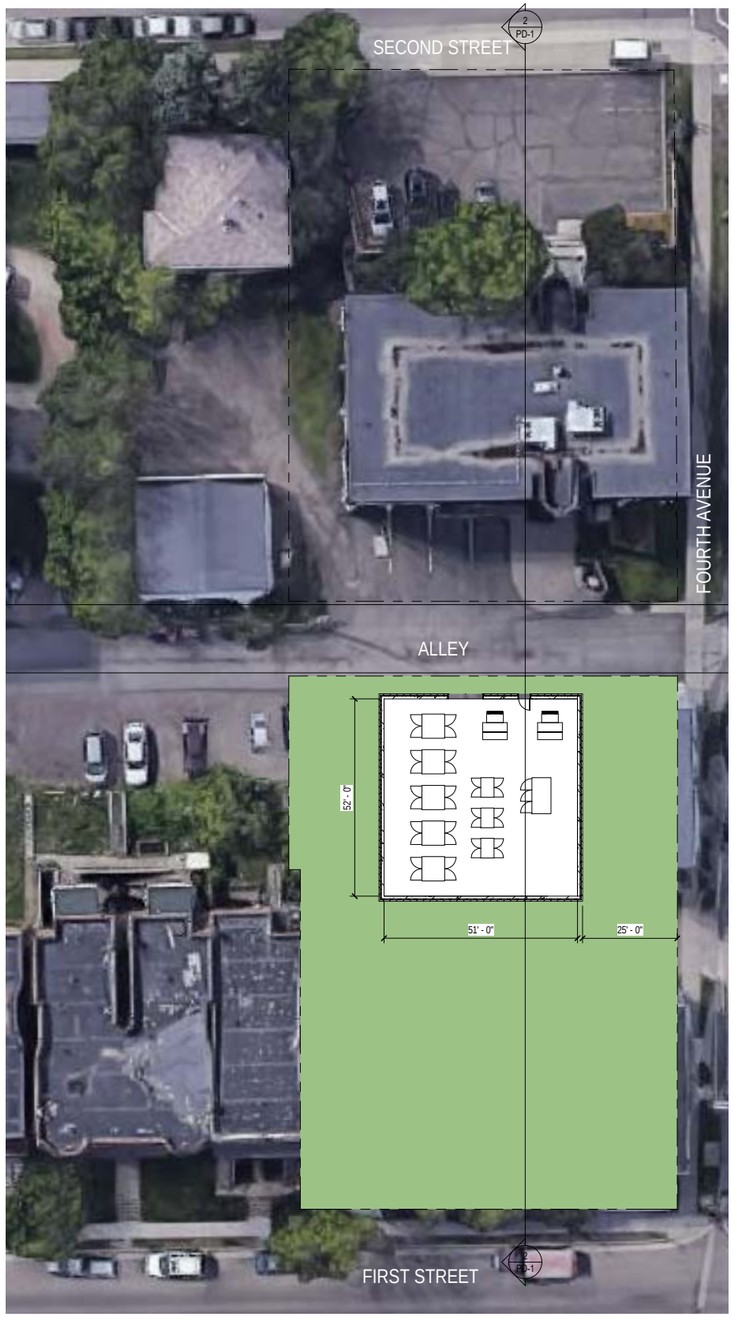
Lot 12, 19: closed on funeral days
Lot 11: opens at 8:45am
Lot 31: opens at 9:45am

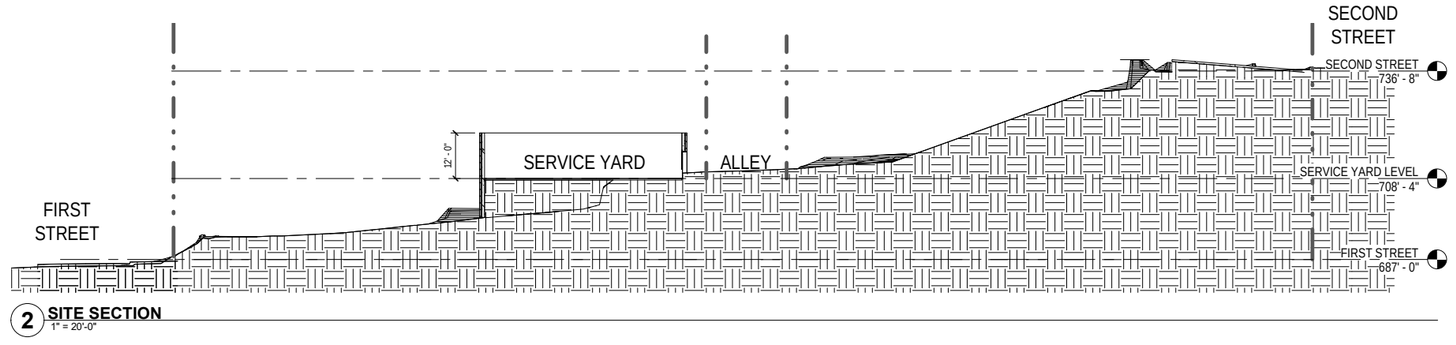
Last Updated: October 2017

TRANSFORMER YARD DESIGN

EWING COLE

SITE PLAN AND SECTION





2 **SITE SECTION**
1" = 20'-0"

VISION NORTHLAND TRANSFORMER YARD

Essentia Health

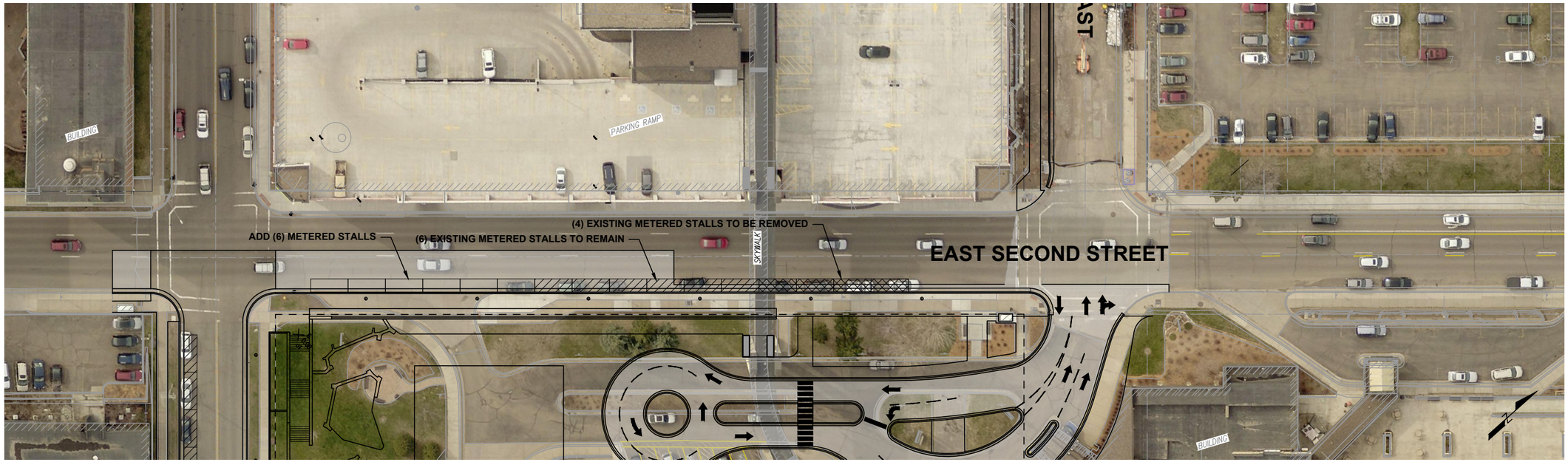
LHB PERFORMANCE DRIVEN DESIGN. EWING COLE

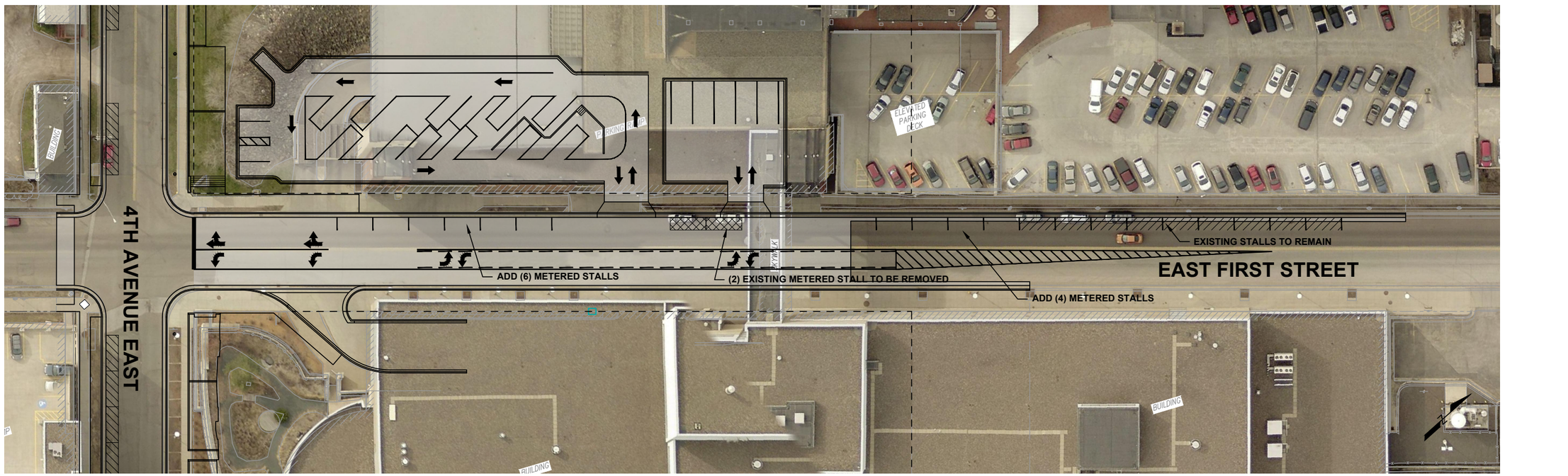
TRANSFORMER YARD – VIEW 1

TRANSFORMER YARD – VIEW 2

EWING COLE

TRANSFORMER YARD – VIEW 3





PLOT DATE: 5/7/2019 5:15:49 PM FILE: J:\18Proj\180203\600 Drawings\C\Exhibits\180203_Exhibit - PARKING.dwg

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

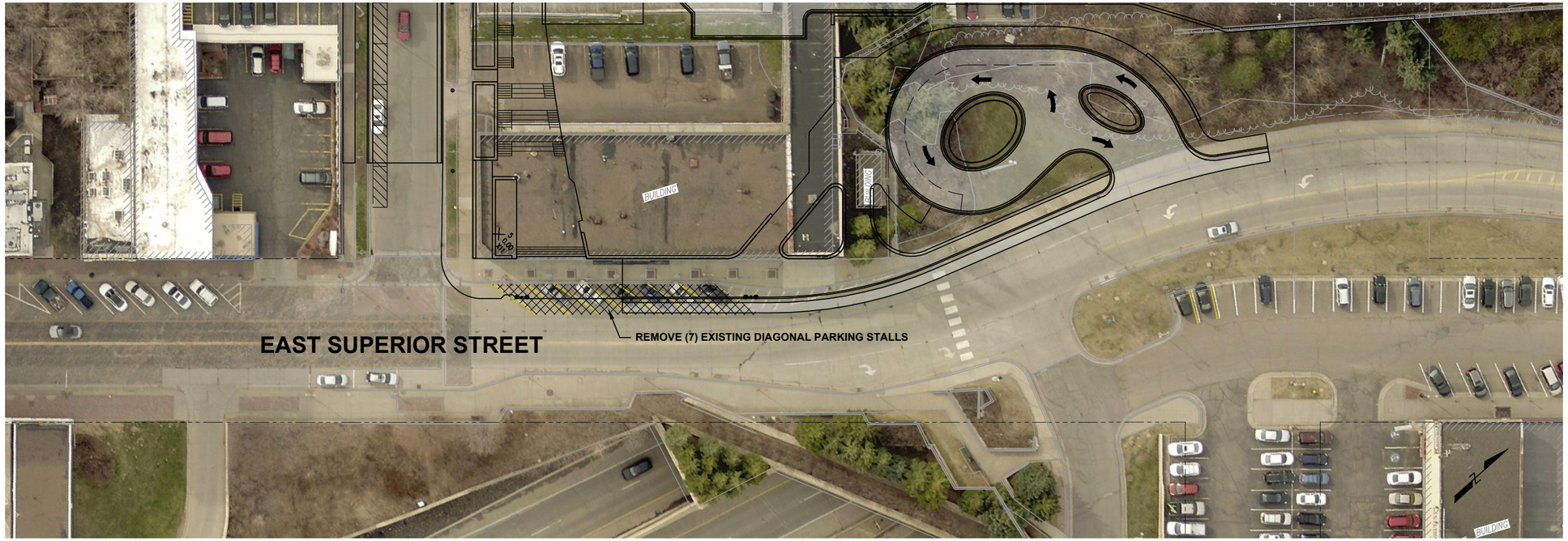
41423
LIC. NO.

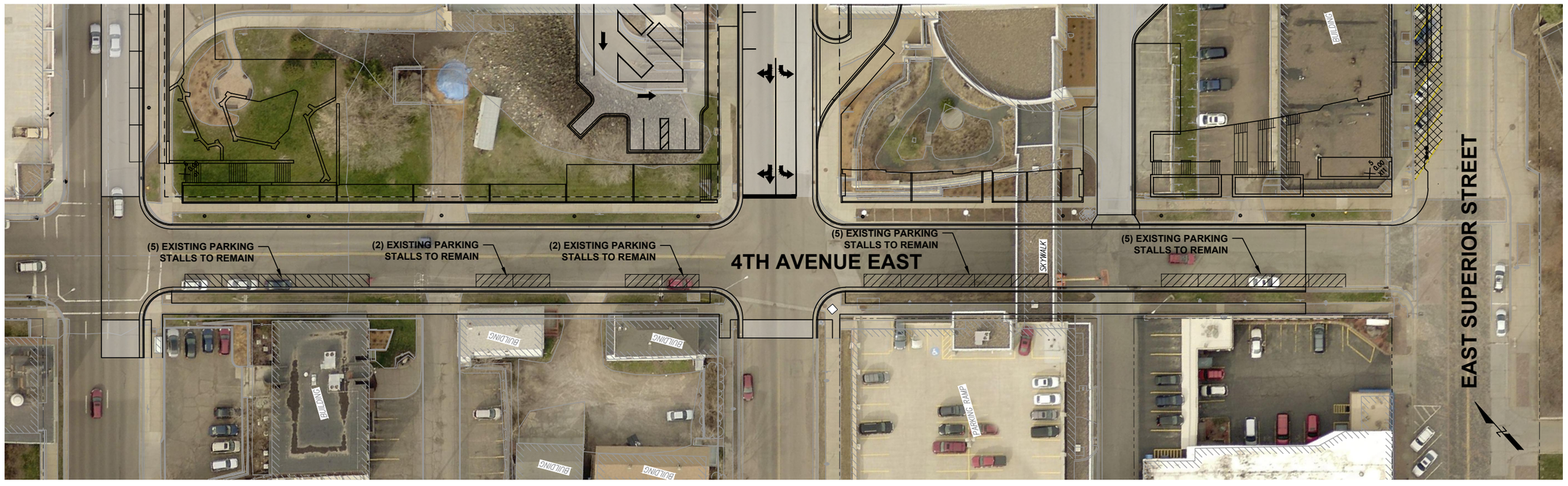
PUBLIC STREET AND UTILITY IMPROVEMENTS

CITY PROJECT NO. xxxx

PARKING

SHEET NO. 1 OF 2 SHEETS





0 0' 20' 40'

LHB PROJECT NO. 180203

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DANIEL G. SHAW
PRINTED NAME

SIGNATURE

04/30/19
DATE

41423
LIC. NO.

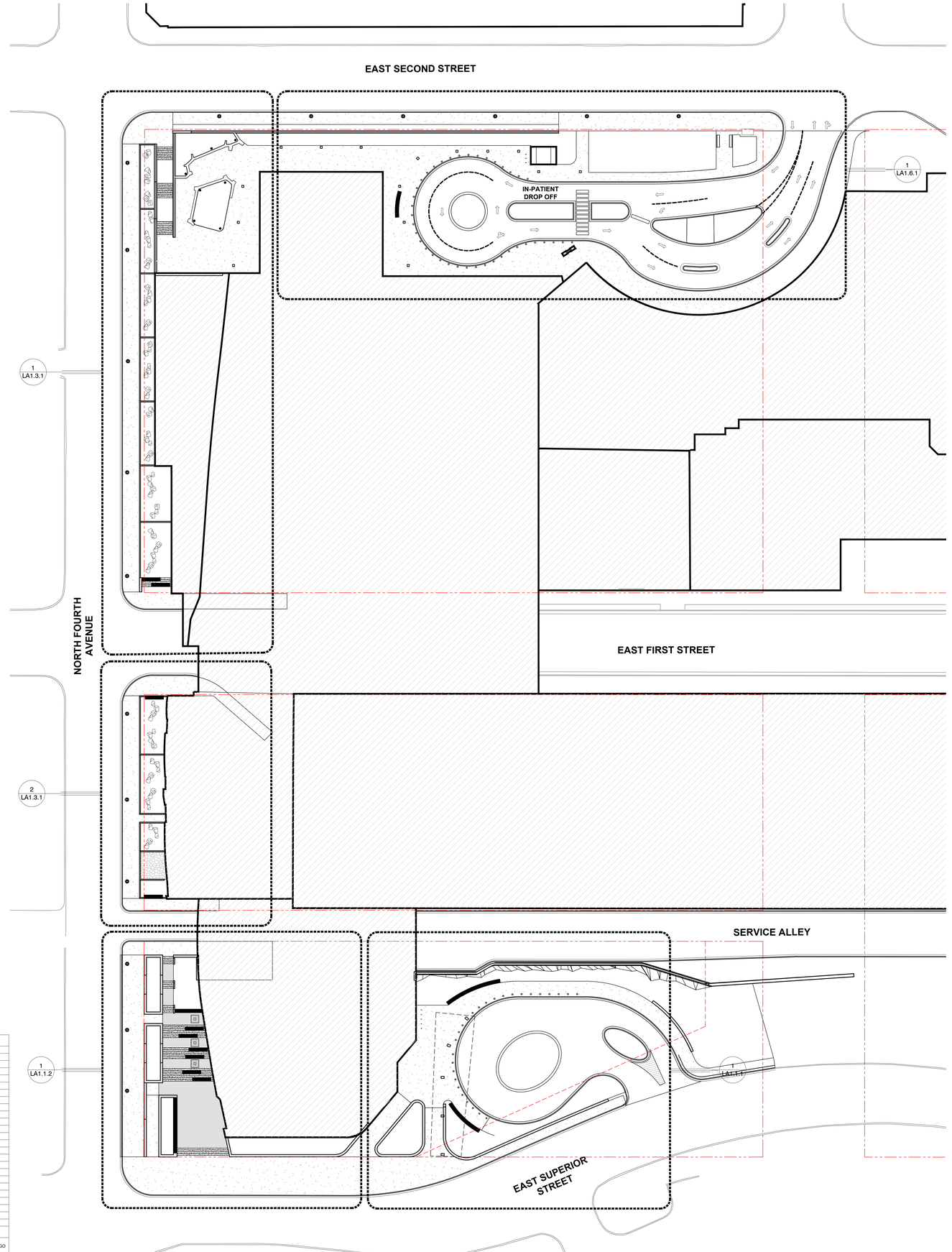
PUBLIC STREET AND UTILITY IMPROVEMENTS

CITY PROJECT NO. xxxx

PARKING

SHEET NO. 2 OF 2 SHEETS

PLOT DATE: 5/7/2019 5:17:02 PM FILE: J:\18Proj\180203\600 Drawings\CV\Exhibits\180203_Exhibit – PARKING.dwg



0 24 50 75

SCALE: 1" = 25'

NORTH

OVERALL REFERENCE NOTES SCHEDULE

	BOLLARD						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
BO-01	SECUITY BOLLARD	62		TBD	TBD	STAINLESS STEEL	TRAFFIC / CRASH RATED MODEL
	CURB						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
CB-01	PLANTING CURB	487 LF		CUSTOM	CONCRETE CURBING	STANDARD CONCRETE	8" HEIGHT FROM FINISHED GRADE
	LIGHTING						
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	
LT-01	PEDESTRIAN LIGHT - TYPE A	17		POST TOP PEDESTRIAN LIGHT	16" HEIGHT PEDESTRIAN LIGHT	POWDERCOAT GRAY	
LT-03	BOLLARD LIGHT	7		6" DIA. LIGHT COLUMN	11" HEIGHT LIGHT COLUMN	POWDERCOAT GRAY	
	MINERAL MULCH						
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	
MM-01	DECORATIVE FLAGSTONE	287 SF		FLAGSTONE	VARIOUS SIZES 12"-18" DIA.	NATURAL	
	PAVING						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
P-01	CONCRETE PAVING	480.84 CY		N/A	STANDARD CONRETE	TBD	SEE CIVIL FOR PAVING PROFILE
P-02	CLAY PAVER	2,054 SF		BELGARD	CLAY PAVER	NATURAL	RUNNING BOND PATTERN
	SITE FURNITURE						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
SF-01	SITE BENCH - TYPE A	174 LF		CUSTOM		CONCRETE BASE / IPE WOOD TOP	1'-6" TOTAL HEIGHT, VARYING LENGTHS
SF-02	SITE BENCH - TYPE B	81 LF		CUSTOM	CUSTOM	STEEL BASE / IPE WOOD TOP	1'-6" TOTAL HEIGHT, VARYING ARCING LENGTHS
SF-03	SITE BENCH - TYPE C	190 LF		TOURNESOL	TWIG BENCH	WHITE / TRAVERTINE SHARK	SURFACE MOUNT PER MANUFACTURER'S DIRECTION, PROVIDE COUNTY LIBRARY LOGO ON ONE RACK
SF-04	BIKE RACK	9		LANDSCAPE FORMS	REEDER BIKE RACK	GRAY	SURFACE MOUNT
SF-05	TREE GRATE	3		URBAN ACCESSORIES	JAMISON TREE GRATE	NATURAL FINISH	5'X5' SIZE
	WALL						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
WL-01	MASONRY RETAINING WALL	1,314 LF		CUSTOM	CIP CONCRETE WITH SPREAD FOOTING, WITH BRICK CLADDING	BRICK COLOR TO MATCH BUILDING	REFER TO CIVIL FOR TOP OF WALL ELEVATIONS

EWING COLE

Federal Reserve Bank Building
100 North 6th Street
Philadelphia, PA 19106-1590
Tel: 215-923-2020 Fax: 215-574-0952

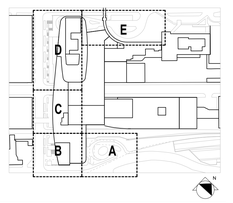
DF/ DAMON FARBER LANDSCAPE ARCHITECTS
401 North 2nd Avenue, Suite 410
Minneapolis, MN 55401 p: 612.332.7522

Essentia Health

OWNER
ST. MARY'S MEDICAL CENTER &
ESSENTIA HEALTH DULUTH
502 East 2nd Street
Duluth, MN 55805

GENERAL NOTES

KEY PLAN



I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Signature:
Typed or Printed Name:
Date: License Number:

PRINCIPAL
Jesse Symynkywicz

PROJECT MANAGER
Brian Doucette

REVISIONS

NO.	BY	DESCRIPTION	DATE

ESSENTIA HEALTH VISION NORTHLAND

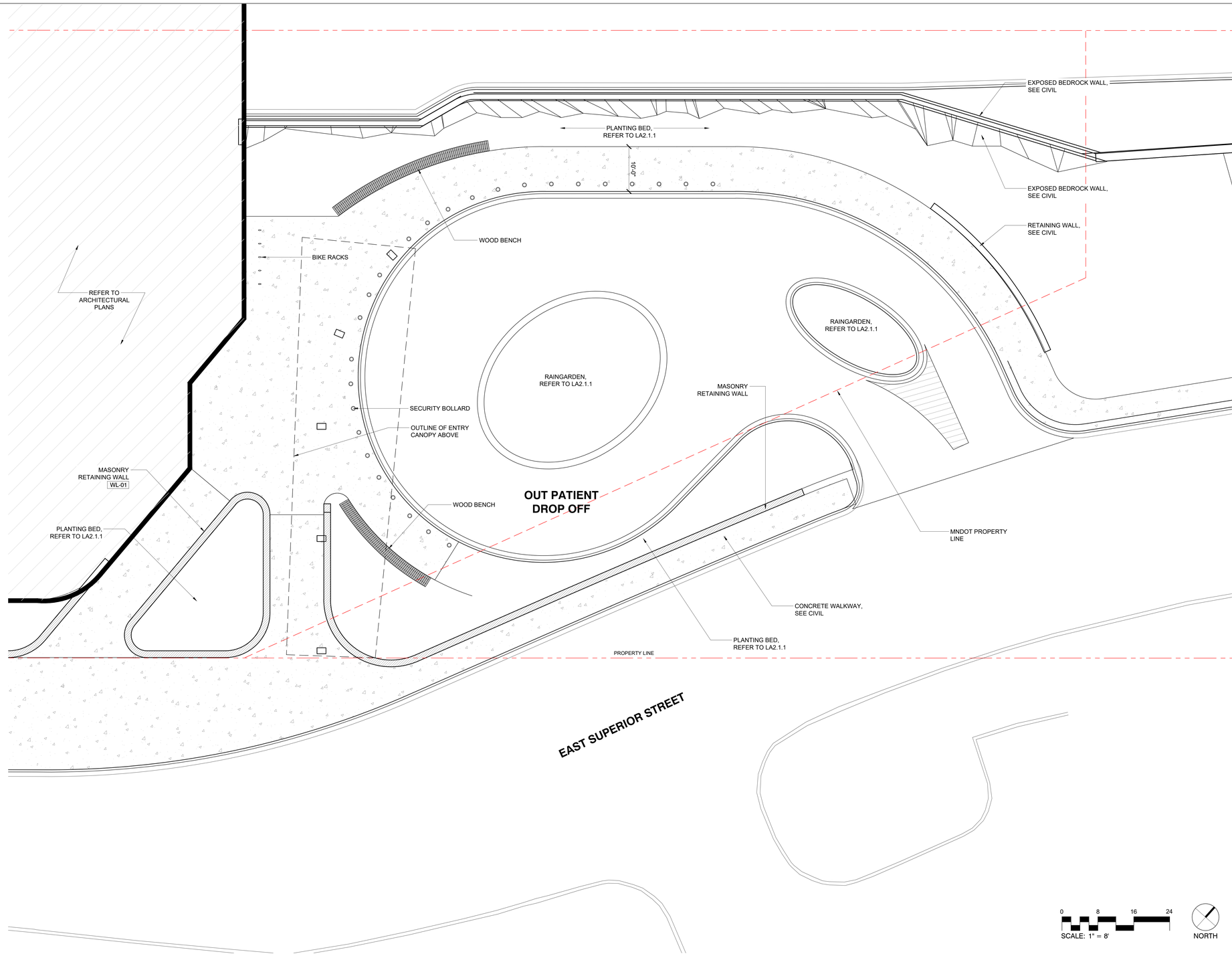
502 East Second Street
Duluth, MN 55805

DRAWN BY BD/JS DATE 04/23/19
PROJECT NO. 20180361 SCALE 1:25
DRAWING NAME

OVERALL SITE PLAN

FLOOR/SECTION PHASE DD

DRAWING NO. LA1.0



REFERENCE NOTES SCHEDULE DROP OFF

	BOLLARD				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
BO-01	SECURITY BOLLARD	TBD	TBD	STAINLESS STEEL	TRAFFIC / CRASH RATED MODEL
	PAVING				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
P-01	CONCRETE PAVING	N/A	STANDARD CONRETE	TBD	SEE CIVIL FOR PAVING PROFILE
	SITE FURNITURE				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
SF-02	SITE BENCH - TYPE B	CUSTOM	CUSTOM	STEEL BASE / IPE WOOD TOP	1`-6" TOTAL HEIGHT, VARYING LENGTHS
SF-04	BIKE RACK	LANDSCAPE FORMS	REEDER BIKE RACK		SURFACE MOUNT
	WALL				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
WL-01	MASONRY RETAINING WALL	CUSTOM	CIP CONCRETE WITH SPREAD FOOTING, WITH BRICK CLADDDING	BRICK COLOR TO MATCH BUILDING	REFER TO CIVIL FOR TOP OF WALL ELEVATIONS

EWING COLE
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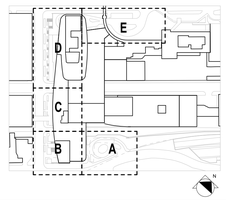
Essentia Health

OWNER
ST. MARY'S MEDICAL CENTER &
ESSENTIA HEALTH DULUTH
502 East 2nd Street
Duluth, MN 55805

GENERAL NOTES

KEY PLAN



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Signature:
Typed or Printed Name:
Date: License Number:

PRINCIPAL
Jesse Symynkywicz

PROJECT MANAGER
Brian Doucette

REVISIONS

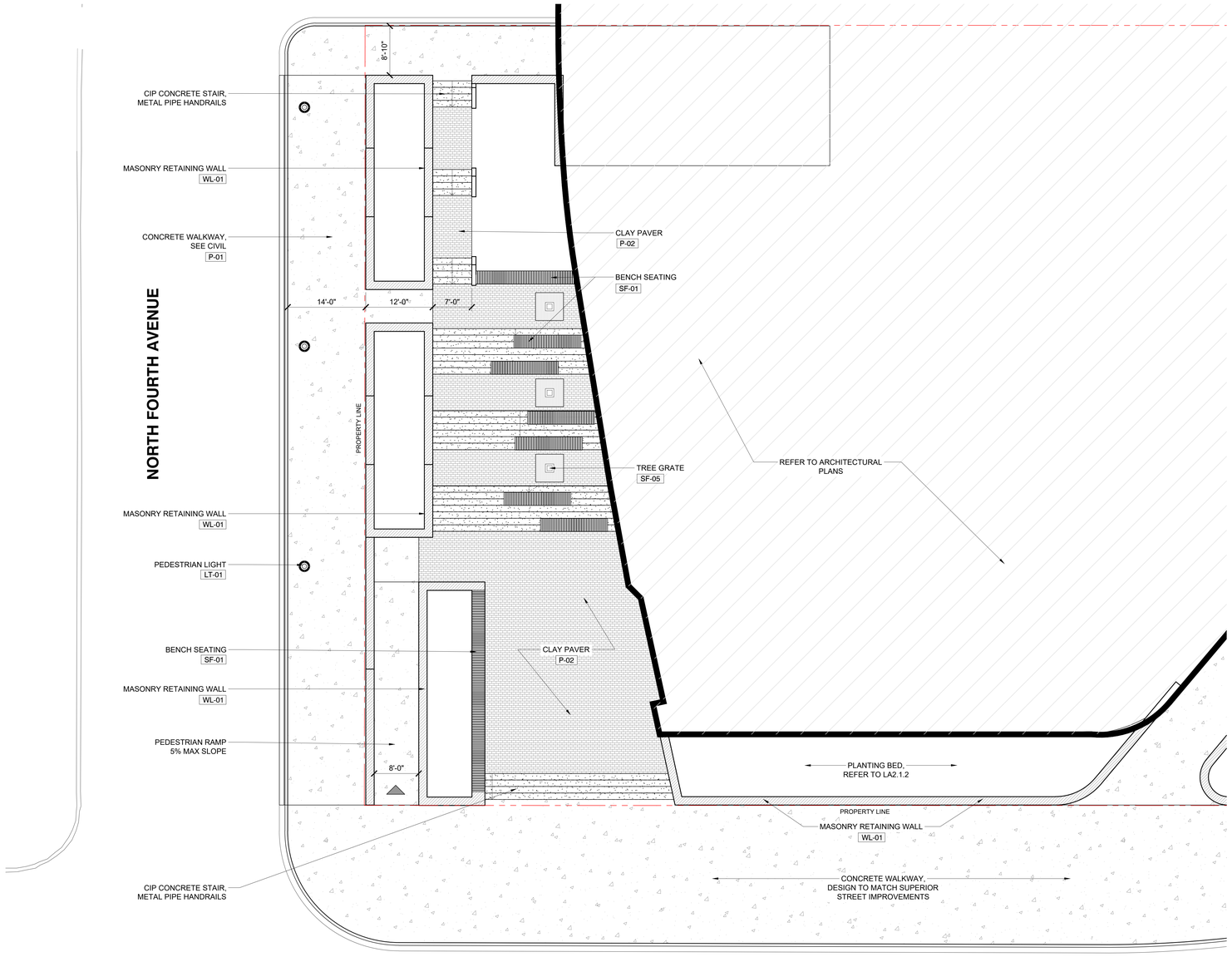
NO.	BY	DESCRIPTION	DATE

ESSENTIA HEALTH
VISION NORTHLAND

502 East Second Street
Duluth, MN 55805

DRAWN BY BD/JS DATE 04/23/19
PROJECT NO. 20180361 SCALE 1:8
DRAWING NAME
SITE LAYOUT - OUTPATIENT DROP OFF

FLOOR/SECTION PHASE DRAWING NO.
DD LA1.1.1



REFERENCE NOTES SCHEDULE 4TH STREET LOWER

	LIGHTING				
CODE	DESCRIPTION	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	
LT-01	PEDESTRIAN LIGHT - TYPE A	POST TOP PEDESTRIAN LIGHT	16" HEIGHT PEDESTRIAN LIGHT	POWDERCOAT GRAY	
	PAVING				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
P-01	CONCRETE PAVING	N/A	STANDARD CONCRETE	TBD	SEE CIVIL FOR PAVING PROFILE
P-02	CLAY PAVER				
	SITE FURNITURE				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
SF-01	SITE BENCH - TYPE A	CUSTOM		CONCRETE BASE / IPE WOOD TOP	1`-6" TOTAL HEIGHT, VARYING LENGTHS
SF-05	TREE GRATE		5` X 5` TREE GRATE	NATURAL FINISH	
	WALL				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
WL-01	MASONRY RETAINING WALL	CUSTOM	CIP CONCRETE WITH SPREAD FOOTING, WITH BRICK CLADDDING	BRICK COLOR TO MATCH BUILDING	REFER TO CIVIL FOR TOP OF WALL ELEVATIONS

EWING COLE

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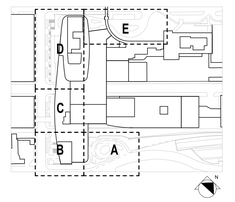
Essentia Health

OWNER
ST. MARYS MEDICAL CENTER &
ESSENTIA HEALTH DULUTH
502 East 2nd Street
Duluth, MN 55805

GENERAL NOTES

KEY PLAN



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Signature:
Typed or Printed Name:
Date: License Number:

PRINCIPAL
Jesse Symynkywicz

PROJECT MANAGER
Brian Doucette

REVISIONS

NO.	BY	DESCRIPTION	DATE

ESSENTIA HEALTH
VISION NORTHLAND

502 East Second Street
Duluth, MN 55805

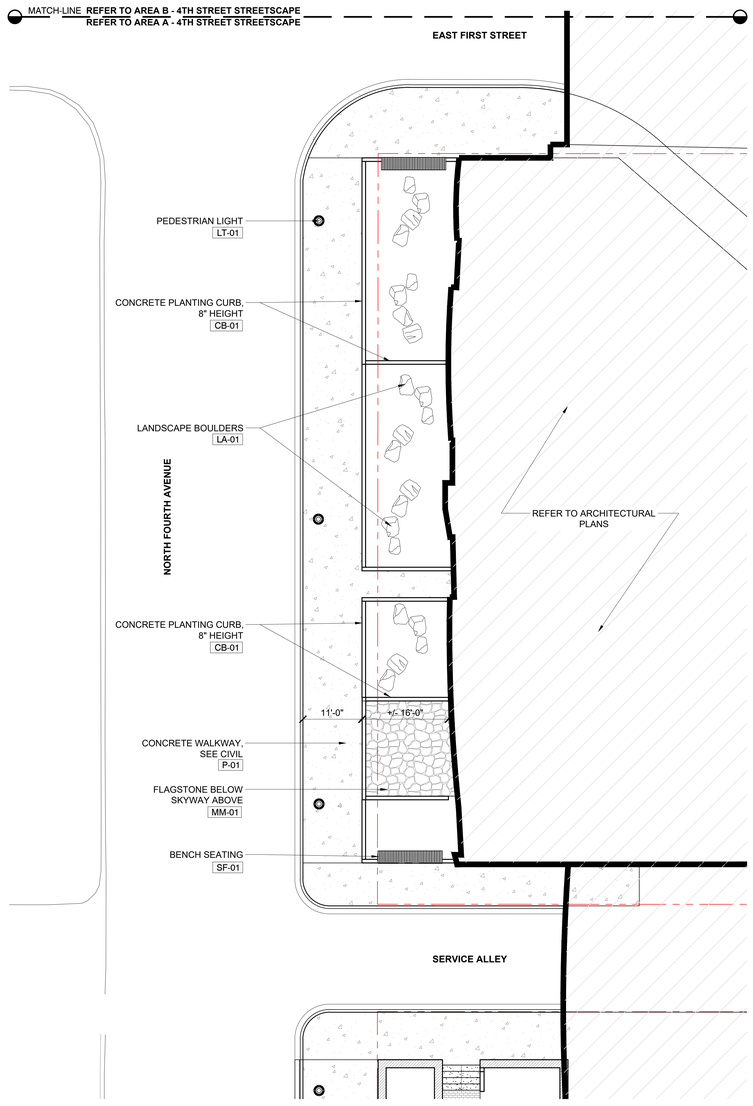
DRAWN BY BD/JS DATE 04/23/19
PROJECT NO. 20180361 SCALE 1:8
DRAWING NAME

SITE LAYOUT - 4TH STREET STREETSCAPE

FLOOR/SECTION PHASE DRAWING NO.
DD LA1.1.2

REFERENCE NOTES SCHEDULE 4TH STREET UPPER

	CURB				
CODE	DESCRIPTION	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	
CB-01	TREE CURB	CONCRETE CURBING	9" HEIGHT FROM FINISHED GRADE	STANDARD CONCRETE	
	LANDSCAPE AMENITY				
CODE	DESCRIPTION	MATERIAL PROFILE	PRODUCT/MODEL	COLOR/FINISH	
LA-01	LANDSCAPE BOULDER	BOULDER	3-5` DIA	NATIVE STONE	
	LIGHTING				
CODE	DESCRIPTION	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	
LT-01	PEDESTRIAN LIGHT - TYPE A	POST TOP PEDESTRIAN LIGHT	16" HEIGHT PEDESTRIAN LIGHT	POWDERCOAT GRAY	
	MINERAL MULCH				
CODE	DESCRIPTION	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	
MM-01	DECORATIVE FLAGSTONE	FLAGSTONE	VARIOUS SIZES 12"-18" DIA.	NATURAL	
	PAVING				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
P-01	CONCRETE PAVING	N/A	STANDARD CONRETE	TBD	SEE CIVIL FOR PAVING PROFILE
	SITE FURNITURE				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
SF-01	SITE BENCH - TYPE A	CUSTOM		CONCRETE BASE / IPE WOOD TOP	1`-6" TOTAL HEIGHT, VARYING LENGTHS
	WALL				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
WL-01	MASONRY RETAINING WALL	CUSTOM	CIP CONCRETE WITH SPREAD FOOTING, WITH BRICK CLADDDING	BRICK COLOR TO MATCH BUILDING	REFER TO CIVIL FOR TOP OF WALL ELEVATIONS

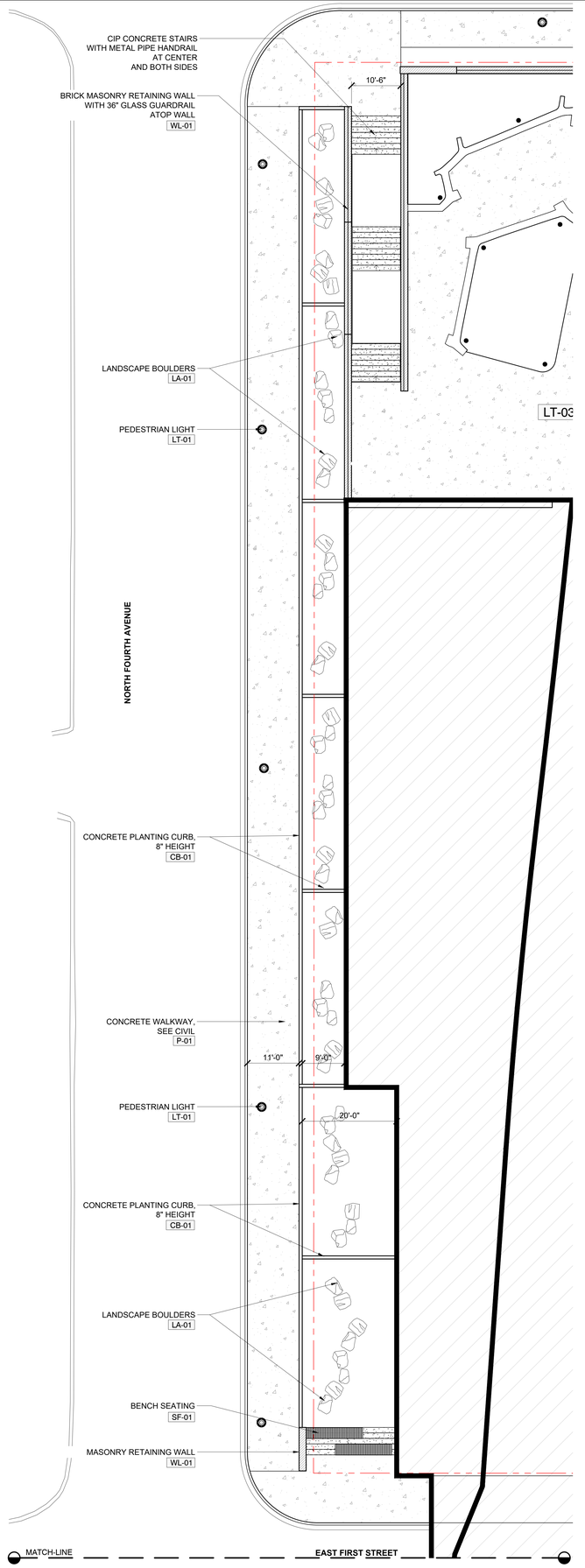


2 AREA A - 4TH STREET STREETSCAPE

0 10 20 30

SCALE: 1" = 10'

NORTH



1 AREA B - 4TH STREET STREETSCAPE

0 10 20 30

SCALE: 1" = 10'

NORTH

EWING COLE

Federal Reserve Bank Building
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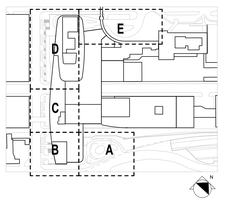
GENERAL NOTES

KEY PLAN



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Signature:

Typed or Printed Name:

Date: License Number:

PRINCIPAL: Jesse Symynkywicz

PROJECT MANAGER: Brian Doucette

REVISIONS

NO.	BY	DESCRIPTION	DATE

ESSENTIA HEALTH
VISION NORTHLAND

502 East Second Street
Duluth, MN 55805

DRAWN BY BD/JS DATE 04/23/19

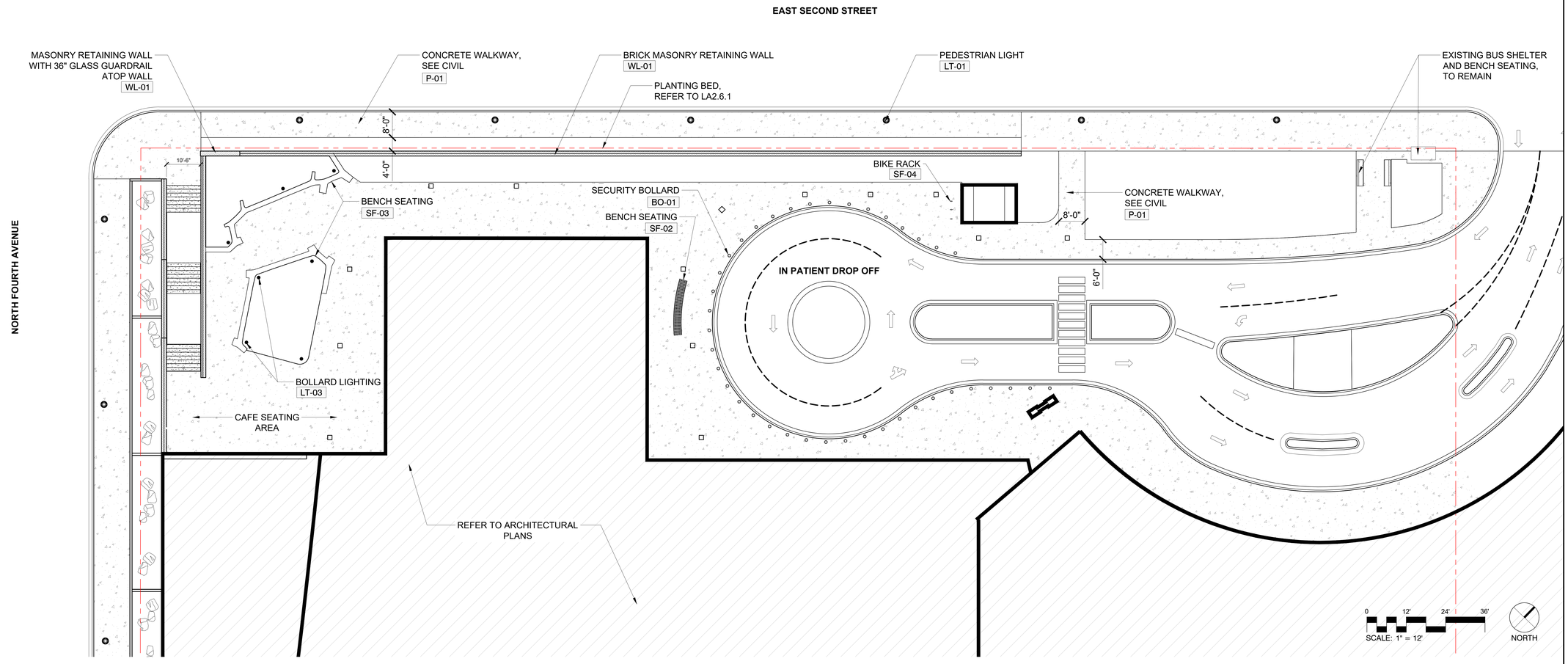
PROJECT NO. 20180361 SCALE 1:10

DRAWING NAME

SITE LAYOUT - 4TH STREET STREETSCAPE

FLOOR/SECTION PHASE: DD

DRAWING NO.: LA1.3.1



REFERENCE NOTES SCHEDULE UPPER DROP OFF

	BOLLARD				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
BO-01	SECURITY BOLLARD	TBD	TBD	STAINLESS STEEL	TRAFFIC / CRASH RATED MODEL
	CURB				
CODE	DESCRIPTION	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	
CB-01	TREE CURB	CONCRETE CURBING	9" HEIGHT FROM FINISHED GRADE	STANDARD CONCRETE	
	LIGHTING				
CODE	DESCRIPTION	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL	COLOR/FINISH	
LT-01	PEDESTRIAN LIGHT - TYPE A	POST TOP PEDESTRIAN LIGHT	16" HEIGHT PEDESTRIAN LIGHT	POWDERCOAT GRAY	
LT-03	BOLLARD LIGHT	6" DIA. LIGHT COLUMN	11" HEIGHT LIGHT COLUMN	POWDERCOAT GRAY	
	PAVING				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
P-01	CONCRETE PAVING	N/A	STANDARD CONCRETE	TBD	SEE CIVIL FOR PAVING PROFILE
	SITE FURNITURE				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
SF-03	SITE BENCH - TYPE C	TOURNESOL	TWIG BENCH		
SF-04	BIKE RACK	LANDSCAPE FORMS	REEDER BIKE RACK		SURFACE MOUNT
	WALL				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
WL-01	MASONRY RETAINING WALL	CUSTOM	CIP CONCRETE WITH SPREAD FOOTING, WITH BRICK CLADDDING	BRICK COLOR TO MATCH BUILDING	REFER TO CIVIL FOR TOP OF WALL ELEVATIONS

EWING COLE
Federal Reserve Bank Building
100 North 6th Street
Philadelphia, PA 19106-1590
Tel: 215-923-2020 Fax: 215-574-0952

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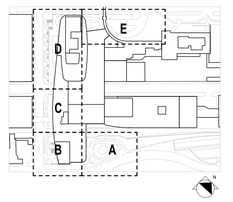
401 North 2nd Avenue, Suite 410
Minneapolis, MN 55401 p: 612.332.7522

Essentia Health

OWNER
ST. MARY'S MEDICAL CENTER &
ESSENTIA HEALTH DULUTH
502 East 2nd Street
Duluth, MN 55805

GENERAL NOTES

KEY PLAN



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PRINCIPAL
Jesse Symynkywicz

PROJECT MANAGER
Brian Doucette

REVISIONS

NO.	BY	DESCRIPTION	DATE

ESSENTIA HEALTH VISION NORTHLAND

502 East Second Street
Duluth, MN 55805

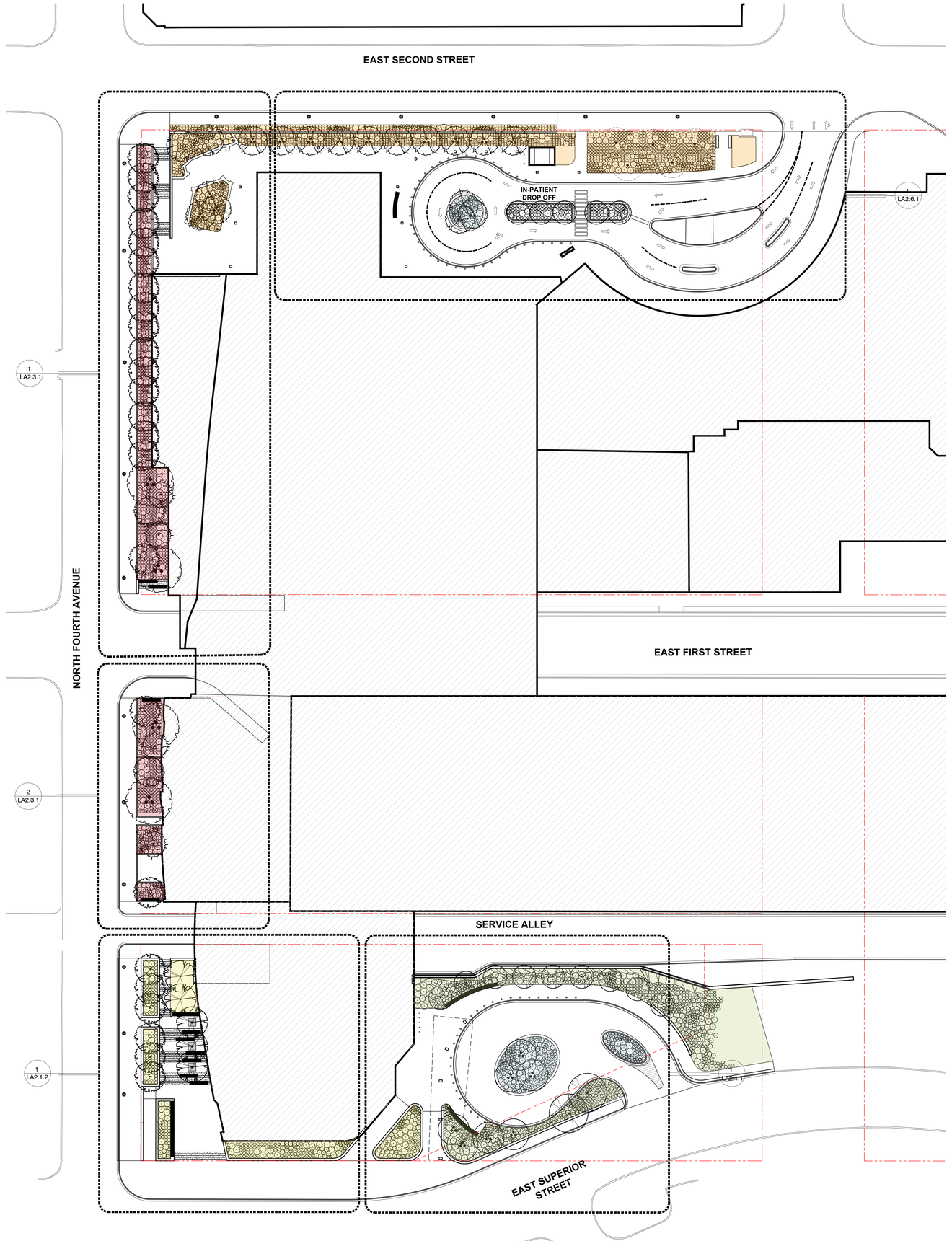
DRAWN BY BD/JS DATE 04/23/19
PROJECT NO. 20180361 SCALE 1:12
DRAWING NAME

SITE LAYOUT - IN PATIENT DROP OFF

FLOOR/SECTION PHASE DRAWING NO.
DD LA1.6.1

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
	BE-N	7	BETULA NIGRA / RIVER BIRCH	16` HEIGHT	B&B	CLUMP FORM
	BE-V	4	BETULA PAPYRIFERA `VAREN` / PRAIRIE DREAM BIRCH	10` HEIGHT	B&B	CLUMP FORM
	BE-P	16	BETULA POPULIFOLIA `WHITESPIRE` / WHITESPIRE BIRCH	14` HEIGHT	B&B	CLUMP FORM
	T1	5	EXISTING DECIDOUS TREE	3.5" CAL	B&B	
	GL-T	5	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` TM / SKYLINE THORNLESS HONEY LOCUST	3.5" CAL	B&B	TRUNK FREE OF BRANCHES 6`-7` FROM BASE
	OS-V	2	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	2.5" CAL.		
	PI-N	4	PINUS NIGRA / AUSTRIAN BLACK PINE	7` HEIGHT	B&B	
	PO-T	20	POPULUS TREMULOIDES / QUAKING ASPEN	3.5" CAL	B&B	SINGLE LEADER, WELL BRANCHED
	QU-B	2	QUERCUS BICOLOR / SWAMP WHITE OAK	3" CAL.	B&B	TRUNK FREE OF BRANCHES 6`-7` FROM BASE
	QU-W	14	QUERCUS X WAREI `LONG` TM / REGAL PRINCE OAK	3" CAL.	B&B	SINGLE LEADER, WELL BRANCHED
	TI-A	6	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN	3.5" CAL	B&B	SINGLE LEADER, WELL BRANCHED
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
		1,809 SF	P5 - RAINGARDEN PALETTE			
		271 SF	ALLIUM STELLATUM / PRAIRIE ONION	1 GAL		
		71	LIATRIS PYCNOSTACHYA / GAYFEATHER	#1	CONT	
		142	PANICUM VIRGATUM / SWITCH GRASS	#1	CONT	
		168	RUDBECKIA HIRTA / BLACK-EYED SUSAN	#1	CONT	
		168	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	#1	CONT	
		2,962 SF	P2 - GRASS MIX PALETTE			
		444 SF	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL		
		415 SF	CAREX MUSKINGUMENSIS `OEHME` / PALM SEDGE	#1	CONT	
		444 SF	CORNUS SERICEA `BAILADELINE` / FIREDANCE DOGWOOD	#10	CONT	
		108	ECHINACEA PURPUREA `WHITE SWAN` / PURPLE CONEFLOWER	#1	CONT	
		108	GERANIUM SANGUINEUM `MAX FREI` / DWARF BLOOD-RED CRANESBILL	#1	CONT	
		415 SF	LIATRIS ASPERA / ROUGH BLAZING STAR	#1	CONT	
		108	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1	CONT	
		4,934 SF	P3 - HILLSIDE / BLUFF PLANT PALETTE			
		257	ASTER MACROPHYLLUS `ALBUS` / WHITE LARGE LEAF ASTER	#1	CONT	
		257	CAREX MUSKINGUMENSIS `OEHME` / PALM SEDGE	#1	CONT	
		257	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	CONT	
		114	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	CONT	
		257	MATTEUCCIA STRUTHOPTERIS / OSTRICH FERN	#1	CONT	
		5,589 SF	P4 - UPLAND PLANTING PALETTE			
		838 SF	MONARDA FISTULOSA / BERGAMOT	1 GAL		
		1,118 SF	PANICUM VIRGATUM / SWITCH GRASS	1 GAL		
		838 SF	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL		
		1,397 SF	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	1 GAL		
		1,397 SF	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL		
		6,776 SF	P1 - LOWLAND PALETTE			
		1,084 SF	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL		
		1,084 SF	CORNUS HESSEI `GARDEN GLOW` / DOGWOOD	1 GAL		
		1,152 SF	DESCHAMPSIA CALIFORNICA / CALIFORNIA HAIR GRASS	1 GAL		
		1,152 SF	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL		
		1,152 SF	ELYMUS CANADENSIS / CANADA WILD RYE	1 GAL		
		1,152 SF	SALIX PURPUREA `NANA` / DWARF ARCTIC WILLOW	1 GAL		



SCALE: 1" = 25'

NORTH

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Tel: 215-923-2020 Fax: 215-574-0952

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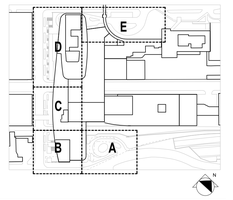
Duluth, MN 55805

GENERAL NOTES

KEY PLAN



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PROJECT MANAGER
Brian Doucette

REVISIONS

NO.	BY	DESCRIPTION	DATE

ESSENTIA HEALTH VISION NORTHLAND

502 East Second Street
Duluth, MN 55805

DRAWN BY BD/JS DATE 04/23/19

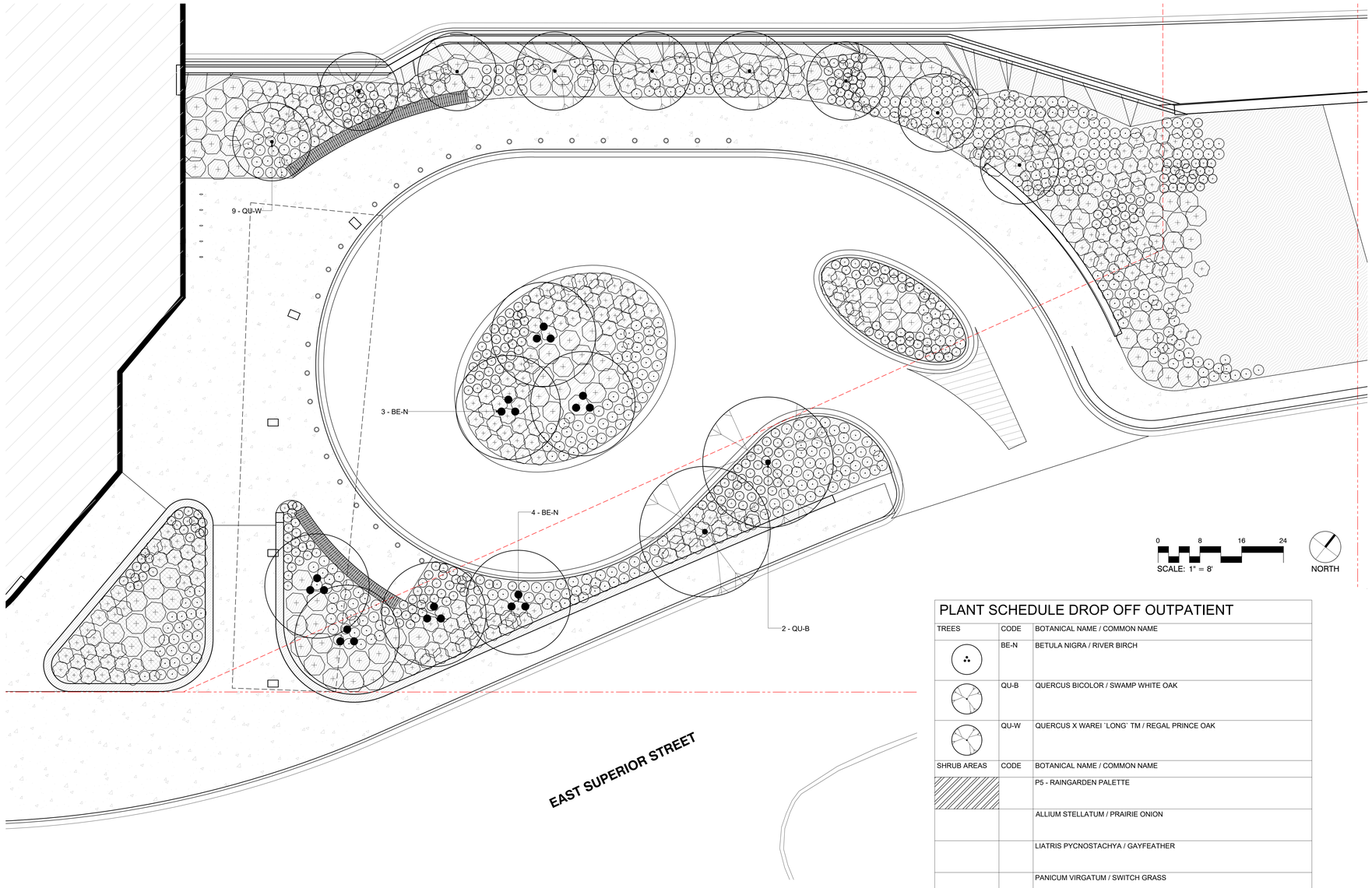
PROJECT NO. 20180361 SCALE 1:25

DRAWING NAME

OVERALL LANDSCAPE PLAN

FLOOR/SECTION PHASE DD

DRAWING NO. LA2.0



0 8 16 24
SCALE: 1" = 8'

NORTH

PLANT SCHEDULE DROP OFF OUTPATIENT

TREES	CODE	BOTANICAL NAME / COMMON NAME
	BE-N	BETULA NIGRA / RIVER BIRCH
	QU-B	QUERCUS BICOLOR / SWAMP WHITE OAK
	QU-W	QUERCUS X WAREI `LONG` TM / REGAL PRINCE OAK
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME
		P5 - RAINGARDEN PALETTE
		ALLIUM STELLATUM / PRAIRIE ONION
		LIATRIS PYCNOSTACHYA / GAYFEATHER
		PANICUM VIRGATUM / SWITCH GRASS
		RUDBECKIA HIRTA / BLACK-EYED SUSAN
		SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS
		P2 - GRASS MIX PALETTE
		CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
		CAREX MUSKINGUMENSIS `OEHME` / PALM SEDGE
		CORNUS SERICEA `BAILADELINE` / FIREDANCE DOGWOOD
		ECHINACEA PURPUREA `WHITE SWAN` / PURPLE CONEFLOWER
		GERANIUM SANGUINEUM `MAX FREI` / DWARF BLOOD-RED CRANESBILL
		LIATRIS ASPERA / ROUGH BLAZING STAR
		SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
		P1 - LOWLAND PALETTE
		ACHILLEA MILLEFOLIUM / COMMON YARROW
		CORNUS HESSEI `GARDEN GLOW` / DOGWOOD
		DESCHAMPSIA CALIFORNICA / CALIFORNIA HAIR GRASS
		ECHINACEA PURPUREA / PURPLE CONEFLOWER
		ELYMUS CANADENSIS / CANADA WILD RYE
		SALIX PURPUREA `NANA` / DWARF ARCTIC WILLOW

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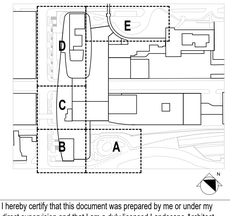

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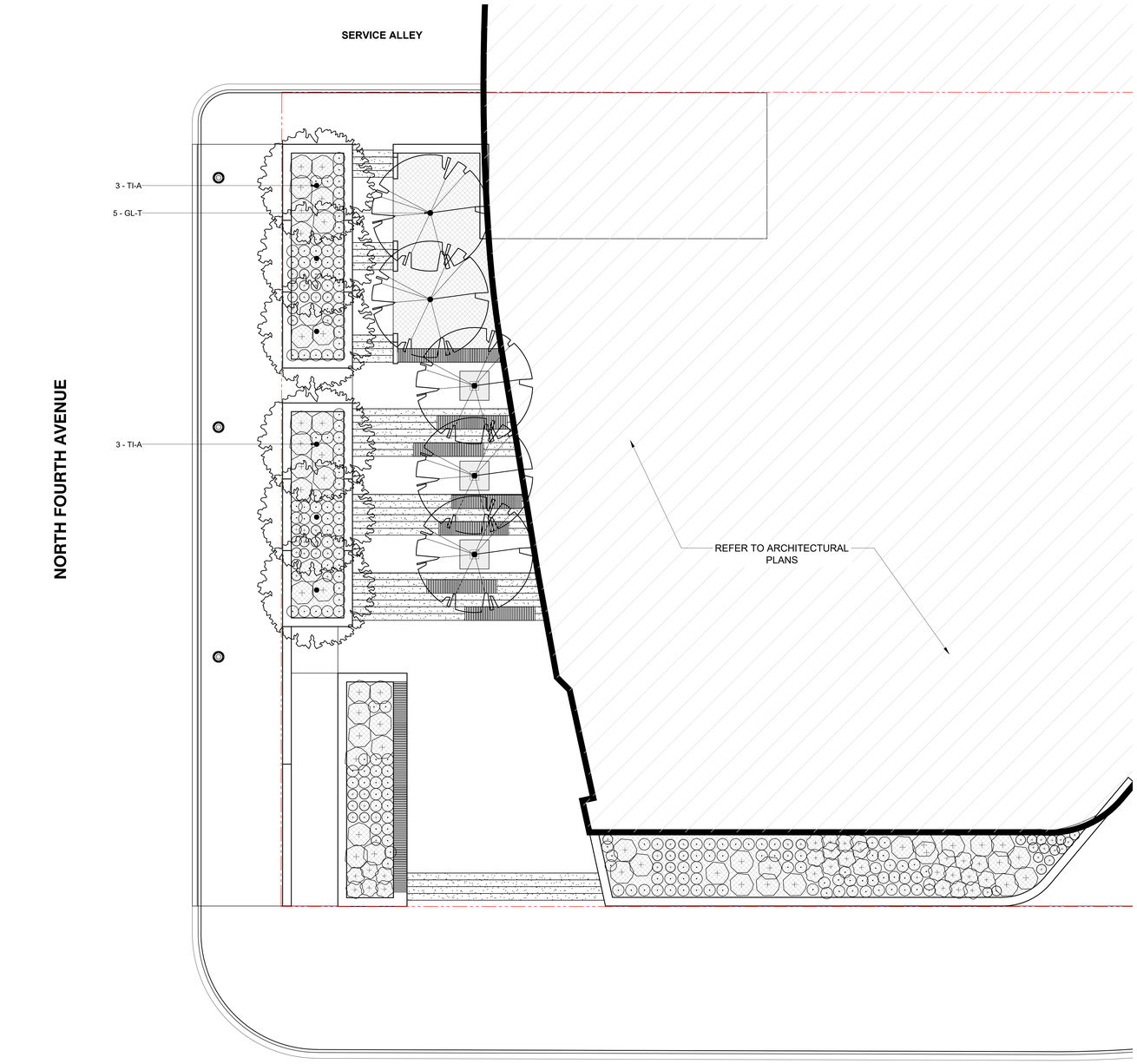
VISION NORTHLAND

502 East Second Street
Duluth, MN 55805

DRAWN BY BD/JS DATE 04/23/19
PROJECT NO. 20180361 SCALE 1:8
DRAWING NAME
LANDSCAPE PLAN - OUTPATIENT DROP OFF

FLOOR/SECTION PHASE DRAWING NO.
DD LA2.1.1



PLANT SCHEDULE 4TH STREET LOWER

TREES	CODE	BOTANICAL NAME / COMMON NAME
	GL-T	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` TM / SKYLINE THORNLESS HONEY LOCUST
	TI-A	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME
		P2 - GRASS MIX PALETTE
		CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
		CAREX MUSKINGUMENSIS `OEHME` / PALM SEDGE
		CORNUS SERICEA `BAILADELINE` / FIREDANCE DOGWOOD
		ECHINACEA PURPUREA `WHITE SWAN` / PURPLE CONEFLOWER
		GERANIUM SANGUINEUM `MAX FREI` / DWARF BLOOD-RED CRANESBILL
		LIATRIS ASPERA / ROUGH BLAZING STAR
		SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

0 8 16 24
SCALE: 1" = 8'

NORTH

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GENERAL NOTES

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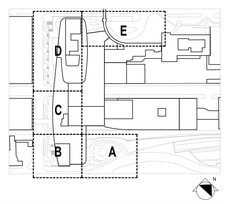

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ESSENTIA HEALTH VISION NORTHLAND

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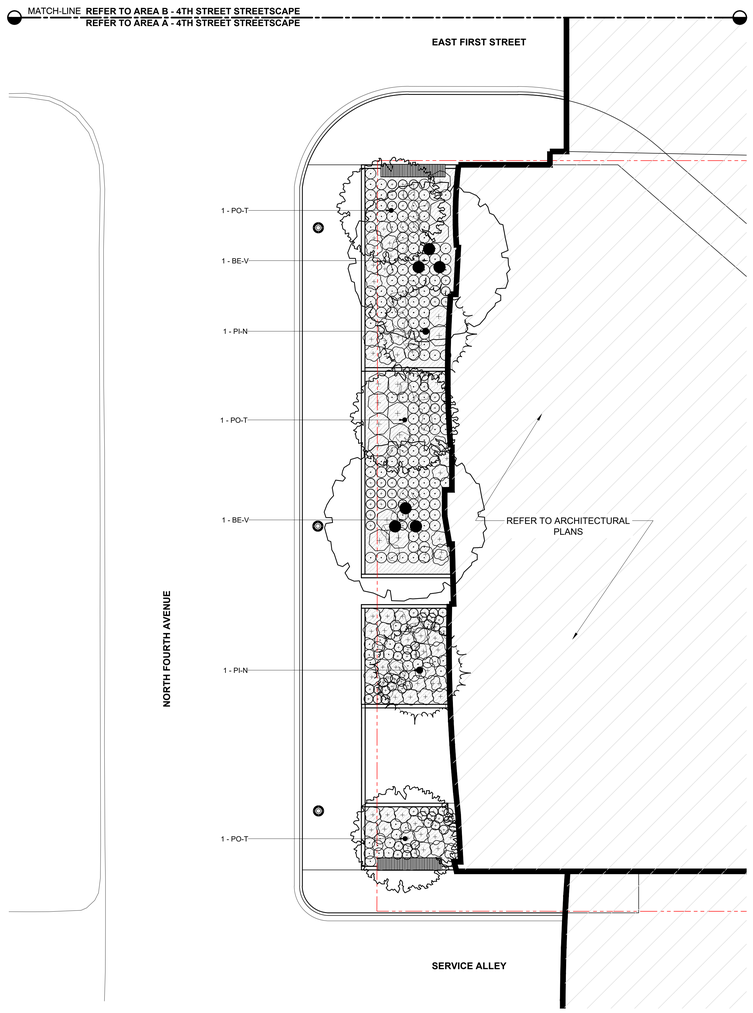
PROJECT NO. 20180361 SCALE 1:8
DRAWING NAME

LANDSCAPE PLAN - 4TH STREET STREETSCAPE

FLOOR/SECTION PHASE DRAWING NO.
DD LA2.1.2

PLANT SCHEDULE 4TH STREET UPPER

TREES	CODE	BOTANICAL NAME / COMMON NAME
	BE-V	BETULA PAPYRIFERA `VAREN` / PRAIRIE DREAM BIRCH
	PI-N	PINUS NIGRA / AUSTRIAN BLACK PINE
	PO-T	POPULUS TREMULOIDES / QUAKING ASPEN
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME
		P3 - HILLSIDE / BLUFF PLANT PALETTE
		ASTER MACROPHYLLUS `ALBUS` / WHITE LARGE LEAF ASTER
		CAREX MUSKINGUMENSIS `OEHME` / PALM SEDGE
		CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
		DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
		MATTEUCCIA STRUTHIOPTERIS / OSTRICH FERN

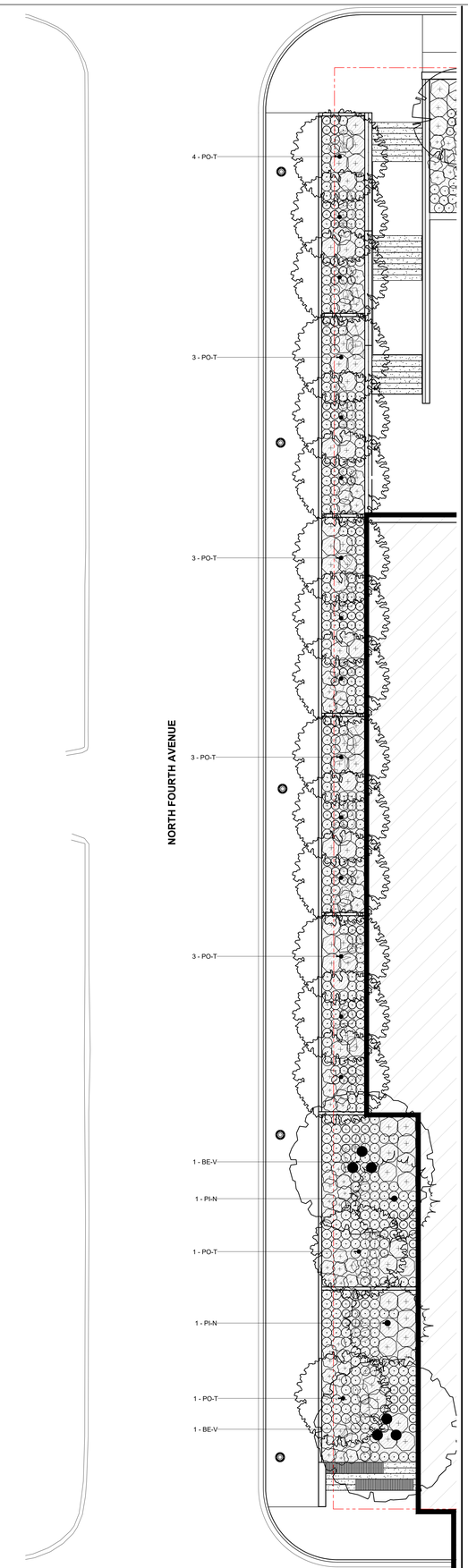


2 AREA C - 4TH STREET STREETSCAPE

0 10 20 30

SCALE: 1" = 10'

NORTH



1 AREA D - 4TH STREET STREETSCAPE

0 10 20 30

SCALE: 1" = 10'

NORTH

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GENERAL NOTES

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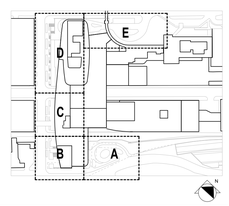

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VISION NORTHLAND

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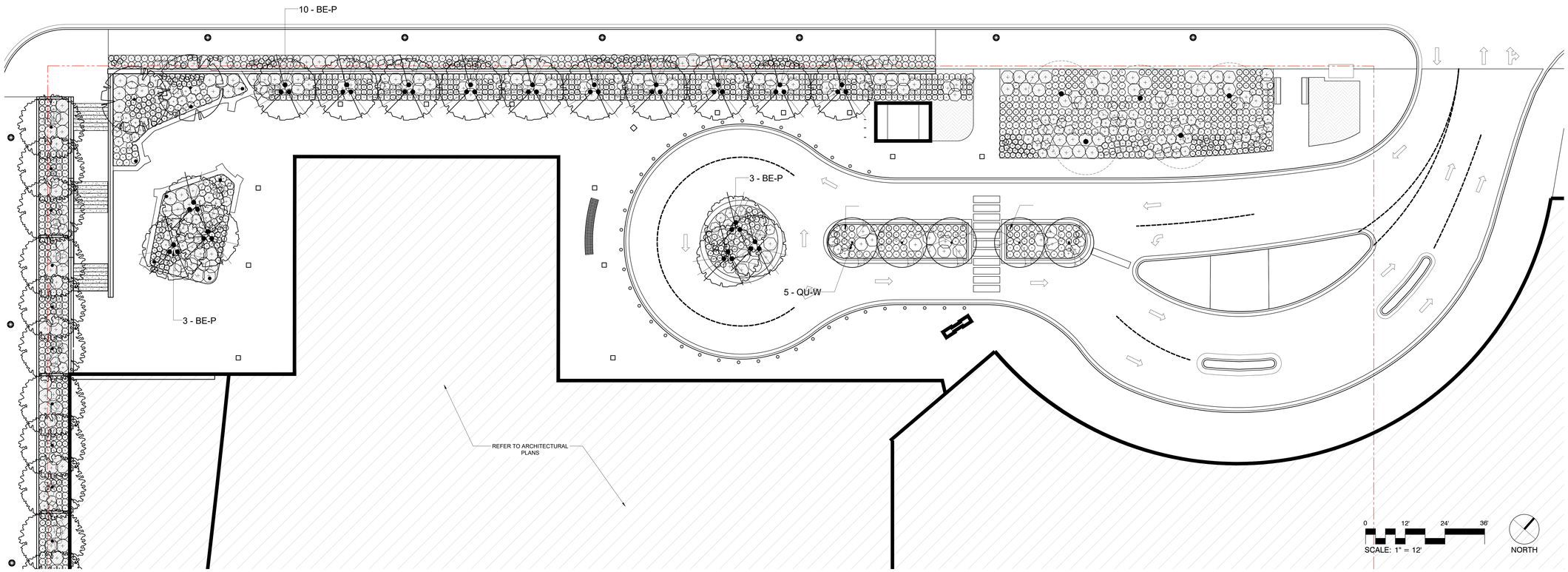
PROJECT NO. 20180361 SCALE 1:10
DRAWING NAME

LANDSCAPE PLAN - 4TH STREET STREETSCAPE

FLOOR/SECTION PHASE DRAWING NO.
DD LA2.3.1



PLANT SCHEDULE UPPER DROP OFF

TREES	CODE	BOTANICAL NAME / COMMON NAME
	BE-P	BETULA POPULIFOLIA `WHITESPIRE` / WHITESPIRE BIRCH
	T1	EXISTING DECIDOUS TREE
	OS-V	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
	QU-W	QUERCUS X WAREI `LONG` TM / REGAL PRINCE OAK
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME
		P5 - RAINGARDEN PALETTE
		ALLIUM STELLATUM / PRAIRIE ONION
		LIATRIS PYCNOSTACHYA / GAYFEATHER
		PANICUM VIRGATUM / SWITCH GRASS
		RUDBECKIA HIRTA / BLACK-EYED SUSAN
		SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS
		P4 - UPLAND PLANTING PALETTE
		MONARDA FISTULOSA / BERGAMOT
		PANICUM VIRGATUM / SWITCH GRASS
		RUDBECKIA HIRTA / BLACK-EYED SUSAN
		SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS
		SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

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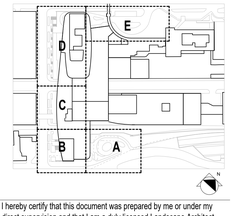

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ESSENTIA HEALTH
VISION NORTHLAND

502 East Second Street
Duluth, MN 55805

DRAWN BY BD/JS DATE 04/23/19
PROJECT NO. 20180361 SCALE 1:12
DRAWING NAME
LANDSCAPE PLAN - IN PATIENT DROP OFF

FLOOR/SECTION PHASE DRAWING NO.
DD LA2.6.1

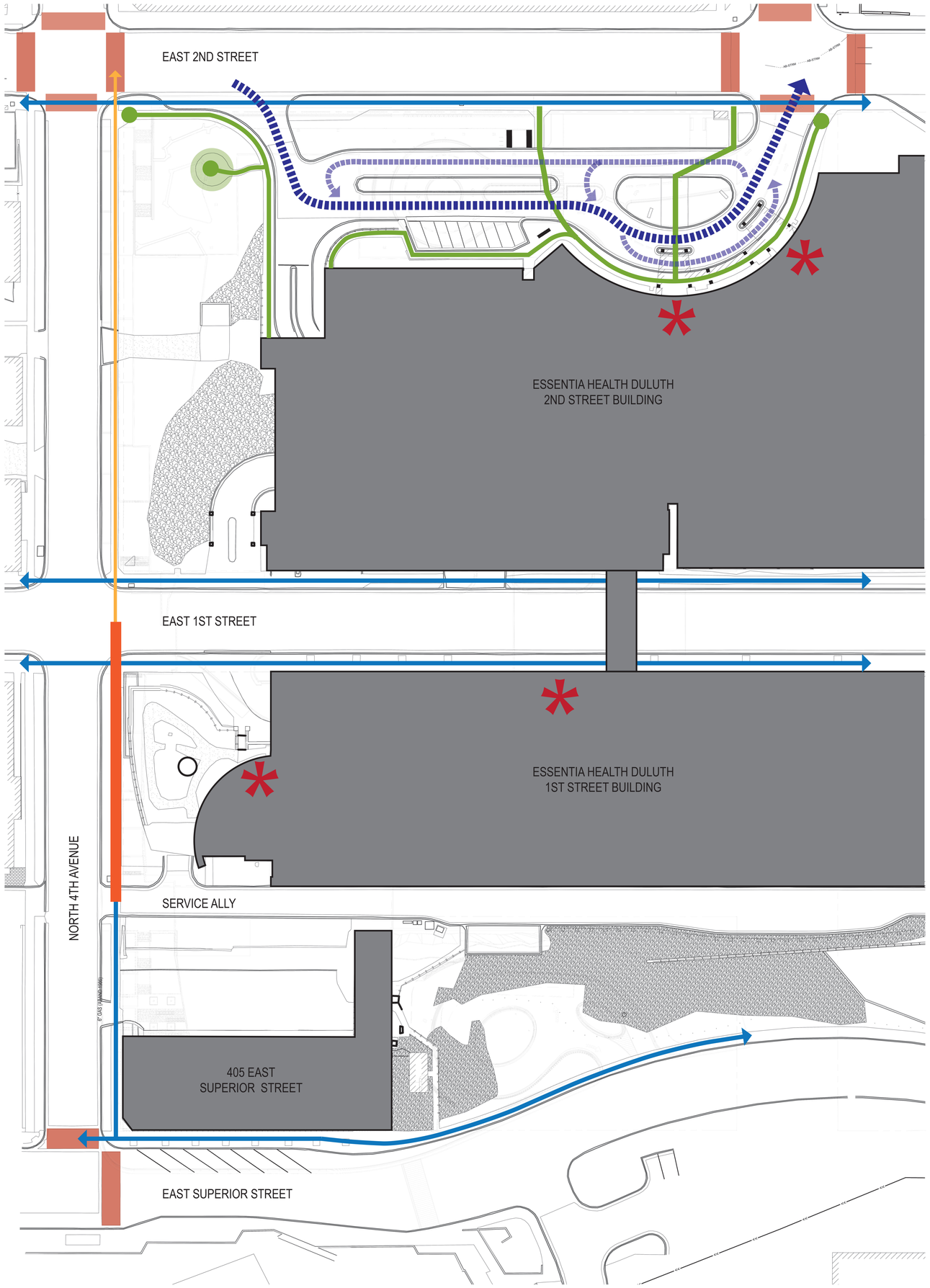
EXISTING CONDITIONS

PEDESTRIAN CIRCULATION

- 10'+ WIDTH WALKWAY
- 8' WIDTH WALKWAY
- 6' WIDTH WALKWAY
- INTERNAL SITE CIRCULATION
- BUILDING ENTRY
- PLAZA/AMENITY SPACE
- PEDESTRIAN CROSSWALK

VEHICULAR CIRCULATION

- PRIMARY
- SECONDARY



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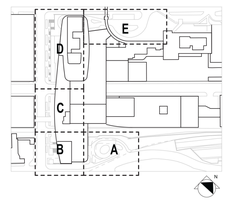

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DRAWN BY BD/JS DATE 04/23/19
PROJECT NO. 20180361 SCALE 1:30
DRAWING NAME

DIAGRAM - EXISTING

FLOOR/SECTION PHASE DRAWING NO.
DD LA0.3

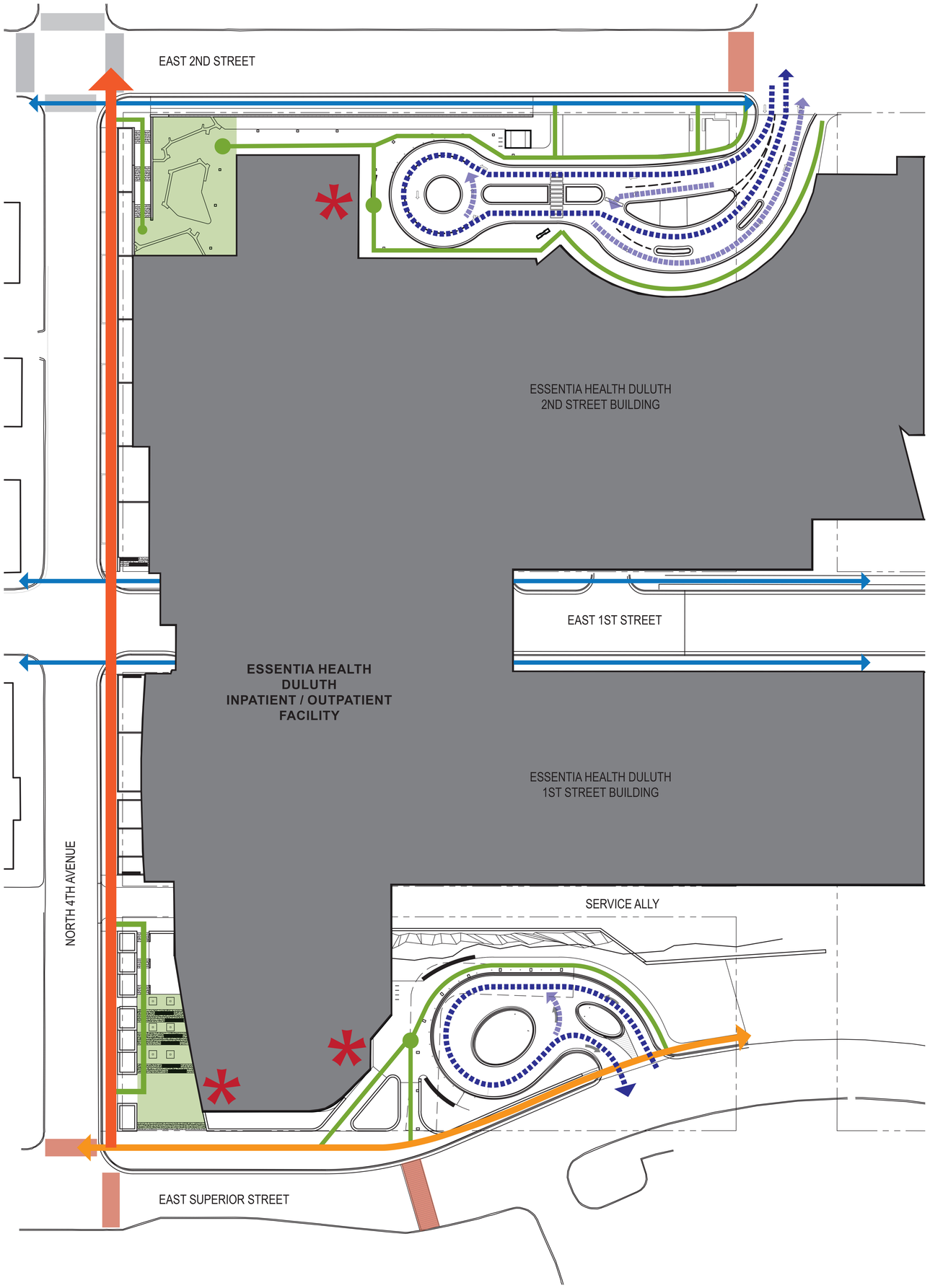
PROPOSED CONDITIONS

PEDESTRIAN CIRCULATION

- 10'+ WIDTH WALKWAY
- 8' WIDTH WALKWAY
- BRANDED CITY WALKWAY
- INTERNAL SITE CIRCULATION
- BUILDING ENTRY
- PLAZA/AMENITY SPACE
- PEDESTRIAN CROSSWALK IMPROVEMENTS

VEHICULAR CIRCULATION

- PRIMARY
- SECONDARY



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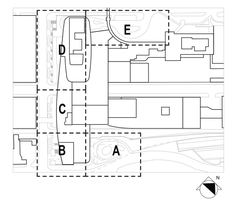
GENERAL NOTES

KEY PLAN



I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Signature:
Typed or Printed Name:
Date: License Number:

PRINCIPAL
Jesse Symynkywicz

PROJECT MANAGER
Brian Doucette

REVISIONS

NO.	BY	DESCRIPTION	DATE

ESSENTIA HEALTH
VISION NORTHLAND

502 East Second Street
Duluth, MN 55805

DRAWN BY BD/JS DATE 04/23/19
PROJECT NO. 20180361 SCALE 1:30
DRAWING NAME

PEDESTRIAN DIAGRAM - PROPOSED

FLOOR/SECTION PHASE DRAWING NO.
DD LA0.4

MAP 4.4: Downtown Duluth