

Vision Northland

Project Overview & Zoning Plan

October 30, 2018

Agenda

- **Introduction of Project**
 - Keith Hamre, City of Duluth
- **Essentia Health Overview**
 - Dr. Robert Erickson, Physician Leader Vision Northland
- **VNL Project Description & Overview**
 - Scott Garand, Principal, Ewing Cole
- **Proposed Zoning Plan**
 - Scot Ramsey, Vice President of Facilities
- **Questions**
 - Mark Hayward, Senior Vice President of Operations



Introduction of Project

Keith Hamre, City of Duluth

Director of Planning & Construction Services
and Interim Chief Administrative Officer

- ❖ Overview of tonight's meeting
- ❖ City of Duluth's role with Vision Northland project
- ❖ Environmental Assessment Worksheet (EAW) status

Essentia Health Overview

Dr. Robert Erickson, VNL Physician Leader

Why Vision Northland? Why Now?

- ❖ Provides highest level of care with patient and staff safety as the priority
- ❖ State-of-the-art medical facility with advanced technologies to meet latest healthcare standards and patients' needs
- ❖ Increased efficiencies by eliminating long transport of patients through public spaces
- ❖ Environment that retains and attracts top talent and addresses future workforce needs

Essentia Health Overview

Dr. Robert Erickson, VNL Physician Leader

Why Vision Northland? Why Now?

- ❖ Designed with efficiencies and flexibility to respond to changing clinical and technological advances
- ❖ Improves access, affordability and quality of care for Duluth and the entire region, all while being good stewards of our resources
- ❖ Enhanced patient, visitor and staff experience
- ❖ Zoning plan that allows for smooth inpatient and outpatient flow

Essentia Health Overview

Dr. Robert Erickson, VNL Physician Leader

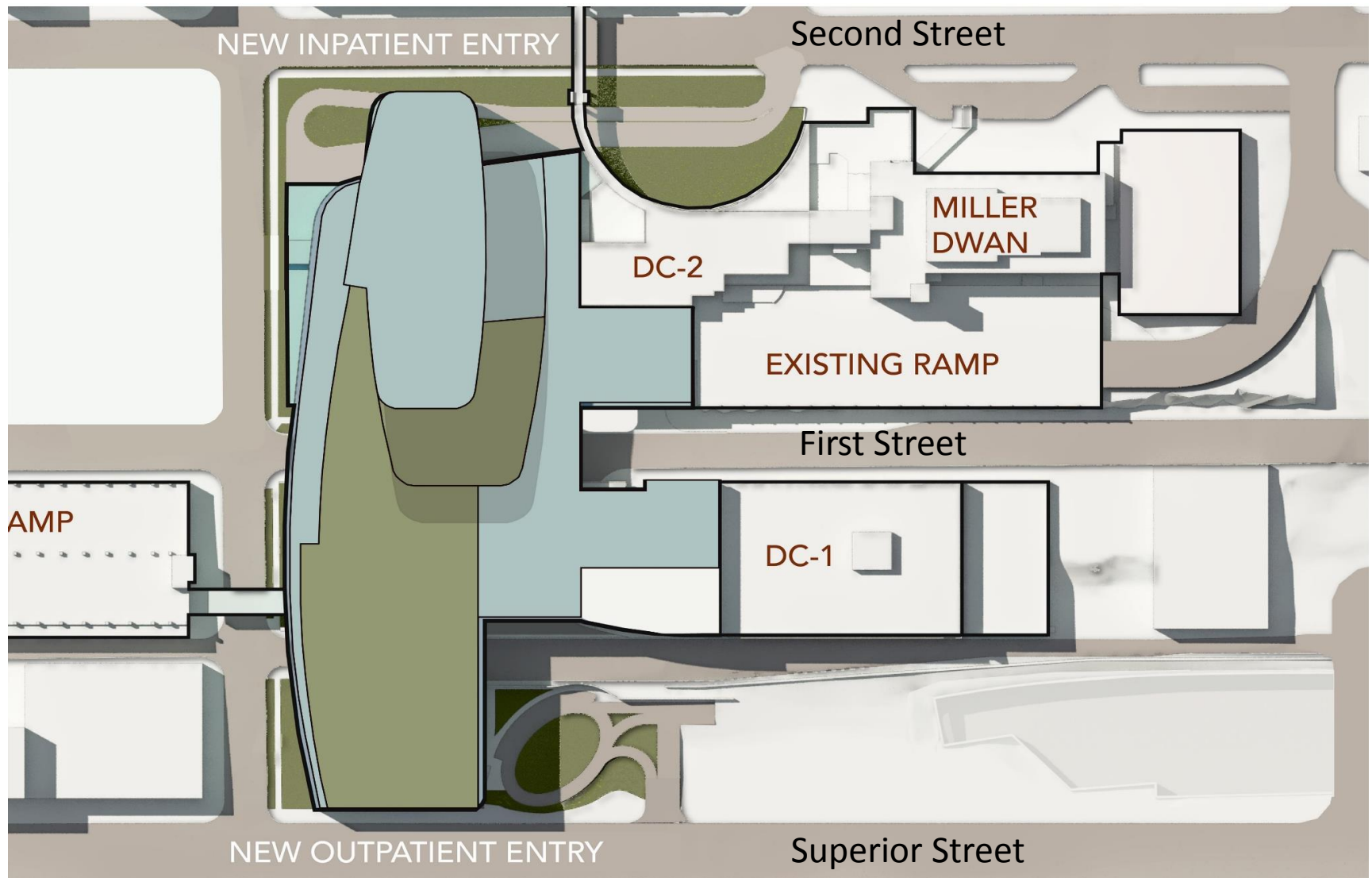
- ❖ Largest private investment in Duluth's history – more than a building project
- ❖ \$675 million investment to construct new hospital tower, clinic and outpatient surgery center
- ❖ \$125 million for related infrastructure and financing
- ❖ Investment in Essentia's mission that demonstrates commitment to the health of our patients, the economic vitality of the community and the work environment for staff
- ❖ Serves as a catalyst for other investments and economic development

Vision Northland Project Description

Scott Garand, Principal, Ewing Cole

- ❖ 815,000 square feet
- ❖ 115,000 square feet of renovated space
- ❖ Building up vs. out
- ❖ Essentia's overall footprint reduced, opening space for other development in Duluth's Central Hillside

Site Plan



Exterior Design Concepts



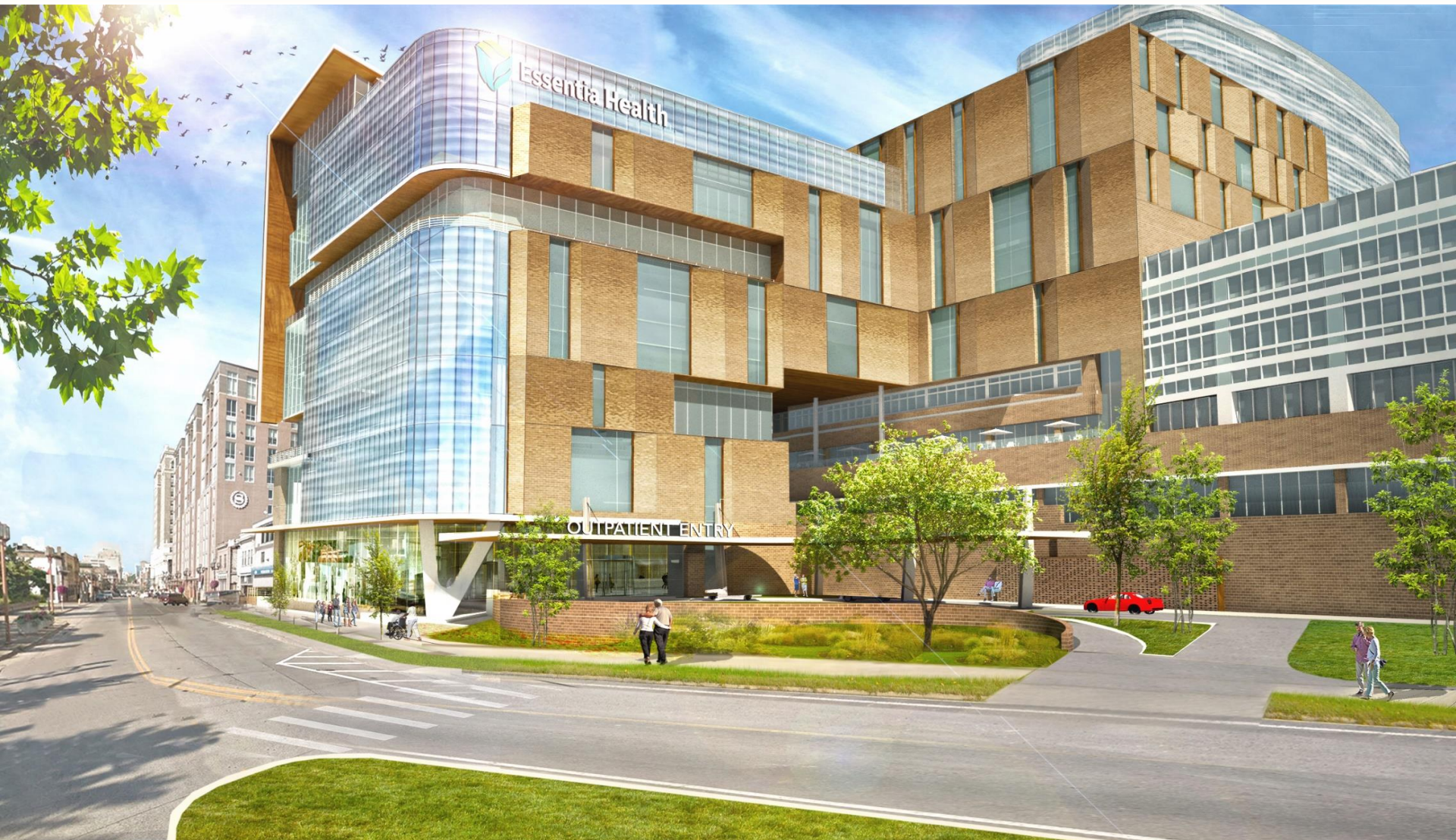
Exterior Design Concepts



Exterior Design Concepts



Exterior Design Concepts

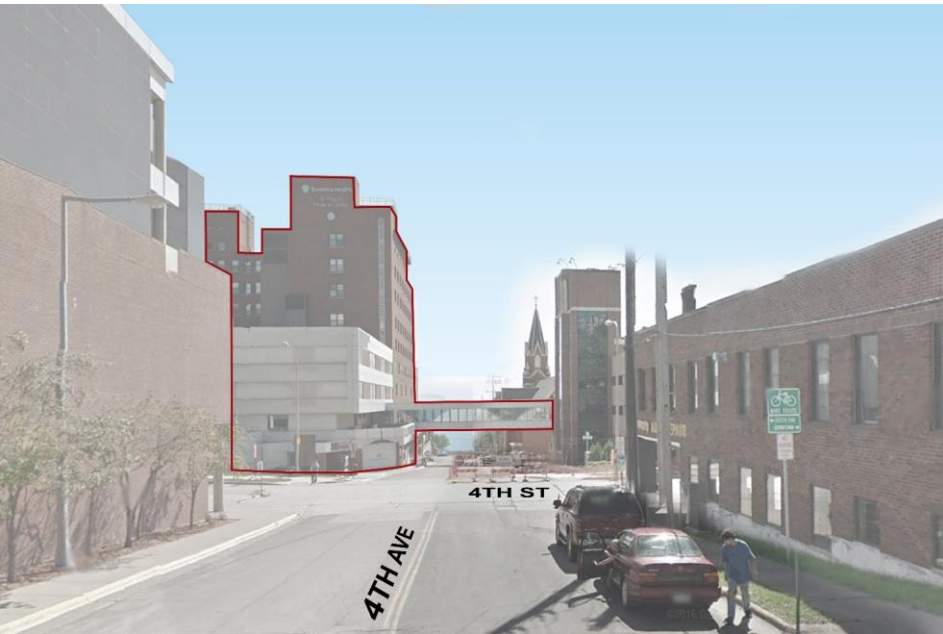


Exterior Design Concepts

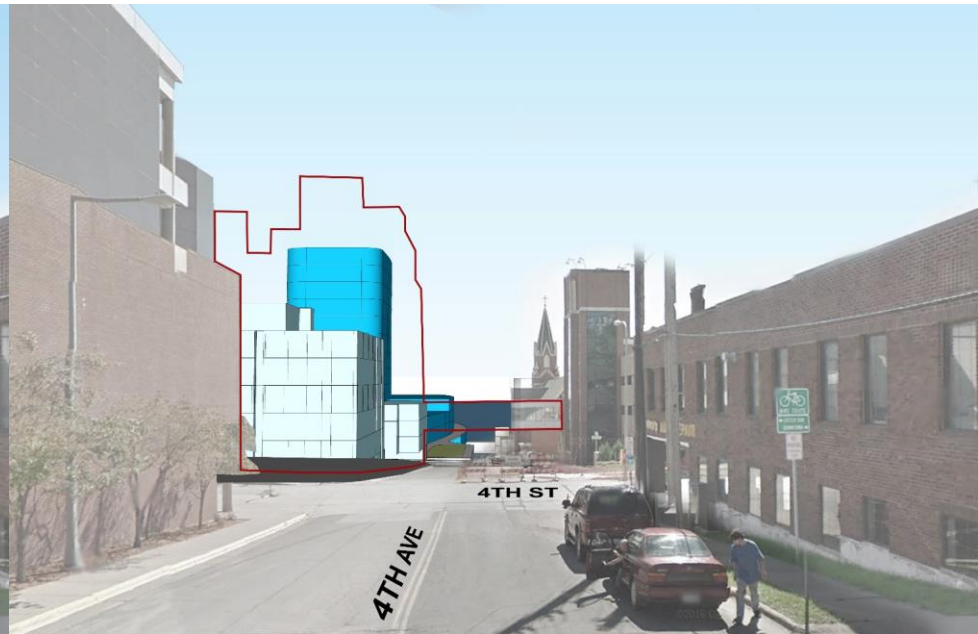


Sight Lines for VNL Project

4th Avenue East & 4th Street



Current building



New building

Sight Lines for VNL Project

4th Avenue East & 6th Street



Current building



New building

Sight Lines for VNL Project

6th Avenue East & 5th Street



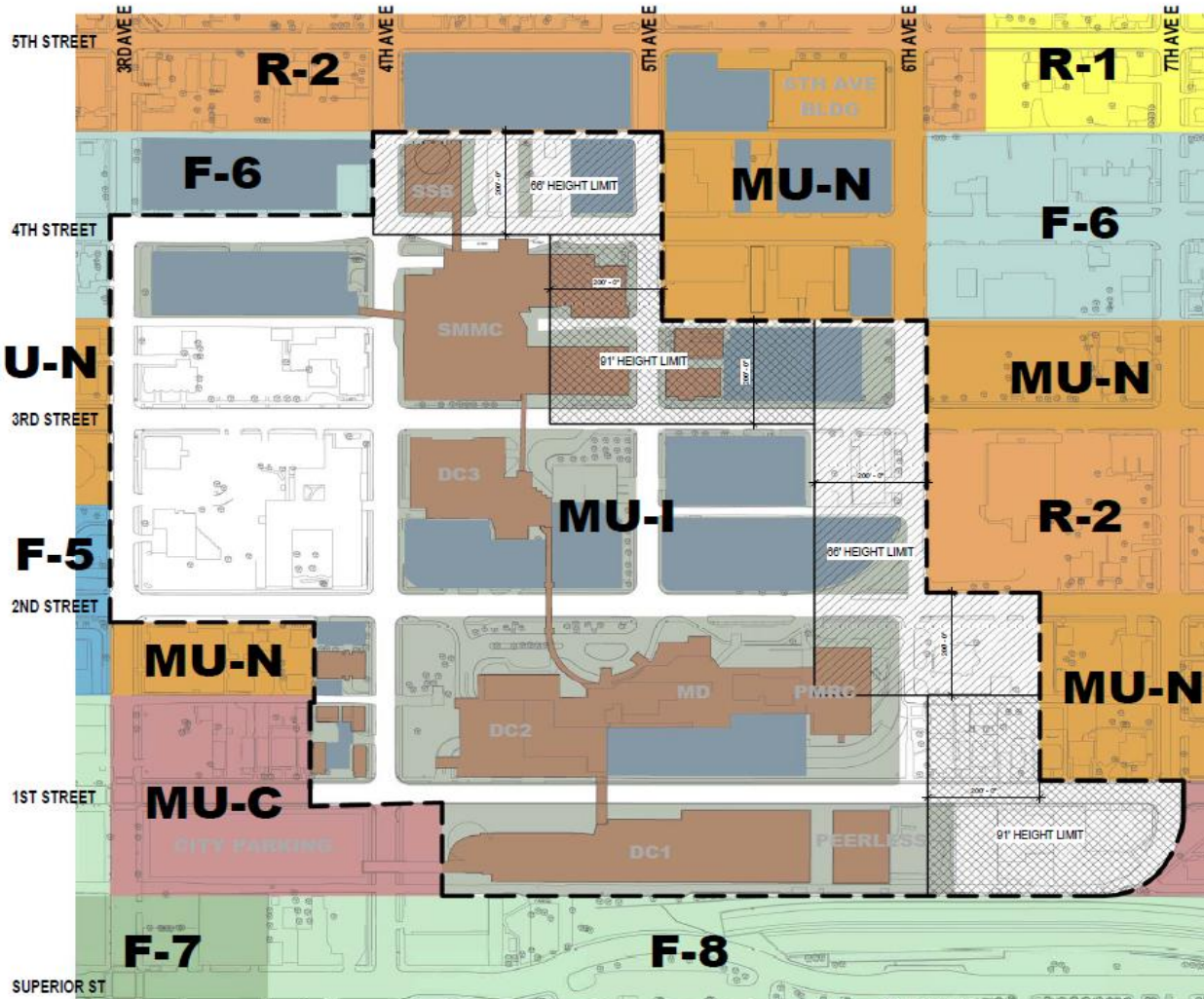
With current building



New building

Current Zoning Plan

Scot Ramsey, Essentia's VP of Facilities



ZONING KEY :

MIXED-USE DISTRICTS

- MU-I MIXED-USE INSTITUTIONAL
- MU-N MIXED-USE NEIGHBORHOOD
- MU-C MIXED-USE COMMERCIAL

FORM DISTRICTS

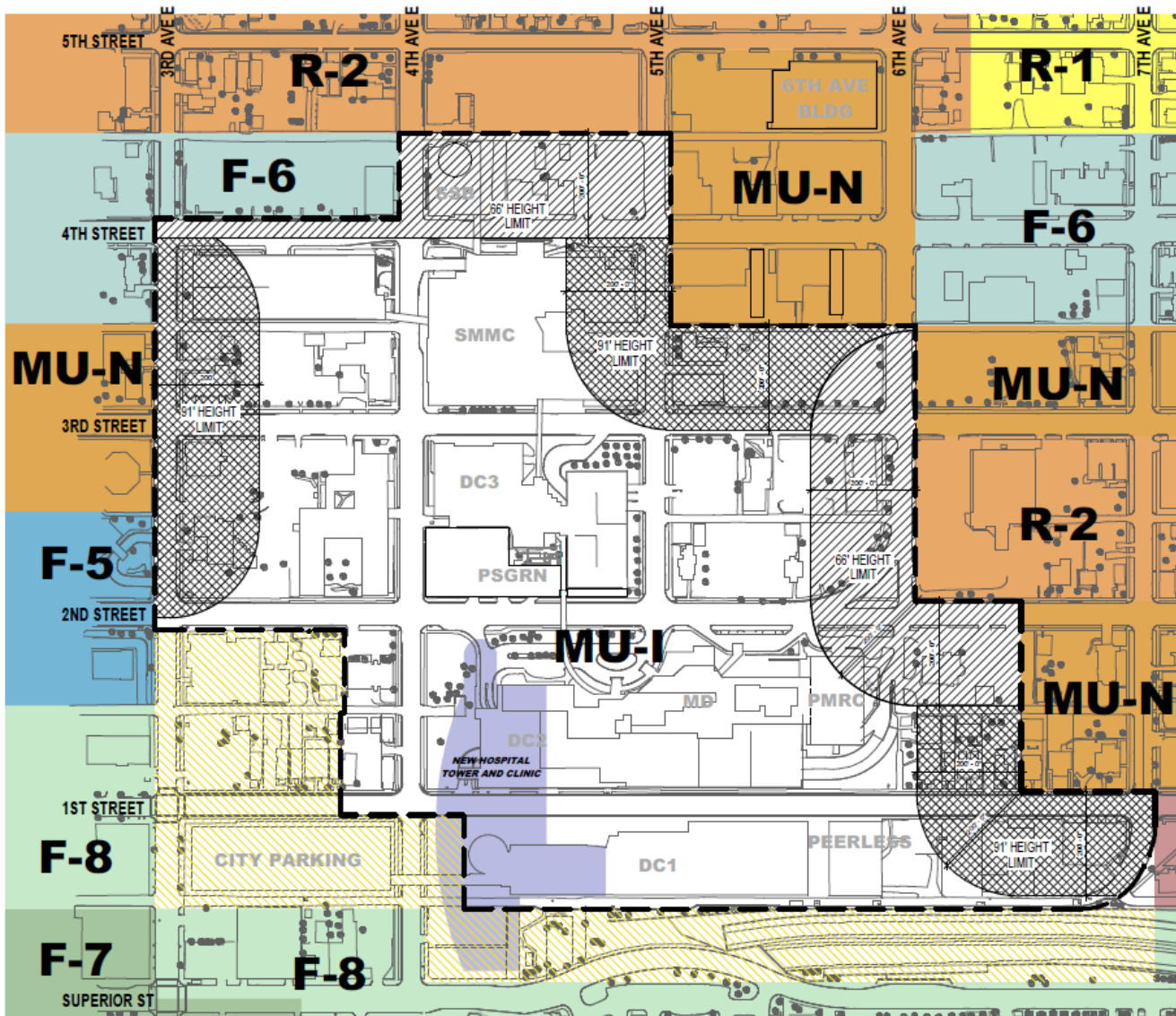
- F-5 MID-RISE COMMUNITY SHOPPING & OFFICE
- F-6 MID-RISE NEIGHBORHOOD SHOPPING
- F-7 DOWNTOWN SHOPPING
- F-8 DOWNTOWN MIX

RESIDENTIAL DISTRICTS

- R-1 RESIDENTIAL - TRADITIONAL
- R-2 RESIDENTIAL - URBAN

Proposed Zoning Changes

Scot Ramsey, Essentia's VP of Facilities



- PROPOSED NEW BUILDING/ ADDITION
- PENDING ZONING CHANGES

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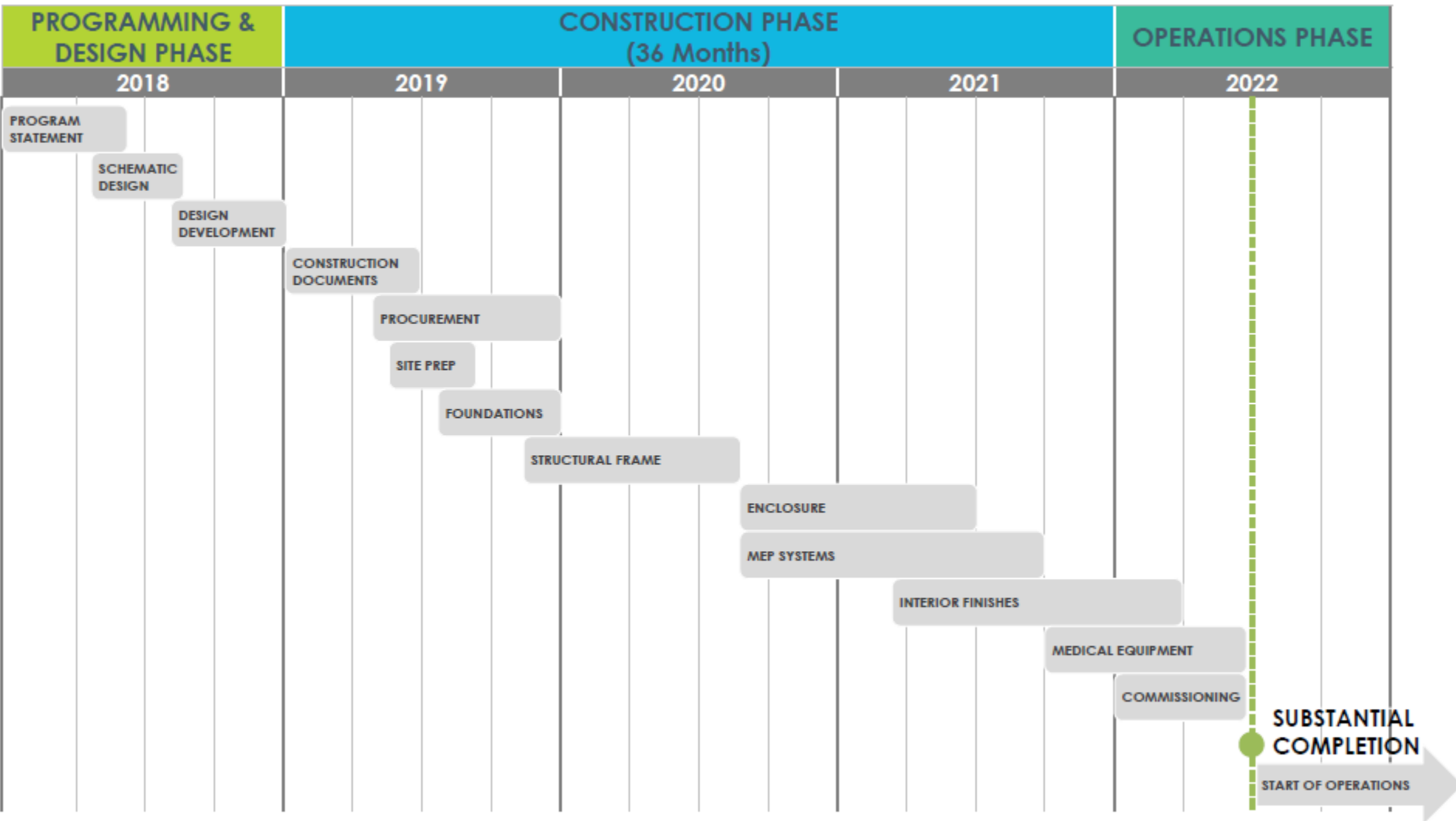
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Vision Northland – Project Timeline



Questions?

Mark Hayward, Senior Vice President of Operations



For more information and updates on the project, visit:
Essentiahealth.org/visionnorthland