



**CITY OF DULUTH**  
Planning Division

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

**STAFF REPORT**

<b>File Number</b>	PL 14-060	<b>Contact</b>	Jenn Reed Moses, jmoses@duluthmn.gov	
<b>Application Type</b>	Planning Review	<b>Planning Commission Date</b>	June 10, 2014	
<b>Deadline for Action</b>	<b>Application Date</b>	May 8, 2014	<b>60 Days</b>	July 7, 2014
	<b>Date Extension Letter Mailed</b>	May 30, 2014	<b>120 Days</b>	September 5, 2014
<b>Location of Subject</b>	10th Avenue E and 2nd Street			
<b>Applicant</b>	St. Luke's Hospital	<b>Contact</b>	Pat Earley, patrick.earley@slhduluth.com	
<b>Agent</b>	William Scalzo, Scalzo Architects	<b>Contact</b>	wscalzo@scalzoarchitects.com	
<b>Legal Description</b>	Lot 1 and Lot 2, Block 6, Portland Division			
<b>Site Visit Date</b>	June 2, 2014	<b>Sign Notice Date</b>	May 27, 2014	
<b>Neighbor Letter Date</b>	May 27, 2014	<b>Number of Letters Sent</b>	38	

**Proposal**

St. Luke's proposes to build a building on the corner of 10th Avenue E and 2nd Street that would house generators for the hospital campus. Building would be approximately 35'x100'. Lot currently is used as a parking lot.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	MU-I	Hospital parking lot	Medical District
<b>North</b>	R-2	Residential	Medical District
<b>South</b>	MU-I	Hospital campus	Medical District
<b>East</b>	R-2	Residential	Medical District
<b>West</b>	MU-I	Residential	Medical District

**Summary of Code Requirements (reference section with a brief description):**

- 50-15.4 MU-I District - Planning review by the Planning Commission is required for new development and redevelopment in the MU-I district.
- 50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.
- 50-24 Parking and Loading - Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage and pedestrian circulation.
- 50-25 Landscaping and Tree Preservation - Landscaping standards such as materials, plant size, location, tree preservation and replacement.
- 50-26 Screening, Walls, and Fences - Screening of mechanical equipment, loading areas, and commercial containers, plus regulations regarding fences and retaining walls.
- 50 - 29 - Sustainability standards for new development.
- 50-30 Design Standards - Building standards for multi-family, commercial, institutional, and industrial buildings.
- 50-31 Exterior Lighting - Directs the minimum and maximum illumination values and lighting fixtures for a site.
- 50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

III. E-1

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

Principle #4 - Support emerging economic growth sectors. This includes the medical field.

Future Land Use - Medical District: An area encompassing the medical campuses and adjacent areas that support them, with related commercial, office uses and residential uses in the fringe areas of the district.

**Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):**

Staff finds that:

- 1.) 50-15.4 (MU-I District) - Property is zoned MU-I. St. Luke's Hospital has an approved District Plan that was adopted in 2012, but as this generator building was not included in that plan, a separate Planning Review is required.
- 2.) 50-18.1 (Natural Resources Overlay) - Property is not within any floodplain or shoreland. Project will require temporary erosion control during construction, and permanent water quality and rate controls; per coordination with city engineering staff, stormwater controls will be installed when parking ramp/lot is reconstructed (prior to 2016).
- 3.) 50-24 (Parking) - Generator building will be built on an existing parking lot and will result in the removal of (30?) parking spaces. This is a very small amount of overall St. Luke's parking; the campus added a significant amount of new parking in 2013.
- 4.) 50-25 (Landscaping) - Applicant is proposing shrubs on three sides of the building perimeter, and two trees in front of the building. As an accessory building to the primary use of the lot, the street frontage landscaping requirements do not apply. The proposed landscaping will provide aesthetic benefits to the project.
- 5.) 50-26 (Screening) - No commercial containers, exterior mechanicals, or loading docks are proposed.
- 6.) 50-29 (Sustainability) - Building is less than 10,000 sq ft, so sustainability standards do not apply.
- 7.) 50-30 (Design Standards) - Building is less than 10,000 sq ft, so building design standards do not apply.
- 8.) 50-31 (Exterior Lighting) - Exterior lighting will consist of wall sconces such as those seen on the wall of the nearby oxygen tanks (see photo). Light levels at the property line meet UDC regulations.
- 9.) No public, City or agency comments were received.
- 10.) Per UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized is not begun within 1 year.

**Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):**

Based on the above findings, Staff recommends that Planning Commission approve the Planning Review for a generator building, subject to the following conditions:

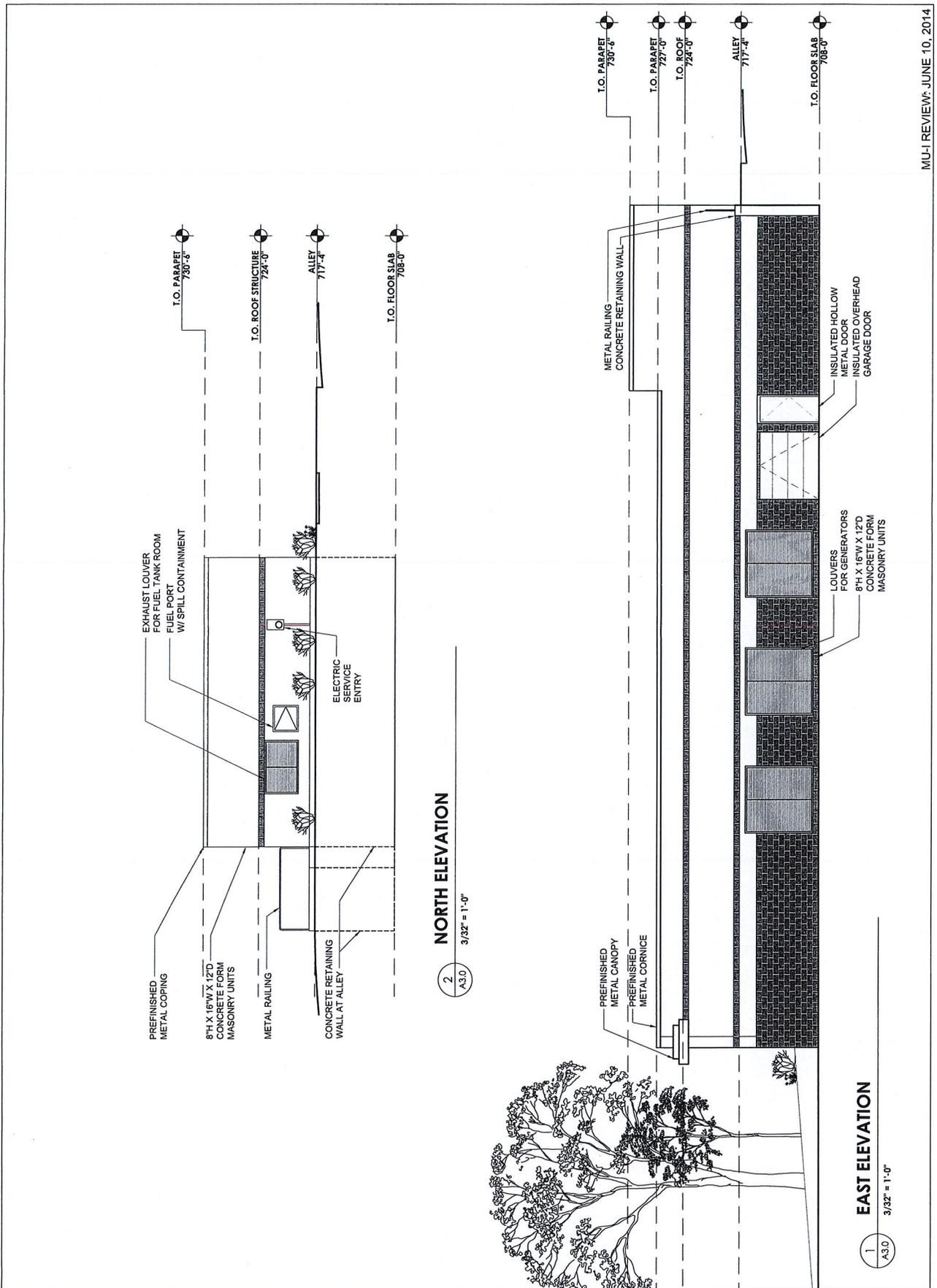
- 1.) The project be limited to, constructed, and maintained according to Site Plan and Exterior Elevations, all dated May 8, 2014.
- 2.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

E-2

**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**

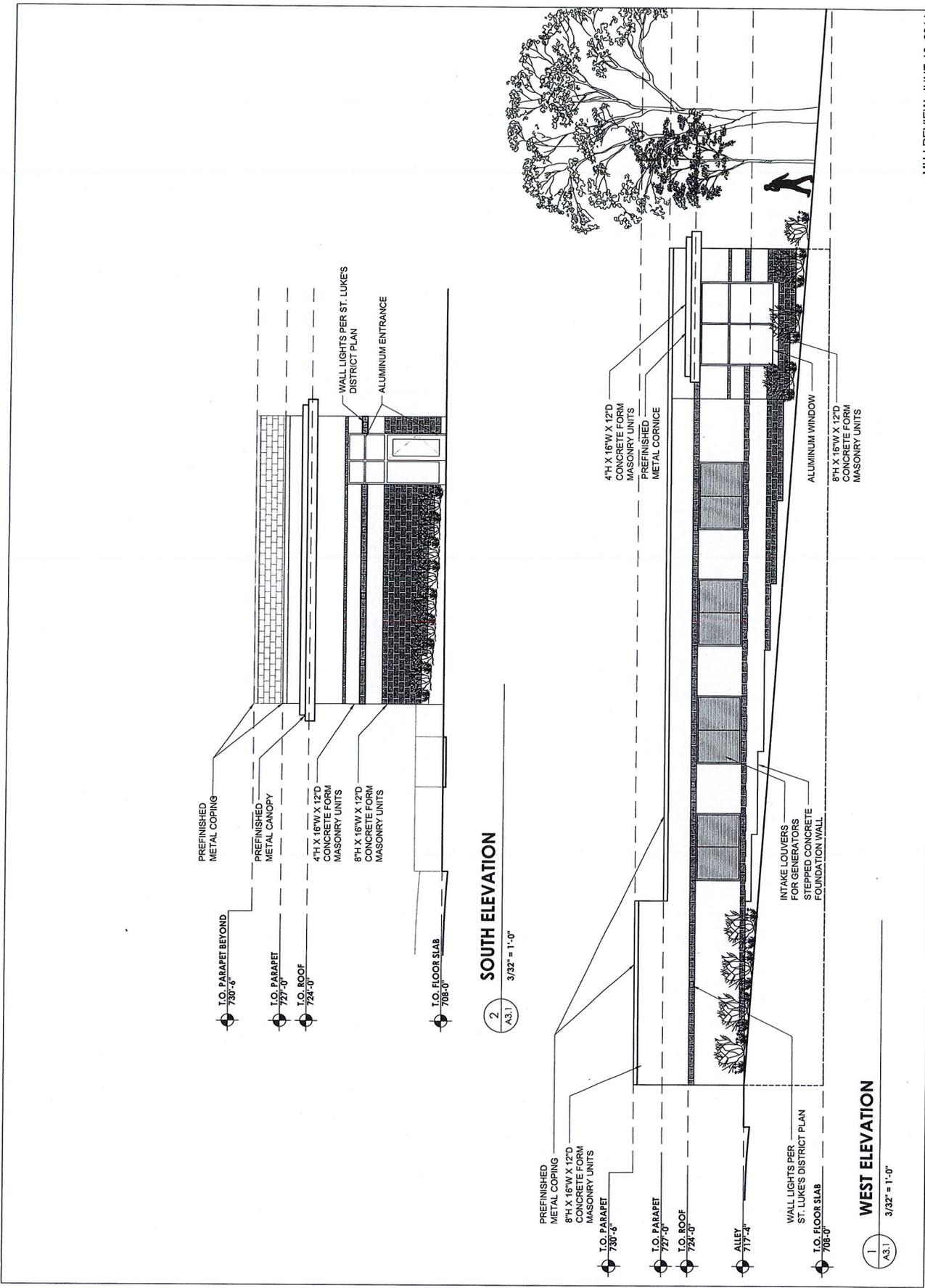






MU-1 REVIEW: JUNE 10, 2014

E-5



MU-J REVIEW: JUNE 10, 2014

E-6

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Feedback

# WSTM LED

## LED Architectural Sconce - WSTM LED



### Intended Use

The classic architectural shape of the WSTM LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs make this luminaire nearly maintenance-free.

### Construction

The single-piece die-cast aluminum housing integrates a heat sink to optimize thermal transfer from the internal light engine and promote long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### Finish:

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder-coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### Optics

Light engines are 3000K (>80 CRI) or 4000K (>80 CRI). The WSTM LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### Electrical

Light engine(s) consist of 42 high-efficacy LEDs mounted to a circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life (50,000 hrs at 25°C, L74).

### Installation

Easily installed using provided mounting strap. Mount to any non-combustible vertical surface, over a 4" round or square recessed outlet box (by others). Back access through slotted gasket.

### Listings

CSA certified to U.S. standards. Luminaire is IP65 rated and suitable for wet locations when mounted with the lens down. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

### Warranty:

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms\_and\_conditions.aspx.

Note: Specifications subject to change without notice.

SHARE



### Product Overview

### Specification Sheets

### Photometric Data

### Building Information Models

### Installation Instructions

### Sell Sheets

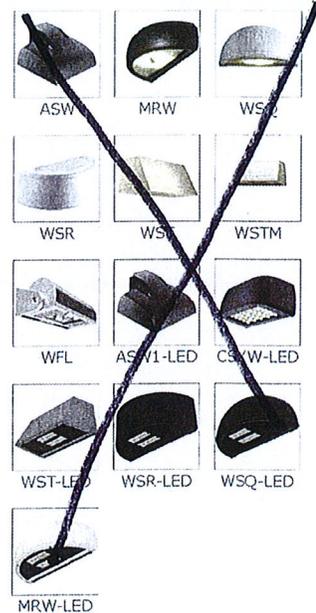
### FAQs

### Additional Information

### Additional Images

### Questions about this product?

### Related Products



ST. LUKE'S - GENERATOR BUS

20FS

E-7



# WSTM LED

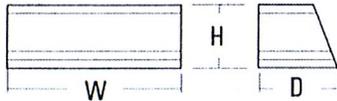
## LED Mini Wall Sconce



Catalog Number
Notes
Type

### Specifications Luminaire

- Height:** 5-3/4" (14.6 cm)
- Width:** 12-1/2" (31.8 cm)
- Depth:** 1-1/2" (3.8 cm)
- Weight:** 6 lbs. (2.7 kg)



### Introduction

The Architectural WSTM Mini-Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 87% over metal halide versions. The diffuse lens eliminates harsh glare while producing comfortable illumination.

The WSTM LED is ideal for replacing existing 50-100W metal halide or 26-42W compact fluorescent wall-mounted products and can be mounted in either lens up or lens down orientation. The expected service life is over 10 years of nighttime use.

### Ordering Information

**EXAMPLE: WSTM LED 2A 40K 120 DDBTXD**

#### WSTM LED

Series	LEDs	Color temperature	Voltage	Mounting	Control options	Other options	Finish (required)
WSTM LED	1A One engine	30K 3000K	120	Shipped included (blank) Surface mount  Shipped separately <sup>2</sup> UTS Uplight 5 degrees	Shipped installed PE Photoelectric cell, button type	Shipped installed (blank) Diffusing glass lens CGL Clear glass lens Shipped separately <sup>2</sup> WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
	2A Two engines	40K 4000K	277 <sup>1</sup>				

Stock configurations are offered for shorter lead times:

#### Stock Part Number

- WSTM LED 1A 40K 120 DDBTXD
- WSTM LED 2A 40K 120 DDBTXD

#### Accessories

Ordered and shipped separately.

- WSTMUS DDBTXD U 5 degree uplight accessory (specify finish)
- WSTMWG U Wire guard accessory

#### NOTES

- Includes step-down transformer; see page 2 for more information.
- Also available as a separate accessory; see Accessories information at left.



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ST. LUKE'S - GENERATOR BLDG

3 of 6 E-2

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating at 120V or 277V +/-10%.

LEDs	Performance Package	System Watts <sup>1</sup>	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)				
			Nominal Lumens	B	U	G	LPW	Nominal Lumens	B	U	G	LPW
1A	1A-K	9	673	0	0	0	75	733	0	0	1	81
2A	2A-K	17	1,308	1	0	0	//	1,271	1	0	0	75

1 See electrical load chart for 277V system watts.

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the WSTM LED platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.86	0.74	0.54

### Electrical Load

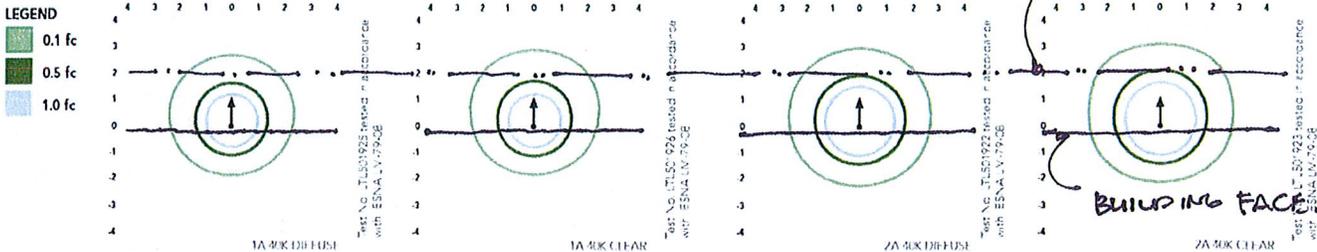
LEDs	System Watts	Current (A)	
		120	277
1A	9W	0.08	-
	13W <sup>1</sup>	-	0.06
2A	17W	0.15	-
	22W <sup>1</sup>	-	0.09

1 Higher wattage is due to electrical losses from step-down transformer.

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WSTM LED homepage](#).

Isolfootcandle plots for the WSTM LED 40K. Distances are in units of mounting height (H).



## FEATURES & SPECIFICATIONS

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WSTM-LED  
Rev. 03/10/14

E-9

ST. LUKE'S  
GENERATOR BLDG



1 of 5

E-10