



**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 14-061	<b>Contact</b>	Steven Robertson, 218 730 5295	
<b>Application Type</b>	MU-W Planning Review, Hotel	<b>Planning Commission Date</b>	June 10, 2014	
<b>Deadline for Action</b>	<b>Application Date</b>	May 30, 2014	<b>60 Days</b>	July 29, 2014
	<b>Date Extension Letter Mailed</b>	May 30, 2014	<b>120 Days</b>	September 27, 2014
<b>Location of Subject</b>	800 West Railroad Street			
<b>Applicant</b>	Pier B Holdings	<b>Contact</b>		
<b>Agent</b>	AMI Consulting Engineers	<b>Contact</b>	chad.scott@amiengineers.com	
<b>Legal Description</b>	010-3610-08075			
<b>Site Visit Date</b>	May 26, 2014	<b>Sign Notice Date</b>	May 27, 2014	
<b>Neighbor Letter Date</b>	May 22, 2014	<b>Number of Letters Sent</b>	2	

**Proposal**

The applicant is requesting a MU-W Planning Review for a new hotel. According to the applicant, the development will "include a 140 room hotel with event center, restaurant, and pool. Development also includes new boardwalk and bridge across Slip 2, decks, special event areas, parking, utility upgrades and improvements, boat launch, transient marina, storm water, and site demolition of excess foundations and structures."

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	MU-W	Brownfield/Industrial/Water	Commercial Waterfront
<b>North</b>	MU-C/F-8	Transportation	Commercial Waterfront/Transportation
<b>South</b>	MU-W	Industrial	Commercial Waterfront
<b>East</b>	MU-W/MU-N	Recreation	Commercial Waterfront/Recreation
<b>West</b>	MU-W	Industrial/Transportation	Commercial Waterfront/Transportation

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

50-15.6 MU-W District - Planning review by the Planning Commission is required for new development, redevelopment, and expansions in the MU-W district. Additional development standards in 50-15.6.E  
 50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.  
 50-23 Connectivity and Circulation - Focuses on pedestrian and bicycle accommodations.  
 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 - Speaks to 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 and 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. J-1

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

Commercial Waterfront: Waterfront-dependent commercial uses, sometimes mixed with residential or adjacent to higher density residential. Includes tourist- or recreation-oriented uses. Commercial areas can be adjacent to industrial waterfront. Abuts other commercial uses and recreation areas, preservation areas. Access to regional arterial traffic and water access.

The application was submitted on May 8, 2014, but was determined to be incomplete. The application (site and landscape plan, and exterior elevation) was revised and was considered a complete application on May 30, 2014.

This application is being submitted along with PL 14-067, a variance from the front yard parking requirements.

There will likely be a subsequent zoning application, for vacation of unimproved right of way, that will be brought before the Planning Commission at the July 2014 meeting.

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

- 1) The applicant is requesting a MU-W Planning Review for a new 140 room hotel. The application is being submitted with a variance application (PL 14-067).
- 2) 50-15.6.E (Development Standards). Complies with the 50 feet setback between structures (for views of Lake Superior and the harbor). The requirement for 40% transparency has been met by the applicant.
- 3) 50-18.1 Property is within the Harbor Shoreland Area (which allows reduced setbacks). It is not within a floodplain. FIRM panel 270421 0040D list the Base Flood Elevation of the harbor at 605; the Flood Protection Elevation is 607.
- 4) 50-23 (Connectivity) The currently dedicated (but not improved) public right of way will not be a public street when the redevelopment is completed (vacation application pending). There will be a connection/extension to the baywalk.
- 5) 50-24 (Parking). The applicant is proposing to provide approximately 259 parking spaces, which is slightly over the maximum allowed; 150% of the required parking spaces (based on hotel/conference center, office, warehouse, and retail) would be 257. The parking spaces and drive aisle meet city minimum specifications. The requirement that no more than 50%/60% of the off street parking be located in the front yard has not been met (see variance application PL 14-067).
- 6) 50-25 (Landscaping and Tree Preservation). The applicant is required to provide 1 tree per 300 feet of interior landscaping (50 required, 51 provided). The applicant is aware of the 15% interior parking lot area landscaping and 30% tree canopy coverage requirement, but at this time it is not clear that the requirement is being met. The applicant will need to meet the standard, or receive an "Alternative Landscaping Plan" from the Land Use Supervisor for equivalent quality landscaping, prior to issuance of a building permit. The applicant is proposing geo-cell surfacing on two lots adjacent to the Railroad Street right of way; that does not meet the interior parking lot landscaping requirement. In addition, trailer parking is appropriate for this type of use (with an accessory marina/boat landing), but staff are not recommending approval of the overflow parking lot at this time. For the area designated "Overflow Parking", it has not been indicated the number of parking spaces or type of parking (or duration of parking).
- 7) 50-26 (Screening, Walls and Fences). Screening of mechanical equipment, screening areas, and dumpsters is required.
- 8) 50-27 (Signage). Any signs will need to apply for and receive a building permit prior to installation.
- 9) 50-29 (Sustainability Standards). Four points are required; applicant will provide 4.25 points).
- 10) 50-30 (Building Design Standards). Applicant is required to meet Commercial design standards.
- 11) 50-31 (Exterior Lighting). Applicant has not provided lighting plan, which sometimes is not available at the "Planning Review" stage. Applicant will need to meet the lighting standards (down cast lighting, lighting not exceeding the light limits, etc).
- 12) No public, agency, or City comments were received.

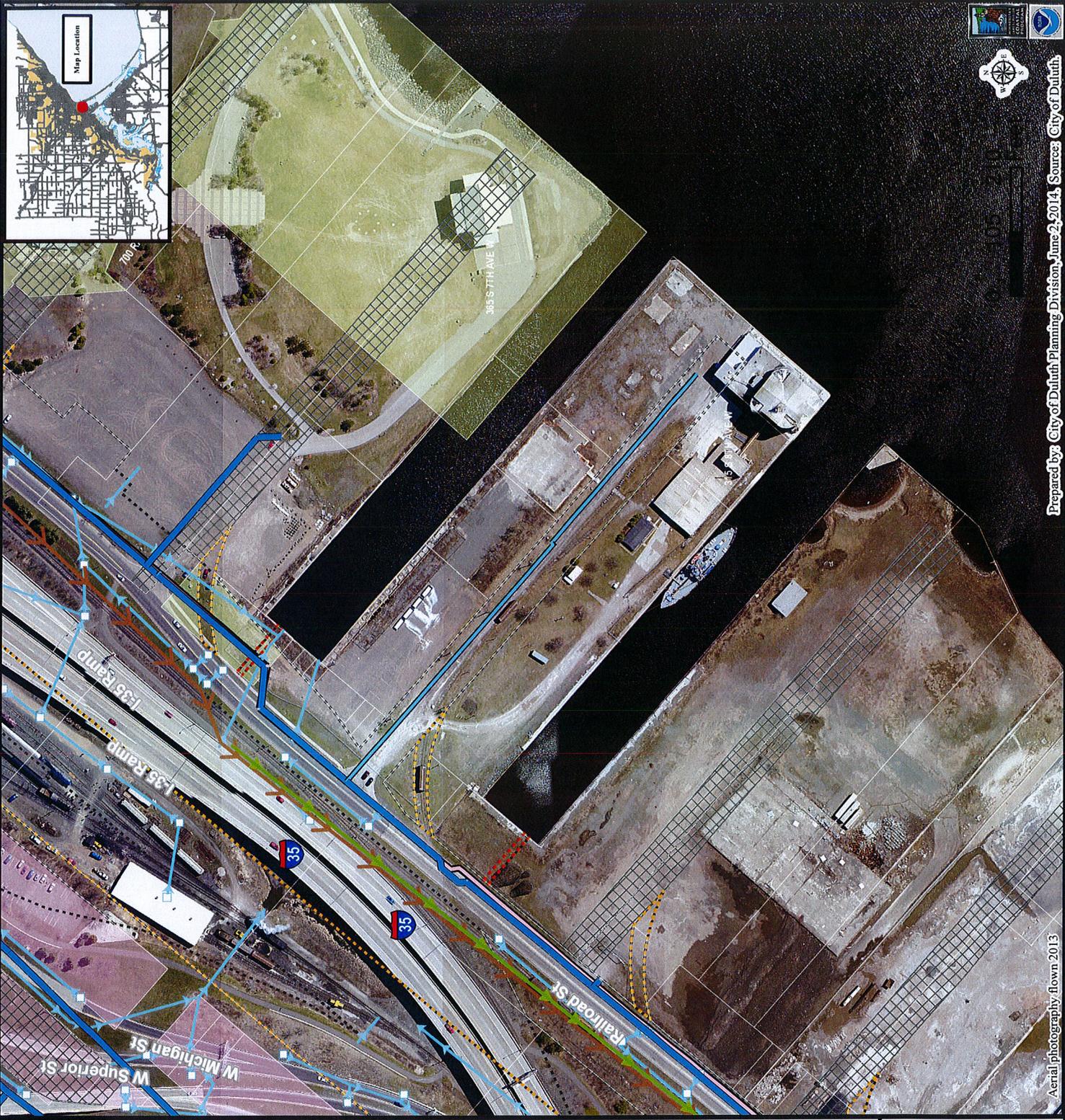
## Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

- Staff recommends that if the Planning Commission approve the MU-W Planning Review for the hotel
- 1) The project be limited to, constructed, and maintained according to the Site Plan revised May 29, 2014.
  - 2) The applicant revise the site plan to show compliance with the maximum parking requirement.
  - 3) The applicant revise landscaping plan to show compliance with landscaping requirements, or receive an approved Alternative Landscaping Plan from the Land Use Supervisor.
  - 4) If the variance is not approved by the Planning Commission, the applicant revise the parking plan to show compliance with front yard parking requirements.
  - 5) The overflow parking designation be removed, or clarified and approved by the Land Use Supervisor, from the site plan.
  - 6) Project comply with all UDC rules (including lighting and screening), and other applicable building and fire code regulations.
  - 7) 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.
- Per UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized is not begun within 1 year.
- J-2

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



**City Planning**  
 PL 14-061  
 Planning Review  
 Pier B



**Legend**

<b>Stream Type</b>	Trout Stream (GPS)
	Other Stream (GPS)
<b>Water Distribution System</b>	30 - 60" Water Pipe
	16 - 24" Water Pipe
	4 - 6" Water Pipe
<b>Sanitary Sewer Collection System</b>	Sanitary Sewer Collector
	Sanitary Sewer Interceptor
	Sanitary Sewer Forced Main
	Storage Basin
	Pump Station
<b>Gas Distribution Main</b>	8" - 16" Gas Pipes
	4" - 6" Gas Pipes
	0" - 4" Gas Pipes
<b>Storm Sewer Collection System</b>	Storm Sewer Pipe
	Storm Sewer Catch Basin
	Discharge Points
<b>Right-of-Way Type</b>	Road or Alley ROW
	Vacated ROW
<b>Easement Type</b>	Utility Easement
	Other Easement

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, June 2, 2014. Source: City of Duluth.





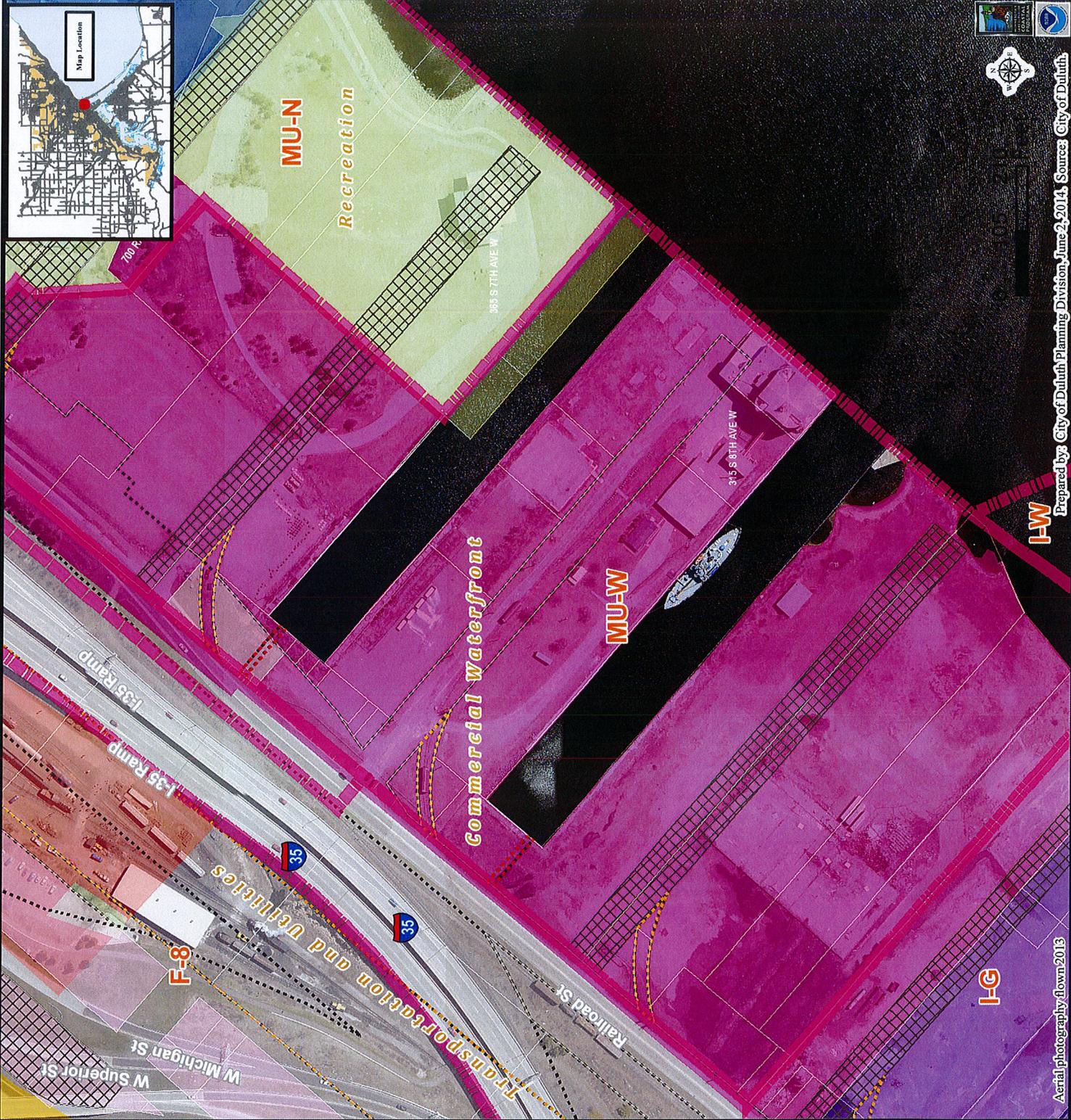
**City Planning**  
 PL 14-061  
 Planning Review  
 Pier B

**Legend**

- Zoning Boundaries
- Right-of-Way Type**
  - Road or Alley ROW
  - Vacated ROW
- Easement Type**
  - Utility Easement
  - Other Easement
- Future Land Use**
  - Preservation
  - Recreation
  - Rural Residential
  - Low-density Neighborhood
  - Traditional Neighborhood
  - Urban Residential
  - Neighborhood Commercial
  - Neighborhood Mixed Use
  - General Mixed Use
  - Central Business Secondary
  - Central Business Primary
  - Auto Oriented Commercial
  - Large-scale Commercial
  - Business Park
  - Tourism/Entertainment District
  - Medical District
  - Institutional
  - Commercial Waterfront
  - Industrial Waterfront
  - Light Industrial
  - General Industrial
  - Transportation and Utilities

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7-4



Aerial photography: flown 2013

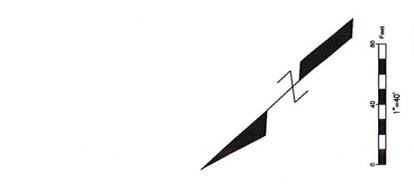
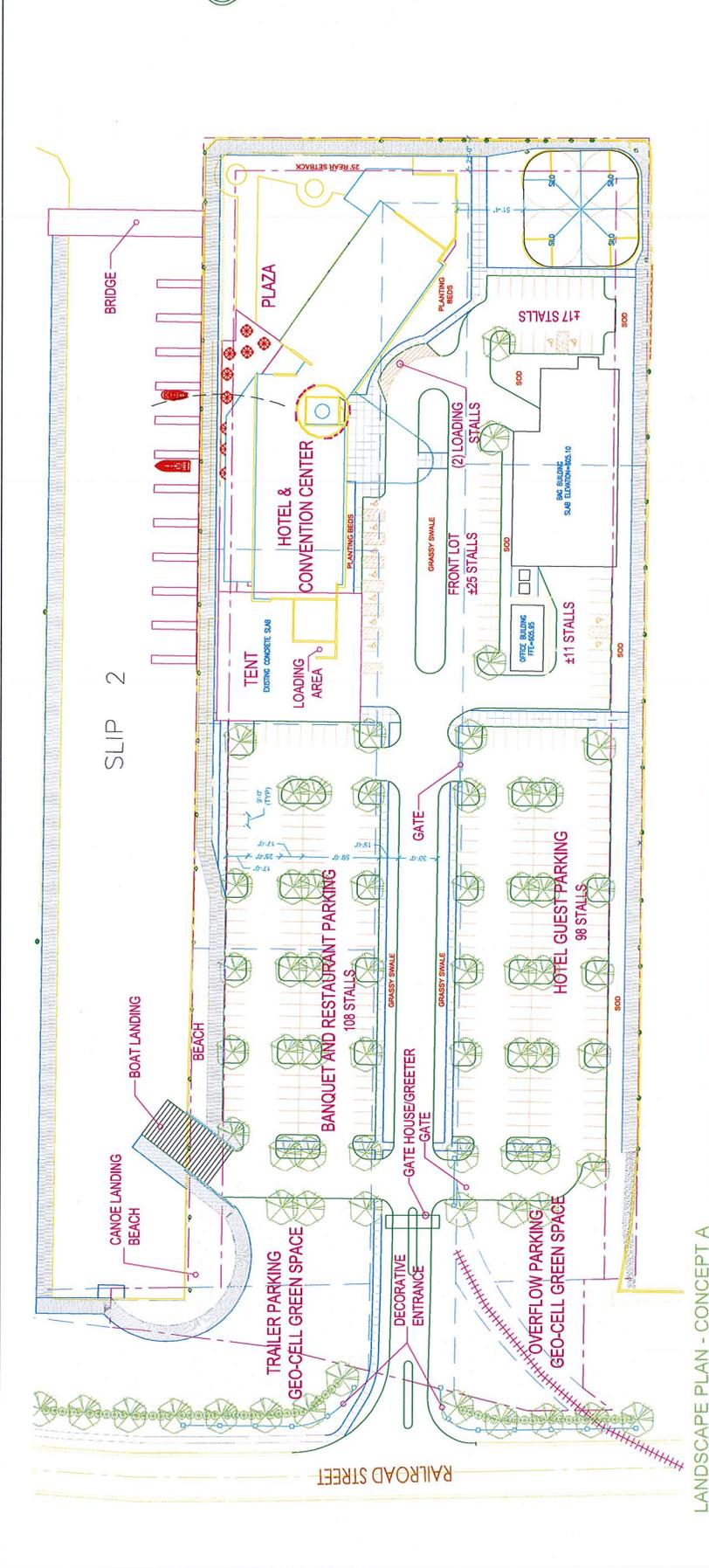
Prepared by: City of Duluth Planning Division, June 2, 2014, Source: City of Duluth.



J-5







LANDSCAPE PLAN - CONCEPT A  
NOT TO SCALE

- LANDSCAPE LEGEND**
- PROPOSED ORNAMENTAL TREE = 2.5' GAL.
  - PROPOSED OVERSTORY TREE = 2.5' CAL.
  - PROPOSED CONIFEROUS TREE = 6' HT.
  - PROPOSED SHRUB = 5 GAL. POT
  - GROUND COVER = 1 GAL. POT
  - EXISTING TREE
  - GREEN SPACE
- OR 800

**LANDSCAPE NOTES**

- FINAL SPECIES SELECTION WILL CONFORM TO CITY'S APPROVED VEGETATION LIST
- STREET FRONTAGE LANDSCAPE REQUIREMENTS
  - STREET FRONTAGE = 400'
    - 1 TREE/50' OF FRONTAGE = 1.3 TREES
    - 1 LARGE SHRUB/25' OF FRONTAGE = 19 LARGE SHRUBS
  - LANDSCAPE SCREENING REQUIREMENTS
  - 1 TREE/50' OF FRONTAGE = 1.3 TREES
  - 3 LARGE SHRUBS/25' OF FRONTAGE = 56 LARGE SHRUBS
  - \* PER THE UDC, SCREENING LANDSCAPE REQUIREMENTS WILL GOVERN OVER THE STREET FRONTAGE LANDSCAPE REQUIREMENTS BECAUSE THEY ARE GREATER
  - LARGE STREET FRONTAGE TREES PROVIDED = 1.3 TREES
  - LARGE SHRUBS PROVIDED = 30 SHRUBS
  - 15% OF PARKING LOT TO BE LANDSCAPE AREA REQUIREMENT
  - 97,400 SF OF PARKING AREA = 14,610 SF REQUIRED
  - 15,000 SF LANDSCAPE AREA PROVIDED
  - LANDSCAPE REQUIREMENTS
  - 15,000 SF OF INTERNAL PARKING LANDSCAPE AREAS
  - 1 TREE/300 SF OF INTERNAL LANDSCAPE AREA = 50 TREES
  - 51 TREES PROVIDED

**LANDSCAPE REQUIREMENTS**

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J-8



# A 2

Scale: 3/32" = 1'-0"

**Department Legend**

Admin	Baranet	Building Services	Circulation	Hotel Rooms	Pool	Restaurant	Spa
[Grey]	[Purple]	[Blue]	[Light Blue]	[Yellow]	[Green]	[Red]	[Light Green]

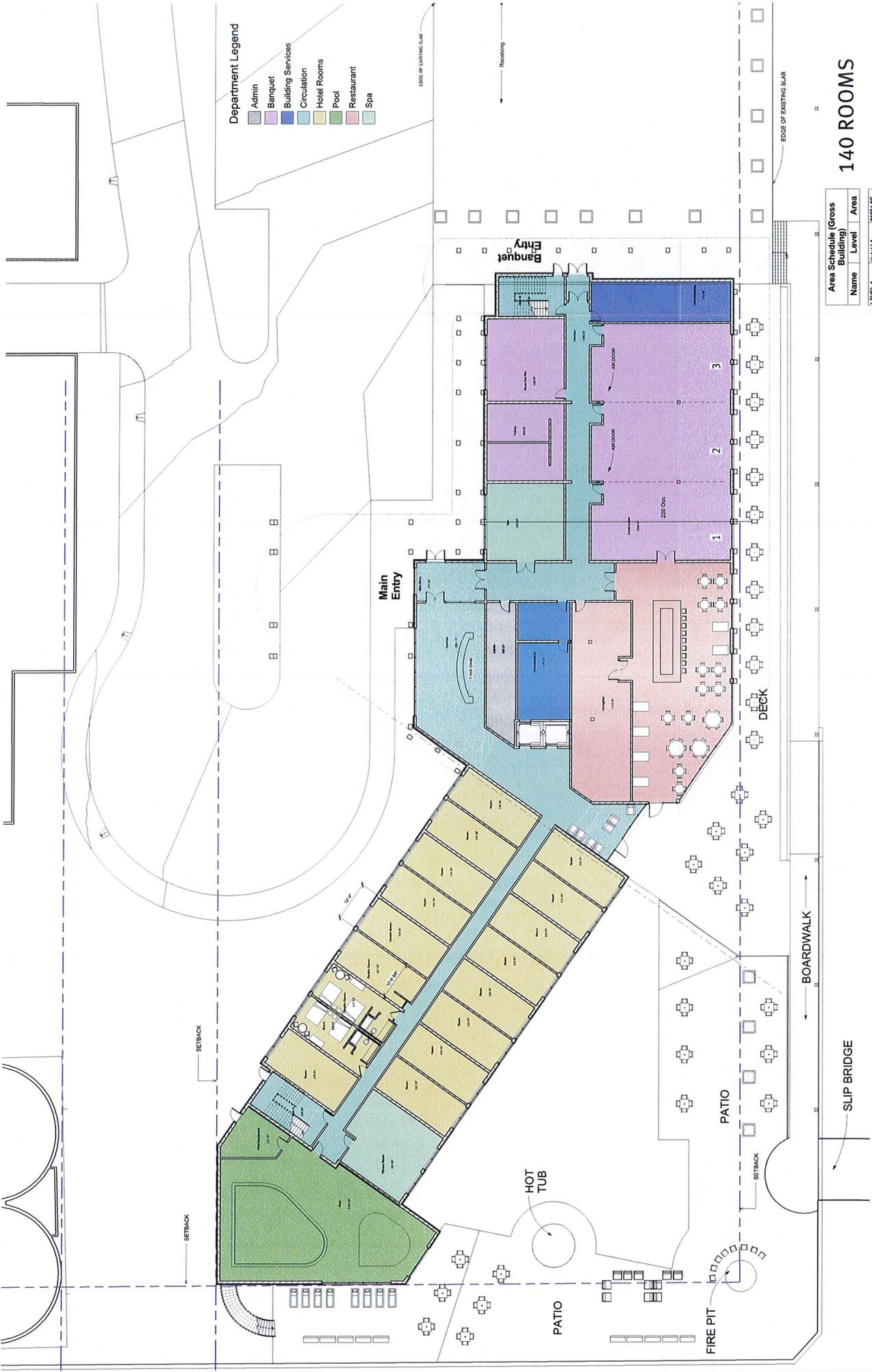
**Area Schedule (Gross Building)**

Name	Level	Area
LEVEL 1	Hotel L1	26024 SF
LEVEL 2	Hotel L2	18881 SF
LEVEL 3	Hotel L3	18869 SF
LEVEL 4	Hotel L4	18880 SF
Grand Total: 4		82654 SF

## HOTEL LEVEL 1

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### 140 ROOMS



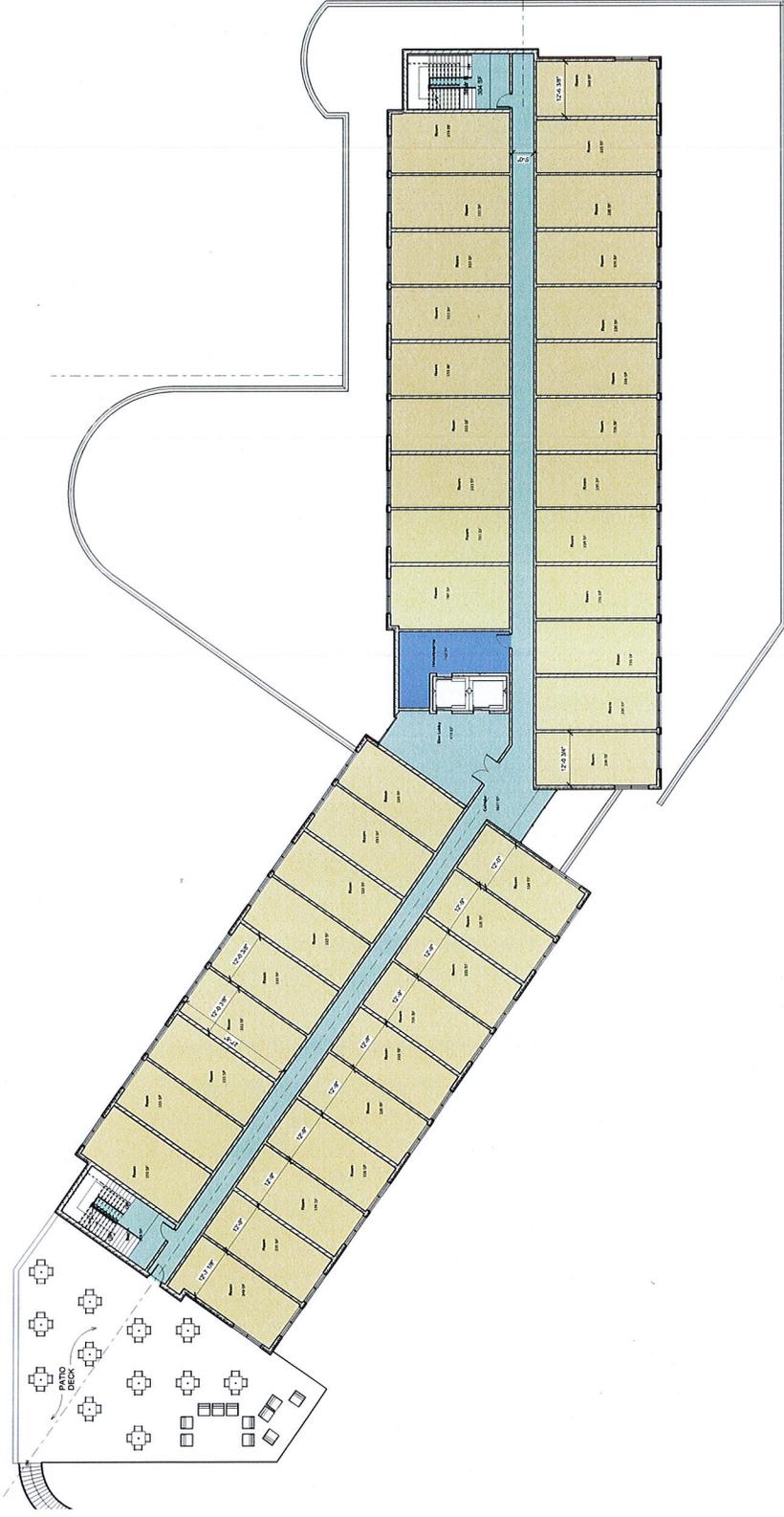
**DSGW**  
 rendering  
 construction  
 through  
 architecture

**PIER B**  
DULUTH, MN

J-9



Department Legend  
 Building Services  
 Circulation  
 Hotel Rooms



① Level 2, 3, 4  
 3/22' = 1/4"



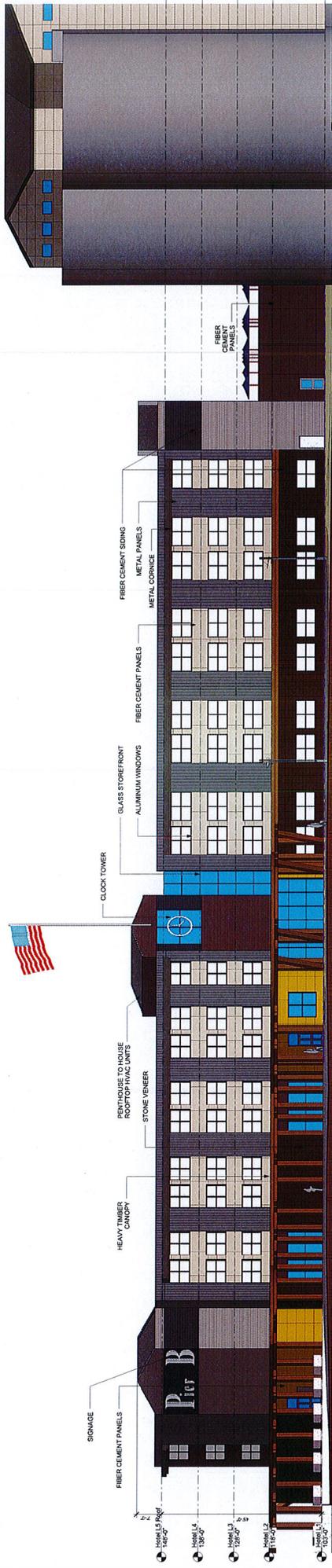
PIER B  
 DULUTH, MN

J-10

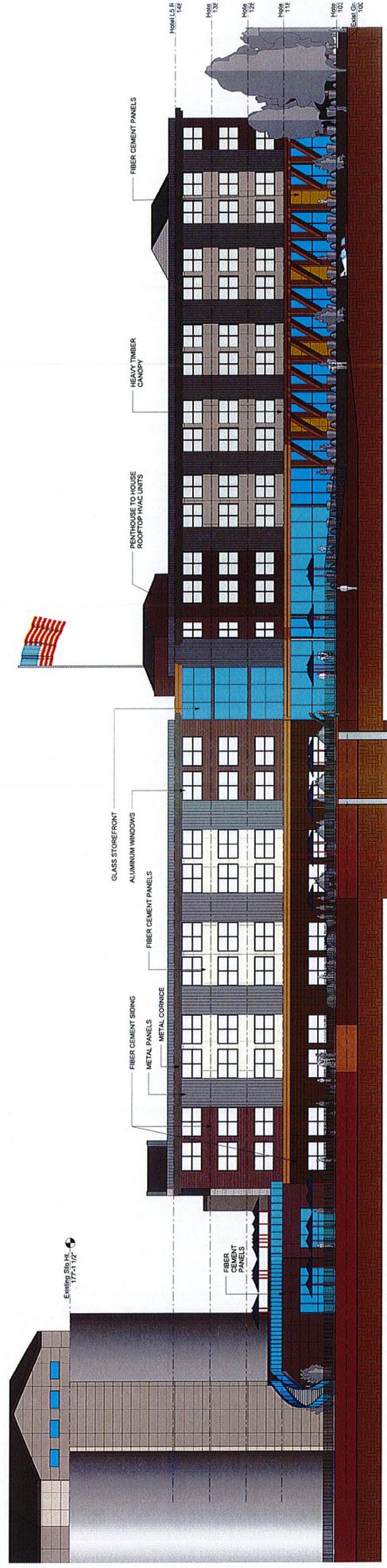
HOTEL LEVEL 2, 3 & 4  
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 Copyright DSGW

A 3

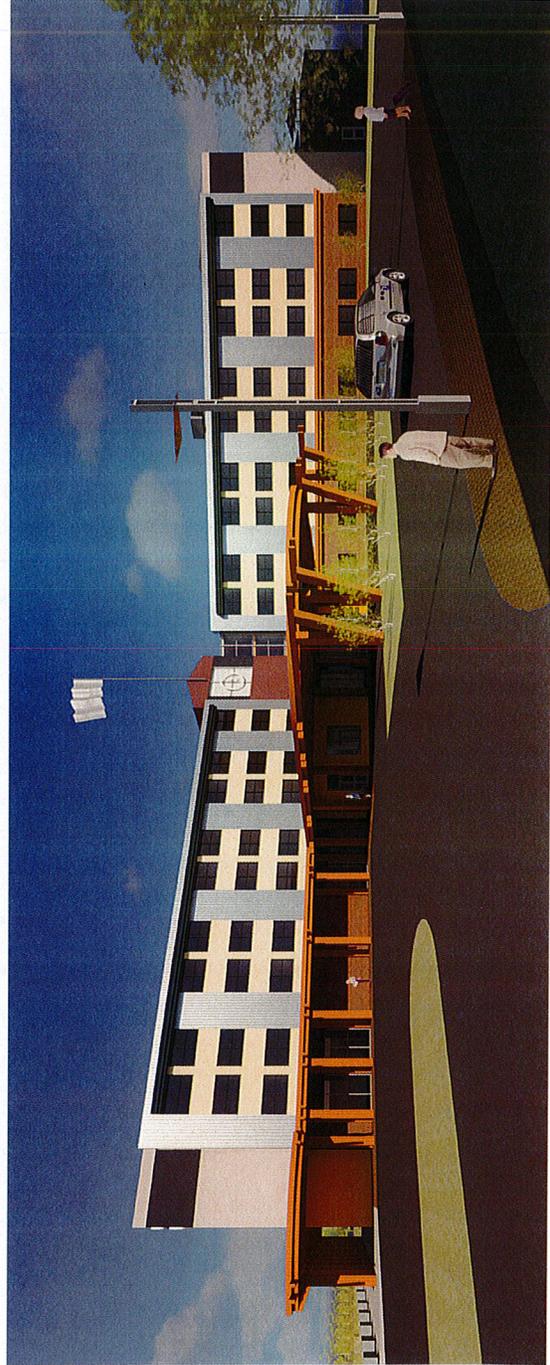
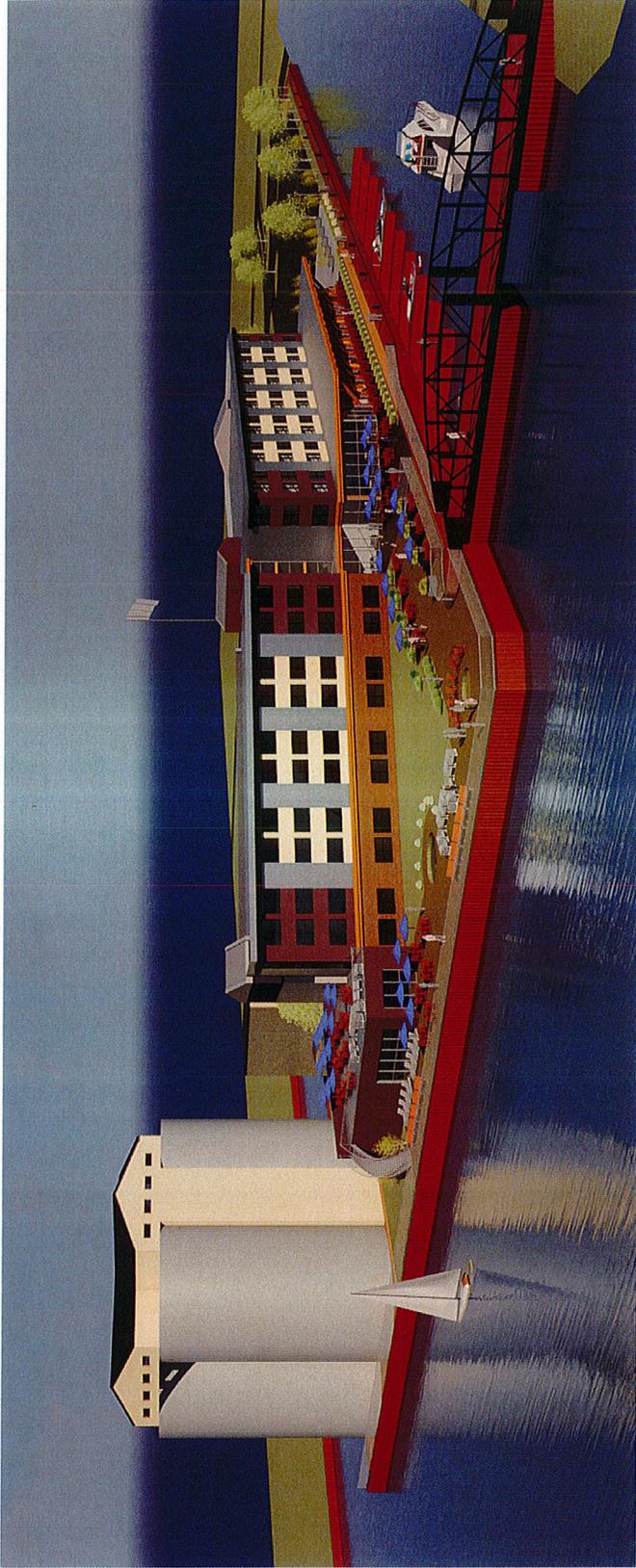
Scale: 3/32" = 1'-0"



2 Southwest Elevation  
3/22' = 1'-0"



1 East Elevation  
3/22' = 1'-0"



**PIER B**  
DULUTH, MN

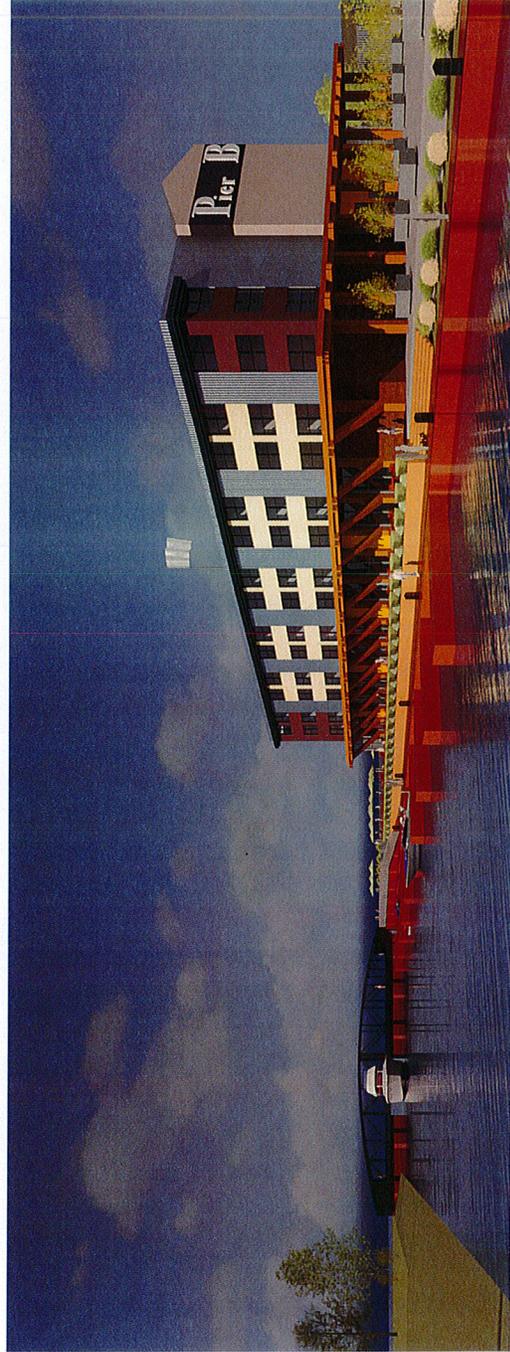
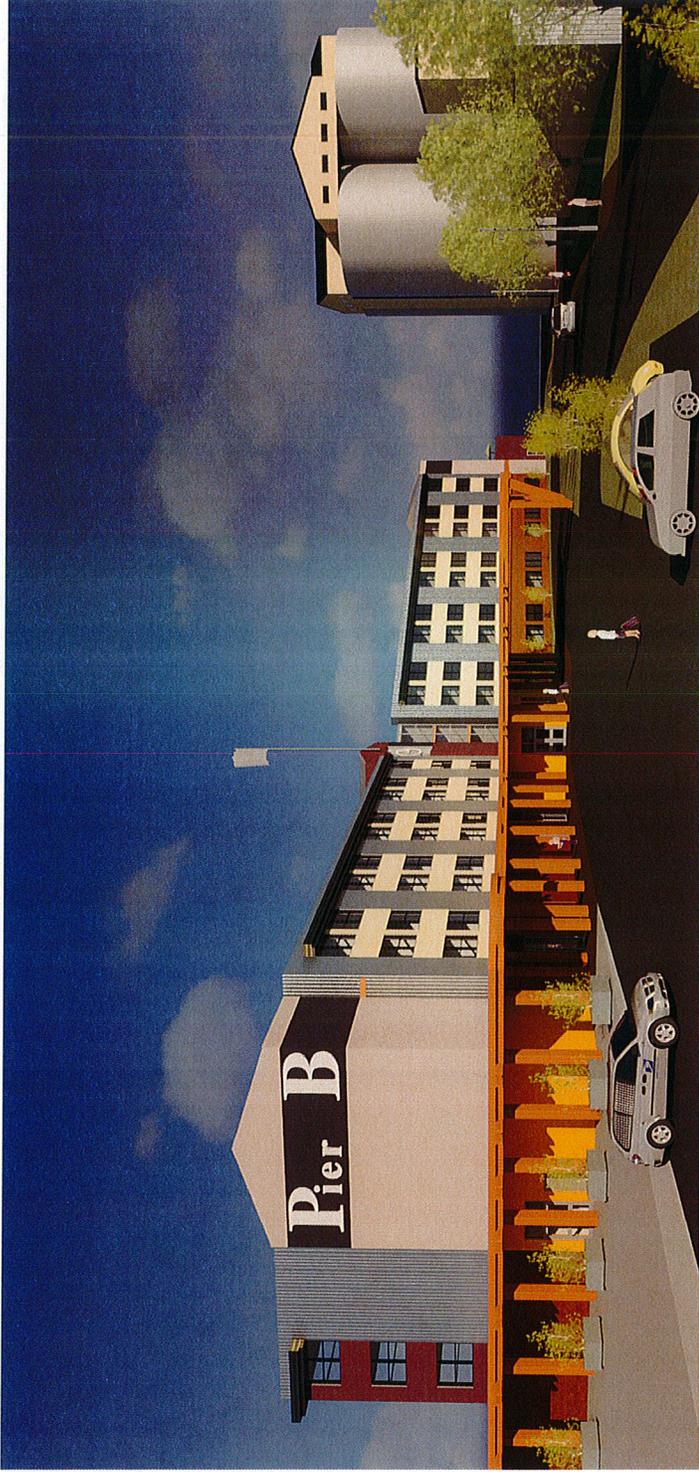
*J-12*

**IMAGES**

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**A 5**

Scale:





NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
DULUTH,  
MINNESOTA  
ST. LOUIS COUNTY

PANEL 40 OF 45  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

—NOTE—

THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCES SYSTEM UNIT AND/OR OTHER WISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1980 (PL 101-591).

COMMUNITY-PANEL NUMBER  
270421 0040 D

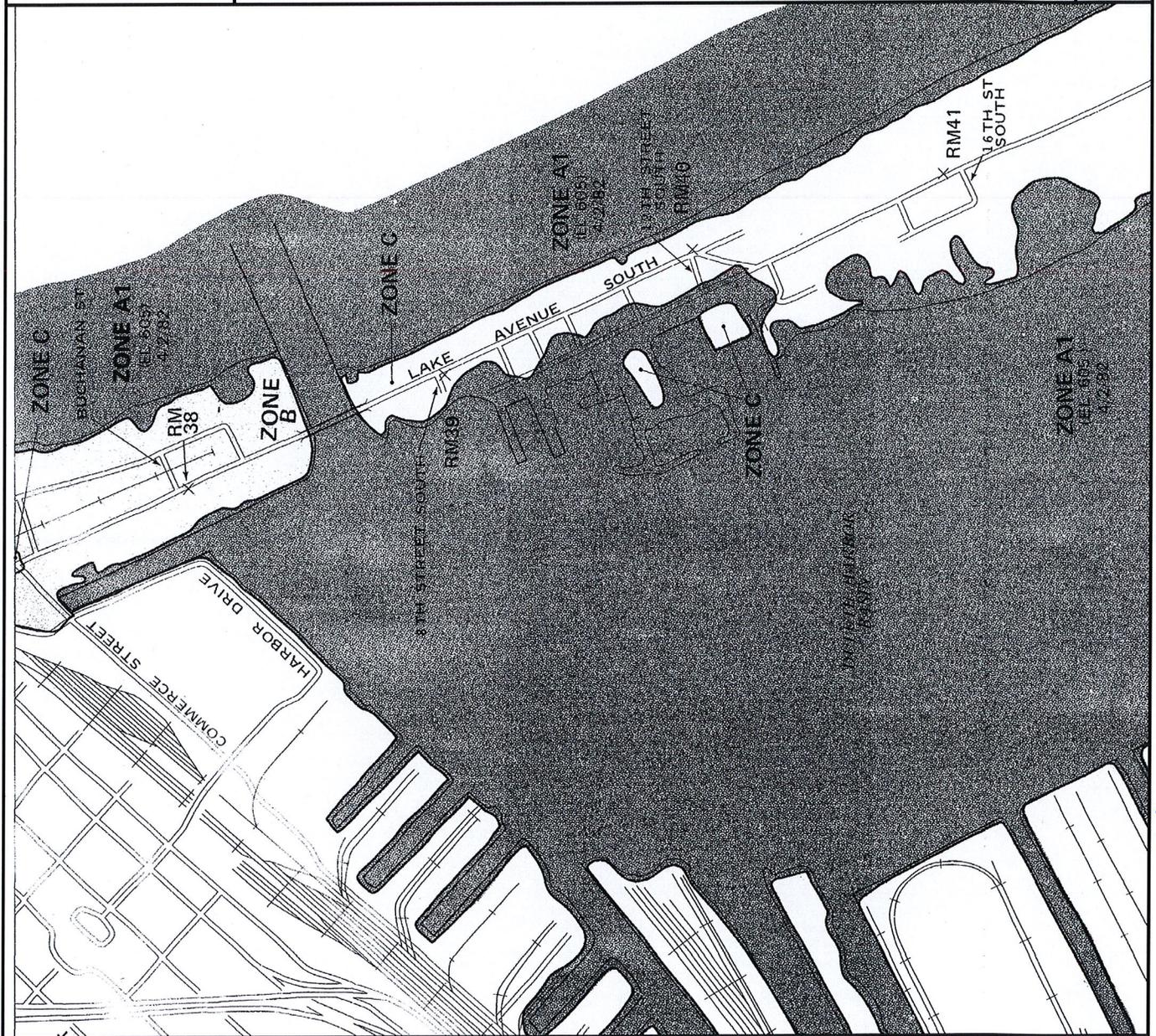
MAP REVISED:  
NOVEMBER 4, 1992



Federal Emergency Management Agency

ADJOINING AREA SHOWN AS INSERT C ON PANEL 270421 0040

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



5-14

Dear Planning Commission Members:

**Project Overview:**

We are pleased to share with you some general information regarding the proposed Pier B project on Duluth's highly successful waterfront. The Pier B site is located at the head of the Duluth harbor, just west of Bayfront Festival Park, the Duluth Entertainment and Convention Center and the Canal Park Hospitality district. Our site comprises approximately 7.4 acres and is bounded on the west by slip 3 and on the east by slip 2. The abundance of water frontage will enable us to offer waterfront amenities not currently available with any of the Canal Park Hotels. Slip 2 will be improved to accommodate transient boat docking, summertime water sports such as canoeing, kayaking paddle boarding etc. During winter months the frozen slip will accommodate skating, broomball and related outdoor activities. Following is a Power Point slide taken from a recent presentation summarizing key project elements.

## Primary Project Elements

- \$29,100,000 Cost
- 140 Room Resort Hotel
- 220 Seat Banquet Center
- 150 Seat Restaurant
- Summertime Outdoor Waterfront Seating
- Swimming Pool with rooftop patio
- Multipurpose Building
- Connectivity Bridge from Bayfront Park
- Extension of Baywalk public trail
- Transient Marina

J-15



# MEMO

**Date** June 5, 2012  
**Project** PIER B  
**Subject** Duluth UDC Requirements  
**From** John Gerzina DSGW Architects  
**To** Duluth Planning Department

Below is a description of how the building design meets the following UCD requirements as so requested by the Planning Staff.

**1. UDC Section 50-30.2 Commercial and Institutional Design Standards**

Please review attached exterior building elevations which depict a building design that satisfies all requirements of this section.

**2. UCD Section 50-15.6.e.4 Mixed Use-Waterfront (MU-W)**

E. Development Standards

Requirement: "...the building façade facing the water shall have at least 40% transparent, measure as set forth in 50-22.5D.1;..."

Please note, the primary elevations facing the water have the following attributes:

- Total Wall Area: 13,876 sf
- Transparency (glass) Requirement 13,876 sf x 40% = 5,550 sf glass
- Total Glass Area: 5,888sf
- *Thus, the water facing building elevations meet this requirement*

**END OF MEMO**

J-16



## MEMO

**Date** May 29, 2014  
**Project** Pier B  
**Subject** UDC Sustainability Points  
**From** John Gerzina  
**To** City of Duluth Planning Department

**Per Section 50-29-2 Sustainability, the following building components will be designed to meet the sustainable points noted in Table 50-29-1 per the UDC.**  
*(4 Points Required)*

### LOCATION

1. Brownfield Site Reuse 1.50 pts

### ENERGY

1. Building Envelope Design 1.50 pts  
2. Lighting 0.75 pts

### WATER

1. Water use Reduction 0.50 pts

**TOTAL POINTS 4.25 PTS**

END OF MEMO

J-17



# The Ultimate Ground Reinforcement

Improve water drainage and stop erosion.  
The environmental alternative to paving.



EcoGrid/EcoRaster is a tough, durable, interlocking grid system designed to provide turf protection, ground reinforcement, and erosion control. Manufactured from 100% recycled plastics and providing superior water drainage, this revolutionary system provides an economical and environmentally sustainable alternative to asphalt or paving.

#### Unbeatable benefits & features:

- Quick and easy to install
- Extremely lightweight
- High strength
- Patented safety interlocking system
- Surface reinforcement with natural drainage
- Extremely versatile due to additional elements (curve wedges, slope angles, car park markings)
- Minimal maintenance
- Non-slip and crack proof
- Weatherproof and environmentally friendly
- Withstands frost and UV radiation
- Cut to size
- Does not expand

#### Applications Include:

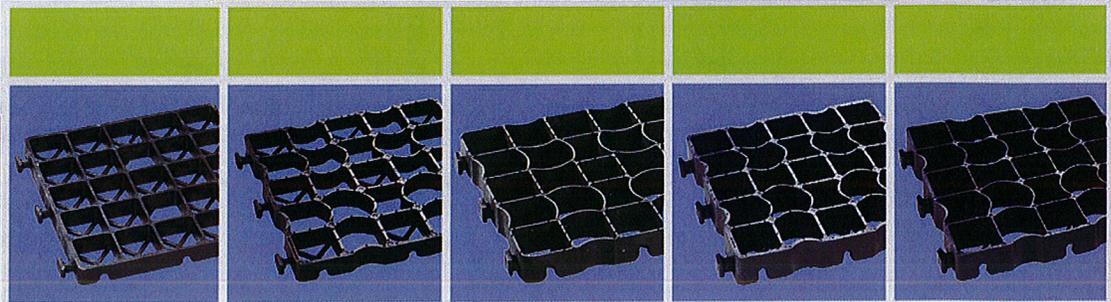
- Parking Lots
- Fire Lanes & Access Roads
- Pathways & Driveways
- Golf Courses
- Green Spaces & Landscapes
- Playgrounds & Public Spaces
- Equestrian & Livestock Facilities
- Green Roofing



Phone: 604-910-8788  
Toll Free: 1-866-934-7572  
Address: 60-1601 Comox St  
Vancouver BC V6G 1P4  
Website: [www.terrafirmenterprises.com](http://www.terrafirmenterprises.com)

J-178

# Technical Specifications



<b>Grid Area</b>	33 x 33 cm (13 x 13 inches)				
<b>Wall Thickness</b>	5 mm (0.2 inches)	4 mm (0.16 inches)	3.6 mm (0.14 inches)	5 mm (0.2 inches)	2.5 mm (0.10 inches)
<b>Wall Depth</b>	30 mm (1.2 inches)		40 mm (2.0 inches)	50 mm (2.0 inches)	
<b>Sheet Size</b>	12 pieces = 1.33 m <sup>2</sup> (14.32 ft <sup>2</sup> )				
<b>Weight per m<sup>2</sup> (ft<sup>2</sup>)</b>	6.93 kg (1.42 lbs)	5.175 kg (1.06 lbs)	5.22 kg (1.07 lbs)	10.917 kg (2.24 lbs)	6.84 kg (1.4 lbs)
<b>Carrying load per m<sup>2</sup></b>	up to 150 tonnes	up to 120 tonnes	up to 120 tonnes	up to 350 tonnes	up to 120 tonnes
<b>Material</b>	100 % recycling material PE (polyethylene)				
<b>Dimensional stability</b>	Temperature Range -50°C to 90°C				
<b>Dimensional change</b>	0.5% (with standard temperature +20°C to 80°C)				
<b>Humidity Absorption</b>	0.01%				
<b>Chemical Resistance</b>	Resistant to acids, alkalis, alcohol, oil and petrol (de-icing salt, ammonia, acid rain etc.)				
<b>Estimated Install Time</b>	100 m <sup>2</sup> (1076 ft <sup>2</sup> ) per person per hour (dependent on ground preparation)				
<b>Suggested Use</b>	Technical Applications (machine rooms), Green Roofs	Low to moderate vehicle traffic, Paths, Paddocks, Green Spaces, Stables	Moderate vehicle traffic, Outdoor Arenas, Paths, Helipads, Green Spaces	Moderate to heavy vehicle traffic, Military, Parking Lots, Roadways	Reduced Load Capacity Slope Stabilization, Golf Course Paths



**The patented safety interlocking system sets a new standard.**

Ensures a strong connection between individual tiles and prevents lifting and/or sinking.

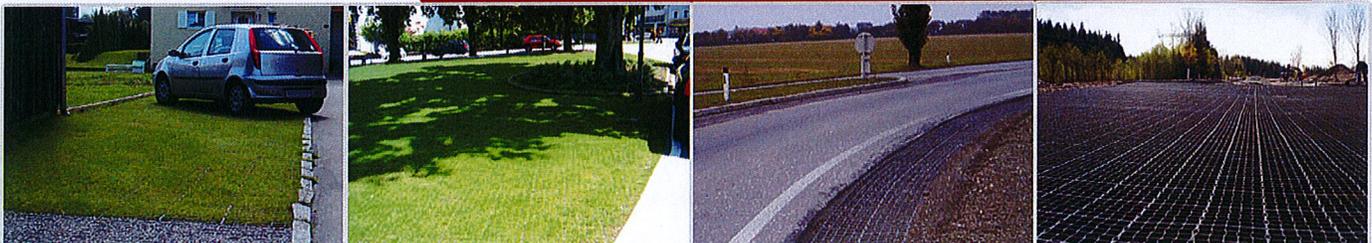
## Installation Info

**Filling**  
EcoGrid/EcoRaster can be filled with wide range of materials including grass seed and gravel.

**EcoGrid/EcoRaster**  
Choose the appropriate EcoGrid/EcoRaster type for the application. Not sure which one to use? Ask us ... we're always happy to help.

**Blinding/Leveling Layer**  
To level any possible unevenness in the base layer and provide a rooting zone if planting grass.

**Base Layer**  
To ensure optimum drainage, install a layer of crushed rock. Depth and size of rock is dependent on application.



J-19