**CITY OF DULUTH**
Planning Division

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

# STAFF REPORT

| | | | | | |
|---|---|---|---|---|---|
| **File Number** | PL 14-152 | **Contact** | Jenn Reed Moses, jmoses@duluthmn.gov | | |
| **Application Type** | MU-I Planning Review | **Planning Commission Date** | November 10, 2014 | | |
| **Deadline for Action** | **Application Date** | October 6, 2014 | **60 Days** | December 5, 2014 | |
| | **Date Extension Letter Mailed** | October 21, 2014 | **120 Days** | February 3, 2014 | |
| **Location of Subject** | 503 E 3rd Street | | | | |
| **Applicant** | Essentia Health | **Contact** | John Rice, john.rice@essentiahealth.org | | |
| **Agent** | Evan Aljoe, LHB | **Contact** | 218-727-8446, evan.aljoe@lhbcorp.com | | |
| **Legal Description** | PID 010-3830-10380 | | | | |
| **Site Visit Date** | November 5, 2014 | **Sign Notice Date** | October 27, 2014 | | |
| **Neighbor Letter Date** | October 27, 2014 | **Number of Letters Sent** | 25 | | |

## Proposal

Replace the existing generator building structure with a new 43' x 95' generator building that will house up to 5 generators and 2 fuel tanks.

| | Current Zoning | Existing Land Use | Future Land Use Map Designation |
|---|---|---|---|
| **Subject** | MU-I | Hospital campus | Medical District |
| **North** | MU-N | Neighborhood commercial | Neighborhood Mixed Use |
| **South** | MU-I | Hospital campus | Medical District |
| **East** | MU-I | Hospital campus | Medical District |
| **West** | MU-I | Hospital campus | 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.
50-34 Maintenance and Operating Standards - Glare, noise, odors, smoke, vibration, radiation, and hazardous materials.
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.

## 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. In the absence of an approved District Plan, a separate Planning Review is required for any development activity.
2.) 50-18.1 (Natural Resources Overlay) - Property is not within any floodplain or shoreland. Per City Engineering, applicant will need to provide stormwater management but not treatment.
3.) 50-24 (Parking) - Utility generation sites do not have any minimum parking requirements. This project will not increase parking needs. Five parking spaces will be removed as part of the project.
4.) 50-25 (Landscaping) - As the building is less than 10,000 sq ft, no landscaping is required. Project will provide shrubs along the west building facade adjacent to the street.
5.) 50-26 (Screening) - Generators will be housed inside the building. Outdoor fuel tanks will be completely screened by a wall.
6.) 50-29 (Sustainability) - Sustainability standards do not apply.
7.) 50-30 (Design Standards) - Building design standards do not apply. Per the request of Staff, applicant has changed building massing and provided two exterior finishes, as well as provided landscaping as mentioned above, to improve the aesthetics of the building.
8.) 50-31 (Exterior Lighting) - Proposed lighting includes full cut-off fixtures attached to the building wall.
9.) 50-34 (Maintenance and Operating Standards) - All activities must comply with state statutes and regulations. Before receiving a building permit, documentation should be provided showing that the building will suppress noise of generators to an acceptable threshold.
10.) No public, City or agency comments were received.
11.) 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 the Cover Sheet (G0.1), Landscape Plan (C2.1), Architectural Site Plan (A1.1), Floor Plan (A2.1), Exterior Elevations (A3.1 and A3.2), Aerial and Street Views (A3.3), and Exterior Isometric Drawing (A3.4), all dated 11/3/2014 and labeled Planning Commission Review; the Preliminary Site Lighting Photometrics (EL1), dated 10/27/14; and the lighting spec sheet for Liverpool LED Full Cut-Off Wall Sconce.
2.) Prior to receiving a building permit, applicant provide documentation showing that building will screen noise levels to an acceptable level per state regulations.
3.) 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

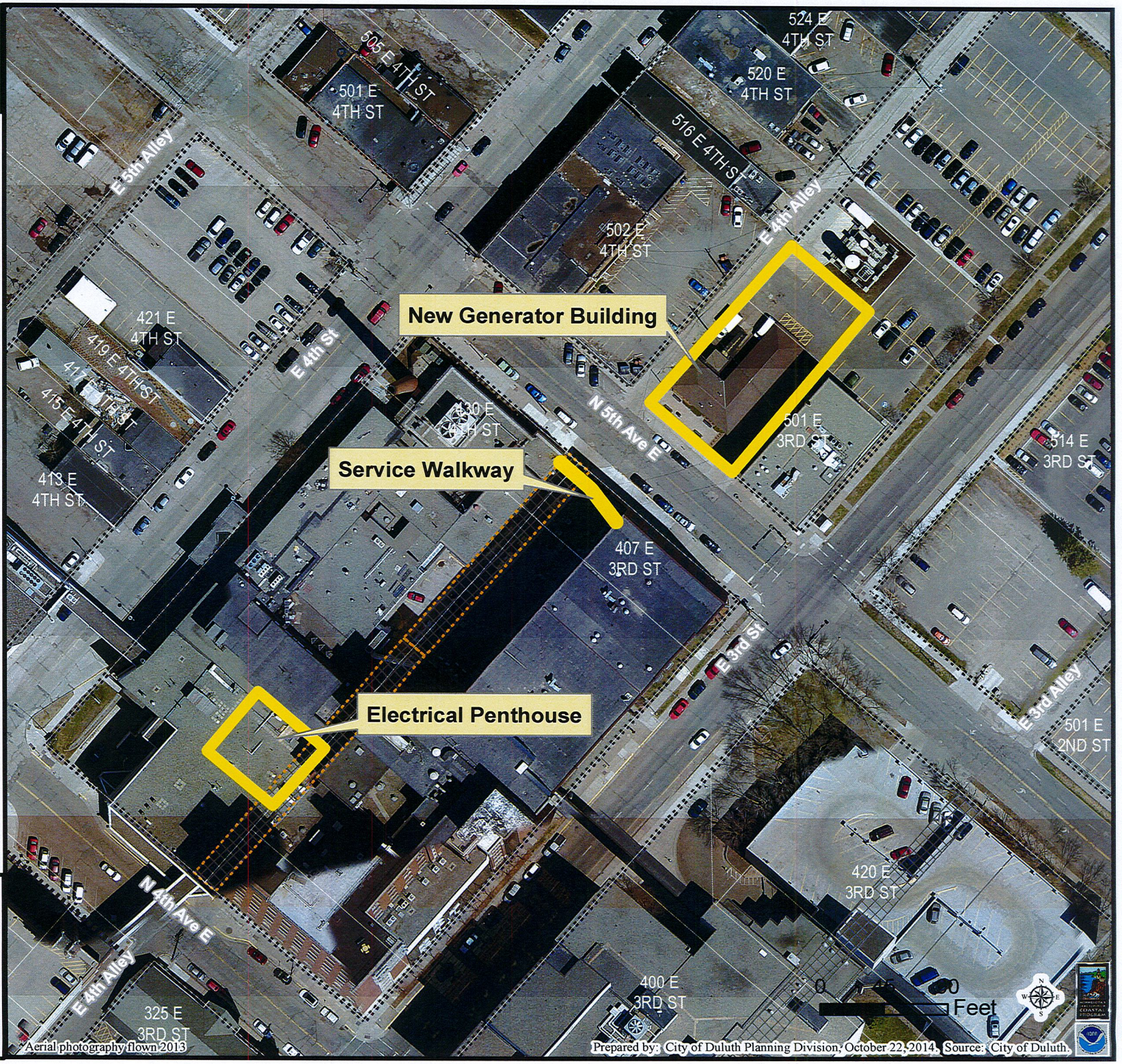
## Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

# City Planning

PL 14-151 and 14-152
Essentia Health

**Legend**

- Utility Easement
- Other Easement
- Vacated ROW
- Road or Alley ROW




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.

E-3

NO PARKING ANYTIME
E-4

# ESSENTIA HEALTH
# GENERATOR BUILDING
## 503 EAST THIRD STREET, DULUTH, MINNESOTA 55805

1 NE AERIAL VIEW - COVER

### CONTACTS


**CLIENT**
ESSENTIA HEALTH EAST
502 EAST SECOND STREET
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PHONE: (218) 786-1213
EMAIL: KARL.RUTHENBECK@ESSENTIAHEALTH.ORG

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**CIVIL ENGINEER**
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### SHEET INDEX


| SHEET NO | SHEET NAME |
|---|---|
| GENERAL | |
| G0.1 | COVER SHEET |
| LANDSCAPE | |
| C2.1 | LANDSCAPE PLAN |
| ARCHITECTURAL | |
| A1.1 | ARCHITECTURAL SITE PLAN |
| A2.1 | FLOOR PLAN |
| A3.1 | EXTERIOR ELEVATIONS |
| A3.2 | EXTERIOR ELEVATIONS |
| A3.3 | AERIAL & STREET VIEWS |
| A3.4 | EXTERIOR ISOMETRIC DRAWING |
| ELECTRICAL | |
| EL1 | PRELIMINARY SITE LIGHTING PHOTOMETRICS |


### ZONING REQUIREMENTS

ZONING: MU-I (MIXED USE-INSTITUTIONAL)

PARCELS: 010-3830-10380

MU-I DIMENSIONAL STANDARDS (UDC TABLE 50-15.4.1):
STRUCTURES AND PARKING FACILITY SETBACKS:

| | REQUIRED | PROVIDED |
|---|---|---|
| | 0 FT | 0 FT |
| STRUCTURE HEIGHT: | REQUIRED | PROVIDED |
| GENERAL: | 120 FT | 24 FT / 44 FT |
| DEVELOPMENT <15% OF ZONE: | 300 FT | N/A |
| WITHIN 200 FT OF R-1: | 46 FT | N/A |
| WITHIN 200 FT OF MU-N: | 91 FT | 24 FT (BUILDING) / 44 FT (EXHAUST STACKS) |

SCREENING REQUIREMENTS (UDC 50-26):
WALL EQUAL TO OR GREATER THAN HEIGHT OF EQUIPMENT:
13 FOOT DIAMETER TANK REQUIRES 13 FOOT HIGH WALL, MINIMUM;
14 FOOT HIGH SCREENING WALL IS PROVIDED.
LOADING (FILLING) OCCURS IN ALLEY, AWAY FROM PUBLIC VISUAL CONNECTION.

SIGNAGE (UDC 50-27):
NO NEW EXTERIOR SIGNAGE IS PLANNED.

STORMWATER PLANS (UDC 50-28):
STORMWATER DRAINS INTO NEW LANDSCAPED AREA / CATCH BASINS BETWEEN NEW AND EXISTING STRUCTURES.

SUSTAINABILITY STANDARDS (0 PTS REQUIRED, UDC TABLE 50-29-1):
N/A, DEVELOPMENT IS LESS THAN 10,000 SF.

### LOCATION MAP

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LHB PERFORMANCE DRIVEN DESIGN. LHBcorp.com

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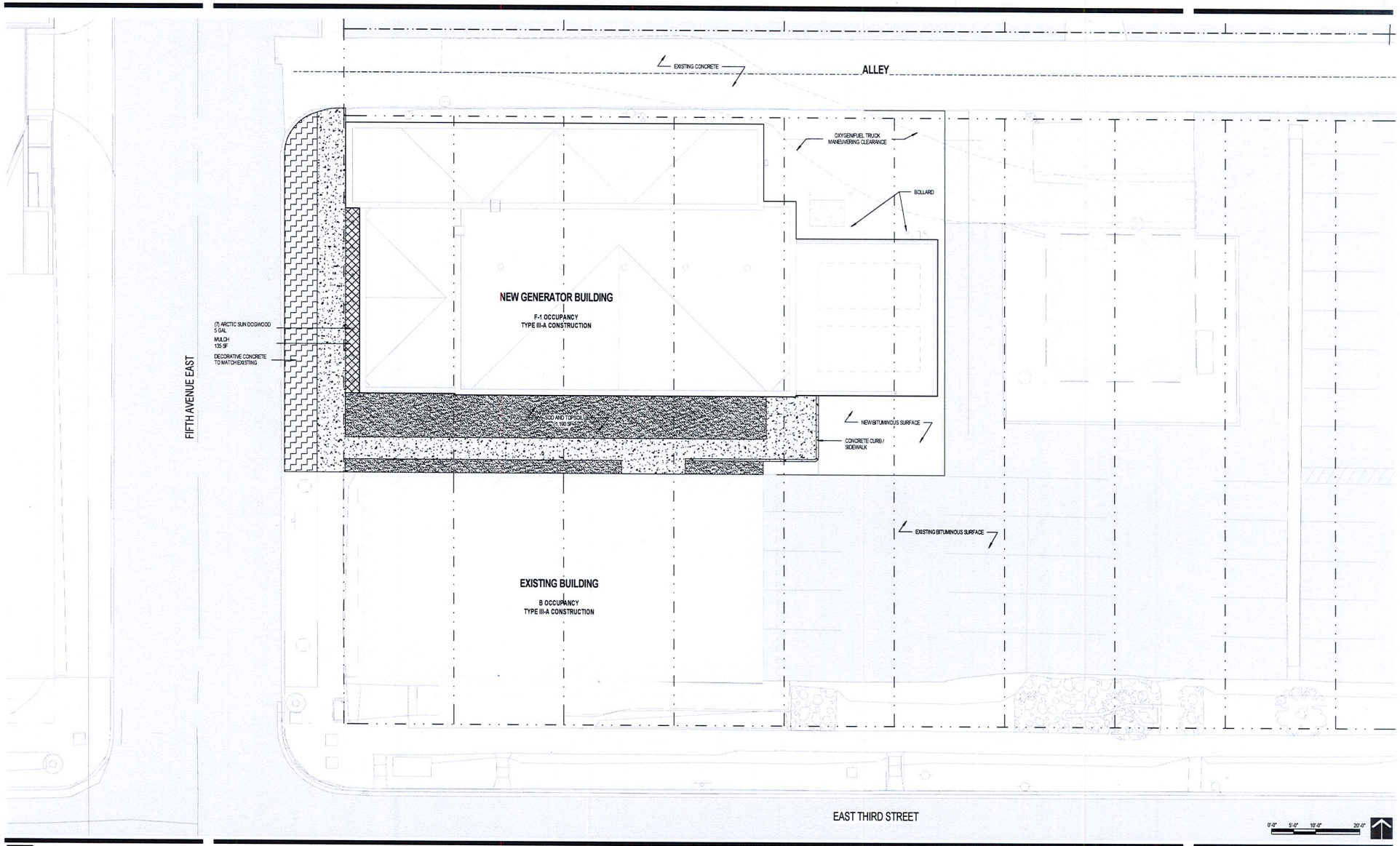
**GENERATOR BUILDING**
503 EAST THIRD STREET, DULUTH, MINNESOTA 55805

COVER SHEET

11/03/2014 PLANNING COMMISSION (REVISED)

**G0.1**

E-6

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# GENERATOR BUILDING

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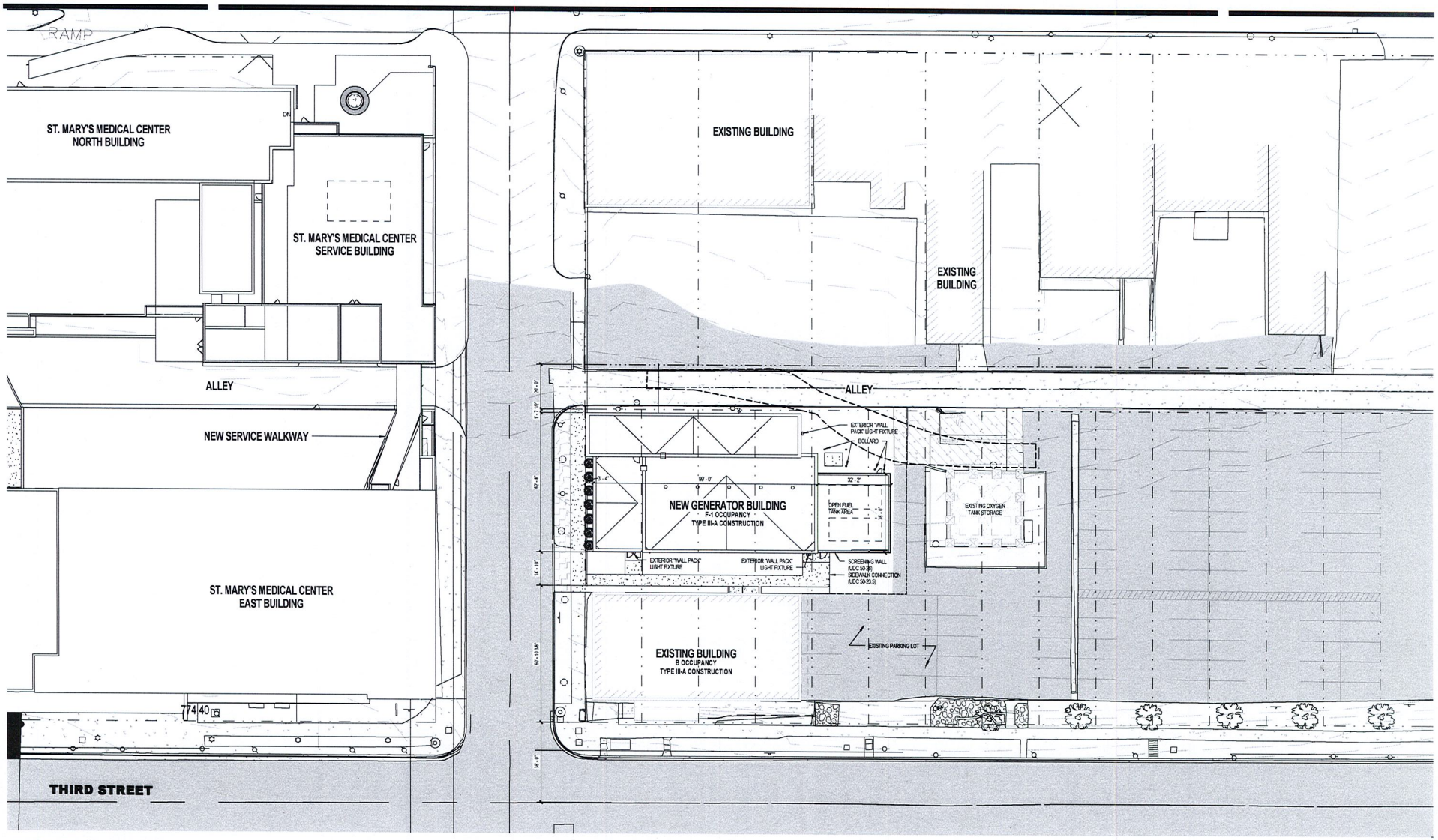
LANDSCAPE PLAN

11/03/2014 PLANNING COMMISSION (REVISED)

C2.1

E-7




1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

0'-0" 10'-0" 20'-0" 40'-0"

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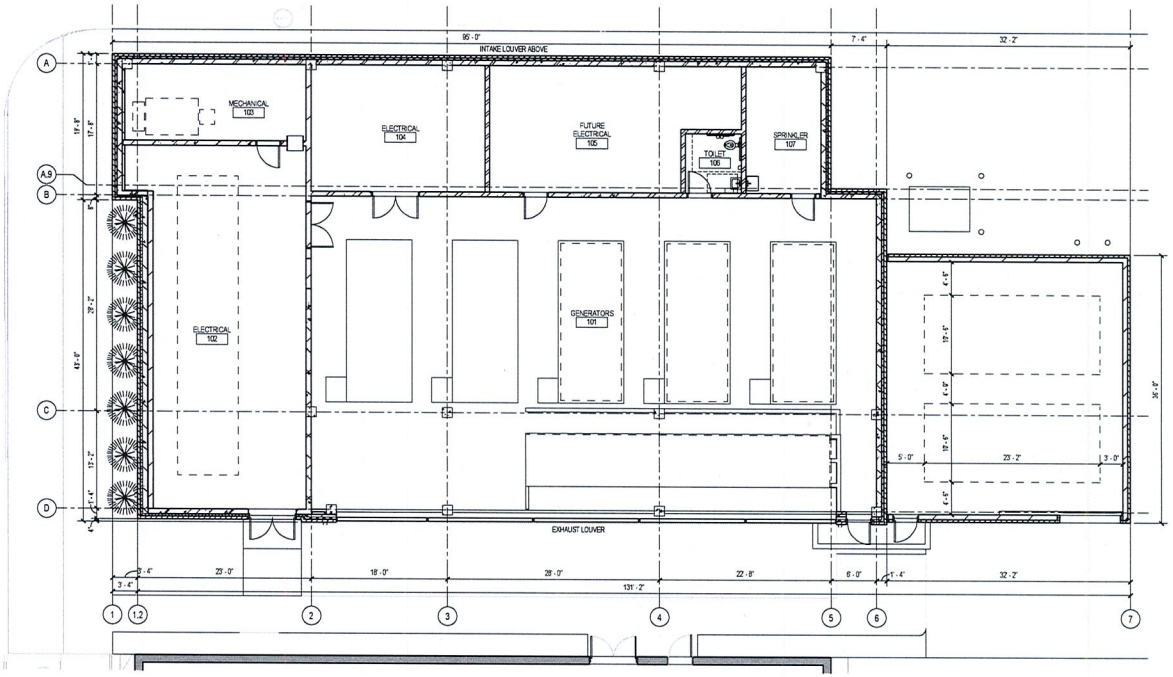
ARCHITECTURAL SITE PLAN

11/03/2014 PLANNING COMMISSION (REVISED)

A1.1

E-8

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# GENERATOR BUILDING

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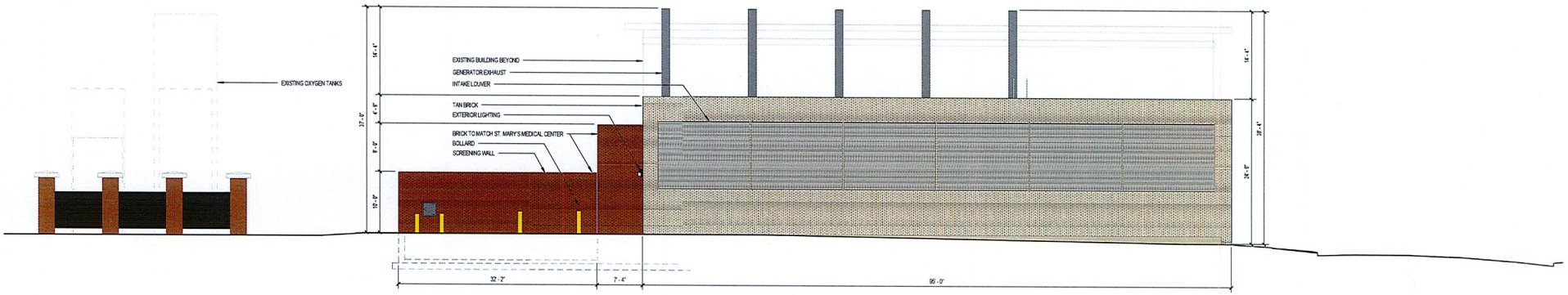
FLOOR PLAN

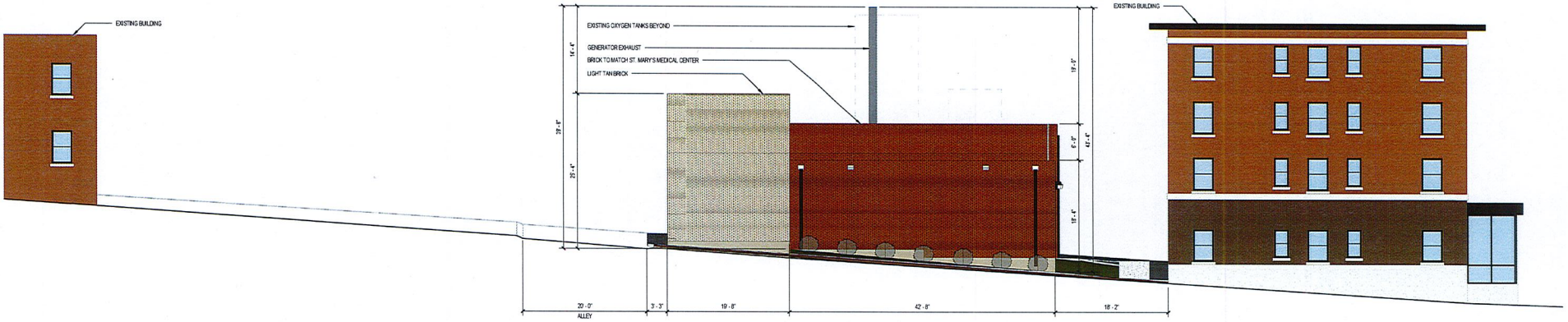
11/03/2014 PLANNING COMMISSION (REVISED)

A2.1

E-9




1 NORTH ELEVATION
1/8" = 1'-0"




2 WEST ELEVATION
1/8" = 1'-0"

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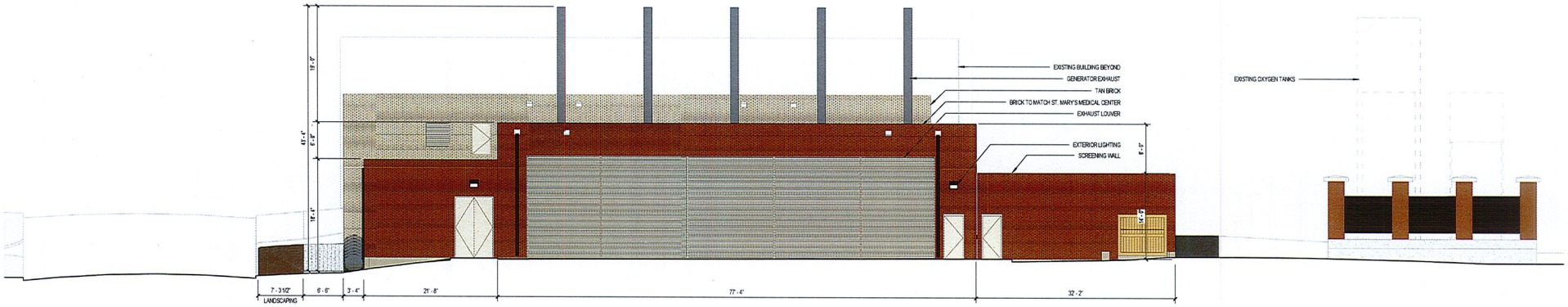
# GENERATOR BUILDING
503 EAST THIRD STREET, DULUTH, MINNESOTA 55805

EXTERIOR ELEVATIONS

11/03/2014 PLANNING COMMISSION (REVISED)

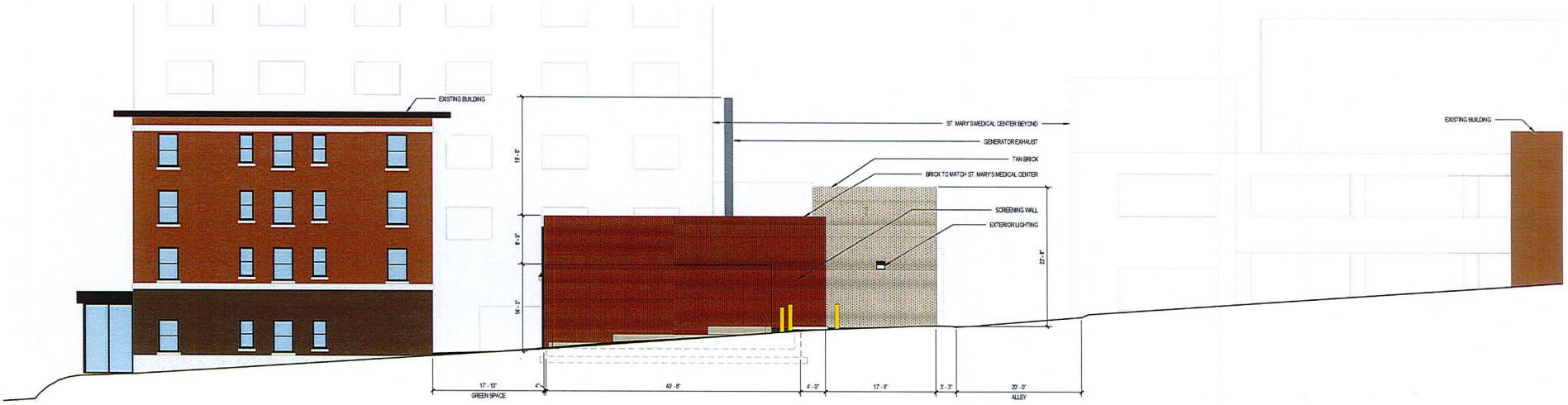
A3.1

E-10




1 SOUTH ELEVATION
1/8" = 1'-0"

0'-0" 4'-0" 8'-0" 16'-0"




2 EAST ELEVATION
1/8" = 1'-0"

0'-0" 4'-0" 8'-0" 16'-0"

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# GENERATOR BUILDING

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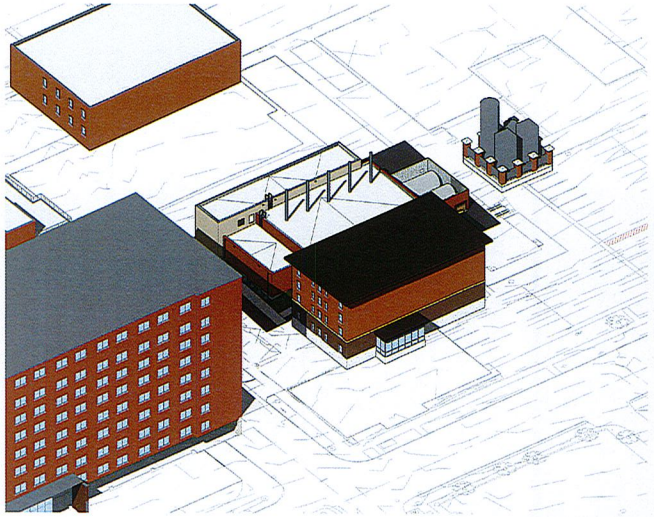
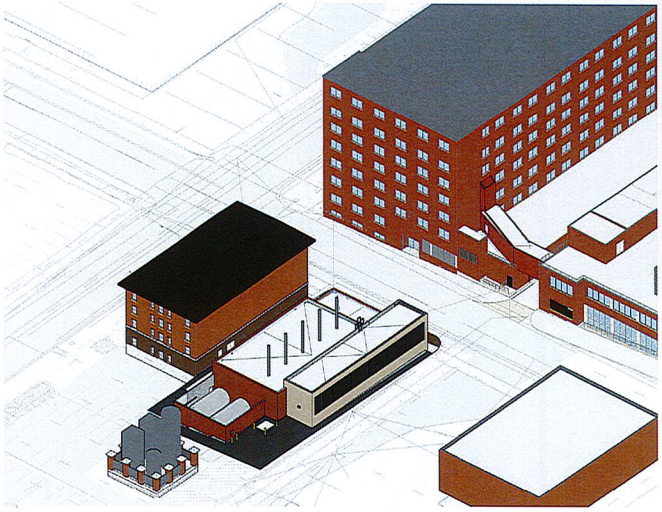
EXTERIOR ELEVATIONS

11/03/2014 PLANNING COMMISSION (REVISED)

A3.2

E-11





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**GENERATOR BUILDING**
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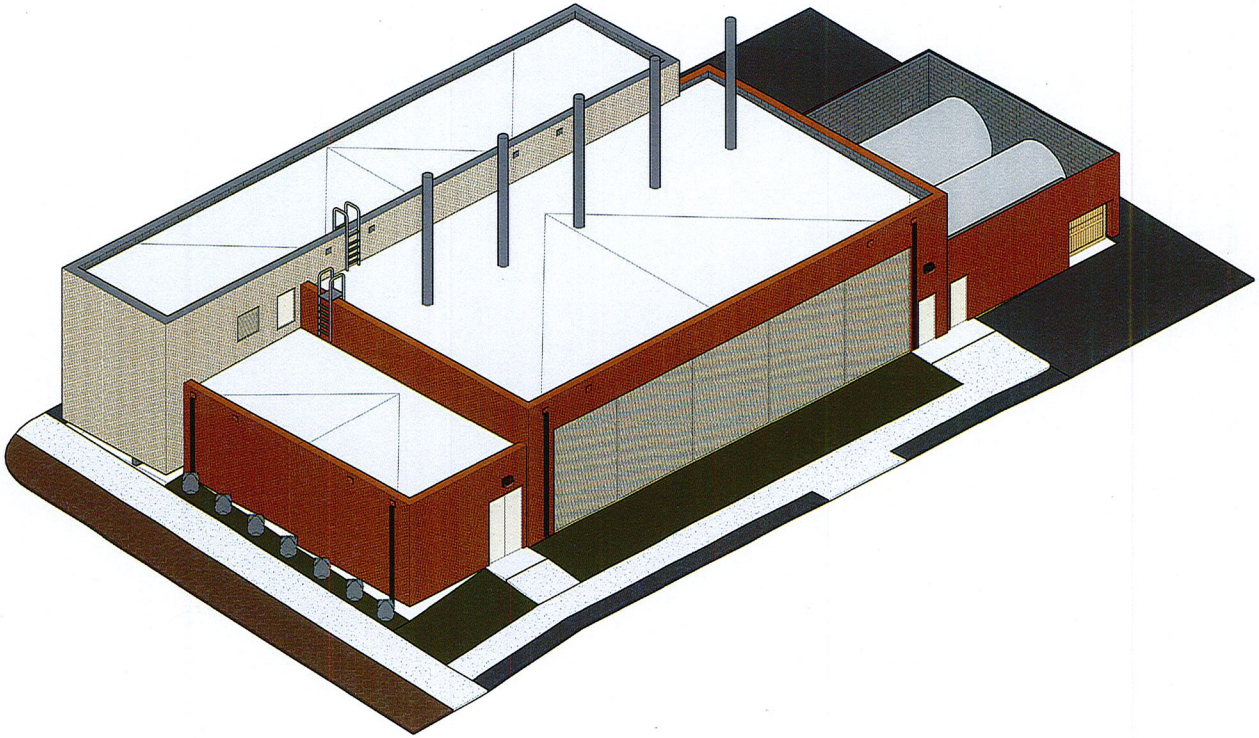
AERIAL & STREET VIEWS

11/03/2014 PLANNING COMMISSION (REVISED)

**A3.3**

E-12



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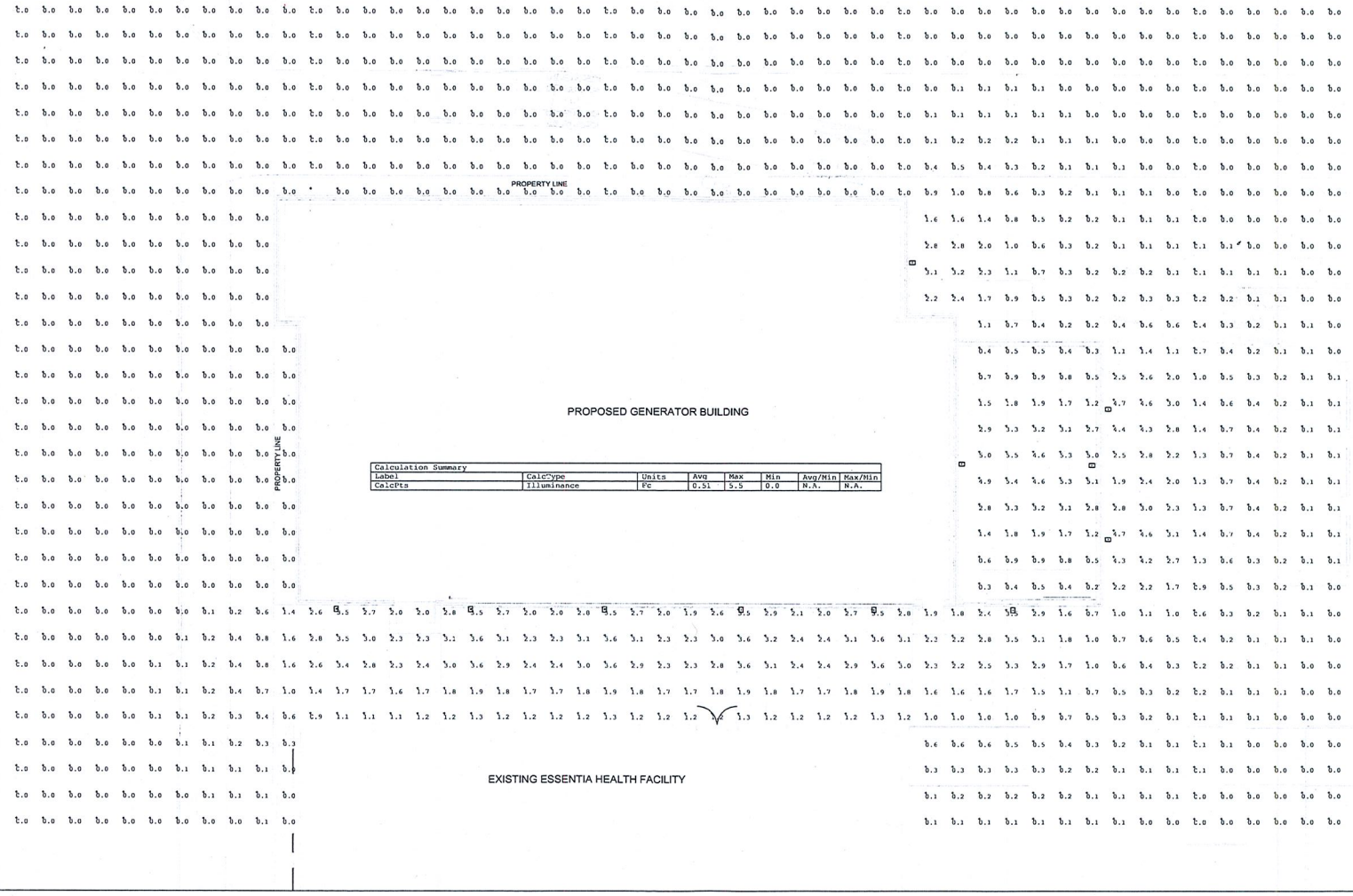
EXTERIOR ISOMETRIC DRAWING

11/03/2014 PLANNING COMMISSION (REVISED)

**A3.4**

E-13




| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| CalcPts | Illuminance | FC | 0.51 | 5.5 | 0.0 | N.A. | N.A. |

HALLBERG ENGINEERING
Mechanical/Electrical Consulting Engineers
1750 Commerce Court
White Bear Lake, MN 55110
Phone (651) 748-1100 Fax (651) 748-0370

ESSENTIA HEALTH
GENERATOR
BUILDING

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.

RYAN J. LINDAHL

DATE : 10-27-14

REG. NO.: 46731

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

SHEET TITLE :
**PRELIMINARY SITE LIGHITNG PHOTOMETRICS**

| | |
|---|---|
| PROJECT NO.: | R13-1765.000 |
| DATE : | 10-27-14 |
| DRAWN BY: | RJL |
| CHECKED BY: | PJF |

SHEET NO. :
**EL1**

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E-14

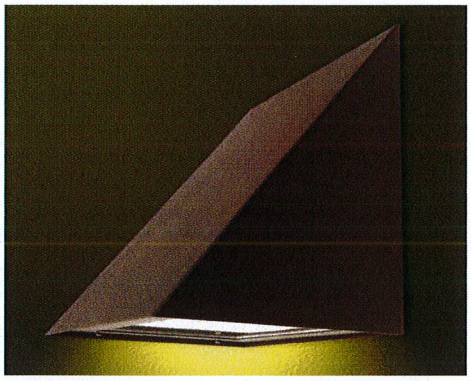
# LIVERPOOL LED

## ARCHITECTURAL FULL CUT-OFF SERIES

*Wall Mount Indoor/Outdoor 'Sconce'*

We reserve the right to revise the design or components of any product without notice.

| | | |
|---|---|---|
| CATALOG # | | TYPE |
| PROJECT/LOCATION | | |
| APPROVED BY | | |



**LED technology is advancing. Consult Factory or website for periodic updates as additional wattages with higher efficacy may be available.**

Eclipse Lighting Inc.

**lighting facts**CM

A Program of the U.S. DOE

| | |
|---|---|
| **Light Output (Lumens)** | **1624** |
| **Watts** | **36.5** |
| **Lumens per Watt (Efficacy)** | **44** |
| **Color Accuracy** Color Rendering Index (CRI) | **70** |
| **Light Color** Correlated Color Temperature (CCT) | **4759 (Daylight)** |

Warm White | Bright White | Daylight

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

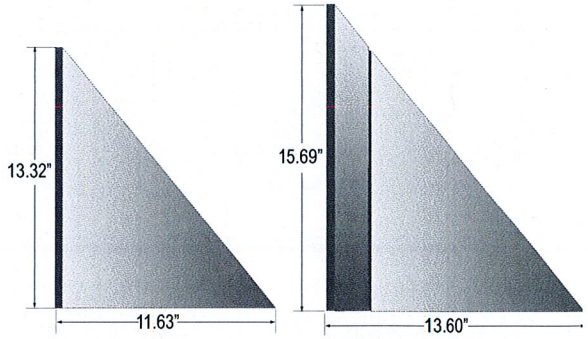
**Visit www.lightingfacts.com for the *Label Reference Guide*.**

Registration Number: 2R36-SPHPFA
Model Number: LV-LED40H-EBU-FT-BK
Type: Outdoor wall-mounted area fixtures (*wall packs*)

## SPECIFICATIONS

- **LAMP** — Super Bright White LED
- **LENS** — Clear tempered glass.
- **LENS FASTENERS** — Stainless Steel tamperproof screws secure lensed door frame to fixture housing. Optional Security TORX screw available.
- **HOUSING** — Heavy Gauge, die formed specification grade Aluminum construction. Simplified and easy two piece, wall mount plate/fixture housing installation over recessed junction boxes. Optional Architecturally designed Aluminum Back Box —required when using surface mount conduit or selecting any Emergency Battery option. Back box supplied with three trade size knockouts on the sides and bottom. Fixture finished in Textured Bronze, oven baker polyester powder coat finish.
- **DOOR FRAME** — Die formed Aluminum construction. Stainless steel air craft cable mechanically installed and provided for safety during servicing of luminaire.
- **GASKETING** — High temp., NON-aging closed cell EPDM gasketing seals lensed door frame to fixture housing to protect against environmental contaminants. One piece die cut, 3/8" thick, Black EPDM and/or Neoprene gasket provided for sealing fixture wall mount plate to recessed junction boxes (via 4-point surface mount).
- **REFLECTOR** — 24 gauge (0.020") thick Die Formed, High Reflectance, Specular Aluminum Reflector.
- **DRIVER** — Universal 120 thru 277 input voltage. Delivers regulated Direct Current (DC) output to power LED Arrays.
- **ELECTRICAL** — Line Side, Three Pole Power Disconnects provided with Luminaire for simplified branch wiring. Seal Tight threaded bushing provided.
- **POWER FACTOR** — LM79 Certified (99.1%)
- **UL/ULC** Listed to U.S. and Canadian safety standards. Darksky Compliant. Complies to UL 1598 / CSA c22.2 No. 250-0-00. Wet Location Listed. Wall Mount Only Applications. Built to IP64 Standards. LM79 Certified.
- **WALL MOUNT ONLY** — Four 5/16" diameter mounting holes supplied for mounting over 4" max. size recessed junction box. Four point mounting hardware included. When Back Box option is ordered, optional "J" Box mounting strap is provided for attaching directly to junction boxes.

**LM80 tested chips from Nichia, Lumileds, Cree, Osram and Bridgelux are used in all Eclipse Lighting LED fixtures.**




**Shown with optional backbox (BB)**

| ORDERING GUIDE: | SERIES | OPERATING WATTS | COLOR TEMP | VOLTAGE | FINISH | OPTIONS |
|---|---|---|---|---|---|---|
| | LV | 36.5 | 4759K | EBU | | |

**BK** = Black Finish
**BZ** = Bronze Finish
**CC** = Custom Color Finish (Consult Factory)
**PNA** = Painted Natural Aluminum
**WH** = White Finish

**9002** = Tamperproof Screwdriver
**BB** = Backbox for Surface Conduit
**FUS** = Single Fusing

E-15

ECLIPSE™ LIGHTING

9245 W. Ivanhoe St. I Schiller Park, IL 60176
P: 847-260-0333 I F:847-260-0344 I E: quotes@eclipselightinginc.com I W: eclipselightinginc.com

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# PHOTOMETRIC DATA:

## Liverpool Series

*Tested Using the IES LM79 Standards*

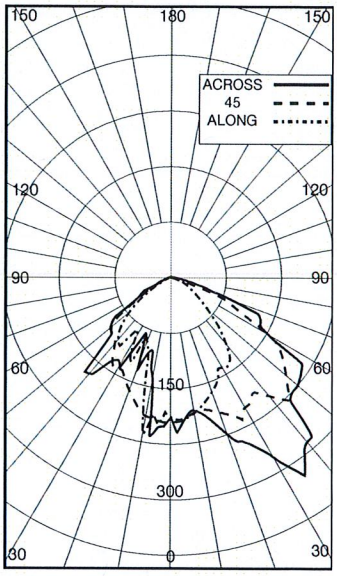
***ITL test # 25986 LV-LED40H-EBU-FT-BK***
***with specular reflector***
***and clear flat glass lens***

***Test Date: 09/01/2009***

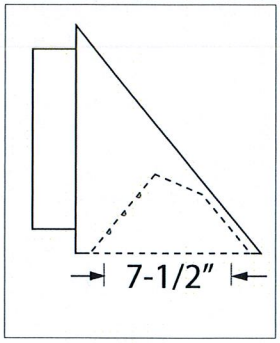
**Coefficients of Utilization**

| Room Cavity Ratio | PCC> | 90% | | | 70% | | | 50% | |
|---|---|---|---|---|---|---|---|---|---|
| | PW> | 70% | 50% | 30% | 70% | 50% | 30% | 50% | 30% |
| | 0 | 122 | 122 | 122 | 116 | 116 | 116 | 111 | 111 |
| | 1 | 113 | 108 | 105 | 108 | 104 | 101 | 100 | 97 |
| | 2 | 104 | 97 | 90 | 99 | 93 | 87 | 89 | 85 |
| | 3 | 95 | 85 | 77 | 91 | 82 | 76 | 80 | 74 |
| | 4 | 88 | 76 | 67 | 84 | 74 | 66 | 71 | 65 |
| | 5 | 81 | 68 | 59 | 77 | 66 | 58 | 64 | 57 |
| | 6 | 74 | 60 | 51 | 70 | 58 | 50 | 57 | 50 |
| | 7 | 67 | 54 | 45 | 64 | 52 | 44 | 50 | 43 |
| | 8 | 62 | 48 | 40 | 59 | 47 | 39 | 45 | 38 |
| | 9 | 58 | 44 | 35 | 55 | 42 | 34 | 41 | 34 |
| | 10 | 53 | 39 | 31 | 51 | 38 | 31 | 37 | 30 |

*Rm. Percentage = 20%; PCC = Ceiling Reflectance; PW = Wall Reflectance*




| | |
|---|---|
| **POWER FACTOR** | **99.1%** |
| **LUMENS** *(Light Output)* | **1624** |
| **WATTS** *(At Test)* | **36.5** |
| **EFFICACY** *(Lumens per Watt)* | **44.5** |
| **CRI** *(Color Rendering Index)* | **70.1** |
| **CCT** *(Correlated Color Temp.)* | **4759K** |




**Zonal Lumen Summary**

| Zone | Lumens | %Luminaire |
|---|---|---|
| 0-30 | 416 | 25.64 |
| 0-40 | 720 | 44.34 |
| 0-60 | 1371 | 84.44 |
| 0-90 | 1624 | 100.00 |
| 40-90 | 904 | 55.66 |
| 60-90 | 253 | 15.56 |
| 90-180 | 0 | 0.00 |
| 0-180 | 1624 | 100.00 |

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