



**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 14-152	<b>Contact</b>	Jenn Reed Moses, jmoses@duluthmn.gov	
<b>Application Type</b>	MU-I Planning Review	<b>Planning Commission Date</b>	April 14, 2015	
<b>Deadline for Action</b>	<b>Application Date</b>	March 18, 2015	<b>60 Days</b>	May 17, 2015
	<b>Date Extension Letter Mailed</b>	March 25, 2015	<b>120 Days</b>	July 16, 2015
<b>Location of Subject</b>	503 E 3rd Street			
<b>Applicant</b>	Essentia Health	<b>Contact</b>	John Rice, john.rice@essentiahealth.org	
<b>Agent</b>	Evan Aljoe, LHB	<b>Contact</b>	218-727-8446, evan.aljoe@lhbcorp.com	
<b>Legal Description</b>	PID 010-3830-10380			
<b>Site Visit Date</b>	November 5, 2014	<b>Sign Notice Date</b>	March 30, 2015	
<b>Neighbor Letter Date</b>	March 31, 2015	<b>Number of Letters Sent</b>	13	

**Proposal**

A generator building in this location was approved by Planning Commission at its November 10, 2014 meeting. Based on results of the sound modeling, Essentia would like to alter the approved project in order to meet MPCA sound guidelines. Alterations include a building height of 36' (previously approved was 25'4"), exhaust stack height of 47'4" (previously approved was 43'4"), and intake louvers located on the south face of the building instead of the north face.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	MU-I	Hospital campus	Medical District
<b>North</b>	MU-N	Neighborhood commercial	Neighborhood Mixed Use
<b>South</b>	MU-I	Hospital campus	Medical District
<b>East</b>	MU-I	Hospital campus	Medical District
<b>West</b>	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.

III-D-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. In the absence of an approved District Plan, a separate Planning Review is required for any development activity.
- 2.) Sound testing and modeling conducted by Hallberg Engineering demonstrates that the previous proposal of locating intake louvers on the north side of the building will cause the generators to exceed allowable MPCA levels on the north side. Hallberg Engineering has recommended that the louvers be placed on the south facade of the northern portion of the building, requiring the building height on that portion of the building to be increased to 36'. This height increase applies to the northerly 20' of the building; the southern portion of the building will be 24'4".
- 3.) As noted with the previous approval, project will meet all Natural Resources Overlay, Parking, Screening, and Lighting standards. 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.
- 4.) Sustainability standards and building 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. Staff has requested that the revised north facade be amended to provide design variation; Essentia has indicated they will submit revised building elevations prior to the public hearing.
- 5.) No public, City or agency comments were received.
- 6.) Note that the current lot lines do not follow the building pattern that is proposed for the generator building; a minor subdivision or boundary line adjustment may be needed.
- 7.) 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, dated 03/13/2015), Architectural Site Plan (A1.1, dated 03/13/2015), Exterior Elevations (A3.1 and A3.2, dated 02/26/2015), Aerial and Street Views (A3.3, dated 02/26/2015), Exterior Isometric Drawing (A3.4, dated 02/26/2015), Preliminary Site Lighting Photometrics (EL1, dated 10/27/14), and the lighting spec sheet for Liverpool LED Full Cut-Off Wall Sconce.
- 2.) Applicant apply for and receive minor subdivision or boundary line adjustment approval, if determined to be required.
- 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.

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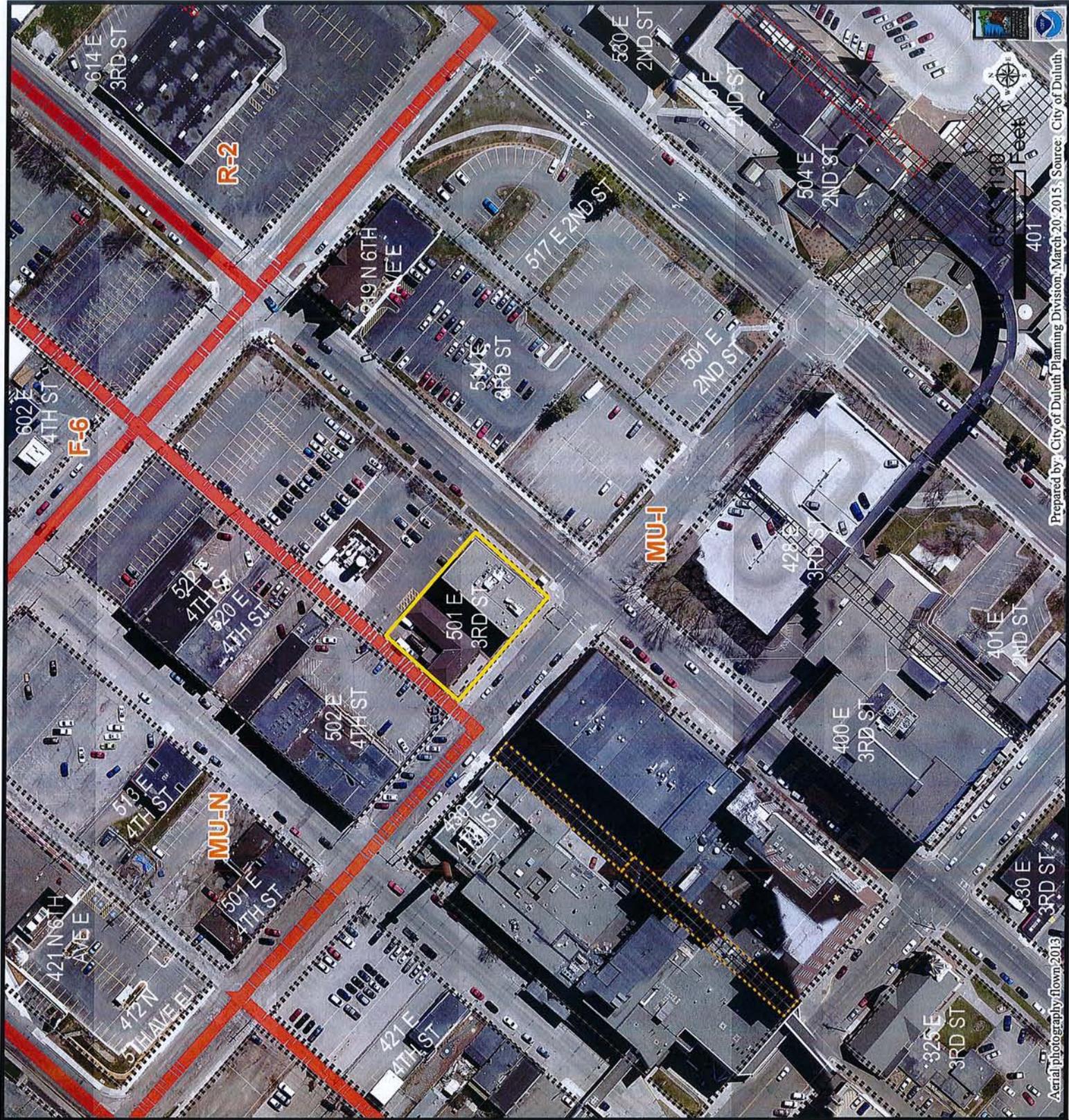
**Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)**



**City Planning**  
 PL 14-152  
 501 E 3rd St  
 Essential Generator

**Legend**

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries**
- Zoning Boundaries
- Right-of-Way Type**
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement



Prepared by: City of Duluth Planning Division, March 20, 2015. Source: City of Duluth.

Aerial photography: flown 2013

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**PERFORMANCE  
DRIVEN DESIGN.**  
LHBcorp.com

26 February 2015

Mr. Charles Froseth  
Land Use Supervisor  
Planning Division  
City of Duluth  
City Hall, Room 208  
411 West First Street  
Duluth, MN 55802

**PLANNING COMMISSION FILE NUMBER PL 14-152  
ESSENTIA HEALTH GENERATOR BUILDING**

Dear Mr. Froseth:

Please review the attached Sound Testing and Modeling memo from Hallberg Engineering, required by item 2 under the Decision heading in the Planning Commission Action Letter for a Generator Building on the Essentia Health Duluth campus (Planning Commission file number PL 14-152). As a result of the sound testing and modeling, please also review the following request and explanation for an alteration to the approved plan.

As indicated on Sheet A3.1 of the submitted drawings (attached), the approved plan included a 25'-4" tall north building mass, which would be clad in light tan brick. In addition, the approved plan also included 43'-4" tall exhaust stacks.

Over the course of sound modeling, it was determined that locating the intake louvers on the north face of the building would not provide sound levels that met Minnesota Rule 7030. As a result, we are proposing that the intake louvers would be located on the south face of the north building mass, allowing the sound levels to meet the code, but requiring a building height of 36'-0" and exhaust stack height of 47'-4" (please see attached PDF). As shown by attached sheets A3.1 and A3.3, the scale of the building remains in line with the adjacent buildings, and is well short of the 120 foot maximum allowed by the UDC.

Please let us know what we need to do to move forward with this alteration. Thank you!



Nathan Potratz, Architect

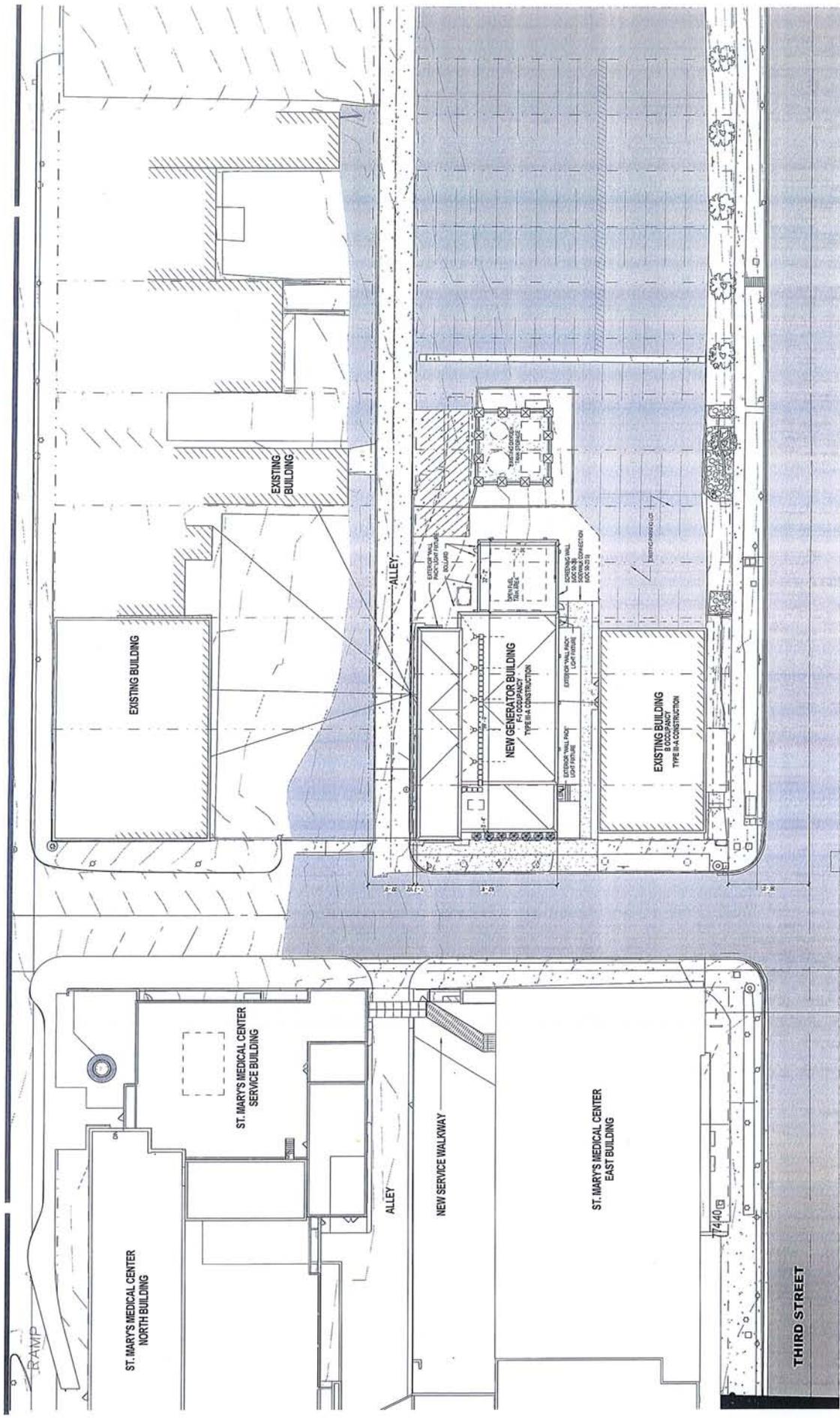
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21 West Superior Street, Suite 500		Duluth, MN 55802		218.727.8446
701 Washington Avenue North, Suite 200		Minneapolis, MN 55401		612.338.2029
63 East Second Street, Suite 150		Superior, WI 54880		715.392.2902

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1 ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN  
A1.1

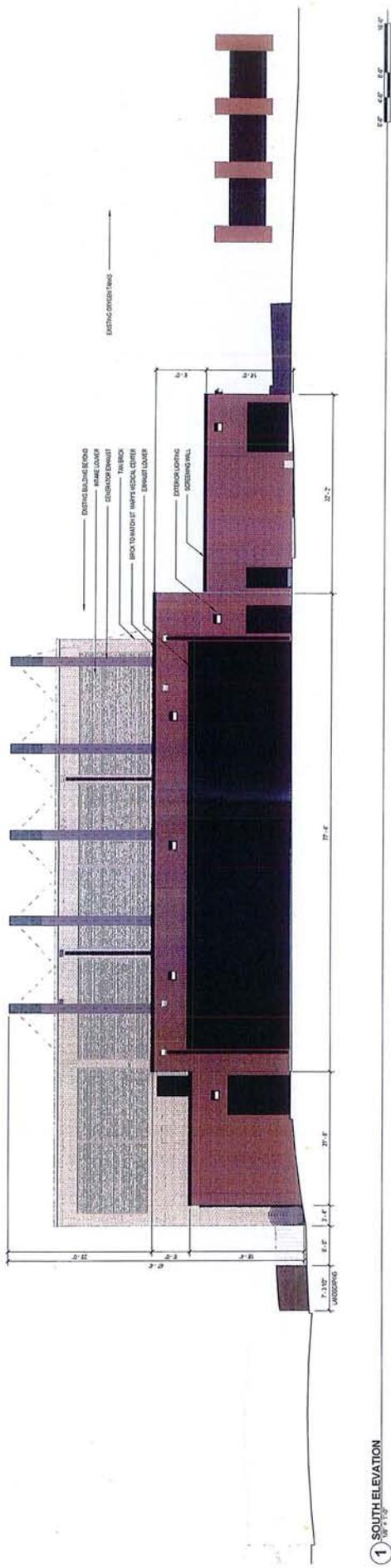
GENERATOR BUILDING  
503 EAST THIRD STREET, DULUTH, MINNESOTA 55805

Essentia Health  
PERFORMANCE  
DRIVER DESIGN  
DULUTH, MINNESOTA 55805

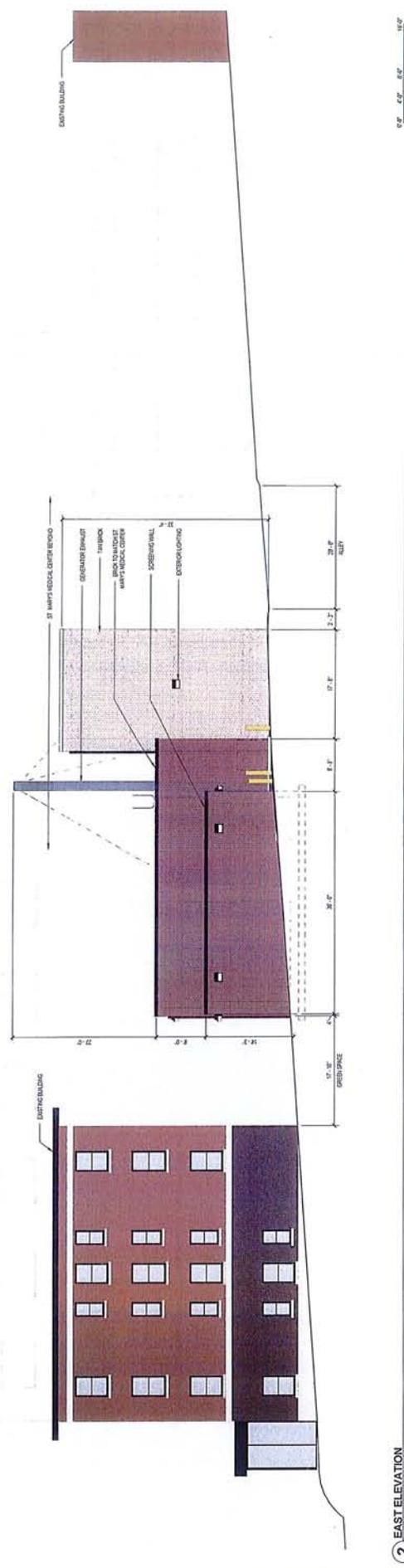
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1 SOUTH ELEVATION  
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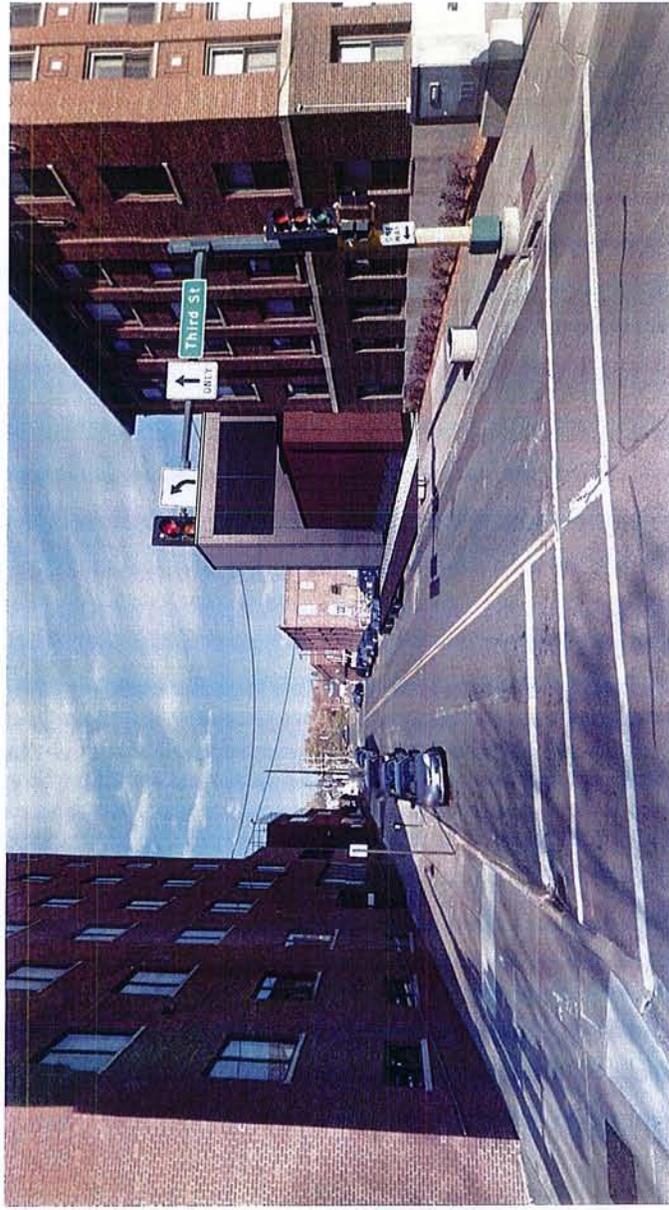
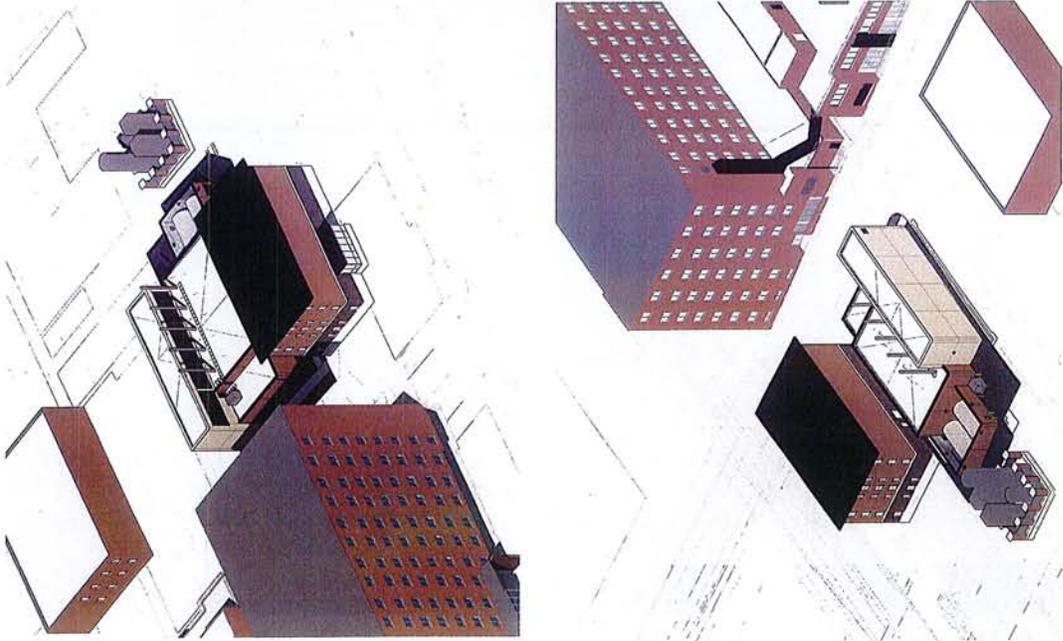


2 EAST ELEVATION  
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**JHR**  
 PERFORMANCE  
 DRIVEN DESIGN  
 206/2015 & 24 11 PM  
**Essentia Health**  
 THE HART HOSPITAL DISTRICT  
 2000 BROADWAY  
 DULUTH, MN 55812

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