



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PL 23-076	Contact	Jenn Moses	
Type	MU-I Planning Review	Planning Commission Date	May 9, 2023	
Deadline for Action	Application Date	April 5, 2023	60 Days	June 4, 2023
	Date Extension Letter Mailed	April 27, 2023	120 Days	August 3, 2023
Location of Subject	1002 E 1st Street			
Applicant	St. Luke's Hospital	Contact	Michael Boeselager	
Agent	Erdman Company	Contact	Neil Bright	
Legal Description	N/A	Sign Notice Date	April 21, 2023	
Site Visit Date	April 27, 2023	Number of Letters Sent	11	

Proposal

Applicant is proposing a 3-level, 323-stall parking ramp to replace the existing parking ramp. The height of the proposed building is 43'-10" from the average grade surrounding the structure to the top of the highest roof point.

Staff Recommendation

Staff is recommending Planning Commission approve the Planning Review subject to conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-I	Medical	Medical District
North	MU-I	Medical (Parking)	Medical District
South	MU-I	Medical	Medical District
East	MU-I	Medical (Parking)	Medical District
West	MU-I	Medical	Medical District

Summary of Code Requirements

50-15.4 MU-I Planning Review

50-23 Connectivity and Circulation – Focuses on pedestrian and bicycle accommodations.

50-24 Parking and Loading – Addresses required parking spaces, loading docks, and snow storage.

50-25 Landscaping and Tree Preservation – Landscaping requirements and tree preservation

50-26 Screening, Walls, & Fences – Includes requirements for screening of commercial containers & mechanical equipment

50-29 Sustainability Standards – Sustainability point system for new development.

50-30 Design Standards – Building standards for multi-family, commercial, institutional, and industrial buildings.

50-31 Exterior Lighting – Requires lighting to be downcast, full-cutoff fixtures.

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 Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #4-Support economic growth sectors: Emerging and growing economic sectors, including medical, add economic, cultural, and social diversity.

Economic Development Policy #2—Foster growth of existing employers and strategically recruit new employers to Duluth.

Future Land Use – Medical District: An area encompassing the medical campuses and adjacent that support them.

Recent History

The existing parking ramp was built in the late 1970s and had a capacity of 263 spaces. Due to deterioration of the slab, the 3rd floor has been closed to use, leaving 170 usable parking spaces.

In January 2013, Planning Commission approved a District Plan for St. Luke's (PL 12-170), establishing guidelines for signage, traffic calming, and lighting.

Discussion

Staff finds that:

- 1) Applicant proposes a 3-level, 323-stall parking ramp to replace the existing parking spaces. This will provide an additional 60 spaces, or 20% capacity over the existing ramp.
- 2) There is a development agreement, separately approved, between the City and St. Luke's related to the ramp. The City, in conjunction with the state of Minnesota, is providing funding to support construction of this ramp.
- 3) Design of the structure, including structural columns and size of the elevator and stairs, will support an additional 3 levels if needed in the future. A potential space for a future second elevator is accommodated on the east end, and space for a future snow chute when the structure is expanded.
- 4) St. Luke's, as a regional medical system, takes a campus-wide approach to accommodating parking needs. The hospital has identified a shortage of staff parking, which will be alleviated with this ramp.
- 5) Continued use of off-street parking in a parking structure, in comparison to surface level off-street parking spaces, provides stronger access to the St. Luke's campus and reduces negative externalities to the neighborhood. Should the new ramp provide the opportunity to reduce or eliminate off-street surface parking, such an action would be consistent with the directives of adopted planning documents.
- 6) As this location already has an existing parking ramp, traffic levels and flow are not expected to change. The new ramp adds an additional entry/exit lane as well as more queuing space over what is available today. No traffic study is needed for this project.
- 7) Applicant plans minimal signage for the parking ramp; signage will meet requirements in the approved MU-I District Plan (PL 12-170). Signage will be strategically placed to direct people to the Lakeview building, Northland building, and St. Luke's campus, as well as to identify the ramp for users. All signage will need to also meet UDC requirements and receive sign permits prior to installation.
- 8) Landscaping and Tree Preservation: Proposal shows trees and shrubs that meet the street frontage requirements of UDC Section 50-25.
- 9) Screening, Walls, and Fences: Does not apply.
- 10) Sustainability Standards: Ramp will include LED lighting, a drainage separation system to remove oil and gas contamination, and a majority of materials that are reuseable if and when the ramp is demolished. Spaces will be programmed for compact parking where appropriate, and conduit will allow for EV charging in the future. Final sustainability points will need to be identified at the time of building permit application.
- 11) Building Design Standards: The design includes precast spandrel walls to cover the headlights and fronts of cars parked along the street and alley facing facades. Stamped precast gives the impression of brick and creates façade breaks to add interest. A large signage wall, stairs at both ends, and a glass curtain wall at the east stair all add interest. Building design will need to meet requirements in Section 50-30.5 and will be verified at the time of building permit.
- 12) Exterior Lighting: All lighting will be 3000K or less with full cut-off fixtures and will meet all requirements in Section 50-31.
- 13) No public, agency, or City comments have been received.
- 14) According to UDC 50-37.1.N, an approved Planning Review will expire if the project or activity authorized by the permit is not begun within 1 year.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission approve the MU-I Planning Review with the following conditions:

1. The project be constructed, limited to, and maintained according floor plans, exterior elevations, landscape plan, and lighting details submitted with the application.
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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.





**Parking Ramp
Replacement**

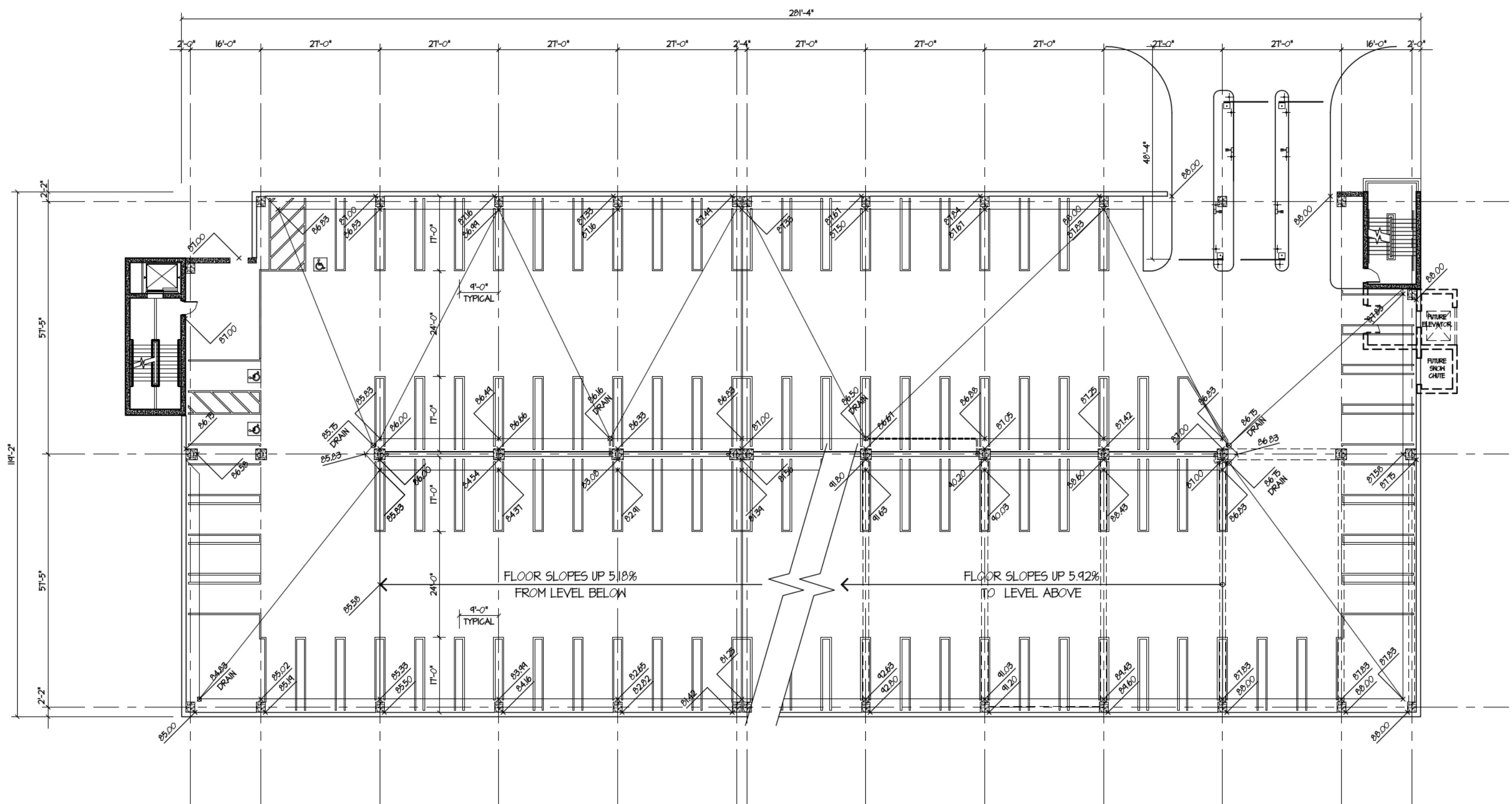
1000 E. 1st Street
Duluth, MN. 53805

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ERDMAN COMPANY

Engineering Services Provided By:
ERDMAN COMPANY
MEYER/BORGMAN/JOHNSON
SEH, INC.

Contractor Services Provided By:
ERDMAN COMPANY
Lic. No. IR652277

Consultant Services Provided By:
RICH & ASSOCIATES INC.



GROUND LEVEL

CAR COUNT SUMMARY

LEVEL	STANDARD	BARRIER FREE	TOTAL/LEVEL
LOWER LEVEL	29	0	29
GROUND LEVEL	100	3	103
SECOND LEVEL	106	3	109
THIRD LEVEL	80	2	82
TOTALS	315	8	323

No.	Description	Date
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Sheet Name

Drn: Chk:
Sheet Number

A101

JOB #667220



**Parking Ramp
Replacement**

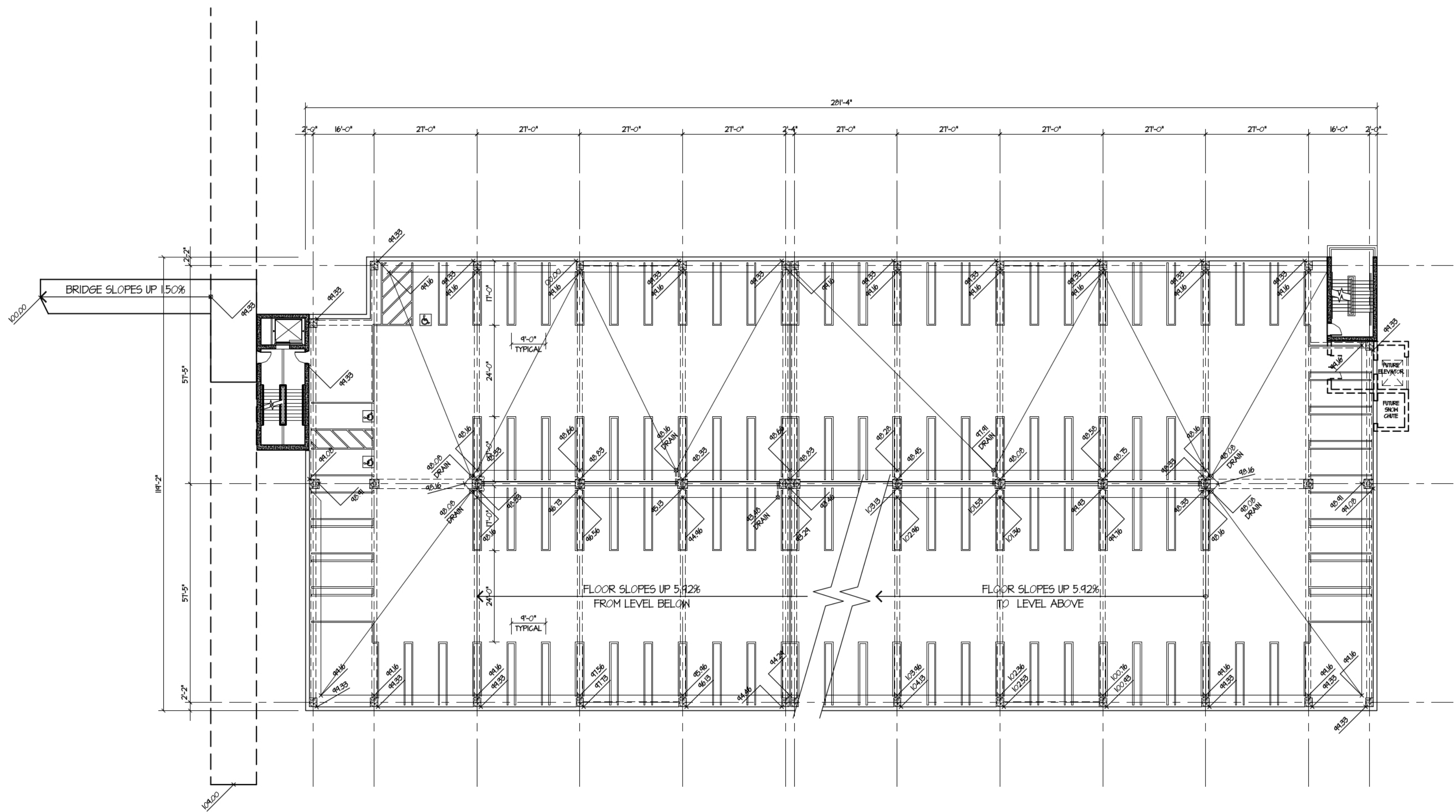
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SECOND LEVEL

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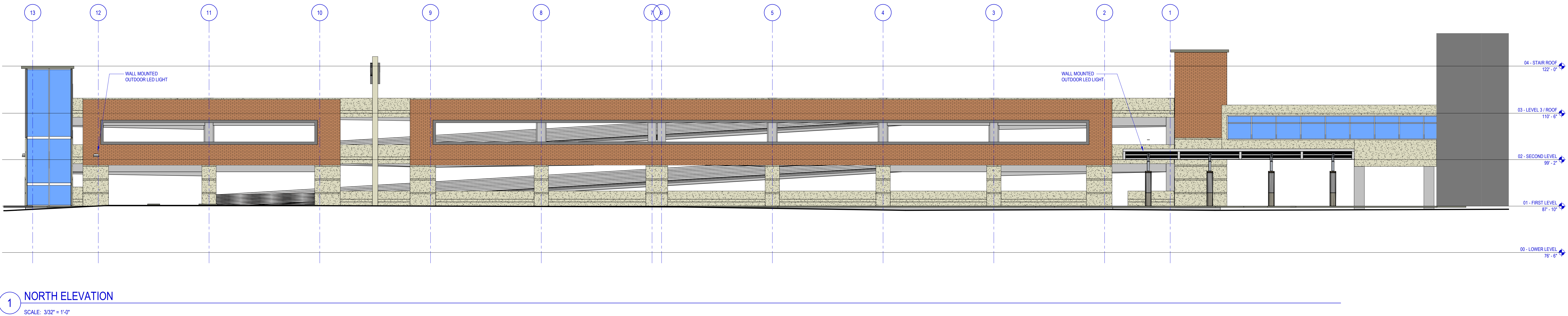
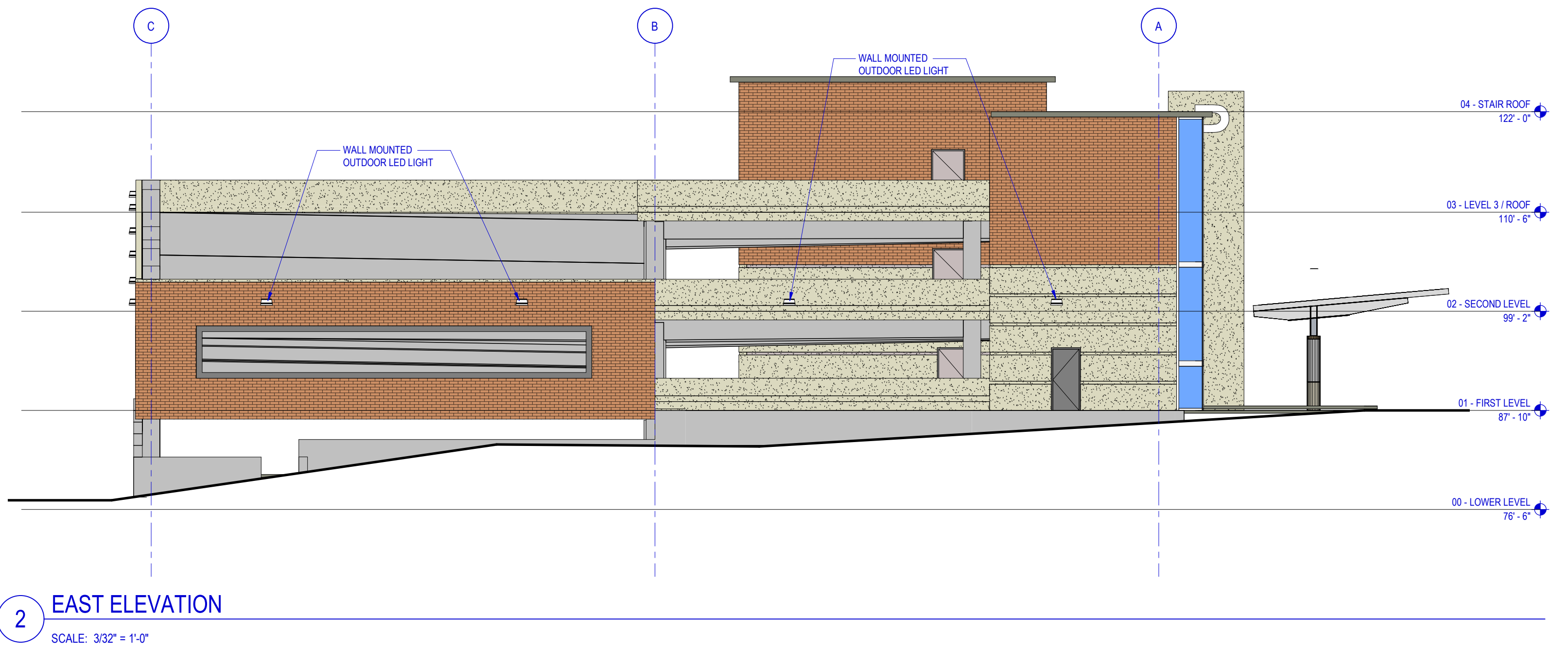
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**EXTERIOR
ELEVATIONS**

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Sheet Number

A201

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Parking Ramp
Replacement

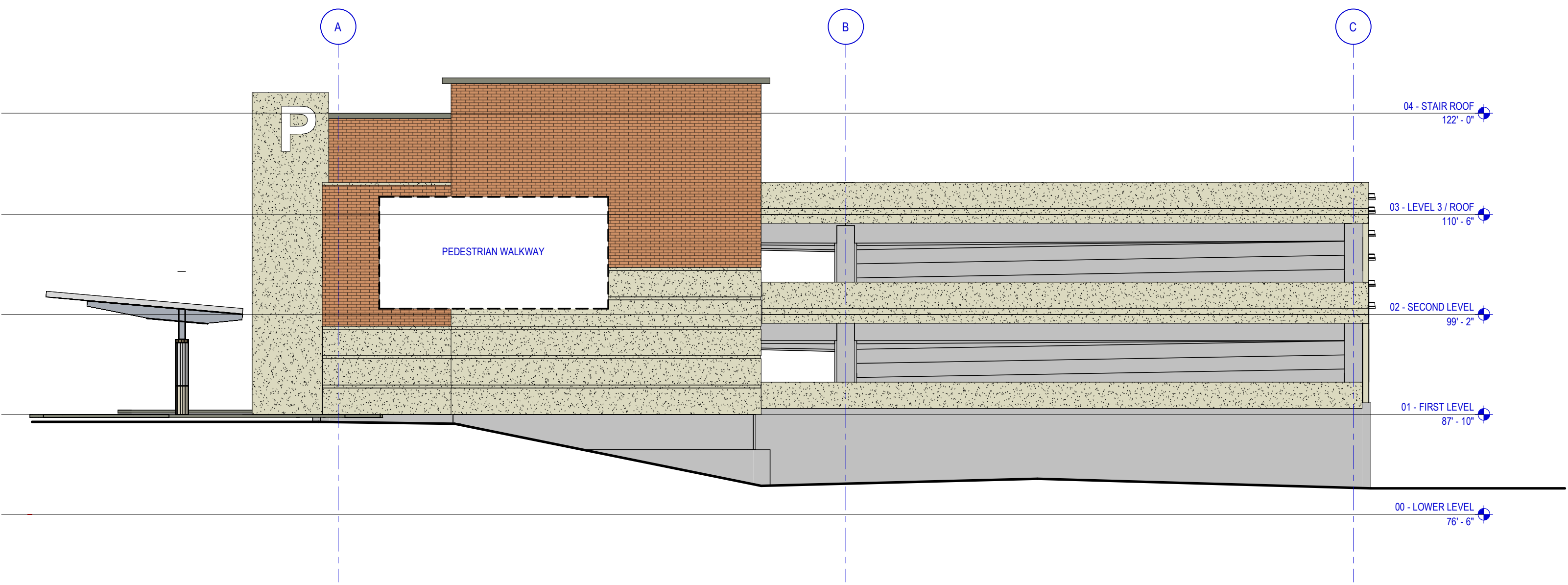
1000 E. 1ST Street
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Architectural Services Provided By:
ERDMAN COMPANY

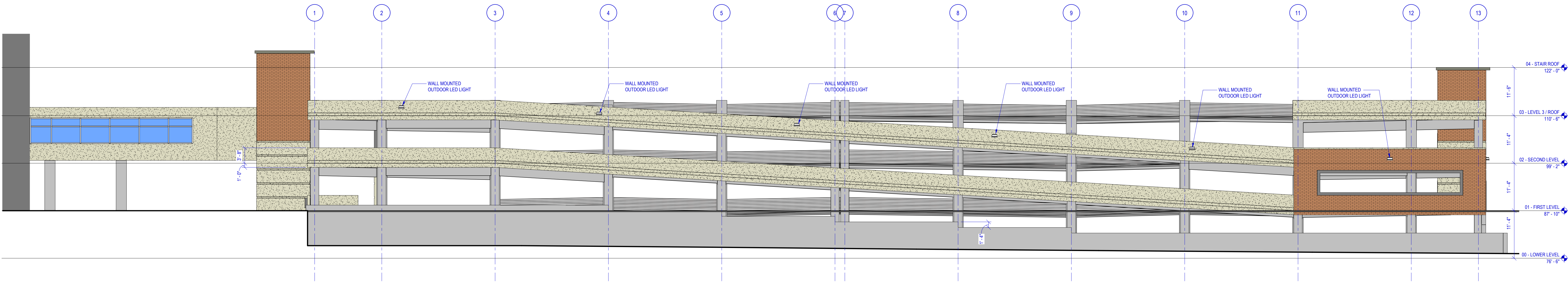
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Contractor Services Provided By:
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1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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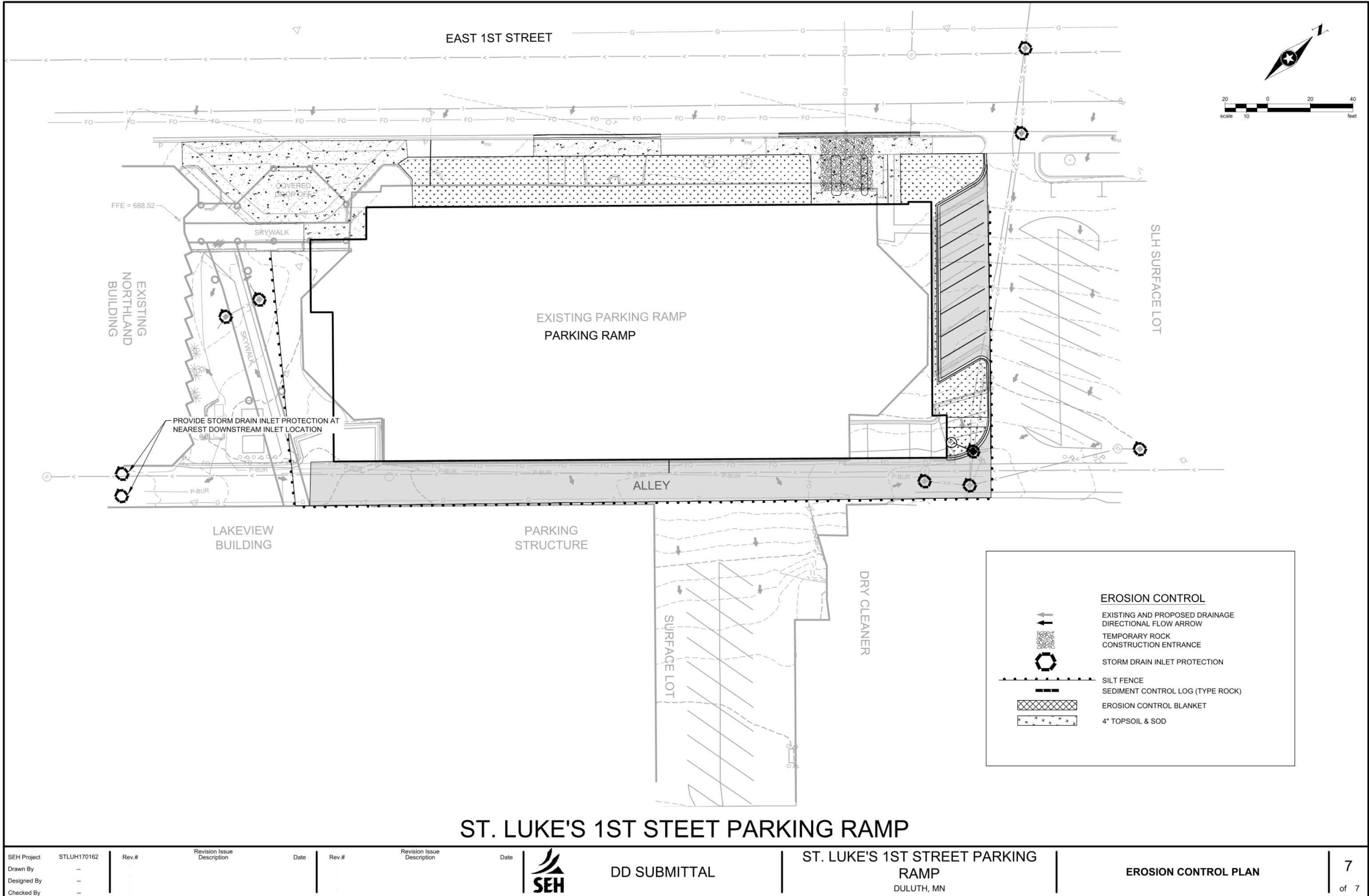
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Sheet Number

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JOB #667220

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SEH Project	STLUH170162	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	--						
Designed By	--						
Checked By	--						

VCPG LED

Parking Garage

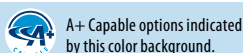
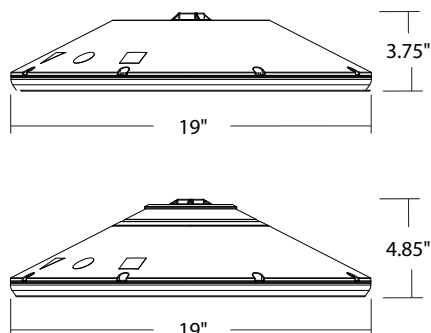


Specifications

Diameter: 19"

Height: 3.75"
(4.85" with Up-Light)

Weight 18 lbs
(max, with
no options):



Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD

VCPG LED									
Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage		Mounting	
VCPG LED	V4 ¹ 4 Light Engines V8 ¹ 8 Light Engines	P1 ¹ P2 ¹ P3 ¹ P4 ¹ P5 ¹ P6 ¹ P7 ¹	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	70CRI 80CRI	T5M Type V, medium T5R ² Type V, rectangular T5E Type V entry LANE ² Drive lane	MVOLT 347 480	For ordering with fuse 120 208 240 277 347 480	Shipped included PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) Shipped separately YK Yoke/trunnion mount ⁹	

Options		Finish <i>(required)</i>
Shipped installed		DWHXD White
UPL1	Up-Light: 500 lumens	DNAXD Natural aluminum
UPL2	Up-Light: 700 lumens	
E8WC	Emergency battery backup, CEC compliant (8W, -20°C min) ^{3,4,5}	
E10WH	Emergency battery backup, CEC compliant (10W, 5°C min) ^{3,4,5}	
HA	High ambient (50°C, only P1-P4)	
SF	Single fuse (120V, 277V, 347V)	
DF	Double fuse (208V, 240V, 480V)	
SPD10KV	10KV Surge Pack	
LDS36	36in (3ft) lead length	
LDS72	72in (6ft) lead length	
LDS108	108in (9ft) lead length	
DMG	External 0-10V leads (no controls) ⁶	
Shipped Separately		
WG	Wire Guard	
BDS	Bird Shroud ⁷	
HS	House Side Shield	
Standalone Sensors/Controls²		
PIR	Motion/ambient sensor for 8-15' mounting heights	
PIRH	Motion/ambient sensor for 15-30' mounting heights	
PIR3FC3V	Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output	
PIRH3FC3V	Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output	
PIR3FC3V924	UL924 Listed motion/ambient sensor for emergency circuit for 8-15' mounting heights, pre programmed to 3fc and 35% light output ¹⁰	
PIRH3FC3V924	UL924 Listed motion/ambient sensor for emergency circuit for 15-30' mounting heights, pre programmed to 3fc and 35% light output ¹⁰	
Networked Sensors/Controls²		
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights	
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15-30' mounting heights	
XAD	XPoint™ Wireless enabled ⁸	
XAD924	XPoint™ Wireless enabled, UL 924 Listed for emergency circuit ^{8,10}	
XAD PIR	XPoint™ Wireless enabled motion/ambient sensor for 8-15' mounting heights	
XAD PIRH	XPoint™ Wireless enabled motion/ambient sensor for 15-30' mounting heights	
XAD924 PIR	XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights ¹⁰	
XAD924 PIRH	XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights ¹⁰	



WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic



Catalog
Number

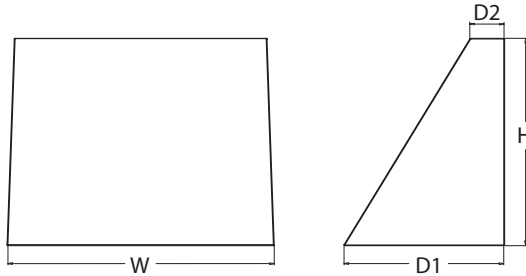
Notes

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Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹ P1 ² P2 ² P3 ² P4 ²	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB ³ Amber	70CRI ⁴ 80CRI LW ³ Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 ⁵ 480 ⁵	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE⁷ Photocell, Button Type DMG⁸ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	



COMMERCIAL OUTDOOR

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WDGE2 LED
 Rev. 11/21/22

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