



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 24-006 | Contact | Jenn Moses | |
| Type | MU-I Planning Review | Planning Commission Date | | February 13, 2024 |
| Deadline for Action | Application Date | January 11, 2024 | 60 Days | March 11, 2024 |
| | Date Extension Letter Mailed | January 24, 2024 | 120 Days | May 10, 2024 |
| Location of Subject | 1012 E 2 nd St | | | |
| Applicant | St. Luke's Hospital | Contact | Michael Boeselager | |
| Agent | Erdman Company | Contact | Neil Bright | |
| Legal Description | 010-3830-04940 | Sign Notice Date | | January 30, 2024 |
| Site Visit Date | February 2, 2024 | Number of Letters Sent | | 17 |

Proposal

Applicant is proposing to remove the existing helipad on top of the Building A parking garage, and relocate it to the top of Building A.

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 | Hospital campus | Institutional |
| North | MU-I | Hospital campus | Institutional |
| South | MU-I | Hospital campus | Institutional |
| East | MU-I | Hospital campus | Institutional |
| West | MU-I | Hospital campus | Institutional |

Summary of Code Requirements

50-15.4 MU-I Planning Review

50-23 Connectivity and Circulation – Focuses on pedestrian and bicycle accommodations. Includes design requirements for skywalks.

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 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. This includes the medical sector. St. Luke’s uses the heliport for crucial patient transport.

Future Land Use – Institutional. Applicable to medical, university/college, public school, religious, or governmental campuses.

History:

- FN 11-011, MU-I Planning Review for 1st Phase of Building A
- PL 18-158, MU-I Planning Review for St. Luke’s Hospital that included establishment of the helipad in its current location on top of the parking garage for Building A
- PL 22-212, MU-I Planning Review for a vertical expansion of Building A

Discussion

Staff finds that:

- 1) The existing helipad on the top of the Building A parking garage was approved in 2018; at that time, detailed analyses of the noise and wind resulting from the helipad were conducted, as the helipad was significantly closer to ground level than its previous location on the Northland Medical ramp. The analyses showed that while periodic noise level increases were expected, and wind gusts were possible, neither of these impacts approached any safety threshold. St. Luke’s representatives stated at the time that eventually the helipad would be relocated to the top of Building A, as this location would better suit hospital operations and be located further above the ground level.
- 2) In 2022, a MU-I Planning Review was completed for the long-planned vertical expansion of Building A; this added an “interstitial floor” of mechanicals as well as three additional levels with patient rooms. This expansion is currently under construction.
- 3) The current proposal involves removal of the helipad on top of the parking garage. A new helipad would be established on top of Building A, approximately 85’ feet higher and 60’ closer to the lake than the current helipad. This will result in fewer impacts to neighbors.
- 4) As Building A was constructed with plans for a future helipad, no additional structural support or roof access is needed. The helicopter landing area will be approximately 6’ above the roof level, but this will be limited only to the landing site, and the overall height of the building will not change.
- 5) The building height with the expansion underway will be 111’. As Building A is located further than 200’ from MU-N or any residential district, the maximum height allowed in this location is 300’, provided that no more than 15% of St. Luke’s property zoned MU-I may exceed 120’.
- 6) The only additional exterior lighting to be installed will be that lighting necessary to meet FAA regulations.
- 7) UDC sections including parking, landscaping, screening, and sustainability do not apply to this project.
- 8) No public, agency, or City comments have been received.
- 9) 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 to the plans and building elevations submitted with this 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.



EXTERIOR MATERIALS

- 04 2000 - UNIT MASONRY
BMU-2 BRICK MASONRY UNIT - MATCH EXISTING
- 04 7300 - CAST STONE
CS-1 CAST STONE
- 072400 - EXTERIOR INSULATION AND FINISH SYSTEM - EIFS
EFS-1 MATCH EXISTING
- 074213 - METAL WALL PANELS
CMP-1 CORRUGATED METAL PANEL - METALLIC SILVER
- 074213.23 - ALUMINUM COMPOSITE METAL PANEL
MCM-1 ALUMINUM COMPOSITE METAL PANELS - SILVER
METALLIC MICA

NOTE:
ALIGN EIFS REVEALS WITH ARCHITECTURAL ELEMENTS AS SHOWN UNLESS NOTED OTHERWISE

- 077100 - MANUFACTURED ROOF SPECIALTIES
DS-1 DOWNSPOUT
- ALUMINUM COPING CAP
MC-1 METAL COPING - METALLIC SILVER/MATCH EXISTING
- FS-1 ROOF EDGE FASIA
- 084413 - GLAZED ALUMINUM CURTAINWALL
CW-1 ALUMINUM CURTAIN WALL SYSTEM
CW-2 ALUMINUM CURTAIN WALL SYSTEM
- CWC-1 CURTAINWALL STRUCTURAL GLAZED MULLION CAP
CWC-2 CURTAINWALL FULLY CAPTURED MULLION CAP
CWC-3 CURTAINWALL METAL PANEL FIN
- MP-1 CURTAINWALL METAL PANEL INFILL

- 088000 - GLAZING
IG-1 VISION GLASS WITH LOW REFLECTIVITY
IG-1P SPANDREL GLASS WITH LOW REFLECTIVITY

- 09 9100 - LOUVERS
LVR-1 LOUVER
- 09 9100 - PAINTS
P-1 HIGH PERFORMANCE PAINT ON STEEL (TO MATCH ACM-1)

- MISCELLANEOUS
CJ CONTROL JOINT
EJ EXPANSION JOINT



One Erdman Place, Suite 300
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Phone: (608) 410-9000



1012 E. SECOND ST.
DULUTH, MN. 55805

Architectural Services Provided
ERDMAN COMPANY

Engineering Services Provided By:
ERDMAN COMPANY

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

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 Architect under the laws of the state of Minnesota.

Signature:
Daniel Wayne Delk
Typed or Printed Name:

Date:
07/28/2023
License Number:
61433

| No. | Description | Date |
|-----|-------------|----------|
| 2 | CR004 | 07-28-23 |
| 1 | PERMIT SET | 01-30-23 |

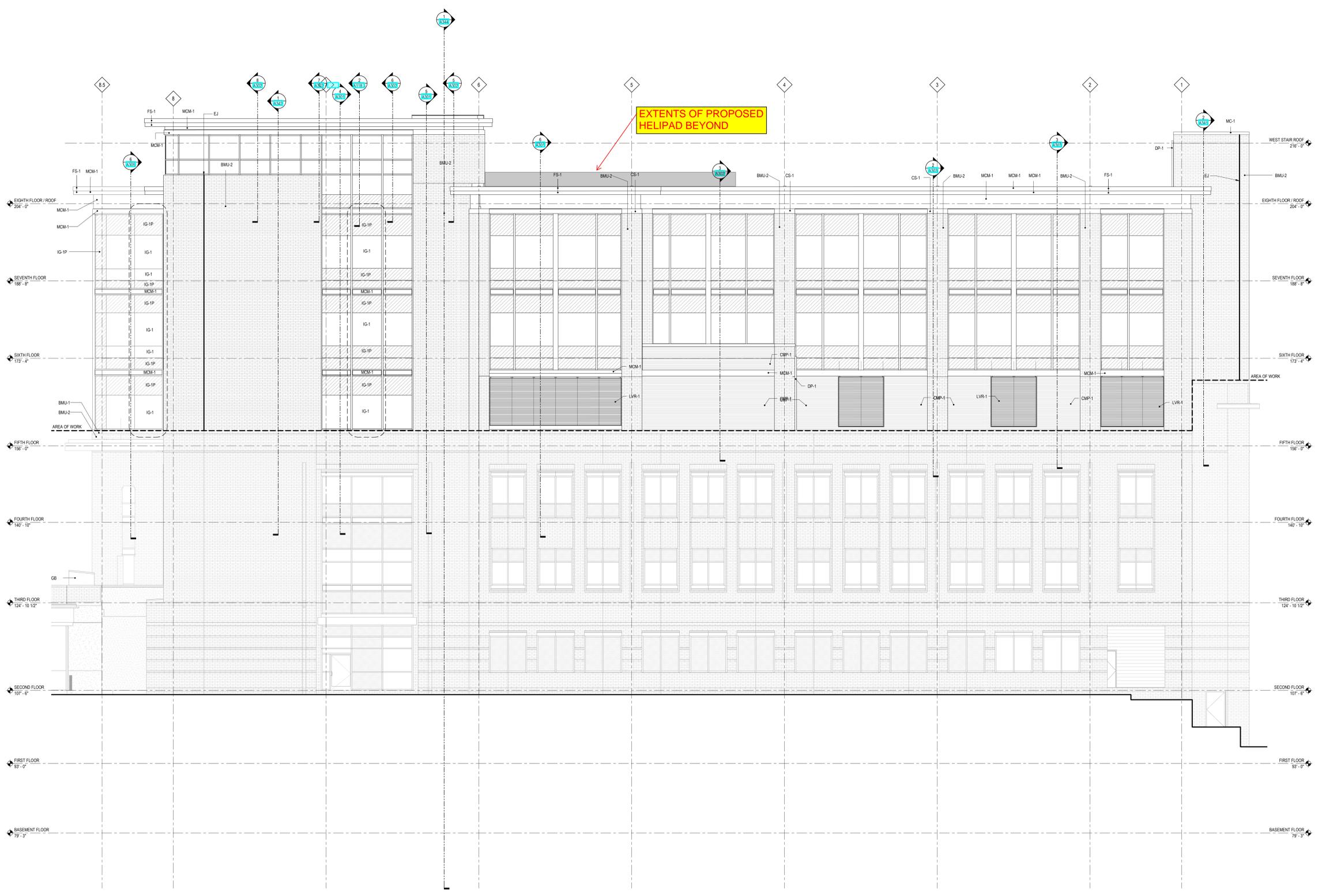
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Sheet Name
EXTERIOR ELEVATION - NORTH

Dwn:SRILEY Chk:TDUHR
Sheet Number

A201
JOB #672420

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

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EXTERIOR MATERIALS

- 04 2000 - UNIT MASONRY
BMU-2 BRICK MASONRY UNIT - MATCH EXISTING
- 04 7300 - CAST STONE
CS-1 CAST STONE
- 072400 - EXTERIOR INSULATION AND FINISH SYSTEM - EIFS
EIFS-1 MATCH EXISTING
- 074213 - METAL WALL PANELS
CMF-1 CORRUGATED METAL PANEL - METALLIC SILVER
- 074213.23 - ALUMINUM COMPOSITE METAL PANEL
MCM-1 ALUMINUM COMPOSITE METAL PANELS - SILVER METALLIC MICA

NOTE:
ALONG EIFS REVEALS WITH ARCHITECTURAL ELEMENTS AS SHOWN UNLESS NOTED OTHERWISE

- 077100 - MANUFACTURED ROOF SPECIALTIES
DS-1 DOWNSPOUT
- ALUMINUM COPING CAP
MC-1 METAL COPING - METALLIC SILVER/MATCH EXISTING
- FS-1 ROOF EDGE FASCIA
- 084413 - GLAZED ALUMINUM CURTAINWALL
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CWC-2 CURTAINWALL FULLY CAPTURED MULLION CAP
CWC-3 CURTAINWALL METAL PANEL FIN
- MP-1 CURTAINWALL METAL PANEL INFILL

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IG-1 VISION GLASS WITH LOW REFLECTIVITY
IG-1P SPANDREL GLASS WITH LOW REFLECTIVITY
- 09 9100 - LOUVERS
LVR-1 LOUVER
- 099100 - PAINTS
P-1 HIGH PERFORMANCE PAINT ON STEEL (TO MATCH ACM-1)
- MISCELLANEOUS
CJ CONTROL JOINT
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ERDMAN

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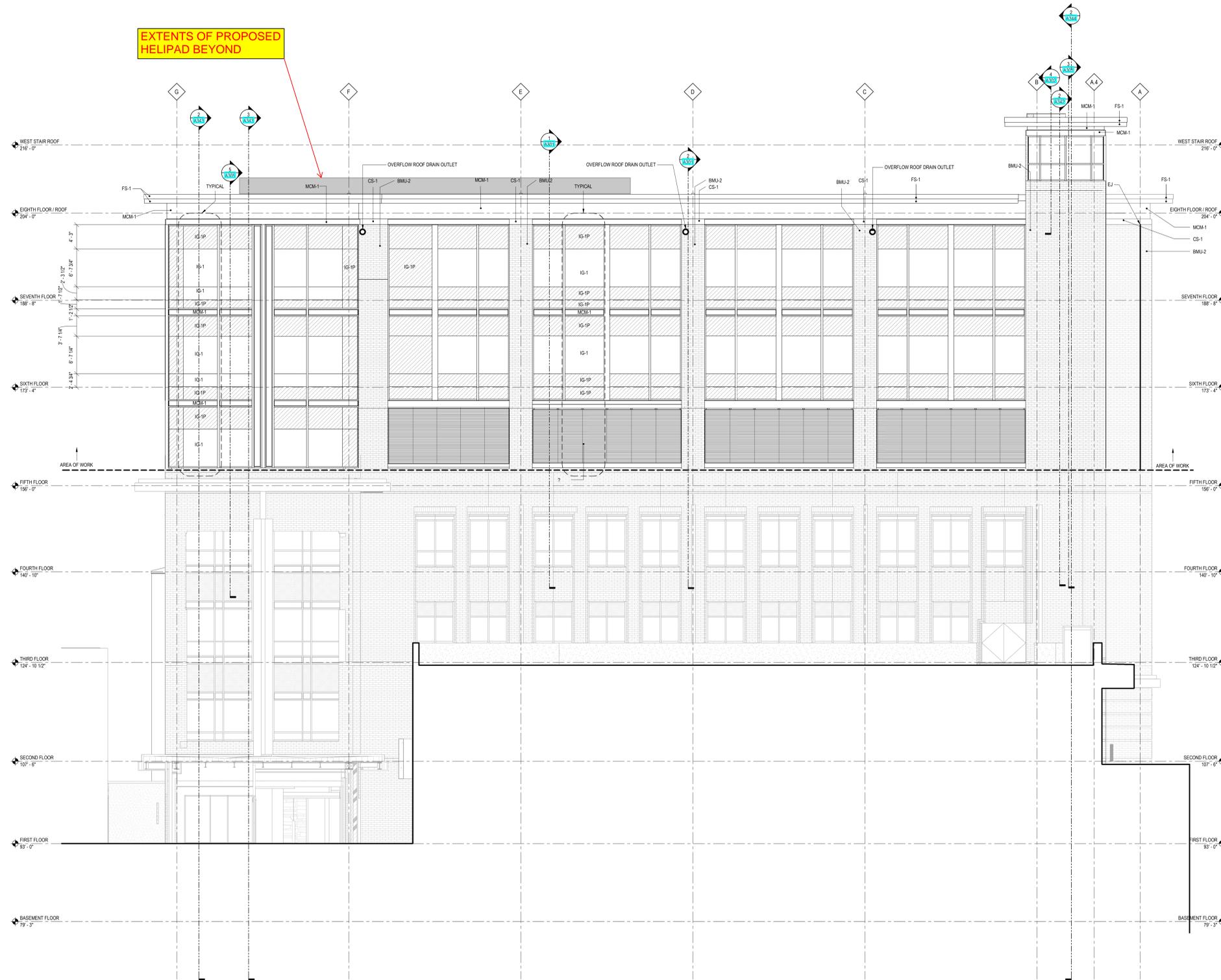
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EXTENTS OF PROPOSED HELIPAD BEYOND



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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Typed or Printed Name: Daniel Wayne Delk

Date: 07/28/2023
License Number: 61433

| No. | Description | Date |
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| 2 | CR04 | 07-28-23 |
| 1 | PERMIT SET | 01-30-23 |
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Sheet Name
EXTERIOR ELEVATION - EAST

Dw: SRILEY Chk: TDUHR
Sheet Number

A203

JOB #672420

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EXTERIOR MATERIALS

- 04 2000 - UNIT MASONRY
- BMU-2 BRICK MASONRY UNIT - MATCH EXISTING
- 04 7300 - CAST STONE
- CS-1 CAST STONE
- 072400 - EXTERIOR INSULATION AND FINISH SYSTEM - EFS
- EPS-1 MATCH EXISTING
- 074213 - METAL WALL PANELS
- CMP-1 CORRUGATED METAL PANEL - METALLIC SILVER
- 074213-23 - ALUMINUM COMPOSITE METAL PANEL
- MCM-1 ALUMINUM COMPOSITE METAL PANELS - SILVER METALLIC MICA

NOTE:
ALIGN EPS REVEALS WITH ARCHITECTURAL ELEMENTS AS SHOWN UNLESS NOTED OTHERWISE

- 071100 - MANUFACTURED ROOF SPECIALTIES
- DS-1 DOWNSPOUT
- ALUMINUM COPING CAP
- MC-1 METAL COPING - METALLIC SILVERMATCH EXISTING
- FS-1 ROOF EDGE FASCIA

- 084413 - GLAZED ALUMINUM CURTAINWALL
- CW-1 X" ALUMINUM CURTAIN WALL SYSTEM
- CW-2 X" ALUMINUM CURTAIN WALL SYSTEM

- CWC-1 CURTAINWALL STRUCTURAL GLAZED MULLION CAP
- CWC-2 CURTAINWALL FLEXY CAPTURED MULLION CAP
- CWC-3 CURTAINWALL METAL PANEL FIN
- MP-1 CURTAINWALL METAL PANEL INFILL

- 080000 - GLAZING

- IG-1 VISION GLASS WITH LOW REFLECTIVITY
- IG-1P SPANDREL GLASS WITH LOW REFLECTIVITY

- 09 9100 - LOUVERS
- LVR-1 LOUVER

- 091000 - PAINTS
- P-1 HIGH PERFORMANCE PAINT ON STEEL (TO MATCH ACM-1)

- MISCELLANEOUS
- CJ CONTROL JOINT
- EJ EXPANSION JOINT



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Daniel Wayne Delk

Date:

07/28/2023

License Number:

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| No. | Description | Date |
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| 2 | CR004 | 07-28-23 |
| 1 | PERMIT SET | 01-30-23 |

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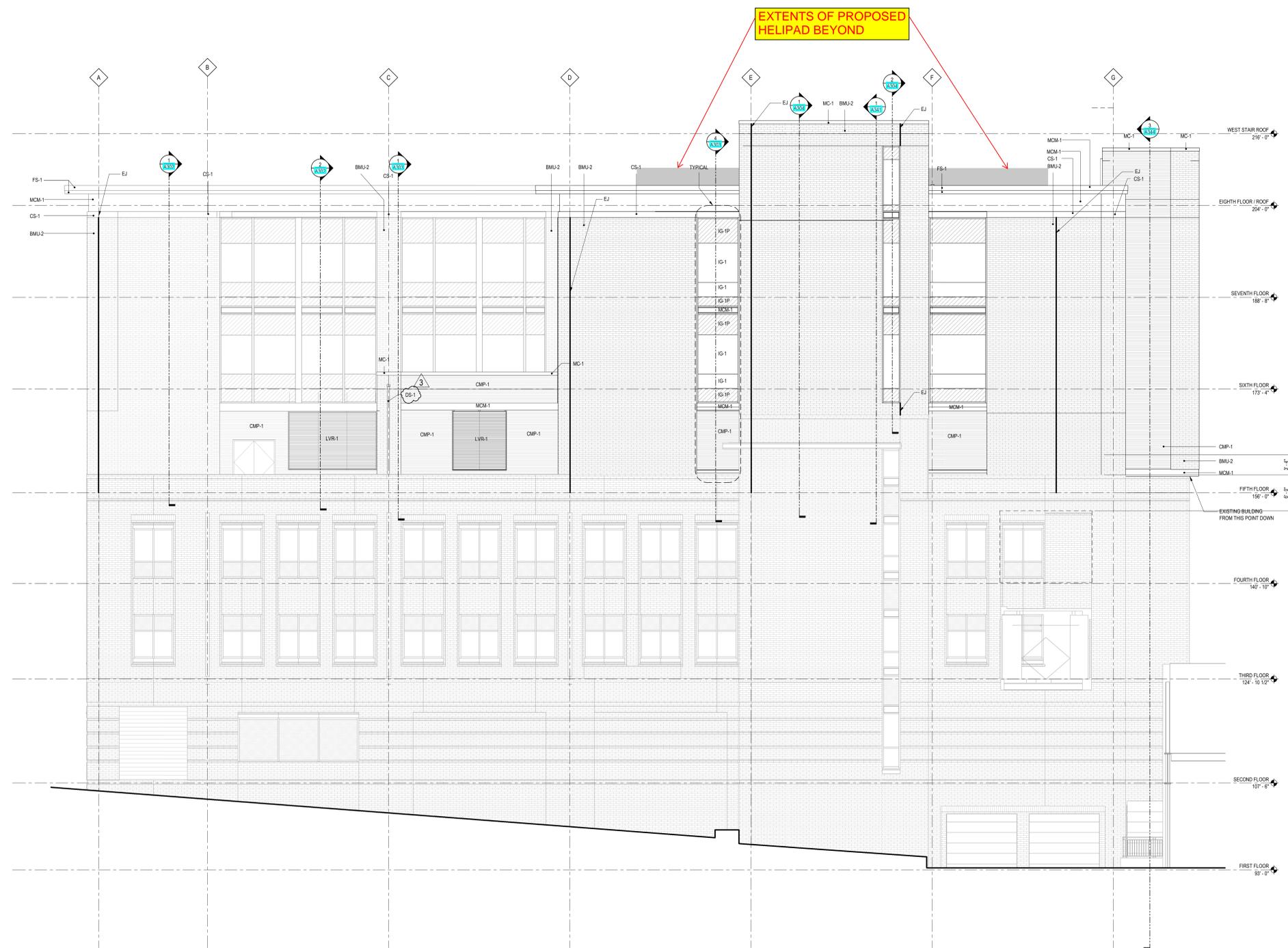
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EXTERIOR ELEVATION - WEST

Dwn:SRILEY Chk:TDUHR

Sheet Number

A204

JOB #672420



1 WEST ELEVATION
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Typed or Printed Name:

Daniel Wayne Delk
 Date:

07/28/2023
 License Number:

61433

| No. | Description | Date |
|-----|-------------|----------|
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| 1 | PERMIT SET | 01-30-23 |

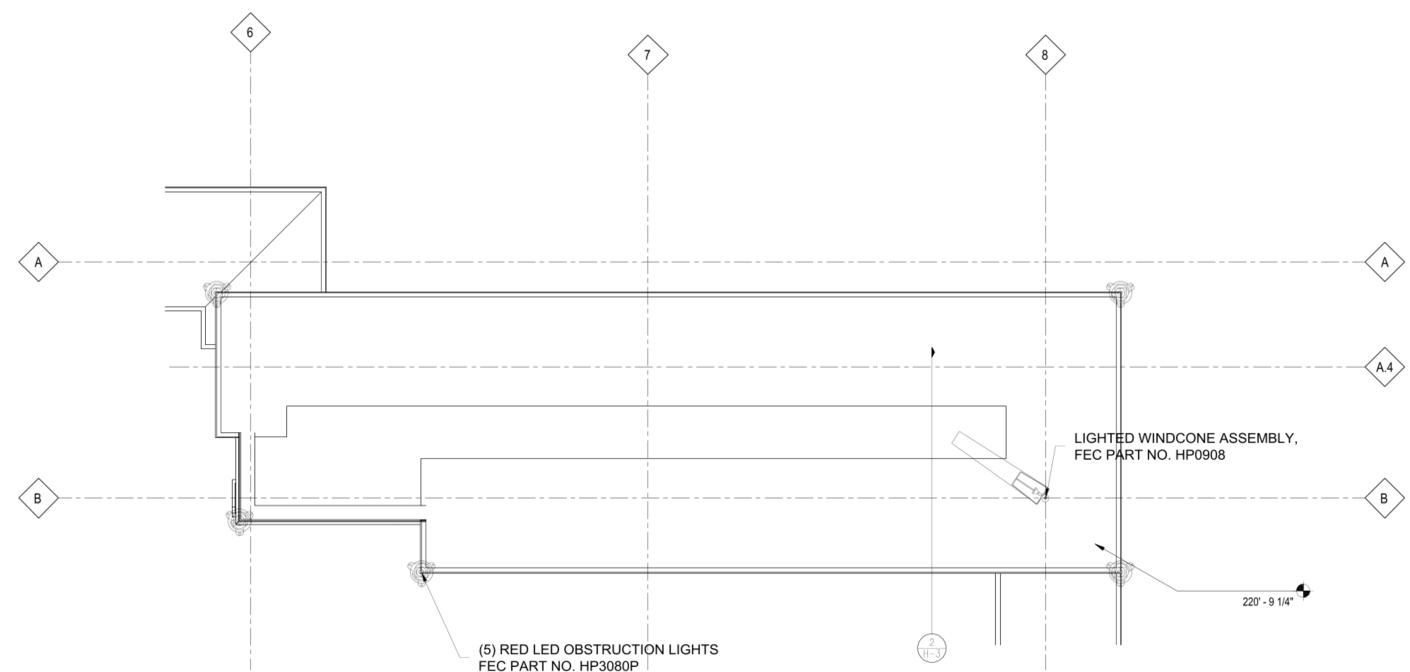
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Sheet Name
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 AT ROOF**

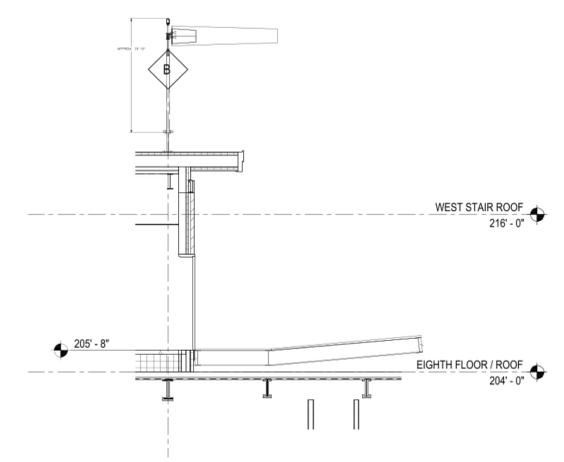
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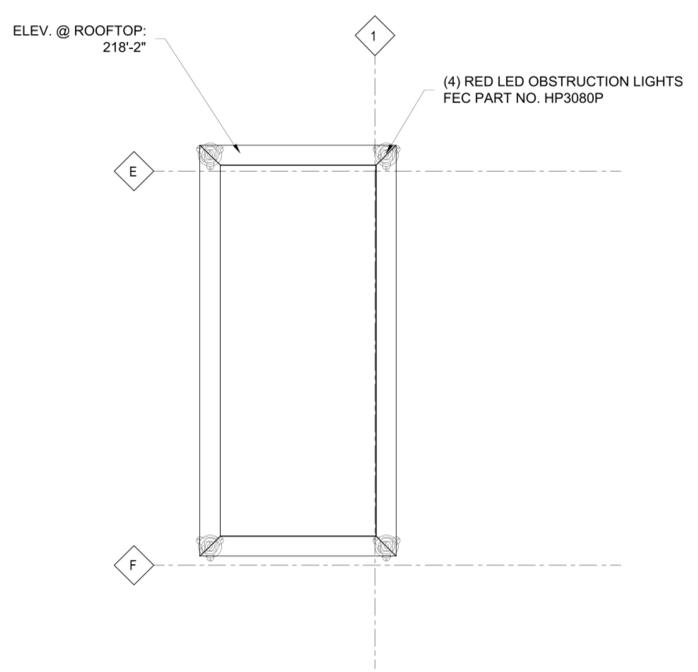
H-3
 JOB #S01049



1
 H-3
 ELEVATOR PENTHOUSE ROOF



2
 H-3
 SECTION VIEW AT ELEVATOR TOWER



3
 H-3
 EXIT STAIRCASE TOWER

ST. LUKE'S HOSPITAL

PARKING GARAGE WITH HELISTOP

1012 EAST 2ND STREET
 DULUTH, MN 55805

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Signature: 

Typed or Printed Name:

ROBERT PRATT

Date:

5/14/2019

License Number:

56538

| No. | Description | Date |
|-----|-----------------------------------|----------|
| 5 | RECORD SET | 01/15/21 |
| 4 | CB003 - PERMIT REVISIONS | 06/07/19 |
| 3 | PHASE 1 CB001 | 05/14/19 |
| 2 | PHASE 1 PERMIT SET ARCH. RESUBMIT | 05/14/19 |
| 1 | PHASE 1 PERMIT SET | 03/18/19 |

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Sheet Name
OVERALL THIRD FLOOR PLAN - PHASE 1

Dm:NBASSETT Chk:TCASEY

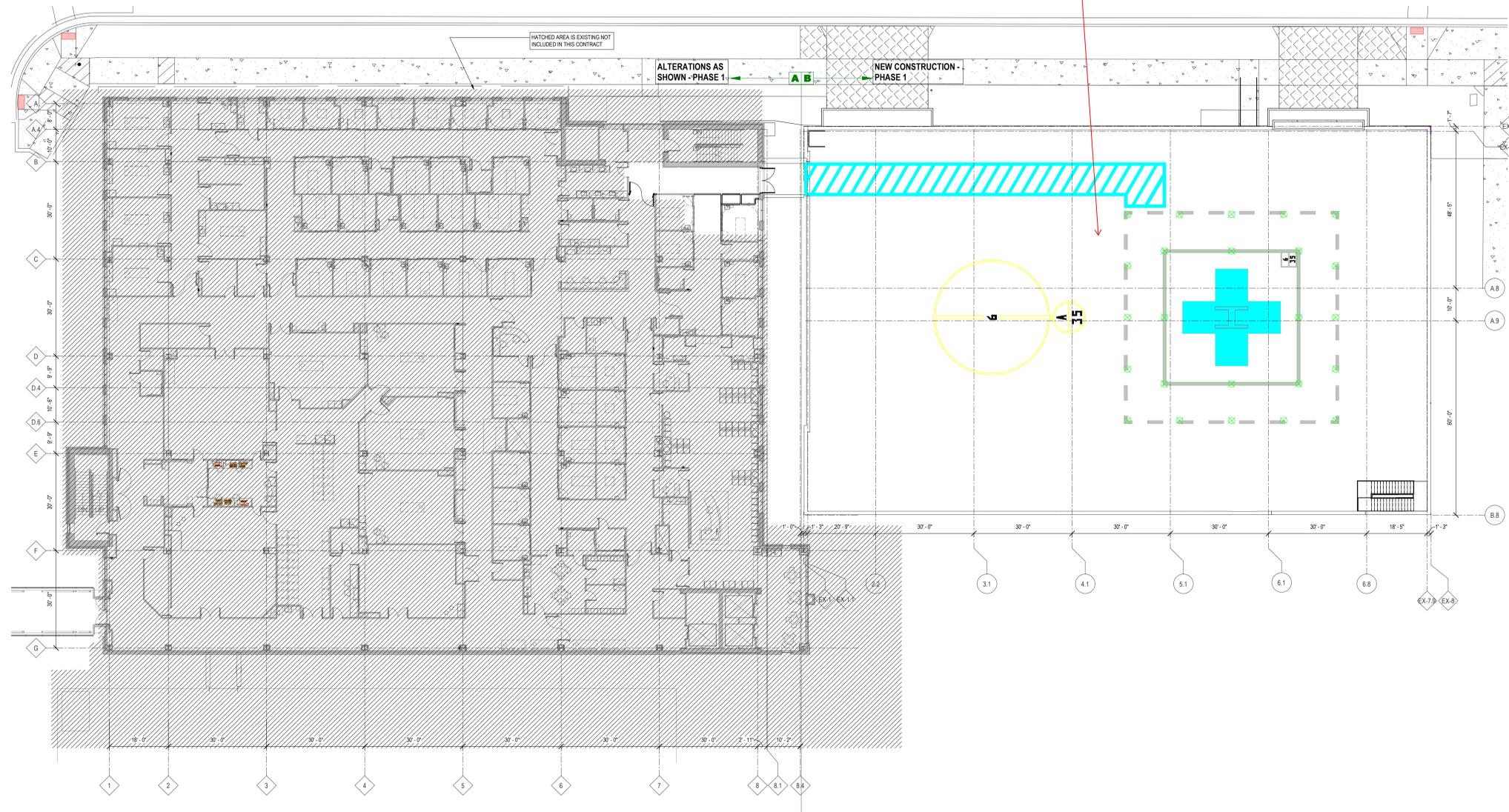
Sheet Number

A103.1

JOB #: 656220

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Existing parking deck on roof of Emergency Department Ambulance Bay and parking deck to the plan east of St Luke's Building A to be decommissioned. Temporarily could be used as potential staff break patio/deck. Future use to be determined at a later date.



2 OVERALL THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"