



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 23-186	Contact	Jenn Moses	
Type	MU-I Planning Review	Planning Commission Date	November 14, 2023	
Deadline for Action	Application Date	October 19, 2023	60 Days	December 18, 2023
	Date Extension Letter Mailed	N/A	120 Days	February 16, 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	See attached	Sign Notice Date	October 31, 2023	
Site Visit Date	October 31, 2023	Number of Letters Sent	4	

Proposal

Applicant is proposing a new skywalk directly above an existing skywalk over 10th Avenue E, connecting St. Luke's Hospital to 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. Skywalk provides an important connection for St. Luke's Hospital between the hospital building and Building A.

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

History: In 2014, St. Luke's received a Concurrent Use Permit for the skywalk located directly below the proposed skywalk.

Discussion

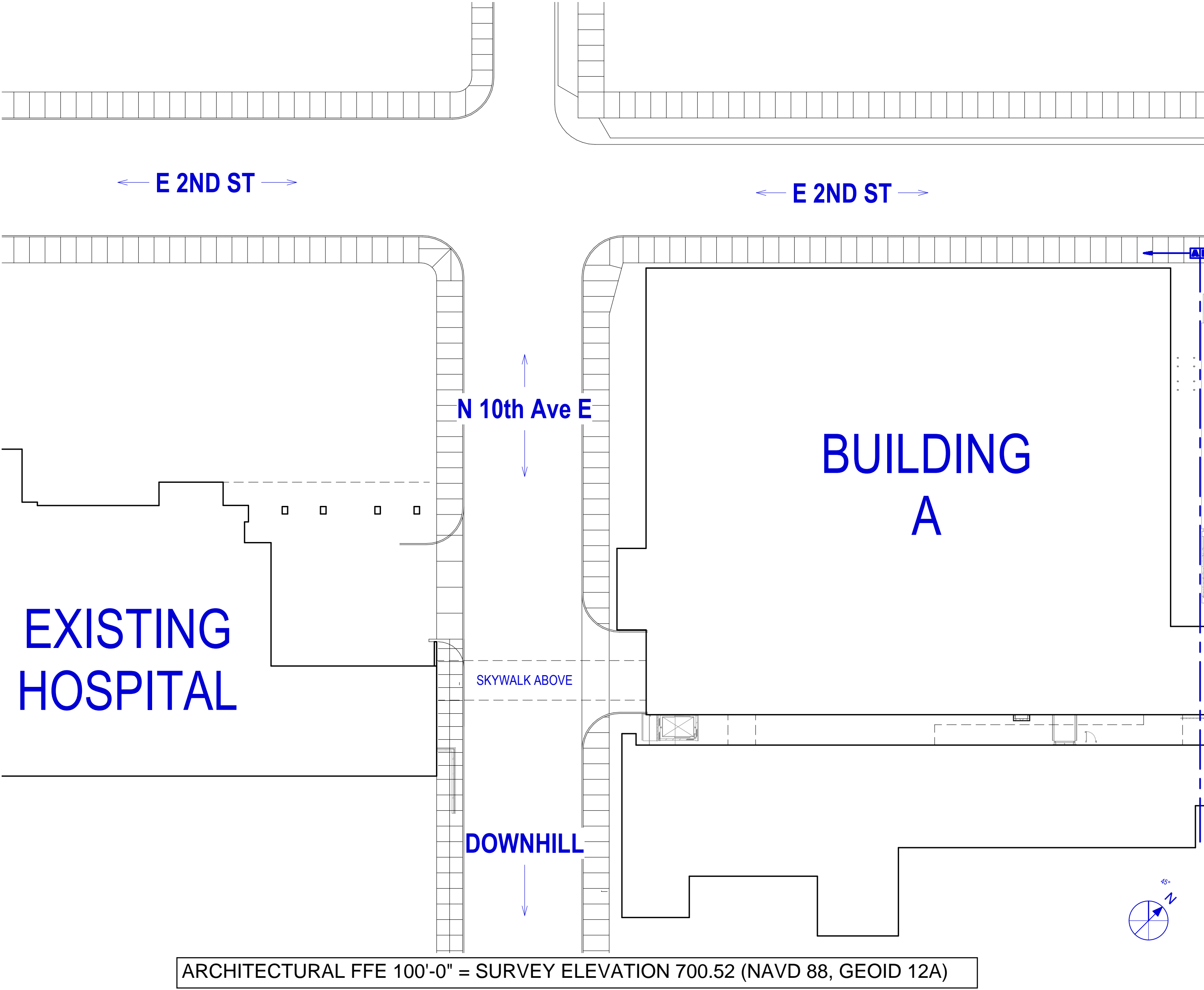
Staff finds that:

- 1) The applicant is seeking approval of a Planning Review for the MU-I district to construct a skywalk directly above an existing skywalk over 10th Avenue E, connecting St. Luke's Hospital to Building A.
- 2) UDC Section 50-23.6, Skywalks, states that skywalks should not compromise the historic or architectural integrity of existing buildings, shall be approved based on architectural sensitivity and cohesiveness, and that 66% of each vertical side elevation shall be made of glass or transparent materials. The building elevations and 3D rendering submitted with the application show that this skywalk is designed with window openings that vertically line up with the skywalk directly below. Structural elements and exterior materials will blend with the connector below, giving these skywalk connections a unified feel within the hospital campus. Each window opening is approximately 50 square feet, for a total of 700 square feet per side. With the addition of spandrel glass, the skywalk provides 54% transparency. According to the applicant, "We would consider 66% infeasible due to the fact this connector will help bridge 4' of vertical difference between the floors on the two buildings leading to a sloped floor and structure. We also are attempting to avoid roof penetrations in the form of roof drains which require maintenance and create leak points so the roof is sloped as well which also means the structure is sloped. With the sloped floor along with a sloped roof structure, we are limited in our ability to provide 66% transparency but will provide the minimum 50% or more as we continue to refine our design."
- 3) No exterior lighting is planned for the skywalk.
- 4) UDC sections including parking, landscaping, screening, and sustainability do not apply to this project.
- 5) No public, agency, or City comments have been received.
- 6) 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. The Planning Review shall only be effective upon approval and issuance of a Concurrent Use Permit for the placement of the structure in the right-of-way.
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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"



2 SITE CONTEXT - LOOKING EAST
SCALE: 12" = 1'-0"

1	CITY PLANNING	10/9/23
No.	Description	Date

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Sheet Name
**ARCHITECTURAL
SITE PLAN &
CONTEXT**

Dm: Author Chk: Checker

Sheet Number

A100

JOB # 672420

Image before adding new skybridge.

Google Maps 123 N 10th Ave E



Duluth, Minnesota
Google Street View
Sep 2019 See more dates

Image capture: Sep 2019 © 2023 Google

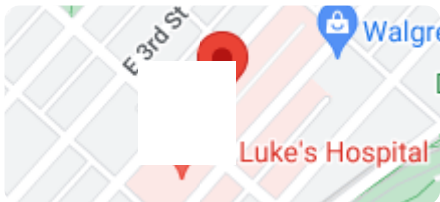


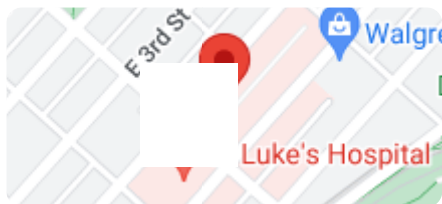
Image showing new, proposed skybridge conceptually

Google Maps 123 N 10th Ave E



Duluth, Minnesota
Google Street View
Sep 2019 See more dates

Image capture: Sep 2019 © 2023 Google



EXTERIOR MATERIALS

04 77300 - MANUFACTURED MASONRY VENEER - CULTURED
STONE
CS-1 CULTURED STONE

074200 - ALUMINUM COMPOSITE METAL PANEL
ALUM. ALUMINUM COMPOSITE METAL PANEL

072400 - EXTERIOR INSULATION AND FINISH SYSTEM - EIFS
EIFS-1 XX* EIFS

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

074600 - FIBER CEMENT PANELS
FC-1 FIBER CEMENT SIDING
FC-2 FIBER CEMENT TRIM

077100 - MANUFACTURED ROOF SPECIALTIE
DS-1 DOWNSPOUT

ALUMINUM COPING CAP
ACC-1 PREFABRICATED TAPERED METAL COPING

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 FULLY CAPTURED MULLION CAP
CWC-3	CURTAINWALL METAL PANEL FIN

MP-1 CURT
089100 - GLAZING

IG-1 VISION GLASS WITH LOW REFLECTIVITY

IG-1S VISION GLASS WITH LOW REFLECTIVITY
SAFETY GLAZING

IG-1P SPANDREL GLASS WITH LOW REFLECTIVITY

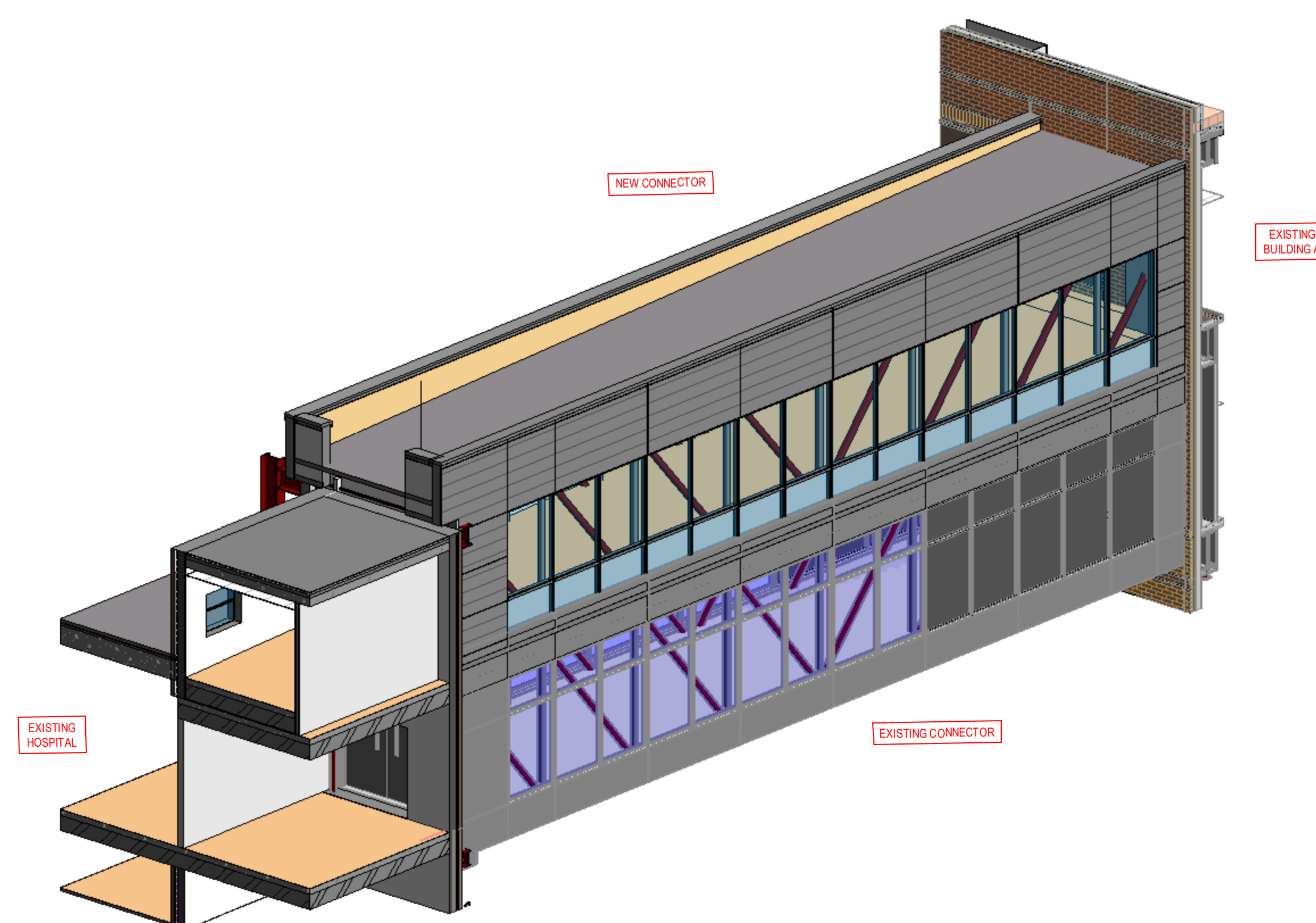
IG-2 VISION GLASS WITH HIGH REFLECTIVITY

IG-3S VISION GLASS - CLEAR - SAFETY GLAZING

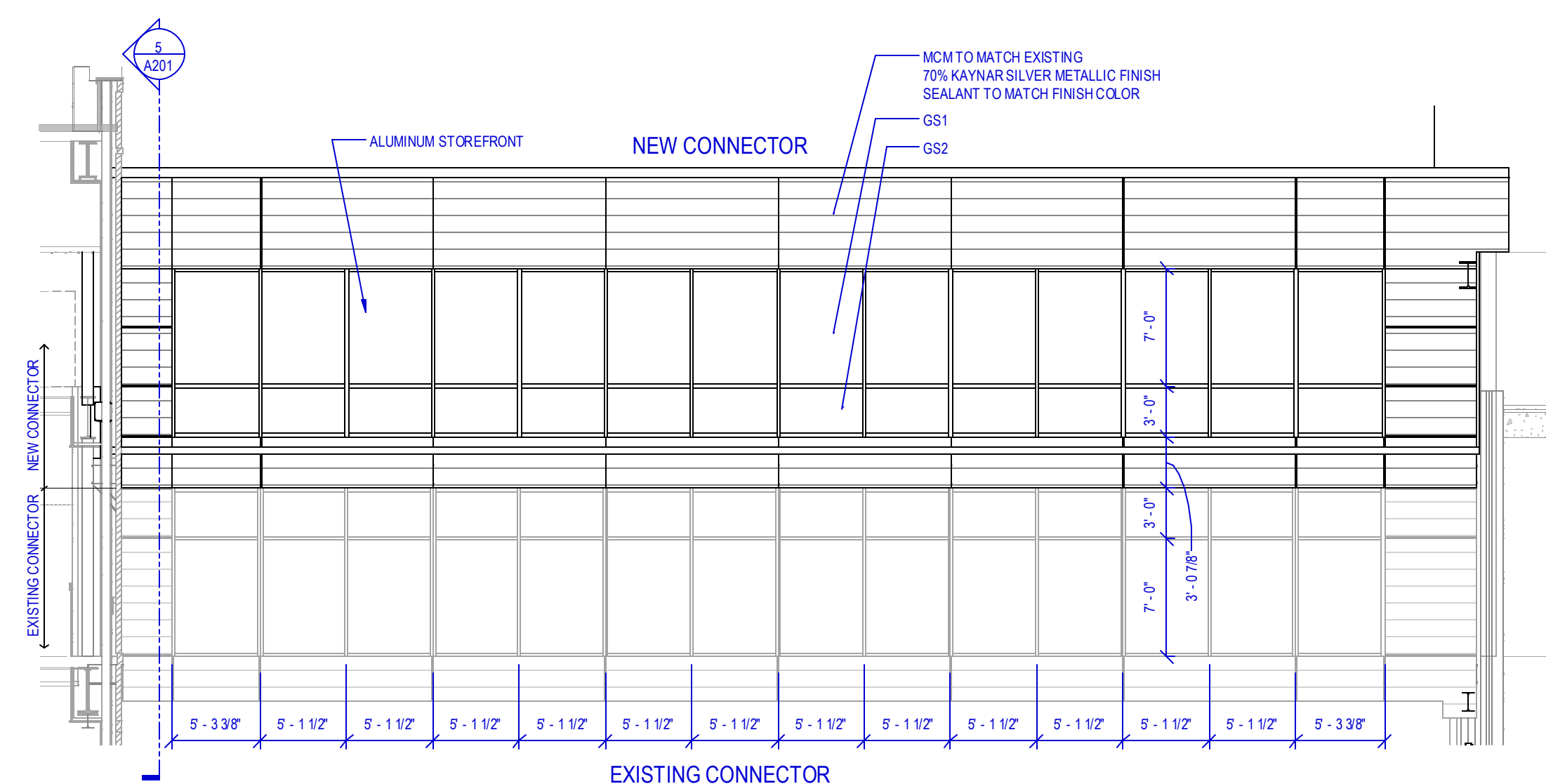
IGF FROSTED GLASS

099100 - PAINTS
P-1 HIGH PERFORMANCE PAINT ON STEEL (TO
MATCH & CML1)

MISCELLANEOUS

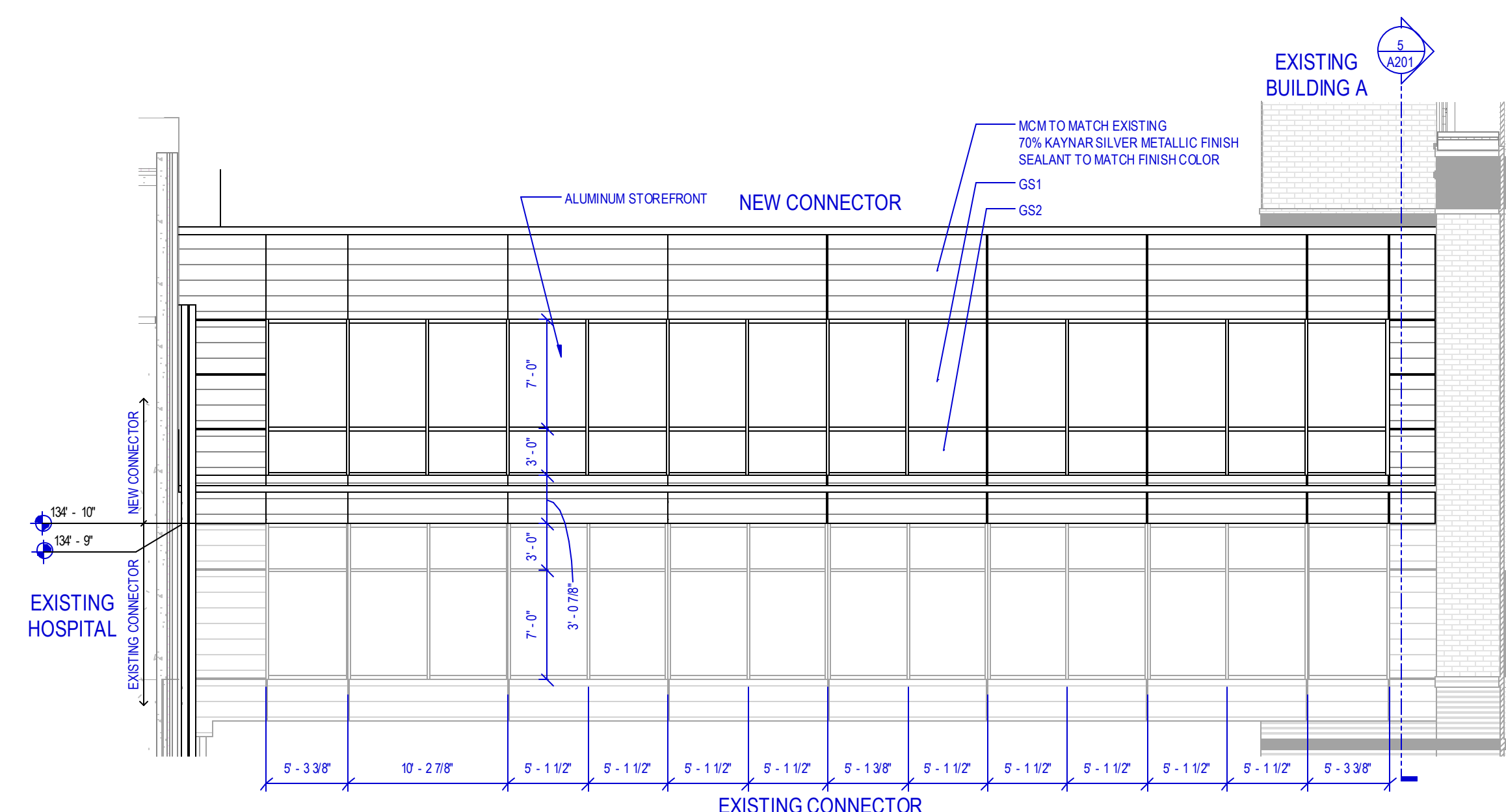


2 CONNECTOR ISOMETRIC VIEW



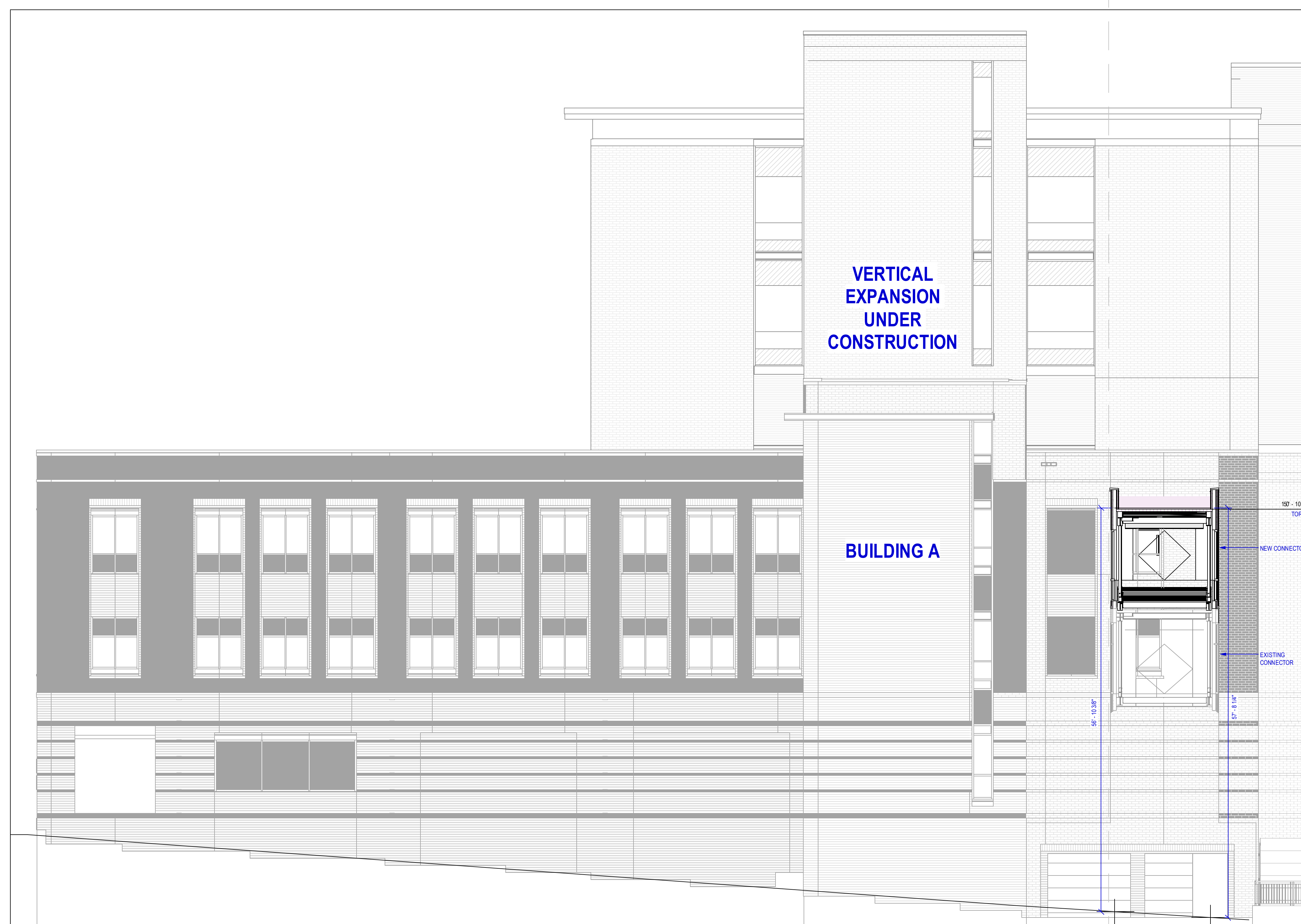
2 NORTH ELEVATION

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



4 SOUTH ELEVATION

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



1 EXISTING BUILDING A ELEVATION

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

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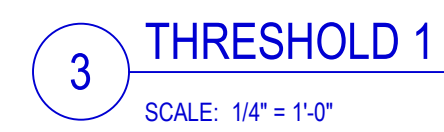
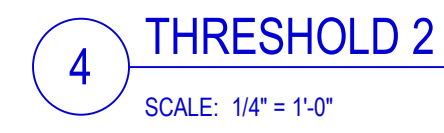
**ELEVATIONS AND
3D RENDERING**

Drn:Author	Chk:Checke
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Sheet Number

A133

JOB # 672420



1	CITY PLANNING	10/9/23
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Sheet Name

**FOURTH FLOOR
PLAN BLDG A -
PEDESTRIAN
WALKWAY**

rn:Author Chk:Checker

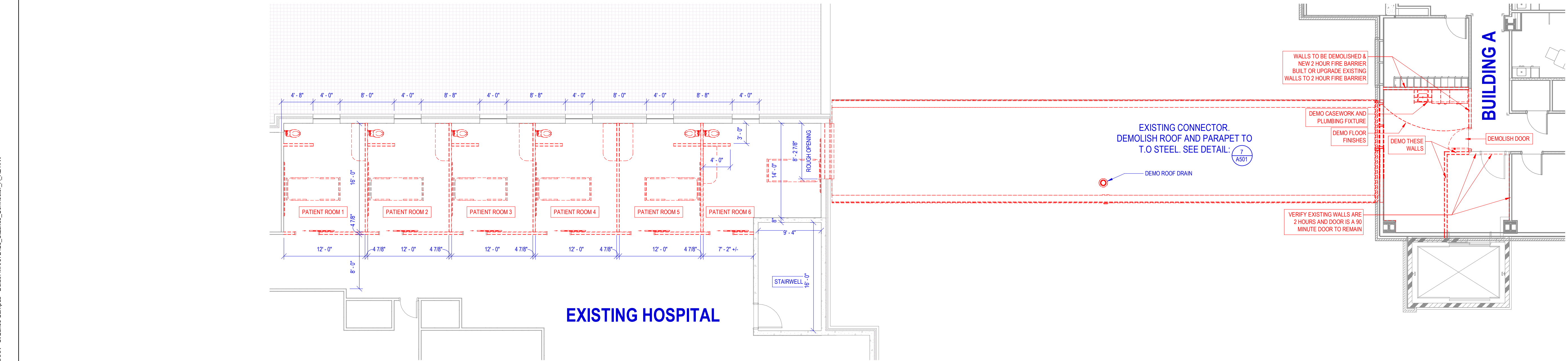
Sheet Number

A115

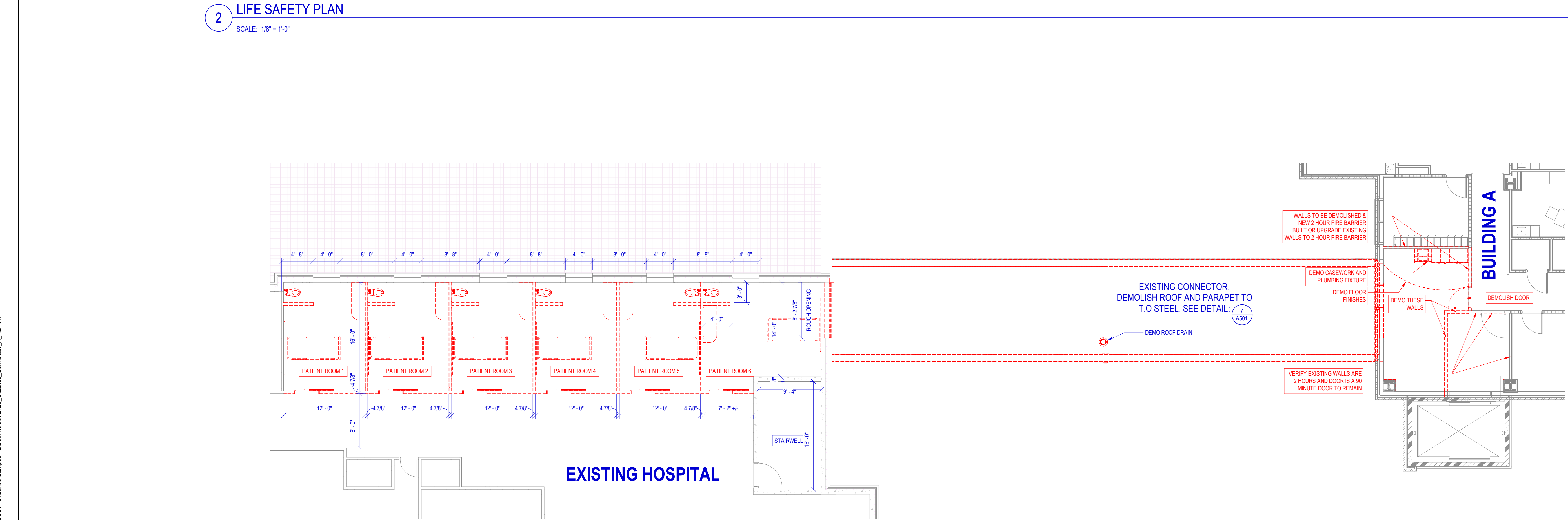
OB # 672420

10/8/2023 5:02:22 PM BM 360/672420 - St. Luke's Connector - A, R2.rvt

2 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



FIRE RATING TABLE			
LOCATION	UL DESIGN NUMBER	FIRE RATING	REMARKS
VERTICAL INTERFACE AT EXISTING BUILDING "A"	U42S EXISTING U41S WHERE NEW	2 HOUR	EXTERIOR WALL SURROUNDING CONNECTOR
ROOF ASSEMBLY		NONE REQUIRED	
CONNECTOR STRUCTURE	INUMESCENT COATING PER ASTM E 119	1 HOUR	COLUMNS AND BEAMS SUPPORTING CONNECTOR
FLOOR-CEILING ASSEMBLY		NONE REQUIRED	
VERTICAL INTERFACE AT EXISTING HOSPITAL	U96S EXISTING U41S WHERE NEW	2 HOUR	EXTERIOR WALL SURROUNDING CONNECTOR
BEARING WALLS		NOT APPLICABLE, NO BEARING WALLS	

- NOTES:
1. U.L. REFERENCE NUMBERS HAVE BEEN BASED UPON A PARTICULAR MANUFACTURERS PRODUCT. SUB CONTRACTOR SHALL SUBMIT MANUFACTURERS DESIGNS WHICH REFERENCE THE MOST RECENT U.L. FIRE RESISTANCE DIRECTORY.
 2. CONNECTOR AND BUILDING FINISHES: ALL FLOOR CEILING AND WALL MATERIAL SHALL BE CLASS A / CLASS 1 FLAME SPREAD AND SMOKE DEVELOPMENT RATED. ANY WOOD VENEER PANELS SHALL BE BONDED TO A SUBSTRATE WITH A CLASS A FLAME SPREAD AND SMOKE DEVELOPMENT RATING.
 4. EXISTING FIRE SEPARATION AND RATINGS BASED ON DRAWINGS OF THE EXISTING BUILDING. CONTRACTOR TO VERIFY SEPARATIONS AND RATINGS IN AREA OF CONSTRUCTION AND IN AREAS SEPARATING CONSTRUCTION FROM EXISTING.

BUILDING CODE INFORMATION			
GOVERNING BUILDING CODES:		2020 MINNESOTA STATE BUILDING CODE (2018 IBC W/ AMENDMENTS)	
		2020 MINNESOTA ENERGY CODE	
		2020 MINNESOTA ACCESSIBILITY CODE (CHAPTER 11, 2018 IBC W/ AMENDMENTS)	
		2020 MINNESOTA MECHANICAL AND FUEL GAS CODE	
		2020 MINNESOTA PLUMBING CODE	
		2020 NATIONAL ELECTRICAL CODE	
		2020 MINNESOTA FIRE CODE	
		2020 NFPA 70 - NATIONAL ELECTRICAL CODE	
		2016 NFPA 72 - NATIONAL FIRE ALARM CODE	
		2016 NFPA 110 - EMERGENCY & STANDBY POWER SYSTEMS	
		2012 LIFE SAFETY CODE (NFPA 101)	
BUILDING USE GROUP:		PEDESTRIAN WALKWAY	
CONSTRUCTION TYPE:		TYPE 2A	
SEISMIC DESIGN CATEGORY:		CLASS A	
		ALLOWABLE:	ACTUAL:
AUTOMATIC SPRINKLERS:		YES	YES
FIRE ALARM SYSTEM:		YES	YES
BUILDING AREA CALCULATIONS (SQ. FT.):		NEW CONNECTOR	1140 SF
		AREA OF REMODEL	1251 SF

DEMO PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR TO PROVIDE SHORING AS NECESSARY TO FACILITATE DEMOLITION OF EXISTING CONSTRUCTION.
3. CONTRACT RESPONSIBLE FOR REPAIR OF ALL DAMAGES TO ADJACENT WORKING DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION.
4. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO REMOVAL OR DISPOSAL OF ALL FURNISHINGS, HARDWARE, MILLWORK, LIGHTING FIXTURES, PLUMBING FIXTURES, INTERIOR ELEMENTS, ETC.
5. CONTRACTOR TO CLEAN, REPAIR AND PREPARE ALL EXISTING CONSTRUCTION AS REQUIRED TO PROVIDE SUITABLE CONDITIONS RELATIVE TO ALL MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF NEW FINISHES.
6. CONTRACTOR TO TEST AND VERIFY THAT ALL MOISTURE CONDITIONS OF EXISTING AND NEW SUBSTRATES MEET MANUFACTURER TOLERANCES AND SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF NEW FINISHES.
7. CONTRACTOR TO PATCH, REPAIR AND LEVEL ALL EXISTING FLOOR SURFACES AS REQUIRED FOR INSTALLATION OF NEW FLOOR FINISHES AND ASSEMBLIES.
8. CONTRACTOR TO REPAIR ANY AREA OF EXISTING FIRE-PROOFING DISTURBED BY CONSTRUCTION TO MAINTAIN EXISTING LEVEL OF PROTECTION.

LIFE SAFETY WALLS

NON-RATED SMOKE PARTITION - SUITE WALL
NON-RATED SMOKE PARTITION - CORRIDOR
1 HR SMOKE BARRIER
2 HR FIRE BARRIER & SMOKE BARRIER
1HR FIRE BARRIER
2 HR FIRE BARRIER
3 HR FIRE WALL

NOTE: ALL RATED WALLS ARE SMOKE RESISTANT
NOTE: SMOKE BARRIERS TO MEET OR EXCEED EQUAL-RATED FIRE BARRIER CONSTRUCTION

LIFE SAFETY DOORS

20 MINUTE DOORS
45 MINUTE DOORS
90 MINUTE DOORS

LIFE SAFETY PLAN SYMBOLS

EXIT
HORIZONTAL EXIT
EXIT ACCESS DOOR
EXIT DISCHARGE
SMOKE COMPARTMENT DUAL EGRESS
EXIT SIGNAGE LIGHT
RECESSED FIRE DEPARTMENT VALVE CABINET
FIRE EXTINGUISHER CABINET
FIRE EXTINGUISHER BRACKET MOUNTED
FIRE ALARM PULL STATIONS

ERDMAN

One Erdman Place, Suite 300
Madison, Wisconsin 53717
Phone: (608) 416-5000



1012 E. SECOND ST.
DULUTH, MN. 55805

Architectural Services Provided
ERDMAN COMPANY

Engineering Services Provided
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Contractor Services Provided By:
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Sheet Name
**FOURTH FLOOR
BLDG A LIFE
SAFETY & DEMO**

Dm:ERDMAN Chk:ERDMAN
Sheet Number

A114

JOB # 672420