



**Planning & Development Division**  
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## Additional Public Comments Related to PLCPA-2607-0001- Lester Golf Course Land Use Study

## Lester Park Golf Course site future

David Schimpf, 1125 Brainerd Avenue, Duluth [REDACTED] 9 August 2026, p. 1 of 1

1) Housing/commercial building should be confined to the projected 63 DEDA acres in the south end of the tract. The supposed lack of much good information about ledge rock on the site adds further uncertainty about the possible number of housing units.

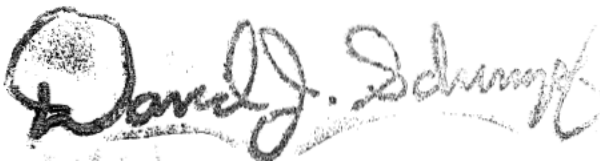
2) The projected demand for additional units of housing city-wide are guesstimates encouraged by construction/realty interests. They may be higher or they may be lower than the unknown truth, but no matter how much gets built or how fast it gets built, there will continue to be big numbers given as further needs; the housing study guesstimators know that the interests who hired them want them to show a high demand. Build it right, taking as long as it takes. Trying to stampede the process for short-term political gain will not serve the community best in the long run.

3) DEDA control means that the City should be able to dictate some terms for builders:

- Watershed protection standards should not be fudged in order to squeeze in more housing units. Recent City moves to reduce minimum setbacks are regrettable in this regard.
- No gated communities. • No short-term rentals.
- Single-household homes that are more than one story should have a bedroom and full bath on their ground floor. This facilitates aging-in-place, which adds social sustainability. Incentivize with TIF if necessary.
- Do not extend natural gas lines to the site. As a bonus, electric cooktops are desirable for aging-in-place. If there may be a restaurant on the site, it will have to use induction or propane cooktops instead of natural gas.
- Use metal roofing for initial construction. That reduces landfill waste from the more-frequent reroofing needed with composition roofing materials. Copper (algae inhibitor) leaching out of contemporary shingle granules ends up in local soils and natural waters. Metal is more expensive on the front end, may cost less over the long run. Incentivize with TIF if necessary.
- Reduced off-street parking requirements have been all the rage to promote housing density, but they make battery electric vehicles less appealing. Facilitate garages where residents can securely charge vehicles overnight.

4) It is not clear to me how this neighborhood could interface with fixed-route public buses. If senior housing gets included this becomes more important. Higher density of housing nearer the Lester River Road/Superior Street intersection should also produce some demand. If there are subsidized apartments, bus service becomes critical; I do not think that subsidized housing is a good way to go on the far edge of the city.

5) If there are odd parcels on the neighborhood's edges that are too small for play spaces, consider putting communal orchards there.

A handwritten signature in dark ink, reading "David J. Schimpf". The signature is stylized with a large, circular initial "D" and a long, sweeping underline.

**From:** [City of Duluth MN](#)  
**To:** [planning](#)  
**Subject:** The Form "Boards - Planning Commission" was submitted  
**Date:** Thursday, August 13, 2026 2:28:58 PM



# Umbraco Forms

## Form Results

### First Name

Jill

### Last Name

Baum

### Email Address

[REDACTED]

### Message

Hi, Planning Commission. Thank you for your service to Duluth. I would like to be able to attend tonight's meeting to speak in support of keeping our green spaces green and our public spaces public, but alas I have another commitment. Yes, Duluth needs more housing - but not at the fringes of the city and not on parkland! Please vote in support of keeping the Lester Park Golf Course as public open green space, now and far into the future. It would be remarkably short-sighted (and expensive) to turn our parkland over to development. I live in the Lester Park neighborhood but I would write in support of any of our park spaces. It's why I live in Duluth and why I've devoted my career to natural resource protection and restoration. Thank you for listening to the thousands of others who, like me,

believe that our city's green spaces should remain green. Jill Baum,  
4706 Oakley St.

**Recaptcha**