



**SOUTH ST. LOUIS COUNTY SOIL AND
WATER CONSERVATION DISTRICT**

4850 Miller Trunk Highway, Suite 1-B
Duluth, Minnesota 55811
Telephone: 218-720-5209

**MINNESOTA
SOIL AND WATER CONSERVATION DISTRICTS**

October 19, 1994

Dave Johnson
2920 Minnesota Avenue
Duluth, MN 55802

RE: PARK POINT WETLANDS

Dear Sir:

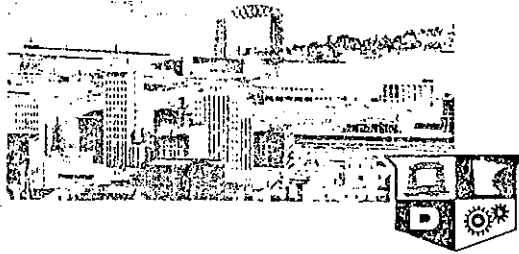
In the matter of the sites that Rich Harms and I visited at 17th and St. Louis Ave., and 41st and Minnesota Ave., it is our professional judgement that the mandatory technical criteria for wetland identification as set forth in the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, 1989, have been met. These characteristics include hydrophytic vegetation, hydric soils, and wetland hydrology.

Please call if we may be of further help.

Sincerely:

Scott J. Smith
Urban Conservationist

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6000 10 744 185
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DULUTH

D U L U T H ; M I N N E S O T A 5 5 8 0 2

OFFICE OF THE MAYOR

ROBERT BEAUDIN

MAYOR

April 7, 1977

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+ve.

Members of the Park Point Community Club Committee reviewing the 19th Street Apartment Proposal and Mr. Leonard Naymark.

Re: Proposed compromise-19th Street Apartments (Our F.N. 1-76252).

Dear Committee Members & Mr. Naymark:

During the recent several weeks the City has attempted to bring both the Park Point Community Club and Mr. Leonard Naymark to an agreement regarding the proposed apartment project located on Park Point at St. Louis Avenue and 19th Street. Although several issues have been agreed upon, disagreement still exists in the important matter of the number of units to be constructed. The purpose of this letter is to state a proposal which the City administration could support in the hopes that both parties could reach agreement. It should be stated that the development which we are proposing is based on existing knowledge of environmental impacts and lacking a detailed Environmental Impact Statement is rather conservative. Consequently, it is possible that a more detailed environmental analysis would justify a more dense development of the site.

The proposal is as follows:

1. A total number not to exceed 140 units. (this number is suggested on the basis of a density of 20 units per acre after careful review of existing apartment projects within the City of Duluth as well as on-site inspection of the "Greenbriar" development in Minnetonka which Mr. Naymark has suggested would be the building type utilized on the site. The City of Minnetonka indicates that the density of the Greenbriar development is 19.8 units per acre.
2. A building height of 3 stories plus underground parking. This is the height limit presently allowed by the Zoning Code. It should be noted that the Board of Zoning Appeals has recently denied a variance from this height limitation but that if the neighborhood representatives and the developer agree on one additional story, the Administration would agree to support such a variance if the total number of units does not exceed 140.
3. Submittal of a detailed site design and landscaping design which would maximize meaningful open spaces on the site, especially in regard to setback from the St. Louis Harbor Line and the publicly owned recreational peninsula south of 19th St.

bind sanctuary

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4. Submittal of exterior building elevations which would alter the former designs by changes in colors and materials which are more conducive to the informal natural character of Park Point.
5. The City would agree to discourage use of the existing tax-forfeited lands lying south of Global Nursing Home and north of the subject Naymark property for use other than open space or marina purposes if the Naymark project is constructed.
6. Owners of the Naymark land will agree by covenant to the stipulations of this proposal.
7. The Park Point Community Club would agree to support financing, acquisition of various permits including but not limited to boat docking, and other assistance in accomplishing construction of the project.
8. The City would agree that adjacent property owners would not be assessed for sewer construction or reconstruction which is necessitated solely because of this project.
9. The City would encourage the construction of St. Louis Avenue.

I would urge your immediate consideration of this proposal.

Very truly yours,



Robert Beaudin
Mayor

RB/bjb/gmk

DECLARATION OF INTENT

In two recent polls, 98% of the Park Pointers questioned feel that Minnesota Point is rapidly approaching a "saturation level" for major developments (such as the townhouse development that had been proposed for the 17th Street site).

If, in the future, a clear majority of Park Pointers stand opposed to this or similarly-defined major development, I give my word I shall support their position, and will add my voice to their ranks in whatever political capacity I may be serving, to truly represent my Park Point constituents needs, values and wishes.

Mike Jarvis

Date: 20 Oct. 94



STATE OF
MINNESOTA
DEPARTMENT OF NATURAL RESOURCES
Ecological Services Section

Pat Collins
Lake Superior Habitat Coordinator
1604 South Highway 33
Cloquet, MN 55720-2982
(218) 879-0825
pcollins@ub.d.umn.edu

September 15, 1994

Timothy VanHeel
Park Point Long-range Planning Committee
1635 Minnesota Ave
Duluth, MN 55802

Dear Mr. VanHeel:

Thank you for taking the time to meet with me in July. I appreciated the tour of the site that the Park Point community has been fighting to preserve and enhance. It is encouraging to learn that you and other members of the community are working so hard to protect the important undeveloped areas of Park Point. I am also very impressed by the efforts you all have made to clean up the trash that seems to come from human use of any natural area. Keep up the good work!

As we discussed, the St. Louis River RAP recommendation that addresses management of Park Point stresses the need to maintain and enhance the natural areas on the Point. As you are aware, the remaining tracts of undeveloped land on the point have become increasingly important for wildlife habitat as more and more lots become developed. Migrant passerine birds in particular probably use the area as a critical stopover point as they near the end of their spring migration.

I will continue to look for ways in which we can cooperate to effectively maintain this and other critical Park Point habitats in the future. Meanwhile, I encourage you to continue to work on the long-range planning effort you described to me. Addressing the entire suite of Park Point planning issues, including habitat protection and restoration, will be critical to protecting the health of the natural and cultural ecosystem of Park Point. Please let me know if there is anything I can do to help you in this planning effort.



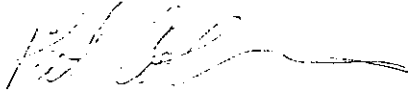
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Timothy VanHeel
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September 15, 1994

I am looking forward to the opportunity to discuss the Lake Superior Binational Program and other, local habitat restoration projects with the Park Point Community Club in October. Thank you for arranging a spot for me on the meeting agenda. If there are any specific topics of interest to the members of the group, please let me know and I would be happy to try to address them. My initial plan is to give a general introduction to the Lake Superior Binational Program and then talk, in a bit more detail, about habitat protection restoration projects that are ongoing in the St. Louis River estuary area.

Thanks again for your time and energy.

Sincerely,



Pat Collins
Lake Superior Habitat Coordinator

cc: Steve Colvin

51-2

PLANNING COMMISSION RESOLUTION ON TAX-FORFEITED PROPERTY ON THE ST. LOUIS BAY SIDE OF PARK POINT.

WHEREAS, there is a large number of tax-forfeited lots on the St. Louis Bay side of Park Point which are presently in the "conservation" category and withheld from sale; and

WHEREAS, there has been a considerable amount of concern expressed by Park Point residents regarding the long-term stability of the City's policy regarding the "conservation" status of these tax-forfeited lots; and

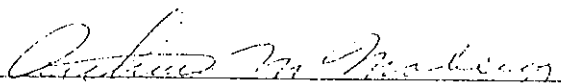
WHEREAS, the Planning Commission has received a petition signed by some thirty-eight residents of Park Park and requesting that all tax-forfeited lots on the St. Louis Bay side of Park Point, on St. Louis and Minnesota Avenues remain in conservation; and

WHEREAS, the Planning Commission wishes to assure adjacent land-owners that they will have continued protection in terms of water access to the St. Louis Bay; and

WHEREAS, the Planning Commission further wishes to assure the protection of scenic vistas and avoid residential development which does not have adequate frontage on a developed and maintained street.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby establishes the policy that all tax-forfeited property on the St. Louis Bay side of Park Point shall remain in the "conservation" category.

BE IT FURTHER RESOLVED, that the Planning Commission strongly encourages the the Board of County Commissioners of St. Louis County to file an easement for public water travel purposes over all tax-forfeited properties on the St. Louis Bay side of Park Point.



President, City Planning Commission



Secretary, City Planning Commission

MOTION PASSED BY CITY PLANNING COMMISSION ON March 14, 1978

St. Louis County

FIRST COMMISSIONER'S DISTRICT

COUNTY COMMISSIONER.

GARY L. DOTY

207 Court House • Duluth, Minn. 55802

December 15, 1977

Mr. Richard Loraas
Director of Planning and Development
City Hall
Duluth, Minnesota 55802

Dear Dick:


I have received a letter dated December 8, 1977, from the Park Point Community Club requesting that all tax forfeited underwater properties on the bay side of Park Point be held in conservation. I have since contacted Dick Fuller who is in charge of tax forfeit sales and he informed me that these lands are already in conservation at the request of the City of Duluth.

It is my understanding that in order for a change in the status of these properties it would be necessary for the Planning Department of the City of Duluth to request such changes. Although such actions would come to the attention of the County Board, I am asking that if at any time in the future it is the intent of the city to remove these properties from the status of conservation, that I be notified personally so I may respond to such action and also inform the community club. It is my hope as a representative of a Park Point community that said properties be withheld from future land sales.

Thank you in advance for your cooperation.

Best wishes.

Sincerely,


Gary L. Doty
Commissioner
First District

jb

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at the Head of the Seaway

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