

# LUTSEN CROSSING

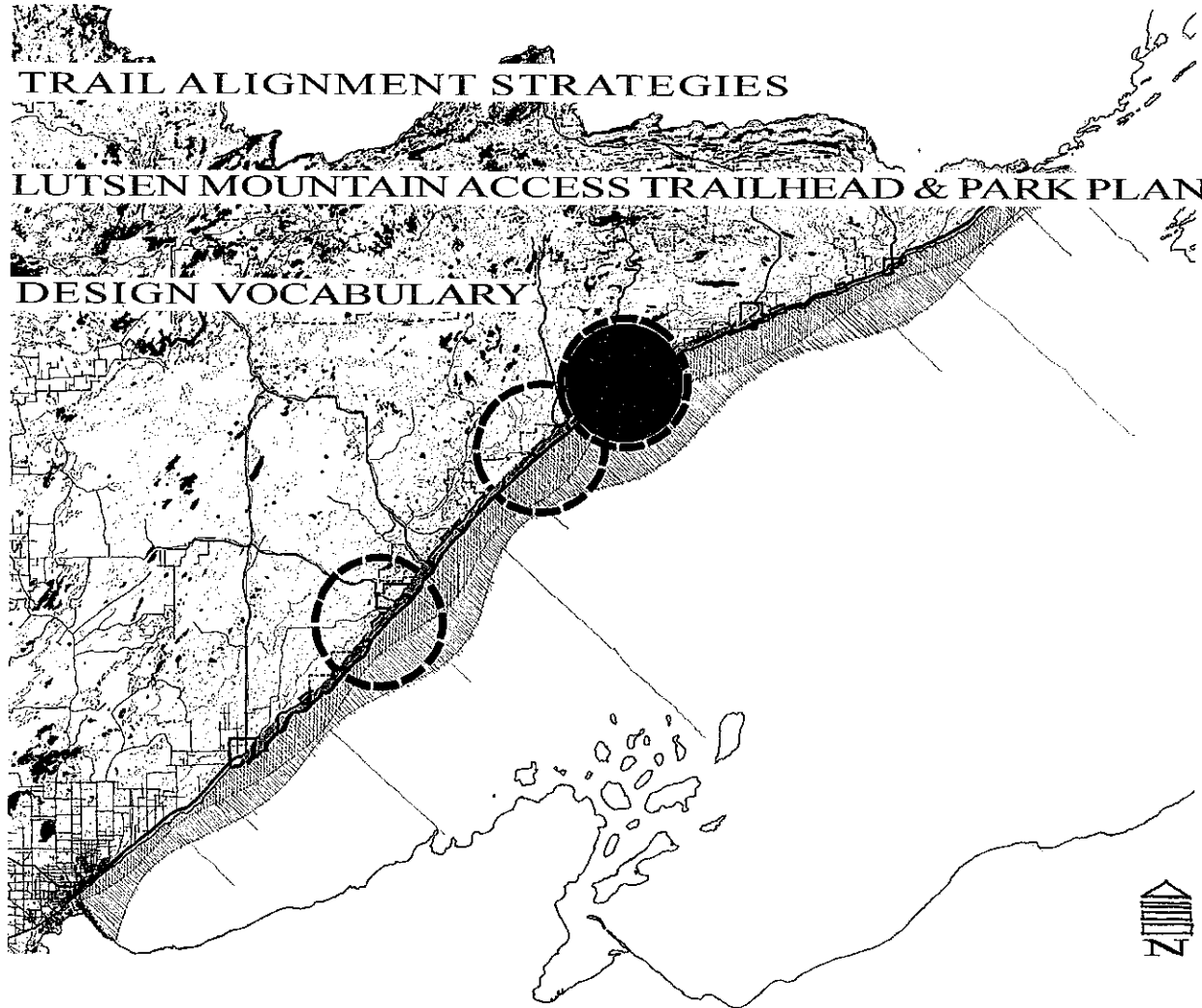


ANALYSIS

TRAIL ALIGNMENT STRATEGIES

LUTSEN MOUNTAIN ACCESS TRAILHEAD & PARK PLAN

DESIGN VOCABULARY





## — LUTSEN CROSSING —

### AREA CHARACTER ANALYSIS:

Lutsen is a small community that is a popular year-around recreational area. Terrific fishing and a beautiful deep gorge characterize the Poplar River. The Sawtooth Mountains have one of the greatest vertical drops along the North Shore. The community has had resorts since the nineteenth century. Resorts and second homes are strung along the lakeshore, businesses that cater to locals and visitors are clustered along Highway 61, and a ski/golf village is located inland up Ski Hill Road.

### DESCRIPTION OF PHOTOGRAPHS:

**Poplar River:** The Poplar River and its ravine wind through the area before entering Lake Superior at a landmark resort.

**Historic Highway 61 bridge abutment:** The old Highway 61 bridge abutment overlooks the Poplar River and its ravine.

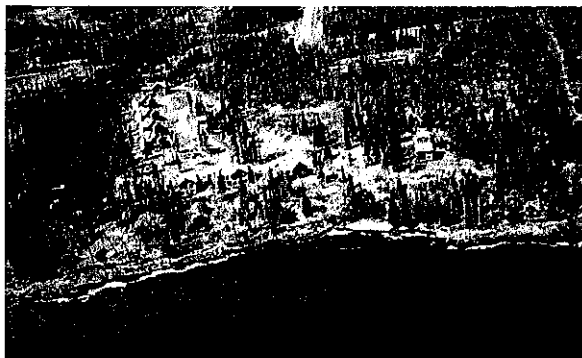
**Approach to east:** When approaching Lutsen from Duluth, many signs greet the visitor.

**Distinct Architecture:** Lutsen has many buildings designed by Edwin Lundie, a famous Minnesota architect. These timber buildings are made of local materials. Their form and details reflect the culture of the area's early Scandinavian settlers.

**Lutsen Town center:** Although many of Lutsen's commercial buildings are spread out along Highway 61, especially those that cater to tourists; a number of buildings are grouped together to form a small town center.

**Lutsen Park:** Located on the shore of Lake Superior just off Highway 61, this park provides picnic areas and access to the lake for residents and visitors.

### LUTSEN: OBLIQUE VIEWS



INTERSECTION OF SKI HILL RD. FROM LAKE SUPERIOR



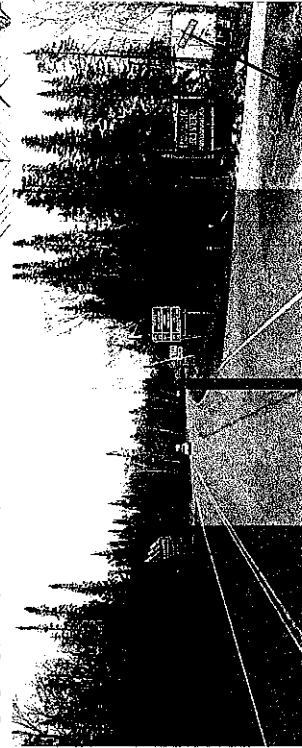
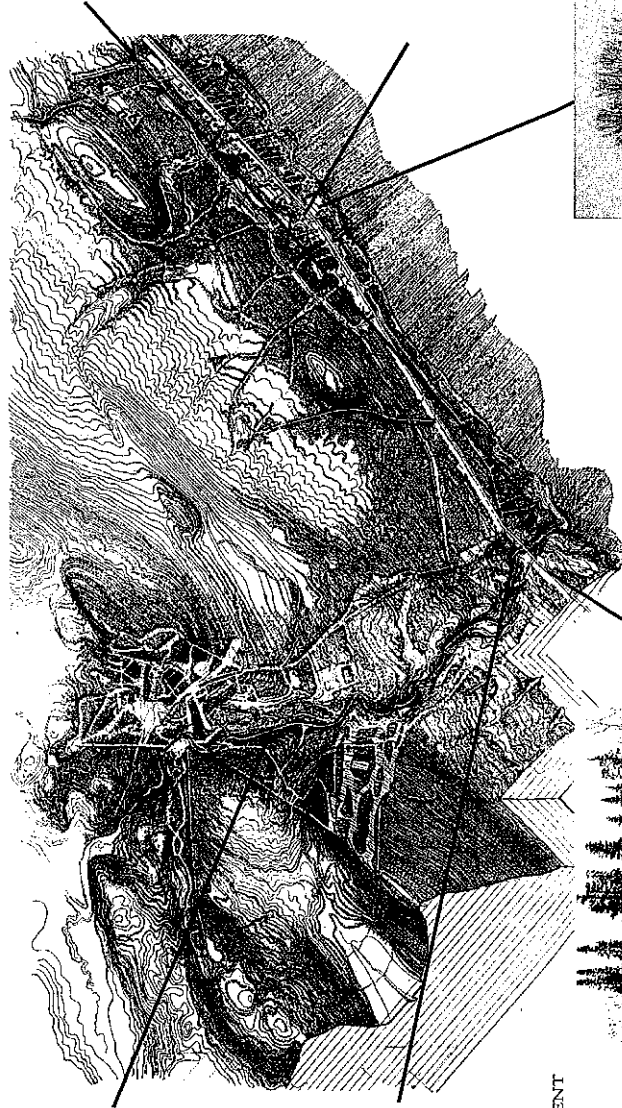
LUTSEN PARK FROM LAKE SUPERIOR



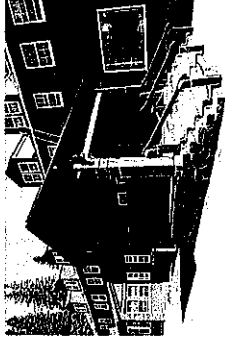
POPLAR RIVER



HISTORIC HWY. 61 BRIDGE ABUTMENT



EASTERN APPROACH



DISTINCT ARCHITECTURE



LUTSEN TOWN CENTER



LUTSEN PARK



## LUTSEN CROSSING

### ANALYSIS OF EXISTING CONDITIONS:

Lutsen is a recreational hub on the North Shore. The drawing shows the relationships between existing recreational destinations and opportunities present in this part of the North Shore landscape. The elements include the:

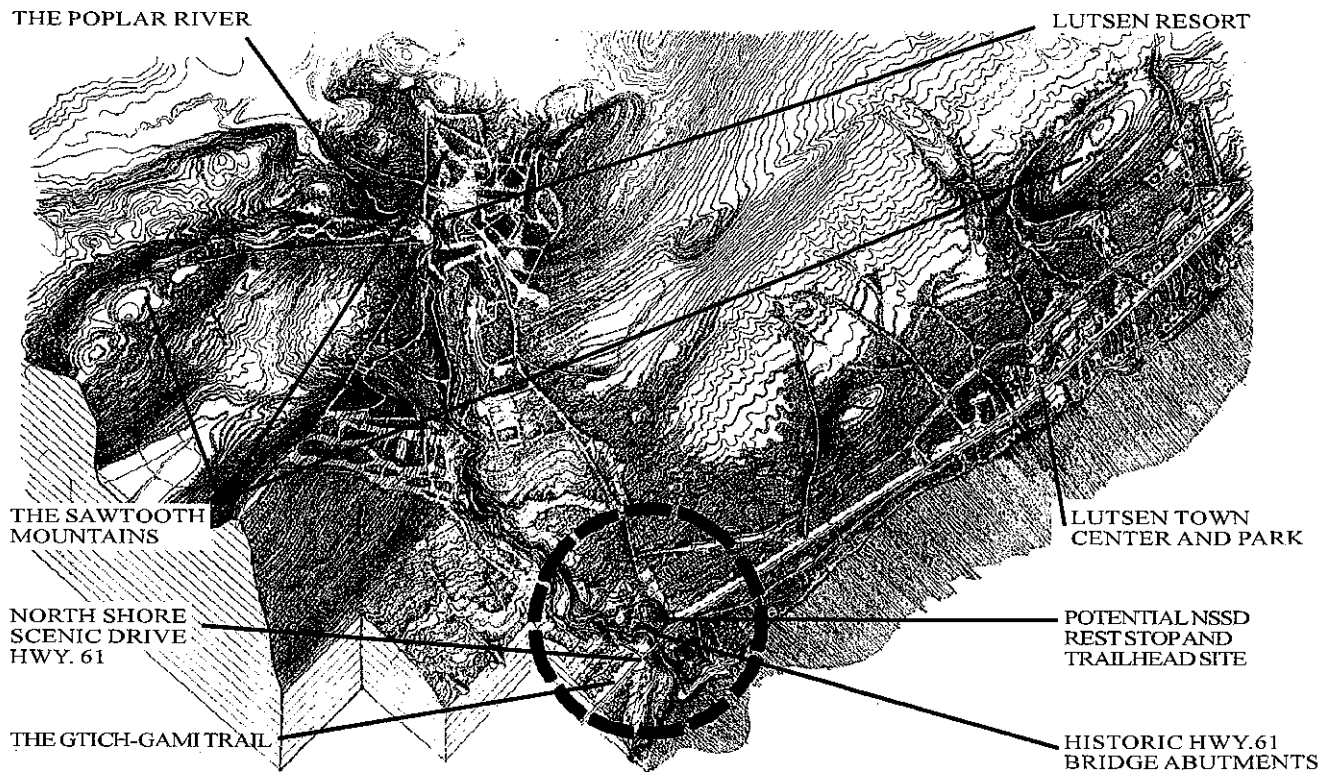
- Lutsen Resort,
- Potential NSSD rest stop and trailhead site,
- North Shore Scenic Drive Hwy. 61,
- Lutsen town center and park,
- The Gitchi-Gami Trail
- Historic Hwy. 61 bridge abutments, and
- The Sawtooth Mountains.

### THE POPLAR RIVER:

This scenic river:

- Runs through the Lutsen Resort providing excellent fishing opportunities,
- Flows past the proposed park site providing multiple viewing opportunities, and
- Has a unique character of steep, rocky banks.







## — LUTSEN CROSSING —

### AREA TRAIL NETWORK POTENTIALS:

The Lutsen Area has a variety of trails for cyclists, hikers, cross country skiers, and snowmobile users that make up a multi-season trail network that extends into the interior landscape. Although many of these trails are well known and very popular, those that are unmarked or poorly marked are less known. There are opportunities to strengthen the network and increase the trails' visibility by creating connections between existing trails, improving their markings, and sponsoring special trail events. Because the Gitchi-Gami Trail will run parallel to the Lake Superior, it could serve as a spine that intersects with these trails at strategic locations. Some of the strategic locations along the proposed Gitchi-Gami Trail are listed below; some are potential trailhead locations.

#### TOFTE/SAWBILL TRAIL:

This location offers an opportunity for a multi-purpose trailhead, a parking lot, a trail sign, and connections to other trails.

#### ONION RIVER ROAD:

This location offers an opportunity to connect to other bike trails, a snowmobile trail, and the Superior Hiking Trail.

#### LUTSEN CROSSING:

This important Highway 61 and Ski Hill Road intersection provides an opportunity for a facility that could be both a major trailhead and a rest stop for the North Shore Scenic Drive. Because it is contiguous to the Poplar River, it could also provide access to the river.

#### LUTSEN VILLAGE:

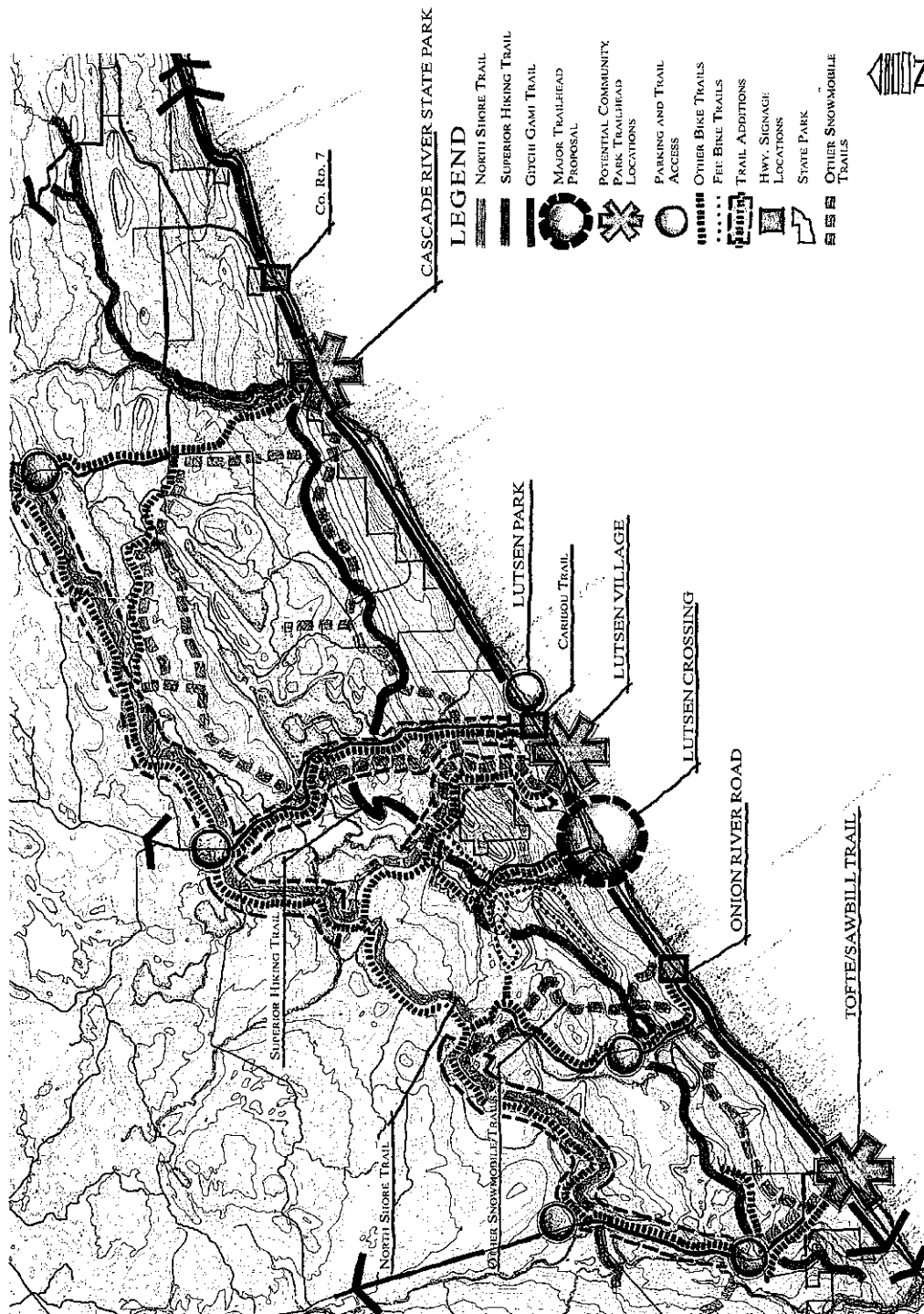
A trailhead at this site could connect the trail with other trails in the area and help support the local businesses at this location. Any trailhead and trailhead parking should be designed to support the future expansion of the village center.

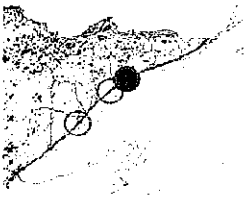
#### LUTSEN PARK:

This local park with its picnic facilities, parking areas, and access to Lake Superior make it a potential trailhead location.

#### CASCADE RIVER STATE PARK:

This beautiful state park has many amenities and is connected to the Superior Hiking Trail and a local bike trail. A trailhead could be located here.





## LUTSEN CROSSING

### LOCAL TRAIL ALIGNMENT POTENTIALS:

There are a number of options for trail alignments in the trail segment from the Onion River to the village center. The trail could be sited between Highway 61 and the lake along the county roads, it could follow a utility line corridor along the hillside, or it could be a combination of the two. It is necessary for the trail to cross Highway 61 in all of these options. The implications of these alignment options are described in more detail below.

#### ONION RIVER:

A new trail bridge is needed at this location. The Ray Burgland Rest Stop could be expanded to provide access to the trail.

#### NORTHSIDE ALIGNMENT:

This alignment sited along the existing utility corridor would separate the trail from Highway 61, connect to a series of local bicycle trails, move through woods that have views to Lake Superior, provide access to the village center and Cascade State Park, and eliminate additional crossings of Highway 61. It would require paving and a stripe.

#### ONION RIVER ROAD:

A trail access point sign could go here.

#### SOUTHSIDE ALIGNMENT:

This frontage road alignment would provide a separation from Highway 61. This roadside trail would require new paving and a stripe.

#### COUNTY ROAD 34 ALIGNMENT:

In this segment on the south side the trail is a roadside trail along an unpaved road. It follows the old Highway 61 alignment and meanders past entrances to resort properties in a woodland environment. It would require paving and a stripe.

#### LUTSEN CROSSING:

The land at the northwest corner of the intersection of Ski Hill Road and Highway 61 provides an opportunity for siting a combined facility that serves as a major trailhead for the Gitchi-Gami Trail, a rest stop for the North Shore Scenic Drive, and a welcoming space to the Lutsen Community. Public access to the Poplar River could be provided, and the old highway bridge abutments on the site could serve as overlooks to the river below. The snowmobile trail could be rerouted away from the golf course and the historic cemetery through this site. New paving and striping are required.

#### COUNTY ROAD 35:

This roadside segment parallels county Road 35, an unpaved road. New paving with a stripe are required.

#### LUTSEN VILLAGE CENTER LOOP:

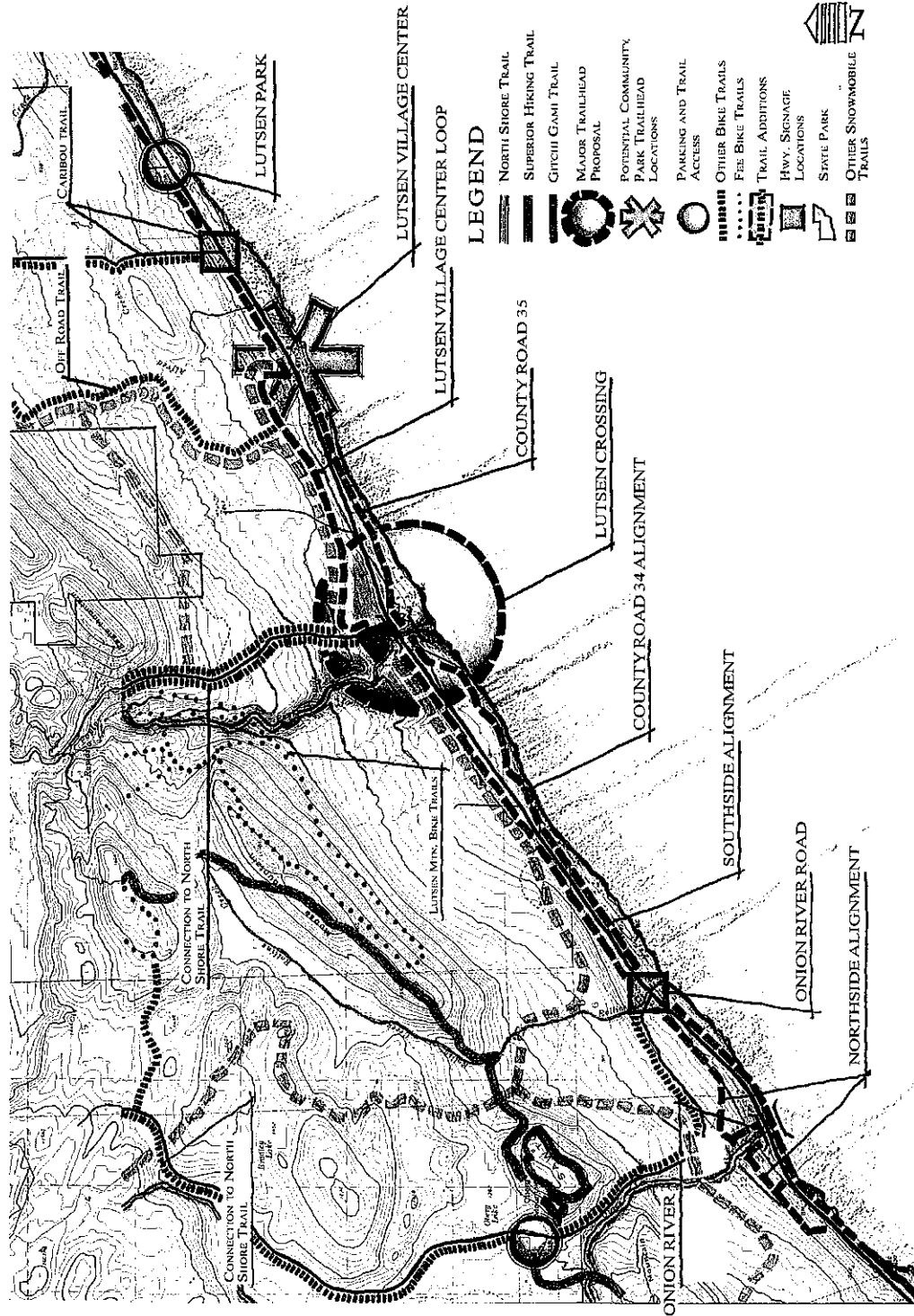
Running along the existing utility corridor, this segment connects Lutsen Crossing and the Ski Hill Road with the Lutsen Village Center and local trails. Located on a hillside, it provides views of Lake Superior.

#### LUTSEN VILLAGE CENTER:

A trailhead could be built by the Village Center. The additional traffic could support the local businesses. Parking for trail users would need to be provided, and parking for current customers and clients would have to be maintained. If the trail were to cross here from the south side; the crossing needs to be clearly marked, and the speed of traffic on Highway 61 reduced.

#### LUTSEN PARK:

This community park could be a trailhead. Its access to the lake and picnic areas could make it a very pleasant stop along the trail.





## — LUTSEN CROSSING —

### LUTSEN MOUNTAIN ACCESS TRAILHEAD & PARK PLAN:

Located strategically on the approach to the community, this site could be developed as a shared facility for both the Gitchi-Gami Trail and the North Shore Scenic Drive. It could reinforce the unique character of the community by reflecting the famous Lundie design aesthetic that is a signature feature of the buildings in Lutsen Area.

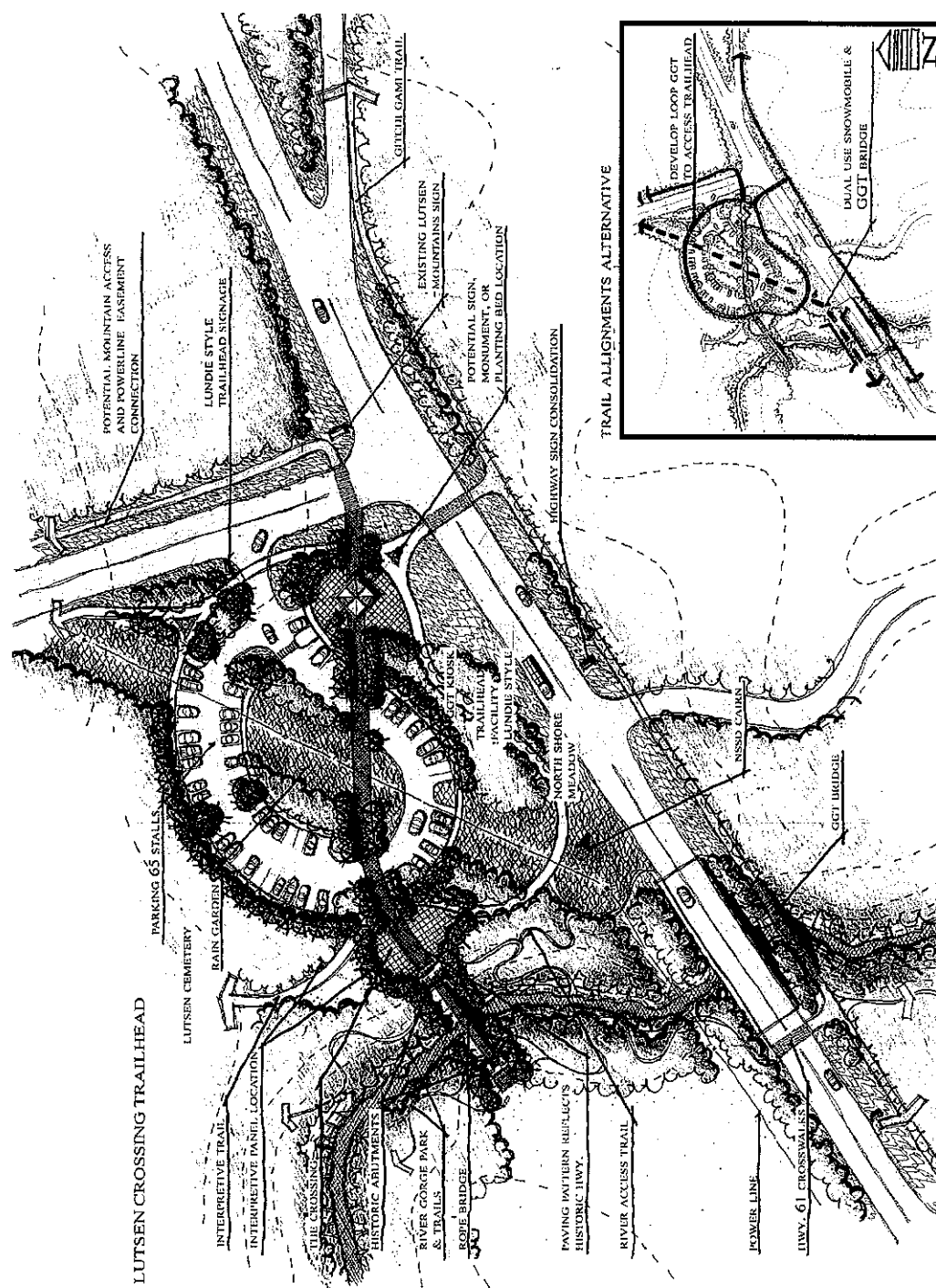
#### TRAIL ALIGNMENT IMPLICATIONS:

If the trail were sited on the south side of the highway, a well-marked Highway 61 crossing and a trail bridge across the Poplar River would be required. If the trail were located on the north side, the snowmobile trail could be realigned away from the golf course and the historic cemetery. A well-marked trail crossing on Ski Hill Road and a dual use bridge that could serve both the Gitchi-Gami Trail and the snowmobile trail would be needed.

#### DESIGN FEATURES:

Lutsen Crossing is characterized by :

- Signs and structures that reflect the Lundie design aesthetic,
- Interpretation of the area on the kiosk,
- Native plants in a North Shore meadow as a setting for the North Shore Scenic Drive sign cairn,
- The reuse of the old Highway 61 alignment as the major pedestrian spine through the site,
- The reuse of the old Highway 61 bridge abutments for a viewing promontory and a new pedestrian bridge across the Poplar River,
- A pedestrian trail that provides public access to the river,
- A pathway to the historic cemetery,
- A setting for a landmark monument or a bed of native plants,
- Bicycle racks, restrooms, and parking for 65 cars, and
- A pedestrian rope bridge.





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## LUTSEN CROSSING

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### DESIGN VOCABULARY:

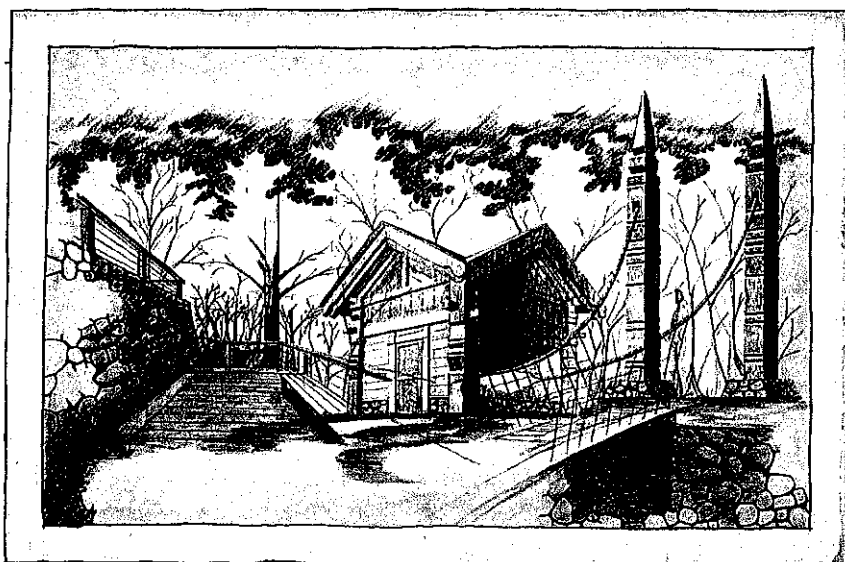
These drawings show the design vocabulary for the Lutsen Crossing site. The historic bridge promontory, the Lundie-style building, the Lundie-style bridgehead, and the trail fencing all work together to reinforce the identity of Lutsen Crossing as a special place along the trail.

**BRIDGE ABUTMENT VIEWING PROMONTORY & LUNDIE-STYLE ROPE BRIDGE & BUILDING:**  
On the left, the drawing depicts the pedestrian bridge with its Lundie-style detailing and the Gitchi-Gami signature fence on the top edge of the Poplar River Ravine. On the right, the view from the walkway on the old Highway 61 corridor towards the Lundie-style building is depicted. Trees on the old highway right-of way form an allee that directs the pedestrian towards the building.

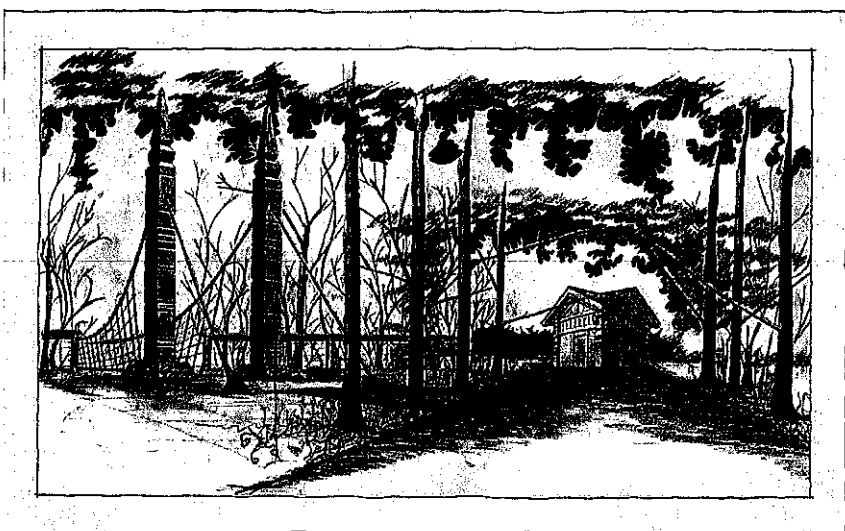
### SIGNS:

This drawing depicts the trailhead sign on the right side of Highway 61. The signature Gitchi-Gami sign is modified to reflect Lutsen's Lundie aesthetic. Across the highway from the trailhead sign is the North Shore Scenic Drive cairn.





LUNDIE-STYLE BRIDGE, HISTORIC ABUTMENTS AND BUILDING



POPLAR RIVER PROMONTORY, BRIDGE AND WHITE PINE ALLEE





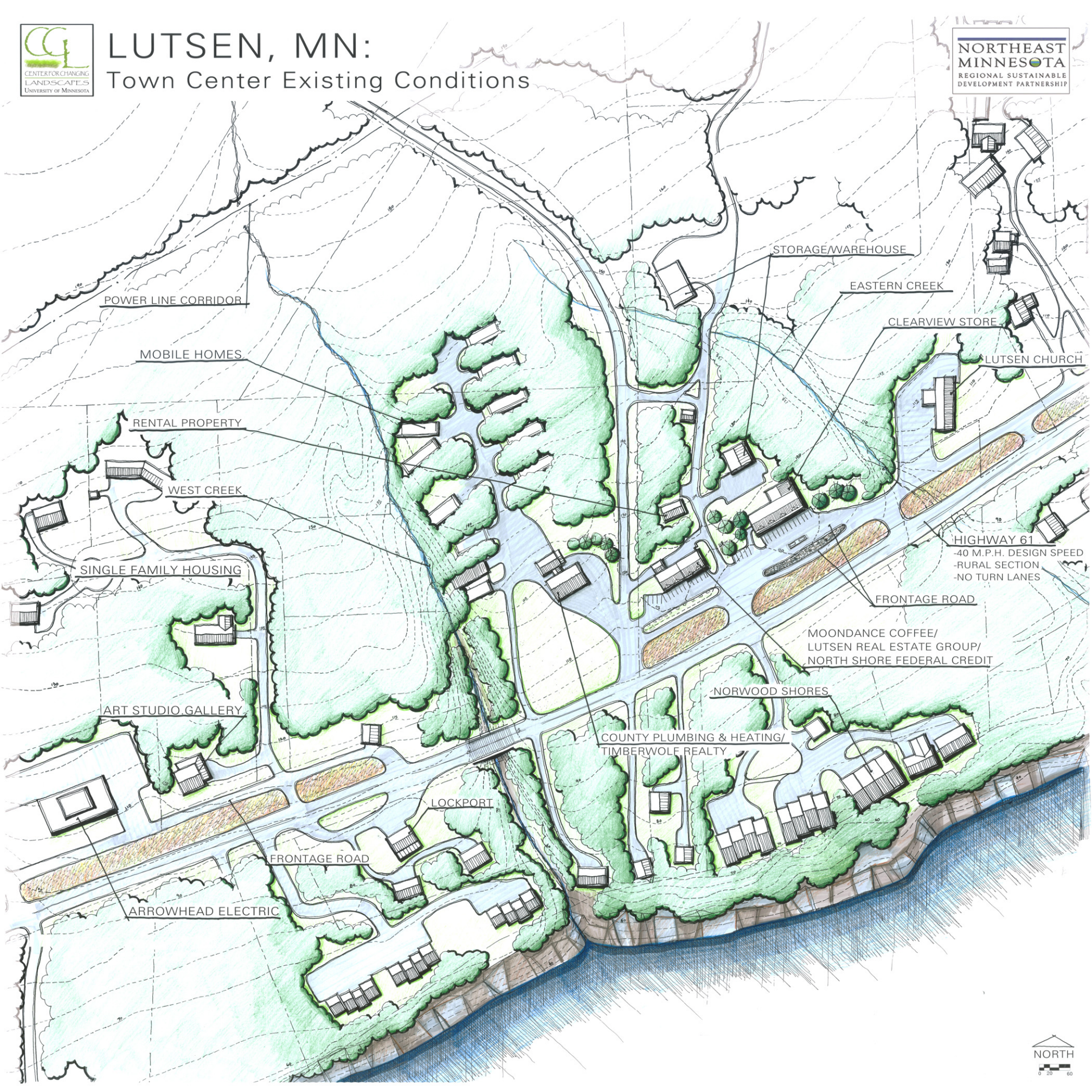




# LUTSEN, MN:

## Town Center Existing Conditions

NORTHEAST  
MINNESOTA  
REGIONAL SUSTAINABLE  
DEVELOPMENT PARTNERSHIP

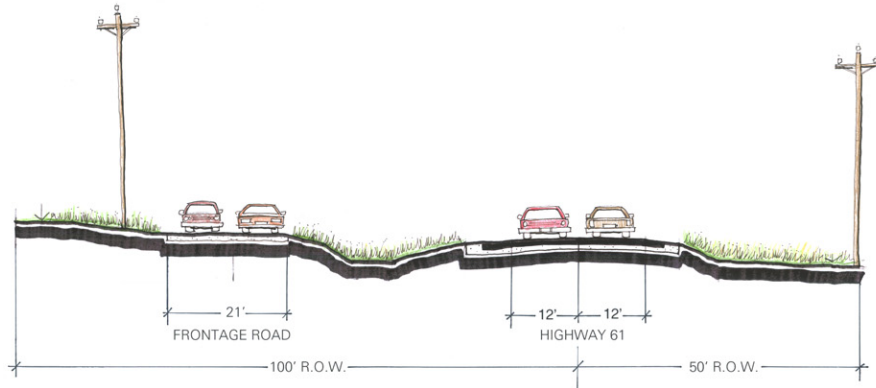




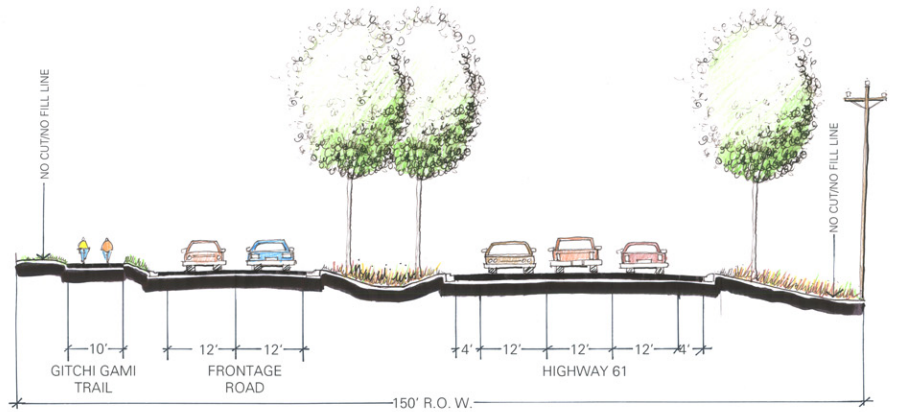
# LUTSEN, MN:

## Gitchi Gami Trail/Highway 61 sections

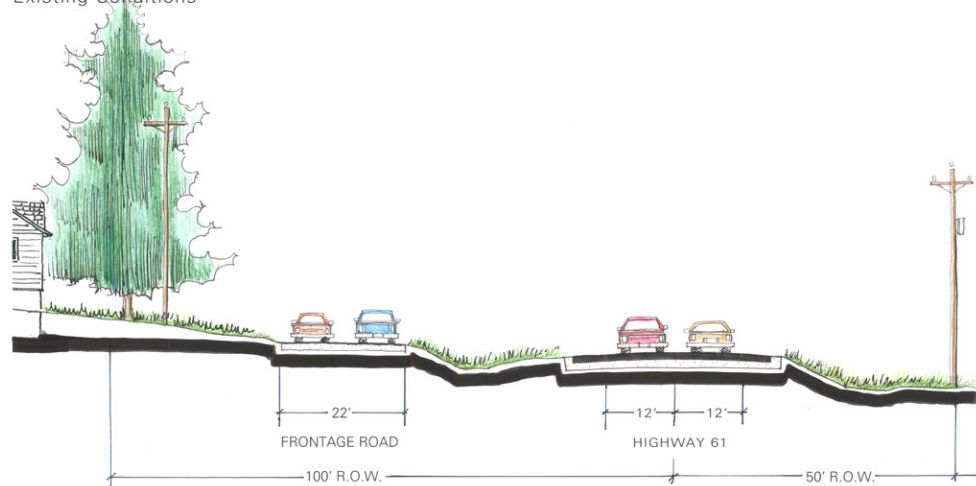
Section B- East of Lutsen Church  
Existing Conditions



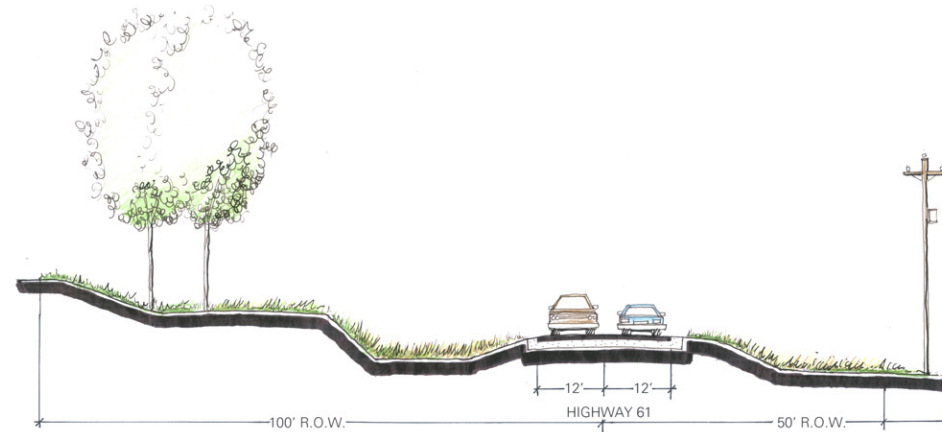
Section B- East of Lutsen Church  
Proposed 30 m.p.h. design speed, curb and gutter, stormwater mgmt. swale, 10' trail



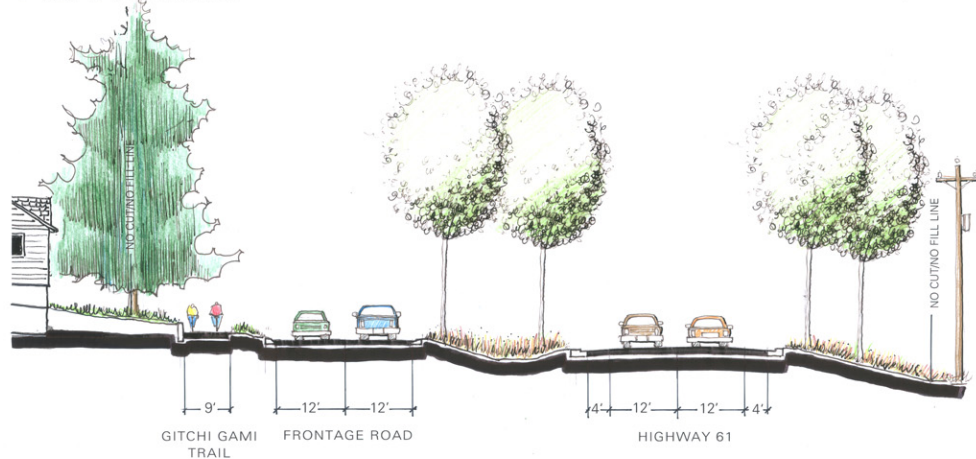
Section C- The "Pinch Point"  
Existing Conditions



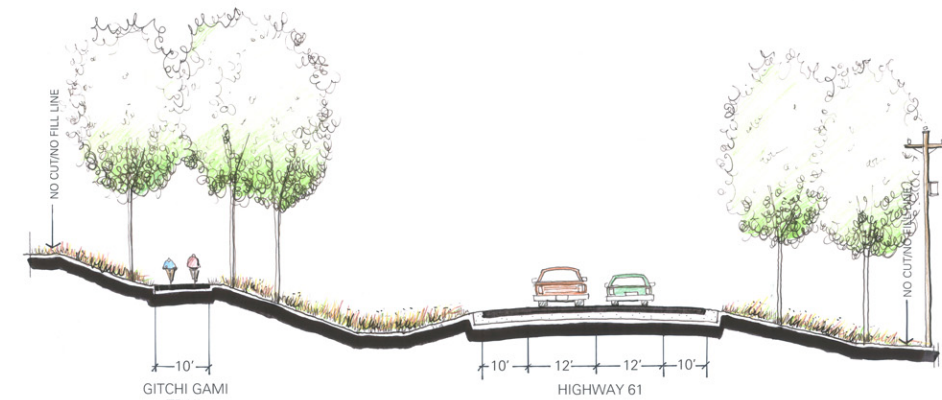
Section D- Near the Caribou Trail  
Existing Conditions



Section C- The "Pinch Point"  
Proposed 30 m.p.h. design speed, curb and gutter, stormwater mgmt. swale,  
9' trail w/ retaining wall



Section D- Near the Caribou Trail  
45 m.p.h. design speed, rural section to minimum MNDOT standards, no frontage road,  
10' trail







# LUTSEN, MN:

## Proposed Town Center Gateways & Access

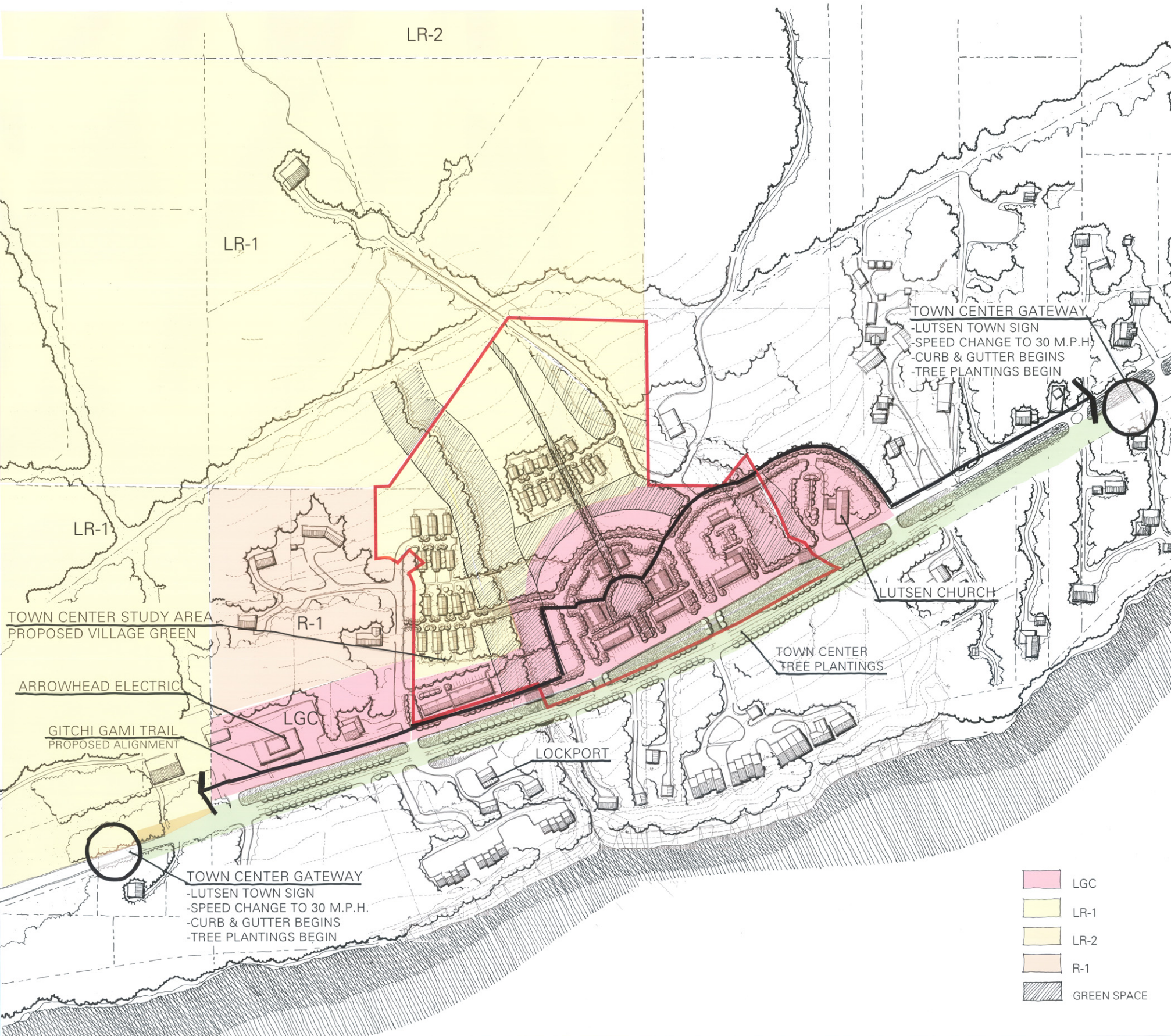






# LUTSEN, MN:

## Proposed Town Center Zoning



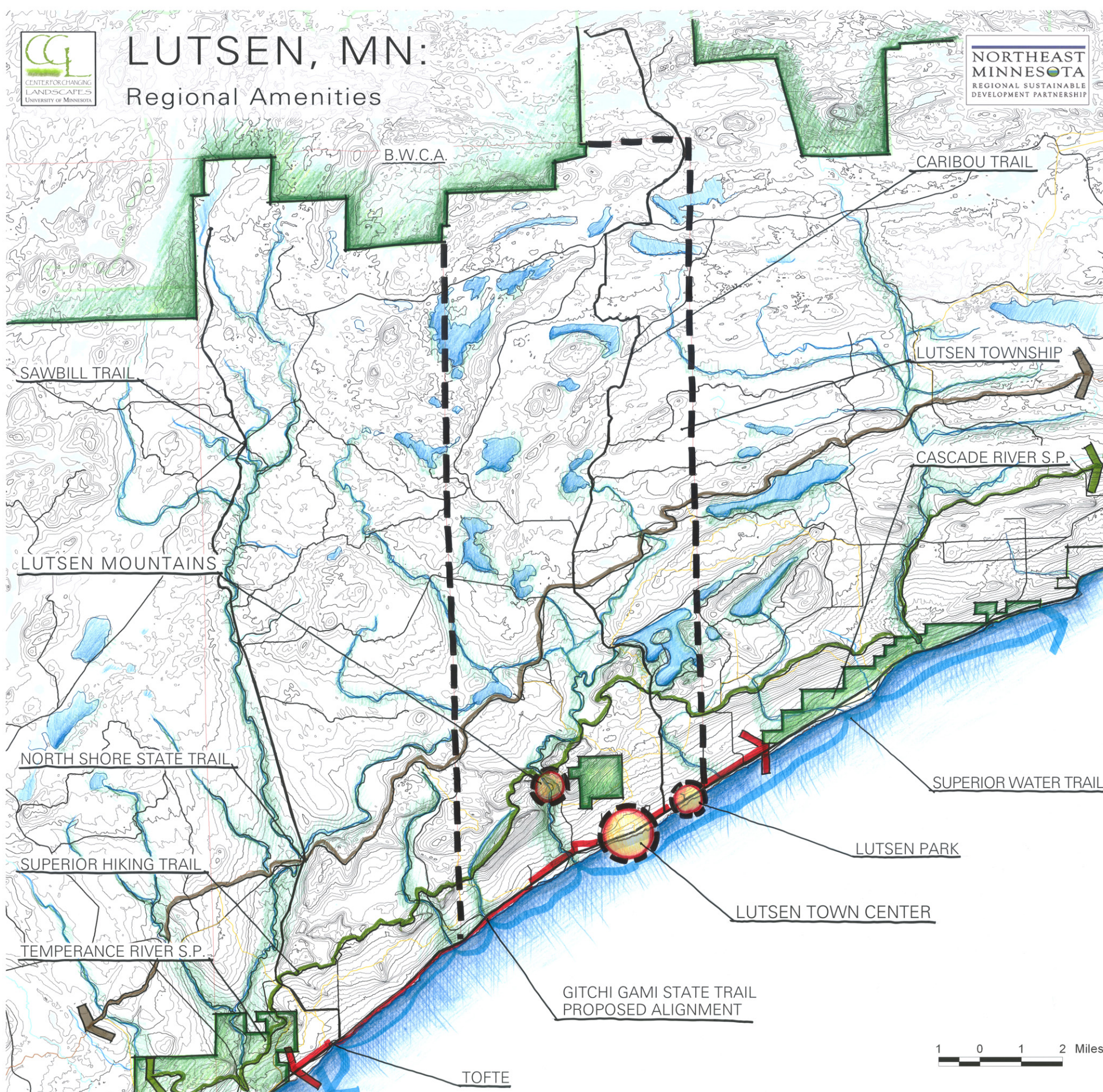




# LUTSEN, MN:

## Regional Amenities

NORTHEAST  
MINNESOTA  
REGIONAL SUSTAINABLE  
DEVELOPMENT PARTNERSHIP



B.W.C.A.

CARIBOU TRAIL

SAWBILL TRAIL

LUTSEN TOWNSHIP

CASCADE RIVER S.P.

LUTSEN MOUNTAINS

NORTH SHORE STATE TRAIL

SUPERIOR WATER TRAIL

SUPERIOR HIKING TRAIL

LUTSEN PARK

TEMPERANCE RIVER S.P.

LUTSEN TOWN CENTER

GITCHI GAMI STATE TRAIL  
PROPOSED ALIGNMENT

TOFTE







# LUTSEN, MN: Village Green Concept

NORTHEAST  
MINNESOTA  
REGIONAL SUSTAINABLE  
DEVELOPMENT PARTNERSHIP

## PEDESTRIAN GREENWAY

### MIXED-USE UNITS ON VILLAGE GREEN

- 2-STORY WALKOUT BUILDINGS
- 1ST-STORY FRONTAGE ON MAIN STREET & VILLAGE GREEN
- PARKING ON MAIN STREET FOR BUSINESSES & RESIDENTS
- PATIOS FOR OUTDOOR GATHERING & SEATING

### RESIDENTIAL CONNECTION TO TOWN CENTER

## GITCHI GAMI TRAIL

### NEW CONNECTION TO CHURCH

### 'GREEN RING' BUFFER/ FUTURE EXPANSION AREA

### VILLAGE GREEN

- TERRACED GREEN
- CENTRAL PLAZA
- VISUAL ACCESS TO LAKE
- PEDESTRIAN CIRCULATION ONLY

### NEW MAIN STREET

- MOONDANCE COFFEE/ LUTSEN REAL ESTATE GROUP/ NORTH SHORE FEDERAL CREDIT UNION

## GITCHI GAMI TRAIL

### MIXED-USE UNITS ON VILLAGE GREEN

- FULL 2-STORY BUILDINGS
- FRONTAGE ON MAIN STREET & VILLAGE GREEN
- PARKING ON MAIN STREET FOR BUSINESSES & RESIDENTS
- PATIOS FOR OUTDOOR GATHERING & SEATING

### NEW COMMERCIAL/RETAIL W/ FRONTAGE ROAD ACCESS

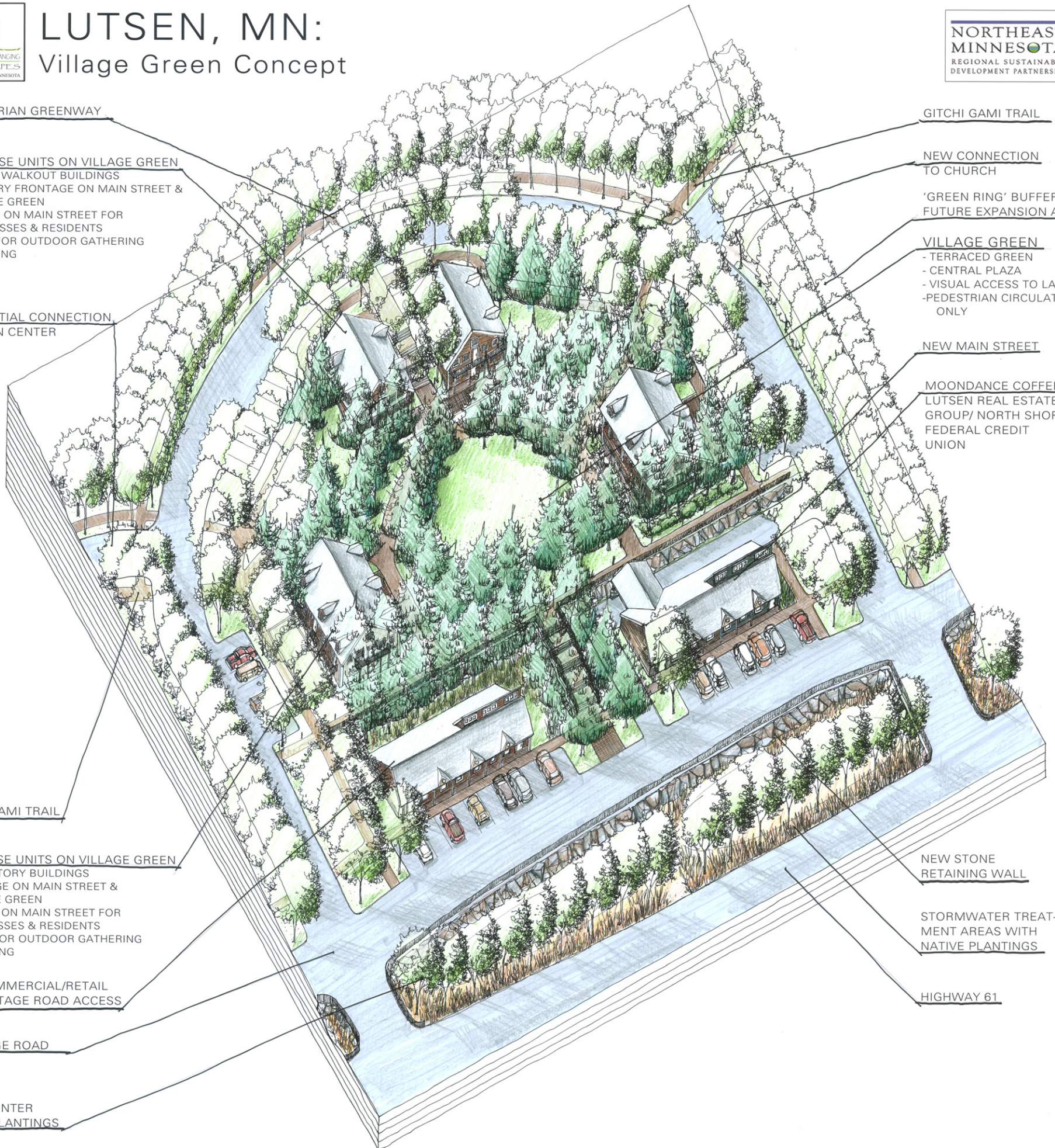
## FRONTAGE ROAD

### TOWN CENTER NATIVE PLANTINGS

### NEW STONE RETAINING WALL

### STORMWATER TREATMENT AREAS WITH NATIVE PLANTINGS

## HIGHWAY 61



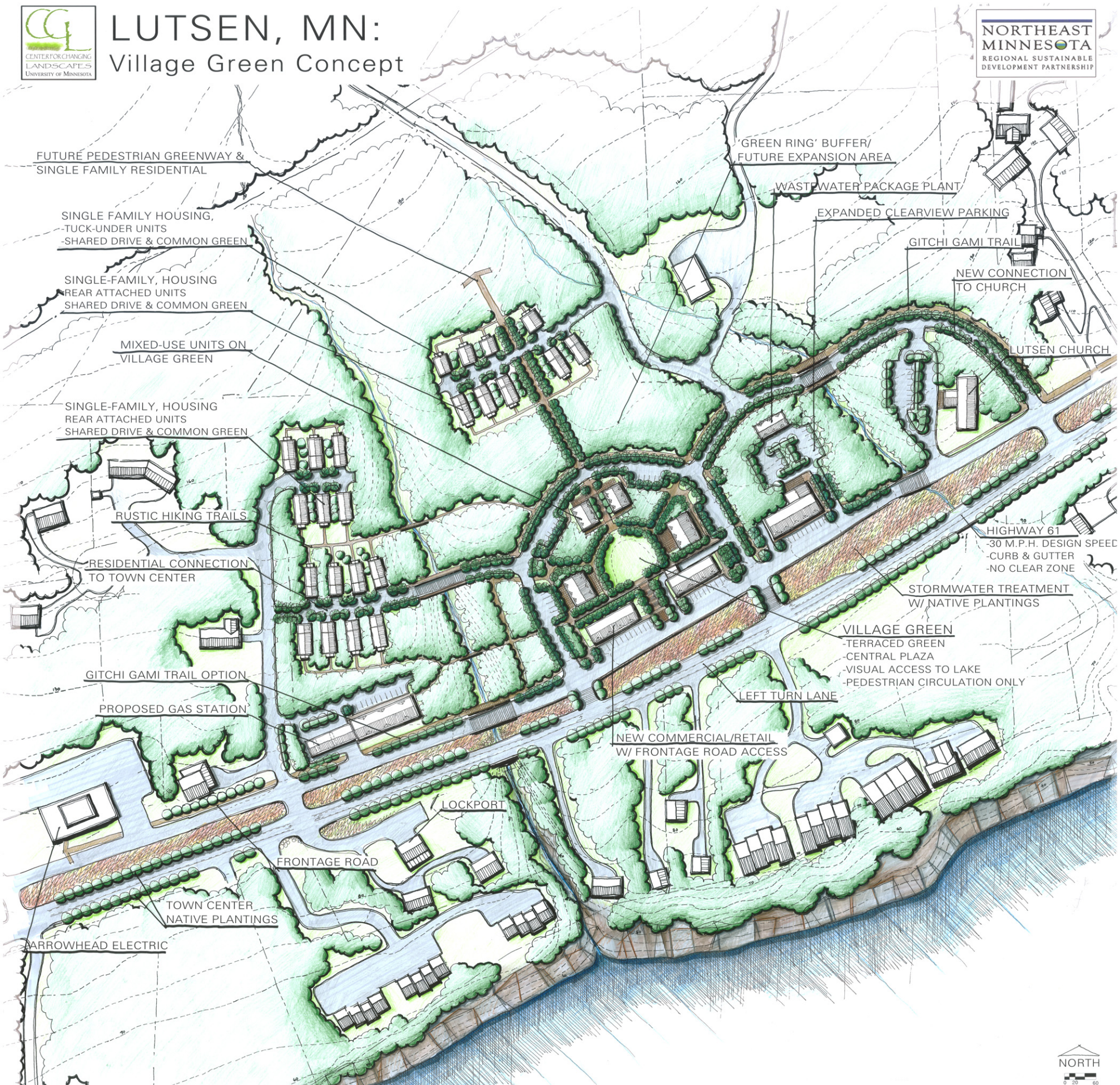




# LUTSEN, MN:

## Village Green Concept

NORTHEAST  
MINNESOTA  
REGIONAL SUSTAINABLE  
DEVELOPMENT PARTNERSHIP





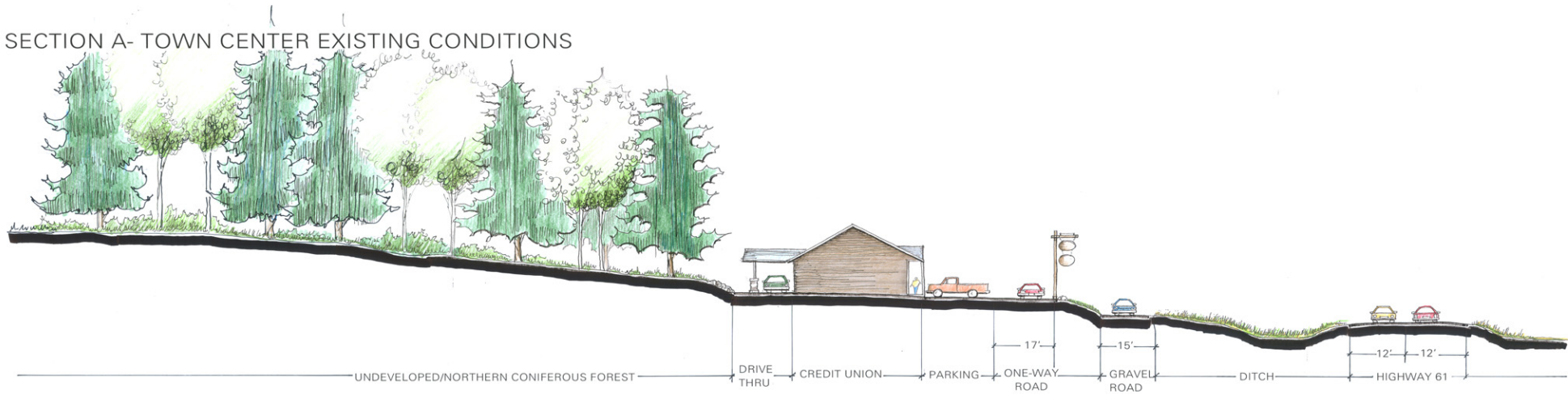


# LUTSEN, MN:

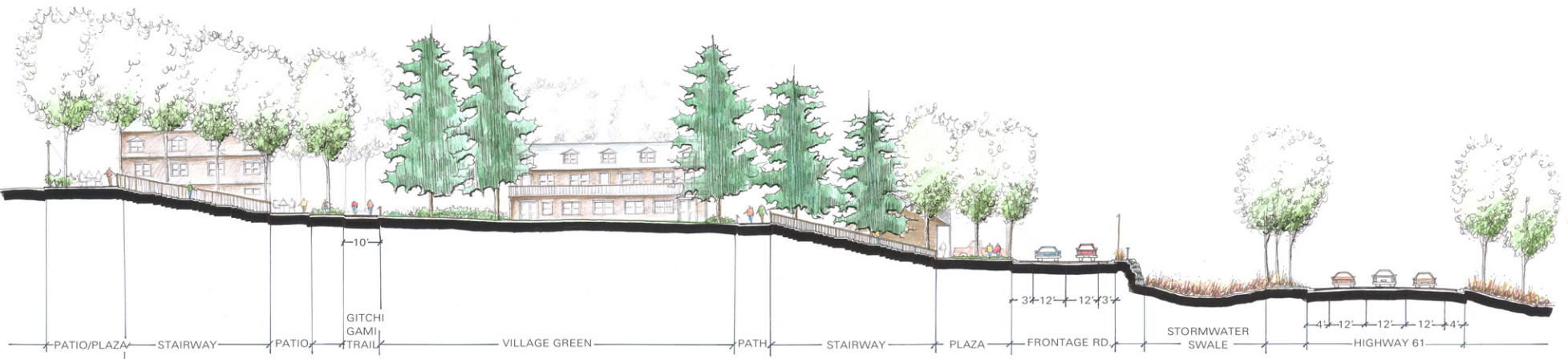
## Village Green Sections & Elevation



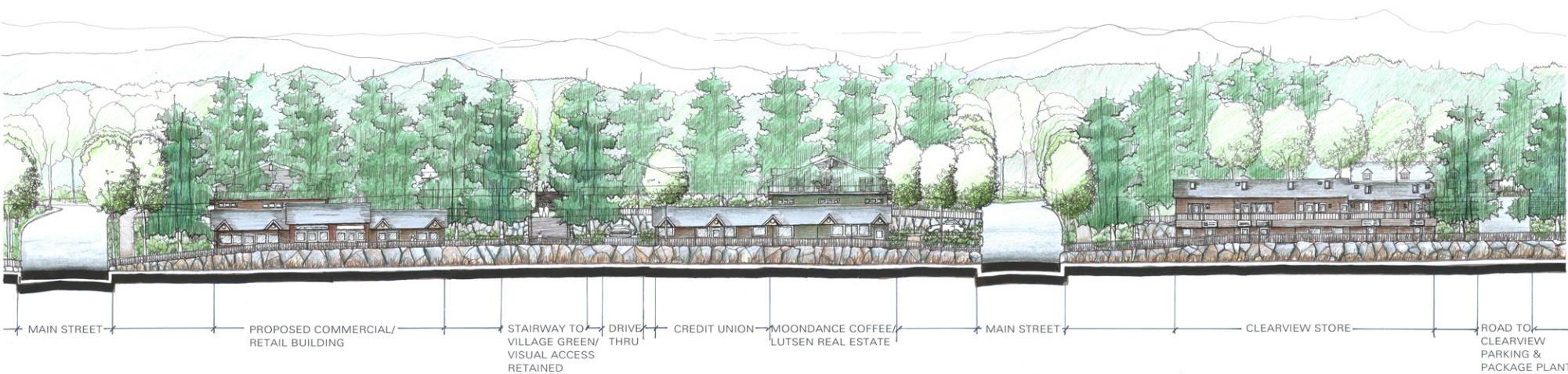
SECTION A- TOWN CENTER EXISTING CONDITIONS



SECTION A- PROPOSED VILLAGE GREEN



ELEVATION- PROPOSED VILLAGE GREEN

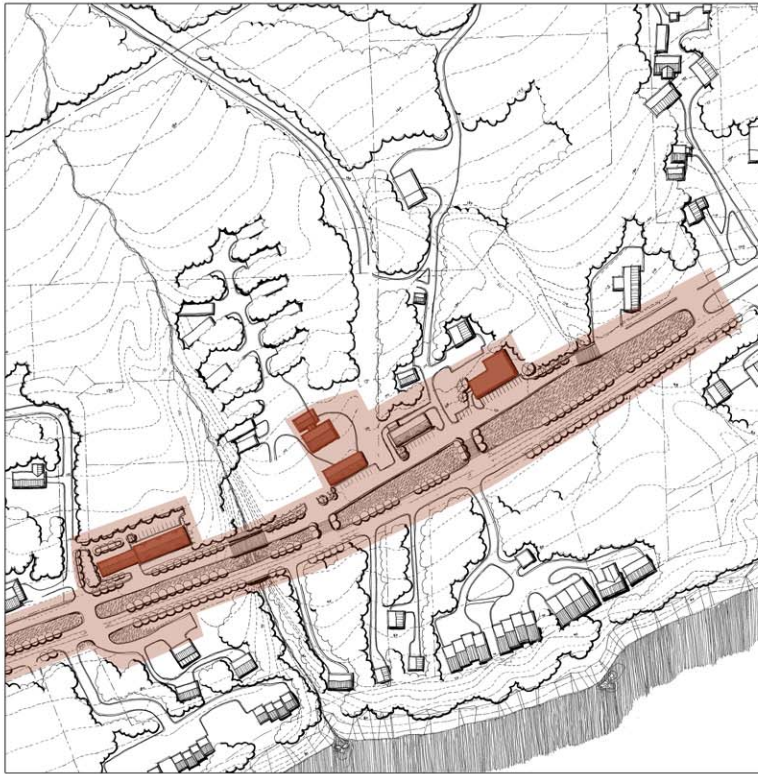




# LUTSEN, MN:

## Town Center Phasing Concept

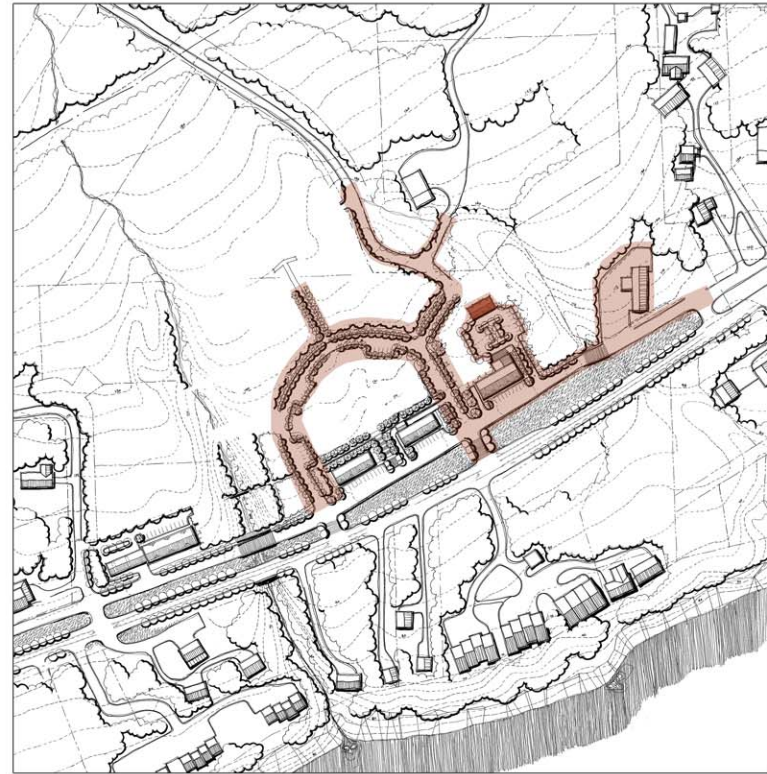
### PHASE 1



#### COMPONENTS:

- NEW BUILDING WEST OF EXISTING COFFEE SHOP BUILDING FOR ADDITIONAL RETAIL
- REMODEL EXISTING CLEARVIEW STORE & ENTRIES
- EXPAND CLEARVIEW STORE PARKING LOT & GRADE PACKAGE PLANT BUILDING PAD
- REWORK FRONTAGE ROAD TO 30' WIDTH AND INTEGRATE STORM WATER MANAGEMENT
- REMOVE ACCESSORY ACCESS POINTS TO FRONTAGE ROAD
- BUILD NEW GAS/ SERVICE STATION WEST OF WESTERN CREEK AND MOVE EXISTING BUSINESS TO THAT LOCATION
- PHASE OUT TRAILER PARK
- PHASE OUT EXISTING LAUNDROMAT/ COUNTY PLUMBING & HEATING BUILDING

### PHASE 2



#### COMPONENTS:

- NEW PACKAGE PLANT ON SHARED PARKING LOT WITH CLEARVIEW STORE
- INSTALL GREEN INFRASTRUCTURE ALONG RING AND MAIN ROADS
- INSTALL MAIN GREY (ROADS, ETC) INFRASTRUCTURE FOR FUTURE TOWN DEVELOPMENT

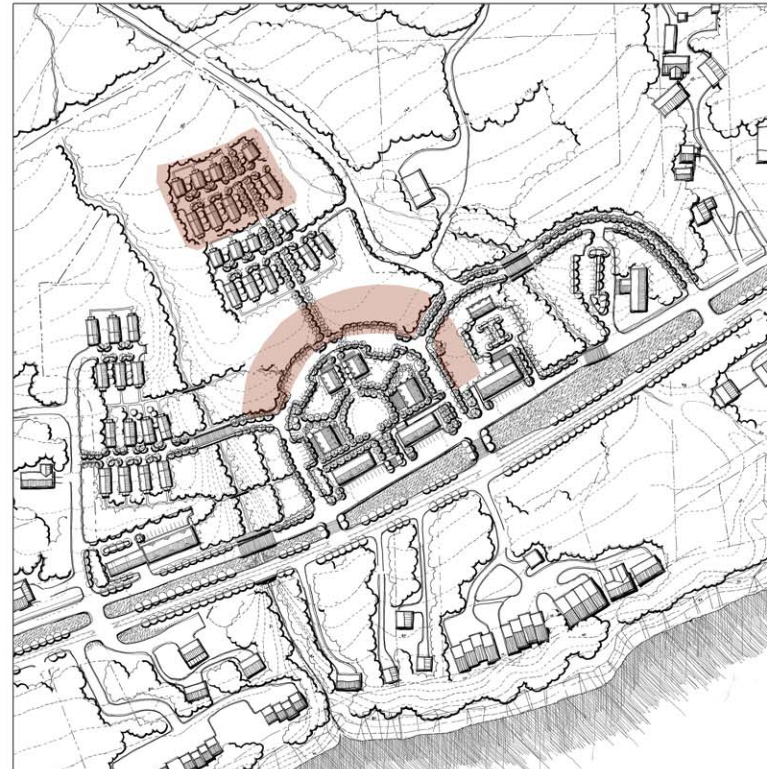
### PHASE 3



#### COMPONENTS:

- NEW BUILDINGS BUILT ON VILLAGE GREEN AS SHOWN
- NEW SINGLE-FAMILY HOUSING WEST OF CREEK THAT LINKS TO SHARED PACKAGE PLANT
- NEW SINGLE-FAMILY HOUSING NORTH OF VILLAGE GREEN THAT LINKS TO SHARED PACKAGE PLANT AND UTILIZES GREENWAY TO VILLAGE GREEN
- NEW ROAD TO CHURCH BOUNDS THE TOWN CENTER DEVELOPMENT AREA
- SUGGESTED NEW PARKING/ DRIVING CONFIGURATION FOR CHURCH
- GITCHI GAMI TRAIL THROUGH TOWN CENTER/ VILLAGE GREEN

### POTENTIAL FUTURE EXPANSION



#### COMPONENTS:

- NEW DEVELOPMENT BEYOND EXISTING RESIDENTIAL TO CREATE COMMON GREEN
- ADDITIONAL DEVELOPMENT IN DESIGNATED AREA FOR ADDITIONAL RETAIL/ MIXED-USE OR MULTI-UNIT HOUSING





# LUTSEN, MN:

## Proposed Town Center Gateways & Access

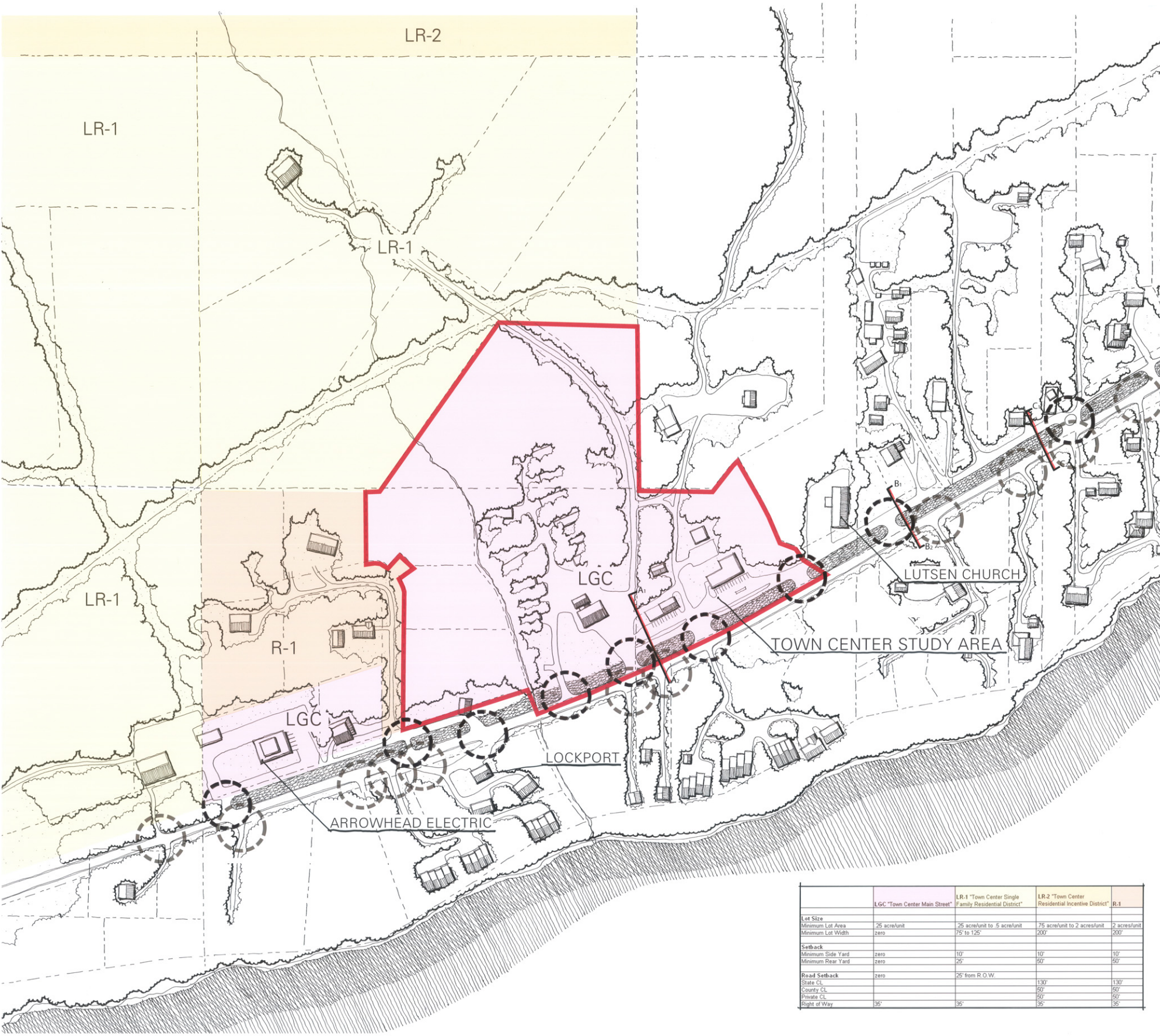






# LUTSEN, MN:

## Existing Zoning & Access Points



	LGC "Town Center Main Street"	LR-1 "Town Center Single Family Residential District"	LR-2 "Town Center Residential Incentive District"	R-1
Lot Size				
Minimum Lot Area	25 acre/unit	25 acre/unit to .5 acre/unit	75 acre/unit to 2 acres/unit	2 acres/unit
Minimum Lot Width	zero	75 to 125'	200'	200'
Setback				
Minimum Side Yard	zero	10'	10'	10'
Minimum Rear Yard	zero	25'	50'	50'
Road Setback	zero	25' from R.O.W.	130'	130'
State CL			50'	50'
County CL			50'	50'
Private CL			50'	50'
Right of Way	35'	35'	35'	35'