THE SITE

FOUR STRATEGIES:
EXISTING CONDITIONS

Analysis of existing site conditions led to the identification of 4 key areas. These areas were delineated where a natural collection of similar environments and use coalesced. Analysis of the existing conditions provided insight to environmental condition, existing amenities, social use, historic resources, ownership, and existing connections creating the framework from which to identify opportunities and constraints. The results were 4 design strategies that address the unique qualities of each individual area while creating a whole composition as a gateway to the NSSD. The following are lists of the existing conditions within each area.

LESTER RIVER NEIGHBORHOOD
- Shoreline erosion
- Lester Park
- Important corridors
- Superior St., London Rd., Hwy.61 corridors
- Environmental Protection Agency
- City Land
- Lester River
- Pull outs with tourist information
- Popular fishing area
- Historic Bridge
- Historic limnology building and campus
- Neighborhood business district
- Difficult pedestrian access
- Popular place to park
- Views of Lake Superior

SCENIC DRIVE INTERSECTION
- Expressway, railroad, Superior St., and scenic drive intersection
- Transition from expressway and express way speeds to city streets and city speeds
- View of Lake Superior when returning to Duluth
- Steep grades
- Dangerous intersection
- Poor visibility
- Lack of transitional elements from expressway into community

BRIGHTON BEACH
- Difficult entrance
- Lack Of visibility from road
- No separate pedestrian path
- Good views of Lake Superior
- Drive location causes shoreline erosion
- Existing pull out with gazebo
- Existing forested area
- Steep grade between road and park
- Could house visitor’s center

NSSD REST AREA
- Potential for first rest stop along the byway
- Unique shoreline environment
- Forested areas
- Intermittent stream gorge
- Connected to Brighton Beach
- Existing Parking
- Pebble beach access
- Lake vistas
FOUR STRATEGIES: OPPORTUNITIES & CONSTRAINTS

Analysis of existing conditions revealed an abundance of environmental, social/cultural, historic, and amenity resources. This rich environment has the potential to become a valuable resource to the local community as well as the visiting public. After investigating the current use of the corridor a number of opportunities arose that were subsequently incorporated into the design strategy concepts. A primary goal of the design work became the integration of parts by connecting the many, but often disconnected, resources into a cohesive structure.

**OPPORTUNITIES:**

- Adaptive reuse of city land
- Shoreline restoration
- New recreational trail
- Increased parking
- Interpretive resources
- Remediation of shoreline environment
- Expansion of Lester Park
- New Lester River crossing
- New interpretive trail
- Existing infrastructure
- Potential connection to Duluth’s Skyline Drive
- Potential connection to Duluth’s Lake Walk

**CONSTRAINTS:**

- Limited space for road alignment changes
- Difficult grades
- Depth to bedrock
- No space for trail to Brighton Beach
- Dangerous road crossing
- High traffic volumes at peak hours
- Dangerous pull off locations
- High traffic speeds
- A weak connection to Lester Park business district and Lake Superior
- Challenging traffic issues on London Rd.
- Dangerous pull off at tourist information building
- Poor pedestrian and bicycle circulation throughout