

**MINNESOTA DESIGN TEAM VISIT**

# **CUYUNA LAKES REGION**

**Crosby, Cuyuna, Deerwood, Ironton  
and surrounding townships**

**Saturday, May 4, 2024**



## Our Mission

To use design and community development principles to help Minnesota communities, particularly those in rural areas, develop and act upon a shared vision of their future.

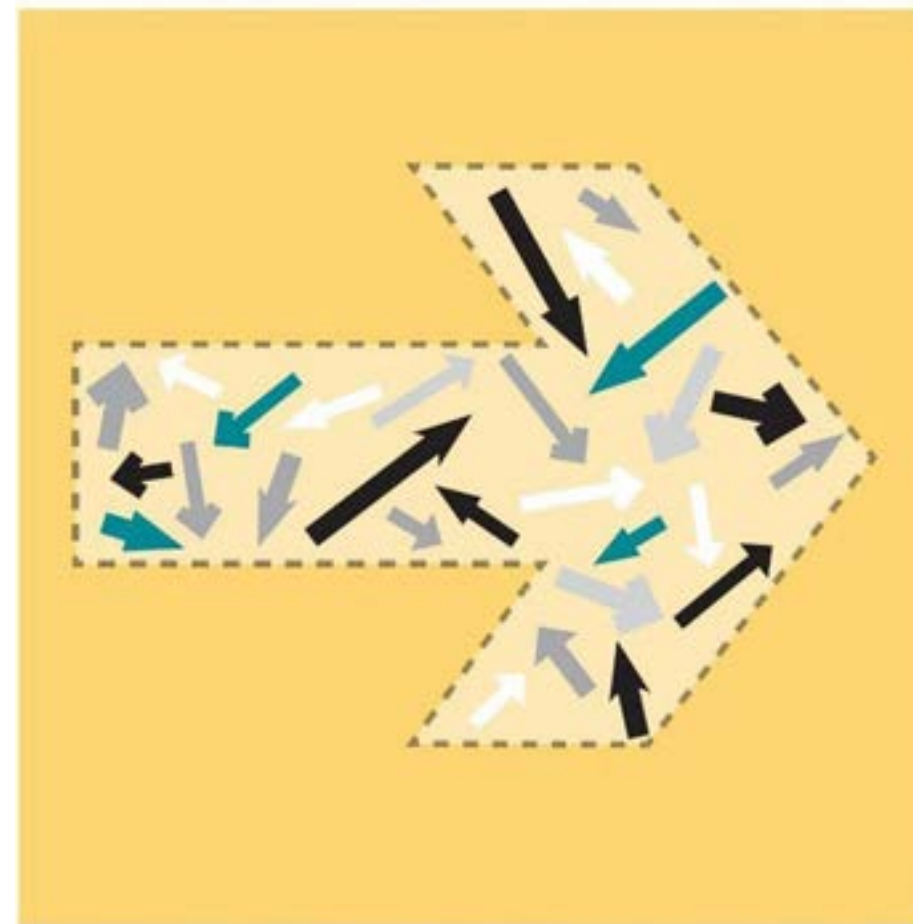
## Our Objectives

- Increase awareness of the benefits of quality design in the development of communities.
- Help to discern and preserve each community's unique identity.
- Lead through participatory democracy and grass-roots initiatives.

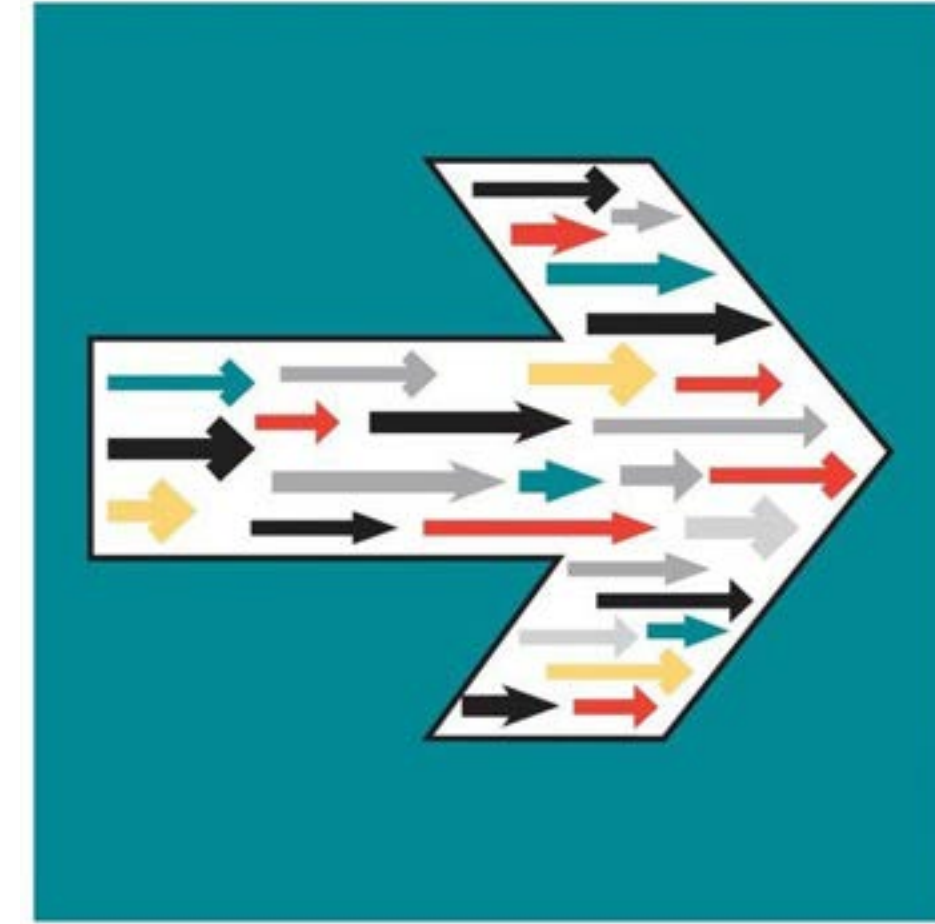
No Direction



Imposed Direction



Unified Direction



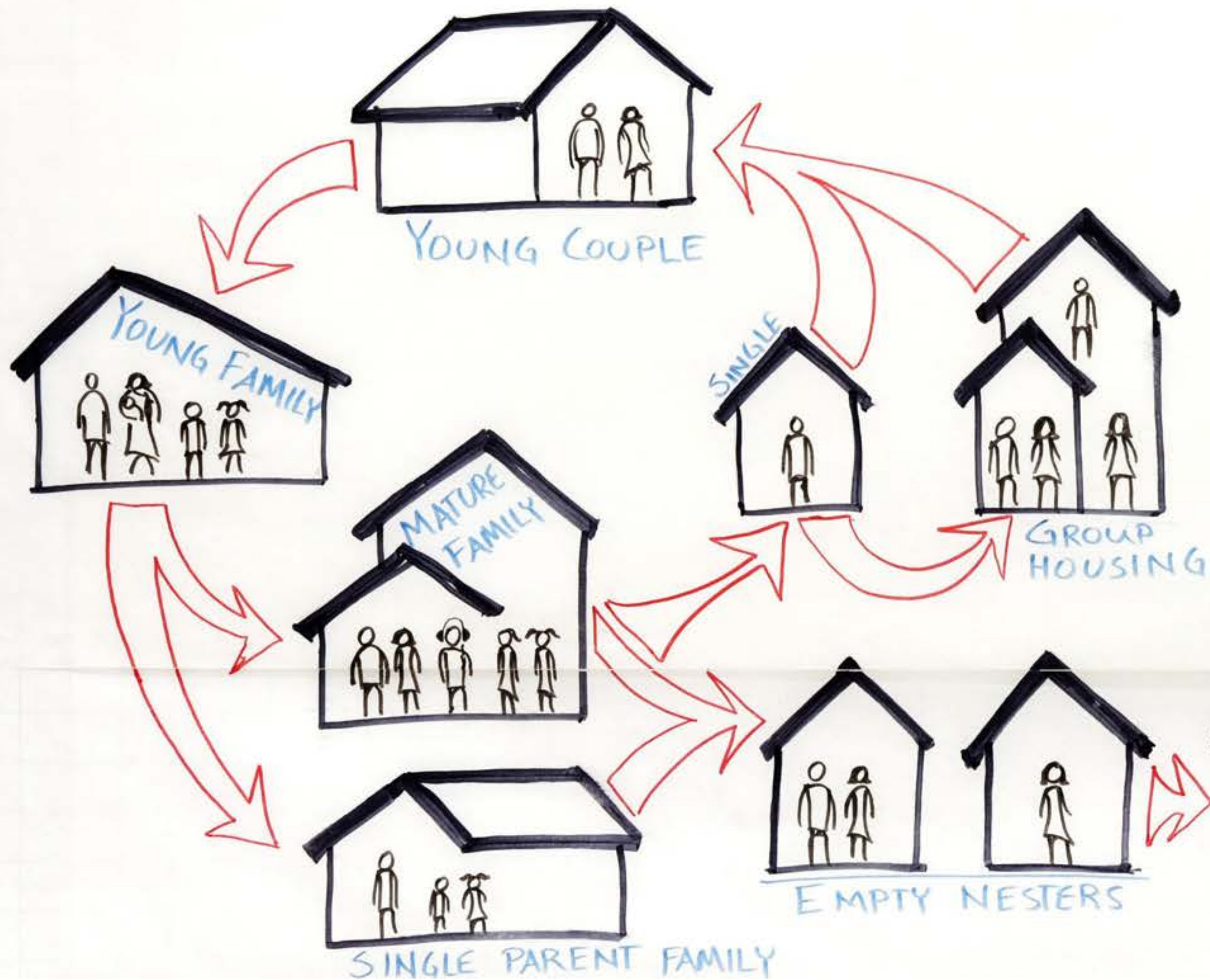
# Shared Vision

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May 3-5, 2024





# LIFE-CYCLE DIAGRAM



**NEED TO HAVE HOUSING THAT PEOPLE WHO WORK HERE CAN AFFORD**

- \*SINGLE-FAMILY HOMES
- \*APARTMENTS
- \*TOWNHOMES
- \*TWIN HOMES
- \*MANUFACTURED HOMES
- \*SENIOR HOUSING
- \*ASSISTED LIVING

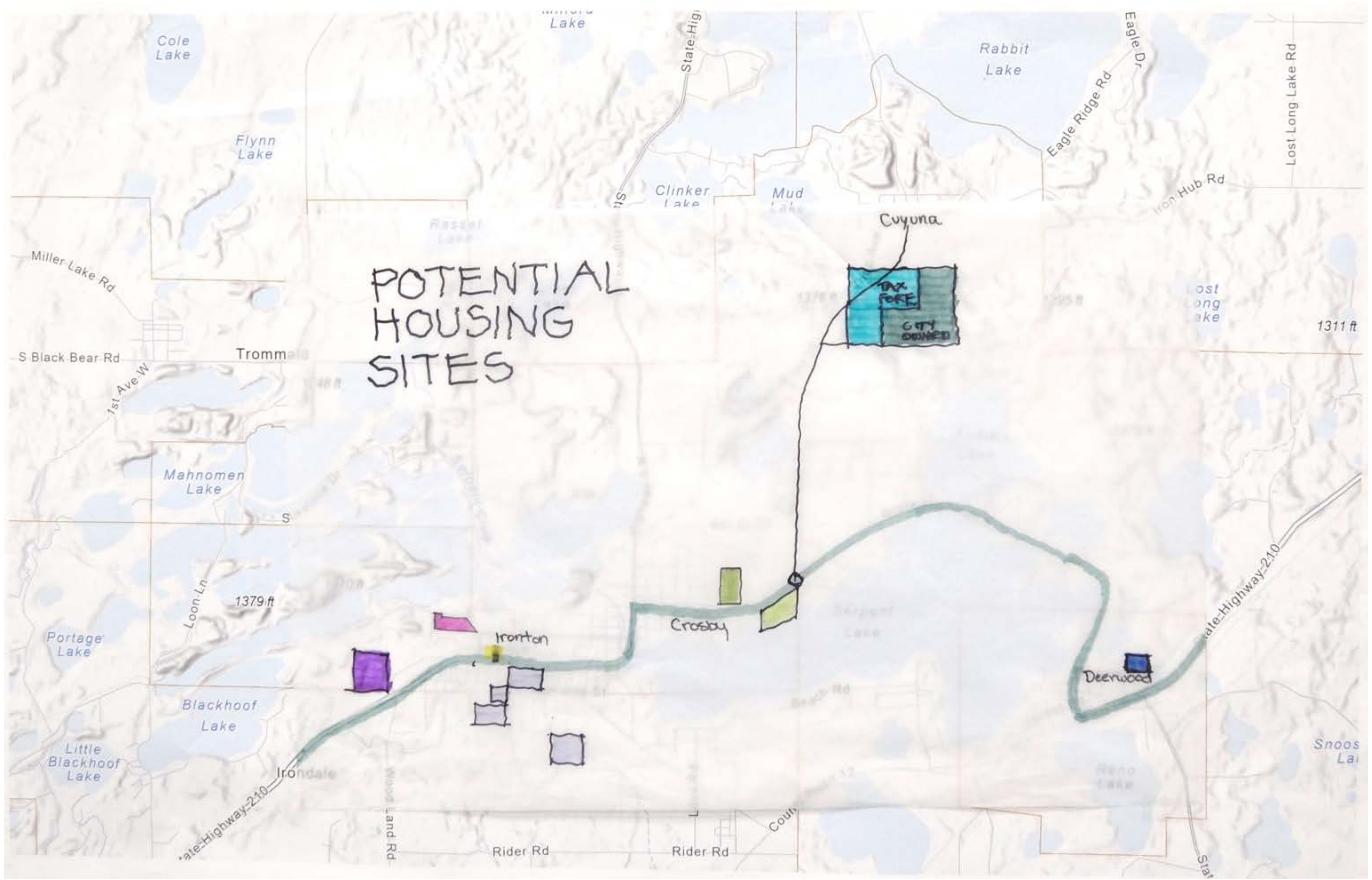


## Life Cycle Housing

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POTENTIAL  
HOUSING  
SITES

TAX FORE  
CITY OWNED



# Potential Housing

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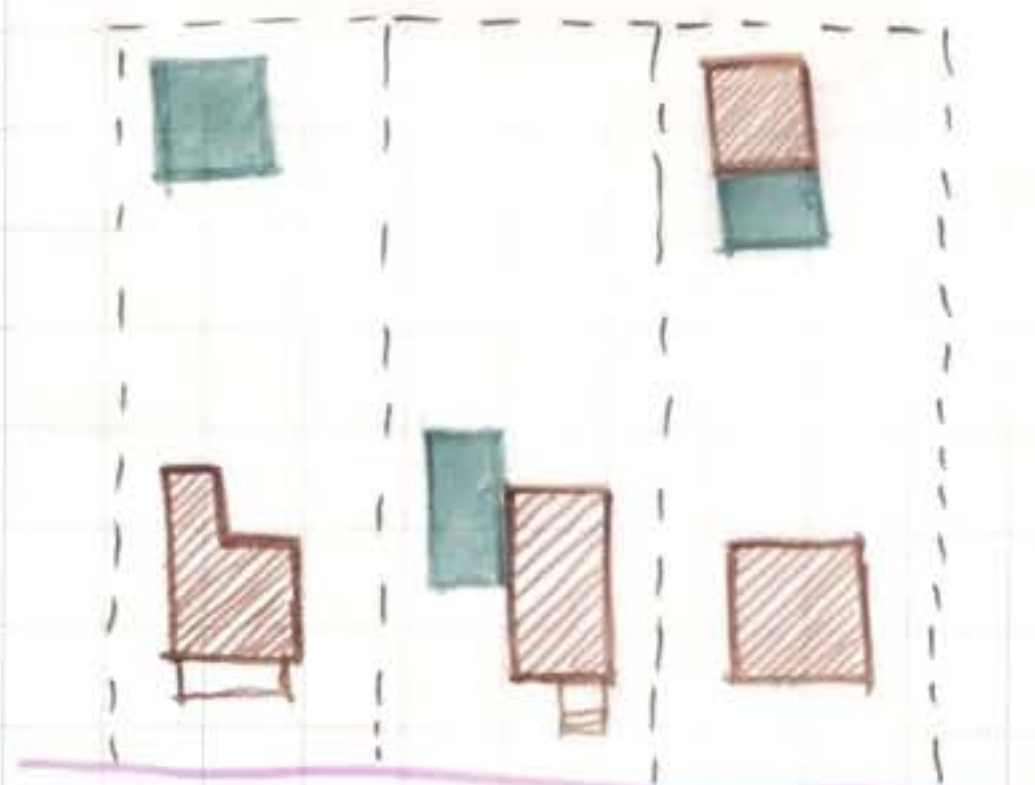
# HOUSING OPPORTUNITIES

## PARTNERSHIPS

- Schools
- Housing Authority
- Hospital
- Non-Profits

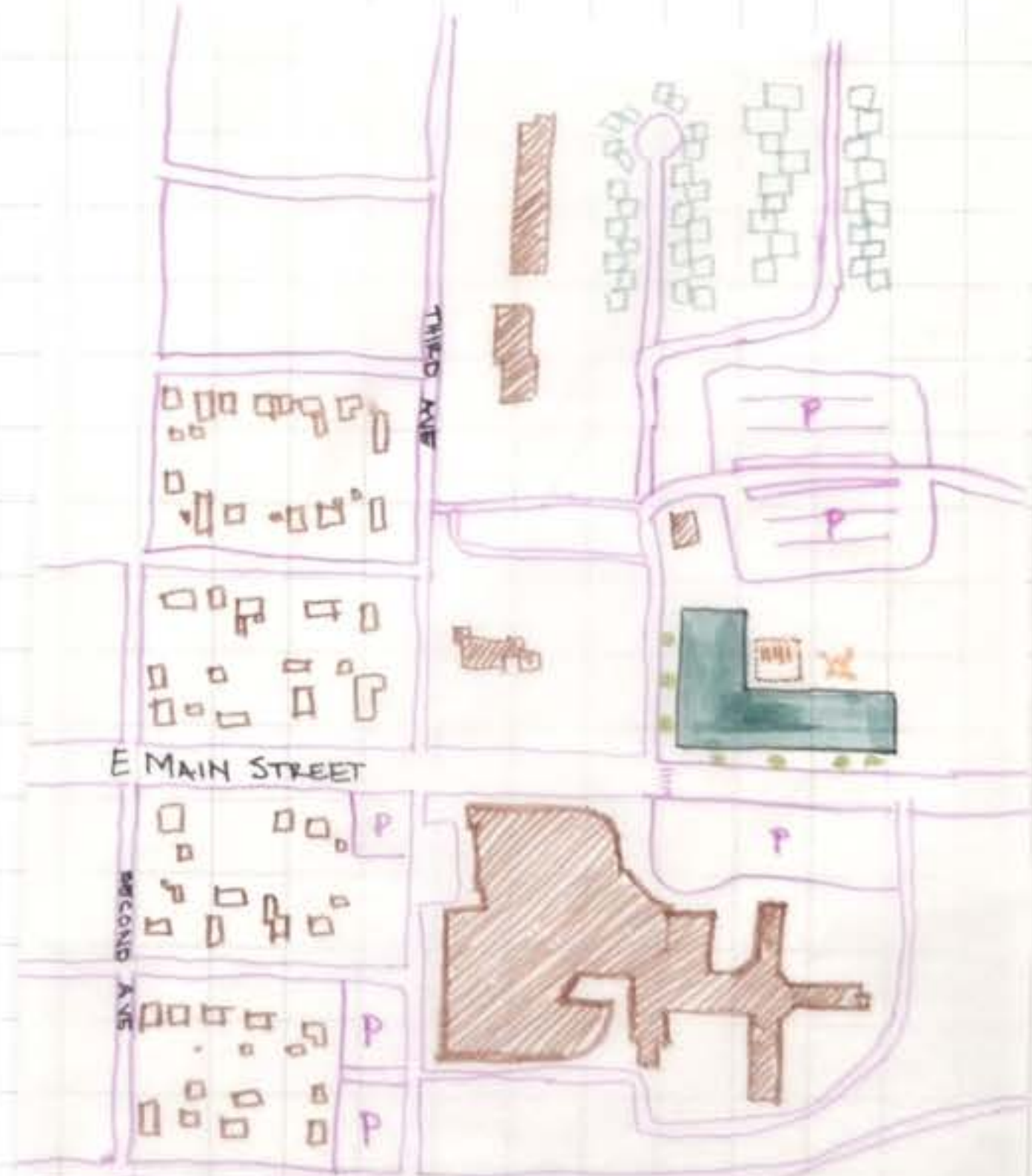
## PARCELS

- City Owned
- Tax forfeited
- Single family
- Hospital / School / Company Owned

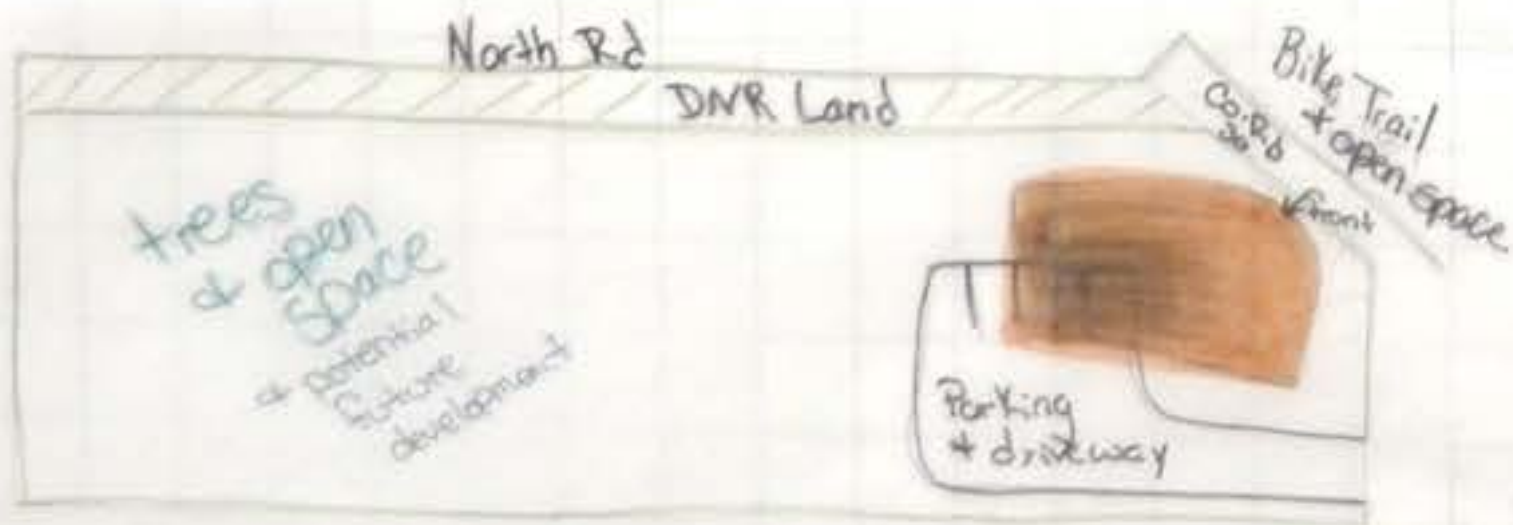


SINGLE FAMILY w/ ADU

IRONTON CITY-OWNED INFILL



HOSPITAL OWNED LAND UTILIZATION





# HOUSING - CUYUNA

- QUESTION 2 - WHAT KIND OF HOUSING DOES THE COMMUNITY NEED?
  - MAJORITY OF RESPONSES WERE FOR: STARTER/SMALL/SENIOR/AFFORDABLE HOUSING
- SMALLER LOTS
- TOWNHOMES
- SHARED GREEN SPACES







History and Case Study

Necessary zoning and P.L.I.D.

University Avenue History

Classification

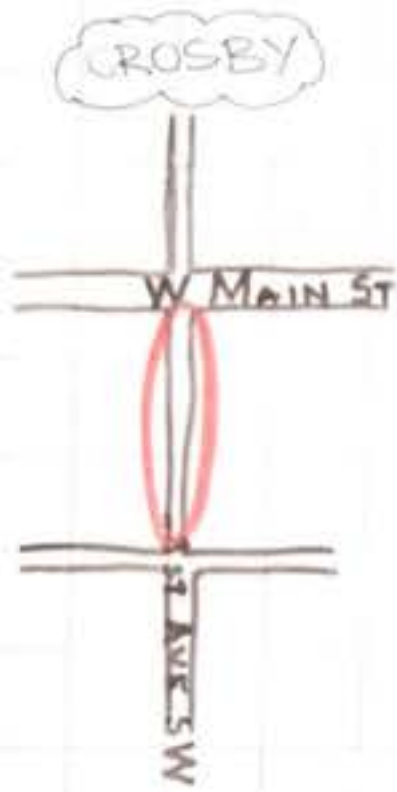
KINGFIELD ALLEYWAY HOUSING EXPLORATION

INGFIELD

ST. ANTHONY HOUSING DEVELOPMENT

ST. ANTHONY HOUSING DEVELOPMENT





FESTIVAL STREET  
IN EACH CITY

### FOCUS

- LOCAL/SMALL TOWN
- ENTREPRENEUR
- EXISTING BUILDINGS
- INFILL
- SEASONAL

### NEEDS

- CUSTOMERS
- BUSINESS PLAN
- FINANCING

### SHOPPING LIST

- ART GALLERY IN VACANT STOREFRONT
- COWORKING WITH CHILDCARE
- CREDI GUIDE TO LIVING AND WORKING IN AREA AT EVENTS
- DEERWOOD FOOD TRUCK PARKING
- FOOD INCUBATOR
- INCUBATOR FOR NON-FOOD BUSINESSES
- POP-UP ENTREPRENEUR TEST IDEA
- RETAIL CRAWL
- SOCIAL DISTRICT



COWORKING EXAMPLE

### TOOLBOX

- ANNEXATION
- TAX ABATEMENT
- TAX INCREMENT FINANCING
- ZONING



# Retail Development

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• = BIKE RACK



PARKING LOT 2-MAIN

PARKING LOT 3-CRMC

PARKING LOT 1-TRAIL



PARKING LOT 4-RELIEF

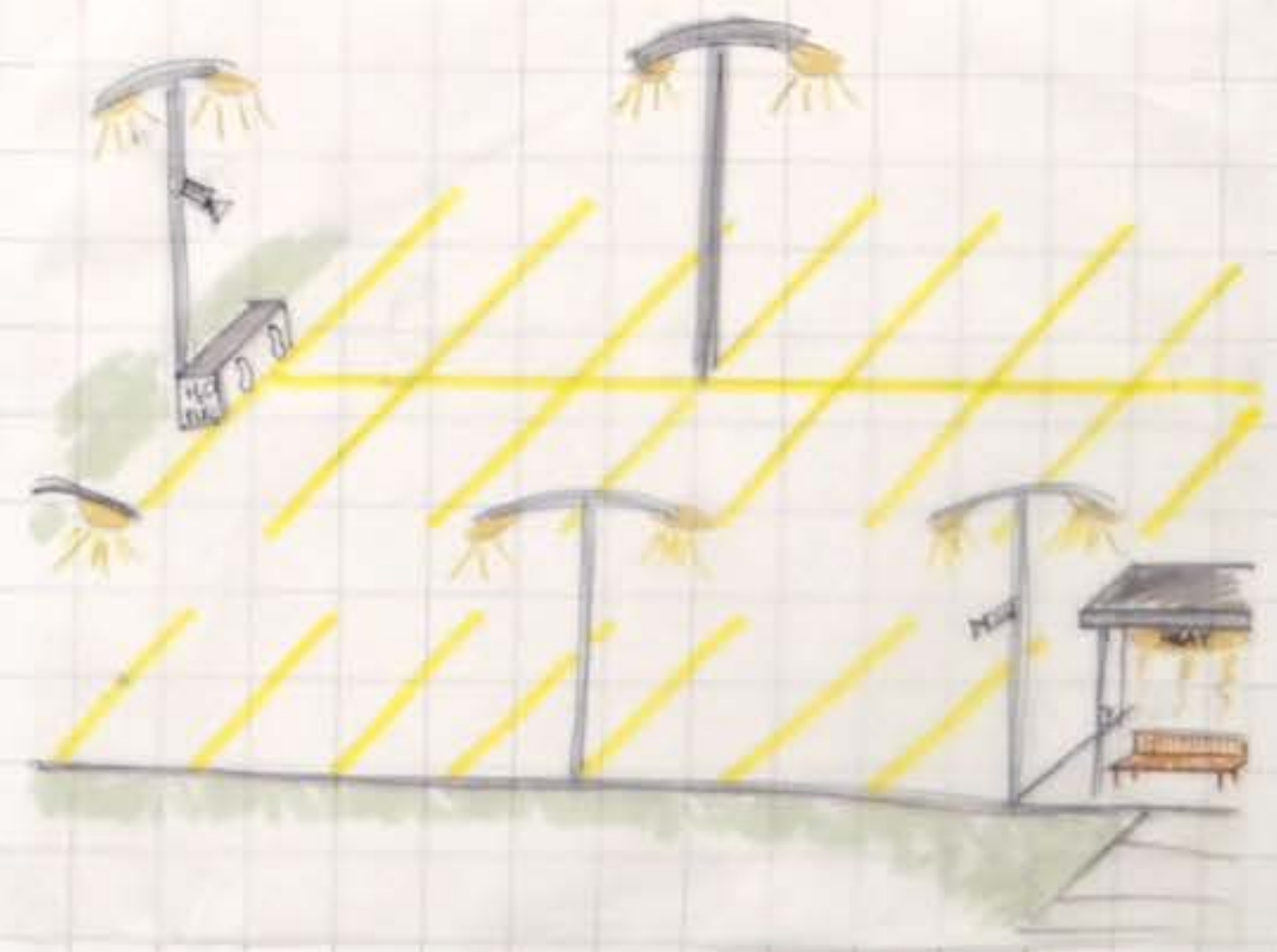
-COMMUTER SHUTTLES

-LOCAL

- SHUTTLES
- COMMUNITY VEHICLES
- CARPOOL
- LYFT/UBER

-PARKING LOTS

- SECURITY CAMERAS
- LIGHTING
- HEATED SHELTERS
- EV CHARGER

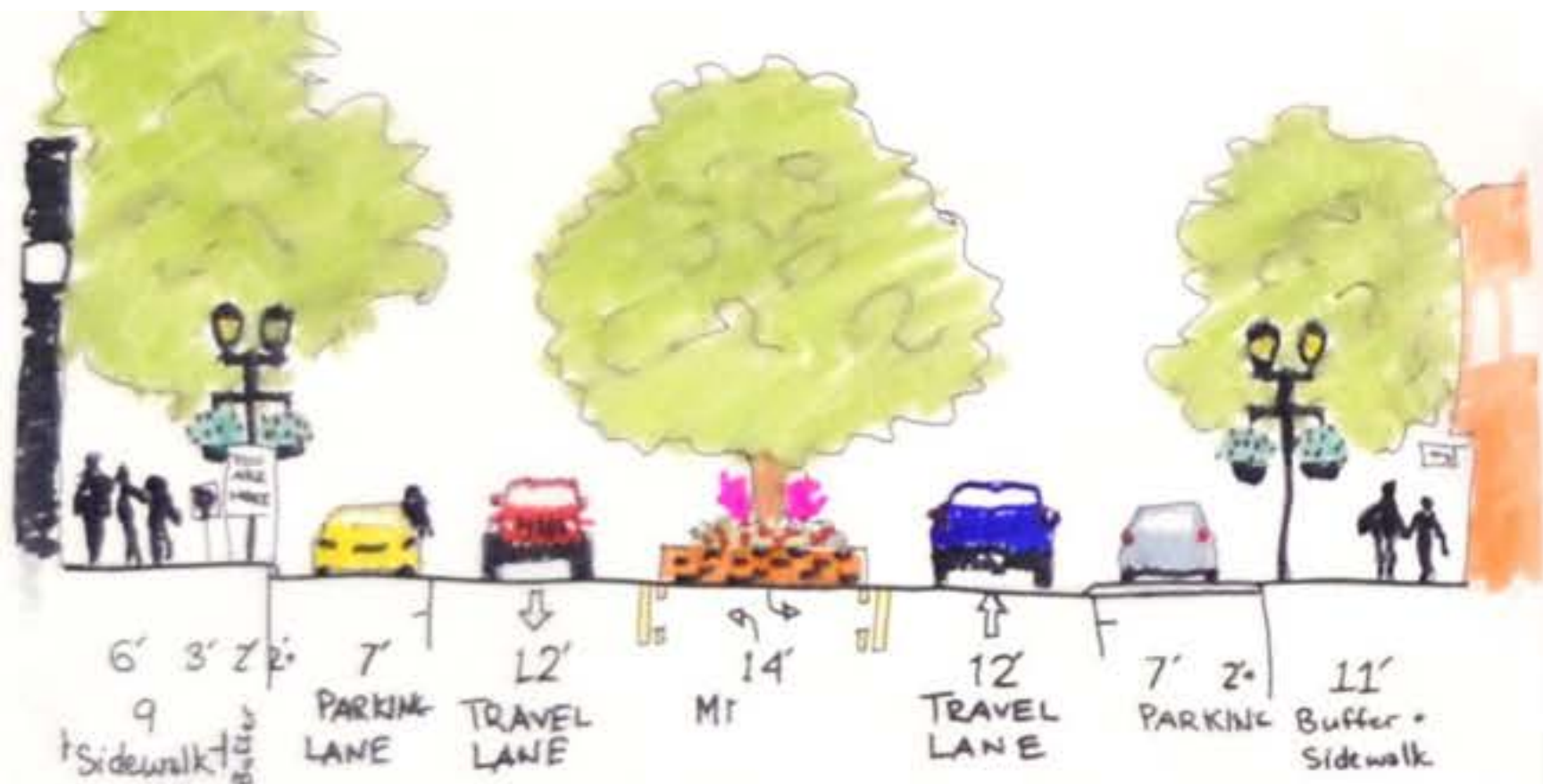


# Circulation

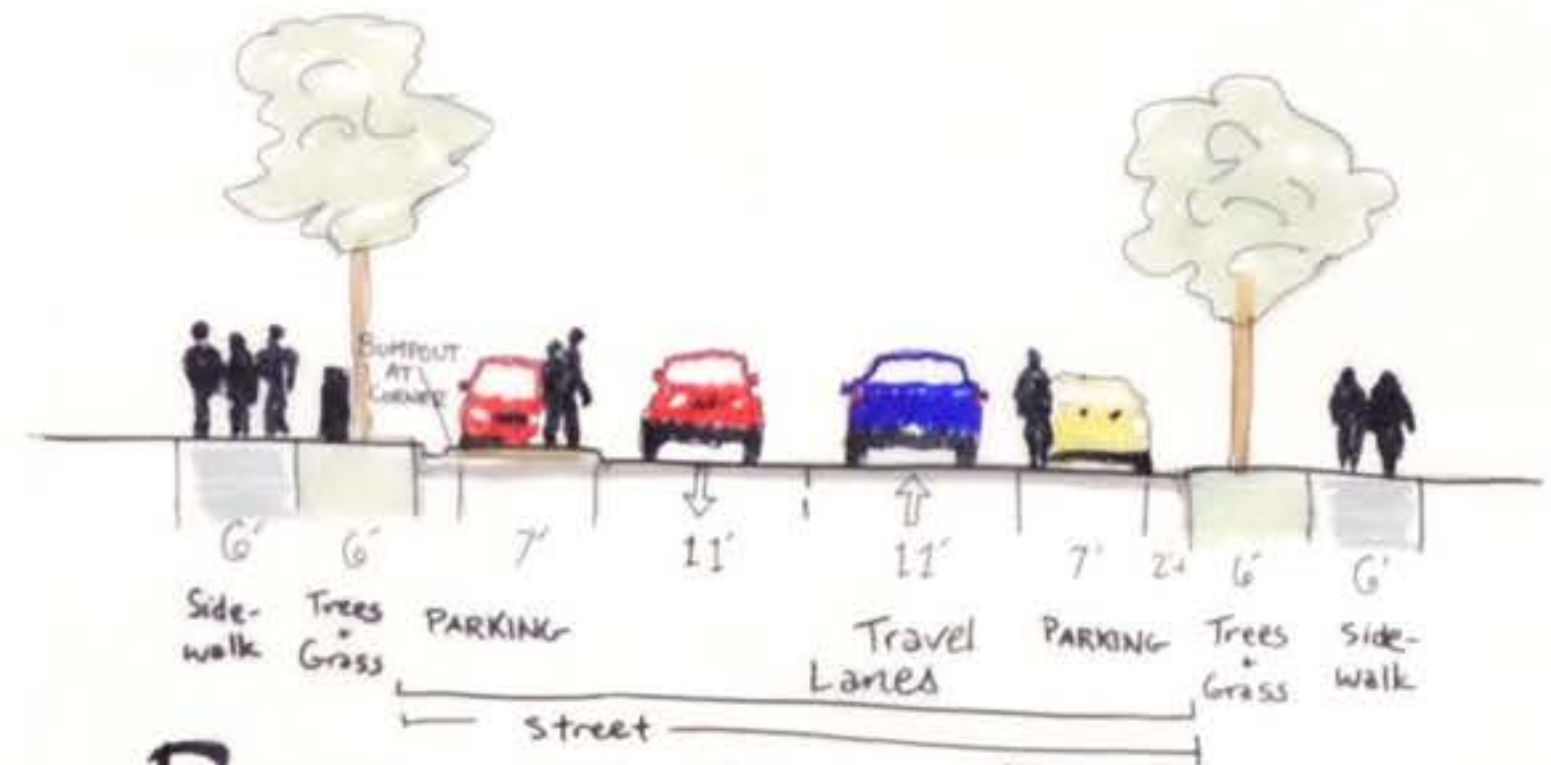
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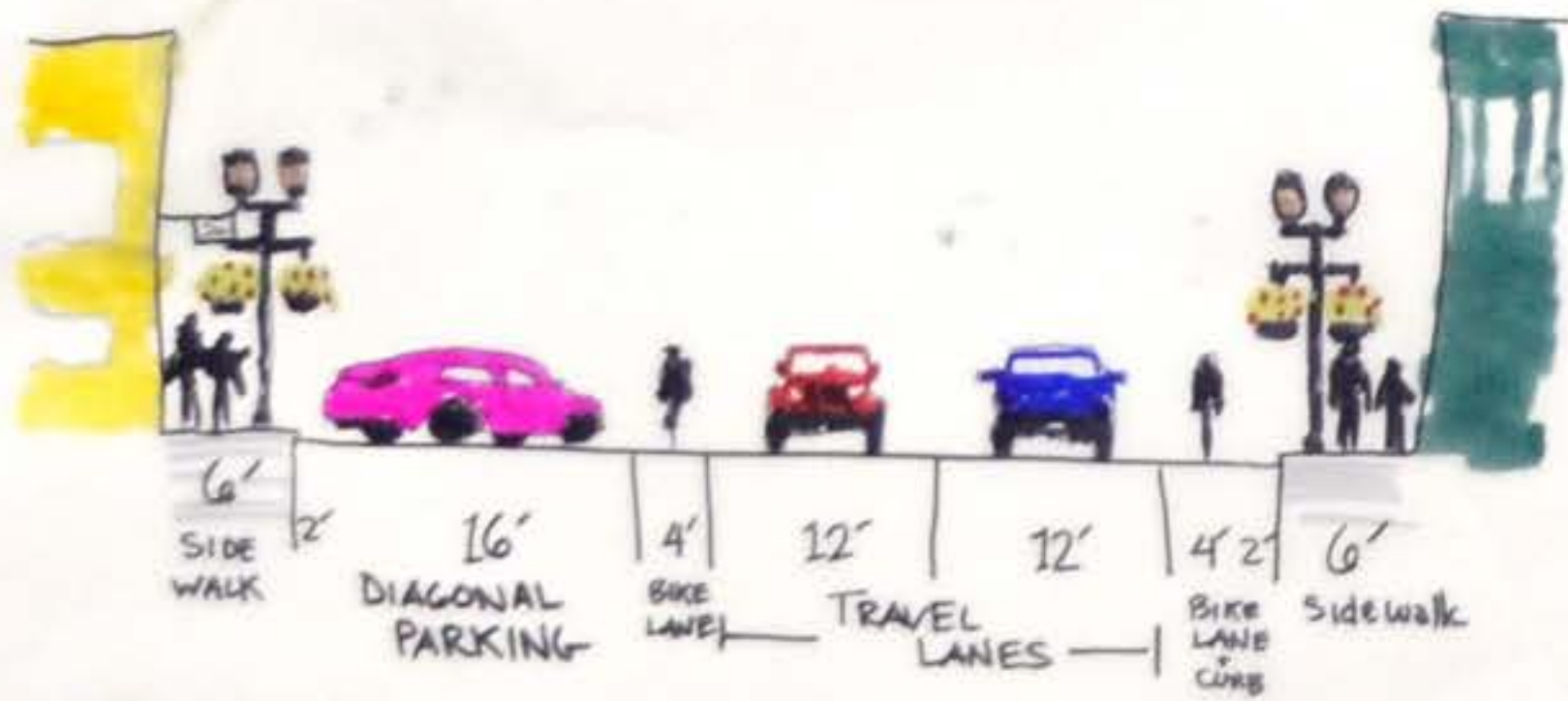




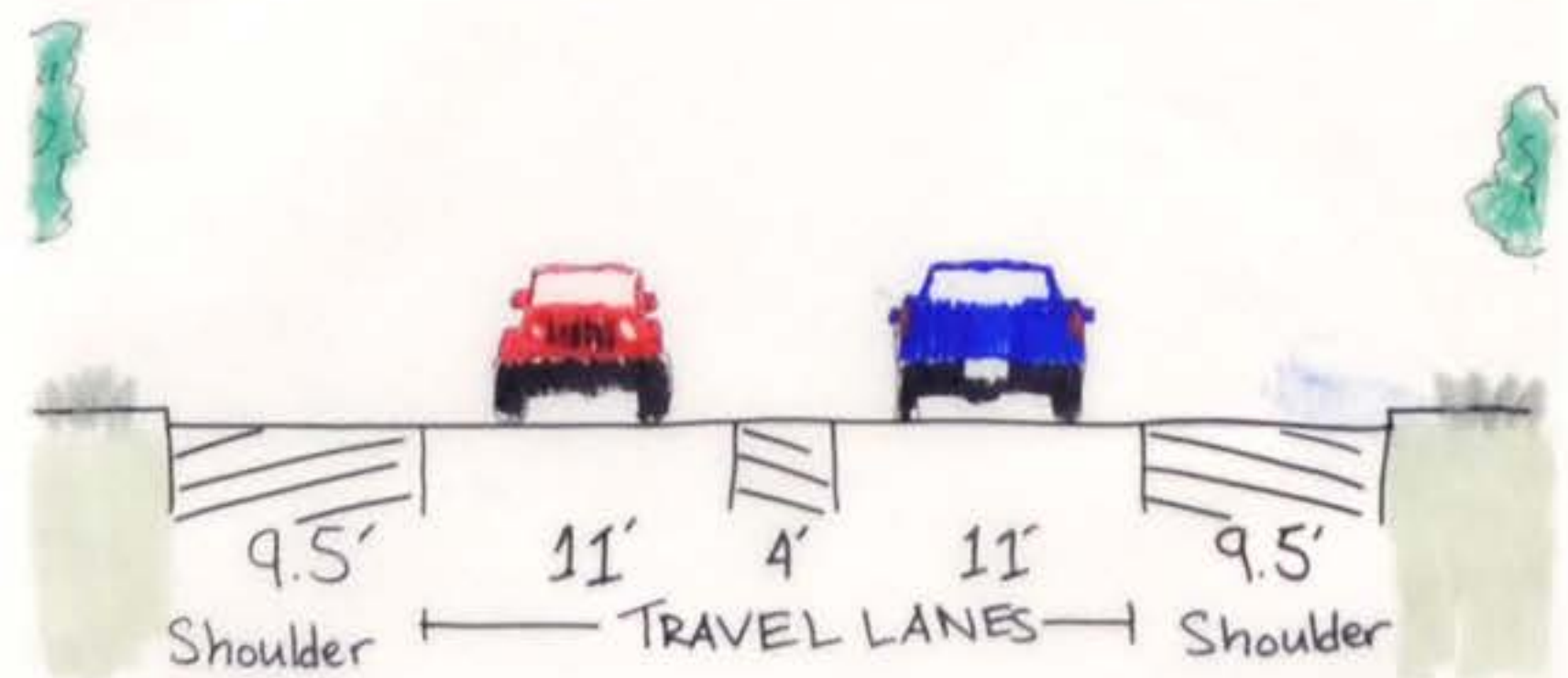
PARADE ROUTE



RESIDENTIAL ROAD



SECONDARY DOWNTOWN STREET



CALM HIGHWAY ENTRY

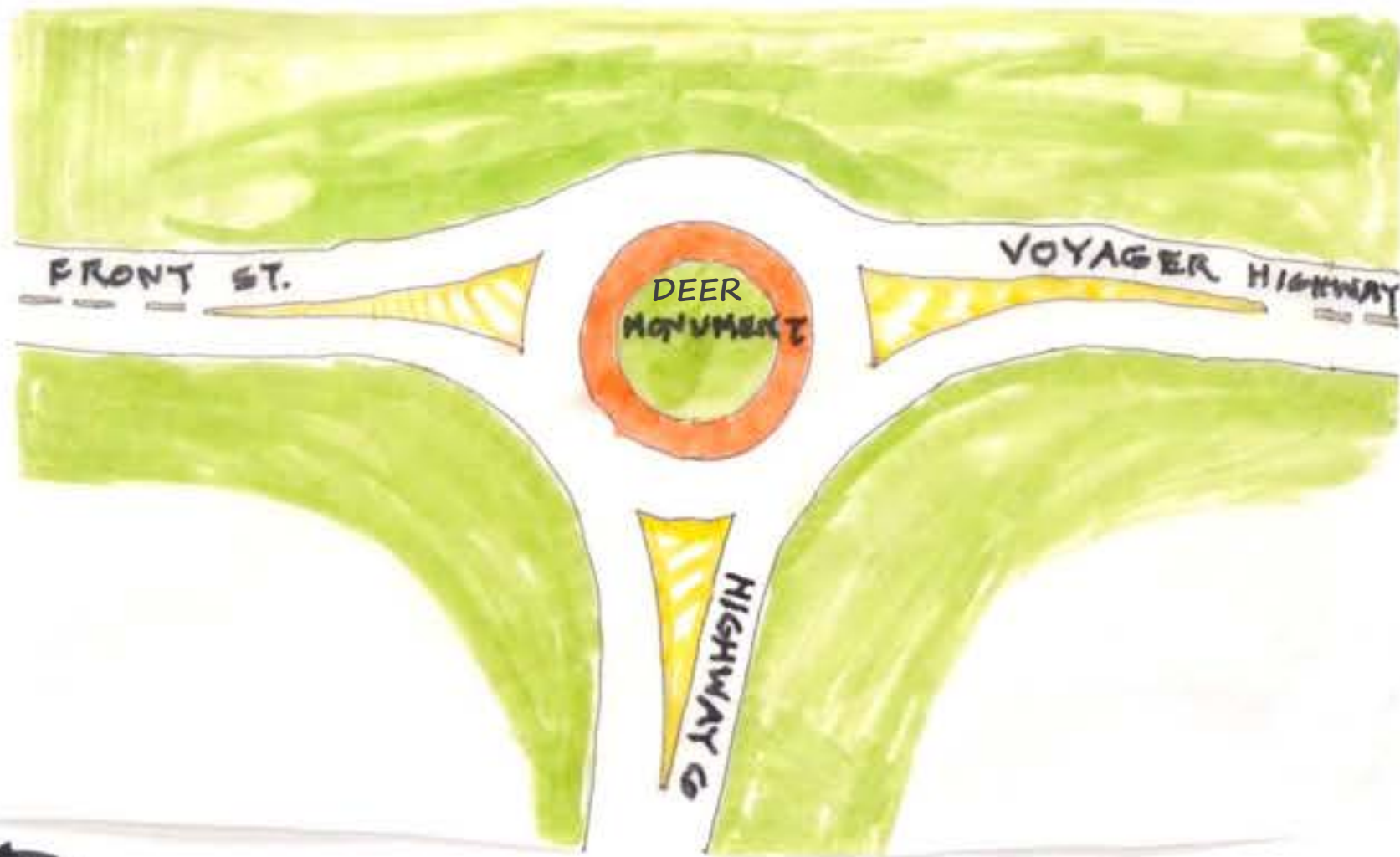


# Streetscaping

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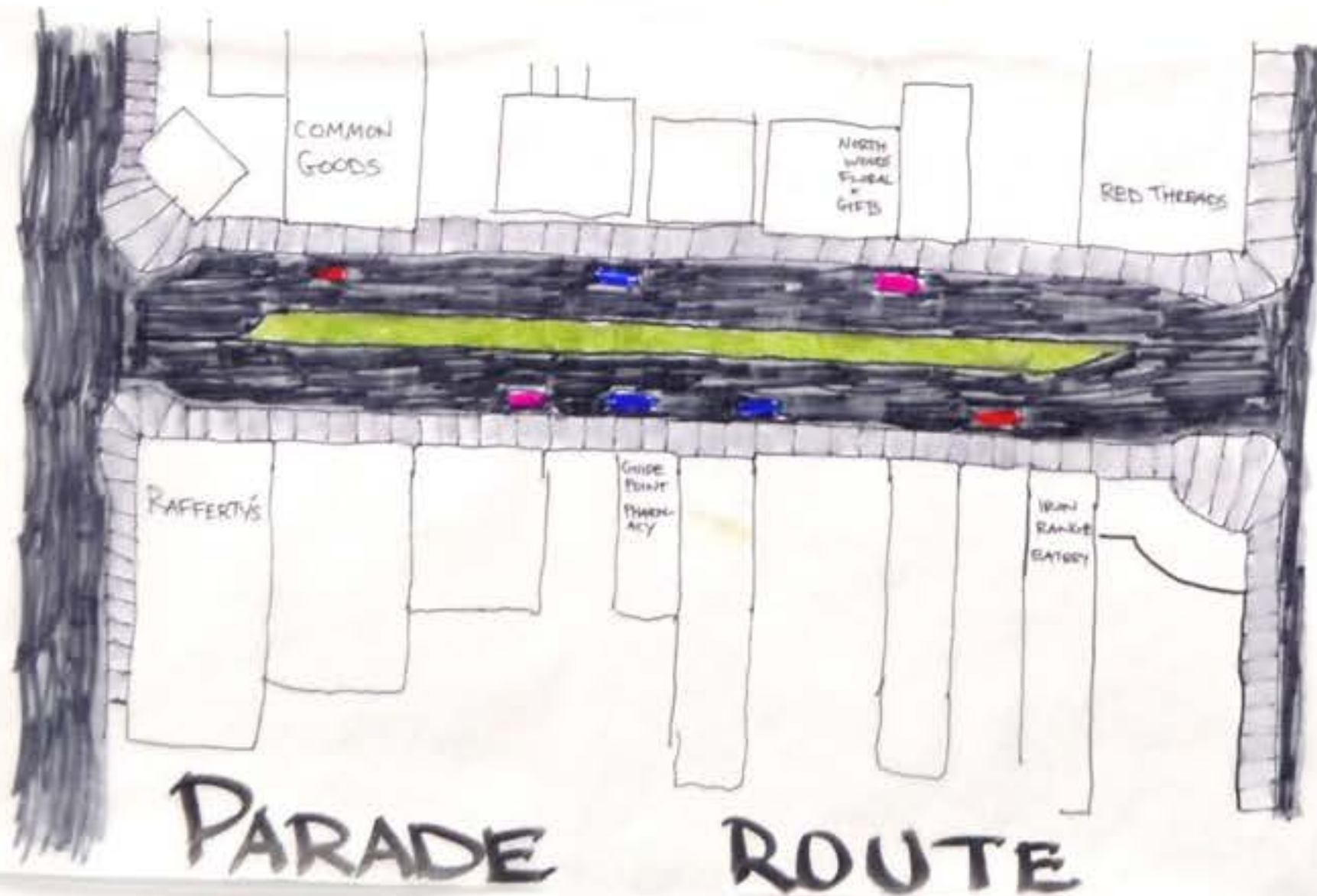






## DEERWOOD ROUNDABOUT

- TRAFFIC LIGHT AT HWY 6 + HWY 210
- ELECTRIC VEHICLE CHARGING
- DIAL-A-RIDE
- PARK AND RIDE
- PAID PARKING WHEN BUSY. TIME LIMITS MAKE PEOPLE TAKE TURNS.

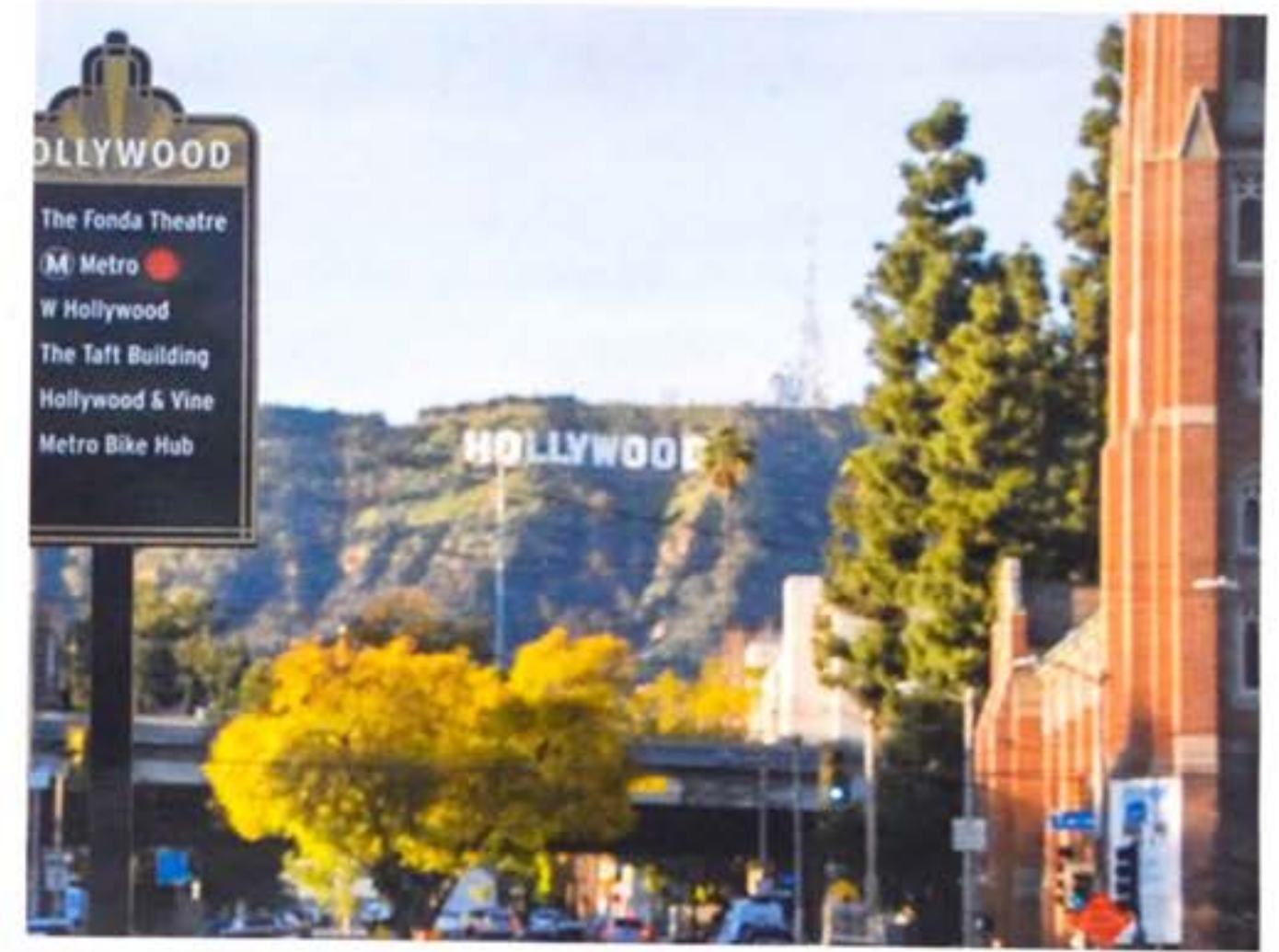


# Traffic Flow

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# WAYFINDING

- unified graphic design theme
- "you are here" maps
- public parking



## Wayfinding

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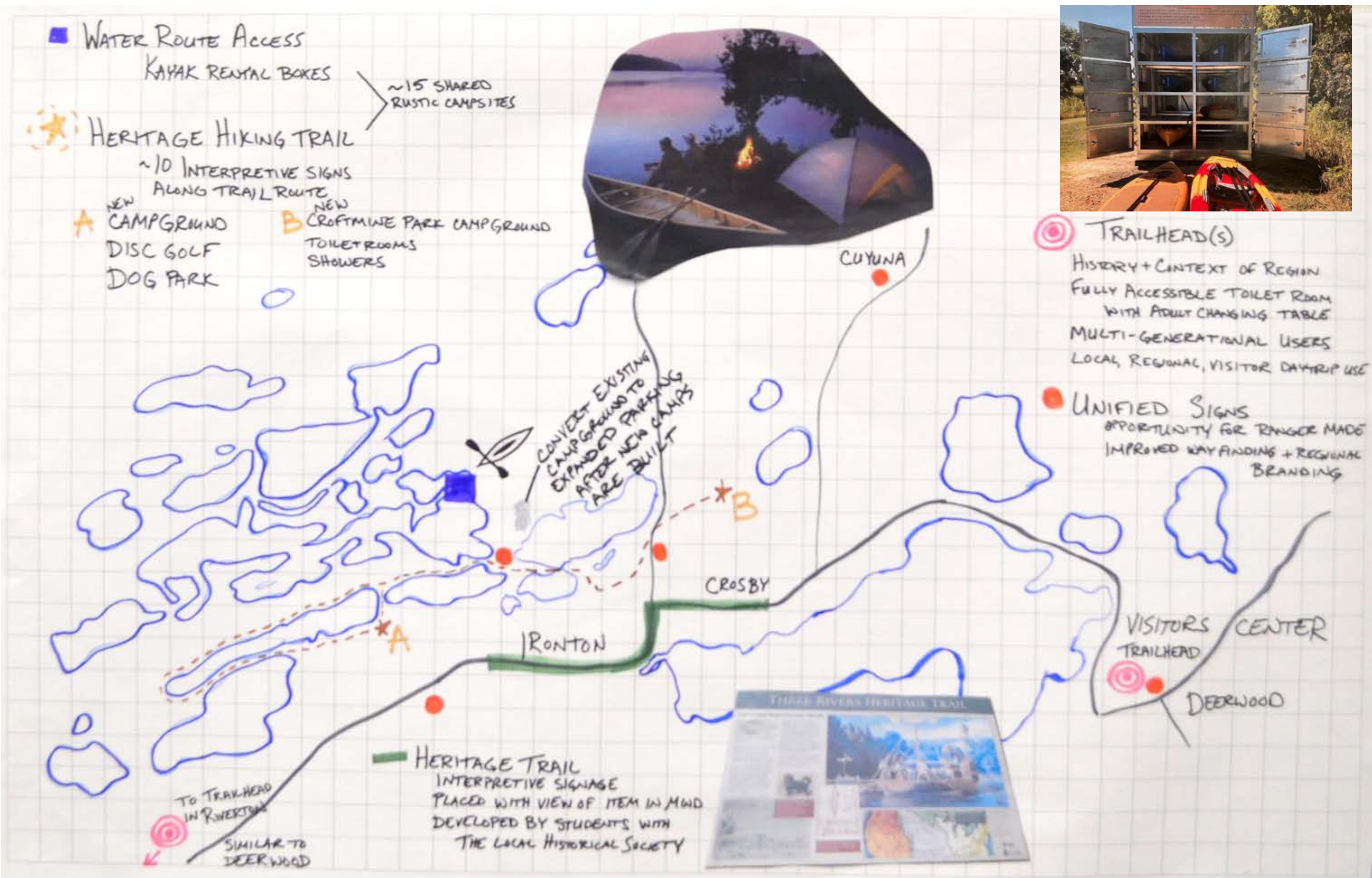


# Crosby Parks

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# Minnesota Trails + Campgrounds

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# ALL SEASON EXPERIENCES

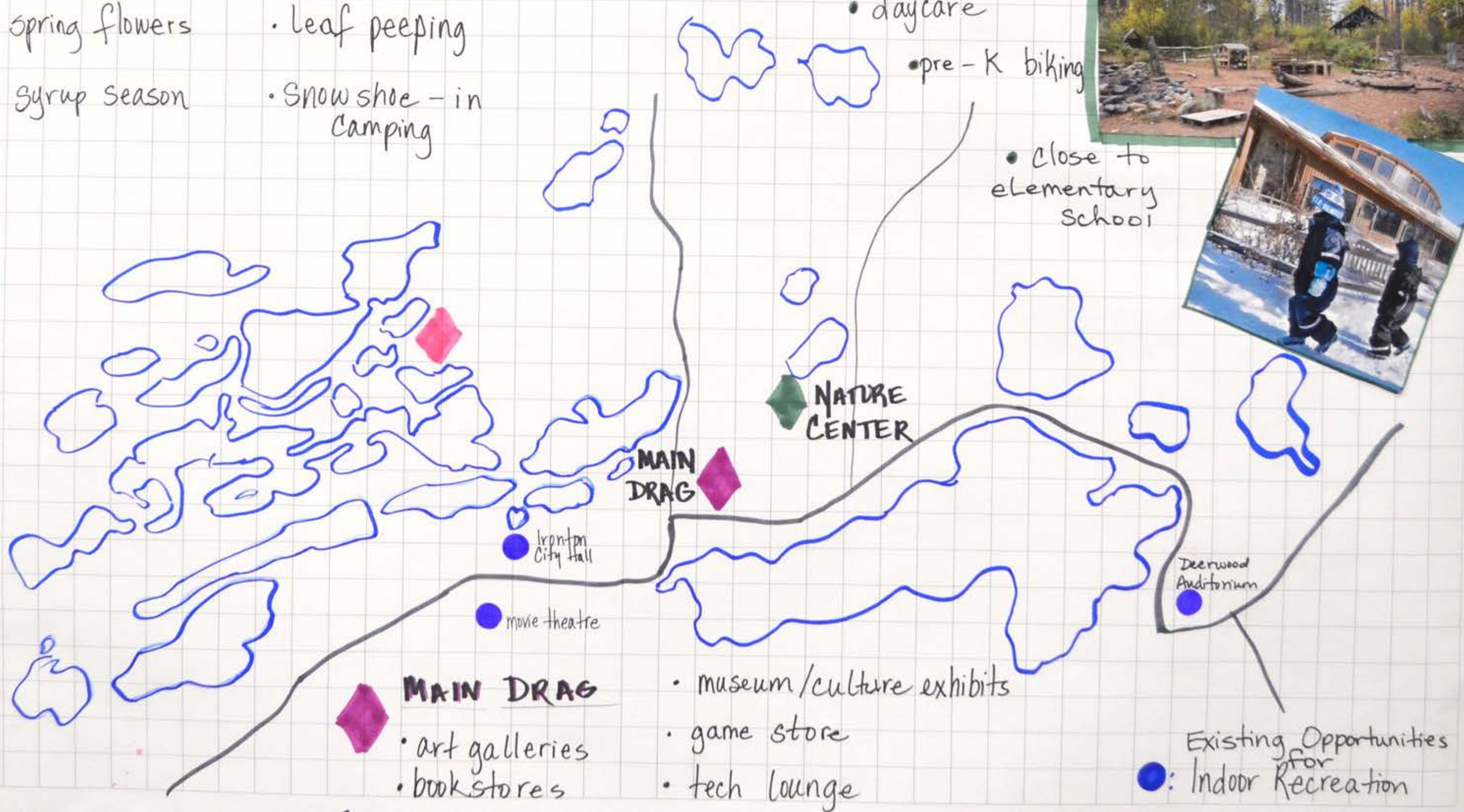
- Spring flowers
- Leaf peeping
- Syrup season
- Snow shoe-in camping

# NATURE CENTER

- outdoor pre-k
- daycare
- pre-K biking



• Close to elementary school



## MAIN DRAG

- art galleries
- book stores

- museum/culture exhibits
- game store
- tech lounge

Existing Opportunities for Indoor Recreation





# Lazy Lounge

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Cuyuna Region Council of Governments

## EXISTING

School District  
Sewer District  
EMS

## WHY?

- Enhance Services
- Save Taxpayer dollars
- Increase Advocacy Power
  - Regionally push 3-5 requests to the State Legislature
  - Support from all for individual City projects
- Enhance collaboration with CREDI & Cuyuna Lakes Chamber of Commerce
  - Explore Minnesota for Business
  - Attract & Retain Businesses and Workforce
- Develop a Regional Trail Advisory Group inclusive with ALL Types of trail users to plan and develop the region's Trail System

## EVOLVING



Minnesota **Regional Coordination**

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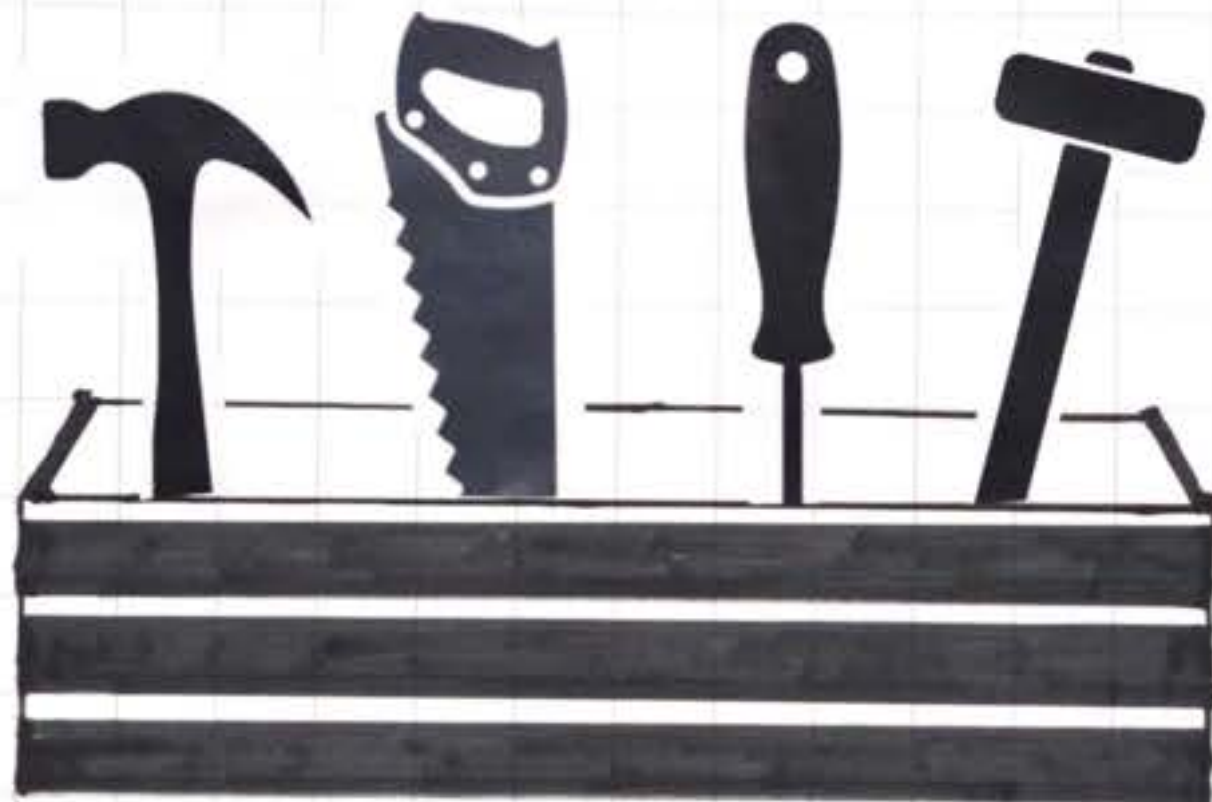


# HOUSING



- Local Housing Authority  
w/ EDA Powers
- Form-based Zoning Code
- Accessory Dwelling Units (ADUs)
- Short-Term Rental - Zoning
- Tax Incremental Financing
- Tax Abatement - Scattered
- Land Trust
- Corporate-Supported HDMF  
- With Short Term Rental  
- GMHF
- P.A.C.E. - Property Assessed  
Clean Energy
- Vacant Property Fees
- Ranger-Made "Minor House"
- First-time homebuyer program

# The Tools



## BUSINESS DEVELOPMENT



- Pop-up Business Events
- Vacant Space - temporary businesses
- Revolving Loan Fund
- "Social District"
- Incubator / Coworking
- Food Truck Festival

# PARKING/TRANSPORT



- Local Area Sales Tax
- Crow Wing County Transit Tax
- MN PCA  
- Closed Landfill Inv. Fund
- EV Chargers - revenue?  
- MN Power Co. Grants
- Shared Vehicle Program
- Paid Parking - limited





# THE TOOLS

## Regional Coordination



- Create Combined Fire District
- Combined Library / Heritage
- Water / Sewer District
- Regional online campground reservations
- Utilize "Initiative Foundation"

## Tourism / Destination Development



- Lodging Tax
- Local Sales Tax
- Eagle Scout Projects
- Revolving Loan Fund
- Community Foundation Grants
- Mountain Bike Pass Revenue
- Hotel / Rental Map



- Blandin Community Leadership Program
- CleanEnergy Resource Teams
- Corporate foundations
- Explore Minnesota Tourism
- Greater Minnesota Housing Fund
- GreenStep Cities
- Local Initiatives Support Corporation
- Minnesota Alliance for Volunteer Advancement
- Minnesota Housing
- Minnesota Housing Partnership
- Minnesota Council on Foundations
- Minnesota Dept. of Transportation
- Minnesota Dept. of Natural Resources
- Minnesota Vikings
- Move Minnesota
- Pull tabs
- Region Five Development Commission
- Rethos: Minneaota Main Streets
- Rethos: Places Reimagined
- Robert Wood Johnson Foundation Healthy Communities
- Safe Routes to Schools
- Small Cities Development Grants
- Initiative Foundation
- Strong Towns
- University of Minnesota Extension
- USDA Rural Development
- .... and you!



# Resources

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