Existing Conditions

**LAND DESIGNATIONS**
The Highway Rest Area
The State Lands
The County Lands
Trail head Area
Rail Authority Land
Marina
Department of Natural Resources Land
County Fee Land
Knife River Recreation Committee Land

**IMPORTANT STRUCTURES**
Residential Areas
Historic Lutheran Church
Historic Depot
Sewage Impoundment
America's Dock Remnant

**IMPORTANT NATURAL FEATURES**
Wetlands
Beach

**KEY LOCATIONS**
South Approach
Campground Area and main intersection to marina
Knife River Recreation Committee Land and Beach Access
Photo Analysis
Opportunities & Constraints

You will probably note that some items are on both the opportunities and constraint lists. Constraints are not negative things, just areas in which it is important to exercise caution in the design work. Certain areas will have special needs or restrictions that it is important to be aware of.

Areas of Opportunity
- Visibility Signage for Entry Marking
- Gateway Entrance Location
- Rest Stop on State Land
- New River Access and Restoration
- Commercial Retail Node
- Open Space and Recreation
- Trail Head Rest Area & Interpretive Center
- Marina Expansion
- Public Space
- Beach Trail
- Scenic Overlook
- New Wave Break Fishing Pier
- Historic Cultural Resource, America's Dock Remnant
- Scenic Environmental Resource
- Historic Depot

Areas of Constraint
- Residential Areas
- Historic Lutheran Church
- Wetlands
- Historic Depot
- Sewage Impoundment
- America's Dock Remnant