



# PROJECT ANALYSIS

## 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

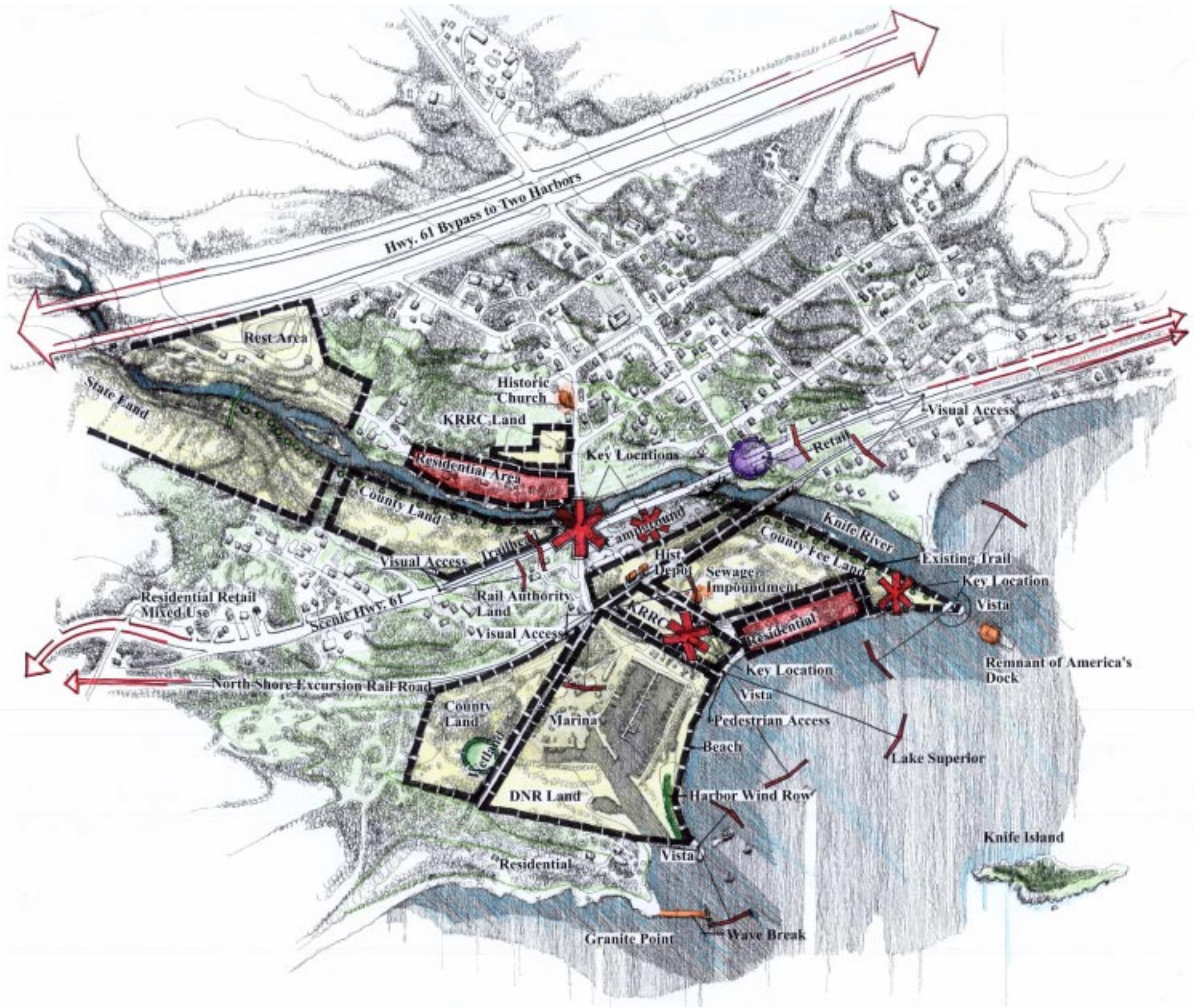


Campground Area and main intersection to marina



KRRC Land and Beach Access



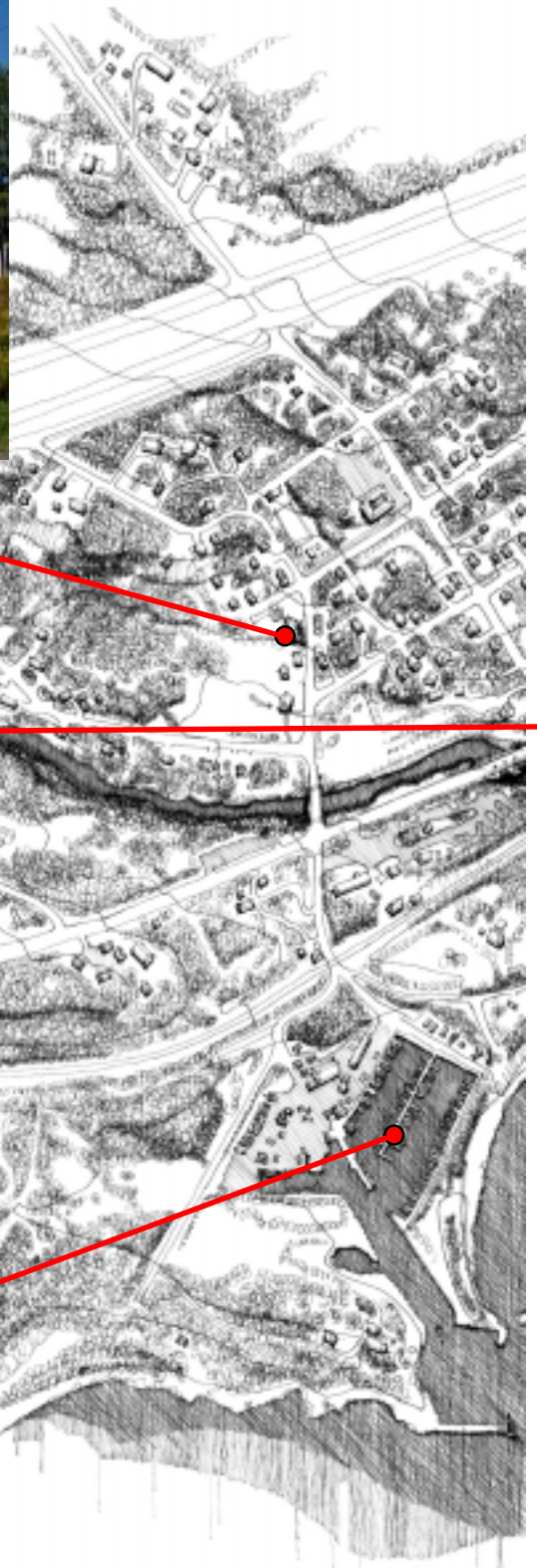




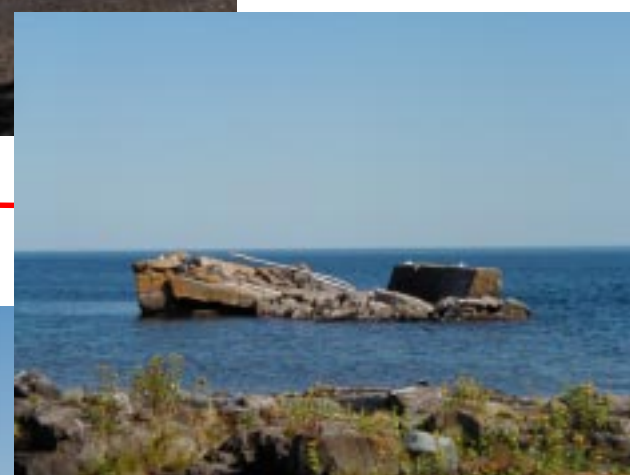
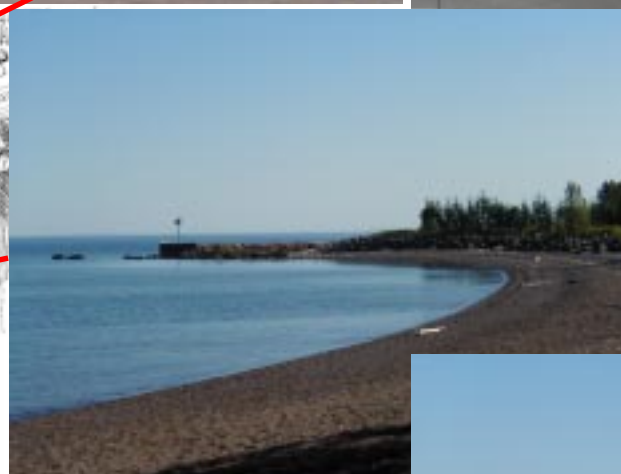


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## Photo Analysis









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## 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.

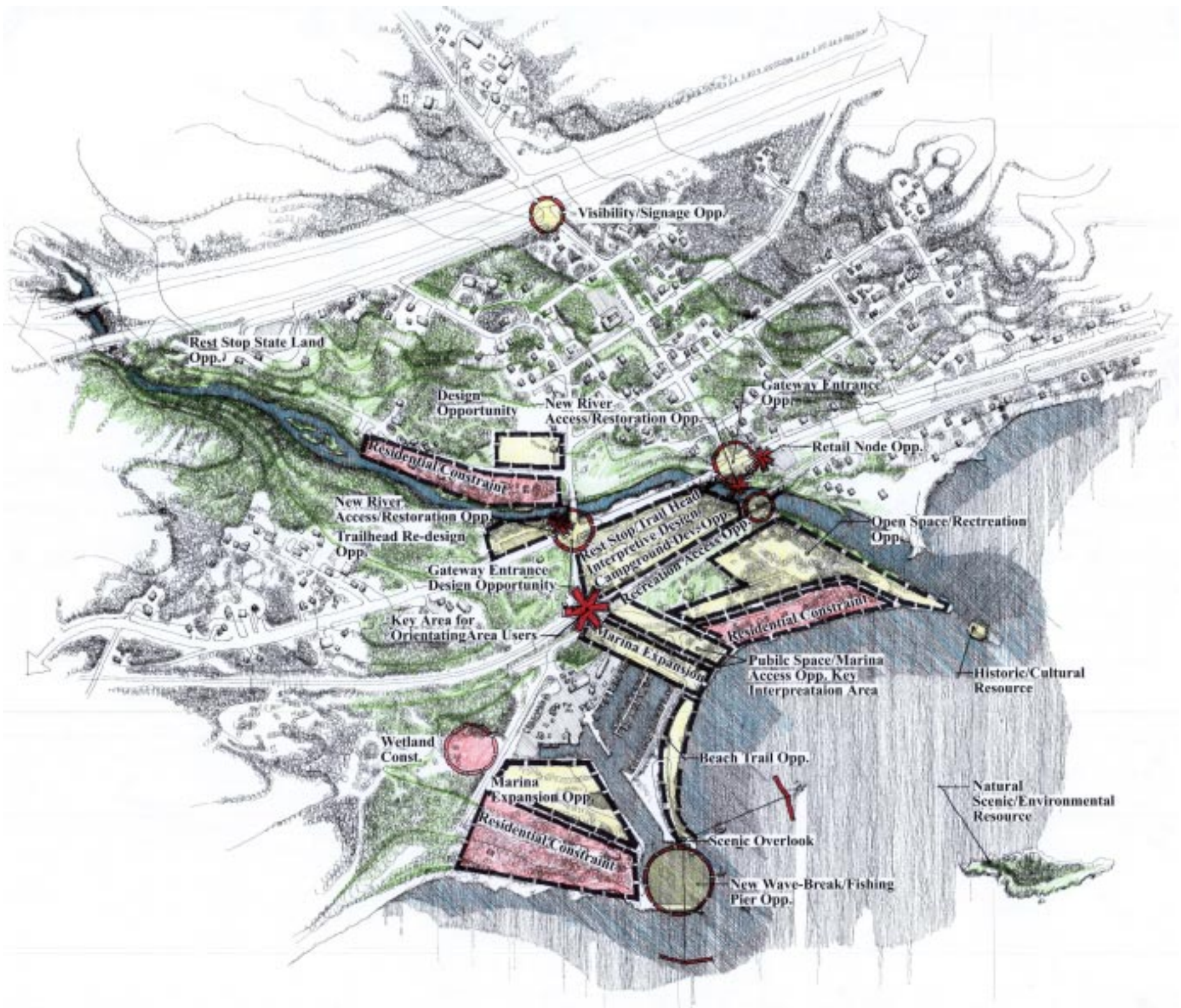
### AREAS OF OPPORTUNITY

- 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





Rest Stop State Land Opp.

Visibility/Signage Opp.

Design Opportunity

New River Access/Restoration Opp.

Gateway Entrance Opp.

Residential Constraint

Retail Node Opp.

New River Access/Restoration Opp. Trailhead Re-design Opp.

Rest Stop/Trail Head Interpretive Design/Campground-Devs Opp.

Open Space/Recreation Opp.

Gateway Entrance Design Opportunity

Recreation Access Opp.

Key Area for Orientating Area Users

Marina Expansion

Residential Constraint

Public Space/Marina Access Opp. Key Interpretation Area

Historic/Cultural Resource

Wetland Const.

Marina Expansion Opp.

Beach Trail Opp.

Natural Scenic/Environmental Resource

Residential Constraint

Scenic Overlook

New Wave-Break/Fishing Pier Opp.