

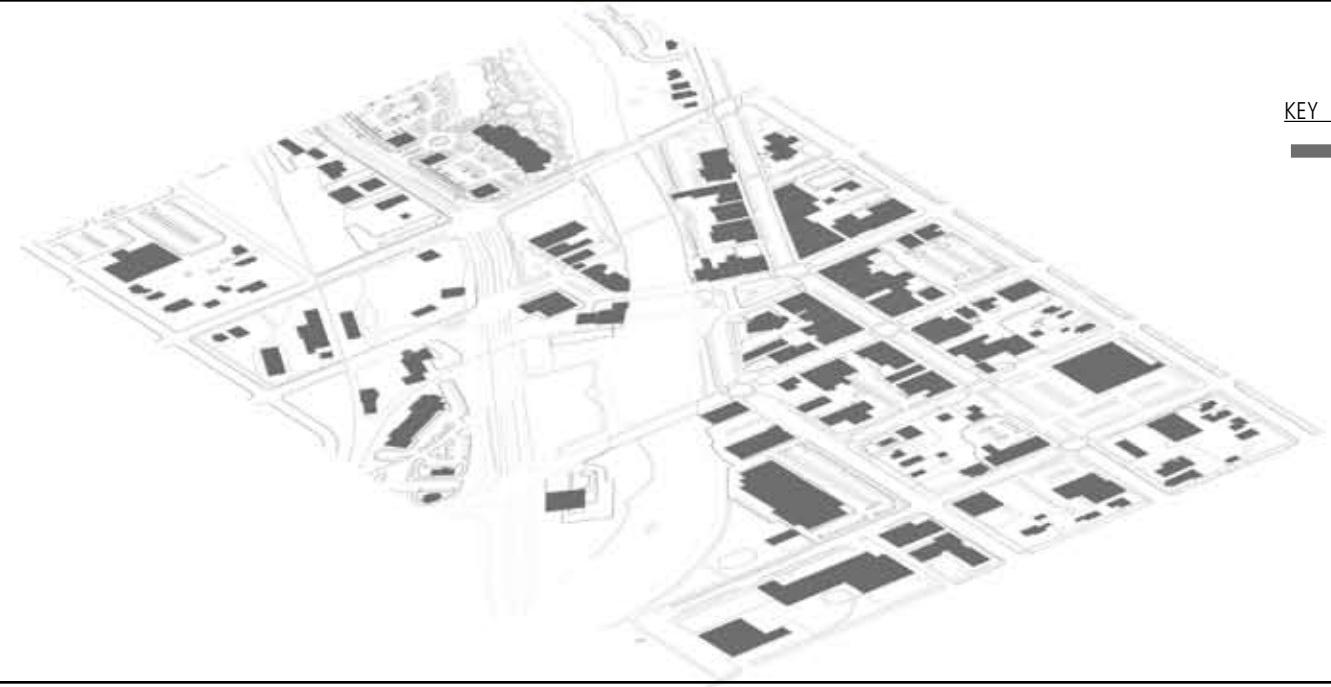
- KEY
- Downtown Sidewalks
 - Primary Street
 - Secondary Street
 - Future Mill Town Trail
 - City Trail
 - ☀ Primary Intersection
 - ☀ Secondary Intersection
 - On-street bike trail

Circulation



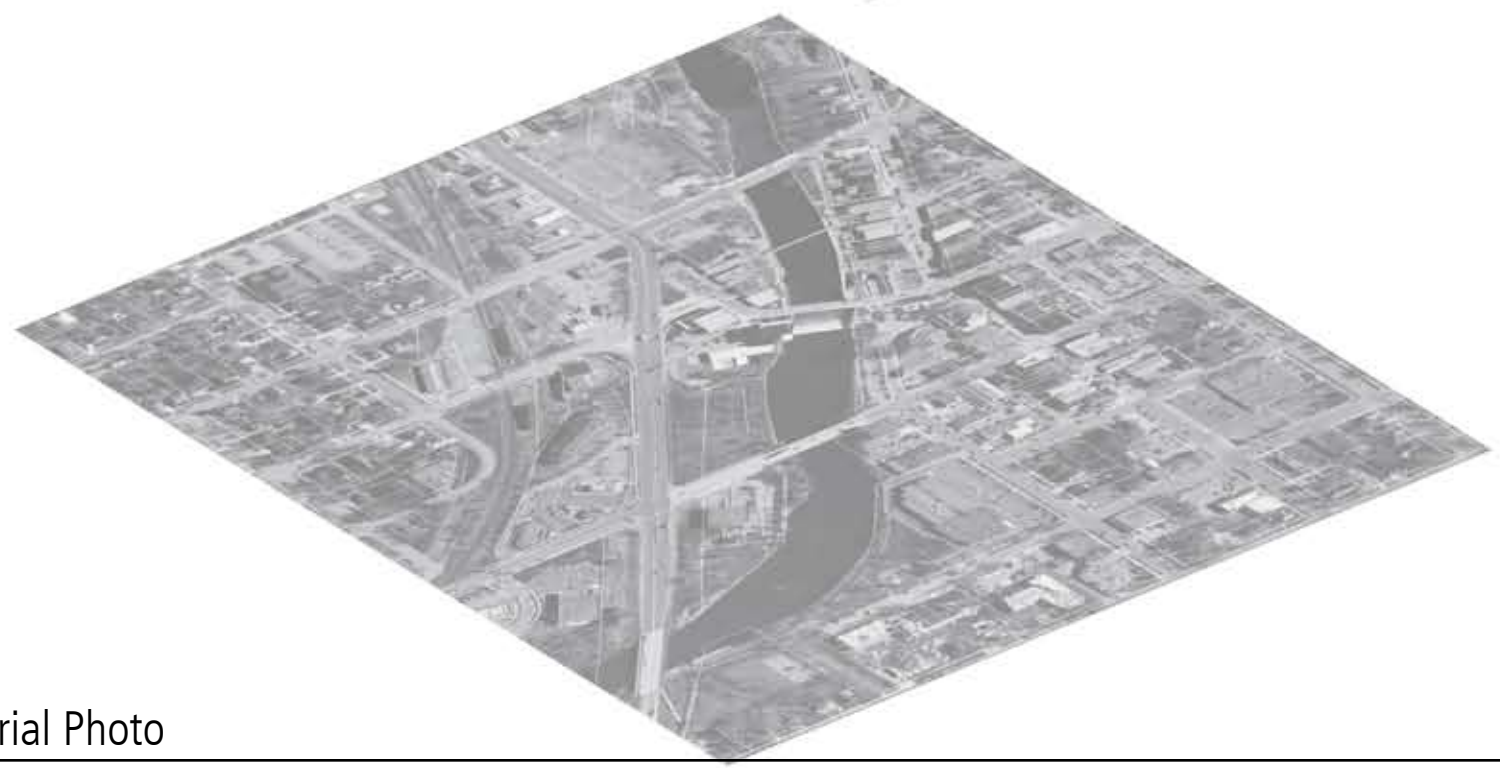
- KEY
- Residential
 - Downtown
 - Open Space
 - Highway Commercial
 - Public

Land use



- KEY
- Existing Building

Built Form



Aerial Photo

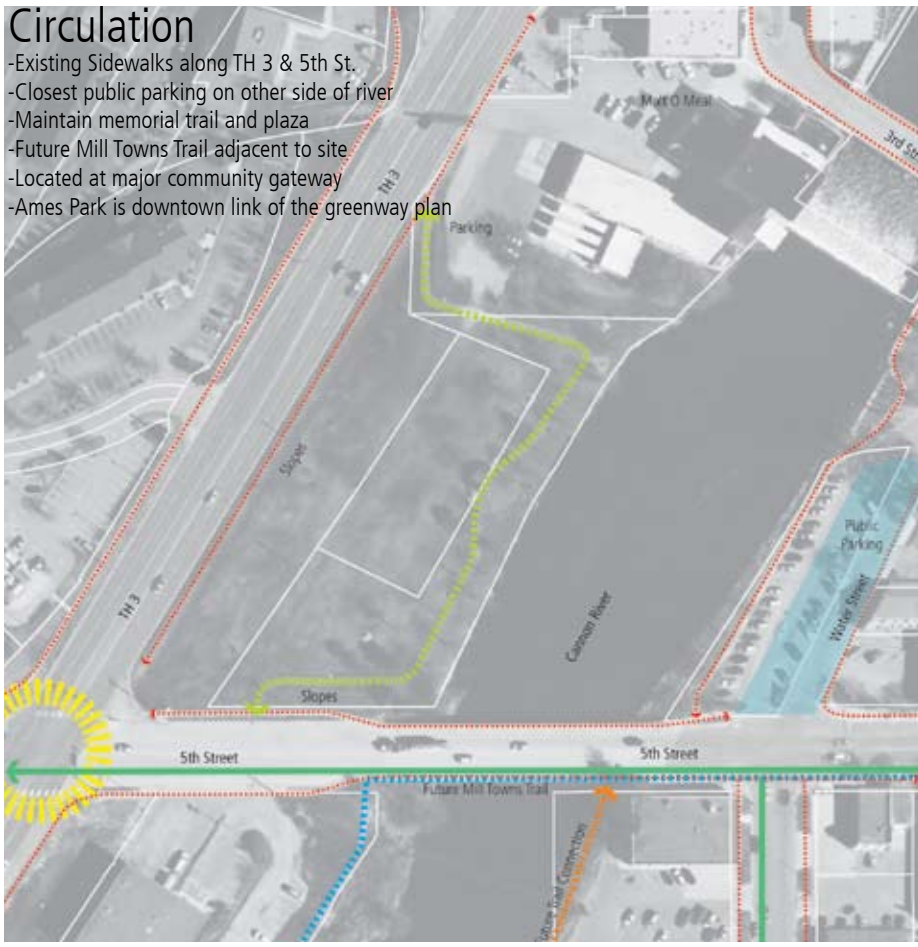
Issues/Opportunities

- Park is located along major gateway corridors into Downtown
- Park is highly visible from TH 3 and downtown river walk
- Park has limited automobile access but connected by trails & sidewalks
- Park is passive space with little or no programming
- Existing trees and riparian vegetation define edge of river
- Some development parameters:
 - overhead utility
 - some slopes on site
 - soils
 - flood plain and 100 year flood
 - wild and scenic river designation
 - ownership



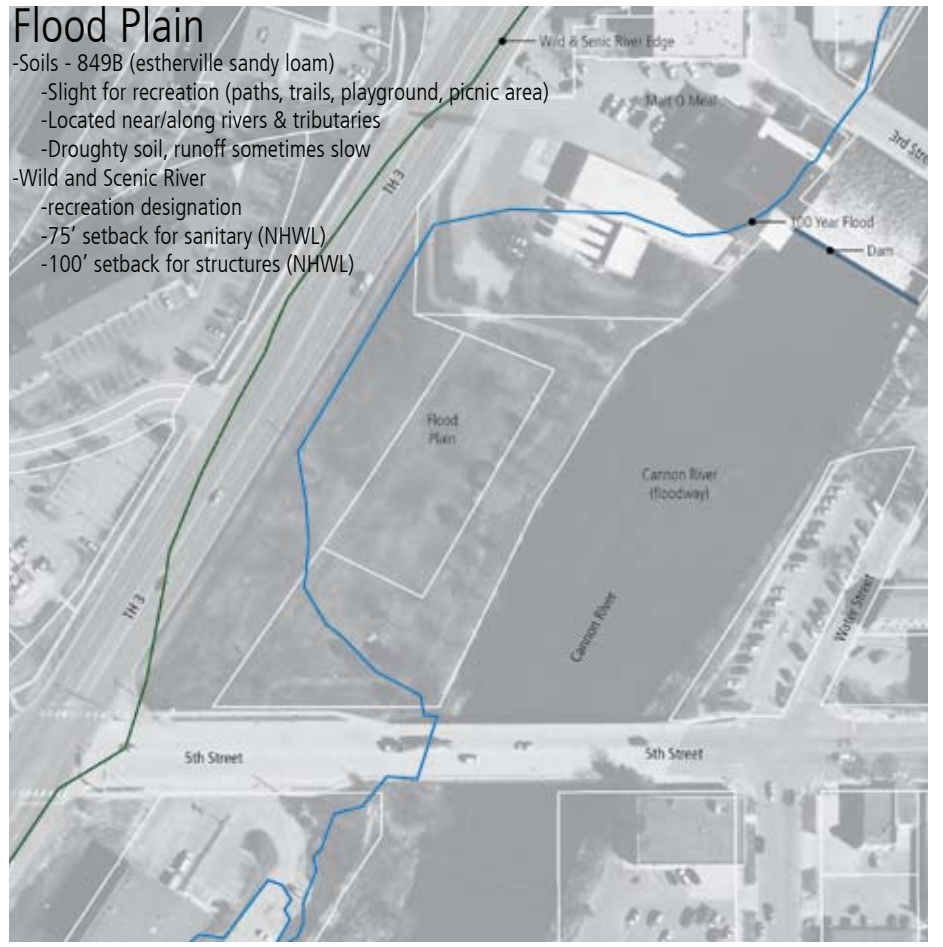
Circulation

- Existing Sidewalks along TH 3 & 5th St.
- Closest public parking on other side of river
- Maintain memorial trail and plaza
- Future Mill Towns Trail adjacent to site
- Located at major community gateway
- Ames Park is downtown link of the greenway plan



Flood Plain

- Soils - 849B (estherville sandy loam)
- Slight for recreation (paths, trails, playground, picnic area)
- Located near/along rivers & tributaries
- Droughty soil, runoff sometimes slow
- Wild and Scenic River
- recreation designation
- 75' setback for sanitary (NHWL)
- 100' setback for structures (NHWL)



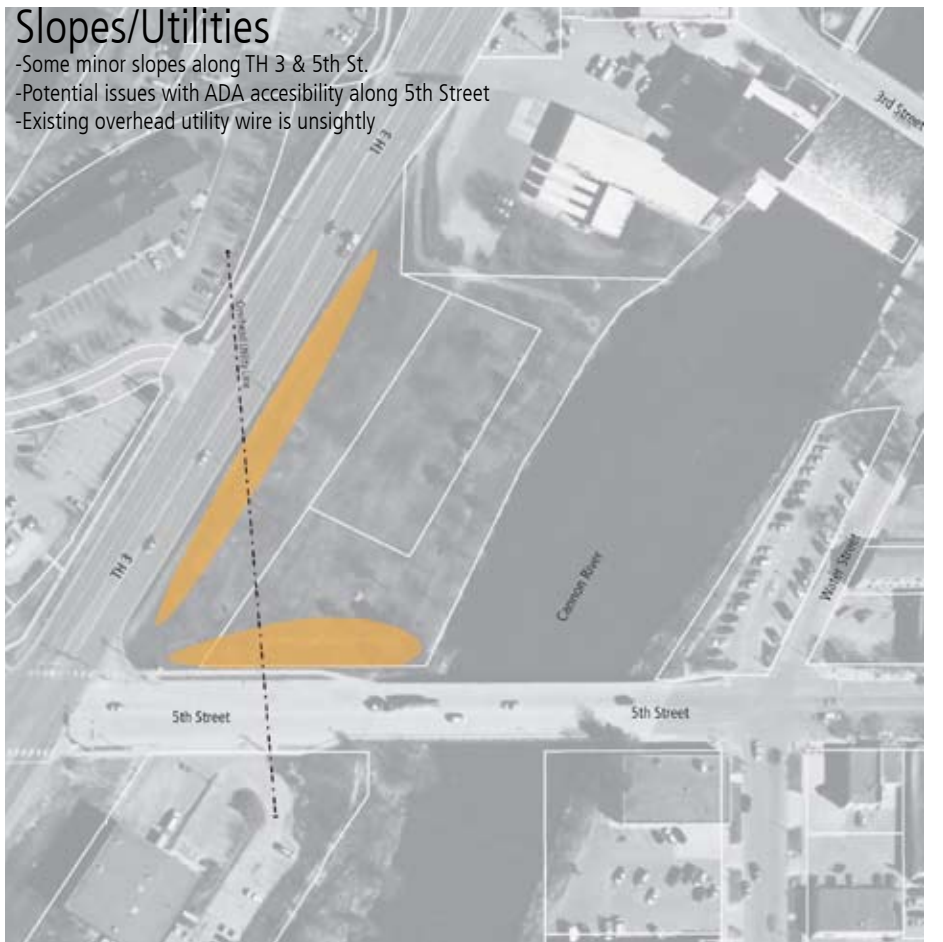
Ownership

- Total site is 2.5 Acres
- MNDOT owned parcels have restrictions on what can be developed



Slopes/Utilities

- Some minor slopes along TH 3 & 5th St.
- Potential issues with ADA accessibility along 5th Street
- Existing overhead utility wire is unsightly



Existing Vegetation

- Existing trees along river edge to remain
- New riparian plantings along river edge
- New street trees planted on berm along TH3
- Best trees for site conditions:
 - Elm, Bur Oak, Hackberry, Pine, Spruce, Red Cedar



Views

- Highly visible site along major corridor
- Need to buffer loading dock area
- Good views for Water Street into site
- Significant views from TH 3

