

Planned Unit Development – Development Stage

2502 County Rd E

Since beginning work on the redevelopment plan for 2502 County Rd E, community input from neighbors, business owners, and city officials has been robust and informative. The rational and honest feedback from all stakeholders has gone a long way in beginning to understand how a redevelopment at the intersection of Bellaire and County Rd E would fit into the neighborhood today and into the future. White Bear Lake is a town with deep rooted history and long-term residents that appreciate its character and don't want that to be overcome by the spread of development from the Twin Cities. There is also a desire for connection to a more natural time and place. Sustainability and natural landscaping are a priority for White Bear Lake citizens which creates a conflict with the auto-oriented reality of the area. To that end a redevelopment plan needs to address the automobile infrastructure while preserving the ability to feel a connection with White Bear Lake itself which originally drew people to the area. Since the Noyes Cottage was built in 1879 people have gravitated to White Bear Lake as a respite from the commercial weight of the Twin Cities, and the charm and slower pace of the town is still unmistakably felt when walking along Lake Avenue. The goal of the development then becomes to make it possible for new residents to feel the same lake-oriented community charm while ensuring that the experience for existing residents is not hindered or altered by new growth. The design and planning of the following PUD application seeks to continue and add to the special character of White Bear Lake while addressing the existing geographic challenges the location poses.

Interaction with local context

The context of 2502 County Rd E is unique in that it sits next to a busy intersection of County Rd E and Bellaire Ave but also borders a single-family residential neighborhood. Given the noise and traffic level of the abutting streets, it would be impossible to make low density housing feel comfortable in that context. So, as in my neighborhood situations such as this, commercial spaces are planned for the street corners where surrounded by single family residences. The second unique challenge with 2502 County Rd E, however, is that despite it being situated in a quality neighborhood, the lack of redevelopment as a commercial property in the last decade has proven its inability to economically support new construction commercial uses. So, when considering a rezoning or new use, the Future Land Use Plan for White Bear Lake is the most appropriate place to start. There, guidance for the property for future development is Neighborhood Mixed Use. This classification calls for an elevated level of density at each of the four corners of County Rd E and Bellaire Ave. Density guidance for Neighborhood Mixed Use for the 2502 County Rd E site is between 10 and 22 units with up to 100% of the space being dedicated to residential. The proposed development includes 9 rowhome residences.

In order to achieve the charm and character of White Bear Lake in a redevelopment while attempting to meet the intent of the Future Land Use Plan, intentional variations from strict provisions of the zoning code have are planned. The City of White Bear Lake's PUD process is the procedural process to evaluate such variations. The following are outcomes the city's PUD process is intended to encouraged and a summary of how the proposed development addresses those areas:

A) Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and siting of structures and by the conservation and more efficient use of land in such developments;

The proposed development offers a chance for younger members of the community and families to find a home in White Bear Lake. By making use of parts of the existing structure to create a unique amenity and letting each rowhome address the street in a walkable way, the project delivery a new style of living that supports further development at the Bellaire and County Rd E intersection while still reflecting the residential character of the neighborhood.

B) Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and engineers;

The architecture and landscaping of the proposed project go above and beyond the typical multifamily structures typically found in Twin Cities suburbs. The shingle-style exterior along with robust and thoughtfully planned landscaping and site layout aim to align with the special character of White Bear lake.

C) The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion;

Careful planning on the project has allowed for all stormwater to be treated through natural soil filtering or cleanly routed to public stormwater connections. The basin on the east and southeast areas of the project will maximize the amount of rainwater that can be naturally infiltrated into groundwater while sand filtering excess water before leaving the site. The proposed plan would be a major improvement to the quality of storm runoff leaving the site relative to the gas station that currently exists.

D) An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments;

The 2502 County Rd E site is an opportunity to utilize existing city infrastructure efficiently including, stormwater, sanitary sewer, water, and city services.

E) A development pattern in harmony with the objectives of the White Bear Lake Comprehensive Plan. (Ref. Ord. 10-1-1061, 1/12/10);

The proposed development is well aligned with the Future Land Use Plan Neighborhood Mixed Use designation and achieves its intent in terms of density and

function as it relates to creating more vibrance and foot traffic that supports local businesses near the intersection.

F) A mix of land uses made compatible through careful oversight. (Ref. Ord. 10-1-1061, 1/12/10);

It is important to consider how the proposed development interacts with the other uses at the County Rd E and Bellaire intersection. With an existing coffee shop at the southeast corner, adding walkable patrons will support the business and be a significant step towards a vibrant intersection with varied uses.

Parking

By far the most common and significant feedback regarding plans for the proposed development was that parking would be a major concern. Cars crowding streets and large concrete slabs of parking are not commensurate with the residential nature of the neighborhood nor the relaxed, residential character of the area. For that reason it is important to address the appropriate number of parking spaces, the management of those parking spaces, and the way they are shielded by the site context to reduce their impact on the surrounding area. The initial parking concept included roughly 1.8 parking spaces per unit and involved management practices that were arguably difficult to enforce in the long-term. The second proposed development included 2 parking spaces per unit with greater than 1 enclosed parking space per unit. The current proposal includes 2 enclosed parking spaces per unit plus an additional 8 surface parking spaces bringing the total parking ratio to 2.9 spaces per unit. In addition to the number of off-street parking spaces, the attached landscaping plan provides significant tree plantings and vegetation to the south and east of the property to shield parking and vehicle circulation from the neighborhood context to the southeast. The community feedback on parking was clear, and the proposed development addresses parking from all available angles and creates the best parking scenario available short of extreme measures that would not be commensurate with the neighborhood context and character of White Bear Lake.

Building Height and Neighborhood Transition

The second most common and significant feedback in the planning process was to find a way to blend the proposed development into the neighborhood context and create a connection to nature and preserve nearby natural features. Building height was a major concern, and it became clear that any development on the site should have a residential feel. At 32' the proposed structure height is within the requirements of the proposed zoning standard as well as the height requirements of the surrounding single-family zoning areas. Furthermore, the grading plan includes grades that drop the foundation slightly into the ground to give the units a residential, walkable feel while reducing the perception of height as much as possible.

Sustainability and Connection to Natural Features

Another common theme of feedback on the project included sustainability considerations and incorporation of natural features. As it stands, the blighted gas station is a significant departure from both environmental sustainability and natural appearance. The proposed development looks to address that problem by improving the stormwater management of the site and the addition of significant landscaping features that will enhance the natural beauty of the property immediately and into the future as trees mature.

Any development on the property including the existing gas station will create stormwater runoff that will end up in Peppertree pond. The clayey nature of the soils prevent significant infiltration, and all nearby stormwater connections are routed to the east and eventually back to the south into Peppertree pond. For that reason it is extremely important that any stormwater runoff either be cleanly routed to the stormwater system or naturally filtered. The proposed development routes nearly all of its stormwater to the vegetated stormwater basin on the east setback of the property where stormwater volume is contained and must pass through sand filters before leaving the site. The remaining stormwater is routed to the landscaped areas to the west and north of the residential buildings or diverted directly to the city's stormwater system.

Conclusion

As mentioned in previous presentations to Planning Commission and City Council, it is our belief that more, not less, input and involvement with the community results in better design and development. Over the last eight months our team has sat to talk with community members and business owners. Team members have knocked on doors in the nearby residential neighborhood. Neighbors did not always answer, but many did and their input has been informative and helped to understand the context of White Bear Lake and the County Rd E and Bellaire Ave intersection. The concept review process has also contributed significantly to the understanding of the city's intent for the intersection and the concerns that must be addressed to reach a development plan that creates long-term community benefit. All of the conversations have helped to understand the historical and geographic context of the site. The County Rd E and Bellaire Ave intersection is a focal point for a wide variety of stakeholders and there are as many ideas for how to redevelop it as there are community members. Our team believes the proposed plan will make the special character of White Bear Lake available to a variety of new residents while respecting the existing community members and will create a long-term benefit to the neighborhood as a whole for years to come. We greatly appreciate your consideration of our proposed development for 2502 County Rd E.

1. General Information

- a. Landowner's name and address and interest in the subject property
 - i. Waypoints Equity Investments LLC (Co-owner)
2770 Arapahoe Road
Lafayette, CO 80026
 - ii. Element Design-Build LLC (Co-owner)
1110 Raymond Ave Apt #3
Saint Paul, MN 55108
- b. Applicant's name and address: *Same as owner*
- c. Professional consultants contributing to the PUD plan
 - i. Architect: Henry Elgersma
Element Design-Build LLC
1153 16th Ave SE
Minneapolis, MN 55414
 - ii. Civil Engineer: Matt Woodruff
Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
 - iii. Environmental: Brian Englert
A3E Environmental
3030 Warrenville Rd. Suite 418
Lisle, IL 60532
 - iv. Surveyor: Jonathan Faraci
Lake & Land Surveying, Inc.
1200 Centre Pointe Curve, Suite 375
Mendota Heights, MN 55120
 - v. Landscape architect: Ben Hartberg
Calyx Design Group
475 Cleveland Ave North Suite 101A
Saint Paul, MN 55104
 - vi. Surveyor: Jon Faraci
Lake and Land Surveying
1200 Centre Pointe Curve, Suite 375
Mendota Heights, MN 55120
 - vii. Geotechnical: Jeff Casmer
Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

2. Present Status

a. Address and legal description of the property

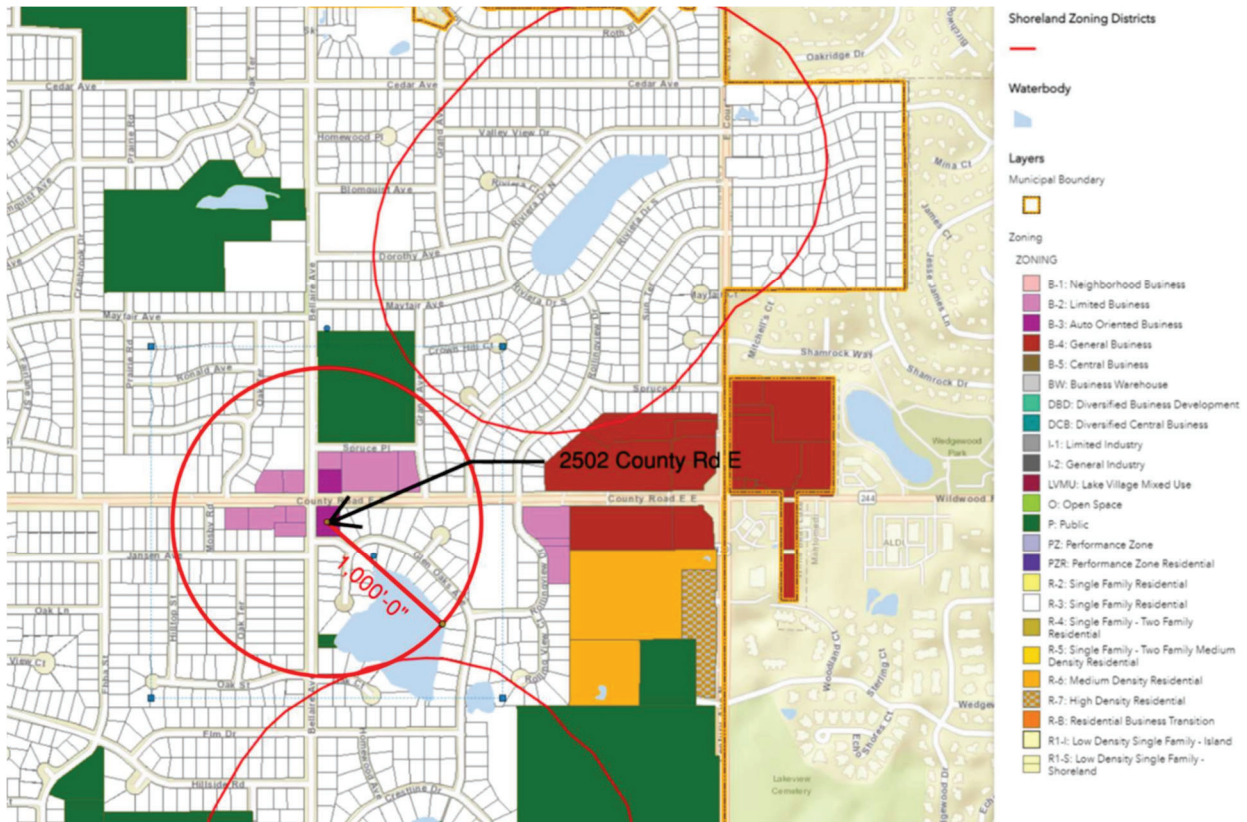
i. Address: 2502 County Rd E

ii. Legal description:

The West 183 Feet of North 233 feet of the Northwest Quart of the Northeast Quarter of Section 36, Township 30, Range 22. EXCEPT that part of the West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 22 West, Ramsey County, Minnesota, described as follows: From the center of said Section 36, run Northerly along the North and South Quarter line of said Section 36 on an azimuth of 359 degrees 23 minutes and 51 seconds (azimuth oriented to Minnesota State Plan Coordinated System) for 2577.02 feet to Right of Way Boundary Corner B 809 as shown on Minnesota Department of Right of Way Plat No. 62-9 as the same is on file and of record in the office of the County Recorder in and for said county; thence on Corner B 31, thence on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 4.77 feet to the point of beginning of Tract A to be described; thence continue on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 1.50 feet to Right of Way Boundary Corner B 29; thence on an azimuth of 88 degrees 56 minutes 06 seconds along the boundary of said plat for 3 feet; thence on an azimuth of 230 degrees 01 minutes 30 seconds for 0.35 feet to the point of beginning.

b. The existing zoning classification and present use of the subject property and all lands within 1,000 feet of the subject property:

The existing zoning classification is B3: Auto Oriented Business. Other properties within 1000' of the property include R-3 Single Family residential, P: Public, and B-2: Limited Business. Present use of the





property is a gas station which is a permitted use for auto-oriented business.

3. Project Description

- a. The proposed project includes 9 residential units, all of which being townhome residences. The anticipated population is 20–30 individuals.

Land Use by Square Footage		% of total
Residential Townhomes	7,350	25%
Parking and circulation	6,280	22%
Open Space	15,525	53%
Private Common Area	1,627	6%
Landscaped Area	13,898	48%
Total Site Square Footage	29,155	100%

- b. Chronology of the development: *The proposed development would be built in a single stage with construction beginning in the fall of 2023 and ending in the summer of 2024.*
- c. Restrictive covenants
 - i. The proposed development would include a covenant requiring the builder to construct a sidewalk in the public right-of-way from the intersection of Belair Ave and Jansen Ave across the site vehicle entrance as shown in the civil site plan attached. Being outside of the lot boundary, the sidewalk would be turned over to the City of White Bear Lake for maintenance following construction.
 - ii. The proposed development would grant an easement to the City of White Bear Lake allowing for maintenance of the private sewer and water submain services.
- d. Zoning classification and necessary decisions for implementation: *As part of the proposed PUD, rezoning is required to align with the Future Land Use Plan designation of Neighborhood Mixed Use. The existing zoning classification that most closely meets that intent is Medium Density Residential, R-5. Within the R-5 zoning rules, variances are required for front and side yard setbacks. Encroachments on the setbacks are an intentional design feature that allows the development to more closely align with the intent of a Neighborhood Mixed Use development.*
- e. Statement of Changes

- i. Apartment residences have been eliminated in favor of a townhome only concept.
- ii. Townhome residences: there are now 9 rowhomes instead of the previous three with 5 being laid out along Bellaire Ave and 4 along County Rd E. The design and materials are largely similar to the rowhomes from the previous concept.
- iii. Common areas: In an attempt to make use of what currently existed on site, the new layout creates an opportunity to remodel the existing car wash into an amenity feature for future guests. At the intersection of Bellaire and County Rd E, a landscaped amenity will include gabion walls and an outdoor courtyard that will make efficient use of the outside corner between the two sets of rowhomes and also be an attractive feature to passersby of the corner.