



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

6.b

MEMORANDUM

TO: The Parks Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator
Anne Kane, Community Development Director

DATE: March 8, 2018 for the March 15, 2018 Parks Commission Meeting

SUBJECT: Comprehensive Plan – Parks & Recreation

Staff has started to compose parts of the Comprehensive Plan and is looking for feedback from the various Commissions. In January of this year, the Parks Commission reviewed the Sustainability Matrix. Now staff is now looking for feedback on the Parks and Recreation section of the plan. Please review the attached maps, tables and narrative. We look forward to your comments and suggestions.

If you are interested in providing input on the other chapters of the comprehensive plan, the review schedule is:

Topic	Date	Venue	Location/Time
Transportation and Utilities	March 26, 2018	Planning Commission	City Hall / 7:00 p.m.
Implementation and Draft Plan	April 30, 2018	Planning Commission	City Hall /7:00 p.m.
Review Draft Plan	May 8, 2018	City Council Meeting	City Hall / 7:00 p.m.
Public Hearing	May 28, 2018	Planning Commission	City Hall / 7:00 p.m.

After the May public hearing, adjacent communities have 6 months to review the city's draft comprehensive plan before the draft plan is submitted to the Metropolitan Council for final approval. The draft plan must be submitted to the Metropolitan Council by December 31, 2018.

Attachments:

1. Parks Accomplishments 2008-2016
2. Draft Parks & Recreation Section

Parks Accomplishments

2008 - 2016

Bossard Park

- Installed a new metal roof on the restroom and picnic shelter.

BoatWorks Commons/Boardwalk

- Rehabilitated the shoreline in the commercial bay area of White Bear Lake to construct a new boardwalk, two pavilions, a regional trail, and an infiltration basin with native plantings. This boardwalk provides a tremendous amenity for the public to enjoy the lakefront by simply walking by, or taking time to relax on the many benches, tables & chairs, and Adirondack rockers. Across Lake Avenue South, a public green space and plaza was constructed in conjunction with the BoatWorks redevelopment project. The BoatWorks Commons Community Room, which highlights the boat building history of the site, provides an enclosed public space for further enjoyment along the waterfront. Public restrooms which are open year-round were also constructed.

Ebba Park

- Installed an underground stormwater infiltration system under the park.

Hidden Hollow Park

- Constructed a new gravel trail around the perimeter of the park.
- Removed buckthorn encroaching into open space.
- Installed new park informational signs.

Jack Yost Park

- Demolished the old restroom and constructed a new restroom/picnic pavilion.
- Resurfaced the bituminous trails in the park.
- Installed new memorial bench which was sponsored by a local family.

Lakewood Hills Park

- Upgraded the disc golf course with new tees on some holes, and installed an information kiosk as an Eagle Scout project.
- Retrofitted the irrigation system on the softball fields to use stormwater from Handlo's Pond for irrigation.
- Installed a new metal roof on the Lion's Pavilion and the concession stand.
- Installed new siding on the concession stand.
- Planted trees as Arbor Day projects.

Lions Park

- Constructed a new porous pavement parking lot.
- Constructed a new bituminous trail through the park.
- Completed a shoreline restoration project and performed annual maintenance.
- Poured a low-maintenance non-slip coating on the restroom floors.
- Installed a new metal roof on the restroom.
- Installed new masonry base and bronze plaque to recognize location of former Amundson BoatWorks.

Matoska Park

- Demolished the old restroom and constructed a new restroom.
- Constructed a new bituminous trail through the park.
- Reconstructed the boat launch.
- Installed rain gardens.
- Installed a new metal roof on the gazebo.
- Cleared invasive plant growth along south side of park and cleaned riprap at parking lot outlet to White Bear Lake.

McCarty Park

- Installed additional playground equipment.

Memorial Beach

- Rehabilitated the shoreline including reconstruction of the regional trail along Lake Avenue, construction of a new concrete “boardwalk”, trails into the park, and boulder retaining walls.
- Installed a new metal roof on the restroom.
- Poured a low-maintenance non-slip coating on the restroom floors.

Podvin Park

- Constructed a concrete slab and installed skateboard park elements.
- Poured a low-maintenance non-slip coating on the restroom floors.

Railroad Park

- Overhauled the landscaping along the Highway 61 side of the park.
- Retrofitted the street lights around the park with LED lamps.
- Painted all decorative light poles in the park.
- Painted decorative metal on gazebo, sealed the wood ceiling and replaced copper gutters,

Ramaley Park

- Demolished the old picnic pavilion and constructed a new picnic pavilion.

Rotary Nature Preserve

- Resurfaced the bituminous trails through the park.
- Constructed a new wooden boardwalk into the wetland.
- Re-sealed the wood log structure restroom and picnic pavilion.
- Planted trees during Arbor Day projects.

Spruce Park

- Installed an underground stormwater infiltration system under the ball fields.
- Poured a low-maintenance non-slip coating on the restroom floors.
- Upgraded restroom interiors and skating warming house room.
- Replaced bituminous basketball court and reconstructed the bituminous trail.

Stellmacher Park

- Demolished the old picnic pavilion and constructed a new picnic pavilion.
- Installed a new metal roof on the restroom.
- Poured a low-maintenance non-slip coating on the restroom floors.
- Installed new playground equipment.

Varney Lake Park:

- Constructed a new bituminous trail from White Bear Avenue to Buckbee Road.
- Constructed a new woodchip trail as an offshoot from the main trail.
- Installed orienteering course as an Eagle Scout project.

Veteran's Memorial Park:

- Reconstructed the boat launch.
- In conjunction with the VFW, installed new flagpoles recognizing service organizations.
- Installed new launch dock to service boat launch and "Let's Go Fishing" attendees.

West Park:

- Removed the old playground equipment and installed a new playground system.
- Poured a low-maintenance non-slip coating on the restroom floors.

Highway 61 Median:

- In cooperation with MnDOT, reconstructed the median on Highway 61 from White Bear Avenue to Highway 96. This included decorative lighting, decorative concrete, stone monuments, and landscaping. This greatly improved the look of White Bear Lake's main thoroughfare and gateway to the downtown and lake village areas.

DRAFT PARKS AND RECREATION LANGUAGE

Introduction

Parks support community and individual well-being by providing the opportunity for physical activity and play, both structured and unstructured. Parks also facilitate social interaction, and interaction with nature and open spaces, which has been shown to reduce stress; all of which supports mental health. Finally, parks provide environmental benefits by providing stormwater capacity, natural habitat, and open space.

Inventory

The City owns and manages approximately 239 acres of parks and open space, including 36 facilities described in Tables ____, ____, and ____, below.

Table ____: Parks and Open Space Classifications

Table ____: 2018 Inventory of Parks and Open Spaces

Table ____: 2018 Inventory of Park Amenities

Parks and Open Spaces Map - This map identifies all the recreational spaces within the City, both passive and active, including: city and county parks, sports fields and open areas on school properties, “private” parks (such as tot lots constructed to serve a specific apartment complex or townhome development), wetlands/natural areas. The map also identifies parks located just outside of the City’s municipal boundaries.

The City has a Playground Cost Share Program, which helps to finance improvements such as play equipment on White Bear area school properties. The program requires that the school keep the equipment open for public use. Recent examples include Frassati Catholic Academy, Level Up Charter and Willow and Lincoln Elementary Schools .

Parks, Open Space and Trails Map - This map shows how existing trails, sidewalks and bike lanes interact and connect with the parks and open space. (Note: this map does not include the private parks or parks located outside of the City’s boundaries.)

Park Coverage Map - The Trust for Public Land has launched a nation-wide “10-Minute Walk Campaign”, which is promoting the idea that everyone in urban America should live within a 10-minute walk to a high quality park. The City of White Bear Lake already exceeds this standard. If a 10-minute walk (a half-mile buffer) is applied, all properties within the City are within a buffer area. Therefore, the gap analysis for park coverage utilizes a 5-minute walk (a quarter-mile buffer). The analysis buffers all of the areas identified on the Parks and Open Space Map, except some wetlands. The three wetlands which were included are the Arts District wetland, The Rotary Nature Preserve and the Willow Marsh wetland. The reason for including these three are due to the existing trails or desire to install boardwalks within these areas, opening them up for passive access and enjoyment.

The analysis reveals only very narrow gaps in coverage, mostly on the south side of the City. When the private park amenities are not considered, it appears that the largest gap is located between Cedar Avenue and County Road E, east of 61 and west of White Bear Avenue. For this reason, a public park should be created in the Strawberry Acres area when it eventually redevelops. A comprehensive redevelopment of the area would provide a better opportunity to site and build a substantial amenity. A piece-meal redevelopment will complicate efforts to create a significant park.

Northeast Metro Area Parks and Regional Trails Map – The City of White Bear Lake does not contain any Regional Parks within its boundaries. However, there are many larger parks in the immediate area that serve our population. These parks are not necessarily officially designated as “Regional Parks” by the Metropolitan Council, however, they are regional in nature in that they serve the northeast metro area. Regional trails have been included to show how they interact and connect with the northeast metro area parks. These trails are officially designated.

Discussion

Marina Triangle Area - In 2002, the City adopted the Marina Triangle District Master Plan, see Appendix B. The plan envisions two recreational amenities for this “Village on the Lake” – an urban plaza, and a lakeside linear park connecting Lion’s Park to Veteran’s Park. With the redevelopment of the Boat Works property in 2012, a 13,600 square foot public green, a 3,000 square foot community meeting room and a new boardwalk the length of the property were constructed, fulfilling much of the vision of the original master plan. However, due to its smaller size and its position on the northern end of the district, the Boat Works Plaza should not be the only public space in the district. A larger public space that more closely meets the intent of the Master Plan’s “Village Green” should be incorporated into the redevelopment of the White Bear Shopping Center.

Properties between Lion’s Park and Lake Avenue – There are two businesses and 7 single family homes located north of Veteran’s Park and south of Lake Avenue North. It was previously envisioned that these narrow, substandard properties would be acquired to enhance and expand the proposed waterfront promenade and/or around the lake trail, as well as open up lake views from Highway 61. With the construction of this segment of the around the lake trail, in 2014, City staff came to the conclusion that such an expensive endeavor was not practical. The lakefront properties contribute to the tax base, the buildings provide a noise and visual buffer of the road and its traffic from the water, and the trail could be accommodated without displacing these residents and businesses.

Sports Center Update – The White Bear Lake Sports Center, which is an ice arena and racquetball facility that has been owned and operated by the City since 1988, was recently approved for a 5.2 million dollar renovation. The White Bear Lake skating community, represented by the White Bear Lake Hockey Association and the White Bear Figure Skating Association, contributed \$2.5 million towards the project, which will bring the facility up to

current standards for safety, ADA accessibility and energy efficiency. As part of the project, the refrigeration system was sized to accommodate a second sheet of ice, however, a future building expansion is not guaranteed. It is highly likely that such an expenditure would need to be largely off-set financially, through partnership or spear-headed by another agency. With the mechanical systems sized accordingly, it is at least a possibility.

Community Center/YMCA Update – The idea of a community recreation center, with a wide variety of programs and opportunities, is one which City officials have visited on and off for many years. Recognizing that the YMCA provides a community center, in 2010, the City gave “The Y” 2.7 million dollars for expansion and upgrades. At this time, the name was changed from the Northeast Branch YMCA to the White Bear Area YMCA.

Splash Pad – The City would like to work with Ramsey County to establish a splash pad at Ramsey County Beach. The amenity would provide a source of water recreation that is more suitable for younger children, while older children enjoy the lake. If located near the playground, which is close to the water, parents would be able to keep an eye on both older and younger children at the same time.

Dog Beach – The dog beach, located just north of Matoska Park, is a unique asset that serves the greater White Bear Lake area. In 2017, some issues were raised regarding noise and safety. In response, the City Council required that all dogs be leashed at all times, and it will likely revisit the continued operation of the amenity again in the near future.

Clark Avenue Street End - In recent years, the City has not maintained a swimming dock or kayak racks at the Clark Avenue street end due to low lake water levels. Now that the water level appears to be returning, the City may consider the reuse of this area.

Exercise Circuit – Residents have expressed a desire for a “fitness trail”, an outdoor route with exercise stations that provide a variety of usually strength building exercises that can be done in between walking or jogging along the trail. The possible locations for such an amenity has not yet been considered, but Lions Park and Lakewood Hills Park have both been suggested.

Public Art – The public restrooms at Boatworks Commons features a large tile mosaic of the White Bear Lake contour map. The City also recently installed public art sculpture in the green space just outside of the Boatworks Community Room. In anticipation of future art installations, footings have been installed both at Railroad Park and on the boulevard in front of the post office.

Public art strengthens the uniqueness of place and hence pride in a community. Art can tell a story, evoke emotion, inspire us to question and to explore, connect us to our history and culture, and can be a catalyst for social interaction. In short, it enriches the experience of a public space. Public art need not be large, stand-alone or “art for art’s sake”. The more integrated and practical the art is, the more appropriate and appreciated it will likely be. The City should strive to include public art not just in parks, but in more unexpected public places,

such as local street crosswalks, utility boxes and sidewalks and trails. When possible, art installations should strive to integrate environmental benefits as well. Public art could also be considered for temporary activation of an unused private space, such as a vacant lot (with the property owner's permission, of course).

Parks Goals and Objectives:

Goal: Maintain and improve the recreational system and its services for current and future community use and enjoyment.

Objectives:

Through park dedication, acquire public park land in the 19 acre "Strawberry Acres" area, and the 10 acre "Stadium Bar" area, as these two areas redevelop, in an effort towards filling the gap identified in the parks coverage map.

Continue to encourage and/or (where appropriate) require private park creation with new development.

As funding and the parcel becomes available, acquire the last single-family residence adjacent to the Sports Center.

Continue to support school amenities through the Playground Cost Share Program to help finance improvements on school properties within the City.



Continue to partner with the YMCA in their offering of fitness and wellness opportunities to residents.

Work with the Historical Society, Lakeshore Players, and the White Bear Center for the Arts towards increasing the amount of public art throughout the City, particularly in public parks.

Work with the Historical Society to implement historic markers along the Mark Sather Trail.

Create and implement a way-finding program to help guide visitors towards the prominent features the City has to offer.



Establish a volunteer database as a resource for City restoration and stewardship projects.

Provide accessibility for all individuals through the installation of handicap accessible play equipment, parking spaces and paved trails where possible.

Continue to provide for safe, easy access to all parks and services within the community by continuing to fund the improvement of all parks and services through the use of the City's Park Capital Improvement Fund, park dedication, and miscellaneous contributions.

Ensure continual citizen participation in the planning, development and operation of recreational facilities by supporting the work of the Parks Commission and when appropriate, hold public hearings for input into the improvement and design of existing and future parks.

Goal: Enhance the sustainability and resiliency of our parks and opens spaces.

Objectives:










-  Continue to partner with the school district in support of their recreational programs for community residents, such as adult open gym
-  Work to develop a sustainable turf management plan, including green maintenance methods, such as reducing the use of chemical applications, reducing the use of equipment powered by fossil fuels, and increasing the use of local materials and naturalized landscape treatments in park designs.
-  Work with Ramsey County toward certifying the Manitou Ridge Golf Course in the Audubon Cooperative Sanctuary Program.
-  Continue to participate in Arbor Day. Consider expanding Arbor Day activities to promote tree planting on private properties, such as a tree sapling giveaway program.
-  Support existing community gardens and the creation of new ones where feasible, including public parks, if appropriate.
-  Increase the amount of exercise equipment in public places, and explore the creation of a "fitness trail".
-  Plant only native species in naturalized park areas and strive for 100% native trees species in other public areas as part of the Arbor Day tree planting event.
-  Consider a sustainable yard demonstration project to further educate residents on things such as raingardens and invasive species.
-  Increase opportunities for recycling in public places. Strive to pair each trash can with a recycling can.

TABLE _____
PARKS AND OPEN SPACE CLASSIFICATIONS

TYPE	DESCRIPTION	SERVICE AREA	SIZE
Community Park	Park areas used for a variety of active and passive recreations including picnicking, hiking, and organized outdoor sports.	City and adjacent communities	5 acres or more
Dock	Public dock extending into a Lake for public swimming/fishing.	¼ to ½ mile	Less than 1 acre
Mini Park	Small park that serves a limited population or specific group such as tots or seniors.	¼ mile	1 acre or less
Neighborhood Park	Park area for intensive active use by the abutting neighborhood – usually involving play or outdoor sports activities.	½ mile	1 to 10 acres
Open Space	Area of natural quality such as water courses and wetlands that are preserved for environmental or aesthetic benefits and are to remain undisturbed. Typically double as drainage facilities for stormwater.	Varies	Variable
Playfields	Park area for intensive, usually highly organized athletic activity, lighted fields, parking, and bleachers.	City and adjacent communities	10+ acres
Special Facility	Property for specific use, such as golf course, nature center, conservatory, arboretum, ice arena or historic building.	City and adjacent communities	Variable
Urban Plaza	Small pocket park designed for moderate to intensive urban use, typically integral to the built environment.	City	Variable

Classifications defined by City Staff, loosely based on the Metropolitan Council’s classification system.
Regional Parks not included/defined because the City does not have any located within its corporate limits.

TABLE ____
2018 INVENTORY OF PARKS AND OPEN SPACES

<i>City Recreation Areas</i>		ACRES			<i>AMENITIES</i> (listed in Table ____ unless noted otherwise below)
NAME	TYPE	Land	Water	Total	
Armory	Special Facility	.28	0	.28	Rental hall
Arts District Wetland	Open Space	.13	4	4.13	No facilities
Bossard Park	Community Park	15.95	.70	16.65	
Boatworks Commons	Urban Plaza	.34	0	.34	Rental hall, public art, public restrooms.
Clark Ave. Boulevard	Special Facility / Dock	NA - ROW	0	NA - ROW	Historic monument, seating/lookout, dock on WBL
Cottage Preserve	Open Space	1.93	0	1.93	No facilities
Ebba Park	Neighborhood Park	1.37	0	1.37	
Hidden Hollow Park	Neighborhood Park	8.95	0	8.95	
Highway 96 Wetland	Open Space	6.62	26.49	33.11	No facilities
Hiner's Pond	Open Space	3.51	11.74	15.25	No facilities
Jack Yost Memorial Park	Neighborhood Park	4.5	0	4.5	
Lakeview Park	Mini Park	NA-ROW	0	NA-ROW	
Lakewood Hills Park	Community Park / Dock	63.06	17.07	80.13	Hanlos Dock
Lions Park	Neighborhood Park / Dock	1.83	0	1.83	
Mainstreet Square	Urban Plaza	.1	0	.1	Seating and decorative landscaping
Matoska Park	Community Park / Dock	5.65	0	5.65	7 th Street Dock
McCarty Park	Neighborhood Park	2.3	0	2.3	
Otter Lake Road Dock	Dock	.11	0	.11	On Birch Lake
Peppertree Pond	Open Space	.22	5.91	6.13	No facilities
Podvin Park	Community Park	17.80	0	17.80	
Public Works Wetland	Open Space	6.27	15.36	21.63	No facilities
Railroad Depot Building	Special Facility	.21	0	.21	No facilities
Railroad Park	Urban Plaza	.36	0	.36	Gazebo, decorative fountain
Ramaley Park	Neighborhood Park	2.79	0	2.79	
Ramaley Wetland	Open Space	3.61	5.54	9.15	No facilities
Rotary Nature Preserve	Open Space	14.54	21.69	36.23	Parking (15), restrm, trail, pavilion
Spruce Park	Neighborhood Park	2.0	0	2.0	
Stellmacher Park	Community Park	9.30	0	9.30	
Stillwater/Long Wetland	Open Space	2.0	3.23	5.32	No facilities
Varney Lake Park	Open Space	11.56	8.6	20.16	No facilities
Veteran's Memorial Park	Mini Park / Dock	.2	0	.2	
West Park / Memorial Beach	Community Park	4.6	0	4.6	
Weyerhaeuser Park*	Playfield	8.68	0	8.68*	
White Bear Lake Sports Center	Special Facility	8.60	9.77	18.37	Parking (111+unmarked), ice rink, racquet ball courts, aerobic classrooms
Willow/Buerkle Wetland	Open Space	18.17	59.0	77.17	No facilities
Willow Marsh Reserve	Open Space	11.66	3.0	14.66	
City Totals		238.86	192.10	431.05	

Source: Ramsey County GIS and White Bear Lake Public Works Department.


Note: The Fillebrown House is considered a quasi-public facility, but is not included in the above table because it is not owned by the City, it is owned by the Historical Society.

* Weyerhaeuser Park is considered to be 14.76 acres in size, however, only 8.68 acres is owned by the City. 2.1 acres is on Weyerhaeuser Corp. property though a use agreement.

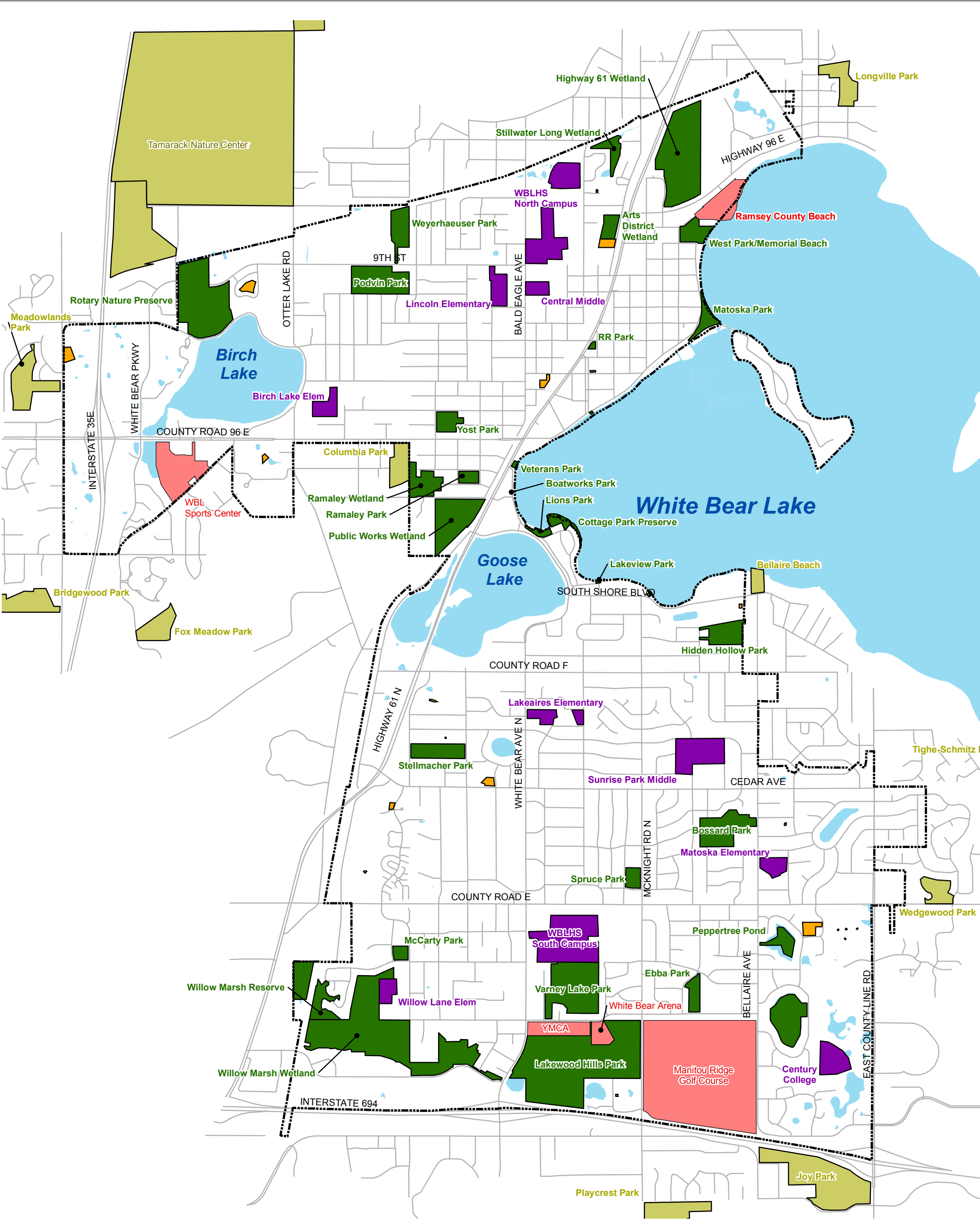
For information on the City's trails, please refer to the Non-Motorized Transportation Map found in the Transportation section of this comprehensive plan.

<i>County Recreation Areas</i>		<i>ACRES</i>			FACILITIES
NAME	TYPE	Land	Water	Total	
Manitou Ridge Golf Course	Special Facility	138.16	2.01	140.17	Public, County-owned 18-hole golf course
Ramsey County Beach	Special Facility	10.72	2	12.72	Parking, picnic tables, restrooms, boat launch, swimming beach, play equipment
White Bear Ice Arena	Special Facility	9.8	0	9.8	Parking (see Lakewood Hills Park), Ice arena
COUNTY TOTALS		158.68	4.01	162.69	

TABLE ____
2018 INVENTORY OF PARK AMENITIES

 White Bear Lake Park Facilities		Basketball	Batting Cage	Canoe Launch	Disc Golf	Dock	Gazebo	Golf Course	Grills	Hockey Rink	Lacrosse Field	Orienteering Course	Paved Track	Pavillion	Play Equipment	Measure Rink	Picnic Tables	Restrooms	Shelter/Kitchen	Skateboard Park	Soccer	Softball	Sliding Hill	Swimming Beach	Tennis	Volleyball	Walking Trails	Warming House	Zip Line		
White Bear Lake Facilities	Bossard Park						x						x	x	x	x				x	x	x				x					
	Boatworks Park				x	x					x			x			x	x									x				
	Cottage Park																														
	Ebba Park													x	x							x									
	Hidden Hollow Park							x								x												x			
	Jack Yost Memorial Park							x			x			x	x							x	x					x			
	Lakeview Park			x	x											x															
	Lakewood Hills Park			x	x	x		x			x			x	x		x	x	x		x	x	x					x			
	Lion's Park			x	x			x			x			x			x	x											x		
	Matoska Park			x	x	x					x						x	x							x				x		
	McCarty Park														x	x						x		x							
	Podvin Park	x							x	x		x			x	x	x	x	x	x										x	
	Railroad Park						x																								
	Ramaley Park	x						x				x			x	x	x	x											x		
	Rotary Nature Preserve											x						x	x											x	
	Spruce Park	x							x							x	x	x	x										x	x	
	Stellmacher Park	x							x	x					x	x	x	x				x	x	x					x	x	
	Varney Lake Park											x																		x	
	Veteran's Memorial Park					x			x			x																		x	
	West Park/Memorial Beach								x						x	x							x		x				x	x	x
Weyerhaeser Park		x									x											x									
Willow Marsh Reserve																														x	
Other Facilities	Manitou Ridge Golf Course						x																								
	Ramsey County Beach				x						x					x	x														
	White Bear North Campus*							x	x		x	x									x	x		x						x	
	Lincoln Elementary	x									x											x	x								
	Birch Lake Elementary	x									x												x								
	Lakeaires Elementary										x												x								
	Sunrise Park Middle School								x	x													x							x	
	Matoska Intern'tl IB School	x																					x								
	White Bear South Campus									x		x	x										x								
	Willow Lane Elementary											x											x	x							
Area Learning Center	x										x											x	x							x	

*Includes Central Middle Sch



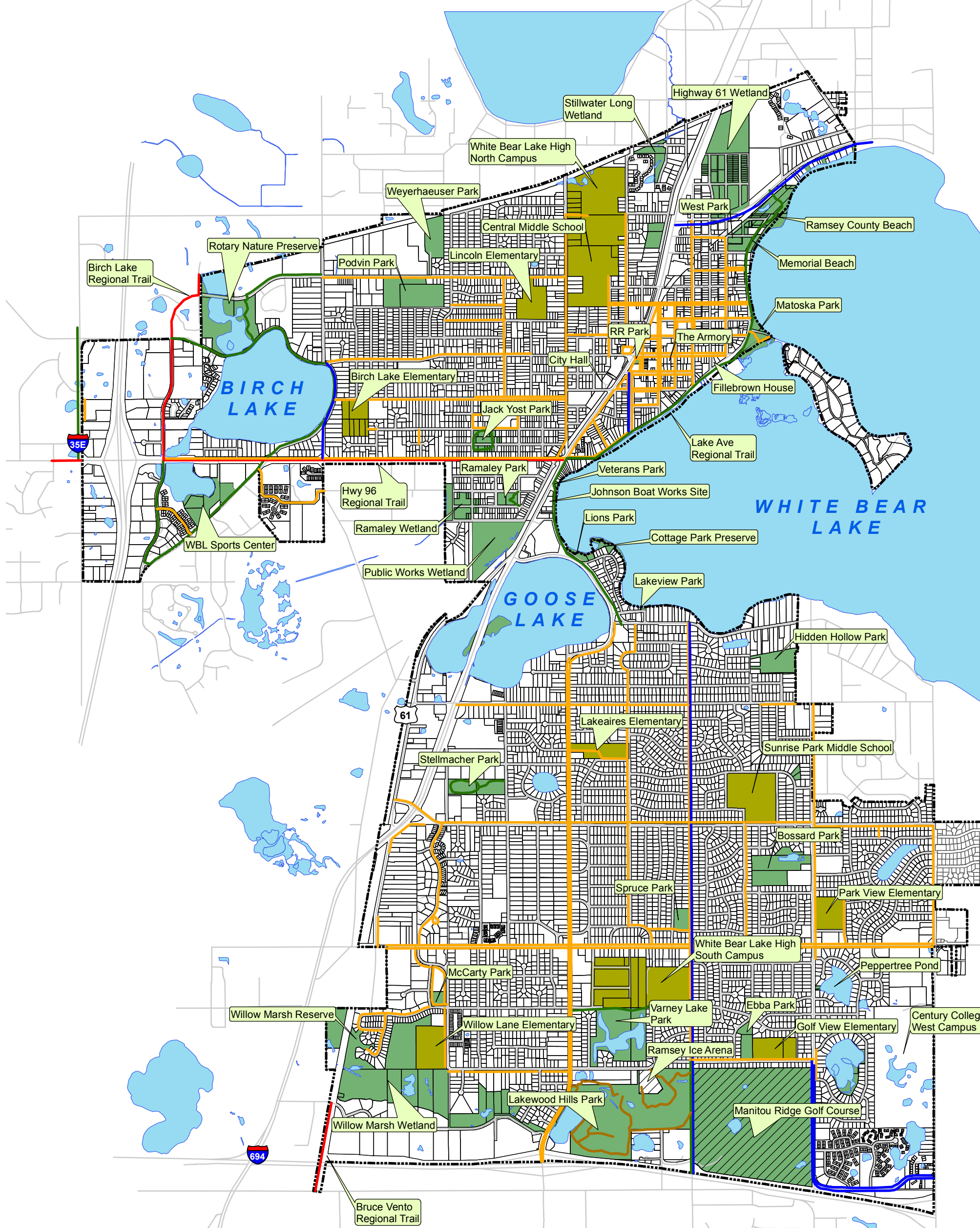
Legend

- Parks and Open Space Within City Limits
- Parks Outside City Limits
- Special Recreation Facilities
- School Open Areas
- Private Park Amenities

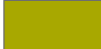









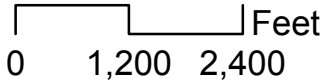
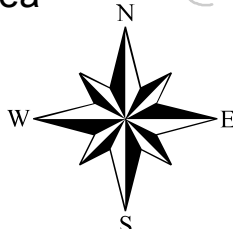
**CITY OF WHITE BEAR LAKE
2040 COMPREHENSIVE PLAN
PARKS AND OPEN SPACES**

January, 2018 Draft
By the Community Development Department
Data Sources: Ramsey County, White Bear Lake
For More Information, Call 651-429-8561



Legend

-  School Recreation Area
-  County Facilities
-  Park
-  Mixed Use
-  On-Road Bike Lane
-  Regional Trail
-  Sidewalk
-  Woodchip



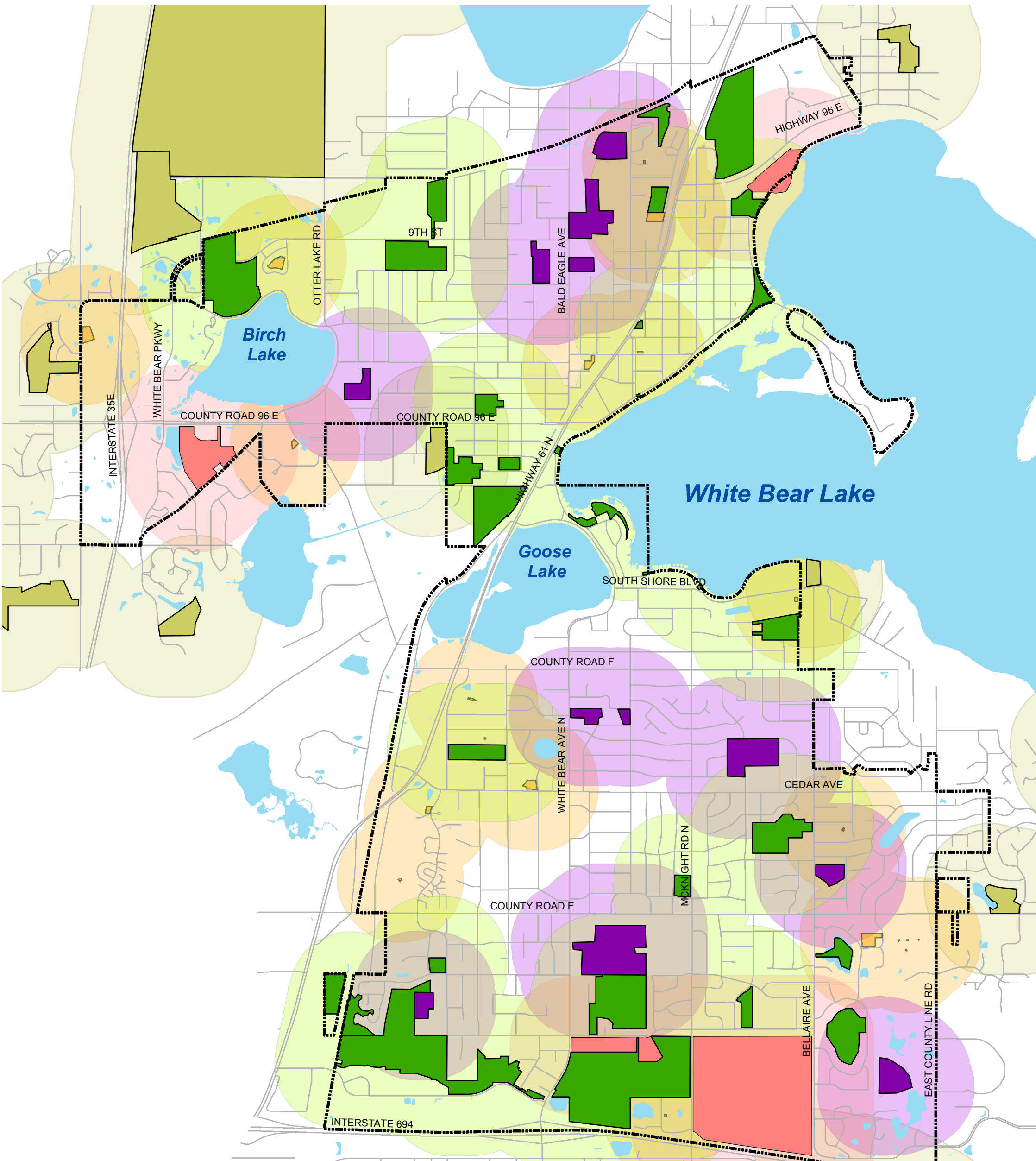
*All trails are existing. For proposed trails, see Transportation Section, Trails Map.



**CITY OF WHITE BEAR LAKE
2040 COMPREHENSIVE PLAN**

PARKS, OPEN SPACE, AND TRAILS MAP

Created March 2018
By the Community Development Department
Utilizing Ramsey County GIS Data
For More Information, Call 651-429-8561



Legend

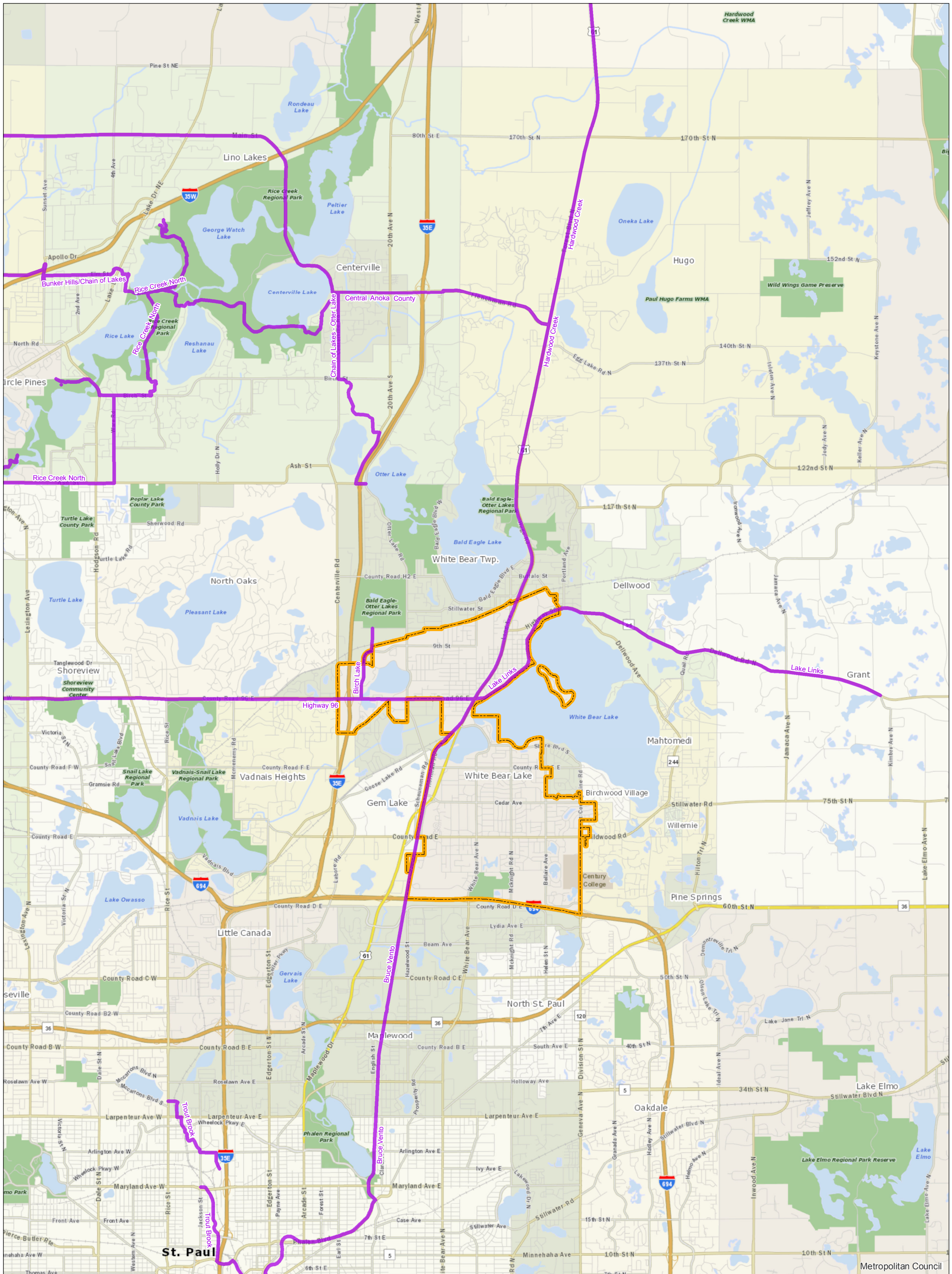
- Parks and Open Space Within City Limits
- Parks Outside City Limits
- Special Recreation Facilities
- School Open Areas
- Private Park Amenities
- Neighborhood & Community Parks: 1/4 Mile Buffer
- Parks Outside City Limits: 1/4 Mile Buffer
- Special Recreation Facilities: 1/4 Mile Buffer
- School Open Areas: 1/4 Mile Buffer
- Private Park Amenities: 1/4 Mile Buffer

Note: A quarter mile buffer generally equates to a five minute walk



**CITY OF WHITE BEAR LAKE
2040 COMPREHENSIVE PLAN
PARK COVERAGE**

January, 2018 Draft
By the Community Development Department
Data Sources: Ramsey County, White Bear Lake
For More Information, Call 651-429-8561



Legend

- Regional Trails
- Regional Parks
- White Bear Lake



**CITY OF WHITE BEAR LAKE
2040 COMPREHENSIVE PLAN
NORTHEAST METRO AREA
PARKS AND REGIONAL TRAILS**

January, 2018 Draft
By the Community Development Department
Data Sources: Metropolitan Council, White Bear Lake
For More Information, Call 651-429-8561



Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

February 23, 2018

Project B1800237

Mark Burch, PE
Public Works Director
City of White Bear Lake
4701 Highway 61
White Bear Lake, MN 55110

Re: Report of Geist Gazebo Condition Assessment
Matoska Park
Lake Road
White Bear Lake, Minnesota

Dear Mr. Burch:

Braun Intertec Corporation is pleased to provide this letter to report the findings of the condition assessment of the Geist Gazebo in Matoska Park in White Bear Lake, Minnesota.

Background

The gazebo was originally constructed in 1883, and was relocated in 1973. The gazebo underwent restorations in the year 2000, which replaced the lower portion of the structure with steel columns and steel perimeter beams and possible reframing of the upper floor. Maintenance items since the restoration have included a new layer of sheathing on the second level of the gazebo. The City has retained Braun Intertec to perform a condition assessment of the structure for the gazebo in order to guide them on their planning for further renovations to the structure.

Observations and Comments

The following information was obtained through a site visit on February 7, 2018 by Jason Hanlon and Cody Bain, of Braun Intertec:

- a. The gazebo is in the shape of an octagon with side lengths of approximately 6-feet each. For reference throughout this report, the south face will be considered the side to which the stairs attach to the structure (Photo 1). In addition, refer to the attached reference plan for location information.
- b. The first level of the gazebo structure is comprised of a steel frame consisting of eight (8) round, steel columns wrapped in a decorative wood façade which is similar in design to the second level wood columns. The steel columns are welded to what appears to be steel angle perimeter beams which support the ends of the second level wood floor joists.

- c. The second level floor structure consists of 2x10 dimensional lumber floor joists which span from the outer steel angle to a 9 1/4-inch deep LVL wood beam which bisects the octagon from the southwest to northeast. The second level floor sheathing consists of a bottom layer of plywood, topped by a rubber mat, which is overlaid by a second layer of plywood sheathing. The second level columns are wooden decorative posts which are located directly above the lower level steel columns and they support the roof structure of the gazebo. The posts appear to be attached to the top of the steel columns with a steel U-shaped bracket that is assumed to be welded to the top of the steel columns.
- d. The top 10-inches of three of the steel columns were exposed at the time of our site visit, along with the leading edge of the connecting steel angles. The round steel columns did not show signs of corrosion, but the visible edge of the horizontal leg of the steel angles contained significant corrosion in some places (Photo 2).
- e. The wood floor joists were exposed on the east side of the gazebo; a portion of all seven floor joists on this half of the structure were visible. The top half of the four southernmost floor joists were significantly rotted near their east ends supported by the steel angle (Photo 3). The remaining three exposed floor joists, located towards the north side of the gazebo, contained little to no rotten wood. The visible portions of the LVL beam which supports the floor joists appeared to be in good condition, although the ends of this beam were not visible. The joist hangers and nails used to connect the floor joists to the LVL beam contained significant amounts of corrosion in some locations (Photo 4). The floor joists on the west side of the LVL beam were not exposed during our visit and were not observed.
- f. The second level floor sheathing also contained various areas of rotted wood (Photo 5). The floor sheathing was rotted in the same areas as the locations of the rotted floor joists, with additional rotting at all visible perimeter edges.
- g. In addition to the previously mentioned rotted wood, fungal growth was present on the floor sheathing, floor joists, and parts of the LVL beam.
- h. The second floor wood columns were in generally good condition with the exception of the bottom 1-foot to 6-inches of the four columns on the east half of the structure. The bottom portion of these four columns were generally softer than the rest of the wood in the wood columns and were partially rotted (Photo 6).
- i. Two wood samples were retrieved from the wood columns on the second level. The first sample was taken from a column on the west side, about 2 feet up from the second floor elevation (Photo 7). This sample was solid and dry, and showed no signs of rotting. According to our visual observations and sounding techniques this first sample is representative of the other remaining columns above the 1-foot point from the second finished floor elevation.

The second sample was retrieved from the column on the south face of the structure which shares a corner with the second level stair landing. This second sample was located in the bottom 6-inches of the column, and was selected because the base of this column appeared to be in the worst condition of the eight according to our visual observations and sounding. The wood retrieved in this sample was soft, wet, and rotted (Photo 8). This second sample should represent the worst case of rotten condition throughout the second level columns, or near to it.

- j. The roof structure was visually observed and appeared to be in good condition.

Repair Recommendations

Rotting wood and corroded steel was noted on the south and east sides of the structure. The floor joists and steel structure on the west side were not exposed and were not observed. Based on the corroded steel and rotten condition of the floor joists, floor sheathing, and column bases near the south side of the structure, we would recommend that the remaining portion of the underside of the second level be exposed and visually compared to the conditions previously noted in this report prior to finalizing repair documents and completing the work

The observed and not yet uncovered rotted floor joists and rotted floor sheathing should be removed and replaced in the near future as part of the renovation plans. It is our understanding that initial plans for the remediation are to remove the sheathing in its entirety and replace with a maintenance-free decking material, such as Trex. In addition, the columns identified to have a soft or rotten base should be repaired by removing the rotten section of wood and replacing it with treated wood and connecting it to the remaining section of the post by appropriate wood joinery and additional metal strapping, as needed, or replacing the affected post in its entirety. The corroded steel angles should be exposed, cleaned, and repainted. If any portion of the steel members are found to have a cross-sectional area of less than 80 percent of its original size, that section should be removed and replaced, or reinforced with additional steel members.

Proper flashing and membrane layer should be used over floor structure and along the perimeter of the second level to prevent infiltration of water into the floor structure. We would also suggest removing the ceiling planking under the second level framing to allow the wood framing to "breathe" and dry out in the event water is able to get to the underside of the decking. We also recommend that the remainder of the structure should be stripped of its current layer of paint and recoated. However, final decisions on the design of the renovation plans should be made by the city and design team according to the intended future use of the gazebo.

It is our understanding that further detailing will be completed by others for any rehabilitation that is considered.

Conclusion

The structure is in fair condition for its age, but is in need of immediate repairs and rehabilitation to extend its useful life and to provide a safe experience for visitors of the gazebo.

General

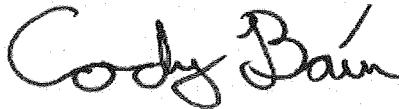
In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

If you have any questions, please contact Cody Bain at 903-348-4329.

Sincerely,

BRAUN INTERTEC CORPORATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.



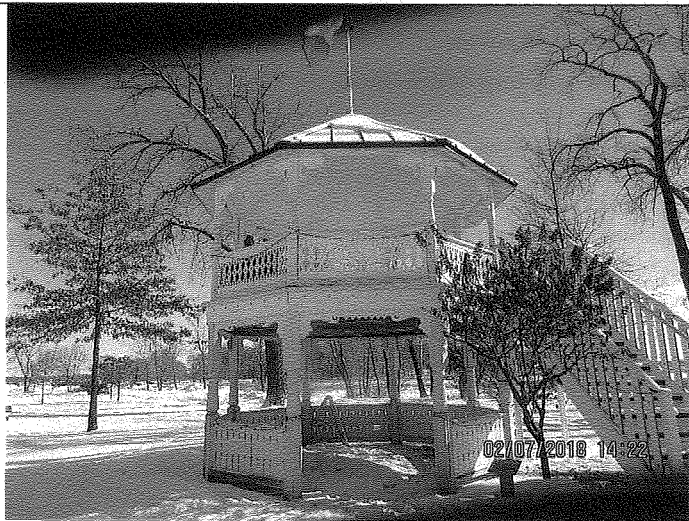
Cody S. Bain, PE
Structural Project Engineer
License Number: 53999
February 23, 2018



Jason S. Hanlon, PE, MLSE
Associate Principal - Principal Structural Engineer

Attachments:

Photo Exhibit (2 pages, 8 photos)
Reference Plan



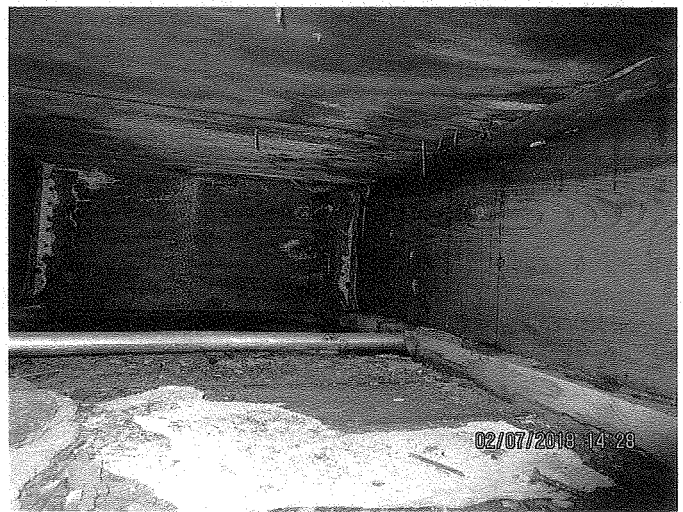
Photograph 1
Overall view of Gazebo



Photograph 2
Corroded edge of steel angle



Photograph 3
Rotted floor joists



Photograph 4
Corroded joist hangers and fungal growth on LVL beam

Onsite Observations
February 7, 2018
Sheet 1 of 2

Project Number
B1800237

City of White Bear Lake
Geist Gazebo
Matoska Park
Lake Road
White Bear Lake, Minnesota

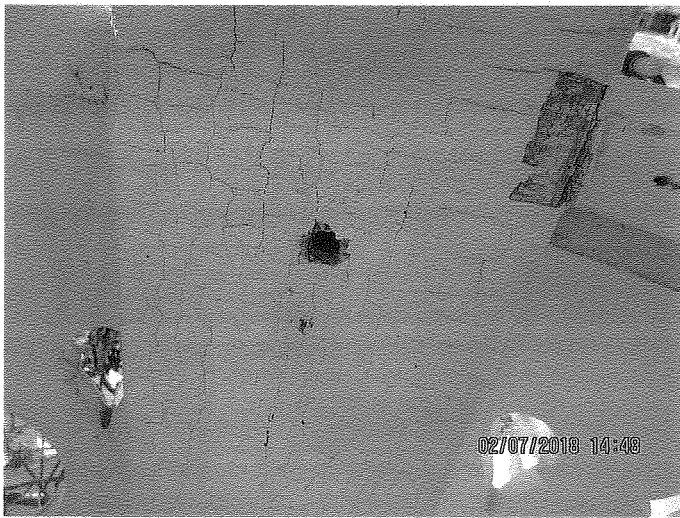
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Photograph 5
Rotten floor sheathing



Photograph 6
Rotten bottom 6-inches to 1-foot of wood columns



Photograph 7
Wood sample Number 1 location



Photograph 8
Rotten wood from sample Number 2

Onsite Observations
February 7, 2018
Sheet 2 of 2

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