

# Proposed Aquatic Invasive Species Signage and Tool Station – Matoska Park Boat Landing

DRAFT - for review  
04-18-19



Pavement Markings

## Signs (next to painted stop bar)



<b>Stop Here</b>	
<b>Clean</b>	off aquatic plants and animals 
<b>Drain</b>	water and remove drain plugs 
<b>Dispose</b>	of unwanted bait in trash 
<b>Thank you for protecting Minnesota waters!</b>	

**Boat Cleaning Area**  
*Do we want pavement markings and/or signs in this area?*

**Tool Station**



City of White Bear Lake  
COMMUNITY DEVELOPMENT  
DEPARTMENT

5.B

## MEMORANDUM

**TO:** The Parks Commission

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

**DATE:** April 10, 2019 for the April 18, 2019 Parks Commission Meeting

**SUBJECT:** **Park Dedication – Shafer Richardson Apartment Project**

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The City Council recently approved a concept plan for a 189 unit apartment building located at the northwest corner of Linden Avenue and County Road E. The project is currently being called the White Bear Lake Apartments – see attached concept site plan.

Since the City is mostly built out, developers typically provide a monetary contribution to meet the park dedication requirements. The current mix of units in the building results in a \$151,200 dedication. However, the subject site is in an area where there is a slight gap in public park coverage – see attached parks and open spaces map. Because of this gap, staff and the developer have discussed the possibility of a land dedication instead of cash (or some combination thereof). At the rate of 10% of the parcel size (after County Road E ROW dedication) the project could dedicate almost half an acre of parkland.

It works well that the subject site has the same owners as the Stadium Bar and Grill because the Bruce Vento Regional Trail extension is planned to run along the west side of the Stadium's triangular parking lot located on the west side of Hoffman Road. The northern portion of the triangular lot could be dedicated to serve as a trail head. The planned trail alignment does encroach very slightly into this area and, at a minimum, the County will need a small easement. See attached Bruce Vento Planned Trail Alignment graphic.

City staff have been in contact with the County's Parks and Recreation Department. The details of ownership, design, construction and long term maintenance still need to be negotiated, but they have indicated support of a trail head at this location. They have even provided a preliminary sketch as a starting point for discussion purposes – see "Concept A – No Impact" graphic. The concept includes a map kiosk, a bench, and trash & recycling containers on a concrete pad, with some landscaping. It also includes a monument style freestanding identification sign near the curb cut to Hoffman Road.

City staff has also discussed a bike repair station, a picnic table rather than bench, possibly a water source, and some type of cover (a small pavilion?). The idea of play structures came up, but space is somewhat limited. The County mentioned that they have been moving away from

structured play elements (which generate repetitive experiences) to more “imaginative” or “natural” play elements. Some examples from Battle Creek Regional park are attached. Staff’s vision is that any play element could also serve a dual purpose for the trail users. Two examples include boulders that kids could walk on and between that also serve as additional seating, and a hang bar that kids could swing on and adults could use to stretch. See attached examples of desired trail head amenities.

Finally, County staff suggested restrooms. City staff has concerns regarding the additional maintenance associated with bathroom facilities, such as supplies, vandalism and winterizing. City staff’s preference was to work with the developer to provide public restrooms with the future redevelopment of the south side of this parcel. Since public restrooms are available at the Marina Triangle less than 2 miles to the north, unless the County is willing to maintain the facility, City staff would rather forgo the restrooms.

The County is in the process of updating their Master Plan and has offered to incorporate our feedback into future concept designs. Using their staff and consultants to design the trail head is one way we hope the County will partner with us on this joint project. Please take a look at the attached documents and let us know if you have any questions, suggestions or concerns.

**Attachments:**

1. Concept Site Plan
2. Survey of Apartment site and Stadium Bar & Grill
3. Draft 2019 Parks and Open Spaces Map – south half
4. Bruce Vento Regional Trail – Planned Trail Alignment
5. “Concept A – No Impact” trail head sketch
6. Battle Creek Regional Park Playground Concept (example)
7. Examples of desired trail head amenities

**SITE NOTES**

- 1 MAIN ENTRY
- 2 PET PARK
- 3 PATIO/POOL
- 4 GARAGE ENTRY
- 5 SITE ENTRY
- 6 PROPOSED NEW R.O.W.
- 7 UNIT PATIOS
- 8 OUTDOOR SPACE

**SITE DATA**

SITE AREA 4.61 ACRES

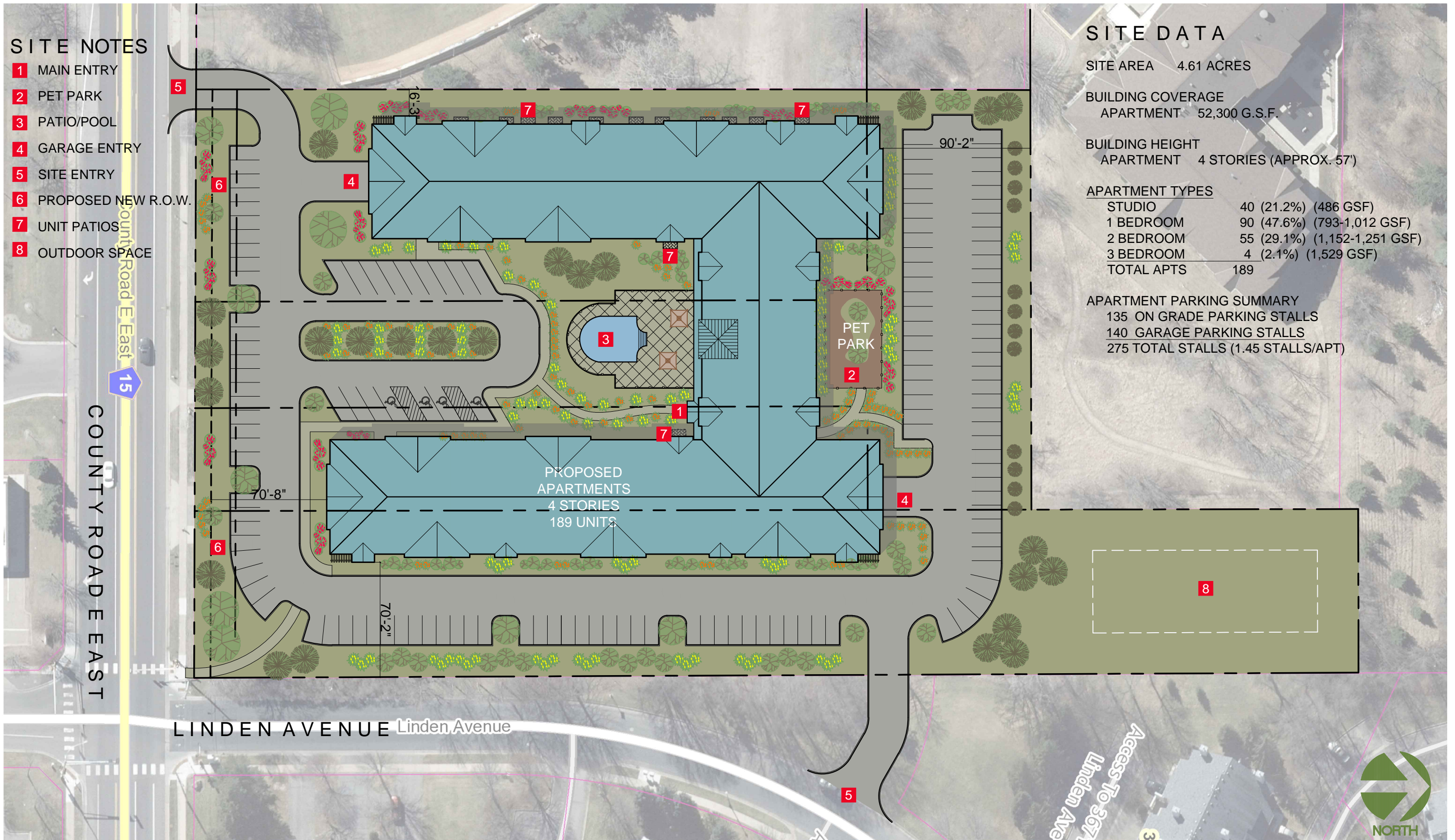
BUILDING COVERAGE  
APARTMENT 52,300 G.S.F.

BUILDING HEIGHT  
APARTMENT 4 STORIES (APPROX. 57')

**APARTMENT TYPES**

STUDIO	40 (21.2%)	(486 GSF)
1 BEDROOM	90 (47.6%)	(793-1,012 GSF)
2 BEDROOM	55 (29.1%)	(1,152-1,251 GSF)
3 BEDROOM	4 (2.1%)	(1,529 GSF)
<b>TOTAL APTS</b>	<b>189</b>	

**APARTMENT PARKING SUMMARY**  
 135 ON GRADE PARKING STALLS  
 140 GARAGE PARKING STALLS  
 275 TOTAL STALLS (1.45 STALLS/APT)



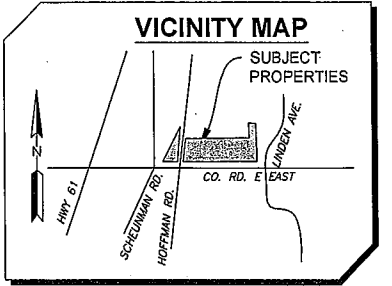
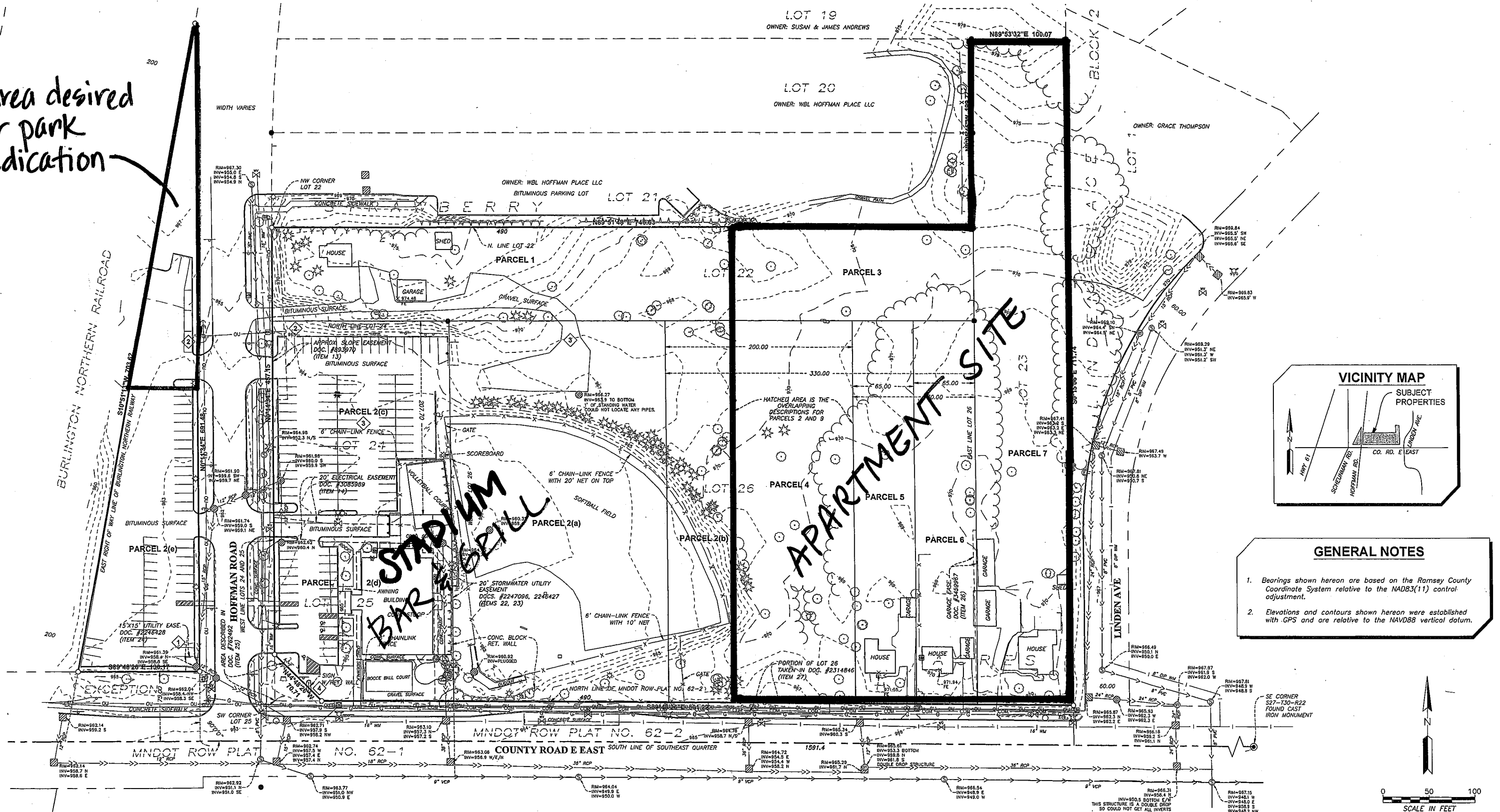
# White Bear Lake Apartments

1715 County Road E, White Bear Lake, Minnesota 55110

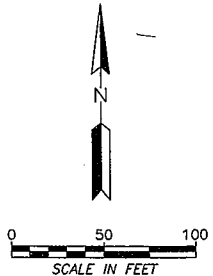
CONCEPT SITE PLAN

December 17, 2018

Area desired for park dedication



GENERAL NOTES
1. Bearings shown hereon are based on the Ramsey County Coordinate System relative to the NAD83(11) control adjustment.
2. Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.



LEGEND table with symbols for various features: SET MONUMENT, WATER GATE VALVE, ELECTRIC TRANSFORMER, SHRUB/BUSH, UNDERGROUND GAS LINE, etc.

WENCK ASSOCIATES logo and contact information: 1802 WOODDALE DRIVE, WOODBURY, MN 55125, Ph: 651-395-5212

CLIENT NAME: SCHAFFER RICHARDSON

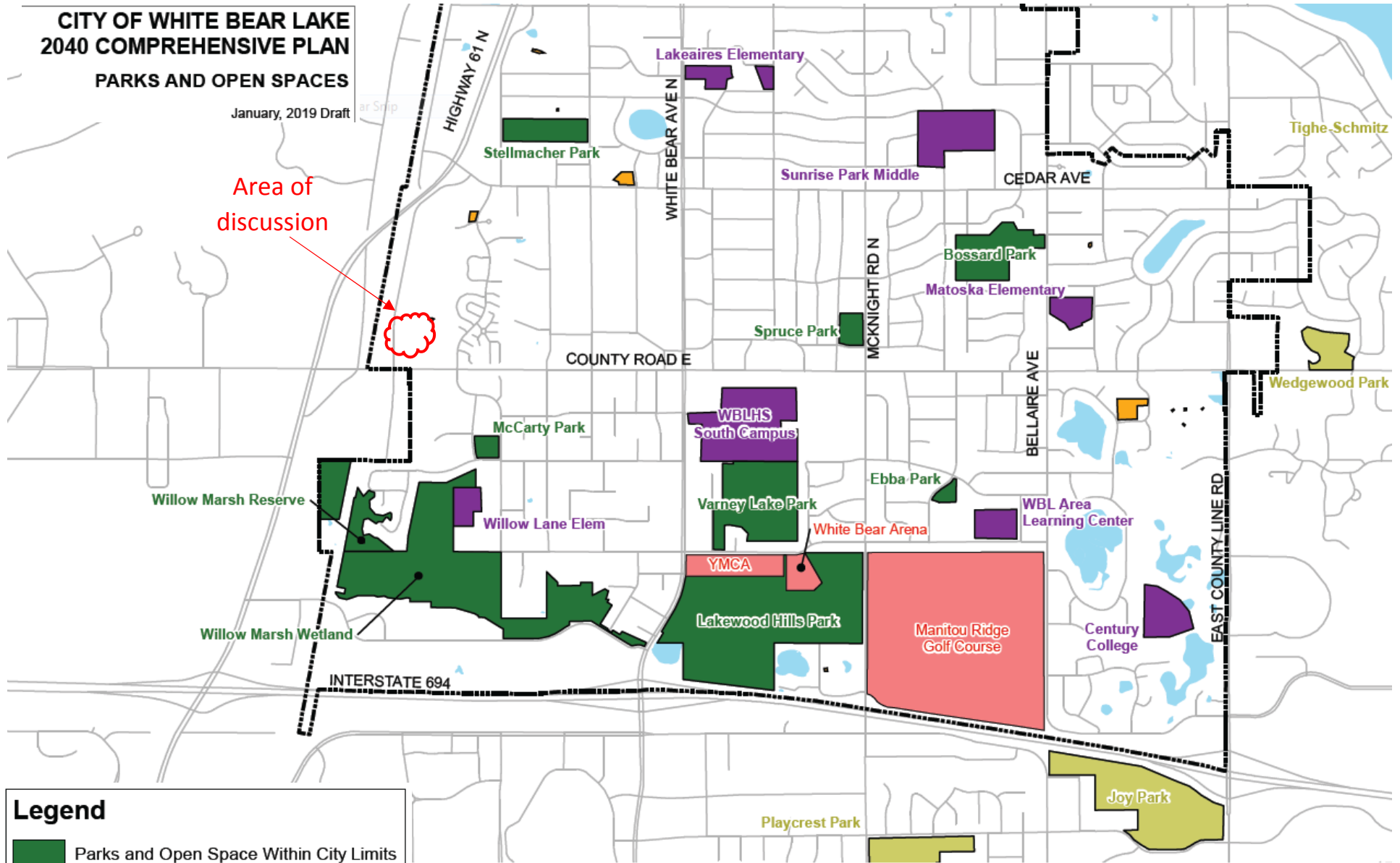
PROJECT TITLE: ALTA/NSPS LAND TITLE SURVEY 3600 HOFFMAN ROAD

Table with project details: DWN BY, CHK'D, APP'D, DWG DATE, SEE ABOVE, PROJECT NO., SHEET NO., 0840-0016, 2 OF 2

# CITY OF WHITE BEAR LAKE 2040 COMPREHENSIVE PLAN

## PARKS AND OPEN SPACES

January, 2019 Draft



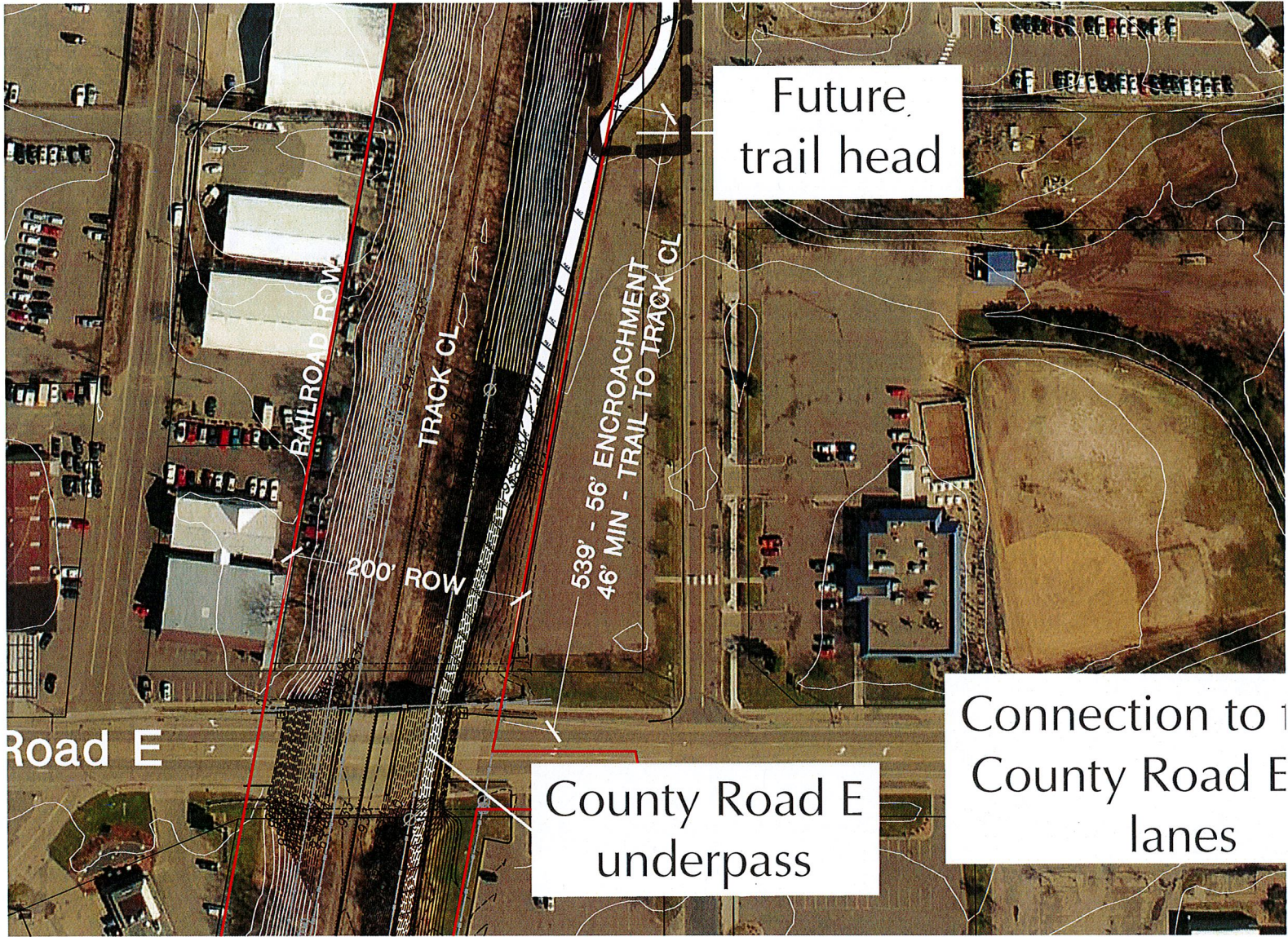
### Legend

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

# Bruce Vento Regional Trail

## Planned Trail Alignment

Area of Encroachment

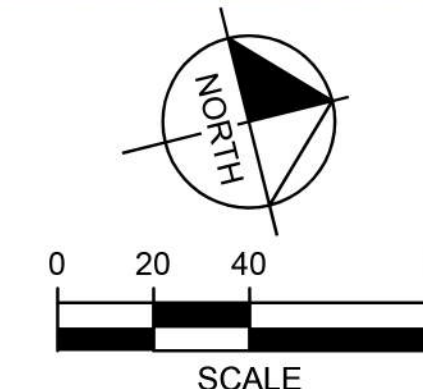


Dec. 03 2018 08:13 pm K:\TWC\_Civil\County\RAMSEY\BRUCE VENTO TRAIL\CAD\Plan Sheets\Exhibits\CtyRdE\_Trailhead.dwg By: katie.leise



**BRUCE VENTO TRAIL**  
 CITY OF WHITE BEAR LAKE  
 POTENTIAL TRAILHEAD AT COUNTY RD E

12/05/2018







Log Water Feature



Water Stream Discovery



Natural Log Seats/Retaining



Childrens Zip Line



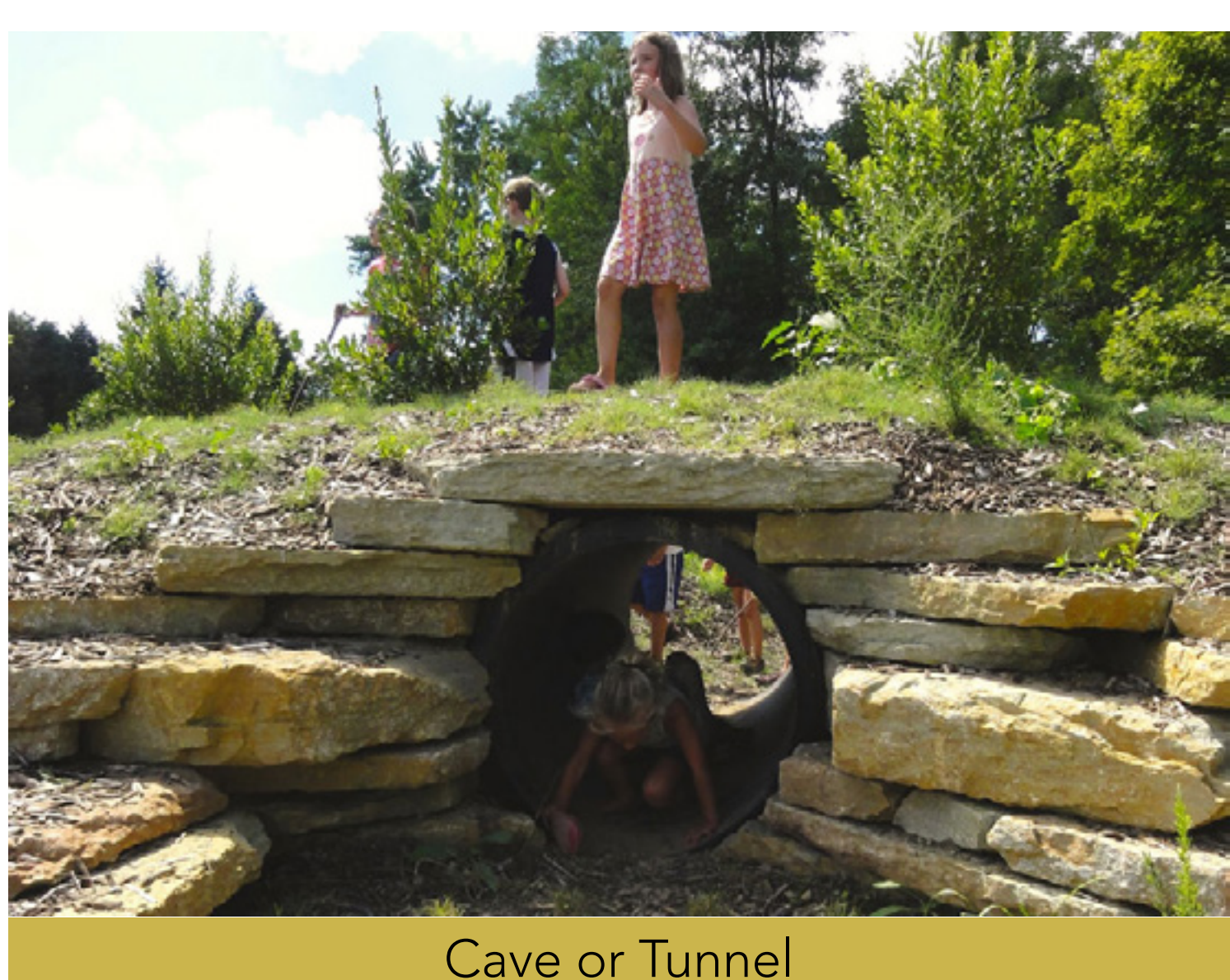
Natural Barriers Protect Existing Trees



Fort Building



Nature Play - Embankment Slide



Cave or Tunnel



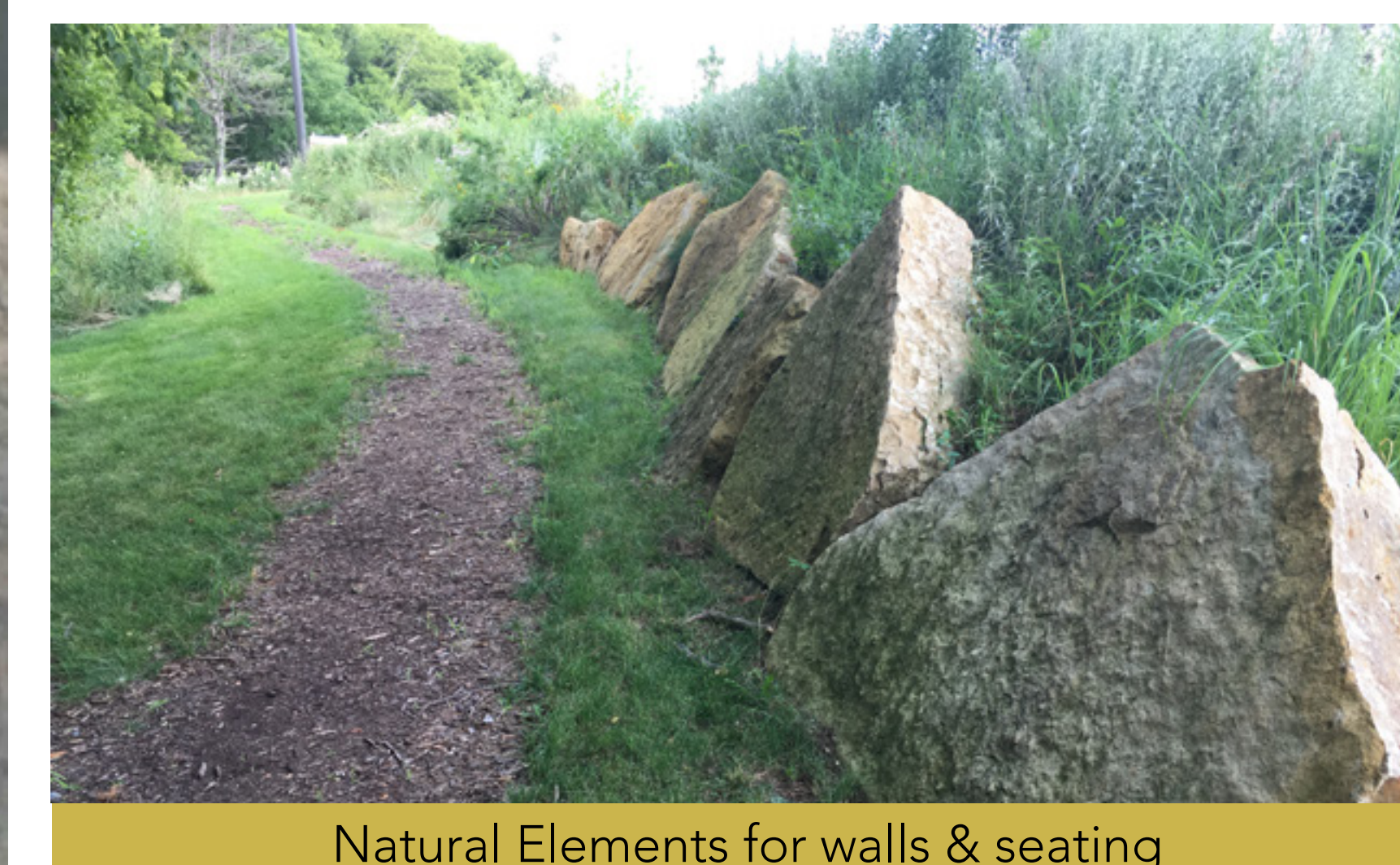
Standard Play & Poured Surface



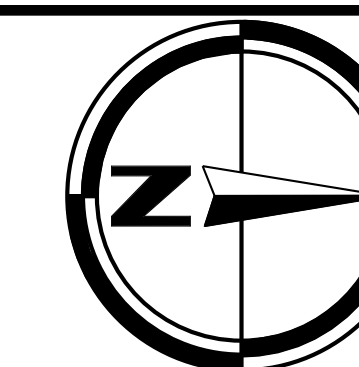
Nature Play - Water Stream



Vertical Log Use



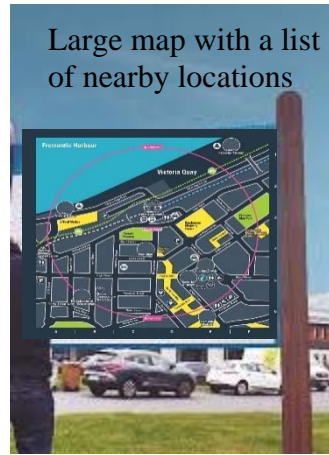
Natural Elements for walls & seating



# EXAMPLES OF DESIRED TRAIL HEAD AMENITIES



Boulder outcropping



Large map with a list of nearby locations



Bike repair



stations with air



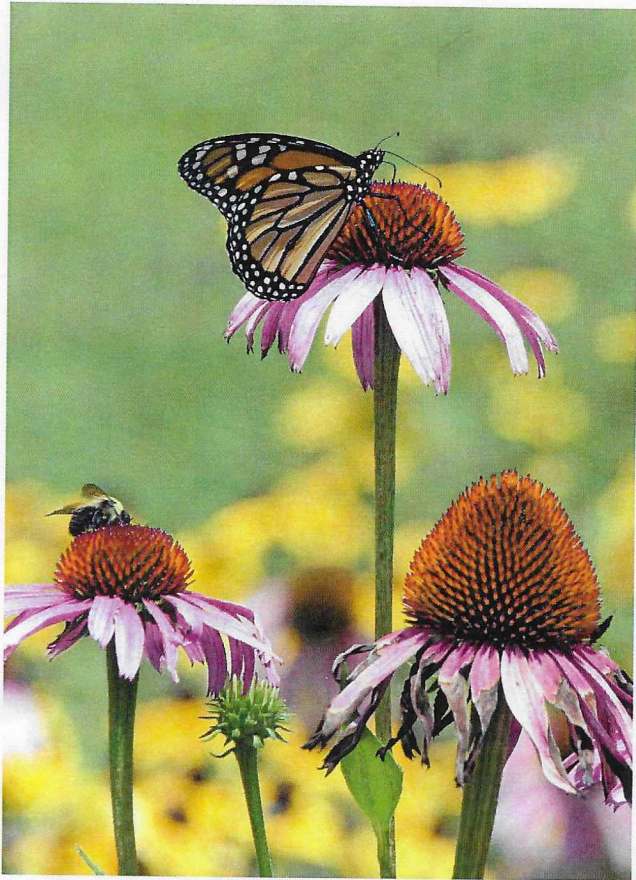
Small Pavilion with picnic table



A hang bar



Water pump



# Spring into Horticulture

at Century College

Saturday, April 20  
11am-2pm  
Lincoln Mall, East Campus

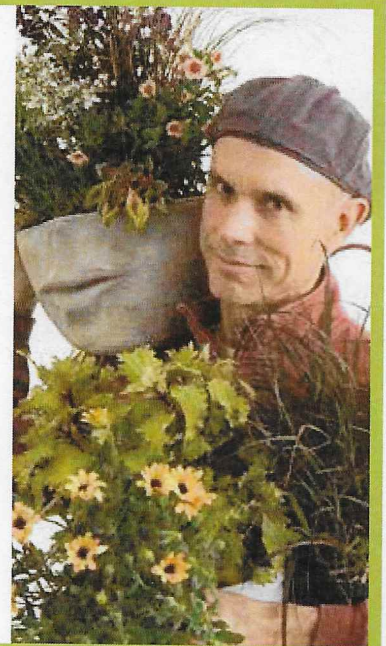
**Enjoy free food, win prizes, and learn how to create a garden that supports our essential pollinators, and visit with local gardening and plant experts, including:**

- Ramsey County Master Gardeners
- Mahtomedi Garden Club
- White Bear Seed Library
- Gutters to Gardens
- Forks in the Dirt
- Giving Gardens

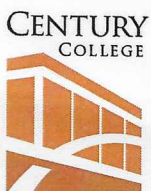
**Featured Speaker:** Don Engebretson, *the Renegade Gardener.*

## **Gardening for the Birds, Bees and Butterflies.**

It's the number one trend in gardening, and in this concise and authoritative talk, Don presents not just the procedures but also the best plants and design tips to create an essential sanctuary for pollinators as well as our larger feathered friends.



**Shop our plant sale, with proceeds supporting the Horticulture department**



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