

Project Narrative

RE: Three Rivers Park District
Baker Park Outdoor Learning Center
Shower Building and Infirmary Building Addition.

Address: 4001 County Road 24, Medina MN 55359 (PID#2011823210004)

Existing site is approximately 291 acres in size. The site is used for outdoor educational learning activities. The new 1,900sf shower and infirmary building will be used by day-time campers and night-time campers all year round. Approximately 20 employees will be on site during the summer. The current zoning is PS Public/Semi-Public zoning district. Outdoor recreational uses operated by government agency in the current zoning district requires a conditional use permit. The proposed building addition would expand the existing conditional use for this site.

The 1,900sf single story building will have the following rooms: three accessible shower rooms, one assisted use bathroom/shower room, four shower rooms, three accessible restrooms, one regular restroom, infirmary room, laundry room, mechanical room, and maintenance storage area. Building will have accessible paths leading up to the main doors into the building. Covered porch will also surround the main entries of the building. Lights will be installed on the building and will be consistent to other buildings on the site.

The single story building will be approximately 22 feet tall. The exterior walls will be clad with log siding and have exposed glulam beams to match the architecture of other cabins on the site. The building will have a metal standing seam roof. The project is being funded with State Funds and is required to meet State B3 Sustainable Guidelines. A number of sustainable design elements are being proposed to meet these guidelines. For example: solar panels on the roof, clear story windows for natural light and rain gardens around the building. The building will be constructed of Structural Insulated Panels offering a high insulation factor. High Efficiency HVAC Equipment and LED Lighting for MEP strategies. The building will utilize many recycled and low carbon materials in meeting these Goals. The B3 Project Page can be found on the Minnesota B3 Project Website.

Existing grades on site will require retaining walls to be used to help minimize disturbed areas while meeting ADA Guidelines to the building through the site. In coordination with TRPD Forestry Staff some low quality trees, less desirable trees will need to be removed to allow for the building placement. Three Rivers Park District will provide and install landscaping at disturbed areas and will be consistent with the nature of the site. Rain gardens will also have plants that are compatible with soil conditions and sun exposure. New well and septic system will be installed. Propane tank will also be installed for heating the building. New electrical service will be required to the building. The access road from the Maintenance Building will be widened to allow for Fire Department Truck access to this end of the site and building location.

The new shower, restroom and infirmary building is required for TRPD to efficiently operate camp activities and functions. The proposed project will help the current outdoor educational learning center for many years into the future.

Thank you for your consideration in expanding the existing conditional use on this property.

Michael Schellin, AIA
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