

Boatworks Commons

White Bear Lake, Minnesota



Before



After

PROJECT SUMMARY

Boatworks Commons is a redevelopment project for the former Johnson Boat Works site that transformed a former manufacturing site into a compact mixed-use development composed of residential, commercial, and public space. The project mixes public and private uses and provides a variety of activities. The project includes an 85-unit apartment building, a 232-space two-level shared parking facility, a 2,400 square foot full service restaurant, a 1,625 square foot retail building, a 1,600 square foot community meeting room with year-round public restrooms, and a 15,000 square foot central green space on a 1.6 acre site.

HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

CONNECT → Through the inclusion of a 232-space two-level shared parking facility and a 15,000 square foot central green space, Boat Work Commons demonstrates well-designed structured parking, as well as innovation as a private development featuring both waterfront and green space.

DEMONSTRATE → An eclectic mix of public and private infrastructure in a popular Marina district, Boatworks Commons promotes community interaction with an exciting blend of placemaking elements and practical necessities.

CATALYZE → The project includes an 85-unit apartment, a 2,400 sq ft full-service restaurant, a 1,625 sq ft retail building and a 1,600 sq ft community meeting room, ensuring that residents and visitors alike make use of the space.

LCDA GRANT INFORMATION

Applicant: City of White Bear Lake

Funding Cycle: 2008 & 2012

Grant Amount: \$1,385,036, 2008; \$396,000, 2012

Other LCA Funding: TBRA, \$18,600 2011

Funded Elements: Redesign and reconstruction of Lake Avenue, limestone seating/retaining wall, public sculpture, water feature, decorative lighting and interpretive

FAST FACTS

Developer: Lander Group	Project Type: New market-rate apartments, restaurant, museum and community event spaces
Estimated Total Development Cost: \$11 million	Total Housing Units: 85
Net Tax Capacity Increase: \$47,253	Jobs: 35 temp, 36 permanent

RISKS AND OUTCOMES

FROM PROJECT DEVELOPER

In an attempt to secure a new restaurant tenant, developers encouraged the city to lease the space to a private architecture firm rather than another restaurant. Still motivated to lease to a restaurant, the city managed found a Sushi restaurant to occupy the first floor, while the second floor became home to a yoga studio overlooking the lake.

This project demonstrates a strong public-private partnership, and an activated public space for all residents.

FROM CITY STAFF

Reclaiming the public realm along the lake front and raising the tax base in the area were two major project goals for the city. Johnson Boatworks had occupied the site for nearly 100 years, and there was a strong desire to activate the area on a year round basis. A major challenge for the City was securing a restaurant to occupy a proposed two-story space. And while this made sense in concept, it was challenging to find a tenant for the space.

Future plans include the addition of public art, as well as additional programming to maximize the public realm.



During construction



Boatworks Square Plaza

ABOUT LCDA

The 1995 Livable Communities Act (LCA) funds community investment that revitalizes economies, creates affordable housing, and links different land uses and transportation. The council awards 4 types of grants to communities. The Livable Communities Demonstration Account (LCDA) funds innovative development projects that efficiently link housing, jobs, services, and transit in an effort to create inspiring and lasting Livable Communities.

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LEARN MORE

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