

COUNTY ROAD E WHITE BEAR LAKE Corridor Development Initiative (CDI) Workshop

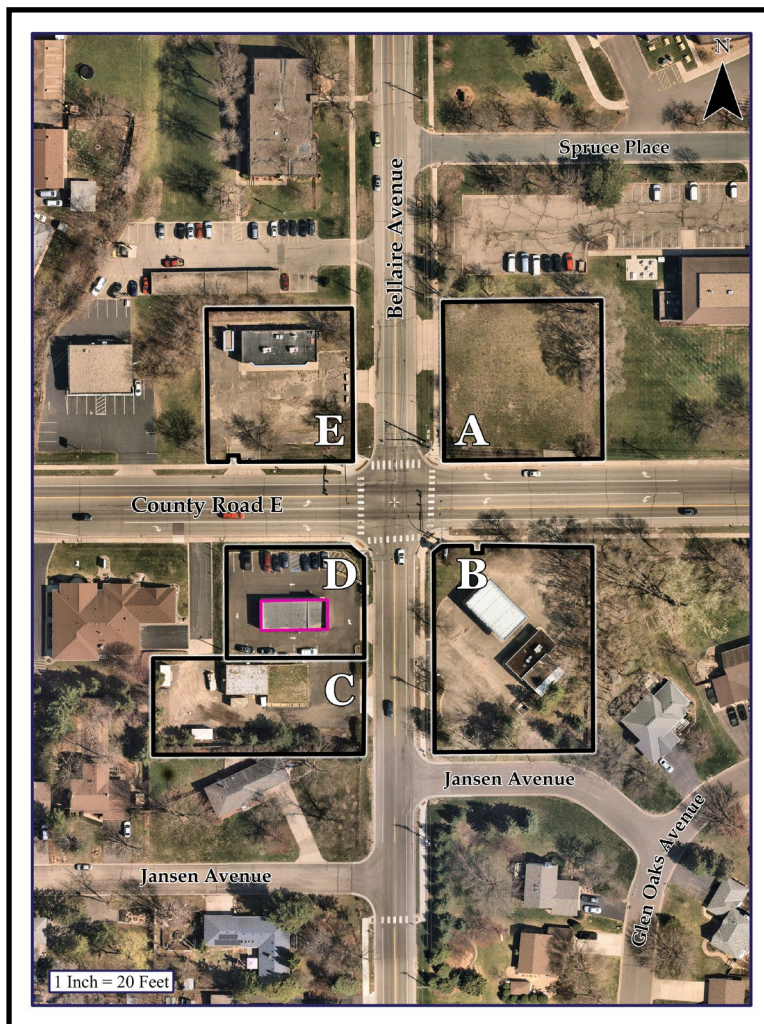
September 29, 2022
6:30 - 8:30 pm
Redeemer Lutheran Church

Community members gathered for a hands-on workshop to create potential redevelopment scenarios for parcels at the intersection of Bellaire Avenue and County Road E. Participants spent time, in groups, considering each area and planning for its redevelopment - new housing, commercial space, and community amenities.

Groups created and named development scenarios and our housing finance expert provided feedback on the proposed development's financial feasibility, offering strategies a developer might pursue to create a successful development.

This report summarizes the ideas, questions, and concerns of participants and is intended to inform city officials as they engage in future planning for these sites.

The Site



White Bear Lake Workshop

Table 1

	Scenario 1: Destination White Bear	Scenario 2: School-friendly	Scenario 3: Bellaire Gardens
Housing Units	12 units	36 units	16 units
Housing Unit Mix	8 condos 4 townhomes All owned	16 condos 20 townhomes	4 condos 8 townhomes
Commercial Space	20,000 sf Retail plaza Wine bar Courtyard	10,000 sf Retail Restaurant	15,000 sf Storefront retail
Details	<ul style="list-style-type: none"> Flashing lights for crosswalk to west of site 	<ul style="list-style-type: none"> Create a retail identity Need ownership townhomes 	<ul style="list-style-type: none"> Boulevard with trees along Co Rd E Bring buildings to the street

Discussion Themes

- Create pedestrian-oriented intersection
- Buildings placed at the street with parking in back
- Need ways to cross Co Rd E safely
- Create a destination here for White Bear Lake

Financial Feasibility

Scenario 2: Worth pursuing. Housing would need to sell for \$430,000 or more. Watch diminishing green space related to parking (for commercial). The commercial components will likely cause a gap as financing for “distinctive retail” will be difficult.

Scenario 3: Not feasible. This scenario would result in very high cost of housing, \$750,000 or more for each unit.

(Due to time constraints, Scenario 1 was not analyzed.)

White Bear Lake Workshop



Table 2

	Scenario 1: Lake Heights	Scenario 2: Three out of Four	Scenario 3: Walkable Intersection
Housing Units	12 units	44 units	Discussed how to improve the intersection
Housing Unit Mix	8 townhomes 4 apartment units (4-plex)	12 townhomes 32 apartment units	
Commercial Space	9,000 sf	11,000 sf	Restaurants, ice cream
Details	<ul style="list-style-type: none"> • Add bike lane on Bellaire and connect it to lake trail 	<ul style="list-style-type: none"> • Add the northwest parcel to the development • Talked about apartments above retail on Lexington Pkwy as model 	<ul style="list-style-type: none"> • Textured crosswalk • Flashing crosswalk • Separated lanes on Co Rd E and Bellaire for bikes, scooters • Mixed use trail • Benches on sidewalk • Model: downtown White Bear Lake/Manitou Station; Ford Pkwy and Cleveland in St. Paul

White Bear Lake Workshop

Discussion Themes

- There are several large apartment buildings that have recently been developed nearby: Stadium, DQ, and The Myth.
- Need housing in smaller buildings.
- Need one-level housing for veterans and seniors.
- Need to improve pedestrian experience of crossing Bellaire: overpass for pedestrians, traffic circle, separated bike lane
- Ideas for an improved intersection could be included in any Development Agreement between a developer and the City.

Financial Feasibility

Scenario 1: Not financially feasible; housing (rent and sale prices) would need to be too high, around \$750,000 or more.

Scenario 2: Poor financial performance even with \$400,000 housing sales price. Commercial space and low density drives down the financials.



Table 3

	Scenario 1: The Heights	Scenario 2: The Experience	Scenario 3: Practical Plan
Housing Units	54 units	14 units	4 units
Housing Unit Mix	12 affordable senior rental 42 owner-occupied	6 senior (\$300,000) 8 apartments 100% owner occupied	4 units at southeast corner
Commercial Space	5,000 sf	0 sf	
Details	<ul style="list-style-type: none"> • Place units at all corners • Expand the northern parcels • Long term senior housing • Starter homes for young families 	<ul style="list-style-type: none"> • Seniors need a place to move from existing homes • Include community space 	<ul style="list-style-type: none"> • Surface parking lot

Discussion Themes

- This is the second highest point in Ramsey County - take advantage of this amenity..
- Rooftop dining
- A mix of uses catering to residents - get a manicure then go to the rooftop for a meal with a view!
- Want commercial space that provides an experience rather than just retail.
- Design is important; housing units must fit with the intersection.
- There is a need for senior housing (for residents moving out of single family homes, starter homes, and homes accessible to veterans.
- Want apartment development with fewer units.
- Expand the parcels for more opportunity.
- County Road E is busy and needs improvements.

Financial Feasibility

Scenario 1: Sales price would be under \$400,000. Could be feasible with commercial space rented and a detailed housing plan. Retail tenants with track record and ability to pay higher rents would help make this feasible.

Scenario 2: For sale housing prices would need to top \$650,000 to cover cost of land and construction and to provide a reasonable profit to the developer.

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Scenario 3: Not feasible. Housing sales prices would be too high. Cost of land (low estimate of \$10/sf) divided among four homes (1,500 sf each) plus construction costs - too high. Greater density of housing helps the financials because it lowers the cost of land per housing unit.

