The regeneration of the historic and underutilized waterfront is essential for communities to retain the past and create a viable future. The intention of this thesis is to regenerate the Johnson Boat Works, a former small boat manufacturing facility in White Bear Lake, Minnesota. The project will draw from the history of the site and reinforce the areas significant past.

The transformation of the building into a mixed-use "pocketed" village will bring vitality to the area. The adaptive reuse of the existing boat manufacturing structure through the creation of new spaces will compliment the site and the existing built context.