

AGENDA
MAPLEWOOD CITY COUNCIL
MANAGER WORKSHOP
5:00 P.M. Monday, February 24, 2014
City Hall, Council Chambers

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. Presentation by Sherman & Associates on Maplewood Bowl Development
2. Community Paramedic Program
3. Integrative Youth Development Presentation

F. ADJOURNMENT

THIS PAGE IS INTENTIONALLY LEFT BLANK

MEMORANDUM

TO: Charles Ahl, City Manager

FROM: Michael Martin, AICP, Planner
Melinda Coleman, Assistant City Manager

DATE: February 18, 2014

SUBJECT: Presentation by Sherman & Associates on Maplewood Bowl Development

Introduction

Andrew Hughes, of Sherman Associates, Inc., will be giving a presentation to the planning commission of his preliminary proposal to redevelop the Maplewood Bowl site into a three-phased mixed use project. The Maplewood Bowl, which had been leased by AMF, has gone out of business potentially leaving a large amount of land as vacant on the visible intersection of Frost Avenue and English Street. The Maplewood Bowl site is both guided by the city's comprehensive plan and zoned as mixed use, which is compatible with the proposed redevelopment.

In addition, the Gladstone Neighborhood Master Plan identifies strategies for public improvements along Frost Avenue and English Street. These improvements have already been constructed along Frost Avenue from Highway 61 to Phalen Place.

Discussion*Maplewood Bowl Site*

Mr. Hughes will be proposing to build a three-phased mixed use project. The first phase would consist of a 55-unit building with one, two and three bedroom units. These units would include affordable housing. Phase two would consist of approximately 65 units of senior independent living apartments. Finally, phase three would consist of approximately 6,000 square feet of neighborhood-oriented retail. Refer to the attached site plan. The average proposed housing rent for this development, based on data Mr. Hughes has submitted, would be \$832. The average rent for this neighborhood, based on Census data, is \$792.

Throughout 2013, city staff worked with the existing property owner and Mr. Hughes on an application to the Metropolitan Council for available Livable Communities Demonstration Account grant dollars. Last month the city was officially awarded \$1.9 million from the Metropolitan Council. Of this award, \$900,000 will be used for acquiring the site and \$1 million for public improvements.

Included with this report are several attachments submitted by Mr. Hughes. This information provides a good picture of what the applicant would like to see happen with this site. No land use applications have been made for this potential development. Mr. Hughes is working to secure additional funding from non-city sources to make this project feasible and expects to make official applications to the city in late 2014 or early 2015.

Public Improvements

The public improvements will include sidewalks from Phalen Place to English Street. Improvements to the area's sanitary sewer, water main and storm sewer drainage systems would also be made. Finally, the streetscaping and place making elements installed during Phase One (Highway 61 to Phalen Plan) of the neighborhood's redevelopment would be continued as part of this redevelopment. These elements would be installed between Phalen Place and English Street.

The place making elements are important as Maplewood continues its work in revitalizing and re-establishing this neighborhood as its core and central gathering place. Building off of this project will make it easier and more desirable for the city to foster additional redevelopment opportunities within the neighborhood. Attached to this report are two exhibits that further detail the public improvements.

Budget Impact

This presentation does not impact any city budgets.

Recommendation

No action required

Attachments

1. Draft Site Plan and Elevations
2. Phase I Redevelopment Summary
3. Phases II and III Redevelopment Summary
4. Proposed Street and Savannah Improvements



West Elevation

3/32" = 1'-0"



South Elevation, Along Frost Avenue

3/32" = 1'-0"



Kaus
Wilson
Architects

Mixed Income Development, Phase 1
Frost Avenue & English Street, Maplewood, MN



**Frost-English Redevelopment
Phases Two and Three
Draft Development Proposal**

Phases Two and Three of the redevelopment are contingent upon Met Council funding to acquire the balance of the site and prepare it for redevelopment.

Sherman Associates proposes to work with the City to ensure that the proposal is competitive for Met Council funds and we would anticipate using these funds for site acquisition, demolition and infrastructure costs.

Phase Two

Phase Two is proposed to contain approximately 65 units of senior independent living apartments. According to Maxfield Research market data prepared for the City, the demand for affordable senior independent living apartments is met by existing supply, but additional unmet demand is projected for market rate senior independent living apartments.

Sherman Associates operates several mixed-income, senior independent living communities in the area (Little Canada, Shoreview and Falcon Heights) and has seen consistent demand for this product type. Sherman Associates also feels the addition of this product type to the area will provide housing choices complementary to the newly-opened "The Shores of Lake Phalen" community, just west of the site.

The estimated total development costs for this phase would be approximately \$12,000,000.

Phase Three

Phase Three is proposed to contain approximately 6,000 square feet of neighborhood-oriented retail. Sherman Associates agrees with the findings of the Maxfield Research market analysis, which found that the area's low traffic count challenged the feasibility of a larger retail development.

Sherman Associates does believe the retail space will gain value following the completion of Phases One and Two. We believe that if acquisition and site preparation costs can be reduced with Met Council funds, rents can be underwritten low enough to attract neighborhood-oriented retail users.

The estimated total development costs for this phase would be approximately \$1,000,000.



**Frost-English Redevelopment
Phase One
Draft Development Proposal**

Phase One of the proposed redevelopment will be a 55-unit, 4-story property containing one, two and three bedroom units. The property will provide a 1:1 underground parking ratio and additional surface parking. To the extent the City is interested, Sherman Associates and its architect can refine the design concept to make the design more urban and compatible with the Gladstone Neighborhood Redevelopment Plan goals (e.g., reduce setbacks, add townhouse entrances to Frost Avenue, etc.).

Unit Mix and Proposed Market

The proposal will contain workforce housing, with rents affordable to moderate wage earners (e.g., \$49,380 for a four-person household in a 60% AMI unit); see below for additional detail on the proposed unit mix and rent/income restrictions. According market analysis prepared by Maxfield Research for the City, *the market area has a 0% vacancy for this housing type.*

Number of Bedrooms	Count	Gross Rent	Rent Restriction	Income Restriction
1 Bedroom	6	\$836	60% AMI	60% AMI
2 Bedroom	14	\$988	60% AMI	60% AMI
3 Bedroom	7	\$1,105	60% AMI	60% AMI
1 Bedroom	4	\$741	50% AMI	60% AMI
2 Bedroom	11	\$838	50% AMI	60% AMI
3 Bedroom	4	\$980	50% AMI	60% AMI
1 Bedroom	3	\$231	30% AMI	60% AMI
2 Bedroom	4	\$278	30% AMI	60% AMI
3 Bedroom	2	\$642	30% AMI	60% AMI
	55			

Proposed Development Budget

The total development costs are estimated to be approximately \$10,500,000. The development will be substantially financed by proceeds from the sale of Housing Tax Credits (70% of development costs) and a First Mortgage (15%). Sherman Associates intends to apply for both of these sources from Minnesota Housing in June, with funding decisions announced in late-October.

The proposed development budget results in a projected gap of approximately \$1,000,000. Sherman Associates proposes that the remaining gap be funded by a combination of TIF and waiver of City fees (SAC, WAC, PAC, etc.). In addition to making this phase financially feasible, such a funding commitment from the City will result in a more competitive application for Minnesota Housing funding.

Comparable Developments

Sherman Associates has developed numerous properties similar to what is being proposed for Frost-English. Examples include Falcon Heights Apartments (Falcon Heights) and The Crossings at Valley View (Bloomington). Sherman Associates is available to arrange a tour of these properties for City staff.

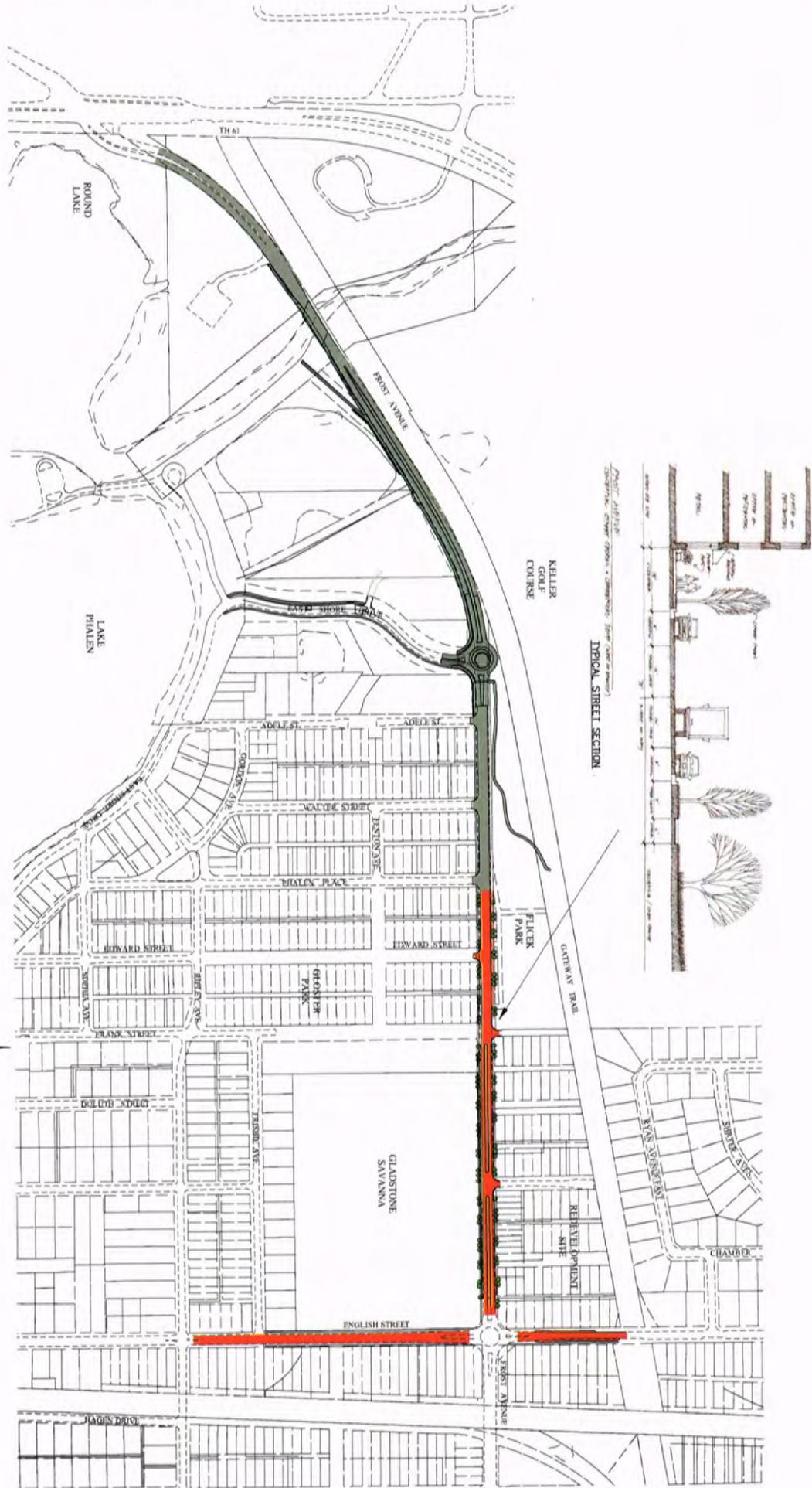


LEGEND

 PHASE 1 STREET IMPROVEMENTS - COMPLETED IN 2011-2012
 PHASE 2 STREET IMPROVEMENTS



**FROST AND ENGLISH REDEVELOPMENT
PHASE 2 PROPOSED STREET IMPROVEMENTS
EXHIBIT 1**



final concept



Final Concept
 GLADSTONE SAVANNA MASTER PLAN
 Maplewood, Minnesota November 9, 2011

MEMORANDUM

TO: Chuck Ahl, City Manager
FROM: Steve Lukin, Fire Chief
DATE: February 18, 2014
SUBJECT: Community Paramedic Program

Introduction

The advent of the Affordable Care Act AKA Obamacare has changed the landscape of healthcare indefinitely. Emergency Medical Services (EMS) will feel the impacts of this changing landscape. Skyrocketing healthcare costs are often attributed to emergency department over utilization. Most EMS agencies add to this over utilization with a “transport first” mentality.

An increased emphasis will be put on keeping patients out of the hospital, reducing hospital readmissions and providing access to primary care to populations that have been previously underserved or do not have necessary resources to obtain primary care or in home services.

As part of the Affordable Care Act, hospitals will face the possibility of fines for patient readmissions and may face a reduction in Medicare reimbursement due to readmissions. Although EMS is not currently facing these reductions, EMS will be at risk of facing these reductions in the future if we don’t reexamine our business model.

911-Emergency requests will continue. Maplewood EMS has seen a 23% increase in requests for service from 2010-2013. Additionally, currently 71% of Maplewood EMS’ payer mix is comprised of Medicare and Medical Assistance. As the reimbursement model changes, we believe it is imperative that Maplewood EMS is prepared to provide a model of healthcare that is mobile and integrated within the entire health system.

I, along with Assistant Fire Chief/EMS Michael Mondor and Maplewood EMS’ Medical Director Peter Tanghe, MD will give a presentation highlighting the Community Paramedic in Minnesota and what Maplewood EMS is doing to prepare for the future of EMS.

Background

None

Budget Impact

None

Recommendation

This is brought to the council for informational purpose only and no action is required.

MEMORANDUM

TO: Chuck Ahl, City Manager
FROM: Paul Schnell, Police Chief
DATE: February 19, 2014
SUBJECT: Conceptual Background on Integrative Youth Development

Introduction

Prevention programming, along with the enhancement of community connection and cohesiveness, have been shown to be critical factors in crime prevention and improvement in community quality of life. Police Department command staff has looked at a variety of community development-based youth prevention programs, focused on their efficiency and effectiveness. Integrative Youth Development is the work product of the Institute for Community and Adolescent Resiliency – Unifying Solutions (ICAR-US).

According to ICAR-US, Integrative Youth Development™ (IYD) takes from a variety of the youth-development research, including the groundbreaking work of the Minnesota-based Search Institute. IYD has identified seven factors (called “phactors”) that can be used to assess, nurture, and sustain young people. The science of Integrative Youth Development is founded in the multi-disciplinary study of young people within the context of their environments (ecologies).

IYD brings research, data, and insights from biology, genetics, psychology, sociology, philosophy, theology, economics, physics, and anthropology. IYD presents a framework for the development of individual youth, within the context of their environment. This framework demonstrates the role of his/her individual traits, talents, and propensities within the conditions provided by family, school, community, and culture.

Background

In the fall of 2013, I made a difficult decision to discontinue the department’s involvement in the D.A.R.E. program. The decision was based in several important considerations, including: research-based findings on program effectiveness as a prevention strategy, the ability to offer the program in only certain schools within the City, thereby providing a prevention resource to some schools/youth versus others, and limited departmental resource based on policing needs. The difficulty in terminating the D.A.R.E. program comes in the lack of direct connection between Maplewood police officers and area youth. It is well documented that connection is a key indicator for future success and successfully navigating the challenges of adolescence.

In October of 2013, a group of City staff met with Derek Peterson, the president of the Institute for Community and Adolescent Resiliency – Unifying Solutions. Mr. Peterson described the theory behind Integrative Youth Development. I have been familiar with Mr. Peterson’s work for several years and am intrigued by simplicity, research outcomes, and community development opportunities provided by the model. Importantly, IYD is a model that when understood by youth, parents, teachers, faith community leaders, business owners, and others appears to have the potential to transform community and create sound outcomes.

The essential component of the model is that every young person has 5 or more connected adults in their life. Simply put, IYD calls this the "Rule of 5." Research indicates that more than a third of kids have 0-2 adult connections, about 20% have 3-4 connections, and 42% have 5 or more. It is well documented that young people with five or more connected adults have fewer problems with drugs, alcohol, depression, and violence. In addition, these youth have measurably better school success outcomes. The "five adult anchors" provide youth with both tangible and intangible assets. These tangible and intangible assets are the basis for what is called the "web of support."

The IYD model is not rocket science, but it demands explicit awareness. The concept calls for the likes of a campaign of sorts to teach youth and all elements of the community about the importance of the "Rule of 5" and its impact on the developmental ecology of young people.

In the Council workshop I'll more clearly describe the IYD concept through a short analogous demonstration.

Budget Impact

None

Recommendation

None; this is an informational report for future implementation consideration.

Attachments

None

THIS PAGE IS INTENTIONALLY LEFT BLANK