

Livable Communities Demonstration Account

PROJECT PROFILE

Villages at Frost & English Maplewood, Minnesota



Before



After

PROJECT SUMMARY

The Villages at Frost & English is a three-phase residential and commercial mixed-use redevelopment of the former Maplewood Bowl site. The first phase consists of 50 units of affordable housing at 60% AMI. The second phase will include 70-75 units of senior affordable and market rate housing. Finally, the third phase will consist of 8,000 square feet of commercial space. The development has dramatically increased the density of this parcel and the immediate neighborhood, while using attractive designs and materials as guided by the city's neighborhood master plan. This mixed use development takes advantage of its location near the Gateway and Bruce Vento trails - providing a direct link to the Gateway.

HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

CONNECT → This project strengthens the connection between the Frost-English node and the Gateway Trail. The proximity to the future Rush Line corridor provides a direct transit connection to the downtown Minneapolis and St. Paul employment centers.

DEMONSTRATE → F&E demonstrates how important it is for the city and its partners to invest in and revitalize areas that provide benefits to both the city and the larger region because of its close proximity to the metro's core.

CATALYZE → By injecting at least 110 units of housing into Maplewood, demand will increase for additional commercial and retail services and provide opportunities to redevelop sites and rehab existing commercial buildings.

LCDA GRANT INFORMATION

Applicant:	City of Maplewood
Funding Cycle:	2013
Grant Amount:	\$1,900,000
Other LCA Funding:	None

Funded Elements:

Site assembly, Frost Avenue improvements/reconstruction, Frost Avenue sidewalks, lighting and furnishings, storm water management improvements

FAST FACTS

Developer: Sherman Associates	Project Type: Affordable housing redevelopment
Estimated Total Development Cost: \$24.7 million	Total Housing Units: 120
Net Tax Capacity Increase: \$61,143 - 33% increase	Affordable Units: 91 at 60% AMI, 20 at 50% AMI, 9 at 30% AMI
	Jobs: 45 temp, 42 perm

RISKS AND OUTCOMES

FROM PROJECT DEVELOPER

Though the site was abandoned in 2009, the Maplewood Bowl had been a community staple since the 70s. “It’s always a sensitive topic to tear down a staple,” explained Shane LaFave of Sherman Associates. It was risky to develop not only because of the history of the site, but also because the area hasn’t seen a lot of new development or affordable housing. “There was a risk of how it would be received, but as it went along, there was lots of great feedback,” continued LaFave.

In addition to community reception, there were various roadblocks like unexpected debris laden soil from a former parking lot 4 feet underground. This led to an unplanned additional \$200,000 for soil remediation, \$78,000 of which came from a 2015 TBRA grant.

Since the completion of Phase 1 in July 2016, developers have received several calls about Phase 2 and 3, illustrating increased interest for the project at large.

“The project wouldn’t have been financially feasible without LCDA funding.”

Shane LaFave
Director of Multifamily Development



Photo of the site after Phase 1

FROM CITY STAFF

While the City had no expectations for how long the process was going to take, the project was conceived and constructed smoothly. Even with a plan, a proposed site, and a direction, it was critical to have an interested and motivated developer like Sherman Associates, explained Michael Martin of the City of Maplewood. They followed through, and acted as a key partner throughout the planning and construction process.

Martin explained that after the completion of Phase 1, the City now has a better sense of what to expect from the process for Phase 2 and 3. And despite a few naysayers, the site - which has been sought after for 15 years- has had extremely positive reception from elected and appointed officials, as well as the general public.



Site Map

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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