CITY'S OFFICIAL NEWSLETTER

MAPLEWOOD LIVING

November 2024

Juniper Apartments

Take the virtual development tour

Click the QR to watch a video highlighting properties prime for re-development and recent successes.

Maximizing value on under used land

As the tour bus rolled down East Shore Drive, City Manager Mike Sable pointed to a building under construction. Before groundbreaking, the 2-acre, lake front property was valued at $500,000. By the time the American Cooperative on Lake Phalen is complete, its property value is expected to be over $20 million.

It's one of many examples where the city has been able to maximize value, expand housing opportunities, and increase overall livability. The 60-unit, market rate building offers people 62 and older a stable property investment and communal living.

Maplewood is looking to replicate this success elsewhere. Redeveloping land into higher value use increases the tax base and spreads the overall property tax load, stabilizing or sometimes easing what existing property owners pay.

The city council, planning commission and community design review board toured more than 20 properties where the City has been able to maximize value or identify potential opportunities.

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Maplewood

Visit with the Mayor & Council

We've made it even easier to visit with Mayor Marylee Abrams or any of our City Council Members, to discuss concerns or to share ideas for Maplewood.

The Mayor and Council set their own meeting calendars. You're encouraged to reach them directly through the contacts below.

If you are unable to reach them, contact Lois Knutson at (651) 249-2051 or Lois.Knutson@maplewoodmn.gov

Elected Officials

Marylee Abrams: Mayor (612) 322-1620
marylee.abrams@maplewoodmn.gov

Rebecca Cave: Councilmember (651) 399-1779
rebecca.cave@maplewoodmn.gov

Kathleen Juenemann: Councilmember (651) 771-3670
kathleen.juenemann@maplewoodmn.gov

Chonburi Lee: Councilmember (651) 321-2299
chonburi.lee@maplewoodmn.gov

Nikki Villavicencio: Councilmember (651) 558-7662
nikki.villavicencio@maplewoodmn.gov

City Manager

Michael Sable, City Manager (651) 249-2055
michael.sable@maplewoodmn.gov

Frequently Called Numbers

City Hall	(651) 249-2000
Maplewood Community Center	(651) 747-0922
Parks and Natural Resources	(651) 249-2111
Public Works	(651) 249-2400
Police Non-Emergency	(651) 767-0640

Development Tour

Oberon Apartments

Caretta Senior Living

[**Underused Land** continued from page 1]

Initial success stories:

Caretta Senior Living

- Cleaned a vacant site known for chronic garbage dumping
- Provided needed housing to more than 70 seniors
- Increased property value from $5.4 million to $10 million

Oberon Apartments

- Increased market rate housing
- Anticipate property value increase from $780,000 to $30 million

Key development areas:

Gladstone corridor - Four projects underway

- One area ready for commercial development
- Several properties have redevelopment potential

North End

- St. John's is planning to expand it campus
- Birch Run Station making significant improvements, will create building opportunities on underutilized lot space
- Opportunities surrounding the mall

Ponds at Battle Creek - Expecting revised housing proposal in November

The development tour demonstrated opportunities to attract builders instead of leaving progress to market forces alone.

This includes:

- Roads due for reconstruction meet modern needs of traffic flow and pedestrian safety
- Acquiring property in strategic locations that meet re-development goals for housing and retail
- Providing financial incentives for developments that fill critical community needs

American Cooperative on Lake Phalen

Looking across Maplewood, obvious areas – some shovel ready – emerge for redevelopment. Our Community Development Department has found several underused properties that can enhance their neighborhoods, provide needed amenities and possibly spread taxes more equitably.

Weigh in on Maplewood's 2025 budget

Monday December 9th
City Council Chambers, 7 p.m.

For more on Maplewood's budget history, scan the QR code

The 2025 budget prioritizes

- Fire-EMS
- Roads
- Public Safety
- Attracting a retaining a skilled staff

Check out the graph below. The City of Maplewood comprises only part of your overall property tax bill.

Maplewood fire safety videos

In about 1:20 the room on the left was fully engulfed. It raged for about 20 seconds longer, before firefighters extinguished the flames. Fires double in size every minute.

For context, Maplewood Fire-EMS typically arrives to a call with in 8 minutes. It's critical to:

- Take fire prevention seriously
- Have extinguishers
- Ensure smoke detectors are working properly
- Create an emergency exit plan

The room on the right, has the same exact contents with the same exact ignition source. It barely looks disturbed. The difference: a sprinkler that was activated in about 20 seconds.

Consider that when looking for:

- Apartments
- Dorm rooms
- A new home

The room on the right, has the same exact contents with the same exact ignition source. It barely looks disturbed.

The difference: a sprinkler that was activated in about 20 seconds.

Please keep an eye out as we release more safety videos.

Unsheltered Outreach

As the colder weather approaches, we're trying to work with Ramsey County and other partners for a longer-term solution for people experiencing homelessness.

Maplewood has four goals when it comes to working with unsheltered people:

- Support their health, safety and housing needs while maintaining a high quality of life for all residents, businesses and visitors
- Prioritize attention and coordination regarding unsheltered encampments
- Connect unsheltered individuals who may be struggling with physical or mental illness or other needs to support services
- Ensure all community members are treated consistently, compassionately and respectfully

Maplewood responds quickly when staff becomes aware of unsheltered people, we work with Ramsey County to fill in service gaps after our initial contact and assessment.

Need more Info?
Individuals needing shelter contact (651) 266-1050

Families needing shelter contact (651) 266-7818.

This number gets answered and responded to Monday – Friday; 8 a.m. - 4:30 p.m.

To alert the city about an unsheltered person, please visit our community response form (maplewoodmn.gov/fixit)

A successful road construction season

Smooth black top, gleaming sidewalks and lush boulevards have been installed and ready for their first winter on Maplewood's two major road construction projects:

- Cypress-Maplewood Drive area
- East Shore Drive area

We'd like to thank community members for their patience during construction.

This work helps us maintain our goal that more than 70% of the City's roads are in good or excellent condition.

Next season, we're planning on a reconstruction project on Prosperity between County Road B and Larpenteur and repaving several streets in the south end.

Are the Lights On?

Thousands of cars in our region are driving a little safer thanks to the Lights On initiative. Maplewood Police started participating at the beginning of the year. When officers spot someone with a light out and committing no other traffic violation, we take their license plate and mail them a letter. It provides a warning about the light, and offers a voucher of up to $250 to get it fixed at a participating garage.

Last month, we teamed with Roseville for a drive-up light inspection. Maplewood issued more than 60 vouchers at the event. Our departments are two of many Minnesota participants in this nationwide program, thanks to funding through the Lights On microgrant program.

It's a great way to ensure cars are roadworthy without direct police interaction.

Free mattress collection in November

Did you know 95% of your mattress can be recycled?

Tuesdays and Thursdays through November, residents can place mattresses, box springs and crib mattresses out for free collection.

People living in apartments, townhomes and manufactured homes with centralized trash should contact their property management prior to scheduling a pickup.

Sign up online at secondchancerecyclingmn.com/curbside-collection-program. Click on the Maplewood option.

This is possible through a collaboration with Ramsey/Washington Recycling & Energy and Second Chance Recycling.

Help our street sweeping crews

Sweepers are out cleaning streets and preparing roads for fall and winter

Here's how you can make the job go smoothly:

- Keep waste and recycling containers out of the street.
- On pick up day, place containers at the end of the driveway or on the boulevard.
- Don't sweep leaves into the street or neighbors' property. (It's a city code violation.)

Fall is a good time to inspect your mailbox for loose or missing hardware and to ensure the post is sturdy.

Parked cars impact fall and winter maintenance

- Overnight parking on a City street/road between 2:00 a.m. and 6:00 a.m. is prohibited, unless otherwise explicitly permitted.
- Vehicles may not remain in the same place on any city street/road for more than 24 continuous hours.
- Parking any vehicle on any street or road in the city for more than 30 minutes during the time intervening between a snowfall of two inches or more and the plowing or removal of snow is prohibited.

Please contact Maplewood Public Works at (651) 249-2420 with any questions or concerns.

Major progress on EAB removal

Maplewood is down to about 600 ash trees on public land. That's significant progress compared to the more than 2100 ash trees when the tree-killing Emerald Ash Borer was initially discovered.

Through grants, road projects and other funding, the city has been removing these trees before they became significantly diseased. It's helped prevent impacts to people, cars, houses, or other property. A recent $450,000 DNR grant ensured progress through the summer.

The city is also working with property owners to remove ash trees on private property, launching a program that provides up-front funding to remove trees. Homeowners pay the money back via a low interest property tax assessment.

Just as important, the City is working to replace trees. On private property, 900 trees have been planted through our annual tree sale. More than 600 are expected to be replanted on public land by 2027.

Owl Walk

Sunday, November 24th
4:30 - 6:00 p.m.

A dusk walk can increase your chances of hearing or seeing elusive owls. Remember to wear comfortable shoes and dress for the weather, as the class is held outdoors. If you have binoculars, bring them along! Register at: Maplewoodmn.gov/971

Youth Sport Classes with RevSports

Visit: **maplewoodmn.gov/2068**

To Register: Maplewood.Revsports.org

RevSports Contact: Info@RevSports.org or (612) 234-7782

Thursday Sessions

Volleyball: Session 10, 11 Available for ages 6-14

Dates

Session 11: November 21, December 5, 12, 19

Saturday Sessions

Basketball: Session 10 Available for ages 2-9

Dates

Session 10: November 16, 23, December 7, 14 (Skip Nov. 30)

Join the YMCA

Facebook Group Page

Book your massage today

- Great pricing for members and non-members

General wellness

Host your event at the Maplewood Y Community Center:

Contact Bridget.Ennen@ymcanorth.org or 651-739-6594

BIRTHDAY PARTY PACKAGE

BIRTHDAY PARTIES ARE BACK!

MONDAY-FRIDAY 1PM-4PM
SATURDAY 1PM-5PM
SUNDAY 7AM-5PM

- 3 Hour Party Rental
- Gladstone Hallway (Max 40 people)
- Access to Indoor Playground for 90 min
- Allowed to bring in outside food (No crockpots!)
- Starting at $500

Location: Maplewood YMCA 2100 White Bear Ave
Phone: 651-739-6594
Email: Alex.Schmitz@ymcanorth.org

City of Maplewood
1830 County Road B East
Maplewood, MN 55109
Phone: (651) 249-2000
www.maplewoodmn.gov

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*******ECRWSS*******

RESIDENTIAL CUSTOMER

Upon request, this newsletter will be made available in an alternate format.

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SAVE THE DATE FOR THESE COMMUNITY EVENTS!

SATURDAY, DECEMBER 14, 2024
1-3PM
MAPLEWOOD CORNER OF RICE ST. & LARPENTEUR AVE.

RICE & LARPENTEUR

DECEMBER	
7	**St. Nikolaustag** Maplewood Historical Society 11 a.m. - 4 p.m.
DECEMBER	**Winter Warm-Up**
14	Rice & Larpenteur 1 - 3 p.m.

ST. NIKOLAUSTAG
AT THE
MAPLEWOOD AREA HISTORICAL SOCIETY
BRUENTRUP HERITAGE FARM

SATURDAY, DEC. 7TH
11 AM TO 4 PM

Free Event, Donations Appreciated.
Free Parking and Shuttle at Maplewood Mall, Door 4.

Meet St. Nikolaus,
Learn about German Holiday Traditions,
Music, Food,
& More!

DECEMBER	
21	**Santa Parade** Citywide, Parade Route available soon