



Gladstone Village – Project Narrative

Project Team

JB Vang is a BIPOC Developer located in the city of St. Paul. JB Vang has developed over 1 million square feet of real estate totaling over \$700MM with a wide variety of project types such as extensive commercial experience, educational facilities, retail, office, industrial and various types of housing projects.

In addition to JB Vang, the Project team consists of Urbanworks architecture, Premier property management, Simpson Housing services, Flannery construction and The Landon Group.

Project Summary

JB Vang, along with the project team, is proposing to develop Gladstone Village, a 65-unit affordable multifamily apartment project located on an approximately 1.59-acre site at the corner of Frost Avenue and English Street in Maplewood, Minnesota.

Gladstone Village (the “Project”) received a funding allocation from Minnesota Housing Finance Agency (MHFA) in the 2022 Consolidated RFP / 2023 Housing Tax Credits Round 1. The Project will be a 4-story development providing a mix of sixty-five (65) one-, two-, three-, and four-bedroom family friendly apartments, ground level resident use amenities, and one-level of resident use underground parking. JB Vang intends to begin construction late 2023 or early 2024.

The Project will consist of a four-story, stick frame building with an elevator, and the building’s exterior consists primarily of brick and stucco with metal accents. It includes 64 underground parking stalls and 39 surface parking stalls, for a total of 103 parking stalls. The code minimum for parking at the Project’s location is 2 stalls per dwelling unit. Gladstone Village parking equates to 1.58 stalls per dwelling unit, which is ample for the targeted population and location provided the Project’s adjacency to bus stops and the potential future Bus Rapid Transit (BRT) Purple Line. Additional information regarding anticipated traffic and parking needs for Gladstone Village is available upon request.

The Project’s amenities, which include a community and co-working room, outdoor grilling and patio area, fitness, and flex spaces, are located on English Street facing south to take advantage of solar access, as well as convenient access to on-site surface parking and Gladstone Savanna Park located on the west side of English Street. The courtyard shaped by the building facing south is utilized as a patio and playground, giving the residents an expansive resident only outdoor space. A second entry point to the Project is proposed for bus transit users and those utilizing the bicycle trail at the northeast corner of the site along Frost Avenue.

Gladstone Village’s unit mix will encourage family-friendly design by including eighteen (18) three- and nine (9) four-bedroom units. The family-friendly building will have indoor and outdoor gathering areas including community and recreation spaces for residents.

The Project provides affordable housing to those making 30% to 60% of the Area Median Income (AMI) calculated annually by HUD, and unit sizes range from approximately 700 to 1,590 square feet. A small percentage of units are set aside for people with disabilities (PWD) under the Section 811 housing program

and people/families experiencing homelessness. Some units will receive designated housing services and others will receive oversight by the Minnesota Department of Human Services.

The building is following the Enterprise Green Communities green building program for affordable housing as amended by MN Housing. In addition, the building is following the B3 Sustainable Building 2030 Energy standard, which set targets for reducing energy usage. Projects under these programs are required to meet both an energy and carbon standard, and utilize renewable energy sources. Strategies include utilizing an improved envelope design with reduced air infiltration, utilizing high-efficiency HVAC equipment, and exploring new technologies for lighting, appliances, and other building features.

Access to Nearby Transit and Shopping

Metro Transit Route 64, a high frequency Metro Transit bus route, has a stop adjacent to the Project. Route 64 provides access to downtown Saint Paul and major employers including Traveler's Insurance, EcoLab, Bremer Financial, St. Paul Technical College, Metropolitan State University, and the Pioneer Press. Multiple hospital systems are also accessible by transit including Regions, United, and St. Joseph's Hospital.

To the North, Route 64 provides access to Maplewood Mall, Phalen Regional Park, Maplewood Community Center and many restaurants and small regional employers.

Gladstone Village residents will have access to a wide variety of shopping options nearby including Cub Foods (1.7 miles to the south), several convenience stores, restaurants, and other retailers.

Contribution to City and County Future Planning

The Project site is in an area of the City of Maplewood promoting redevelopment as demonstrated in multiple area plans including the Gladstone Redevelopment Area Plan and the Maplewood 2040 Comprehensive Plan.

The City of Maplewood 2040 Comprehensive Plan calls for increased, new housing stock. The community has expressed concern over the lack of affordable housing. The vacancy rate in Maplewood continues to decrease; in 2010, it was 4.4%, in 2017 it was 2.4%, and it is projected to continue to decrease in the coming years. Specifically, the 2040 Plan states, "As new projects are developed, consideration should be given to the inclusion of affordable options. While there are a number of subsidized options available, it is not enough to meet current, as well as future demands" (6-111).

Gladstone Village directly addresses the need for additional affordable housing in Maplewood. The addition of 65 new affordable housing units, all set at 30%, 50%, and 60% AMI, will increase the options for the residents of Maplewood, especially families in need of two-, three-, and four-bedroom units.

The Metropolitan Council has projected that Maplewood will need to bring 510 new units of housing to the market between 2021 and 2040 to keep up with demand. Over half of these units (345) need to meet affordability rates at or below 50% AMI. Gladstone Village will achieve 13.6% of this goal with the addition of 47 new units at or below 50% AMI.

Community Engagement

JB Vang and our architect team, Urbanworks, hosted a community open house on March 15, 2023 from 6:30pm to 7:30pm at the Wakefield Park Community Building in Maplewood, MN. We sent invites to the addresses provided to us by Michael Martin on February 16, 2023, that included all property owners located within 500 feet of the Project's site. The night of the open house, we brought posterboards with preliminary renderings and printed out a few large plan pages for folks to see and comment on if desired.

While lightly attended by 4 adults and 1 child, we received positive feedback on the preliminary designs and were offered verbal support of the Project. I provided my business card to contact us with any questions related to the project, and hope to connect with them again soon!