



**WORK SESSION MEETING  
OF THE  
CITY COUNCIL  
City of Maplewood, Missouri**

City Council Chambers, City Hall  
7601 Manchester Road, Maplewood, MO 63143

**Tuesday, January 27, 2026  
6:00 PM**

**AGENDA**

1. Call to Order
2. Roll Call
3. Yale/Manchester Area Community Input Summary
4. Yale/Manchester Area Proposed Investments
5. Adjournment

---

**Accessibility Notice**

The City of Maplewood is committed to making public meetings accessible. Accommodation requests should be made at least 48 hours before the meeting by contacting the Deputy City Clerk at [cityclerk@maplewoodmo.gov](mailto:cityclerk@maplewoodmo.gov) or 314-646-3602, or Relay Missouri at 800-736-2966 (TTY).

**Virtual Access**

Watch this meeting live or view previous meetings at [www.youtube.com/@cityofmaplewood8819](http://www.youtube.com/@cityofmaplewood8819)

*Posted on January 23, 2026, at Maplewood City Hall and [maplewoodmo.gov](http://maplewoodmo.gov)*



# Community Meeting:

## Yale & Manchester Area

Meetings with Residents and Businesses  
2025-2026

# Community Meeting Engagement

## 4 Meetings

- 1st Meeting(Resident) 12/04/25 @ 6:30pm
  - 1 resident, 2 council members, 1 business owner & 4 city staff
- 2nd Meeting (Resident) 12/6/25 @ 10:00am
  - 6 residents, 1 business owner & 3 city staff
- 3rd Meeting (Business Owners) 12/8/25 @10:00am
  - 13 business owners, 1 resident, 1 council member, mayor, and 4 city staff
- 4<sup>th</sup> Meeting (Resident) 12/29/25 @ 4pm
  - 18 residents, property manager and 3 city staff

\*All meetings were conducted by an professional facilitator not connected to the Maplewood area.

# Welcome and Agenda

## Meeting Agenda

- Welcome and Introductions
  - Purpose of meeting
    - Introduction (Amber)
  - Overview of key concerns raised by community members
- Public Safety Context
  - Review of recent concerns
  - Needs, Supports, and Growth
- Neighborhood Improvement Opportunities
  - Yale Green Space
  - Shelter/Seating/Pantry placements
  - Lighting, Monitoring, Community outreach, & Programming
  - Long-term development possibilities
- Public Comments and Open Discussion
- Closing Remarks



# Purpose

To inform City leadership and staff on resident concerns, community strengths, and priority needs identified during a facilitated community discussion focused on the Yale/Manchester area of Maplewood.

# What We Heard....



**COMMUNITY STRENGTHS**



**PUBLIC CONCERNS & SAFETY**



**YOUTH AND FAMILIES**



**COMMUNITY USE AND ENGAGEMENT, INVESTMENT & EQUITY**

# Community Strengths

- Business owners consistently support neighborhood events and youth activities
- Strong engagement from nonprofits, schools, and social service providers
- Successful community events in Yale Open Space demonstrate potential for positive activation
- Residents expressed willingness to participate in beautification, grant seeking, and programming efforts
- Neighbors look out for one another
- Strong school and social service support
- New Black-owned businesses invested in the area
- Trusted relationships with specific city staff and council members

## TOPIC 1

# Public Concerns & Safety

- Ongoing concerns about gun violence, drug activity, robbery attempts, vandalism, and car theft/break-ins, loss of life, visual memorials and assaults
- Unsafe conditions near the bus stop, parking lot, and pedestrian corridors
- Speeding and drag racing on Yale Avenue creating serious risks for pedestrians, especially children walking to school
- Desire for increased visible presence (police or other safety personnel), improved lighting, and traffic calming measures
- Children, families, customers and employees feel unsafe; reduced foot traffic
- Building safety issues: doors propped open, unauthorized access
- Broken and uneven sidewalks (accessibility issues)
- Concerns of safety regarding the unhoused population alongside recognition of the well-being and needs of humans in the community.
- Residents sleeping outside of homes, businesses, benches, and residences.
- Residents being turned away public parks
- Lack of community: home owners vs apartment residents

## TOPIC 2

# Youth & Families

- High concentration of children living in apartments without access to yards
- Children often play in streets due to lack of nearby, age-appropriate recreation
- Requests for playground equipment, on-site youth programming, and investment in existing youth-serving organizations
- Strong interest in asking youth directly what activities and amenities they want
- Bus shelter identified as both a necessary transit amenity and a site of drug activity
- City clarified bench removal as a safety measure based on incident data
- Residents emphasized the need to balance safety, accessibility, dignity, and shared use of public space
- Interest in redesign, lighting, resource connections, and consistent management of the space

## TOPIC 3

# Community Use Engagement, Investment, and Equity

- Residents noted visible disparities in lighting, infrastructure, and amenities compared to other parts of Maplewood
- Desire for exterior improvements to reduce stigma and improve neighborhood image
- Concerns that negative narratives overshadow neighborhood strengths and discourage investment
- Desire for equitable city investment and clearer communication about improvements underway
- Mini pantry serving as a vital food resource (with challenges related to loitering and gatekeeping)
- Strong involvement from schools
- Social work support
- Residents would like to see more collaboration between STL County and City
- Visible security cameras / emergency call stations
- Beautification: paint, power washing, landscaping, murals
- Wayfinding, public parking signage & gateway elements
- Desire continued meetings and engagements on a consistent basis

## TOPIC 4

# Quick WINS & Opportunities

## INTENTIONAL ACTION FOR THE COMMUNITY

- Visible
  - Lighting upgrades
  - traffic calming (slow down signs)
  - Maplewood signage
  - Pave parking lot
  - Cross-walk
  - Beautification (painting, plants, additional seating, shade)
- Visible city staff, community outreach by city council, safety resources, and outreach
- Small, consistent community and youth-focused programming
- Positive Police presence
- Increased security in area (cameras, foot/bike patrol, substation)



# Conclusion and Next Steps

## **TIMELINE:**

Implementation of Quick WINS  
2026-2027

- Maplewood signage
- Pave parking lot
- Positive police presence
- Additional lighting for businesses
- Programming and community events
- Visible support services and resources
- Beautification of all spaces
- Transit benches (CMT partnership)
- Electricity and lighting

Visible, consistent action—starting with small, tangible improvements—can rebuild trust and demonstrate that this neighborhood is a full and valued part of Maplewood.

# Contact Us

## **CITY MANAGER:**

AMBER WITHYCOMBE

OFFICE: (314) 646-3603

EMAIL: AWITHYCOMBE@MAPLEWOODMO.GOV

## **RESOURCE DEVELOPMENT & PUBLIC ENGAGEMENT MANAGER**

TIFFANY HYDE

OFFICE: 314-646-3640

EMAIL: THYDE@MAPLEWOODMO.GOV

## **COMMUNITY DEVELOPMENT DIRECTOR**

LAURA MILLER

OFFICE: 314-646-3607

EMAIL: LMILLER@MAPLEWOODMO.GOV

## **SOCIAL SERVICES COORDINATOR**

CELESTE GRAYER

OFFICE: 314-655-3647

EMAIL: CGRAYER@MAPLEWOODMO.GOV

We are here to listen, learn, and collaborate...

# Memorandum



**To:** Mayor and City Council  
**From:** Amber Withycombe, City Manager  
**Date:** January 23, 2026  
**Re:** **Yale/Manchester Neighborhood Investment Recommendations**

---

Following community engagement in December 2025, staff is presenting a comprehensive set of investment recommendations for the Yale/Manchester neighborhood. These recommendations directly respond to community feedback regarding public safety, transit accessibility, youth and family amenities, equitable investment, and neighborhood character improvements.

The proposed investments total approximately \$200,000 in city funds over two fiscal years, leveraging grant funding, public-private partnerships, and existing capital improvement allocations. Staff seeks Council direction on which initiatives to advance to implementation, further development, or negotiation.

## **BACKGROUND**

In December 2025, the City partnered with Artists First and the property manager at 2286 Yale to offer four community meetings focused on the Yale/Manchester neighborhood.

These third-party facilitated meetings engaged residents, business owners, property managers, and community stakeholders in substantive conversations about neighborhood strengths, concerns, and priorities. The facilitated feedback process identified clear themes across public safety, youth services, infrastructure equity, transit accessibility, and community investment.

Council has discussed challenges in this neighborhood throughout 2025, including at work sessions on August 12 and November 11, and during my staff report on December 9. Staff has maintained ongoing dialogue with property owners, residents, business operators, and service providers to develop responsive, realistic interventions.

## **COMMUNITY FEEDBACK THEMES**

The community identified both significant assets and pressing needs:

### Strengths:

- Business owners consistently support neighborhood events and youth activities
- Strong nonprofit, school, and social service engagement
- Successful community events demonstrate potential for positive activation
- Neighbors demonstrate care for one another
- New Black-owned businesses are investing in the area

### Priority Concerns:

- Public Safety: Gun violence, drug activity, vehicle crimes, speeding on Yale Avenue endangering pedestrians

- Equity: Visible disparities in lighting, infrastructure, and amenities compared to other Maplewood areas
- Youth and Families: High concentration of children without access to yards or age-appropriate recreation
- Transit: Bus shelter recognized as both necessary amenity and site requiring safety interventions
- Infrastructure: Need for lighting improvements, traffic calming, beautification, wayfinding

## **STAFF RECOMMENDATIONS**

Staff recommends a phased approach prioritizing immediate safety improvements and “quick wins” in FY26, with larger placemaking investments launching in FY27. All recommendations address specific community needs while building toward long-term neighborhood vitality.

### **PHASE 1: FY26 PRIORITIES (Implementation: February - June 2026)**

#### **1. Transit Rider Improvements**

- Community Need Addressed: Accessible, safe transit infrastructure; consistency with amenities in other parts of Maplewood. According to Bi-State, the bus stop on the north side of Manchester averages 12.5 riders per day, and the south side stop averages 17.9 riders per day.
- Recommendations:
  - Relocate bus stops in 7100 block of Manchester per Bi-State Metro recommendations
    - North side stop moves west; south side stop moves east (both relocating to opposite side of crosswalks)
    - Increases pedestrian safety and adds parking capacity
  - Install three CMT grant-funded bus benches:
    - Two armed benches at relocated Manchester stops (consistency with citywide standards)
    - One armed bench at 2600 block of Bellevue for northbound Route 16
  - Pursue AARP grant funding with CMT assistance for new enclosed bus shelter on north side of Manchester
- Partners: Citizens for Modern Transit; Bi-State Metro
- Timeline: Benches installation could happen almost immediately; shelter grant application is due March 4 with funds awarded at the end of the summer. City staff has reached out to Bi-State to explore securing a standard shelter at the time of bench installation that would be replaced by the grant-funded and upgraded shelter.
- Cost: Grant-funded (bench retail value ~\$3,900 each; city cost \$0)
- Rationale: Community feedback emphasized the need for transit amenities that match “what’s provided in other parts of Maplewood.” Relocating stops improves safety while the CMT partnership provides professional-grade transit furniture at no cost to the city.

Staff recommends armed benches at the bus stops based on multiple considerations. First, residents at 2286 Yale specifically requested consistency with citywide standards, expressing concern that different design choices in their neighborhood would signal different expectations for public space use. Residents were clear that while they support

compassionate approaches to homelessness, they do not want the immediate vicinity of their homes to become an outdoor sleeping area. The presence of benches designed for sleeping, they explained, would communicate city acceptance of encampments adjacent to their building, a message that would make families feel their neighborhood is not equally protected or valued.

Second, the armed bench design ensures maximum daytime availability for actual transit riders by discouraging extended occupation during peak commuting hours. This serves the primary transit function while respecting both riders' needs and neighbors' concerns.

Third, the comprehensive neighborhood investment plan addresses the underlying need through more appropriate venues. The Yale Green Space park design will include covered, open seating in a setting designed for relaxation and gathering. The Yale Loop Café project would create activated public space with seating and amenities in an environment with restroom access, food availability, and regular management presence. These spaces will serve multiple community needs, including rest and respite, while the bus stops serve their intended transit function.

Staff acknowledges the complexity of balancing accessibility, dignity, and neighborhood quality of life. The approaches recommended in this memo provide multiple types of public seating across different contexts rather than concentrating all demands at a single transit point, while maintaining consistency with transit infrastructure standards applied throughout Maplewood (bench located at the stop, shelter covering the bench if sidewalk depth permits).

## **2. Neighborhood Lighting Improvements**

- Community Need Addressed: Top community priority; addresses safety concerns and visible infrastructure disparities
- Recommendations:
  - Expand Sustainability Commission solar lighting pilot program
  - Add up to three solar lights to pedestrian corridors and parking areas
  - Prioritize darker areas identified by residents and businesses
- Partners: Sustainability Commission; Washington University
- Timeline: Pair with approved FY26 solar lighting pilot; complete by June 30, 2026
- Cost: ~\$8,000 per light (Prop S funds)
- Rationale: Lighting improvements were the single most consistent request across all community meetings. Solar technology allows rapid deployment without electrical infrastructure costs. This expands an existing pilot program already approved by Council but not yet initiated.

## **3. Traffic Calming Measures**

- Community Need Addressed: Speeding and drag racing on Yale Avenue creating pedestrian risks, especially for children walking to school. Yale was classified as Tier 3 (moderate priority) in the 2023 Traffic Study because while most traffic operates near the speed limit, the 95th percentile exceeds the posted limit by more than 5 mph, and maximum speeds reach nearly double the posted limit. This data validates community

concerns: while the majority of drivers travel responsibly, a significant minority creates dangerous conditions for pedestrians.

- Recommendations:
  - High-visibility crosswalks at key crossing points, particularly near MRH walking routes
  - Signage enhancements including solar-powered lighted stop signs
  - Rely on new Public Works and Planning Director to assess additional short- and long-term traffic calming interventions, possibly to include adding a median on Yale between Manchester and Lyndover to match the existing Yale medians
- Timeline: Spring 2026, pending Public Works Director input
- Cost: ~\$20,000 (Prop S funds)
- Rationale: Multiple residents described near-misses with speeding vehicles. Children playing in streets due to lack of recreational space makes traffic calming urgent.

#### **4. Expansion of Public Safety Cameras**

- Community Need Addressed: Desire for increased visible safety presence and monitoring
- Recommendation:
  - Install additional camera at Bellevue and Manchester
- Timeline: Before June 30, 2026
- Cost: ~\$3,000 (Capital improvement funds)
- Rationale: Existing camera network has proven valuable for investigations. Strategic placement expands coverage in high-traffic area.

#### **5. Community Police Detail**

- Community Need Addressed: Desire for positive, consistent police presence focused on community engagement rather than enforcement
- Recommendation:
  - Authorize overtime for expanded community police detail during spring, summer, and fall months
  - Focus on relationship-building, visibility, and proactive engagement
- Timeline: Could be implemented immediately  
Cost: ~\$500 per week = ~\$10,000 annually for 20 weeks (General Fund operating)
- Rationale: Community specifically requested “positive police presence” distinguished from enforcement activities. Seasonal implementation targets highest-activity months.

#### **6. Yale Green Space Park Planning and Design**

- Community Need Addressed: Need for playground equipment, youth programming space, family amenities, and age-appropriate recreation for children living in apartments without yards
- Recommendation:
  - Contract with SWT Design to create park design proposal as an extension of the existing Parks Master Plan
  - Conduct two community input meetings as part of design process
  - Artists First and Social Services Coordinator for programming integration
  - Design should include: playground equipment, covered seating without arms, youth activity areas, landscaping improvements
- Partners: Parks and Recreation Commission; Artists First; Social Services Coordinator

- Timeline: Design process March-June 2026; implementation FY27
- Cost: \$12,500 for planning (Parks Capital Improvement funds); up to \$75,000 for FY27 capital implementation
- Rationale: Community expressed strong interest in directly asking youth what amenities they want. Professional design process ensures age-appropriate, accessible, safe recreation space. This addresses the most significant gap identified by families: lack of outdoor play areas for apartment-dwelling children. Covered open seating addresses concerns about hostile architecture while providing gathering space.

## **7. Streetscape Improvements**

- Community Need Addressed: Desire for Maplewood signage, wayfinding, gateway elements that signal neighborhood is a valued part of the city
- Recommendations:
  - Wayfinding signage (completion by summer 2026)
  - Public parking signage (timeline TBD)
  - Walkway mural (grant-dependent, timeline TBD)
  - Maplewood signage/gateway elements (grant-dependent, timeline TBD)
- Partners: Special Business District; Missouri Arts Council (pending)
- Timeline: Wayfinding summer 2026; other elements contingent on grant funding
- Cost: \$27,000 wayfinding (SBD funds); \$10,000 parking signage (Capital Improvement); mural and gateway elements grant-funded (~\$45,000 each if grants secured)
- Rationale: Community noted that negative narratives overshadow neighborhood strengths. Visual improvements signal city investment and pride while improving navigation for visitors and residents.

## **PHASE 2: FY27 PRIORITIES (Implementation: July 2026 - June 2027)**

### **8. Yale Loop Café Development Proposal**

- Community Need Addressed: Need to upgrade underutilized city asset; increase safety through activation; provide food access; create community gathering space; address concerns about current bus shelter use
- Background: The city was approached by a neighborhood developer about purchasing the Yale bus loop property. After consideration, Council declined to sell the parcel, preferring instead to retain city ownership while exploring a long-term lease arrangement that would allow private activation and management of the space. The concept described below represents an evolution of earlier conversations and proposals with this developer, who owns multifamily properties throughout Maplewood. This revised approach supports Council's desire to maintain ownership while creating additional incentives to make the project more affordable, manageable, and desirable for an operating partner.
- Recommendation: Staff recommends Council authorize development of a formal proposal for a public-private partnership to activate the Yale bus loop property through a long-term lease agreement. Council has previously been briefed on earlier iterations of this concept. Recent staff discussions with the interested developer have refined the approach to be more cost-effective and operationally sustainable while addressing Council's priorities around property ownership and public benefit.
- Proposed Partnership Elements:
  - Private Partner Responsibilities:

- Renovate existing shelter structure to include upgraded public restrooms and on-site storage
  - Manage and operate mobile food vendor program (seasonal café concept)
  - Maintain site cleanliness and solid waste removal
  - Manage operations
- City Responsibilities:
  - Retain ownership of property
  - Resurface and re-engineer parking lot
  - Landscape replacements/upgrades per mutually agreed design
  - Sidewalk upgrades as needed
  - Relocate mini-pantry to east side of lot (southwest corner of Lyndover Place and Yale Avenue)
  - Provide electrical service to support café operations
- Partners: Private developer (formal agreement TBD); mobile food vendor (TBD)
- Timeline: Formal proposal completion by May 1, 2026; project implementation FY27
- Cost: City investment ~\$50,000 (parking lot, landscaping, sidewalk upgrades)
- Rationale: This proposal addresses multiple community needs simultaneously: it increases “eyes on the street” for safety, provides food access, creates jobs, generates modest revenue for the city, provides public restroom access (community request), and transforms an underutilized space into an active community asset. The public-private partnership model allows the city to maintain long-term control and ownership of the property.

By retaining ownership through a lease structure, the city preserves flexibility for future uses while addressing immediate neighborhood needs. The city's infrastructure investments (parking lot, landscaping, utilities) enhance the property's value and usability regardless of the specific tenant or use, making this a sound long-term investment. Meanwhile, the private partner's operational responsibilities and building improvements reduce the city's ongoing management burden while ensuring professional operation of the food service component.

Staff believes this approach better serves the neighborhood's long-term interests than either: (1) selling the property and losing control over its use, or (2) maintaining the current configuration, which has proven challenging from both a public safety and community benefit perspective.

The bus shelter structure would be repurposed for the café operation rather than continuing to serve as a transit shelter. A new enclosed transit shelter would be installed at street level on the north side of Manchester (as described in the Transit Rider Improvements recommendation). This separation of transit function from community gathering space addresses safety concerns raised by both residents and transit riders while preserving and enhancing both uses in more appropriate configurations.

***Next Steps if Council Supports Concept:***

- Staff will negotiate formal lease and operating agreement outlining all responsibilities, costs, term, performance standards, lease payments, and termination provisions
- Agreement will return to Council for approval before any commitments are made
- Community stakeholders will be informed of proposal and timeline

## **9. Yale Green Space Implementation**

- Community Need Addressed: Implementation of community-designed park improvements
- Recommendation:
  - Implement park design developed in FY26
  - Coordinate installation with programming partners
- Timeline: FY27 (July 2026 - June 2027)  
Cost: Up to \$75,000 (parks capital budget)
- Rationale: Follows through on community engagement process. Provides tangible improvement to neighborhood's most significant recreational deficit.

## **ONGOING INITIATIVES**

### **10. Police Field Office**

- Community Need Addressed: Visible city presence; accessible space for police, public works, and social services staff
- Status Update: The Broadmoor Group previously offered space at 7157 Lyndover for a police substation. Broadmoor has since sold the property and offered to introduce the city to the new owner to continue this conversation. Additionally, Select Development has offered to build out a field office as part of their renovation of 2286 Yale (Maplewood Loop Apartments).
- Recommendation: Staff recommends pursuing the Select Development option, as it integrates with the HUD-funded renovation project and provides a known partner and timeline. The field office would be available to police, public works, and social services staff for office hours, community engagement, and quick response staging.
- Partners: Select Development and Sansone Group  
Timeline: Q3/Q4 2026 (coordinated with apartment renovation schedule)  
Cost: \$0 to city (developer includes in renovation)

### **11. Community Programming and Social Services**

- Community Need Addressed: Consistent programming, visible support services, resource connections
- New Partnerships Since November 2025:
  - Operation Food Search (Metro Market) - Mobile grocery truck visits starting April 2026 (Maplewood: April 23; Richmond Heights: April 21). The truck will be stationed in Maplewood adjacent to the Yale Green Space Park.
  - ADAPT (Compass Mental Health Service) - Active referrals from Social Services Coordinator
  - Home Sweet Home - Housing assistance (\$350 per family; 5 referrals from SSC)
  - Washington University Occupational Therapy Program/NEA Lab - Active programming
  - Handle With Care - Active since January 2026
  - Forward Through Ferguson - Exploratory partnership for first-responder alternative pilot program in progress
- Recommendation: Staff recommends quarterly stakeholder check-ins (in addition to existing bi-annual Ward 2 meetings) to share progress on investments and solicit ongoing

feedback. These meetings would include residents, business owners, property managers, and service providers who participated in December community meetings.

- Cost: Staff time only
- Rationale: Community specifically requested “continued meetings and engagements on a consistent basis.” Regular communication builds trust and ensures investments remain responsive to evolving needs.

## **12. Maplewood Loop Apartments Renovation**

- Community Need Addressed: Quality affordable housing; building safety and maintenance
- Status: Select Development is pursuing renovation of 2286 Yale, 2273-85 Yale, and 7209-7215 Lyndover without tenant displacement. Project includes:
  - \$9.4 million in upgrades to 89 units across three buildings
  - Building systems upgrades (HVAC, plumbing, electrical)
  - Exterior improvements and building envelope repairs; historical tax-credit funded improvements to exterior of 2286 Yale
  - Interior community gathering spaces for residents at 2286 Yale
  - Recreational yard and upgraded parking lot at the Lyndover building
  - 30-year HUD Section 8 agreement
  - Coordination with on-site nonprofit service provider (if pursued)
  - Low-income housing tax credits granted by State of Missouri with city support
  - Anticipated tax abatement proposal to assist with construction/renovation costs
- Timeline: Developer may present tax abatement proposal in Q2 for Q3/Q4 2026 construction. Any tax abatement proposal presented to the city must include a proposed community benefit agreement. This agreement would create additional opportunities for the city to request investments and programming that support the broader neighborhood beyond the immediate property improvements.
- Cost: Tax abatement impact TBD (to be presented with proposal)
- Rationale: This project addresses multiple community priorities simultaneously. Professional property management and building improvements directly respond to resident safety concerns documented in community meetings. The renovation will modernize aging buildings while preserving critical affordable housing stock without displacing current residents.

Beyond individual unit improvements, the addition of community amenities responds to feedback from residents who noted a lack of community cohesion and recreational options. Interior gathering spaces, an on-site gym, and a recreational yard provide residents with safe, accessible spaces for recreation and community building on their own property.

The developer's interest in co-locating a nonprofit service provider aligns with the city's comprehensive approach to supporting resident well-being through accessible services. Combined with the proposed field office for police, public works, and social services staff, this creates a robust support infrastructure within the neighborhood.

## FUNDING SUMMARY

### FY26 Costs (July 1, 2025 - June 30, 2026)

| Item                             | Amount            | Source                    |
|----------------------------------|-------------------|---------------------------|
| Transit benches                  | \$0               | Grant-funded              |
| Bus shelter                      | \$0               | Grant-funded              |
| Lighting improvements            | ~\$24,000         | Prop S                    |
| Traffic calming                  | ~\$20,000         | Prop S                    |
| Public safety camera             | ~\$3,000          | Capital improvement       |
| Community police detail          | ~\$10,000         | General operating         |
| Yale Green Space design          | ~\$12,500         | Parks capital             |
| Streetscape (wayfinding/signage) | ~\$37,000         | SBD + Capital improvement |
| <b>FY26 TOTAL</b>                | <b>~\$106,500</b> |                           |

### FY27 Costs (July 1, 2026 - June 30, 2027)

| Item                               | Amount            | Source              |
|------------------------------------|-------------------|---------------------|
| Yale Bus Loop development          | ~\$50,000         | Capital improvement |
| Yale Green Space implementation    | ~\$75,000         | Parks capital       |
| Community police detail (seasonal) | ~\$13,000         | General operating   |
| <b>FY27 TOTAL</b>                  | <b>~\$138,000</b> |                     |

**Two-Year Total City Investment:** ~\$244,500

#### Additional Leveraged Resources:

- CMT transit benches: ~\$11,700 value
- Grant applications pending: Up to \$90,000 (murals, gateway elements, bus shelter)
- Private developer investment (Yale Loop Cafe): Estimated \$100,000+ (shelter renovation, food vendor management)
- Private developer investment (Maplewood Loop): \$9.4 million

## COUNCIL DIRECTION

Staff recommends Council provide direction on the following questions:

1. Transit Improvements: Does Council support the recommended bus stop relocations and CMT bench placements as proposed?
2. Lighting, traffic calming, cameras, police detail: Does Council wish to authorize all FY26 “quick win” expenditures, or should any be deferred or modified?
3. Yale Green Space: Does Council support proceeding with design process in spring 2026 with implementation in FY27?
4. Yale Loop Café Development: Does Council wish staff to develop a formal operating agreement for the public-private partnership concept, or should alternative approaches be explored?
5. Phasing: Are there recommendations that should be accelerated, deferred, or modified based on budget constraints or other priorities?

Based on Council’s direction, staff will return to the February 10 Council meeting with refined cost projections and implementation timelines.

The Yale/Manchester neighborhood has significant assets: engaged residents, committed business owners, strong community organizations, and families invested in Maplewood’s future. These recommendations respond directly to community priorities while leveraging partnerships and grant opportunities to maximize impact.

The proposed investments demonstrate the city’s commitment to equitable resource allocation across all Maplewood neighborhoods. As one community member stated in the December meetings: “Visible, consistent action—starting with small, tangible improvements—can rebuild trust and demonstrate that this neighborhood is a full and valued part of Maplewood.”

Staff looks forward to Council’s guidance on these recommendations and to continued partnership with the Yale/Manchester community to build a safer, more vibrant neighborhood for all residents.