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January 12, 2026  
Maple Plain Economic Development Authority  
**Downtown Maple and Main Project Update  
Memorandum**

Downtown Redevelopment:

The city has been working with the developer and working through details related to the downtown redevelopment project and it has been moving in a positive direction. Since the time of our last update, the following items are in process or have been completed by the city and developer:

- **Developer:**
  - Submitted full plans and all entitlement applications for site plan review, Rezoning to Planned Unit Development, Preliminary and Final Plats.
  - Developer has obtained financial commitments for the project.
  - Developer has executed Phase 2 of the purchase agreement.
  
- **City:**
  - Called for the TIF District Public Hearing.
  - Reviewed the initial plan submittal.
  - Continued working with the environmental consultant to finalize the Response Action Plan and determine next steps.
  - City Council authorized the downtown redevelopment feasibility study for the public improvements.

The developer submitted all plans and specifications to the city and was in the process of moving forward with the development when it was determined that there were poor soils at depths deeper than originally anticipated. Based on the updated soil information, the developer is considering adding a level of below grade parking (initially no below grade parking) to the project rather than hauling off the bad soil and brining in structural fill (both the basement and first floor). In order to offset this cost, the developer would like the city to consider allowing an increase in the number of proposed units from 71 to 95. The additional units would be located on one additional floor which would change the building from a three-story building to a four-story building (plus an at grade and below grade parking level). The city is still in the process of working with the developer on the architecture and street scape for the building; however,

the initial building elevation can be seen below.



There are a number of potential benefits that could be realized by this potential change:

- Total number of parking spaces on-site would increase. This would eliminate the need for the project to rely on the newly created on-street parking spaces leaving these for existing and future businesses.
- The valuation of the building would increase. A portion of this increase would be captured by the city in the form of additional TIF that could be used to offset the public infrastructure costs.
- The increase in units would bring more rooftops to the city and downtown.

Prior to the developer moving forward with the revised plan submittal, staff would like to discuss the proposed changes with the EDA and obtain general direction relating to the project.

**REVISED SITE PLAN - 95 UNITS WITH UNDERGROUND PARKING**

