

# PLYMOUTH CITY CENTER BONDING REQUEST






The City of Plymouth requests **\$26 million in state bond funds to revitalize the heart of the city** – Plymouth City Center. Regional facilities draw thousands of visitors to Plymouth City Center for hockey, major concerts and other events. Funding for public infrastructure is needed to cultivate a vibrant and welcoming downtown.

Bond funds will help improve walkability and pedestrian safety, create community gathering spaces, strengthen mobility and transit connectivity, allow for bus rapid transit (BRT), bolster environmental sustainability, provide public parking, support housing opportunities (including affordable housing), and contribute to the success of restaurants and businesses.



Regional facilities draw thousands of visitors to Plymouth City Center for hockey, concerts and events. Funding is needed to create gathering spaces, improve walkability and cultivate a welcoming downtown.

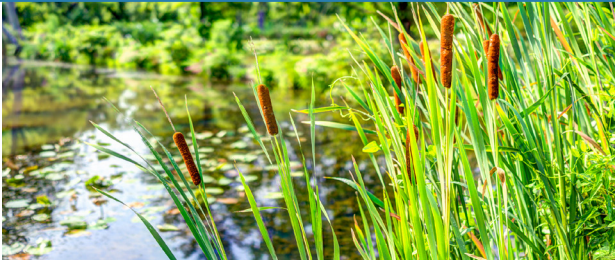
| PROJECT COSTS: \$52 MILLION   BONDING REQUEST: \$26 MILLION                                                                   |                                                                                                                       |                                                                                                                                  |                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <br><b>REGIONAL<br/>STORMWATER PONDING</b> | <br><b>PUBLIC<br/>PARKING RAMP</b> | <br><b>REGIONAL ICE<br/>CENTER EXPANSION</b> | <br><b>ROADWAY<br/>REALIGNMENT</b> |
| <b>\$5 MILLION</b><br><br>Modernize infrastructure and provide redevelopment flexibility                                      | <b>\$10 MILLION</b><br><br>Accommodate expanded transit service and alleviate parking constraints                     | <b>\$32 MILLION</b><br><br>Satisfy demand for ice time and support national tournaments                                          | <b>\$5 MILLION</b><br><br>Realign roadway to accommodate ice center expansion                                           |



## REGIONAL STORMWATER PONDING

To allow for vibrant redevelopment of City Center, increase density and protect natural resources, the project requires a coordinated approach to stormwater management.

As City Center developed in the early 1990s-2000s, stormwater management practices, if any, were handled on a lot-by-lot basis. As a result, existing stormwater management infrastructure constrains opportunities for redevelopment.

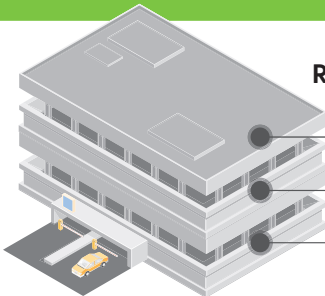


Regional ponding will modernize stormwater infrastructure and offer redevelopment flexibility – allowing for increased density and mobility through new housing opportunities and bus rapid transit.



## PUBLIC PARKING RAMP

As redevelopment increases density and regional amenities continue to draw thousands of visitors to Plymouth City Center, funding for a public parking ramp is needed to alleviate constraints, strengthen transit connectivity (Metro Transit will pilot all-day transit service every 15 minutes) and pave the way for bus rapid transit on Highway 55.



### REGIONAL PARKING NEEDS

- All-day transit + BRT riders
- 50K+ concertgoers/year
- 1.5M ice center visitors/year (after expansion)

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## EXPANSION OF REGIONAL ICE CENTER

Home to the second largest youth hockey association in the state, and a host for national tournaments, Plymouth Ice Center expansion is needed to meet demand.

A facility that houses three large youth hockey groups and two elite hockey training schools/programs, the regional ice center is overcapacity. About 700 hours of ice time is rented from centers outside of Plymouth due to lack of space.

The ice center was built in 1997 with two sheets of ice. A third ice sheet was added in 2006, but demand continues. Adding a fourth sheet of ice would offer growth opportunities for girls hockey, and provide a facility designed for sled hockey, increasing accessibility of the sport for players of all abilities.

Expansion would also support national tournaments – benefiting area restaurants, hotels and retail with an estimated economic impact of \$1.2 million per tournament.



|                                                                                                    |                                |                                                |
|----------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------|
| <b>\$1.2M</b><br>Economic impact per national tournament (benefits restaurants, hotels and retail) | <br>600,000+ visitors per year | <br>Programmed 6 a.m. to 11 p.m. 360 days/year |
|----------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------|

The regional ice center continues to draw thousands of visitors to Plymouth City Center each year. A fourth sheet of ice is needed to accommodate demand for ice time and support national tournaments.



## ROADWAY REALIGNMENT

To meet demand for ice time at the regional ice center, a roadway realignment and relocation of utilities near the facility is necessary to create space for a fourth sheet of ice and allow for facility expansion.

# REVITALIZE PLYMOUTH CITY CENTER – FUND REGIONALLY BENEFICIAL PUBLIC INFRASTRUCTURE

With regional facilities that draw thousands of visitors, Plymouth City Center serves people well beyond city limits. Funding for public infrastructure is needed to cultivate a vibrant, pedestrian-friendly downtown – benefiting all who come to City Center to work, play, live, shop and eat.

### WHAT TAXPAYERS SAY ABOUT CITY CENTER

Community members, regional hockey groups, concertgoers, transit users and business owners are looking to the state to assist in the revitalization of City Center.

“I’d like to see the area expand and be less car-friendly on the interior and more pedestrian.”

“Build a main street with food and retail.”

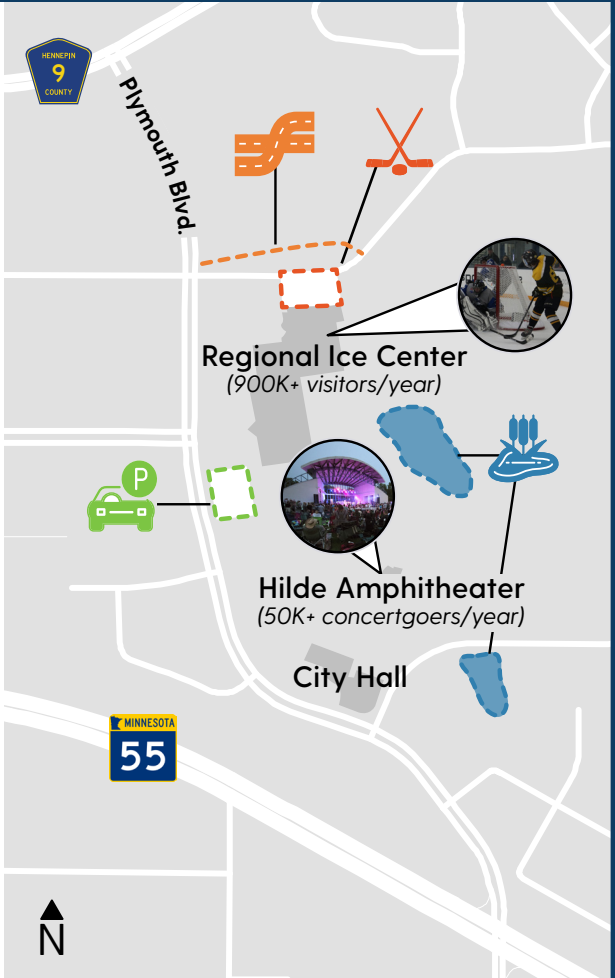
“Outdoor seating/covered tables area – like picnic areas.”

“Add higher density housing and transit! Then retail food will follow.”

“Consider a public parking ramp.”

A community engagement process highlighted the need for a vibrant downtown with:

- Events, festivals, food, music and activities
- Addition of housing
- Sidewalks and attractive greenery
- Places to sit and spaces to gather



Plymouth City Center infrastructure serves thousands of visitors – concerts at the Hilde draw 50,000 attendees annually from across Minnesota, and the regional ice center hosts 900,000 visitors per year. The area also features a library, City Hall, athletic facility, movie theater, grocery store, park, medical facilities, restaurants and retail.

State bond funds are needed to support regional use of Plymouth’s infrastructure.