

**PLYMOUTH CREEK CENTER  
RENOVATION & EXPANSION  
OPEN HOUSE**  
TUESDAY, JULY 9  
5:30-7:30 P.M. • 14800 34TH AVE. N.

## SPECIAL EDITION

### City of Plymouth considers Plymouth Creek Center renovation and expansion

#### INSIDE:

- Project information
- Proposed amenities
- Preliminary tax impact
- Timeline

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**Plymouth Creek Center**  
14800 34th Ave. N.



#### Connect with Plymouth

- [plymouthmn.gov/pccproject](http://plymouthmn.gov/pccproject)
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Growing with the community:

# Plymouth Creek Center renovation and expansion

Plymouth is a fast growing city – and community needs grow along with population. The city is seeking resident feedback about a proposal to expand and renovate the Plymouth Creek Center (PCC).

Built two decades ago, the PCC is the city's community center and serves as a hub for arts, senior and recreation programming, as well as community and regional events.

Since the facility opened in 1999, Plymouth's population has grown by more than 13,000 people – to nearly 80,000 residents – and facility use has risen dramatically.

With the city's continued growth, the PCC has become constrained in its ability to serve residents.

The city has spent the past three years looking at PCC use, space needs and how the building could meet future demand.

A 2016 feasibility study found the center is at maximum capacity and is ready for the next phase of planned expansion.

A year-long community engagement process in 2018 provided public feedback on amenities residents would like the building to include.

With this information, the city is looking at the option of renovating and expanding the 30,000-square foot community center by about 80,000-square feet.

Proposed amenities would include gymnasiums, a year-round indoor walking track, an indoor playground, dedicated senior/adult spaces and more. The current cost estimate is \$50 million (see preliminary estimated property tax impact table below).

## Open House

An open house is set for 5:30-7:30 p.m. Tuesday, July 9 at the PCC, 14800 34th Ave. N. Residents will see draft plans and can provide feedback on the types of space, uses, layout, design and cost implications.



Three informational open house events were held in 2018.

## FlashVote

The city will also use its online survey tool – FlashVote – to gather project feedback. A link to a simple, one-minute survey will be sent to registered FlashVote users Tuesday, July 9. Registered users will have 48 hours to complete the survey. Participants can choose to receive surveys via email, text message or phone call. To learn more and register, visit [plymouthmn.gov/FlashVote](http://plymouthmn.gov/FlashVote).

## Feedback Forms

Residents may complete feedback forms, which are available in person at the PCC or online at the city's website, [plymouthmn.gov/pccfeedback](http://plymouthmn.gov/pccfeedback).

## Next Steps

While much analysis and community engagement has been done during the last three years, the project scope, amenities and financing options have not been finalized. At meetings this fall, the City Council will consider advancing the project. Construction could begin fall 2020.

For more information and to sign up for eNotify updates, visit [plymouthmn.gov/pccproject](http://plymouthmn.gov/pccproject).

## PROPOSED AMENITIES and program opportunities

The Plymouth Creek Center is open to all residents – it is not a membership-based facility. Free and paid programs are available.

### GYMNASIUMS

2-3 full size gyms for pickleball, basketball, badminton, preschool, tumbling and more

### WALKING TRACK

Dedicated year-round indoor facility

### INDOOR PLAYGROUND

Unique indoor play components similar to an outdoor park

### SENIOR/ADULT SPACES

Designated for groups, clubs, cards and social gatherings

### MULTIPURPOSE ROOMS

Education, STEM, conference space and community meeting rooms

### FITNESS/WELLNESS STUDIOS

Yoga, aerobics and Zumba classes, with appropriate flooring and amenities

### ART ROOMS

Designated for art and creative programs

### ART GALLERY

Space for rotating community art displays

### COMMON SPACE

Gathering and/or lounge area

### DANCE STUDIO

Appropriate floor and amenities for dance classes

### PARTY ROOMS

Birthday parties, gatherings and more

### MUSIC ROOMS

Acoustical spaces for music classes and lessons

### RENOVATED BALLROOM

Weddings, events, corporate and catering

### REDESIGNED BLACK BOX THEATER

Theater, seminars, education and meetings

2018 USAGE



800+ city recreation programs each year



14,500 hours of facility reservations






75+ activities every week



300,000 average annual visitors

## PRELIMINARY ESTIMATED PROPERTY TAX IMPACTS

Property tax impacts are based on a \$50 million tax-exempt bond issue, for a 20-year term, at a 2.8% interest rate with the city's AAA bond rating. These examples reflect tax impacts on residential homestead properties only, and do not include offsets from other funding sources that the city is pursuing, including new lodging tax revenue collected at local hotels and a pending state bonding request of \$15 million. These tax impact estimates are expected to decrease, as the city anticipates obtaining other funding sources.

 ESTIMATED MARKET VALUE	 ANNUAL TAX INCREASE	 MONTHLY TAX INCREASE
<b>\$200,000</b>	<b>\$48.84</b>	<b>\$4.07</b>
<b>\$300,000</b>	<b>\$78.36</b>	<b>\$6.53</b>
<b>\$400,000</b>	<b>\$107.88</b>	<b>\$8.99</b>
<b>\$500,000</b>	<b>\$135.24</b>	<b>\$11.27</b>
<b>\$600,000</b>	<b>\$168.96</b>	<b>\$14.08</b>

Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many homestead property owners will qualify for a refund based on their income and total property taxes, which will decrease the net tax effect of the bond issue for many property owners. **Source:** Ehlers

## TIMELINE

- **2016-2017**  
Feasibility Study
- **2018**  
Community Engagement
  - Open Houses (3)
  - Events (5)
  - FlashVote
  - Social Pinpoint
- **2019**  
Schematic Design  
Open House: 5:30-7:30 p.m. Tuesday, July 9  
FlashVote/Public Feedback  
Further City Council Direction
- **2020-2022**  
Potential Construction