

**CITY OF PLYMOUTH
AGENDA
Special City Council
Medicine Lake Room
3400 Plymouth Boulevard, Plymouth, MN
September 23, 2025, 5:00 PM**

1. CALL TO ORDER

2. TOPICS

- 2.1** MnDOT Highway 169 Multimodal Planning Study Update
 - 1. Presentation
- 2.2** 2050 Comprehensive Plan Update
 - 1. Presentation
 - 2. RFP - DRAFT
- 2.3** Set future study sessions
 - 1. Calendar

3. ADJOURNMENT

To: Dave Callister, City Manager

Prepared by: Chris McKenzie, Engineering Services Manager

Reviewed by: Michael Thompson, Public Works Director

Item: **MnDOT Highway 169 Multimodal Planning Study Update**

1. Action Requested:

Receive update from MnDOT on the Highway 169 Multimodal Study

2. Background:

The Minnesota Department of Transportation (MnDOT) is leading a Highway 169 multimodal study from I-394 in St. Louis Park/Golden Valley to 101st Avenue in Brooklyn Park. This study is looking at infrastructure condition, mobility and safety, and multimodal connectivity needs across the highway to achieve improved connections between residential areas, employment hubs, educational institutions, and commercial centers.

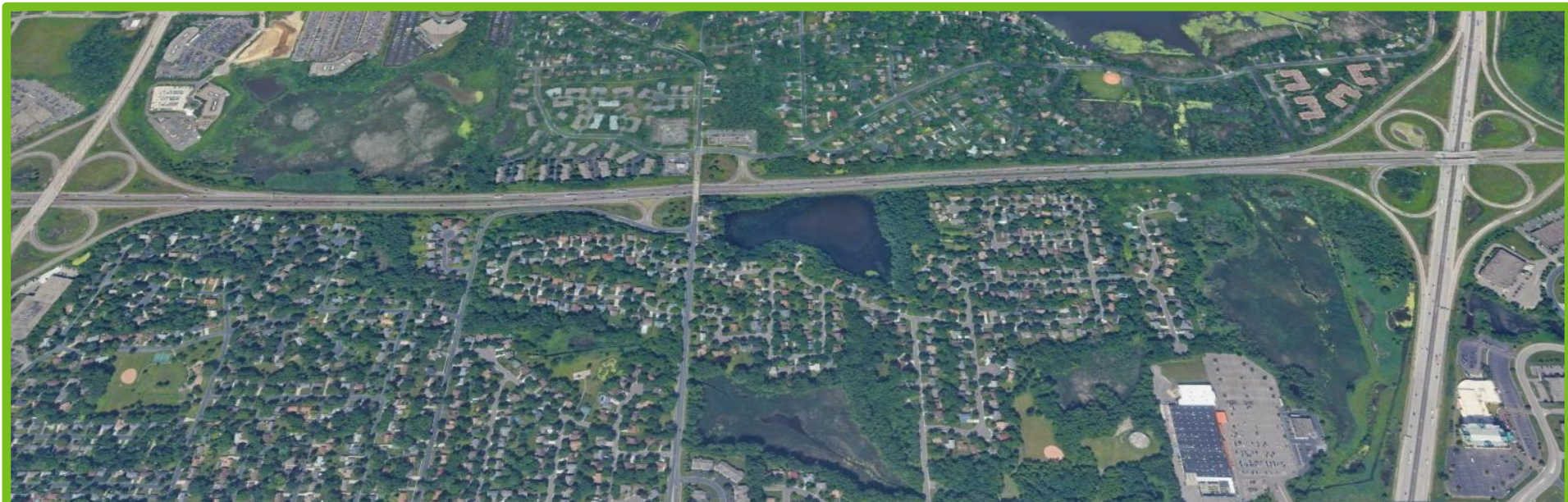
Regional transportation investments have shifted away from creating additional highway capacity for single occupancy vehicles and more toward investments that manage congestion and support efficient and reliable travel options using a system of regional transitways, active transportation, and sustainable development patterns. A multimodal Highway 169 will support existing and future job and activity centers, access to services and community, and position communities along the corridor to build upon safety and mobility themes.

3. Budget Impact:

N/A

4. Attachments:

1. Presentation



Highway 169 Multimodal Planning Study

City of Plymouth – Council Work Session

September 23, 2025 | 5:00 PM

Plymouth City Hall

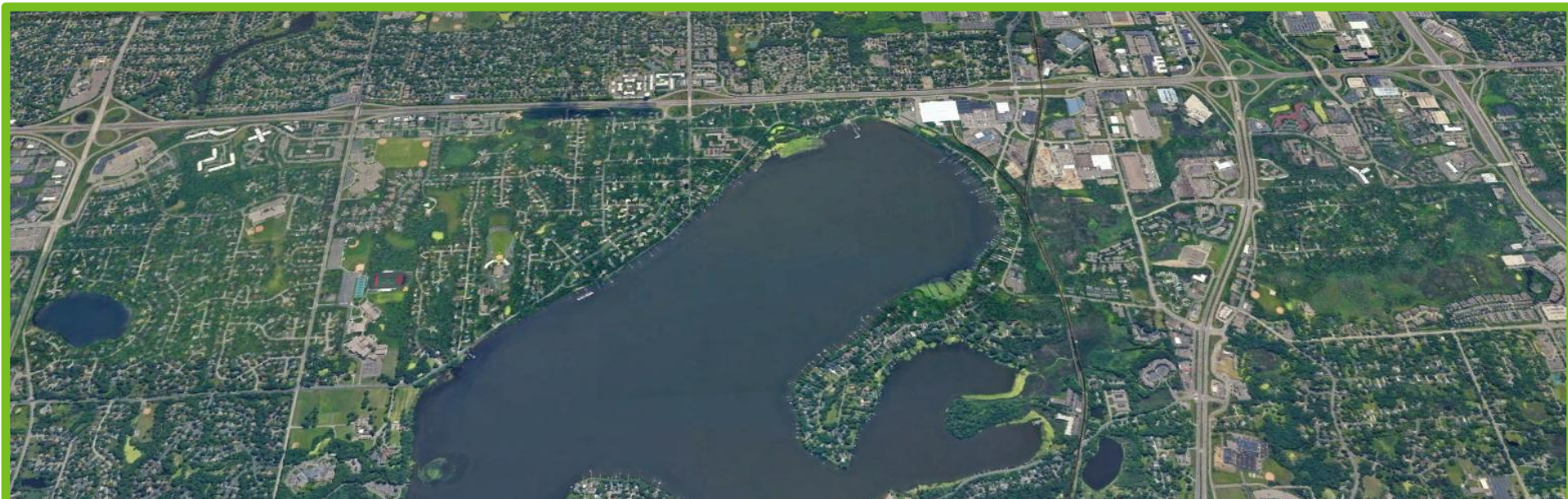


mndot.gov

Agenda

1. Study Overview
2. Purpose and Needs
3. Alternatives Under Consideration
4. Next Steps





1. Study Overview

Study Purpose and Goals

Purpose: Develop a plan for **multimodal** infrastructure along and across Hwy 169 so that upcoming MnDOT projects address aging infrastructure, increasing congestion, and growing multimodal needs.

Goals:

- Enhance multimodal transportation
- Improve safety
- Ensure equitable access for all users
- Support the region's long-term economic and environmental sustainability

Study Area



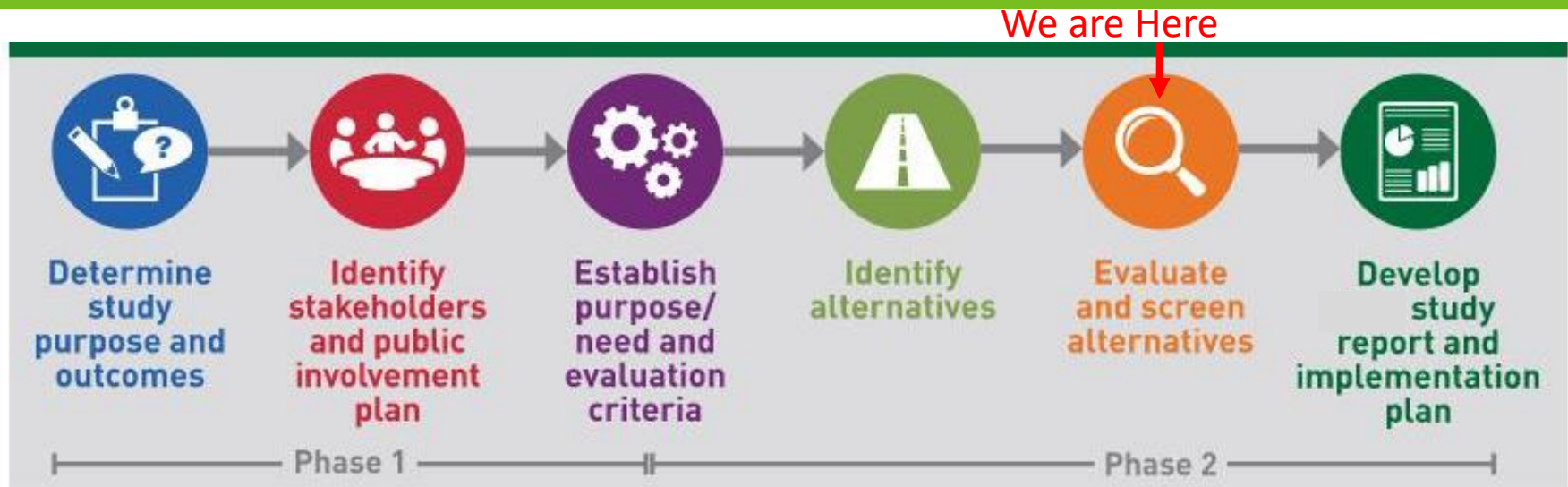
- I-394 to 101st Avenue
- 11-mile corridor
- Hennepin County
- Cities of Brooklyn Park, Maple Grove, Osseo, Plymouth, New Hope, Golden Valley, and St. Louis Park.

Corridor Segments

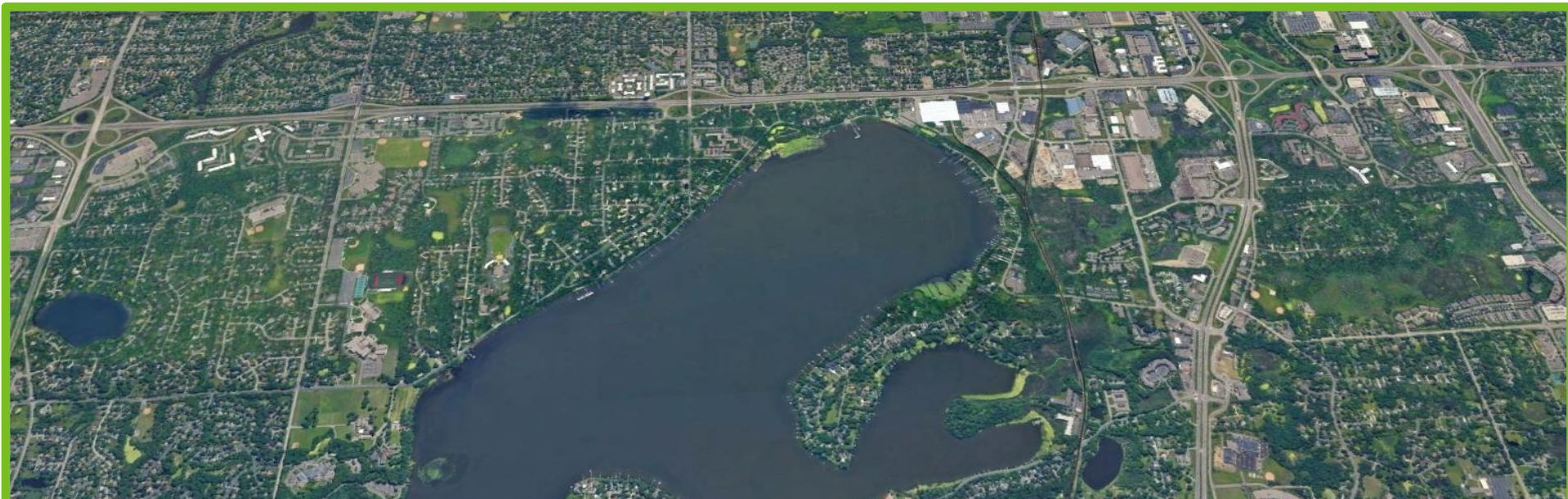
- Corridor Segmentation
 - Segment 1: Highway 394 to 13th Avenue/Plymouth Avenue N
 - Segment 2: 13th Avenue/ Plymouth Avenue S to I-94 / 694
 - Segment 3: I-94 / 694 to 101st Avenue



Study Schedule



Schedule	Study Tasks
Dec 2024 -Mar 2025	Review and Update Phase I Deliverables
Jan – Mar 2025	Evaluation Criteria
Jan - Mar 2025	Livability Analysis
April - Nov 2025	Alternatives Development and Evaluation
Dec 2025 - Mar 2026	Study Report and Implementation Plan



2. Purpose and Needs

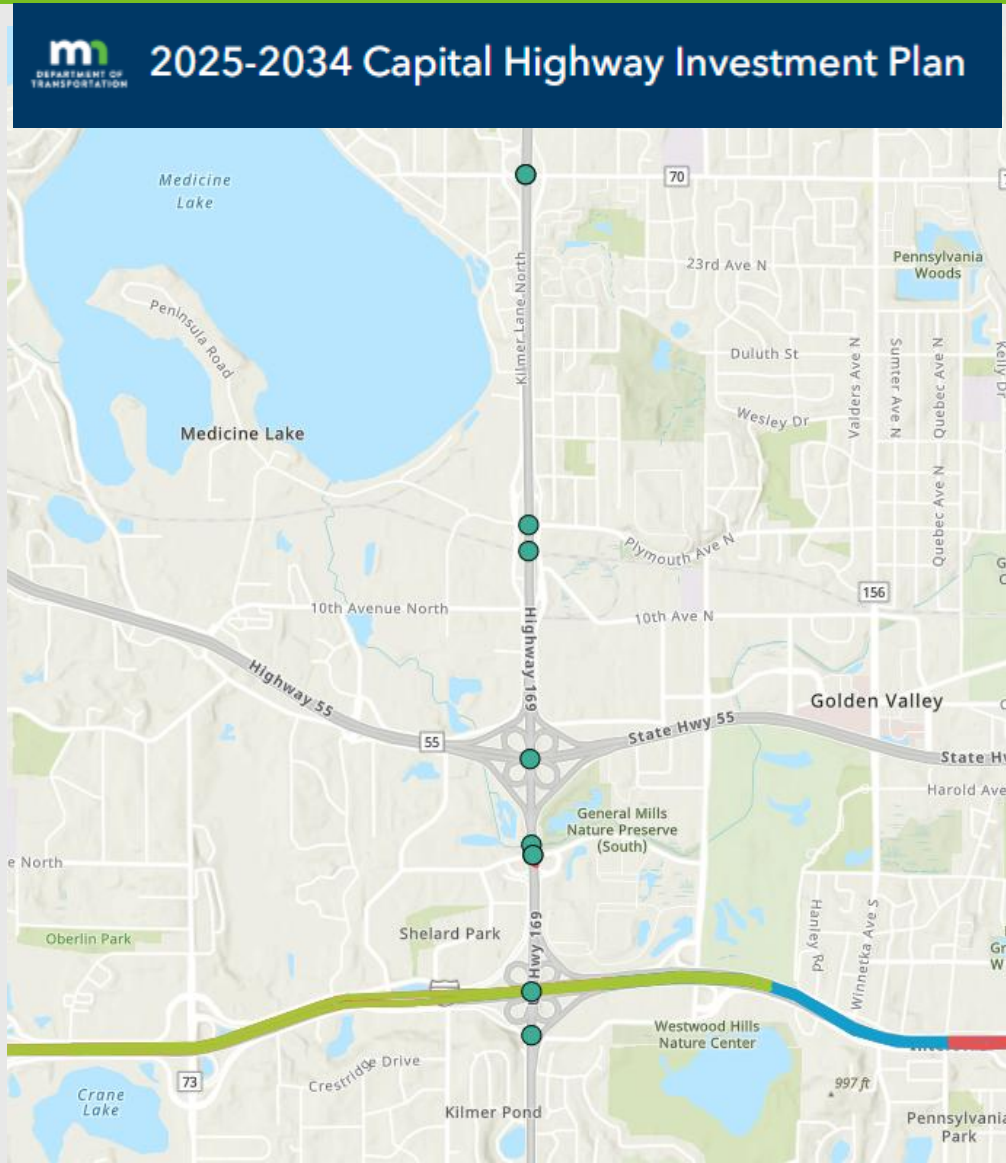
Purpose and Need

Purpose: To develop and screen a range of improvements that address the transportation needs identified within the study area.

Needs:

- Bridge condition and clearance
- Pavement condition
- Vehicle mobility
- Vehicle safety
- Walkability/bikeability (across Hwy 169)

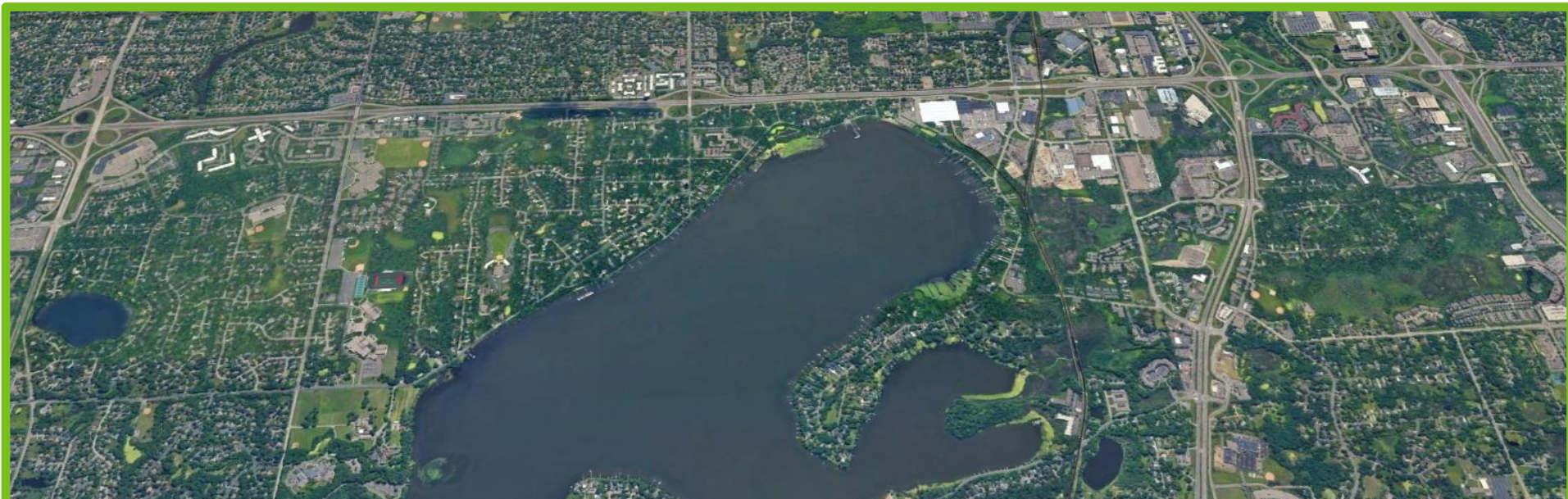
MnDOT CHIP Projects



CHIP Bridge Projects

Fiscal Year

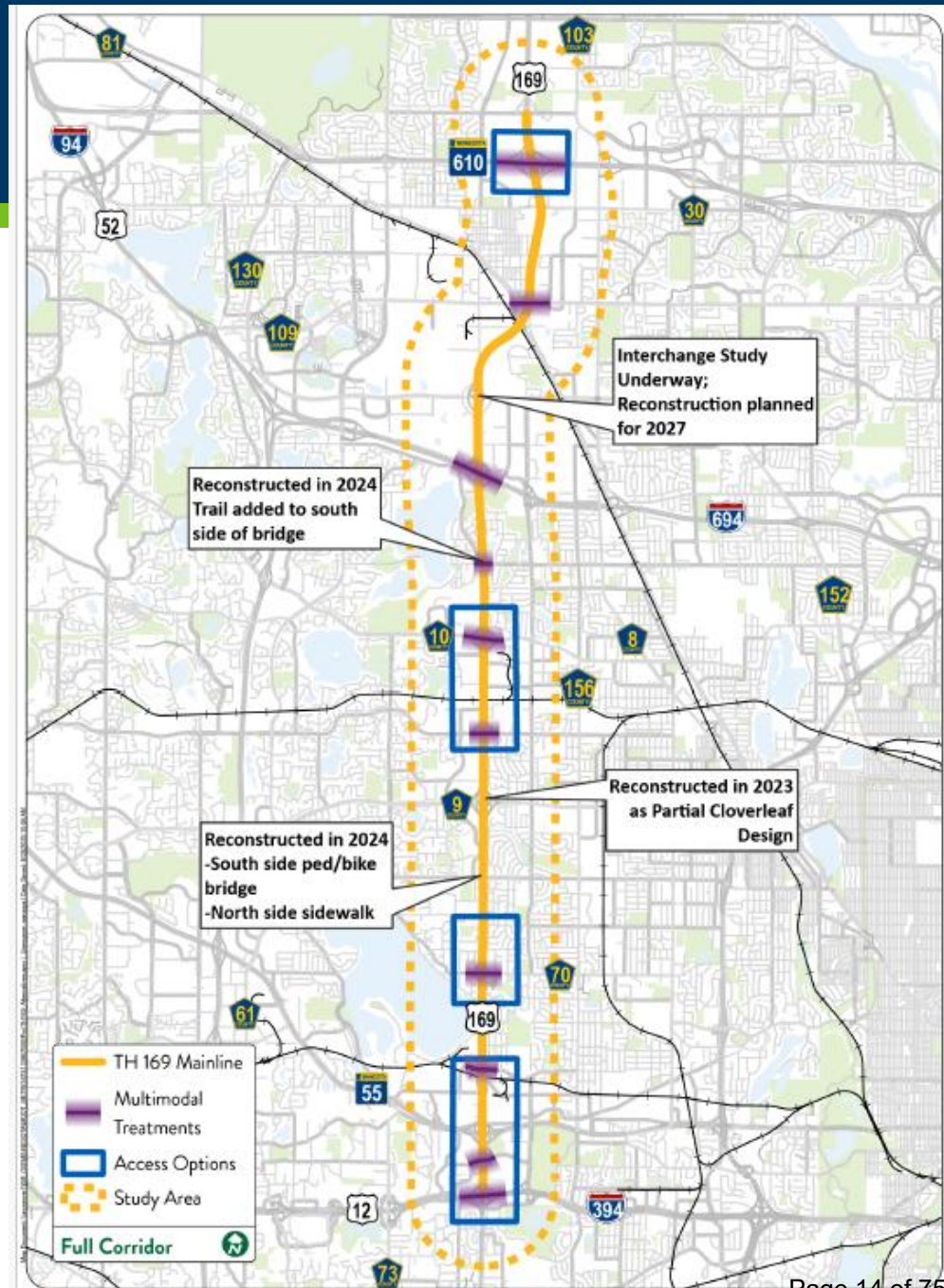
- 2029
- 2030
- 2031
- 2032
- 2033
- 2034



2. Alternatives Under Consideration

Alternative Types and Locations

- Mainline
- Interchange/Access
- Multimodal



Mainline Concepts

Transportation Systems Management (TSMO) and Intelligent Transportation Systems (ITS)



- Technology available and embedded into the roadway to ward motorists of weather and upcoming incidents.
- HOV Bypass lanes and infrastructure
- Available to any highway user.
- No fee.

Transit/E-ZPass (Managed Lanes)



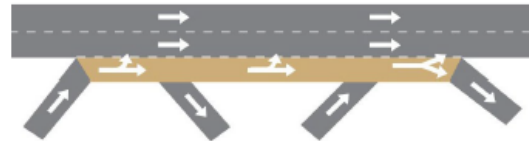
- Includes converting a general purpose lane, reversible and adding new lanes.
- Provides a more reliable, less congested travel option during peak rush hour periods.
- Provides a dedicated lane that is free for transit or high occupancy vehicles.
- Outside of peak travel times, the E-ZPass lane is a regular lane that is free and open to all motorists – this is nearly 90% of the time.

Reversible Managed Lane



- One managed lane for both directions of travel that would be reversed depending upon time of day for peak traffic
- RECOMMENDED TO NOT CARRY FORWARD

Auxiliary Lanes



- Ramp to ramp connections on the highway that will separate exiting and entering vehicles from through traffic.
- Helps reduce congestion and merging conflicts by giving drivers more space and time to merge safely.
- Typically fits within the existing right of way.

General Purpose Lanes



- Additional lanes to increase capacity on the highway.
- Available to any highway user.
- No fee.

Multimodal Concepts

Adjacent Bicycle and Pedestrian Facilities



- Sidewalk, Trail or path adjacent to the roadway. On-street bicycle facilities also to be considered.
- Providing connectivity to adjacent land uses.

Pedestrian Lighting



- Additional or modified lighting at pedestrian scale.
- Promotes and enhances pedestrian and cyclist safety.

Intersection Crossing Modifications/Added or Enhanced Crossings



- Spot improvements to existing infrastructure.
- Promotes and enhances pedestrian and cyclist safety.
- Crosswalk visibility enhancements give pedestrians a safe place to cross the street and reduce delays and crashes at intersections.
- Examples include: crossing islands, shortened crossing distances, pavement markings/stripped crossings, high visibility crossings, lighting, and rectangular rapid flashing beacons (RRFBs).

Multimodal Concepts

Traffic Signal/Signalization Improvements



- Signal improvements to increase safety at intersections for vehicles and pedestrians.

Increased Connectivity to Transit



- Increased connectivity from the Hwy 169 corridor to the Blue Line extension and

Improved ADA Compliance



- Ensuring existing facilities are ADA compliant where applicable.

Grade Separated Crossings



- Providing grade separated crossings for bicycles and pedestrians where gaps in the existing network may create a barrier to cross Hwy 169.

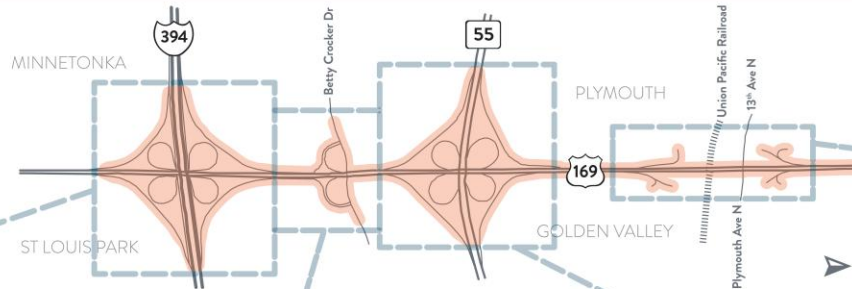
Interchange/Access Concepts Segment 1

MN 169 - Segment 1: I-394 to 13th Ave / Plymouth Ave N Interchange & Access Improvements

I-394

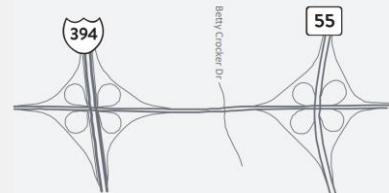
Concept 0 – No-Build

**Betty Crocker Drive,
Concept C – Ramp
configurations with
design alternatives**



**Betty Crocker Drive
Concept A – Interchange
Replacement (Replace Existing)**

**Concept B – Remove Access
to/from Hwy 169 (Betty
Crocker Dr remains an
overpass)**



**Concept C – Modify Access to
Hwy 169 (Betty Crocker Dr
remains an overpass)**

**Hwy 55
Concept A – Interchange
Replacement (Replace Existing)**

**Concept B – Reconstruction to
reduced footprint from existing
system-to-system interchange**



**13th Ave N/
Plymouth Ave N
Concept A – Interchange
Replacement (Replace
Existing)**

**Concept B – Roundabout
ramps with 13th Ave/
Plymouth Ave/Kilmer
Lane/Mendelssohn**

Existing Conditions Summary

Betty Crocker Drive Area

Area Considerations:

- Bridge was built in 1966 and has substandard height and condition rating
- Substandard access spacing to I-394 and Hwy 55
- Mainline Hwy 169 crashes are nearly 2.5x expected for similar segments
- Mainline Hwy 169 is Level of Service D (busy, but still moving) and Level of Service E (almost congested) during peak travel times
- Safety and Operations for Betty Crocker Drive Ramp intersections are in line with expectations
- Ongoing construction will provide sidewalk/bike lane across north side of the bridge and connect to Ford Road. Sidewalk gap will still exist east of the northbound ramp intersection



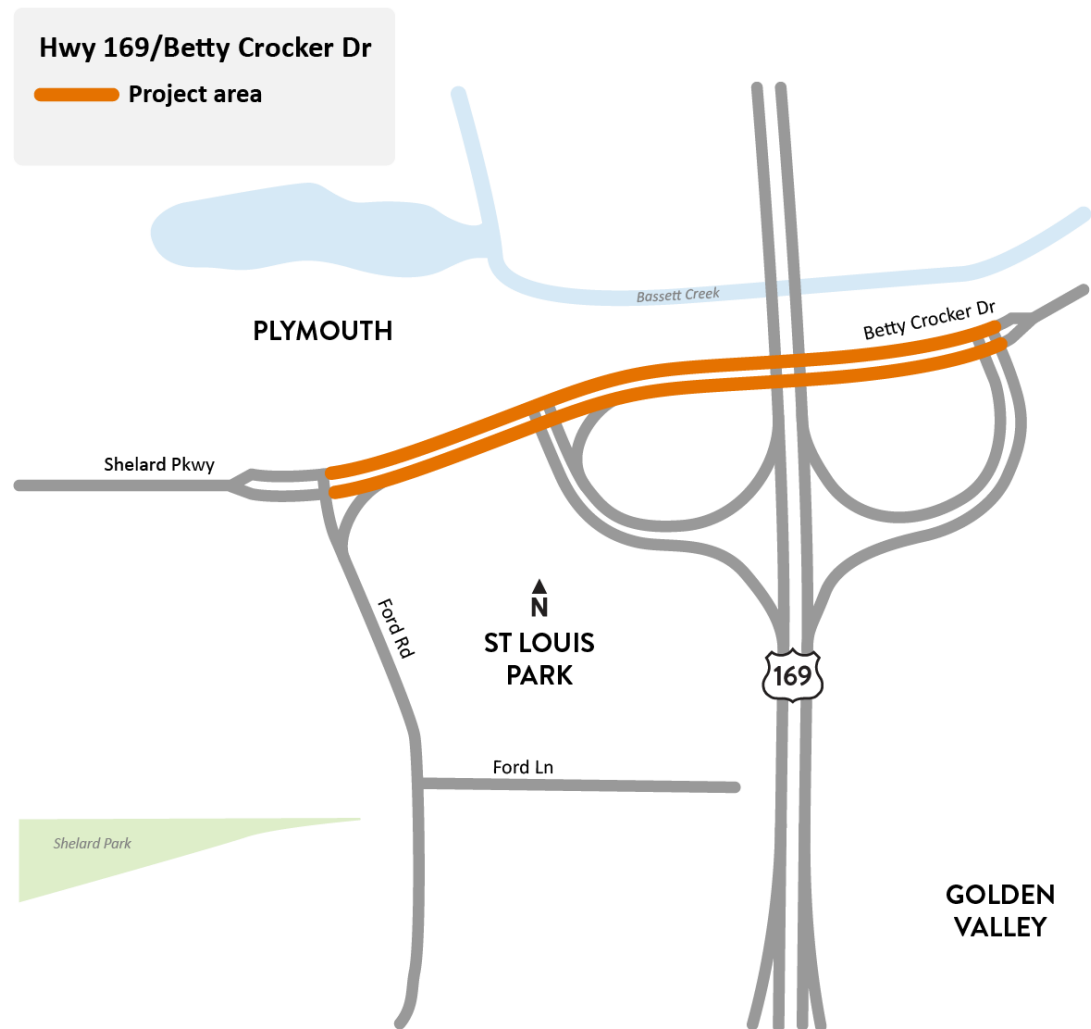
Betty Crocker Drive – 2025 Project Overview

Summary

- New shared use path on north side of Betty Crocker replaces one lane of westbound traffic on bridge
- Eliminate free right turn lane at both ramp signals
- New traffic signals at ramps

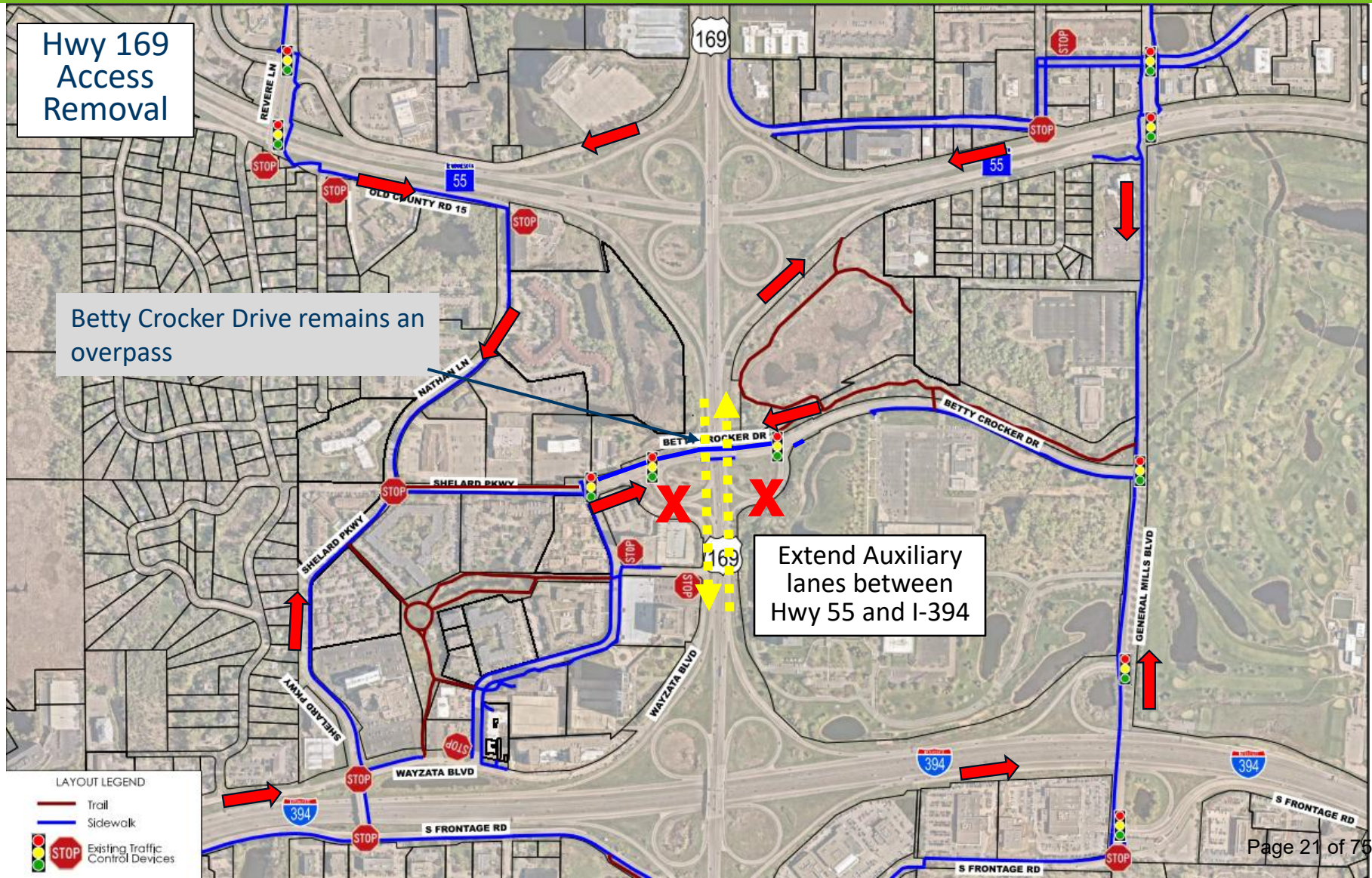
Timeline

- Bridge cross-traffic has been closed due to bridge hit
- Complete by end of October
 - Ramp intersections will be stop-controlled until mid-December due to signal steel delays



Betty Crocker Drive

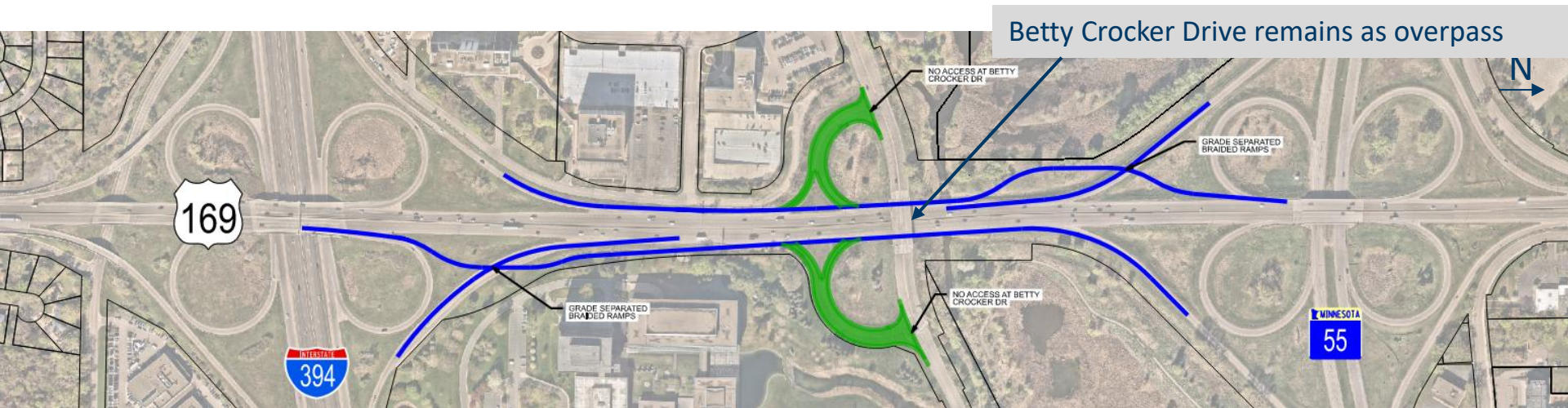
Concept B: Remove Ramp Access To/From Hwy 169



Betty Crocker Drive

Concept C: Modify Access to Hwy 169

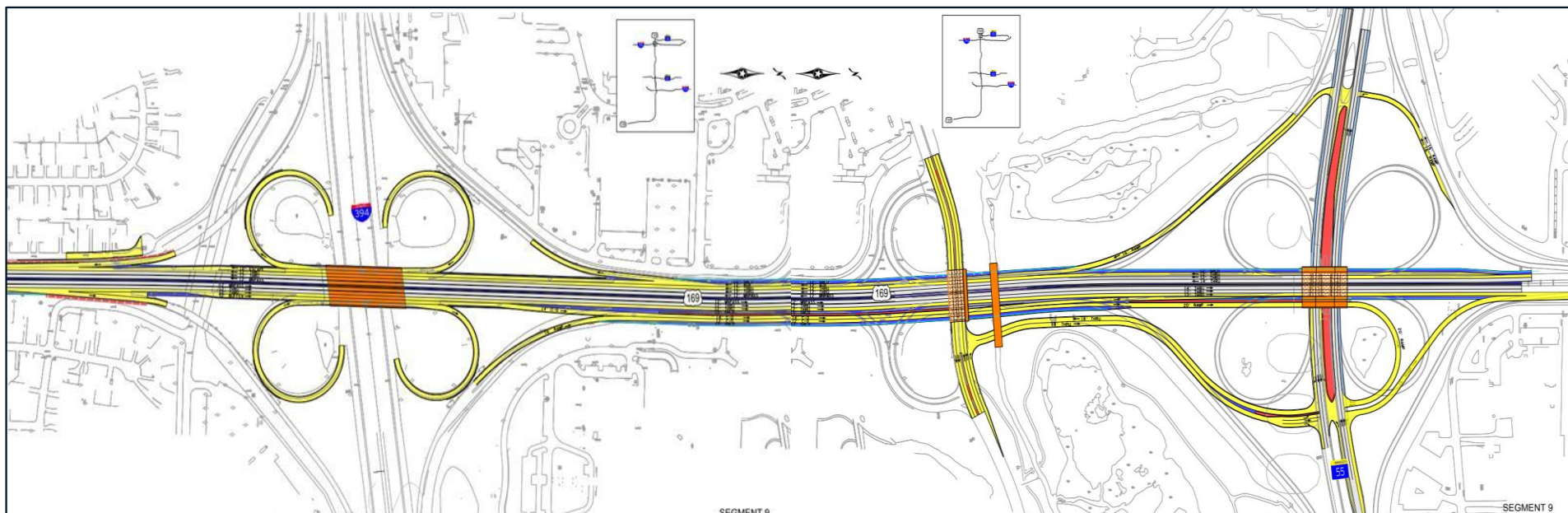
- Ramp/Auxiliary Lane Modification to reduce conflicts
 - Grade Separation at I-394 NB and Hwy 55 SB Ramps



Betty Crocker Drive

Concept C: Modify Access to Hwy 169

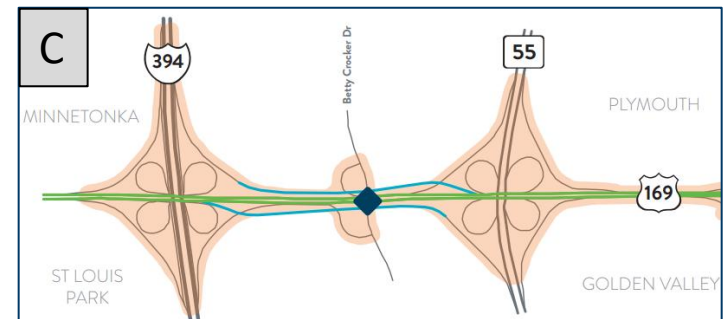
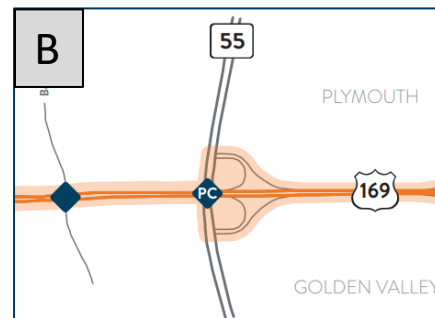
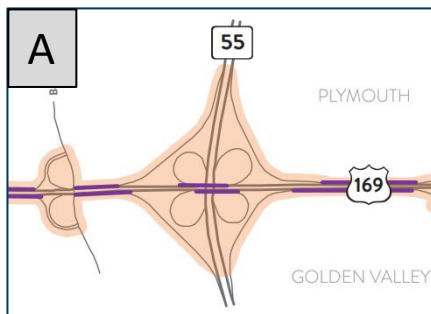
- C-D and Frontage Road Alternative to reduce conflicts



Highway 55

Interchange/Access Improvements

- Range of Alternatives:
 - Concept A – Interchange Replacement (replace existing)
 - Concept B – Reconstruct to Partial Cloverleaf
 - Alternate: Betty Crocker Drive, Concept C Alternatives



13th Avenue N/Plymouth Avenue N

Interchange/Access Alternatives

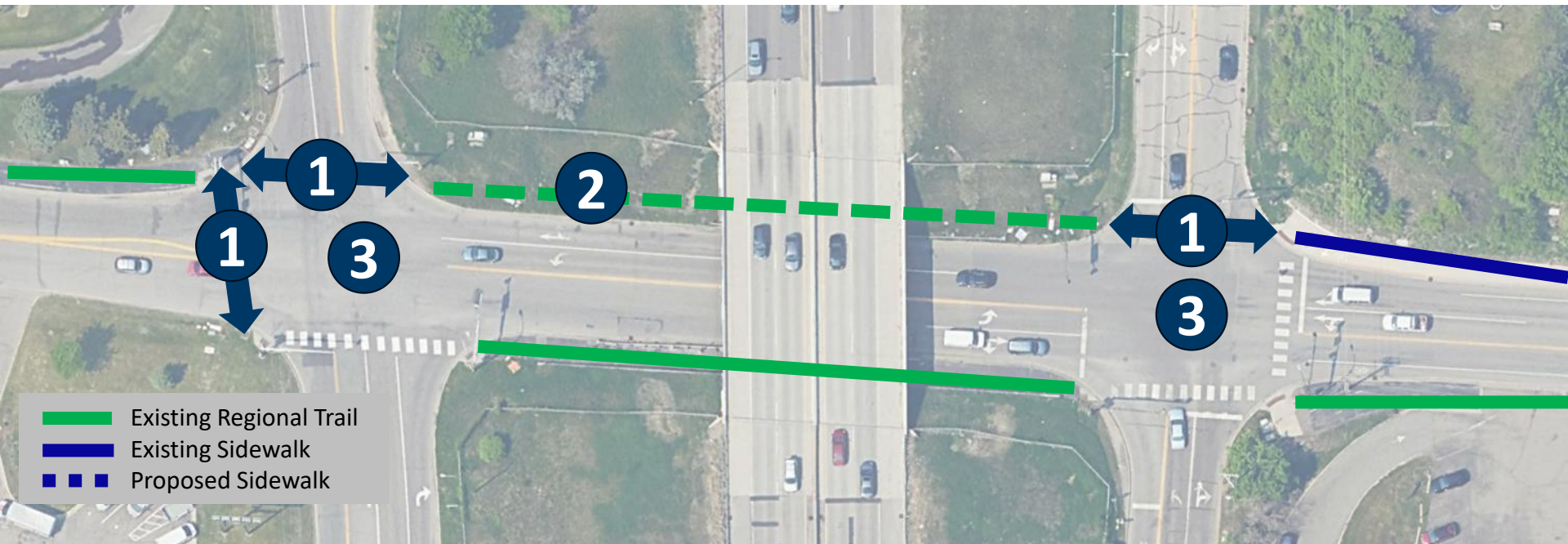
- Hwy 169 at 13th Avenue N/Plymouth Avenue N
 - Concept A – Interchange Replacement (replace existing)
 - Concept B – Roundabout ramps with 13th Ave/Plymouth Ave/10th Ave/Mendelssohn



13th Avenue N/Plymouth Avenue N

Multimodal (Crossing) Improvements

1. Install enhanced crossings. West leg of Kilmer especially critical with Regional Trail crossing.
2. Fill trail/sidewalk gap on north side
3. Exploring roundabout feasibility at Kilmer Ln and Mendelssohn Ave



13th Ave (Plymouth Ave) to 26th Ave Multimodal (Crossing) Improvements

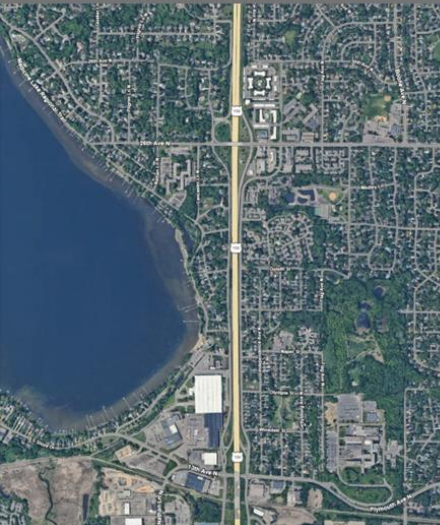
- Gap 1: 13th Ave (Plymouth Ave) to 26th Ave
 - Length: 1 mi
 - Adjacent Destinations - Medicine Lake Regional Trail, High density residential developments, Nature areas and parks
 - 21st Ave & Duluth Street
 - Conducted 15-minute walkshed analysis
 - Proposed bridge connects street network east of Hwy 169 with Lake Medicine Regional Trail and creates direct path to access 4 parks within the new walkshed.

CAG Feedback

Gap #1:

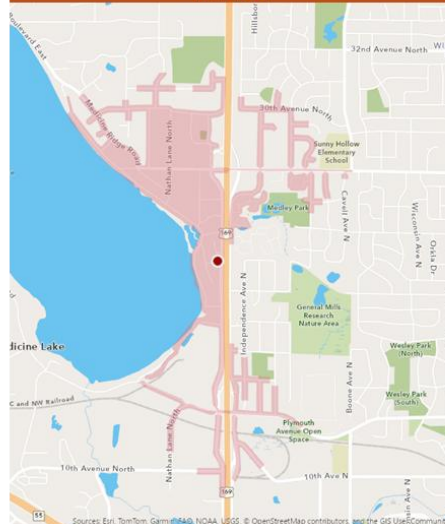
Support for new
crossing at 21st
Ave/Duluth St

Existing Conditions
AERIAL VIEW

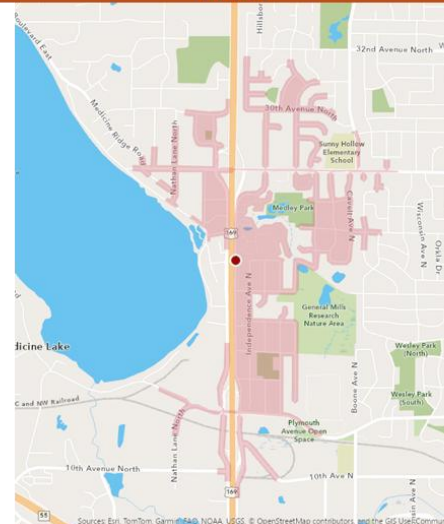


Existing Conditions Walkshed

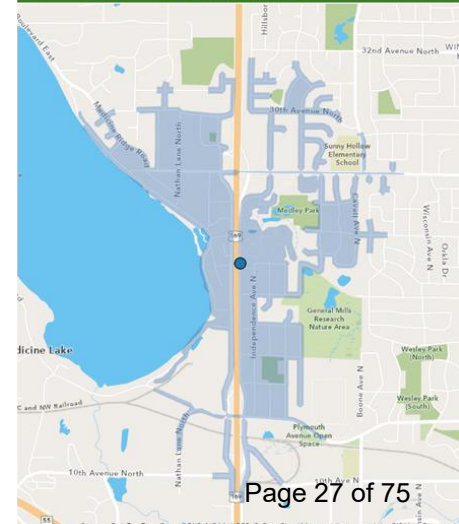
WEST



EAST



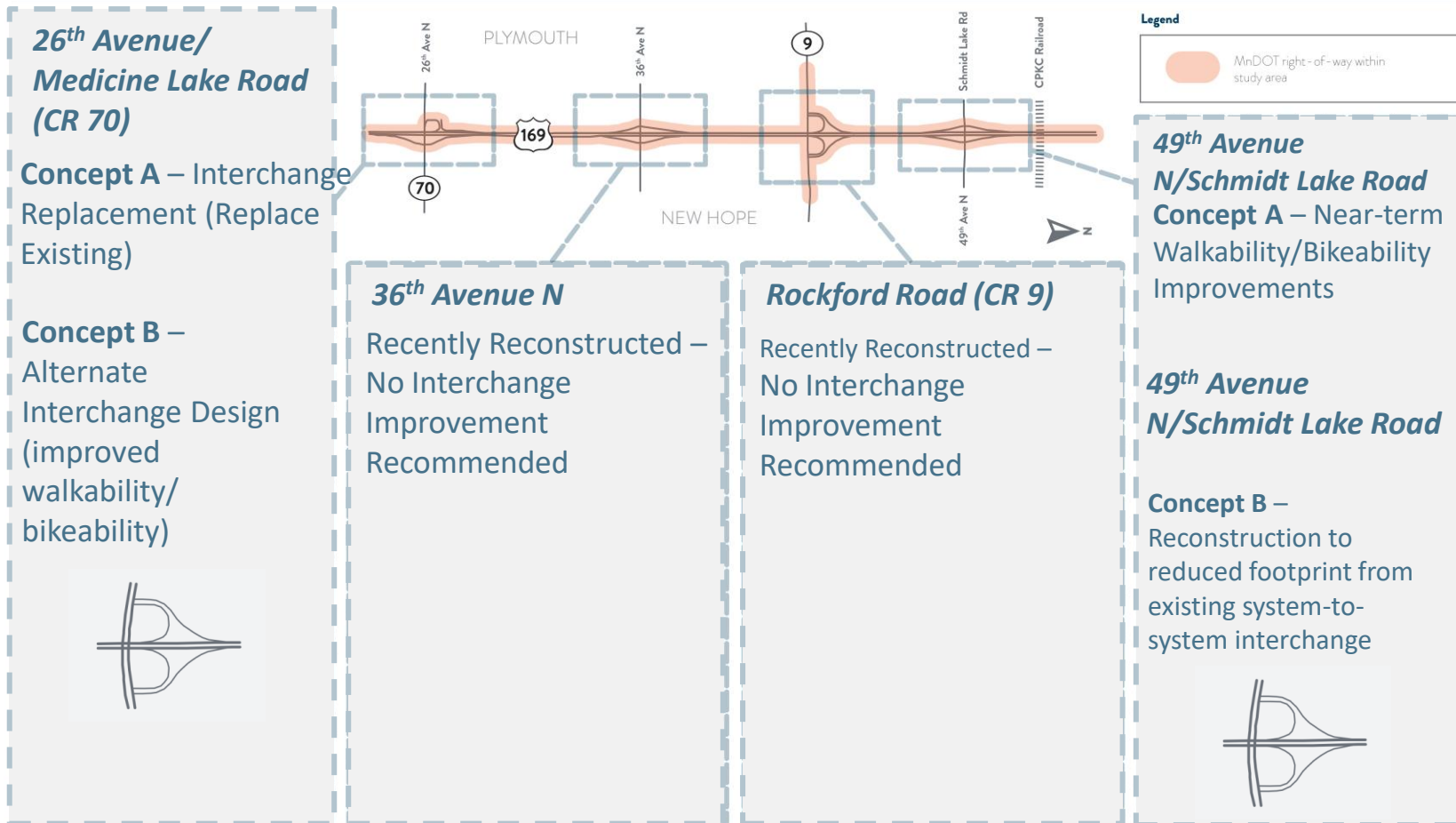
Proposed Walkshed
COMBINED



Level 2: Refined Concepts

Interchange/Access & Multimodal Crossing Improvements

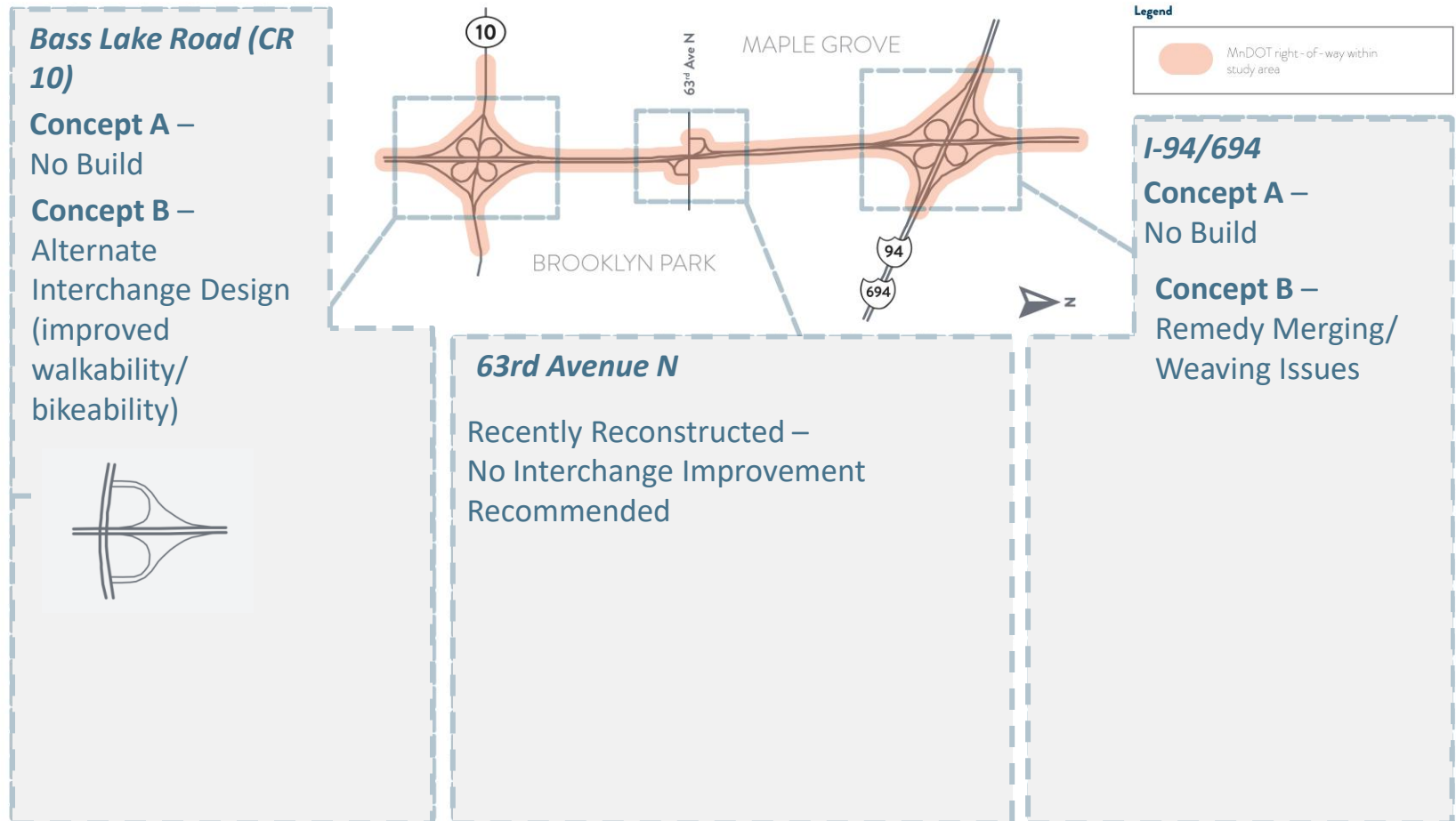
MN 169 - Segment 2: 13th Ave N / Plymouth Ave N to I-94 / I-694
Interchange & Access Improvements



Interchange/Access Concepts Segment 2

MN 169 - Segment 2: 13th Ave N / Plymouth Ave N to I-94 / I-694 (continued)

Interchange & Access Improvements



26th Avenue/Medicine Lake Road Interchange/Access Improvements

- Hwy 169 at 26th Avenue/Medicine Lake Road
 - Concept A – Replace Existing Interchange
 - Concept B – Replace Existing Interchange with Roundabout Ramps

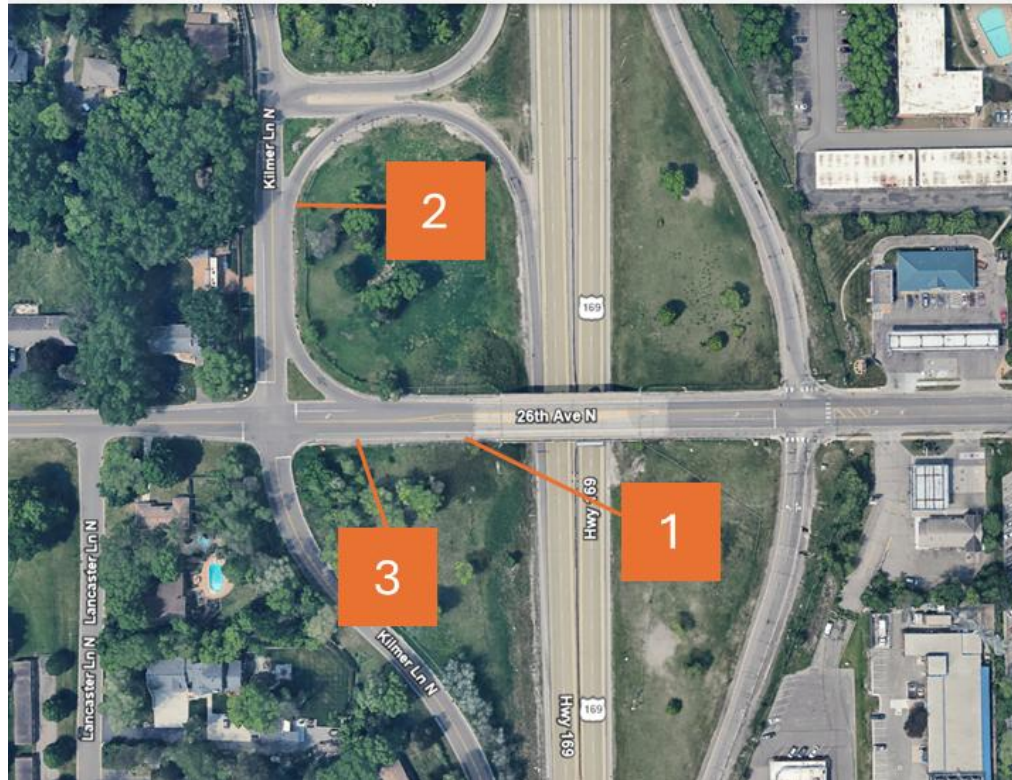


26th Avenue/Medicine Lake Road

Multimodal (Crossing) Improvements

26th Ave

1. Sidewalk ends on existing bridge
2. Reconfiguration of Kilmer Lane Ramp
3. Extension of sidewalk to Kilmer Lane.



36th Avenue N Multimodal (Crossing) Improvements

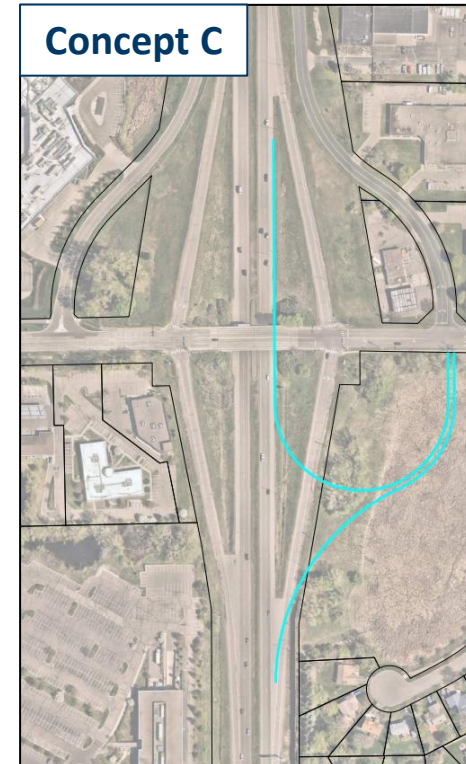
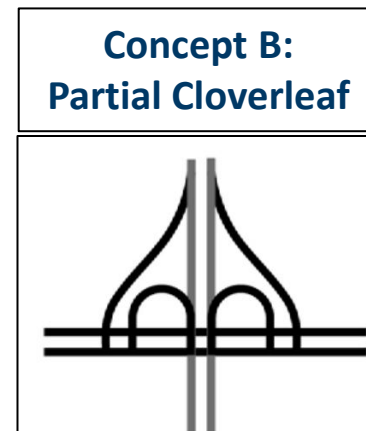
1. Recent multimodal improvements made in 2024
 - ADA ramps; crosswalks; new shared use path on north side of bridge
2. City-led 2025 project will extend a 10-foot shared use path on south side of 36th Avenue to Zachary Lane. Pedestrian crossings of 36th Avenue will be improved with a traffic signal at Killmer Lane and pedestrian beacons and median refuges at Armstrong High School and Plymouth Middle School
3. A local 8' trail will remain on the north side of 36th Avenue



49th Avenue N/Schmidt Lake Road

Interchange/Access Improvements1

- Hwy 169 at 49th Avenue N/Schmidt Lake Road
 - Concept A – Interchange ramp intersection reconstruction (roundabout and/or revised typical section)
 - Concept B – Partial Cloverleaf interchange
 - Concept C – Re-align NB Ramp with East Frontage Road



49th Avenue N/Schmidt Lake Road

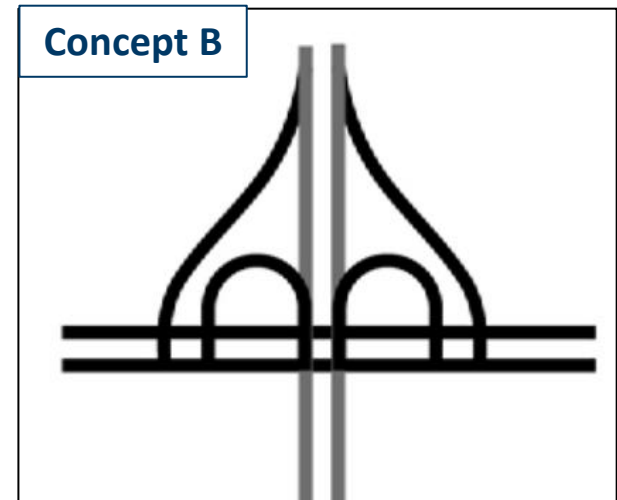
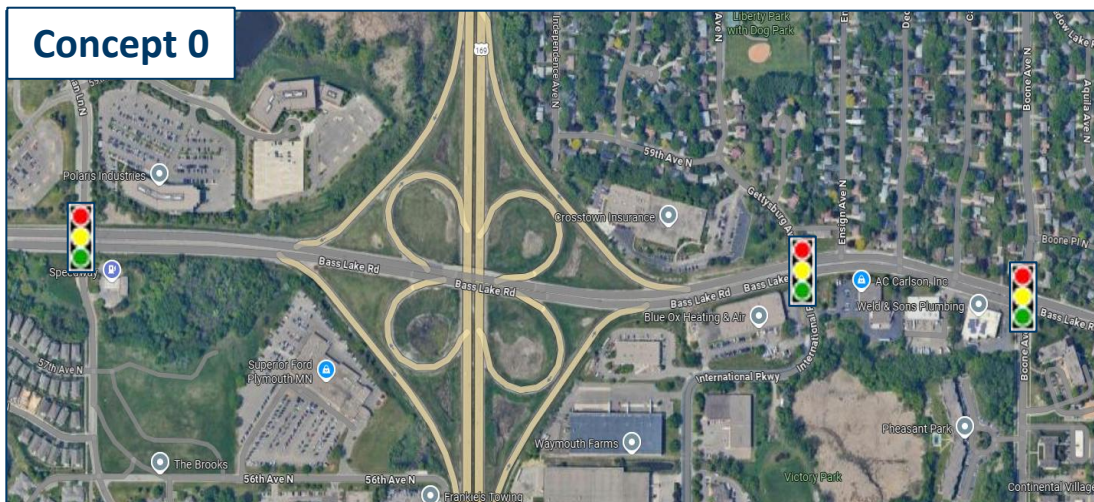
Multimodal (Crossing) Improvements

1. Recommend replacing back of curb sidewalks on bridge with new shared use path on both sides
2. New shared use path recently built on south side of Schmidt Lake Rd



Bass Lake Road Interchange/Access Improvements

- Hwy 169 at Bass Lake Road
 - Concept 0 – No Build
 - Concept B – Partial Cloverleaf interchange



49th Ave to 63rd Ave

Multimodal (Crossing) Improvements

• Gap 2: 49th Ave to 63rd Ave

- Length: 1.76 mi
- Adjacent Destinations
 - Commercial, office and light industrial developments
 - High density residential developments
- 54th Ave N & Science Center Dr
- Existing railroad adds additional barrier to N-S walking/biking in this area
- Conducted 15-minute walkshed analysis

CAG Feedback Gap #2:

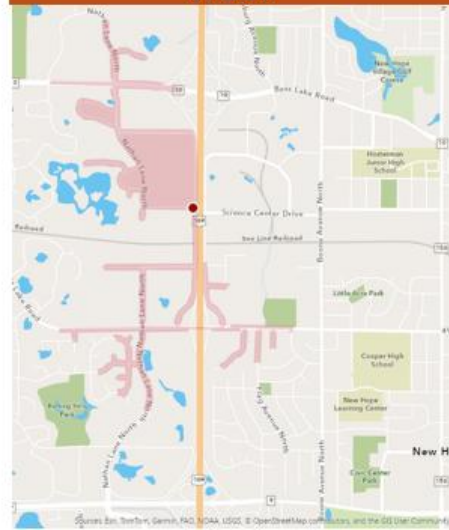
No need for new crossing

Existing Conditions
AERIAL VIEW

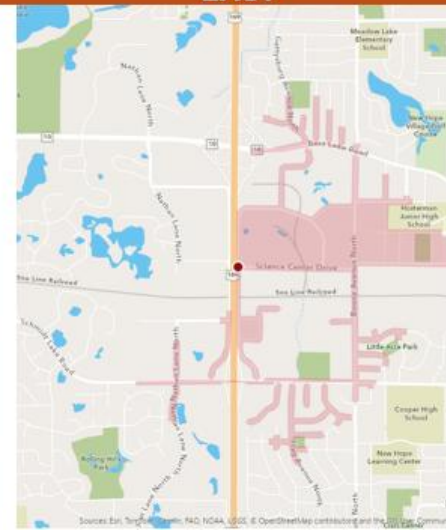


Existing Conditions Walkshed

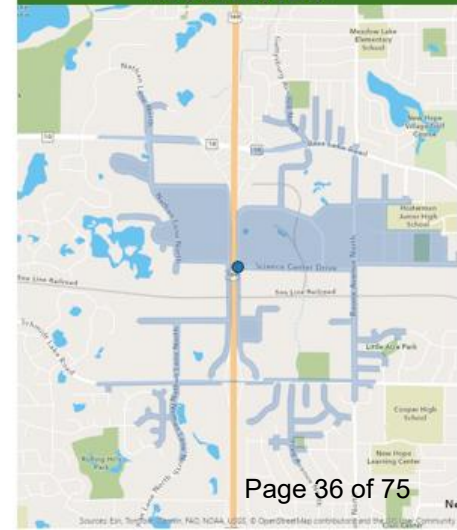
WEST

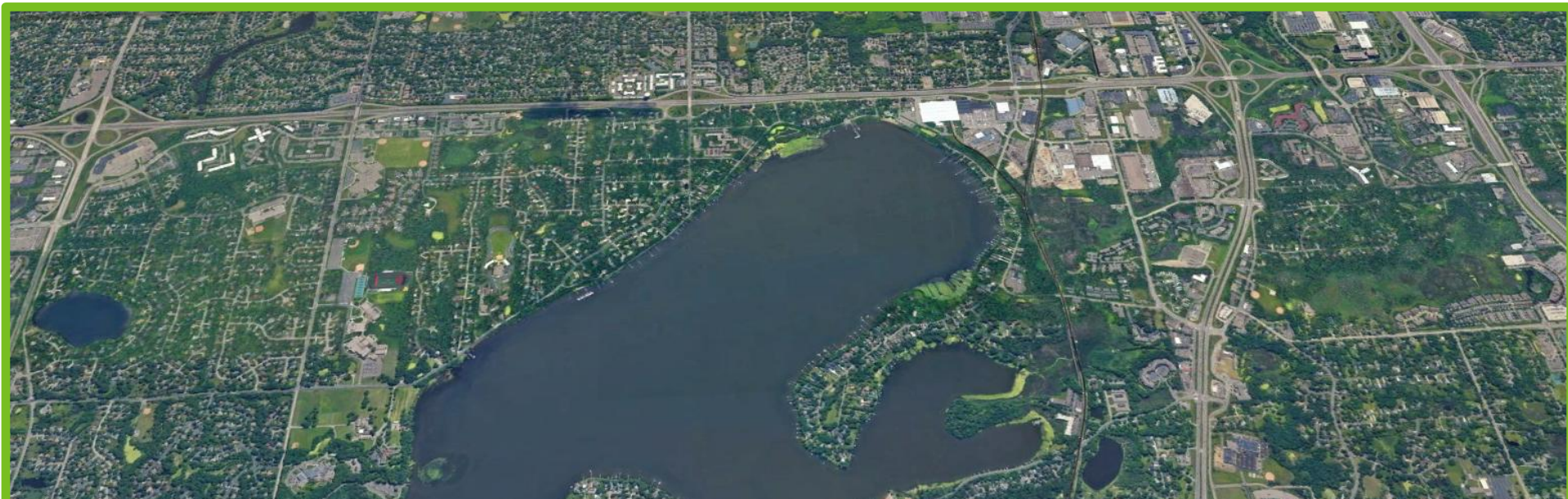


EAST



Proposed Walkshed
COMBINED





2. Next Steps

Public Open House (In-Person and Virtual)



Date: October 8

Time: 5 – 7 p.m.

**Location: North
Hennepin Community
College - Helling Hall**

Virtual Meeting: October 9, 4 -5:30 p.m.

Potential Pop-Up Events

- **Golden Valley Farmers Market – Golden Valley**
 - Event: *Golden Valley Festival* (Sept 28, 2025, 9am-1pm)
 - Central, city-wide festival near Hwy 169/Hwy 55 interchange.
- **New Hope Farmers Market – New Hope**
 - Event: *Farmers Market at New Hope Church* (Sept 25, 2025, 3-7 pm)
 - Recurring weekly event with strong community presence.
- **Working to Secure a 3rd Location.**

Next Steps

- Alternatives Evaluation – Through Nov 2025
- Study Report and Implementation – Dec 2025-Mar 2026

Study website

<https://talk.dot.state.mn.us/hwy169study>

MnDOT Project Manager

Charles Androsky

charles.androsky@state.mn.us

How well do you think the alternatives address established needs?

- No change / replace as existing
- Transit/EZ-Pass (managed lane)
- TSMO/ITS improvements
- Adding auxiliary lanes
- Adding general purpose lanes
- Interchange design changes
- Ramp design improvements
- Removal/modification of Betty Crocker Drive
- Multimodal improvements



To: Dave Callister, City Manager

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **2050 Comprehensive Plan Update**

1. Action Requested:

This item is provided for informational purposes. No action is requested at this time.

2. Background:

This fall, the city will begin the process of updating the Comprehensive Plan. The current plan was adopted in 2018 and focused on population, household and employment growth through 2040. The new plan will look at these same growth projections through 2050. The Comprehensive Plan (also known as a "Comp Plan") is the guiding document that outlines the long-term vision, goals, and strategies for a city's growth and development. It typically addresses key areas such as land use, housing, transportation, infrastructure, water resources, environmental sustainability, and parks.

A well-developed Comprehensive Plan is a vital tool for cities to manage growth responsibly, maintain a high quality of life, and promote long-term economic strength. It plays a key role in securing state and federal funding, supporting sustainable development, and shaping a community that reflects the shared goals and aspirations of its residents. A local comprehensive plan serves as a blueprint for how a community envisions its future—guiding land use, redevelopment of older areas, housing availability, transportation infrastructure, sewer and utility services, natural resource protection, and other important objectives that contribute to a thriving, resilient city.

Purpose of the Comprehensive Plan:

- **Guidance for Future Development:** Provides a framework for decision-making on zoning, development proposals, and capital investments.

- **Community Vision:** Reflects the values and priorities of residents, businesses, and stakeholders gathered through public engagement.
- **Policy Integration:** Ensures alignment and coordination among city departments and regional planning efforts.
- **Legal Foundation:** Serves as the basis for land use regulations and can help protect the city from legal challenges related to planning decisions.

Once every ten years, the city is required by state law to update its comprehensive plan to ensure it remains in alignment with metropolitan system plans. As part of this ongoing process, Freya Thamman, the City's Sector Representative from the Metropolitan Council, will present key information on *Imagine 2050* and the 2050 Comprehensive Planning process. Her presentation will cover the regional planning cycle as well as provide additional resources designed to assist the city in developing its 2050 Comprehensive Plan.

Request for Proposal (RFP) for Consultant Services:

To ensure the development of a high-quality, inclusive, and forward-thinking plan, the city will be issuing a Request for Proposal (RFP) to hire a qualified planning consultant. The selected consultant will lead the technical analysis, public engagement process, and drafting of the plan in close coordination with city staff. More details about the RFP, including timeline, scope of work, and submission requirements, are attached. Staff is excited to kick off this important process.

Feedback Requested:

As the various department staff come together to refine the framework for the 2050 Comprehensive Plan, your input is important to ensure the plan reflects the City Council's priorities and expectations.

- How would you prefer to be informed about meetings, milestones, and deadlines?
- What level of community engagement would you like to see throughout the process?
- In what ways should the public be involved at each stage of the process—from visioning to implementation?
- What aspects of the future comprehensive plan are most important or interesting to you (e.g., housing, transportation, sustainability, parks, land use, etc.)?

3. Budget Impact:

The Planning Resource Fund has been budgeted at \$300,000 to support the main planning consultant. Additional Technical Studies are anticipated to require an estimated \$300,000–\$800,000. Staff will identify funding sources for the additional studies at a future date.

4. Attachments:

1. Presentation
2. RFP - DRAFT



2050 Comprehensive Plan Update:

Metropolitan Council's Imagine 2050





Agenda

Introductions

General Information

Budget & RFP

Timeline

Regional Planning Cycle

System Statements

Local Planning Handbook

PlanIt



What is a Comprehensive Plan?

A guiding document that outlines the long-term vision, goals, and strategies for a city's growth and development.

Key Areas

Land Use	Parks and Trails
Housing	Climate
Transportation	Natural Systems
Water Resources	Implementation

Purpose

Guidance for Future Development

Provides a framework for decision-making on zoning, development proposals, and capital investments

Community Vision

Reflects the values and priorities of residents, businesses, and stakeholders gathered through public engagement.

Policy Integration

Ensures alignment and coordination among city departments and regional planning efforts.

Legal Foundations

Serves as the basis for land use regulations and can help protect the city from legal challenges related to planning decisions.



Why the City updates the Comprehensive Plan

- Update is required every 10 years by the Metropolitan Council
- Current plan was adopted in 2019
- Amendments approved as small area planning documents
- Unify all previous plan elements
 - 2040 Comprehensive Plan
 - Comprehensive Plan Amendments
 - City Center 2.0 Study
 - City Center Design Standards
 - Station 73 TRIP & County Road 73 Study
 - State Highway 55 Bus Rapid Transit (BRT) Study
 - State Highway 169 Multimodal Corridor Study



- Housing Studies and Policies:
 - Inclusionary Housing Policy
 - 2018 Rental Housing Study
 - Met Council Housing Nexus Study
- Planned Unit Development (PUD) Policy
- Strategic Priorities

Comprehensive Plan - Budget

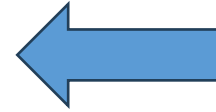
- Planning Resources Fund - \$300,000
 - Hire Main Planning Consultant
- Technical Studies – est. \$300,000 - \$800,000
 - Sanitary Sewer
 - Surface Water
 - Water Supply
 - Other



Comprehensive Plan - Timeline *Draft*



2050 Comprehensive Plan Timeline	
Project Kick Off	September 25, 2025
Receive System Statement	TBD – <i>End of Sept.</i>
Request for Proposals (RFP)	October 15, 2025
Deadline to submit proposals	November 13, 2025
Selection interviews by staff, if needed	November 24, 2025
Main Consultant Selection	December 9, 2025
Refine Plan Schedule	Jan. - March. 2026
Public Input/Workshops	June - Oct. 2026
Draft Plan	January 2027
Final Plan	April 2027

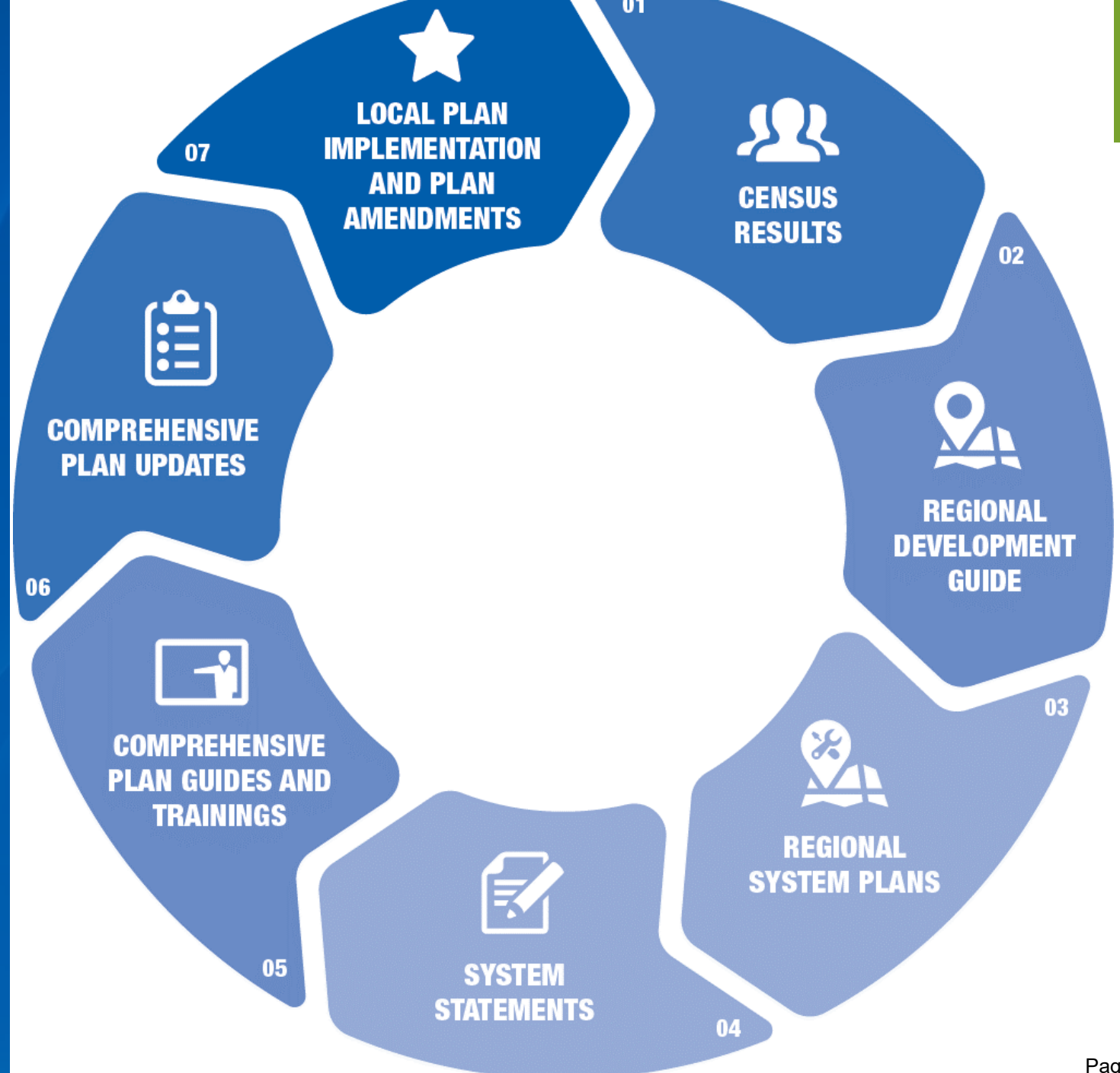




2050 Comprehensive Planning Process Regional Planning Cycle - Resources

September 23, 2025

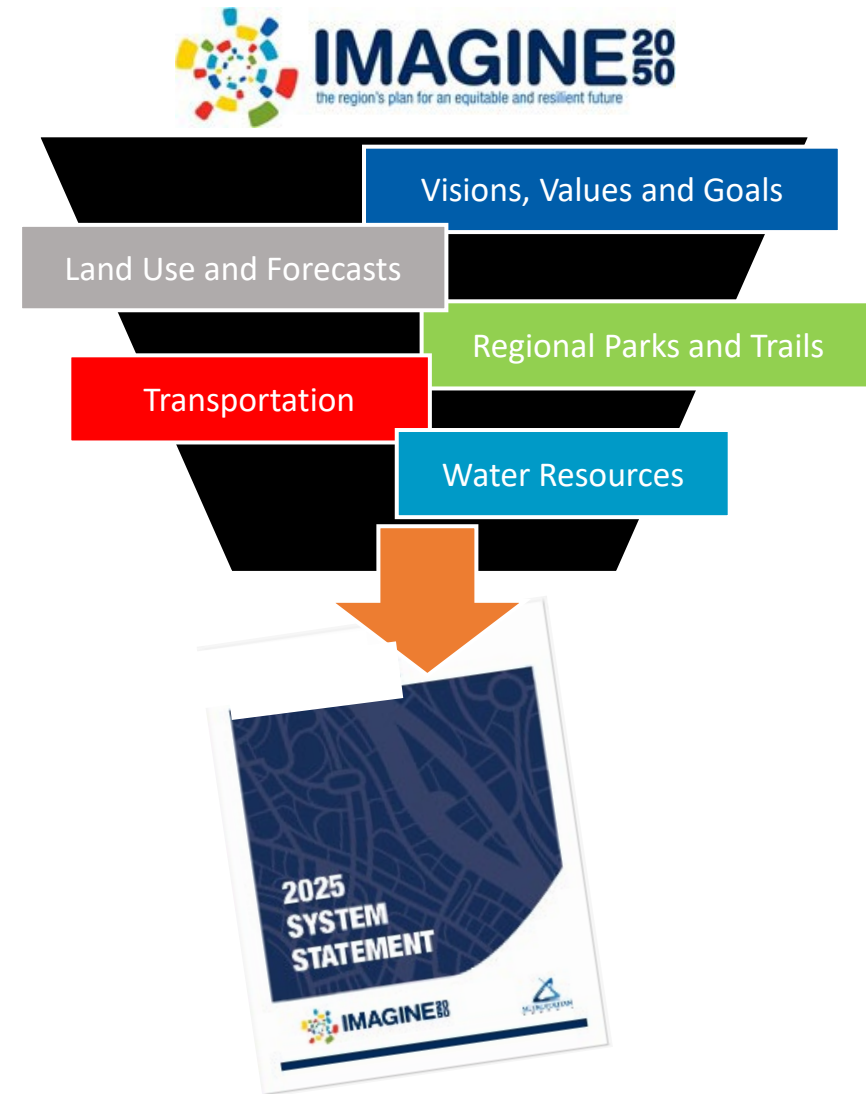
Regional Planning Cycle



Decennial System Statements

Purpose

- Decennial communication to each local unit of government
- Includes forecasted growth, development expectations, and key changes to regional plans
- Customized for each community, detailing system plan impacts specific to the municipality
- Required by the MLPA (Minn. Stat. [§473.856](#))



Decennial System Statements



- Community designations
- Forecasted growth
- Affordable housing
- Climate

Vision, Values, and Goals

- Metropolitan highways
- Transit routes and facilities
- Aviation

Transportation

- Metropolitan sewer service
- Subsurface treatment systems
- Surface water

Water Policy

- Regional parks
- Regional trails

Regional Parks and Trails



Decennial System Statements

Purpose

- Individualized for the local unit of government
- Explains the implications of system plans and capital budgets *in that community*
- Includes forecasted growth and general development expectations

Content

- Vision, Values, and Goals
- Community designation(s) and forecasted growth
- Future affordable housing need allocation
- Regional parks and trails
- Metropolitan sewer service, surface water, water supply
- Metropolitan highway system and transit system, aviation system
- Other planning considerations

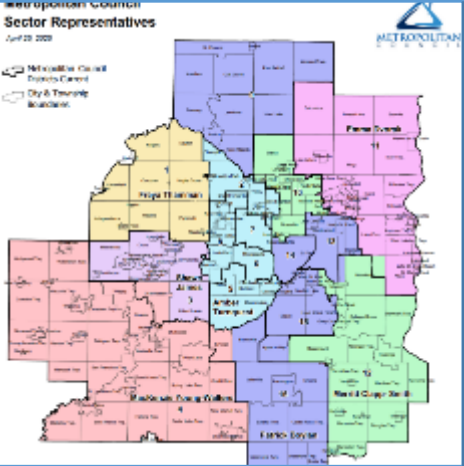
Timeline

- Distributed in mid-September 2025
- Opportunity to resolve questions or disputes with system statements
- 2050 comp planning starts with December 31, 2028, submittal deadline

Support Local Governments in Implementing Regional Policies



System Statement
issuance kicks off the local planning process



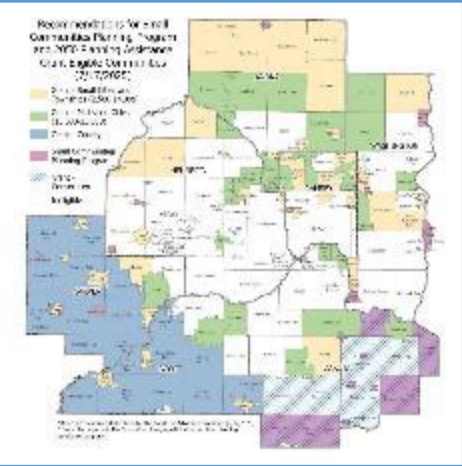
Sector Representatives
provide individualized technical assistance to local planning staff



Local Planning Handbook update is your one-stop shop for comprehensive planning assistance



Tools and resources to assist with new requirements related to Climate Strategies, GHG Emissions, and Natural Systems planning



2050 Local Planning Assistance Grant Program and the **Small Communities Planning Program**



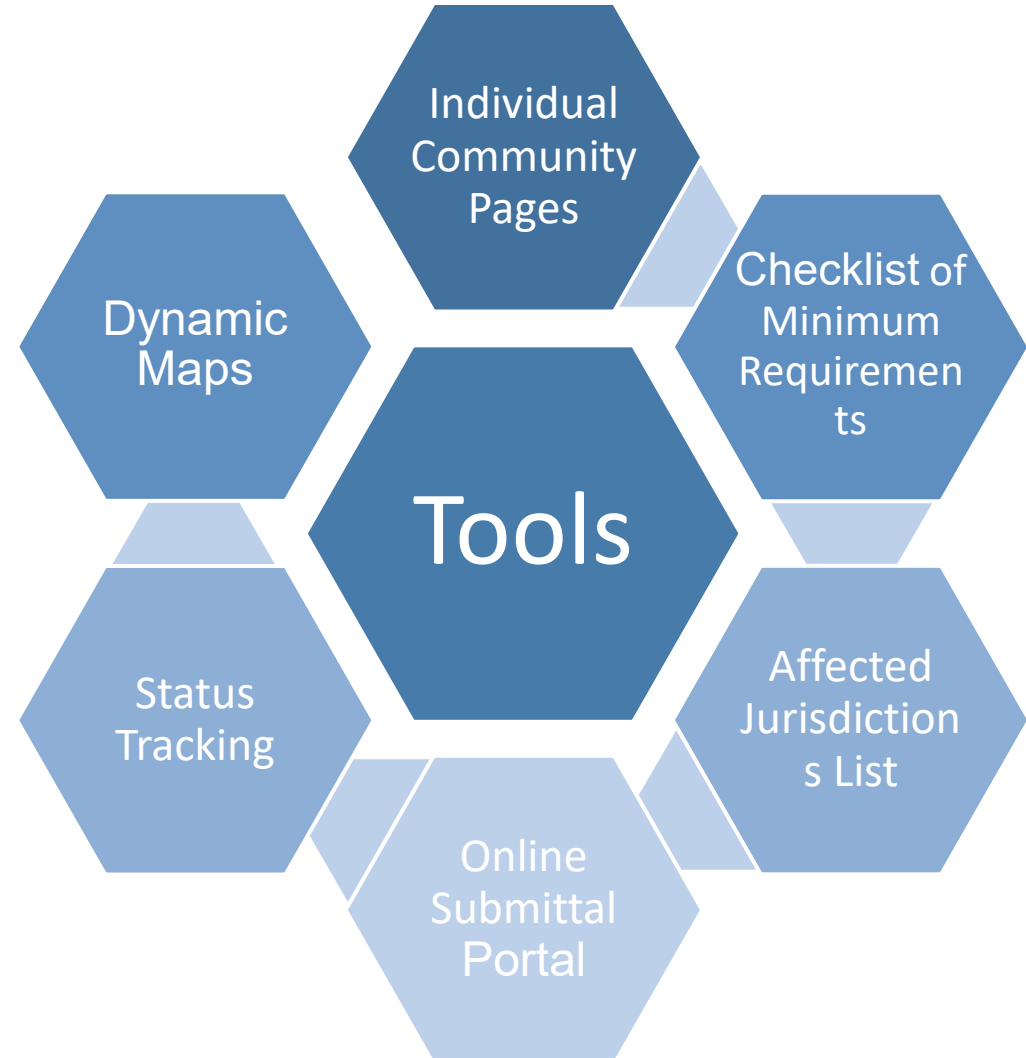
PlanIt: an online tool to help local governments plan for the future

(Photo courtesy Minn. Dept. of Transportation.)

Local Planning Handbook

The One-Stop-Shop for Comprehensive Planning

- Designed to support communities with the update of their local comprehensive plans.
- Clear guidance on minimum requirements and how to meet them
- Tools, maps, resources, and technical assistance
 - To help meet minimum requirements
 - To get more out of their local planning process
 - To help with a variety of planning issues of interest to communities across the region
- Community-specific information and checklists
- Training and resources beyond the minimum requirements



Required Plan Elements

LOCAL PLANNING HANDBOOK



Local Planning Handbook

Regional Planning Process

Community Pages

Required Plan Elements

Land Use

Housing

Transportation

Water Resources

Parks and Trails

Climate

Natural Systems

Implementation

Review Process

Education and Training

Resources

Required Plan Elements

Plan Element pages outline requirements for your comprehensive plan, ways to get more out of your plan, and resources to support your plan update.



Land Use

Forecasts, Existing & Future Land Use, Density, etc.



Housing

Existing Housing Need, Projected Housing Need, Implementation



Transportation

Roadways, Transit, Biking, etc.



Water Resources

Wastewater, Water Supply, Surface Water



Parks and Trails

Regional Parks and Trails, Local Parks and Trails



Climate

Climate Mitigation & Adaptation



Natural Systems

Natural Systems Mapping Tool, Natural Systems StoryMap



Implementation

Implementation



COMPREHENSIVE PLAN



Community Page

LOCAL PLANNING HANDBOOK

Local Planning Handbook

Regional Planning Process

Community Pages

Required Plan Elements

Review Process

Education and Training

Resources

Plymouth

Go

Plymouth

2050 Comprehensive Plan - Guiding Documents

Maps

Resources

Contact

Get started with these resources:

Regional Development Guide

System Statement for Plymouth

Checklist of Minimum Requirements for Plymouth

Explore Regional Maps

Plymouth

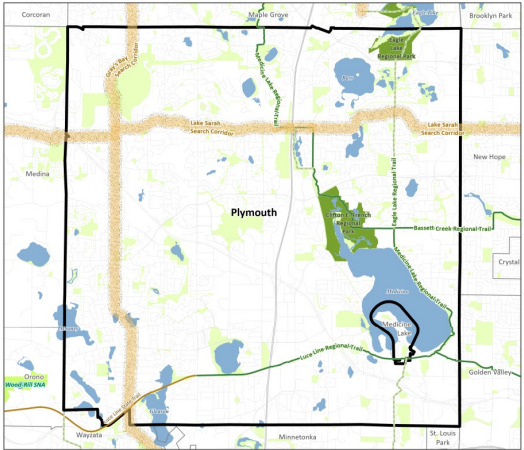
Hennepin

Plymouth Population, Households and Employment Forecasts

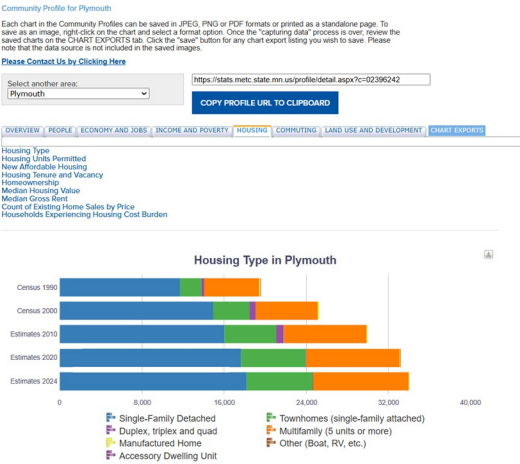
Forecast	2020	2030	2040	2050
Population	81,026	81,700	86,000	91,700
Households	32,041	33,200	35,200	37,600
Employment	52,025	57,400	60,600	66,000

Local forecasts have been updated with most recent Met Council actions.

City of Plymouth Regional Parks and Trails System



COMMUNITY PROFILES



Individualized Information

Checklist of Minimum Requirements

One of the most critical resources in the Handbook

- The ***Minimum Requirements Checklist*** is a key resource in the Local Planning Handbook and must be clear and user-friendly.
- Each community (188 total) will receive a customized checklist
- Focus groups convened to:
 - Improve clarity and accessibility of requirements
 - Identify resource gaps

Available end of September

Land Use		Pg #
Forecasts and Community Designations		
1	Include a table of forecasted population, households, and employment for 2030, 2040, and 2050, consistent with the Met Council's forecasts.	
2	Met Council forecasts must be used consistently throughout your entire comprehensive plan.	
2.1	Your transportation plan needs to utilize allocated forecasts to transportation analysis zones (TAZs) as published by the Met Council.	
2.2	Your water and wastewater plans need to reflect forecasts to plan for urban services.	
2.3	Your land use plan must reflect and accommodate your forecasts.	
3	Include a map acknowledging your regional Community Designation(s) and state the overall density expectations for your Community Designation(s).	
Existing Land Use		
4	Provide an Existing Land Use Map with a land use legend.	
4.1	Show existing regional parks, park reserves, and special features with a land use of "Park" (or your equivalent) on your Existing Land Use Map.	
5	Provide an Existing Land Use Table. Calculate total acres and percent of total acres for each land use category.	
6	Land uses categories on the map and in the table, as well as any text references must all be consistent with one another.	
Future Land Use Plan		
7	Each Comprehensive Plan must contain a Future Land Use Plan which is consistent with the Met Council's forecasts of population, households, and employment and identify	



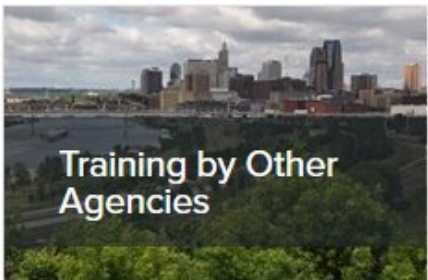
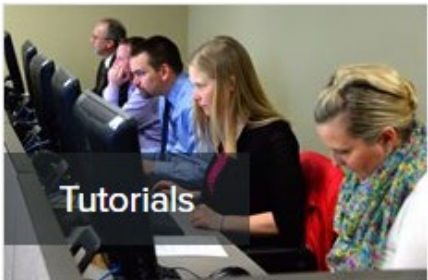
2026 – 2028 PlanIt Program: Comprehensive planning technical assistance

- Webinars
- Workshops
- Conference
- Tutorials/Demos
- NewsBlasts





Explore the archive



Sign up for email updates when new opportunities for the PlanIt program become available.

Coming Soon!

PlanIt content for the 2050 planning cycle will be available shortly. In the meantime, you can explore our [PlanIt 2040 archive](#), which includes best practices, webinars, and toolkits that continue to offer valuable guidance and examples for local planning work.

Thank you

Freya Thamman, Sector Representative
Freya.Thamman@metc.state.mn.us



Request for Proposals – 2050 Comprehensive Plan – City of Plymouth

1. GENERAL INFORMATION

1.1 Purpose

The City of Plymouth, Minnesota is soliciting proposals for consulting services for development and adoption of a new city-wide comprehensive plan in compliance with the requirements of Minnesota Statute 473.858 and the Metropolitan Council issued City of Plymouth System Statement and Imagine 2050. The consultant is expected to lead an extensive, inclusive, and innovative community engagement process, develop a new comprehensive plan that builds on the City Councils adopted Strategic Priorities with prioritized implementation steps to achieve a viable, sustainable, diverse and inclusive city, and guide successful adoption of the plan by the City Council.

The city is seeking these services for an estimated period of 12-18 months with an expected start date of December 2025.

1.2 About the Community

Plymouth is a 35.3-square mile suburb located 12 miles west of Minneapolis in Hennepin County. Plymouth is nationally recognized as a thriving community offering an excellent quality of life, extensive trails and parks, quality housing and neighborhoods, highly regarded school districts, and innovative companies and industries. Boasting Minnesota's fourth largest economy, the city is home to an established commercial industrial base, thriving manufacturing, med-tech, and healthcare sectors. According to the 2020 census, the city's population was 81,026 persons. Plymouth is a landlocked community that continues to experience growth via innovation and redevelopment.

1.3 Past Planning Initiatives

The City of Plymouth is required by the Metropolitan Council to adopt an updated comprehensive plan every 10-years. The current comprehensive plan was adopted in July 2019 and since then, several comprehensive plan amendments has been approved as well as approved small area planning documents. The small area planning documents have been created by the city for a specific need or focus. The collection of numerous documents forming the city's guiding policy is challenging for citizens, stakeholders and staff to regularly utilize. The desired outcome is a unified comprehensive plan that replaces, references, aggregates, and/or incorporates previous plan elements as applicable.

Existing documents found on city plans webpage

- [2040 Comprehensive Plan](#)
- [City Center 2.0 Study](#)
- [City Center Design Standards](#)
- [Station 73 TRIP](#) and [County Road 73 Study](#)
- State Highway 55 Bus Rapid Transit (BRT) Study (*In process*)

- State Highway 169 Multimodal Corridor Study (*In process*)
- [List of Comprehensive Plan Amendments](#)

Other documents

- Housing Studies and Policies:
 - [Inclusionary Housing Policy](#)
 - [2018 Rental Housing Study](#)
 - Met Council Housing Nexus Study (*In process*)
- [Planned Unit Development \(PUD\) Policy](#)
- City Council's [Strategic Priorities](#)

2. SCOPE OF WORK

The proposed scope of work for this project consists of the items outlined below. This represents minimum requirements for how to approach this project, and the city welcomes consultant's ideas that may go beyond or otherwise vary from what is outlined in this request for proposal.

2.1 Service Area

The comprehensive plan is a city-wide document.

2.2 Plan Objectives

The results of this plan will help city staff, elected officials, stakeholders, and community members guide decision-making. We are seeking consultants with extensive experience developing innovative comprehensive plans for cities similar to Plymouth in size and characteristics. The selected consultant will be responsible for the development of a plan consistent with Minnesota Statute 473.858 and the Metropolitan Council issued City of Plymouth System Statement and Imagine 2050 (see Appendix A) in cooperation with city staff, City Council, Plan Commissioners, elected officials, and the community.

This project will take a fresh look at previous studies and plans, existing conditions, market and economic realities, and resident and stakeholder input to develop a strategically prepared plan. The plan should provide a measured assessment of present conditions and future opportunities using a solid, data-driven basis to evaluate city needs to formulate goals and implementation strategies. The plan should also explore redevelopment nodes and evaluate outcomes.

Preferred consultants will have proven success designing municipal planning processes that set a city's long-term vision, values, goals, and deliverables to synergize local planning, policy, land use, zoning, capital improvement, and investment decisions. The preferred consultant should also have proven success in innovative engagement and outreach strategies.

2.3 Consultant Responsibilities and Public Participation Activities

The consultant will coordinate work with Planning Division staff, the Plan Commission, and any established support committees for this project. The Planning Manager will oversee the direction and quality of work of this consultant.

At minimum, the consultant is responsible for undertaking the following public participation activities:

- Provide content for the project website and social media.
- Kickoff meeting with city staff.
- Focus group sessions/interviews with city staff, elected officials, school district representatives, community and business representatives, and citizen members from relevant city boards and commissions.
- Up to Four community visioning workshops or forums.
- Design and administer surveys for public input.
- Regular attendance at Plan Commission meetings to review and present draft documents as they are prepared.
- Up to four public open houses to review the draft plan.
- Up to four meetings for final plan approval, including attendance, preparation and presentation to the Plan Commission, City Council, as deemed necessary by city staff.

The consultant will continue to work closely with all city staff and meet and/or provide updates on a regular basis on site, virtually, or email for the duration of the contract.

2.4 Deliverables

A draft plan submittal will be required for review and comment by the city staff prior to completing the final report and plan.

The consultant shall provide 2 full-color (8-1/2 "x 11") final approved plan document (1 bound, 1 unbound) to the Planning Manager no later than one month after plan adoption and prior to final contract payment. Report maps to be color 11" x 17" in size.

The city shall also receive all original documents electronically in Microsoft Word, Excel, and PDF formats, including a printable PDF version of the entire plan for city use. Maps and plans shall be delivered electronically with an ability for the city to modify, if necessary, and be compatible with the city AutoCAD standards and GIS software.

The plan shall also include an executive summary highlighting the major changes, goals, objectives, and action items using of maps, charts, photos, tables, images, and graphics.

3. REQUEST FOR PROPOSAL (RFP) REQUIREMENTS AND EVALUATION CRITERIA

3.1 General Expectations

Consultants shall submit a concise proposal describing their capacity to manage the project and their experience with similar projects. The proposals should include a clear, dated outline of how the consultant will complete all tasks involved with this project.

3.2 Proposal Elements

Although no specific proposal format is required, the following guidelines highlight features that are expected to be included within the proposal:

- **Cover Page**
- **Cover Letter**
 - a. No more than 2 pages
 - b. Identify the primary point of contact
- **Firm Description:** Include a brief history and other pertinent information in relation to each firm on your proposed team.
- **Identify Qualifications of Assigned Personnel:** The name(s) of the principal-in-charge and key technical/professional personnel to be assigned to the city together with a resume describing the experience and qualifications of each. An organization chart is also requested.
- **References:** Provide names, phone numbers and email addresses for three (3) public client references who will attest to your firm's ability to undertake similar projects.
- **Recent Project Examples:** A clear and concise statement, with examples, indicating the consultant's past performance and familiarity with the type of work sought under this RFP.
- **Project Understanding and Approach:** Provide a statement describing how your project team understands our project. The consultant shall describe in detail its proposed approach to the project.
- **Schedule:** Provide a timeline for the project. Provide key milestones.
- **Fee Proposal:** A lump sum fee and fee statement shall be provided.
- **Service Agreement/Contract:** provide one copy of your firm's typical service agreement or contract.

3.3 Criteria

The proposal review team, consisting of city staff, will review the proposals according to the following evaluation criteria:

1. Qualifications of Consultant

- Experience completing this type of master planning
- Experience working in similar communities
- Experience developing consensus including discussing redevelopment options, housing, and having difficult community conversations

2. Proposed Methodology

- Project approach and creativity
- Sources and uses of data
- Interaction with community – community outreach

3. Understanding of RFP

- Community context
- Goals and purpose of plan
- Understanding of City Council's Strategic Priorities and how integrated into the plan.

4. Adherence to a Timeline

5. Cost of Services

- Project cost estimate and the ability to stay within a budget

3.4 Submittal Review Process

The process of selecting a consultant requires the accumulation of comprehensive and accurate information to ensure that a knowledgeable, objective decision can be made. The City of Plymouth reserves the right to accept or reject any or all proposals of portions thereof without stated cause. The City of Plymouth reserves the right to re-issue any Request for Proposals.

Upon selection of a finalist, the city by its proper officials shall attempt to negotiate and reach a final agreement with the finalist. If the city, for any reason, is unable to reach a final agreement with this finalist, the city then reserves the right to attempt to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal or bid. The city may also elect to reject all proposals and re-issue a new RFP.

Clarification of proposals: The city reserves the right to obtain clarification of any point in a Proposer's proposal or obtain additional information.

The City of Plymouth is not bound to accept the proposal with the lowest cost but may accept the proposal that demonstrates the best ability to meet the needs of the city.

The City reserves the right to waive any formalities, defects, or irregularities, in any proposal, response, and/or submittal where the acceptance, rejection, or waiving of such is in the best interests of the city.

The city reserves the right to disqualify any proposal, before or after opening, upon evidence of collusion, intent to defraud, or any other illegal practice on the part of the Proposer.

3.5 Selection Interview

The proposal review team, made up of city staff, may select a short list of proposers to make an oral presentation, if needed. The presentation, limited to 20 minutes, shall serve to confirm proposal representations, answer city questions, provide supplemental information, and allow the city the opportunity to meet and assess the project consultants.

3.6 Budget and Type of Contract

The city will enter into a contract for professional consulting services based on a fixed-price (or lump sum) to the contractor for the specified scope of services. Incremental payments to the consultant will be made at the completion of major tasks with a “not to exceed” contract amount. Ten (10) percent of the contract price will be held as final payment upon delivery of the final products. The exact payment schedule will be negotiated and determined as part of the contract and shall be based on the budget provided with the proposal.

The City of Plymouth shall not be liable for any costs incurred by a consultant in responding to this request for proposals or for any costs associated with discussions required for clarification of items related to this proposal.

3.7 Public Information

Information supplied by the proposer and chosen consultant to the City of Plymouth is subject to the Minnesota Public Records Law. Such information shall become public unless it falls within one of the exceptions in the statute, such as security information, trade secret information, or labor relations information. If the Proposer believes any information which is not public will be supplied in response to this RFP, the vendor shall take reasonable steps to identify for the city with data, if any, it believes falls within the exceptions. If the proposal data is not marked in such a way as to identify non-public data, the city will treat the information as public and release it upon request. In addition, the city reserves the right to make the final determination of whether data identified by the proposer as not public falls within the exceptions within the statute. The same laws apply to the final plan documents and all information obtained to complete the final plan and the city retains ownership of all documents.

3.8 Proposal Time Schedule

The anticipated project duration is approximately 12-18 months after the city directs the Consultant(s) to begin the project. Listed below are estimated dates and times of actions related to this RFP:

October 15, 2025:	RFP Release Date
2 PM on November 13, 2025:	Deadline to submit proposals
November 24, 2025:	Selection interviews by city staff, if needed
December 9, 2025:	Contract Inception Date – Council contract approval

3.9 Notification of Award

The City of Plymouth intends to select a consultant by approximately December 9, 2025. Should either party fail to execute a contract within 30 days of notification of award, the city reserves the right to rescind the award and select services from another interested firm.

3.10 Contract & Insurance

The contract between the City of Plymouth and the selected consultant will be based on the city's standard terms and conditions. All insurance and professional liability requirements are included in the standard terms and conditions document. The selected consultant will be required to show proof that all requirements within the terms and conditions are met.

Appendix A – City of Plymouth System Statement

DRAFT

To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by:

Item: **Set future study sessions**

1. Action Requested:

Schedule study sessions and/or add topics as desired. The calendar for the remainder of the year is attached to assist with scheduling.

2. Background:

Pending study session topics (at least three council members have approved the following study items on the list):

- Review policy on Request for Proposals
- Review park dedication and park replacement funds

Staff requests for meeting topics and/or changes:

- Update from project architect on potential sales tax project designs on November 10 at 5 p.m.
- Review advisory board applications and select interview candidates at the November 25 study session (following the regular meeting)
- Interview advisory board candidates on December 2 at 5 p.m.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Calendar

SUN	MON	TUES	WED	THUR	FRI	SAT
			1	2	3	4
5	6	7	8 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Council Chambers	9	10	11
12	13	14 5:00 PM SPECIAL COUNCIL MEETING Review tobacco licensing ordinance/ Operational models for sales tax projects Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	15 7:00 PM PLANNING COMMISSION MEETING Council Chambers	16	17	18
19	20	21	22 10:00 AM DESTINATION MARKETING ORGANIZATION ADVISORY BOARD FAMILIARIZATION TOUR City Wide	23 7:00 PM HOUSING AND REDEVELOPMENT AUTHORITY MEETING Council Chambers	24	25
26	27	28 5:00 PM SPECIAL COUNCIL MEETING Budget Meeting #3 Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	29	30	31	



City of
Plymouth

November 2025

SUN	MON	TUES	WED	THUR	FRI	SAT
						1
2	3	4	5 7:00 PM PLANNING COMMISSION MEETING Council Chambers	6	7	8
9	10 5:00 PM SPECIAL COUNCIL MEETING Budget Meeting #4 (if needed) Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	11  VETERANS DAY CITY OFFICES CLOSED	12 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Medicine Lake Room	13 7:00 PM PARK & REC ADVISORY COMMISSION MEETING Council Chambers	14	15
16	17	18	19 7:00 PM PLANNING COMMISSION MEETING Council Chambers	20	21	22
23 30	24	25 5:00 PM CLOSED COUNCIL MEETING Conduct city manager performance review City Hall 7:00 PM REGULAR COUNCIL MEETING Council Chambers	26	27 THANKSGIVING HOLIDAY CITY OFFICES CLOSED	28 THANKSGIVING HOLIDAY CITY OFFICES CLOSED	29

3400 Plymouth Boulevard
Plymouth, MN 55447

OFFICIAL CITY CALENDAR

763-509-5080
plymouthmn.gov

*Per MN Statute 13D.02, members may be attending remotely.



City of
Plymouth

December 2025

SUN	MON	TUES	WED	THUR	FRI	SAT
	1	2	3 7:00 PM PLANNING COMMISSION MEETING Council Chambers	4 7:00 PM HOUSING AND REDEVELOPMENT AUTHORITY MEETING Council Chambers	5	6
7	8	9 7:00 PM REGULAR COUNCIL MEETING Council Chambers	10 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Council Chambers 7:00 PM CHARTER COMMISSION ANNUAL MEETING Medicine Lake Room	11	12	13
14	15	16	17 7:00 PM PLANNING COMMISSION MEETING Council Chambers	18	19	20
21	22	23	24 CHRISTMAS HOLIDAY CITY OFFICES CLOSED	25 CHRISTMAS HOLIDAY CITY OFFICES CLOSED	26	27
28	29	30	31			

3400 Plymouth Boulevard
Plymouth, MN 55447

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