

**CITY OF PLYMOUTH
AGENDA
Regular Park and Recreation Advisory Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
January 9, 2025, 6:00 PM**

- 1. CALL TO ORDER**
- 2. PUBLIC FORUM** — *Individuals may address the Commission about any item not contained on the regular agenda. A maximum of 15 minutes is allotted for the Forum. If the full 15 minutes are not needed for the Forum, the Commission will continue with the agenda. The Commission will take no official action on items discussed at the Forum, with the exception of referral to staff for future report.*
- 3. APPOINTMENTS OF PARKS AND RECREATION ADVISORY COMMISSION CHAIRPERSON AND VICE CHAIRPERSON**
 - [3.1 Appointment of Parks and Recreation Advisory Commission Chairperson and Vice Chairperson](#)
- 4. PRESENTATIONS AND PUBLIC INFORMATION ANNOUNCEMENTS**
- 5. APPROVE AGENDA** — *Park and Recreation Advisory Commission members may add items to the agenda for discussion purposes or staff direction only. The Commission will not normally take official action on items added to the agenda.*
- 6. CONSENT AGENDA** — *These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member or citizen so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.*
 - [6.1 Adopt Proposed Parks and Recreation Advisory Commission Minutes
Proposed Minutes 11-14-2024.docx](#)
- 7. GENERAL BUSINESS**
 - [7.1 Parks & Recreation Advisory Commission Annual Work Plan
2024 PRAC Work Plan.pdf
2025 Work Plan DRAFT.docx](#)
- 8. REPORTS AND STAFF RECOMMENDATIONS**
 - [8.1 Aquatics Programming Presentation](#)
 - [8.2 Inclusion Services and Adaptive Programming Presentation](#)
 - [8.3 Special Events 2025
Special Events 2025.pdf](#)
 - [8.4 Annual Capital Projects Update](#)

9. ADJOURNMENT

To: Park and Recreation Advisory Commission

Prepared by: Jake Widmyer

Reviewed by: Jennifer Tomlinson, Director of Parks and Recreation

Item: **Appointment of Parks and Recreation Advisory Commission
Chairperson and Vice Chairperson**

1. Action Requested:

Annually Commissioners must appoint a Chair and Vice Chair to serve the Parks and Recreation Advisory Commission.

2. Background:

According to Section 305.03, Subdivision 3 of the Plymouth City Code, the Chairperson and Vice Chairperson of the Parks and Recreation Advisory Commission are appointed by the Commission from among the members of the Commission, subject to approval by the Mayor.

3. Budget Impact:

There is no budget impact to this action.

4. Attachments:

To: Park and Recreation Advisory Commission

Prepared by: Jake Widmyer

Reviewed by: Jennifer Tomlinson, Director of Parks and Recreation

Item: **Adopt Proposed Parks and Recreation Advisory Commission Minutes**

- 1. Action Requested:**
Adopt attached minutes from the regular meeting held on November 14, 2024.

- 2. Background:**
N/A

- 3. Budget Impact:**
N/A

- 4. Attachments:**
[Proposed Minutes 11-14-2024.docx](#)

Proposed Minutes
Park & Recreation Advisory Commission
Thursday, November 14, 2024

MEMBERS PRESENT: Chair Vita Wilson, Commissioners: John McCulloch, Jessica Montgomery, Nicholas Beecher

MEMBERS ABSENT: Vice Chair James Kuznia, Commissioner Hannah Wegner, Ann Hoekstra, Pragma Thakur (Student)

STAFF PRESENT: Director Jennifer Tomlinson, Project Supervisor Sonya Rippe, Water Resources Supervisor Ben Scharenbroich, Office Support Specialist Tracy Martinson

COUNCIL REPRESENTATIVES: Julie Olson, Catherine Cesnik

CALL TO ORDER

Chair Vita Wilson called the meeting to order at 6:04 p.m.

PUBLIC FORUM

PRESENTATIONS AND PUBLIC INFORMATION ANNOUNCEMENTS

APPROVE AGENDA

(4.1) Approve Agenda

Motion by Commissioner Montgomery and seconded by Commissioner McCulloch recommending approval of the November 14, 2024, Parks and Recreation Advisory Commission agenda. With all members voting in favor, the motion carried.

Consent Agenda

(5.1) Adopt proposed Park and Recreation Advisory Commission Minutes

Motion by Commissioner McCulloch and seconded by Commissioner Montgomery recommending approval of the September 12, 2024 Parks and Recreation Advisory Commission minutes. With all members voting in favor, the motion carried.

General Business

(6.1) Lake Camelot Masterplan

The meeting discussed the renovation of Lake Camelot Park, highlighting community engagement with 275 survey responses and two open houses. Proposed changes include replacing the playground, parking lot, and bridges, removing the south boardwalk, and installing a permanent bathroom. The north boardwalk will be part of the Chankahda Trail phase three project. Concerns were raised about the DNR's denial of a permit for the south boardwalk, its impact on wildlife viewing, and the removal of mature trees. The City plans to address these issues and ensure community needs are met, with the project moving forward to the city council for final approval.

Mark Rasmussen, 5610 Dallas Lane North, Plymouth, listed several concerns about the project including the hope that the castle could remain useable.

Ann Jaspersen, 5855 Cheshire Parkway, Plymouth, expressed concerns that seniors from her housing complex would not be able to walk the distance around the lake without the boardwalk available. Ann also wanted to be sure that the fishing piers would be placed with the view of the wild habitat in mind.

Jennifer Leszczynski, 5533 Yuccain N, Plymouth, noted that the south boardwalk is everyone's favorite part of this park.

Michael Rawlings, 6030 Dallas Lane, Plymouth, would like to see as many mature trees as possible be undisturbed in the process of this project.

Daniel Miller, 6035 Cheshire Lane N, Plymouth, noted that he has concerns regarding the traffic crossing.

Director Tomlinson addressed the resident concerns and described the inability to be granted a permit for replacing boardwalks that had been constructed in early 2000 without a prior permit. The DNR has directed staff that viewing docks are allowable for the community to enjoy the wildlife viewing and these will be constructed to the maximum size allowed. Director Tomlinson gave another overview of the playground and tree canopy and confirmed that we will save as many healthy trees as possible and will be replacing the removed trees at a ratio of two to one. Director Tomlinson explained that the materials for the playground have not been chosen yet but that parts are not longer available for some of the current equipment and that safety is the main concern. As with all parks, the design is to consider and address the entire community's needs.

Commissioner McCulloch asked about the elevation of the new trail and the impact to wildlife as well as the pedestrian access points in several areas of the park.

Commissioner Montgomery asked that Director Tomlinson describe to the community what the process of communication with the DNR consisted of, so they understand the scope of all of the previous direction and discussion.

Commission Beecher asked about offering a voting option for residents in regard to the playground elements. Director Tomlinson described the open forums that gave this information, and the feedback received.

Chair Wilson commended the city for all the years that they have maintained this property and made this available to enjoy. She also noted that the larger parking lot that was mentioned is warranted due to the additional growth that the area has seen.

Director Tomlinson requested recommending approval of the proposed Lake Camelot Masterplan for final approval by City Council. Motion by Commissioner Beecher and seconded by Commissioner Montgomery. With all members voting in favor, the motion carried.

Reports and Staff Recommendations

(7.1) Upcoming Events

Director Tomlinson presented upcoming special events and updates, including the ribbon cutting for Schmidt Woods on November 26th and the Artisan Market on November 23, 2024.

Adjournment

Motion by Commissioner Montgomery and seconded by Commissioner McCulloch recommending adjournment of the Park and Recreation Advisory Commission meeting. With no objection, Chair Vita Wilson adjourned the meeting at 6:47 p.m.

To: Park and Recreation Advisory Commission

Prepared by: Jake Widmyer

Reviewed by: Jennifer Tomlinson, Director of Parks and Recreation

Item: **Parks & Recreation Advisory Commission Annual Work Plan**

1. Action Requested:

Review and approve the 2025 Parks and Recreation Advisory Commission Work Plan.

2. Background:

Every year, the Parks and Recreation Advisory Commission submits a work plan. The work plan provides the City Council with an overview of Parks & Recreation Advisory Commission initiatives and goals for the year. The draft work plan is attached for review and/or modifications. The final work plan will be forwarded to City Council for their approval. The 2024 Work Plan is also attached for reference.

3. Budget Impact:

N/A

4. Attachments:

[2024 PRAC Work Plan.pdf](#)

[2025 Work Plan DRAFT.docx](#)

Commission Purpose

The purpose of the Parks and Recreation Advisory Commission is to review current and future community park and recreation needs, programs, and facilities and recommendations which will promote the implementation of the city’s park and recreation plans.

2024 Work Plan

	GOALS/PLANNING	Strategic Priorities
ON-GOING	<ul style="list-style-type: none"> Review current and future community park and recreation needs, programs, and facilities and recommend actions which will promote the implementation of the City’s Park and Recreation plans 	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> NA
FIRST QUARTER	<ul style="list-style-type: none"> Appoint Commission Chair & Vice Chair PRAC 2024 Work Plan Organizational Development Update Plymouth Ice Center Update 2024 Special Events 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> NA <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> NA <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> NA <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> NA <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> NA
SECOND QUARTER	<ul style="list-style-type: none"> 2023 Annual Department Report Review Volunteer Operations Plymouth Blvd Construction Update 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> NA <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> NA <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> NA
THIRD QUARTER	<ul style="list-style-type: none"> Parks Tour Old Town Hall Update Fees and Policies 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> NA <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> NA <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> NA
FOURTH QUARTER	<ul style="list-style-type: none"> Aquatics Update Inclusion Update 2025 Meeting Schedule 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> NA <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> NA <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> NA

City Council Strategic Themes

- City Center 2.0 - Reimagining Plymouth City Center – the city’s central area – remains a top priority for City Council. Known as City Center 2.0, the city's long-term vision involves exploring land uses and improving infrastructure to encourage redevelopment that will draw people to the area and support commerce, art, recreation, inclusion and community vitality.
- Redevelopment Vision - The primary objective of this theme is to consider how Plymouth can articulate its vision for long-range redevelopment citywide. The city will work to establish clear expectations for projects while partnering with developers to meet the desired outcomes.
- Environment - Plymouth’s environmental efforts remain a priority, and the city will examine its impact and commitment to stewardship.
- City of Choice - City Council determined that the city must build on its strengths in order to remain a city of choice for residents, businesses, organizations, visitors and events.

2025 Work Plan DRAFT

	GOALS/PLANNING	Strategic Priorities
ON-GOING	<ul style="list-style-type: none"> Review current and future community park and recreation needs, programs, and facilities and recommend actions which will promote the implementation of the City's Park and Recreation plans 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A
FIRST QUARTER	<ul style="list-style-type: none"> Appoint Commission Chair & Vice Chair Aquatics Update Inclusion Update PRAC 2025 Work Plan 2025 Special Events Annual Capital Project Update Volunteer Update Parks & Forestry Update Plymouth Community Center Update 2024 Annual Report 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A
SECOND QUARTER	<ul style="list-style-type: none"> Annual Parks Tour 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A
THIRD QUARTER	<ul style="list-style-type: none"> Fees and Policies Plymouth Ice Center Update Boulevard Park (formerly known as Prudential) Master Plan 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A
FOURTH QUARTER	<ul style="list-style-type: none"> 2026 Meeting Schedule Smart Tree Inventory Update 	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> N/A

City Council Strategic Themes

- City Center 2.0 - Reimagining Plymouth City Center – the city's central area – remains a top priority for City Council. Known as City Center 2.0, the city's long-term vision involves exploring land uses and improving infrastructure to encourage redevelopment that will draw people to the area and support commerce, art, recreation, inclusion and community vitality.
- Redevelopment Vision - The primary objective of this theme is to consider how Plymouth can articulate its vision for long-range redevelopment citywide. The city will work to establish clear expectations for projects while partnering with developers to meet the desired outcomes.
- Environment - Plymouth's environmental efforts remain a priority, and the city will examine its impact and commitment to stewardship.
- City of Choice - City Council determined that the city must build on its strengths in order to remain a city of choice for residents, businesses, organizations, visitors and events.

To: Park and Recreation Advisory Commission

Prepared by: Jake Widmyer

Reviewed by: Jennifer Tomlinson, Director of Parks and Recreation

Item: **Aquatics Programming Presentation**

1. Action Requested:

The Park and Recreation Advisory Commission will learn about aquatics programming.

2. Background:

Recreation Supervisor Katie Yandell will present on Aquatics programming. In February of 2024 the City of Plymouth and the Wayzata School District entered into a 2-year agreement where the City will program East Middle School from 6a-9p every day. The agreement has an option for two renewal periods of two years each. This presentation will include information on the aquatics team, programs offered, participant numbers and 2025 goals to provide the Parks & Recreation Advisory Commission the opportunity to have a discussion and input.

3. Budget Impact:

N/A

4. Attachments:

To: Park and Recreation Advisory Commission

Prepared by: Jake Widmyer

Reviewed by: Jennifer Tomlinson, Director of Parks and Recreation

Item: **Inclusion Services and Adaptive Programming Presentation**

1. Action Requested:

The Park and Recreation Advisory Commission will learn about Inclusion Services and Adaptive Programming.

2. Background:

Recreation Supervisor Paul Pearson will be presenting on Inclusion Services that the city. This presentation will include information on Inclusion Services, 2024 Recap and 2025 look ahead to provide the Parks & Recreation Advisory Commission the opportunity to have a discussion and provide input.

3. Budget Impact:

N/A

4. Attachments:

To: Park and Recreation Advisory Commission

Prepared by: Jake Widmyer

Reviewed by: Jennifer Tomlinson, Director of Parks and Recreation

Item: **Special Events 2025**

- 1. Action Requested:**
Director Jennifer Tomlinson will present the 2025 Special Events.
- 2. Background:**
N/A
- 3. Budget Impact:**
N/A
- 4. Attachments:**
[Special Events 2025.pdf](#)



Artisan Market



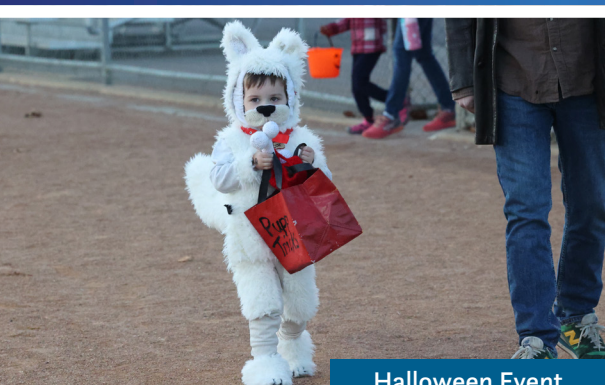
Summer Beach Series



Kids Fest



Farmers Market



Halloween Event



2025 SPECIAL EVENTS

FEB. 1	Fire & Ice - new location!
FEB. 22	Puzzle Palooza
MAR. 14	Pie Day
MAR. 22	Discover Plymouth
APR. 4	Pint-Size Prom
APR. 10-13	Primavera
MAY 1	Walk with the Mayor
MAY 17	Bark in the Park
MAY 22	Memorial Day Event
MAY 22	Beaches and Bonfires
JUNE 17	Plymouth Concert Band
JUNE 17	Summer Skate Series
JUNE 18-OCT. 1	Farmers Market
JUNE 20	Hilde Nights - Fabulous Armadillos
JUNE 28	Music in Plymouth 5K
JULY 2	Music in Plymouth
JULY 11	Hilde Nights - Rival 5 and The Hype
AUG. 8	Beaches, Bands and Brews
AUG. 15	Hilde Nights
AUG. 19	Plymouth Rockers
AUG. 21	Kids Fest
OCT. 24	Halloween Event
NOV. 6	Veterans Day Event
NOV. 22	Plymouth Artisan Market
DEC. 6	Merry Market
DEC. 7	Santa Visits the Sensory Room

763-509-5200

plymouthmn.gov/specialevents

To: Park and Recreation Advisory Commission

Prepared by: Jake Widmyer

Reviewed by: Jennifer Tomlinson, Director of Parks and Recreation

Item: **Annual Capital Projects Update**

1. Action Requested:

Director Jennifer Tomlinson will provide an update on capital projects.

2. Background:

In late 2024, City Council directed Parks and Recreation staff to research and identify construction projects that meet criteria outlined by the state legislature for a potential local sales tax. The Council narrowed the list of three potential projects for further research and scoping including: a 4th sheet of ice at the Plymouth Ice Center, a permanent structure to replace the dome at the Plymouth Community Center and a regional sports complex to be located at the former Four Seasons site located at Highway 169 and Rockford Road. Staff continues to refine the timing, public engagement and scope of these projects with the intent to place a referendum for the potential local sales tax on the ballot for voters in November 2026. Attached is the staff report presented to City Council in a study session on November 26th.

Additionally, construction projects identified for Fiscal Year 2025 in the Capital Improvement Plan are outlined in the attached pdf.

3. Budget Impact:

N/A

4. Attachments:

[2025 CIP Projects.pdf](#)

[Sales tax scoping analysis](#)

Plymouth Parks & Recreation 2025 CIP Projects

Proj. #	Year	Project	Proj. Estimate	Construction Timing
PR-250001	2025	NWG Segment 6	\$ 2,000,000.00	Winter - Fall 2025
		The last segment of the NWG will include two boardwalks and trail. This segment is to the east of Legacy Greenway to Juneau Lane & 57th Avenue N. intersection.		
SRP-202201	2025	PIC Back Parking Lot & Trails	\$ 2,298,000.00	Spring - Fall 2025
		Reclaim the back parking lot of the Plymouth Ice Center, extend the culvert on Plymouth Creek to adjust trails to be ADA compliant.		
PR-250004	2025	East Medicine Lake Playground	\$ 235,000.00	Fall 2025
		Replace the tower of the East Medicine Lake playground due to safety issues along with the surfacing.		
PR-250005	2025	Trail Replacement	\$ 200,000.00	Summer - Fall 2025
		Replace internal park trails as needed throughout the park system.		
PR-250006	2025	Park Improvements	\$ 100,000.00	Fall 2025
		To be used for park improvements as needed.		
PR-250007	2025	Hilde Performance Center Renovation	\$ 450,000.00	Spring/Fall 2025
		Renovation of the Hilde Performance Center based on a structural condition assessment completed in 2024 to bring it up to the appropriate standards. This also includes concrete work to address ADA compliance.		
ST-17-0002	2025	Hamel Road	\$ 150,000.00	Spring - Fall 2025
		Trail installation as part of the Hamel Road extension on the southwest corner of Peony Lane & County Road 101.		
TRN-250002	2025	NWG Park & Ride	\$ 1,000,000.00	Fall 2025
		Build a Park and Ride in the parking lot of the NWG South Trailhead. This will include a four season restroom and waiting space for transit users.		

To: Dave Callister, City Manager
From: Jennifer Tomlinson, Parks and Recreation Director
Date: November 18, 2024

Sales Tax Project Scoping Analysis

Since the City Council met in October to discuss a potential local sales tax and projects that could be funded with such a tax, staff has been working with our lobbyist to understand the current landscape in the legislature regarding this topic. Recently, Senator Ann Rest, Chair of the Senate Tax Committee, released a summary of a bill she intends to introduce early in the 2025 legislative session. The bill (copy attached) outlines a list of specific projects that would be allowed to go straight to a voter referendum without the need to request legislative approval. There is a long road ahead for any local sales tax legislation to be successful given the issue did not get resolved last year and the fact the House is evenly split going into 2025. The senate language being considered includes several provisions for eligible projects:

- Parks that meet only three of the five criteria established by the Parks and Trails Legacy Plan in 2011 (the House's proposal would have required all five), but limit parks to only non-metro communities.
- Trails that meet the criteria established by the legacy plan in 2011.
- Convention centers that are at least 50,000 square feet and not within 15 miles of another convention center (8 miles in the metro).
- Senate version included "Regional Sports Complex" and required approvals from neighboring cities. The House included athletic complexes where regional tournaments are hosted and not within 8 miles of another similar athletic complex.
- Include certain community centers and airports as eligible projects.

With this information, staff completed a scoping analysis for each project that meets the intent of the proposed senate bill. With this refined guidance not all projects that the Council discussed at their study session on October 1, 2024, would be eligible for local sales tax funding. The projects that do not meet the guidance include the performing arts center, playfield renovations, street and trail funding and the economic vitality fund.

**City of Plymouth Capital Projects
Potential Local Sales Tax**

	Project Name	Council Support	Phase One (2026)	Phase Two (2030)	Land Acquisition?	Meets 2024 Bill Draft?	Criteria	Comments	Partners
			Estimated Cost	Estimated Cost					
1	PIC 4th Sheet/Public Parking Ramp	★★★★★	\$ 40,000,000	\$ -	No	Yes	Regional Sports Complex	PIC Improvements and Public Parking Ramp	WYHA
2	Economic Vitality Fund	★★★★★	\$ -	\$ 20,000,000	?	No	N/A	City Center Parking/Entertainment/Hotel...	Hello! Plymouth
3	PCC Permanent Fieldhouse Structure	★★★★★	\$ 45,000,000	\$ -	No	Yes	Community/Convention Center	Permanent Fieldhouse Structure	Youth Sports Organizations
4	Regional Sports Complex	★★★★★	\$ 25,000,000	\$ -	No	Yes	Regional Sports Complex	Multi-Field, Multi-Sport Complex	Youth Sports Organizations
5	Park/Playfield Improvements/Renovations	★★★★	\$ -	\$ 10,000,000	No	No	N/A	Special Legislation Required	Youth Sports Organizations
6	Aquatics Center	★★★	\$ -	\$ 40,000,000	Yes	Yes	Community Center	No site available. 2028/2030 referendum?	
7	Streets and Trails Improvements	★★	\$ -	\$ 20,000,000	No	No	N/A	Special Legislation Required	
			\$ 110,000,000	\$ 90,000,000					

Total Cost for Phase One and Phase Two* \$ 200,000,000

Performing Arts Center ★ Could be included under #3 above
 Pedestrian Bridge over Highway 55 Need MnDOT Approval - Lengthy Process MnDOT
 Jumbotron at Hilde Equipment, not a sales tax project

2024 Senate Language in Tax Conference Committee (not adopted)

Parks that meet only three of the five criteria established by the Parks and Trails Legacy Plan in 2011 (the House's proposal would have required all five), but limit parks to only non-metro communities.
 Trails that meet the criteria established by the legacy plan in 2011.
 Convention centers that are at least 50,000 square feet and not within 15 miles of another convention center (8 miles in the metro).
 Senate version included "Regional Sports Complex" and required approvals from neighboring cities. The House included athletic complexes where regional tournaments are hosted and not within 8 miles of another similar athletic complex.
 Certain correctional facilities, district courts, and law enforcement centers.
 Include certain community centers and airports as eligible projects.
 The House included libraries that are part of the Regional Public Library Systems as designated by the regional board, the Senate did not.

* A half cent local sales tax is estimated to generate \$9 million annually (2024 numbers), or \$232 million over a 20 year with two percent annual inflation factored in.

To: Dave Callister, City Manager
From: Jennifer Tomlinson, Parks and Recreation Director
Date: November 18, 2024

PROJECT: Aquatics Facility

Sales Tax Project Scoping Analysis

Background

The City of Plymouth parks system has no city owned aquatic facilities in its inventory. When Lifetime Fitness and the Plymouth Ice Center were constructed in 1996, the city entered into a long-term agreement (expires in 2036) with Lifetime to allow Plymouth residents to enter the building to access the aquatic facility for a reduced rate. Residents can also use a daily rate to access the entire club. Residents have consistently indicated that this arrangement does not meet their needs.

In 2023, the city was approached by the Wayzata School District to discuss the future of the East Middle School Pool and revisit our agreement at West Middle School. The school district was not programming the East pool due to needed repairs. The city entered into a five-year agreement with the school district to take over programming for an annual payment that covers maintenance and operations of the pool. Parks and Recreation consolidated programming at East and the school district continues to program West. This agreement has been successful in year one. However, the pool is aging and will require significant improvements to keep it running in the future.

In 2023, Parks and Recreation undertook a preliminary exercise to understand the market conditions for an aquatic facility in Plymouth. The results indicated that Plymouth could support an aquatic facility with a regional impact. At the time, we paused any further discussions due to the lack of an identified site, standing up new programs at the East Pool, and capacity issues. Long term planning for the aquatic needs of our community will consider the Lifetime agreement, the near-term outlook for the East pool and future growth and potential in programming.

Project Scope

A market study was conducted to understand if Plymouth is positioned to successfully run an aquatic facility and market absorption possible with the addition of a regional programmatic element. An indoor facility with a six-lane lap pool with zero depth entry, a warm water pool

and current channel were accommodated in the design. Preliminary estimates indicate that a 40,000 square foot building would be successful on a four-acre site.

Order of magnitude cost estimate

\$36 million not including acquisitions costs.

Construction timeline

2031 to gain more details on the future of the East pool and the Lifetime agreement.

Next steps needed to move forward

Determine details and next steps with the school district and Lifetime on existing agreements.

Refine aquatics program through preliminary concept scoping and cost estimation.

Identify a site.

Partner organization engagement including youth associations, school district for their competitive swimming needs and future planning for growth in city operated aquatic opportunities.

Public engagement including a process that involves open houses and approval by Parks and Recreation Advisory Commission.

Design development and construction documents ready for bidding in the winter of 30/31 for construction beginning in the spring of 2031.

To: Dave Callister, City Manager
From: Jennifer Tomlinson, Parks and Recreation Director
Date: November 11, 2024

PROJECT: Four Seasons Site Proposed Regional Sports Complex

Sales Tax Project Scoping Analysis

Background

The Four Seasons site was constructed as a mall in 1978 and contained 117,000 square feet. The site was purchased by Walmart in 2010 for \$10.6 million and the mall was shuttered in 2011. Walmart considered developing the site with a 150,000 square foot superstore but never submitted a development application to the city. The City purchased the site from Walmart in 2021 with \$6.9 million in transit funds. The city demolished the building in 2022 and graded the site as a temporary measure. To date, the city has invested \$7.8 million into the site and has had multiple developers scope redevelopment including multi-family residential, transit and retail. No developer has been able to obtain a successful application due to several factors including extraordinary development costs related to poor soils on the site.

In 2021 the city and the Wayzata School District terminated joint use agreements for approximately 30% of the playfield space in the City of Plymouth. This agreement was originally intended to better serve residents by jointly managing playfield space at schools throughout the city. Since that time, the city has been reviewing opportunities for additional playfield space to handle the increased population growth and better serve our associations and partners providing opportunities for organized sports for residents.

Project Scope

A high-level analysis was completed to determine the number of fields that could be located to address baseball, softball, soccer, and lacrosse needs while maintaining a park and ride location onsite. The centerpiece is a championship synthetic turf baseball field that can accommodate all ages of play. The site also presents opportunities for constructing a rectangle field regional complex that could accommodate five fields to address multiple different sports however no grandstand would be possible onsite with this program.

Order of magnitude cost estimate

\$11-16 million not including acquisitions costs.

Construction timeline

Preliminary design in 2027 with construction in 2028

Next steps needed to move forward.

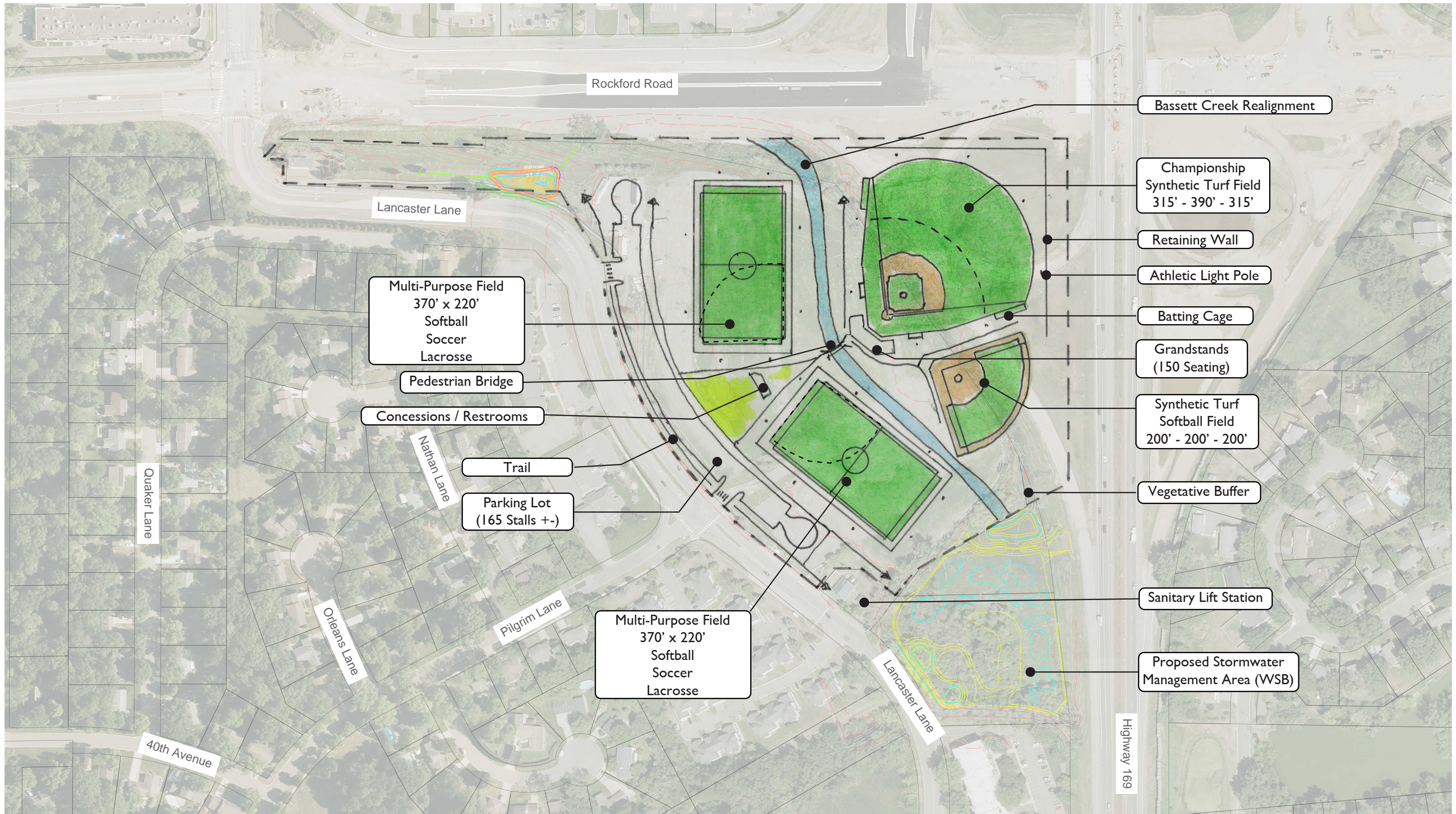
Determine acquisition costs associated with the change of use onsite.

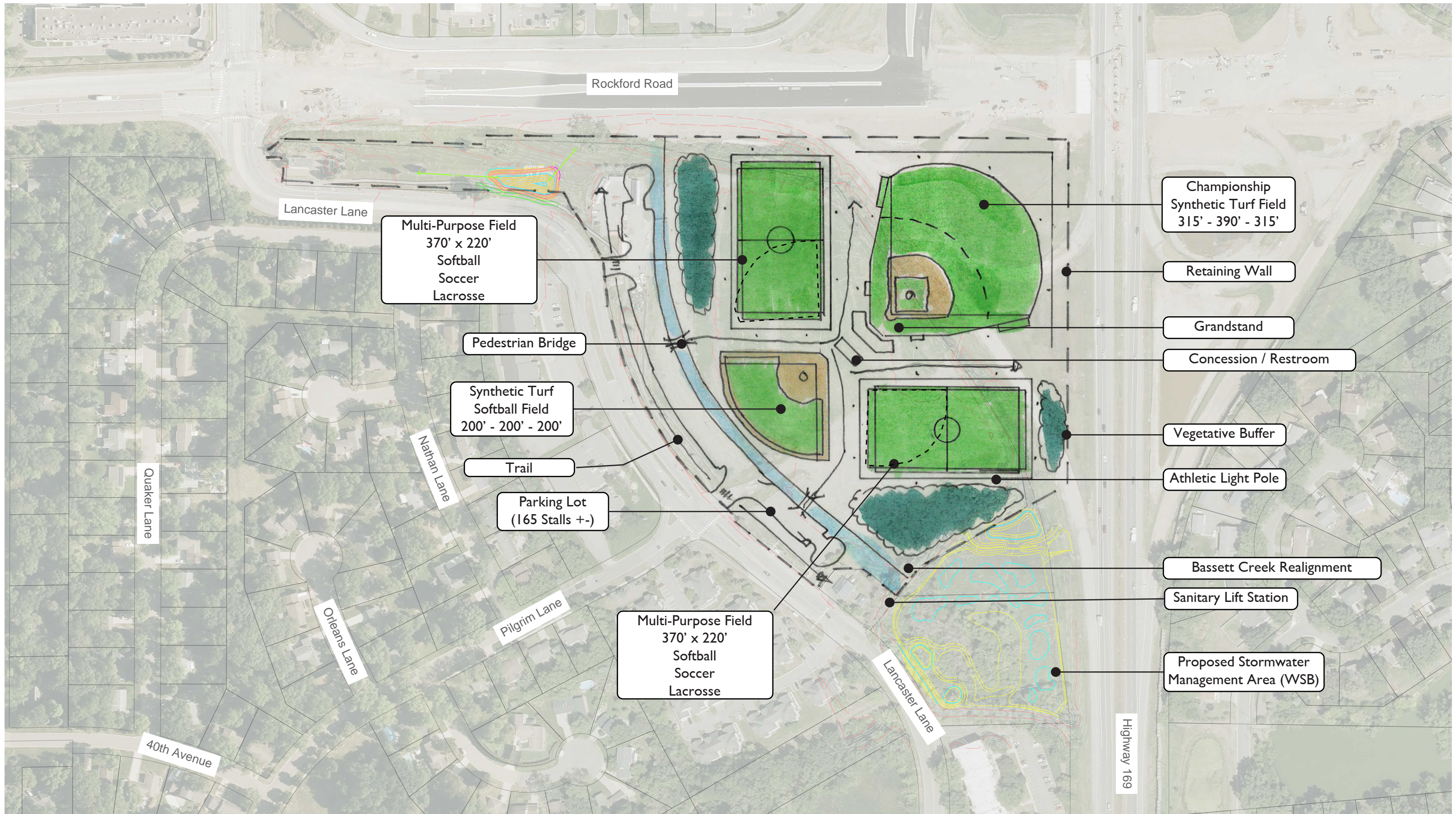
Refine field program through preliminary concept scoping and cost estimation.

Partner organization engagement including youth associations, Fusion Soccer and internal staff to determine the reallocation of playfield use and scheduling.

Public engagement including a process that involves open houses and approval by Parks and Recreation Advisory Commission.

Design development and construction documents ready for bidding in the winter of 2027/2028 for construction beginning in the spring of 2028.





To: Dave Callister, City Manager
From: Jennifer Tomlinson, Parks and Recreation Director
Date: November 18, 2024

PROJECT: Plymouth Community Center Fieldhouse Permanent Structure and 3rd Gymnasium

Sales Tax Project Scoping Analysis

Background

The Plymouth Community Center, formally known as the Plymouth Creek Center, originally inflated a new fieldhouse dome in 1999. The dome is inflated from November to April, providing an indoor turf field for soccer, lacrosse, baseball, softball, and other activities. Since 1999, the dome has served many local community athletic associations, Parks and Recreation programs and special events. The dome is also a popular destination for indoor walking and jogging during the winter. It is estimated that the number of dome visitors per season is 150,000 people. Field usage averages about 70 hours per week during the busy dome season.

The dome was replaced in 2017 illustrating the shorter lifespan as compared to traditional construction. It also suffered a tear in 2020 that required replacement of a seam on the south panel. The initial capital investment for the dome appears to be a cost-effective option for providing indoor recreational opportunities through the winter months. However, ongoing maintenance costs associated with operating the dome are high and issues include an inefficient heating system, the inability to cool the space, specialized snow removal, twice a year cost (\$32,000 x 2) to inflate/deflate the dome, and an inability to fully utilize the field during the hot summer months. The field is rendered unusable during the summer because of the significant increase in temperature that players experience.

Artificial turf has evolved since the last installation and now is designed to have cooling effects, so temperature increases aren't as severe as traditional artificial turf. The turf was replaced in 2002, 2012, and 2015 (warranty). The current dome and turf need replacement by 2027 as they are beyond their useful life.

The Plymouth Community Center was renovated and expanded in 2020 which included two gymnasiums. The expansion of the Plymouth Community Center included infrastructure for a future expansion to build a third gym. Since opening in 2021, the demand for gym programming has grown including open gym programming, Parks and Recreation programs, and rentals.

Project Scope

The City of Plymouth desires to construct a multi-purpose year around athletic facility that may include a third gymnasium to meet the needs of local community athletic associations and growing recreational programming with Parks and Recreation year-round. The proposal includes an innovative design to ensure each space can accommodate multiple different uses. The third gym meets the requirements for a high school basketball court with retractable bleachers for approximately 100 spectators and support spaces for the gym areas and reconfigured lobby area. The field house structure expands programming options with a flooring system able to host turf and hardcourt events with a synthetic sports turf system that is interchangeable, a climbing wall, walking track and support functions in the space.

Order of magnitude cost estimate

\$34-37 million for the fieldhouse

\$8-10 million for the third gym

Construction timeline

A decision on the fieldhouse is critical as the existing structure is at the end of its useful life. Should a sales tax be successful, this project will be the first project to move forward with design development and construction documents in anticipation of construction in 2027.

Next steps needed to move forward.

Refine field/gym program through preliminary concept scoping and cost estimation.

Partner organization engagement including youth associations, Fusion Soccer and internal staff to determine the impact on scheduling and construction scheduling.

Public engagement including a process that involves open houses and approval by Parks and Recreation Advisory Commission.

Design development and construction documents ready for bidding in the winter of 2026/2027 for construction beginning in the spring of 2027.

Plymouth Fieldhouse

Preliminary Building Program

20-Nov-2024

Fieldhouse		SF	#	Subtotal SF
Soccer Pitch	Incl track @ grade around perimeter, roll out turf over synthetic sports floor system, basketball ready	76,820	1	76,820

Fieldhouse Sub-Total **76,820**

Fieldhouse Support Spaces		SF	#	Subtotal SF
Womens Dry Changing		375	1	375
Mens Dry Changing		375	1	375
Womens Restroom		325	1	325
Mens Restroom		325	1	325
All-Gender Restroom		75	1	75
Ref Room(s)		250	1	250

Fieldhouse Support Spaces Sub-Total **1,725**

Office Space		SF	#	Subtotal SF
Office Suite		2,000	1	2,000

Office Space Sub-Total **2,000**

Support Spaces		SF	#	Subtotal SF
Lobby/Circulation (2 levels)		5,025	1	5,025
Storage/Janitor		2,000	1	2,000

Support Spaces Sub-Total **7,025**

SUMMARY			PROGRAM SF
Fieldhouse			78,545
Office Space			2,000
Support Spaces			7,025
Program Sub-Total			87,570
Net to Gross Factor		87,570	15%
TOTAL PROGRAM AREAS			100,706

Optional Building Program		SF	#	Subtotal SF
Climbing wall		1,400	1	1,400
Suspended track		19,207	1	19,207
Sub-Total				20,607

PLYMOUTH FIELDHOUSE

CONCEPT PROGRAM DATA SHEET

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FIELDHOUSE
- SYNTHETIC SPORTS TURF SYSTEM

SUSPENDED TRACK (ABOVE)
- OPTIONAL: TRACK MAY BE INCLUDED AT GRADE

CLIMBING WALL
- OPTIONAL: 2 STORY HEIGHT

RESTROOMS
- 1 MENS, 1 WOMENS, & 1 ALL-GENDER

REF'S ROOM

DRY CHANGING
- 1 MENS & 1 WOMENS

STORAGE

FUTURE GYM EXPANSION

EXISTING BUILDING

PLYMOUTH FIELDHOUSE

CONCEPT PLAN - LOWER LEVEL

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DESIGN FOR LIFE



PLYMOUTH FIELDHOUSE

CONCEPT PLAN - UPPER LEVEL

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DESIGN FOR LIFE



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- VIEW OF EXISTING COMMUNITY CENTER AND CONCEPT FOR FIELDHOUSE BEYOND



- ELEVATION VIEW OF EXISTING COMMUNITY CENTER AND CONCEPT FOR FIELDHOUSE AT RIGHT

PLYMOUTH FIELDHOUSE

CONCEPT VISUALIZATION

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DESIGN FOR LIFE

Plymouth Community Center Gym Addition - Option A

Preliminary Building Program 20-Nov-2024

Gymnasium		SF	#	Subtotal SF
Gymnasium	1 regulation H.S. basketball court	6,850	1	6,850
Bleacher Zone (Side Line)	retractable bleacher/100 spectators	550	1	-
Extended Track	7 laps = 1 mile	3,025	1	3,025
Viewing / Stretching Area @ Level 2	NEW	500	1	500
Viewing / Stretching Area @ Level 2	RENOVATION/NEW	750	1	750
Gymnasium Sub-Total				11,125

Gymnasium Support Spaces		SF	#	Subtotal SF
Womens Dry Changing		350	1	350
Mens Dry Changing		350	1	350
Womens Restroom		250	1	250
Mens Restroom		250	1	250
All-Gender Restroom		75	1	75
Gymnasium Support Spaces Sub-Total				1,275

Support Spaces		SF	#	Subtotal SF
Lobby/Circulation/Sitting	NEW	1,900	1	1,900
Lobby/Circulation/Sitting	RENOVATION	750	1	750
Storage	RENOVATION (replaces existing 450sf)	190	1	190
Storage	NEW (replaces existing)	400	1	400
Relocated Backup Generators	Two (2) generators including screening	600	2	-
Support Spaces Sub-Total				3,240

SUMMARY				PROGRAM SF
Gymnasium				12,400
Support Spaces				3,240
Program Sub-Total				15,640
Net to Gross Factor		15,640	15%	2,346

TOTAL PROGRAM AREAS **17,986**

Optional Building Program		SF	#	Subtotal SF
Small Conference Room		200	1	200
Sub-Total				200

Plymouth Community Center Gym Addition - Option B

Preliminary Building Program 20-Nov-2024

Gymnasium		SF	#	Subtotal SF
Gymnasium	1 regulation H.S. basketball court	6,950	1	6,950
Viewing / Stretching Area @ Level 2	NEW	255	1	255
Bleacher Zone (Side Line)	retractable bleacher/100 spectators	550	1	-
Gymnasium Sub-Total				7,205

Gymnasium Support Spaces		SF	#	Subtotal SF
Womens Dry Changing		350	1	350
Mens Dry Changing		350	1	350
Womens Restroom		250	1	250
Mens Restroom		250	1	250
All-Gender Restroom		80	1	80
Gymnasium Support Spaces Sub-Total				1,280

Support Spaces		SF	#	Subtotal SF
Lobby/Circulation/Sitting	NEW	1,900	1	1,900
Lobby/Circulation/Sitting	RENOVATION	545	1	545
Storage	RENOVATION (replaces existing 450sf)	275	1	275
Storage	RENOVATION (replaces existing)	230	1	230
Storage	NEW (replaces existing)	120	1	120
Relocated Backup Generators	Two (2) generators including screening	600	2	-
Support Spaces Sub-Total				3,070

SUMMARY				PROGRAM SF
Gymnasium				8,485
Support Spaces				3,070
Program Sub-Total				11,555
Net to Gross Factor		11,555	15%	1,733

TOTAL PROGRAM AREAS **13,288**

Optional Building Program		SF	#	Subtotal SF
Small Conference Room		200	1	200
Sub-Total				200

PLYMOUTH COMMUNITY CENTER

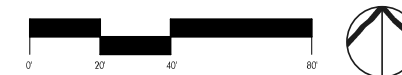
GYM ADDITION CONCEPT DATA SHEETS



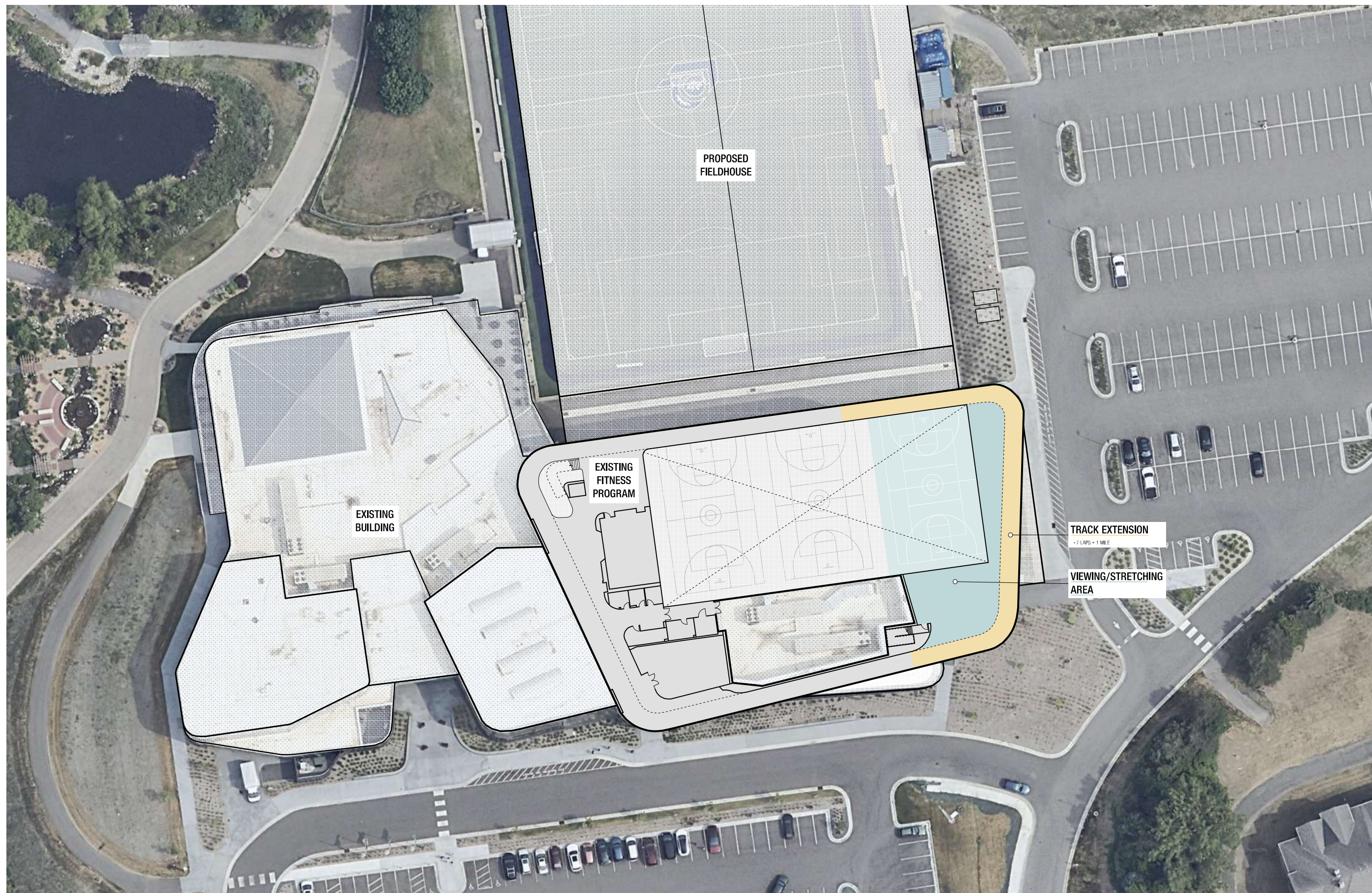
PLYMOUTH COMMUNITY CENTER

GYM ADDITION CONCEPT PLAN | OPTION A - LOWER LEVEL

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PLYMOUTH COMMUNITY CENTER

GYM ADDITION CONCEPT PLAN | OPTION A - UPPER LEVEL

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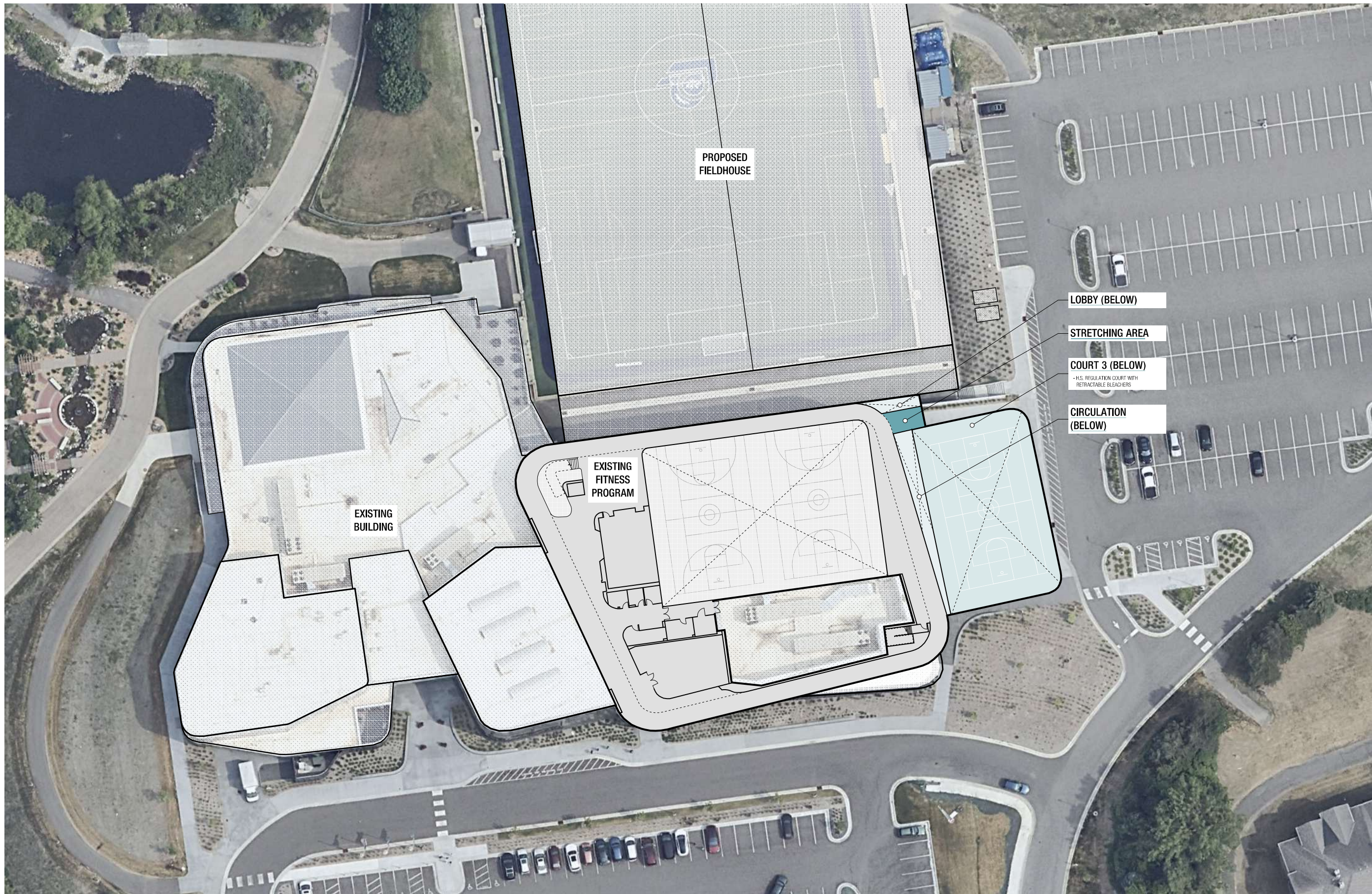
PLYMOUTH COMMUNITY CENTER

GYM ADDITION CONCEPT PLAN | OPTION B - LOWER LEVEL

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PLYMOUTH COMMUNITY CENTER

GYM ADDITION CONCEPT PLAN | OPTION B - UPPER LEVEL

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DESIGN FOR LIFE



- EXISTING COMMUNITY CENTER



- VISUALIZATION OF GYMNASIUM ADDITION TO COMMUNITY CENTER

PLYMOUTH COMMUNITY CENTER

GYM ADDITION MASSING STUDY | OPTION B

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To: Dave Callister, City Manager
From: Jennifer Tomlinson, Parks and Recreation Director
Date: November 18, 2024

PROJECT: Plymouth Ice Center Expansion to include 4th sheet of ice

Sales Tax Project Scoping Analysis

Background

The Plymouth Ice Center (PIC) is one of the busiest ice facilities in Minnesota. This facility serves as home ice to Wayzata High School (boys & girls), Providence Academy (boys), and Wayzata Youth Hockey Association, one of the largest programs in the nation. In addition, PIC is also home to numerous regional and state hockey tournaments and events. The facility has hosted the USA National High School Tournament in 2019, 2023 and submitted a bid to host in 2026. PIC also hosted the National Sled Hockey Tournament in 2018. Yearly, almost 600,000 people utilize this facility.

ABOUT THE FACILITY

- Opened in 1997
 - \$9 million (\$250,000 Mighty Ducks Grant; \$25,000 Wayzata High School; \$250,000 Wayzata Youth Hockey Association; Bond)
 - 85,000 square feet
 - Olympic Rink & Profession Rink
- Expanded in 2004 (3rd Ice Sheet)
 - \$5.3 million (\$1,975,000 from Wayzata Youth Hockey & Providence Academy)
 - 35,000 square feet
 - Professional Rink

The addition of a third sheet of ice at PIC was a request from Providence Academy and Wayzata Youth Hockey Association. Both groups financially contributed to the project.

Providence Academy - paid \$500,000 towards the project at the time of the bid award and an additional \$500,000 within 180 days. The last \$250,000 was paid to the City at the completion

of the project. Providence also agreed to buy a minimum of 225 hours of ice time from October 1st to March 31st for the next 15 years. The ice rental minimum was necessary to underwrite construction costs.

Wayzata Youth Hockey Association (WYHA) -paid \$175,000 at the time of bid award and an additional \$550,000 on December 31st, 2007. As part of the agreement, the City provided WYHA an additional 22–38 hours of ice time each week between October 15 and March 15 on the third sheet of ice. The agreement also stipulated that the City Staff/Council remains in control of all scheduling of the facility.

Training Facility - In 2014, the City Council approved the construction of a 7,500 square foot addition onto the Plymouth Ice Center (PIC). The project was a partnership between Acceleration Minnesota NW (Acceleration), Wayzata Youth Hockey Association (WYHA) and the City of Plymouth. The partnership was established to recoup the capital cost (\$1,329,761) of the project in just over ten years. The financial agreement with WYHA guaranteed a contribution covering 40% of the overall project costs. With a total investment of \$531,900.

Today the PIC is comprised of 127,500 square feet, (3) Professional Rinks, (2) Meeting Rooms, Concession Stand, and Leased Dryland Training Facility (Leased by MAP/FHIT – Stenerson Sports Foundation)

NEED

Wayzata Youth Hockey Association player registration has grown 8% since the 2011-2012 Season with an average growth of 0.8% which also reflects the pandemic registration numbers. WYHA needs 4,148 hours to support registered players. A single sheet of ice provided 920 hours from October-February. WYHA currently has an agreement with Brooklyn Park and Velocity in Osseo to help supplement the hours they are unable to achieve at PIC and Central Middle School. The association members/residents are being sent to other communities to fulfill their ice time needs where they may not be a priority and might not have that ice available on a consistent basis.

- WYHA Membership: 2024 - 1,237 youth; 2011 – 1,117 youth
- PIC Total Rental Hours: 2024 – 7,635 Hours (3 Sheets), 2011 – 6,523 (3 Sheets), 2000 – 4,995, (2 Sheets).

Project Scope

This project will include the construction of a fourth sheet of ice at the PIC. The site is highly constrained, requiring thoughtful planning for facilities. MAP/FHIT has requested additional space in any expansion of the facility and will contribute financially to the construction costs. The addition of the 4th sheet will include support functions including storage, renovation and enlargement of existing resurfacing room, additional team rooms, streamlining and relocation of support functions, redesign of the concession area and reconfiguration of seating areas based on cost and efficiency. The expansion will require a redesign of 37th Avenue and a parking ramp will be constructed with the project that serves City Center and additional capacity needs of the PIC.

Order of magnitude cost estimate

\$40-50 million depending on final configuration.

Construction timeline

Design will begin in 2026 with construction anticipated to start in 2027.

Next steps needed to move forward.

Refine scope with Wayzata Youth Hockey Association and MAP/FHIT to select a preferred option. Negotiate contribution from partner organizations and youth association.

Design development will occur in 2026 with construction planned for 2027.

Plymouth Ice Center Addition

Preliminary Building Program 20-Nov-2024

Ice Arena*	SF	#	Subtotal SF	
*Assume use of existing refrigeration system				
New Ice Sheet - Rink D	17,500	1	17,500	
Deck Area	1,800	1	1,800	
Seating & Concourse Area	2,000 seat min, double sided, for tournaments	15,400	1	15,400
Refrigeration	enlarged/renovated existing Rink C refrigeration	1,000	1	1,000
Resurfacer Room	2 ice resurfacers for Rinks C & D	1,400	1	1,400
Ice Arena Sub-Total			37,100	

Ice Arena Locker Facilities	SF	#	Subtotal SF	
Team Rooms	lockers for 22 players	500	5	2,500
Team Room Showers	attached to team rooms	200	5	1,000
Coaches Room	12-15 ppl	935	1	935
Coaches All-Gender Showers		85	4	340
Referees Room / Shower	RENOVATED for Rink A	315	1	315
Referees Room	NEW	150	1	150
Referee All-Gender Showers	NEW	85	2	170
Storage	RENOVATED Rink C Resurfacer Rm	650	1	650
Storage	RENOVATED for Rink A	450	1	450
Storage	NEW	275	1	275
Storage	NEW	250	1	250
Locker Facilities Sub-Total			7,035	

Ice Arena Support and Leased Spaces	SF	#	Subtotal SF	
Skate Rental/Sharpening/Storage	80 pairs of skates, connected to operations office	350	1	350
Skate Change	Included in deck area	0	1	-
Retail	Two levels	7,000	1	7,000
MAP Fit	Two levels	20,000	1	20,000
Concessions		450	1	450
Concessions Storage		550	1	550
Dining/Seating/Lounge space	includes multiple areas open to lobby	1,800	1	1,800
Womens Restrooms		400	3	1,200
Mens Restrooms		400	3	1,200
All-Gender Restrooms		75	3	225
Storage		180	1	180
Ice Arena Admin/Support and Public Spaces Sub-Total			32,955	

Office Space	SF	#	Subtotal SF	
Operations Office	connected to skate rental/sharpening	1,000	1	1,000
Office Space Sub-Total			1,000	

Meeting Space	SF	#	Subtotal SF	
Tournament Room	RENOVATED w/ operable partition and views of rinks	1,325	1	1,325
Meeting Space Sub-Total			1,325	

Support Spaces	SF	#	Subtotal SF	
Staff Break Room	incl kitchenette	200	1	200
Staff Restroom		75	1	75
Support Spaces Sub-Total			275	

SUMMARY			PROGRAM SF
Ice Arena			77,090
Office/Meeting Spaces			2,325
Support Spaces			275
Program Sub-Total			79,690
Net to Gross Factor	79,690	15%	11,954
TOTAL PROGRAM AREAS			91,644

Optional Building Program	Additive Alternates	SF	#	Subtotal SF
Dedicated Girls Team Room(s)		400	2	800
Dedicated Girls Restrooms/Showers		200	2	400
Garage	Snow plow, tractor, extra resurfacer storage	1,200	1	1,200
Rink A New South Bleachers	approx 750 spectators	3,650	1	-
Rink A Team Room upgrades	Finishes & HVAC	2,350	1	2,350
Optional Sub-Total				4,750

Optional Building Program	Deductive alternate	SF	#	Subtotal SF
Rink D North Seating & Concourse	Deduct alternate	9,500	1	9,500

PLYMOUTH ICE CENTER

RINK ADDITION CONCEPT DATA SHEETS

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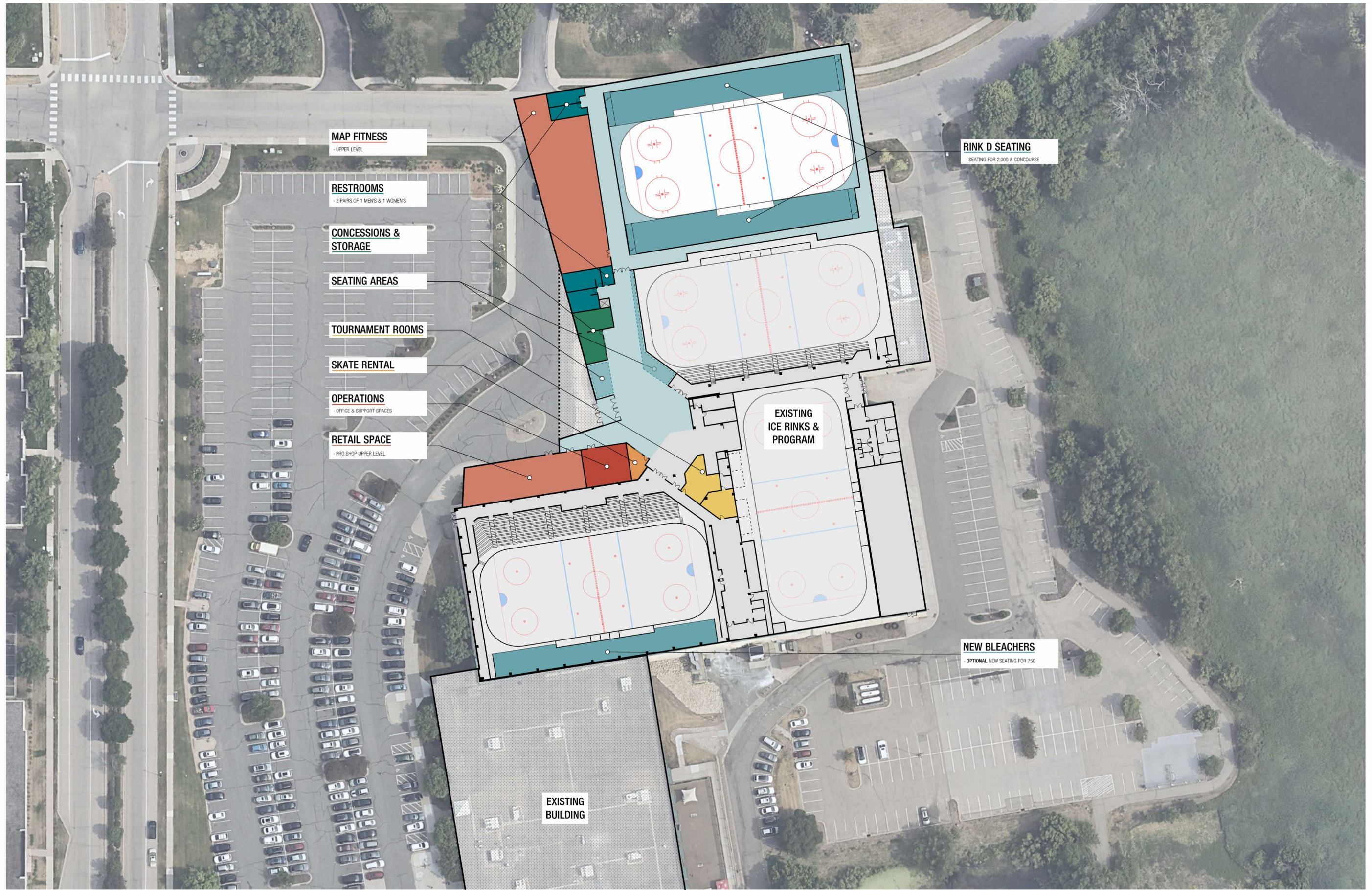
PLYMOUTH ICE CENTER

RINK ADDITION CONCEPT PLAN - LOWER LEVEL

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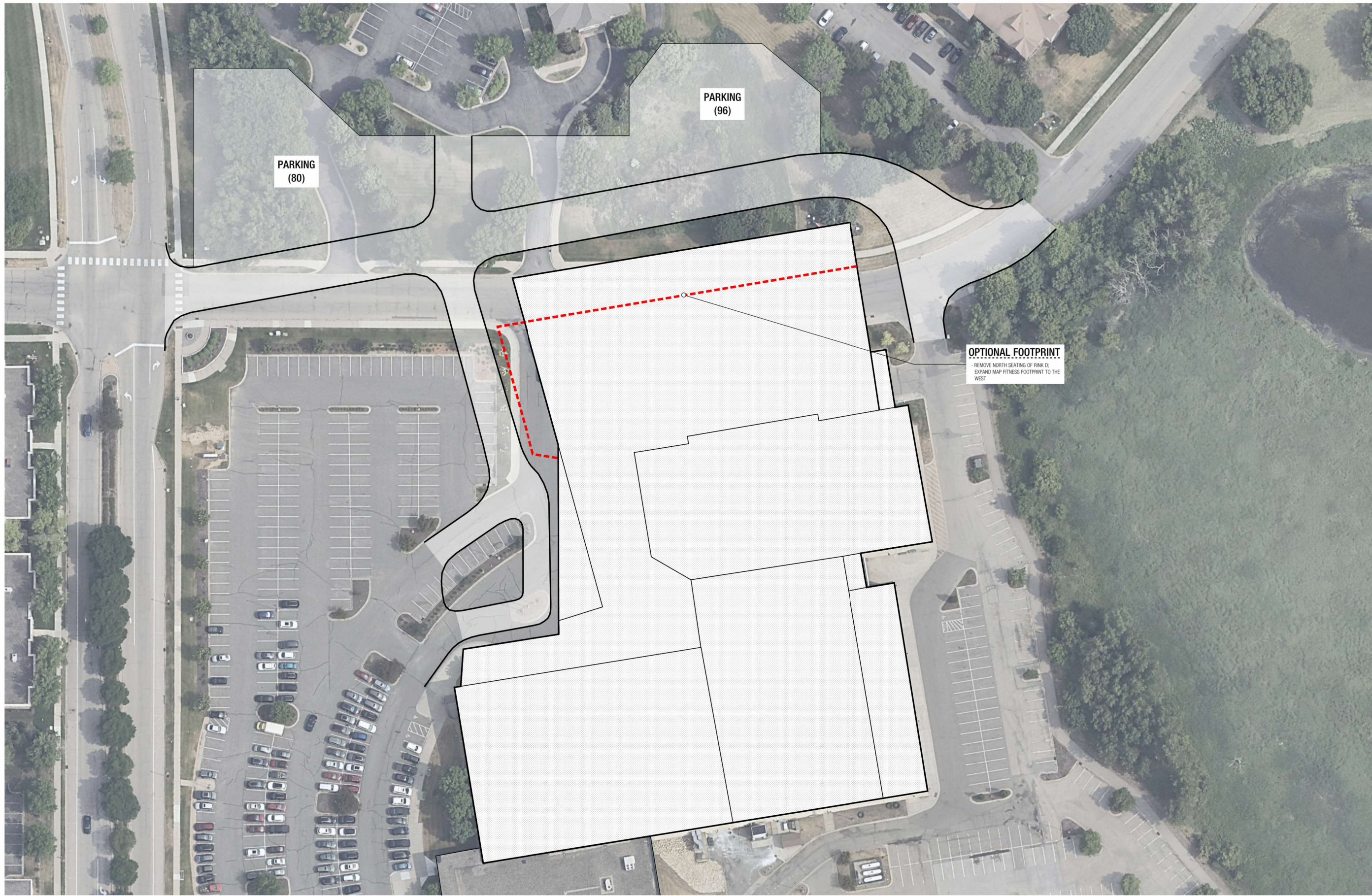
PLYMOUTH ICE CENTER

RINK ADDITION CONCEPT PLAN - UPPER LEVEL

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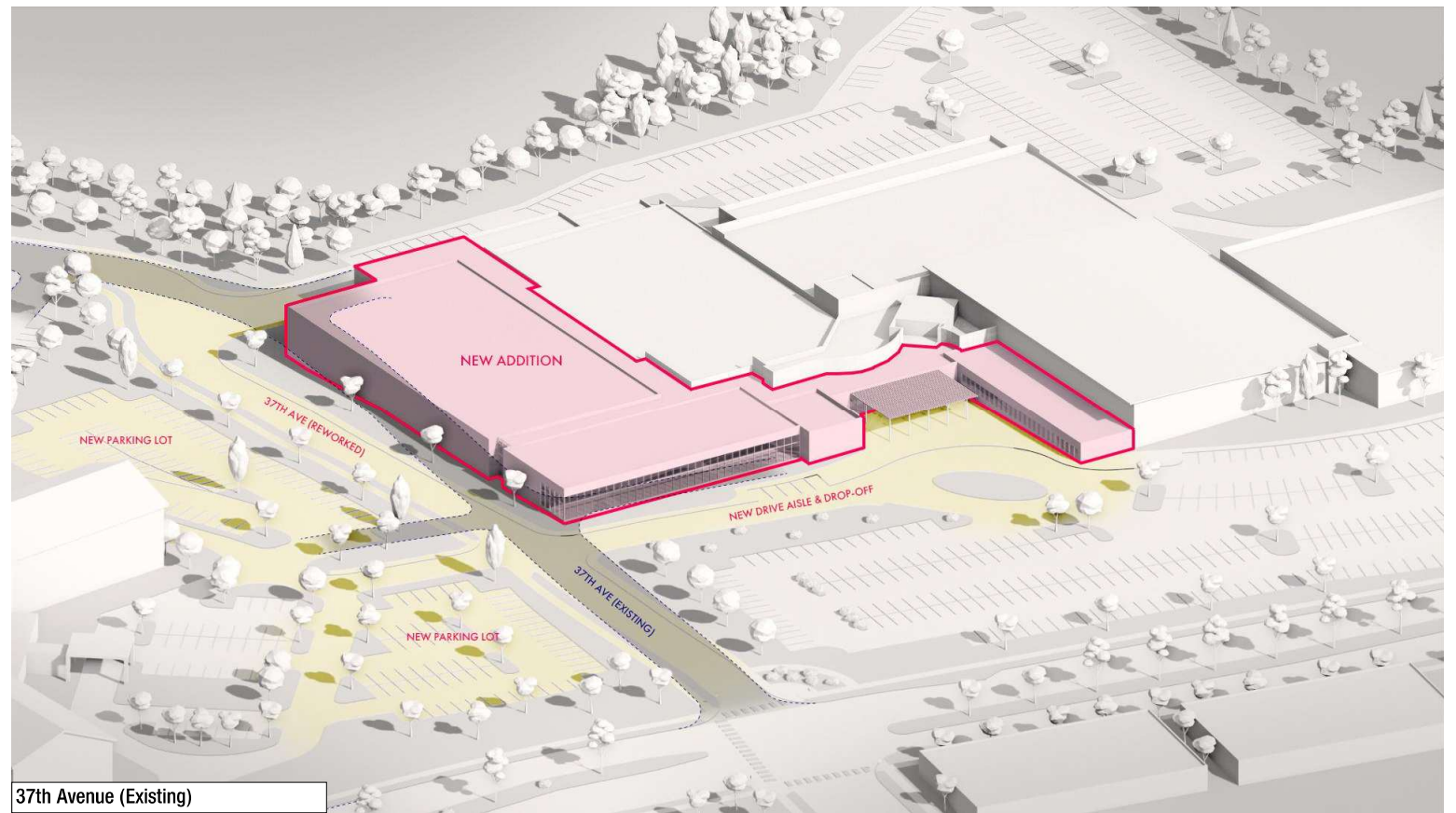


PLYMOUTH ICE CENTER

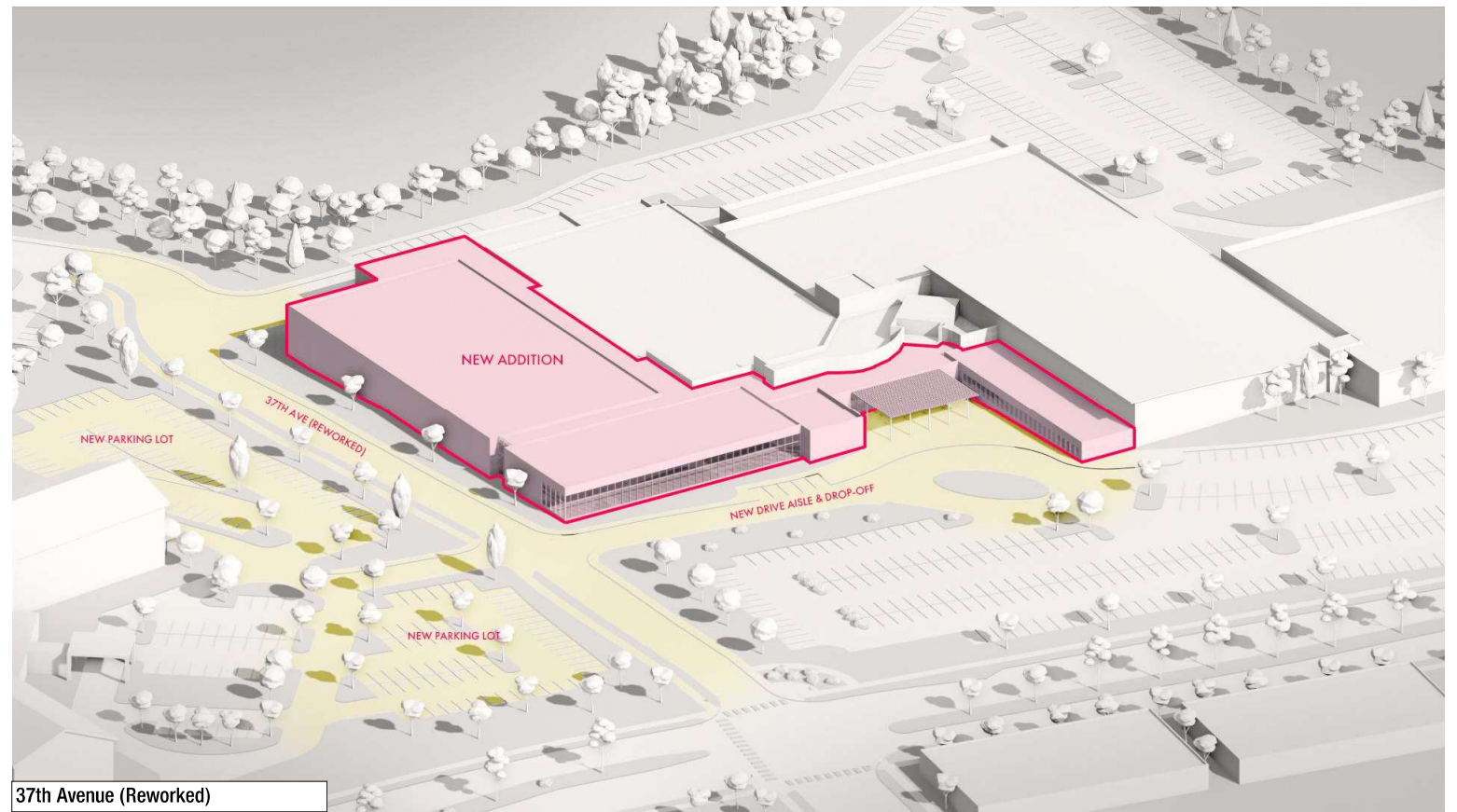
RINK ADDITION CONCEPT SITE PLAN

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37th Avenue (Existing)



37th Avenue (Reworked)

PLYMOUTH ICE CENTER

RINK ADDITION CONCEPT PLAN - MASSING STUDY & REWORKED 37TH AVENUE

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