



COMMUNITY AND  
ECONOMIC DEVELOPMENT  
ANNUAL REPORT

2024



City of  
Plymouth



Prepared by the City of Plymouth Community and Economic Development Department

# WELCOME



On behalf of my colleagues, I am pleased to present the Community and Economic Development (CED) Department Annual Report for 2024. The document highlights the significant projects, activities and economic conditions in Plymouth over the last year. As background, CED provides planning/zoning, economic development, building inspection, code enforcement and housing services to a wide group of customers, including residents, businesses, and other community groups.

In 2024, \$460 million worth of private and public construction activity occurred. It is the second consecutive year with development investment surpassing \$450 million in value. Construction activity was spread across a mix of commercial, industrial, single-family residential, and multi-family projects. Much of this investment will help build the city's tax base, which is important as the community has less vacant land. As such, future growth will be dependent on investments and policies that are focused on redevelopment.



*Grant Fernelius*

One of those redevelopment projects is the former Prudential campus at the corner of Interstate 494 and Bass Lake Road. In 2024, developers broke ground on the 75-acre site that has been rebranded as The Boulevard. The project will include housing, retail, restaurants, med-tech manufacturing and a 13-acre public park with a water feature. In recent months, Summit Orthopedics (clinic), Coborn's (grocery) and Roers Companies (apartments) received approval to start their projects.

In addition to redevelopment, the city is also focused on being a community of choice – a desirable place to live, work, shop and play. Part of this strategy is geared toward supporting the growth of businesses already located here. For example, the city secured state assistance to support an expansion at Philips Image Guided Therapy, which will create a new Medical Technology Center of Excellence and Global Customer MedTech Training Center. The company had options to expand globally, but chose Plymouth because of its strong med-tech ecosystem and educated workforce. We also began hosting quarterly networking events to support small businesses and entrepreneurs – an important part of the community and local economy.

In closing, none of this could have happened without the hard work and dedication of our CED staff, who care about the work they do and the people they serve. I hope you find this report informative and insightful into what makes Plymouth a great community. We look forward to good things in 2025.

Sincerely,

Grant Fernelius  
Community & Economic Development Director





## ABOUT PLYMOUTH

Plymouth is a nationally recognized city located just 12 miles west of Minneapolis. Plymouth has built a reputation as a thriving community offering an excellent quality of life, first-rate park system, picturesque open spaces, highly regarded school districts, and innovative companies and industries. Plymouth was recently ranked seventh on Consumer Affairs' Best Places to Live in the Midwest.

Boasting Minnesota's fourth largest economy, the city is home to an established commercial-industrial base, thriving manufacturing, med-tech and healthcare sectors, and access to talent from St. Cloud State University's Plymouth campus, the University of Minnesota, and other nearby colleges and universities.

### City Strategic Themes

The Plymouth City Council has four key priorities. The Community and Economic Development (CED) Department focuses its work around these themes.

- City Center
- Redevelopment
- Environmental Stewardship
- City of Choice



### Plymouth by the Numbers

- 80,546 population
- 95,000+ daytime population
- 32,519 total households
- \$133,900 median household income
- \$86,120 annual average wages in Plymouth
- 4th largest economy in Minnesota
- Lowest tax rate of peer cities
- 53,776 total jobs
- 65% of residents have a four-year college degree or higher

# INDUSTRY PROFILE

Industry Sector	2013 Jobs (Total)	2013 Jobs (%)	2023 Jobs (Total)	2023 Jobs (%)
Professional & Business Services	9,338	19.4%	11,290	21.0%
Trade, Transportation and Utilities	10,276	21.4%	11,253	20.9%
Manufacturing	9,315	19.4%	10,312	19.2%
Education and Health Services	5,723	11.9%	7,496	13.9%
Construction	1,956	4.1%	3,256	6.1%
Financial Activities	4,424	9.2%	3,093	5.8%
Leisure and Hospitality	3,201	6.7%	3,073	5.7%
Public Administration	1,584	3.3%	1,601	3.0%
Other	2,255	4.7%	2,402	4.5%
Total	48,072		53,776	

Source: Quarterly Census of Employment and Wages, Minnesota Department of Employment and Economic Development. Latest annual data available is for 2023. Employment in the city was up 5,704 jobs at the end of 2023, compared to the end of 2013. Professional & Business Services gained the most jobs and accounted for the largest share of jobs in the city, followed closely by employment in the Trade, Transportation & Utilities, and Manufacturing industries.

## Networking Group

The city started a networking group for small businesses and entrepreneurs in 2024. Four meetings were held, giving CED department staff an opportunity to share resources and information, and participants time to promote their businesses and network with peers. Moving forward, this group will meet every month for 90 minutes in different locations throughout the city.







# COMPLETED PROJECTS



## Blaze Credit Union

Blaze Credit Union built a new 5,000-square-foot branch on Rockford Road to serve members in Plymouth and the west metro. The site was formerly occupied by a Burger King that had closed in 2019.

## The Wren

Doran Companies constructed the Wren, a luxury apartment building on Highway 55, west of Highway 169. This \$54 million project, on a previously unused surface lot, provides 176 units. The project received TIF assistance, and 20% of the units are available for residents at 50% or less of area median income.

## 2024 Community Investment

- Over \$460 million in new construction value
- 13,329 permits issued
- Gateway Fiber announced expansion of fiber-optic network into Plymouth
- 103 new single family home permits issued

New Minnesota Investment Fund projects launched:

- **Philips Guided Image Therapy**
  - 158 jobs to be created
  - Average salary of \$49/hour
- **CF Moto**
  - 44 Jobs to be created
  - Average salary of \$37/hour



## Amerilab Technologies

Amerilab Technologies completed installation of a cutting-edge 566 kilowatt rooftop solar system. The solar energy produced will offset 1,116,593 pounds of carbon

dioxide produced with fossil fuels – the equivalent to adding 591 acres of U.S. forests in one year and it will generate enough electricity to power 100 houses per year. The \$1.2 million installation will allow the company to secure 100% of its energy needs from renewable sources.

## Productivity Inc.

Productivity built a 10,000 square-foot addition on to its existing facility at 2410 Niagara Lane. The expansion will help support the company's industrial supply and solutions business.





# UNDER CONSTRUCTION



Photo: Bauer Design Build

## Jet 6 Tech Center

Boasting 90,019 square feet of available space for lease, this newly constructed building is tailored for manufacturing, tech, or medical

enterprises. Across the Twin Cities, Jet 6 Tech Center will be one of few construction infill developments with a 2025 anticipated delivery.

## HistoSonics Expansion

HistoSonics, a medical device company, is expanding and renovating its headquarters at 16305 36th Ave.

HistoSonics will expand and renovate 11,328 square feet into adjacent suites with plans to expand into an additional suite in the future, resulting in a total of 53,000 square feet of high-tech industrial assembly, office, training space and warehousing.



## The Brooks

The Brooks is a mixed-use development consisting of a four-story, 219-unit apartment building and two new commercial buildings, in addition to upgrades to the existing fuel station. The estimated economic impact of this project is more than \$53 million. Additionally, realignment of Nathan Lane to 56th Avenue benefits the community with improved traffic flow and safety in the area.

## Trillium Woods

Independent living retirement community Trillium Woods broke ground on a \$56 million expansion at 5855 Cheshire Parkway. The 160,321-square-foot, five-story expansion consists of 18 assisted living units, 16 assisted living memory care units, 52 independent living units and 67 underground parking spaces. Construction is expected to be completed in the fall of 2025.



## Summit Orthopedics

Summit Orthopedics broke ground in October 2024 on a planned 78,000-square-foot building which will offer

patients orthopedic, sports and spine care. Expected to open in October 2025, the building will be the first in the Boulevard, a 75-acre redevelopment of the former Prudential campus.





# ON THE HORIZON



## City Center

The City of Plymouth is working to implement a long-term vision for Plymouth City Center to draw more people to the heart of the city and foster a more walkable, pedestrian-oriented district.

Initial streetscape investments were made to Plymouth Boulevard between Highway 55 and Rockford Road.

Work included repaving, intersection upgrades and roundabout installation. Improvements will also include spaces for public art and food trucks, a newly designed entrance and signage for the Hilde Performance Center, seating and gathering areas along Plymouth Boulevard, a plaza, and more.



## The Gardner School

Redevelopment of the former Score Sports site. Three existing lots at 18110, 18120, and 18130 Highway 55 will be combined into a new lot for construction of an 11,500-square-foot academically-focused preschool and childcare facility.

## Highway 55 & I-494

The southeast corner of Highway 55 and Interstate 494 is slated for redevelopment. The city is under contract to purchase the Red Roof Inn, which should be demolished in 2025. This corner is guided mixed-use and is garnering interest as a potential headquarters location. Transit will be key to this area's development, with the site being identified as a potential bus rapid transit (BRT) stop.



## **The Boulevard**

A new construction, mixed-use redevelopment is underway for the 75-acre, former Prudential Campus site off Chankahda Trail and I-494. Estimated to draw \$300 million in investment, the site will consist of residential units, mixed retail, dining, groceries, high-tech industrial and office park space centered around nature trails and greenspace.

## **Belterra**

The first of four apartment buildings is expected to break ground in the Boulevard in 2025. Comprised of 207 units, this building will face the pond and park to the southwest, and will feature an amenity deck, walkout units, balconies and a shared promenade with retail to the west.



## **Coborn's**

Coborn's first location in the Twin Cities metro will be a new prototype grocery and liquor store in the Boulevard. Designed to offer an immersive experience and meal solutions for any time

of the day, plans include onsite food and liquor sales.

## **Chase Bank**

This will be the first of several retail establishments in the development.



## **Dietrich Development**

Located north of Highway 55 between South Shore Drive and Revere Lane, this proposed townhome development will create a new mixed-use community with apartment homes and retail that will help service the neighborhood.

## **Doran Harbor Lane**

Doran has proposed two new apartment buildings, each at 176 units, on the northwest corner of Harbor Lane and Fernbrook Lane. The project would be a phased

development allowing one new apartment building on the east side of the site while maintaining the commercial buildings at 3030 and 3140 Harbor Lane, then removing those two buildings for a second apartment building in the future.





# ZONING AND POLICY

## New PUD Policy

In 2024, the City Council adopted a new policy for Planned Unit Development Districts (PUD).

These districts allow for greater flexibility for the development of residential and non-residential areas than would normally be possible under conventional zoning districts. In exchange for this flexibility, PUDs are intended to provide public benefits.

Developers are provided an array of options and may choose which benefits or amenities they incorporate into their development to meet requirements for a PUD.

## Cannabis

Following legalization of adult-use cannabis in 2023, the state will begin licensing cannabis and hemp businesses in 2025. Under the law, the city cannot prohibit the sale of adult-use cannabis entirely and is required to register retail sellers and perform compliance checks.

In November 2024, the City Council adopted an ordinance that provides a framework for the establishment, registration and operation of these businesses in Plymouth.

The city will limit registrations to one retail business per 12,500 residents. Retail businesses will be allowed to operate in certain commercial zones and are subject to a 500-foot buffer from any school, residential treatment facility or park amenity regularly used by minors. Cultivation, manufacturing, testing and



## Indoor Recreation

The Planning Division processed a record number of permit applications in 2024 for indoor recreation uses in existing industrial buildings. Users are attracted to these spaces for their higher

ceilings, adaptable floorplans, and relatively affordable rents.

New businesses that opened include sports training, pickleball, climbing, and indoor play spaces for children, enhancing year-round opportunities for residents.

combination businesses will be permitted in industrial districts. Cannabis and hemp-related businesses will not be allowed as home occupations.

## EV and Solar Code

In 2024 zoning code updates related to Solar Energy Systems (SES) and Electric Vehicle (EV) Charging Stations were enacted to enhance sustainability goals, streamline permitting processes and provide clearer regulations for both residents and staff.

The updated SES definition now includes legacy systems and

emerging technologies, ensuring flexibility while maintaining performance standards for consistency.

These updates introduce clear height limits, placement guidelines and a simplified permitting process. EV charging code amendments replace vague language with more precise definitions and performance standards that align with other building, fire and electrical codes, while offering mild incentives for dedicated EV charging stations in commercial locations.





# HOUSING

## Resident Support

The Housing Division's objective is to meet the housing needs of Plymouth residents by utilizing Community Development Block Grant (CDBG) funds to provide a range of supports and public services.

In 2024, the Housing and Redevelopment Authority (HRA) leveraged CDBG funds to help four first-time buyers purchase homes in Plymouth and assist with the purchase of the city's fifth land trust property. CDBG funds were also utilized to make necessary repairs to seven owner-occupied properties and several multi-unit facilities for disabled residents.

## Service Partnerships

The HRA partnered with five local agencies to provide residents with funding, counseling and tenant advocacy services. 535 individuals received legal assistance to answer questions on eviction proceedings and rental repair issues. 80 senior households received maintenance services helping them to remain in their homes. 32 individuals received homeownership counseling, while

19 families received emergency assistance to prevent homelessness. The city also assisted in rehabilitating four affordable rental homes for disabled individuals.

## Community Land Trust

The HRA sold two single-family homes into the Community Land Trust portfolio, bringing the total to five in the Plymouth community. The land trust model creates a bridge to affordable homeownership through the write-down of the land in the transaction. Eligible buyers purchase the home but not the land, keeping the property affordable through a 99-year land lease agreement.

## Inclusionary Housing

Recognizing the need to provide affordable housing for a broad range of income levels and to attract people to live and work in Plymouth, the City Council adopted an Inclusionary Housing Policy in June 2024. The policy ensures that new residential developments that receive city financial assistance include a reasonable proportion of units affordable to low- and moderate-income households.



## Plymouth Towne Square

On October 22, 2024, Plymouth Towne Square celebrated its 30-year anniversary. Plymouth Towne Square is an HRA owned, 99-unit, 100% affordable multifamily building for seniors aged 55 and older. City staff joined council members, state and county officials and Plymouth Towne Square residents for a celebration highlighting the city's continued commitment to provide affordable housing, and a special ceremony to honor several long-term residents of the building.