

**CITY OF PLYMOUTH  
AGENDA  
JOINT MEETING WITH HRA  
OCTOBER 13, 2015, 5:30 p.m.  
MEDICINE LAKE CONFERENCE ROOM**

**1. CALL TO ORDER**

**2. TOPICS**

- A. Discuss open parcels

**3. ADJOURN**

**SPECIAL JOINT  
COUNCIL/HRA  
MEETING**

**October 13, 2015**

**To:** Dave Callister, City Manager

**Prepared by:** Jim Barnes, Housing Programs Manager

**Reviewed by:** Steve Juetten, Community Development Director

**Item:** **HRA Development Opportunities – Discuss the possibility of the HRA acquiring City owned properties for housing development.**

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**1. ACTION REQUESTED:**

Discuss the possibility of the Plymouth Housing and Redevelopment Authority (HRA) acquiring City owned properties for housing development.

**2. BACKGROUND:**

Over the past couple of years, staff and the HRA Board have informally discussed the idea of becoming more involved in the development of affordable and workforce housing. The Board has requested that staff bring opportunities forward for discussion.

Staff has been researching properties owned by the City to see if there are opportunities to develop any of the parcels. The City owns approximately 250 parcels in the community that are not dedicated to a specific use such as a park or public utilities. These parcels have most commonly been acquired through tax forfeiture and acquisition for road projects.

Staff has identified three parcels at this point that would be good candidates for the HRA to consider acquiring and developing. In May of this year, the Council's city bus tour included stopping at one of these sites and staff provided the attendees with a brief summary of this idea. If the HRA is interested and the Council is willing to sell or transfer the properties to the HRA, staff would look to partner with a non-profit developer such as Habitat for Humanity or West Hennepin Affordable Housing Land Trust.

**Potential Parcels:**

As indicated above, staff has currently identified three parcels that are of sufficient size to develop and are located in areas that are conducive to residential development.

**Property #1** – This property is located in the eastern portion of the City near Medicine Lake at the southeast corner of Pilgrim Lane and 26<sup>th</sup> Ave. (see attached location map). It consists of two separate parcels, that combined would provide enough space to construct a single family home. The City obtained this property for street right-of-way.

**Property #2** – This property is located just south of the HRA's senior building, Vicksburg Crossing at the end of Weston Lane, which is a dead end street. This property is large enough to accommodate 1 single family home. We are unsure why this property was acquired, but it could have been for the future Medina road extension.

**Property #3** – This property is located just south of Highway 55 on highway 101 and abuts the City's water tower site. This site could potentially accommodate 4-6 townhomes similar to the Habitat project

completed a few years ago on South Shore drive. In order to meet the setback requirements for this site the City would also have to agree to give up a small portion of the water tower site. The City obtained this property as part of the highway 101 project

These three are not the only buildable parcels owned by the City and staff will continue to research additional sites and opportunities. If the HRA and City are interested in any of these parcels or the concept in general, staff will begin seeking partners for development and working on more detailed development plans to bring to the HRA and Council.

### **3. BUDGET IMPACT:**

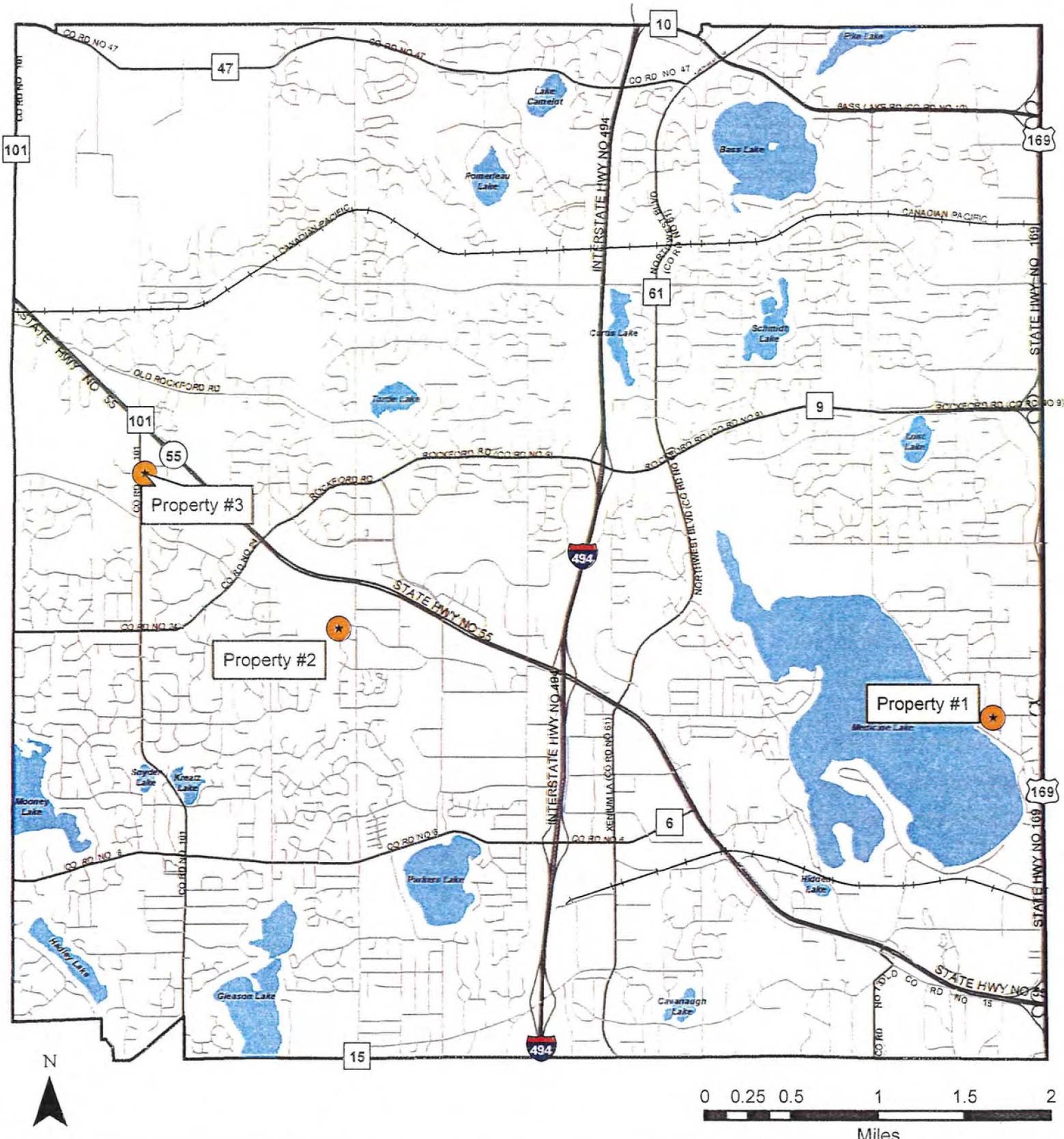
There could be an impact to the HRA budget depending on the discussions with the Council on how the transfer of property(s) would occur. In addition, the HRA may provide additional funding to the project(s) once the development partner and project are identified.

### **4. RECOMMENDATION:**

Discuss the possibility of the Plymouth Housing and Redevelopment Authority (HRA) acquiring City owned properties for housing development.

### **5. ATTACHMENTS:**

Location maps



# Potential HRA Development Sites

- Property #1- 1000 26th Ave
- Property #2- 3035 Weston Ln
- Property #3- Co. Rd. 101 & 40th Ave N



City of  
Plymouth, Minnesota

Created by: City of Plymouth Housing Division  
February, 2014



# Potential HRA Development Sites

Property #1- 1000 26th Ave



City of  
Plymouth, Minnesota



# Potential HRA Development Sites

Property #2- 3035 Weston Ln



City of  
Plymouth, Minnesota



40TH AVE N

39TH PL N

101



# Potential HRA Development Sites

## Property #3- Co. Rd. 101 & 40th Ave N

