

December 6, 2016

Laura Jester
Bassett Creek Watershed
16145 Hillcrest Lane
Eden Prairie, MN 55346

Dear Laura/Bassett Creek Watershed Board:

The City of Plymouth has been working with the Rock Hill Management development group to redevelop the Four Seasons Mall site at the southwest corner of County Road 9 and Highway 169. In acknowledgment of the unique challenges presented by the site, the developer is asking the City of Plymouth for \$6.5 million in Tax Increment Financing (TIF) for various components of the proposed redevelopment. Currently, the City is evaluating the request. In addition, the City is working in partnership with the developer to establish a three story parking facility that would collectively meet the public parking and park and ride needs in the area.

If approved, the proposed development would contain:

- Two hotels (one with 95 rooms and one with 100 rooms)
- A senior housing building with 139 units (65 independent living apartments, 50 assisted living apartments and 24 memory care units)
- A mix of commercial and office uses
- A parking ramp with 339 parking spaces

The developer has submitted applications to the City and the following process is anticipated:

- Dec. 7 – Planning Commission/EAW Public Hearing
- Dec. 13 – EDA Meeting/First Review of TIF Agreement Request
- Jan. 3 – EDA Meeting/Second Review of TIF Agreement Request
- Jan. 3 – City Council/EAW Consideration
- Jan. 4 – Planning Commission/Rezoning/TIF Review, etc
- Jan. 10 – EDA/Approval of TIF Agreement (contingent upon City Council approval of TIF district)



- Jan. 17 – City Council/TIF Public Hearing
- Jan. 17 and 24 – City Council/Rezoning, etc and TIF Approval

We look forward to seeing the Four Seasons site redeveloped into a dynamic multiuse development. We are also hopeful that the unique storm water treatment options being proposed would allow the site to provide improvements that will benefit the development as well as the surrounding areas. If you have any questions, please don't hesitate to contact me at (763) 509-5056.

Sincerely,

A handwritten signature in blue ink that reads "Danette M. Parr". The signature is written in a cursive, flowing style.

Danette Parr
Economic Development Manager