

FlashVote helps you make a difference in your community

# Survey Results: Housing

Survey Info - This survey was sent on behalf of the City of Plymouth to the FlashVote community for Plymouth, MN.

**These FlashVote results are shared with local officials**

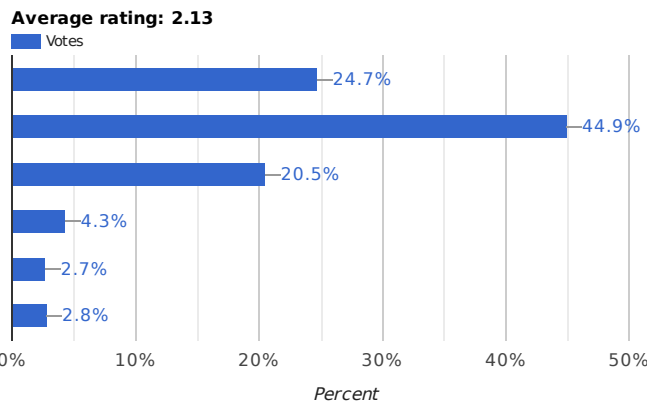
<h2>1197</h2> <p><b>Total Participants</b>          1139 of 1852 initially invited (62%)          58 others          Margin of error: ± 3%</p>	<p>Applied Filter:  <b>All Responses</b>          Participants for filter:  <b>1197</b></p>	<p><b>Response Time (ho...</b></p>	<p>Started:  <b>Sep 22, 2020 11:10am CDT</b>          Ended:  <b>Sep 24, 2020 11:04am CDT</b>          Target Participants:  <b>All Plymouth</b></p>
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**Q1** The City of Plymouth is in the process of updating the 5-year strategic housing plan. Your input will help guide City Council, Housing and Redevelopment Authority and Economic Development decisions on current and future housing and redevelopment activities.

Please rate how inexpensive or expensive you think housing is in Plymouth?

(1193 responses)

Options	Votes (1193)
Very Expensive (1)	24.7% (295)
Slightly Expensive (2)	44.9% (536)
OK (3)	20.5% (245)
Slightly Inexpensive (4)	4.3% (51)
Very Inexpensive (5)	2.7% (32)
Not Sure	2.8% (34)

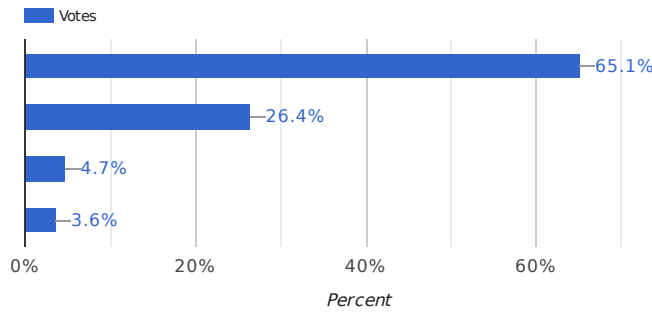


**Q2** Do you think you will be able to remain in Plymouth as you long as you want, as you age?

(1184 responses)

Options	Votes (1184)
Yes	65.1% (771)

Options	Votes (1184)
Maybe	26.4% (312)
No	4.7% (56)
No, because:	3.6% (43)



developed green home communities student find pay  
 much level continue move afford city  
 wayzata price house cost  
 district income sell range  
 enough keep tax high school  
 going increase property age  
 Property taxes keep going up live higher state  
 Can't wait to move out of this liberal cesspool of tax pay  
 families need expensive plymouth  
 I'm extremely concerned about our taxes increasing due to rioting damages in MPLS.

- Property taxes
- I am on a limited income, SSDI
- Our house is paid for, but property taxes keep going up exponentially and we won't be able to pay.
- because the property taxes are high and getting higher - they will increase again b/c of center
- Property taxes
- I work low income families & affordable housing with 4 bdr is impossible to find.
- Need to downsize.
- Entry level housing doesn't exist and apartment costs keep increasing so eventually we'll have to m
- Housing is being set up for larger families. I will not have a need for a large house, etc.
- Associations members have NO accountability governance board across the city of Plymouth.
- I will choose to move out of the Wayzata school district because of inflated housing prices
- No affordable downsizing options. Smaller locations are selling for same price as larger homes
- Need a development that has houses that provide 1 level living and amenities
- Lack of affordable, single level small homes.
- We are not in the Wayzata District but the Robbinsdale
- Continued increases in taxes will force our move out of Plymouth.
- property taxes
- Housing is expensive and taxes are very high and continue to increase

Taxes very high

cost for housing over age 65

I can't afford to buy into the few 55+ communities when I'm ready to sell my home

not enough one level townhomes in our price range.

It's becoming too populated and the golf courses are no longer.

The building never ends, the schools are bursting at the seams. It's too much.

Housing is getting overcrowded

To many developments are taking over green space.

Income taxes are high

Winters too hard for the aged

the price of an association maintained property in plymouth is over \$500000 - too high

Cost

Will move due to get into a better school district.

The communities are not turning over fast enough and there are not enough young families

Because of real estate taxes

I rent and rent seems to keep getting more expensive

We will retire in another, warmer state

The next size house is out of our price range

our city is over developed residential & there has been too much destruction of green & rec space

I'll need a smaller house, but it's unaffordable in Plymouth

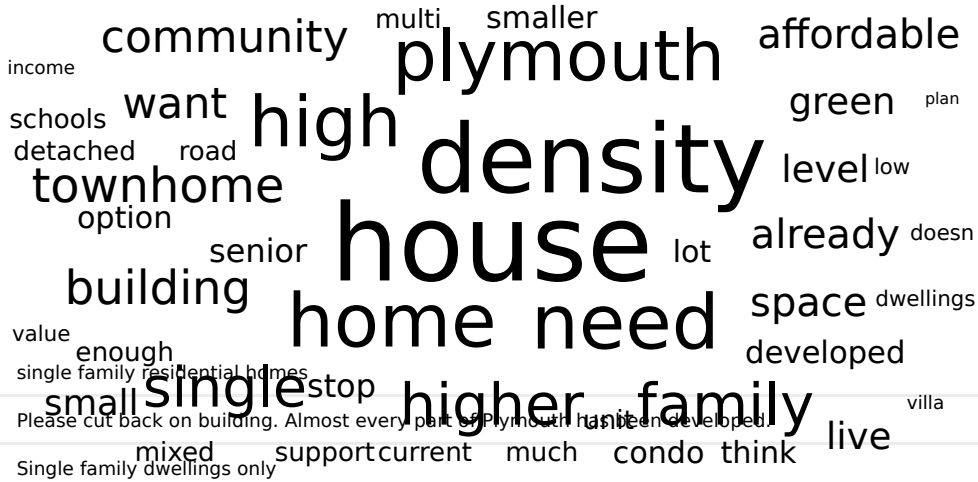
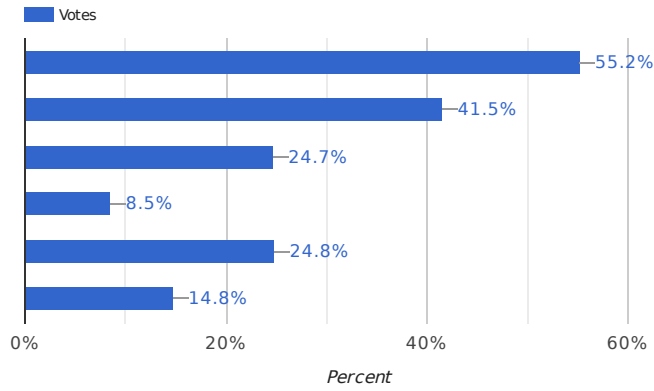
Property tax! Mississippi students have higher math and reading scores and pay less per student

Will find less expensive place to live in retirement

**Q3** Which do you think are the best options for higher density housing? (Choose all that apply, if any)

(1138 responses)

<b>Options</b>	<b>Votes (1138)</b>
Duplex, triplex, and fourplex homes	55.2% (628)
Small multifamily buildings (up to 15 units)	41.5% (472)
Mid-size multifamily buildings (15-50 units)	24.7% (281)
Large multifamily buildings (50-200+ units)	8.5% (97)
Tiny Home communities	24.8% (282)
Other:	14.8% (168)



Personally, none. The schools are packed, we're losing green space, the roads are always congested.

Smaller individual houses with bigger yards

I don't want High Density Housing in Plymouth

the current housing stock is fine, we dont need any additional high density housing.

What's the objective for the economy? Do we want young entrepreneurs? Work back from target

None. Single family homes only

Why do we assume the higher density housing is desirable?

I'm not in favor of higher density housing. That's NOT the reason I moved to Plymouth

Avoid building high density housing! We don't need to become another Maple Grove!!!!

I don't support higher density housing.

Plymouth needs more affordable one-level living (ie, ramblers, detached townhomes, villa homes.)

Keep the green space. Limit housing

Villa home communities

I also think the city should sue the met council for imposing Mpls housing dictates on the city.

None

Small one level detached home where maintenance is done for the home owner

Higher density housing is not needed for Plymouth

None

Townhouses

NO WE DO NOT NEED MORE HOUSING!!! Our schools are already over capacity

Nobody wants this in Plymouth

NONE. We do not need high density housing

No more high density housing. Too much already

no more rentals! It hurts the value of the tax paying owners of single family homes

none

No high density housing - SO unattractive! I value green space and privacy far more

Mixed use developments

We don't need more housing! Plymouth is way over built already.

Explore some Multi-generational housing

Affordable town homes with sr activities

Affordable single level townhomes appropriate for seniors who want to age in place.

in desperate need of single level options!

I would love to live in a Tiny Home Senior Living Community, Would want a 1000 ft or 800

Anything that helps.

Plymouth needs a variety of higher density housing interspersed in our existing neighborhoods

Single family homes

No more large complexes, our roads and infrastructure cannot support more people.

Modular is coming into the market

Plymouth doesn't need any more high density housing!!!!!!!!!!!!!!

Stop with the high density

None. No room for growth in Plymouth

One-level living options for elderly

Plymouth doesn't need more houses

No opinion

stop building

It depends who the housing is for. Aging community or a lower income community.

No idea

We don't need any more high density bldgs-the old 4 Seasons dev. will be adding more than we need

None

The community needs starter homes of less than \$250,000. Condominiums and town homes are an option

None!

I feel we have a lot of higher density housing already

Not a fan of higher density housing.

It depends on where they are being planned. Certain size buildings work better in certain areas

One level single homes

None of the above. The infrastructure in Plymouth is not suited to higher density

Houses built around day-care center, small grocery and hardware/UPS/Dollar store for walkability

I have no interest in living in or within a couple miles of any type of high density housing.

Small or normal sized houses and not McMansions (2 bd, 2 ba)

Single family homes

no high density needed

Mixed use housing, oddly missing from your list, may be good. (Commercial below, apartments above)

high density housing is poor choice with pandemic condtions

I don't think there needs to be a plan for Higher density housing

Plymouth does not need anymore high density housing. We have enough. Leave well enough alone

NONE OF THE ABOVE

I believe our population is bursting at the seams. We need more green space.

It's not the density, it's the people who occupy that housing!

Plymouth should not allow high density housing

Renovation to current older homes

We already have plenty of multi family housing. Our schools are quite full, we have lots of traffi

Villas

affordable single family homes

Let the market determine what the density should be.

townhomes, condos. small developments, tucked in.

Small senior bldgs.

More density! Walkable core

townhomes on small lots with walkable space to stores

Smaller homes on smaller lots in planned developments/neighborhoods.

Plymouth has too many multi family dwellings. It should maintain focus on single family dwellings

We should consider our infra-structure relative to any high density development.

I am against higher density housing.

I don't think we should have high density housing

Larger Multifamily buildings have empirical data to prove they have higher crime rates.

Why is more higher density housing necessary?

We do not need higher density housing

I don't want or need more housing density. The road system is busy enough as is.

Mother-in-law suites

Any affordable housing would be welcome

Plymouth is a great spot to live because of the current green space to single family house ratio.

None

no more high density on the east side of Plymouth

Senior condos or townhomes

None of these options are appealing.

I don't want to see any more high density housing in Plymouth.

Don't know

don't need more housing--plymouth doesn't need to grow--thats why i moved here -its not crowded

No more low income

None. Stop new developments. Our roads and utilities can't handle what we already have here.

Whatever is appropriate for the neighborhood

Plymouth is too crowded already!!! Is this serious?

No more housing

NONE- DO NOT WANT HIGH DENSITY HOUSING!!!

Don't need high density housing

None....I believe the higher density housing lowers the overall value of the community

affordable 55+ communities - NOT assisted living style - that aren't just big condo buildings.

Single family homes with their own yards

Twin homes

Not sure this is the answer

Mixed retail/apartment/townhome/condo developments w/ green space.

Detached townhome communities

None! Single family homes only

A mixture of all.

do not want higher density housing - we have enough

Mixed housing

Any new density should be from redevelopment- no more loss of green space!!

pod community for seniors.

Affordable housing units in a larger building complex

Garden home zero lot line home

No more homes stop building

No best option

55+ midsize building. No welfare!

Moved to the suburbs to get away from high density

None

Shouldn't the question be, "Do you think there is a need for high-density housing?"

Patio homes/ one level multi family units or separated units

Do we need more housing in Plymouth? All the schools are already packed

don't support higher density housing

we don't need more. Slow down.

I feel there is too much housing in Plymouth now and would prefer to not have more multifamily bldg

I don't support higher density housing! Hi- end condos (\$1 mil starting per unit) may be tolerable

plymouth is over-saturated with homes and people. the building NEEDS to stop

None, we don't need to add any more housing. We are growing too much!

NOT TINY HOMES

Detached townhomes

No high density housing. There are too many in Plymouth already

The single family townhomes of theParker's Lake community are a concept for higher density housing.

Townhomes

Wee need affordable/workforce housing

Why must Plymouth have high density housing? I disagree with high density housing.

Plymouth is overbuilt and we need to preserve green spaces that remain

Stop building anything???

U-shaped Courtyard Apartments: Low Rise Density Workhorse

Why HIGH density? How about some affordable smaller single family homes.

Not something i agree with.

Townhomes

Subsidies to low income families to buy and stay in a single family home

One level living

NO MORE HOMES PERIOD!!

Townhome community

Townhomes

NONE--THERE IS TOO MUCH IN PLYMOUTH ALREADY\_\_STOP BUILDING

Small to mid-size senior housing

None of the above

Shouldn't the question be what is lacking, or what is needed - not what I think is best?

Smaller "cottage" homes. Who wants to share a wall with a stranger?

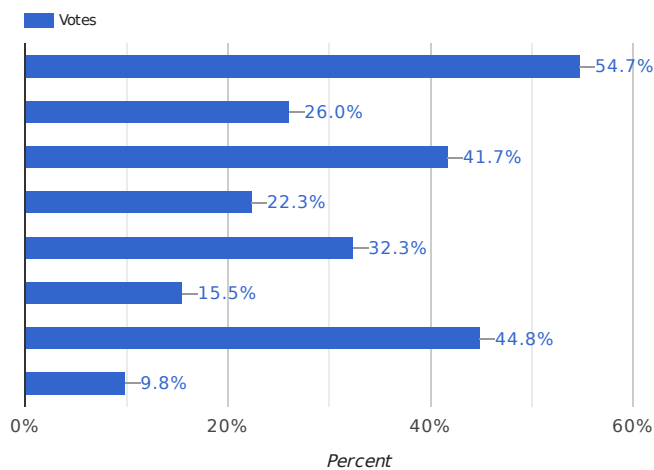
high density housing should not be considered with the current Covid pandemic, surely there will be

This survey is about Hollydale, pretty transparent.

#### Q4 Which of the following would you like to see more of, if any? (Choose all that apply)

(1128 responses)

Options	Votes (1128)
Renovating older buildings	54.7% (617)
Teardowns (replace old houses with new houses on site)	26.0% (293)
First time homebuyer assistance	41.7% (470)
Accessory dwelling units (apartment above/below a garage, or cottage separate from main house)	22.3% (252)
Senior housing complexes	32.3% (364)
Studios and one-bedroom apartment buildings	15.5% (175)
Mixed use housing (retail on first floor, living space above)	44.8% (505)
Other:	9.8% (111)





older commercial level subsidized community open tax rambler  
 built mix live lower apartments  
 income plymouth home use much stop smaller  
 please build house new high  
 time buy developed space affordable already  
 less expense family like single green property  
 density expensive city to live with a high cost of living. people move here for a reason  
 townhome rental area need restaurants senior center

Affordable high-density housing

Plymouth does not need more housing.

Please see my earlier comments regarding higher density housing.

Limit the amount of housing to little or nothing. To many houses now to accommodate schools

Patio homes

More one-level living! Baby boomers are the aging population with scarce and unaffordable housing.

Mixed use only near Plymouth town center or other commercial areas.

Affordable housing w strictly enforced rules

Plymouth needs a vision for the future, actively striving for what kind of community it wants to be

Green spaces, parks and restaurants

Detached townhome for seniors but not apartments!

Less 'Big' Homes

none. the housing mix is fine: stop building and subsidizing rentals

We have too much development in Plymouth, existing home values are stagnating. Schooltaxes are up.

More affordable options for people who earn lower wages. Like food workers, new school teachers

Affordable housing

More affordable 2 bedroom apartments

stop claiming designated green space

Stop sacrificing green spaces for housing. Abide by 2040 Comprehensive Plan. Integrity Counts!

Accommodations to the overlooked east side residents, including the Four Seasons Mall area.

Let market decide - stay out of it

Tiny house community

None of the above

More green space. High density housing invites more crime, deterioration and higher taxes

Affordable housing for lower income families.

Ramblers and townhomes

Stop all new construction on undeveloped land

none

More options for lower income current or future residents

Assistance for older homeowners who would to continue to live in there homes

None

One level house living

None. Plymouth is built up enough alrerady.

Don't necessarily want to see these, but also don't necessarily object to them either

It doesn't matter much as long as the purpose is accessibility and affordability.

Senior living financial assistance

AFFORDABLE and decent-sized single family homes.

Mixed-Income Ownership & Rental Housing that includes Lower to Moderate Income Families.

Where is there property to build something like these?

I like the apartments in Plymouth but most are not pet friendly or are run down

There should never be another complex/house, etc...built with a detached garage, ever.

houses

Housing that looks clean and modern, rather than the same transitional look that is everywhere

Lower taxes or we move to Florida with zero income tax, lower sales tax and the same property tax.

Rental properties

Mixed use housing with retail picking up a lot of the taxes

As a senior, I would like to own a one-two level townhome or condo in small association under \$375

Let the collective wisdom of the market decide.

Housing that covers a mixed community of dwellers and mix of space configurations.

Single level townhomes

Where would any new housing be located in Plymouth? Plymouth seems very built up already.

more single level, smaller homes

Green space

Smaller new homes for seniors

Retail and restaurants- NO MORE HOUSES

Senior housing but not subsidized.

More places other than houses. Like more restaurants, shopping areas, nurseries, etc

Affordable rental housing for larger families

Workforce housing--affordable

High quality condominiums (not big)

No more building of new houses. Stop!!!

Plymouth has way to much building going on, we should use the houses we already have, not build mor

Stop development, for housing and businesses

more entry level homes

Less new houses being built. less sprawl. more urban feel.

none of the above

None! Overcrowded already.

older home meets with as much expense having to repair deterioration as a new house mortgage

Mixed use is a time proven design if done in the right area; should be a priority

None we have an over abundance of housing in Plymouth

Mix of single family & condominium

Again: please focus on renovation/redevelopment before we lose any more green space.

condominiums, smaller rambler neighborhoods that encourage first-time buys and those down-sizing

Any housing units that are affordable for families or single persons.

Keep green space. Stop building

More restaurants and a highway access to 494 from Schmidt lake rd or 47

Nature Center, public golf course and more walking paths

More commercial

Smaller, more affordable homes

Rezoning old commercial buildings into housing

Stop jamming housing developments into every piece of open green space in Plymouth.

Not sure

Individuals renovate older homes-no tear down. Don't let developers buy up all the properties.

Affordable 1 level living

High end/quality condos - starting at \$1mil per unit; many amenities

Problem is we already have too many houses getting built already

the above choices are if i have to pick something. but plymouth does not need anymore housing

lower the fees plymouth charges on new construction for 1st time and seniors

Affordable one level housing/ rambler

None! No more!

More apartments and housing with affordable rates and take housing subsidies

Affordable housing

Greystone Flats, or other apartments that don't look like Soviet Apartments with balconies

Reasonably priced smaller homes.

No new housing is needed in Plymouth.

Subsidies to low income families to buy and stay in a single family home

I'd rather more open space so if building must happen I want a % of open space built into the plan

One level living

NO MORE HOMES! More green and recreational space!

but don't have the new builds be huge & expensive

Teardowns on large lots should be replaced with multi-family dwellings (innovative multi-family).

Walkable communities

Smaller "cottage" homes. Who wants to share a wall with a stranger?

None

Mixed neighborhoods-subsidized housing interspersed with non subsidized

## Q5 Any other comments or suggestions about housing needs or solutions?

(366 responses)

move  
value  
community live please keep property  
make every space people  
tax plymouth apartment single city option density  
much green house afford high  
want new home need school  
low lot see family good build develop think  
The idea of more density is a presumption that is not wise.  
Stop building new housing communities as it is straining our school system.

area hollydale stop road already income senior  
Do not build affordable or more apartments next to areas where there are already a lot of apartments. If affordable apartments are needed, convert some of the existing apartments

Too many houses, not enough greenspace

don't overwhelm the community with apartments/condos. Plymouth isn't for everyone or every budget. Doing so will eventually push out those who were first drawn to moving to Plymouth.

Less multi family dwellings!

Housing is expensive, too bad you cannot afford to retire in the City you were born in.

There is a lack of facilities proportionate to the taxes we are paying. There are no good retail options, no options to dispose grass without paying fees and houses everywhere. I think Maple grove has balanced it very well compared to Plymouth.

Please cut back on building. Almost every part of Plymouth has been developed. I really wish we been stricter on maintaining a lot more green space.

I don't think Plymouth needs any more housing/subdivisions the school districts are already bursting at the seams

Less low-income housing and more commercial/retail would be welcomed!

There are too many apartment building projects. We don't need more shared housing

Please do not allow more building in Plymouth. A once beautiful suburb is turning into a sea of overpriced homes with no green space and trees. I moved here due to how reposable the city was in protecting the parks and open spaces and now the city is nothing more than houses. Very disappointing!

Apartments are extremely expensive

The trend to continue to build large townhome/apartment complexes will push many people out of this city.

New construction

We need to work back from the type of people we want to encourage to come to our community? Do we want young entrepreneurs? Do we want more interesting, local businesses? I have no idea what type of housing encourages that, but I'm sure some experts do.

Please stop all of the new home builders from building. This beautiful city is already busting at the seams. We do not need a mini-community at Hollydale Golf, we do not need to bulldoze Dundee and add more buildings that will congest the roads more so than they already are. I personally go back and forth on if I want my family in the school district because of the size. You need to rezone Wayzata School District and start listening to the residents that already live here not the possible demand of those wishing to move to this incredible city.

I am happy with Plymouth as it is. I am very weary of home affordability plans and plans for low cost multi-family homes. I chose to buy a property and make Plymouth our home due to low crime, low housing density in Plymouth. If this becomes an extension of "Minneapolis", we will move out to an outer suburb to get away from these inner city problems.

Don't build a unit for 300+ families on the corner of highway 55 and county road 24. The intersection is already too busy and that would create a traffic nightmare.

Please do not re zone Hollydale. Don't buy it. Just don't rezone it.

I purchased a new house in Plymouth above the \$800,000 range and I'm extremely disappointed with the quality. I hope that Plymouth will use extreme prejudice and scrutiny when allowing builders specifically Hanson to continue developing the city. I believe in return Plymouth will have a stronger more stable community of people who will stay for generations to come.

Promote single-family housing and preserving green space.

I don't feel we need more housing. The schools are maxed out; and this city is lacking good places to shop and eat.

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Support diversity

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DIVERSITY...types of housing as well as ability of anyone to live in them

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No low income housing. No to housing period

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Please no more apartment complexes near major highways -- traffic on HWY 55 and CR9/24 is too much. Can't believe you're putting in more traffic magnets/multi-use zones where Dundee is currently. For those of us living in this area, I fear noise increases, accident increases, and possible home value deflation with all that's going on.

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My concern is having too much housing. While I believe all people have a right to safe and quality housing, I also believe that if you cram too much housing into an area the quality of life for EVERYONE in the community diminishes significantly. Green spaces cannot be sacrificed.

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There is too much housing development in Plymouth. Sick and tired of it! Development retail and restaurants. Tired of overcrowded schools. Stop building!

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Housing has become very expensive and in order to stay within the community it becomes difficult to find a house within a price range. 500-700k is not feasible for many families. I want to stay within the Plymouth community as I do love it, but I foresee needing to leave due to unreasonably high cost of living.

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Higher density housing usually brings crime. My vote is NO

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I expect to move out of Plymouth as I retire due to housing expenses.

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We are over populated! We need more green spaces, parks, restaurants and shopping. I like Maple Groves city development

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Plymouth doesn't need to be a commuter city for downtown Minneapolis, it needs to have a vision for what will attract people to Plymouth over surrounding cities going forward. What makes Plymouth attractive? If you can't answer that, additional multi-unit housing won't solve.

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no

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DON'T REZONE HOLLYDALE!!! That decision is irreversible and results in permanent loss of the open space.

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The services and condition of the city must be maintained as the population increases in Plymouth. Roads, parks, trails must be maintained well as their utilization increases simply by the increase of population. Often, we see the population increase but the maintenance and upkeep is not adjusted for the increase of use.

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Save green space. Add parks. Create a reason for people to come to Plymouth. Shops. Good restaurants. Quit building homes.

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The population of Plymouth is high enough - I am NOT in favor of more apartment buildings.

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Affordable housing is an important priority. Thank you for exploring this topic with Plymouth residents.

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see comments previous: we need more single family homes along with economic incentives for businesses other than your apartment developers.

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Plymouth is packing too many people in. The schools are overpopulated. The roads are busy and outdated. 55 is the worst in Plymouth. No one understands yield.

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I get very nervous when the Met Council pushes high density housing in it's zeal to make the Twin Cities and next Chicago or New York.

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More options for larger residential lots; 0.5 acre +

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Stop taking away green space. Follow your 2040 plan that was just approved July 2019.

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Two units in Plymouth, WestView Estates and Vicksburg Commons are overrun by extremely destructive dangerous people including drugs and drug dealers turning Plymouth into pot place. A child even shot himself to death here because his mom's boyfriend left a gun in the home. As much as we need affordable housing, these places devalue our city. Vicksburg allows criminals and it shows. Landlords don't discipline nor bother to enforce any rules here. I would like to see places like Vicksburg Commons and Westview thriving w more diversity instead of all one certain type of people who neither follow nor care about the law and who destroy every good thing in their sight.

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There is very little housing available for single level living with a yard or garden space.

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Slow the development and increase green space. We can't keep building a new school every few years.

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We need more high density housing in the city center area (plymouth blvd to vicksburg, 55 to rockford rd.) to support businesses staying open later. Looking at other cities and their downtowns, this is a huge miss having so much commercial, but so little residential. With so many businesses south of 55 always looking for labor, this would be an ideal area for more housing than just one level strip malls.

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The pandemic has highlighted how important space is, we should focus on housing options that keep people as separate as possible for living and invest in attractive social locations or ped malls that allow people to get together once safe.

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Large single family housing developments (aka starting at \$500K etc) seem unsustainable especially for younger people and might prefer high quality smaller developments as a trend. Have some concern about aging demographics and appeal to younger families with children. Plymouth has done a good job with green/recreational space within neighborhoods and that should remain a priority. Appreciate the reach out for opinions.

Plymouth lacks affordable options and we have poor transit connections (pre-covid). Not all People who work here can live here. And our density is too low to have good restaurants and retail. Plymouth needs more diverse housing options to support our businesses.

Stop building giant new homes and destroying green space! There is plenty of room in Plymouth, a chance to maintain beauty & stop urban sprawl, if we look at making older areas more appealing rather than just adding one new development after another. The City Council's lack of leadership in this area is appalling. They just approve every development application with no regard for the longer-term strategic vision of what the best version of Plymouth could be.



Huge need for affordable housing so people who work retail and service jobs in Plymouth can live in Plymouth and send their kids to our wonderful schools!

less low housing

I do believe there needs to be more lower cost housing in Plymouth. It feels like most of the new construction are homes that start in the 350,000 and up. It would be nice to have some newer or renovated spaces that first time homebuyers could afford.

resist the met council edicts

Lower property taxes. Solar installation incentives.

Plymouth is has been over built at a pace that our community has not able to keep up with. Schools are over crowded, roads are congested and need repairs, and we are destroying what little green space we have left for more housing development. At some point we have to say NO.

Need walk ability from house to businesses.

Stop destroying greenspace to build cookie-cutter housing for millionaires. They don't stay and aren't invested in their neighborhood. A city is more than just housing developments. Need more mid-income single-family housing that isn't townhomes or apartments.

Plymouth already feels very high density in many areas without proper infrastructure (roads, traffic flows, etc) to support.

restrict number of new construction communities

Stay green, always leave room for trees and lawns between streets and buildings.

We need to make our community not so dependent on automobiles. Perhaps allowing for some small re-zoning areas for local coffee shops and other gathering spaces (wine bars 1 ice cream parlors, etc.) would help grow community.

Quit dotting to the over the west side residents needs and start realizing the east side residents pay taxes here too.

Please consider the plight of the homeless, who lack safe and adequate shelter. Do put a limit on allowable square footage in new homes. It is obscene to see whole developments in which huge homes will each only be occupied by 2 or 3 people.

Already mentioned the high need for one level units, preferably town homes, for seniors who wish to sell their single family homes in Plymouth but remain in the city. Any one level options are snatched up immediately, usually at above asking price.

Goal for affordable new housing: tiny homes, new homes us sustainable, enviromentally friendly energy.

If the private market doesn't provide it, we need to be creative in finding appropriate housing solutions.

You didn't really give context for this survey. Plymouth has been slowly moving away from what has made it a great suburb towards a more controlling and government forced tax and spend bureaucracy. Stay out of it and let free market determine housing.

This problem is real for families or working class. Too many families are spending more than half their income on housing and the cost of rent is WAY high for those not making \$36 and hour. That's a lot of people who are challenged to make rent.

You need to be able to maintain the existing infrastructure before adding new homes/roads. Streets and water issues everywhere, unsafe for pedestrians, but yet you just keep building...

I think A senior citizen tiny house would also help with aloneness and would be affordable. It could have a community center an indoor pool wish would be association dues. A community garden or your own garden, no fighting...lol We could mow our own tiny yards. It would have to be well thought out and I would love to be part of the thinking group.

Consider higher density in areas near transit and optionS in SF for extended family living.

We need more socioeconomic mixing in our neighborhoods. Plymouth is too economically segregated and I'd like housing to enable that

Do not build on Hollydale. Plymouth schools are crowded as is

Plymouth seems very dense already, with the schools struggling to keep up and roads struggling to bear the increase in traffic. Please consider limiting housing expansions until the infrastructure is updated to support.

The twin cities has been bought By the developers A lot of suburbs are giving into developers for financial gain. This current council should be ashamed to be 'bought'.

We need more affordable housing, so everyone that wants to has the opportunity to live and thrive in our city.

Affordable safe rentals for those just starting out. No more building of new homes.

We need to be mindful of traffic and school overcrowding and definitely the need for green spaces to remain green (Hollydale). The housing is becoming really dense in Plymouth for the infrastructure.

Lack of affordable housing in Plymouth is an issue that deserves attention. Thank you for this survey!

Senior cooperatives or senior townhomes would be wonderful.

Stop the county road 47 is so busy it will get some one hurt

New single family home developments are are not varied enough. There needs to be a better mix of smaller affordable and large less affordable single family homes in these developments, rather than all large \$600,000+ homes.

There doesn't need to be new housing in every possible space. Also, there aren't enough retail/food spaces or school to support everyone. Our Plymouth town center is disappointing and could be so much better. Fix that first.

I oppose all initiatives to increase low-income housing in Plymouth. The fact that houses are expensive here is a success to be celebrated, not a failure to be corrected. It means we have a community where people are willing to pay a premium to live. I will oppose all groups and council members who force upon us their initiatives to attract more low-income people (and the uptick in crime that inevitably follows). There are plenty of other more affordable communities where they can go.

As an elderly Plymouth homeowner I need more help with home maintenance like plowing the end of our driveway which the plow drivers load with heavy snow

Preserve greenery and open spaces. Don't over populate and reduce quality of life and education in Plymouth. City may get more revenue in taxes but will lose quality of life and this will lead to migration out of city.

Suspend new home construction until infrastructure (roads, schools, shopping, measure, restaurants) can catch up.

High density will only bring trouble to the city

To many single houses being built with out concern for open green spaces

Enforce ordinance regarding junk in yards. This lowers the value of neighboring homes

Keep greenspace and stop building houses

Slow development of large communities on open land. Developers seem to have the upper hand on Plymouth right now, vs what is best for city and residents.

Yes, keep away from AFFH or anything that remotely resembles it! Keep our house values in tact.

I feel that new housing should focus on the need to preserve our green spaces.

Plymouth needs more affordable housing and not more expensive housing developments covering every acre of land. Neighborhoods where we can bike or walk to essential services and have green spaces for recreation should be a priority.

The city should consider geographics when considering density. Currently, the east side of Plymouth looks much different than the single family higher value homes in west Plymouth. This includes maintenance of streets and boulevards which are less maintained or "more wild/natural" in eastern Plymouth. East Plymouth already has plenty of affordable housing/density

Can we have developers pay for more improvements to roads, sewer, schools, fire and police when the city allows a huge new development to be built? Or simply limit the size of new developments. I think the city has allowed just about anything in the northern part of the city. Its time to slow things down and let the infrastructure catch up.

I work with low income families and there is a huge need for affordable housing with 3-4 bedrooms. Families are stable and their children are making gains in schools only to be required to move causing housing and education instability.

We need to keep our green space. Stop selling out to developers if I wanted to live in an area like Downtown Minneapolis I would have moved there.

Lower the taxes and stop the Met Council from allocating the taxes from Plymouth to other communities

Create housing near shopping for those of us who don't drive.

Increasing volume housing is the laziest way to increase property tax revenue. Make improvements to retail availability and the quality of Plymouth commercial offerings before even thinking about bringing in more people!

We need more affordable housing for those that can't afford a single family home. I am in favor of apartment buildings and would also envision licensing to ensure properties are maintained and safe for tenants.

Keep the schools being some of the best in the state and the housing will take care of itself

I like dense, walkable communities. I don't think we should be scared of density. I just think we need to make sure we keep building schools and spreading retail and restaurants through new residential areas to keep the community vibrant as our numbers grow.

Please prioritize affordable housing units/developments before dense developments of large homes on small lots.

We should build close to city center and transportation (like Hollydale), not farther out on farmland that should be preserved.

My main Concern is developing the four seasons mall location. I'd prefer it to be senior housing and retail space. I think there are already enough apartments in that area.

Get more diversity. Economic and racial In plymouth

Do not take the route of Minneapolis by allowing multi-tenant buildings where we have single family homes. This will destroy our neighborhoods and quality of life.

I think Plymouth has done/is doing a great job creating A variety of housing For a variety of needs and interests including green spaces for recreation

Plymouth is a difficult place to afford if you have a family. The policies in place and decisions that have been made make it clear that Plymouth would rather not have low-income citizens. I worked with a community group to sponsor a refugee family moving to MN from Africa - we became their support system & friends and they wanted to live near us but there were too many restrictions on apt. occupancy, rents were high, and public transportation is limited if you aren't going downtown. It gave me some new insight into how things work and barriers cities put up to choose who lives in their borders. My own family also had a hard time finding a home we loved within our price range - houses are \$100k-\$200k higher than in other suburbs for the same exact floorplans. There are a lot more average-income families looking for homes than people making salaries that can afford all these new \$800k+ homes that are going up everywhere. I don't understand why those homes have been the priority.

Home ownership is important. Ownership produces community involvement. Be careful and strategic with rental units location and concentration.

Approval of housing developments should have a "timeline" component built into the approval process and developers must adhere to their projected/agreed upon completion(s) timelines. If multiple building permits are approved by the city simultaneously, timelines for ALL projects should be considered and balanced by the city. Accelerated and/or numerous building permits/projects puts pressure on infrastructure (roads, schools, etc) that doesn't have a chance to keep up with overly RAPID growth. If developers do not adhere to the agreed upon timeline(s), they should contribute to the cost to maintain/enhance infrastructure that supports the population growth that materializes before the infrastructure can catch up.

The community needs more housing diversity, there are too many single family homes on large lots.

Lower priced first time home buyers

Safe sidewalks and roads with wide shoulders need to be included with any new housing-this currently is not being done. Build a sidewalk or wide shoulder on hwy 47 before someone is killed.

Making smaller houses available for young families, make sure no one buys them for Airbnb or rentals

Need to address multi family in single home with resident limitations.

get rid of that four seasons mall, it is embarrassing.

Small home communities with underground parking, Pre-Fab apt complexes, but SMALL, we don't need anymore monstrosities of apartment complexes, ever!

High density brings crime ..look at your police dept crime incident map. !!

We need more affordable housing for our low income residents. Housing security is an issue here and given the current economic state, its cruel to require people to live in less stable areas in order to afford housing.

Tips on modernizing split levels

Support housing for military veterans, especially those with service-related disabilities.

Our young people are unable to live in Plymouth due to the high cost of rental units and unable to buy their own homes.

1) I do not think there is ANY additional need for senior housing. This is a family-based community, and the fact is, I don't love old people driving on our busy roads with our school buses, bikers, etc. 2) We have a notable lack of inventory in the \$250k-400k range. In fact, I can't even move out of my current house, which we have outgrown. This key category organically encourages economic and racial diversity in a better way than more controversial projects like senior housing, mentioned above, and high volume multi-family residential. It has been determined to be a big hole the housing construction industry needs to fill. I would love to see an end to the McMansions and find more creative ways to add housing, such as mixed-use



developments and medium-sized new-builds that will allow more Minnesotans to enjoy our great parks and schools. 3) In short, don't make our crowded schools and roads any worse, but also don't compromise demand and prestige. It's that easy ;)

Affordable housing

We would love to see the older deteriorating homes torn down.

New buildings should have solar panels and other green energy considerations. Pay attention to zero carbon electrification goals. This is our chance to be role models and start making energy use improvements in Plymouth

This Ted talk presents a very compelling idea for multifamily housing  
[https://www.ted.com/talks/grace\\_kim\\_how\\_cohousing\\_can\\_make\\_us\\_happier\\_and\\_live\\_longer?language=en](https://www.ted.com/talks/grace_kim_how_cohousing_can_make_us_happier_and_live_longer?language=en)

All further consideration of housing MUST include the important fact that in 15 ro 20 years we MUST have a decarbonized, electrified economy. IE, no new natural gas, use heat pumps in all new structures, solar as standard issue on all buildings and homes. Prepare to help people get rid of existing natural gas. Batteries and set ups for electric cars are essential.

be more friendly to multi- generational families

I moved here to be in the suburbs. Quiet street, lots of families with kids, some space between houses. Having lived in town houses, apartments and mixed residential units myself I think they have a place. Just be mindful of placement/size when working them into the city. Mid size townhouses can blend in nicely, huge apartments not as much.

Affordable housing is really needed in Plymouth. Please focus on developing these housing types instead of over-approving big, vanilla developer projects.

It is very important to continue to have a range of housing, including affordable housing options.

I'd like to see housing that is affordable for first time home buyers, to give more people that all-important first step into home ownership and building equity.

Make sure that builders are reputable and housing is of good quality whatever the final design. I'm especially concerned about the proposals for the Four Seasons complex. Please consider that there are already several large (and growing larger) apartment complexes on Lancaster Lane.

Need to ensure we are keeping green space in addition to affordable housing

Please consider that our schools & roads are already at or above capacity when building any more apt complexes. Please also stop tearing down huge areas of trees to cram in more housing. I know that the developers SAY that they replace the mature trees taken down with more new trees but that is not true and/or the new trees are not tended so a good portion of them die. Trees/wetlands are a good thing. Please stop putting housing in every square inch of Plymouth.

Please don't pack houses into hollydale like sardines.

Stop the new home building permitting! It is difficult for 20+ year homeowners to sell the older homes or at a steep discount when a new, not good quality built home pops up in the new expansive neighborhoods. Plus it is stretching the school system. We need more options for the people who are downsizing.

Community solar garden owned and operated as a coop with each membership household having one vote per family unit. Also the ability to get transfer and sell solar back to coop to sell to another homeowner are apartment dweller etc.

No, I love my Plymouth life. Just keep it the way it is.

I would love to stay in Plymouth but I currently live with a family member and in looking for home to purchase or rent, I cannot afford properties in Plymouth.

The issue of homelessness is a very high priority for me & most people that experience homelessness are actually only homeless for less than a year due to one unexpected expense that snowballs... if we had a community safety net to help people through an unexpected expense, we could keep them in their homes. Adding secondary dwellings could help increase our density and add an opportunity for rental income for our community. Thanks for listening!

Multiunit housing will bring down the value of homes as well as increasing crime and drain on resources.

Stop making Plymouth another densely populated city. We are doing this at the expense of green space. Let the existing population breathe fresh air, avail of parks, walking trails, etc.

Many challenges come with high density housing. I don't see a need to increase the density of Plymouth.

All with serious application of energy efficiency and low/no carbon footprint. Like solar panels on every new building.

More necessity shopping (groceries, fresh foods) and dining choices.

Plymouth provides a great value for the tax dollar, keep up the good work.

Please do not turn the Hollydale Golf Course into a development of houses. Keep it zoned recreational. Hollydale Golf Course is the only GREEN SPACE that the city of Plymouth has for this type of recreation. It appears that all of the Plymouth land that has been designated for housing has been used up especially in Northwest Plymouth. Now is the time to stop building houses and make improvements on OUR infrastructure.

Please do not rezone the Hollydale property and put 100s of new homes there. WE DO NOT NEED MORE DEVELOPMENT OF HOUSING IN OUR CITY! Please keep true to the Comprehensive Plan you adopted last summer - do not go back on your word, just because the developers gave the Mayor money for his election campaign. That seems like bribery to me. In any case, we do not need to have every last inch of green space taken away just to line the city coffers. Our schools cannot take more development, nor can our streets and other aging infrastructure. Our city is maxed out. Just please stop the over development. It is too much.

East side (Hwy 169) is already so dense with apartments, please make it stop!

take into consideration school sizes age quality of life, not just tax income.

Again, I am a baby boomer looking to downsize from my 4 bedroom home in east Plymouth. There is a shortage of 1-2 level townhomes available that are not over \$450,000. My husband and I do not want to move into high density "senior" housing.

Encourage interconnected green spaces.

The entire zoning is a joke as it will change to fit the whims of those in office.... Housing changed to industrial when builders decide to build industrial...

New housing and renovation work needs to be energy efficient and move toward renewable, clean energy usage. Devastating climate effects are arriving now— much sooner than expected. Plymouth must do everything possible to reduce our carbon footprint.

Please increase opportunities for affordable housing for people in the bottom quartile financially.

Plymouth doesn't seem to need more large single family developments unless it in older parts of the city.

In this country, the government should not be deciding who lives where and in what kind of dwelling. That has been tried and failed many times.

I don't think we want to become similar to Maple Grove with numerous multi family housing.

No at all in favor of adding a lot more High Density (apartments and condos) in Plymouth

Smaller buildings could be interspersed without being an eyesore(in the eyes of some home owners). Improve water to all of Plymouth and not concentrate on expensive improvements that only a few benefit from.

Don't forget to keep saving green space. Development has a price.

More diverse housing options would be nice. Not all people can afford new houses that start at 600K.

Be more efficient; fewer single-family homes are needed

Why not more green space instead of more housing?

It's not easy to answer these questions as an established homeowner. A larger perspective is needed.

We need low income housing! The lack of this is preventing us from having a rich, diverse community.

Residential development should not exceed the infrastructure to support it. i.e ...the proposed "Dundee" development in an area that already has traffic management problems.

Plymouth used to be known as a premier residential and light commercial area with sufficient green space and a park like atmosphere and restrictions to maintain a clean, safe neighborhood. It has migrated from the desired single family homes on larger lots to crowded spaces with few limitations on how much stuff and cars can be in the yards or streets.

I don't like the huge apartment complexes

I am a senior and love Plymouth for all the help available for seniors. However, it is very difficult to find an attached garage with no stairs. I think this functionality works for all ages.

Keep our Hollydale greenspace. Let the residents of Plymouth vote.

What we don't need is to lose more GREEN SPACE to build more homes! please, save the last of the green spaces in Plymouth!

The City is a finite space. Most of which has already been developed. Preserve, improve, protect the remaining green space. It is our respite from relentless development. Once gone, it is unlikely to ever be reclaimed. Ever increasing housing/population density degrades our quality of life.

Equal locations- west side needs more affordable housing, not just all on the east side.

Why is Plymouth pursuing more housing? Is this driven by the city wanting to expand their tax base? I'm not sure Plymouth has the infrastructure to support a larger population. The roads and streets are crowded enough.

As the new home building expansion continues, tax revenue income should be increasing on an aggressive slope as to allow for an overall reduction in the tax mill rate. The City's budget should not be increasing on a linear relationship to the new home construction. Yes, schools and infrastructure are needed, but on average there are no more than 3 children per

household and most new homes are being built for over \$400k. This tax reduction per household would benefit everyone, especially those first-time home buyers and those who are on fixed incomes.

Better neighborhood Inter-connectivity so kids can get to schools without cars.

Come up with a plan to slowly upzone existing low density residential without angering too many existing owners.

New housing seems very expensive.

Too many families are paying 50% or more on their monthly rent and thus cannot afford to live in Plymouth. Plymouth is a great, safe place to live and attend school. More families should be able to afford to live in Plymouth and take advantage of our amenities.

Preserve the green space that we now have. We are not in favor of higher density housing unless it's a senior living facility.

Need to figure out a way to make housing now affordable for those of fewer means.

Package delivery. Recommending all new housing include a package delivery receipt box.

We need to focus on affordable housing in Plymouth. It is critical.

Traffic is a concern for any large housing projects.

The high property taxes will probably prevent seniors from staying in their homes as long as they would like. Our residential streets look like they are in a third world country. Nice to spend money on streets that we use every single day rather than Plymouth Creek that most people will NEVER use.

Plymouth, as far as the Wayzata school district is concerned, has plenty of housing. The high school is already the largest in the state.

Do not get home buyers in over their heads in debt. Place rent at a level people will take pride in the location and fully understand their obligations and responsibilities

Please do not rezone hollydale for more houses. Please stop building more houses. Please get more dynamic with development- retail, restaurants etc. NO MORE HOUSES- our schools can't keep up.

I think housing in Plymouth is just right. There is great green space, and provides good housing solutions for families in the area.

Block the Four Seasons project.

Plymouth needs to expect housing to be more diverse, racially and economically. Plymouth housing also needs to be more environmentally friendly and support net zero emissions before 2050. Homes built now will last a long time. They need to be a part of the climate change solution.

I think the city would benefit from a minimum acreage rule. New single family homes would be required to have a minimum lot size of "X". I believe that number should be 0.25ac but that's just my opinion.

There is definitely no need to build more houses in plymouth. That's all there is. We would like more green space.

Stop building SFH and restore Hollydale to a golf facility.

A large number of families in our community are spending almost 60% of the income on housing. If something comes up with another budget need (car repair, etc), they are at risk of homelessness. This is incredibly destabilizing for families - especially for families with kids. We are losing affordable housing units faster than they are being created. We need to invest in a range of housing options so all the families in our community have safe, stable, decent housing.

Plymouth needs to diversify its housing. We have become a community of mega mansions on green lots. We need a much better mix of housing to attract all levels of income.

I don't believe it is a good idea to continue adding housing in Plymouth, particularly not high capacity housing.

We need more high end SMALLER homes/townhomes. As we downsize, we will be looking for this, and will probably have to leave Plymouth to find it based on all the large home sizes here.

No more high density low income housing in Plymouth. It increases crime and drives down property value.

Enough building. Stop getting rid of all of our green space. Holly dale specifically should not be built up. Please listen to the citizens.

Hi, my overall thoughts when it comes to new housing in Plymouth is that, while I understand the need to increase housing options, I'm concerned that areas are very much already/could start to become really over-developed. Right now, I think the northwest section of Plymouth is extremely over developed with hundreds of identical looking houses (no charm/character) crammed together, almost touching each other, on really tiny lots. I think it's largely wrecked the quality/ambiance of Plymouth, specifically in that area. Please insist on beautiful/quality/larger lot sizes and preserving green space and more mature trees within individual houses/units. Rather than more single family homes, I think smaller size townhouse complexes (4-10 units) with green space preserved would be a nice middle ground of offering charm, without too much crowding. I also think there's a real growing trend of younger people/families who are interested in buying a townhouse (convenience/cost).

i do not want plymouth to be a major metro to replace the failing and falling minneapolis. it don't not view it fully positive to 'grow'

We need more affordable housing for families and seniors.

I have adequate money to pay for my home, but I'd like to see Plymouth do more to help those who don't have enough money for their home or apt.

There is so little open space left. We need to preserve green space and mature trees.

Our schools are already huge and having to be added onto every year, we should keep updating the homes we have and keep green space, that is what sells communities and nice shopping and restaurants entertainment! Please stop allowing new homes!

Unfortunately low income housing brings crime.

Smart home standards and smart city standards More green and sustainable development

The City representatives, the Planning Commission, City Council and Mayor need to carry out the most recent Comprehensive Plan instead of adding more housing in areas not designated for residential building, e. g. Hollydale. I can guarantee if they build hundreds more homes, my property taxes will not decrease. New housing should be added thoughtfully and without adversely affecting those residents already living in our neighborhoods. It should not drain already limited resources, result in safety issues or ruin green space we cannot get back.

Plymouth offers an excellent quality of life for the tax dollars it receives. Affordable family housing (with an inclusive definition of family) is important to the education of young people and the stability of communities within the city. Additional senior housing facilities also are important in allowing seniors to continue to live with dignity and stability in the city which they call home. Respect for diversity in population and housing is essential to vitality; exclusiveness is unhealthy and stifling.

Please do not make Plymouth just houses and a community center. We need amenities to be able to stay here. No golf course? No mall? Lots and lots and lots and lots and lots of houses!! Enough with the houses! Slow down!

Applewood Point needed here

I'm so confused by this. Are you completely out of touch with how overcrowded it is here?

Please don't adopt the "packem & stackem" approach. I favor preserving green space and expanding it.

Less housing developments. Preserve green space and Plymouth is in desperate need of unique nicer restaurants for families and young professionals. It seems like a huge missed opportunity for the city. We have lived here for 8 years and new housing continues to expand but there are no new retail or restaurants to keep up

NO MORE HOUSING IS NEEDED IN PLYMOUTH!!! WE ARE ALREADY OVER-SATURATED WITH HOMES, ETC. KEEP MORE GREENSPACE, NOT DEVELOPMENTS.

It is good we have provided lower income housing.

Please stop expanding the City at the expense of quality of life. Overcrowded schools and roads aren't a good look on Plymouth. The high traffic is not safe for our kids.

Don't cheapen the city like Maple Grove did.....keep a watch on the caliber of home builders and don't go small on lot sizes

need better options overall. Taxes are high for owning a home here and a newer house is more taxes and mortgage. An older house is money to repairs and upkeep that is not worth the home cost that is listed in many for sale on the market now here

Any additional housing should only come with a combination of additional jobs and local (walkable) critical services like grocery, drug, clinic, pet care, personal care, public transportation, library.

Well controlled townhouses are a good option. Emphasis on "well controlled by the city to maintain quality".

I hope we don't fill every green space with housing.

We don't need more developments. Other cities keep values up by not over building.

Let's keep or improve the standard of living in Plymouth and not do things to ruin this city!!

I love my home and I love my yard. Am sad to think that is going away

Do not need high rise condos or apartments

Survey didn't provide enough information in some questions. First question: I know selling prices in my neighborhood but not in others. Thus not able to evaluate whether expensive or not. Later question.... started with duplexes, triplexes and quads. Again I don't know selling prices or rental prices in each category and that would have helped in choosing my answer.

I did not like the way city simply cutting down so much greenery trees and building houses. Better build in open acre lot and so reduce too many houses. We will lose value for our houses if this keeps on happening

I don't believe we should allow Hollydale Golf Course to be turned into more housing. I believe the City of Plymouth should acquire the land formerly occupied by Hollydale golf course and keep it as green space. We need more green space in

Plymouth.

Don't develop Hollydale with more soulless giant house that are on top of each other.

I appreciate Plymouth being open to affordable housing options, such as Cranberry Ridge.

I love Plymouth, have lived here for 32 years. But the options for the aging population are limited and expensive. I need reasonable cost, targeted to the 55+ buyer, or better yet, renter. I actually don't need to own something at this point in my life, and want the flexibility to leave for the winter. Individual space (not big apartment or condo building), low maintenance, with shared community space. Here's my ideal: a "commune" living style arrangement -- big "house" with several units that have bed, bath, and minimal living space. Then shared kitchen/living/laundry/gathering and outdoor space. The safest residents are relatives, but I'd be willing to consider outsiders if there was a serious vetting process. I know it sounds weird, but I'm willing to think outside the Single Family Home paradigm these days.

No more 100+ house communities unless infrastructure is upgraded to meet those demands. (Roads, traffics lights, adding center turn lanes)

single family homes is what i wish for

I'd love to see more housing options, new ideas, and communities expanding in Plymouth. People need and want affordable housing and Plymouth is a great suburb to push for it. Make the community of the 21st century as more and more people come to Minnesota.

More outdoor and green space is needed in order to sustain a good quality of life here.

We would love to be able to build a duplex in Plymouth, but it's difficult to find zoning in Plymouth for duplexes.

Would like to see more low income housing to diversify community and give people a chance to better themselves

Stop building. Leave some green space

New housing needs to be for low-middle income families. There is enough high end/luxury housing.

Plymouth should not continue to pack houses into any open land for development - it is not helpful to the schools, or the infrastructure needs of the community

Do not let Plymouth just become an extension of Minneapolis, as far as congested housing, small lots, apartment buildings, and lack of natural landscaping around the houses. There should be lots of trees!!!! Too many trees are being cut down. Offer a tax reimbursement or some other incentive based on number of large trees on residential properties. Trees add to overall property value and desirability, and make Plymouth a more livable city. Trees are an investment.

Senior housing as in one level townhomes, not apartment buildings.

Having affordable housing options important for business and ethical reasons. Would be nice to add an Aldi, perhaps near Interfaith Outreach.

I love living in Plymouth but am concerned that the quality of life is deteriorating due to increased traffic and lack of safe walking trails, and we have reached the point of diminishing returns with regards to new housing development- please take this seriously, this is very important to understand and stop now.

More housing is needed for those on the lower end of the earning spectrum as well.

Plymouth is getting saturated with single family homes at the expense of green space needed to provide recreational space for all current residents. Do not change the zoning for the Hollydale location to add more housing density! We need space for recreational opportunities for the aging population that wants to stay in Plymouth.

Plymouth must be willing to find ways to offer affordable housing units the low or low to moderate income people. I don't want to live in a community where everyone is rich!!! Or even moderately well off!

Too many expensive apartments.

We are awash in \$700k homes and no there, there. There are areas to build apartments and multi-family housing. How about concentrating on a city center that is worth visiting?

Better manage density and keep the green space. Your eyes never get a rest when you drive thru Plymouth

Would love to see a housing development with more moderate homes (\$300k+) instead of the ones we have going in today.

Stop the housing developments. We have enough homes and the schools are crowded. We need to preserve the remaining green spaces. STOP BUILDING.

Housing development is getting away from us. We have a great area that people want to live in, but our community needs to slow down in development.

The city is getting overcrowded - schools and roads without much community development. I believe we have too many new housing developments.

Plymouth needs to focus more on preserving green space. There have been too many large housing developments approved in the past couple years and it is affecting quality of life in Plymouth. We need thoughtful development with preservation of

both small and large patches of green space. It seems like every housing development full of expensive homes crammed close together is rubber stamped. Hollydale should absolutely not be re-zoned! I do not live near Hollydale, but feel strongly that the existing green space is an asset to Plymouth and should not be destroyed for yet another housing development bringing increased traffic, less safe roads, crowded schools, displaced wildlife, and increased flooding issues. I will be watching the votes on the Hollydale issue closely and will vote against anyone who approves that project.

No more welfare in north east plymouth. Put some on the southwest side for equality

Plymouth population is growing so much. Need another access point to 494

Safe Access to plymouth amenities on both sides of Hwy 55 !!!!! Over or underpass at 55 and Vicksburg would be ideal. This is a major barrier that needs to be addressed. Those safe connecting points really influence the healthy and safe biking and walking habits and access to retail, city facilities And housing, lakes and parks... more people, development the more important this becomes. Please! It is very scary crossing and taking your life chances every time or just avoid and really miss out or drive more places that would be so easy to walk to. Thanks

Let's prioritize affordable housing, particularly as pathways to home ownership and generational wealth for those who have been previously left out of them

Plymouth has grown at an unhealthy rate, overcrowding schools and pushing out any chances for affordable housing. When I go for a drive to find a smaller space to downsize to, new developments start way above what I can afford, and I am an educated professional. I also see hundreds of 3-level McMansions with 4 or more bedrooms with tiny yards and no mature trees. This is not the Plymouth I moved into, and it may be the Plymouth where I cannot afford to retire. Our community needs diverse housing to diversify our community. The City is squeezing out anyone without wealth.

Please stop over populating plymouth. It would be cool if downtown Plymouth was renovated To be more of a destination place. More shops on the bottom level.

I am unsure the name of the tactic, but I like to see a few affordable units/homes in every building/neighborhood instead of the approach where an entire development is affordable housing. This feels more equitable and assured best resources shared across all neighborhoods. For example, if you're building a senior community, X% of these apartments will be affordable(need to meet requirements to live here).

I wish Plymouth had more walkable areas mixing housing and retail like Excelsior

Housing that facilitates community and access to nature. Not boxes to store people in when they're not in use. More walking, more parks.

Keep section 8 housing to a minimum

Plymouth has enough houses. Time to stop the building of homes

I'm less interested in housing in Plymouth than I am with lack of good restaurants and shopping.

Do not tear down a public golf course for more high end housing options. Leave the green space and encourage these home building companies to contribute to a project like what's included in this survey.

It would be lovely to have Plymouth invest in creating actual neighborhoods. With businesses and residences mixed closer together to make it possible to have walkability and 3rd places

Please keep property taxes low! This supports affordable housing directly!

Getting too populated. Not a fan of all the large, cookie cutter homes. Why not build affordable smaller homes? Homes listed as "starting at \$500,000" are not affordable to most.

Need to make sure that we maintain or even add more green space. Also, concerned about all the huge housing developments that are building and have been built and what that will do to traffic.

Housing needs to be connected to green space and have trails sidewalks- be walkable.

Affordable housing should be available to those that need assistance.

The voters in my family support affordable housing.

Plymouth already has too many houses and developments are taking over wetlands and any of the nature that was here when we moved here. The schools are already packed as it is, so additional housing will just make that worse. There is no uniqueness here. Every business, restaurant, etc is a chain.

plymouth doesn't need to be more crowded

More options for poor and middle class residents are always good.

There are too many houses! We need more green space with all of these kids/ families

Smaller / more affordable homes

Support naturally occurring affordable housing (NOAH) and naturally occurring retirement communities (NORC) through a comprehensive approach to housing decisions.

Property taxes are too high owning home for retired and seniors who lives on limited income. Try to reduce property tax for seniors otherwise they will start moving out from plymouth. Tax on new home more than older homes own by seniors.

We don't need any more big, housing developments. We want open space!!

I don't want to see Plymouth housing packing people in, nor too much impervious surfaces (want a parking area-- make it greener); higher-density needs access to mass transit and walkability.

Keep taxes within a reasonable amount compared to neighboring communities to assure current residents will stay. Stop raising house taxable value every year without proof.

We need more affordable housing units in Plymouth that are close to bus lines

Why is Plymouth so desperate to develop every piece of open green space it has? Building is okay, but filling up all available space with more and more people is ridiculous. It detracts from the value of living in Plymouth. Plymouth shouldn't require a 100% saturation land plan to develop its finite remaining open space to satisfy its property tax liabilities. That's a short-term investor mind-set, not a long-term quality of life/community mind-set.

I hope that Plymouth will make keeping greenspace a priority. With all of the huge housing developments that have gone in recently, I worry that Plymouth is becoming too densely populated. Please slow down the development.

We need a golf course; not more housing.

We personally don't have housing issues so it's hard for me to gauge what is needed. But when helping a friend look for affordable housing in the past, I know that there aren't many options for low income families that are affordable.

It seems as though developers are buying homes, tearing them down and replacing with expensive homes or apartments that are out of the price range entry-level buyers can afford. Let regular joes have a chance at some of these properties to "fix up", fostering a pride of ownership. Perhaps some sort of tax break to refurbish a typical tear-down would encourage new buyers thereby increasing a community of those further invested in longevity and the wellbeing of the city of Plymouth.

Young seniors want single story free standing or twin homes with some yard to entertain grands. All the new construction is very expensive. Condo maintenance fees are out of control so free standing homes are best.

The last thing we need is more single family homes. We need more mixed use housing in areas like City Center.

Plymouth is being overbuilt. We need to stop building more homes. Schools are packed. Traffic is congested. Plymouth is quickly losing all the appeal that brought me here years ago.

We need green space, nature. We do not need more houses!!!

More affordable housing options with a high walkable score to resources such as grocery store.

We don't need huge complexes! Smaller townhouses that are detached but not dense preferred

Low to medium density, affordable and consider OTHER infrastructure needs like traffic, power and water. All 3 are substantial issues. Adding higher traffic counts to existing roads (e.g. golf course development), poor Xcel power distribution in Plymouth, and a LACK of water treatment for the community are all "externalities" of housing. Rationally mitigate these issues.

It would be nice to turn some of the office/retail space in and around the city center into mixed use space as has been done successfully in St Louis park and surrounding areas.

Not every square inch of this city needs to be developed. It's ridiculous. Please stop building new homes.

Stop building more houses, Plymouth is already crowded and will become less desirable as we continue to build more. Focus on reviewing/ current layouts, buildings and neighborhoods. Fix what isn't working now before adding to the problem with more housing.

As a 28 year resident of Plymouth, the development of new homes all around us is having a negative impact on our property value and quality of life. We have not had the appreciation in property value that others have seen in other communities. Yet our property taxes continue to rise as our house value is inflated but our neighbors who have sold have not received for their houses the value that we're being taxed. We have to keep our windows closed due to all the construction dust and noise. Navigating construction vehicles also. In addition, the infrastructure is not keeping up with the rate of housing development in west Plymouth. The amount of time it takes to get to and onto Hwy 55 to travel east in the morning is increasing each year. I am not supportive of the purposed Hollydale development. The infrastructure is not in place for such a development. It will further hurt our property value. And our city is running out of green space which is what drew us to Plymouth originally.

I would encourage more diversity of housing throughout Plymouth. Right now it feels like multifamily buildings are mostly found on the east / south side of Plymouth. It would be beneficial from an economic diversification perspective to also include some on the west / north side as well.

Provide more open space between buildings. It is not necessary to have high density population in Plymouth.

Please prioritize moving the Four Season development forward above all else. This is unfinished business. Complex I know but before other housing developments are further explored, please make this happen. It is a black mark on our city. Shameful how long it has taken.

Plymouth needs to recognize that it needs affordable housing and once it does (if it ever does) the housing needs to be located in areas that are desirable, not next to a noisy highway, by a loading dock at a commercial area, etc. the City Council needs to stop ignoring this issue. It is real.

To much building of new homes on GREEN Spaces. We need to protect our precious parks and green areas such as our only public golf course in Plymouth!!!!!!

We need to have more options for low income people and families that are accessible to bus lines and other future transit options.

Please pump the brakes on the continued, seemingly endless expansion and construction of brand new homes. Our natural resources and civil engineering simply is overwhelmed. Case in point: Highway 55 is so far beyond its capacity during high traffic periods. How much fresh water do we consume as a city? How about increases in electricity? Wastewater? Trashing our ponds and wetlands? Please just slow down. Incentivize builders to turn their attention to refreshing and renovating existing neighborhoods that frankly have been geographic location to main highways and amenities. Take the long view!

I don't want to see a lot of high density housing as it creates congestion. We moved to Plymouth from Minneapolis for open spaces, and to live in a safer neighborhood. Would like to see more sidewalks and paths available to get around Plymouth.

We desperately need affordable housing for all in Plymouth. That includes rethinking our zoning and addressing our very high property taxes.

The taxes are so much higher than they were when we moved here 20 years ago. I believe in paying taxes if it makes quality of life better, but I don't see improvements as great as the increase in taxes over the years.

Without affordable housing and more diversity, Plymouth will become a boring, sterile community. We also need to engage our citizens of color about what housing options work for them and how programs should be implemented. What seems right to our all white city council, may not be culturally acceptable or even practical for people of color.

As a long term resident of Plymouth, it is sad to see a lot of our fields, farms, green spaces being developed.

Turn the four seasons mall complex into useful real estate and not a derelict eyesore.

Protect green areas in Plymouth. Too many new housing community are leaving no space for greenery.

Help maintain Current or promote building of affordable single family homes. All new single family homes are cost prohibitive for many families, and many affordable parts of town have homes that are torn down and then replaced with very expensive homes.

How will is the city to participate in subsidizing the cost of multifamily communities?

Minneapolis and other cities have found themselves with thousands of look-alike apartment buildings, such as the ones at Hwy 169 at Hwy 55. These future slums are short-sighted and possibly dangerous (See [www.bloomberg.com/news/features/2019-02-13/why-america-s-new-apartment-buildings-all-look-the-same](http://www.bloomberg.com/news/features/2019-02-13/why-america-s-new-apartment-buildings-all-look-the-same)). What can one do when locals rave about "downtown Maple Grove" and ignore Paris, Rome ... Chicago for heaven's sake! Exceptionalism can't be measured in short-term profit, so I recommend exceptionally well-built Courtyard apartments with hand made Italianate frieze-work and gargoyle decorations, made with regional stone, plaster (no drywall) and an Amsterdam life expectancy. Courtyard apartments traditionally have a variety of floor-plans allowing for a variety of rents and residents. Build several or them in place of Hazelden, build them near the swamps ... 'er, wetlands off 55 near Hamel. But for once, create something people will want, instead of something they have to settle for.

We have enough housing in Plymouth. It's getting to the point where Plymouth is losing its appeal due to the excessive construction and housing developments springing up on every inch of available land

Don't forget about the East side of Plymouth.

Housing solutions should be affordable and designed for the needs of occupants re. age, special needs, transportation access, medical facilities and stores.

Good public transportation very near any multi family and senior housing.

Plymouth and Wayzata Schools cannot accommodate more major developments, especially with young families. Redeveloping existing homes/lots and also adding more senior citizen living (less burden on schools and roadways) seems to make more sense.

Thanks for asking!

For every X amount of building we need another Y amount of open space designated. We have enough building and the schools are over crowded. Wayzata high school cannot get any bigger. The larger the school the less extracurricular spots open for sports and theater as a % of the population. More kids should be able to participate beyond the elite few. We are losing the community feel as the schools get too big.

The city needs to take care of the residents that currently live here. We need a public golf course. We need more outdoor activities NOT more indoor office space and yoga studios. Please save Hollydale Golf Course.

Consider public transportation solutions in your housing development plans.

No section 8



We need more economic and racial diversity in Plymouth.

new builds need to incorporate all the latest technology

Mixed age communities

When is Plymouth going to get something done at the Four Seasons Mall? Also County Rd 9/ Rockford Road at 169 often has pedestrians and bikers crossing back and forth between New Hope and Plymouth. I have seen people with strollers and the pedestrians are often crossing at night. County Rd 9 at 494 wasn't dangerous just inconvenient. 9 and 169 is dangerous!

Adding affordable housing is great, but Plymouth also needs to scale its traffic infrastructure to support these new homes.

STOP building and stay true to plan, do not destroy Hollydale and remind city council that we vote for them, they should not be accepting gifts from builders-

Could we support building of starter homes instead of the \$500k+ homes? I live in the West Medicine Lake neighborhoods, very cute, humble neighborhood. I love it. Affordable housing!

Ensure companies and individuals owning and maintaining rentals are ethical, reliable, and have good Tennent reviews. Important to ensure and enforce rentals or apartments are kept in good repair to enhance image and rep of Plymouth.

Affordable housing is a large priority in today's climate, but ensuring affordable housing doesn't turn into poorly kept places to put the poor folks is important. Everyone has the right to safe, clean, and reliable housing. I support Plymouth giving a wide range of opportunities for families of all incomes to find safety and equity in their housing.

Plymouth is stronger and more interesting because of its diversity: ethnic, income and age.

Stop building so many apartments and large complexes. We don't need them here. They take up wildlife space and are a sore eye when the area needs so many other things

The NW corner of Plymouth is becoming a desert, with just houses (and parks, thanks!) There is not mixed use land anywhere near those place to enable walking or biking to facilities. The lots and homes ended up split with no mixed use property zoned in. The 'walkability' scores of those homes is ZERO. Please think long term about increasing mixed zoning.

Stop clearing all of our greenspace for \$\$\$\$ houses! We need more thoughtful development (who approved a Goodwill in our city center???) The charm of Plymouth is out access to parks/trails and not a huge built-up cookie-cutter suburb.

Infrastructure needs to be in place before higher density housing is considered. Things like school capacity, road gridlock, and loss of green space should be taken into account. Also consider effect on existing property values and future tax base.

I think we have enough housing in plymouth....our schools are too packed!

Need to build more affordable single family homes. It seems like newer developments are comprised of \$400-500k McMansion type homes. Would like to see more first time buyers and young families be able to live in Plymouth. With a recession looming, how many of these luxury developments will sit vacant or default?

Is it true that acreage per household leads to higher average property values? Whatever leads to higher property values in the community from a systemic approach would be my recommendation.

Transportation access walking bike and public transit are key to keeping our aging population in plymouth!

I don't think the city should convert green space such as Hollydale to house. We need to retain green areas, because once they are gone--converted to homes or businesses--they don't get converted back. If they owners don't want to run a golf course anymore that is there option, the city is not obligated to buy them out nor lose open space to housing which will increase traffic.

I think it's very important to our community to include lower cost housing options and multi-family housing or senior housing!

Consult long-term (not short-term) results of HUD's Moving to Opportunity for Fair Housing study

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