



## Comments from Special Meeting on Luther Seminary Development

July 11, 2019 | Luther Seminary – Northwestern Hall

“Most of the meeting focused on the woods and traffic, but neighbors on the south-side of the site are very concerned about height. Particularly the market rate 6-stories from the east, and the assisted living along Fulham. Is there any way to decrease their height? Most buildings in St. Paul – even along University Avenue do not exceed 4 and at most 5 stories.”

“Great job. Thank you for being considerate of the people and neighborhood.”

“Please rethink 1. Where affordable housing is located. I think it needs to be mixed in with market-priced housing – for equality purposes.”

“1. Complex housing is concept largely absent in MN housing but widely used abroad in nations like the Netherlands and Denmark. Check it out. 2. Have you looked into LEED certifications?”

“The concerns about traffic and access would be alleviated by a smaller project. 400-500 units is way too large for this location. If the argument is that it is necessary to make a profit, perhaps you overbid. Can you not renegotiate with Luther Seminary, given what you have learned about the expenses of building here?”

I appreciate your sensitivity to our concerns about traffic flow and green space, but please be upfront (not misleading) about the plans to build in Breck Woods. I heard you say that you will not be putting a building in the woods. You got applause for your sparing of the woods, but many people maybe not understanding the reality. It looks like 2 acres will be bulldozed.”

“Where will the visitor parking be for the assisted living building? Where will they enter?”

“As you consider neighborhood concerns about traffic on Hendon and Hoyt, please be balanced. That means don’t punish the rest of the neighborhood with speed bumps and closed dead-end streets, as in some neighborhoods in Minneapolis.”

“What is the parking allocation for affordable housing residents? Plans described only mentioned co-op and market rate.”

“How long do you anticipate complete construction, including changing the roadways, will take?”



“Can you please consider cutting the number units to 300?”

“What is considered “affordable” housing re: rent per month\*?” \*per unit size

“There needs to be significant traffic controls/mitigation on Hoyt/Hendon. This should include additional stop signs and speed bumps. Focus should also be placed on the north and south triangle parks.”

“Have you conducted studies to determine how the additional traffic will affect the safety of the middle school students from Murray walking from the athletic field from gym class or sports (Murray field is bounded by Como/Valentine, Eustis, and Brompton)?”

“Does any of the housing charge additional cost for parking spaces? And if so, how many people do you anticipate choosing to park on the street instead to save money?”

“Does the affordable housing continue in perpetuity? Or will it switch to market rate housing in 5, 7, 10 years?”

“Have you conducted studies to determine how much additional traffic will be on streets south of the property, e.g. the opposite side of Como? Brompton Street from Como to Doswell? Valentine from Eustis to Como Ave? Eustis from Como Ave exit on 280 to Doswell?”

“Please acknowledge the unit count is well over 500 and the buildings are 9 stories (the largest).”

“What is the total count of ownership units? Is it additional to the +/- 480 units?”

“What zoning changes are being sought?”