



Comments from Special Meeting on Luther Seminary Development

January 10, 2019 | Luther Seminary – Northwestern Hall

The following are questions and comments written by attendees of the Special Public Meeting on January, 10, 2019 on the new development to be proposed. Over 150 people attended the event.

“Streetscape scale along Fulham, Hendon, & Hoyt?”

“Have you considered green roofs for the buildings to suggest more greenery & mitigate the effect of large flat roofs?”

“Are you asking Falcon Heights, Univ. Grove to engage in planning?”

“Preserve the footprint and the quality of the woods. This is a wild place. Make the buildings unique in look and feel – separate projects.”

“What AMI levels are you anticipating?”

“Does Common Bond do mixed use space?”

“Have you thought about building heights and parking?”

“What is the absolute minimum # of units you could build without losing money? The density is shocking at this location. (By the way, St. Anthony Park is extremely diverse in income and age).”

“What about the alley behind Fulham north of Hoyt that provides access to those houses?”



“Concerned there’s substantial rental housing close by (will be a concentration of affordable housing). Traffic congestion – big concern at Hendon.”

“I want to see Breck Woods expand as a result of the development – for wildlife, for kids, for a global warming statement”

“St. Anthony Park Area Seniors is a nonprofit that seeks to help Seniors stay in their homes. Keep us in mind for collaboration.”

“Principles from tonight: Non-fossil fuel energy; protect & improve Breck Woods in size & quality; support increased density balanced with profile of buildings; vegetation, green areas, trees throughout the built area.”

“Can you clarify what you mean by Senior Housing? Does it include assisted living, care center?”

“Is it expected that the development will be: 1) its own community, 2) a community within this St. Anthony Park, or 3) a part of SAP?”

“Can you provide an example in our community with density similar to the proposed density?”

“Please give consideration to light pollution as you move through your design process. Thanks.”