

PPERRIA News – February 2011

Newsletter of the Prospect Park East River Road Improvement Association



**PPERRIA Board / Membership Meeting
Monday, February 28th
7:00 – 9:00 p.m.
Prospect Park United Methodist Church
Corner of Orlin and Malcolm Avenues S.E.**

Come early for treats and talk – 6:30 to 7:00 pm.

*If you have special needs requiring accommodation, contact
Joyce Barta at 612-859-4960, or bartajm@yahoo.com.*

We will make every attempt to meet that need.

INSIDE:

	Page
Notes from the President.....	2
Minutes of the Meeting of January 24, 2011.....	3
PPERRIA Schedule.....	7
Architect Day.....	8
January 2011 staff report.....	8
List of committees.....	9
FYI.....	Back page

FEBRUARY AGENDA:

The February 2011 meeting will discuss primarily the development of each PPERRIA committee's work plan in response to suggestions from the November survey, and from the Board Retreat that followed in December 2010

WHAT'S AHEAD:

March....Nominations for PPERRIA board

April.....Election of PPERRIA board

Notes from the President

The Light Rail is coming! The Light Rail is coming!

Probably the biggest thing to happen to Prospect Park since the building of Interstate-94.

More than anywhere else along the Central Corridor, the area around the proposed Prospect Park Station on 29th Avenue at University Avenue SE offers opportunities for future development:

- It's centrality (near the geographic center of the Metro area)
- it's proximity to the U and the proposed Minnesota Science Park, located at the gateway to the City of Minneapolis and to the University of Minnesota
- at the crossroads of I-94, I-35 and TH 280
- the many acres of currently undeveloped or underdeveloped land
- the range of area residency from historic district to public housing
- the nearby public elementary school

All of this makes the area desirable and ripe for future development.

Prospect Park has been planning for the coming of light rail for at least a decade. Five years ago we completed a study resulting in a formal concept for the 29th Ave Station area in the "University and 29th Avenue Development Objectives and Design Guidelines," adopted as part of the Minneapolis 2006 Comprehensive Plan. Following that, the PPERRIA Planning Committee – under the leadership of Dick Gilyard – developed a tentative master plan for future development in Prospect Park. It addressed, the question of how a 25% increase in residential density in SE Minneapolis by 2030 can be accommodated and even enhance livability in the Prospect Park neighborhood. The LRT station area emerges as key in achieving this goal.

In the past few years we have seen several relevant events:

- Plans for the LRT line and stations have become solidified and construction has begun
- properties in the station area have been sold and some development proposals have been made. For example, 1) a developer proposed to build high rise student housing on the Boeser Sheet metal site

between 4th street and the University Transit way, north of the Overflow Café, 2) The Western Bank property at the corner of Malcolm and University has been sold and, 3) the Harris Machine property north of the Transit way is now for sale.

Businesses along University Avenue (Cupcake, Tierney Brothers, the Textile Center) are developing plans for dealing with the next three years of construction and for managing their business once the trains are running. Currently most property owners are waiting to see what happens. Some will likely sell to the highest bidder, while others are seeking ways to take advantage of the opportunities that could come with smart development.

The coordinated development of areas this large is difficult. It requires the cooperation and coordination of public and private partners. For any development to proceed, it is necessary first to control the land. Therefore the current property owners hold the key to when and how development is likely to occur. Their holdings and resources will determine what future development will take place. The City, County and Metro Council may play a part, but their resources are limited. So private developers will necessarily play the major role.

One important factor is that relatively few landowners control most of the land, making some kind of coordinated development more likely. Therefore, the PPERRIA board – under the leadership of the Planning and Transit committees – began a process to facilitate implementation of a vision for the Prospect Park LRT Station area. One that is supported by business owners, landowners, the community and other stakeholders. The plan is to create a design framework that explores connectivity, public realm, residential density and public and private uses for the area that will give the current stakeholders a clearer vision of what each can contribute for maximizing the development potential for this area.

PPERRIA has been invited by the Central Corridor Funders Collaborative to submit a grant proposal for this project. It will seek funding to hire one or more

professional firms to guide the process; firms that have expertise and experience in transit-oriented development as well as an interest in creating livable communities that are sustainable and attractive places to live and to visit.

Although this could bring huge changes to our area, PPERRIA's planning for many years has centered on preserving the historic core of the neighborhood, while seeking more amenities such as parks and recreation and shopping, to enhance neighborhood livability. Such amenities may well accompany new development opportunities. Even though the building around the station may eventually be of a scale that increases residential density, such density will likely stay north of University Avenue much as

the Emerald Garden high density has stayed east of Emerald Avenue. Nevertheless the development can support and provide for the amenities we have desired. The transit stop may also provide for added amenities that would be difficult to obtain without the transit connection. For example, a library, significant expansion of the Textile Center, new restaurants and shopping, may all be possibilities afforded by a high-density transit location.

We are proposing an ambitious program and, if it is funded, we will be looking to you as members of the community to help inform the final outcome.

.....Dick Poppele

PPERRIA Meeting Minutes January 24, 2011, Prospect Park United Methodist Church

The meeting was called to order by President Dick Poppele at 7:05 PM. Dick thanked Dave Barnhart for the splendid buffet supper he provided from Overflow Café.

Ron and Rachel, the new student liaisons from the U of M to Prospect Park, were introduced, along with Elizabeth Miller, the new office administrator for PPUMC.

The agenda was approved. And the minutes of the November meeting, printed in the newsletter, were approved with no changes.

ANNOUNCEMENTS:

- Dick Poppele announced that a project to promote intergenerational dialogue in the Somali community is ongoing. Last year, the Gray Panthers, in association with Somali Women in Minnesota (SWIM) obtained a grant of \$5000 from the Center for Urban and Regional Affairs in the Humphrey Institute at the U of M. The money was used to interview residents of Glendale. Now Gray Panthers/SWIM is seeking another grant of \$10,000 to continue the project. The money from CURA grants goes to neighborhood organizations, so PPERRIA served as the money manager for the previous grant and will do so again if a second grant is obtained. Ann Munt, who has worked with Hmong refugees in the past, is now actively working with Somali immigrants. She said that SWIM has worked with some 15,000 families over the years. Ann said that about 80 Somali families live in Glendale; she hopes that some will become involved with PPERRIA and come to meetings. On a show of hands, the membership voted to support the application for a CURA grant.

- Betts Zerby announced that she has Prospect Park sweatshirts available for purchase for \$20.

- Dean Abrahamson has put together a list of "Critters Seen Within Last Few Years in Prospect Park East River Road," of which he brought copies. He gave a short PowerPoint presentation showing photographs of some of these animals, a surprisingly long list which he gathered by asking members of the e-list to send him their observations. He hypothesized that many critters arrive here along the

river or the railroad tracks. Lois Willand said she is putting together a list of edible plants found in Prospect Park.

- Florence Littman announced that there will be a concert about the Hauser family (“Recollections of a Life in Music and the Arts”) at Schneider Drug this Wednesday January 26, 3:30 to 6 PM.

FEATURED NEIGHBORHOOD BUSINESS

Fred Bertron, the new owner of Anytime Fitness, was invited to the meeting. Anytime is located at 29th and University in the old Kemps building next to Overflow Café. He said that he is doing some interior renovation and taking care of some deferred maintenance. He would like to know what has attracted members in the past. Anytime is a 24-hour fitness center; members have electronic keys. TV surveillance provides security. Many current members are U of M students. The busiest time for use is between 4 and 7 PM. Fred said that he wants to simplify memberships; there are currently several membership plans, with an average monthly cost of about \$35 to \$38. Anybody can sign up for a free 5-day pass. Members are allowed to bring guests if they have out-of-town visitors. Anytime Fitness is an international franchise, with approximately 1500 locations in ten countries. Members who travel out of town can work out at any Anytime Fitness gym.

NOMINATING COMMITTEE

Under the bylaws of PPERRIA, 20 Board of Directors members are up for election every year. The election is held at the Annual Meeting in April. A Nominating Committee must be appointed each January to bring forward names of people to fill out the Board and the officers of PPERRIA.

Phil Anderson has volunteered to serve as chairman of the Nominating Committee. This position was voted upon and approved unanimously. This can be considered a vote of the Board of Directors, a quorum of the board being present. Phil said he would be happy to have volunteers join the Nominating Committee.

REVIEW AND REPORT FROM THE BOARD RETREAT

A six-hour retreat of the PPERRIA Board of Directors was held at PPUMC on the first Saturday of December. Rob Nordin reported on the strategic planning process in which the Board is engaged. During October the neighborhood held three meetings to solicit input from residents about their priorities for Prospect Park. Roger Meyer from Merriam Park, St. Paul, served as the moderator for the neighborhood meetings and the Board retreat. One statistic to emerge from the retreat was the surprisingly high number of households in Prospect Park, about 1000 households. The retreat was intended to clarify the charges of the various committees in PPERRIA. The only two committees mentioned in the bylaws as required are the Membership and Executive committees. The Development Committee was merged with the Membership Committee. Each committee is charged with coming up with a work plan for the year 2011. However, as Dick P. pointed out, committee members are volunteers and “if nobody wants to do something, it doesn’t become part of the work plan.”

Andy Mickel inquired what the “Good Neighbor Fund” was, from which PPERRIA gained some money. Rod said this was \$1.2 million in money set aside by the state legislature in the package which funded the new football stadium at the U of M. The Good Neighbor Fund is intended to alleviate bad side effects of the stadium in the neighborhoods which surround it. Florence Littman added that it was thanks to the efforts of Prospect Park resident Steve Banks that this fund was set up.

Rod said that the parking issue is one that needs “a neighborhood-wide approach,” since if parking is eliminated or restricted in one place, it will move elsewhere in the neighborhood. Dick Gilyard said that the Planning Committee has created a “Parking Task Force” to tackle the issue.

Dick Poppele said that when the Housing Committee was set up, there was money available for housing through the Neighborhood Revitalization Project. However, this money has been rescinded. Stu Anderson has resigned as chairman of the Housing Committee. It might be a good idea to combine the Housing Committee with some other committee such as Planning.

Judy Farmer brought up the issue of “relative homestead” homes, which she said is particularly characteristic of the Southeast Como neighborhood. In this arrangement, parents of U of M students buy a home near the campus for the students to live in while they attend the U. These houses can become a problem if the student brings in several friends to share the house—in such cases, the house may become more like a “rooming house” than a homesteaded property. Judy said that Linda Messenger, a realtor who lives in Marcy-Holmes, has been aggressive about “recapturing” old homes and selling them to people who intend to live in them themselves. Dick P. said it is difficult to know if “homesteaded” properties are lived in by students. Such properties may be over-occupied. Richard Adams said that problems with student-occupied houses can be largely avoided if the neighbors get to know the students.

Henry Keshi of the Glendale Residents Association asked about “maintenance of Glendale,” which is one goal for the Housing Committee identified at the Board retreat. Dick Poppele said that Prospect Park has championed Glendale since it was first built about 50 years ago. It is important to the neighborhood that Glendale remain in its current form. Ann Munt suggested that we invite the administrator of Minneapolis Public Housing to come to a PPERRIA meeting and talk about the future of Glendale.

Lois Willand asked about the goal of “senior housing.” Dick Poppele said that the U of M recently did a survey of its alumni and concluded that there was a market for 200 units of “alumni housing” near the U. He said that many suburban-based developers are doubtful that a housing market for seniors exists in the cities, but the U of M survey indicates that there is such a market.

Rob said that one side benefit of developing Committee work plans would be setting up regular meeting schedules for each committee and making the schedules known. It is hoped that written records of each committee meeting can be made.

Dick Poppele said he will forward the summary of the Board retreat to all Board members.

REPORT ON STUDENT PROJECT ON LIBRARIES AT LIGHT RAIL STATIONS

During Fall Semester 2010, some graduate students in the Humphrey Institute at the U of M prepared a report for a class they took (Public Affairs 8203). The student report was on libraries at light rail stations. John DeWitt introduced two of the students who prepared the report, Peter Caldwell and Emily Carr (a third student, Miranda Walker, was unable to attend tonight’s meeting). The report was intended to assess the potential for a public library to serve as the anchor tenant in an “urban village” near a light rail transit station.

The report studied four examples of libraries at transit stations:

- Cesar Chavez Library in the Fruitvale neighborhood of Oakland, California
- Hollywood Library in Portland, Oregon
- Hopkins Public Library in Hopkins, Minnesota
- Rondo Community Outreach Library in Saint Paul, Minnesota

Strengths of the proposal to locate a library at the 29th Avenue LRT station in Prospect Park are the proximity of a highly-educated population, the fact that the Southeast library will be relocated somewhere else, the fact that Hennepin County has set aside funding for a new library somewhere in Southeast Minneapolis, and the coincidence that the slumping economy makes for an excellent bonding market, since money is cheap (interest rates are low). The report concluded that a library at the LRT station would be “a great possibility” for Prospect Park.

COMMUNITY PARTICIPATION PLANNING GRANT

The city of Minneapolis currently gives PERRIA about \$2000 per year. This money will be greatly increased under Community Participation Planning Grants. Under a CPPG, PERRIA in the first year of the grant will receive \$39,281. The money will be used for outreach and strategic planning, to encourage neighborhood engagement, rent office space, and purchase small equipment. The grants will be renewable.

PERRIA's current spending on staff (Joyce Barta, on a part-time hourly basis) is approximately \$7200 per year. This spending could be more than doubled if the CPPG is received. CPPG money could also be spent on professional services, communication, festivals and events, food, and supplies.

A motion was made that PERRIA support the application for a CPPG grant. This motion was voted upon and approved unanimously. This can be considered a vote of the Board of Directors, a quorum of the board being present.

COMMITTEE REPORTS AND UPDATES:

Historic District (Joe Ring)

Joe said that the next meeting of the Historic District Committee will be held February 2. In an upcoming issue of *Old House Journal*, Prospect Park will be featured as "the best place to buy an old house in Minneapolis." *Old House Journal*, published by Time-Warner, is a spinoff of the television series "This Old House."

Planning (Dick Gilyard)

Dick said that the Planning Committee is forming "task forces" or "teams" to deal with certain pressing issues. Two task forces formed at the January 11 meeting of the Planning Committee will deal with parking and future uses for the Good Samaritan nursing home.

Communications (Lois Willand)

The next meeting of the Comm Comm will be January 27 at 7 PM at PPUMC. The Comm Comm wants to get better statistics on the neighborhood, since many statistics currently available date back to the Census of 2000. One issue the Comm Comm wants to look at is how block clubs can be strengthened and increased in number.

Education

Dick Poppele said that the Pratt Open House on Saturday, January 22 was very successful. Mary Alice Kopf added that the International Cultures night at Pratt was "totally dazzling."

Zoning and Land Use (Florence Littman)

The Zoning Committee is less than thrilled about a new retail/housing development planned for the block of University Avenue just west of Malcolm Avenue. Three old houses will be torn down and replaced by the new development, of which the main tenants will be A & W Root Beer and Long John Silver's restaurant.

NEW BUSINESS

Dick Poppele said he has talked to the owner of M Flats (University and Arthur). The retail/office space on the ground floor is currently unoccupied. The owner has agreed to let PERRIA use the space (1200 square feet) as an office until a tenant can be found. The cost to PERRIA will be \$100 per month, to cover utilities.

Julie Wallace said that the Clary building, next to SuperAmerica on University Avenue, has been condemned since last summer. A demolition permit has now been issued and the building will be torn down on Thursday, January 27. Julie said this property is “a prime development opportunity” for the neighborhood, since no new use for the property has been found.

STAFF REPORT (Joyce Barta)

The staff report is in the January newsletter. Joyce worked a total of 43 hours in November and December.

The meeting was adjourned at 9:06 PM.

Respectfully submitted,
Karen Murdock, PPERRIA Secretary

PPERRIA SCHEDULE OF NEIGHBORHOOD EVENTS

(Formerly known as “the PPERRIA Neighborhood Calendar”)

*To include items in the PPERRIA schedule, contact Joyce Barta at bartajm@yahoo.com or 859-4960 by **Thurs, March 10th***

Garden Club meetings: Wednesdays February 23rd and March 23rd, 6:30 to 8:30 pm.
At locations to be announced – Call Kent Petterson at 332-1821

Communications Committee meeting: Thursday February 24th, 7pm
Prospect Park United Methodist Church – Call Lois Willand at 378-9697

Glendale Residents Council meetings: Fridays February 25th and March 25th, 3:30 pm
Luxton Park – Contact Henry Keshi, keshi@minn.net

PPERRIA Board of Directors & Membership meeting: Monday February 28th, 7pm
Prospect Park United Methodist Church – President Dick Poppele 378-9242

Zoning & Planning Committee meeting (Tentative): Tuesday March 1st, 7pm
Prospect Park United Methodist Church – Call Florence Littman at 331-2970

PPERRIA Executive Committee meeting: Monday March 14th, 7pm
Prospect Park United Methodist Church – President Dick Poppele 378-9242

PPERRIA Board of Directors & Membership Meeting: Monday March 28th, 7pm
Prospect Park United Methodist Church – President Dick Poppele 378-9242

Consult an architect on Saturday March 5th And it's FREE!

- Architects, landscape architects, and contractors will be available for free consultations on Saturday, March 5, from 10:30-2:30. Consultations will be made by appointment, to discuss remodeling and landscaping ideas for upgrading homesteaded property in University District neighborhoods. See the PPERRIA web site at www.pperr.org to find a link to the *Book Now* registration form.

- The location is the Bell Museum on the Minneapolis campus, so that attendees can also take advantage of the special exhibit ***Sustainable Shelter: Dwelling Within the Forces of Nature***. This exhibit reveals innovative new building technologies and strategies that can help restore the health and viability of natural cycles, with an emphasis on building materials, energy, and water.

- The University District Alliance is sponsoring this (third) Architect Day for homeowners in Alliance neighborhoods – Como, Marcy-Holmes, Prospect Park, and Cedar-Riverside - following two very successful earlier sessions.

- Have you thought about a small or large remodeling project on your home? Maybe an addition or landscape redesign? Planning to add accessible features? Do you need some good advice before moving forward? This is a great opportunity to bounce your ideas off the experts. In addition to architects and landscape architects, contractors will be available to advise on cost and timing issues during the scheduled architect appointments.

- The Bell Museum is at 10 Church Street, SE, the corner of University and 17th Avenue, SE (Church Street). Parking is available in the 4th Street Ramp one block north at the corner of 4th Street and 17th Avenue, SE.

- Plan to bring scale drawings (1/4" to 1' preferred) and any relevant photos or other information about your home.

January 2011 PPERRIA Staff Report 1/1/2011 – 1/31/2011

Staff hours from January 1 through January 31, 2011 totaled 28.25 hours for a cost of \$678. This was paid out of NRP 2 funds. Contract C-25154 (11-1-07) between NRP and PPERRIA contained \$27,229 for Administration, of which \$20,000 was designated for Staff and \$7229 for other administrative costs. \$9,227.40 remains for staff

PPERRIA Standing Committees and Chairs

Administration	Tony Garmers	tggarmers@msn.com	378-2656
Communication	Lois Willand	loiswilland@gmail.com	378-9697
Development	Rob Nordin	nordin@macalester.edu	331-1766
Education & Human Services	Susan Larson-Fleming	flemings@usfamily.net	331-8819
Executive	Dick Poppele	dick@umn.edu	378-9242
Historic District	Joe Ring	joering@tds.net	379-4587
Housing			
Livability (Subcommittees listed below, designated by *)	Carla Urban, Co-chair Tom Kilton, Co-chair	dewey002@umn.edu tom.kilton.b1cw@statefarm.com	379-8083 339-3064
*Community Events	Jan Kilton	jkilton@comcast.net	339-3064
*Community and River Gorge Cleanup	Tom Kilton	tom.kilton.b1cw@statefarm.com	339-3064
*History Project	Betts Zerby	ejzerby@yahoo.com	379-8095
*Landscape, Garden Club	Mary Alice Kopf	mollisk@earthlink.net	379-7436
*Landscape Subcommittee: Tree Health Project	Paula Denman	pjdenman@comcast.net	338-1871
Membership	Betts Zerby	ejzerby@yahoo.com	379-8095
Planning	Dick Gilyard	rgilyard.architect@earthlink.net	362-8995
Transit	John DeWitt	jdewitt@comcast.net	338-1871
Zoning & Land Use	Florence Littman, Co-chair Phil Anderson, Co-chair	littm005@umn.edu phil.ann.anderson@gmail.com	331-2970

Other PPERRIA Committees and Task Groups

4 th Street	Julie Wallace	jwallace3@comcast.net	378-9429
Luxton Book Exchange	Meredith Poppele	mbpopp@comcast.net	378 9242
Motley Crew	Rebekah Lorence	rlorence@mm.com	331-2464
Nominating Committee	Betts Zerby	ejzerby@yahoo.com	379-8095

The following are not PPERRIA Committees, but they have PPERRIA representatives:

Stadium Area Advisory Group (SAAG)	Dean Abrahamson, Florence Littman
Southeast Minneapolis Committee on Learning (SEMCOL)	Susan Larson Fleming, David Galle, Jakki Kydd-Fidelman, Susan Gottlieb
Southeast Economic Development Committee (SEED)	Dean Lund, Julie Wallace, John Kari
District Councils Collaborative (DCC)	Phil Anderson
University District Partnership Alliance	Dick Poppele, Dick Gilyard

“Do more than belong: participate.”*William Arthur Ward*

Prospect Park East River Road
Improvement Association, Inc.
66 SE Malcolm Avenue
Minneapolis, MN 55414
612/331-2970 (voice mail)

We're on the Web!
See us at:
<http://pperr.org>

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CHANGE SERVICE REQUESTED



FYI:

SIDNEY PRATT – A neighborhood Resource. And more than a public school!
Join Pratt Council and discover how much more.
Contact Susan Larson-Fleming at 331-8819

These are your PPERRIA Officers –

President: Dick Poppele – dick@umn.edu – 378-9242
Vice-President: Carla Urban – dewey002@umn.edu – 379-8083
Secretary: Karen Murdock – murdock1212@gmail.com – 340-1338
Treasurer: Dick Kain – kain@ece.umn.edu – 379-4253

Remember:

What happens tomorrow is shaped by those who show up today