

PPERRIA News – October 2010

Newsletter of the Prospect Park East River Road Improvement Association



PPERRIA Board / Membership Meeting

Monday, October 25th

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.

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**Check out the PPERRIA Website
for new and expanded links**

PPERRIA: Now 300+ Households strong!

A penny for your thoughts

***Calling all letters to the editor – we call them
“Leditors”***

Go to any PPERRIA meeting or, better yet, listen to the casual conversations before and after, and you'll know there are plenty of opinions floating around. If you have a valid one, we invite you to make your point to a wider audience – our readers. And, as always, remember: your mother could be listening!

.....*Post your leditors to:
klisterkid@comcast.net*

Notes from the President

In this, my third report on the activities of the University District Alliance, I'm describing the Alliance visioning and planning activities. They are meant to develop a common language and consensus vision for the future of the University District.

In addition to the \$750,000 in Alliance funding from the Legislature (for the demonstration projects I described in earlier reports) the University committed another \$250,000 to support Alliance planning efforts. These funds enabled much of the planning work that I will summarize now.

Preliminary objectives for Alliance planning were to reinforce the identity of the University District (The U of M and the four neighborhoods that abut the Minneapolis campus) and to build on the District's legacy as a city-within-a-city that attracts new residents and visitors: A vision for a community rich in cultural assets, lifelong learning and discovery, a diverse population living together in mutual respect.

The Vision and Planning Committee began in 2008, led by Dick Gilyard, architect and Prospect Park resident. Its continuing goal is to build district consensus for a vision that preserves the individual neighborhoods while embracing a district-wide identity. And, in all ways, to engender a future that is sustainable and energy efficient.

In fall of 2008, the committee organized workshops to gather the leadership from district neighborhoods to discuss how their separate plans might fit into a district-wide vision for the future. The first of these "Creating a Development Framework for the Future #1," an all-day event in September 2008, looked at 19 existing plans for the district and at an inventory of district assets. It also presented baseline information on major development forces impacting the district, including an increasing future residential density.

A symposium followed in October 2008 – co-sponsored by CURA – that examined the experience at Ohio State University (OSU), a similar urban campus setting, in Columbus, Ohio. The symposium, "Moving Community Development Forward in the University District," featured the Campus Partners experience at OSU. It provided a bold model for a university/community initiative. The event raised the profile of our University District with the CURA forum audience and engaged State Sen. Larry Pogemiller along with other political, community and university leaders in the program.

The second Alliance Workshop was in December 2008, and titled "Creating a Development Framework for the Future #2." In it, member organizations engaged in an exercise to define: what was essential to preserve; what were the important connections; and where were the transformational opportunities. The Alliance hired Cunningham Group Architects to help us visualize the potential for development at transformative sites. And at this workshop they began learning the District and the community priorities.

At the third Alliance Workshop, in January 2009, the participants presented facts about the University District and clarified planning assumptions. And the Cunningham Group presented their initial work on the urban design framework.

Then the Cunningham Group held round-table discussions with each neighborhood, and other district stakeholders, to solicit feedback. They helped refine elements of a consensus vision, and engaged directly with the neighborhood organizations about development potential in their locales. This generated a dialog about residential density and market feasibility, and helped articulate visions for new opportunities.

The results, presented in spring of 2009, offered objectives and visualizations of development opportunities in each neighborhood. (For more information, see www.community.umn.edu/alliance under "Creating a Vision")

As a follow-on to this exercise, the Vision and Planning committee charged a task group to test the economic feasibility of concepts for the transformative sites. Using the site in Southeast Como as an example, the group worked with a consultant to see how much the proposed objectives would cost, given the current price of the land and building costs. They found that the desired objective of 35 units per acre would have to be increased to over 100 units per acre to be economically feasible.

An added step toward a development framework was to initiate a market study to identify A) a likely future resident and B) what specific features would attract a diverse population. The Alliance has hired Maxfield Research for this study. The results are expected by year-end.

The most recent Alliance Workshop, in August 2009, was titled, “A Look at the Future of the University District.” It attracted participants from the district, the University, and the larger community. It provided information about demographics and market conditions, and about sustainable development models from around the country and around the world.

It was also instrumental in forging new partnerships for the Alliance and, importantly, engaged the expertise of the research university in the work of the Alliance. It aided collaboration with two centers at the College of Design: the Metropolitan Design Center and the Center for Sustainable Building

Development. It also initiated collaborations with Xcel Energy and Energy Innovation Corridor, and engaged several developers and new University District constituents.

The committee is continuing its work now toward the development of an Urban Design Framework for a sustainable University District community in collaboration with Metropolitan Design Center, the College of Design and current stakeholders as well as potential partners, developers and investors. An initial phase of this work is expected to be completed this fall and will be presented to the community at the Metropolitan Design Center in November. Watch for further news and details.

This is only an outline of an immense amount of work. It hardly does justice to the efforts of many volunteers who contributed their time, energy and expertise over the past two years. I believe we have made substantial progress in understanding the district and in appreciating its potential. As this work continues it will sharpen the vision we share and provide a solid basis for realizing the many opportunities and potential for development and growth that will enhance our shared vision for the University District.

.....Dick Poppele

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

PPERRIA Meeting Minutes September 27, 2010, Prospect Park United Methodist Church

The meeting was called to order by President Dick Poppele at 7:04 PM. He thanked Kate Donohue for providing the refreshments for the evening.

The agenda was approved with no changes.

The minutes of the July meeting, printed in the newsletter, were approved with the following correction brought by Carla Urban: A sound wall has been approved along Interstate 94 for the East River Terrace (though not for the East River Mews). Dorothy Davey, who served on the sound wall committee for 25 years, said the residents of East River Terrace should be congratulated for the successful result of their hard work.

ANNOUNCEMENTS:

- Dick Poppele announced that Mary-Alice Kopf is in the hospital, with injuries suffered as a result of a fall from a retaining wall. Karen Murdock announced that she and Betts Zerby will coordinate a “casserole crusade” to provide Mary-Alice with some of her meals when she is released from the hospital. Those who would like to be a part of this should contact Betts at ejzerby@yahoo.com or Karen at murdock1212@gmail.com
- Tom Kilton announced that the neighborhood cleanup, held Saturday, September 25, was a success and was finished by 11 AM. The annual event attracted fewer volunteers than it had in the past, but there was also not as much stuff to pick up as before. Tom feels that “after 16 years we’ve finally started to make a dent” in the stuff people should get rid of in their cellars and garages. He said the cost to the neighborhood was minimal since the coffee was provided by the Overflow Café, the trucks by SKB, and pop by Zipp’s Liquors. He thanked all the volunteers. Carla Urban added that, “It was so well organized it was a pleasure to be a part of.”
- Karen Murdock reminded neighbors that the Homecoming game for the U of M Golden Gophers will be held on Saturday, October 2 at 11 AM. She urged Prospect Park residents to support local businesses during home football games (one of the results of the new on-campus stadium has been a drastic fall in use of local businesses on home game days), especially restaurants along University Avenue.
- Dick Poppele announced that the Dartmouth Place Homeowners Association (for the residents of the townhomes between Erie and Ontario Streets just off the East River Road) will be repaving their front and back yards. Dartmouth Place has been part of the Motley neighborhood for almost 25 years now. Chuck Nelson, who is a member of the DPHA board of directors, suggested installing a rain garden for the retention of storm runoff. The Mississippi River Water Management Organization (MWMO) has grants available for such projects. However, these grants are awarded only to not-for-profit groups. It was suggested, therefore, that PPERRIA serve as the sponsor for such a grant. The Executive Committee approved this and a letter of intent was sent to the MWMO on behalf of the Dartmouth Place Homeowners Association. Chuck said that no financial responsibility will rest with PPERRIA. Dick P. said it would be nice if PPERRIA got some more members out of this deal. Karen Murdock said it would be a good idea if, after the rain gardens were installed, residents of Prospect Park were invited to see them at an open house and/or the annual neighborhood Garden Walk next summer.
- Sally Jorgenson announced that she had brought some “Hen of the Woods” mushrooms, fresh picked from her yard, to share with neighbors

FEATURED NEIGHBORHOOD BUSINESS

Lois Willand said that there are almost 200 businesses located in Prospect Park. Some of these are small businesses located in buildings with other businesses. If residents know of a business they think should be featured at a PPERRIA meeting, please contact Lois or some other member of the Communications Committee.

LIGHT RAIL PRESENTATION

Jessica Hill of the Central Corridor Project Office gave a PowerPoint presentation on the coming light rail transit line along University Avenue. There are five Central Corridor representatives, each representing a different part of the line. Jessica represents that part of the line between Westgate in St. Paul and the West Bank station at the U of M (for a map of the Central Corridor LRT line, see

<http://www.metrocouncil.org/transportation/cccorridor/CCimages/Maps/CurrentCCLRTRouteMap.pdf>).

The Met Council has now signed a memorandum of understanding with the U of M. The design for the line has been done in the past three and a half years. Jessica showed artists’ renderings of the stations on the West Bank, the U of M transit mall (Union to Oak Street), the Stadium Village station, and the 29th Avenue station in Prospect Park. Many traffic improvements to the East Bank have been made, or are in the process of being made, this summer. For example, a new road segment has been built behind the Radisson Hotel, extending Harvard Street north to Union Street. Construction on

the Central Corridor line will start in May 2011, with utility relocations, retaining walls etc. In May 2011, traffic over the Washington Avenue bridge will be reduced to one lane in each direction (after the U of M is out for the summer). Most of the heavy construction in Prospect Park will take place in 2012. Testing of the line will take place in 2013.

Questions about the LRT line will be answered by the Central Corridor hotline at (651) 602-1404. A great deal of information on the line can be found at www.centralcorridor.org. Jessica can be reached at (651) 602-1840, or email: Jessica.hill@metc.state.mn.us

UNIVERSITY DISTRICT ALLIANCE UPDATE

Dick Poppele gave a PowerPoint presentation on "The Alliance," a collaboration of local businesses, neighborhood organizations around the U of M, the U of M, Augsburg College, and representatives from city government. The Alliance was set up three years ago as a result of an impact study by the Stadium Advisory Group. The Minnesota State legislature appropriated \$750,000 to set up an alliance between the U of M, the City of Minneapolis and neighborhoods surrounding the Minneapolis campus.

Dick thanked Cam Gordon, and Lyndsay Wollschlager, members of the Alliance Steering Committee, and Jan Morlock for their efforts in helping to make The Alliance a success. Jan thanked Dick for being "a terrific leader."

One goal of The Alliance is to strengthen neighborhood livability around the U of M. The new "University Area Overlay District" instituted last summer was intended to prevent the spread of "mini-dorms" and improve the standards for rental properties. A recent "inspection sweep" of rental properties in Southeast Minneapolis resulted in many citations issued by city inspectors. A focus on "problem properties" has led to a new collaboration among Regulatory Services, police, fire departments, and the University Student Affairs office.

The U of M recently hired 22 "student liaisons" for the surrounding neighborhoods, to facilitate connections among student residents and their neighbors (the liaison for Prospect Park is Hillary Holmes (email: holme315@umn.edu)). The Student Code of Conduct for the U now applies to students living off-campus as well as those in U of M dorms.

Another initiative to strengthen neighborhood livability has been to promote homeownership. The Alliance hopes to "build confidence in the future of the community" (the confidence of the people living here). In order to promote home ownership in the district, The Alliance has provided incentives for the purchase of 15 homes by owner occupants. Three homes have been purchased by the Alliance for resale to owner occupants. The Alliance has set up a website called "Live Near Your Work" (www.livenearyourwork.net), which gets over 500 hits per week. This website includes a listing of homes for sale and for rent in the University District.

The Alliance has run four University District workshops, attracting over 300 participants, to identify essential elements, missing pieces, and areas for potential transformation. The workshops have also looked at what is being done in areas around other universities in Europe and the United States. The "transformative project" identified for the Prospect Park neighborhood was for an "urban village" near the coming 29th Avenue LRT line.

For further information on The Alliance, go to their website:

<https://www.myu.umn.edu/metadot/index.pl?id=3856578> (actually www.community.umn.edu/alliance works and may be simpler)

COMMITTEE REPORTS AND UPDATES

• **Master Plan and Transit:** Dick Gilyard said that the 29th Avenue station was "the prime location" for new development in Prospect Park. He said it would attract the most attention from developers the soonest because of advantages such as proximity to the U of M, medical facilities, proximity to downtown. There is a need for more detail on what should go where. The Master Plan Committee proposes a large study of the station area. A proposal is being prepared for a fender's collaborative asking for professional help. One goal is to locate a new Southeast Library in the proposed "urban village." An "intense detailed study" will be made to determine what the community wants and where it will go. The proposed "transit station library" has been accepted as a class study project in a class at the Center for Urban and Regional Affairs of the Humphrey Institute.

John DeWitt said that University Avenue presents a "corridor of opportunity" (which was the subject of a recent MnPost column by Steve Berg).

The website for the Central Corridor is found at:

<http://www.metrocouncil.org/transportation/ccorridor/centralcorridor.asp>

Florence Littman said she is concerned that one lot behind businesses on the south side of University Avenue are single-family houses. She is worried that business owners might buy these properties and tear down the houses to create parking lots. Dick G. said that parking was a particularly pressing concern for the Textile Center, which wants to expand. Dick said that such "treasured assets" as the Textile Center should be saved, possibly by locating parking north of University Avenue.

Dick P. pointed out that only high-density new development would be able to support services such as a grocery store.

• **Development:** Rob Nordin said that three dates are coming up for “listening sessions” to develop a strategic plan for the neighborhood:

Tuesday, October 12—at Prospect Park United Methodist Church

Wednesday, October 13—at Saint Frances Cabrini Church, 7-9 PM

Monday, October 18—at Luxton Park

It is hoped that these meetings will attract new people who do not usually go to neighborhood meetings.

An all-day retreat of the PPERRIA Board of Directors will be held Saturday, December 4.

• **Historic District:** Dick Poppele reported that the process of getting Prospect Park designated a “National Historic Place” is on track. Greg D’Onofrio, a housing specialist from the U of M, will attend the October PPERRIA meeting to discuss his work on Conservation Districts.

Zoning: Florence Littman reported that the zoning committee has had talks with Buffalo Wild Wings about their planned restaurant in the old firehouse across from the U of M football stadium. She says that large chains like BWW are more difficult to deal with than individual-owned restaurants like Campus Pizza, U Garden, and Tea House. The city of Minneapolis is thinking of changing its rule on liquor licenses to require license holders to provide employee training on the serving and use of alcohol.

The problem of game-day parking near the U of M has been partially solved by a proposal put forward by our City Council representative, Cam Gordon. Under his proposal, existing businesses with parking lots will pay \$150 for a temporary parking license allowing them to rent parking spaces on game days and other days when events are held at TCF Bank Stadium. Businesses are allowed to rent out parking spaces for up to 15 events per year. (PPERRIA had expressed support for local businesses to rent out parking spots on game days, sending the city a letter of support for this proposal on PPERRIA letterhead.)

The U of M wants to put up a “changeable message” sign on University Avenue in front of U Garden. The restaurant objects to the placement, as it would partially obscure their façade.

The meeting was adjourned at 9:10 PM.

Respectfully submitted,
Karen Murdock, PPERRIA Secretary

THINKING ABOUT A SMALL REMODELING PROJECT FOR YOUR HOME?

Or maybe a large project? Or an addition, or landscape re-design? Planning to add accessible features? Could you use some good advice before moving ahead?

Here’s a chance to bounce your ideas off the experts. In addition to architects, contractors will advise you about cost estimates and project timing.

Bring scale drawings (1/4in. = 1ft. preferred) and any relevant photos or other information about your home. Start planning now. Online registration begins October 16. Find links to the registration form on neighborhood e-lists and web sites

See the back page of this issue for details

KUDOS!

At our annual meeting in May 2010 we issued *NEIGHBORHOOD VOLUNTEER AWARDS* recognizing seventeen PPERRIA individuals for having given exceptional service. In May, June and July we published the names – in random order – of recipients citing their deeds.

The following three names complete the series.

PHIL ANDERSON

- PPERRIA Representative to the District Councils Collaborative
- Member of PPERRIA Zoning and Land Use Committee

FOR: The generous use of your technical skills to help us understand both small and large scale issues of construction.

FOR: So ably representing our neighborhood in inter- and intra-city development.

KATE DONAHUE

FOR: Providing a welcome atmosphere and learning materials for your ESL students. And for continuing to teach ESL classes in northeast and southeast Minneapolis as a volunteer after the funding for your position was lost.

FOR: Sharing your knowledge and love of poetry by teaching poetry classes at Pratt Community Education.

FOR: Your support of the Tibetan community.

FLORENCE LITTMAN

- PPERRIA President 1980-81, 1982-1989 and 1994-1995

FOR: Representing PPERRIA in the 40-Acre Study in 1980, giving you a deep understanding of, and involvement in, zoning issues for Prospect Park. And your realization that "Zoning and Land-Use controls decide who gets to do what where."

FOR: Four decades of leadership in the neighborhood, including the official incorporation of PPERRIA in 1980.

FOR: Helping control the Barber Oil/Union Oil site development. As a result, we now have the River Mews development, a welcome addition to our neighborhood.

FOR: Your vigilance in monitoring land use and zoning for more than four decades. Our homes retain their value and our community remains intact.

Melia's Day

From first day of kindergarten I ran to Grandma G's house. She asked how my day went, I threw up my arms and hollered: GREATTT!! – we sat in a circle and sang a song: "Round in a circle/ round in a game/ when I come to you/ please say your name." – and we did a craft about a Kissing Hand. (from a famous picture book I guess)

At lunch I learned that the lunch-lady knows Grandma G. I think they talk every day so I'm very careful how I act and what I say. And that's OK; it makes her like family.

At home, my favorite Pretend is "Classroom" where I'm in charge of teaching 5-year-olds proper behavior. Like Miss Carlson, if I put a star sticker on my shirt, that means no one is to speak to me unless in an emergency; And I have a toy frog like hers: One croak means look at Miss Carlson; two means line up at the door; And I use Miss Carlson's rhymes: 1, 2, 3/Eyes on me, 1 and 2/Eyes on you.

I really like Ahmed. He counted hula-hoops for me. He says I got up to 26! Ahmed is from a place called Egypt and he's teaching bigger kids how to speak Arabic.

My favorite parts of the day?

1. recess (the slide and the wild turkeys that chase us)
2. media (I love the computer)
3. art class
4. gym

(Editor's note: Melia is a flesh-and-blood girl starting Kindergarten at Pratt in September 2010. Her "Day" will read as a diary throughout the school year relating her thoughts as accurately as we can project them. While reflecting every Pratt Kindergartner, they will gradually reveal the real-life Melia.)

An early alert: The 2011 Minneapolis & Saint Paul Home Tour wants you

The **2011 Home Tour** wants homeowners and home improvement professionals looking to be featured on the late-April tour. Nominations/applications are due Saturday, January 15. **Early submissions are encouraged.** The tour, in its 24th year, will be held Saturday and Sunday, April 30 and May 1.

Minneapolis Neighborhood Revitalization Program (NRP) manages the tour as a celebration of city living that encourages homeowners to improve existing homes. For more information, call Tour Coordinator Margo Ashmore at 612-867-4874 or email link@nrp.org <<mailto:link@nrp.org>>. The application can be downloaded from www.MSPHomeTour.com <<http://www.msphometour.com/>> under "nominate."

Prospect Park East River Road Neighborhood Calendar

To include items in the PPERRIA calendar, contact Joyce Barta at bartajm@yahoo.com or 859-4960 by **Thurs, Nov. 7th**.

Date and Time	Event and Location	Whom to contact
Thursday, October 14	7:00 - 5:30 pm Pratt Council Meeting at Pratt.	Susan Larson-Fleming 331-8819 Pratt Office 668-1122
Friday, October 22	3:30 pm Glendale Residents Council at Luxton Park.	Henry Keshi keshi@minn.net
Monday, October 25	7:00 pm - 9:00 pm PPERRIA Board of Directors & Membership Meeting at Prospect Park United Methodist Church. Come at 6:30 for refreshments and conversation.	Dick Poppele 378-9242
Sunday, October 31	2:00 pm Organ Festival – celebrating the Hinners Organ Prospect Park United Methodist Church.	PPUMC Office 378-2380
Sunday, October 31	6 to 8 pm Halloween Party at Luxton Park. Spooky fun!	Luxton Park 370-4925
Tuesday, November 2	6:30 pm - 8:30 pm (Tentative) Zoning & Planning Committee meeting at Prospect Park United Methodist Church.	Florence Littman 331-2970
Saturday, November 6	9:00 am - 3:00 pm PPUMC Art Fair and Bazaar, Prospects Park United Methodist Church, 22 Orlin Ave SE. Handcrafted treasures by local artists, fair trade items. Mouth-watering baked goods and lunches.	PPUMC Office 378-2380
Monday, November 8	7:00 pm - 9:00 pm PPERRIA Executive Committee meeting at Prospect Park United Methodist Church.	Dick Poppele 378-9242
Thursday, November 18	7:00 - 8:30 pm Pratt Council Meeting at Pratt.	Mary Alice Kopf 379-7436 Pratt Office 668-1122
Monday, November 22	7:00 pm - 9:00 pm PPERRIA Board of Directors & Membership Meeting at Prospect Park United Methodist Church. Come at 6:30 for refreshments and conversation.	Dick Poppele 378-9242

September 2010 PPERRIA Staff Report 9/1/2010 – 9/30/2010

Staff hours from September 1 through September 30, 2010 totaled 24.0 hours for a cost of \$576. 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. \$11,549.40 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	Stu Anderson	andersonics@earthlink.net	298-0725
Livability (Subcommittees listed below, designated by *)	Carla Urban, Co-chair Tom Kilton, Co-chair	dewey002@umn.edu tom@tomkilton.com	379-8083 339-3064
*Community Events	Jan Kilton	jkilton@comcast.net	339-3064
*Community and River Gorge Cleanup	Tom Kilton	tom@tomkilton.com	339-3064
*Environment	Dean Abrahamson	deanabra@umn.edu	623-9449
*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	Dean Abrahamson	deanabra@umn.edu	623-9449
Motley Crew	Rebakah Lorence	rlorance@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

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

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<http://pperr.org>

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CHANGE SERVICE REQUESTED



FYI: **ALLIANCE ARCHITECT DAY** – *Consult an architect, FREE!*

SAVE THE DATE: Saturday, November 13, from 10am to 3pm
Luxton Park, 112 Williams Ave. SE

Architects will be available – by appointment – for free consultations to discuss your remodeling and landscaping ideas for upgrading homesteaded property.

The University District Alliance sponsors this, the second *Architect Day* for homeowners in Alliance neighborhoods. Back by popular demand following the successful sessions last fall. See page 6 for more.

And Remember:

What happens tomorrow is shaped by those who show up today