

PPERRIA news



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Cover photo:

Narrow Stair [*Witch's Hat Tower*]

www.uniquelyminnesota.com/activities/witchs-hat-tower-minneapolis-mn-prospect-park.htm

agenda

PPERRIA Neighborhood Meeting

6:30 PM Monday, JANUARY 27, 2014
Doors open for refreshments at 6 PM

Welcome & sign in

Presentations/Discussion

- 1 2014 Franklin Avenue bridge updates – *Simon Blenski*, City of Mpls
- 2 Community Safety – *Nick Juarez*, 2nd Precinct Safety Officer
- 3 Tower 100: seeking volunteers – *Joe Ring*

Announcements

- 4 Please sign up to bring refreshments!
- 5 PPERRIA records to Hennepin County Library. Jan 31 deadline.
- 6 Interested in running for a term on the Board? Tell us!
- 7 Like organizing celebrations? Help plan the Annual Meeting in April.
- 8 PPERRIA delegates: Please see me before BOD meeting begins.

PPERRIA Board Meeting

7:30 PM Monday, JANUARY 27, 2014

1 Approve committee reports & minutes

Action Items

- 2 Letter of support: Hennepin County brownfield assessment.
- 3 Letter of request: Tower celebration openings by City of Mpls.
- 4 Seeking volunteers for the Nominating Committee.

Prospect Park United Methodist Church 22 Malcolm Ave SE

notes

from the President's Desk

Happy 2014! It may still be winter, but I can't believe that we're rolling into the home stretch of another PPERRIA year.

There are exciting things in store for the neighborhood this year-- the most original event I can think of is the 100th birthday of our Witch's Hat water tower! This is the year that our light rail line will open. The area around our light rail station is slowly being converted from an old light industrial area into a mix of residential, retail, and new light industrial, all being guided and shaped as much as possible by principals of green and sustainable living. It's an amazing time to be living here, and I feel privileged to watch events unfold.

Speaking of feeling privileged, I am honored all over again to be able to work with such a dedicated group of civic volunteers. I see references to PPERRIA's support, guidance, and action in all sorts of places, from the Minnesota Daily to the Star Tribune. Surly Brewing Company is coming to our neighborhood. The Textile Center is planning to grow here. I've heard rumors that 27th Avenue is going to get a green facelift to become more bike-friendly. You conduct neighborhood clean-ups and riverside cleanups. You collect books for our neighborhood kids. You've even convinced the powers-that-be to name the nascent light rail station after our neighborhood. And so much more happens so skillfully that it never needs my attention. Without your attention to detail and your drive to influence the world around you, none of these amazing things would be possible.

I do have some pleas: If you have a friend who's got a great idea, please encourage him or her to speak up. We've got a small group of folks who are excited for the idea of a community oven, and are in the middle of researching the options for it. We also have a person who's volunteered to run a Livability Committee and another volunteer who would like to be on it-- the intention of such a committee is to handle those things that make our neighborhood more livable, perhaps even a "community for a lifetime". If you would like to be part of the people who decide how to spend money from the city, please come join our PPERRIA Board of Directors. If you have a passion for what's possible in development, perhaps Zoning & Project Review or Master Planning is a good fit. Or perhaps working with budgets, grant applications, and writing letters makes you happy; if that's the case, our Admin Committee would love to get to know you.

No one person can do everything-- but that's not what we are asking for. Instead, we ask you to share your passion, your expertise, your ideas, your connections... who knows? Inspired by your experiences contributing to your neighborhood, you might find yourself the mayor of Minneapolis someday.

— your cheerful PPERRIA President, *Christina Larson*

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Facing page: photo stills from
A Time-lapse Tour of the Green Line

L to R: Bedford Street intersection, 29th Ave. intersection; Prospect Park Station; Stadium Village Station.

<http://www.eccentricaspects.com>
courtesy of *Nick Wormley*.

Editor's note: This 1:44 second whirlwind tour of the Green Line is totally worth it. Enjoy!

TNT



*T*ransport and *T*ransit liaison, Evan Roberts

For anyone interested in transport, Prospect Park is a special location. Its curvy streets show the influence of a brief late-nineteenth century turn away from the idea that roads should follow a rectangular grid. Prospect Park has felt the influence of major railroads, the Twin Cities' main streetcar line, and then the development of urban freeways. On the edge of the neighborhood one can bike or walk in sight of the Mississippi River, a significant but now declining transportation route. Now in the 21st century more changes are upon us with a new light rail line, changes to popular bus routes, many new businesses and residences with associated traffic, and a rapid growth in bicycling in the University area including Prospect Park.

Accommodating our neighborhood's diverse transportation needs has always involved robust discussion in the community and consultation with various levels of government. For many years *John DeWitt* chaired PPERRIA's Transit Committee. With *John* stepping down from this role in 2013, and the major transportation change in the area—Central Corridor light rail—all but complete, PPERRIA has revisited how it handles public transit and transportation issues. Instead of

having a separate Transit committee, I have taken on a new role as PPERRIA's Transport and Transit Liaison. Serving on both the Zoning & Project Review and Master Planning committees keeps me in touch with a lot of the land-use and development issues that are intimately related to transit and transport. I first moved to Prospect Park in 2000, and teach history, including American urban history, at the University of Minnesota.

In my role as Transport and Transit Liaison, I am responsible for helping represent PPERRIA to all the various agencies that deal with transport and transit issues. In 2014 I expect to be working on issues including the Franklin Avenue bridge reconstruction, light rail and bus changes, and parking issues on and off the street. There will be other issues, and I need to hear about them from you. If you questions or concerns about streets, parking, car, bikes, buses, or trains, please get in touch.

Email is the best way to contact me, or talk to me at one of the monthly meetings. Please get in touch, I look forward to hearing from you.

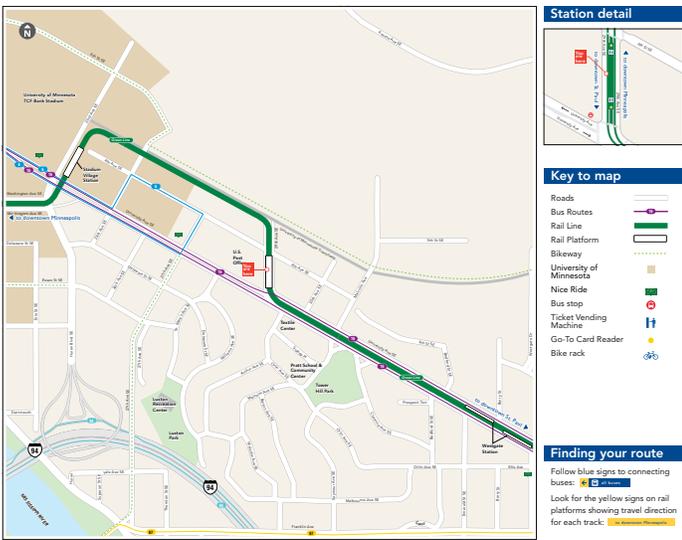
Membership & Communication Committee Report

January 2014

John Cushing, Chair

LRT Kiosk Poster – The committee has worked with Metro Transit to develop a poster about Prospect Park that will be displayed in the kiosk at the Prospect Park LRT station. The poster will include a short description a drawing of the tower and a few photos on the area as shown in the graphic below.

Prospect Park Station



Welcome to Prospect Park

A long-established neighborhood at the heart of the Twin Cities, Prospect Park residents enjoy the community's urban village feel. In this small community in the midst of a large metropolitan area, residents can walk to work, recreation, shopping, churches, and send their children to Pratt community school.

Prospect Parks residents display a strong community spirit and pride themselves on being friendly and welcoming. The neighborhood's sense of place is heightened because there are clear geographic boundaries. The University of Minnesota sits to the west while the Mississippi River and city boundary between Minneapolis and St. Paul define the neighborhood's south and east borders. To the north, a longtime industrial area is attracting new development that will help shape the future of the community.

Prospect Park dates to the late 1800's when it was a commuter suburb to Minneapolis connected by a streetcar line. Many historic homes remain, as does the iconic Witch's Hat Water Tower at the top of Tower Hill Park. Built in 1913, the tower sits on the highest natural land area in Minneapolis. Though it has been out of service since 1953, the tower is opened once a year to residents and provides sweeping views of the Minneapolis skyline.

Web site:

Prospect Park East River Road Neighborhood
www.pper.org

Official website for the neighborhood



The 110-foot Prospect Park Water Tower, known as the "Witch's Hat," stands on the highest natural piece of land in the city of Minneapolis. Celebrations will be held in 2014 to commemorate the tower's 100th anniversary. (Credit: City of Minneapolis)



The top balcony of the Prospect Water Tower, open to the public once each June, offers a spectacular view of the Minneapolis skyline. Pratt Community School, lower center, was opened in 1998 with 37 students and one teacher. Now it is a center of multicultural education for K-5 and adult students. (Credit: Photograph Courtesy Uniquely Minnesota® - www.uniquelyminnesota.com)



The Mississippi River forms the western boundary for Prospect Park with access to miles of hiking and bicycle trails. (Credit: Terry Straub)

Update for Community Oven

January 2014

Steve Cross, Community Oven Task Force

With regret, there appears to be no place that we can put the Community Oven [Editor's note: There are still several sites being explored since the writing of this update, including options in Prospect Park North.]

• The Park Board will not go along with anything until it has been through it's entire process including having community meetings about the oven and then having some kind of approval process by the neighborhood — before the Park Board itself finally acts on a staff recommendation. It will take many months if not most of 2014 to get this done. AND, there is no guarantee that the Park Board will ultimately say "yes." They could decide not to build any community oven even if it's free.

• While Cabrini has asked the Archdiocese to reconsider its refusal to let the oven be on the Cabrini site, there is no indication that there will be a change of heart by the Archdiocese.

• The city Public Works department won't let an oven be constructed in any right-of-way even it the site looks more like a park that a street right-of-way. Cam Gordon will try again to get an ordinance change to allow an oven to go in on a ROW but that may take most of the year before the ordinance is changed.

• Land belonging to the state DOT will only be leased on a month-to-month basis. That's hardly appropriate for a permanent structure costing \$10,000. It will take most of 2014 to see if the DOT can be persuaded to offer better terms.

• The prospect of siting the oven on private land will have to surmount problems relating to getting a permanent right to use private property and that they can't force the oven to be torn down someday.

At this point, there will be no action this year (barring someone's inspiration) and we must recycle to get everything resolved during 2014 and then put in a grant request for the year 2015.

I will shortly have completed plans from the architect for the design of the community oven. It will show what the proposed PPERR oven will look like if and when we ever get a site to build it. I'd have a "show and tell" with the plans.



admin

Administration Committee Report

December 5, 2013, 7 pm, PPERRIA Office
John Orrison, Chair

Attendees: *John Orrison, Dick Poppele (Treasurer), Ken Hampton, Jessica Buchberger (staff)*

Dick presented the Treasurer's Report. The only difference that needed to be reported was that PPERRIA received nearly \$12,000 in reimbursement from the CPP grant. Jessica gave an update on what phone companies would charge for putting in 2 lines. The committee voted to have POPP Communications install 2 lines at \$42/month.

Give to the Max garnered almost \$2,000 in donations, between online donations and people donating to fulfill their pledges from 2011/12. This money will go into the Prospect Park Forward Fund.

The CPP grant has little to update. Jessica will be sending another reimbursement request after January Tax receipt procedure: The new receipt procedure will be have a volunteer send a handwritten note immediately after the donation is made, and a tax receipt with the amount donated in the calendar year sent in January. The call for a volunteer will be sent out in the newsletter—those board members who are not currently active outside of board meetings will be targeted.

Meeting adjourned at 8:00 pm.

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about

PPERRIA is the Prospect Park East River Road Improvement Association — the oldest neighborhood association in Minneapolis. Organized in 1901, PPERRIA was born out of the opposition to the city proposal to level Prospect Park hill, and ever since our neighborhood, through PPERRIA, has embraced controversial issues be it the I-94 freeway construction in the 1960's, school closings in the 1970's, the repaving project in the early 1980's, safety and security lighting of the late 1990's, or Central Corridor Light Rail in the current day. All Prospect Park and East River Road neighbors and businesses are eligible to join.

admin

Administration Committee Report

January 9, 2014, 7 pm, PPERRIA Office
John Orrison, Chair

Attendees: *John Orrison, Dorothy Marden, Ken Hampton, Jessica Buchberger (staff)*

The date of the meeting was changed due to the New Year. Anyway, it was a charming meeting. We enjoyed seeing each other after the holidays. It was particularly good to see Dorothy since for some of us it had been a while.

The first item of business was to review the treasurer's report. We found it to be outstanding.

Next we discussed the 3/14 /14 deadline for submission of the budget proposal to the city for next year's CPP grant. PPERRIA committees need to prepare a plan of work and budget proposal so that the request for funds can proceed in a timely manner this year.

Finally we looked at the issues involved in the approaching tax season. Dick Poppele will be filling out 1099s for independent contractors. One question that we decided needs to be addressed is staff status, vis-a-vis employee vs contractor. While more study is necessary our initial finding is that a change to employee status from independent contractor for Jessica might be in order, and will be explored further.

We awesomely adjourned at 8:20 pm.

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PPERRIA invites and encourages participation by every resident to each program, service and event organized by PPERRIA. Should you require an accommodation in order for you to fully participate, or if you require this document in a different format, please let us know by contacting us at 612-767-6531 or pperriastaff@gmail.com at least five days before our event. You may contact us through Minnesota Relay Services at 1-800-627-3529 or by dialing 7-1-1.

PPERRIA news is the official monthly newsletter of the Prospect Park East River Road Improvement Association with a mission to brief membership in advance of the monthly Board of Directors/Membership meeting.

minutes: october

PPERRIA Monthly Community Meeting
October 28, 2013, 6:30 PM
PPUMC

Approved November 25, 2013

Members & Community-at-Large Present:

1. *Jim White, Fine Associates*
2. *Steve Oakley, ESG Architects*
3. *Aaron Ruseth, ESG Architects*
4. *Sharon Emery, Member, Voting Ambassador*
5. *Julie Wallace, Member*
6. *Jon Rutler, Member*
7. *Rejeu Reyall, New Member*
8. *Mary Rayal, New Member*
9. *Arvellz Greenway*
10. *Bob Kueppers, Fine Associates*
11. *Pierre Willette, UMF*
12. *Dan Cross, Member*
13. *Thomas Siburg, visitor*
14. *Serafina Scheel, Member*
15. *Diane Cushman, resident*
16. *David Suess, resident*
17. *George Bloom, resident*
18. *Robin Garwood, Ward 2 Councilman Rep*
19. *Tam Morgan, Royal Delight/Market*
20. *Mary Jo Schifksy, resident*
21. *Jolie Ker, resident*
22. *David Barnhart, Business Member*
23. *Diana Dukich, resident*
24. *Evan Dressel, New Member*
25. *Peter Wagenius, Member*
26. *Jessica Buchberger, Staff*

Board of Directors Present:

1. *Richard Adams*
2. *Eric Amel*
3. *Phil Anderson*
4. *Dick Brownlee*
5. *David Coats (Sigrid Absent)*
6. *Steve Cross*
7. *John Cushing & Martha Joy*
8. *Kate Donahue*
9. *Tony Garmers (Greta Absent)*
10. *Dick Gilyard*
11. *Ken Hampton*
12. *John Holmquist*
13. *Tamara Johnson*
14. *Sally & Charles Jorgensen*
15. *Dick Kain*
16. *Roger Kiemele*
17. *Susan Larson-Fleming*
18. *Florence Littman*
19. *Deal Lund (Janet absent)*
20. *Dorothy Marden*
21. *Andy Mickel*
22. *Karen Murdock*
23. *John Orrison*
24. *Dick & Meredith Poppele*
25. *Peggy Rejto (Peter absent)*
26. *Joe Ring (Susan Thrash absent)*
27. *Rebecca Shockley*
28. *John Wicks (Wendy absent)*
29. *Lois Willand*

Board of Directors Absent:

1. *John DeWitt*
2. *Susan & Jeff Gottlieb*
3. *Tom Kilton (advance notice given)*
4. *Christina Larson (advance notice given)*
5. *Ann Munt*
6. *Will Oberly*
7. *Dan Peters*
8. *Evan Roberts*
9. *Jerry & Margy Stein*
10. *Paul Zerby (advance notice given)*

minutes: october

Welcome and Sign-In

- 1. Call to Order.** *John Orrison*, PPERRIA Vice President and meeting chair, welcomed everyone to the meeting.
- 2. Agenda.** The agenda was submitted for approval.
- 3. Guest Business.** *Rick* from Royal Market & Royal Delight deli invited the neighborhood to the business and indicated that a market is what the neighborhood has wanted.
- 4. Good Samaritan Property.** *Bianca Fine*, representing Fine Associates, introduced a project to renovate the Good Samaritan Property at 22 27th Ave SE. Fine Associates wants to develop a housing concept directed toward alumni and professors that would like to be near the University to continue to learn and explore. Similar projects are modeled at private universities Stanford and Harvard. Minnesota as a Land Grant poses at an affordable scale. The Good Samaritan site and existing buildings fit the concept, are in a safe neighborhood, near the University, the River and the ribbon park that runs for miles and miles. Fine Associates develops projects to own long term and are not interested in student housing. *Bianca Fine* stated that they manage properties like hotels with concierge, housekeeping service, large common area, business service, party rooms. They view their projects as multi-generational communities. *Bianca Fine* said, "This property will not have a large amount of parking." They intend a clientele that will rely on other transportation sources: Niceride, Blucars for use of tenants. Limo service. Residents tend to need cars much less. Fine Associates will ask University to serve the location with shuttle.

Aaron Roseth, ESG represented planners for the project: Sustainability a development principle. Reuse of an existing building includes \$1.25M of abatement underway. The Wiedt Group to help on identifying the best practices. Relationship to ground plane not good. A blank façade. A PPERRIA principle is to relate building to the public realm. Punching new windows. Design is trying to unify the facility. 130 units which is needed to be economically feasible. Parking is aiming to use mass transit.

Questions were taken from the community:
What is the size of the units? Studios: small but not super small 400 SF. One bedroom 550 to 650 two-bedroom average 900 SF.

How much parking is intended on site? 40 spots for 130 units.

How does 40 work per guidelines and where will guests park? *Karen Murdock* said .5 spots for each bed. *Fine* said 1 per unit [?] There are some discounts. [.3 per unit]

What is the review process for this project?
Robin Garwood said neighbors within 300 ft. get notified. Zoning & Project Review Committee will play a role.

The former parking lots serving Good Samaritan are not part of this development as they are a different property. Fine Associates is not in favor of surface lots.

Someone asked if this is all a moot point if there is not a proposed change of size or use. *Bianca Fine* contended that this may be true yet we are in the business of successful projects.

- 5. Ranked-choice Voting.** *Sharon Emery*, neighbor and Voter Ambassador for the city, presented that ranked-choice voting has been adopted by the City. System allows voting for three choices for mayor, city council, and other offices. Referenda call for a clear majority vote.

- 6. Cappelen Memorial Bridge Renovation.** [Franklin Avenue Bridge at Mississippi River]. *John Orrison* read proposed letter [attached to the record] regarding planned bridge improvements and community preference to avoid bridge closure during construction. Community discussion revealed that information was not conclusive as to when the project is scheduled to occur [2014 or 2015] and the comparative duration and cost of the project if done with complete or partial closure. A motion was made to table discussion of the letter until further facts are known. Approved unanimously on a voice vote.

- 7. Prospect Park LRT Poster.** *John Cushing* indicated that Metro Transit has presented the opportunity to generate two posters for the Prospect Park LRT stop and would like to present at the November meeting. Poster design needs to be approved prior to the end of year.

- 8. Next Z&PR meeting.** Nov 5, 2013.

- 9. Adjourn.** The meeting was concluded at 7:35 pm.

minutes: october

PPERRIA Board of Directors Meeting
October 28, 2013 7:40 pm.
PPUMC

1. **Call to Order.** Meeting was called to order at 7:40 pm. by chair *John Orrison*.

2. **Quorum.** A quorum of the Board was in attendance.

3. **Consent Agenda.** Motion to approve. Seconded. Approved unanimously on a voice vote.

4. **Regular agenda.** Moved by *Dick Poppele* to remove Item e. Cappelen Memorial Bridge based upon discussion in the community-meeting segment. Seconded. The regular agenda as amended was approved unanimously on a voice vote.

5. **Item A: Re-approve neighborhood action plan for neighborhood priorities in CPP grant.** City requires reapproving with specific work plans and separate budgets. These documents have been provided to the City and are attached to these minutes. Motion to reapprove by Executive Committee. Seconded. Approved unanimously on a voice vote.

6. **Item B: Dinnaken House Signage.** Zoning and Project Review approval. *Karen Murdock* vouched for signs. Executive committee has recommends approval of the letter to the Board. *John Orrison* called question. Second. Approved unanimously on a voice vote.

7. **Item C: Cornerstone Letter.** Staff-person *Jessica Buchberger* explained that the original letter was too sugar coated...porosity and density issues addressed in the revised letter. No discussion. Approved unanimously on a voice vote.

8. **Item D: Procedures for hiring contract staff/vendors.** *Jessica Buchberger* summarized the drafted PPERRIA Hiring Procedures document. *John Orrison* moved to approve the procedures. *John Cushing* seconded. Approved unanimously on a voice vote.

9. **Item F: Continuing the current monthly neighborhood meeting and BOD meeting structure.** *John Orrison* summarized the situation of the past three or four meetings and read the Executive Committee motion: To enhance discussion and make effective use of time, PPERRIA will continue to hold regular meetings of the neighborhood followed by a Board of Directors meeting. Specifically, the following two techniques will be used:

1) Temporal separation. The Board of Directors meeting shall be a separate meeting held immediately following the neighborhood meeting, where the directors will conduct the business necessary to carry out the organization's affairs. Both meetings are open meetings as outlined in Minnesota State law governing non-profits.

2) Physical distinction. The Board of Directors will be seated around the perimeter of the audience, and the community and guests shall be seated in the center. To minimize disruption between meetings and clarify who is speaking, this arrangement will be set up prior to the beginning of the first meeting and used throughout the evening.

Steve Cross made a motion to amend by striking the motion in its entirety to resume a single meeting starting at 7 pm. and follow directly the PPERRIA Bylaws Article V: Meetings, E. Voting wherein it states:

E. Voting

As required by the law of Minnesota, the business and affairs of the Corporation shall be managed by its Board of Directors. Except where special committees are governed by special rules the following shall apply:

- Voting on any matter shall be by voice vote (yes, no, abstain) but there shall be a division in cases of doubt as to the result. There shall be no voting by proxy and each member shall be entitled to only one vote on any issue.*
- Anyone eligible for membership attending any membership meeting, whether or not he or she is then a member of record, may vote on any question. The result of any membership vote is conclusively presumed to be that of the Board of Directors.*
- However if any member of the Board of Directors votes in the minority on any membership vote and anyone then requests a "division of the Board of Directors," then a separate vote of the Board of Directors must also be taken and recorded in the minutes. That vote may be taken by any method allowed by Robert's Rules of Order. That separate vote of the Board of Directors governs PPERRIA.*

Florence Littman seconded. Discussion. *Dick Poppele* called the question on the amendment. A vote was called: Yeas: [6] *John Wick, Karen Murdock, Florence Littman, Steve Cross, Peggy Reijto, Kate Donahue.* Nays: [20], Abstained: [3] *Andy Mickel, Dick Kain. John Orrison.*

David Coats proposed an amendment to the motion to break the issue into consideration of each paragraph:

Historic District Committee Report

January, 2014

Joe Ring, Chair

Minneapolis Conservation District Ordinance:

The Minneapolis City Planning Department will hold a public hearing on the proposed Conservation District Ordinance on January 28th at 4:30PM in Room 319 of City Hall. You can view the proposed draft of the ordinance at http://www.ci.minneapolis.mn.us/hpc/Conservation_District_Ordinance

The following comments had been e-mailed by the committee on December 13th 2013 to the city planners and council member Gordon:

Under Application Form section details Item 7, we think this language is too open-ended for a possible situation in which the director could use it as a bureaucratic roadblock.

Under Section 599.740 Owner Consent, we still have trouble with the 2/3 requirement. At the public meeting for this process that was held almost one year ago, the range of consent that many of the people present ran from 50% to 70%, so would it not be better to have a figure of 60%?

The following is a change to Section 500.740 Design Guidelines: After receipt of a application the Design Guidelines shall be drafted by property owners in the proposed district with the active participation of the planning director.

Finally, there is the issue of local review. We think the city's position is that the required expertise is not always available in the community for informed review of the proposed changes in the conservation district. Even if the necessary structure is present in the community, it may not be there in future years. If so, why is there not a local option allowing a community to apply for or request a process that includes an initial local review by the community before going to the city? That request could be part of the application for initiation and that way only communities with the capacity and desire would have this local process in place. As for the permanence, I refer to the "permanence" of the City review process.

temporal separation and physical distinction. Then strike wording about the physical arrangement and let seating work itself out over future meetings. *Richard Adams* seconded.

Vote called on the proposed amendment. Yeas: [26]. Nays: [3], *Karen Murdock, Florence Littman, Steve Cross*. The amendment to the motion was approved.

Vote called on the amended motion. Yeas: [26]. Nays: [3], *Karen Murdock, Florence Littman, Steve Cross*. The motion was approved.

10. Other Business; University District Alliance Delegates. *John Orrison* moved to approve PPERRIA delegates to the University District Alliance for the next 2-year term starting Jan1, 2014. The delegates will be *Dick Gilyard, John Kari*; Alternates *Dick Poppele, Eric Amel*. *Cushing* seconded. Approved unanimously on a voice vote.

11. New Business: PPERRIA Fundraising. With *Give to the Max Day* approaching, *Dick Poppele* asked if PPERRIA wishes to raise more money. Prospect Park Forward raised about \$2,500 last year. \$1,800 remains in the account. The floor was opened to discussion. *Lois Willand* moved to formulate a strategy at a future meeting. *Dick Poppele* moved with a friendly amendment to substitute Charge Executive Committee to task and report to the board at a future meeting. *Lois Willand* concurred. Motion seconded. Approved unanimously on a voice vote.

12. Adjourn. *Tony Garmers* made a motion to adjourn the meeting. Seconded. Approved unanimously on a voice vote. Chair *John Orrison* adjourned the meeting at 8:30 pm.

Respectfully submitted:

Eric Amel

PPERRIA Secretary

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Zoning & Project Review Committee Report

January 7, 2014, 7:00 pm, PPERRIA Office.

Dick Brownlee, Chair

The following items were discussed:

1. *Dave and Jeff Barnhart* updated the committee on the status of their properties on University Ave. *Jeff* will be pursuing redevelopment of the property at 2812 University Ave, and offered to work with the Z&PR committee during the design phase. A subcommittee was formed, and will meet later with *Jeff* later this month.

2. *Dick B.* gave an update on the '22 on the River' (former Good Samaritan) project. The developer has delayed meeting with the subcommittee, formed last November, until the end of this month. The committee directed the subcommittee to meet, as soon as possible, and separately from the developer and architect, in order to review the committee's Design Principles, and get some ideas and concerns formulated, prior to our meeting with the development team.

3. A preliminary design for a hotel at Huron and Essex was presented by DJR Architects and CPM Development Corp. It will have approximately 123 rooms, underground parking, and cater in part to patients and families visiting the Ambulatory Care Center nearby. A subcommittee was formed to work with the development team, which hopes to begin construction this summer, with occupancy by summer of 2015.

4. A preliminary design for converting the former Bemis Packaging offices and plant (150 26th Ave. SE.) to apartments was presented by a representative from Halleland Habicht. Plans include conversion of the existing masonry office and warehouse building on 26th Avenue SE into apartments, and the construction of a two-level parking garage, with a level of apartments above, inside the metal-sided packaging plant building on 27th Avenue SE. The total number of living units would be approximately 400-450, with parking for a minimum of 400 cars. They are initially seeking support from us of their application for a redevelopment grant from the State, to help with asbestos removal expenses. They hope to start construction as soon as possible this year, with completion by late summer of 2015. A subcommittee was also formed to work with this development team.

5. *Dick B.* updated the committee on the status of the proposed garage addition at 58 Orlin Ave. A letter from the neighbor at 64 Orlin had been received two days prior, with several objections to the proposal. The committee directed *Dick* to request a continuance of this item at the City's Board of Adjustment hearing on 9 January, 2014, in order to give the applicant time to respond to the issues raised in the letter.

6. The next Zoning and Project Review meeting will be on Tuesday, 4 February 2014, 7 pm, at the PPERRIA office.

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Master Plan Committee Open House

January 18, 2014

Textile Center

Fifty-plus neighbors attended a successful open house featuring PPERR area development projects. A rapt audience listened to conversation with representatives from Cornerstone Development, the Bedford Intersection area plan, Surly Brewing, Wall Companies, Minneapolis Public Housing Authority and the Textile Center as pictured here.

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Report from Prospect Park 2020

Prospect Park 2020 is a project undertaken by the Prospect Park East River Improvement Association (PPERRIA) to facilitate planning in the area surrounding the neighborhood's future light rail station and along University Avenue. The charge is to craft a pre-development framework through the hands-on involvement of business/landowners and the community as well as interested partners and investors. That framework will maximize the potential of the area in alignment with the community vision for a diverse, affordable, walkable and connected mixed-use transit-oriented urban center.

The following is part three in a three-part series.

The McKnight Foundation provides a helping hand – a new partnership is formed.

This is the third and final installment of a review of the work of Prospect Park 2020 in the development and promotion of the Prospect Park vision for new development around the Prospect Park LRT Station and the area north of University Avenue (now referred to as Prospect North). Following on the year of funding from the Funders Collaborative and the work of the Steering Committee, reported on in the last installment, the Prospect Park 2020 group began to meet with additional new advisors and strategic partners.

In a series of informal meetings in early 2012 with the Textile Center leadership (Peggy Hunter), developers (Larry Laukka, Tom LaSalle and Ray Harris) and Dean Tom Fisher of the University of Minnesota College of Design, a new vision for Prospect North began to take shape. Its major components were the subject of an “Ideas Charrette”, a workshop held at the U of M Alumni Center on April 13-14, 2012.

The Friday evening agenda featured remarks from Dean Fisher (U of M College of Design) “How the world we live in is changing”; Dick Poppele (PPERRIA President) “The place, the opportunity and the neighborhood”; Larry Laukka (Developer, Umore Park, LLC) “The potential relationship to the University of Minnesota”, Margaret Miller (Textile Center) “The Textile Center Vision”; Colleen Carey (The Cornerstone Group) “Why I invested”; and Ray Harris (Calhoun Square) “Managing change and transforming communities”.

On the following Saturday morning over 30 participants representing a variety of constituencies participated in a workshop which included break-out sessions to discuss the ingredients and attributes of a new city within a city – what does it look like and how does it work?

From this outreach and input, Prospect Park 2020 set out the following objectives:

- Continue to refine the vision for Prospect North as a 21st Century urban village along with its economic feasibility.
- Further develop the concepts for the public realm as the basic framework for development.
- Bring to Prospect North the extensive research and planning conducted by the University of Minnesota in developing UMORE as a proposed new 21st century community.
- Form a separate non-profit development corporation and retain legal council.

In June of 2012, Prospect Park 2020 applied to the McKnight Foundation for organizational support with PPERRIA again

PP2020

acting as the fiscal agent. The proposal stated that the work of Prospect Park 2020 was to be the facilitator, the bridge to the community, land and business owners, investors, the City and the University, to create a living laboratory demonstrating how inner city neighborhoods can be rethought, retooled, and redeveloped within a framework of socially relevant, ecologically responsive and sustainable criteria.

We requested \$150,000 over two years. This funding would support:

- our office space, our half-time project manager, required materials and related expenses, and
- the professional technical and design expertise needed to crystallize the planning concepts allowing us to fill the gaps between the participants, to streamline the process and to fulfill our role of community master developer providing information, design, and guidance to implement inspired TOD surrounding the Prospect Park Station.

We emphasized that multi-year support of the McKnight Foundation would be extremely valuable as it would assure partners and investors of our long term commitment and that we would have the capacity to assist them in coordinating their planning in harmony with the community's vision for the Station Area.

In August of 2012, McKnight responded with a one year grant of \$75,000 with instructions that Prospect Park 2020 form a separate non-profit corporation and bring the University of Minnesota on board as a partner in the endeavor.

The Prospect Park 2020 management team (PMT), now consisting of *Dick Gilyard*, *Dick Poppele*, *John DeWitt* and *Ray Harris*, with *Brian Golberg* as manager and administrator, soon began interviewing potential professional teams to contract to carry out its objectives. After several trials, and proposed teams, the PMT hired *Bruce Jacobson* of The Cuningham Group and *John Carmody*, Director of the University of Minnesota Center for Sustainable Building Research, to work as a team on our objectives. *Jacobson* is a recognized leader on planning the public realm. *Carmody* as the leader of the UMORE effort by the University was charged with adapting the applicable parts of the UMORE research, including standards for sustainability, energy conservation, etc, to Prospect North.

A big task for the PMT over the summer and fall of 2012 was to refine the vision and find ways to communicate and market it. A brochure was produced to tell the story (see BROCHURE*). In addition to considering all aspects of the proposed vision, we hired *Jay Walljasper* to craft a narrative to help "tell the story". See "Prospect Park Report - Walljasper"*

Establishing Prospect Park 2020 as a separate non-profit corporation was a high priority. Clearly, McKnight and others were not comfortable funding a project of this scale through a neighborhood organization, and PPERRIA also expressed some concern about handling the large amounts of money involved. The question was (and is) how do we act on behalf of the neighborhood as purveyors of the neighborhood vision and still have a separate organization that is viewed as an honest broker? We consulted several other organizations such as Seward Redesign and District Council Collaboratives for models of organization we might follow. It also took a while to find a legal firm that would agree to work for us pro-bona to set up a corporation and apply for IRS tax exempt status.

Finally, Prospect Park 2020, Inc became a Minnesota non-profit corporation in March 2013 and was granted 501(c)(3) status by the IRS. This means that donors to Prospect Park 2020 can claim a charitable deduction on their taxes. The current Board of Directors is six members, who were introduced to PPERRIA at its June 2013 meeting. The Board now consists of 10 members, all but two of whom either live or work in the Prospect Park neighborhood, and six of whom are members of PPERRIA. (see "Prospect Park, Inc Articles of Incorporation"*) *Dick Gilyard* is the corporate President, *Dick Poppele* the Vice President and Treasurer, *John DeWitt* is the Secretary, and *Nan Skelton* is the Chair of the Board.

Meanwhile, we met with McKnight to deliver an interim report in January 2013. The report showed considerable progress on the objectives we had proposed (see “Jan 3 McKnight Report”^{*}). Nevertheless McKnight insisted on separate legal status for Prospect Park 2020 (not yet achieved) and reemphasized the importance of having the University as an engaged partner. McKnight was not willing to provide any further support until these were achieved.

The scope of the development project that started as LRT Station area planning has expanded to include an area that is comparable to the site of the recently closed Ford plant in St Paul. It includes the area along and north of University Avenue from TH-280 to the University Campus (Prospect North). This is far beyond the original “urban village” vision and is now envisioned as a district-wide development of infrastructure (roads, water management, heating-cooling), and leading-edge building design that invites healthy living, life-long learning, innovation in the arts and science. By leveraging the rich concentration of assets at this location along with the intellectual capital and creative energy of the University of Minnesota, Prospect North has the potential to become a living laboratory for 21st century sustainable urban living. It will be a vibrant place based in community and responsive to ever-evolving opportunities, discoveries and challenges.

Prospect North is designed for a new kind of living; it is a place planned as a one-of-a-kind confluence of the arts, science, learning, design and living. It is a cultural, intellectual, social and creative crossroads of priceless synergy. The role of Prospect Park 2020 is to act as facilitator, bridge, coordinator of interests and every-day monitor of a multitude of development interests and issues with the commitment to be the guardian of the neighborhood / PPERRIA endorsed redevelopment vision.

All of this will require a working partnership far larger than Prospect Park 2020. Two major events have moved us in that direction. The University of Minnesota Foundation has opened a Real Estate Division to manage properties they own on campus such as Dinnaken House. The director of that new office is now paying close attention to Prospect North. Prospect Park 2020 hired Smith Partners to form a partnership of the major stakeholders, including the U of M, Hubbard, Blue-Cross Blue-Shield, Cornerstone and others to implement the vision crafted by Prospect Park 2020.

The Prospect North Partnership has been formed and is being organized around a Memorandum of Understanding (MOU) that lays out a mutual vision and agreed upon action plan. The University of Minnesota Foundation is a partner and its director (*Sara Harris*) is the partnership convener.

Prospect Park 2020 is now one of the partners in the Prospect North Partnership. The work plan already includes an initiative by the Urban Land bank to buy or option all the key properties in the area, and a technical study of the district infrastructure, focused on the rebuilding of 4th Street as a complete, green, residential street.

A proposed 42 page work plan also includes:

- Agreed upon district-wide values and principles
- Develop a learning center and 21st century community library
- Explore how the public realm is created and maintained
- Create the economic model that will lead to success. Reach out to private capital.
- Implement district-wide infrastructure

^{*}Documents can be viewed at www.prospectpark2020.org.

calendar

PPERRIA NEIGHBORHOOD EVENTS & ANNOUNCEMENTS

18 jan

PPERRIA Master Plan Open House
Textile Center

9:30 AM-noon
Contact *Tamara Johnson* tamara_minneapolis@yahoo.com

22 jan

Membership/Communications Committee meeting
PPERRIA Office, 2950 University Ave SE

typically fourth Thursday of the month, 7 PM
Contact *John Cushing* jccushingjr@comcast.net

24 jan

Pratt Community School Concert
Pratt Gym

Kindergarten-1st Grade 10:45-11:30 AM
2nd-5th Grades 2:30-3:30 AM

31 jan

PPERRIA RECORDS ARCHIVE
PPERRIA Office, 2950 University Ave SE

Reminder: archive submittal to Hennepin County Library
Contact *Jessica Buchberger* pperriastaff@gmail.com

27 jan

PPERRIA Membership & Board of Directors meeting
Prospect Park United Methodist Church

Fourth Monday of the month, 6:30-8:30 PM
Contact *Christina Larson* pperriapresident@gmail.com

4 feb

Zoning & Project Review Committee meeting
PPERRIA office, 2950 University Ave SE

First Tuesday of the month, 7:00-9:00 PM
Contact *Dick Brownlee* dickbrownl@mac.com

6 feb

Administration Committee meeting
PPERRIA Office, 2950 University Ave SE

First Thursday of the month, 7:00 PM
Contact *John Orrison* johnworrison@gmail.com

10 feb

PPERRIA Executive Committee meeting
PPERRIA office, 2950 University Ave SE

Second Monday on the month, 6:30 PM
Contact *Christina Larson* pperriapresident@gmail.com

20 feb

PPERRIA Master Plan Committee meeting
PPERRIA office, 2950 University Ave SE

Third Thursday on the month, 6:30 PM
Contact *Tamara Johnson* tamara_minneapolis@yahoo.com

24 feb

PPERRIA Board of Directors & Membership meeting
Prospect Park United Methodist Church

Fourth Monday of the month, 6:30-8:30 PM
Contact *Christina Larson* pperriapresident@gmail.com

27 feb

Membership/Communications Committee meeting
PPERRIA Office, 2950 University Ave SE

typically fourth Thursday of the month, 7 PM
Contact *John Cushing* jccushingjr@comcast.net

To include items in the next PPERRIA calendar

Contact *Jessica Buchberger* pperriastaff@gmail.com
or 612/767-6531

the neighbors

PPERRIA STANDING COMMITTEES AND CHAIRS

Administration	<i>John Orrison</i>	johnworrison@gmail.com
Executive	<i>Christina Larson</i>	pperriapresident@gmail.com
Historic District	<i>Joe Ring</i>	jring@jringglass.com
Master Plan	<i>Tamara Johnson</i>	tamara_minneapolis@yahoo.com
Membership & Communication	<i>John Cushing</i>	jccushingjr@comcast.net
Organizational Development	<i>no chair</i>	
Zoning & Project Review	<i>Dick Brownlee</i>	dickbrownl@mac.com
Nominating Committee	<i>no chair</i>	
Transport & Transit Liaison	<i>Evan Roberts</i>	evanrobertsnz@gmail.com

PPERRIA TASK GROUPS

Sound Wall	<i>Bob Sykora</i>	bob@sykora.org
By-laws	<i>Dick Poppele</i>	dick@umn.edu
4th Street	<i>Julie Wallace</i>	jwallace3@comcast.net
Luxton Book Exchange	<i>Becky Shockley</i>	shock001@umn.edu
Motley Crew	<i>Rebekah Lorence</i>	rlorance@mm.com
Community Events	<i>Marybeth Luing</i>	mb.luing@gmail.com
Community and River Gorge Cleanup	<i>Tom Kilton</i>	tom.kilton.b1cw@statefarm.com

OTHER NEIGHBORHOOD GROUPS

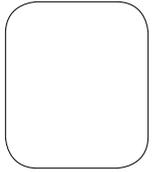
Garden Club	<i>Mary Alice Kopf</i>	mollisk@usewireless.com
Tree Health Project	<i>Paula Denman</i>	pjdenman@comcast.net
Prospect Park Community Gardens	<i>Del Hampton</i>	ppcg coordinators@gmail.com
	<i>Sam Johnson</i>	

OUTSIDE ORGANIZATIONS: PPERRIA REPRESENTATIVES

District Councils Collaborative (DCC)		<i>Phil Anderson</i>
Education & Human Services		<i>Contact: Jerry Stein or Chuck Holtman</i>
Southeast Minneapolis Council on Learning (SEMCOL)		<i>Susan Gottlieb, Jakki Kydd-Fidelman, Susan Larson-Fleming</i>
Prospect Park 2020	<i>Dick Gilyard</i>	rgilyard.architect@earthlink.net
	<i>John DeWitt</i>	jdewitt@comcast.net
	<i>Dick Poppele</i>	dick@umn.edu
GAPSA, Graduate and Professional Student Association		<i>Nick Bussa (bussa019@umn.edu)</i>
University District Partnership Alliance		<i>Dick Gilyard, John Kari</i> <i>Alternates: Dick Poppele, Eric Amel</i>



**Prospect Park East River Road
Improvement Association, Inc.**
66 SE Malcolm Avenue
Minneapolis, MN 55414



1914 - 2014

TOWER 100

A TOWERING ACHIEVEMENT

Look forward to these activities and more...

May 14th, 2014 12:30PM to 1:30PM
+Southeast Joy Presentation

May 15th, 2014 7:00PM to 8:30PM
+Pratt School Presentation

July 12th & 13th, 2014
+Tower open to the public
+Historic walking tour of homes built before 1915

July 15th, 2014
+Tower Concert

Photo:
The Two Towers

Peter Holbrook creates magic once again with this ode to Tolkien's Volume II, a suitable introduction to Tower 100 festivities.