

# *July 2008 PERRIA Newsletter*



## **PPERRIA Board/Membership Meeting**

**Monday, July 28<sup>th</sup>**

**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 – 7:00 pm.*

**If you have special needs requiring accommodation,  
contact Joyce Barta at bartajm@yahoo.com or 378-9268.  
We will make every attempt to meet that need.**

**No Newsletter and no Board/Membership meeting scheduled for August.  
The next Board/Membership meeting is September 22, 2008.**

### **LIVABILITY ON FRANKLIN AVENUE**

by Joe Ring, Livability Committee Chair

The PERRIA Livability Committee, in partnership with Saint Anthony Park Community Council in St Paul, has been presented with a Grant from the **University of Minnesota Good Neighbor Fund** for a design study for Franklin Avenue. The study includes those parts of Franklin starting in St. Paul at University Ave. near Raymond, and proceeding west to the Franklin Avenue Bridge in Minneapolis.

The objectives are to develop design concepts to encourage pedestrian and bicycle use on Franklin using traffic calming strategies for auto traffic. (See the recently placed curb bump-outs at the pedestrian crossing between the Court International Building and its parking ramp across Franklin.)

## Note from the President:

It is so pleasant to walk around Prospect Park these days with its beautiful gardens and tree-shaded streets. It reminds us why we chose to live here.

The future of this neighborhood is still something I am concerned with. As I have noted here before, I believe that in the next five to 10 years Southeast Minneapolis will undergo a big increase in development related to the University and to light-rail transit. As envisioned in the new Minneapolis City Plan, this will be accompanied by a marked increase in population density. Our challenge as a community is to accommodate these changes in ways that will enhance our neighborhood livability while preserving its historic character and beauty.

A current national trend has developed where people are moving back toward the central cities, closer to their work. And this appears to have accelerated now with higher fuel prices. I think this trend will continue and, if it does, the University district, including Prospect Park, will become an attractive place for people working at the University, at Fairview Hospital, and at the new biotech companies that will be forming north of the University Transit Way.

Recently developers have approached us with proposals for projects that would provide primarily for more student housing. Generally, these proposals were not of high quality, seeking a short-term return on investment rather than a more comprehensive, longer-range vision for our area. I think we can do better. I think we can encourage development that will attract a diversity of residents and local enterprises.

There are developers who share this longer-range vision, and we need to convince them to work with us. It will not be easy. There are the inevitable tensions between desirability and feasibility, and the financial risks taken by the developer, that come

into play. Moreover developers often work on a timeline and at a pace that our volunteer groups may find difficult.

---

I think we can encourage development that will attract a diversity of residents and local enterprises.

---

Typically we react to development plans at monthly meetings, often when a project is nearly complete and the developer wants a rapid response from us so he can get his final approval from the city. Instead, we should be involved with the planning earlier and more continuously if we are to have any serious influence on outcomes. And this could require more frequent meetings of dedicated volunteer groups.

We have such a group working now with a developer who proposes a high-rise development in Stadium Village. Through a series of meetings, this group has reached a tentative understanding with the developer and architect regarding the scope, size and placement of the new structure. While the developer had a firm idea of what he wanted here, there has nevertheless been a fair amount of give-and-take regarding such things as the massing of the building, its relationship to the pedestrians on the street and the appearance of the façade. These talks will continue. The results will be discussed and approved by the Zoning committee and then by the PPERRIA Board.

I hope we can use this approach in the future, along with the work of our new Planning Committee. It'll help us decide how we want our community to respond to pressures for the increased development and the increased density we are already experiencing.

.....Dick Poppele

**PPERRIA Membership and Board of Directors Meeting  
Monday, May 18, 2008, 7 p.m., Prospect Park United Methodist Church**

President Dick Poppele called the meeting to order at 7:05 p.m. following social time .

President Poppele welcomed visitors and new members.

1. A motion to approve the amended agenda was made by Dick Kain. Passed without noes.
2. A motion to approve the May minutes was made by Dave Walter. Passed without noes.
3. **SEMI Report:** Jim Forsythe spoke about the status of the 500-acre Southeast Minneapolis Industrial area, which is north of University Avenue (except 4<sup>th</sup> St. east of 27<sup>th</sup> St., and 200 acres that lie in St. Paul. Legislation allows Minneapolis to pool tax increment excess, which can be used to build infrastructure. There is a University of Minnesota biotech area on the west side of the area, and a private biotech area to be built on the east side of the area. Roads to be reconfigured include 27<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> Streets, SE. Granary Road will run east-west, but not into St. Paul in this first phase. Work on Malcolm will begin this August. Granary Road and 25<sup>th</sup> St. SE will be completed in 2010. The process will include appraisal, acquisition of property, design, council approval and construction. The portion of Granary Road between Malcolm and 280 will not be involved in the process until St. Paul is “ready” to participate. (There is substantial opposition to Granary Road in the St. Anthony Park neighborhood.)
4. **Rock-Tenn Community Advisory Panel:** Bill Kahn made a presentation on the Rock-Tenn Community Advisory Panel, which has been established to study the use of renewable fuels to run the Rock-Tenn recycling facility. The facility is in St. Paul, south of University Avenue at Vandalia. The conversion of St. Paul’s Highbridge power plant from coal to natural gas eliminated the steam energy that Rock-Tenn had previously used. Rock-Tenn is now burning fuel oil and natural gas. The Panel will advise the St. Paul Port Authority on its findings about the needs of Rock-Tenn and the alternatives available to provide energy to the area. Bill gave a detailed presentation of the nature of the study. Much technical information is available on the website of the group, [www.rtadvisory.org](http://www.rtadvisory.org).
5. **Grand Rounds Missing Link Development Study Report:** The Grand Rounds encompasses more than 50 miles of parkway, bicycle and pedestrian trails around Minneapolis. There is a three-mile gap in the Grand Rounds, (the [Missing Link](#)) located in NE and SE Minneapolis between St. Anthony Parkway and River Road. A consultant group produced a report to the Minneapolis Park Board on how to complete the link. Prospect Park had two representatives on the Advisory group: Andy Mickel, appointed by Cam Gordon, and Chuck Jorgenson representing PPERRIA. The study recommends a route through the easternmost part of the Como neighborhood, on Granary Road (the part not yet on the drawing boards in St. Paul, see 3 above), thence south on SE 27<sup>th</sup> St. to East River Parkway. The neighborhoods have been asked to comment on the Report. A letter, drafted by Julie Wallace and signed by Dick Poppele, cited concerns about the lack of the report’s consideration of traffic in general, coordination with the proposed light rail line, the truck traffic on 27<sup>th</sup>, and the general problems with the Franklin/27<sup>th</sup>/East River Parkway junction. Andy Mickel and Chuck Jorgenson both supported the letter. Joe Ring’s motion to approve the letter was passed without noes.
6. **Livability Committee Report:** Joe Ring reported that a dispute about Art and Architecture’s use of its loading dock had been amicably resolved. An attempt to mediate complaints about

*(minutes continued next page)*

*(minutes concluded)*

parking and loud noise between neighbors will be made. Joe reported on PERRIA's status as a consulting party on the Central Corridor Light Rail Line, which requires that it sign off on plans at the end of the §106 review process. The ranking of historic properties along the line was made without the participation of the Minneapolis Historic Preservation Committee. The demolition of the property at 2001 Franklin without review by the Historic Preservation Committee prompted a resolution to send a letter to Jack Byers, the chairman of the Commission to determine that property in the designated historic district prior to its final designation is entitled to interim protection and review by the Historic Preservation Commission. Joe moved that the letter be sent to Byers. Passed without noes. Cam Gordon suggested the letter be sent to Mike Christenson at the City, and stated that the City Attorney would probably review the letter.

**7. Zoning Committee Report:** Florence Littman reported that the duplex at 1217-19 Yale had been demolished and a fourplex with five bedrooms in each unit would be erected as allowed by the R5 zoning in the area. She also reported on a project encompassing the block on the south side of Washington Avenue SE between Oak and Ontario, which will contain a CVS pharmacy as anchor tenant, with two underground parking levels, two commercial levels, and seven floors of student apartments. The owner of the former Tower Grocery has erected a fence between it and the neighbors. Julie Wallace announced that the Jefferson apartments just east of the 4<sup>th</sup> St. area will open in August, with 500 people, 200 rooms. They are 58% pre-leased, many to St. Thomas College students.

**8. Bylaws:** The remaining bylaw proposals from the Bylaws taskforce were presented section by section to the membership by Dick Poppele. A straw vote was taken on the issue of whether a smaller board of directors was desired by the membership. A substantial vote indicated that was the case, and Dick Poppele stated that this issue could be taken up at a later time. Dean Lund attempted to raise the issue of limiting the Board of Directors to residents of the neighborhood. President Poppele said that the issue was not before the group at the present time, but would come before the group in the fall.

Poppele proceeded to vote on the remaining proposals. Article IV. B-E, which dealt with officers and the makeup of the executive committee were voted on, and passed by a vote of 27 ayes, with three abstentions. Article V. A&B, regarding meetings passed with 30 ayes. Article V. C, passed with 29 ayes after the proposal was amended to clarify that all Board meetings are open to the membership. Article V. D, was passed with 29 ayes and one abstention after the proposal was amended to provide that a quorum consisted of one-third of the members. Article V. E, regarding the manner of voting, passed with 29 ayes.

**9. Staff Report:** The Staff Report is available in the June newsletter.

A motion to adjourn was made by President Poppele. Passed without noes.

Respectfully submitted,

---

Betts Zerby, Secretary

---

Richard Poppele, President

## July 2008 NRP Contractor Activities 6/3/08 – 7/11/08

Supported PPERRIA activities, NRP I, and NRP II			
Contractors' services:	Hours billed	Total expense	% of total Budget
06/03/08 to 07/11/08	19.5	\$ 468.00	0.2 %
10/18/95 to 06/03/08	11,005.16	\$192,723.15	95.6 %
10/18/95 to 07/11/08	11,024.16	\$193,191.15	95.6 %

Total revised PPERRIA NRP Phase 1 budget for independent contractor services = \$201,661.45. \$9883.15 remains, including \$9000 in NRP 2 funds which was recently contracted.

### SEMI/URP DEVELOPMENTS

by Julie Wallace

**D**on't laugh! It's the ***Southeast Minneapolis Industrial/ University Research Park*** pegged with that unfortunate acronym; a mainly industrial area in Southeast Minneapolis north of University Avenue, extending from 15<sup>th</sup> Avenue SE on the west, to Elm and Kasota Streets on the north and including parts of Prospect Park and Como neighborhoods. The City's Comprehensive Plan identifies it as an industrial growth area (excepting the residential section along 4<sup>th</sup> St. SE). The city is working to improve infrastructure and encourage new investment.

Jim Forsyth of the Minneapolis Community Planning and Economic Development Department reported to the June PPERRIA meeting on current activities inspired by a \$12M infusion of state and other funding. First project will be the paving of Malcolm Avenue, north of the University Transit-way (currently just an oiled-dirt road). It's to be done this year.

Also of interest is the beginning of real work on a new roadway: Granary Road. Once called the Dinkytown Bypass, it's long been a part of the city plan. Longer-range plans envision it extending from I-35W in Minneapolis, into St. Paul, and running East/West north of Dinkytown, the University Stadium, and the University Transit-way. It could eventually lessen truck traffic on University Avenue, while providing an alternate route to and from the University Stadium.

Current funding covers Granary Road just from 25<sup>th</sup> Avenue SE to Malcolm. Preliminary plans (property appraisals, right-of-way, acquisition costs, feasibility, etc.) will be shown to the City Council for authorization of funds in September or October. Construction could begin in 2010. A section of Granary Road is also part of the Park Board's Grand Rounds Missing Link, thus combining a new truck route with a new parkway.

*(Information on the SEMI/URP area, with links to various plans and reports, can be found at: <http://www.ci.minneapolis.mn.us/cped/semi.asp>)*

<b>PPERRIA Standing Committees and Chairs</b>			
Education & Human Services	Susan Larson-Fleming	flemings@usfamily.net	331-8819
Executive	Dick Poppele	dick@umn.edu	378-9242
Finance	Tony Garmers	tgarmers@msn.com	378-2656
Housing	Roger Kiemele	kiemele@earthlink.net	331-5106
Livability (Subcommittees listed below, designated by *)	Joe Ring	jring@visi.com	379-4587
*Community Events	Gratia Reynolds	grandmagratia@yahoo.com	331-5312
*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@mn.rr.com	338-1871
Membership	Julie Wallace	jwallace3@comcast.net	378-9429
Personnel	Susan Larson-Fleming	flemings@usfamily.net	331-8819
Transit	John DeWitt	jdewitt@comcast.net	338-1871
Zoning & Land Use	Florence Littman Phil Anderson	littm005@umn.edu	331-2970
Zoning Subcommittee: Planning	Dick Gilyard	rgilyard.architect@earthlink.net	362-8995
4 <sup>th</sup> Street	Julie Wallace	jwallace3@comcast.net	378-9429
<b>Other PPERRIA Committees and Task Forces</b>			
By-laws Task Force	Paul Zerby	pgzerby@yahoo.com	379-8095
Nominating Committee	Formed each February, as per PPERRIA Bylaws		
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, Scott Johnson, Susan Gottlieb		
Southeast Minneapolis Industrial Committee (SEMI)	Dean Lund, Julie Wallace, John Kari		
District Councils Collaborative (DCC)	Phil Anderson		
University District Partnership Alliance	Dick Poppele, Dick Gilyard		

**IS YOUR MEMBERSHIP CURRENT?**

**WILL YOU KEEP RECEIVING THIS NEWSY *NEWSLETTER*?**

Your mailing label tells when your membership was last renewed – and only renewals from April 2008 and later are current. Support the efforts of PPERRIA to make our neighborhood a better place! Do this with your membership and, if you can, your tax-deductible contribution. An application form is inside this newsletter – ***you can either mail it to PPERRIA, or bring it to the July meeting.***

## Prospect Park East River Road Neighborhood Calendar

To include items in the PPERIA calendar, contact Joyce Barta at bartajm@yahoo.com or 378-9268 by **Thursday, Sept. 4<sup>th</sup>**

Date and Time	Event and Location	Whom to contact	
	<b>Pratt Council</b> does not meet during the summer.	Mary Alice Kopf Pratt Office	379-7436 668-1122
	<b>Luxton Park Council</b> does not meet during the summer.	Jim Widder	331-6129
Wednesday, July 23	6:30 pm - 8:30 pm <b>Garden Club</b> at the home of Mary Alice Kopf, 137 Warwick, 379-7436.	Kent Petterson Mary Alice Kopf	332-1821 379-7436
Monday, July 28	7:00 pm - 9:00 pm <b>PPERIA Board of Directors &amp; Membership Meeting</b> at Prospect Park United Methodist Church. Come at 6:30 for refreshments and conversation.	Dick Poppele	378-9242
Tuesday, August 5	<b>National Night Out Block Club Parties.</b> Check with your block club leader for time and location.		
Monday, August 11	noon - 1:30 pm <b>JOY Potluck Picnic</b> at Luxton. Hot dogs, buns and lemonade provided. Bring some food to share.	Roberta Mark Luxton Park	331-6621 370-4925
Monday, August 11	7:00 pm - 9:00 pm <b>PPERIA Executive Committee meeting</b> at Prospect Park United Methodist Church	Dick Poppele	378-9242
Wednesday, August 13	5:00 pm <b>Glendale Resident Organization (GRO) meeting</b> at 92 St. Mary's Ave.	Latrisha Collins	342-1952
Tuesday, August 19	7:00 pm <b>(Tentative) Zoning &amp; Planning Committee meeting</b> at Prospect Park United Methodist Church.	Florence Littman	331-2970
	<b>No PPERIA Board of Directors &amp; Membership Meeting in August.</b>	Dick Poppele	378-9242
Wednesday, August 27	6:30 pm - 8:30 pm <b>Garden Club</b> at the home of Chris and Harrison Nelson, 1829 Franklin Ave SE, 379-1236.	Kent Petterson Mary Alice Kopf	332-1821 379-7436
Wednesday, Sept 3	7:30 pm <b>Luxton Park Council meeting</b> at Luxton Park	Jim Widder	331-6129
Monday, September 8	noon - 1:30 pm <b>JOY Potluck</b>	Roberta Mark Luxton Park	331-6621 370-4925
Monday, September 8	7:00 pm - 9:00 pm <b>PPERIA Executive Committee meeting</b> at Prospect Park United Methodist Church	Dick Poppele	378-9242
Wednesday, September 10	5:00 pm <b>Glendale Resident Organization (GRO) meeting</b> at 92 St. Mary's Ave.	Latrisha Collins	342-1952
Thursday, September 18	7:00 - 8:30 pm <b>Pratt Council meeting</b> at Pratt.	Mary Alice Kopf Pratt Office	379-7436 668-1122
Saturday, September 20	<b>Pratt Boot Sale</b>	Ginia Klamecki	331-7056
Monday, September 22	7:00 pm - 9:00 pm <b>PPERIA Board of Directors &amp; Membership Meeting</b> at Prospect Park United Methodist Church. Come at 6:30 for refreshments and conversation.	Dick Poppele	378-9242
Saturday Sept 27	<b>Fall Clean-up</b>	Tom Kilton	339-3064

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

PRSRT STD  
U.S. Postage  
**PAID**  
Minneapolis, MN  
Permit No. 2993



---

### **New student housing opens**

By Julie Wallace

The student housing development north of KSTP (in St. Paul) is opening this month. Known as *Jefferson at Berry*, it was built by JPI. The Resident Manager says about 64% of the 552 rooms have been reserved. The three buildings contain a total of 150, two- and four-bedroom units. So far, 150 of the 197 available parking spaces have also been rented.

Residents will be upper-level university students (about 10% from the University of St. Thomas). Amenities include exercise and computer rooms, outdoor sauna, outdoor grills, and enclosed bicycle storage. Security guards will be on-site from 8pm to 8am daily, and noise will be strictly controlled.

Rest assured that residents of the adjacent 4<sup>th</sup> Street neighborhood will be alert to any problems and will stay in touch with the resident manager.

..... *Our path to the future is chosen by those who show up*