

PPERRIA News – September 2008

Newsletter of the Prospect Park East River Road Improvement Association



PPERRIA Board/Membership Meeting

Monday, September 22nd

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.**

**Note: The agenda for this month includes an upcoming vote on a proposed amendment to the PPERRIA bylaws changing Article IV:
*Board of Directors and Officers.***

The proposed amendment would replace a current single paragraph with two. The first paragraph would reduce the number of directors from 40 to 30, and would require all directors to reside within the boundaries of PPERRIA. The second paragraph describes how this would be done over a two-year span.

Keep in mind that a vote – either up or down – can only take place with a board quorum present.

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Note from the President: MORATORIUM



It has been a remarkable summer. After a long period of our being at odds with the City of Minneapolis regarding development in our neighborhood, the City has begun a coordinated review addressing most of the issues we've raised.

This is a collaborative effort between the City and the University District Alliance to review specifically the situation in the University District. A task force, chaired by Haila Maze, Senior Planner with the city's Community Planning and Economic Development (CPED), includes representatives from several city departments and also from each of the five University District neighborhoods (Marcy-Holmes, Como, Prospect Park, Cedar-Riverside and University) as well as the District business associations (Stadium Village, Dinkytown, Southeast and West Bank). They will review current zoning, parking and administrative practices, and recommend how these can be improved to deal with the special problems of the District.

Meanwhile the City Council, following the leadership of Councilmember Gordon, has unanimously declared a one-year moratorium on the demolition, construction and establishment of one-to four-unit dwellings in the University District. This protects the review process, allowing the Council to act on any recommendations for change that might result from it.

What a great new opportunity for the neighborhoods!

The neighborhoods have struggled to maintain their identity and livability in the face of constant pressures to create more overcrowded student housing. The current rules for development favor those who would tear down existing homes and build four-plex units with as many as five bedrooms

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per unit. The standards for building such structures are minimal, and approval is based on a point system that encourages the lowest quality development consistent with state building codes. Nor does it consider its impact on surrounding properties:

- A general decline in the quality of homes
- Increased demand for parking, and
- Increased pressure to replace single and duplex homes with "minidorms."

Their ultimate profitability could drive up real estate prices beyond the reach of owner-occupants, leading to further changes in local demographics..

While this trend has been accelerating primarily in the Como and Marcy-Holmes neighborhoods, it is no stranger to Prospect Park. This summer we also saw two duplexes on Yale Avenue near the River Road demolished and replaced by a four-plex, each unit having five bedrooms. The on-site parking for this structure consists of five parking spaces. The building will overwhelm this small triangle of Prospect Park. Its two streets (Yale Avenue and Superior Street) are already filled with cars, despite requiring resident parking permits. Another dorm unit was proposed this summer to replace two duplexes on Ontario Street (also near E. River Road) but it may now be stalled by the Moratorium.

With a serious effort from the City – and the input from the community – we trust this review will lead to significant changes in the current practices, and start to deal with the declining livability in the University District neighborhoods. These were detailed in the Impact Report to the Legislature in 2006, "Moving Forward Together." It is so important now – with all the changes coming – that we have the tools to preserve and maintain our neighborhood livability

.....Dick Poppele

**PPERRIA Membership and Board of Directors Meeting Monday, July 28, 2008, 7 p.m.
Prospect Park United Methodist Church**

President Dick Poppele called the meeting to order at 7:05 p.m. following a social gathering .
President Poppele welcomed visitors and new members.

1. The amended agenda was approved.

2. The June minutes were approved.

3. Housing Committee Report: Roger Kiemele reported that only 2 residents had qualified for the housing improvement loans under the guidelines as currently structured. In order to encourage participation Roger moved to change the eligibility standards, proposing **Revolving Loan Standards:** Loan amount: \$5,000, 5 year term; Match: none required; Interest: 4%; Income limit: 115% of Metro Median Income (\$74,405, 2 persons) and **Deferred Loans Standards:** Loan amount: \$5,000, deferred for 7 years while owner occupies property; Match: none required; Interest: 0%; Income limit: 75% of Metro Median Income (\$48,525, 2 persons). **Eligible Improvements:** Currently limited to exterior rehab and code items. Change would include energy-related and major mechanical improvements to the list of eligible improvements. The motion was passed by a roll call vote of the Board with 26 members voting aye, and 1 member voting no.

4. Stadium Village Development: Dick Poppele and Dick Gilyard reported on a development planned for the south side of University Avenue between Oak Street and Ontario. A PPERRIA development subcommittee has been meeting with the developer, Opus and ESG architects in the planning stages of the project which will have two underground parking levels, a 28,000 sq. ft. commercial first floor, and 6 levels (177 units, 464 beds) of student housing on levels 2 through 8. Tom Lund of Opus and Aaron Roseth of ESG described the project. A memorandum of agreement was proposed which had been drafted by the subcommittee and Opus which included agreement for concrete structural system, high quality construction materials, LEEDS (environmental development) certification, a "pocket park" , pedestrian "mews" for the rear area, stepping of the building, a mix of studio, 2 and 4 bedroom units, and no objection to the demolition of the Oak Street Cinema Building. Paul Zerby moved to amend the agreement to include the following language:

Motion passed without noes. The motion to pass the amended agreement by Dick Gilyard passed without noes.

5. Livability Committee Report: Joe Ring called attention to a letter of apology from a student at Melrose. He also suggested that the federal section 106 process could be used to put pressure on St. Paul to approve Granary Road hookup to 280. He reported that last month's letter to the Historic Preservation Commission resulted in a response that stated that there had been no request for local designation of the proposed Historic District and therefore there was no requirement for interim protection. It was PPERRIA's understanding that such protection was required. Joe moved passage of the following resolution:

- The Prospect Park East River Road Improvement Association is requesting that our city council member, Mr. Cam Gordon, nominate the area of Prospect Park, as illustrated and proposed in the Hess Roise and Company Historical Survey Study 2001, as a Local Historic District.
- The justification for the request is based on the conclusions and recommendations of the Hess Roise Reports 2001, which state that the area outlined in the report would qualify

(Minutes continued next page)

(Minutes concluded)

under local criteria #1, 3, 4, 5 and 6 of the Minneapolis Preservation Ordinance.

- The Prospect Park East River Road Improvement Association also requests that under the Minneapolis Preservation Ordinance the above area be given Interim Protection that would require review and action by HPC for any request for demolition, zoning change, or change of land use within the Proposed Historic District.

The resolution passed without noes.

6. Zoning Committee Report: Karen Murdock gave an entertaining description of the problem of recent developments of “mini-dorms” in the southeast area and the legality of such under present zoning laws.. She described a request for a variance for a planned development on Ontario Street to be allowed to have six units in a planned “mini-dorm.” Dick Poppele reported that the University Alliance was planning on requesting the city to impose a moratorium on development in the area, and a zoning study for the areas surrounding the University. Dick Kain moved to have the Zoning Committee oppose any request for variances for 6 or more units. Passed without noes.

7. Rapson Memorial Report: Betts Zerby reported on the History Committee’s plans for a memorial to commemorate Mary and Ralph Rapson. She presented the plaque design and a design by Jim Witt for a stand for the plaque, both to be located at the triangle across from the Rapson house at Seymour and Clarence. Questions were posed about the ability of such a memorial to withstand a car collision, about the placement of the memorial in Tower Hill Park and about traffic visibility obstruction. The Committee will consider the comments and concerns of the membership.

8. Staff Report is available in the July newsletter.

9. Announcement: A representative of “Kids Voting” spoke of the program to allow kids to vote on election day, and sought volunteers to help in the project.

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

Respectfully submitted,

Betts Zerby, Secretary

Richard Poppele, President

Staff Report: July 11 to September 2, 2008

Contractor’s services were paid by PPERIA from the Citizen Participation Grant funds. There were 33.5 billable hours over a two month period, an expense of \$804.

Total budgeted.....\$1600.

Amount remaining.....\$796.

Prospect Park East River Road Neighborhood Calendar

To get items in the calendar, contact Joyce Barta at bartajm@yahoo.com
or 378-9268, by Thursday, October 9th

Date and Time	Event and Location	Whom to contact
Tuesday, September 16 7:00 pm	(Tentative) Zoning & Planning Committee meeting at Prospect Park United Methodist Church.	Florence Littman 331-2976
Thursday, September 18 7:00 - 8:30 pm	Pratt Council meeting at Pratt.	Mary Alice Kopf 379-7436 Pratt Office 668-1126
Saturday, September 20 8:30 am - noon	Pratt Boot Sale in the Pratt School parking lot. Community sale of new and used goods. Call to reserve a table to sell your items (cost is \$10).	Deb Clark 668-1106
Monday, September 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 378-9246
Wednesday, September 24 6:30 pm - 8:30 pm	Garden Club at the home of Chris and Harrison Nelson, 1829 Franklin Ave SE, 379-1236.	Kent Petterson 332-1826 Mary Alice Kopf 379-7436
Saturday Sept 27 9:00 am - noon	Prospect Park Neighborhood Cleanup. Items that will be picked up are tires, concrete, metal, and brush. (No need to bundle brush.) Items must be on curb by 9 am. Volunteers needed. Meet at 1933 E. River Parkway for breakfast at 8:30. Call for info.	Tom Kilton 339-3066
Sunday September 28	Community Celebration for Tom Sengupta, honoring his many contributions to the community. Dinners at 5:30 and 6:15, program at 7:00. Suggested donation of \$25. Proceeds go to SE Seniors Block Nurse Program --- the charity selected by Tom.	Ginia Klamecki 331-7056 PPUMC office 378-2386
Wednesday, October 1 7:30 pm	Luxton Park Council meeting at Luxton Park	Jim Widder 331-6126
Wednesday, October 8 5:00 pm	Glendale Resident Organization (GRO) meeting at 92 St. Mary's Ave.	Latrisha Collins 342-1956
Saturday, Sunday, October 11 10 am – 4 pm 1 pm – 4 pm	Mostly Weaving Sale at 27 Melbourne SE. Wearables and household goods, pottery jewelry artwork, rag rugs and pillows.	
Sunday, October 12 noon - 2:00 pm	Fall Food Fest at St. Panteleimon Russian Church, 2210 Franklin Ave SE. Russian food, gifts, tour the church with its old-world traditional icons.	St. Panteleimon 379-7336 Russian Church
Monday, October 13 noon - 1:30 pm	JOY Potluck at Pratt	Roberta Mark 331-6626 Luxton Park 370-4926
Monday, October 13 7:00 pm - 9:00 pm	PPERRIA Executive Committee meeting at Prospect Park United Methodist Church	Dick Poppele 378-9246
Thursday, October 16 7:00 - 8:30 pm	Pratt Council meeting at Pratt.	Mary Alice Kopf 379-7436 Pratt Office 668-1126

Monday, October 27	7:00 pm - 9:00 pm	PPERIA Board of Directors & Membership Meeting at Prospect Park United Methodist Church. Come at 6:30 for refreshments and conversation.	Dick Poppele	378-9242
Saturday, November 1	9:00 am - 3:00 pm	Prospect Park United Methodist Church Bazaar at the church, 22 Orlin Ave SE. Many handcrafted treasures, jewelry, photographs, note cards, paintings by local artists, fair trade items. Wonderful baked goods and lunches.	PPUMC office	378-2386

THE BOOK EXCHANGE – A CALL FOR BOOKS

By Dean Abrahamson

The PPERIA-sponsored book exchange is now up and operating – but more books are needed!

The Book Exchange is located in the room immediately behind the reception desk at Luxton. The Luxton Park house is open from 11:00 a.m. to 8:00 p.m. on weekdays – it is not open on weekends.

Choua Thao, Luxton director, prepared the room for us and we bought used bookcases, chairs, and a reading lamp at the University of Minnesota recycled furniture warehouse. Our first call for books brought in a couple of hundred books for adults. Also, Luxton’s collection of childrens’ books has been moved into the Book Exchange.

The operating system is as simple as we can make it. Folks bring a book (or books), take a book (or books), return them and that’s it. There is no record of who brings books or who borrows books. We’ve got a small committee and we check the book exchange a

couple of times a week for housekeeping.

WE NEED MORE GOOD BOOKS!

Bring books to Luxton – leave them on the counter in the book-exchange room – a committee member will apply a little “Luxton Book Exchange” label and shelve them. And, while you are there, why not borrow a book or two?

Please bring good books – fiction, non-fiction, best sellers, history, biography, travel, and so forth. We particularly need books for young adults.

The exchange is freely open so, please, do not bring books that are clearly unsuitable for children.

And no text books, encyclopedias or magazines, please.

Questions? Suggestions? Or want to join our little committee? Contact Dean Abrahamson (deanabra@umn.edu) or Lois Willand (loiswilland@gmail.com).

PPERRIA Standing Committees and Chairs			
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 th Street	Julie Wallace	jwallace3@comcast.net	378-9429
Other PPERRIA Committees and Task Forces			
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		

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

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Coming Events –

Sunday September 28 –Celebrating Tom Sengupta of Schneider Drug. We honor Tom's many contributions to the community with dinners (5:30 and 6:15) and a program (7:00pm). A suggested donation is \$25. Proceeds go to SE Seniors Block Nurse Program – the charity selected by Tom. Call soon, dinners will sell out fast. Contact Ginia Klamecki: 331-7056 or PPUMC office: 378-2380

Saturday November 1st – Prospect Park United Methodist Church Bazaar, 9am to 3pm at the church, 22 Orlin Ave SE. Many handcrafted treasures, jewelry, photographs, note cards, paintings by local artists and fair trade items. Tasty lunches and yummy baked goods. Contact PPUMC office: 378-2380

PPERRIA Welcomes two new faces to the community –

Anne Wade: Principal – Sidney Pratt School

Chad Koppes: Pastor – Prospect Park United Methodist Church

These two have several things in common: Although they both reside outside the PPERRIA neighborhood, they head up two entities that have shared a vital function in the neighborhood for more than a century. What's more, each has a core commitment of reaching out to the community. They welcome any opportunity to do this.