

From Vision to Village

Pratt Ordway Properties is the lead redeveloper of Silver Lake Village. The Village of Saint Anthony City Council selected them in February 2002 from a field of qualified applicants. There were other proposals for the future of this prime location, but in the end it was an alignment between Pratt Ordway's proposal and the hopes of the City that won them the right and responsibility to make that vision a reality.

Len Pratt has a personal interest in Silver Lake Village because he has connections to the St. Anthony community. His extended family has always lived in the area and he has fond memories of his own visits to Apache Plaza. As a young English Literature student at the University of Minnesota, Len even taught for a year at St. Anthony's Wilshire Park Elementary School.

Len's great grandfather came to America from Sweden at the turn of the last century, bringing with him his skill and tradition as a builder. Following that family legacy, Len and brother Lowell Pratt founded Pratt Homes in 1973 and have built it into one of the Twin Cities' most sought-after custom home builders.

With success comes responsibility. Since 1980, Len has served on the Builders Association of Minnesota's Board of Directors, serving as Secretary, Vice-President and President, as well as on numerous committees. On the national level, Len is a Life-Director with the National Association of Home Builders. Both Len and Lowell have been inducted into The Minnesota Building Industry Foundation Hall of Fame.

Since 1994 Len and Lowell have partnered with John Ordway on various mixed-use projects, and in 2000 Pratt Ordway Properties – a full service real estate firm – was formed. John Ordway's own career spans over 30 years in real estate development and construction, and the brothers found a good fit with John.

Once selected as the developer for Silver Lake Village, the challenge became that of converting a vision into a village. Len's concept for the community was greatly influenced by the writing of Ray Oldenburg in his book, "Celebrating the Third Place." In his book, Oldenburg speaks of the places and ways people satisfy the human need for connection. He discusses the ways in which such interaction has been zoned to near extinction in "Suburban America" since the end of World War II. A "village" concept – with many "third places" for human interaction – was the vision and the very nature of the Silver Lake Village site, and its history demanded nothing less.

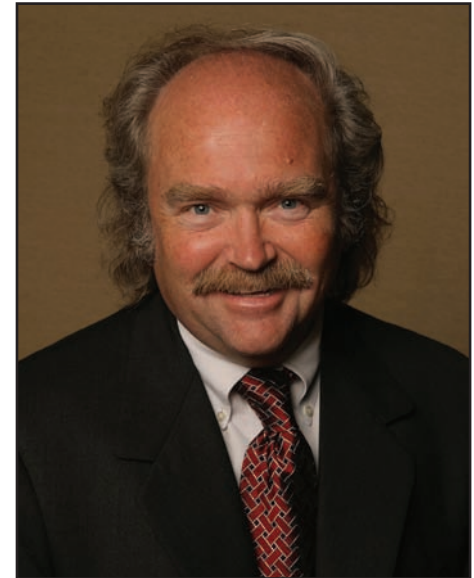
As an industry insider, Len Pratt was very familiar with the work of Kelly Dorn and the Robert Muir Company, a premier builder of retail

"The most important decision I made was picking the right people to partner with us and to join in this grand undertaking."

spaces and shopping centers in the Twin Cities. Their work on the Village at Blaine represented the kind of "main street" concept and "village" context that Len had in mind, so Robert Muir Company was invited to become a partner and handle the retail development at Silver Lake Village.

The selection process for the condominium component of the village was easy for Len. "Hunt Associates was my first and only choice," he said. Their track record and reputation in building quality residential condominiums was outstanding, and their philosophy and approach aligned with that of Pratt Ordway.

Dominium Development & Acquisition provided the final development piece. Dominium Management Services, Inc. is one



Len Pratt, principal, Pratt Ordway Properties

of the largest apartment management companies in the Midwest, and the development arm of Dominium made them the perfect choice for the rental component of the village.

Len Pratt sought "strong, capable, visionary people" to help realize his vision for Silver Lake Village. "The most important decision I made was picking the right people to partner with us and to join in this grand undertaking." Hindsight makes it easy to see that he made the right choices. Silver Lake Village was recently recognized by the Business Journal, and received the "Best In Real Estate Award" for a new mixed-use development.

As of this writing the retail development is approximately 85% built and occupied. The first building of The Village Condominiums are 70% sold with an occupancy slated for January, 2006. Pricing for the second building is now available and the reservation and sales process has begun.

FOR INFORMATION:

- The Village Condominiums at Silver Lake Village
612.781.0224
- The Landings
612.788.0500
- Robert Muir Company
952.857.2805



LIVE



PLAY



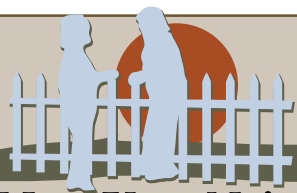
EAT



SHOP



WORK



Meet Your Neighbor

CLIF & BETTYE WARE

It was another of those glorious late September days in the Village when we met Clif & Bettye Ware. They're looking forward to moving into their new home on the third floor of building 1 in April.

The Wares are both originally from Mississippi. They moved to Minnesota when Clif secured a position at the University of Minnesota, where he still works as Professor of Vocal Pedagogy and Pedagogy Chair of the University's Roy A Schuessler Vocal Arts Center. Bettye is also a musician and educator, teaching piano and singing in church choir.

Bettye and Clif have lived the last 20 years in a home they built in New Brighton. Among their many reasons for making the move now to St. Anthony Village is the close proximity to son Alan and his family who live near Waite Park in NE Minneapolis.

"We met with Len Pratt often in the beginning. We were impressed with him and related to his vision for the Village," says Clif. "The urban living environment at Silver Lake Village is exactly what we were looking for."

Clif is currently writing his 4th book. Unlike his others on vocal pedagogy and singing, this one is his reflections on living a balanced life. The balance of life at Silver Lake Village should provide continuing inspiration for his writing.



Walking Around the Village

I know it was just dumb luck with ever-changing, unpredictable weather in Minnesota, but as I walked around Silver Lake Village it had to be a top ten perfect fall day. I took the opportunity to savor the moment by touring the condominium to see how the building was progressing.

Spotting one of the two shiny new elevator doors gives me hope that a ride is forthcoming. Until it is operational, walking to the fourth floor suits me just fine. As I walk around the upstairs, the most notable change is the presence of rich cabinetry along the walls of future homes. I can almost sense the sounds and aromas of food being prepared in these sparkling new kitchens.



That 4th floor elevator now has a new stainless steel door.



Cabinetry going into a 4th floor home.

Construction materials are staged in strategic locations along the corridors. You can see how progress winds it's way from one end of the building to the other and from floor to floor, as stacks of drywall give way to buckets of paint, and in turn give way to hardware, and so on.



Even while under construction wraps, the wall of windows welcomes in the light.



October 15

This is still the date to remember. It's the first annual **Silver Lake Village Fall Fest**.

This street fair for all ages will run from 3:00 pm to 9:00 pm with plenty of food, fun and entertainment. The whole town is invited.

As I tour the building, a familiar friend always accompanies me. That friend is light. Light is everywhere! Light gives one the sense that this structure belongs here, integrated with its environment.

Next time you're in the neighborhood, stop in to take the tour and see for yourself. The Sales Office is open daily from noon to six p.m.



Leave the Driving To...

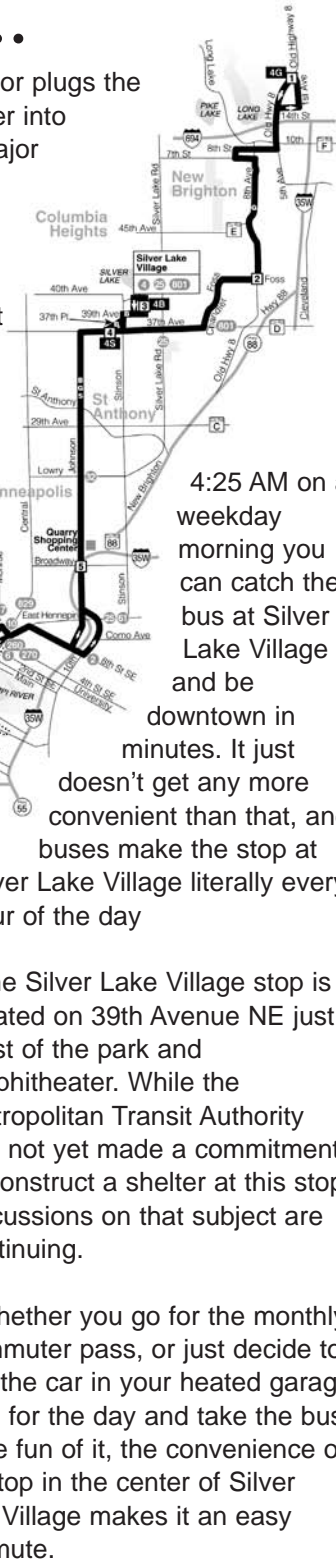


Let's talk about public transportation. There's nothing like \$3.00 per gallon gasoline to turn one's thoughts to the many benefits of the bus – for commuting to work, or just running an errand. I think about commuting by bus every time I see one pass me on the shoulder of the freeway while I'm sitting motionless in traffic.

Beside saving gas, saving parking and saving time, bus riding offers a variety of activities not available when driving: listening to music on your iPod, reading the newspaper or a book, people watching, cat-napping.

Silver Lake Village is a major stop on the busy No. 4 bus line, running with considerable frequency from Old Highway 8 in Long Lake to the north, through downtown Minneapolis, and south to the 82nd Street Transit Center in Bloomington.

This corridor plugs the bus traveler into enough major arteries to take you just about anywhere you'd want to go in the Metro area. As early as



4:25 AM on a weekday morning you can catch the bus at Silver Lake Village and be downtown in minutes. It just doesn't get any more convenient than that, and buses make the stop at Silver Lake Village literally every hour of the day

The Silver Lake Village stop is located on 39th Avenue NE just west of the park and amphitheater. While the Metropolitan Transit Authority has not yet made a commitment to construct a shelter at this stop, discussions on that subject are continuing.

Whether you go for the monthly commuter pass, or just decide to leave the car in your heated garage space for the day and take the bus for the fun of it, the convenience of this stop in the center of Silver Lake Village makes it an easy commute.

Do you live in the neighborhood? Want to?



Visit our new model and see what people are talking about.
 The Village Condominiums at Silver Lake Village from \$170,000
 612.781.0224
www.silver-lake-village.com



You're Invited

The St. Anthony Chamber of Commerce Invites You to Our First Annual Fall Fest

Featuring: sidewalk sales, food vendors, kid's activities, caricature artist, street dance, entertainment, live music, and beer garden.

For more info, contact:
 The St. Anthony Chamber of Commerce
 612-789-8881

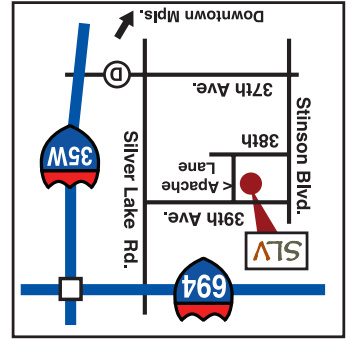
39th Avenue and Silver Lake Road

Silver Lake Village



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Street Dance 6-9 pm
 with special guests on Main Stage
 "Needs No Chill"



Silver Lake Village Voice
 3800 Apache Lane NE
 St. Anthony, MN 55421

Silver Lake Village VOICE
What's new at The Village Condominiums at Silver Lake Village

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