

Sept. 26, 2017 - PROGRESS REPORT

Work Tasks

During this period the consultant team completed:

- Conceptual plans for redevelopment sites in the neighborhood
- Data sheets outlining existing zoning and required future zoning for the opportunity sites
- Analysis and documentation of resident surveys

Upcoming Activities in October

- Meeting with Catherine Sandlund, CPED staff assigned to the East Sector
October ?

- Neighborhood-wide community meeting
October 17

- presentation of key findings and conclusions
- receive community input and comments on the findings and conclusions

- Complete draft plan document

November

- Steering Committee reviews draft plan
- 45-day review begins in November and ends around the end of January
- Plan goes before Windom Park Board of Directors

July 25, 2017 – PROGRESS REPORT

During this period the consultant team completed:

- Conducted research to identify property ownership, zoning, and parcel size at four opportunity sites identified by the Steering Committee
- Began preliminary analysis of redevelopment opportunities at the opportunity sites
- Revised the resident transportation survey and notification postcard

Upcoming Activities in August

- August 1 Steering Committee meeting to:
 - review information on opportunity sites
 - discuss analysis of residents’ survey
 - discuss project schedule

June 27, 2017 - PROGRESS REPORT

Work Tasks

During this period the consultant team completed:

- Conducted research to identify property ownership at the two apartment complexes along 18th Avenue
- Prepared draft principles for Steering Committee members to consider when identifying opportunity sites (parcels) for residential and/or commercial development and redevelopment.

Upcoming Activities in July

Because I was not able to attend the June Steering Committee meeting, many of the previously identified activities will be addressed in July.

- July 11 Steering Committee meeting where:
 - treatment of survey for residents will be discussed and decisions will be reached on how and when to administer
 - business survey results will be presented
 - parking study results will be presented and discussed
 - final decisions will be made on the recommended design for Lowry Avenue
- Administer resident survey (electronically or by other means)
- Begin analysis of opportunity sites where development/redevelopment can occur

With work coming to a conclusion in July on the Lowry Avenue and Johnson Street design improvements, it is time to shift to the analysis of neighborhood preferences in the event current property owners are interested in development/redevelopment on sites where land use changes might occur in the future . Already identified is the north side of 18th Avenue, west of Johnson Street.

Two other locations where change may occur are the Anderson Plaza Apartments (Ulysses to Garfield) and the Royal Apartments (Garfield to Arthur). These apartment complexes, both along 18th Avenue, were likely built in the 60s or 70s and are showing their age. They would be good candidates for either comprehensive remodeling or demolition/reconstruction.

The intent of the analysis would be to identify neighborhood preferences in the event current property owners decide to sell or improve their properties. The analysis would not imply that the neighborhood organization is in any fashion attempting to acquire property for redevelopment or force property owners to sell their properties.

It is the consultant team's hope to complete this analysis in June and July and to present the draft plan at a community meeting in August.

May 23, 2017 - PROGRESS REPORT

Work Tasks

During this period the consultant team completed:

- Designed survey on transportation issues for distribution to residents
- Alternative plans and sections for bike lanes on Lowry between Central and Stinson
- Alternative intersection configurations for the Central/Lowry intersection
- A preferred treatment for the Johnson/22nd intersection
- A parking study to quantify on-street parking supply on Lowry between Central and Stinson and parking demand for six different day/times.
- Attended the May 9 Steering Committee meeting where it was decided that a final decision on a preferred design for Lowry Avenue would be determined at the next Steering Committee meeting (June 6) when results from the parking analysis would be reviewed.

Upcoming Activities in June

- June 6 Steering Committee meeting where:
 - survey for residents will be presented
 - business survey results will be presented
 - parking study results will be presented and discussed
 - final decisions will be made on the recommended design for Lowry Avenue
- Administer resident survey (electronically or by other means)
- Begin analysis of opportunity sites where development/redevelopment can occur

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April 25, 2017 - PROGRESS REPORT

Work Tasks

The Johnson Street traffic signal analysis showed that relocating the traffic signal from 23rd to 22nd would not negatively impact traffic and would actually help traffic flow more efficiently. The efficient flow of traffic would leave regular and consistent gaps in the flow of north/south traffic so that pedestrians and cyclists could more easily cross Johnson Street.

This analysis needed to be refined. the results have not changed, but some of the inputs in the computer model were double checked for accuracy and changed.

Ben Erickson, a landscape architect who lives in Windom Park was brought on to the project to help with the development of cross-sections and plans.

Conceptual layouts identified by the Steering Committee are being illustrated as plans and sections for the Committee's review at the next meeting on May 9

March 28, 2017 - PROGRESS REPORT

Work Tasks

We conducted study of the Johnson Street traffic signals. This work included field scoping, data collection, and analysis and documentation.

We will continue to address issues prioritized by the Steering Committee. The next set of issues will address:

- Future configuration of Lowry Avenue between Central and Stinson
- Bike paths passing through and circulating within the neighborhood
- Land use and redevelopment potential

Schedule

The project is about a month behind schedule. I will recommend a plan at the April 11th Steering Committee meeting for getting back on schedule. The plan will include development of a Bicycle Task Force that will operate as a sub-committee to the Steering Committee. I will want the Task Force to get the word out to bicycle enthusiast/riders/commuters to meet for a bicycle workshop where we can address all the neighborhood's bicycle issues in one day.

I will discuss this issue with Dan Miller and work out the details within the next day or two, so that we can quickly implement this approach right after the Steering Committee meeting.

Feb. 20, 2017 - PROGRESS REPORT

Prioritized issues have now been identified by the Steering Committee. Additional issues may be identified by businesses. Survey questions have been prepared for submission to the businesses.

Consultant tasks now include:

1. Review/analyze findings from the business survey to identify additional transportation, land use, and urban design issues.
2. Begin development of concept level responses to the identified issues.
3. Preliminary analysis of the Lowry Grove traffic study has begun. This will be completed within the coming week. A memorandum will be prepared to outline concerns about the traffic study

Dec. 3, 2016 - PROGRESS REPORT

Tasks still remaining to be completed under Phase 1 include:

- Additional field reconnaissance. The reconnaissance activities conducted thus far have addressed the 11 issues identified by the Steering Committee. As additional issues are identified by the community at the community-wide meeting, additional reconnaissance activities will be conducted accordingly.
- Complete work on Technical Memorandum 1. This report should be ready on Monday, December 5 and delivered to Steering Committee members.
- Continue coordination with Public Works and CPED.

UPCOMING ACTIVITIES

A Steering Committee meeting will be held on Tuesday, December 6. It is my hope that the Steering Committee will review Technical Memorandum 1 and plan the community-wide meeting for January