

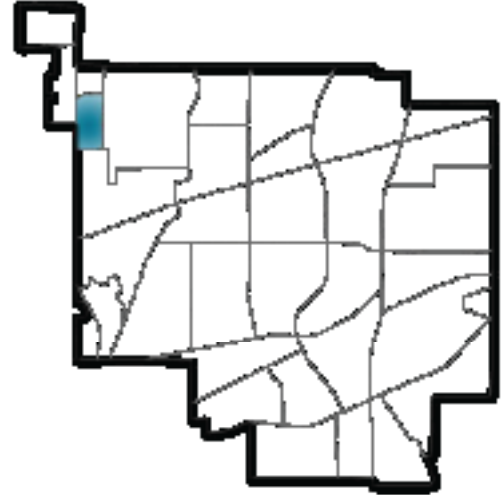
IV. Why We Are A Livable Community - DRAFT

F. Plan By Neighborhood - Crestview Neighborhood

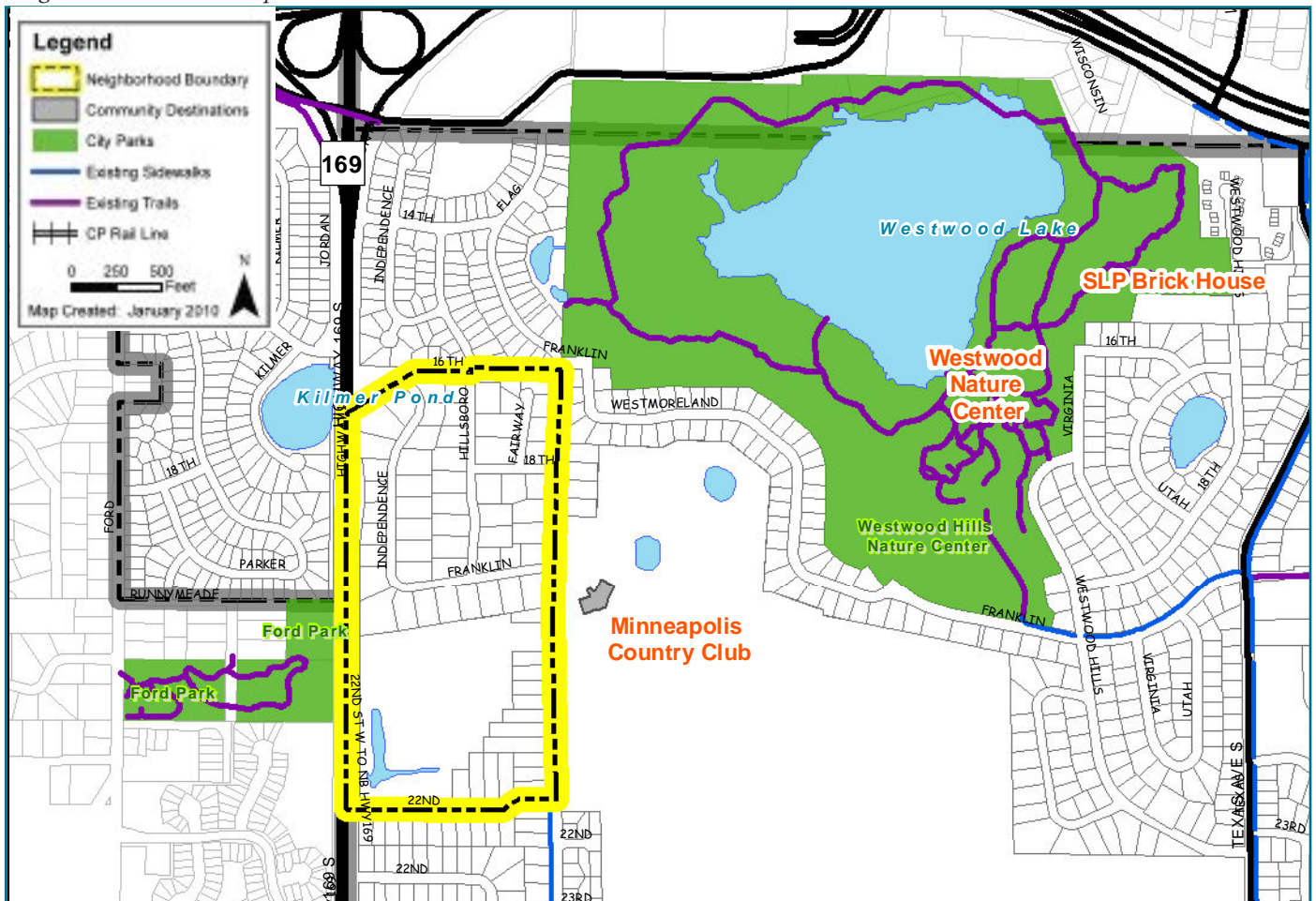
Crestview Neighborhood

History and Character

Crestview is a small and relatively isolated neighborhood located in the northwest corner of the city. It is tucked in between U.S. Hwy 169 to the west and the Minneapolis Golf Club to the east, with West 16th St as its northern boundary and West 22nd St as its southern boundary. Entries into the neighborhood are essentially Hillsboro Ave (via 14th St/Wayzata Blvd), Flag Ave, and 16th Street West, which has a right-in/right-out access to U.S. Hwy 169. The neighborhood's only street connections to the west (across U.S. Hwy 169) are Wayzata Boulevard and Cedar Lake Road.



Neighborhood Features Map:



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Crestview is a residential neighborhood, essentially just five blocks, consisting exclusively of single-family homes. The neighborhood consists of two subdivisions developed with homes during the 1950s. Most of the homes are ramblers, which was a popular house style of that time period. A number of the neighborhood’s homes face or back up to green open space, including the private golf course and the public open space at Flag & 22nd. The neighborhood has access to the Westwood Hills Nature Area, St. Louis Park’s largest community park, via a trail connection on Flag Avenue to the north. The closest commercial areas are the neighborhood commercial nodes at Cedar Lake Road/Louisiana Ave and the one just north of the Shelard Park neighborhood (in the City of Plymouth), which are both approximately one mile away.



Crestview Neighborhood Sign

Neighborhood Features Information

Neighborhood Name:	Crestview
Institutions:	Westwood Hills Nature Area & Center, Minneapolis Golf Club
Parks (active):	Westwood Hills Nature Area & Center, Cedar Manor Park
Open spaces (passive):	Flag & 22nd
Major streets:	U.S. Hwy 169 (Principal Arterial) Flag Ave, Hillsboro Ave, Franklin Ave (Minor Collectors)
Transit corridors:	Cedar Lake Road and Wayzata Blvd; park & ride lot at Cedar Lake Road & Flag Ave
Walkways:	Sidewalks on Flag Ave (Franklin Ave to Cedar Lake Road), Cedar Lake Road, and Wayzata Blvd
Bikeways:	Cedar Lake Road (on-road bike lanes) Westwood Hills Nature Area (City trails)
Commercial corridors & nodes:	None
Industrial areas:	None

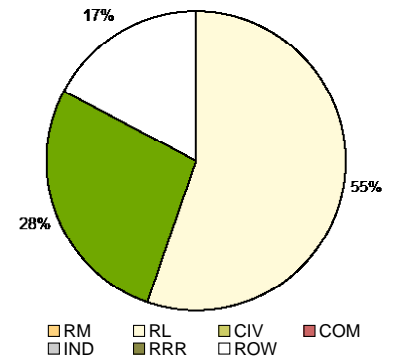
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Neighborhood Analysis Information

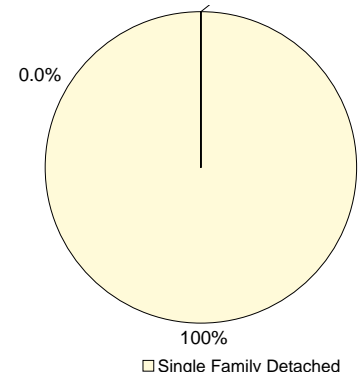
Neighborhood Name:	Crestview
Neighborhood spatial size:	63.9 acres or 0.10 square miles
Total number of housing units (2009):	69
Housing units occupied / occupancy rate:	69 (100.0%)
Housing ownership / rental mix:	94% homestead / 6% non-homestead
Housing annualized turnover rate 2004-2009:	2.8% homestead, 8.3% non-homestead
Average age of housing (single-family detached):	1957
Connectivity of neighborhood streets:	<i>Strengths:</i> Partial access to/off U.S. Hwy 169; convenient access to collector streets and regional highways via Flag Ave. <i>Weaknesses:</i> U.S. Hwy 169 and I-394 limit neighborhood's connectivity west and north to just Wayzata Blvd and Cedar Lake Road (one mile to the south); limited connectivity east and south also due to Westwood Hills Nature Area and Minneapolis Golf Club.
Proximity/access to retail/services:	Cedar Lake Road & Louisiana Ave neighborhood commercial node and neighborhood commercial nodes located north of Shelard Park (in Plymouth) and south at Cedar Lake Road & Hopkins Crossroads/County Road 73 (in Minnetonka) are less than one mile away.
Proximity/access to transit:	Bus routes on Cedar Lake Road (to the south) and Wayzata Boulevard both approx. ½ mile away; park & ride lot at Cedar Lake Road & Flag Ave is approx. ½ mile away.
Proximity/access to parks/open space:	Neighborhood parks: Cedar Manor Park, Flag & 22nd Community parks/playfields: Westwood Hills Nature Area & Center
Vehicle traffic volumes of streets and intersections:	Traffic volumes on U.S. Hwy 169 and Cedar Lake Road are anticipated to continue exceeding the design capacity of these streets.
Pedestrian / bicycle facilities:	<i>Strengths:</i> On-road bike lanes on Cedar Lake Road and portion of Wayzata Blvd; City trails in Westwood Hills Nature Area. <i>Weaknesses:</i> Lack of sidewalks in neighborhood; no designated connection to North Cedar Lake Regional Trail.

2030 Planned land use mix:

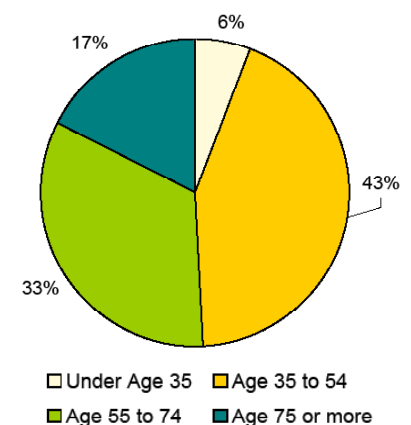


Refer to 2030 Plan Land Use Map in Section IV-B for land use code abbreviations

Mix of housing types:



Age mix of households:



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Paved Trail

Recent Plans and Studies – Directly Relevant to Crestview Neighborhood Planning

- Active Living: Sidewalks & Trails Plan

2030 Land Use Plan Map:



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2030 Comprehensive Plan Improvement Priorities

- Land Use / Economic Development & Redevelopment
 - » Commercial node study areas – None
 - » Commercial corridor study areas - None
- Housing
 - » Potential housing growth area – None
- Transportation
 - » Transportation corridor study areas – U.S. Hwy 169 (MN DOT study)
 - » Future bikeways – Wayzata Blvd/14th St/Flag Ave/ Westmoreland Lane/Franklin Ave, Texas Avenue/ Cedar Lake Road/Virginia Avenue (north-south connection to North Cedar Lake Regional Trail)
 - » Future sidewalk connections – 14th St/Westmoreland Lane/Franklin Ave, Hillsboro Ave/18th St/Flag Ave, Texas Avenue/Cedar Lake Road/Virginia Avenue
 - » Future walk/bike street crossing improvements – Cedar Lake Road & Texas Ave

Opportunities (Identified by Neighborhood Process)

- Desire for adding a neighborhood park closer to the neighborhood
- Better management of vehicle traffic traveling between U.S. Hwy 169 and the golf course
- Exit ramp from U.S. Hwy 169 to West 16th Street is too short for proper deceleration
- Improve safety of left turn from West 16th St onto Hillsboro Ave going north
- Develop a designated bike connection to North Cedar Lake Regional Trail
- Complete planned bike/walk connections from neighborhood east to Westwood Hills Nature Center, Texas Ave, and Cedar Lake Road
- Consider the potential for allowing neighborhood convenience retail/services at Cedar Lake Road & Flag Ave intersection



Photo: Debbie Blake / SLP Friends of the Arts

Crestview Neighborhood Improvement

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Neighborhood Improvement Priorities Map:

