

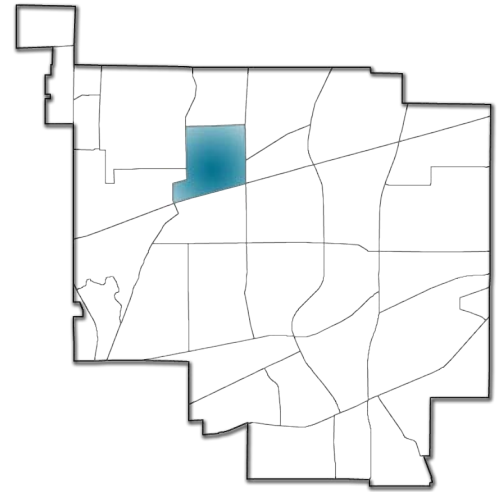
# IV. Why We Are A Livable Community - DRAFT

## F. Plan By Neighborhood - Willow Park Neighborhood

### Willow Park Neighborhood

#### History and Character

Willow Park is a neighborhood located on the north side of the city along Cedar Lake Road just west of Louisiana Avenue. The neighborhood encompasses a variety of land uses, including the neighborhood commercial node at the intersection of Louisiana Ave & Cedar Lake Road, the St. Louis Park Junior High School campus, medium density residential buildings along the major streets, single-family detached homes to the west and south, City Fire Station #2, a church, and both community and neighborhood parks. The overall neighborhood's boundaries



Neighborhood Features Map:



# IV. Why We Are A Livable Community - DRAFT

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are Louisiana Avenue (east), Texas / Virginia Aves (west), BNSF Rail line (south), and Franklin Avenue (north). The BNSF Rail line prevents street connectivity to the south between Louisiana Ave and Virginia Ave.

The Willow Park neighborhood contains a variety of housing types including single-family detached homes and medium density multi-unit buildings from two to four stories. The earliest residential construction was in 1951 with many homes constructed in the 1960s and 1970s. The multi-unit residential buildings are clustered to the east near the intersection of Cedar Lake Road & Louisiana Ave, primarily north of Cedar Lake Road. Street connectivity in this portion of the neighborhood is somewhat limited, e.g. the residential buildings along Franklin Avenue do not have street connections to the south within the neighborhood. The single-family residential area is oriented around Willow Park, which is a neighborhood park located on

the south side of Cedar Lake Road. Hurd Park, which is on the north side of Cedar Lake Road, was dedicated as a neighborhood open space in 1976. Cedar Knoll Park has a dog park as well as ballfields. The North Cedar Lake Regional Trail is located along the southern edge of the neighborhood, although it is accessible only at Louisiana Ave and Virginia Ave.

The neighborhood commercial node at the intersection of Cedar Lake Road and Louisiana Avenue encompasses all four corners of the intersection. The majority of the commercial businesses are located in the Westwood Shopping Center along the south side of Cedar Lake Road but split between the east and west sides of Louisiana Avenue. The eastern portion was built in 1954 while the western portion was built in 1962. City Fire Station #2 and the City's water tower are located adjacent to this commercial area.

### Neighborhood Features Information

<b>Neighborhood Name:</b>	<b>Willow Park</b>
Institutions:	St. Louis Park Junior High School, Fire Station #2, Peace Presbyterian Church
Parks (active):	Willow Park, Northside Rotary Park and Cedar Knoll Park/Carlson Field, Westwood Hills Nature Area & Center (just west of neighborhood), Pennsylvania Park (just north of neighborhood)
Open spaces (passive):	Hurd Park, Lamplighter Park (just north of the neighborhood)
Major streets:	I-394 (Principal Arterial) Louisiana Avenue, Wayzata Blvd (A Minor Arterials) Texas Avenue (Major Collector) Pennsylvania Avenue, Franklin Avenue (Minor Collectors)
Transit corridors:	Louisiana Avenue, Cedar Lake Road, Wayzata Blvd, I-394
Walkways:	Sidewalks on the east side of Texas Avenue, north side of Cedar Lake Road, west side of Louisiana Avenue, south side of Franklin Avenue, Nevada Avenue, and 22nd Street; most internal neighborhood streets lack sidewalks
Bikeways:	Cedar Lake Road (on-road bike lanes) Lamplighter Park loop, Northside Rotary Park (City trails) North Cedar Lake Regional Trail (regional trail)
Commercial corridors & nodes:	Cedar Lake Road & Louisiana Ave (Neighborhood Commercial Node) Wayzata Blvd / I-394 (Commercial Corridor)
Industrial areas:	BNSF Rail line

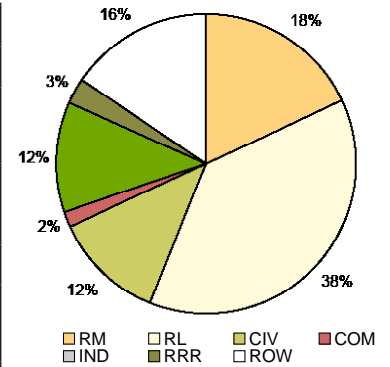
# IV. Why We Are A Livable Community - DRAFT

## F. Plan By Neighborhood - Willow Park Neighborhood

### Neighborhood Analysis Information

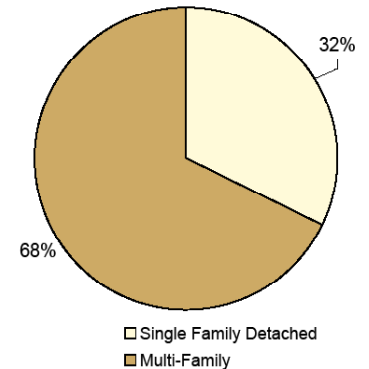
<b>Neighborhood Name:</b>	<b>Willow Park</b>
Neighborhood spatial size:	192.9 acres or 0.30 square miles
Total number of housing units (2009):	958
Housing units occupied / occupancy rate:	934 (97.5%)
Housing ownership / rental mix:	35% homestead / 66% non-homestead
Housing annualized turnover rate 2004-2009:	3.6% homestead, 14.4% non-homestead
Average age of housing (single-family detached):	1957
Connectivity of neighborhood streets:	<i>Strengths:</i> Frequent street connections to Cedar Lake Road. <i>Weaknesses:</i> No streets connect entirely through neighborhood. Cedar Lake Road is only street connection to Louisiana Ave. Only Louisiana Ave and Virginia Ave cross freight rail line to the south.
Proximity/access to retail/services:	Cedar Lake Road & Louisiana Ave neighborhood commercial node is located within the neighborhood
Proximity/access to transit:	Bus routes on Cedar Lake Road and Louisiana Ave; Louisiana Avenue Bus Transit Center @ I-394 is located ½ -one mile from the neighborhood; new transit shelters proposed at Louisiana/Franklin, Louisiana/Cedar Lake Road, and Texas/Cedar Lake Road intersections.
Proximity/access to parks/open space:	Neighborhood parks: Willow, Hurd, Lamplighter Community parks/playfields: Northside Rotary Park, Cedar Knoll Park/Carlson Field, Westwood Hills Nature Area/Center
Vehicle traffic volumes of streets and intersections:	Traffic volumes on Cedar Lake Road and Louisiana Ave to continue exceeding design capacity of these streets; Louisiana Ave intersections at Cedar Lake Road and Wayzata Blvd to continue exceeding their design capacity.
Pedestrian / bicycle facilities:	<i>Strengths:</i> On-road bike lanes on Cedar Lake Road; sidewalks on Cedar Lake Road and Nevada Ave; City trails in Northside Rotary Park, Lamplighter Park, and Westwood Hills Nature Area. <i>Weaknesses:</i> Lack of sidewalks in neighborhood; no designated connection to the North Cedar Lake Regional Trail; no north-south bike route.

2030 Planned land use mix:

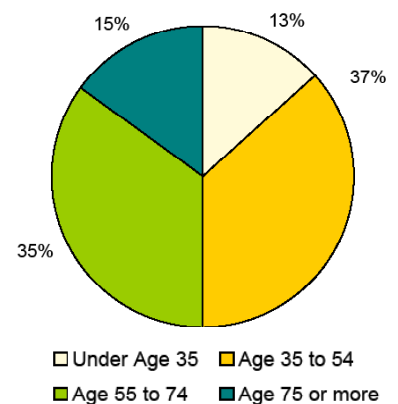


Refer to 2030 Plan Land Use Map in Section IV-B for land use code abbreviations

Mix of housing types:



Age mix of households:



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## F. Plan By Neighborhood - Willow Park Neighborhood

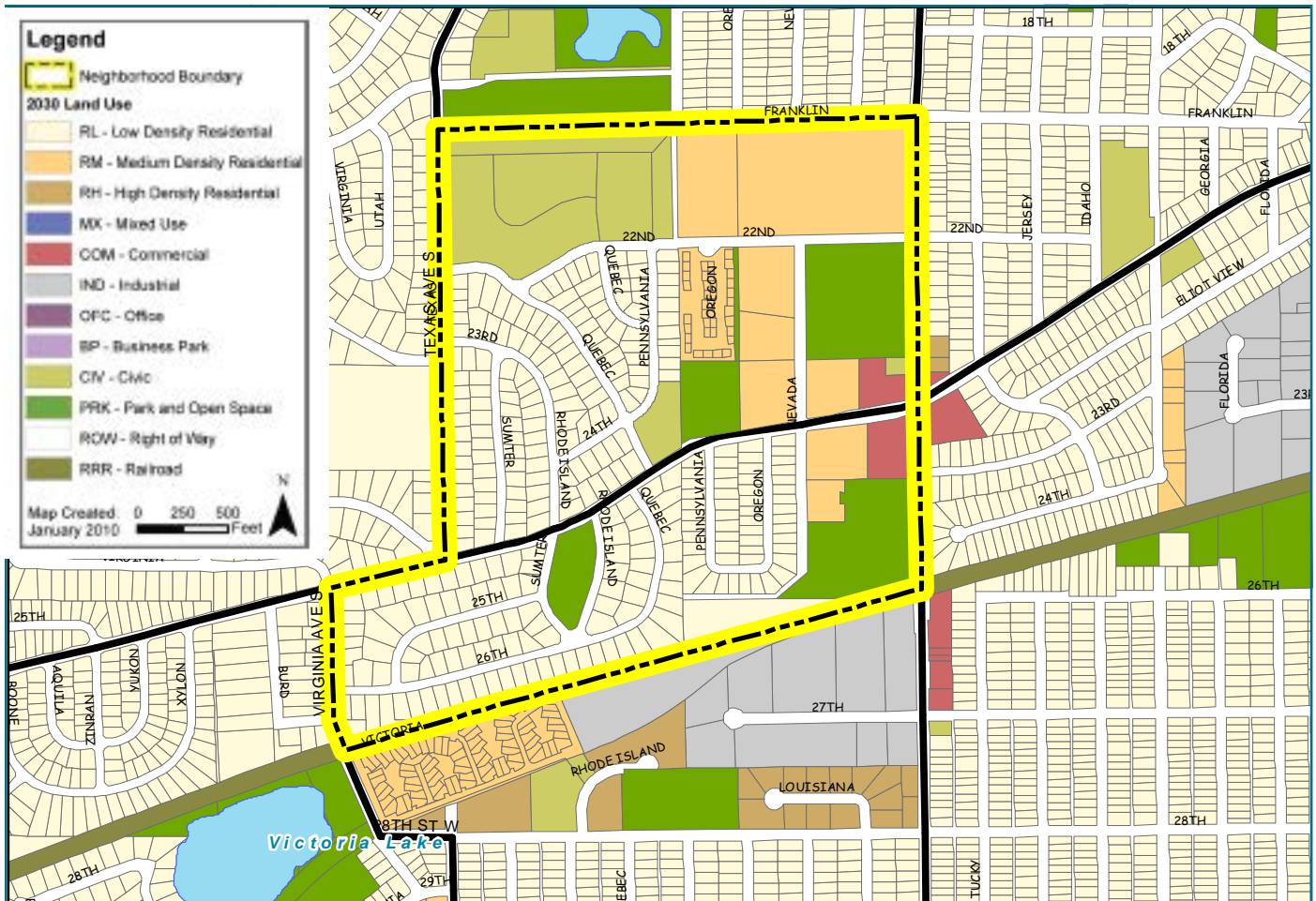


*Willow Park*

Recent Plans and Studies – Directly Relevant to Willow Park Neighborhood Planning

- Active Living: Sidewalks & Trails Plan

*2030 Land Use Plan Map:*



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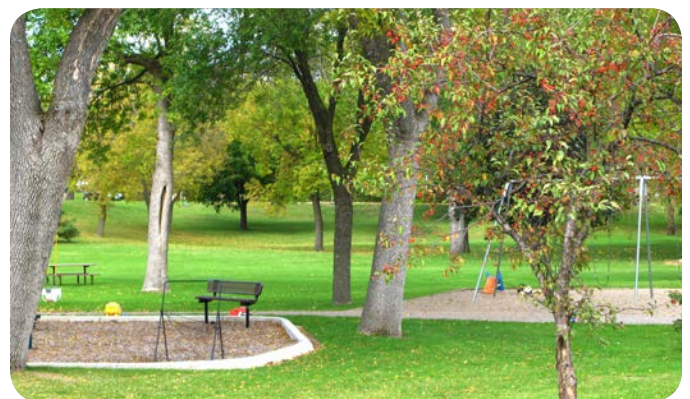
## F. Plan By Neighborhood - Willow Park Neighborhood

### 2030 Comprehensive Plan Improvement Priorities

- Land Use / Economic Development & Redevelopment
  - » Commercial node study areas – Louisiana Ave & Cedar Lake Road, Louisiana Ave & 27th St
  - » Commercial corridor study areas - None
  - » Fire Station #2 to be reconstructed in 2011-2012
  - » Northside Rotary Park to be redesigned and reconstructed in 2011
- Housing
  - » Potential housing growth area – None
- Transportation
  - » Transportation corridor study areas – Cedar Lake Road, Louisiana Avenue
  - » Future bikeways – Texas Avenue/Cedar Lake Road/Virginia Avenue (connection to North Cedar Lake Regional Trail), Louisiana Avenue, Wayzata Blvd, Franklin Avenue
  - » Future sidewalk connections – Louisiana Avenue (east side), Texas Avenue/Cedar Lake Road/Virginia Avenue, Pennsylvania Avenue, Sumter Ave/25th St
  - » Future pedestrian crossings – Future improvements at Virginia Ave crossing under BNSF Rail line
  - » Future walk/bike street crossing improvements – Cedar Lake Road & Louisiana Ave, Cedar Lake Road & Texas Ave

### Opportunities (Identified by Neighborhood Process)

- Improve pedestrian and vehicle access to businesses at neighborhood commercial node at Cedar Lake Road & Louisiana, e.g. entrance driveways are too close to the intersection
- Improve maintenance of Cedar Lake Road sidewalk
- Mark bike lanes on streets – Texas Avenue and Cedar Lake Road
- Improve bike route connection at Texas Ave/Virginia Ave/ Cedar Lake Road
- Provide designated bike routes to connect to parks and the North Cedar Lake Regional Trail
- Improve safety of street crossings for bicyclists
- Consider the potential for adding a community garden
- Improve transit services from downtown to St. Louis Park



*Caption*

### Willow Park Neighborhood Improvement

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## F. Plan By Neighborhood - Willow Park Neighborhood

Neighborhood Improvement Priorities Map:

