

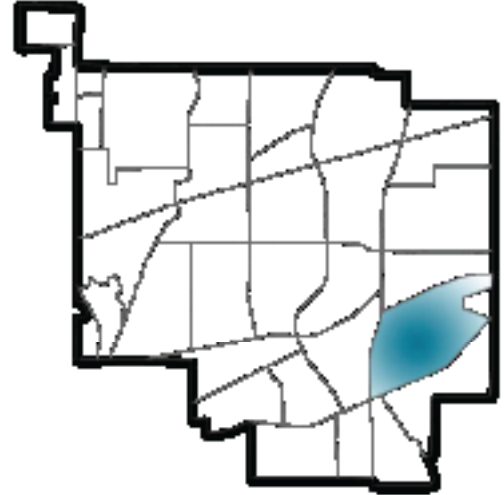
IV. Why We Are A Livable Community - DRAFT

F. Plan By Neighborhood - Wolfe Park Neighborhood

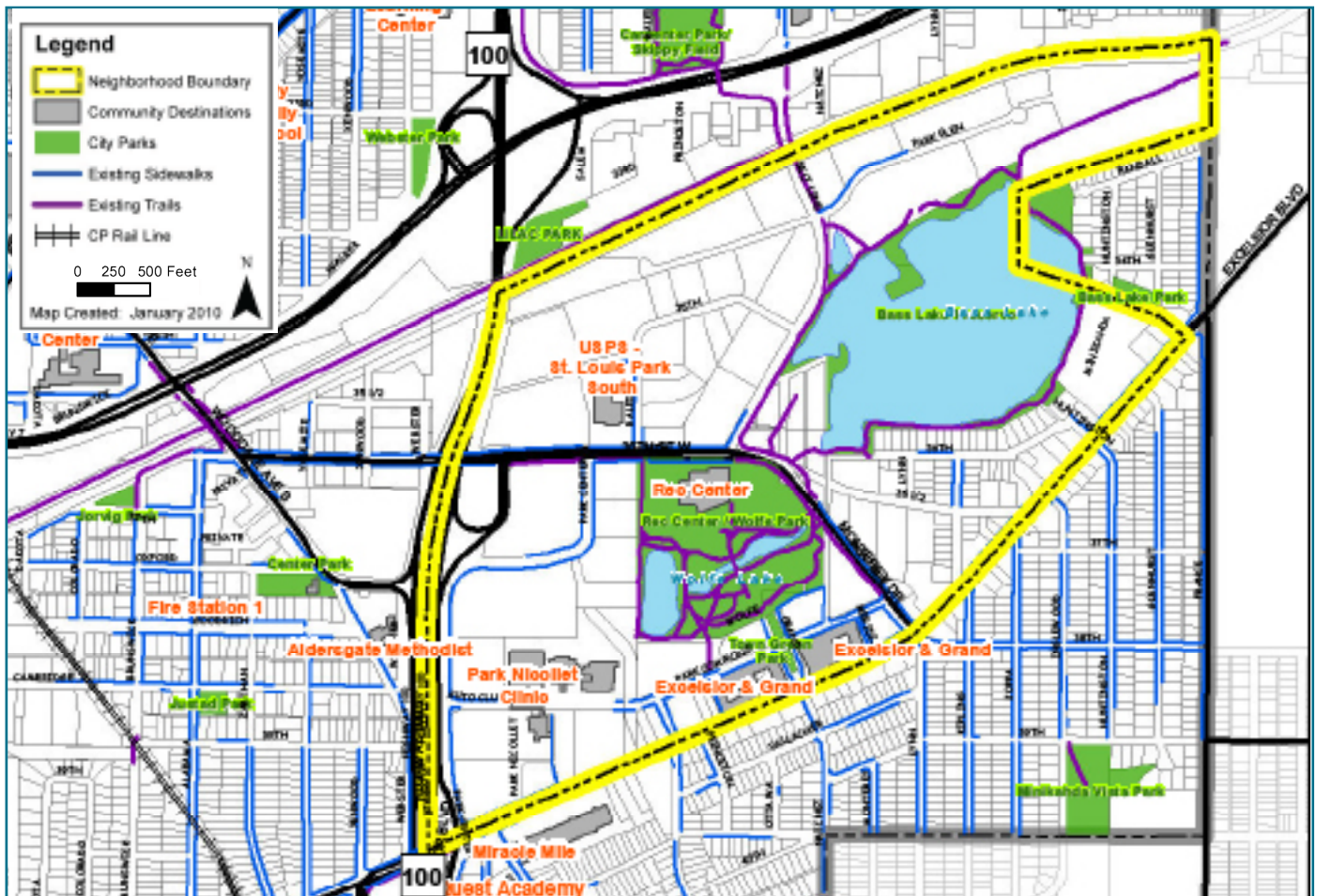
Wolfe Park Neighborhood

History and Character

The Wolfe Park neighborhood is located in the southeastern portion of the city, north of Excelsior Blvd/Cty Rd 3 between MN Hwy 100 and France Ave. The city's largest neighborhood in physical area is distinguished by its great diversity, including Park Commons commercial area, community park/recreation, medical office, industrial, residential, and natural preserve areas. The neighborhood's central features are Wolfe Park and Park Commons, which have evolved into St. Louis Park's "town center". Excelsior Blvd/Cty Rd 3 functions as the community's "main street" dominated by a broad mix of commercial businesses, including retail, restaurants and offices. The neighborhood's boundaries are Excelsior Blvd/Cty Rd 3 (south),



Neighborhood Features Map:



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MN Hwy 100 (west), CP Rail/Bass Lake Spur line and Cedar Lake LRT Regional Trail (north), and France Ave/city border with Minneapolis (east). Wolfe Park borders the West Calhoun neighborhood in Minneapolis.

Park Commons is the largest area within the neighborhood, generally bounded by Excelsior Blvd/Cty Rd 3 (south), MN Hwy 100 (west), 36th St (north), and Monterey Drive (east). In the 1990s, the community developed a vision and concept for Park Commons that focused on creating a “town center” for St. Louis Park. Over the past decade, the redevelopment of Park Commons has largely completed this transformation.

The Excelsior & Grand mixed-use development, consisting of residential buildings with street level retail, is oriented around the town green and Excelsior Blvd. It links directly to Wolfe Park, which is home to the Rec Center, Aquatic Park, Veterans’ Memorial Amphitheater, Wolfe Park Pavilion, picnic shelters, skate board park, athletic courts, fishing pond, and trails. The community visioning process and development of Excelsior & Grand put St. Louis Park on the map nationally for its compact, walkable “new urbanist” development and was awarded the first LEED-ND (Leadership in Energy and Environmental Design for Neighborhood Development). Most importantly, it has provided a significant focal point for the neighborhood and community as a whole. It shows that the city is a place that is

reinventing itself for the future, with development of housing and neighborhoods that will meet the needs of future citizens. Park Commons also encompasses Park Nicollet Clinic, retail/restaurant/theater area along Park Center Blvd/MN Hwy 100, residential and office buildings between Park Center Blvd, and Wolfe Park, and the new Park Nicollet Melrose Institute.

Beltline Industrial Park encompasses the neighborhood’s northwest quadrant. It occupies a strategic location at the intersection of MN Hwy 100 (the originally planned Beltline Highway) and the CP Rail/Bass Lake Spur. Some non-industrial uses have recently been developed along 36th St, including office, bank, fitness, and post office businesses.

Northwest of Park Commons is Bass Lake, the City’s largest open space preserve with a loop trail connecting the Bass Lake, Wolfe Park, Park Commons, and Cedar Lake LRT Regional Trail. East of Park Commons is a primarily residential area, including a mix of single-family houses and multi-family buildings. The north side of Excelsior Blvd/Cty Rd 3 is primarily a commercial corridor beginning to experience redevelopment with the new mixed-use residential & commercial building at Excelsior Blvd & France Ave. North of Bass Lake is the Park Glen Road area of higher density residential, office and light industrial uses. A large self-storage business in the neighborhood’s northeast corner is accessed from France Ave.

Neighborhood Features Information

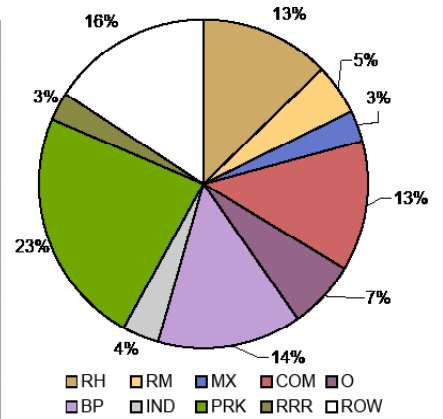
Neighborhood Name:	Wolfe Park
Institutions:	St. Louis Park Rec Center, Park Nicollet Clinic, Park Nicollet Melrose Institute, U.S. Post Office
Parks (active):	Wolfe Park
Open spaces (passive):	Town Green, Bass Lake Preserve, George Haun Trail
Major streets:	MN Hwy 100 (Principal Arterial) Excelsior Blvd/Cty Rd 3 (Minor Arterial) Beltline Boulevard, 36th St, Monterey Drive, Park Center Blvd (Major Collectors) Park Commons Drive, Quentin Ave (Minor Collectors)
Transit corridors:	Excelsior Blvd/Cty Rd 3, 36th St, Monterey Drive, Park Center Blvd, Park Glen Rd
Walkways:	Excelsior Blvd/Cty Rd 3, 36th St, Park Center Blvd, Monterey Dr, Grand Way, Park Commons Dr
Bikeways:	Cedar Lake LRT Regional Trail (Regional trail) Wolfe Park, Bass Lake Preserve, Beltline Blvd, 36th St, Monterey Blvd (City trails)
Commercial corridors & nodes:	Park Commons (Town Center) Miracle Mile (Community Commercial Center) East Excelsior Blvd/Cty Rd 3 (Commercial Corridor)
Industrial areas:	Beltline Industrial Park, northeast corner, CP Rail/Bass Lake Spur line

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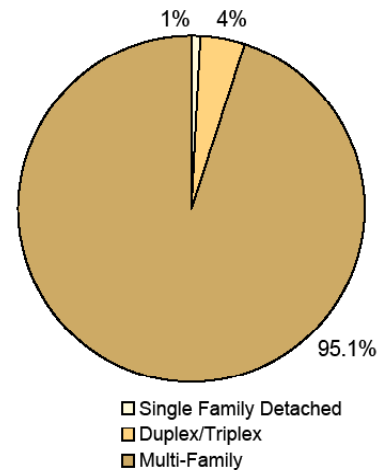
Neighborhood Analysis Information

Neighborhood Name:	Wolfe Park
Neighborhood spatial size:	385.6 acres or 0.60 square miles
Total number of housing units (2009):	1,816
Housing units occupied / occupancy rate:	1,724 (94.9%)
Housing ownership / rental mix:	2.3% homestead / 97.9% non-homestead
Housing annualized turnover rate 2004-2009:	12.4% homestead, 20.5% non-homestead
Average age of housing (single-family detached):	1950
Connectivity of neighborhood streets:	Street connectivity is limited by Bass Lake, Belt Line Industrial Park, Wolfe Park, large-scale commercial and medical business areas, MN Hwy 100 (west), CP Rail line (north), and Minnekahda Golf Course (east).
Proximity/access to retail/services:	Convenient access to retail and services at community-scale commercial areas within the neighborhood – Park Commons, Miracle Mile, and East Excelsior Blvd.
Proximity/access to transit:	Convenient access to multiple bus routes throughout the neighborhood including Excelsior Blvd/Cty Rd 3, 36th St, Monterey Drive, Belt Line Blvd, Park Center Blvd, and Park Glen Rd; bus shelters located along Excelsior Blvd/Cty Rd 3.
Proximity/access to parks/open space:	Neighborhood parks: Town Green Community parks: Wolfe Park, Bass Lake Preserve
Vehicle traffic volumes of streets and intersections:	Traffic volumes on MN Hwy 100 and Excelsior Blvd (west of MN Hwy 100) are anticipated to continue exceeding design capacity of the highway; Excelsior Blvd/MN Hwy 100, 36th St/MN Hwy 100, and Cty Rd 25/Beltline Blvd interchanges are anticipated to continue exceeding their design capacity.
Pedestrian / bicycle facilities:	<i>Strengths:</i> Sidewalks along arterial and collector streets, as well as Excelsior & Grand area; extensive city trail system, walk/bike bridge over Cty Rd 25, Cedar Lake LRT Regional Trail. <i>Weaknesses:</i> Lack of east-west bikeway and connections to Minneapolis and Edina; lack of connections within Park Commons area, particularly west of Wolfe Park; poor quality pedestrian zone along Monterey Drive; safety of Cedar Lake LRT Regional Trail crossing at Beltline Boulevard.

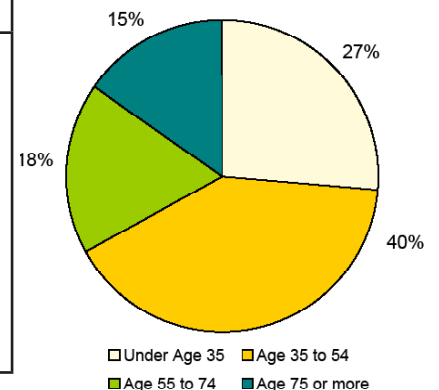


Refer to 2030 Plan Land Use Map in Section IV-B for land use code abbreviations

Mix of housing types:



Age mix of households:



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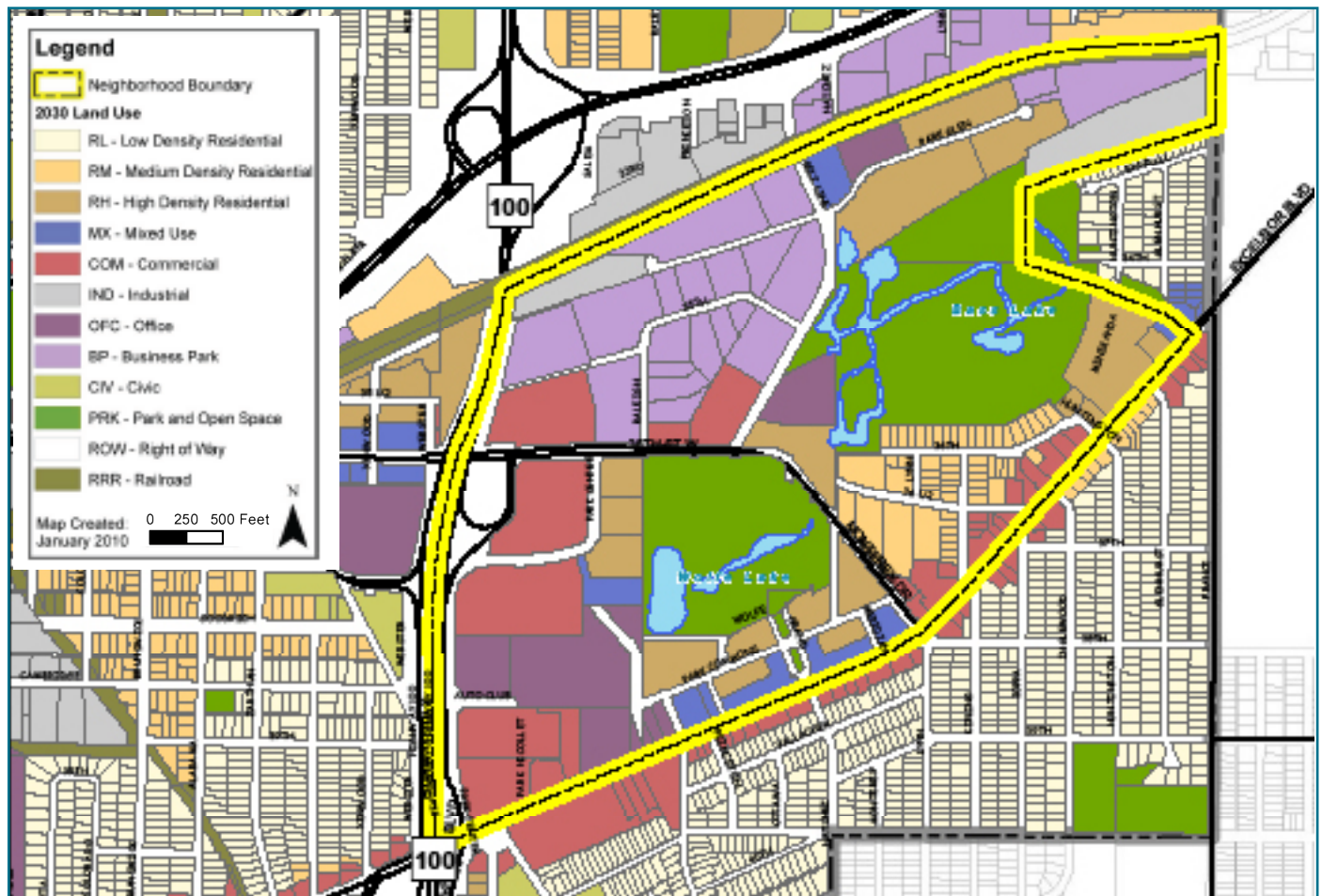
Recent Plans and Studies – Directly Relevant to Wolfe Park Neighborhood Planning

- Active Living: Sidewalks & Trails Plan
- Southwest Transitway (LRT) Study
- Southwest Transitway Station Area Plan (Beltline Station and Wooddale Station)
- Excelsior Boulevard & France Avenue Development Guidelines
- Park Commons Concept Plan

Development Guidelines for Excelsior Boulevard and France Avenue

The Excelsior Boulevard & France Avenue Development Guidelines were developed for the northwest corner of this intersection, encompassing ten parcels on approximately three (3) acres of land. These development guidelines were created through a neighborhood involvement process in the spring of 2005 and are intended to be a tool to assist in evaluating future development proposals for the affected properties.

2030 Land Use Plan Map:



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Park Commons Concept Plan

A redevelopment district was established for the Park Commons area originally in 1977 along with a redevelopment concept plan. The current Park Commons Concept Plan was created by the community in the 1990s, including a vision and redevelopment concept focused on creating a “town center” for St. Louis Park. Although a significant portion of this concept plan has been realized over the past ten years, there are some remaining redevelopment opportunities that will be guided by the Park Commons Concept Plan, particularly south of Excelsior Blvd and west of the Excelsior & Grand development. The concept plan provides guidance in the form of principal redevelopment goals, land use mix allocations, street types, and development performance standards.

2030 Comprehensive Plan Improvement Priorities

- Land Use / Economic Development & Redevelopment
 - » Commercial corridor study area – East Excelsior Blvd / Park Commons
 - » Neighborhood commercial node study area – None
 - » Southwest Transitway station area – Beltline
- Housing
 - » Potential housing growth area - Park Commons area, East Excelsior Blvd, Beltline LRT station area
- Transportation
 - » Transportation corridor study areas – Beltline LRT station area
 - » Future bikeways – Beltline Boulevard (west side), 36th St, Monterey Drive, Grand Way, Quentin Ave, France Ave
 - » Future sidewalk gaps to be constructed – 36 ½ St,
 - » Future City trails – Beltline Blvd (west side)
 - » Future pedestrian bridge – None
 - » Future transit improvements – Beltline LRT station

Opportunities (Identified by Neighborhood Process)

- Add bike/walk connections east-west within Park Commons between Wolfe Park/Excelsior & Grand and western commercial/medical businesses area
- Improve quality and safety of sidewalk/trail along Monterey Drive
- Improve safety and comfort of pedestrian crossings of Excelsior Blvd/Cty Rd 3
- Improve safety and comfort of pedestrian zones along Beltline Blvd and 36th St
- Improve streetscape on southern side of Excelsior Blvd/Cty Rd 3
- Improve traffic congestion issues at intersection of MN Hwy 100, Excelsior Blvd/Cty Rd 3, Park Center Blvd, and Wooddale Ave
- Improve parking availability at Excelsior & Grand, particularly Trader Joe’s store
- Improve Beltline Boulevard walk/bike crossings of Cty Rd 25, CP Rail line, and Cedar Lake LRT Regional Trail
- Improve walk/bike connections along Beltline Boulevard to Bass Lake Preserve, SLP Rec Center, Wolfe Park, and Park Commons
- Improve walk/bike connections to the new Lilac Park from the neighborhood
- Consider future shuttle access from Town Green to future Beltline LRT station
- Explore the potential for a future community center, library, and senior center in this neighborhood
- Improve availability and access to pet-friendly amenities
- Add benches on sidewalks in Park Commons
- Explore opportunities for adding energy-efficient elements to neighborhood, such as green roofs, solar panels on public parking ramps, plug-in stations for electric cars, bike racks
- Continue to add and improve public amenities in the neighborhood

Wolfe Park Neighborhood Improvement

