North Ramp Open at 50th & France
Parking Available in North Ramp as Construction Begins for Nolan Mains

Businesses, visitors and residents near 50th & France are excited the North Ramp is now open and available for parking. The ramp closed in January and re-opened a week ahead of schedule on March 22.

"Despite some difficult winter conditions, the crew at Adjulson & Peterson Construction has kept on task and was able to reopen portions of the North Ramp earlier than expected," said Economic Development Manager Bill Neuendorf. "The schedule has been critical so that parking remains available for both employees and customers who enjoy visiting the 100-plus businesses at 50th & France." The construction is part of a major upgrade along Market Street to enhance the 50th & France business district. The North Ramp is being expanded as part of the project and is schedule to be completed in September. Private developers began demolition on the Center Ramp April 16. The work is expected to be completed by mid-May. The demolition is the start of a new project called Nolan Mains, which has 141 homes, mixed-use retail and underground parking centered around a new public plaza with pedestrian walkways.

"While the North Ramp was closed, the additional level was built, but it is still being finalized and is expected to reopen sometime this summer. In the meantime, the lower levels are available for use," said Project Communication Coordinator Pat Tucker. "When all construction is completed in the fall of 2019, a person will be able to park in the North Ramp, the Center Ramp parking area and the South Ramp. At that point, we’ll have more parking than we ever had before." In the meantime, the City and developers are focusing on installing ample wayfinding signs to ensure visitors have no difficulty reaching their destinations. There is also an on-site supervisor, Jeff Hanson, who is available to visitors who are at 50th & France and see a problem or need help with directions. The City and developers are focusing on installing ample wayfinding signs to ensure visitors have no difficulty reaching their destinations. There is also an on-site supervisor, Jeff Hanson, who is available to visitors who are at 50th & France and see a problem or need help with directions. Jeff Hanson can be reached at 612-281-8396. Throughout the project, the City and the developer, Frana Construction, are offering free valet parking at Halfax Avenue near 50th Street or Market Street and Fraction Avenue (in front of Spalon Montage). Valet service is provided from 8 a.m. to 6 p.m. Mondays-Fridays and 10 a.m. to 6 p.m. Saturdays through September. Tipping is not expected. Those using valet can also call ahead to have their car brought around or to check availability at 651-333-0771. Handicapped parking is also available at Halfax Avenue near Coconut Thai, inside the North Ramp and on Market Street near Spalon Montage.

"The tips for valet have already been paid for by the City and the developer, but some people still feel odd about not giving a tip to the valet staff. So, now we have a program for visitors to take a token from the store they visit and present that to the valet person and that person can turn them in for additional financial compensation," said Tucker.

To stay updated, sign up for City Extra email notifications online at EdinaMN.gov/CityExtra. To view renderings of the project and learn more, visit EdinaMN.gov/CityExtra. For more information about this project, contact Tucker at pat.tucker@EdinaMN.gov or 612-826-1655.
Luxury High-Rise Apartment Building Planned for Greater Southdale Area

186 Apartments Include Micro Units Ideal for Singles

A high-rise luxury apartment building with underground parking is planned for the former Guitar Center site at 3850 Hutton Road. At its April 17 meeting, the Edina City Council approved a Comprehensive Plan amendment and granted preliminary rezoning and development plan approvals for the proposed housing project. The proposed building would be 19 stories with 186 dwelling units and 198 parking spaces. The proposed height of the tower is 218 feet – approximately 20 feet less than the Westin Edina Galleria.

The developer plans to meet the City’s Affordable Housing Policy by providing a dedication of $1.86 million for affordable housing elsewhere in the city. In addition, the proposed building includes small one-bedroom studio or “micro” units, ideal for college graduates, young professionals, corporate transfers and single empty nesters.

In other business in April, the City Council:

- Approved the 44th & France Small Area Plan to provide guidance for important pedestrian and bicycle facilities for the area. The small area plan is part of the larger city-wide Comprehensive Plan Update.
- Approved an agreement with the Edina Housing Foundation for the furnishing of an Affordable Housing Manager. The foundation will provide fiscal support to the City for the position that will phase out as the City has time to establish new revenue streams to support it into the future. The Affordable Housing Manager will be part of the Community Development Department.
- Approved the 44th & France Small Area Plan to provide guidance for important issues like redevelopment, streetscape and aesthetic treatment, vehicle parking and pedestrian and bicycle facilities for the area. The small area plan is part of the larger city-wide Comprehensive Plan Update.

The council will next meet 7 p.m. May 15. For more information, visit EdinaMN.gov.