New Developments Bring All Ages to Edina

Walkability and Community Are Common Thread Throughout New Apartments

BY KAYLIN EIDNESS

A lifelong resident of Iowa, Jean Digmann moved to Edina last summer.

“My husband died in February, and I knew I wasn’t going to stay in Ames,” said Digmann. “I have been coming up to this area for 50 years and have always loved it.”

Digmann’s three children live throughout the United States, but her two sisters live in the Twin Cities – one in Edina. The two would go on walks to the Galleria, Centennial Lakes Park and Southdale Center. Digmann loved the walkability of the Southdale area. However, as Digmann grew older, she found that walking such long distances wasn’t as easy.

“Even so, I started looking in the Southdale area, because I knew that area, but my sister said, ‘Why don’t you check out Avidor?’” explained Digmann. “At first, I thought it wasn’t in a very good location because it wasn’t Southdale or 50th & France, but I quickly realized that it had possibilities.”

New apartments along with improvements in walkability are providing an attractive place to live for active people of all ages who enjoy Edina’s shopping, activities and other amenities.

Digmann signed the lease the same weekend she visited last April and moved in four months later. Digmann loves her short walk to Jerry’s Foods, the Edina Library and is going to check out the Edina Senior Center soon. She gave up her car when moving to Edina and rides the bus or takes advantage of ridesharing apps.

“I love that [Avidor] promotes all this congeniality. If I had rented a different apartment, I’d be sitting there alone. That was a big drawing point; I saw all the fun they were having. That, and I’ve always loved the area,” she said.

Jordon Greenlee, a young professional who works in downtown Minneapolis, wanted a short commute and the amenities of urban living, while not necessarily living downtown.

“I lived in Edina for a few years about 10 years ago, but once I graduated from law school, I knew I wanted to be close to downtown again without being in downtown,” she said.

Greenlee followed along as the Nolan Mains apartments were being built and was surprised to find they were in her price range.

“It was cheaper than some of the larger apartment complexes and fourplexes that I looked at in Southwest Minneapolis,” said Greenlee. “It’s fortunate that Lush is so close, and really good food is so close and I can walk across the street to get my groceries.”

Digmann and Greenlee both frequently take advantage of their locations and appreciate the walkability of 50th & France and the Grandview District.

“Five years ago, I wouldn’t have been able to move to Edina. I don’t think there would have been apartments in my price range,” said Greenlee.

“I’m very satisfied. I hope I can live here for another 10 years,” said Digmann.
Development Tracker

The City of Edina Development Tracker includes reconstruction or new construction projects that have been completed in the past six months, are currently under construction, have filed a formal application to the City or have been substantially approved.
Hawthorne Place
Location: 5109 W. 49th St.
Developer: Great Oaks Development and TE Miller Development
Status: Under Construction
A 12-unit condominium building has been completed and five detached villas are under construction. They replace two apartment buildings and a house previously on the site.

Our Lady of Grace expansion
Location: 5051 Eden Ave.
Status: Under Construction
Expansion and improvements to be done in phases include a new priest residence, new activity center, expansion of the school and parish gathering space, and remodeling areas of existing buildings.

The Lorient
Location: 4500 France Ave.
Developer: Orion Investments, LLC
Status: Under Construction
Three vacant buildings were razed and are being replaced with a four-story, 45-unit luxury apartment building with 6,500 square feet of restaurant and retail space.

4532 France office building
Location: 4532 France Ave.
Developer: PLAAD, LLC
Status: Complete
PLAAD, LLC has completed a new two-story, 2,375-square-foot office building that features a rooftop terrace with outdoor seating for employees, parking spaces in front and behind the building, landscaping and a cedar fence for screening from residents to the west.

Nolan Mains
Location: 3925 W. Market St.
Developer: Buhl Investors, Saturday Properties
Status: Complete
Nolan Mains features 25,000 square feet of commercial space and 100 luxury apartments centered around a new outdoor plaza and pedestrian space, with underground parking.

The Millennium at Southdale
Location: 6550 Xerxes Ave. and 3250 W. 66th St.
Developer: Luxe Residential
Status: Under Construction
This development project is being built in two phases. The previous office building at 3250 W. 66th St. is being replaced with a six-story, 227-unit apartment building. In a future phase of development, the office building at 6550 Xerxes Ave. will also be razed and a five-story, 148-unit apartment building will be built. The project includes underground and surface parking.

Lifetime Fitness
Location: 250 Southdale Center
Developer: Lifetime Fitness/Simon Properties
Status: Complete
This is the company’s flagship fitness center in the Twin Cities, featuring three stories of fitness equipment and group fitness spaces, swimming pools, salon and rooftop club. Separate buildings house Lifetime Work, a co-working space, and Lifetime Sport, an indoor turf facility. They are connected to the mall via a glass atrium that serves as a new entry to Southdale Center.

RH Gallery
Location: 6801 France Ave. S.
Developer: Restoration Hardware
Status: Complete
Restoration Hardware’s 50,000-square-foot destination gallery has opened in a standalone building in the Southdale Center parking lot. It features three levels of showrooms and a high-end rooftop restaurant.

Shoppes at Estelle on France
Developer: Luigi Bernardi & Edward Farr Architects
Location: 6950 France Ave.
Status: Under Construction
The office building was razed and will be replaced with a new 10,000-square-foot retail building.

Promenade Residences
Location: 3650 Hazeltine Road
Developer: Tom Lund
Status: Approved
The proposed building will be 18 stories with 185 dwelling units and underground parking. It features a variety of unit sizes, including “micro” units.

Edina Flats
Location: 4416 Valley View Road
Developer: Gatehouse Properties, McGlynn Partners and City Homes
Status: Under Construction
The project includes 18 luxury condominiums across five buildings that are each two or three stories. All buildings will have elevator access and indoor parking. The first two buildings are complete.

New Horizons Academy
Location: 4412 Valley View Road
Developer: Rylaur, LLC
Status: Complete
New Horizons Academy has remodeled the previous retail and office building into a 9,600-square-foot daycare facility with green space and boulevard-style sidewalks added to the front of the building. The reconstructed building will feature a play area on the roof.

Amundson Flats
Developer: MWF Properties
Location: 7075 Amundson Ave.
Status: Approved
The vacant dry cleaning facility will be razed and replaced with a new four-story building that features 62 units of affordable workforce housing. Parking will be underground.

Edina Self Storage
Developer: Ebert Construction
Location: 7725 Washington Ave.
Status: Approved
The existing light industrial building will be remodeled and expanded to 113,690 square feet to serve as a self-storage facility.

Pentagon Village
Location: 4815-4901 W. 77th St.
Developer: Hillcrest Properties (Pentagon Revival) and Solomon Real Estate Group
Status: Under Construction
The vacant 12-acre parcel will be redeveloped in two phases. Phase 1 includes 19,000 square feet of retail/office space, a 235-room Marriott hotel, an extended-stay hotel, an outdoor plaza and a shared parking ramp. Phase 2 will include an additional office building.

For more information, visit bit.ly/LearnAboutProjects or contact the Community Development Department Planning Division at 952-826-0369.
UPCOMING EVENTS

**Recurring Events:**
Community Concerts, Edinborough Park
7 p.m. Sundays and Tuesdays
Children’s Programming, Edinborough Park
Noon Thursdays

Tuesday, March 3, 7 a.m.-8 p.m.
Presidential Primary Elections. To find your polling place, visit pollfinder.sos.state.mn.us.

Wednesday, March 4, 7 p.m.
City Council meeting, Edina City Hall

Friday, March 6, 6:30 p.m.
Princess Ball, Braemar Golf Course
*Registration required

Friday, March 6, 6:30 p.m.
Friday Family Movie Night, “The Lion King” (2019), Edinborough Park

Saturday, March 7, 9 a.m.
Superhero Saturday, Braemar Golf Course
*Registration required

Tuesday, March 10, 4:30 p.m.
Edina Water Stewards Coffee Klatch, Edina City Hall
Join us for an informal gathering to learn about the activity around water resources, get connected to resources and network with other volunteers. City staff holds the meeting annually with Water Stewards.

Wednesday, March 11, 6 p.m.
Creating Your Resilient Yard Workshop - Metro Blooms, Edina Public Works & Park Maintenance Facility

Thursday, March 12, 7:30 a.m.
Housing & Redevelopment Authority meeting, Edina City Hall

Wednesday, March 17, 7 p.m.
City Council meeting, Edina City Hall

Wednesday, April 1
Census Day

In mid-March, homes across the country will begin receiving invitations to complete the 2020 Census. Once the invitation arrives, you should respond for your home in one of three ways: online, by phone or by mail. When you respond to the census, you’ll tell the Census Bureau where you live as of April 1.

For a complete listing of meetings and events, visit EdinaMN.gov.

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**Ryan Companies Contemplates France Avenue Redevelopment**

Preliminary Plans Include Retail, Bank and Housing

Ryan Companies is the latest developer to float an idea for redeveloping property along France Avenue.

In early February, the City Council gave nonbinding feedback on a sketch plan presented by Ryan Companies to redevelop 7001 and 7025 France Ave. Ryan Companies would tear down the existing office and bank and build a new bank with drive-thru, retail building with drive-thru, 45,000-square-foot multi-tenant retail building, 225-unit market rate apartment building, 90-unit affordable housing apartment building and shared parking with enhanced public amenities.

This project would require rezoning and additional approvals. Should Ryan Companies decide to move forward, the developer would need to formally apply and go through an approval process involving the Planning Commission and City Council.

In other business last month, the Council:

- Adopted a resolution supporting the Edina Chamber of Commerce’s new “GreenUmbrella” initiative. The primary focus of the initiative is driving well-being and purpose in Edina, while enhancing overall economic vitality, innovation and growth.

- Began discussing the safety and security of Edina City Hall. Staff will seek a consultant to develop a master plan for the facility that also addresses maintenance and improved sustainability.

- Approved the distribution of $116,000 in Community Development Block Grant (CDBG) funds to the West Hennepin Affordable Housing Last Trust to provide affordable homeownership opportunities through its Homes Within Reach program. This program uses the Community Land Trust model, removing the market value of the land from the mortgage equation for income-eligible homebuyers. The Land Trust owns the land and the homeowner owns the home.

The City Council will next meet 7 p.m. March 4 and 17 at Edina City Hall. For more information, visit EdinaMN.gov.