



Board Meeting Date: 12/8/2025

Title: Concord Flood Risk Reduction Infrastructure Project Update

Type: Discussion

Presenter(s): Mert Woodard - Director, Finance & Operations

Description: The District administration continues to evaluate the City of Edina's request to construct a regional stormwater retention facility on the South View/Concord campus (McCarthy Field). The City has identified the campus as the most viable location to address long-standing flooding concerns affecting Concord Avenue, West 58th Street, and the surrounding neighborhood, with construction tentatively planned between 2028 and 2029. The project would require the District to grant temporary construction access and enter into a long-term maintenance agreement for the underground infrastructure. The City's investment is estimated at \$11 million and includes full site restoration.

The Board previously inquired as to whether construction of a future instructional facility on the McCarthy Field parcel remains feasible. The administration engaged construction partners Bolton & Menk and Wold Architects & Engineers and have found that the feasibility of constructing a structure of meaningful size on this parcel is extremely limited today and would be impossible once a regional stormwater facility is installed. Current watershed regulations leave only 3,005 square feet of remaining developable area before triggering the Minnehaha Creek Watershed District's 40 percent impervious-surface rule, significantly constraining any future building footprint. Also, prior District land surveys identify a "permanent easement to store stormwater" across McCarthy Field, further reducing usable area for construction. These conditions, along with the parcel's total area being under five acres, render construction of an instructional building impractical under current conditions and not feasible after installation of the City's proposed underground storage system, which expressly prohibits structural development above it.

The Board also asked about potential roadway disruptions associated with construction. Members of the City's engineering team have informed the administration that no roadway closures on Concord Avenue, Southview Lane, or Normandale Road are planned or anticipated. While earthwork, trucking, and hauling activities will be required, the City has stated these will be coordinated around school operations to minimize disruption to student access, campus circulation, and neighborhood traffic patterns. Construction sequencing is expected to be developed jointly during the design phase to ensure school-year functionality is maintained.

The administration's review confirms that while the project may present future operational challenges such as site disruption during construction and maintenance of the facility in the future, the long-term flood-mitigation benefits to the neighborhood and campus are significant. A partnership with the City would also provide the District with significant current

and future development benefits. A regional stormwater structure on the site will likely yield more water retention capacity than currently needed, resulting in “credits” with the watershed district. These credits can then be applied to future District development on the 45 acres of land spread between the Edina Community Center, South View Middle School, Concord Elementary, McCarthy Field, and Kuhlman Stadium, offsetting the need to add other stormwater management systems to accommodate new construction projects.

The administration anticipates presenting a formal recommendation for the District to enter into an agreement with the City at the Board’s January 2026 regular meeting.

Recommendation: There is no recommended action.

Desired Outcomes from the Board: Engage in conversation with the administration regarding the project.

Attachments:

1. Memo – Concord Flood Infrastructure Project
2. ECC-SV-CC Campus Project Map
3. Draft – Agreement to Construct and Maintain Storm Water Management Facility