CITY OF EDINA

MEMO

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Date: September 8, 2025

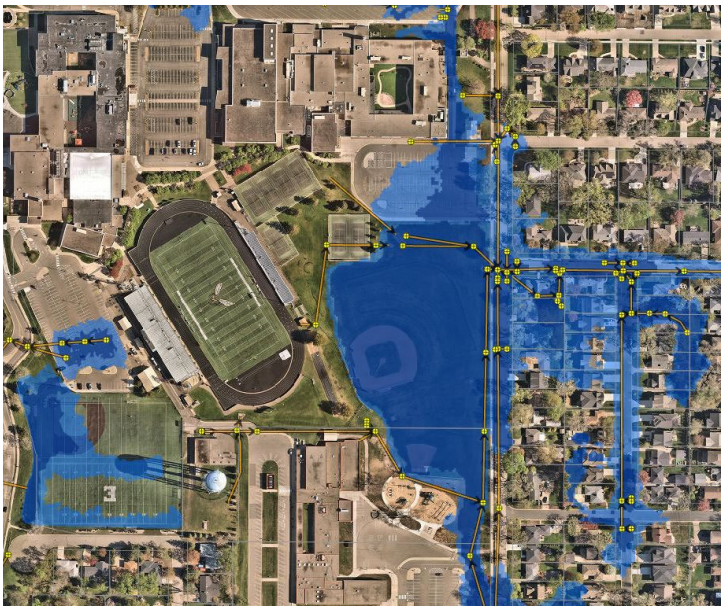
To: Mert Woodard SFO., CFO/Director, Finance & Operations, Edina Public Schools

cc: Chad Millner P.E., Director of Engineering, City of Edina

From: Ross Bintner P.E., Engineering Services Manager, City of Edina

Subject: Concord Flood Infrastructure Project

This memo will provide background information about; Flooding issues and needs in the Concord and Golf Terrace Heights neighborhoods and middle school campus area, City of Edina Flood Risk Reduction Strategy and Concord Flood Infrastructure Project and context on the process to date that lead to the proposed agreement between Watershed District, School District and City.



Flood issues near Middle School

Flood issues in the City of Edina can be explored with two interactive maps on the Flood Resources webpage. A first ring suburb built primary between 1950-65, Edina was built for a different service level and climate. Flooding in Edina is not only common it is also increasing.

Southview Middle School site has a low area on the east central part of the lot, currently occupied by a baseball field, open space, parking lot, tennis court, and track and field space. These low areas and facilities are exposure to flood waters on a regular basis. The neighborhood to the east of this low area shares this flood exposure in more extreme storm events.

The Image above is from the "What's My Flood Risk" interactive map

Edina FRRS Context

The City of Edina's strategy is to comprehensively reduce the risk of flooding throughout the community. Details of the plan can be found in the 2022 Water Resources Management Plan, sections (1.2, 3.3) One of the four sectors of work is flood infrastructure, *(3.3.3) We renew our infrastructure and operate it to reduce risk. We will plan public streets and parks to accept and convey flood waters to reduce the risk and disruption of related city services.* Two recent examples of this flood infrastructure work include Lynmar Basin and Morningside Flood Infrastructure Project. We do this work in partnership with local Watershed Districts. The Concord Flood Infrastructure Project is the next major flood infrastructure proposed under this area of work.

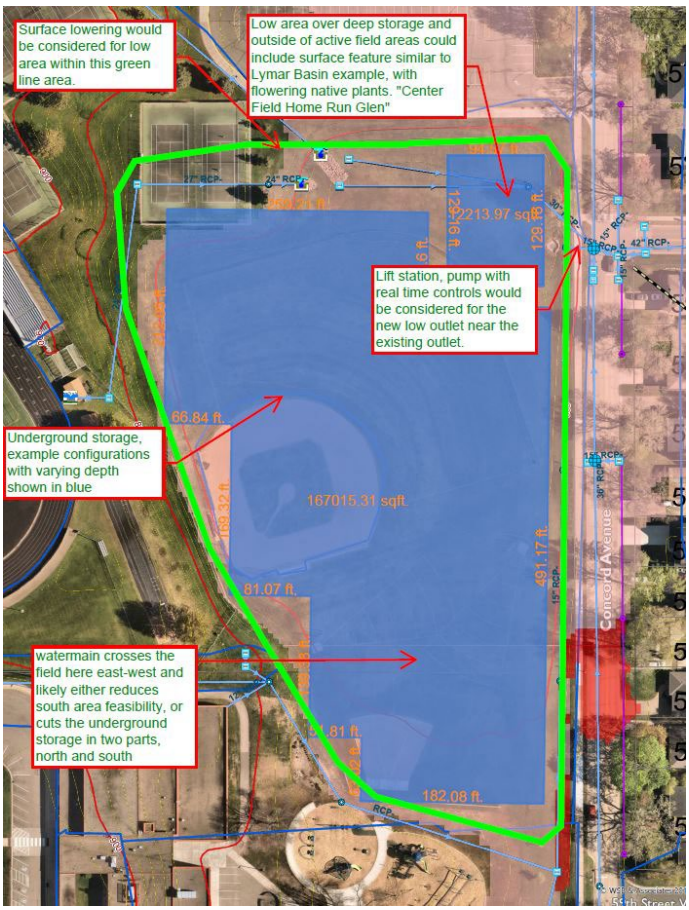
CFIP Project outline

First reviewed in 2022 Water Resources Management Plan (WRMP) Appendix A,10.3.1.2, Concord Flood Infrastructure Project includes options to store more flood water on the surface, below ground or a combination of both at the Southview Middle School site. Several key points describing the issue are presented here;

- The intersection of Concord Avenue and West 58th Street and the surrounding area has long experienced flooding problems. A storm sewer system drains this low-lying area; however, when stormwater flows exceed the system's capacity (3.5 inches over 24 hours), water pools along the roadway and in adjacent yards until it rises enough to flow eastward along West 58th Street toward Wooddale Avenue. This type of storm has a 20 percent chance of occurring in a given year (also known as a 5-year storm or 20-percentannual-chance storm).
- The flooding problem in this area results from the limited conveyance capacity of the downstream storm sewer system.
- A 100-year storm has the potential to impact 33 principal structures along Golf Terrace, Lakeview Drive, Oak Drive, West 56th Street, Tower Street, and Woodland Road W.

The options we are pursuing are described in the "modeling results" and "proposed infrastructure options to reduce flood risk" sections of section A.10.3.1.2. Several key points describing the option on the School District property, relating each to our current approach, are presented here:

- Option 2: Increase Trunkline Capacity Along West 58th Street. This initial study considered gravity pipeline addition. We will consider pumped, force main capacity.
- Option 3: Add Underground Storage in South View Park. (see note option 4)
- Option 4: Add Surface Storage in South View Park. The initial study reviewed underground and surface storage separately. We will review combined approaches with both underground and surface storage with the goal to get efficiency from the surface storage while reducing the tradeoffs related to retaining and improving all the field use functions the current site provides.
- Option 5: Increase Trunkline Capacity Along West 58th Street and Add Underground Storage in South View Park. This is a combination of options 2 and 3, we will rework options 2-4 as described above to create a new combined option that gets the most flood and community amenity uses out of the space.



The sketch on the right was created to conceptualize the options in the field area. An attachment is provided to review in greater detail and facilitate discussion.

Next Steps and Discussion

The City of Edina has included the Concord Flood Infrastructure Project in its Capital Improvement Plan. The work to plan, design, and construct the Concord Flood Infrastructure Project is currently planned to take place between 2026 and 2028. Here are steps describing how the City and School District could partner in this work as well as context on how the city has conducted flood infrastructure work to date.

- 2025 Agreement
  - The agreement includes cost savings to the School District for the construction costs of the tennis court stormwater facility. District and City should work through opportunities, interest, and concerns to build project requirements for the next phases of the work. Key interests expressed by School District staff include; 1) Reduce field downtime, 2) Reduce school access interruptions, 3) Rebuild field amenities to like-or-better condition. 4)Reduce typical drainage and flooding issues in field and turf areas, 5) Reduce and mitigate, or rebuild any infrastructure damaged by access for construction, and 6) Consider environmental or infrastructure educational opportunities with new facility. Additional requirements or process steps may be included at this time.
- 2026 Planning
  - The City would lead the planning and engage the District at key decision points, checking in on the status of the balance between project goals, the requirements, and available resources. This step of the project typically includes engagement of the public based on an engagement plan approved by the City Council. As this site is School District controlled, public engagement would likely be limited to construction impacts, project benefits and tradeoffs, and general awareness. The School District could request specific engagement based on the users of the fields, or other known community relationships or interest in the field to be included in the project requirements.
- 2027 Design
  - The City would lead the design and engage the District on any remaining decision points. Most of the decisions will be made in the concept and planning phase, but minor changes can occur in final design. The agreement and typical permitting process for a project of this scope includes an approval step by the School District as the property owner.
- 2028-9 Build and Restore
  - Construction would follow and could be phased in a variety of ways to best balance tradeoffs of varying requirements. Construction would likely impact 2 field seasons with restoration of turf to be play-ready usually takes a year to grow-in.
- Future Maintenance
  - Inspection, operation and maintenance of the facility would be City responsibility, with access provided by the School District.

Attachments;

1. Conceptualized storage figure