City of Edina Seeks Polluters of Deep Groundwater Plume

Water Treatment Plant 6 Keeps Drinking Water Safe

The City of Edina is working to hold accountable those responsible for contamination of local groundwater. Drinking water is certified safe because it is treated, but the City wants the original polluters identified and held accountable for cleanup expenses.

The Minnesota Pollution Control Agency (MPCA) has mandates to go after the sources of contamination and make them pay for cleanup or compensate for treatment.

St. Louis Park has one such contaminated site, and the plume or area of contaminants from it stretches into part of Edina through an aquifer more than 300 feet below ground. Since trace contamination first appeared in an Edina well in 2000, the City has taken steps, including installation of a sophisticated treatment system, to remove the chemical contamination. The treatment keeps the water safe to drink and use, exceeding all federal or state standards. Edina treats its entire water supply and filters most wells to ensure any contaminants are removed. Treatment can be costly, but is vital to ensure the safety and quality of drinking water.

History of Impact on Edina

In the early 2000s, Well No. 7, a well in Sherwood Park in Edina drawing from the Jordan aquifer, tested slightly above the Maximum Contaminant Level set by the Environmental Protection Agency for vinyl chloride, a colorless organic gas. At that time, Well No. 7 was used only in the summer.

Well No. 7 was shut down in early October 2003 and was not turned on again until after a high-capacity treatment plant was built at the ground-floor level of the Jerry’s Foods parking ramp, 5120 Brookside Ave., in 2012. The plant is equipped with an aeration system specially designed to filter out vinyl chloride. The treatment plant is Water Treatment Facility No. 6 and four of Edina’s drinking water wells are connected to it. The water coming out of this plant is safe, surpassing both state and federal requirements for safety and quality.

Typically, MPCA staff try to find the sources of contaminant releases. The source of the vinyl chloride was determined to be in St. Louis Park and was coming into Edina in the Jordan aquifer, very deep below the surface.

MPCA staff collected and analyzed samples from monitoring wells, industrial wells, irrigation wells and other municipal wells located in the western Twin Cities metro area. The results showed a “volatile organic compound (VOC) trail” that allowed the MPCA to trace the contamination back 2.3 miles, to the Highway 7 and Wooddale Avenue area in St. Louis Park. The exact source has not yet been identified.

MPCA has dubbed the 324- to 545-foot deep groundwater plume the “Highway 100 and County Road 3 Groundwater Plume.” Like drinking water, the air and soil in the area of the solvent plume is safe.

A more concerning “contaminated shallow groundwater plume” is less than 120 feet deep in St. Louis Park and has little to no chance of working its way to Edina.

What’s Next

MPCA has narrowed the list of contaminators to five properties. (Businesses now at these properties may not be responsible if the contamination occurred when the properties were owned by someone else.) The MPCA has exhausted funding in identifying the exact source of contamination and is looking for help from the federal government.

The City supports the listing of the Highway 100 and County Road 3 Groundwater Plume site on the National Priorities List to identify the sources of the contamination, pursue additional remedies and hold the polluters accountable. However, because drinking water is safe and the City does not want property owners to be unnecessarily alarmed, officials have asked the listing be made without a surface map encompassing a broad swath of north Edina.

For more information, visit bit.ly/edinawater.

– Compiled by Jennifer Bennerotte
Dev elopment Tracker

In this development tracker, the City of Edina includes reconstruction projects or new constructions that have been completed in the last six months, are currently under construction, have filed a formal application to the City or have been substantially approved. For more information, visit bit.ly/edinaplanning or contact the Community Development Department Planning Division at 952-826-0369.
Business/Project: Caribou Coffee & Bagels
Location: 5000 Vernon Ave.
Developer: Ted Carlson, Orion Investments Edina III, LLC
Status: Completed
The former Jiffy Lube building was demolished and replaced with a 2,748-square-foot building for the Caribou Coffee & Bagels shop with a drive-thru lane. Work is under way to decorate a retaining wall that separates the adjacent property.

Business/Project: Hawthorne Place
Location: 5109 W. 49th St.
Developer: Great Oaks Development and TE Miller Development
Status: Under Construction
Two apartment buildings and a house were demolished and are being replaced with a 17-unit condominium development. The 12-unit condominium building is complete and the construction of the five detached villas is in progress.

Business/Project: Avidor
Location: 5220 Eden Ave.
Developer: Trammell Crow Co.
Status: Completed
A six-story, 165-apartment building for adults 55 and older is now complete on the 1.64-acre former school bus garage site. It has underground parking and is right across the street from the Edina Senior Center. The pedestrian connections leading to and from Jerry's Foods have also been completed.

Business/Project: France Avenue Apartments
Location: 4500 France Ave.
Developer: Orion Investments, LLC
Status: Under Construction
Three vacant buildings were razed and will be replaced with a four-story, 45-unit luxury apartment building with 6,500 square feet of restaurant and retail space.

Business/Project: 4532 France office building
Location: 4532 France Ave.
Developer: PLAAD, LLC
Status: Under Construction
PLAAD, LLC tore down a 3,000-square-foot house used as office/retail and is building a new two-story, 2,375-square-foot office building. It includes a roof 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.

Business/Project: Nolan Mains
Location: 3925 W. Market St.
Developer: Buhl Investors, Saturday Properties
Status: Under Construction
The project includes 25,000 square feet of commercial space and 100 luxury apartments centered around a new outdoor plaza and pedestrian space, with underground parking. Construction is expected to be substantially complete in November 2019.

Business/Project: 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 stages. 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.

Business/Project: Aria
Location: 3101 W. 66th St. and 6612 Xerxes Ave.
Developer: Doran Construction
Status: Completed
A six-story, 184-unit apartment building was constructed on the two-acre site. The building has one level of underground parking.

Business/Project: Lifetime Fitness
Location: 250 Southdale Center
Developer: Lifetime Fitness/Simon Properties
Status: Under Construction
This will be the company's flagship fitness center in the Twin Cities, featuring three stories of fitness equipment and group fitness spaces, swimming pools, a salon and a rooftop restaurant. This project also includes an adjacent building that will feature Lifetime Work and Lifetime Sport in addition to new retail businesses. Both buildings will be connected to the mall via a new glass enclosure. Completion is expected in the fall.

Business/Project: RH Gallery
Location: 6801 France Ave. S.
Developer: Restoration Hardware
Status: Under Construction
Restoration Hardware is building its flagship furniture gallery in a standalone building in the Southdale Center parking lot. The 30,000-square-foot building will feature three levels of showrooms, a rooftop deck and a wine café. Completion is expected later this month.

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

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

Business/Project: 5109 W. 49th St.
Developer: TE Miller Development
Status: Approved
The two existing structures on the properties will be razed to make way for two six-story buildings, including up to 309 units of housing (apartments and townhomes) and 30,000 square feet of retail on the first level of each building. Twenty percent of units will be affordable priced, and the development will have underground parking. The developer will build a shared street and designate a tree conservation area, both of which will be part of public use easements.

Business/Project: 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 will be completed in the fall.

Business/Project: New Horizons Academy
Location: 4412 Valley View Road
Developer: Rylaun, LLC
Status: Under Construction
New Horizon Academy is remodeling 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 structure will feature a play area on the roof. Construction is expected to be complete in the spring of 2020.

Business/Project: 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.

Business/Project: Edina Self Storage
Developer: Ebert Construction
Location: 7725 Washington Ave. S.
Status: Approved
The existing light industrial building will be remodeled and expanded to 113,650 square feet to serve as a self-storage facility.

Business/Project: Pentagon Village
Location: 4815-4901 W. 77th St.
Developer: Hillcrest Properties (Pentagon Revival) Solomon Real Estate Group
Status: Under Construction
The vacant 12-acre parcel is being redeveloped in two phases. Phase 1 includes 19,000 square feet of retail/office space, a 235-room Marriott hotel, a 153-room WaterWalk extended-stay hotel, an outdoor plaza and a shared parking ramp. Phase 2 will include an additional office building.
UPCOMING EVENTS

Recurring Events:
Community Concerts, Edinborough Park
7 p.m. Sundays

Farmers Market, Centennial Lakes Park
3 p.m. Thursdays through Sept. 26

Monday, Sept. 2
City Hall closed for Labor Day

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

Saturday, Sept. 7, 10 a.m.-6 p.m.
Fall Into The Arts Festival, Centennial Lakes Park

Sunday, Sept. 8, 10 a.m.-5 p.m.
Fall Into The Arts Festival, Centennial Lakes Park

Monday, Sept. 9, 7-8 p.m.
Solar Power Hour, Edina City Hall

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

Friday, Sept. 13, 4:30-6:30 p.m.
Saturday, Sept. 14, 9-11 a.m.
Building Materials Donation Days, Municipal Service Center, 7305 Oxford St., St. Louis Park

Friday, Sept. 13, 7 p.m.
Minnesota Hauntings: Johnsdale Paranormal Group, Minnehaha Grange Hall

Saturday, Sept. 14, 10 a.m.
Author’s Studio: Tales from an American Life with Amy Hallberg, Edina Art Center

Tuesday, Sept. 17, 7 p.m.
City Council meeting, Edina City Hall

Friday, Sept. 20, 7 p.m.
Back to School for Adults: Experience Edina’s Historic Cahill School, Minnehaha Grange Hall

Saturday, Sept. 21, 9 a.m.
Walk With the Mayor, Rosland Park

Sunday, Sept. 22, 1-5 p.m.
Open Streets on 50th, 50th & France

Thursday, Sept. 26, 7:30 a.m.
Housing & Redevelopment Authority meeting, Edina City Hall

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

City Expands CloverRide Service

Bus to Stop at Grandview, 50th & France
A northern loop will be added to the City’s Friday circulator bus service, CloverRide, later this year.

To provide mobility access for those who can’t or choose not to drive, the City works with DARTS to provide the CloverRide circulator bus service to Edina residents and visitors 10 a.m. to 3 p.m. Fridays. CloverRide is reliable, continuous transportation service, that provides accessibility from senior housing locations in the Southdale area to Edina amenities like groceries and retail.

Given the success and popularity of CloverRide, the City Council at its meeting Aug. 7 voted to expand the service to areas of Edina north of Highway 62 – specifically, the Grandview and 50th & France neighborhoods.

"It’s very exciting to see CloverRide service grow to reach more areas in Edina," said Transportation Planner Andrew Scipioni. “Now, riders in the Southdale area have a way to access the shops at 50th & France or the Senior Center without having to use a personal vehicle. Likewise, riders in Grandview or 50th & France can access Southdale Center, the Promenade, Centennial Lakes and the Nine Mile Creek Regional Trail. Whether it’s to access retail, restaurants or recreation, there’s something for everyone!”

For more information, visit bit.ly/CloverRide.

– Compiled by Jennifer Bennerotte