

Veterans Memorial Greenway Phase II Right of Way and Alignment Updates

Physical Development Committee

October 14, 2025

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Presentation Outline



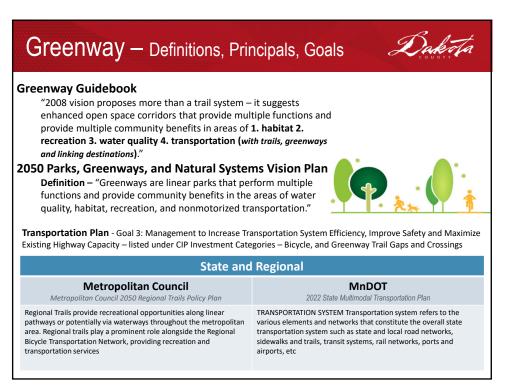
- Veterans Memorial Greenway Overview
- Phase II Agreements and Easements
- Alternative Analysis Updates
- Discussion and Questions

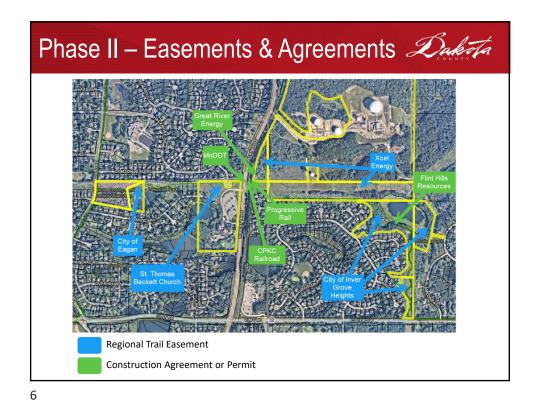






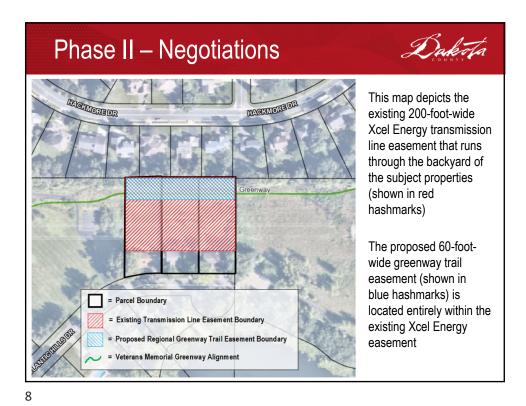






Phase II – Negotiations

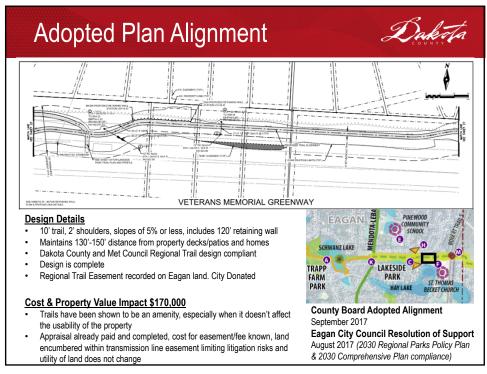
Orange: properties/easements acquired from private landowners
Blue: properties acquired via agreement
Red: properties that remain unsettled



Phase II –	Dakota		
Summary of VM0	G Trail Easement	Negotiations	
Parcel	3	4	5
Pacell number	10-44300-01-160	10-44300-01-170	10-44300-01-180
Owner	Jacquelynne and Scott Baker	Robert Snyder	Nicole and Chris Medin
Perm Easement (sq-ft)	6026	6054	6023
Temp Easement (sq-ft)	0	1506	1501
Apprased Value total	\$24,000	\$25,850	\$24,850
First Offer	\$24,000	\$25,850	\$24,850
Property Owners 1st Counteroffer	\$100,000	\$100,000	\$100,000
Owner Concerns	Screening & security	Screening & security	Screening & security
Screening cost	Part of Project Cost	Part of Project Cost	Part of Project Cost
Security cost	\$10,000	\$10,000	\$10,000
Second Offer	\$34,000	\$35,850	\$34,850
Property Owners 2nd Counteroffer	\$100,000	\$100,000	\$100,000

- After directly addressing property owners' concerns with our 2nd offer, the owners remain firm that \$100,000 is their price.
- July 30th letter sent informing residents of alignment analysis in front of homes, and 2nd offer still being valid.
 To date, no response to letter, emails or calls.

Align	L TARROYA				
Alignment	Total Cost	Private Property Impacts	User Experience (ranked 1-5)	Public Safety (ranked 1-5)	Other Issues
Preferred: Board Adopted Met Council Adopted Eagan Supported	\$170,000	 Back Yard Perm easement or fee title on existing easements (avg per parcel 6,050sf, .13 acre) 	1	1	Options include condemnation and negotiation Fee title or easement
Alt 1: 10 ft Trail with 5 ft boulevards	\$300,000	Front Yard Temp easements (4,602 sf) Retaining wall on one property Tree removals on 3 properties	2	2	Master Plan Amendment required Met Council approval required Schedule delays State Aid Scope Change Lacks Eagan support
Alt 2: 12 ft Trail w/o boulevard	\$270,000	 Front Yard Temp easements (2,211 sf) Tree removals on 2 properties 	3	3	Master Plan Amendment required Met Council approval required Schedule delays State Aid Scope Change Lacks Eagan Support Snow Removal Challenges
Alt 3: In road with signage	\$170,000	• None	4	4	Master Plan Amendment required Met Council approval required Schedule delays Contrary to Greenway and County Standards Sets precedent State Aid Scope Change Lacks Eagan Support
Gap: No Improvements from Lakeside Park to new bridge	*Engineering *Church Easement revisions	• None	5	5	Potential impacts of Federal Funding Schedule delays Incomplete Greenway Sets Precedent Lacks Eagan Support



Preferred Alignment – Fly Through





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Alternate 1





Design Details

• 10' trail, 5' turf boulevard, back of trail on existing ROW line

\$300,000 scope change

Property Rights Impact

- Taking TE from a current usable yard space that will permanently alter the front yards
- Eagan has not approved use of City R/W or NEW easements

Property Value Impact

 Taking up additional front yard space and potentially removing large shade-providing trees could result in a permanent diminution of value

ROW Costs

 Requires new appraisals, with potential for increased acquisition costs due to severance or construction interference

Alternate 2





Design Details

\$270,000 scope change

• 12' trail (10' trail with 2' paved shoulder), back of curb, requires replacement of existing curb

Property Rights Impact

- Taking TE from a current usable yard space that will permanently alter the front yards
- Eagan has not approved use of City R/W or NEW easements

Property Value Impact

 Taking up additional front yard space and potentially removing large shade-providing trees could result in a permanent diminution of value

ROW Costs

 Requires new appraisals, with potential for increased acquisition costs due to severance or construction interference

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Alternate 3





Design Details

Shared lanes on Atlantic Hills Drive – Street Signs only

Property Rights Impact

- No property rights impacted
- Eagan has not approved use of City R/W or NEW easements

Property Value Impact

No change in value

ROW Costs

- No ROW to three property owners
- Requires changes to Thomas Beckett Catholic Church easements

\$170,000 scope change

Alternative Alignments – Fly Through Dukota





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Met Council Process & Guidance



- Atlantic Hills Drive was never identified as an alternative alignment in the Master
 - o 2050 Regional Parks and Trails Planning Handbook under "Administrative Process for Minor Long-Range Plan Amendments" 1 Month review with a formal Council action letter decision
 - Memo with a description of the purpose for the change and extenuating circumstances behind a potential on-road trail segment
 - Amendment request must demonstrate consistency with:
 - Park and trail classifications (Policy Plan, Section 2 System Plan, Action 1 Classifications)
 - Locating and acquisition criteria (Planning Handbook, Section 4: Natural Systems, Action 1 Locate and Acquire Land).
- Metropolitan Council Design Guidance.
 - o 2050 Regional Parks and Trails Policy Plan states "On-road bikeways should only be allowed for short segments where no other off-road solutions are reasonable/viable.
 - Trails may still be within the roadway right-of-way, but they need to be physically separated from vehicle traffic by raised curbs, large planters, or other permanent vertical barriers" and page 105 states "In general, regional trails should be developed away from roadways."

External Funds Summary



Budget & Funding Source Summary	Awarded Amounts	Expiration or Obligation Dates
External Funds		
 ML2020 State Bonding Federal Directed ML2023 State Bonding Federal Directed Highway 3 Bridge MN Department of Admin – Tunnel Mural 	\$5,000,000 \$4,950,000 \$5,000,000 \$1,000,000 \$20,000	12/31/2027 Grant Expiration 9/30/2026 Funds Expire 12/31/2027 Grant Expiration 9/30/2026 Funds Expire 6/30/2026 Funds Expire
Total External Funds	\$15,970,000	

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Discussion - Direction on Alignment Dakota











