

Dakota County Regional Chamber of Commerce

Advocacy and Issues Forum



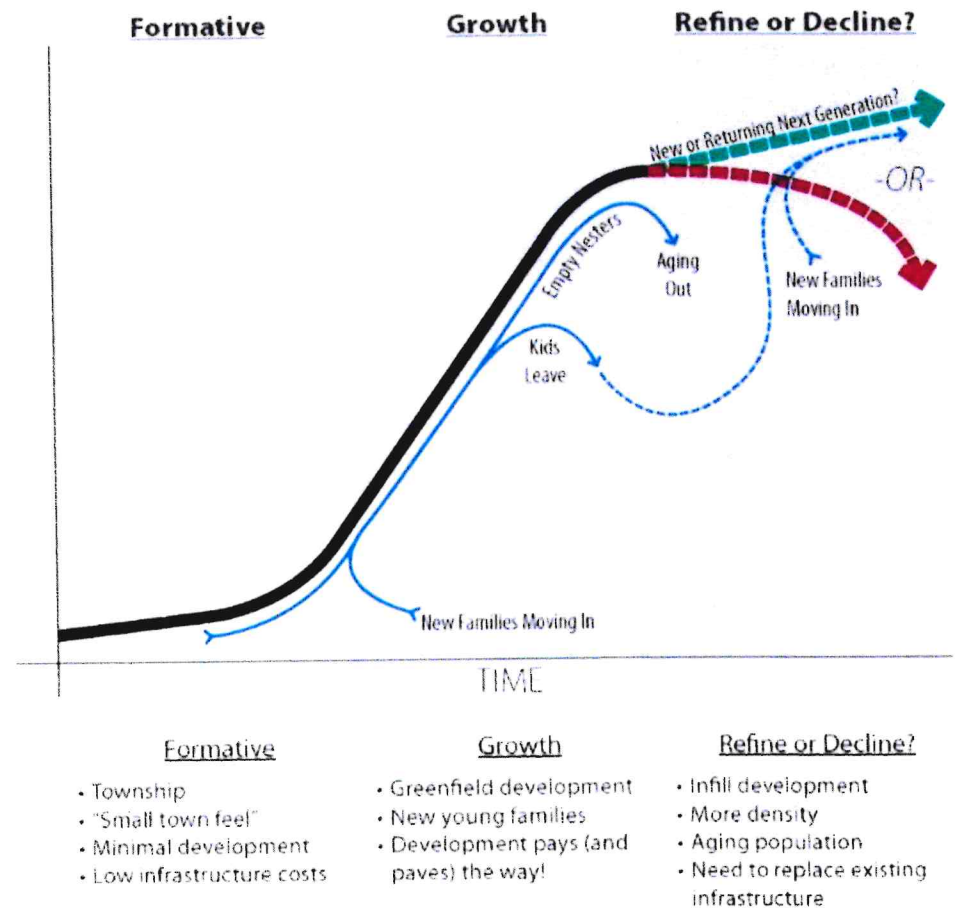
September 17, 2026

City's Growth Cycle Refine or Decline

Eagan has reached fully developed status

Eagan has embraced a reinvestment and revitalization focus

GENERALIZED EVOLUTION OF SUBURBAN COMMUNITIES

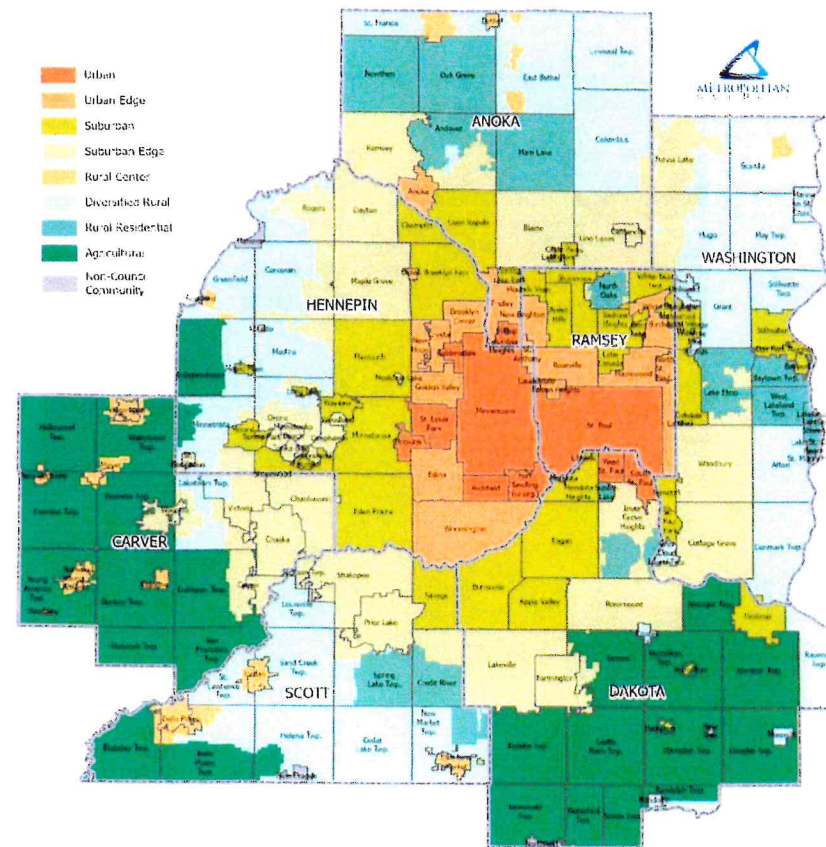


Metropolitan Council-Imagine 2050

State law requires the Metropolitan Council to create regional plan and policies to guide growth and manage regional systems.

Cities are required to complete comprehensive plans that are consistent with Metropolitan Council growth projections.

The Metropolitan Council forecasts a need for 4,600 additional housing units in Eagan by 2050.



2050 Comprehensive Plan

Phase I Community Engagement

- Online survey
- City events
- Small group engagement

Residents provided input on:

- Most pressing housing concerns
- Where new housing should be located
- Types of housing that are most needed

Council to review engagement results
on October 13



2050 Comprehensive Plan-Timeline

Spring-Summer 2026:

Gather input on special areas.

Fall 2026:

Use community feedback to determine locations of housing growth.

Winter 2026-2027:

Determine infrastructure needs to support growth.

Spring-Summer 2027:

Gather feedback on draft Comp Plan and modify the plan if needed.

Fall 2027:

Publish the 2050 Comprehensive Plan.

Spring 2028:

Respond to public comments and modify the plan as needed.



Data Center Ordinance Amendment

The City adopted a data center moratorium on February 17, 2026.

- Allows small data centers (9 MW or less) to proceed
- Temporarily prohibits data centers within 500 feet of residential uses

The moratorium expires after one year.

As part of this process, the City is considering:

- How data centers should be defined
- Where data centers may be appropriate
- What criteria or performance standards should be considered

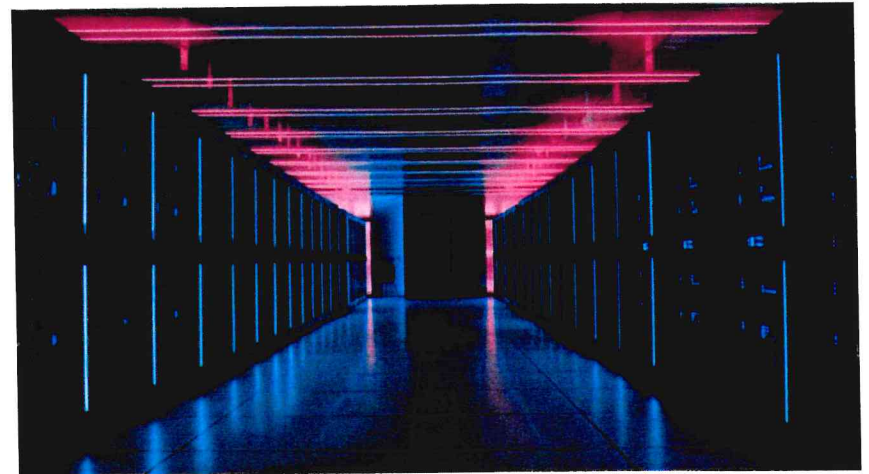


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Data Center Ordinance Amendment

- | | |
|--------------|---|
| Sept 16 | Launched project webpage with background information, research materials, FAQ's, survey, and comment form |
| Sept 30 | Input Session to document resident questions and concerns |
| Nov 10 | City Council review of staff research, best practices from other cities, and community input |
| Dec 17 or 22 | Advisory Planning Commission review of first draft |
| Jan 26, 2027 | Advisory Planning Commission holds public hearing |
| Feb 2, 2027 | City Council consideration of ordinance amendment |



Northwest Central Commons Small Area Plan



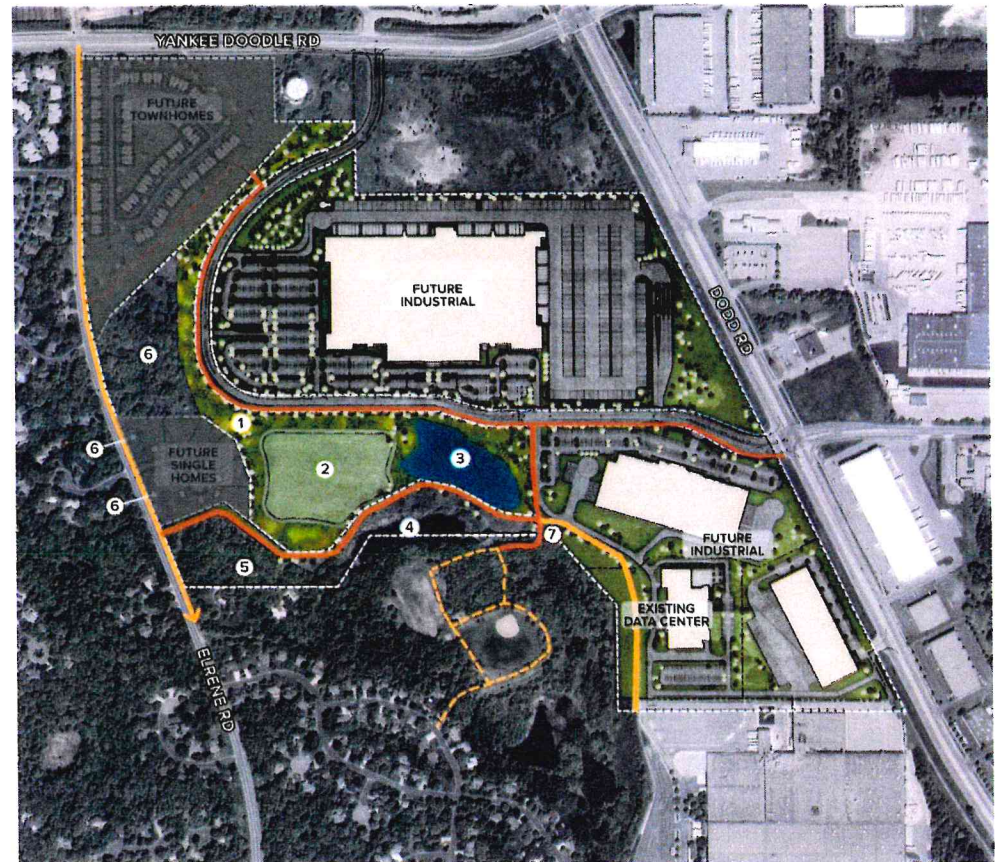
- Adopted March 19, 2024
- Preservation of green spaces and improved sustainability
- Improved park access through new trails, parking, and connections to neighborhoods
- Flexibility to maximize use of public space
- Opportunities for market-supported investment to increase tax base and jobs



Thomson Reuters Campus Redevelopment

Redevelopment plan approved
December 2024 includes:

- 4 million sq ft light industrial
- 104 townhomes
- 7 single family homes
- Expansion of Wescott Station Park
- 1.57 miles of new trails
- Conservation areas



Amazon Update

- Building exterior nearly complete
- Opperman Drive extension will begin fall 2026
- Tenant improvements to begin in late 2026/early 2027
- Operational in 2028

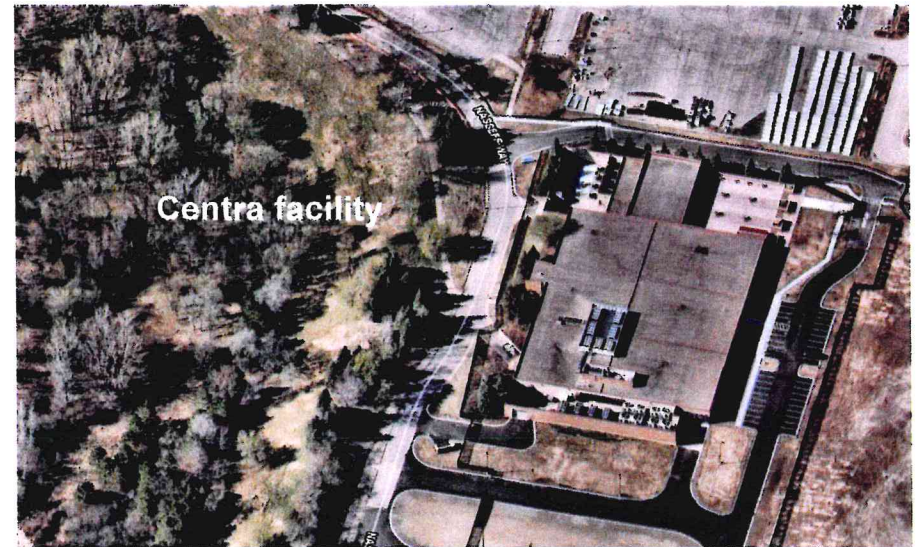


Centra Data Center

Thomson Reuters had 3 on-site data centers

Two data centers have been demolished

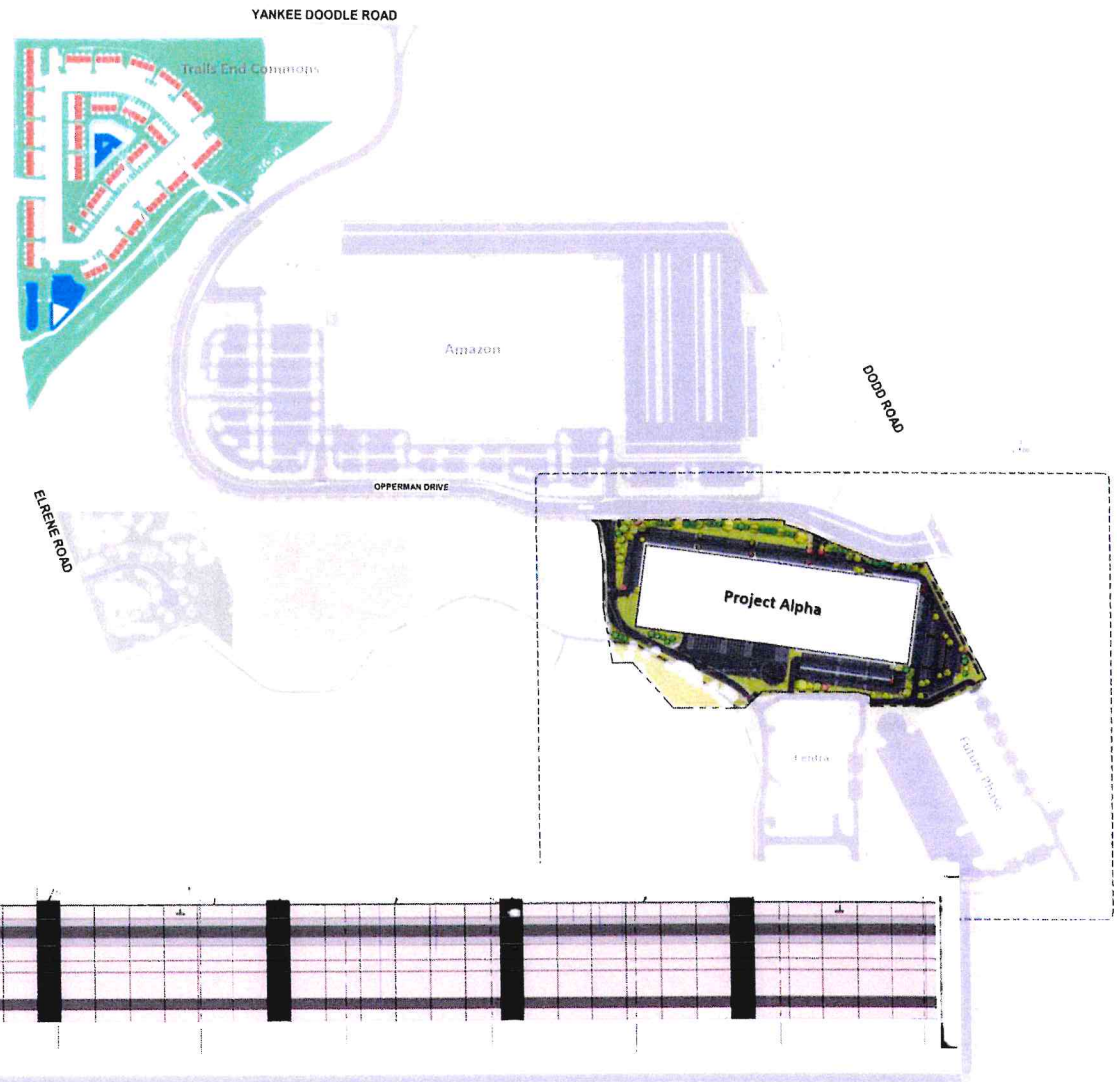
One data center being renovated by Centra for 155,000 square foot, 12-megawatt multi-tenant data center



Project Alpha

337,100 square foot
distribution center

Construction is underway

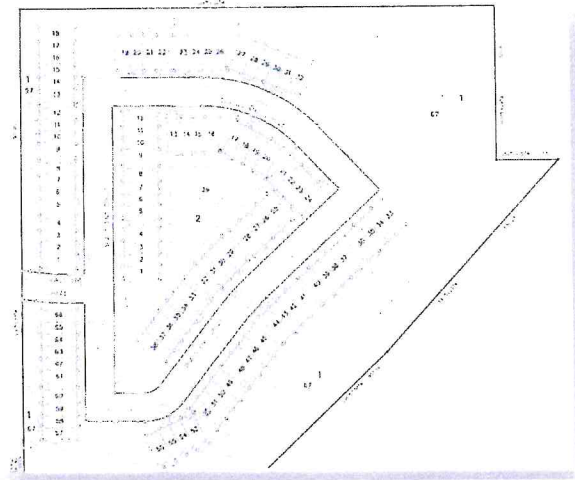


Trails End Commons

Lennar development southeast of
Yankee Doodle Road and Elrene

104 townhome units

Under construction



Blue Cross Blue Shield Redevelopment

BCBSM has consolidated their employees at River Park facility.

Former call center renovated as Yankee Tech Center for Solventum.

Great Oaks Academy is holding classes at former Delta Dental headquarters.

OPUS is evaluating BCBS HQ site for redevelopment.



Solventum

3M medical tech spinoff and new
Fortune 500 company

2,000 Eagan employees and
20,000 worldwide

Repurpose of BCBS call center
into high-tech research &
development facility

Operational late winter 2026



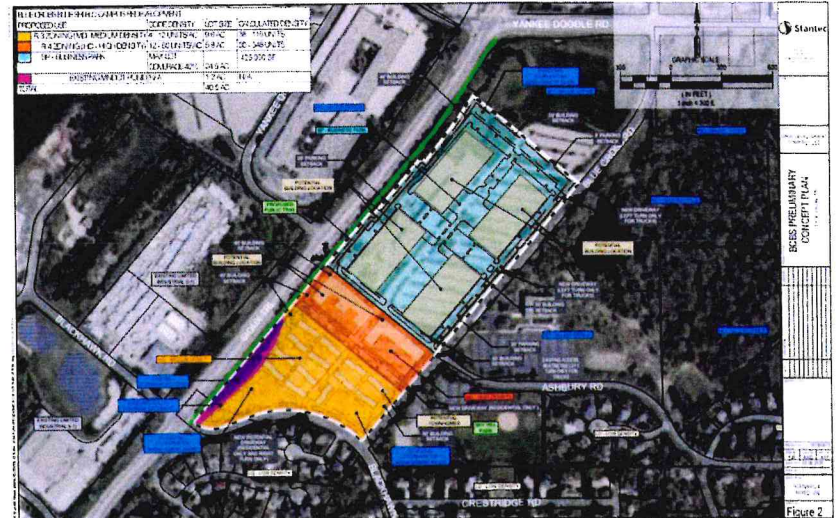
Opus Development

Opus has requested that the City initiate an AUAR to study development scenarios for the BCBS HQ site

- Base scenario
- Mixed Use scenario
- Business Park scenario

AUAR would evaluate:

- Traffic
- Infrastructure needs
- Environmental concerns
- Views and vistas
- Historic preservation requirements



Metcalfe Park

Pulte Homes development to include:

- 245 apartments
- 139 townhomes/twinhomes
- 66 senior cooperatives

Approved by City Council May 2025

Pulte seeking new developers for apartment and senior components



Ecolab Expansion and Improvements

Phased project to improve research and lab space, enhance customer experiences, and increase collaboration and learning.

Phase I includes 330,000 square feet of renovations and additions.

Proposal includes new solar and geothermal systems.

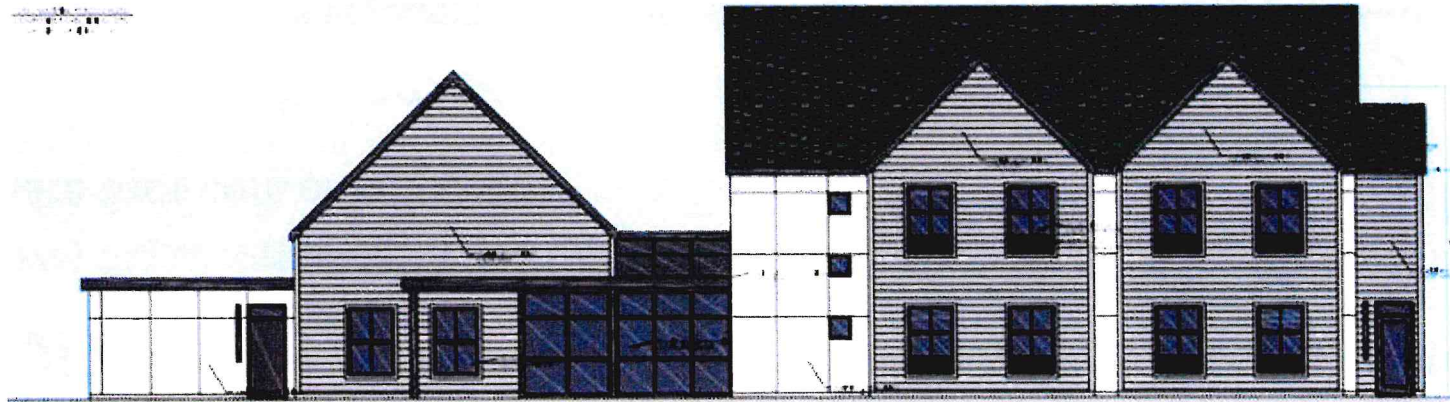
City Council consideration in October.



Eagan Hope and Wellness

16-bed MN Licensed Residential Program Facility to be developed at 1581 Century Point

Provider for recovery and mental health residential programs



Kwik Trip

Hilltop Plaza redevelopment with 9,100 square foot convenience store

Opening November 2026



Existing



Proposed



21st Century Bank

New construction of small retail bank and drive through

Site was a 1-acre vacant parcel on Yankee Doodle Road and Heritage Lane near Highway 13

Opened spring 2026

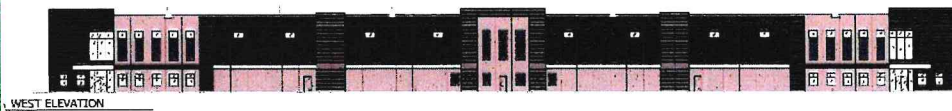
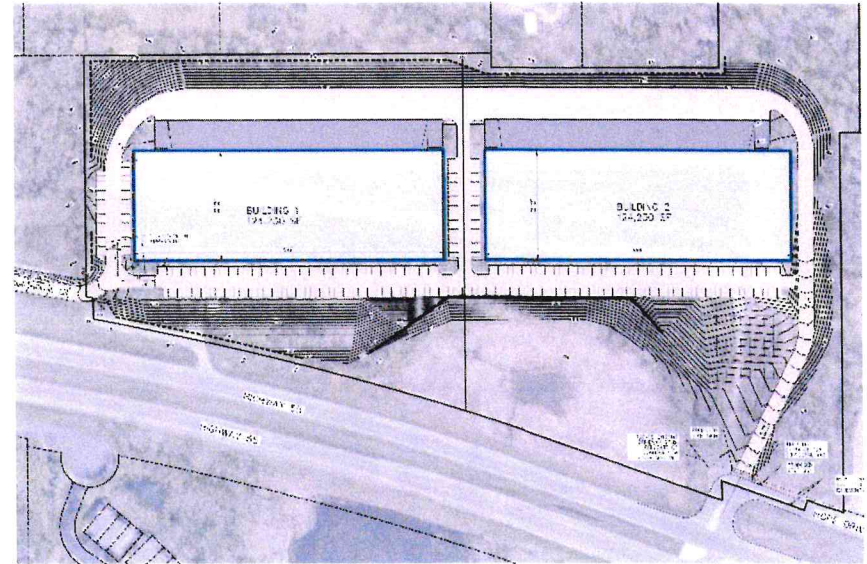


Light Industrial and Business Park – Endeavor

Two 124,000 square foot Business Park buildings on Highway 55 (proposed)

Redevelopment of vacant building into 132,000 square foot warehouse and distribution center at 3140 Neil Armstrong Blvd. (building permit under review)

89,000 square foot Columbia Drive Business Center with tenant Rivian Service Center (constructed)



Other Recent Private Investments

Hunt Electric-\$11 Million Eagan Innovation Center

UPS- \$35 million sorting system upgrade

ImageTrend \$1.8 million renovation 5th floor at 1305 Corporate Center Dr

Reyes Coca Cola Bottling-\$1.7 million 950KW solar array and \$2 million wastewater pre-treatment facility



Questions?



Jill Hutmacher
Director of Community Development
jill.hutmacher@eaganmn.gov