

Opus Quick Facts

Developed in 1970, Opus was envisioned as a unique, walkable community for employees and residents.

The area is experiencing a new wave of redevelopment with the construction of the Southwest Light Rail Transit (SLRT) Green Line extension. New development includes various housing options for individuals and families of all income levels and ethnicities.



Opus Characteristics

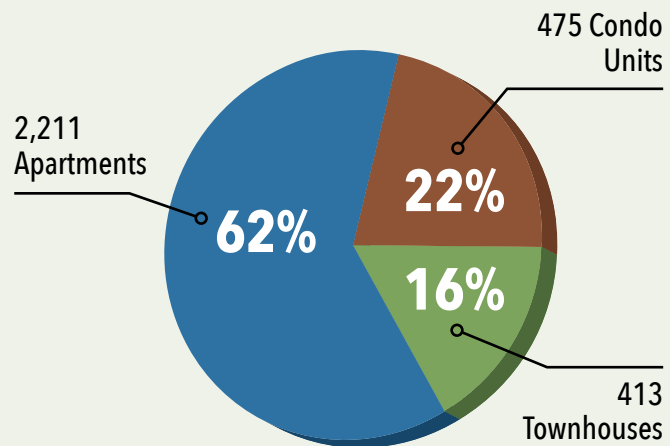
- Size: 640 acres
- Location: Bordered by Smetana Road (north), Hwy 62 (south), Hwy 169 (east) and Shady Oak Road (west)
- Walkability: More than six miles of recreational trails
- Total Market Value: \$714,292,600
- Proximity to downtown Minneapolis (13 miles) and Minneapolis-St. Paul International Airport (18 miles)

Business Characteristics

- Jobs: 14,845
- Businesses: 140
- Space: 4.2 million square feet of retail/commercial/industrial space
- Total Market Value of Commercial/Industrial Space: \$455,675,600 (36 percent of the business park's value)
- Hotel Rooms: 416

Residential Characteristics

- Residents: 2,000+
- Residential Unit Breakdown:

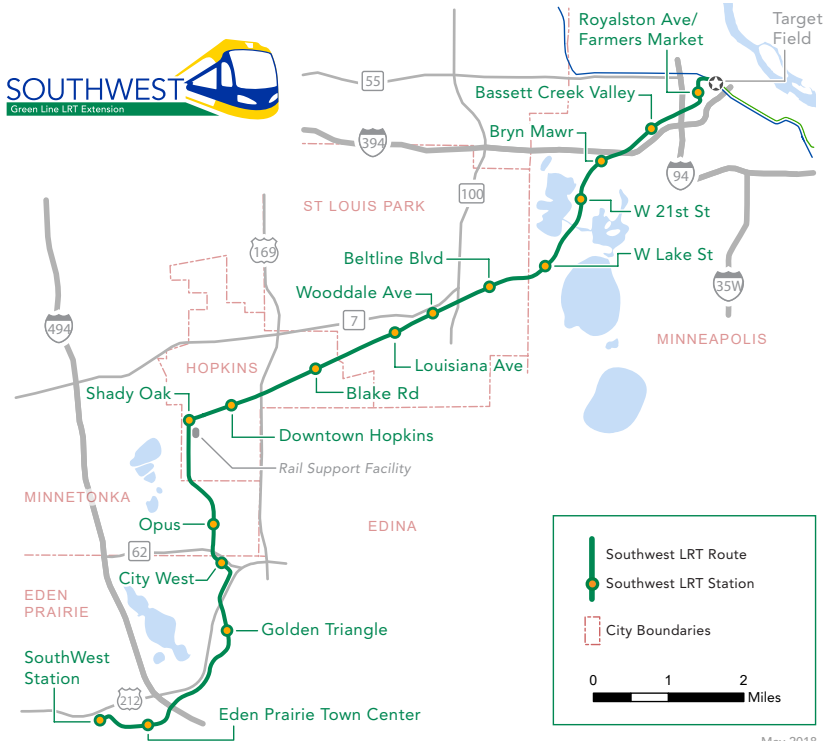


- Rental Affordability: 67% Market Rate, 33% Affordable
- School-Aged Residents: 523 (12 percent of total population)
- Opus is within the Hopkins School District



Opus Quick Facts

Southwest LRT (METRO Green Line Extension)



May 2018

Resources

Opus Station

The Opus Station is immediately adjacent to the property. Accommodations for parking are in place with a 90-parking-space land lease with the Metropolitan Council.

Opus Placemaking Guidelines

The city has urban design guidelines for the trail systems within Opus.

Opus AUAR

The city has authored an approved Alternative Urban Areawide Review for the Opus Business Park.

City Council Policy 13.2 Affordable Housing

This policy applies to all new multifamily rental developments with 10 or more dwellings and new for-sale common interest or attached community developments.

Major Developments Timeline

• Marriott Hotel	1987
• Boston Scientific	1991
• Opus Corporate Center	1998
• UnitedHealth Group Towers	2007
• Rize at Opus	2019
• Preserve at Shady Oak/Bren Road Station	2020

New Development Projects

• 10901 Red Circle Drive Apartments	2023
• Minnetonka Station	2023
• Shady Oak Apartments	2023
• Green Line (Light Rail) Extension	2027

