



Project Launch Meeting Notes
Meeting of Thursday, March 21st, 2019

Questions

Question): How would traffic flow improve with road reversals?

Reversing the traffic flow on Red Circle Drive removes the weave segment near the entrance of Opus and therefore, traffic entering and leaving Opus is no longer required to share the same segment of roadway. This significantly improves operations as traffic levels rise due to development changes. The reversal of Red Circle Drive also provides a more direct route into and out of the southern portion of the business park, while reducing the number of heavily traveled segments shared by both entering and exiting vehicles.

Green Oak Drive is currently in close proximity to another one-way city street (Opus Parkway), running parallel in the same direction. Having two one-way roadways traveling in the same direction immediately parallel to one another allowed an opportunity to consider reversing Green Oak Drive. Reversing Green Oak Drive provides better traffic flow to the center of Opus (parcel where Opus Station is planned to be located) by allowing drivers to circle this station area without traveling a larger area of the business park.

Question): What are the total costs for the capital improvements?

The city of Minnetonka has currently approved approximately \$11.5M in capital funding for a number of OPUS area improvements which include:

- *3 Bridge replacements (7 more pending as discussed)*
- *Red Circle Drive Reversal*
- *Trail and trail lighting improvements*
- *Green Oak Drive Reversal*
- *Street rehabilitation, utility upgrades and street lighting*

Question): What is the timeframe for the planned capital improvements?

These improvements are currently scheduled within the next 5 years however are pending the SWLRT schedule and will be coordinated as needed to not negatively impact the construction of these items.

Question): Is it expected that Opus will transition to where the center of the park will be the focus or destination, or will the area draw focus on the periphery of the business park.

We will have a better idea once light rail is up and functioning. Amenities tied to the light rail will be built and the interior of the business park will become denser.

Question): Are there any park and rides that are planned within Opus?



There will be a 70 stall lot at the Minneapolis Mart site.

Question): What is a reasonable amount for residential vacancy in the city?

5% is considered balanced market for residential. The city currently has a vacancy rate of 2.4%

Question): Is there concern within the city on the extremely high price of new home construction and whether or not it is sustainable?

There is not much concern specifically within the Minnetonka market, and it is also important to note that the actual number of new homes constructed in the city is low. There were only 60 homes constructed in 2018.

Question): Why don't more public service workers live within the city?

There is a desire, but affordability and availability of properties is a significant factor.

Question): What is going to happen in Minnetonka in the future with the apartment boom that is currently occurring?

The market rate apartments that are currently being built will become the naturally occurring affordable apartment in 10 years.

Mapping Exercise

Table One

- The theme of an Oasis emerged
- Add as much housing as possible
- Warehouse/office/industrial demand is dropping, development to shift to housing
- What can differentiate the city from other spots
- One-way street system is fine, improved wayfinding will help those new to area, less traffic in the park is optimal
- Linking greenspace and the wetlands with the business park
- Major retail development won't likely occur due to proximity of commercial centers in Eden Prairie and Downtown Hopkins

Table Two

- Don't call it Opus, needs to ID more closely with Minnetonka
- Highlight natural features
- Consider townhome style development
- Create an entertainment district visible to people traveling on Hwy 62
- Create a destination, link trails to area, make sure there is ample parking near recreation areas.



- Think about innovative amenities, skating area in the Minneapolis Mart site?
- Look at creating multifamily development in the CSI Communications area. “Vertical construction”
- Entertainment district, restaurants, music venue, theater, near Hwy 62

Table Three

- Theme emerged of creating “Lifestyle” center, give people a reason to stay and want to be there.
- Higher density development in towards the center of the park
- Amenities such as health, fitness center, grocery store, urgent care, coffee shop, day care.
- Include park and ride in development plans
- Support for a brewery within the park
- Improve the navigation of the area

Table Four

- Minneapolis Mart Area – high density six story development, mixed use
- Encourage development that can house employees of surrounding businesses
- Launch development area should include provisions to connect the LRT station area to Shady Oak Road.
- Consider the water/sewer impacts of future development
- Consider the physical size of the park and the potential concentration of residents with future development projects
- Encourage a brewery development
- Important to improve connections of east and west sides of the park.