

# Opus 2: Launch Properties

3/21/18

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# Welcome



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*Launch Properties, a private development company, has shared with the city their interest in redeveloping the parcels located at 5959 Shady Oak Rd., 10900 Red Circle Dr., and 10701 Bren Rd. E. These parcels are currently occupied by ISLA Spanish Immersion School, Transition Networks, and a multi-tenant office building totaling 16 acres adjacent to the Southwest LRT station area.*

# Launch Redevelopment Area



# Agenda

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Meeting #1 Recap and Overview of Meeting #2 –5:30-5:40pm – Larry Blackstad

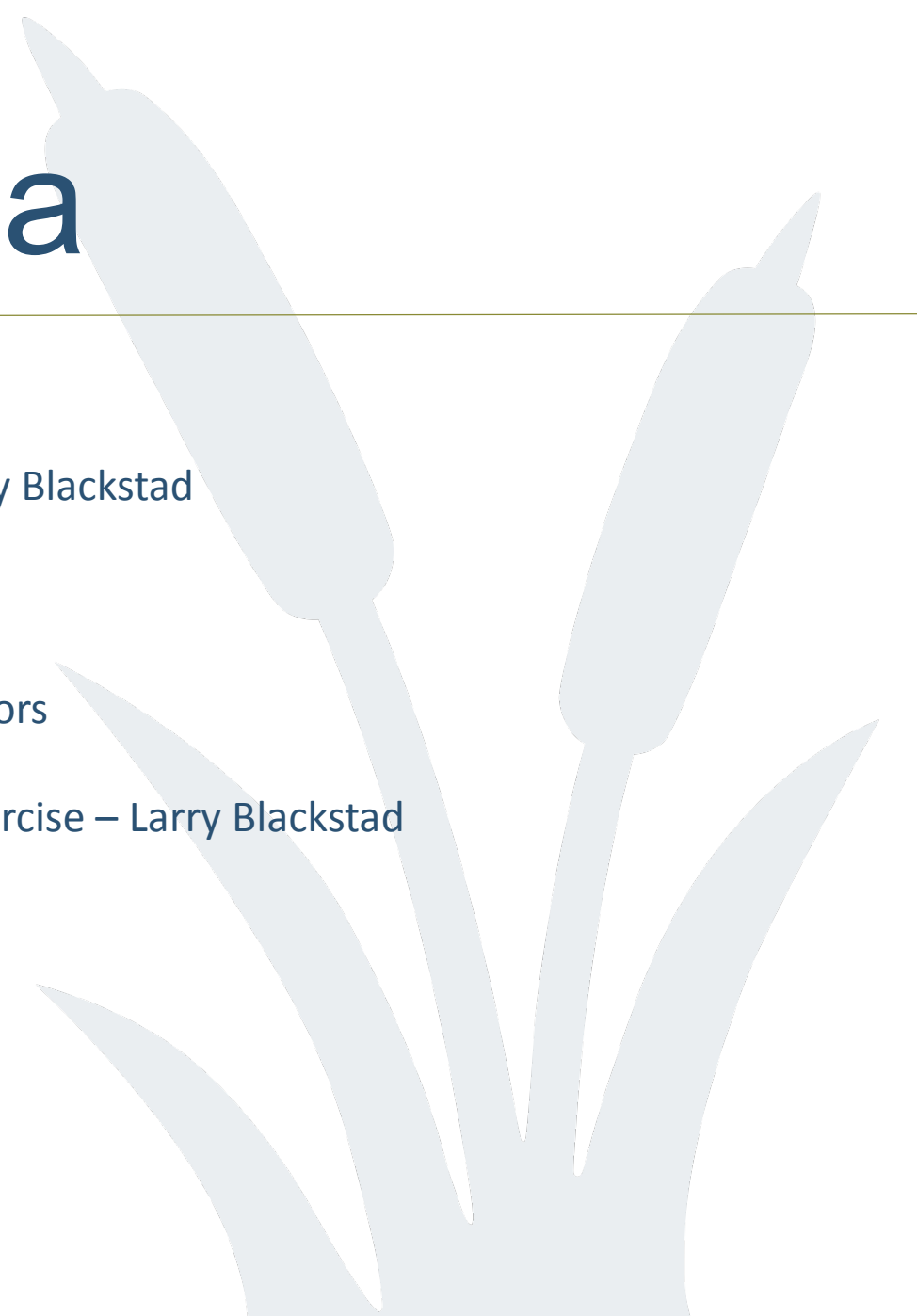
Opus Infrastructure Discussion –5:40-6:00pm – Will Manchester

Market Realities - 6:00-6:30pm - Brent Wittenberg, Marquette Advisors

Redevelopment Scenario Exercise - 6:30pm-6:40pm: overview of exercise – Larry Blackstad

- 6:40-7:05: group exercise

- 7:05- 7:30 groups report out



# Meeting #1 Review

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The first meeting focused on Opus area history and featured representatives from United HealthGroup, Dominion Apartments, Minneapolis Marriot Southwest, Minnetonka Crossings Shopping Center, and the Opus Group. As the conversation progressed, themes began to emerge including:

- Transportation within the business park is a challenge, but new transportation investment will create new opportunity
- The business park should become a destination
- Trails and green space are desirable amenities
- Continue to support growth in the area, support retail and business growth
- Trail maintenance is important



# Today's Discussion Items

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The following is an outline of the discussion that will take place at today's meeting.

## **Infrastructure**

- Trails, Roads, Bridges, Lighting, Wayfinding, and Public Realm Improvements
- SWLRT Opening Day Improvements
- Water/Sewer Capacity for Growth
- Traffic

## **Market Realities, Land Use, and Future Planning**

- Housing
- Commercial/Industrial



# Opus Area



# Capital Improvements

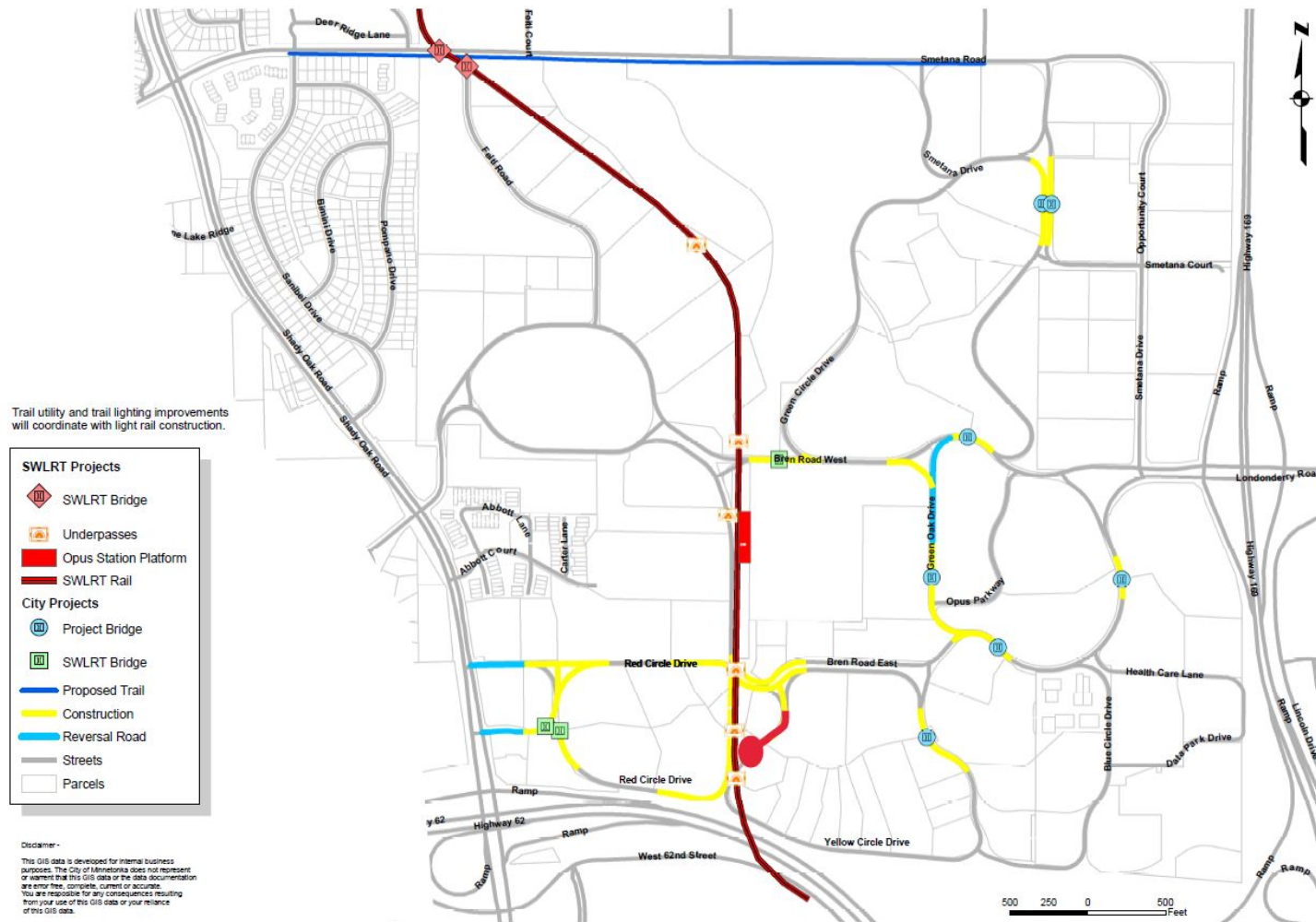
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- Streets
- Bridges
- Trails
- Utilities
- Lighting
  
- Traffic





# Capital Improvements



Outlined in the CIP, the business park will undergo a series of infrastructure improvements in conjunction with light rail construction. Improvements are planned to roads, trails, lighting, and bridges.

Additionally, many improvements are planned to be implemented by opening day of the Light Rail including; bicycle facilities, wayfinding, and additional trail connections.

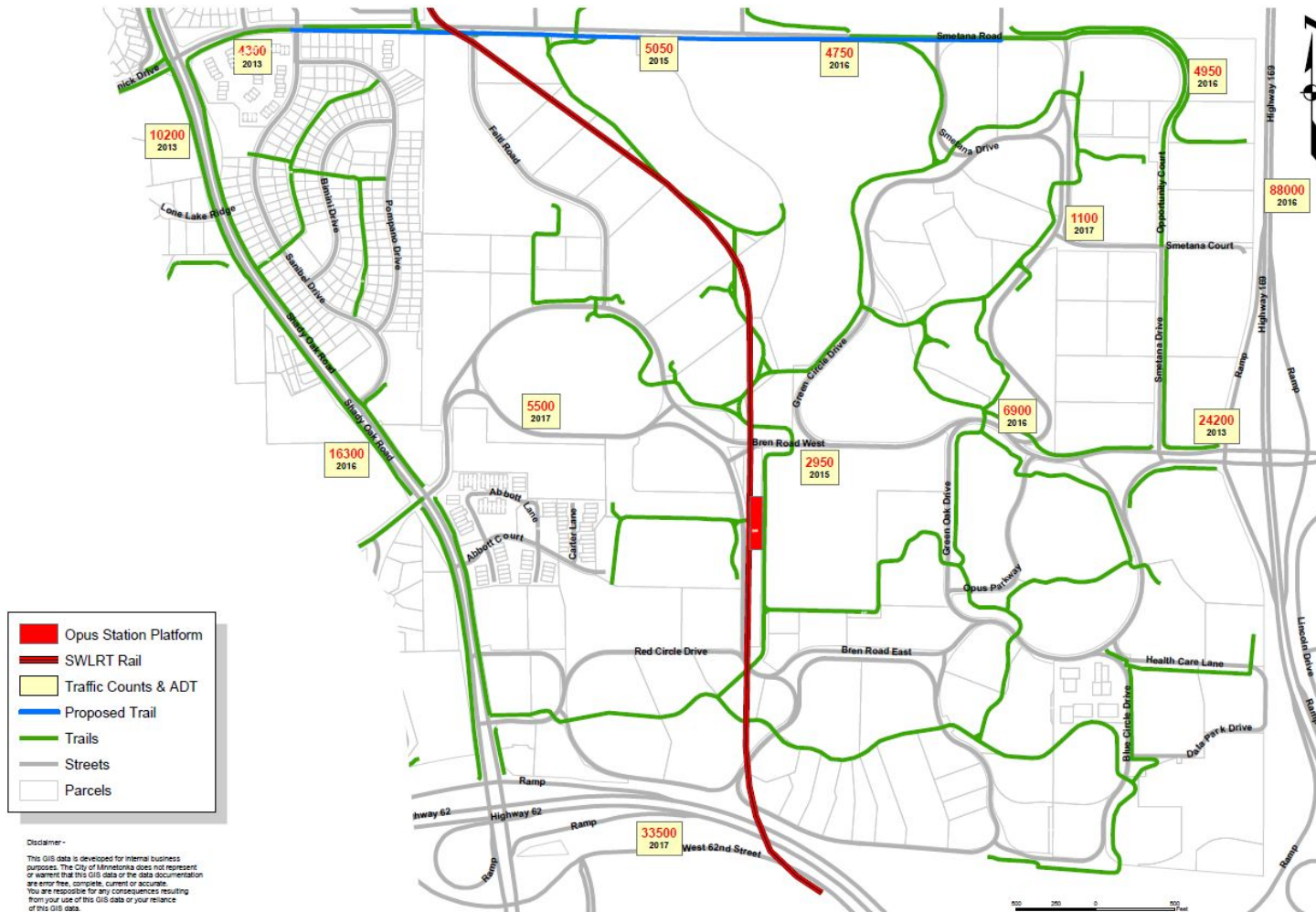
Timing of improvements is dependent on coordination with SWLRT.

# Pedestrian Bridge Style

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# Streets/Traffic/Trails

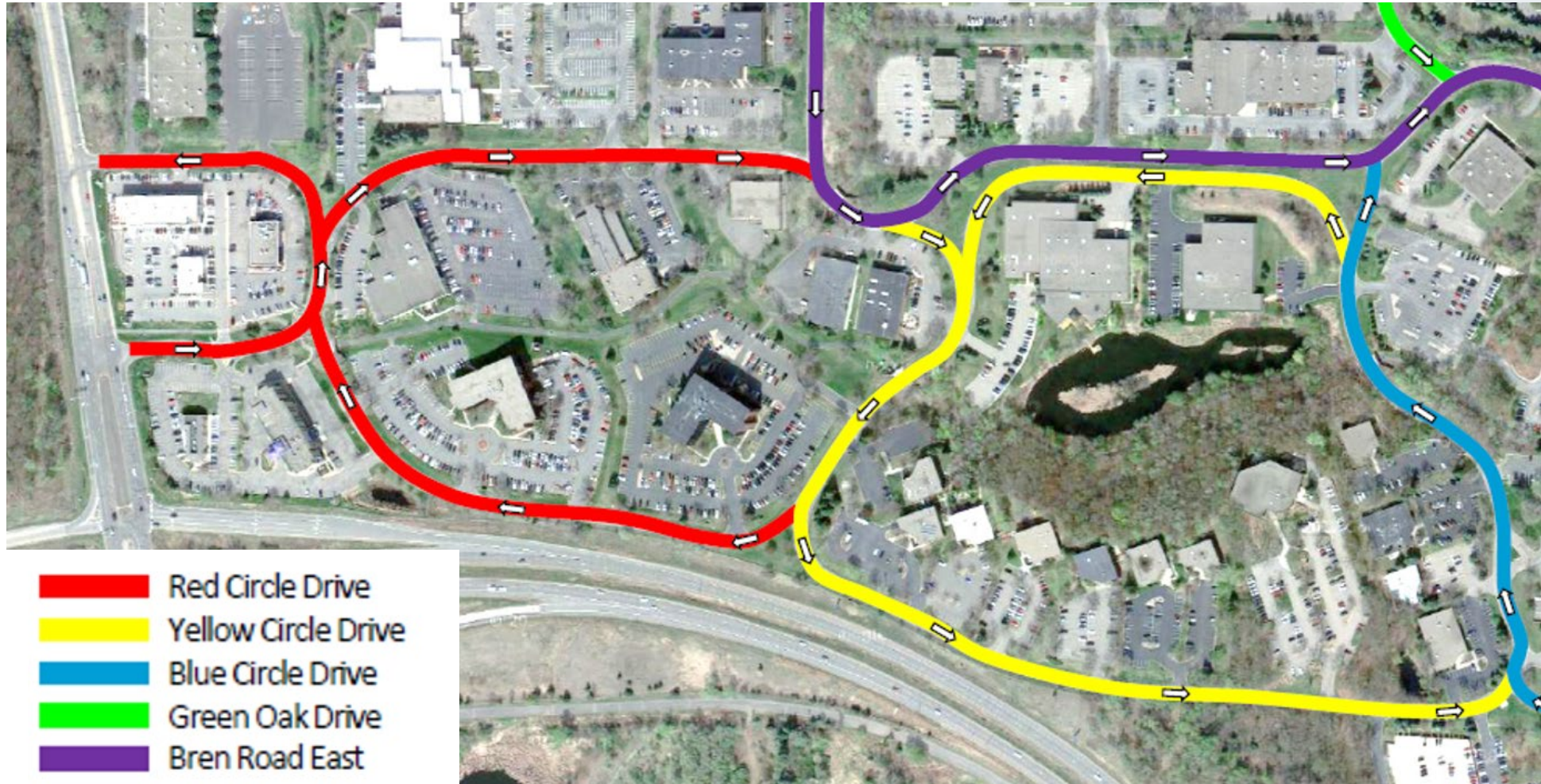


Future traffic patterns near the LRT station will require a number of minor realignment and routing changes.

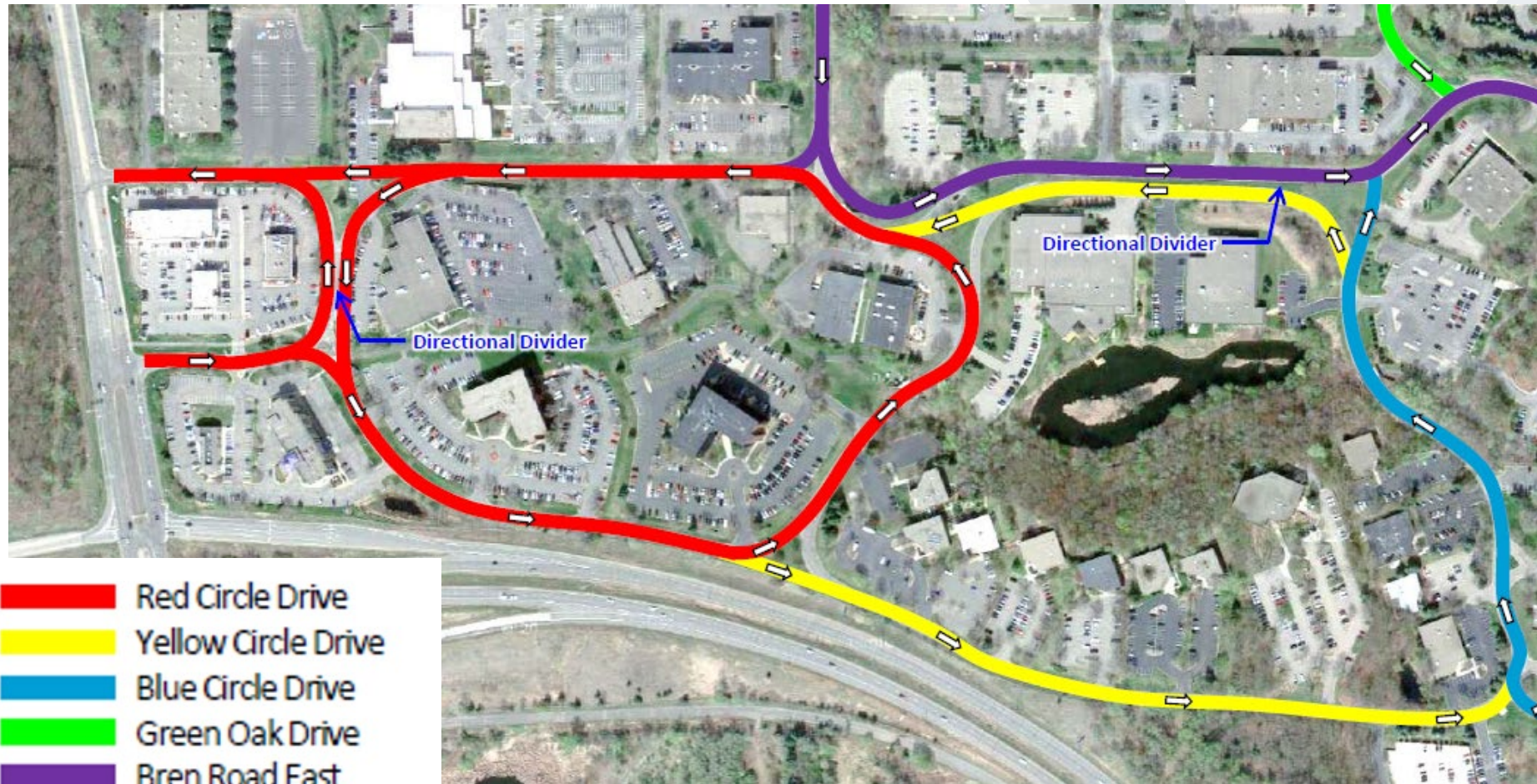
Planned changes include directional conversion of Red Circle Drive and Green Oak Drive, and implementing a cul-de-sac on Yellow Circle Drive to accommodate rail construction.

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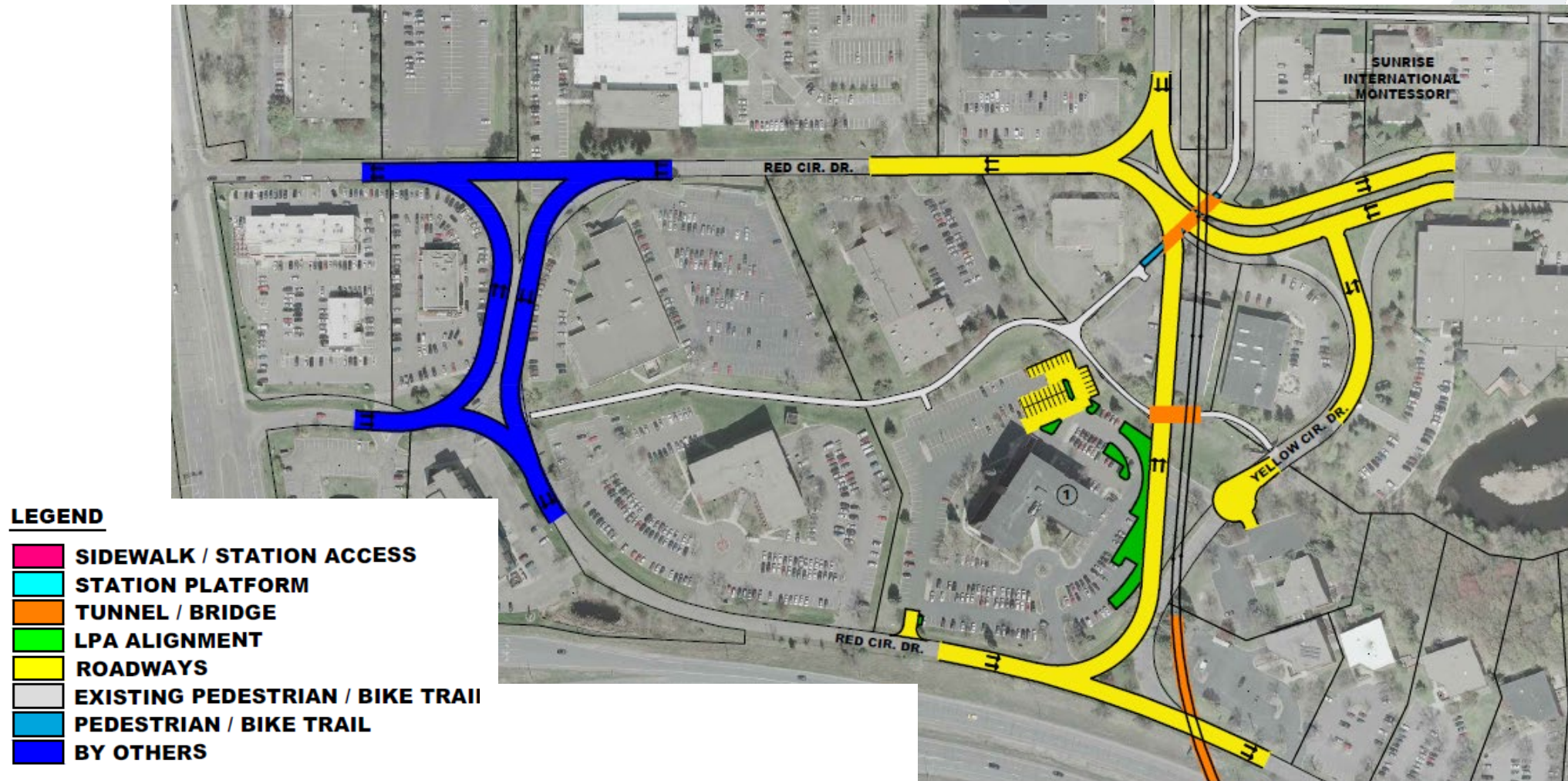
# Existing Traffic Flow



# Proposed Traffic Flow



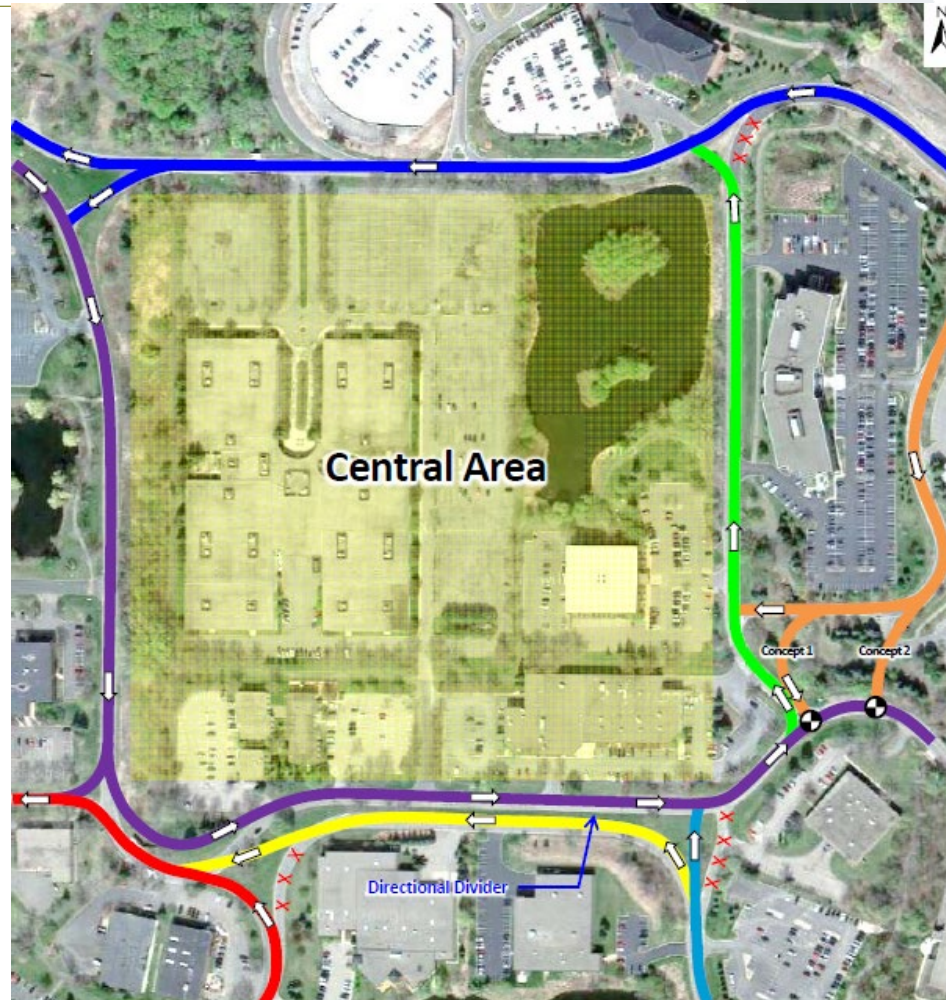
# Construction (SWLRT/City)



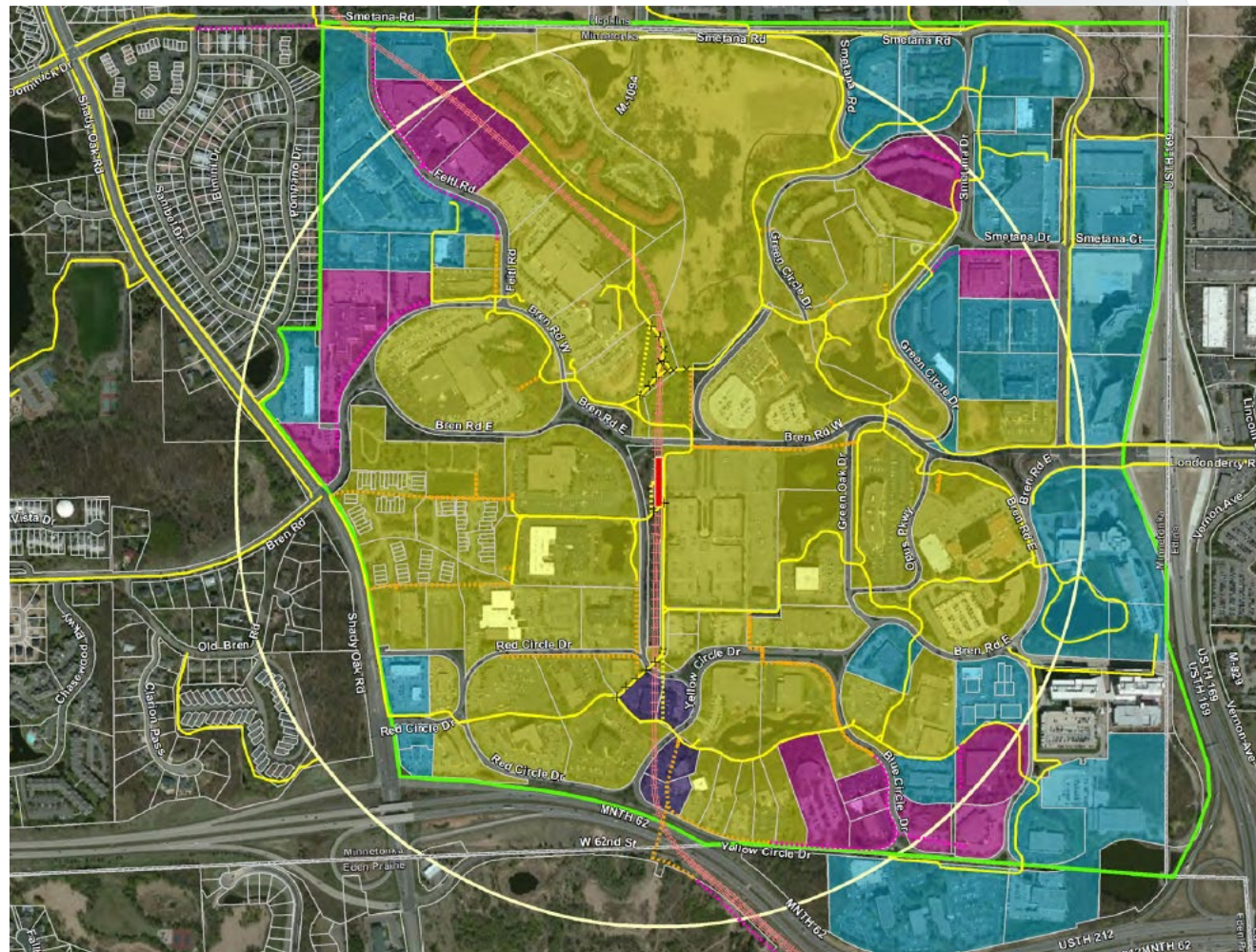
# Construction (SWLRT/City)

## LEGEND

- SIDWALK / STATION ACCESS**
- STATION PLATFORM**
- TUNNEL / BRIDGE**
- LPA ALIGNMENT**
- ROADWAYS**
- EXISTING PEDESTRIAN / BIKE TRAIL**
- PEDESTRIAN / BIKE TRAIL**
- BY OTHERS**

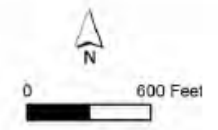


# Trails



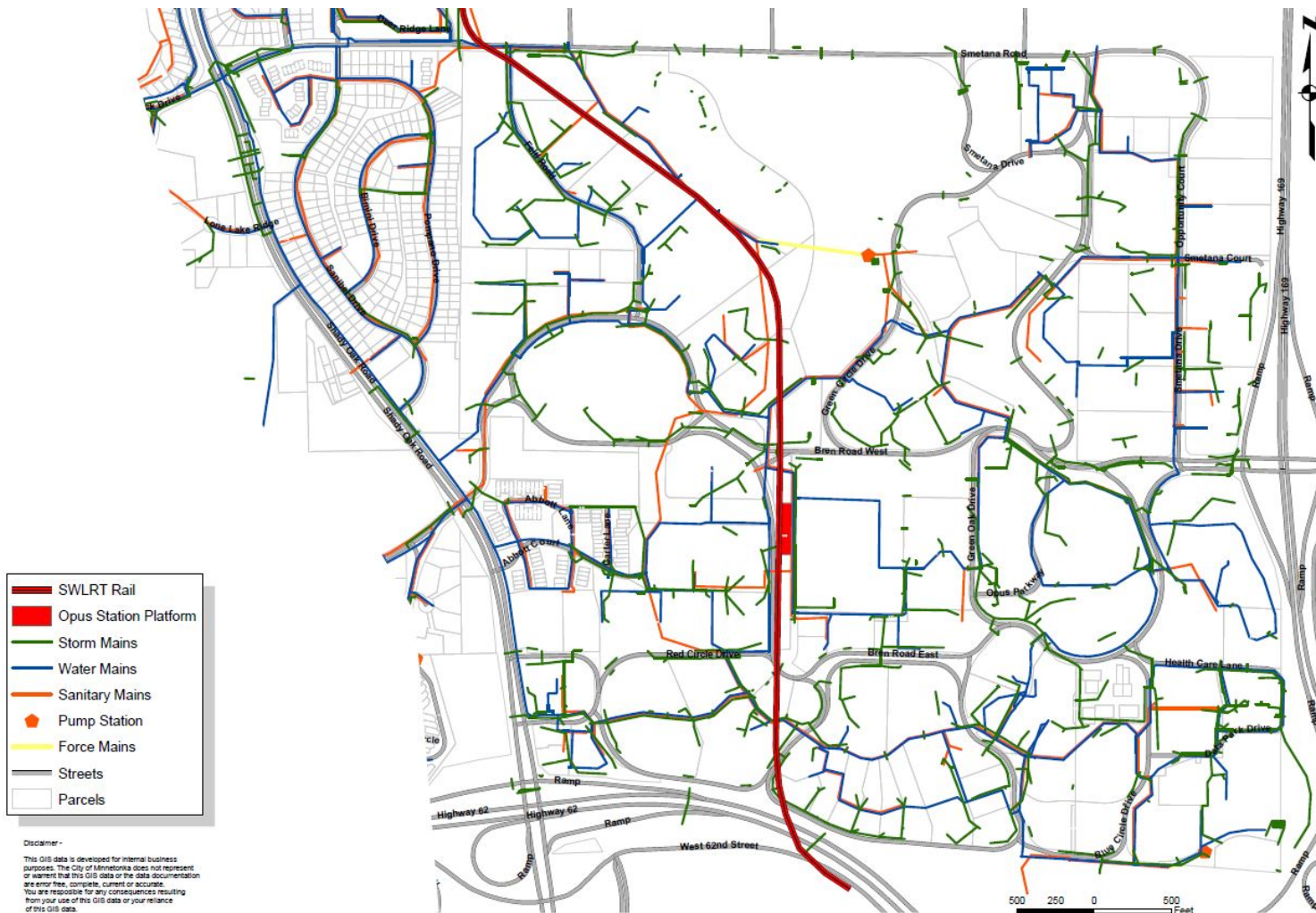
## Parcels Served Beyond a .5 Mile/10 Minute Walk with New Connections

- Southwest LRT Opus Station
- - - Southwest LRT Corridor
- Boundary of Opus Development Minnetonka
- Property Served by Trail System (within .5 mile/10 minute walk)
- Property Served by Trail System (beyond .5 mile/10 minute walk)
- Property Served with New Connection (beyond .5 mile/10 minute walk)
- Property Aquisition by LRT
- Existing Trail Network
- Planned LRT Connection
- Planned LRT Trail Removal
- Potential Trail Connection to Opus Station (within .5 mile/10 minute walk)
- Potential Trail Connection to Opus Station (within .5 mile/10 minute walk)
- 1/2 Mile Radius from Opus Station





# Water/Sewer Capacity for Growth



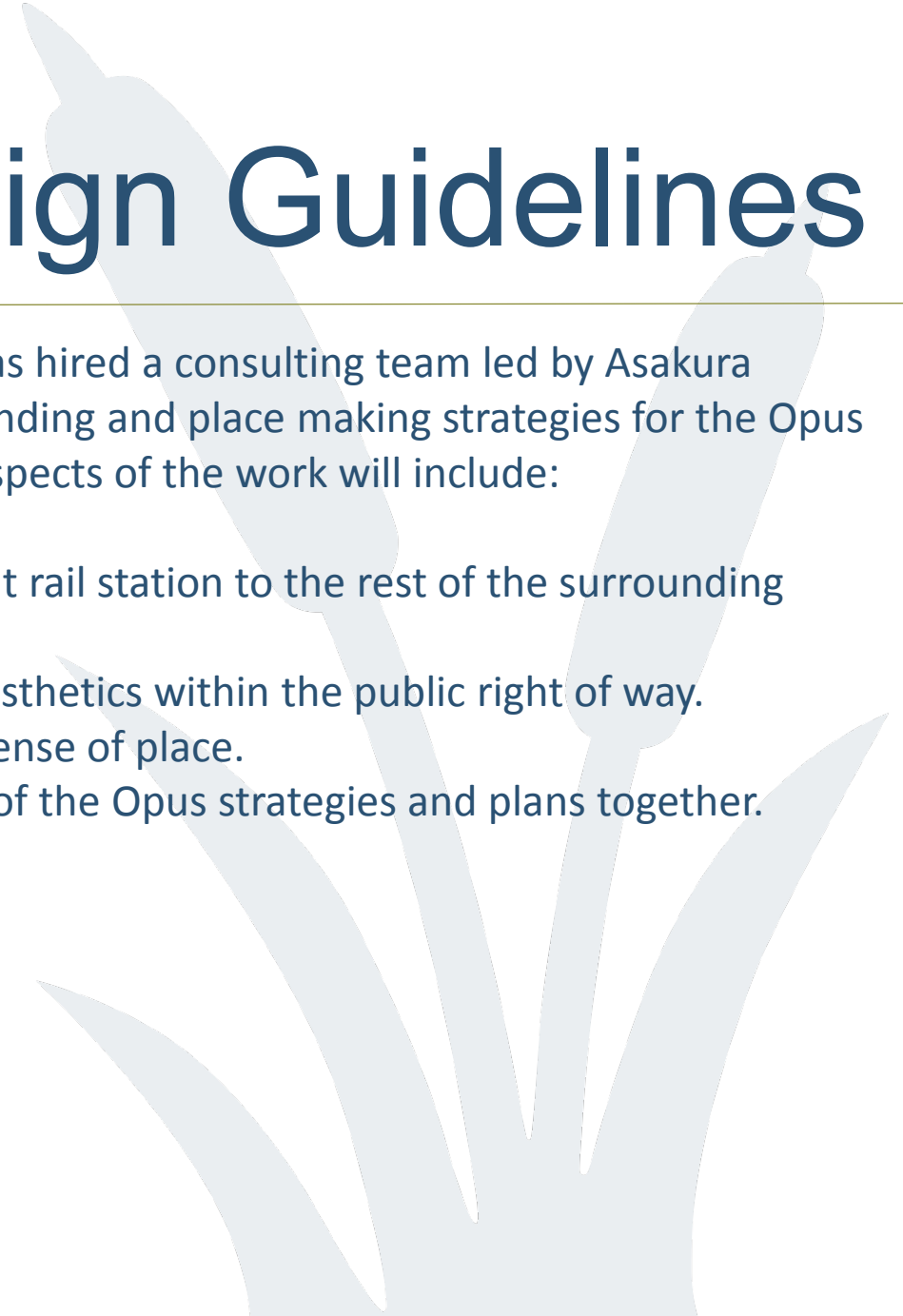
The sanitary sewer system in Opus has the capacity to address development projections through 2040. Preliminary issues to monitor will be related to sanitary sewer force main and lift station capacities.

Future flows in the business park should be reviewed as each new development scenario occurs to determine any future impacts.

# Wayfinding and Design Guidelines

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City staff has received a \$50,000 grant from Hennepin County and has hired a consulting team led by Asakura Robinson in collaboration with WSB and Associates to develop wayfinding and place making strategies for the Opus business park as the area transitions into a mixed-use community. Aspects of the work will include:

- Development of a wayfinding strategy, which will connect the light rail station to the rest of the surrounding community.
  - Creation of public realm design guidelines which will guide the aesthetics within the public right of way.
  - Activate and enhance the existing trail network to help create a sense of place.
  - Creation of a small area implementation plan which will bring all of the Opus strategies and plans together.
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# SWLRT Housing Production

Project	City	Near LRT Station?	# of Total New Units	# of Affordable Units	# of Total Preserved Units
<b>Date: July 2017</b>					
Shoreham	St. Louis Park	Beltline	148	30	
4800 Excelsior	St. Louis Park	No	164	18	
Central Park West	St. Louis Park	No	199	11	
Parkway 25	St. Louis Park	Beltline	111	0	
The Elmwood	St. Louis Park	yes/Wood.	70	17	
"Via" Place	St. Louis Park	Wooddale	300	200	
Arlington Row E&W	St. Louis Park	No	61	6	
<b>Hopkins Village</b>					
Apartments	Hopkins	Yes	0	0	161
The Moline	Hopkins	Yes	241	0	
Oxford Village	Hopkins	Yes	51	51	
<b>Mesaba Capital</b>					
Minnetonka Hills - CSM	Minnetonka	No	110	0	
Domimium	Minnetonka	Opus	78	0	
Crest Ridge Senior Housing	Minnetonka	Opus	482	482	
Lecesse Apartments - RIZE	Minnetonka	No	147	0	
1700 - Highland Bank	Minnetonka	Opus	322	32	
Applewood Pointe	Minnetonka	No	115	0	
Cherrywood Pointe	Minnetonka	No	89	9	
Zvago	Minnetonka	No	100	12	
"At Home Apartments"	Minnetonka	No	58	0	
			106	21	

2622 West Lake St	Minneapolis	West Lake	90	0
3118 West Lake St	Minneapolis	West Lake	157	0
<b>Artspace Leef North Lofts</b>				
	Minneapolis	Bassett Creek	110	82
<b>Edina</b>				
66 West	Edina	No	39	39
Aurora of Edina	Edina	No	195	10
Yorkshire of Edina	Edina	No	100	10
Gateway Pointe	Edina	No	210	10
The Millennium	Edina	No	372	18
Lincoln Drive Apartments	Edina	No	250	0
Market Street	Edina	No	110	11
Avenue on France	Edina	No	70	7
<b>Eden Prairie</b>				
Prairie Bluffs Senior Living	Eden Prairie	No	138	14
<b>TOTAL</b>			<b>6645</b>	<b>1513</b>
<b>Near LRT Station</b>			<b>2550</b>	<b>412</b>
<b>% of units Near LRT Stations</b>			<b>38%</b>	

**23% total units affordable**  
**16% total units affordable**

# Market Realities, Land Use, and Future Planning

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Brent Wittenberg  
Vice President of Marquette Advisors



# Redevelopment Scenario Exercise

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1. Staff has crossed off areas within the business park that have recently undergone investment and are unlikely to change use in the near future
2. Take note of the land use categories on the side of the map
3. As a group, outline parcels or groups of parcels where you feel potential redevelopment should occur, use the acreage measurement tool at your tables to help you think about scale. An acre is scaled on the tool.
4. Once you have identified your areas for potential redevelopment, consider density and type of use you envision while also thinking about what's currently in the surrounding area
5. Use the land use categories at the side of the map and assign a category (or multiple) to the outlined parcels. Think about building heights, number of units, etc.
6. As a group, write down your thoughts on the right side of this document, designate a table spokesperson, and be prepared to report out to the group

# Small Group Report and Moderator Summary

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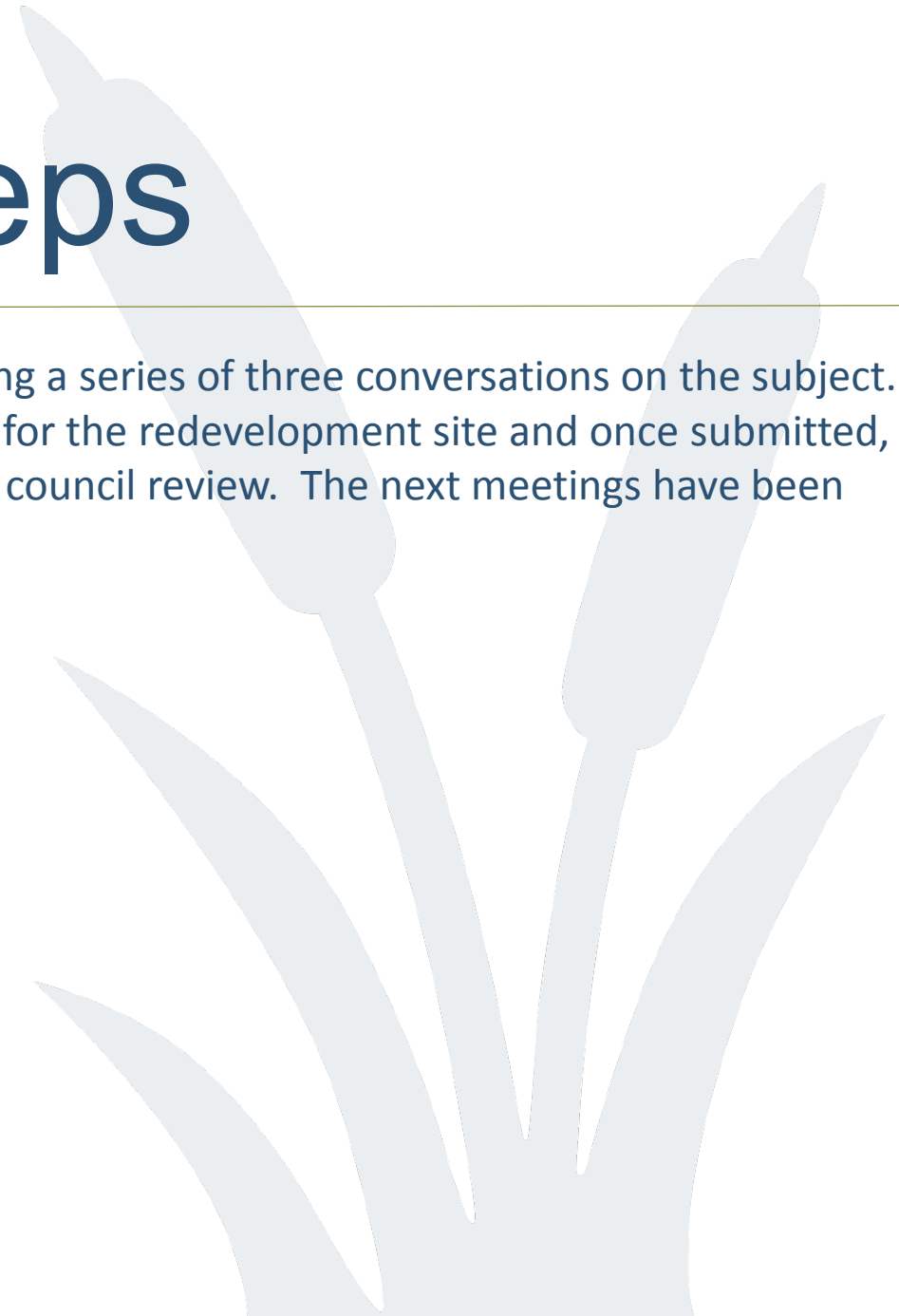


# Next Steps

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Given the scale and scope of the potential project, staff will be holding a series of three conversations on the subject. Following these conversations, the developer will prepare a concept for the redevelopment site and once submitted, will follow the traditional concept review process and ultimately city council review. The next meetings have been scheduled as follows:

- Conversation 3: ***Redevelopment Potential***
  - April 18, 2019
  - 5:30pm-7:30pm – City Council Chambers





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**MINNETONKA**

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