

**Joint Meeting of the City Council,  
Economic Development Advisory Commission,  
and Planning Commission  
Meeting #2  
Meeting of March 21, 2019**

**Brief Description:**           **Opus Area Conversation #2**

**Background:**

Launch properties, a private development company, has shared their interest in redeveloping the parcels located at 5959 Shady Oak Road, 10900 Red Circle Drive, and 10701 Bren Road East within the Opus Business Park.

Given the scale and scope of the potential project, city staff is coordinating a set of three conversations between the city council, economic development advisory commission, and planning commission. These conversations will provide a framework to discuss redevelopment in this area of Opus prior to submission for concept review.

This meeting is the second conversation of the three and will focus on current market conditions and potential redevelopment opportunities within the business park. The third and final conversation will focus on area needs, and Launch Properties will have an opportunity to present a conceptual redevelopment to the public.

**Meeting #1 Recap**

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 conversations progressed, major themes began to emerge including:

- Transportation is a challenge, but new transportation investment creates opportunities
- The business park should become a destination
- Trails and green space are desirable amenities to businesses and residents
- Continue to support growth in the area, support retail and business growth
- Trail maintenance is a concern

**Discussion Items**

The following is an outline of the discussion that will take place at the meeting:

**Capital Improvements**

*Trails, Roads, Bridges, Lighting, Wayfinding, and Public Realm Improvements*

- Outlined on pages 5-17 and 8-7 in the 2018-2023 CIP, and pages 5-14 and 8-7 in the 2019-2024 CIP, the business park will undergo a series of infrastructure improvements in conjunction with light rail construction. Improvements are planned to roads, trails, and lighting. Additionally, many bridges will be replaced.

- A planning study is currently underway to develop wayfinding and place making strategies and will include a set of design guidelines to influence the design of future public realm improvements within Opus.

#### *SWLRT Opening Day Improvements*

- Many improvements are planned for implementation by opening day of the light rail. These improvements will be part of the overall project cost for construction of the LRT line. Improvements include bicycle facilities, wayfinding near the station platform, storm water management, and additional trail connections.

#### *Water/Sewer Capacity*

- The sanitary sewer system in Opus has the capacity to address development projections through 2040. Issues to monitor will be related to force main pump capacity. Future flows in the business park should be reviewed as each new development scenario occurs to determine any future impacts to the system.

#### *Traffic*

- 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.

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

#### *Housing*

- In 2017, Marquette Advisors prepared a housing market assessment for the City of Minnetonka. Existing apartment properties in Minnetonka are experiencing low vacancy levels. The analysis indicates there is strong demand for general occupancy apartment production in Minnetonka ranging from affordable rentals to luxury apartments and is forecast to remain stable over the next several months. Marquette will be present at the meeting to discuss Opus in more detail.

#### *Commercial/Industrial*

- In 2018, Marquette Advisors prepared a commercial real estate market analysis for the city. Minnetonka's office market and industrial market are both currently functioning well with supply and demand general in balance and most buildings experiencing modest rent increases. In 5-10 years, it is expected that the industrial and commercial market will reduce and convert to alternate uses.

### **Next Steps**

Following these conversations, the developer is expected to prepare a concept for the redevelopment site. The concept plan would then be vetted through the traditional concept review process, which includes a neighborhood meeting, along with planning commission and council discussion (no action is taken at either stage). The next step, after the concept review, would be a formal application with an official public hearing review.

The next meeting is scheduled below:

**Area Needs and Redevelopment Potential**

- Thursday, April 18
- 5:30 – 7:30 p.m.
- Council Chambers

**Focus Site Map**



*Concept redevelopment site within Opus*

**Links to Additional Resources**

[Launch Meeting #1 Notes](#)

[Opus Fast Facts](#)

[Marquette Advisors: Housing Market Assessment – September 2017](#)

[Marquette Advisors: Commercial Real Estate Market Conditions – August 2018](#)

[Transitional Station Area Action Plan](#)

[Launch Meeting, Jan 24, Presentation](#)

[Minnetonka 2018-2022 Capital Improvements Program](#)

[Minnetonka 2019-2023 Capital Improvements Program](#)

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