

**Joint Meeting of the City Council,
Economic Development Advisory Commission,
and Planning Commission
Meeting #3
Meeting of May 14, 2019**

Brief Description: **Opus Area Conversation #3**

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 coordinated a set of three conversations between the city council, economic development advisory commission, and planning commission. These conversations are providing a framework to discuss redevelopment in this area of Opus before submission for concept review.

At the third conversation, Launch Properties will present multiple site strategies to the group inspired by information shared by the council members, commissioners and staff at the previous two sessions.

Meeting #2 Recap

The second meeting focused on area improvements, market analysis, and desired development concepts. The first half of the meeting focused on area infrastructure. The city engineer led a discussion on future capital improvements within the Opus Business Park. The second half of the meeting included Brett Wittenberg from Marquette Advisors who gave a presentation on the housing and commercial market realities of the business park and city. Following the presentations, the group was asked to participate in a redevelopment scenario exercise to brainstorm ideas on which areas may redevelop next within Opus, and what that development may look like. Themes that emerged from the exercise included:

- Higher density development
- Destination retail
- Creating connections to points within the park, LRT, and the rest of the city
- Highlight the natural features of the business park

Meeting #3

Presentation of Site Strategies

At meeting three, Launch Properties will present several site strategies for the redevelopment project site. These strategies will show what a potential redevelopment could look like at various densities, land use, and building heights. While these strategies are not detailed site plans, the presentation will provide contextual images for different scenarios. The project team will continue to incorporate feedback from the group on these strategies before submitting a formal development concept for review.

Next Steps

Following this meeting, the developer is expected to prepare and submit a concept plan for the redevelopment of the site. The concept plan will 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). If there are financial requests, there would also be economic development advisory commission input. The next step, after the concept review, would be a formal application with an official public hearing review.

Site Area Map



Potential redevelopment site within Opus

Links to Additional Resources

[Launch Meeting #1 Notes](#)

[Launch Meeting #2 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](#)

[Launch Meeting, March 21, Presentation](#)

[Marquette Advisors Analysis Presentation](#)

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

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

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