

Comment	Response
We certainly support this development in any form you eventually decide. City's need to grow and adapt to continue to be vibrant. - Regards, Dayton & Kristy Reardan	Thank you for your comments on this study.
Thanks for sharing the plan. I like the expansion of bike trails to and through the development. The advances in E-bikes will help pull more residents from their cars on the streets to the trails on their bikes. – Jay Henry	Thank you for your comments. The city recognizes the benefit of the trail system within Opus and throughout the city. In 2019 the City Council passed a franchise fee increase to further expand the trail network. Additionally, as indicated in the cities capital improvement plan, the Opus trail system is slated to undergo needed maintenance.
Hi. I'm impressed with the incredible depth of this study. Have you considered making a short power point type presentation that hits some of the general highlights? I think that would help those of us that would like an overview without the detail. Thanks for all your hard work on this massive project. – Karen Mattson	Thank you for your comments on this study. An executive summary of the report will be available for public viewing on the project page: https://www.minnetonkamn.gov/service/s/projects/development-studies/opus-auar-study

Thank you for the opportunity to comment on the Opus AUAR study. I read the report which focused primarily on the environmental impact of the project.

I want to address the number and type of affordable housing units included in the development plans.

The Opus development provides the City of Minnetonka an opportunity to create a large number of affordable and workforce housing. I do want to point out that I believe affordable housing should be throughout the entire city not just confined to the Opus development.

I believe it's important to have adequate housing for all of the people of modest incomes who work in and serve our community. The proposed businesses include two hotels, retail, restaurants and daycare. It makes sense for those employed in these areas to have affordable housing nearby. I think it would be great if employees could walk to work and imagine the positive environmental impact too!

At first glance I was in favor of Scenario #1 but after further contemplation I think Scenario #2 with greater density would allow for more housing and specifically more affordable housing. If Scenario #1 is implemented, I would encourage the city and developers to commit to a greater number of affordable units at lower percentages of AMI such as 50% and 30% AMI. If Scenario #2 is chosen I again would encourage 30%-50% AMI. (we are in the midst of a housing crisis).

As a member of the Minnetonka Community Housing Team, I urge the Minnetonka City Staff and council members to consider my input when moving forward with the Opus Housing Developments. Our housing team would be interested in further discussion with the council and staff.

Thank you for your consideration in this very important matter.

Cynthia F Jung
Minnetonka Community Housing Team
(Private address: 18505 Spring Crest Drive Minnetonka 55345)

Thank you for your comments. The City of Minnetonka shares your belief in prioritizing affordable housing not just in Opus but throughout the city. The City Council passed the Affordable Housing Policy in July 2019 which establishes procedures for future multifamily developments and lays out requirements for housing at 50%, 60%, or 80% AMI.

This policy was instrumental in the creation of affordable units in multifamily projects located near Ridgedale Mall and Shady Oak Light Rail Station.

Thanks for the opportunity to comment on the Opus AUAR study and the environmental impacts of the two possible development scenarios. As a member of the Minnetonka Community Housing Team, I want to comment on the number and type of affordable housing units included in the development plans. The Opus development provides the City of Minnetonka a unique opportunity to create an expansive amount of affordable and “workforce” housing.

We believe it is essential to have adequate housing for all of the people of modest income who work in and serve our city. With the local businesses that will be created, it makes sense to have people able to live nearby.

Our group is inclined to support Scenario #2 because greater density would allow for more housing and more affordable housing. If Scenario #1 is pursued by the city, we urge the inclusion of a higher percentage of affordable housing per development, and a commitment to more affordable units at lower percentages of AMI. Given Minnetonka’s AMI, defining 80% of AMI as affordable excludes the majority of people looking for affordable housing, including many of the people we need to be part of our local workforce.

We urge the Minnetonka City Staff to consider our comments when moving forward with the Opus Housing Developments. This development affords the City of Minnetonka a once in a generation opportunity to pursue affordable housing and to use the city's resources to enact the value of inclusion. We are more than willingly to hold a private conversation and plan on voicing support at the upcoming City Council meeting.

Yours truly,
Cindy Reich
Minnetonka resident (27 years)
Member, Minnetonka Community Housing Team

10910 Sumac Lane, Ward 2, 55305
(952) 239-5032

Thank you for your comments. Minnetonka believes in the importance of affordable housing options across many income groups. For example, the city provided assistance for the Dominion project because it included workforce and senior units affordable to those making 60% AMI.

Dear Mr. Hanson,

I am a resident of Minnetonka and a member of the Minnetonka Community Housing Team. It is critically important for the city of Minnetonka to plan for adequate affordable housing for people of modest income who work in and serve our city. The Opus development is clearly a unique opportunity for our city to incorporate affordable workforce housing into a plan that already addresses environmental concerns and business opportunities in a transportation hub area.

Along with the other members of our housing team, I support Scenario #2 in the Opus AUAR Study because greater density would allow for more affordable housing, especially at the 30% to 50% AMI level that is most needed in order to allow teachers, police officers, firefighters, health care workers and low-income workers to be able to afford to live in Minnetonka close to where they work.

Thank you for the opportunity to comment on this aspect of Minnetonka's development planning.

Sally Bressler
2465 Crowne Hill Rd.
55305

Thank you for your comments on the study. Minnetonka believes in the importance of affordable housing options across many income groups.

To: Rob Hanson, Economic Development Coordinator – City of Minnetonka

Re: Opus AUAR Study

Dear Mr. Hanson,

Thank you for the opportunity to comment on the Opus AUAR study. I am a member of the Minnetonka Community Housing Team and the Employment Consultant/Housing Advocate at ICA Food Shelf in Minnetonka.

Beyond the environmental issues addressed in the AUAR report, the housing team wants to comment on the number and type of affordable housing units included in the development plans. The Opus development provides the City of Minnetonka a unique opportunity to create an expansive amount of affordable and “workforce” housing.

We believe it is essential to have adequate housing for all of the people of modest income who work in and serve our city. With the local businesses that will be created, it makes sense to have people able to live nearby.

Our group is inclined to support Scenario #2 because greater density would allow for more housing and more affordable housing. If Scenario #1 is pursued by the city, we urge the inclusion of a higher percentage of affordable housing per development, and a commitment to more affordable units at lower percentages of AMI. Given Minnetonka’s AMI, defining 80% of AMI as affordable excludes the majority of people looking for affordable housing, including many of the people we need to be part of our local workforce.

We urge the Minnetonka City Staff to consider our comments when moving forward with the Opus Housing Developments. We are more than willingly to hold a private conversation and plan on voicing support at upcoming Minnetonka City Council meetings.

Thank you for your consideration.

Kerri

Kerri K Fischer | she/her

Kerri K Fischer | Employment Consultant/Housing Advocate

Thank you for your comments. The city is committed to providing a range of housing options within Opus affordable across income groups.

Between 2021 and 2030 the city has established a preliminary goal of creating 1,064 new affordable units.

<p>ICA FOOD SHELF Direct: 952.279.0286; 612.567.9941 ICA Main: 952.938.0729 icafoodshelf.org/employment-assistance</p> <p>Follow employment on facebook, twitter & Instagram</p>	
<p>To: Rob Hanson, Economic Development Coordinator – City of Minnetonka</p> <p>Re: Opus AUAR Study</p> <p>Dear Mr. Hanson,</p> <p>Thank you for the opportunity to comment on the Opus AUAR study. I am a resident of Minnetonka and a member of the Minnetonka Community Housing Team.</p> <p>Beyond the environmental issues addressed in the AUAR report, the housing team wants to comment on the number and type of affordable housing units included in the development plans. The Opus development provides the City of Minnetonka a unique opportunity to create an expansive amount of affordable and “workforce” housing.</p> <p>We believe it is essential to have adequate housing for all of the people of modest income who work in and serve our city. With the local businesses that will be created, it makes sense to have people able to live nearby.</p> <p>Our group is inclined to support Scenario #2 because greater density would allow for more housing and more affordable housing. If Scenario #1 is pursued by the city, we urge the inclusion of a higher percentage of affordable housing per development, and a commitment to more affordable units at lower percentages of AMI. Given Minnetonka’s AMI, defining 80% of AMI as affordable excludes the majority of people looking for affordable housing, including many of the people we need to be part of our local workforce.</p> <p>We urge the Minnetonka City Staff to consider our comments when moving forward with the Opus Housing Developments. We are more than willing to hold a private conversation and plan on voicing support at upcoming Minnetonka City Council meetings.</p> <p>Thank you for your consideration.</p>	<p>Thank you for your comments on the study.</p>

<p>Linda Halley 18610 Clear View Drive Minnetonka MN 55345 Minnetonka Community Housing Team</p>	
<p>Hi Rob-</p> <p>I have reviewed this. For a lot of reasons, I vote to keep the residential component to a minimum, and the building in Opus in general to a minimum. How about some more green space?</p> <ol style="list-style-type: none">1. We're losing green space. Minnetonka's population is growing fast. We're building like crazy. We're losing green space to development and to overcrowding. Examples are the bike trails and Lone Lake Park, both of which at times are not big enough to support the surrounding population today much less tomorrow. I moved here because of the open spaces. Shady Oak Road, which I live near isn't so shady or oak anymore. It's concrete and driveways.2. Where would all the residents of Opus go for outdoor activity? A population of 5000 is a small town. Those trails through there don't strike me as adequate recreational space.3. Future pandemic planning calls for less density doesn't it? Isn't dense housing the biggest super-spreader of them all? <p>Sincerely,</p> <p>John Lee Minnetonka</p>	<p>Thank you for your comments.</p> <p>The city is committed to preserving the natural character of the city that many residents love. We felt that this was an important consideration within Opus and have conducted the Opus Area Placmaking + Urban Design Implementation Guide in 2019.</p> <p>Aspects of the guide include recommendations on how developers can shape new development that provides new public amenities, guiding existing property owners on how to improve usability and connections to public space, and for city staff to leverage additional public amenities in development projects.</p>

<p>Message submitted from the website.</p> <p>Site Visitor Name: Angela Enright Site Visitor Email: lilacfever64@gmail.com</p> <p>Opus study - Draft Alternative Urban Area Review with Scenario 2 (preferred)</p> <p>Opinion: If Marriot Hotel were unable to reopen I hope that we could take advantage of this opportunity to make 323 rooms (with many handicap accessibility) into affordable housing for the (workforce), the recent evolution in 2016 would make this a simple transition into grocery store and restaurant on first floor with some or all affordable apartments/condos.</p> <p>Angela Enright Resident of Minnetonka Minnetonka Community Housing Team</p>	<p>Thank you for your comments on the study. The City of Minnetonka understands the importance of the inclusion of affordable housing within Opus. With the ongoing expectation of the conversion of parcels from commercial/industrial to residential in Opus a greater need for amenities such as grocery / restaurants becomes apparent.</p> <p>City staff is conducting research into the market viability of grocery and other retail uses near the Opus area as part of future developments.</p>
<p>Hello, We are a local grassroots organization called the Minnetonka Coalition for Equitable Education (M.C.E.E.). The M.C.E.E. includes students, alumni, parents, and community members who have made it a mission to increase equity in the Minnetonka Public School District. We strive to increase equity for all identities including race, ethnicity, religion, socioeconomic status, nation of origin, sexual orientation, gender, etc... One of our goals is for the Minnetonka Public School District to change the open-enrollment policy to allow an increase in diversity. The Minnetonka School Board has been receptive in changing the policy. However, one solution is not enough to change the legacy of racial segregation which has taken place between Minnetonka and the surrounding areas. We support the goals of the Minnetonka Housing Team and advocate for their suggestions.</p> <p>We also would like Scenario #2 of the upcoming Opus Housing Developments and would like to see a range of AMI for future housing developments.</p> <p>Thank you Signed by the Minnetonka Coalition for Equitable Education -- Minnetonka Coalition for Equitable Education</p>	<p>Thank you for your comments. The City of Minnetonka also recognizes the effect that racist housing policies have had in the city. While not a complete solution, the City adopted a Fair Housing Policy in 2018 reaffirming its commitment to inclusion and equity of fair housing within the city. Additionally in 2018, the city joined the Government Alliance on Race and Equity, a national network of local governments that are working to achieve racial equity and opportunities for all.</p> <p>The City of Minnetonka shares your belief in prioritizing affordable housing not just in Opus but throughout the city. The City Council renewed the</p>

	<p>Affordable Housing Policy in July 2019 which establishes procedures for future multifamily developments and lays out requirements for housing at 50%, 60%, or 80% AMI. We will work with developers to ensure compliance.</p>
<p>Dear Mr. Hanson,</p> <p>The Opus development provides the City of Minnetonka a unique opportunity to create an expansive amount of affordable and “workforce” housing.</p> <p>I believe it is essential to have adequate housing for all of the people of modest income who work in and serve our city. With the local businesses that will be created, it makes sense to have people able to live nearby.</p> <p>I support Scenario #2 because greater density would allow for more housing and more affordable housing. I also support a broader range of AMI.</p> <p>Have a great weekend</p> <p>Kelsey Crow</p>	<p>Thank you for your comments on this study.</p>
<p>Dear Mr. Hanson,</p> <p>The Opus development provides the City of Minnetonka a unique opportunity to create an expansive amount of affordable and “workforce” housing.</p> <p>I believe it is essential to have adequate housing for all of the people of modest income who work in and serve our city. With the local businesses that will be created, it makes sense to have people able to live nearby.</p>	<p>Thank you for your comments on this study.</p>

<p>I support Scenario #2, because greater density would allow for more housing and more affordable housing. I also support a broader range of AMI.</p> <p>Thank you, Amber Bullington Minnetonka, MN</p>	
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<p>Arlene and I would like to express our concerns about the up coming development on the Opus AUAR study, particularly on the number and type of affordable housing units.</p> <p>The size of the Opus area is unique to our city in that it is almost completely developed. The Opus area, framed by HWY 62, 169 and Shady Oak Rd. allows access from several directions and now with the near completion of the LRT Blue Line there will be additional access to those living at this site. With this in mind having more density in this setting seems appropriate.</p> <p>It seems that the city council is looking for ways to include affordable or workforce housing in their redevelopment housing (Shady Oak Rd.) and in the new development near Carlson Towers. We would hope that in the Opus area there will be a variety AMI not just 80%. In the past some developers have flipped their buildings forcing their tenants to move out. We encourage city personnel to try and set contracts with builders using AMI to at least 30 years.</p> <p>Thank you for your time. We live at 6008 Wyngate La. Minnetonka, MN 55345 Since 1964</p> <p>We are members of the Minnetonka Community Housing Team.</p> <p>Sincerely,</p> <p>Arlene and Jerry Nystuen</p>	<p>Thank you for your comments. Generally when a developer negotiates with the city for assistance to provide affordable housing, the city requires that the affordability last for a period of at least 30 years.</p> <p>The Affordable Housing Policy renewed in 2019 sets out various requirements for multifamily developers to include a range of affordable options from 50% to 80% AMI.</p>
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