Scott County CDA - Shakopee 5th / Holmes

Senior Housing and Office

Project Description and Narrative:

For the past century the proposed redevelopment site at the corner of 5th Ave. and Holmes St. served as home for Shakopee's Central School, serving students and families in the Shakopee school district. The site featured a 70,674 sq. ft., three-story building, with a basement.

According to the Phase I Environmental Study, the site was originally platted in 1855 for residential use. The original planned use changed. "It appears that the original portion of the [school] building was constructed by 1890. There was construction of an addition in 1929. The original portion of the 1890 building was demolished in 1950. Parts of the original building were buried on site. Additions occurred in 1929, 1948 and 1959."

The school buildings were vacated in 2020. In June 2021, the Shakopee School District completed a "Community Facility Task Force – Central Building Focus Report". The report found several challenges for re-use of the buildings due to high deferred maintenance needs, size of the buildings and lot and high renovation costs. In 2023, the entire school building was demolished, and site cleared. The proposed 60-unit senior housing and Scott County CDA office building are proposed to be constructed in 2024 with completion in 2025.

The site will be redeveloped into one building. A 60-unit, 3-story affordable market rate senior housing facility, with underground parking, will be constructed on the south and east sides of the property. This will be home to residents 55+ years and contain a variety of units ranging from studio units, 1 bedroom to 2 bedroom plus den units. Great Lakes Management will manage and operate the housing. They currently provide these services for the CDA's nine existing senior housing facilities, including the Henderson, located just one block to the east.

Attached to the senior housing facility, and located on the north side of the building will be the one-story approximately 17,000 sq. ft. Scott County CDA office. The CDA currently employs approximately 30 staff who work together to serve all Scott County communities. The site will also include on-site, at-grade parking.

The 3 story senior housing portion will face 6th Ave. and Lewis St., and the Scott County CDA office faces 5th Ave. E. with the entrance towards Holmes and the Scott County Government center. Below-grade enclosed parking for the senior housing is located underneath the building, and surface parking for the office is located on site. A portion of the site in the courtyard is dedicated open space, along with a patio and open space on the northeast corner facing the adjacent church.

The comprehensive plan currently indicates the site to be institutional, as it was a school up until recently. The surrounding designation is the Old Shakopee Residential, and on the adjacent block is mixed residential and a church. The plan indicates 1-3 stories, with traditional residential form and setback from 10 to 40 feet. In that respect, the proposal is consistent with the Old Shakopee Residential designation which surrounds most of the site. The office portion of the project is located towards the government center, which aligns with the institutional functions, and is also proposed as 1

story to fit in with the scale of the residential homes across the street. With that, the building transitions from the institutional to the residential uses.

The underlying zoning is R1-C, and the proposed density is 43.6 du./acre. The senior housing maximum density is 45 units per acre. The setbacks range in between 15' and 21' on front elevations, and the R1-C zoning indicates a maximum 30' setback. The setbacks are consistent with the Henderson one block over, which ranged from 16'-5" to 21'-10" at the front yards.

Parking is proposed as a combination of below-grade, enclosed to surface parking and street parking in the public ROW. The combination of all the stalls is currently 134, and the required minimum is 60 for the senior housing and estimated 39 for the office. 98 of the provided stalls are located within the property boundaries.