

April 25, 2024

High Stakes Venture Office Building – PUD Amendment Application

Outlot D of the Canterbury Park Ninth Addition
2941 Winners Circle Drive
Shakopee, MN 55379

Developer:

Greystone Construction
2995 Winners Circle Drive
Suite 200
Shakopee, MN 55379
Developer Contact Info: Bryce Hotzler / 952-278-1134 / bhotzler@greystoneconstruction.com

Architect:

Tushie Montgomery Architects
7645 Lyndale Ave S. Ste. 100
Richfield, MN 55423
Architect Contact Info: Evan Jacobsen / Ph. 612-861-9636 / Email evanj@tmiarchitects.com

Project Narrative

High Stakes Venture Office Building is a proposed multi-tenant office building situated on Outlot D of the Canterbury Park – Winners Circle Development Planned Unit Development, abutting Shenandoah Drive and Suzannes Way. The proposed two-story, 28,000 SF building is intended to accommodate multiple tenants on the first floor and a single office tenant on the second floor. Views of the surrounding Canterbury Park and existing Winners Circle Development structures can be enjoyed by tenants on both floors of the building. The building has been thoughtfully designed to integrate within the surrounding site amenities by way of sidewalk connections and architecturally is clad with a mixture of high-grade materials consisting of brick masonry, vision glass, and quality metal panel.

The proposed building design consists of a classic brick envelope highlighted by a rust-colored metal form that playfully interfaces with simple masonry volumes. The metal volume's earth tones create a dramatic aesthetic against the dark brick, while also harmonizing with other natural accents of the adjacent structures. Transitions between the contrasting materials were intentionally positioned to highlight the building's architectural features, such as areas of cantilevered steel structure and a second-floor roof deck. The entry features an open staircase positioned within a two-story glass lobby, designed to welcome occupants, and acting as a lantern which illuminates the entrance experience. The exterior glazing patterns react to the internal program of the building, with full glass walls providing ample natural light to the open office work areas on the second floor, and large windows spaced at regular intervals at the masonry portions of the design.

The project team believes this project will be a great addition to the rapidly developing Canterbury Park district of Shakopee. The project will contribute to the energy and excitement of the area, with high-quality architecture which will facilitate additional business and commerce opportunities to support the growing local population.

Parking Narrative

As currently depicted, the proposed High Stakes Venture building would require approximately 66 parking stalls with the entire building being classified as office occupancy. As designed, the parking area provides 73 vehicle spaces, which meets the prescriptive requirements of the City Ordinance. In the event the building added a 2,000 SF restaurant tenant, our analysis estimates the parking requirement would increase by 4-5 total stalls per Ordinance, subject to the restaurant tenant's layout and available seats. An additional factor to evaluate while assessing the anticipated parking demand would be the second-level tenant's employee office requirements and tendencies. The hours of operation for the second-level tenant are Monday – Friday 7:00am – 5:00pm. However, based upon the tenant's current operations, they estimate roughly 25% of in-office staff would only be in the office for a short time in the morning, prior to leaving for the day to monitor off-site activities. As a potential restaurant would drive parking over the noon-hour and into the evening, presumably their additional parking demand could be offset by the spaces vacated by second level employees who leave early morning. Additionally, as a multi-state organization, it is anticipated that several of the workspaces on the second floor would be hotel-style workstations to accommodate out-of-state employees and are not anticipated to be occupied daily.

The proposed lot for this development has a recorded Declaration of Easements for Access and Parking Agreement with the adjacent Starting Gate Venture Building Tenants to accommodate up to 30 parking stalls as a complimentary parking user based on business types and hours of operation. However, it is currently anticipated that the tenants of the Starting Gate Venture Shell Building will likely accommodate nearly all their parking needs on their given site and would only need to utilize a small fraction of the available 30 stalls. This is evidenced by the following metrics per tenant users (as currently understood at the time of submission, subject to change):

Starting Gate Tenant Hours and Staff

Mr. Pig Smokery:

Employees (1) GM + (6-10) Staff.

Monday	11:00 AM–10:00 PM
Tuesday	11:00 AM–10:00 PM
Wednesday	11:00 AM–10:00 PM
Thursday	11:00 AM–10:00 PM
Friday	11:00 AM–12:00 AM
Saturday	11:00 AM–12:00 AM
Sunday	11:00 AM–10:00 PM

OG Zaza Pizza:

Employees (1) GM + (2) Staff.

Monday	11:00 AM–10:00 PM
Tuesday	11:00 AM–10:00 PM
Wednesday	11:00 AM–10:00 PM
Thursday	11:00 AM–10:00 PM
Friday	11:00 AM–10:00 PM
Saturday	11:00 AM–10:00 PM
Sunday	11:00 AM–10:00 PM

Discover Strength:

Employees (1) GM + (4) Trainers. Max 4-7 Clients at a given time.

Monday	5:30 AM–8:00 PM
Tuesday	5:30 AM–8:00 PM
Wednesday	5:30 AM–8:00 PM
Thursday	5:30 AM–8:00 PM
Friday	5:30 AM–8:00 PM
Saturday	7:30 PM–2:30 PM

Sunday 7:30 AM–2:30 PM

As currently designed, the Starting Gate Venture Building's parking lot can provide 94 Parking stalls. Based upon prescriptive City Ordinance requirements, noted below, the provided spaces on-site are anticipated to be adequate.

- Mr. Pig Smokery: 1 Space per 3 Seats (134 Interior + 72 Exterior) = 69 Stalls
- OG Zaza: 1 Space per 3 Seats (54 Interior) = 18 Stalls
- Discover Strength: 1 Space per 225 SF of floor area = 7 Stalls (1,545sf / 225sf)
 - This is more closely related to a Medical Office building than a traditional fitness facility. Clients work one on one with personal trainers, this is not a facility where people come and go at their leisure, all appointments are scheduled in advance.