



High Stakes Venture Office Building

Project Description:

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):

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 - 12:00 am

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 am - 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.

Project Team:

Developer:
Greystone Construction
2995 Winners Circle Drive, Suite 200
Shakopee, MN 55379

Bryce Hotzler, Development & Construction Manager
bhotzler@greystoneconstruction.com

Architect:
Tushie Montgomery Architects
7645 Lyndale Ave South, Suite 100
Minneapolis, MN 55423

Evan Jacobsen, Architect
evanj@tmiarchitects.com

Civil Engineer:
Stantec
1 Carlson Parkway North, Suite 100
Plymouth, MN 55447

Clark Lohr, Senior Project Manager
clark.lohr@stantec.com

Contractor:
Greystone Construction
2995 Winners Circle Drive, Suite 200
Shakopee, MN 55379

Tyler Hartman, Project Manager
thartman@greystoneconstruction.com

Site Information:



Winners Circle Drive
Shakopee, MN 55379

Site Regulations:

Site Area: 1.54 Acres
Current Zoning: PUD, MR- Major Recreation

Setbacks:

Front Required: 0'
Front Proposed: 10'
Side Required: 25'
Side Proposed: 35'
Rear Required: 30'
Rear Proposed: 136'-6"

Parking:

Total estimated parking requirement: 66 Stalls
Entire building "Offices":
Level 1 floor area = 8,476 SF*
Level 2 floor area = 7,820 SF**

Total Net Office Area = 16,296 SF / 250 = 65.2
(Est. Net Area) / 250

Total parking proposed: 73 Spaces
10% of parking spaces allowed to be compact (8' x 16')

* Based upon esitimated 85% net office area of level 1 tenant spaces.
** Based upon preliminary level 2 office programming, less hallways, utility, storage, and vertical circulation, per Ord. 151.134

Building Information:

Building Gross Area:

Level 1: 14,002 SF
Level 2: 14,656 SF
Total Building: 28,658 SF

Sheet Index:

CS	Cover Sheet
Civil	
G-001	Cover Sheet
G-002	General Notes
G-003	General Notes
C-001	Existing Conditions
C-002	Removal Plan
C-003	Pre Construction Erosion Plan
C-100	Overall Site Plan
C-101	Site Plan
C-201	Post - Construction Stabilization Plan
C-202	SWPPP
C-301	Grading
C-401	Utility
C-501	Storm Sewer
C-801	Details
C-802	Details
C-803	Details
C-804	Details
C-805	Details
C-806	Details
C-807	Details
C-808	Details
C-809	Details
C-810	Details
C-811	Details
C-812	Details
C-812	Details
C-813	Details
C-814	Details
C-815	Details
C-816	Details
C-817	Details
C-818	Details
C-819	Details

Landscape

L-101 Landscape Plan
L-102 Landscape Details

Architectural

A01 Site Plan
A02 Floor Plans
A03 Roof Plan & Building Sections
A04 Exterior Elevations
A05 Renderings



Tushie Montgomery Architects
7645 Lyndale Ave S Suite 100
Minneapolis, MN 55423

Prepared For

High Stakes
Venture

Project

High Stakes Venture Shell
Canterbury SW Development, Outlot D
Shakopee, MN

Phase

City Submittal

NOT FOR
CONSTRUCTION

Issuance

DRC Submittal 3.29.2024
PUD Amendment 4.25.2024

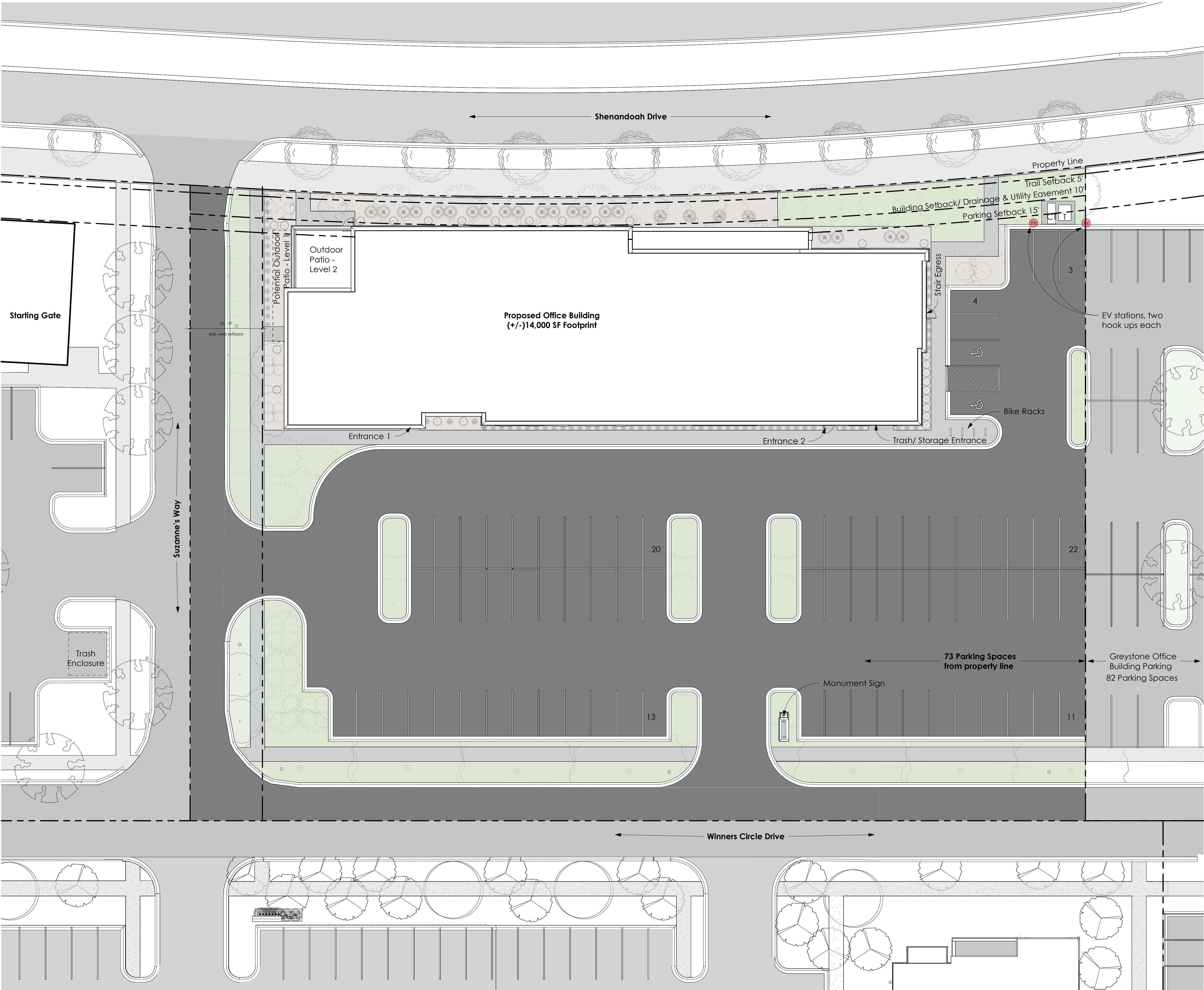
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Revisions

223060A

Cover Sheet

CS



Parking Summary:

Site Information:
Site Area: 1.54 Acres
Current Zoning: PUD

Building Information:
Footprint: 14,000 SF (+/-)

Parking:
Total parking previously shown in PUD: 85 Spaces

Total parking currently shown:
73 Spaces
10% of parking spaces allowed to be compact (8' x 16')

Total parking required: 66 Stalls
Entire building office space:
Level 1 floor area = 8,476 SF
Level 2 floor area = 7,820 SF

Total parking at Greystone Office Building:
85 Spaces

Trees:
Existing Boulevard trees shown in white hatch
Previously shown in PUD: 12 Trees/ 6 Shrubs

- General Notes:**
- See Civil plans for final parking layouts, curbing, site accessories, and dimensions.
 - See Landscape plans for species, quantity, and location of ground type.



Tushie Montgomery Architects
7645 Lyndale Ave S Suite 100
Minneapolis, MN 55423

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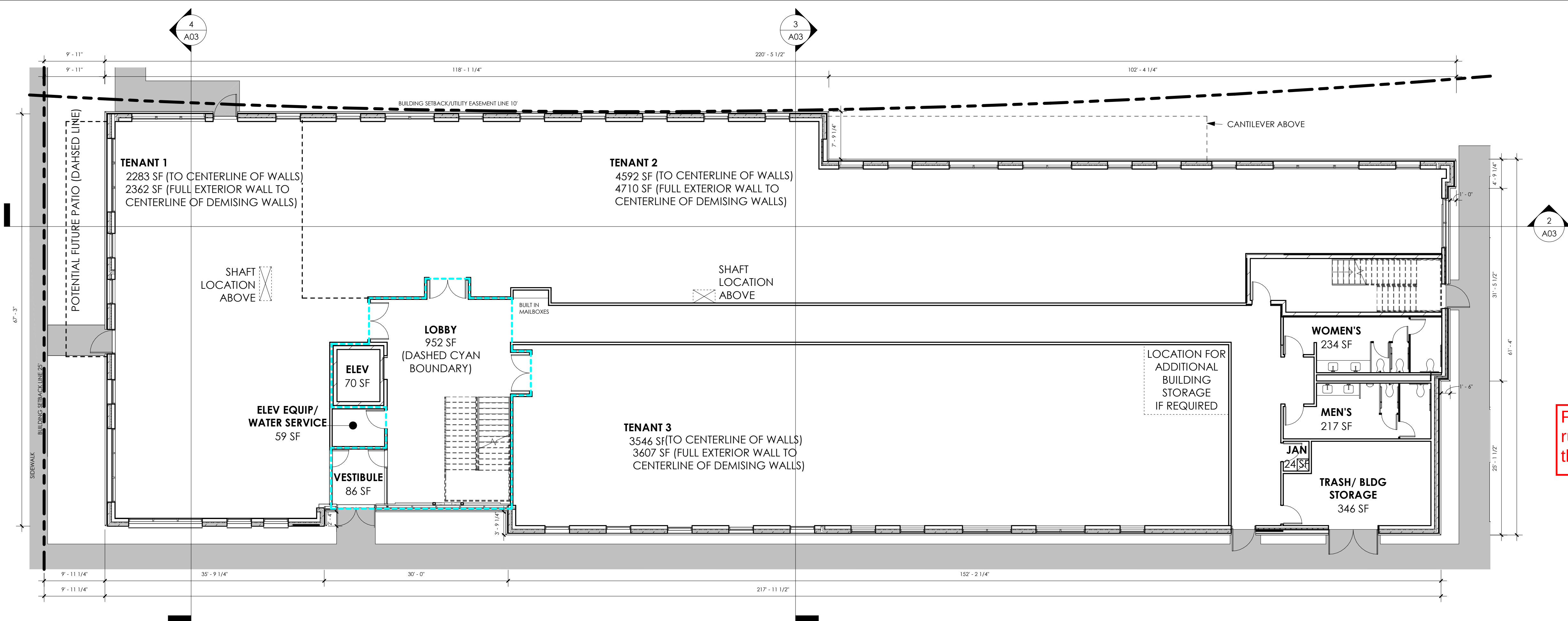
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Site Plan

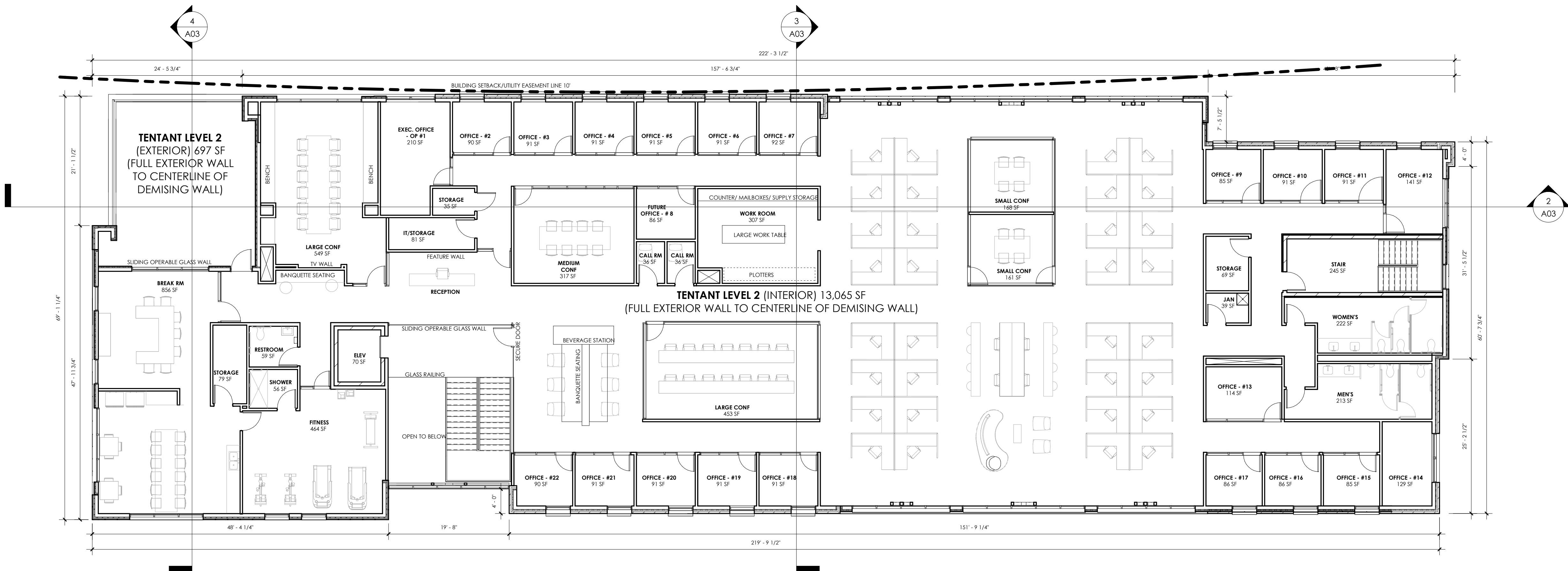


Floor Plan Summary:

Level 1:	
Tenant 1:	2,360 SF
Tenant 2:	4,710 SF
Tenant 3:	3,607 SF
Support:	3,325 SF
Level 1 Footprint:	14,002 SF
Level 2:	
Interior:	13,959 SF
Exterior:	697 SF
Level 2 Footprint:	14,656 SF
Total Building:	28,658 SF

Fire - Verify the SPU will allow watermain to run under the building to locate the riser in the elevator equipment/ riser room.

1 LEVEL 1 FLOOR PLAN
SCALE 1" = 10'-0"



LEVEL 2 FLOOR PLAN LAYOUT IS PRELIMINARY - SUBJECT TO CHANGE

2 LEVEL 2 FLOOR PLAN
SCALE 1" = 10'-0"

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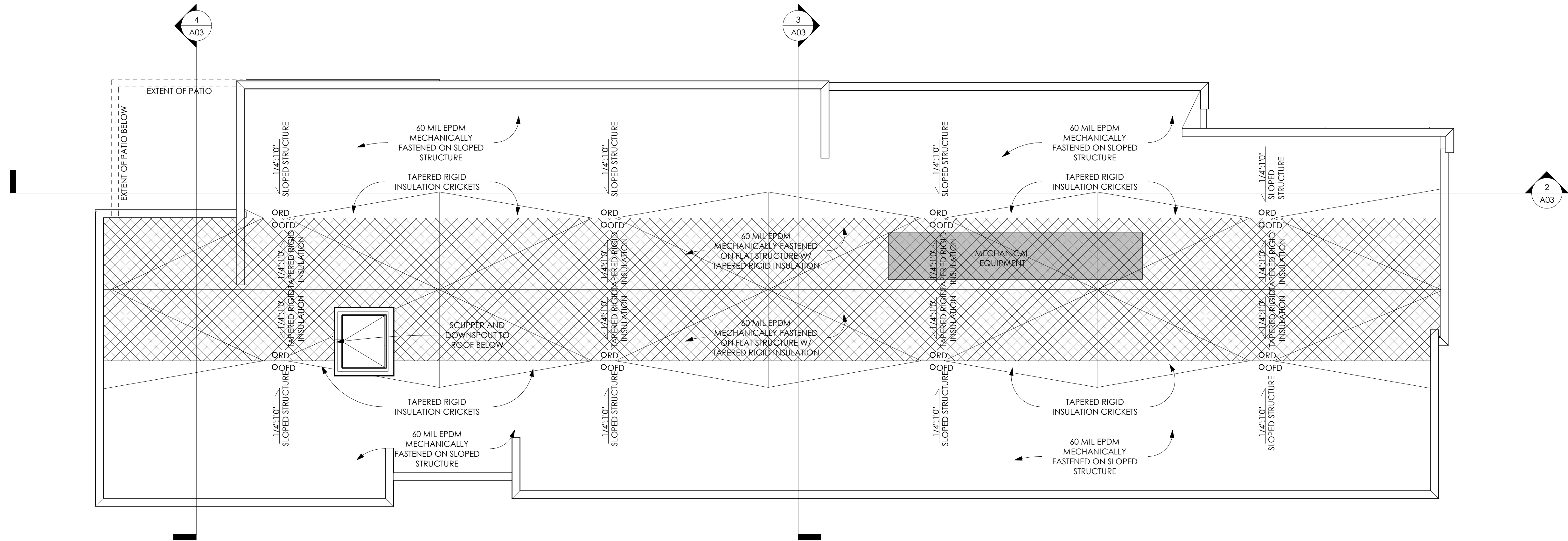
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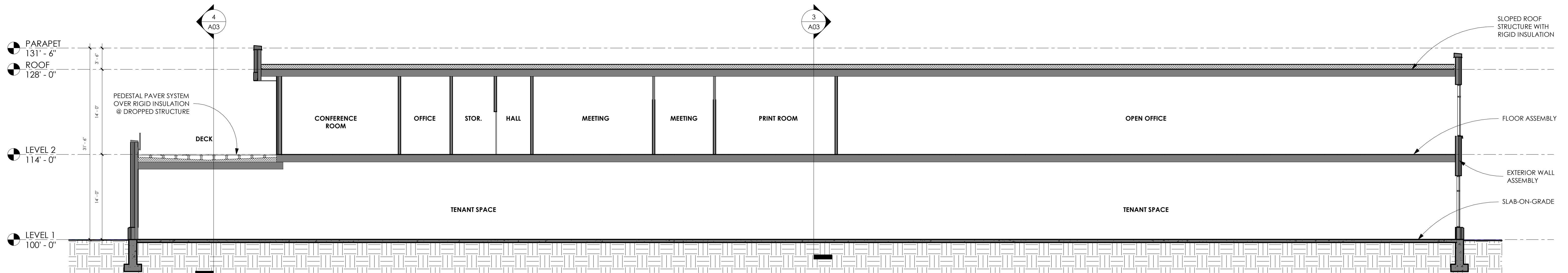
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Floor Plans

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1 ROOF PLAN

SCALE 1" = 10'-0"



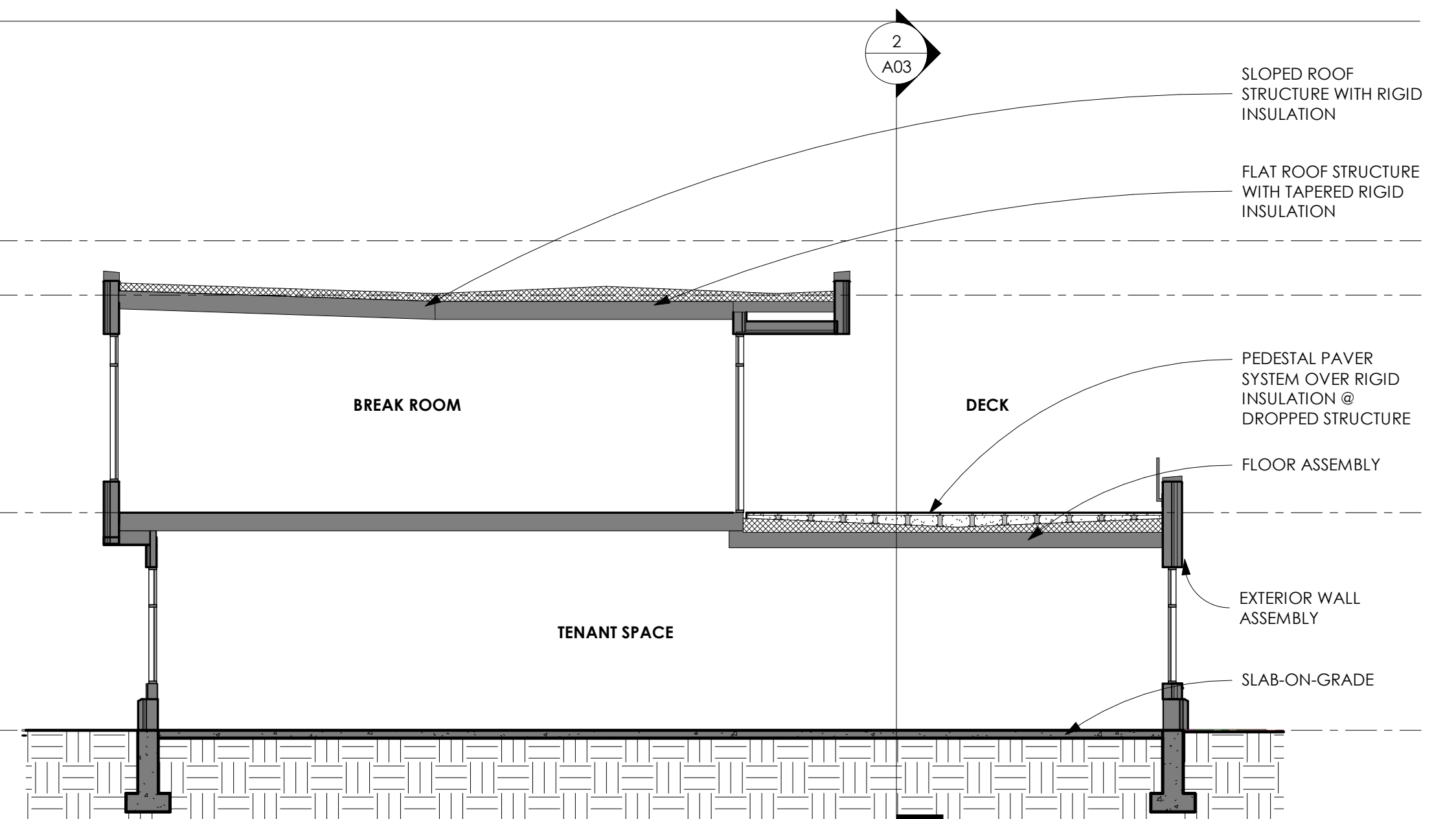
2 SECTION 1

SCALE 1/8" = 1'-0"



3 SECTION 2

SCALE 1/8" = 1'-0"



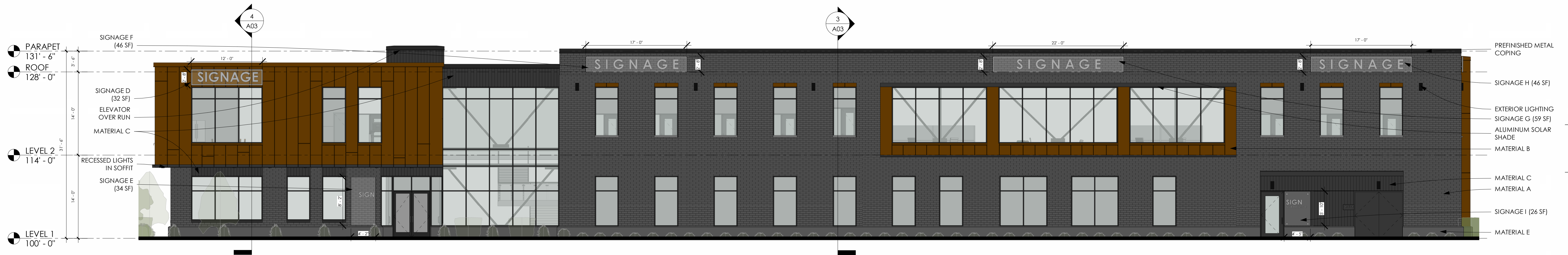
4 SECTION 3

SCALE 1/8" = 1'-0"



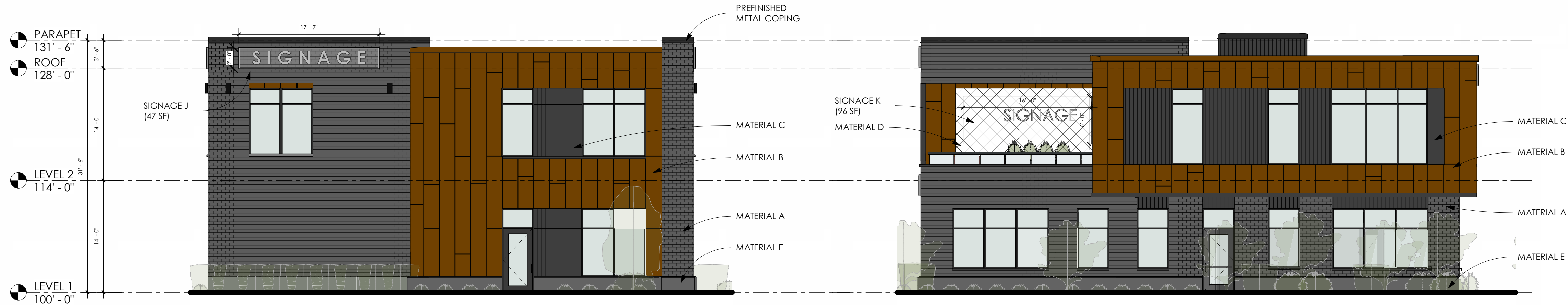
1 NORTH ELEVATION

SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

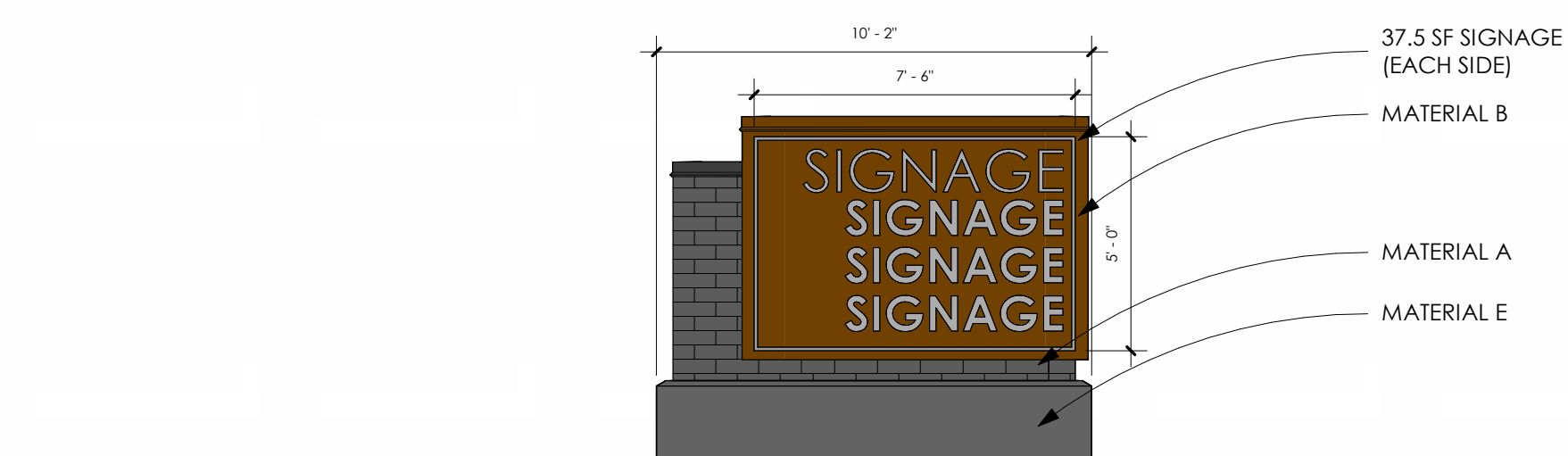


3 EAST ELEVATION

SCALE 1/8" = 1'-0"

4 WEST ELEVATION

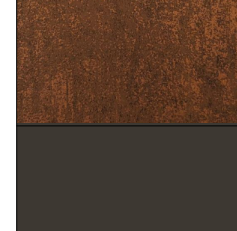
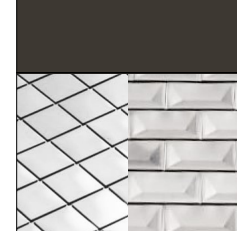
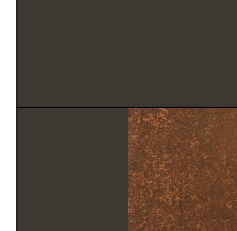
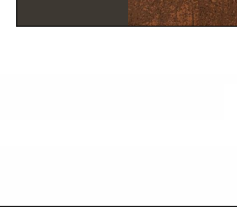
SCALE 1/8" = 1'-0"



5 Monumnet Sign Elevation

SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIALS			
	MATERIAL A	BRICK: OPTION 1 MANUFACTURER: SIoux CITY BRICK OR SIMILAR TYPE: UTILITY FINISH/COLOR: EBONITE VELOUR	
	MATERIAL A	BRICK: OPTION 2 MANUFACTURER: ENDICOTT CLAY OR SIMILAR TYPE: UTILITY FINISH/COLOR: MANGANESE IRONSPOT	
	MATERIAL B	METAL PANEL #1: MANUFACTURER: FAIRVIEW ARCHITECTURAL OR SIMILAR TYPE: ACM METAL PANEL FINISH/COLOR: LONGHORN RUST	
	MATERIAL C	METAL PANEL #2: MANUFACTURER: TBD PRODUCT TYPE: SINGLE SKIN , 6" VERTICAL PATTERN COLOR: DARK GRAY/BLACK	
	MATERIAL D	METAL PANEL #3: MANUFACTURER: MILLENNIUM FORMS OR SIMILAR PRODUCT TYPE: FLAT LOCK OR CUPPED PANEL COLOR: WHITE	
	MATERIAL E	PRECAST CONCRETE SILL MANUFACTURER: TBD PRODUCT TYPE: - COLOR: CHARCOAL	
	MATERIAL F	ALUMINUM CURTAIN WALL / WINDOWS: MANUFACTURER: TBD FINISH: ANODIZED ALUMINUM COLOR: CHARCOAL	
	MATERIAL G	METAL FLASHING / COPING: MANUFACTURER: TBD FINISH: ANODIZED ALUMINUM COLOR: TO MATCH ADJACENT MATERIAL	

Signage Schedule		
Elevation	Area proposed	Area allowed (max)

NORTH: (3)	177 SF	5% of 6968 SF = 348 SF Allowed
SOUTH: (6)	243 SF	5% of 6886 SF = 344 SF Allowed
EAST: (1)	47 SF	5% of 1900 SF = 95 SF / 120 Allowed
WEST: (1)	96 SF	5% of 2100 SF = 105 SF / 120 Allowed
MONUMENT: (1)	75 SF	N/A
TOTAL	538 SF	

SIGNAGE ALLOWED PER CITY OF SHAKOPEE (151.196): MR ZONING DISTRICT
MAXIMUM AREA: 120 SF OR 5% OF WALL AREA, WHICHEVER IS GREATER

Wall Schedule - Total Material Percentages		
Comments	Area	Percentage

BRICK	8282 SF	43.8%
GLASS	5001 SF	26.4%
METAL PANEL #1	3120 SF	16.5%
METAL PANEL #2	935 SF	4.9%
METAL PANEL #3	472 SF	2.5%
PRECAST	1115 SF	5.9%
TOTAL	18925 SF	



Image 1 - view from northwest corner



Image 2 - view from southwest corner



Image 3 - view from south (parking lot)



Image 4 - view from northeast



Image 5 - view from north

TMA

Tushie Montgomery Architects

7645 Lyndale Ave S Suite 100

Minneapolis, MN 55423

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Renderings

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