

# Downtown Shakopee Apartments

129 Holmes St. S, Shakopee, MN | June 12, 2018



**CUNINGHAM**  
G R O U P

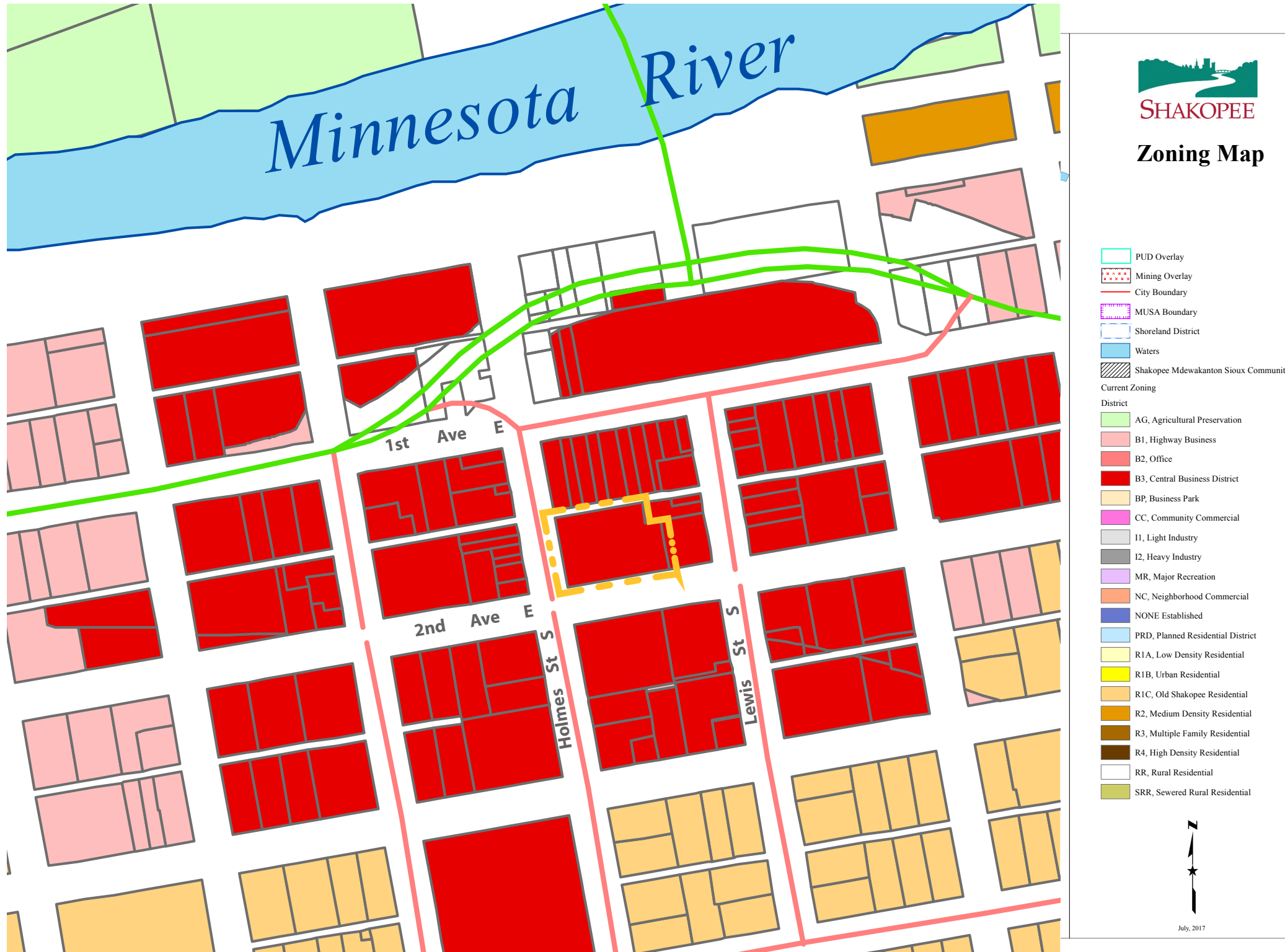
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 **ENCLAVE**  
DEVELOPMENT

18-0344

# Zoning Overview



## B3 - Central Business Zone

The B3 Central Business Zone is designed to provide a zone which accommodates the unique character of the central business area in terms of land uses and development patterns.

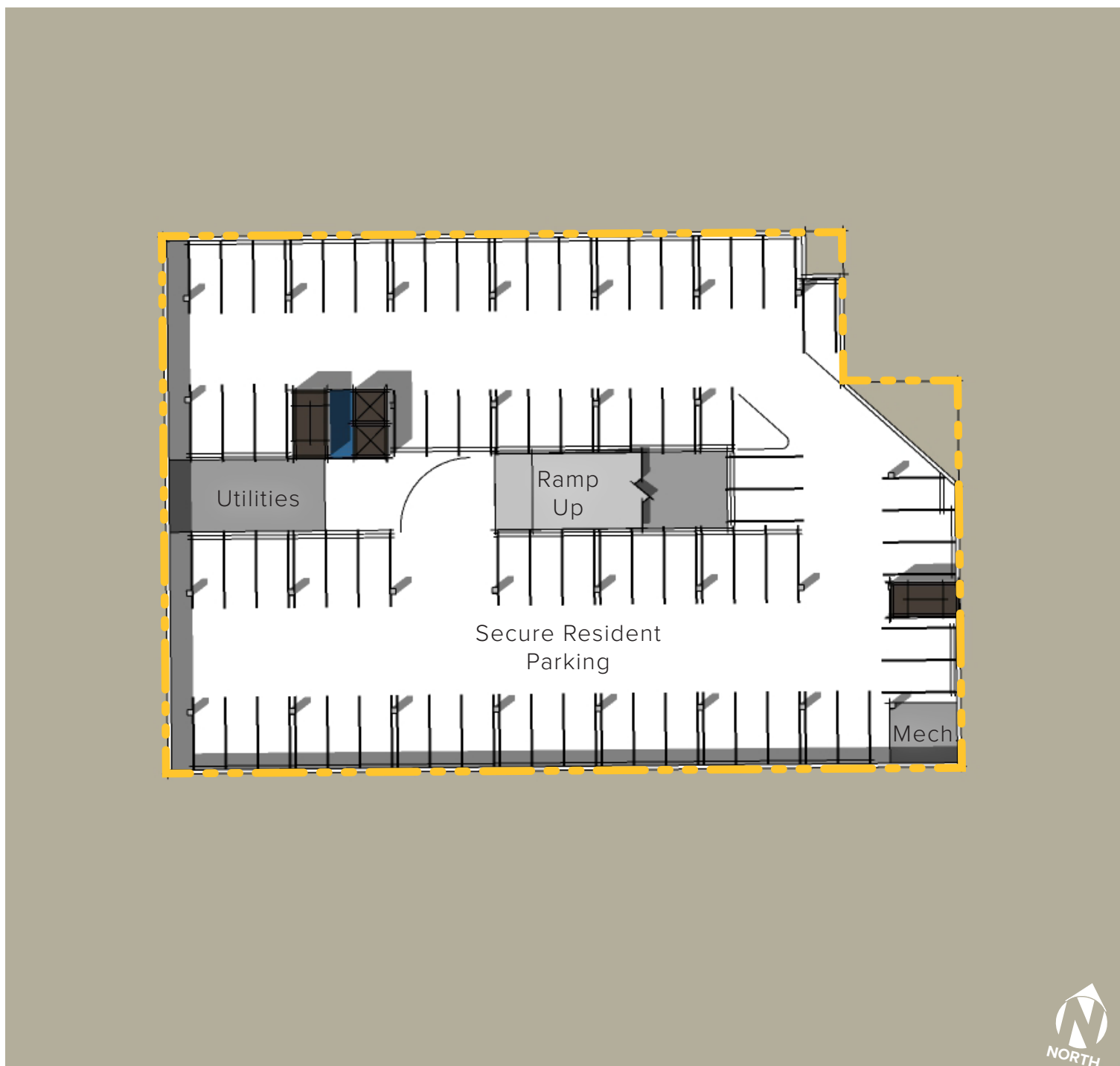
### Building Limitations

- Height Maximum: 45'
- Front Setback: 0'
- Rear Setback: 0'
- Side Setback: 0'
- FAR Max: 4.0

### Parking Requirements

- 2.25 Stalls / Unit
- 1 Stalls / 150 SF Retail
- 1 Stalls / 3 Seats Restaurant

# Concept Floor Plans



Below Grade Level - (Option A)



Grade Level

# Concept Floor Plans



Level 2 - Amenity Plaza Level



Levels 3+

5 Level, Parked 1 per Bedroom

Estimated Building Metrics

Please Note: At this point, the massing depicted does not mean to imply architectural style or design. It is the physical representation of the numbers provided - to ascertain if this project is financially feasible. Once this project appears viable, we will discuss any aesthetic preferences.



SQUARE FOOTAGE BY FLOOR

| Gross      |         | Residential Space |            |        |                 |            |           |               |         | Commercial Space |             |            |           | Mech / Utility |       |
|------------|---------|-------------------|------------|--------|-----------------|------------|-----------|---------------|---------|------------------|-------------|------------|-----------|----------------|-------|
|            |         | NRSF              | *Balconies | Unit # | Est. Efficiency | Parking SF | Parking # | Surface Park# | Amenity | Circulation      | Leasable SF | Parking SF | Parking # | Surface Park#  | Bikes |
| Sublevel 2 |         |                   |            |        |                 |            |           |               |         |                  |             |            |           |                |       |
| Sublevel   | 26,778  |                   |            |        |                 | 24,925     | 74        |               |         | 648              |             |            |           |                | 1,418 |
| Level 1    | 28,096  |                   |            |        |                 | 17,350     | 39        | 0             | 4,340   | 648              | 2,436       | 0          | 0         | Street         | 3,296 |
| Level 2    | 19,315  | 15,545            |            | 19     | 80%             |            |           |               | 1,165   | 2,505            |             |            |           |                | 100   |
| Level 3    | 19,315  | 16,710            |            | 21     | 87%             |            |           |               |         | 2,505            |             |            |           |                | 100   |
| Level 4    | 19,315  | 16,710            |            | 21     | 87%             |            |           |               |         | 2,505            |             |            |           |                | 100   |
| Level 5    | 19,315  | 16,710            |            | 21     | 87%             |            |           |               |         | 2,505            |             |            |           |                | 100   |
| Level 6    |         |                   |            |        |                 |            |           |               |         |                  |             |            |           |                |       |
|            | 132,134 | 65,675            |            | 82     |                 | 42,275     | 113       | 0             | 5,505   | 11,316           | 2,436       |            |           |                | 5,114 |

TOTAL BUILDING METRICS

|                |         |                    |     |
|----------------|---------|--------------------|-----|
| Total GSF      | 132,134 | Total Units        | 82  |
| Residential SF | 65,675  | Total Bedrooms     | 106 |
| Commercial SF  | 2,436   |                    |     |
| Amenity SF     | 5,505   | Total Parking      | 113 |
| Circulation SF | 11,316  | Structured Parking | 113 |
| Utility SF     | 5,114   | Surface Parking    | 0   |
| Parking SF     | 42,275  | Shared Parking     |     |
| Above Grade SF | 105,356 |                    |     |
| Below Grade SF | 26,778  |                    |     |

RESIDENTIAL METRICS

|                           |      |                     |        |
|---------------------------|------|---------------------|--------|
| Total Parking             | 113  | Total Units         | 82     |
| Target Parking            | 185  | Total Bedrooms      | 106    |
| (city per unit goal) 2.25 |      | Average Unit Size   | 814    |
| Structured Parking        | 113  | Residential NRSF    | 65,675 |
| Surface Parking           | 0    | Total GSF / Unit    | 1,611  |
| Stalls / Unit             | 1.38 | GSF / Unit no Park. | 1,285  |
| Stalls / Bedroom          | 1.07 | Amenity SF          | 5,505  |
|                           |      | SF per Unit         | 67     |

UNIT MIX

| Unit Type   | SF    | Mix  | Bedrooms | Units |
|-------------|-------|------|----------|-------|
| Studio      | 477   | 5%   | 4        | 4     |
| Alcove      | 570   | 17%  | 14       | 14    |
| 1 Bedroom   | 695   | 34%  | 28       | 28    |
| 1 Bed Lg    | 770   | 10%  | 8        | 8     |
| 1 Bed + Den | 900   | 5%   | 4        | 4     |
| 2 Bedroom   | 1,150 | 29%  | 48       | 24    |
| 3 Bedroom   | 1,400 | 0%   | -        | -     |
|             | 814   | 100% | 106      | 82    |

COMMERCIAL METRICS

|                    |        |               |       |
|--------------------|--------|---------------|-------|
| Total Parking      | Street | Commercial SF | 2,436 |
| Target Parking     | 10     |               |       |
| Structured Parking | 0      |               |       |
| Surface Parking    | 0      |               |       |
| Parking / 1000 SF  | N/A    |               |       |

SITE METRICS

|             |        |                      |        |
|-------------|--------|----------------------|--------|
| Total Acres | 0.66   | Density (U.P.A.)     | 124.81 |
| Total SF    | 28,620 | Level 1 Coverage (%) | 98%    |