



August 30, 2018

To: City of Shakopee

Michael Kerski/Director of Planning & Development
485 Gorman St.
Shakopee, MN 55379

Dear Mr. Kerski,

As one of the largest dense living developers and builders in North Dakota, Enclave Development has earned a reputation for completing financially successful projects throughout North Dakota. Enclave grew to this level through a focus on forging strategic partnerships, strong community relationships, and building its reputation of integrity with a commitment to quality – one project at a time. Today, Enclave is one of North Dakota's leading, fully integrated real estate investment and development firms, having completed over 2,000 units of multi-family, and hundreds of thousands of square feet of retail, medical and office uses in the past 5 years. Those same strategies and values will serve us here in Minnesota as we expand our operations to Minneapolis and its suburbs.

As a committed and consistent developer/owner of Downtown properties, Enclave Development understands Shakopee's commitment to smart, thoughtful growth, and long-term vitality. We feel that our Holmes Street project will be another step forward in developing a vibrant and thriving downtown. We feel that a city's downtown is the heartbeat of the community, and as it expands and thrives, so does the city.

The Holmes Street project will be a 5-story project built over underground parking. The main floor will also have dedicated parking and a retail/restaurant space that we will be leasing out to a new downtown tenant. The project has 123 parking stalls for 82 units, giving us adequate parking for up to 1 car per bedroom to be parked onsite. Floors 2-5 will feature Studio, 1 Bedroom and 2 Bedroom apartment homes with each having access to many upscale amenities including a Clubhouse, Roof Garden & Recreation, Bike Repair & Storage, Exercise & Weight Room, and a Pet Spa.

We serve as both investors and builders of the projects Enclave creates, this results in a unique vested interest in every projects' success. This translates into developments that raise the bar across the board. By putting emphasis on innovative design, high quality craftsmanship, meeting schedule and budget, project cash flow, Enclave's name is behind developments that consistently perform. We look forward to becoming a good neighbor and a good partner in Shakopee.



As we work towards breaking ground on our first project here in Shakopee, we need to finalize our zoning and permitting so that we can move forward with the design process. The current height guidelines for the property will not accommodate our structure with the onsite parking that city staff recommended. So, a conditional use permit allowing our building to reach up to 65' is necessary for project to work. The additional height for the structure will not negatively impact neighboring businesses or residents. The shadow study done for this project shows that the increased height of the structure will not result in excessive shadowing of the neighboring lots.

We will also require a comp plan amendment so that the property will carry the correct zoning guidelines for our use. This development is exactly what the Central Business Zone was established for, mixed-use dense development in the style in the era when the downtown area was developed and thrived. The use of the project is permitted as-of-right and we are requesting this Conditional Use Permit to bring this project into reality. This project will provide the highest and best use for the site and is exactly the type of project the City of Shakopee has been working towards realizing at this site since the planning for a new City Hall began. We hope to complete these last few hurdles in September of this year so that we can use the upcoming months for architecture, engineering, project bidding, and all necessary testing and studies. We are excited to get started creating something new and exciting in Downtown Shakopee.

Best Regards.

Austin Morris
Managing Partner