

Downtown Shakopee Apartments

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



CUNINGHAM
G R O U P

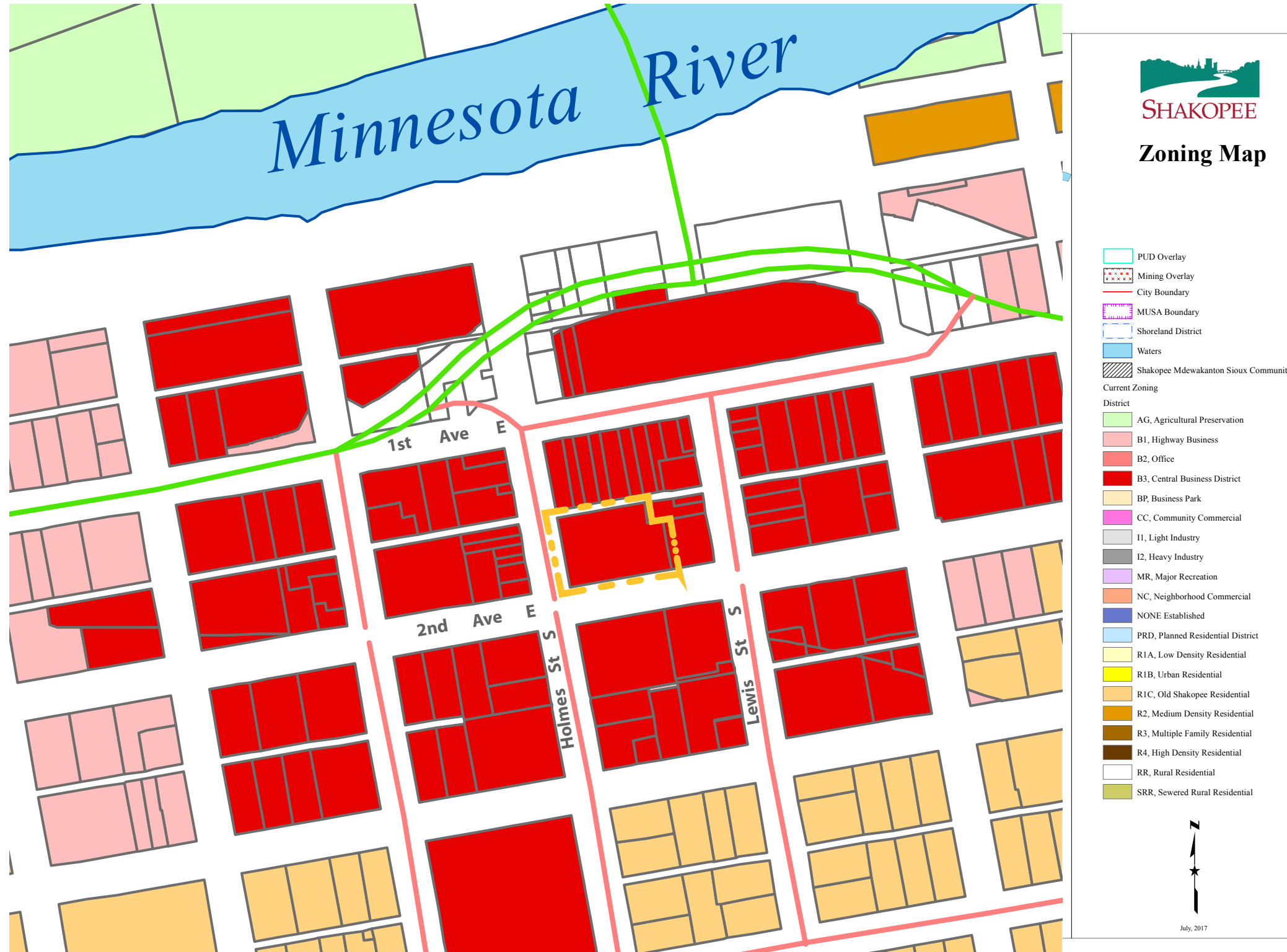
David Stahl
o. 612-379-5506 | m. 612-867-1993
dstahl@cunningham.com

Austin Morris
o. (701)-478-4300 | m. (701)-361-4840
austin@enclavecompanies.com

 **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.

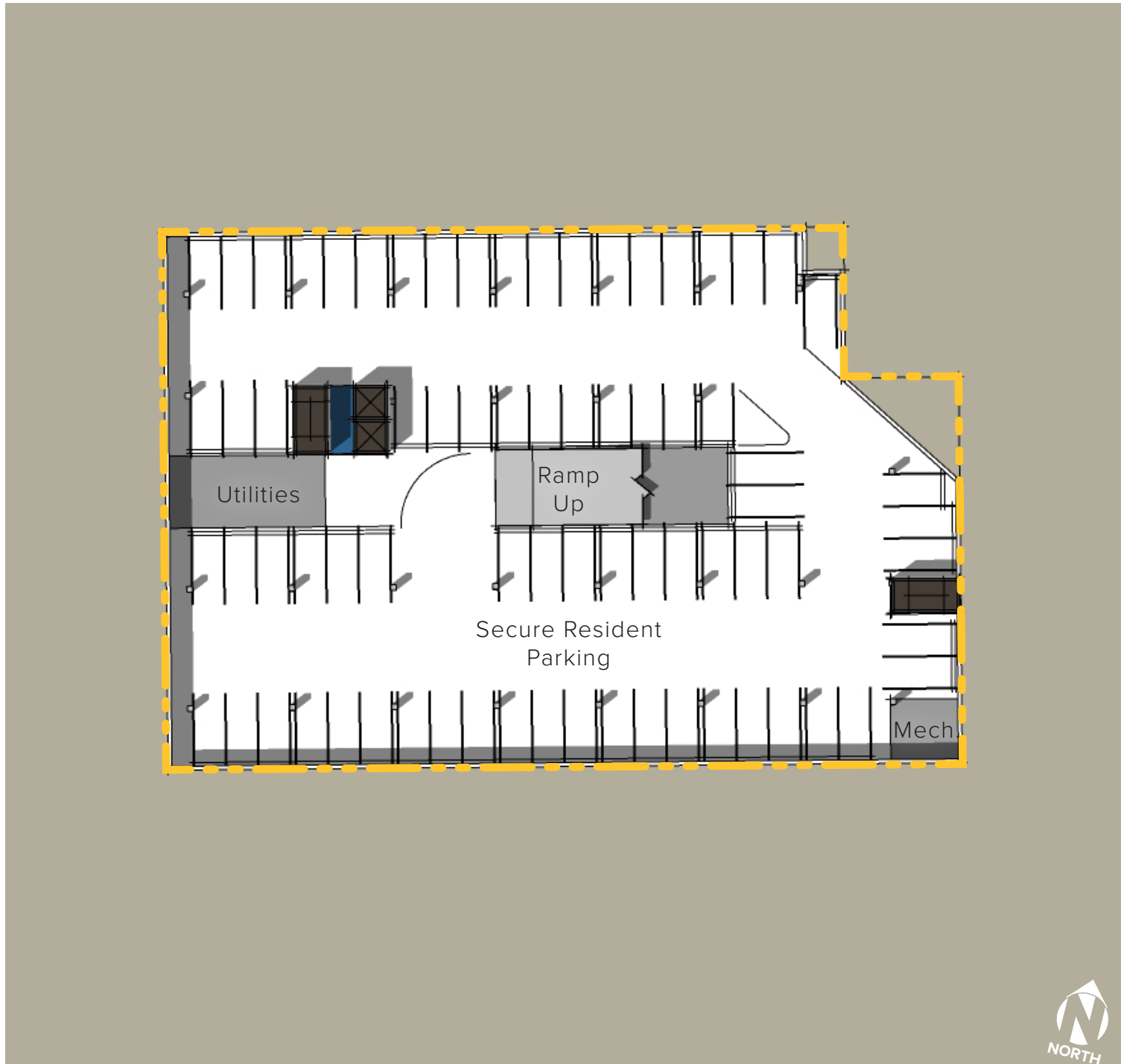
Building Limitations

- 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%