

April 03, 2020

Greystone Corporate Office Building – PUD Amendment Application

Outlot C of the Canterbury Park Ninth Addition
1290 Shenandoah Drive
Shakopee, MN 55379

Developer:
Greystone Construction
500 S Marschall Road
Suite 300
Shakopee, MN 55379

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Project Description

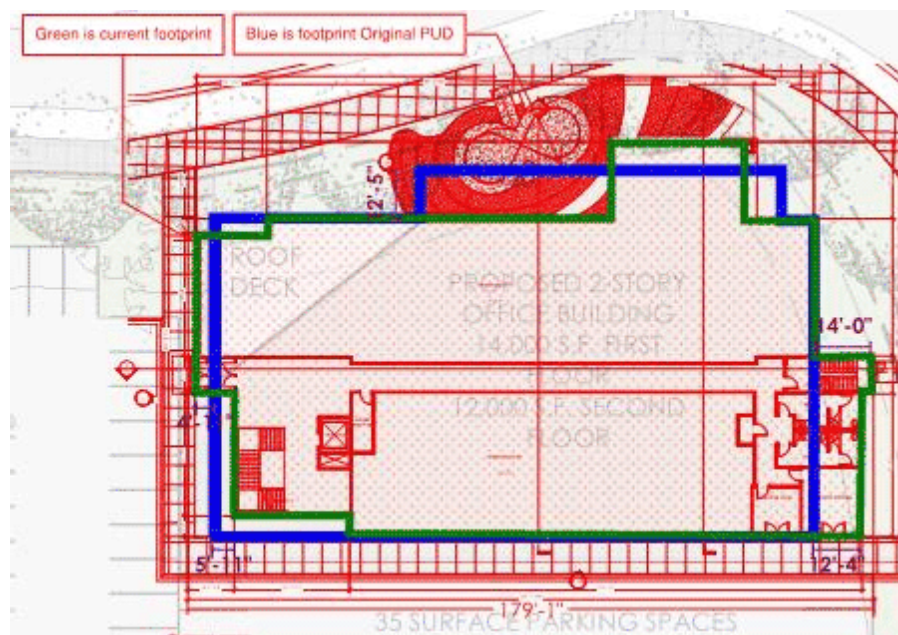
Greystone Construction is proposing an exciting new two-story, multi-tenant office building within the first amendment to the Canterbury Park – Southwest Development Planned Unit Development. Subsequent amendments to the Southwest Development PUD will follow as individual building sites are placed under contract. The approximately 27,000 sf building will provide multiple tenant lease opportunities on the first level, while Greystone Construction will build out their new corporate headquarters on the second level. The building will be one of the first constructed in the Southwest Development PUD, which also includes a proposed four-story independent senior living building, a four-story hotel and several single level retail buildings. The new structure will consist of a slab on grade building with steel framing. The building is proposed to be clad with a mix of high-quality masonry, glass and metal panels in a classic light and dark color scheme, accented with warm wood tones.

Architecturally, the modern design features a grand two-story glass entry with a dramatic overhang to welcome building occupants and guests. The overhang extends around the entry and continues down the length of the Shenandoah Drive elevation, capping the second-floor deck overlooking Canterbury Park. At night the overhang's wood-grained soffit will be illuminated to provide a warm glow and memorable marker at the roundabout at Shenandoah and Vierling Drive. In addition to welcoming visitors, the glass entry at the southwest acts as a transition between the dominate masonry cladding and accent metal panel towers. Opposite the building, on the northeast corner, the second level roof deck element provides a similar material transition and dynamic series of undulating facades and roof elements. Celebrating the exciting design, anticipated building lighting will accentuate the premium building finishes and reinforce the design organization.

Surrounding the building will be significant landscaping, highlighted by a pedestrian garden on the north side of the building. This new building will be an exciting new addition to this busy and developing Canterbury Park area of Shakopee.

Summary of Revisions from Original PUD

1. Total building area has increased from approximately 26,000 sf to approximately 27,000 sf, mostly attributable to a smaller second-level deck.
2. The building footprint has been modified to reflect the development of the interior programming and allow additional site area to the north of the building for a pedestrian garden.
3. A pedestrian-oriented reflection garden has been added to the north of the building.
4. The second-level roof deck has shifted to the east.
5. Landscape and paving plans are in representative and to be finalized with the Final Plat Submittal with will include Final Landscape plan
6. Site and Pervious/Impervious areas have been adjusted to coordinate with PUD Amendment filed 3/6/2020 by Greystone Construction.



Overlay of Previous PUD Footprint to Current PUD Footprint