

Shakopee Housing Group, LLC

366 South 10th Avenue
Waite Park, MN 56387

Shakopee Crossings Limited Partnership

8710 Old Carriage Court North | Suite 210
Shakopee, MN 55379

July 2, 2020

City of Shakopee
129 Holmes Street South
Shakopee, Minnesota 55379

Re: Southbridge Crossings Mixed Use Development.
PUD, Preliminary and Final Plat Applications.

Dear City of Shakopee:

Shakopee Housing Group, LLC and Shakopee Crossings Limited Partnership are pleased to present the enclosed applications for a Mixed Used Development at the Southbridge Crossings. The application includes a PUD amendment and Preliminary/Final Plat for a phased development including a 27,636 SF small box grocery, 61-unit multifamily building, a 4,000 SF outlot retail building, and a 19,600 SF retail strip style building.

Mixed use developments have many community benefits including encouraging development within a more compact footprint and creating pedestrian-friendly environments within short distances between living, work and commercial destinations. The approved PUD will provide for this mixed-use concept of combining existing commercial development with housing along with new commercial uses including grocery and retail services – all within a short distance of transit.

The proposed development is compatible with the surrounding land uses and provides for a zoning transition from retail and commercial uses, to high-density multifamily, to medium-density multifamily and finally to single family housing. Additionally, the development will create additional housing within walking distance of the Southbridge Crossings Park & Ride which will provide more opportunity for expanded growth and use of public transportation while creating a connection from the transit station to retail and neighborhood businesses.

Prior to COVID-19, Shakopee Crossing Limited Partnership was in final discussions with the grocery provider and a number of potential retail tenants. Since COVID-19, there has been a pause in new retail development so the exact timing of those components is not yet defined. As markets are cyclical and commercial demand at this location exists, we anticipate this moving forward within the next couple of years – potentially late 2021 or early 2022. The housing component is ready to proceed toward construction in late 2020 with opening at the end 2021 or early 2022.

We appreciate the City's consideration of our applications and we look forward to moving it forward.

Sincerely,

Shakopee Housing Group, LLC
Shakopee Crossing Limited Partnership