



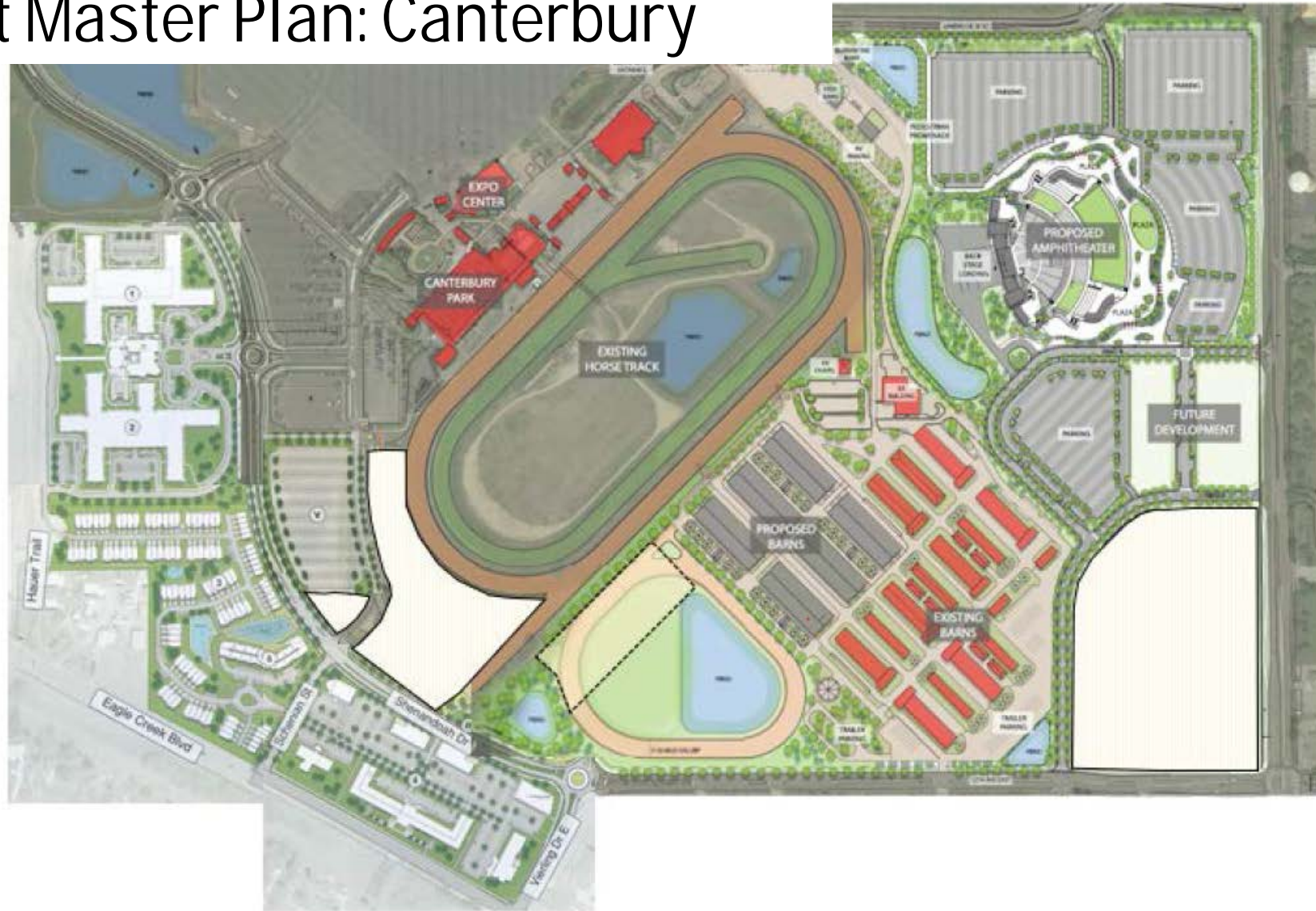
CANTERBURY
PARK SHAKOPEE, MINN

Racing Stables Master Plan & Improvements

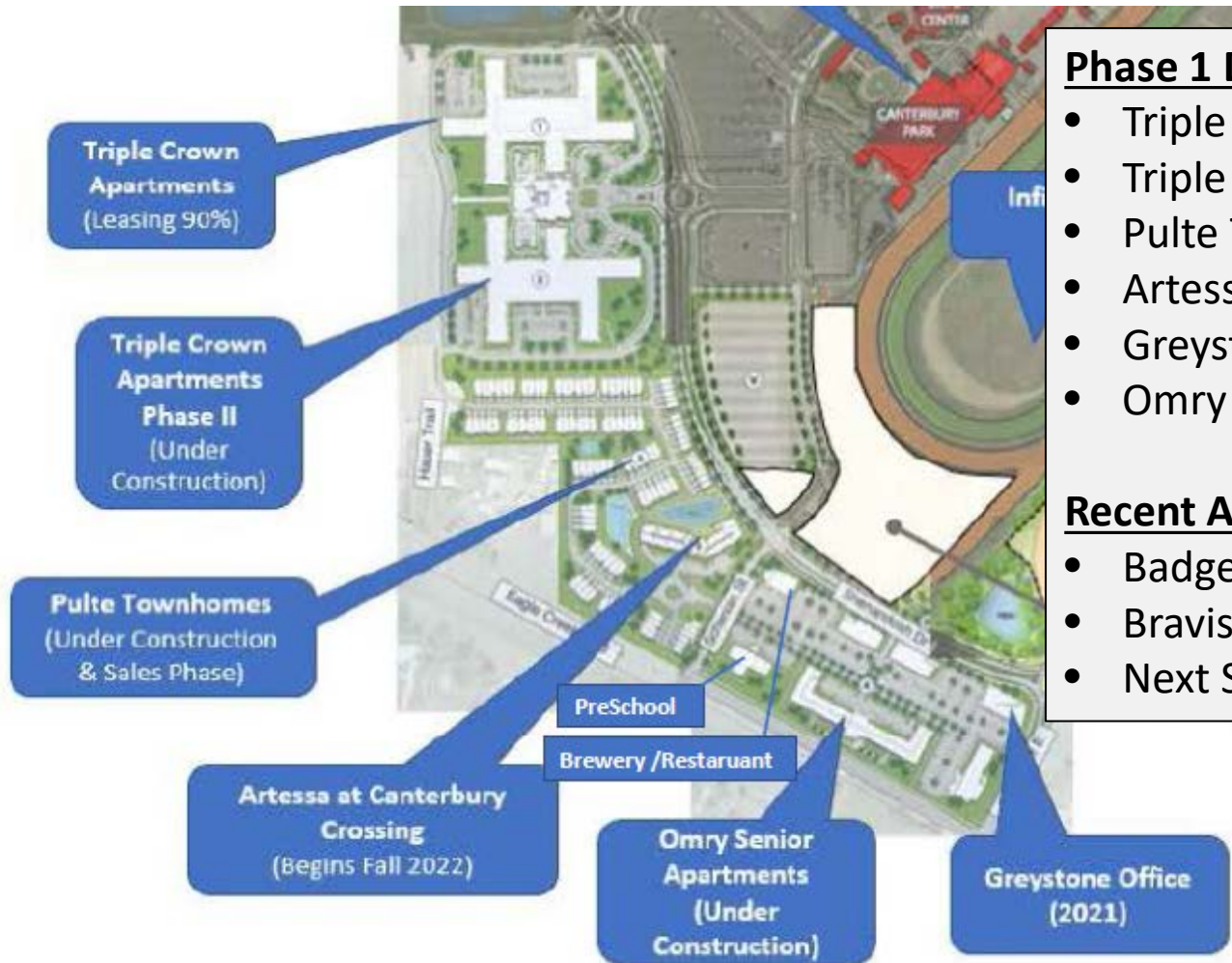
Minnesota Racing Commission Committee: August 9, 2022



Current Master Plan: Canterbury



Phase 1 Development : Canterbury

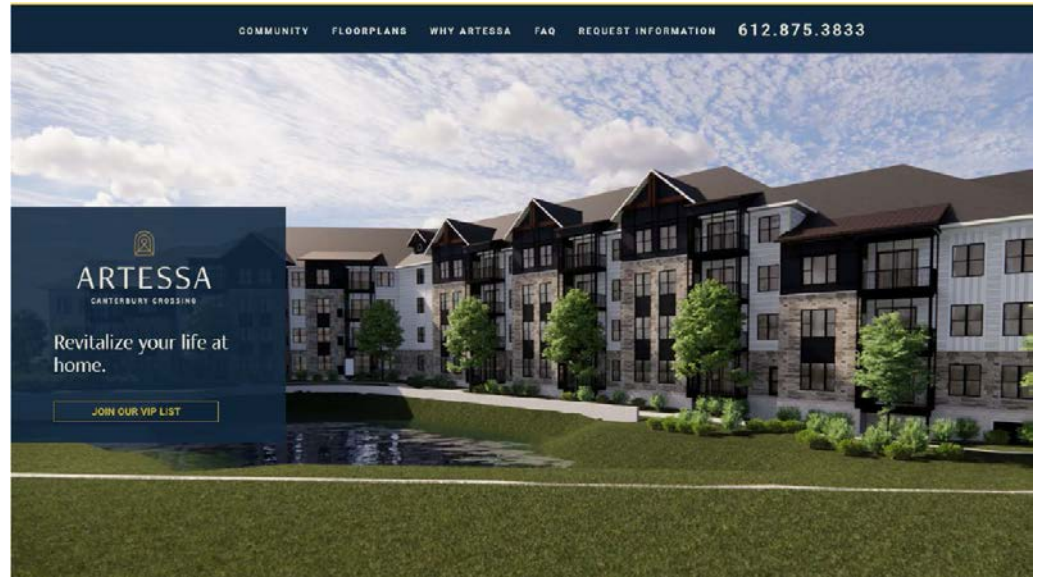


Phase 1 Development

- Triple Crown Apartments Phase 1 – 321 units
- Triple Crown Apartments Phase 2 – 318 units
- Pulte Townhomes – 109 for sale units
- Artesa at Canterbury Crossing – 56 units
- Greystone Headquarters – 28,000 SF
- Omry Senior Apartments – 154 units

Recent Approvals

- Badger Hill Brewery – 6500 sf
- Bravis Modern Street Food – 3500 sf
- Next Steps Learning Center Preschool – 16,000 sf





PREFINISHED METAL WALL PANEL
 Metal Sides, TL-17, 12' x 11' 24 ga.
 Color: "Black"

PREFINISHED METAL
 Exterior Metal Products:
 Kynar finish
 "True Black"
 Roof fascia, soffits, drip
 caps and trim, brass metal
 beams.

NEXT STEPS
 LEARNING CENTER
 BRAND GUIDE

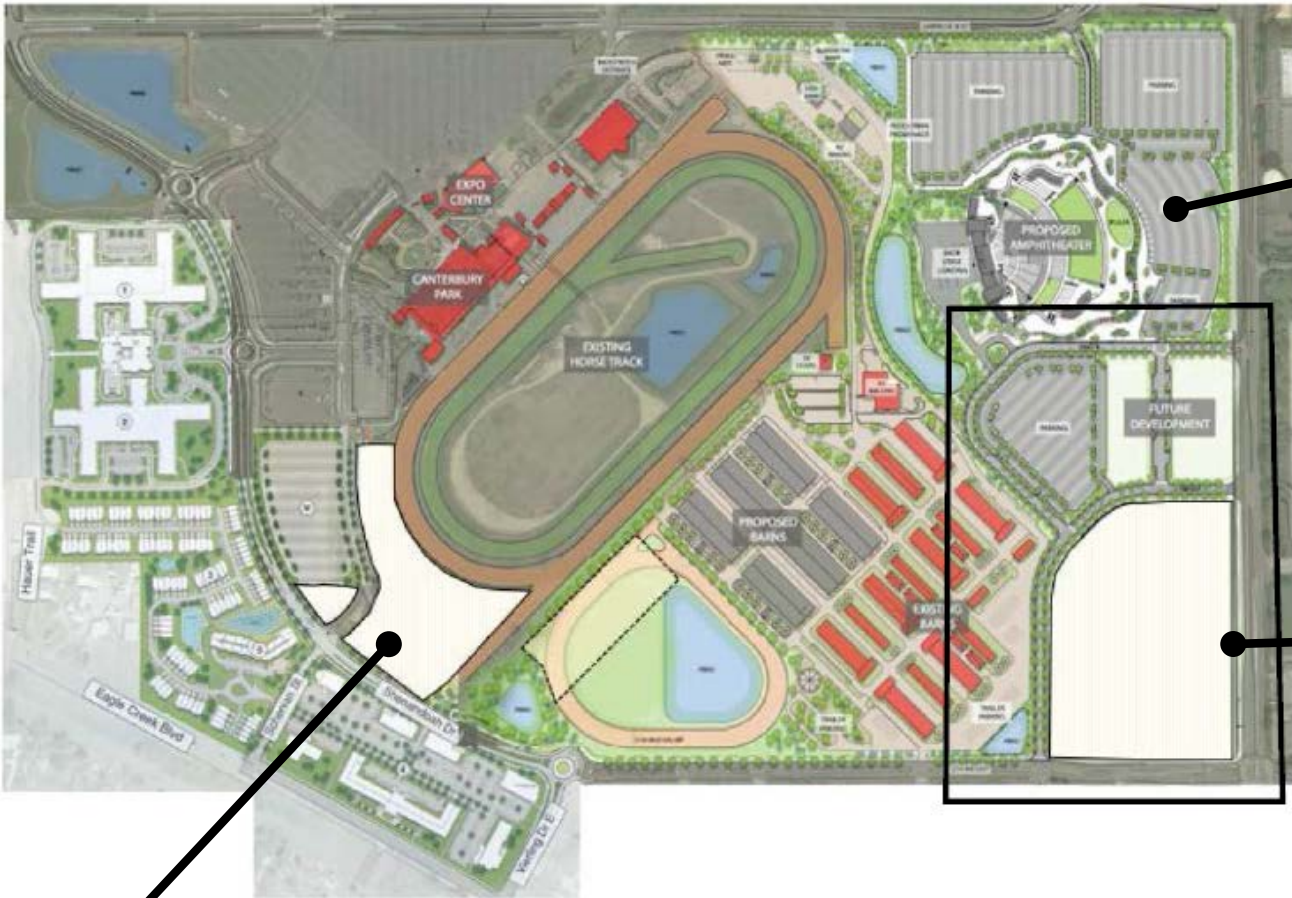
NEXT STEPS
 LEARNING CENTER

NEXT STEPS
 LEARNING CENTER

NEXT STEPS
 LEARNING CENTER

5 Next Steps Brand Guide





AMPHITHEATER

FUTURE DEVELOPMENT
SE Development & Plaza
Entertainment District

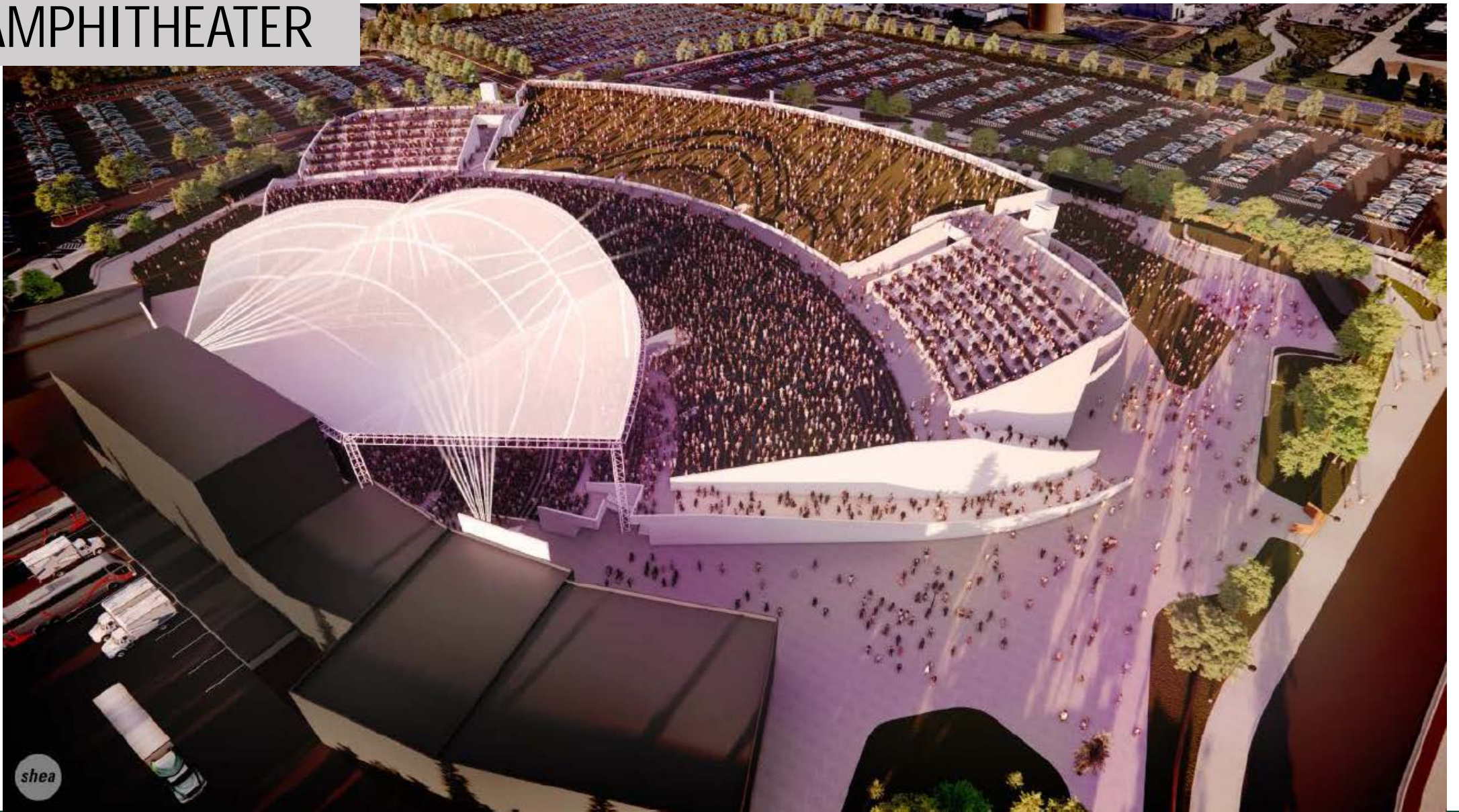
TRACKSIDE DEVELOPMENT



AMPHITHEATER



AMPHITHEATER



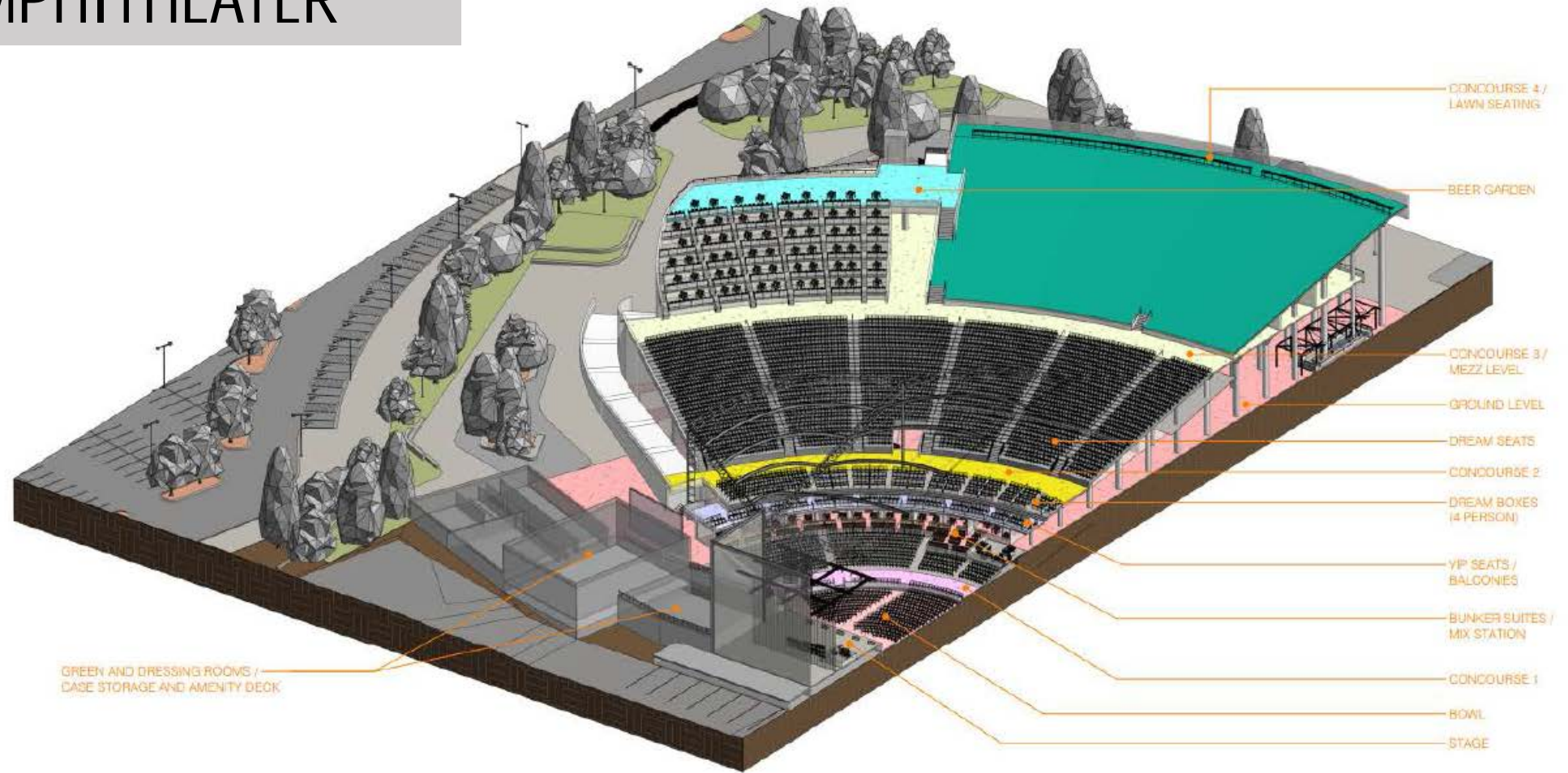
shea



AMPHITHEATER



AMPHITHEATER



18 South Eighth Street
 Minneapolis, MN 55432
 1 612 339 2297
 sheadesign.com

CANTERBURY AMPHITHEATER

06/1.00

3D SECTION VIEW

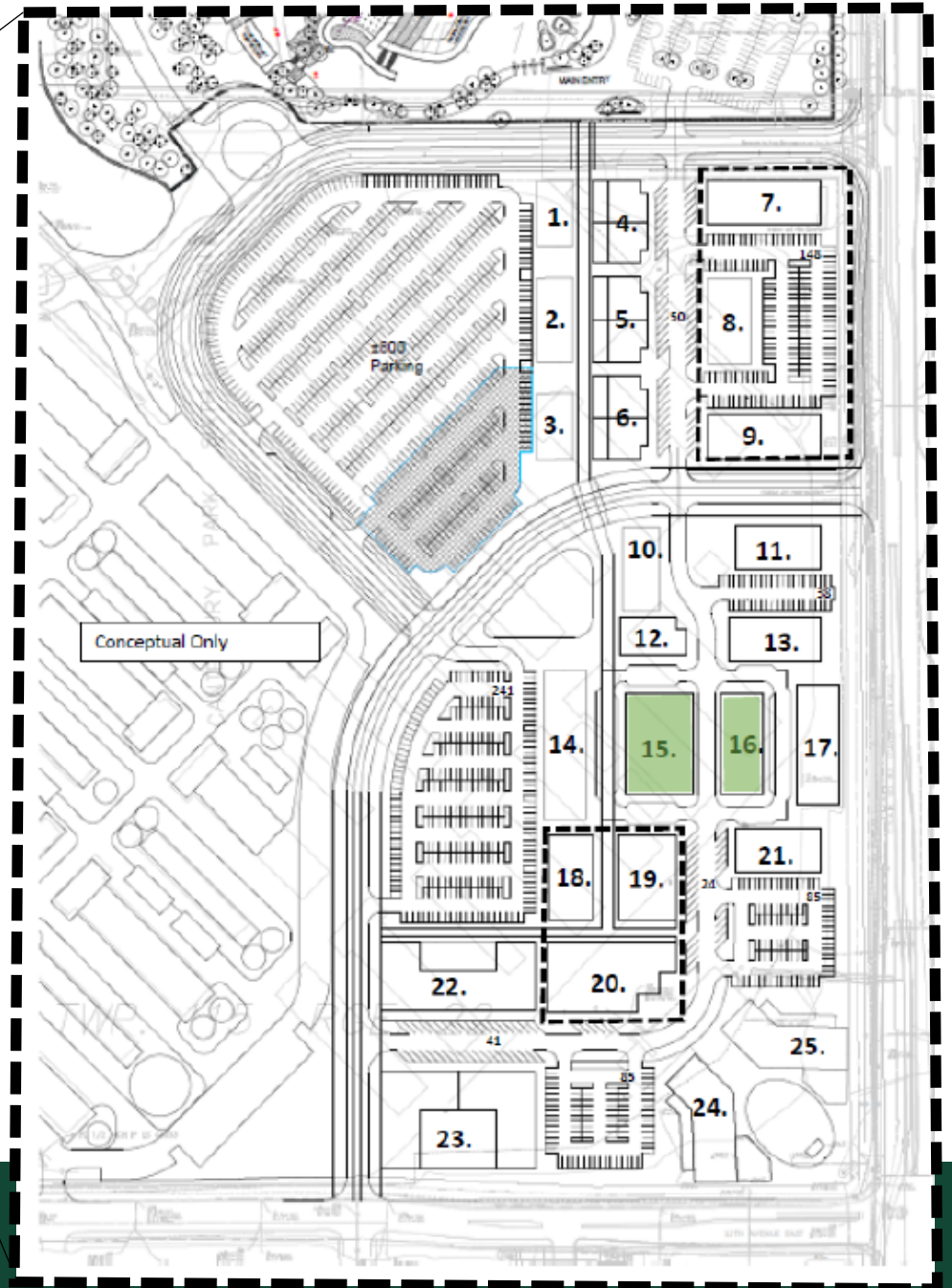
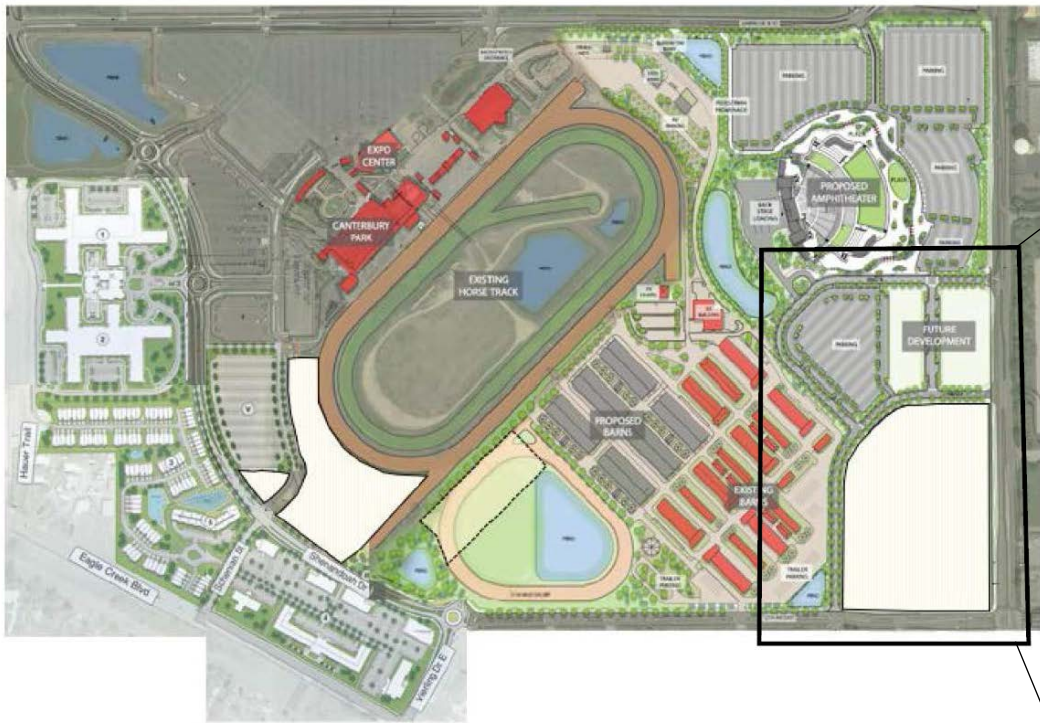
8/27/2022



AMPHITHEATER – Sound Study



Figure 11 Monitored Background and Projected L10 Contours



FUTURE DEVELOPMENT

SE Development & Plaza
Entertainment District



Entertainment District



PLAZA / TOWN GREEN SPACE CHARACTER

Entertainment District



Canterbury Park Racing Stables Master Plan Update

PHASING PLANS AND CONCEPT - 08.01.2022

POPULOUS



Site Plan **Phase 01**



1,466 TOTAL STALLS

Existing	1,170
New Stables	108
Receiving Barn	60
Temporary Stables	128
Dorm Rooms	204

MASTER PLAN KEY

- ① Stable Gate
- ② Quarantine Barn
- ③ Renovate Receiving Barn + 60 total
- ④ Relocate Transformer
- ⑤ Training Gallop + 3.75 furlong + 80' width
- ⑥ Support Building
- ⑦ Stable Pads
- ⑧ Backstretch Entry
- ⑨ Phase 1 Dorms + See separate dorm exhibit
- ⑩ Proposed Development
- ⑪ New Stable + 108 stalls each
- ⑫ Temporary Stables
- ⑬ Demolish Barns
- ⑭ Paved Emergency Entry
- ⑮ Temporary Security Fence - to be coordinated and approved w/ MRC

Site Plan **Phase 02**



1,146 TOTAL STALLS

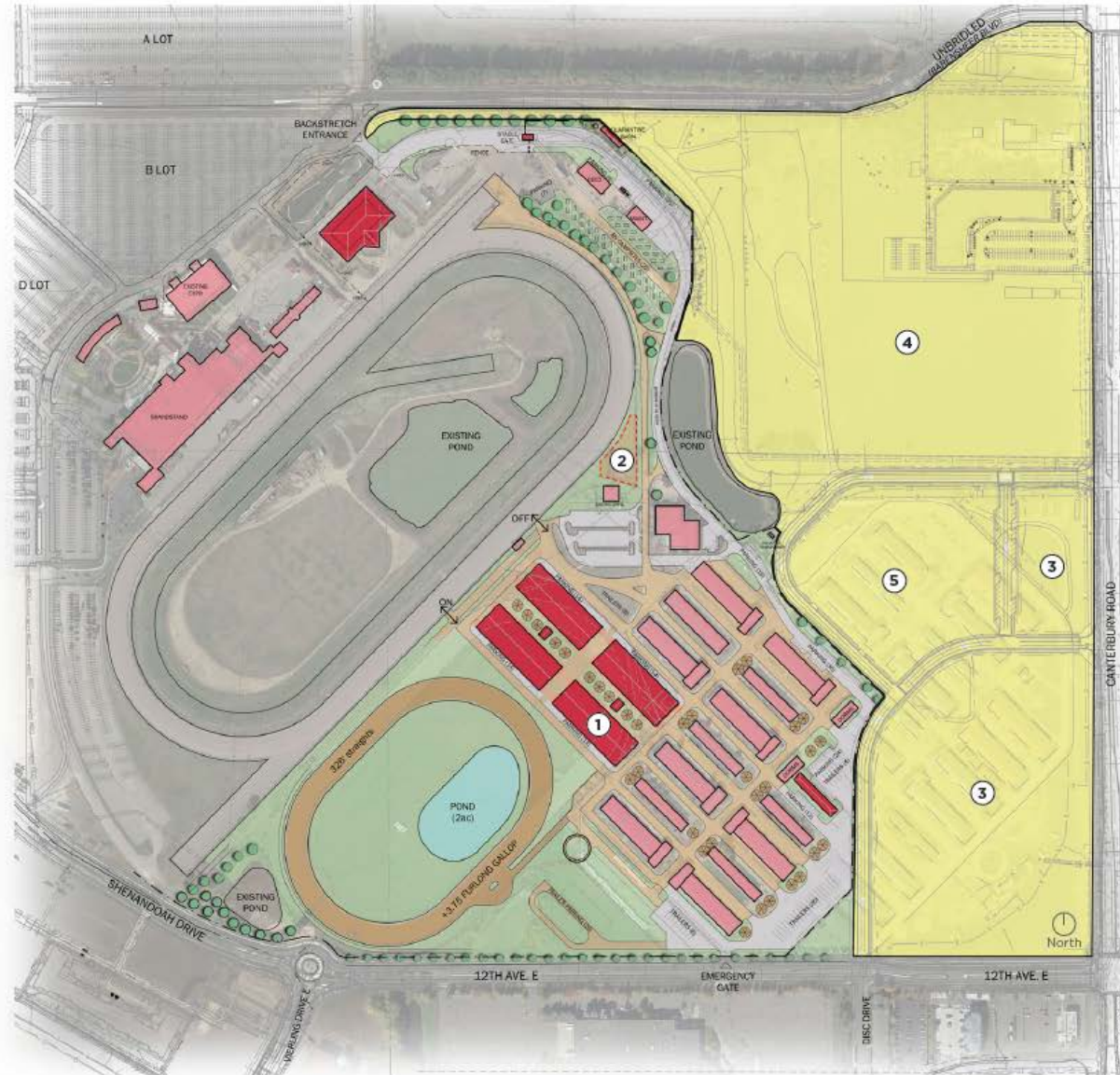
Existing	634
New Stables	324
Receiving Barn	60
Temporary Stables	128
Dorm Rooms	212

MASTER PLAN KEY

- ① New Stable
+ 108 stalls each
- ② Renovated Dorms
- ③ New Dorms
- ④ Paved Trailer Parking
- ⑤ Support Building
- ⑥ Proposed Development
- ⑦ RV Campsites
+22 total
- ⑧ Phase 1 Dorms
- ⑨ Exerciser
- ⑩ Amphitheater
Development
- ⑪ Amphitheater Parking



Site Plan **Phase 03**



1,126 TOTAL STALLS

Existing	634
New Stables	432
Receiving Barn	60
Dorm Rooms	212

MASTER PLAN KEY

- ① New Stable + 108 stalls each
- ② Phase 1 Dorms
- ③ Proposed Development
- ④ Amphitheater Development
- ⑤ Amphitheater Parking

Concept View **Aerial**

FOR REFERENCE ONLY. THE CONTENT PROVIDED IS FOR CONCEPTUAL DEVELOPMENT AND DO NOT REFLECT FINAL ARCHITECTURAL SOLUTIONS



Concept View Stable

FOR REFERENCE ONLY. THE CONTENT PROVIDED IS FOR CONCEPTUAL DEVELOPMENT AND DO NOT REFLECT FINAL ARCHITECTURAL SOLUTIONS



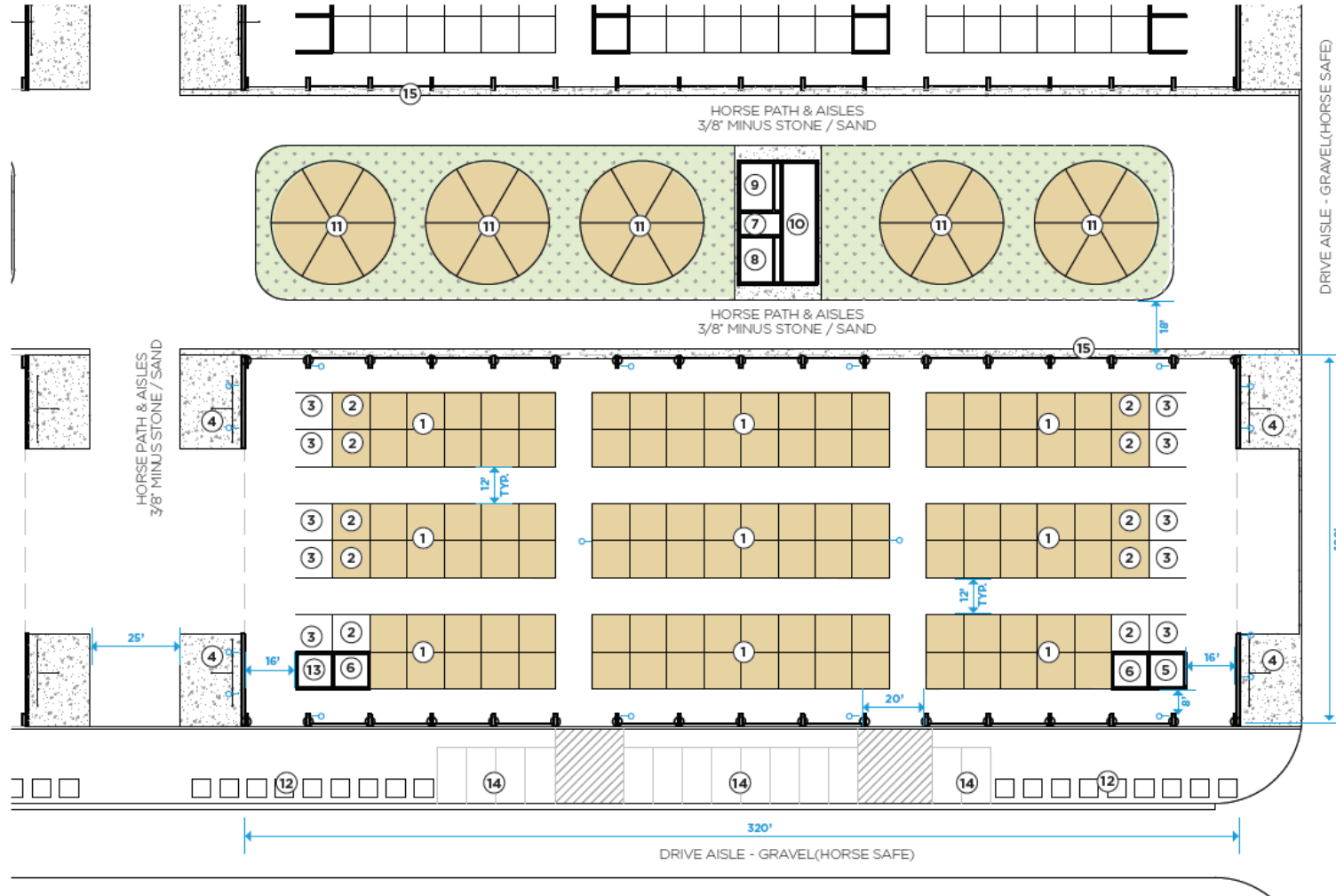
CANTERBURY PARK PHASING PLANS AND CONCEPT 08. 01. 2022

POPULOUS



Stable Block Concept Plan 108 Stalls Each

FOR REFERENCE ONLY. THE CONTENT PROVIDED IS FOR CONCEPTUAL DEVELOPMENT AND DO NOT REFLECT FINAL ARCHITECTURAL SOLUTIONS



- KEY**
- ① Stalls (12'-0" x 12'-0")
 - ② Tack Room
 - ③ Feed / Hay Storage
 - ④ Wash Racks + raked concrete + trench drain + tie rail
 - ⑤ Fire Sprinkler / Hot H2O
 - ⑥ Electrical
 - ⑦ Utility / Plumbing
 - ⑧ Men's Restroom + 2 WCs / 1 urinals + 2 lavatories
 - ⑨ Women's Restroom + 3 WCs + 2 lavatories
 - ⑩ Laundry
 - ⑪ Hot Walker
 - ⑫ Manure Bins
 - ⑬ Hot H2O
 - ⑭ Parking
 - ⑮ Storm Drain Flume

- LEGEND**
- ⊕ Hose Bibb



Site Plan **Full Build-Out**



1,342 TOTAL STALLS

Receiving Barn	60
Existing	634
New Stables	648

MASTER PLAN KEY

- ① Stable Gate
- ② Quarantine Barn
- ③ RV Campsites
+ 22 total
- ④ Relocate Transformer
- ⑤ Training Gallop
+ 7/16 mile
+ 60'-80' width
+ On/Off shack
+ Storm water pond
- ⑥ Exerciser
- ⑦ New Stable
+ 108 stalls each
- ⑧ New Dorms
- ⑨ Paved Trailer Parking
+ 42 total
+ 15'x55'
- ⑩ Grass Trailer Parking
+ 26 total
+ 15'x55'
- ⑪ Proposed Development
- ⑫ Renovated Receiving Barn
- ⑬ Backstretch Entry





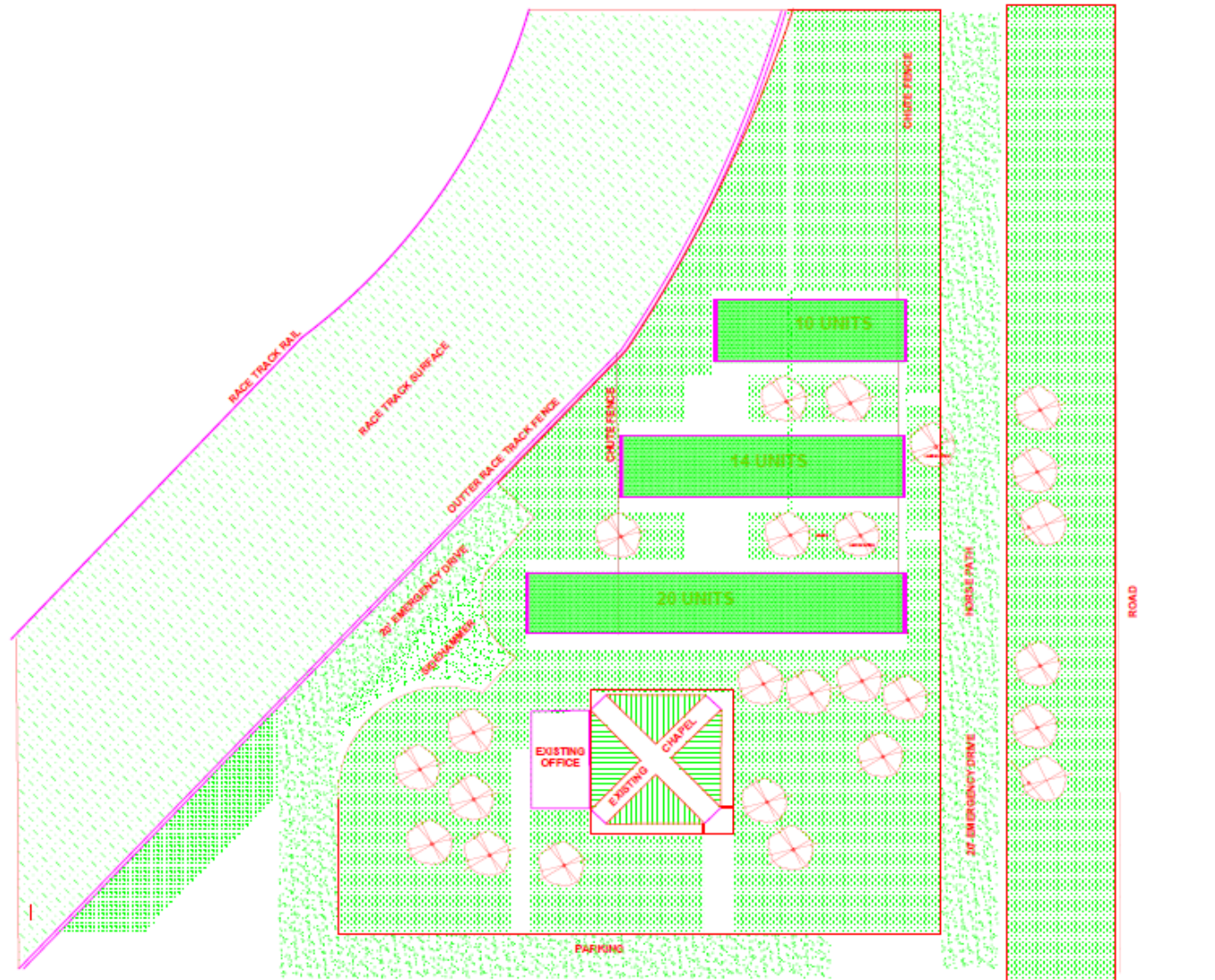
CANTERBURY PARK BACK SIDE HOUSING

OUT OF THE BOX ARCHITECTURE



CANTERBURY PARK BACKSIDE HOUSING

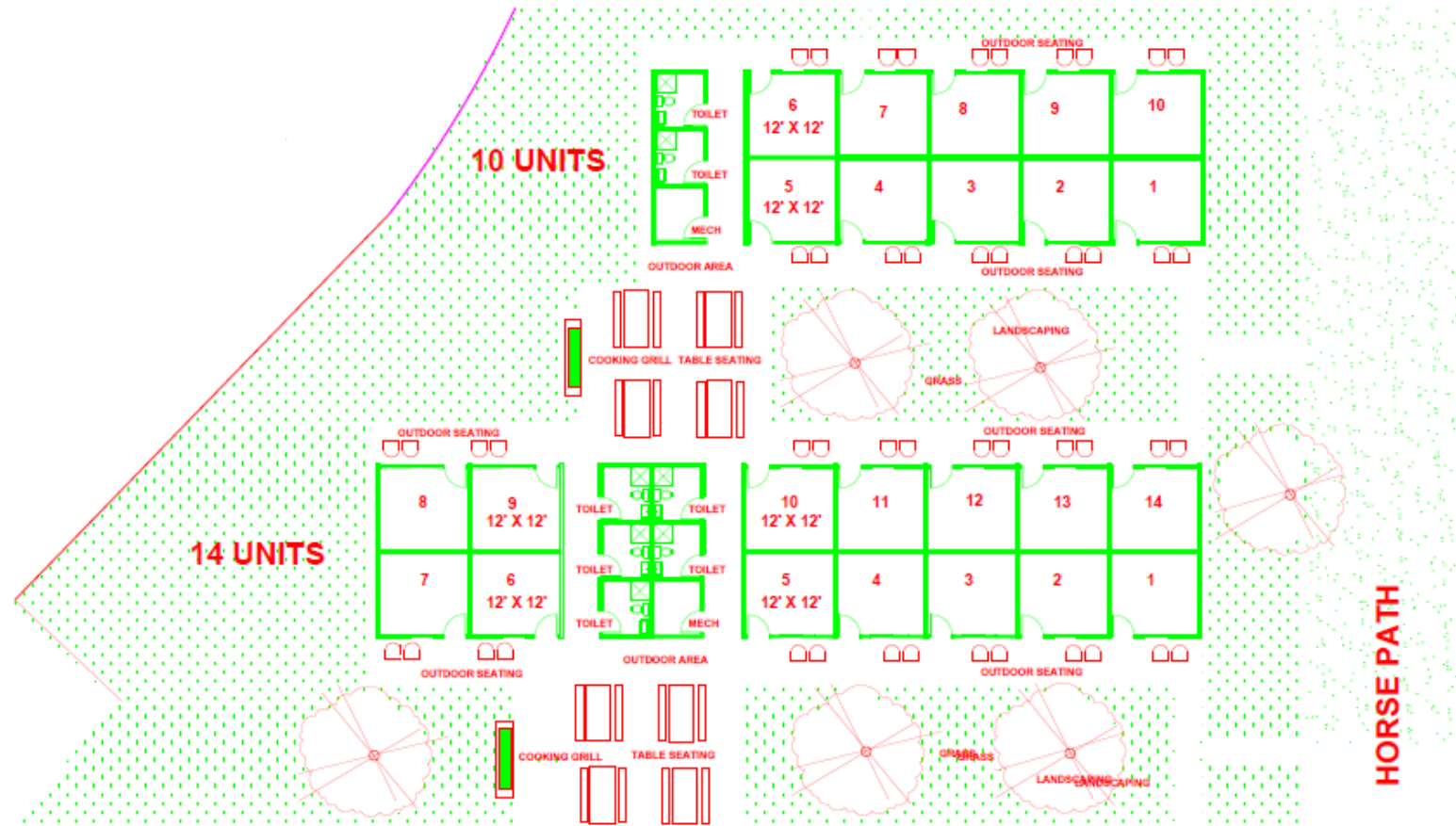
OUT OF THE BOX ARCHITECTURE



CANTERBURY PARK BACKSIDE HOUSING
SHAKOPEE, MINNESOTA

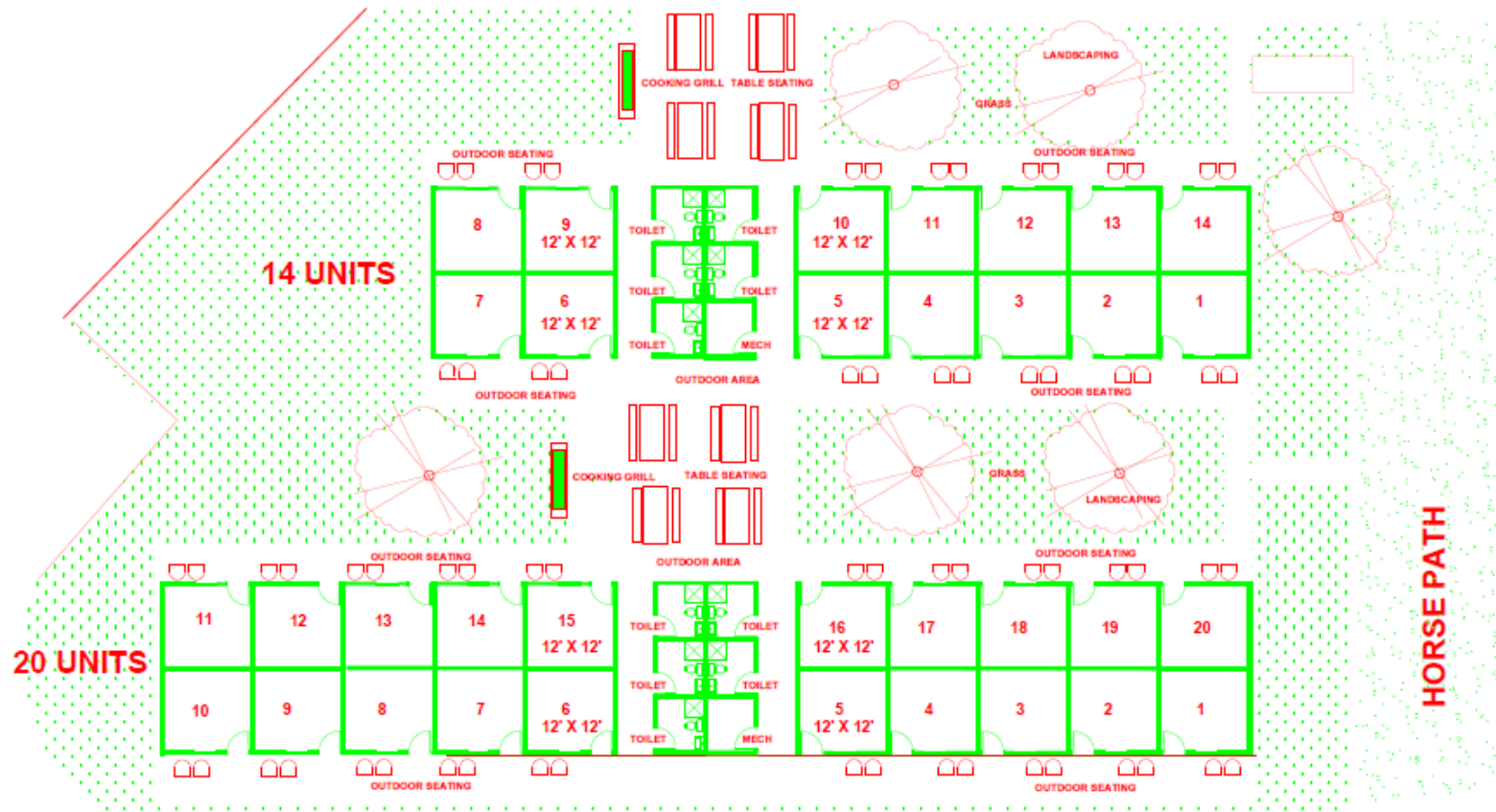
SITE PLAN BUILDINGS

OUT OF THE BOX ARCHITECTURE
STILLWATER, MINNESOTA



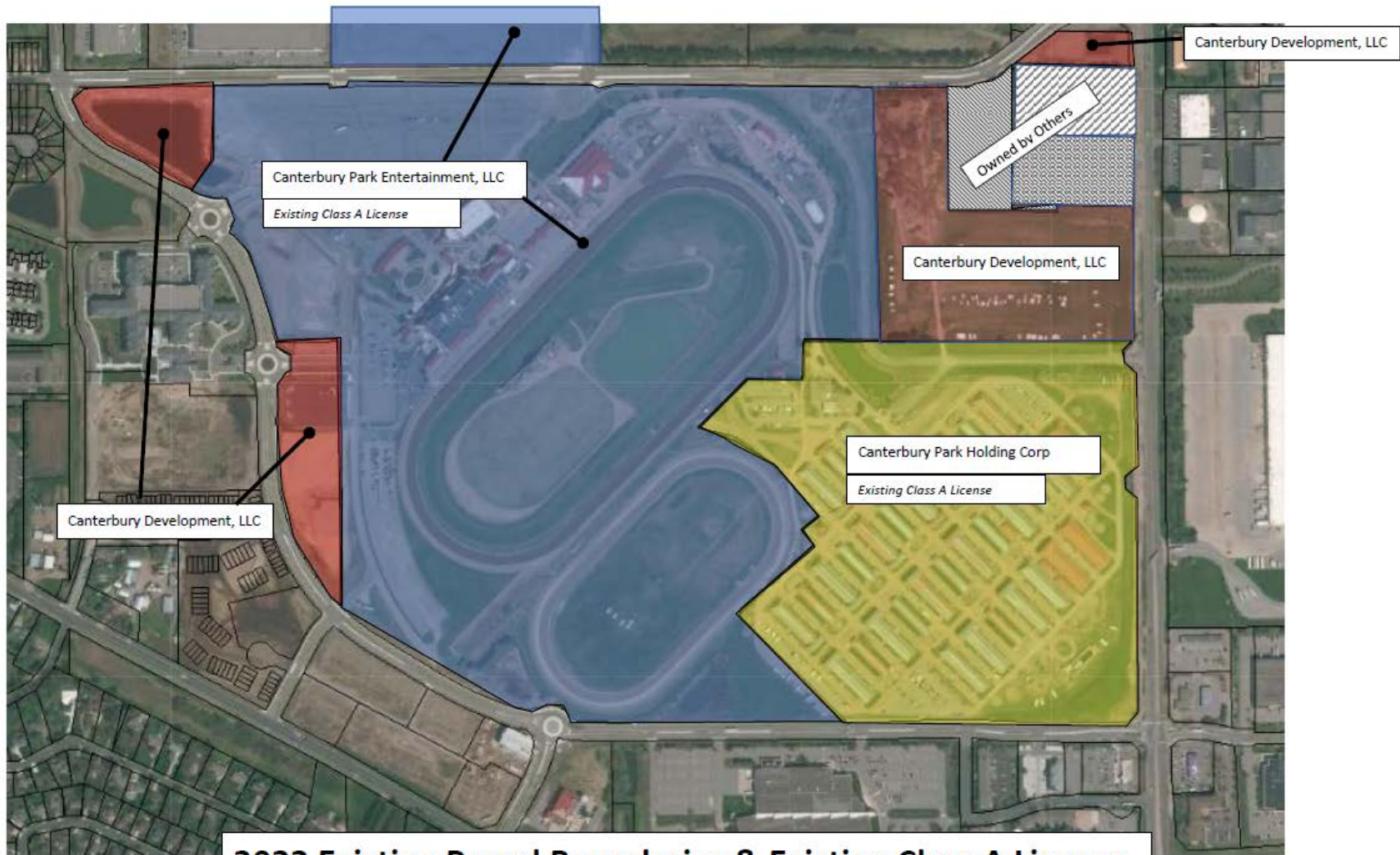
CANTERBURY PARK BACKSIDE HOUSING FLOOR PLANS OUT OF THE BOX ARCHITECTURE
 SHAKOPEE, MINNESOTA STILLWATER, MINNESOTA





CANTERBURY PARK BACKSIDE HOUSING FLOOR PLANS OUT OF THE BOX ARCHITECTURE
 SHAKOPEE, MINNESOTA STILLWATER, MINNESOTA

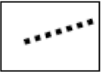




2022 Existing Parcel Boundaries & Existing Class A License

Site Plan **Phase 03**

Existing Parcel Boundaries



Owner: Canterbury Park Entertainment LLC
Proposed: Land Sale to Amphitheater
Tax Parcel PID: 275010010
Existing Class A License
Proposed: Remove from Class A License in October 2022 after live racing season



Owner: Canterbury Park Holding Corp
Proposed: Land Sale to Amphitheater
Tax Parcel PID: 274500020
Existing Class A License
Proposed: Remove from Class A License in October 2022 after live racing season



Owner: Canterbury Park Holding Corp
Proposed: Transfer to Canterbury Development
Tax Parcel PID: 274500020
Existing Class A License
Proposed: Remove from Class A License in October 2022 after live racing season



Owner: Canterbury Park Holding Corp
Proposed: Transfer to Canterbury Development
Tax Parcel PID: 274500020
Existing Class A License
Proposed: Remove from Class A License in October 2023 after live racing season



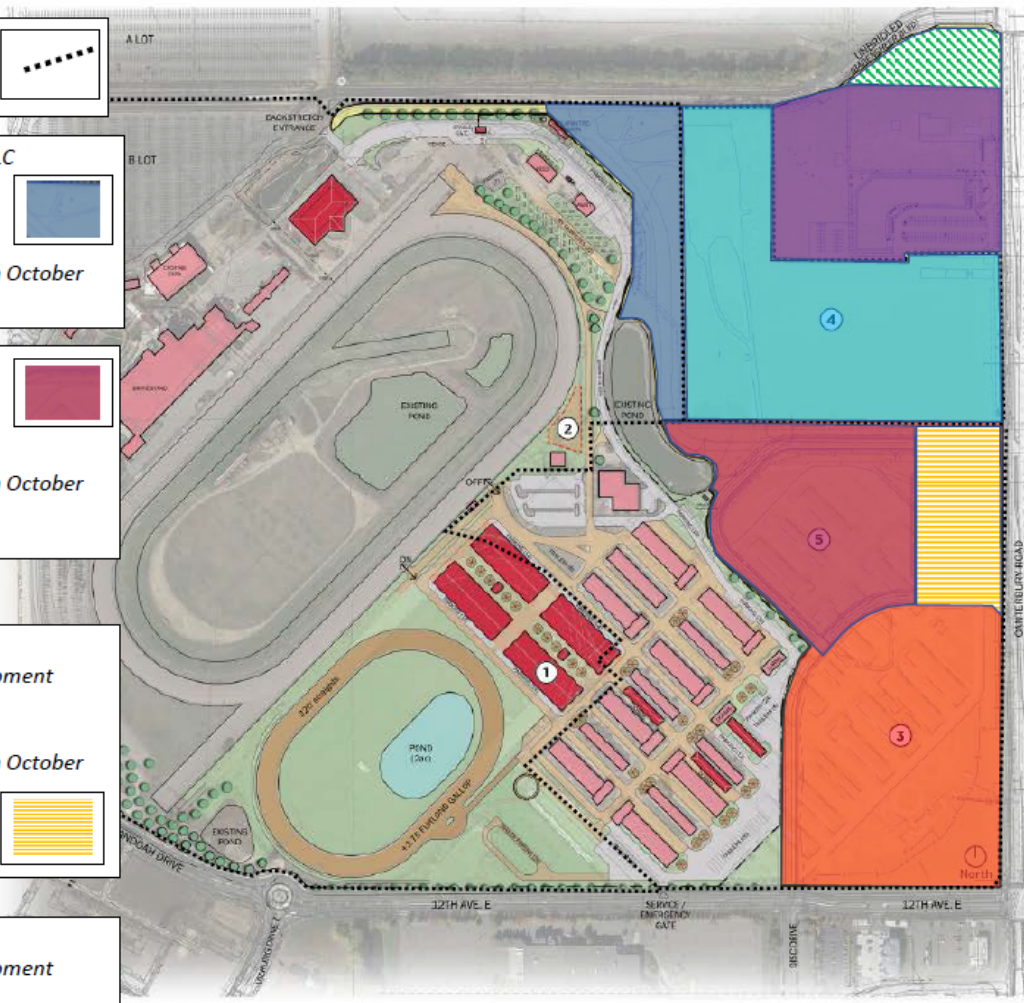
Owner: Canterbury Development, LLC
No Action Required by MRC
Tax Parcel PID: 274060020
Not currently a Class A License
To remain a stormwater pond



Owner: Others
No Action Required by MRC
Tax PIDs: 271320020, 271320010, 279040103
Not currently a Class A License
To be sold to Amphitheater by others



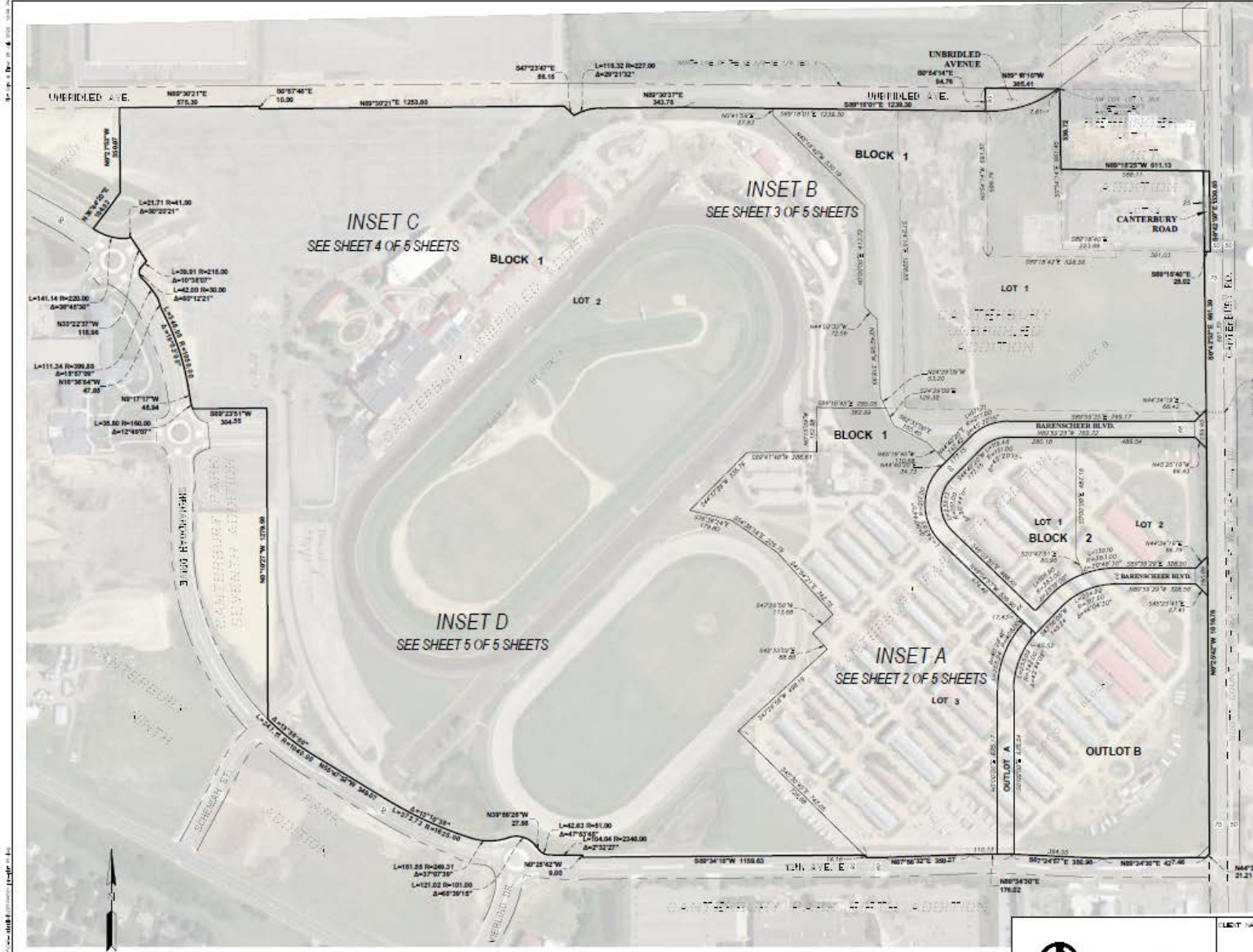
Owner: Canterbury Development, LLC
Sale to Amphitheater: No Action Required by MRC
Tax Parcel PID: 275010030
Not currently a Class A License



07.29.2022

POPULOUS





THE MOST EASTERLY LINE OF OUTLOT B, CANTERBURY UNBRIDLED ADDITION IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 42 MINUTES 50 SECONDS EAST

