

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 16, 2021

RE: Eight05 Laurel Project Presentation

Skip Duscheneau, President of D.W. Jones, Inc., has submitted a concept proposal for a new development to be located on the former Thrifty White location at the corner of Laurel St. and S. 8th St. This proposal, called Eight05 Laurel, includes 36 apartment units with roughly 11,000 square feet of first floor commercial space. This 4-story building will also include 37 underground parking stalls as well as 33 surface parking stalls. This is a full demolition and new construction project.


He has requested the opportunity to present this conceptual proposal to the Planning Commission for their comment and to receive a motion of support for moving forward. At this time, D.W. Jones is in the process of receiving support from the City as well as the HRA and area employers as they put together an application for Low Income Housing Tax Credits (LIHTC) to help finance the project.

- T.O. HIGH PARAPET
ELEV. 155'-5 1/2"
- T.O. TYP. PARA
ELEV. 150'-10 1/8"
- TRUSS BRNG.
ELEV. 146'-4 1/8"
- LEVEL 4
T.O. SHEATHING
ELEV. 131'-3 3/4"
- TRUSS BRNG.
ELEV. 135'-0"
- LEVEL 3
T.O. SHEATHING
ELEV. 124'-1 1/8"
- TRUSS BRNG.
ELEV. 124'-1 1/8"
- LEVEL 2
T.O. CONC. FLR
ELEV. 115'-0"
- T.O. PRECAST
ELEV. 114'-10"
- T.O. STR. FR.
ELEV. 110'-0"
- LEVEL 1
FIN. FLOOR
ELEV. 100'-0"
- T.O. PRECAST
ELEV. 99'-10"
- BASEMENT
FIN. FLOOR
ELEV. 89'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FILE: 20_E_COM: PLOTTED: 6-8-21

DEVELOPER:


PROPOSED MIXED USE:
EIGHT 05
LAUREL
 BRAINERD, MN

REVISIONS COMMENTS
 REVISIONS COMMENTS
 Project No.
21028
 Issue Date:
 Document Set:
PRELIMINARY

A501

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid.
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of
 Name **NORTAN E. COLE**

COLE GROUP
ARCHITECTS, LLC.
 214 Park Avenue South
 Suite 102
 Saint Cloud, MN 56301
 (920) 451-4510
 www.colegrouparchitects.com