



Gene Fritzel
Construction Co., Inc.

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**CITY MANAGERS OFFICE
LAWRENCE, KS**

January 9, 2006

David Corliss
City Manager
City of Lawrence
P.O. Box 708
Lawrence, Kansas 66044

Dear David:

In our continuing effort to privately redevelop a portion of downtown Lawrence, we have plans to renovate the building at 123 W. 8th Street, known as the Standard Mutual Building. We intend to continue to rent the existing three floors as office space (20,000 square feet), and to renovate the existing attic space for condominium or additional office use (7,000 square feet). In order to do so, we must add dormers and dormer windows to the space and create a stair/elevator tower for safety.

Before we can begin our work, there are a couple of issues. The first involves requesting Historic Resources Commission approval for the proposed changes to the building. We will meet with the membership of DLI at its next meeting, on January 17th, to seek input and discuss our plan for the building, (along with our plans for relocation of the Post Office to accommodate a new Public Library).

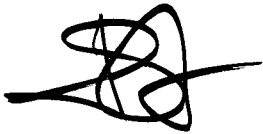
The second involves requesting approval from the City Commission to trade public parking spaces, because four on the south side of the building will need to be dedicated to the stair/elevator tower at the Standard Mutual Building. We propose to exchange those four parking spaces with four currently private spaces in our parking lot in the 600 block of Vermont. Ultimately, those four spaces will be replaced with spaces in a new, large parking structure to be built along Vermont Street.

Because the City owns the land where the new stair/elevator tower is proposed to be located, we need the City's permission to go before the HRC with our proposal. If the HRC is satisfied with the plans from an historic perspective, we will come before the City Commission to discuss the parking space "swap." To be clear, *at this point we are only asking for permission to go before the HRC.*

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Thank you for your attention to this request. We look forward to the possibility of providing additional office and/or residential opportunities in downtown Lawrence.

Respectfully,

A handwritten signature in black ink, appearing to be 'Thomas S. Fritzel', with a stylized, overlapping loop structure.

Thomas S. Fritzel