

## Poehler Lofts

The Poehler Lofts is the proposed redevelopment of the Poehler Building located at 619 E. 8<sup>th</sup> Street, in Lawrence, KS. Its current condition is vacant, dilapidated and continues to deteriorate. It has become home to vagrants and recently survived a fire, which could have taken the timber structure to the ground. It is located just blocks East of Massachusetts Street and is one of the last endangered historical buildings the City. This initial \$7 million improvement will remove a major piece of blight and will trigger the redevelopment of an entire city block. Plans for the following phases are underway.

The Poehler is the largest building in the East Lawrence Industrial Historical District and was home to the Poehler Mercantile Company Wholesale Grocery. The 50,000 square foot four-story brick building is distinguished by five vertical bays anchored with large arched windows on the lower floor's primary façade (North). The second through fourth stories have single rectangular window openings with segmental arches composed with three courses of brick. This specialized brickwork is consistent with the architecture of the time. The building was officially listed on the National Registry of Historical Places on December 11, 2007.

The redevelopment of the Poehler Building will be focused on preserving the historical characteristics of the building and the project will utilize historical tax credits to make the project financially feasible. There will be approximately 40 apartments in the restored building and will have a private secured parking lot designated for tenants and guests. We anticipate 36 one bedroom units starting at \$500 per month and 4 two bedroom units starting at \$600. The project is located in a prime rental area and would serve as a great multifamily or senior apartment complex. There is additional square footage, which could be used for a small commercial/retail component.

The team selected for the redevelopment has over 100 years of combined redevelopment experience and is highly regarded in each of their fields. Krsnich Investment Group (Developer), Rosemann and Associates (Architect), Rau Construction (General Contractor), and Rosin Preservation (Historic Consultant) are very excited about the project and believe we will have a successful and award winning development with the revival of the Poehler Lofts.