



New Life to Rock City Buildings

June 23, 2015

Author: Wabash Stellar Committee and City of Wabash

Since the award of tax credits through the Rental Housing Tax Credit (RHTC) program on February 26, 2015, the Rock City Lofts design team has been working diligently to move the critical project forward and bring new life to the buildings on east Market Street and Huntington Street. This important component of the city's Stellar Plan addresses a housing market need that is currently underserved in downtown Wabash and in many rural communities throughout the Midwest. The vision for Rock City Lofts has always been to create living options in downtown Wabash and bring energy and additional activity to East Market Street. This project will allow residents to live just steps away from all the events and amenities in downtown Wabash like the Wabash County Historical Museum, Paradise Spring Park, and Eagles Theatre, Honeywell Center and all the restaurants and shops.

The Rock City Lofts project is the result of a partnership between Partnership for Affordable Housing, Anderson Partners, Economic Development Group of Wabash County and the State of Indiana. The fully renovated building will provide 40 affordable residential units catered to seniors within the second and third floors of the historic structures. The units will be available to people over the age of 55 of varying income levels. The ground floor of the building will provide improved commercial and retail space and the historic character of the façade will be preserved.

Over the past few months, the design and development team has worked closely with Keith Gillenwater, Wabash County Economic Development Group and John Stephens, City of Wabash Building Commissioner, to demolish the former Fairplay Building. The site of the former Fairplay Building will provide the necessary parking for Rock City Lofts. As of the end of May, design development has been completed to 100% and construction documentation has begun. Brent Mather, R+B Architects, is the Managing Principal for the project.

"We are working diligently with all of our partners and consultants to stay on schedule and we are excited to be a part of the success and excitement around Wabash Stellar," Mather said.

The project is anticipating State of Indiana Design Release and City of Wabash Permit late August 2015 and closing on property and retail tenant relocation mid-October 2015. Demolition will occur over phases from November 2015 to April 2016 with the beginning phases focusing on demolition of the

interior with exterior work to begin in Spring 2016. Rock City Lofts are expected to be open for leasing in Spring of 2017.

“Rock City Lofts is a project the City of Wabash and Economic Development Group of Wabash County has been exploring for many years to find the right development team. The end result will be a great accomplishment for the entire team and a great addition to downtown Wabash,” Gillenwater said.

For more information about the Rock City Lofts project, please contact Keith Gillenwater, President and CEO, Economic Development Group of Wabash County. For more information about the status of all Stellar projects, please visit the Wabash Stellar website at www.wabashstellar.cityofwabash.com, contact the Mayor’s office at 260-563-4171 extension 403, or Rachel Uthe, Stellar Deputy Program Manager and Media Contact, at 317-547-5580.

The Indiana Stellar Communities Designation Program, launched in 2011 is a multi-agency collaboration led by the Office of the Lieutenant Governor with administration provided by the Office of Community and Rural Affairs (OCRA), Indiana Department of Transportation (INDOT) and Indiana Housing and Community Development Authority (IHCDA) the lead entities in the Stellar Communities partnership currently consisting of nine state agencies.