



APARTMENTS AT
QUEEN CITY LANDING

March 14, 2016

City of Buffalo Planning Board
Site Plan Review Application
975 Fuhrmann Boulevard, Buffalo, NY 14203

OVERVIEW

Our team is proud to present this project which will provide for the redevelopment of a privately owned property located along Lake Erie in an area commonly referred to as Buffalo's Outer Harbor. The Apartments at Queen City Landing will be located at 975 Fuhrmann Boulevard. The site was formerly used by the Freezer Queen Company for the production and warehouse of frozen foods. Our plans call for demolition of the existing buildings on the site and construction of new 23-story apartment tower and companion 3-level parking structure along with related site development infrastructure.

PROGRAM

The project's program includes the apartment tower building and the parking structure. The tower building's main floor will feature a public lobby, a restaurant facing the small boat harbor and a mix of resident and building service type spaces. Floors 2 thru 21 will provide a mix of 1-bedroom and 2-bedroom apartments ranging between 1000 and 1500 square feet. Floor 5 will feature a restaurant and outdoor terrace along with a tenant fitness center. Floor 22 will provide 4 gracious penthouse apartments. Floor 23 will house mechanical and elevator equipment. The parking structure will house approximately 215 indoor car park spaces. It will also provide space for resident storage, and will include build-out of the uppermost deck for outdoor resident recreational amenities.

DESCRIPTION

The tower building is 23 stories tall and approximately 274,000 gross square feet. The parking garage is to be 3 stories tall and approximately 95,000 gross square feet. Overall, the development will provide nearly 370,000 gross square feet. A total of 255 car park spaces are to be provided between the structured parking and a small 40 car surface lot. This number is in keeping with current zoning regulations for our planned occupancies.

COST ESTIMATE

A pre-design construction cost estimate has been identified as \$40 million.



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CONSTRUCTION TIMELINE

Scheduling of design and construction activities is ongoing, but will work towards occupancy in the Fall of 2017.

JOBS

It is expected that this effort will yield approximately 500 construction jobs and will create about 50 new permanent jobs in the restaurants, fitness center, and as building management.

ZONING

Through zoning analysis, we previously concluded that we should seek to have the entire Site rezoned to the CM District because of its favorable use and bulk standards for mixed-use development. This process was commenced in the fall of 2015, but not completed due to changes in the Project. Further, while preparing the Brownfield Cleanup Application, we discovered that the Site may have been rezoned previously and we are still trying to verify if it was completed. In the interim, we will assume that the Site is or will be zoned CM.

for reference

CM DISTRICT: BULK REQUIREMENTS

The CM (General Commercial) District has the following bulk requirements.

- Maximum building height: The horizontal distance "from the building portion to the opposite side of the street."
- Minimum front yard: None required.
- Minimum side yard: None required.
- Minimum rear yard: None required.

Code §§ 511-14, 511-18, 511-26, 511-29, 511-30, 511-34, 511-42

On behalf of our entire project team, thank you for allowing us the opportunity to present our plans to you.

Sincerely,

Timothy M. Rider, AIA, LEED AP
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37 Franklin Street



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Enc: Site Plan – 24x36 and 11x17
Elevations – 24x36 and 11x17
Section Profiles
Evidence of Site Control (Referee's Deed)
SEQR EAF short form
Color photographs of site
Color renderings of proposed development