

COMMUNITY OUTREACH PRESENTATION

JULY 11, 2016

Informational Presentation

Elmwood - Forest Mixed Use Development



Carmina-Wood-MorrisSM

Chason Affinity Companies

Chason Affinity Companies has over 100 years of expertise in real estate development, property management, construction, rehabilitation, and adaptive reuse.



Chason Affinity Companies



Mark Chason, President

- Elmwood neighborhood resident for over 35 years.
- 40 years of experience in multi-family, student housing, single family, commercial, luxury, land, retail and office development
- Expertise includes all areas of Management, Development, Construction, Rehabilitation and Finance
- Experienced in conventional and complex financing
- Investments and developments total over 10 million feet of real estate projects



P. Jeffrey Birtch, Chief Executive Officer

- 30 years of real estate investment, construction, development and management experience
- Involvement in the acquisition or development and management of over 8,500 apartments and 1,250,000 square feet of commercial and residential real estate
- Expertise includes multi-family, commercial, student housing, adaptation and reuse



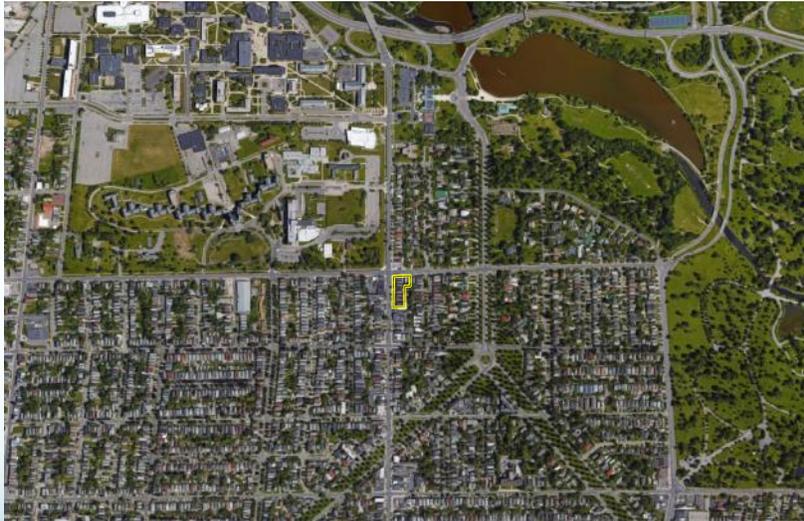
Carmina Wood Morris, DPC



Carmina Wood Morris is an award winning Architecture, Engineering and Interior Design Firm located in Buffalo, New York



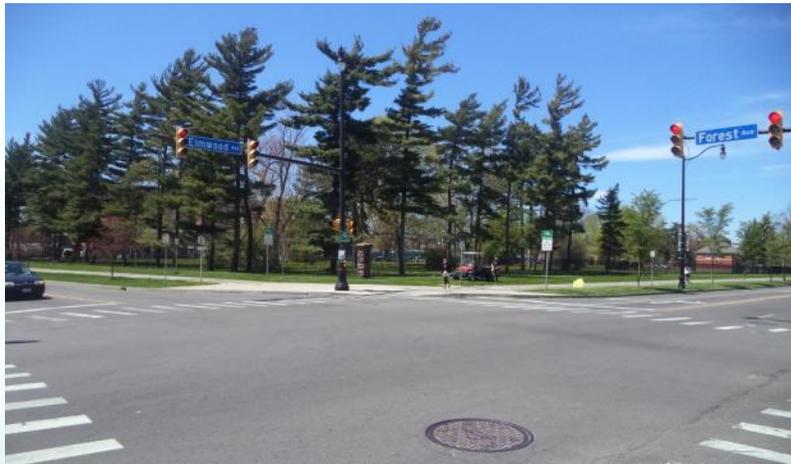
Site & Neighborhood Context







Elmwood/Forest Intersection (NE)



Elmwood/Forest Intersection (NW)





Elmwood/Forest Intersection (SE)



Elmwood/Forest Intersection (SW)





Elmwood Looking South



Elmwood/Forest Looking South





Elmwood/Forest Looking East



Carmina-Wood-Morris



Elmwood/Forest Looking West



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Granger Alley



Forest at Granger



Previous Design Concept



2011





2011



2011



Process



Inspiration





Melton Manor
Chapin Parkway Buffalo



The Midway, Delaware Ave.





Delaware Ave.



Carmina Wood Morris



Chason
Affinity



Linwood Ave.



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Affinity



Days Park, Buffalo



Brooklyn
Brownstones





Boston



Boston





Boston



Brooklyn



Urban Scale Considerations



Elmwood at Allen





Elmwood at Anderson



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Elmwood at Auburn



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Elmwood at Anderson



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Elmwood Ave



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Elmwood Ave



Elmwood Ave





Elmwood Ave



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Linwood Ave



Linwood Ave





Bryant Street



Response to Community Input



We are Listening

Neighborhood Residents Support:

- Walkable, Interesting Streets
- Healthy Local Businesses offering a variety of goods and services
- Respect for the historic significance of the area
- Beautiful buildings on Elmwood that are “appropriate in scale” and appearance
- Buffering/Green Space between commercial and residential uses
- Sufficient Parking
- Use of durable, high quality building materials
- Classic Architectural Detailing



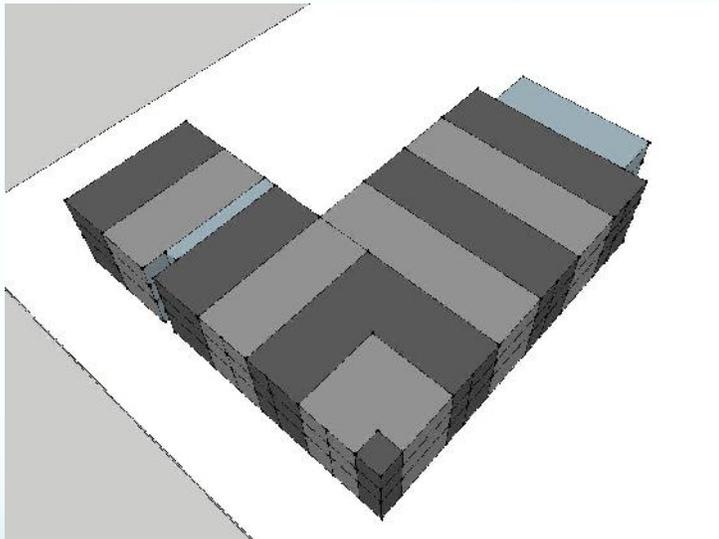
We are Listening

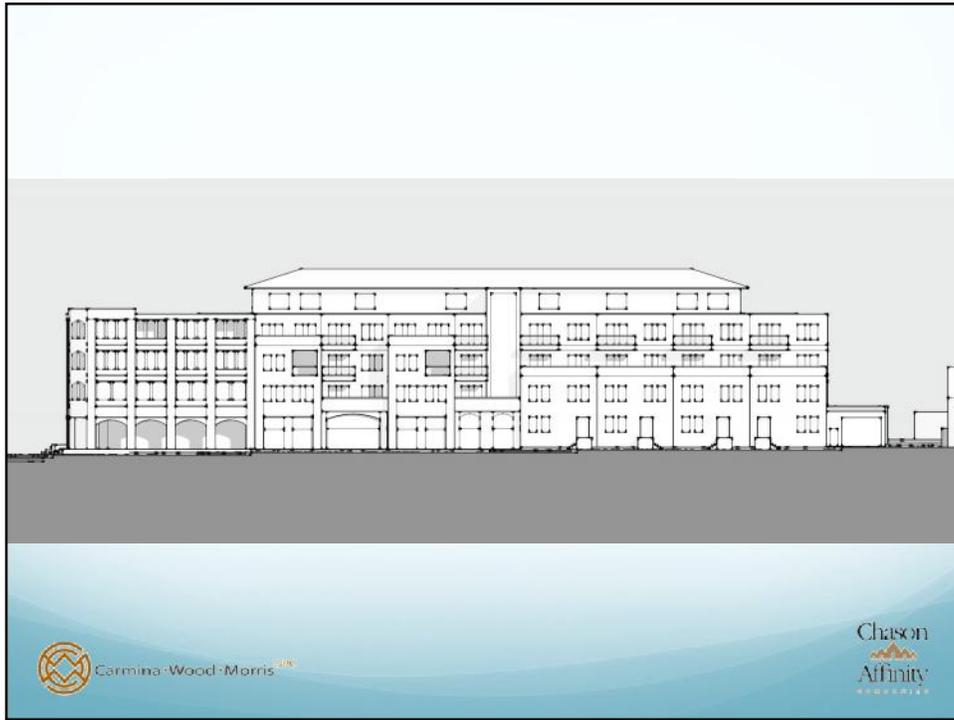
Most vocal residents advocate:

- Buildings that respect the scale or privacy of adjacent land uses
- Local retail, no “Big Box” Retailers or National Chains
- Projects that address the parking issues
- Attention to environmental issues
- Attention to historical and cultural impacts



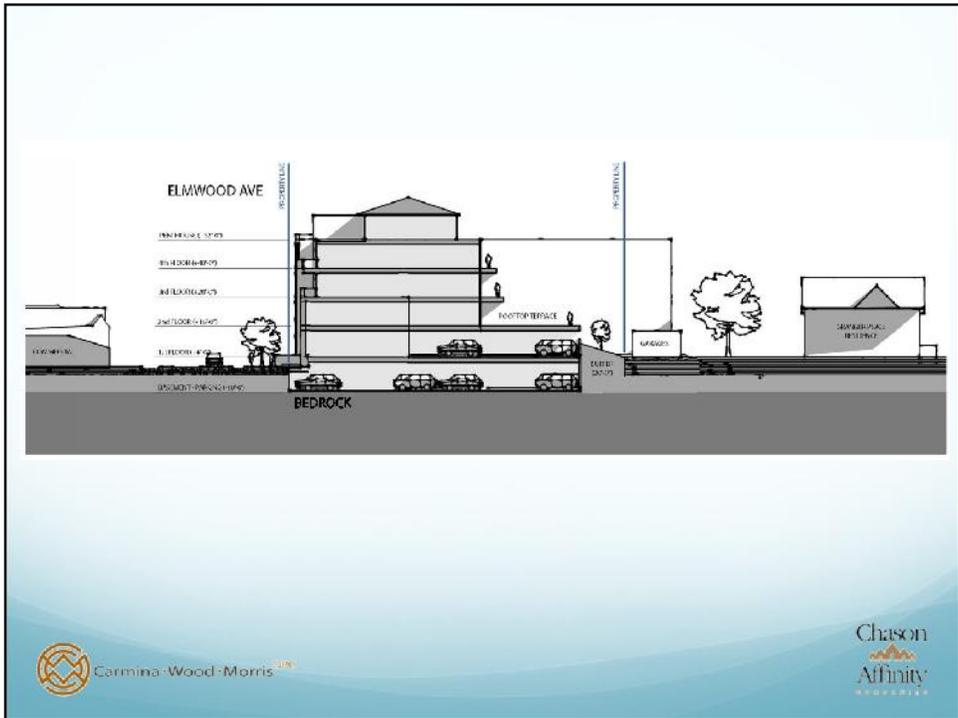
Conceptual Design

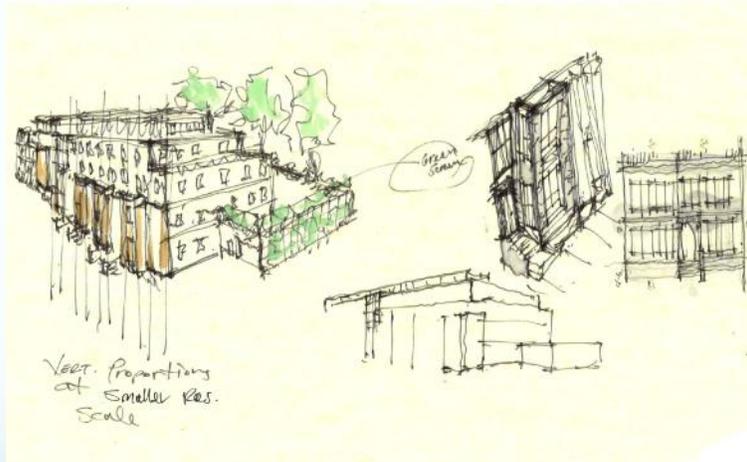


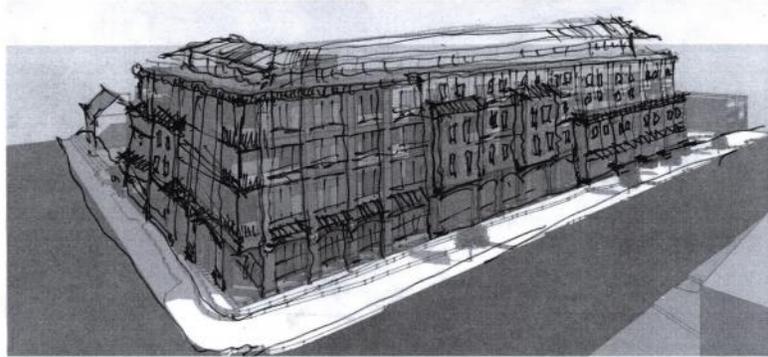






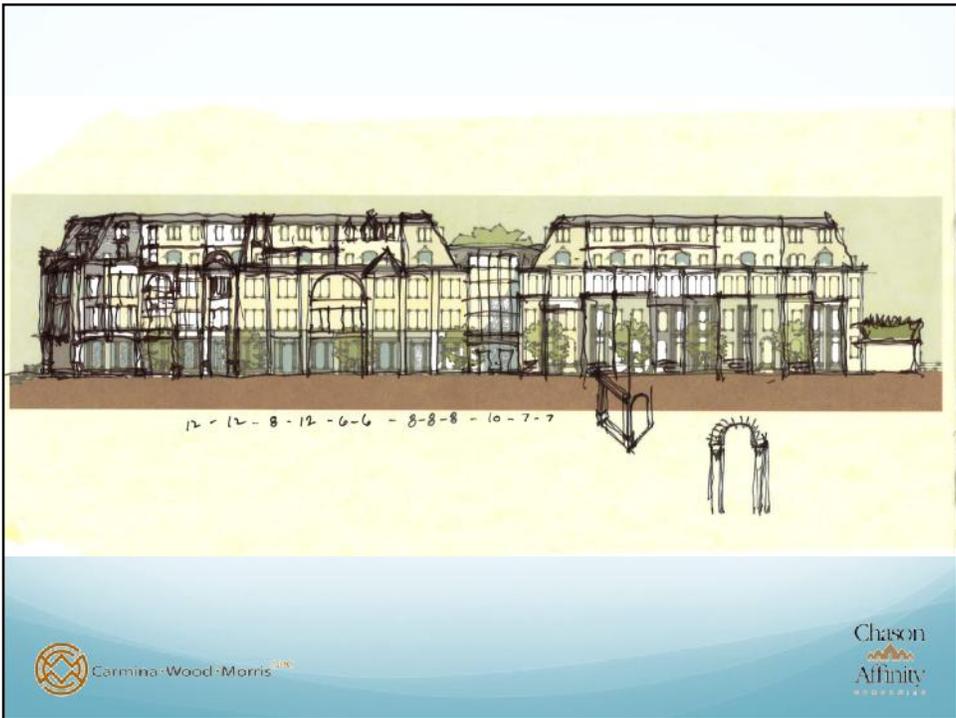
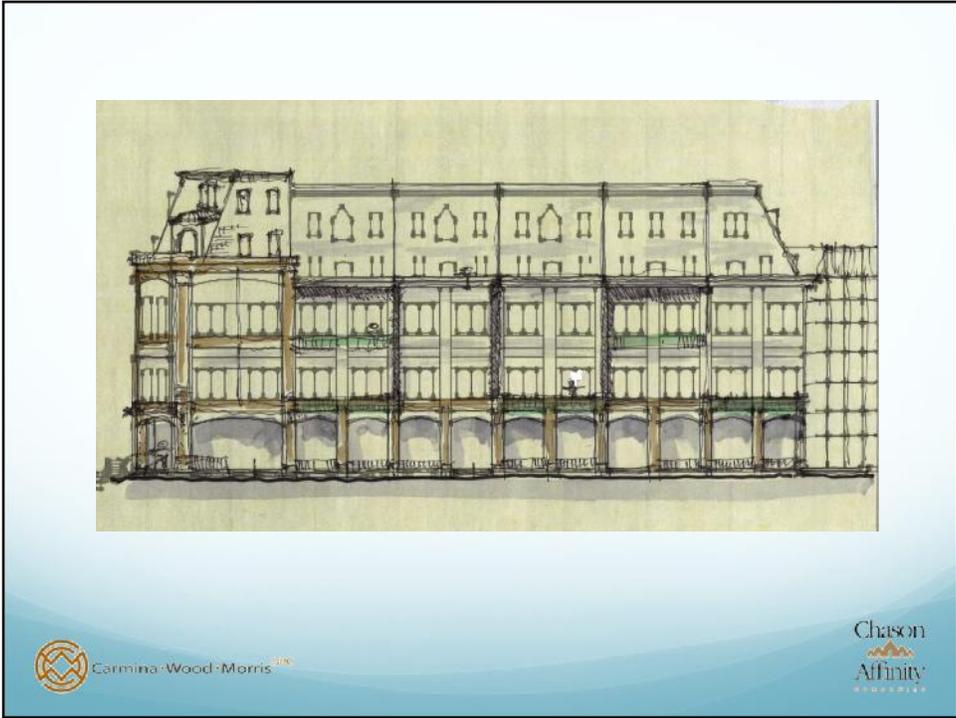


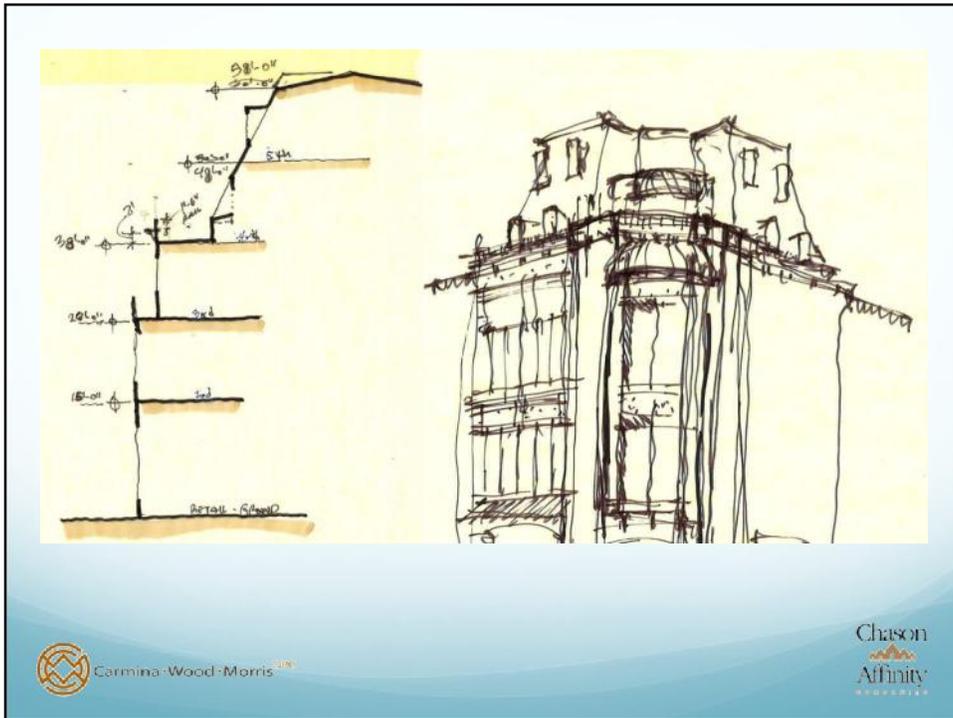
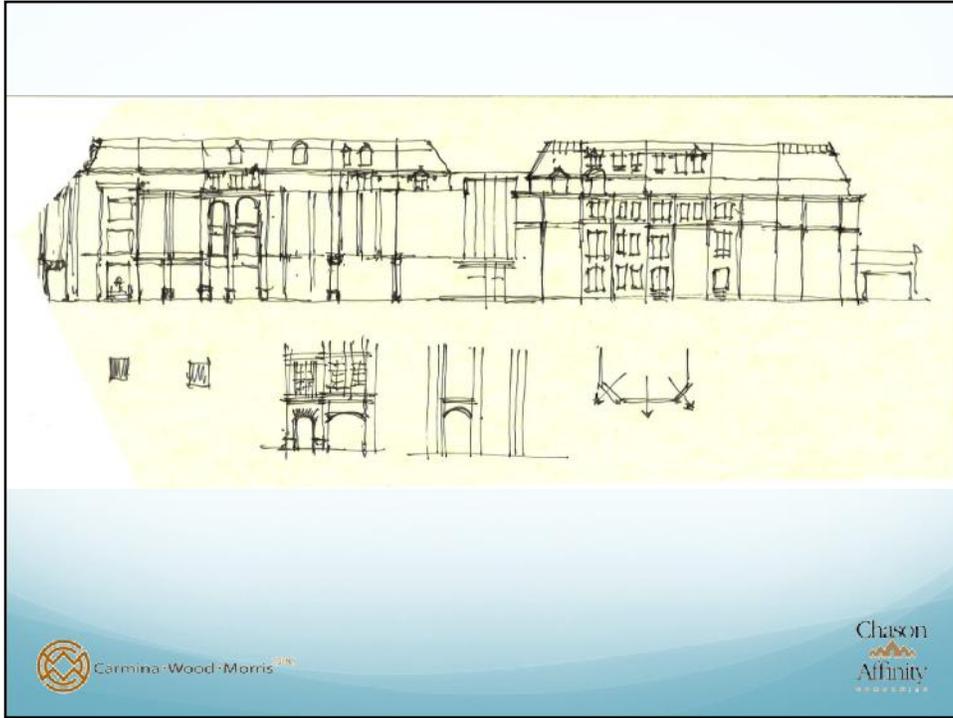


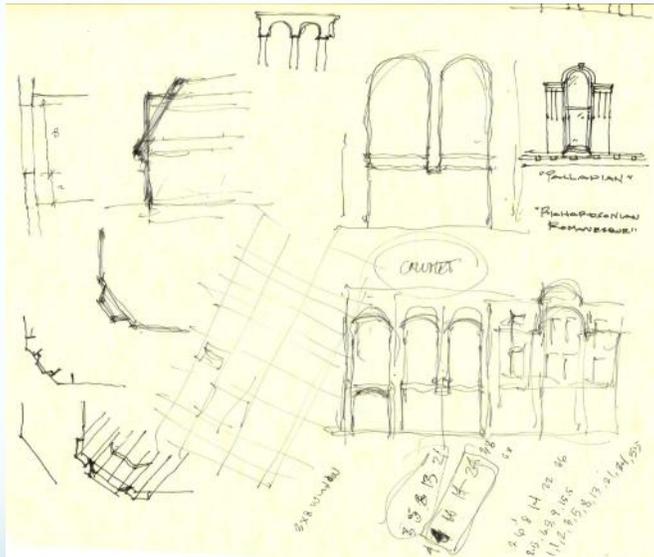


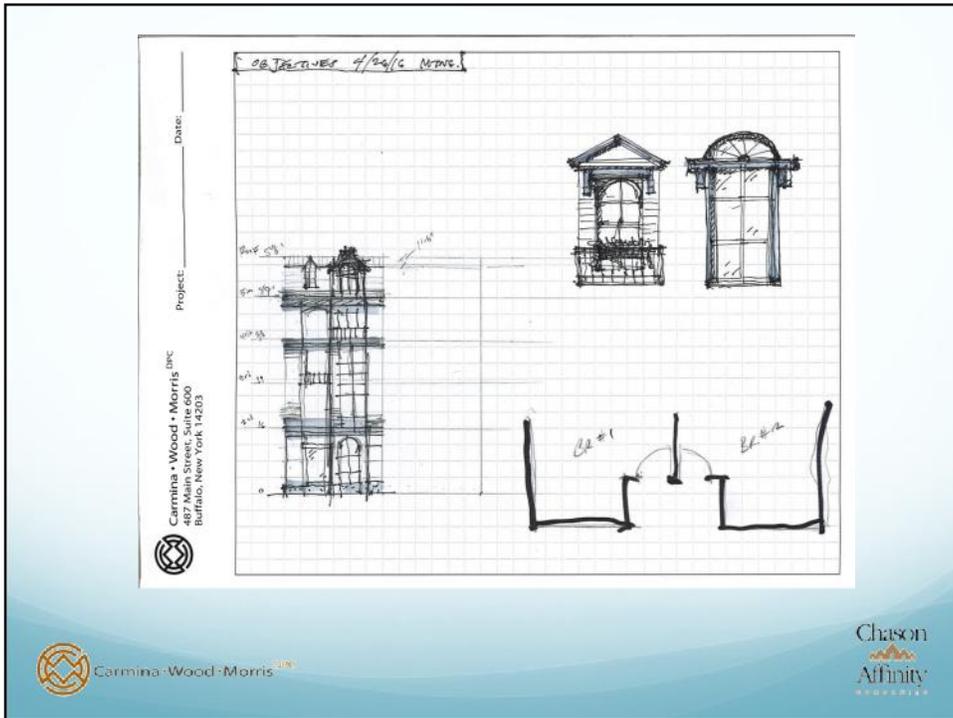
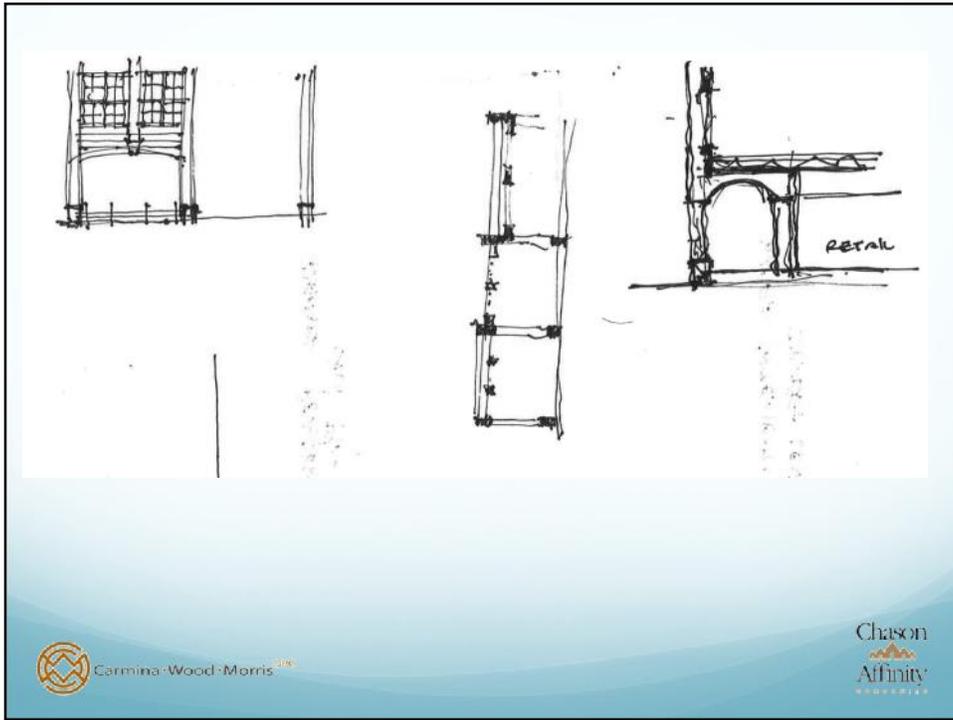










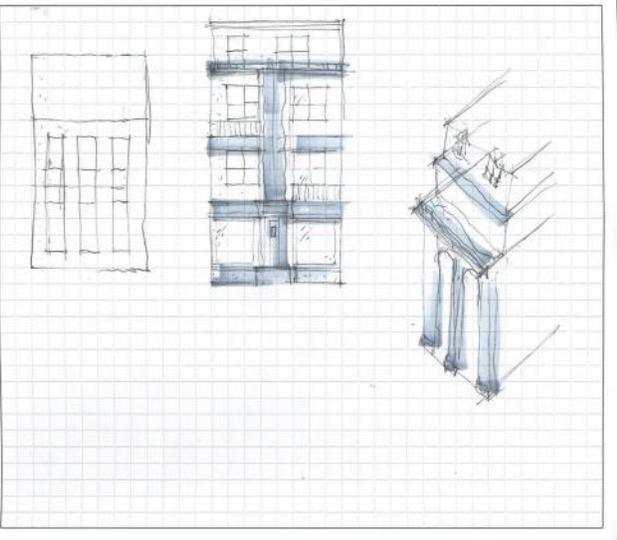


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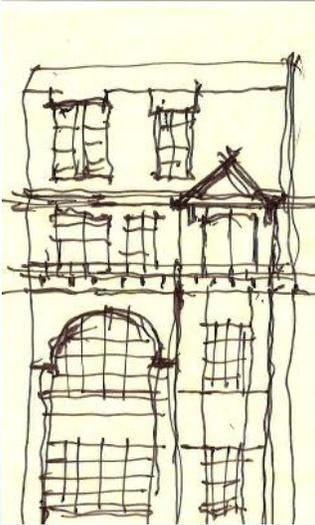
Project: _____ Date: _____

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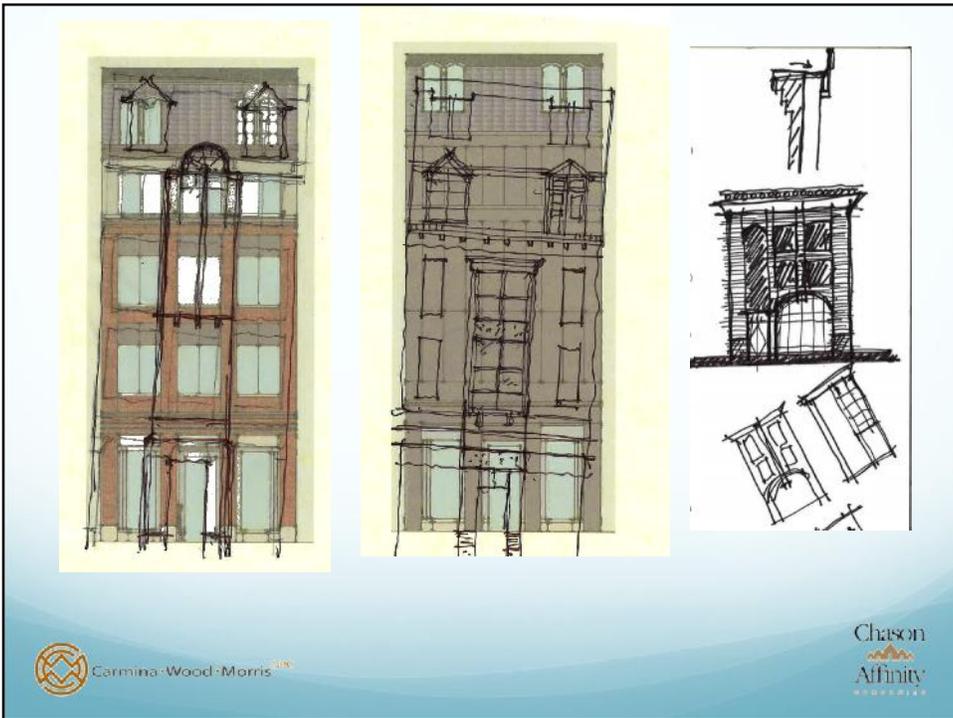
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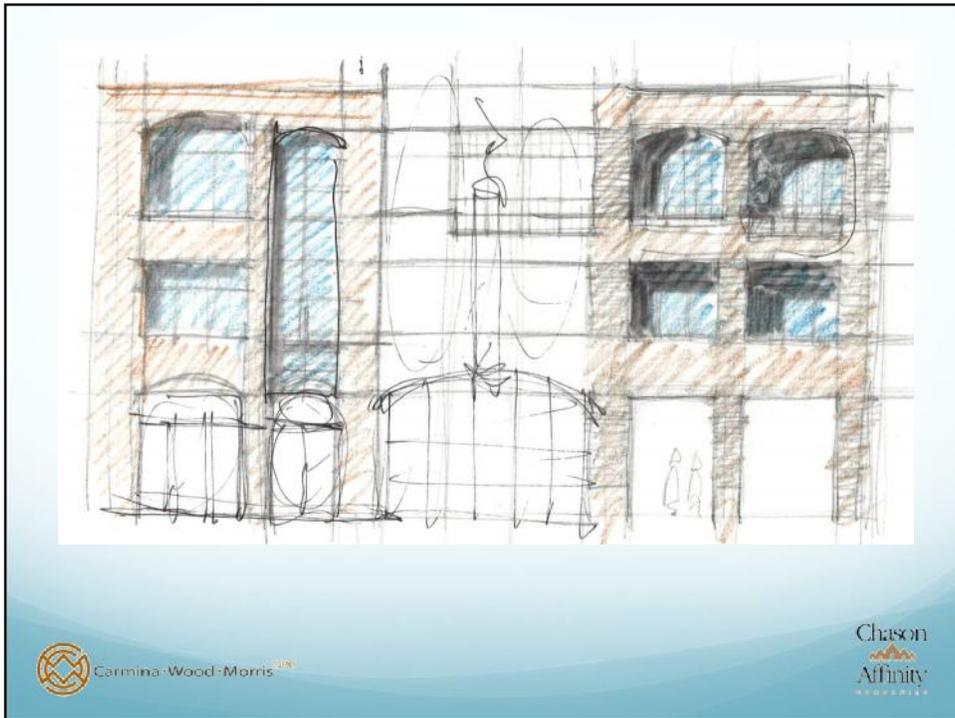
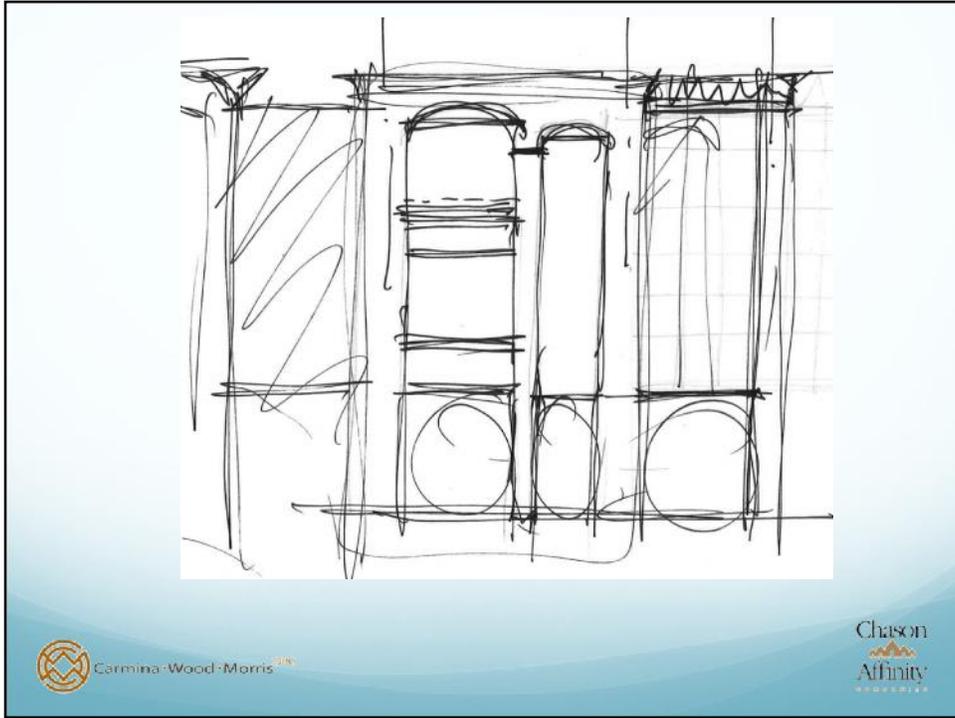
Chason Affinity ^{GROUP}



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The Project

The Elmwood Avenue Façade is designed to present multiple different massing elements with distinctive vocabulary to complete the area's fabric

We propose 57 Condominiums (For Sale)
Most are designed as a two story townhome

The project will attract young professionals, empty-nesters and retirees.

The Granger side massing has gone through several design changes which resulted into a stepped concept, which created green roof areas and excellent transitions of the building to grade.



The Project

The project includes a maximum of 7,500 SF of commercial space designated for boutique retail or similar use

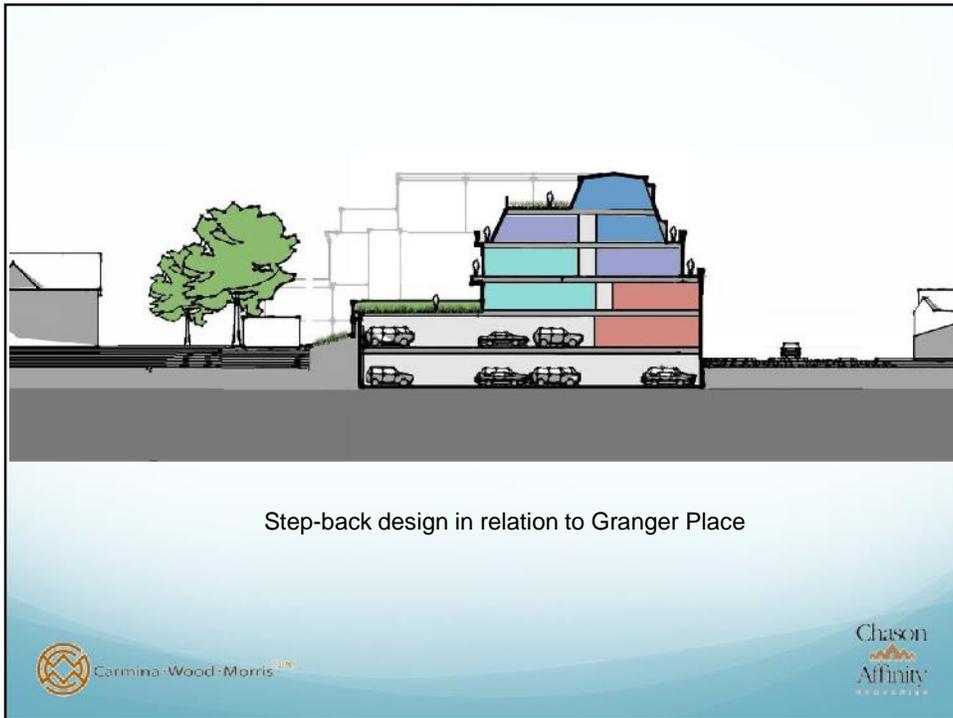
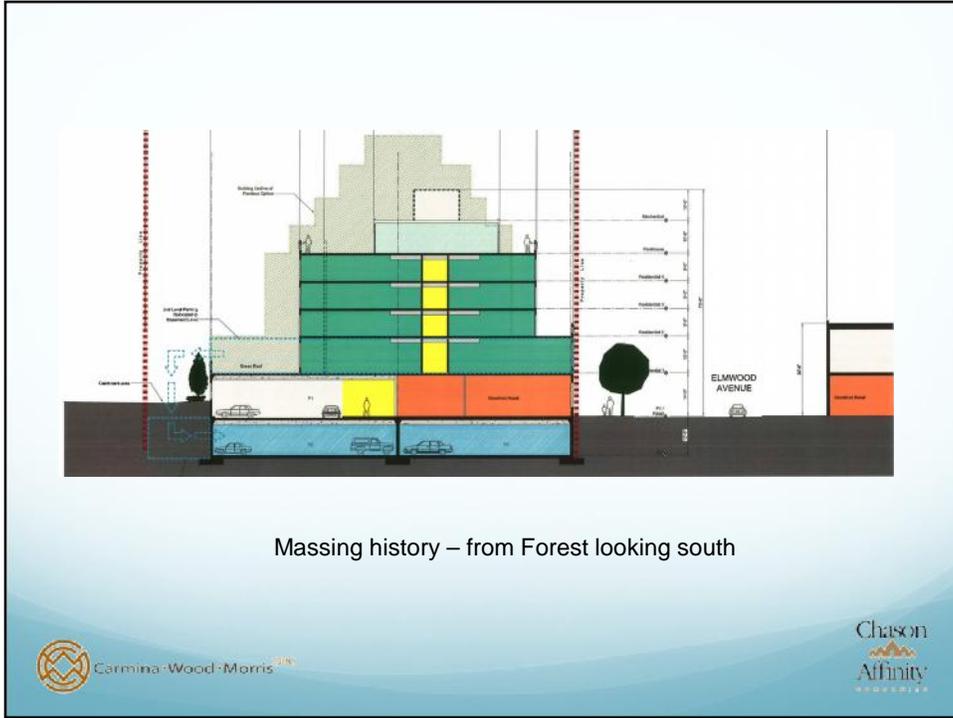
151 parking spaces below grade and partially below grade

Each Condominium will be have two indoor parking spaces available

At least 37 parking spaces will be available for the retail component

The property will be equipped with a fitness center for the use of the occupants











Accomplishments



Design

Design respects the historic fabric of Buffalo

Architecture complements the iconic

The Façade will be articulated and have a sophisticated palate of high quality materials

The building mass is stepped away from adjoining development in order to scale to the neighboring structures and to provide site view sheds similar to those currently in place.

The building mass adjoining the pedestrian exposures are scaled to neighborhood with the upper floors stepping back to produce a three story site line.

By chamfering the Elmwood/Forest corner, we create a pedestrian friendly transition to the Elmwood Commercial District.



Design

All parking for the tenants of the building, including the commercial needs, will be supported by the interior parking. Therefore will have little or no effect on the Elmwood landscape

The transition from both the commercial and residential Neighborhood include scaled Townhomes with green space and a walk-up theme, much like the existing built environment

Project includes sustainable design concepts such as storm water retention and roof gardens

The project as proposed will have 50% less impervious area than the current site



Thank You!!

