

LOCATION
 50 Elk Street
 Buffalo, NY 14210
 silosatelk.com



OPERATIONS
 740 Seneca Street
 Buffalo, NY 14210
 716.842.1800



Rendering of Silos at Elk Street



Site Plan

SCOPE DESCRIPTION:

The Silos at Elk Street project at 50 Elk Street in Buffalo, New York includes the stabilization, restoration, and renovation of the existing / former / abandoned malt house and storage silos on site. The renovation will result in approximately 13,725 SF of leasable commercial space, with 52% currently occupied and roughly 1,190 SF of residential. The remaining areas of the building (silos and elevator work house) will be stabilized and mothballed for renovations under a future project. The second floor plan will be Young + Wright's new office, opening in January 2018.

SCOPE OF PROJECT:

Site:

- Brownfield Cleanup (Benchmark/Turnkey)
- All new utilities (water, sanitary, storm, electric, gas, telecom, etc.)
- Stormwater Management / SWPPP (if applicable)
- New parking design (48 vehicles)
- Planning Board submissions
- Landscaping
- Grade Alterations
- Sidewalks, enclosures and concrete pads as required
- Site lighting as required by code (wall and/or pole-mounted)

Exterior Improvements & Stabilization:

- Brick repair and repointing as required.
- Replacement of damaged portion of Drying Building (SE corner) exterior walls
- New windows and doors throughout
- Roof replacements throughout (TPA) (including drains, overflows, curbs, etc.)
- New roof framing as required at Germination Building
- Restoration/Stabilization of exterior awnings/canopies

Interior Repairs & Stabilization

- Replacement of steel columns and beams as required
- Infill sections of concrete floor slab where large steel tanks are being removed
- Infill various existing voids & openings in concrete floor slabs
- Level existing concrete floor slabs as required to provide consistent, level floors throughout
- Excavate ground floor at existing lobby, and lower finished floor level 24" +/-
- Raise ground floor level of Drying Building (NE) 36" +/-
- Raise ground floor level of Germination Building (NE) 18" +/-
- Provide new interior steel structure in Drying Building to support new floor slabs
- Replace failing portion of interior masonry bearing wall (1st & 2nd Floor). Shore as required.

Interior Build-out:

- Fully automatic sprinkler system and alarm throughout
- Access control and security alarm system
- Complete and efficient MEP systems for entire build-out including but not limited to:
 - Plumbing supply & waste for toilet rooms, kitchenettes, drinking fountains, showers, etc.
 - Heating & Cooling systems for occupied spaces (18,000 SF +/-)
 - Standard 110V power throughout
 - Efficient lighting design for entire build-out
 - Telecommunications for YWA office build-out
 - Two fire-rated egress stairs (three-story)
 - One new (three-story) circular stair inside existing round silo
 - New Young + Wright Office – encompassing entire 2nd floor
 - 3,000 +/- SF warm, dark shell on ground floor for future build-to-suit
 - Residential build-out on 3rd floor (one minimum dwelling unit, potentially more)

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Silos at Elk Street, LLC

Silos at Elk Street LLC was formed for the re-development and adaptive re-use of the malt house and silos at 50 Elk Street. The goal is to transform the vacant building into a mixed use facility; light industrial and commercial spaces on the first and second floors with possible residential spaces on the third floor. Site improvements on the 1.9 acre site will include on-site parking and landscaping. Building restoration includes masonry repair, painting of the concrete silos, new roofs, reinstallation of windows throughout and the addition of canopies and entranceways. The first phase of interior build out will result in 13,725 sf of leasable commercial spaces and 1,190 sf of residential space. The silos and elevators will be stabilized and cleaned up for future phases.

Pending the City of Buffalo approval, shoring and shell work of the exterior façade is planned for early Spring 2017 and major construction through the remainder of the year. The estimated date for substantial completion is December of 2017.

Shawn Wright and Jerry Young were amongst the first tenants in the Larkin @ Exchange Building in 2003. As individuals and as a growing firm they are committed to the redevelopment of Buffalo. In 2010, Young +Wright moved to a stand-alone building in the Larkin District and has seen firsthand the transformation of the area. Shawn and Jerry want to continue re-development in the area and bring a historic structure back to life in the Buffalo skyline.

Shawn has passed the silos on his daily commute to the Larkin District (just a half mile from the Elk Street Silo) and for years had interest in what could be done at the building. Jerry saw this as an opportunity and put together a plan to pursue and purchase the building. Since purchasing the property in the fall of 2015, the team has been working on developing plans for the adaptive re-use of the building. The site has since been submitted to be placed on the National Register of Historic Places.

Shawn and Jerry created Silos at Elk Street, LLC in the summer of 2016 with the goal of developing the malt house and grain elevators at 50 Elk Street and attracting mixed use tenants to the area.



Shawn Wright, AIA



Jerry Young, AIA LEEDAP

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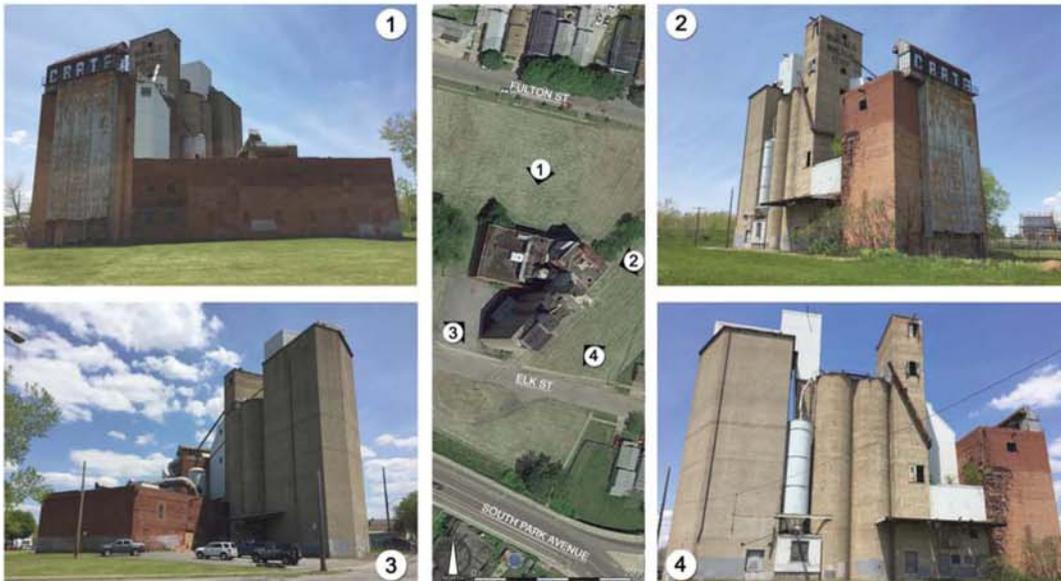
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“As architects we see historic, vacant properties as opportunities for renewal and growth. These projects are finding much success in the City of Buffalo and we wanted to continue on the success of the Larkin District and Old First Ward and carry the momentum to the neighboring ‘Valley’ area.”

“The successful completion of this project will positively impact the skyline along the I-190 and show the many opportunities for adaptive re-use of Buffalo’s historic silos.”

“We wanted to be part of the rejuvenation of the City of Buffalo and its historical landmarks. The building was scheduled for demolition, and we are proud of the fact that one of Buffalo’s historic grain elevators will be saved.”

“This specific site appealed to us because it’s more than just an elevator; the buildings associated with the silos make it a great opportunity for a mixed- use redevelopment. Possibilities for the use of space is endless.”



Existing Site Photographs

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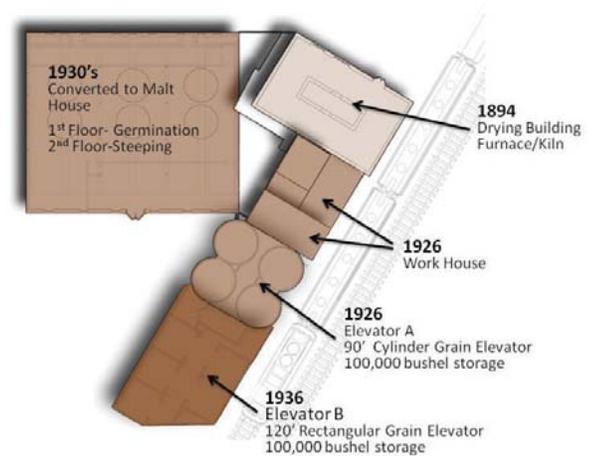
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Site/Building History

The malt house and grain elevator facility located at 50 Elk Street is a series of buildings containing five sections, each with distinct volumes, specific designs, and particular functions related to the malting process. It is comprised of a Malt House, Drying House, Work House, Elevator A, and Elevator B. While the complex was constructed over various years the Drying House dates to the original Frank A Dole Malt House that was constructed in 1894.

Ownership History

- Frank A Dole Malt House- 1894-1910
- Kreiner & Lehr Malting Company 1910-1971
- Buffalo Malting Company 1975-1986
- The building has remained vacant for the past 30 years
- Silos at Elk Street, LLC took ownership of the building in 2015.



The 1.9 acre site associated with the building once housed twenty seven additional structures. These buildings were most likely residences that were demolished over a period from 1950's-1980's.



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Proposed Project

Acreage of Site: 1.9

Planned On-Site Parking Spaces: 48

Current Renovations Plans: 19,055 sf

Commercial Space

Common Area- 4,4140 sf

Young + Wright Arch Offices - 9,945 sf

Available to Date: 4,970 sf

Silos Foot Print: 2,800 sf

Proposed Residential Units: 1,190 sf

600 sf unit

590 sf unit

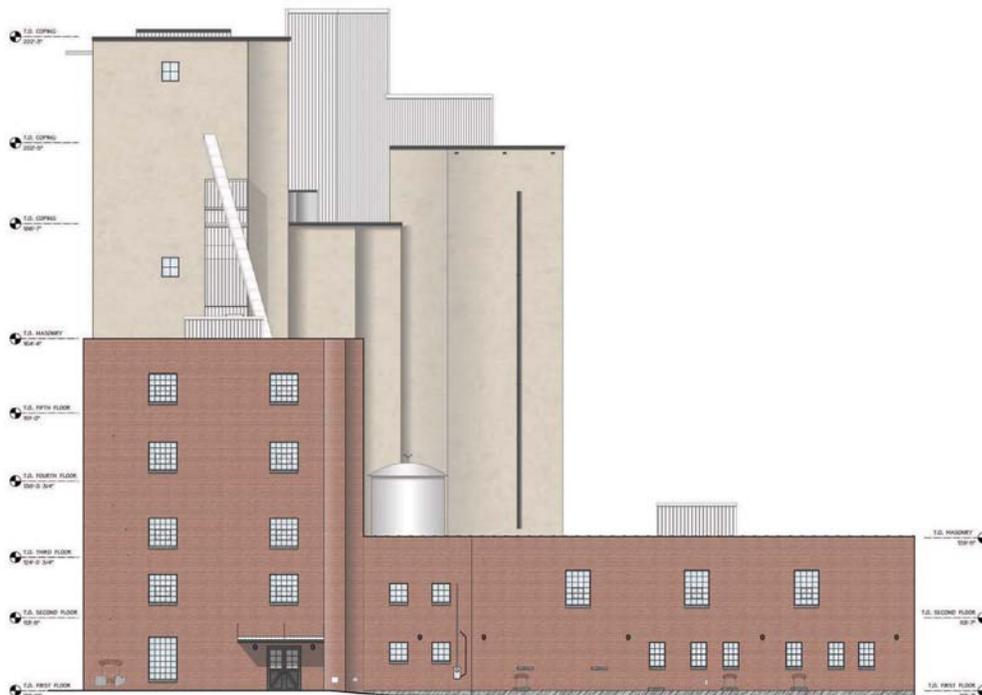


FIRST FLOOR FINISH PLAN
50 ELK STREET
BUFFALO, NEW YORK



Estimated Completion Date of Phase 1 December 2017 (pending planning board approval)

Estimated Construction Cost for Phase 1 \$1.8 million



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Project Design Team & Consultants:

Project Architect: Young + Wright Architectural

MEP Engineer—IBC Engineering

Structural Engineer—Jensen BRV Engineering

Site/Civil & Landscape Architecture—Appel Osborne Landscape Architecture

Historic Preservation—Preservation Studios LLC

Brown Fields—Benchmark Environmental & Engineering

Survey—Freeman and Freeman Land Surveyors

Brown Fields—The Slater Law Firm- Environmental Attorneys

Contractors—TBD

Other Notable Projects by Young + Wright Architectural



740 Seneca Street
2011 Brick by Brick Winner
Historic Preservation



Beverly Gray Business Incubator
2009 Preservation Buffalo Niagara
Adaptive Re-Use



Ulrich's Tavern
2010 Brick by Brick Finalist
Historic Preservation