



Savarino Companies and FFZ Holdings to develop \$18 million Freight House Landing; Mixed-use building development in partnership with 441 Ohio Street

July 15, 2013 - Upstate New York

Freight House Landing 441 Ohio Street, LLC, a development partnership consisting of contractor/developer Sam Savarino and FFZ Holdings has submitted revised plans to construct a mixed-use building. The project will be located on the site of the Erie Freight House along the Buffalo River. The circa-1868 building is a two-story heavy timber frame structure with 550 ft. of Buffalo River frontage. Savarino Companies has been secured to finance, develop, construct and manage the project. Savarino submitted an application to the city for planning approval. This begins the process of getting the project reviewed and approved by both the planning board and the city preservation board.

Freight House Landing, located along the Buffalo River and the soon to be improved Ohio Street Parkway, will be a mixed-use facility of office space and up to 78 market-rate apartments. The five-story building will feature ground floor parking, first level commercial office space, a mix of 900 s/f one bedroom units and 1,800 s/f two bedroom units. Other features include: high-end amenities, passive greenspace on the water's edge, rooftop patios and gardens, floating boat docks for new river access and secure storage for recreational water vessels.

This privately financed \$18 million project supports and benefits from area investments such as Riverfest Park and the planned Waterfront Lodge.

The site layout has been modified to compliment the public improvements planned for Ohio St., with the main entrance now on what will be an extension of South St. and opposite the entrance to the NYS Department of Environmental Conservation public park, which will be constructed next door.

The project architect, Chaintreul Jensen Stark Architects (CJS), has incorporated history into the new design and district elements.

Buffalo Niagara Riverkeeper (BNR) is part of the project team. Their influence is evident with the design of green roof gardens and permeable asphalt pavement and walks.

441 Ohio Street LLC purchased the Erie Freight House property in March 2012 from Great Lakes Fibres Corp. The exterior of the Erie Freight House that used to be wood is now clad in rusted metal siding. The building was nominated and approved as a local landmark in 2012.

In addition to working with Empire State Development Corporation, Ohio Street improvement planners, preservationists, Preservation Buffalo Niagara, and Buffalo Niagara Riverkeeper, the development team has taken efforts to keep public officials and the neighboring community engaged in the plans. Savarino hosted a community meeting on February 25th at the Old First Ward Community Center to present its plans for the site. The general consensus of the attendees was supportive of this new investment. South District Councilman Christopher Scanlon and State Senator Timothy Kennedy have formally indicated support for the project.

