



# RiverBend

Transforming former industrial land into a green, modern, and vital urban neighborhood.

RiverBend, a 200 acre urban redevelopment project on the Buffalo River, features sustainable mixed-use development and a multi-modal transportation infrastructure.



Buffalo Urban Development Corporation

Hon. Byron W. Brown, Chairman

## Connect

A new system of roads, pedestrian circulation, and transit define the framework for the urban grid and create a flexible layout of open space and parcels that are adaptable to the market and of a walkable scale.

## Restore

A holistic approach to regenerative design and development that integrates the rich ecological legacy of the waterfront site with contemporary development, creating a sustainable landscape that complements the plan's economic and urban dimensions.

## Transform

RiverBend is comprised of five neighborhoods, with a total development potential of 3,115,000 GSF. Within these neighborhoods, flexible land uses and parcel sizes provide market adaptability for large scale industrial sites to small urban development parcels.

# RiverBend

## A distinct district within Buffalo, New York and the Buffalo Niagara region

RiverBend and the surrounding Buffalo neighborhood was previously home to the city's heavy industries, including Republic Steel. Relics of the former era remain in the form of industrial structures – historic grain elevators, bridges, and iconic structures that mark the skyline and establish a distinctive visual identity for RiverBend, unique from downtown and other areas.

These industrial features have been selectively reinterpreted by consultants Sasaki and Biohabitats in the future vision for RiverBend. From a dramatic, new waterfront promenade that traces the steel bulkheaded river's edge to the implementation of new contemporary wind turbines and green infrastructure throughout the site, RiverBend makes visible its industrial legacy while looking toward a new, green, clean energy future.



To review the complete RiverBend Master Plan go to: [www.buffalourbandevelopment.com](http://www.buffalourbandevelopment.com)



Development within the Riverfront Promenade neighborhood benefits from the new 1,300 foot long waterfront plaza that connects people to the river's edge, unlike any other location in Buffalo.

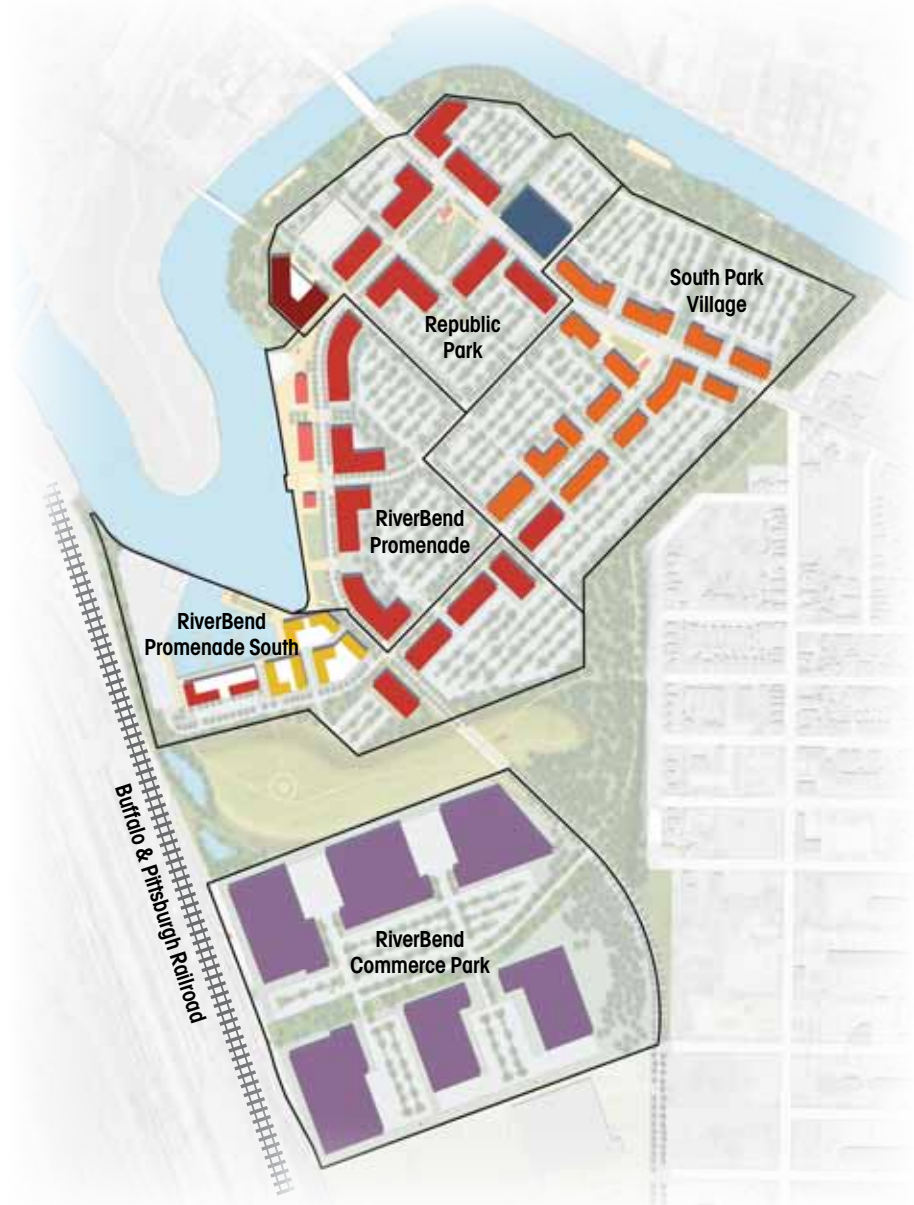


## Potential Land Use by District

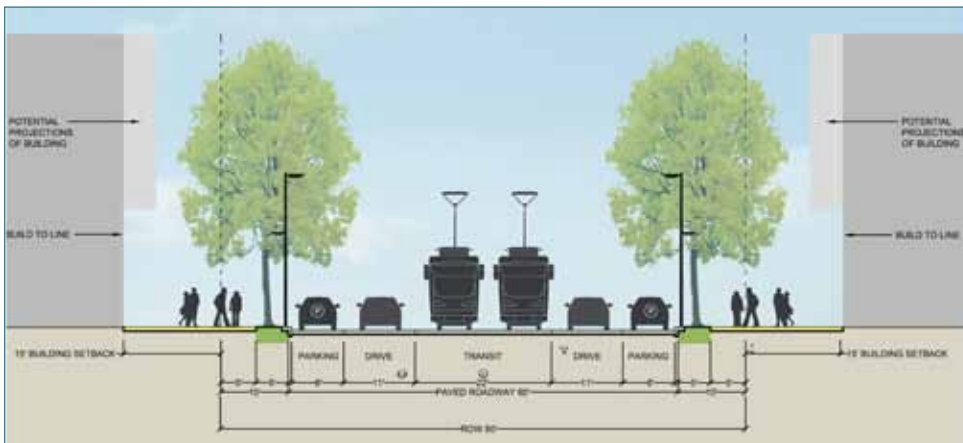
- █ R&D / OFFICE / SCALE UP MANUFACTURING
- █ SPORTS / ENTERTAINMENT
- █ LIGHT INDUSTRIAL / LOGISTICS
- █ INFILL RETAIL / RESIDENTIAL / INCUBATOR
- █ HOTEL
- █ WATER-RELATED RETAIL USES
- █ RESIDENTIAL

## RiverBend Site Features

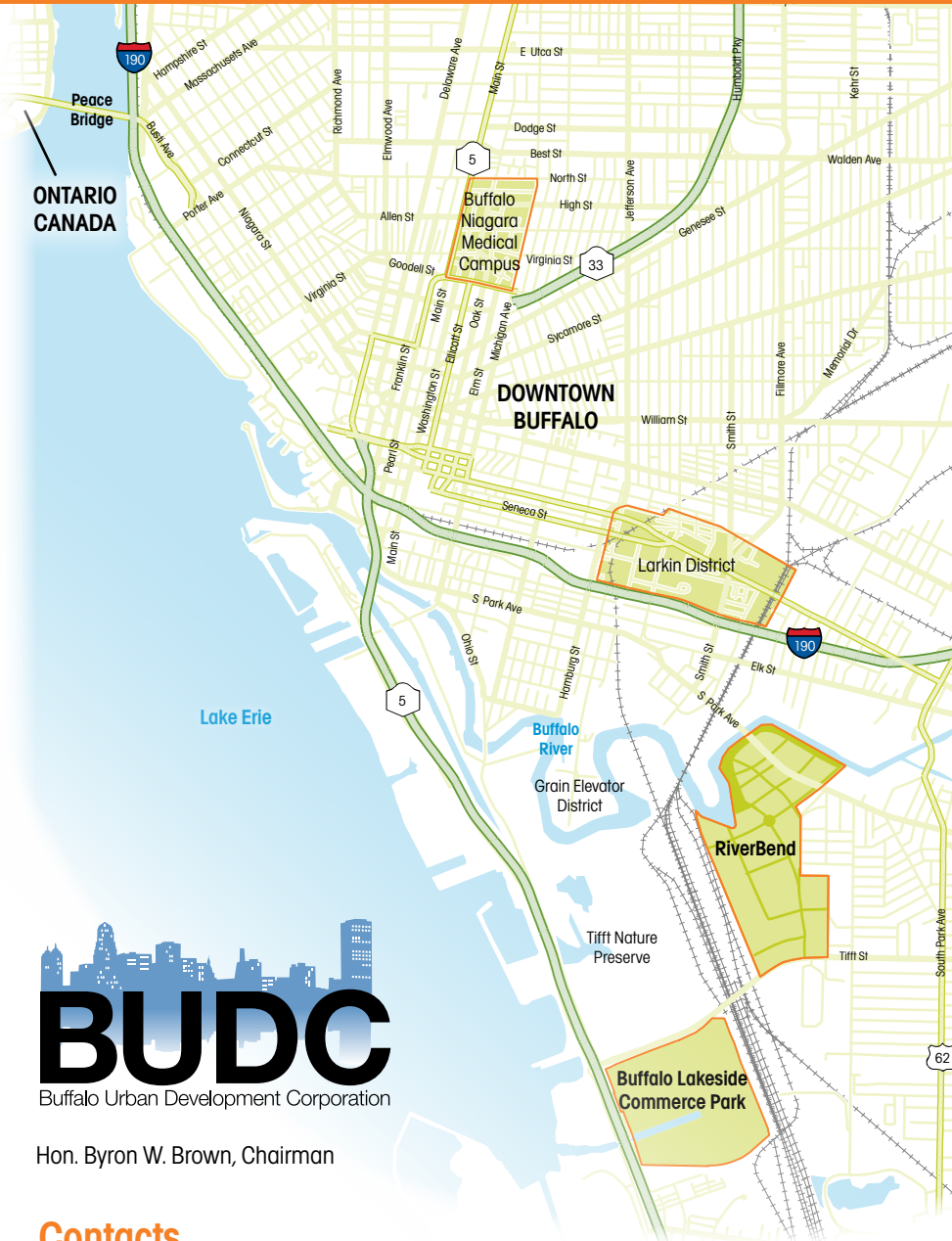
- █ 200 acres along Buffalo River
- █ 1.3 miles of riverfront access
- █ 1,300 linear feet of waterfront promenade
- █ 3 million gross square feet of development
- █ Flexible parcel size
- █ 2 miles south of Downtown Buffalo and Buffalo Niagara Medical Campus
- █ 1 mile to Interstate 190
- █ 0.7 miles to Peace Bridge to Canada
- █ Local access via South Park Avenue and Tiff Street
- █ Road, waterway and rail access, including four Class I Railroads (through Buffalo & Pittsburgh Railroads)



█ Wind turbines, solar energy, and energy efficient buildings combine to create an environment where renewable energy is produced on-site and consumption is managed and minimized by good design.



# Buffalo, New York



Hon. Byron W. Brown, Chairman

## Contacts

Buffalo Urban Development Corporation (BUDC) is the City of Buffalo's not-for-profit development agency, reclaiming distressed land for future development.

[www.buffalourbandevelopment.com](http://www.buffalourbandevelopment.com)

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[www.buffaloniagara.org](http://www.buffaloniagara.org)

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## Buffalo Lakeside Commerce Park

Developed by Buffalo Urban Development Corp, Buffalo Lakeside Commerce Park (BLCP) is a newly-developed "smart growth" urban commerce park, on reclaimed waterfront land in Buffalo, NY, with multi-modal transportation opportunities and excellent access to the interstate. CertainTeed Corp., Cobey, Inc. and Sonwil Distribution have made multi-million dollar investments as the initial land purchasers, employing approximately 400 workers.

## 2-20 Acre Parcels Available



## Ship Canal Commons at BLCP

