



6011 Buffalo Avenue
Niagara Falls, NY
14304



Request for Proposal Brochure



The City of Niagara Falls is seeking competitive development proposals for the entire parcel at 6011 Buffalo Avenue, Niagara Falls, NY. The City will accept proposals received in the Purchasing Department office at City Hall, Room 17, 745 Main Street, Niagara Falls, New York, 14302-0069 on or before 12:00PM on January 27, 2017.

To receive the full RFP please contact:

Mr. Johnny Destino
Purchasing Agent
johnny.destino@niagarafallsny.gov
City Hall Room 214
745 Main Street
City of Niagara Falls, New York 14302-0069

Mr. Anthony Vilaro
Director of Business Development
anthony.vilaro@niagarafallsny.gov
716.286.4480
City Hall Room 300A
745 Main Street
City of Niagara Falls, New York 14302-0069



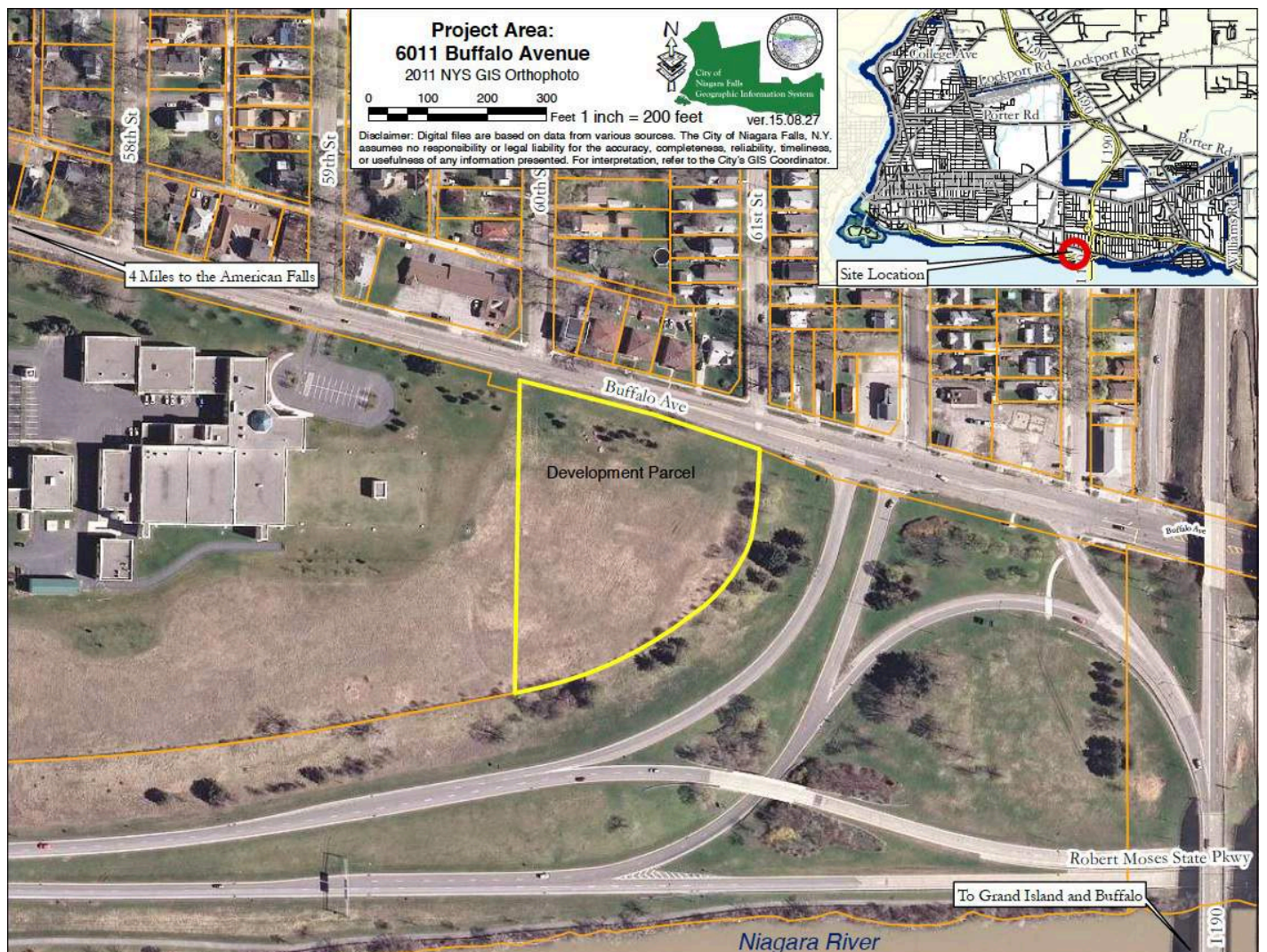
The Property:



SIZE: 3.56 Acres **SBL NUMBER:** 160.19-1-89

LOCATION: Along the south side of Buffalo Avenue with approximately 420 ft. of frontage, between I-190 to the east and City's Water Plant to the west. The property is adjacent to the southbound entrance ramp to the I-190 NYS Thruway and approximately 1.3 miles from the I-190 interchange with Niagara Falls Boulevard. The site is also located near the entrance to the Robert Moses Parkway to downtown Niagara Falls. This prime "gateway" location is less than ten minutes to/from the downtown, and the Falls, or to/from the Niagara Falls Blvd/Military Road Commercial District, including Fashion Outlets of Niagara Falls USA. It is also within walking distance of the Niagara River Greenway trail and park development.

ZONING: R3-A (Residential Multi-Family, High Density). This district is intended primarily for residential development, primarily condominiums, apartments and townhouses, but allows single and two-family dwellings. The City would support rezoning of this property to accommodate any *Waterfront Overlay* consistent residential or commercial development.





Interstate 190-
North Grand
Island Bridge

About Niagara Falls:

- In the midst of \$800 Million of new development
- Over 8 million tourists annually, and growing
- Cross-border city with two international bridges
- Location is part of the Buffalo Avenue Brownfield Opportunity Area: <http://niagaraopportunity.org>
- Over 80 market rate apartments developed/planned since 2014
- 9.6 Million people within a two-hour drive of Niagara Falls, NY
- 160,000 U.S. Population within eight miles

Distance to Points of Interest:

- Buffalo Niagara Medical Campus: 19 miles/25 minutes
- University at Buffalo: 14 miles/20 minutes
- Niagara Falls International Airport: 4.4 miles/8 minutes
- Niagara University: 6.5 miles/ 10 minutes
- Toronto, Ontario: 86 miles/90 minutes
- LaSalle Waterfront Park/Niagara Greenway Trail: .4 mile/2 minutes