The City of Niagara Falls is seeking competitive development proposals for the area of 7th and Niagara Streets in downtown Niagara Falls, NY
INVITATION FROM THE MAYOR

On behalf of the citizens of the City of Niagara Falls, I want to thank you for taking the time to consider investing in our great city. My administration is tirelessly working to transform our city to a place where businesses want to locate and people want to live. The city is currently in the midst of $800,000,000 in development projects- proof that Niagara Falls is indeed open for business.

A short walk from the Niagara Falls State Park and directly across the street from the Seneca Niagara Casino complex are three classic early 20th century, mixed-use buildings ripe for reuse and to meet the demands of this generation’s desire for unique, dense, walkable neighborhoods. A number of nearby residential parcels with infill potential are also available for support or complementary uses.

Along a key crossroads between the Upper Niagara River and the Rainbow Bridge, this highly visible area could support a variety of residential, lodging, retail, and/or entertainment uses to contribute to the growing number of choices in downtown Niagara Falls.

My administration eagerly awaits the opportunity to work with you and your innovative team to create a transformative development in downtown Niagara Falls.

Sincerely,

Paul A. Dyster, Mayor
The City of Niagara Falls is seeking competitive development proposals for any individual parcel or multiple parcels in and around the 7th and Niagara Street neighborhood in 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 May 6, 2016.

All developers submitting proposals will be notified by mail on or around May 26, 2016 of the selection of the successful Developer.

A certified or bank check in the amount of $1,000.00 payable to the City Controller of the City of Niagara Falls, NY, is required with each Proposal. This check will be returned in the event that the City does not select your proposal. If your Proposal is selected, the $1,000.00 will be applied as a partial deposit against the purchase price.
**Downtown Context & Vision:**

Niagara Falls is a name recognized across the world. The New York State Office of Parks, Recreation, and Historic Preservation estimates almost 9,000,000 people visit Niagara Falls State Park each year. The city itself is uniquely positioned as the geographic center of a Bional Golden Horseshoe extending from the Greater Toronto Area through Western New York to the Finger Lakes, encompassing a population of over 8,000,000 people.

For the better part of the twentieth century, the city was an industrial powerhouse in the petro-chemical and aeronautical industries. While an industrial base remains, the city is diversifying its economy with a focus on green technology and energy, tourism and health care.

The subject properties are located in the northern portion of Niagara Falls’ downtown district, in a neighborhood; generally bounded by Fourth Street, Portage road, Walnut Avenue, and Niagara Street (See Project Context Map). The area is anchored by a growing Niagara Falls Memorial Medical Center campus (over 1,100 employees), the Seneca Niagara Casino Complex (approximately 3,000 employees), the Niagara Falls Culinary Institute (steadily growing to 1,000 students/faculty) and a growing concentration of hotels, restaurants, and attractions. This section of Niagara Falls is primed to be redeveloped as a mixed-use neighborhood with workforce-oriented and other market-rate housing and retail uses.

In 2009, through its Niagara Falls Urban Renewal Agency (NFURA), the City identified the area containing the subject properties as a “Downtown Gateway Area”, a 105-acre portion of the Core City Urban Renewal Area. Within this Gateway Area, Niagara Street is the next logical step for redevelopment investment: it serves as the main through arterial (strategically located between the Robert Moses Parkway and the Rainbow Bridge) for visitors to The Falls and the Seneca Niagara Casino Complex. A future extension of John Daly Boulevard to Pine Avenue, along with plans to expand access from this neighborhood to the Niagara Gorge through a removal of the northern segment of the Robert Moses Parkway—are two projects that are already in preliminary design—would even further enhance the potential for the subject properties support infill residential and mixed-use development.

**Scope of the Request for Proposals**

The specific focus of this RFP is redevelopment of city-owned properties located at 610, 614 and 624-Niagara Street, and 414-428 7th Street. Proposals for re-development of these parcels can be made individually, paired, or as a single development parcel. While proposals should include parcels fronting on Niagara Street, the boundary of any development proposal is flexible. Proposals are encouraged to reflect a size and scale that responds to a pedestrian-oriented environment and is financial feasible. NFURA, together with the City, are ready to engage with the private sector development community and open to a public-private partnership for redevelopment.
Development Notes of Interest:

**REDC Award:**

The City Of Niagara Falls was awarded a $750,000 grant in December of 2016 by Empire State Development to facilitate the rehabilitation of the structures named in this document. The city may act as a pass through agent to a qualified private sector developer for these grant funds.

*CFA#68588: “Funds will be used to support the redevelopment of vacant land and historic buildings on a parcel at the corner of 7th and Niagara Streets in the downtown.”*

**Potential Tenancy:**

The Niagara University Global Tourism Institute, which will be establishing a business incubator, has expressed interest in the site and could be one anchor in the re-development.

**Historic Tax Credits:**

Niagara Street buildings are eligible for inclusion in the State/National Registers of Historic Places (NRE) – thus eligible for state/federal tax credits.
The building at 610 Niagara has a floor plate of roughly 2,600 SF exclusive of an addition at the rear. It contains two retail spaces of approximately 1,200 SF each, which are now connected by an opening in the masonry wall between these spaces. The second and third stories each contain two apartments of roughly 1,000 SF each. This building could be renovated and rented as commercial spaces with apartments on the upper stories.

There is an addition at the rear of number 610, which has a floor plate of roughly 900 SF. It consists of a one story garage and two-story portion consisting of a first floor garage, with bedrooms and a porch above it.
The building at 614 Niagara has a floor plate of roughly 1,700 SF. It has internal structural damage that is beyond repair. The building has a 3-story masonry bearing wall exterior with wood frame floors and roof and a full basement.

614 Niagara

SBL#: 159.30-1-34

Year Built: 1900
Likely eligible for State/National Registers of Historic Places (potential tax credits)

Total Sq ft: 3,628.

Apartment Units: 8

Commercial Units: 1

Number of Stories: 3

Story Height: 11

Land Size: 22’ x 87’

Zoning: D1-B (Downtown) – permits a wide range of retail. Commercial, lodging, and mixed-use development

Assessed Value: $42,000

Within USA Niagara Development District:
Potentially eligible for assistance (must involve mixed commercial/residential to be eligible and conform to urban design standards)
624 Niagara is the largest of the three buildings. It has a floor plate of roughly 3,800 SF and contains two retail spaces of approximately 1,100 SF each that front on Niagara Street and another retail space of approximately 1,000 SF that fronts onto Seventh Street. The two spaces on Niagara St. could be developed as a occupancy by strategically cutting openings through the central masonry-dividing wall. The third retail space had been converted to a small apartment. The second and third stories each contain four apartments of roughly 800 SF each.
Selected list of properties, and the zoning classification for each that are specifically available as part of this 7th and Niagara Street Area RFP:

**Zoned D1:**

- 610 Niagara Street
- 614 Niagara Street
- 616 Niagara Street
- 624 Niagara Street
- 414 Seventh Street
- 416 Seventh Street
- 420 Seventh Street

**Zoned R3-C:**

- 420 Seventh Street
- 422 Seventh Street
- 424 Seventh Street
- 426 Seventh Street
- 428 Seventh Street

*The City of Niagara Falls is willing to entertain a larger and more comprehensive development plan for the area from a qualified developer that is in keeping with identified redevelopment goals for the area. The City would also support Zoning amendments necessary to accomplish such a planned redevelopment proposal.*
Obtaining the Request for Proposal

To obtain the full Request for Proposal for the Development Parcels at Seventh and Niagara Streets:

Contact:

Anthony Vilardo, Director of Business Development
Department of Economic Development
City Hall - 745 Main St.
PO Box 69
Niagara Falls, NY 14302

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