

NIAGARA FALLS CORE CITY URBAN RENEWAL PLAN

November 9, 2009

Presented to the:

**City of Niagara Falls
Niagara Falls Urban Renewal Agency**

Prepared by:



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1.0 Introduction

1.1 Background

The Niagara Falls Core City Urban Renewal Plan (the “Renewal Plan”) addresses lands located in the City of Niagara Falls, the County of Niagara, and the State of New York, and was designated by the local governing body for urban renewal activities in order to correct substandard conditions and to promote sound growth and development within this area of the city. Boundary determination for the Renewal Plan was made in conjunction with the *Community Profile/Conditions Survey*, which was accepted on May 20, 2007 by the Niagara Falls Urban Renewal Agency (the “Agency”) and adopted on October 9, 2007 by the City Council (the “City Council”) of the City of Niagara Falls (the “City”). The studied area for this survey was reviewed utilizing criteria defined in Article 15, §502 of the New York State General Municipal Law, stating specific characteristics that identify an area as “blighted” and therefore suitable for the conduct of urban renewal activities.

Encompassing roughly 1,437 acres, the area effectuated by this Renewal Plan (the “Renewal Area”) includes the lands north of Robert Moses State Parkway, west of Portage Road, north of Ashland Avenue, west of 18th Street, north of Niagara Avenue, west of 21st Street, north of Seneca Avenue, west of Hyde Park Boulevard, south of Massachusetts Avenue, east of the rail line and Robert Moses State Parkway, north of Willow Avenue, east of (and including properties on both sides) of Main Street; lands owned by the Seneca Nation of Indians are excluded from this Renewal Area (see **Exhibit 1**). This Renewal Area encompasses the lands included within the *East Falls Street Redevelopment Area* and the former *Rainbow Center Project No. 1*, which expired, and is no longer effective.

Adopted in March, 1972 (amended in 1992) and in effect for forty years, the *East Falls Street Redevelopment Area Urban Renewal Plan* is bounded by the north side of Buffalo Avenue, Fourth Street, East Falls Street, Niagara Street and Portage Road. Development objectives for this project include eliminating blighted and substandard structures and improving and upgrading remaining structures and infrastructure while promoting sound development through the enforcement of land use controls. The *East Falls Street Redevelopment Area Urban Renewal Plan* would expire in March, 2012.

Adopted in November, 1967 and in effect for forty years, the *Rainbow Center Project No. 1 Urban Renewal Plan* was bounded by Niagara Street to the north, Third Street to the east, Rainbow Boulevard to the south, and Prospect Street to the west. The primary goal of this project was to foster revitalization of the downtown area. To achieve this goal, several public improvements were proposed including new streets and street widening; closing of unnecessary streets; new parking facilities; a pedestrian mall with appropriate landscaping; and a convention center with public parking facilities. An amendment to this plan was approved in 1974 that revised the boundary of the affected area and modified some land use controls. However, the enacted amendment did not extend the duration of the plan, which expired after forty years from the date of original approval in November, 2007.

Due in part to the expiration of the above-referenced urban renewal plans, the adoption of a new municipal comprehensive plan, and also the continued physical decline of lands within and beyond the corresponding urban renewal areas, the City sought to re-establish the mechanism for carrying out urban renewal activities for these areas as well as broaden the designated area to more effectively address urban blight and deterioration and to create greater flexibility for the municipality in implementing re-development and re-investment strategies, as well as,

addressing specific economic development proposals. Accordingly, this Renewal Plan encompasses a larger area than the preceding plans, and applies to this expanded area new land use regulations and design standards that are intended to guide the orderly redevelopment of this area of the city. Moreover, the regulations and standards herein are consistent with the principles and proposals contained within the recently adopted *City of Niagara Falls, New York Zoning Ordinance* (2009) and *Comprehensive Plan for City of Niagara Falls, USA* (2009).

1.2 Legislative Authority

Article 15, Section 500 *et. seq.*, of the New York State General Municipal Law authorizes municipalities, either directly or through an urban renewal agency, to plan and undertake urban renewal activities to correct and prevent conditions that contribute to the spread of deterioration and blight as part of their general police powers, inclusive of activities under Title I of the Housing Act of 1949. Accordingly, the City initiated the formation of the Agency pursuant to General Municipal Law Article 15 Section 565, to undertake redevelopment and urban renewal activities within the City of Niagara Falls, New York.

Prior to engaging in redevelopment activities, the Agency must prepare an urban renewal plan and submit the plan, upon recommendation from the City of Niagara Falls Planning Board (the "Planning Board"), to the local governing body (i.e., the City Council). The plan must include a statement of proposed land uses; proposed acquisition, demolition, and removal of structures to effectuate the plan; and such additional statements or documentation as the City Council may deem appropriate.

1.3 Project Eligibility

Article 15, §502 of the New York State General Municipal Law defines a "substandard or insanitary area" (which is interchangeable with "slum," "blighted," "deteriorated," or "deteriorating" area) as "an area which has a blighting influence on the surrounding area, whether residential, non-residential, commercial, industrial, vacant, or land in highways, railway or subway tracks, ... or other similar facilities, ... and may include land, buildings or improvements, not in themselves substandard or insanitary, the inclusion of which is deemed necessary for the effective undertaking of one or more urban renewal programs."

As part of its designation as an urban renewal area, the Renewal Area was assessed with regard to these criteria and designated to be eligible for urban renewal treatment by the City Council on October 9, 2007.

1.4 Rules of Interpretation

In interpreting and applying the provisions of this Renewal Plan, they shall be considered the minimum requirements adopted for the promotion of public health, safety, and welfare in the project area. When used in the context of this plan, words/phrases such as "shall", "will", "must", "is required", etc. indicate regulations/standards to which must be specifically adhered. Words/phrases such as "should", "are encouraged to", "is recommended to", etc. indicate guidelines that are strongly desired by the City and should act to influence the development of the project area, but are not mandated. Words/phrases such as "may", "allowed", etc., indicate permissible, but not required actions.

2.0 Project Description

2.1 Repeal of East Falls Street Redevelopment Area Urban Renewal Plan

The *East Falls Street Redevelopment Area Urban Renewal Plan* (see **Exhibit 2**) is hereby repealed, including the following required components.

1. The Land Use Plan;
2. All development regulations, design guidelines, streetscape guidelines, and architectural standards; and
3. The Land Disposition Plan.

This action is taken in recognition of recent updates to City land use policy, and to provide consistency between area land use controls and policies set forth in the *Comprehensive Plan for City of Niagara Falls, USA*.

2.2 Boundary Description

The Renewal Area is located in the City of Niagara Falls, County of Niagara, and State of New York, and generally includes lands north of Robert Moses State Parkway, west of Portage Road, north of Ashland Avenue, west of 18th Street, north of Niagara Avenue, west of 21st Street, north of Seneca Avenue, west of Hyde Park Boulevard, south of Massachusetts Avenue, east of the rail line and Robert Moses State Parkway, north of Willow Avenue, east of (and including properties on both sides) of Main Street.

Exhibit 1 delineates the perimeter boundary of the designated area. The full legal description of the Renewal Plan boundary is included in **Attachment A**.

2.3 Goals of the Niagara Falls Core City Urban Renewal Plan

The purpose and intent of this Renewal Plan is to eliminate blighting influences found in the Renewal Area and also to facilitate and direct future development. This Renewal Plan shall foster sound and orderly development through the use and maintenance of the lands and buildings within the area designated for urban renewal activities. The Renewal Plan shall also serve as a policy framework and guide for the replanning, reconstruction, and/or rehabilitation, of substandard, or blighted, areas within the Renewal Area. The basis of said framework for City renewal is derived from the *Comprehensive Plan for City of Niagara Falls, USA*, which, while considering a wide range of goals and policies, outlines a specific approach to revitalization focusing on repairing and rebuilding the City's assets, and by guiding development, investment, and decision-making toward long-term renewal and regeneration. Accordingly, the following shall serve as key goals for this Renewal Plan.

1. Build and capitalize on existing core assets including natural features, historic resources, neighborhoods, traditional-scale commercial districts, efficient industrial clusters, and urban transportation infrastructure.
2. Promote private development and intensification to increase the City's economic and tax base.
3. Facilitate green-manufacturing, technology and research re-development where appropriate.
4. Reclaim and redefine public spaces surrounding the Niagara River as the face of the City and its neighborhoods.

5. Improve the built environment by replacing run-down, non-performing, or under-utilized structures with new developments which are properly planned.
6. Create a continuous green framework of regional and local parks and public spaces that would enhance and strengthen neighborhood fabric, support an interim land holding strategy, and support private investment.
7. Prioritize areas for residential development – including rehabilitation, new, and infill development, which provides housing that reflects a diversity of housing types, occupancy (rental and owner occupied) and income levels in the City.
8. Stabilize and revitalize neighborhood commercial districts.
9. Foster incremental changes through a diversity of small scale projects building on core assets and recent public and private investments.
10. Target ‘catalyst projects’ to ignite renewal efforts and encourage private sector interest and reinvestment.

2.4 Types of Urban Renewal Actions

2.4.1 Action Plans

To help achieve the goals expressed in Section 2.3, this Renewal Plan may be refined through adoption (by the City Council) of individual Action Plans for corresponding Action Areas within the already defined Renewal Area. Such Action Plans may include:

1. Adjustments to the uses of the Land Use Plan (see Section 3.2);
2. Adjustments to the Land Acquisition Plan (see Section 4.2); and/or
3. Adjustments to the Land Disposition Plan (see Section 4.3).

The adoption of any Action Plans will necessitate State Environmental Quality Review as indicated in Section 6.1.

2.4.2 Urban Renewal Activities

In order to achieve the goals and objectives of this Renewal Plan, the following activities may be undertaken on behalf of the City by the Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Agency may fund these activities in full, in part, or seek other sources of funding for them. To achieve the objectives identified above, the following urban renewal techniques shall serve to support the Renewal Area and enhance its future development. These techniques may be modified, or expanded upon as needed to meet renewal plan objectives and to take advantage of market opportunity. Changes will be undertaken in accordance with procedures for amendments to this Renewal Plan.

1. Improvements to or construction of streets, utilities, parks, playgrounds or other public facilities required to achieve plan goals;
2. Building demolition/moving, grading, clearing, and general site preparation activities on Agency owned lands to support redevelopment;
3. Acquisition of privately held lands through eminent domain, purchase, lease, gift, or transfer from another government entity; and
4. Disposition of lands to support economic development and neighborhood revitalization activities.

3.0 Land Use Plan

The Land Use Plan of this Renewal Plan utilizes land use controls identified in the *Zoning Ordinance of the City of Niagara Falls*. The Land Use Plan map (see **Exhibit 3**) identifies the general land use categories permitted within the designated area. The Zoning Ordinance also sets forth the general design principles for future construction. The standards and guidelines are primarily focused on the quality and coherence of the urban space, defining building masses, street wall heights, façade articulations, the distribution of building types, and the location of land use activities.

3.1 Definitions

The definitions listed in the *Zoning Ordinance of the City of Niagara Falls* (Chapter 1303 of the Charter and Code of the City of Niagara Falls) shall be referenced for terms, words, and phrases used in outlining permitted activities specified under this Renewal Plan. Where a term used in this plan is not specifically defined within the Zoning Ordinance, its common dictionary definition shall be utilized.

3.2 Land Use Designations and Permitted Uses

The land use designations and permitted uses listed in the Zoning Ordinance of the City of Niagara Falls (Chapters 1310 through 1318 of the Charter and Code of the City of Niagara Falls) shall be referenced for outlining permitted activities specified under this plan.

4.0 Project Proposals

4.1 Applicability

This section applies to Project Proposals for development of land within the Renewal Area which requires the Agency to undertake one or more of the Urban Renewal Activities in Section 2.4.2 in support of the project. Only a Project Proposal which requires the Agency to undertake an Urban Renewal Activity in support of the project requires Agency approval. All other activities within the Renewal Area which do not require the Agency to undertake an Urban Renewal Activity do not require Agency review or approval and are not subject to these provisions of this Plan.

4.2 Land Acquisition

No acquisition of land is proposed at the onset of this Renewal Plan. However, the City and the Agency may prepare development plans or action plans and to amend this document as necessary for the purpose of acquiring land in order to correct substandard conditions and to promote sound growth and to implement the development of project proposals or otherwise realize the Renewal Plan's goals.

4.3 Land Disposition

No disposition of land is proposed at the onset of this urban renewal plan. However, the City and the Agency may sell, lease, or transfer land to a Redeveloper in accordance with a written and approved agreement that shall, at a minimum, include the Redeveloper's Obligations cited in Section 4.5.

4.4 Project Proposal Review Procedure

The Agency may, in accordance with all applicable federal, state, and local laws, rules, and regulations relating to urban renewal projects, invite, solicit, accept proposals to purchase, lease, transfer, or redevelop a site or sites in the Renewal Area provided such proposals are, in accordance with this Renewal Plan's goals and objectives. In general, inquiries and proposals for such purchase or lease of land within the program areas shall be directed to the Director of Planning and Economic Development (the "Director"). The Director and/or his/her designee, on behalf of the Agency, shall advise and guide prospective Redevelopers as to the requirements and procedures for submission of proposals; shall receive and review all inquiries and proposals; and, when appropriate, submit proposals to the Agency for action. The Agency will be responsible for selection, designation, and approval of all redevelopment proposals, which shall be submitted and reviewed, as listed below.

4.4.1 Step-1: Preliminary Conference

A Preliminary Conference with the Director for potential urban renewal projects is required. The intent of such a conference is to enable the Redeveloper to inform the Director of a proposed project prior to the preparation of a detailed site plan, Site Plan Review application (Chapter 1324 Niagara Falls Zoning Ordinance) and/or request for assistance (e.g., land acquisition, financing, infrastructure improvements), as well as for the Director to review the basic project concept, to advise the Redeveloper of potential Renewal Plan nonconformance, and to generally determine the information to be required for the submission.

4.4.2 Step-2: Draft Proposal

This submission by the Redeveloper through the Director permits initial formal review and evaluation by the Agency of the proposals in terms of appropriateness and conformity with requirements and objectives of this Renewal Plan. It is also used to secure agreement on and approval of the general design and development concept before further work by the Redeveloper occurs. The Draft Proposal shall contain the following elements, as applicable:

1. An area map showing the general location of the project and all properties, streets, rights-of-way, easements and other pertinent features within 200 feet of the boundaries of the parcel under consideration.
2. A brief written narrative description of the proposed project including proposed uses and scale of development, anticipated project schedule, and types of assistance that may be required from the Agency.
3. Conceptual site plan
4. Conceptual ground floor plan indicating uses, access, and entries.
5. Conceptual elevations of building facades.
6. Sketch plans generally showing the locations and dimensions of principal and accessory structures, parking areas, proposed vegetation and landscaping and other planned features; anticipated changes in the topography and other natural features; and, when applicable, any changes to existing structures.
7. Letter of Intent
8. A written statement of the Redeveloper's project experience including descriptions of the proposed management and design teams and personnel responsibilities.
9. Other information deemed by the Director or his/her designate to be necessary to render a decision on the project.

Following review of the Draft Proposal and submission of the required documentation by the Redeveloper, the Director may recommend Agency designation of the Redeveloper and may recommend that the Agency approve, disapprove or approve with conditions the proposed project.

4.4.3 Step-3: Proposal Approval and Redeveloper Designation

1. The actions undertaken in connection with project approval shall conform to the State Environmental Quality Review Act (SEQRA), Environmental Conservation Law Article 8.
2. Designation of the redeveloper and approval of disposition of land, if applicable, shall conform to the requirements of General Municipal Law §556.
3. If a project requires an amendment of this plan, the plan amendment shall be approved or disapproved in conformity with the requirements of this plan.
4. If the project requires acquisition of land through condemnation, the acquisition shall conform to the requirements of the Eminent Domain Procedure Law.
5. If a project requires a zoning amendment or variance, such zoning amendment or variance shall be approved or disapproved in conformity with the requirements of state and local law.
6. If a project requires site plan approval, such site plan shall be approved or disapproved in conformity with the requirements of state and local law.

4.5 Redeveloper's Obligations

The Niagara Falls Urban Renewal Agency Board of Directors (the "Board of Directors") shall be authorized to negotiate the availability and terms of Agency-owned parcels for disposition and redevelopment. All land and/or interests in land (including rights-of-way) held by the Agency will be disposed of subject to mutual agreement between the Agency and the Redeveloper(s). Redeveloper(s) shall be selected based upon the evaluation by the Board of Directors of the following:

1. The ability of the proposed project(s) to create employment or residential opportunities and increase the City's tax base;
2. The compatibility between, and enhancement of, the proposed project(s) and surrounding land uses;
3. The Redeveloper(s) ability to obtain sufficient financing;
4. Consideration for the property; and
5. Any such other factors as the Board of Directors may deem appropriate.

Upon satisfaction of the Board of Directors, after review of the above criteria, the Chairperson of the Agency shall be authorized to execute such documents necessary to effectuate such transfer and/or development.

The Redeveloper will be required by contractual agreement to observe the land use and building provisions of this Renewal Plan. In addition, provisions including, but not limited to the following, shall be part of the Land Disposition Agreement:

1. To prevent speculation in landholding in the Renewal Area, all private Redevelopers will be required to commence proposed improvements within one (1) year of the execution of the Land Disposition Agreement. All proposed improvements shall be required to be completed within a reasonable time, to be specified in the Agreement based upon the complexity of the proposal, including the rehabilitation or restoration of any improved properties disposed of by the Agency.
2. The Redeveloper will submit evidence of equity capital and mortgage financing and a site plan for the proposed development for approval by the Director or his/her designee.
3. The land will be developed in conformity with the provisions of this Renewal Plan.
4. Prior to the conveyance of any urban renewal land to the Redeveloper, the Redeveloper will provide:
 - a) Site and construction plans conforming to the approved proposal, with any changes that may be required. The plan shall indicate all landscaping and site development details including walls, fences, plantings including tree plantings, outdoor lighting and street furniture, signage, ground surface materials, bounding streets, points of vehicular and pedestrian access, number and type of parking facilities, utility lines and connections, existing and proposed grading and draining, and public easements to remain. Specifically this shall include:
 - Updated site plans, floor plans, building sections, and elevations (minimum scale: 1/8" = 1'-0").
 - Plans, sections, and elevations for typical exterior details, including marquees, cornices, open spaces, and plazas (minimum scale: 1/4" = 1'-0").
 - Samples of all exterior surface materials.

- Updated outline specifications.
 - Mechanical, electrical, and plumbing drawings.
 - Work to be done by others and the responsible party identified.
- b) Details of materials and specifications.
 - c) Construction cost estimates.
 - d) A written statement noting major building dimensions and gross area of buildings, floor area ratio, open space, proposed division of work between the Redeveloper and public agencies, evidence of equity capital and mortgage financing, and proposed time schedule for construction, including phasing if appropriate.
 - e) Copies of building permits.
 - f) Proof of closing for all construction financing.
5. The Land Disposition Agreement will terminate in the event a Redeveloper sells or assigns the Land Disposition Agreement or an interest in the property to be developed, or if the ownership or control of developer changes, without the written approval of the Agency. The property will revert to the Agency in the event that a Redeveloper fails to complete the development or otherwise comply with the Land Disposition Agreement and/or the obligations listed above after conveyance of the property by the Agency.
6. The Redevelopers, their successors or assignees agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, national origin, or ancestry in the sale, lease, transfer, use occupancy, tenure, or enjoyment of the premises therein conveyed or any improvements erected or to be erected thereon, nor will the Redeveloper himself, or any other person, claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, or vendors in the premises therein conveyed or any improvements erected or to be erected thereon. The above provisions will be perpetual and will run with the land.

5.0 Duration of Plan Provisions and Requirements

The provisions and requirements set forth in this Renewal Plan will be in full force and effect upon adoption by the City Council, as provided by law. Said requirements will continue in such force and effect for 30 years from date of City Council approval. Each adopted Action Plan will have its own, project-specific duration, as identified in a contractual agreement between the Agency and a Redeveloper.

6.0 Other Provisions Necessary to Meet State and Local Requirements

6.1 State Environmental Quality Review

Prior to adoption of this Renewal Plan as well as any future amendments (as defined in Section 6.3), the Division of Planning and Development will ensure compliance with Article 8 of the New York State Environmental Conservation Law and its implementing regulations of 6 N.Y.C.R.R. Part 617.

6.2 Historic Preservation Review

If a project requires Historic Preservation Commission review or approval, such action shall be review and approved or disapproved in conformity with the requirements of state and local law.

6.3 Procedure for Amending the Approved Urban Renewal Plan

6.3.1 Major Changes

The provisions of this Renewal Plan may be modified at any time as initiated by the Director, the Agency Board, and the City Council. For the purposes of this plan, a major change or modification shall include, but not be limited to, the following:

1. A change in the project boundaries;
2. A change in the future land use plan and permitted uses therein;
3. A change in the acquisition plan involving the acquisition of property not previously identified for acquisition;
4. A change in the land disposition plan; and/or
5. An adoption of an Action Plan, or plans, within the Renewal Area.

Major changes or modifications to this Renewal Plan shall require public hearings to be held by the Planning Board and the City Council pursuant to Article 15, Section 500, *et. seq.* of the New York State General Municipal Law.

In the case where a major change or modification to the provisions of this Renewal Plan is precipitated by a specific development proposal, the Agency may require the Redeveloper to pay for the preparation of all maps, language revisions, documentation, studies, and other efforts necessary to provide the Planning Board and City Council sufficient information to render a decision on the requested change.

6.3.2 Minor Changes

Minor changes to this Renewal Plan may be made at any time as initiated by the Director and approved by the Agency. A minor change is defined as a deviation from specific application of a particular standard or guideline included herein, provided that such changes do not involve items specified in Section 6.3.1.

For the purposes of this plan, a minor change or modification may be approved by the Agency if:

1. Is rational and unavoidable, based upon the particular shape, configuration, size, or other physical characteristic of a development parcel or lot, and/or other circumstances preventing the strict application of a standard or guideline included herein;
2. While varying from a specific requirement, would result in a project that still meets the overall purposes, intents, goals, and objectives of this Renewal Plan;
3. Has been fully mitigated through higher adherence to other design guidelines/standards; and
4. Would not result in a project and/or effect that significantly impair the general health, safety, and welfare.

Attachment A:

Niagara Falls Core City Urban Renewal Area
Overall Boundary Description

Exhibit 1 delineates the perimeter boundary of the designated area, which is as follows:

Included Area

1. Beginning at a point of centerline intersection of Niagara Street with Prospect Street;
 2. Thence due east along the centerline of Niagara Street to the point of intersection with the centerline intersection of Niagara Street and Rainbow Boulevard South;
 3. Thence due north to along the centerline of Rainbow Boulevard South to the point of intersection with the centerline of Main Street;
 4. Thence northeasterly along said centerline to its intersection with Whirlpool Street;
 5. Thence due north/northeastern to the point of intersection with the centerline of Alley located between Spruce Avenue and Cedar Avenue,
 6. Thence due south 1,560' along the centerline of Third Street;
 7. Thence due east for 173' to the intersection with the centerline of the alley between Third Street and Forth Street;
 8. Thence due north along the centerline of the said alley for 198';
 9. Thence due east for 173' to the intersection with the centerline of the Fourth Street;
 10. Thence due north along the centerline of the Fourth Street for 198';
 11. Thence due east for 173 feet to the intersection with the centerline of the alley located between Forth Street and Park Place;
 12. Thence due north along the centerline of said alley to the intersection with the centerline of the Pine Avenue;
 13. Thence due east along the centerline of Pine Avenue to the point of intersection with the centerline of Main Street;
 14. Thence due northeasterly along centerline of Main Street 345' to the intersection with the alley between Pine Avenue and Cedar Avenue;
 15. Thence due northwesterly/north along the alley centerline (between Pine Avenue and Cedar Avenue) to the intersection of Cedar Avenue;
 16. Thence due east along the centerline of the Cedar Avenue 110';
 17. Thence due north 176 feet to the intersection with the centerline of the alley (between Cedar Avenue and Spruce Avenue);
 18. Thence due east/north along the centerline of the alley (between Cedar Avenue and Spruce Avenue) for 300' to the intersection with the centerline of the Spruce Avenue;
 19. Thence due west along the centerline of the Spruce Avenue for 110';
 20. Thence due north about 172' to the intersection with the centerline of Spruce Alley;
 21. Thence due east along the centerline of the Spruce Alley for 273';
 22. Thence due north 321';
 23. Thence due west 64';
 24. Thence due north 157'to the intersection with the centerline of the Ashland Avenue;
 25. Thence due east along the centerline of the Ashland Avenue for 246';
 26. Thence due north 157';
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27. Thence due east 70';
 28. Thence due north about 143.5' to the intersection with the centerline of the Chilton Avenue;
 29. Thence due east along the centerline of the Chilton Avenue for about 73';
 30. Thence due north 175';
 31. Thence due east 91';
 32. Thence due north 316';
 33. Thence due east 69';
 34. Thence due north 184' to the intersection with the centerline of Pierce Avenue;
 35. Thence due east along the centerline of the Pierce Avenue for 125';
 36. Thence due north 147.5';
 37. Thence due west 998' to the intersection with the centerline of the Whirlpool Street;
 38. Thence north along said centerline of Whirlpool Street to the point of intersection with Spring Street;
 39. Thence east along the centerline of Spring Street 161'
 40. Thence north along the centerline of Spring Street for 64';
 41. Thence northeast for about 87';
 42. Thence northwest 504';
 43. Thence southwest for 19';
 44. Thence northwest 101' to the point of intersection at the centerline of the Chasm Avenue;
 45. Thence northeasterly along Chasm Avenue centerline to the point of intersection with Lewiston Road / Main Street;
 46. Thence south/southeast along the centerline of the Main Street to the intersection of Gillett Court;
 47. Thence east along the centerline Gillett Court to the easterly boundary line intersection of the "New York Central Lines";
 48. Thence northeast along the east boundary line of the "New York Central Lines" to the intersection of centerline of the College Avenue;
 49. Thence east along the centerline of the College Avenue to the centerline of the Highland Avenue;
 50. Thence northeasterly along the centerline of the Highland Avenue to the intersection of centerline of Massachusetts Avenue;
 51. Thence due east to the point of intersection with the centerline of the Hyde Park Boulevard;
 52. Thence southeasterly along the centerline of the Hyde Park Boulevard to the intersection of centerline of the Seneca Avenue;
 53. Thence due west along the centerline of Seneca Avenue to the point of intersection with the centerline of the 21st Street;
 54. Thence southeasterly along the centerline of the 21st Street to the intersection of the centerline of the Ontario Avenue;
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55. Thence due east along Ontario Centerline to the point of intersection with the centerline of the 22nd Street;
 56. Thence due south along centerline of 22nd Street to the point of intersection with the centerline of the alley (between Ontario Avenue and Niagara Avenue);
 57. Thence due west along the centerline of the alley (between Niagara Avenue and Ontario Avenue) to the point of intersection with the centerline of the 18th Street;
 58. Thence due south along the centerline of 18th Street to the point of intersection with the centerline of the Whitney Avenue;
 59. Thence due east along the centerline of Whitney Avenue to the point of intersection with the centerline of the 19th Street;
 60. Thence due south along the centerline of 19th Street to the point of intersection with the centerline of the alley (between Whitney Avenue and La Salle Avenue);
 61. Thence due west to along the centerline of said alley to the point of intersection with the centerline of the 15th Street;
 62. Thence due south along the centerline of 15th Street to the point of intersection with the centerline of the Ashland Avenue;
 63. Thence due east along the centerline of Ashland Avenue to the point of intersection with the centerline of the 15th Street;
 64. Thence due south along the centerline of Ashland Avenue to the point of intersection with the centerline of the Elmwood Avenue;
 65. Thence due west along the centerline of Elmwood Avenue to the point of intersection with the centerline of the 13th Street;
 66. Thence due north along the centerline o 13th Street to the point of intersection with the centerline of the Ashland Avenue;
 67. Thence due west along the centerline Ashland Avenue to the point of intersection with the centerline of the 11th Street;
 68. Thence southwesterly along the centerline of 11th Street to the intersection of centerline of the Portage Avenue;
 69. Thence southeasterly/ south along the centerline of Portage Avenue to the intersection of centerline of the Buffalo Avenue;
 70. Thence due south along the centerline of Portage Road (Acheson Drive) to the terminus and extended due south 225' to the centerline for the Robert Moses Parkway;
 71. Thence west/northwestern along the centerline Robert Moses State Parkway to the intersection of centerline of the Buffalo Avenue and West Quay Street;
 72. Thence northwesterly along the centerline of West Quay Street (John Daly Boulevard) to the intersection of the alley between Rainbow Boulevard and Buffalo Avenue;
 73. Thence west/northwest along said alley to the intersection of centerline of 2nd Street extended;
 74. Thence southwest along said centerline of 2nd Street extended to the intersection with the centerline of Buffalo Avenue;
 75. Thence northwest along the centerline of Buffalo Avenue to the intersection of the Centerline of Prospect Street;
-

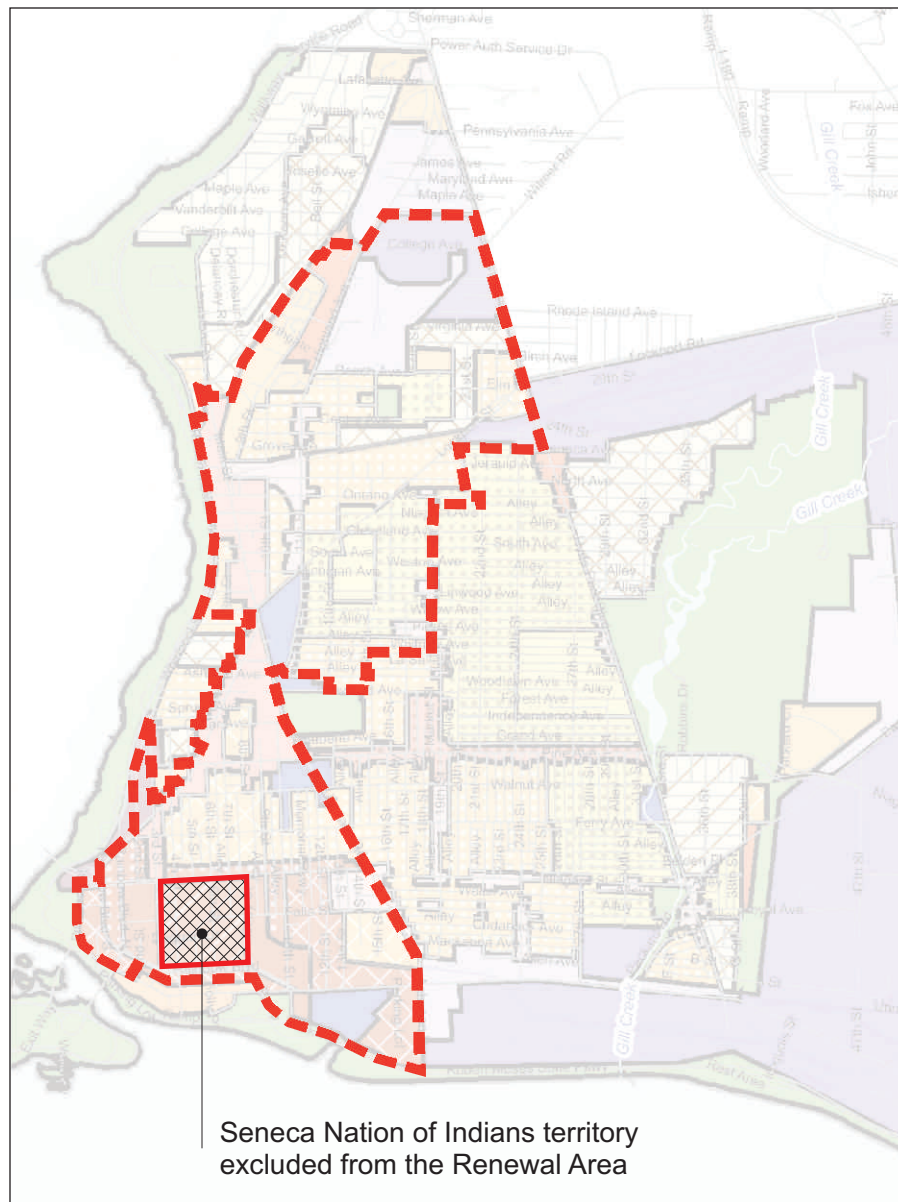
76. Thence due north along the centerline Prospect Street to the intersection of Niagara Street.

Excluded Area

1. Beginning at the centerline intersection of Niagara Street and 3rd Street;
 2. Thence due east along the centerline of Niagara Street to the point of intersection with the centerline of the John Daly Boulevard;
 3. Thence due south along the centerline of John Daly Boulevard to the point of intersection with the centerline of the Rainbow Boulevard;
 4. Thence due west along the centerline of Rainbow Boulevard to the point of intersection with the centerline of the 3rd Street,
 5. Thence due north along the centerline of 3rd Street to the point of intersection with the centerline of the Niagara Street.
-

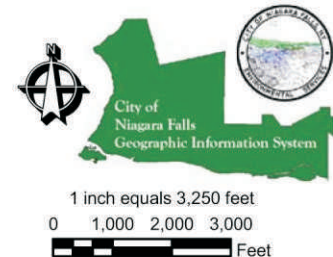
Attachment B:

Map Exhibits



KEY: Existing Zoning Ordinance

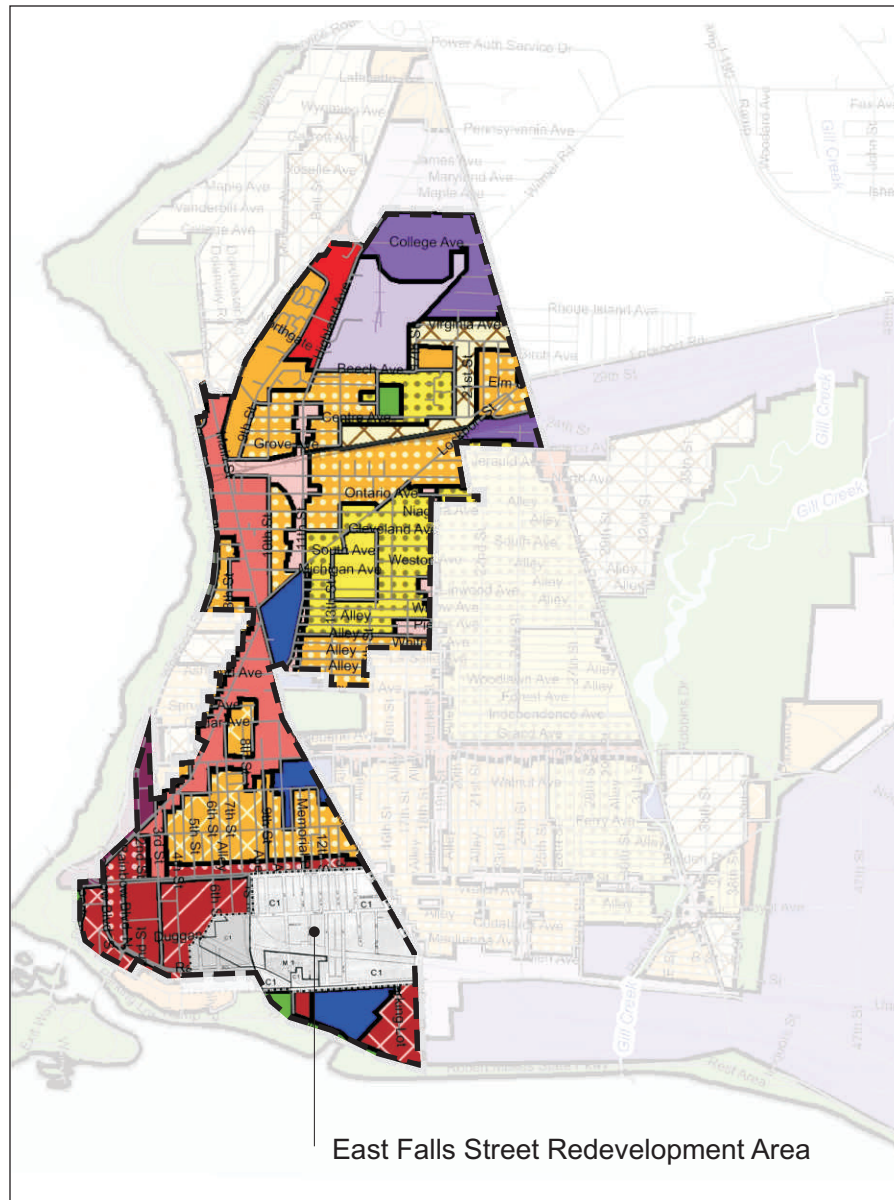
<u>Residential</u>	<u>Commercial</u>	<u>Other</u>
R1 - Detached Single	C1 - Neighborhood	I1 - Business Park
R1-A	C1-A	I2 - Industrial
R1-B	C1-B	INS - Institutional
R1-C	C2 - Traditional	OS - Open Space
R1-D	C2-A	NPD - Negotiated Planned Development
R2 - Doubles	C2-B	
R2-A	C3 - General	
R2-B	C3	
R3 - Multi-Family	Downtown	
R3-A	D1 - Downtown	
R3-B	D1-A	
R3-C	D1-B	
R4 - Heritage	D1-C	
R4	D1-D	
	D2 - Gorge View	
	D2	



For accurate interpretation of boundaries, refer to the City's GIS system.
Disclaimer: Digital files are based on data from various sources. The City of Niagara Falls, N.Y. assumes no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information presented.
Ver.08.10.01

Niagara Falls Core City Urban Renewal Plan
Niagara Falls, New York

Exhibit 1:
Boundary Map



KEY: Existing Zoning Ordinance

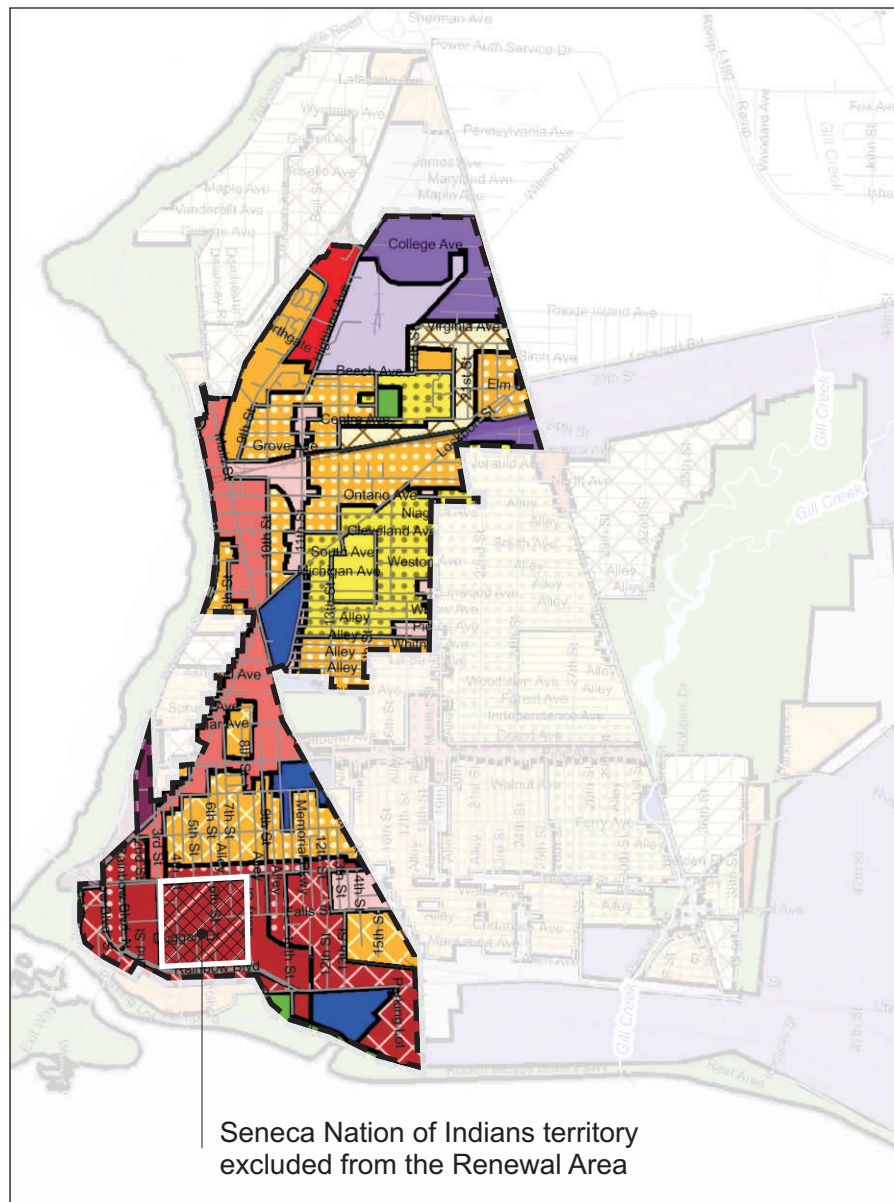
<u>Residential</u>	<u>Commercial</u>	<u>Other</u>
R1 - Detached Single	C1 - Neighborhood	I1 - Business Park
R1-A	C1-A	I2 - Industrial
R1-B	C1-B	INS - Institutional
R1-C	C2 - Traditional	OS - Open Space
R1-D	C2-A	NPD - Negotiated Planned Development
R2 - Doubles	C2-B	
R2-A	C3 - General	
R2-B	C3	
R3 - Multi-Family	Downtown	
R3-A	D1 - Downtown	
R3-B	D1-A	
R3-C	D1-B	
R4 - Heritage	D1-C	
R4	D1-D	
	D2 - Gorge View	
	D2	



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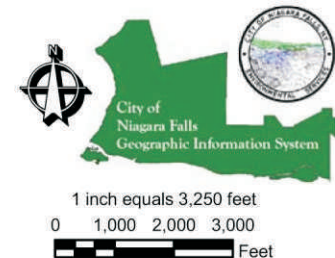
KEY: East Falls Street Redevelopment Area

	PLAN BOUNDARY
	MULTI FAMILY RESIDENTIAL
	RETAIL BUSINESS
	LIGHT INDUSTRIAL
	RELIGIOUS INSTITUTION
	NO CHANGE



KEY: Existing Zoning Ordinance

<u>Residential</u>	<u>Commercial</u>	<u>Other</u>
R1 - Detached Single	C1 - Neighborhood	I1 - Business Park
R1-A	C1-A	I2 - Industrial
R1-B	C1-B	INS - Institutional
R1-C	C2 - Traditional	OS - Open Space
R1-D	C2-A	NPD - Negotiated Planned Development
R2 - Doubles	C2-B	
R2-A	C3 - General	
R2-B	C3	
R3 - Multi-Family	Downtown	
R3-A	D1 - Downtown	
R3-B	D1-A	
R3-C	D1-B	
R4 - Heritage	D1-C	
R4	D1-D	
	D2 - Gorge View	
	D2	



For accurate interpretation of boundaries, refer to the City's GIS system.
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