

Questions & Answers
Pre-Response Meeting 5/1/2006 and Subsequent Questions

Q. What special approvals are needed for project?

A. State Environmental Quality Review Act (SEQRA) clearance would be required; this would be via the NF Planning Board as part of the site plan review/approval process. Based on other recent projects downtown (e.g., Conference Center) it is unlikely that a full EIS would be required, but this would be a function of what is actually proposed. The developer would also have to comply with all other conventional approvals, such as compliance with NYS State Building Code Regulations and other local ordinances pertaining to development.

In addition, the site is currently a city-owned parcel and in the event that it would become a private parcel, the developer would have to go through city process of land transfer involving review/recommendation by the Planning Board, then passed on to the City Council for final approval.

Q. Understanding that there is roughly ~400 parking spaces reserved for the Holiday Inn Select (future Crowne Plaza); during the peak season can it be assumed that there is room for flexibility and adjustment of parking.

A. One of the SEQRA process's main environmental factors would involve determining parking demand; the project would need to demonstrate that it would not significantly add unmet demand to downtown parking resources. The City of Niagara Falls Zoning Ordinance includes off-street parking requirements for various uses. There is some flexibility in the application of these parking requirements in the Downtown Commercial District (DCD). Respondents are encouraged to review these provisions.

Q. What is the term of the agreement between the City of Niagara Falls and the Holiday Inn Select (future Crowne Plaza) for parking rights and usage? How much does the demand fluctuate?

A. Subsequent review of the contractual agreement will need to be conducted with regard to the term of the agreement. Respondents should assume the agreement will be in place for the foreseeable future.

There are only two weekends a year when parking is considered a problem for downtown area; Fourth of July and Labor Day weekends – other than that existing parking suffices for local and tourist's patrons.

Q. *What are the conditions of the utilities on the site? Area there utilities under the abandoned portion of Second Street?*

A. The project site is served by all major utilities and services, which are in good to excellent condition. Based upon a preliminary review of record drawings by the City's Engineering Department, what might currently be located underground on the project site include the parking lot drainage systems, a large tunnel (presumed to be located 20 or more feet below grade), foundations and H-pile most probably at about one (1) foot below grade remaining from the parking ramp that previously existed on this property.

It is recommended that anyone interested in development of the site make an appointment with the City of Niagara Falls Engineering Department to review the record drawings (Niagara Falls City Hall, 3rd Floor). Please give advance notice to the Department.

Q. *Is it possible to break site into two parcels and propose two separate projects?*

A. How the site is proposed for development is left up to the creativity of companies submitting the RFEI. Developer should submit project they deem most viable to development of site and/or portion. However, it should be noted that such proposals will be compared to all other expression of interests, some likely involving proposals for the entire site. Ideally, we would like to see the whole site developed.

Q. *Where might interested parties find base maps and plans?*

A. Base maps are located at the City of Niagara Falls Planning Office and/or Engineering Department. Both are located on the 3rd Floor of Niagara Falls City Hall.

Q. *What does the Holiday Inn Select pay for use of the City Parking Lot*

A. The City receives annual payments of \$50,400 (\$4,200 per month for 400 spaces from 4/1 – 10/31 and for 200 spaces from 11/1 – 3/31).