

Prepared by:



CITY OF OLEAN COMPREHENSIVE DEVELOPMENT PLAN 2025-2045





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The Olean Comprehensive Development Plan is indebted to the work of previous planning efforts made within the City that have laid the groundwork and provided steppingstones to where Olean is today. It is the hope that the Comprehensive Development Plan will provide the next round of framework and assistance to push thoughtful planning and development forward. The City thanks those community members and municipal representatives who were involved in prior efforts as well as the most recent Task Force Committee members who dedicated their time and insights to the project:

- William J. Aiello Mayor, City of Olean
- Melissa Keller NYS Department of State
- Tom Buttafarro, Jr. St. Bonaventure University
- Jeff Belt Resident/Business Owner
- Bob Forness Olean Business Development
- Jennifer Forney Olean Common Council Member
- Adam Jester Resident/Business Owner/GOACC
- Keri Kerper Community Development Program Coordinator
- Lenny Ligouri Resident
- Dr. Genelle Morris Olean City School District
- Kathy Monroe (Staff) Community Development Senior Account Clerk Typist
- Reed McElfresh Olean Planning Board
- Eric Maurouard Fire Chief
- Ryan Reed Code Enforcement Officer
- Ron Richardson Police Chief
- Benjamin Slotman DPW Director
- Tiffany Taylor (Staff) City of Olean Common Council Clerk
- Paula Snyder Jamestown Community College
- Kelly Sweet Zoning Board of Appeals

Comprehensive Plan Preparation:



C&S Companies



Molly Vendura Landscape Architect



Highland Planning



LETTER FROM THE MAYOR

It is my privilege to present the City of Olean's Comprehensive Development Plan to our residents and business community. This document analyzes the City's existing conditions, identifies the trends of where we are going and suggests implementation actions to get us to where we want to be. It will be used as a blue print for City officials for the next 20 years as they chart the future of our great City.

The Comprehensive Development Plan was led by a Task Force Committee who provided guidance for the project and helped to ensure that the study addressed issues relevant to our citizens and businesses. The Task Force was composed of residents, representatives of local organizations and non-profits as well as City officials. Working in conjunction with consultants, the Task Force engaged the public through two public meetings and those unable to attend were encouraged to complete a survey. In addition, a pop-up event was held at Olean High School.

In 2005, the City completed and issued the previous Comprehensive Development Plan. Using that plan as a tool, elected officials working together with our departments, especially Community Development, Public Works, and the Auditor's Office initiated Olean's renaissance. This new birth of Olean is visible throughout the City. Our business district has been enhanced with a new traffic pattern, historic buildings have been renovated and North Union Street, with its gardens and planters, is welcoming and attractive. There is development in the former brownfield sites off Buffalo, Johnson and Homer Streets, recreation trails have been expanded, and many of our parks, including Bradner Stadium and the William O. Smith facilities have been enhanced.

The new Comprehensive Development Plan will move this revitalization forward with an end result that will make Olean a thriving commercial hub that nurtures entrepreneurs and develops a trained work force. Our neighborhoods will strive to be safe and offer sustainable living solutions by blending our historic charm with modern development. And our commitment to preserving natural resources will strengthen our resiliency and sustainability. Ultimately, the goal of this plan is to reverse our downward population trend and make Olean the pride of the Southern Tier.

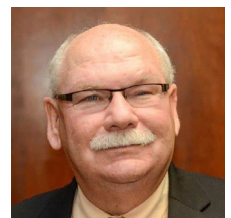
The Comprehensive Development Plan Project was paid for entirely by grant funding awarded by the NYS Department of State, NYS Empire State Development, Cattaraugus County, Siemen's Initiative Fund and first-instanced by the City of Olean.

I would like to extend my appreciation to everyone who contributed to this document. Olean is a great place to live and raise a family because our residents, employees and institutions have historically worked together to guarantee the long term viability of our community. I was humbled and grateful witnessing this group collaborate and produce a plan that will continue and augment Olean's revitalization efforts.

Sincerely,

A handwritten signature in black ink that reads "William J. Aiello".

William J. Aiello
Mayor



FOREWARD

“MAKE NO LITTLE PLANS”

Daniel Burnham

Rural municipalities must compete to attract and retain skilled people who can choose to live anywhere. When they choose a community, employers and developers then follow.

Olean has lost population, first to sprawl when middle class families moved to new homes in the countryside, and later due to aging, and out-migration of young people who chose careers in large cities.

Today, however, there are new, positive trends. Remote working empowers highly skilled people to choose both lifestyle and career. Olean already has positive momentum toward becoming a lifestyle-choice community.



Photo credit: K. Kerper

Civic Courage: Olean undertook an extreme, walkable makeover of the historic downtown street and streetscape. The result has been transformational for downtown revitalization, quality of life, and pedestrian safety.



This Plan identifies projects to improve quality of life for residents, value-of-location for businesses, and municipal efficiency for the City of Olean. Olean can achieve this plan because we have already demonstrated outstanding civic planning and project delivery:

- The “Walkable Olean” vision yielded projects to make streets safer, attractive, and easier to maintain. More multi-modal makeovers will revitalize neighborhoods and renew infrastructure.
- Renovations of recreational assets such as Bradner Stadium, the William O. Smith Sports and Recreation Center, and War Veterans and Forness Parks, have yielded an active cluster of facilities at a fraction of the cost of green-field construction.
- Downtown revitalization and beautification have preserved historic structures, added a popular farmers market, and leveraged volunteer effort to create a botanic garden along Union Street. This has stabilized downtown property values and attracted new stores, restaurants, and amenities to Olean.

The city still needs to renew or replace infrastructure, much of it a century old. Crucially, the city must also reinvest in residential neighborhoods to encourage families to choose a city home. Their commitment of money and time will renovate Olean’s housing stock.

Olean relies on partnership with State and Federal sources to help fund both operations and reinvestment in civic infrastructure. Therefore, we address fiscal prudence in this Comprehensive Plan. Growth will one day return Olean to a self-sustaining basis but to achieve that growth, the city must perform bold projects that will inspire private developers, businesses, and families, to embrace Olean’s bright future.

This is why, even while managing tight budgets, Olean must fund capacity in the Department of Community Development – to win and manage capital grants, and in the Department of Public Works – to continuously execute multiple grant-funded projects while they also maintain existing infrastructure and services. Our plan explains our need for civic courage, to invest even when it seems least affordable.

Here is a plan to win. The enthusiasm of our residents, our positive momentum, and our recent track-record of successful transformational projects justify Olean’s commitment to **“make no little plans.”**

Jeff Belt

Comprehensive Development
Plan Task Force Committee Member



EXECUTIVE SUMMARY

The City of Olean, its community members, and the Task Force Committee (TFC), prepared the 2025-2045 Olean Comprehensive Development Plan to allow leadership to chart a fresh course for sustainable and economic growth. The City's last Comprehensive Plan was developed 20 years ago in 2005, but the vision and goals identified are no longer fully reflective of the City's desired development.

The planning process was community-driven and focused on the New York State identified Smart Growth Principles which target a mix of land uses, a range of housing opportunities and choices, creating a strong sense of place, well planned public spaces, availability of public transit, and walkable neighborhoods, amongst others.

The planning horizon for the City's Comprehensive Development Plan is 20 years and it is the goal that in 2045, the City's newly established vision is reality, and the goals are ready to be updated since many of the strategies and projects identified have been achieved.

Existing Conditions

The City is a major hub in its region and is the largest city within Cattaraugus County. Due to its size and regional setting, Olean is both an employment and commercial center for the rural areas surrounding the City throughout Cattaraugus County.



There are over 700 businesses within the City with over 13,000 employees. Major public and institutional employers within and in close proximity to the City of Olean include Cattaraugus County Government, Cattaraugus Allegany BOCES, Jamestown Community College, Olean General Hospital, St. Bonaventure University, City of Olean government, and the Olean City School District. Large private employers within the community include CUTCO Corporation, InTandem, and Cimolai-HY. Olean's percentage of workers in Manufacturing is 8% higher (16%) total than the New York State percentage of 8%.



The City of Olean maintains 17 parks, as well as one stadium, a recreation, and a community center. The parks are dispersed through the City including residential neighborhoods, along the waterfront, and Olean's downtown totaling over 130 acres. According to the Trust for Public Land, 73% of Olean residents live within a 10-minute walk of a park. This is higher than the median city score of 55%.



The City contains robust historic resources including numerous designated historic and archeological resources on the National Register of Historic Places such as the Former Olean Public Library (Carnegie Library), Olean Armory, the Fannie E. Bartlett House, and Basilica of St. Mary of the Angels. The City also contains two Historic Districts and two eligible Historic District.





The City also offers abundant natural resources include both the Allegheny River and Olean Creek which offer fishing, scenic views, and paddling.



Community services and facilities within Olean include Fire and Police Departments, Olean General Hospital, Olean Medical Group, Universal Primary Care, Olean City School District, and the Olean Public Library. The City also offers higher education through Jamestown Community College and St. Bonaventure University.



Olean is well connected to major transportation routes including Routes 16 and 417, the Southern Tier Expressway, and US Route 219. The City recently completed a Complete Streets Policy, Walkable Olean, which has decreased injury accidents and increased property values. Walkable Olean II to further infrastructure and beautification. The City also facilitates an annual Sidewalk Program to assist in pedestrian activity, accessibility, and safety. The City is also served by the Olean Area Transit System which provides regular transit services throughout the city and connections to other destinations within the region.



The City continues to invest in local infrastructure and provides water and sewer services to its residents. Olean recently upgraded the wastewater treatment plant in 2018 with costs nearing \$20 million.



Public Participation

The Comprehensive Development plan was shaped by outreach sessions held within the City to gain feedback from those who live and work within Olean. The planning process also included regular Task Force Committee meetings. A breakdown of the outreach is provided below:

- Four one-on-one interviews with key stakeholders
- Six TFC meetings
- One survey
- Two Public meetings
- One engagement event with high school students
- Project updates through communication channels

The outreach noted above allowed the City and community to provide a future-oriented guide for elected officials, local leaders, residents, business owners, regional entities, and other stakeholders that align with Smart Growth Principles which will be used when determining an approach to new projects or policies.



Vision

In 2045, Olean is the pride of the Southern Tier, and our renaissance continues. We have reversed the downward population trend, and our competitive position continues to improve. Our city blends welcoming historic charm with modern development, creating a safe, stable, and inclusive environment. Housing preserves our heritage while providing sustainable living solutions for generations to come. Our downtown is a thriving commercial hub, and our entrepreneurial culture nurtures and develops our workforce. Our transportation system enhances connectivity for all residents and increases access to opportunities. Olean's commitment to preserving natural resources strengthens our resiliency and sustainability, setting a model for responsible regional growth.

Goals

Improve Housing and Neighborhoods	Develop Parks and Recreation	Advance Economic Development	Cultivate Transportation
Promote Optimal and Efficient Land Use	Improve Public Services and Infrastructure	Enhance Quality of Life	Prioritize Fiscal Sustainability



Future Land Use Plan

Olean's historic built patterns informed the update to the future land use plan. Building on past planning and economic development efforts, the guide for future development reflects the desired change to land use patterns and the successes that support a new era of development in the city. Residential land uses are encouraged throughout the city to spur the establishment of a wide variety of residential forms and the expansion of housing choice for residents.

Traditional Commercial land uses should be preserved but sited appropriately along Olean's major thoroughfares. The availability of land for large scale regional businesses provides a variety of nearby services for Olean residents as well as the potential for jobs.

To bolster and formalize the transition between established residential neighborhoods and commercial corridors, the Neighborhood Transition land use category is cognizant of the sensitivity between land use types. The vertical and horizontal mixture of land uses is encouraged to be developed at a pedestrian scale to draw more residents to the neighborhood corridors and to support the establishment of more local businesses and re-create the traditional Main Street feel.

Olean's Downtown Commercial land uses are limited in their location but encourage the creation of a central business district for the location of major employers, bars, restaurants, and shopping. Within the Downtown Commercial land use category, the form of the building has a greater focus than the use within. Streetscaping and the public realm is paramount to the success of the corridor.

Industrial uses have long been a part of Olean's history. The preservation of land for the establishment of light industrial and manufacturing uses will ensure that Olean can attract employment opportunities for its residents. Industrial land uses require careful consideration in their placement and the limitation of nuisance to surrounding homes and businesses.

Community services are a vital part of the life of a city. These spaces are often overlooked and re-developed over time. The allotment of space for community gathering places including places of worship, community services, and government buildings allows residents and visitors to access the services they require.

Drawing on the Alleghany River and Olean Creek as a natural resource, Olean is dedicated to preserving and programming its banks for all to enjoy. The activation of the river and creek as a recreational resource will provide all city residents with a means to benefit from the water. Protection from development will ensure that Olean residents can enjoy the water for generations to come.

Holistically, the future land use plan reflects past development and a shared vision of the development potential of the future.



SECTION 1

INTRODUCTION



Downtown Olean and Manufacturers Hanover Building'



Background

Purpose

The purpose of a Comprehensive Plan according to New York State is “the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making.” The City has developed a new Comprehensive Plan to continue to foster vision and leadership and chart a fresh course for sustainable economic growth.

Applicability

Comprehensive Plans are the highest level plan within a community. Due to this, they can directly or indirectly inform municipal decisions and initiatives including:

- Grants
- Zoning and Land Use
- Capital Improvement Planning
- Economic Development
- Infrastructure improvements
- Parks & Recreation

The planning horizon for the City’s Comprehensive Development Plan is 20 years. It is the goal that in 2045, the City’s newly established vision is reality and that the goals are ready to be updated since many of the strategies and projects have been achieved.

Task Force Committee

The City’s Task Force Committee was comprised of elected officials, business owners, local institutions, department leaders, and community members.

- William J. Aiello, Mayor
- Melissa Keller, NYS Department of State
- Tom Buttafarro, Jr. St. Bonaventure University
- Jeff Belt, Resident/Business Owner
- Bob Forness, Olean Business Development
- Jennifer Forney, Olean Common Council Member
- Adam Jester, Resident/Business Owner/GOACC
- Keri Kerper, Community Development Program Coordinator
- Lenny Ligouri, Resident
- Dr. Genelle Morris, Olean City School District
- Kathy Monroe (Staff), Community Development Senior Account Clerk Typist
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- Eric Maurouard, Fire Chief
- Ryan Reed, Code Enforcement Officer
- Ron Richardson, Police Chief
- Benjamin Slotman, DPW Director
- Tiffany Taylor (Staff), City of Olean Common Council Clerk
- Paula Snyder, Jamestown Community College
- Kelly Sweet, Zoning Board of Appeals

Olean’s Existing and Previous Plans

The City of Olean has gone through extensive planning to maintain efforts in becoming a more accessible, inclusive, and attractive community that supports local businesses and industries.

The following plans and planning documents have been completed since the completion of the 2005 Comprehensive Development Plan.



Comprehensive Planning Process and Timeline

The City of Olean began the update to the Comprehensive Plan in the summer of 2023 nearly 20 years following the Comprehensive Plan that was completed in 2005.

Downtown Revitalization Initiative Strategic Investment Plan (2018)

The City of Olean was awarded \$10 million from New York State’s Downtown Revitalization Initiative (DRI) Program as a Round Two community. The DRI identified a vision for downtown Olean as well as goals and strategies that set the tone for project funding. Goals identified within the DRI included:

1. **Downtown Olean will be lively and prosperous**—a place full of established and new businesses that bring people to Downtown, encourage investment and help grow the city’s economy.
2. **Downtown Olean will be livable and complete**—a place with a variety of attractive, affordable housing options and a range of amenities for residents.
3. **Downtown Olean will be green and beautiful**—a place that conserves, uses and celebrates its heritage buildings and landscapes as catalysts to encourage and leverage investment.
4. **Downtown Olean will be connected and walkable**—a welcoming place easy to navigate and which encourages walking and cycling.
5. **Downtown Olean will be creative and fun**—a place for creative enterprises and where County residents gather to enjoy art, culture, and entertainment.

The DRI Local Planning Committee submitted a slate of 23 potential private and public projects to be funded by NYS. Twelve projects were ultimately selected to be funded and implemented including the Manny Hanny Building, improvements to the North Union Street Streetscape, and improvements to Oak Hill Park.

Allegheny River Public Access & Recreation Plan (2018)

The City of Olean partnered with several neighboring municipalities to prepare a guide for the development of a multi-use recreation trail system along the Allegheny River, from Salamanca to Portville. The goal of the project was to improve waterfront access, promote the underutilized river corridor and attract recreation-based businesses to strengthen the local economy. The plan included a future trail on the flood levee in downtown Olean, extending south from the East State Street bridge over Olean Creek





Homes and Community Renewal Main Street Grant Program (2017)

The Olean Business Development Corporation selected four downtown properties to receive funding for renovations through their \$300,000 Round 5 HCR Main Street grant. The goal of the program was to restore existing structures and create new commercial and residential space while maintaining the historic character of the district.

Downtown Grant and Loan Program (2015-2017)

The Downtown Grant and Loan Program (DGLP) was designed to provide financial incentives for commercial property owners interested in rehabilitating their buildings, thereby reducing downtown commercial vacancy rates, creating employment opportunities for residents, and preserving and expanding the tax base of Olean. Eligible activities included façade improvements; installation of landscaping and street furniture; upper floor renovations; improvements to electrical, HVAC, or plumbing systems; and roofing and structural work. Two financing options were offered: (1) grants for up to 60% of a project's total cost to a maximum of \$20,000; and (2) low interest loans for up to 40% of a project's cost, not to exceed \$40,000. Funds for the DGLP ran out in 2017.

Downtown Olean Form-Based Zoning Code (2015)

A form-based code for downtown was adopted in December 2015. The initiative was undertaken as a pilot project to enable and encourage the core of downtown Olean to develop with mixed-use projects that improve livability and preserve and enhance the historic character of downtown buildings. The City will be exploring the feasibility of expanding Form-Based Code to other areas of the City to encourage and guide redevelopment.

Northwest Quadrant Revitalization Plan (2015)

The City's Northwest Quadrant Revitalization Area, a 904-acre brownfield redevelopment area, went through the Step 2 Nomination Study NYSDOS Brownfield Opportunity Area program. The study area included a portion of downtown north of Wayne Street and Delaware Avenue, which was envisioned in the BOA master plan as a future mixed-use neighborhood with a cultural hub. Master plan goals include encouraging sustainable infill development; investing in public improvements such as streetscape enhancements, trails, and other public amenities; and infusing new, desirable housing types back into neighborhoods. Based on the BOA master plan, construction of a commercial project visible from I-86 which features a hotel and space for retail.

Urban Renewal Plans (2012 and 2014)

In 2012, the City adopted the Olean Urban Renewal Plan to identify unmet community needs such as preserving neighborhood character, promoting diverse housing, facilitating redevelopment, and encouraging local employment. The City also formed a Downtown Restoration Task Force to realize a vision for a more walkable Olean by easing traffic flow through improved street designs. Planning work from this initiative would ultimately inform the Walkable Olean Streetscape Initiative. As part of the Urban Renewal Plan mandate, Olean was awarded \$1 million through Round 1 of the Consolidated Funding Application (CFA) process, with most of the grant used to restore failing water and sanitary sewer lines to full capacity and to address issues associated with storm water run-off on North Union Street. The objective of the 2014 update to the Urban Renewal Plan was to encourage, advance and facilitate redevelopment of the five buildings within the Urban Renewal area located at the corner of N. Union and W. State Streets, including the landmark Manny Hanny Building. In 2016, the area was designated a historic preservation district to enable property owners to access historic tax credits to support redevelopment.

Walkable Olean (2011)

Walkable Olean was developed to propose a redesign of Union Street, using the principles of traffic calming. The report proposed the implementation of roundabouts and intersection improvements, updates to street sections, and streetscaping including the addition of a median, reduction in travel lanes, bike lanes, curb bump outs, and new lighting.



City of Olean Comprehensive Development Plan (2005)

The City's Comprehensive Development Plan (CDP) was created to be used as a tool for guiding the City's governance and future land use development. The CDP outlined Olean's core strengths including its downtown, educational resources, transportation infrastructure, natural and scenic resources, economic development, recreation and tourism, small-city attributes, and health care. It also identified its challenges including housing, its downtown, the economy, and infrastructure. Key opportunities such as development sites, its Central Business District, natural assets, educational assets, health care system, and the Seneca Nation of Indians were all identified. The 2005 CDP also fleshed out a vision for Olean in 2025: "The City of Olean is an important regional center that attractively blends urban amenities, small town character and charm, and a sense of history, with beautiful natural surroundings. The city is a vital and dynamic place that is content and comfortable with its role as a small city that serves as the commercial, service, and cultural center for the surrounding towns and counties. Strong partnerships with educational institutions support a creative, learning community that attracts students, employers, workers, and retirees. A strong focus on and commitment to Olean's residential character is an essential aspect of the City's identity."

Smart Growth Principles

The City of Olean's Comprehensive Plan was updated in part due to funding from the New York State Smart Growth Grant Program. Smart Growth is an approach to community planning and development that integrates what are known as the "3 Es"—Economy, Equity and Environment, with an emerging fourth E—Energy. Smart Growth depends on a set of principles that are typically tailored to an area or initiative.

The Smart Growth principles for the Smart Growth Grant Program

1. **Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.**
2. **Enable a diverse mix of housing types that provide for opportunity and choice for all.**
3. **Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.**
4. **Provide well-planned, equitable, and accessible public spaces.**
5. **Encourage compact neighborhood design and concentrated development around existing infrastructure.**
6. **Preserve open space, agricultural resources, and natural resources.**
7. **Prioritize transportation options such as walking, cycling, and public transportation.**
8. **Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.**
9. **Build on unique traits to create an attractive and welcoming community with a strong sense of place.**
10. **Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.**



SECTION 2

PUBLIC PARTICIPATION



Outreach Event with Olean High School Students



A team comprised of City staff, Task Force Committee (TFC) members, and project consultants from C&S and Highland Planning, led the Comprehensive Development Plan public engagement, which consisted of:

- Four one-on-one interviews with key stakeholders
- Five TFC meetings
- One survey
- Two Public meetings
- One engagement event with high school students
- Project updates through communication channels

Before conducting outreach, a public engagement plan to define key stakeholders, engagement activities, and a schedule to engage a wide variety of stakeholders. The plan included this decision statement for the project to help the public and stakeholders understand how their input would be used:

By the end of 2024, the City of Olean Common Council will adopt a Comprehensive Development Plan to establish a shared community vision for the future and an action plan to achieve it.

Pre-Engagement Interviews

The purpose of pre-engagement interviews is to gain an understanding of how stakeholders are likely to perceive the project and what the likely issues will be. Pre-engagement interviews are an opportunity to begin developing constructive stakeholder relationships, better understand impacts, concerns, opportunities, and identify risks to the project.

In June 2023, four pre-engagement interviews with community stakeholders identified by the City of Olean. Pre-engagement interviews were completed with the following stakeholders:

- Keri Kerper, City of Olean
- Jeff Belt, Resident and business owner
- Della Moore, Founder and Director of the African American Center for Cultural Development
- John Bartimole, Resident and business owner

The results of the pre-engagement interviews were used to develop specific objectives and techniques for engagement which were included in the engagement plan.

Communication Channels

The City of Olean added a section for information on the CDP to their existing city website, www.cityofolean.org. This section of the website contains key documents from the process, meeting notices and summaries, and contact information.

The communication channels used to provide project updates included the City website, email lists from the Chamber of Commerce and churches, and social media sites. Communications through social media sites included the City of Olean's Facebook page. Project materials posted to these channels included press releases and survey & public meeting flyers.

Task Force Committee Meetings

The City of Olean hosted six regular meetings with the TFC members to share project information and seek guidance and feedback on the project. The meetings dates and their general purpose included:

1. **Project Kickoff** — July 19, 2023. The Project Team reviewed purpose, scope, and schedule with the TFC. An ice-breaker was conducted to understand why the TFC members live or work in Olean and why they decide to stay.



Answers included: family & friends, quality of life, the community and people, amenities, opportunities, and their work or career. At the end of the meeting, the Project Team led a general discussion about issues in Olean. Responses included: population decline, attracting workers, sprawl, economic / social equity, industry leaving, lack of tourism, the need for inclusive development.

2. **TFC Meeting 2**—November 1, 2023. The Project Team reviewed the Existing Conditions document created for the CDP, survey updates, the purpose of Public Meeting 1, and ended the meeting with a Visioning Session focused on the following topics (summary found at the end of Section II):

- Neighborhoods
- Transportation
- Housing
- Economic Development
- Parks & Recreation
- Environment

3. **TFC Meeting 3**—February 8th, 2024. The Project Team reviewed survey and Public Meeting 1 results, updates to the existing conditions, draft Key Takeaways, draft vision statements, and draft goal statements. The TFC provided edits and additions to draft visions and goals.
4. **TFC Meeting 4**— April 15th, 2024. The Project Team presented a final draft vision and goals as well as led discussion on preliminary projects such as streetscape enhancements, updates to the zoning code, investment into the Olean Mall and parks improvements. Following discussion of preliminary projects, the TFC participated in a Strategies, Policies, and Projects activity, visiting each Goal board and providing input on priorities and partners. Following the activity the Project Team reviewed all feedback with the TFC.
5. **TFC Meeting 5**—June 16th, 2024. The Project Team reviewed the final vision and goals with the TFC before shifting to discussion of the Land Use Plan. The Project Team explained the purpose of a Land Use Plan, the input that went into its development and the overall approach. The TFC provided feedback on the Land Use Plan, additional properties to be included and adjustments on the visual aspects. The Project Team then reviewed project concepts including redevelopment of Buffalo Street, proposed paddle craft launches on the Allegheny River Blueway, and Olean Mall infill.

Survey

The purpose of the survey was to gather information about current issues and opportunities in the City of Olean as well as collect information from participants who would like to stay informed or get involved with the project.

The survey was available for eight weeks. It launched in November of 2023 and was open to all members of the public until December 31st, 2024.

The survey was promoted using a variety of methods, as described below:

News Media Outreach—A press release to announce the survey and project through newspaper, radio, and television.

Website—A link to the online survey posted on the homepage of the City website and other partners, directing users to the survey. Meeting dates and links and background material on the process were available on the website, as well as a place to sign up for emails and text alerts.

**Social Media**—Promotion through Facebook.

- Social media posts to City’s social media accounts as well as a variety of community social media accounts, including Walkable Olean.
- Social media posts through the accounts of people associated with the project, including the Mayor and the TFC members.
- Instagram campaign: Consider encouraging stakeholders to use #OleanCompPlan and post photos or drawings of things they love about Olean between October and January.

The survey received 337 responses with the majority of respondents living in Olean, 44% living and working in Olean, and 17% only working in Olean. The majority of respondents choose to live in or visit Olean because of nearby family/friends, the neighborhood and local community, location in the region, walkability, and proximity to goods and services.

The survey asked residents to rate quality of life in Olean. Most survey respondents noted the quality of life as Good or Excellent (43%), and 41% rating it as Fair. When asked Olean’s most important challenges to focus on over the next 20 years, the majority responses included property taxes, availability of shopping and amenities, and business expansion.

When asked what future development should look like, the majority of respondents chose infill development, light industrial / manufacturing, and mixed-use. Only 2.5% of respondents noted that they wouldn’t like to see any new development.

The survey concluded by asking how survey respondents would like to describe Olean in 20 years, responses included: safe, attractive, clean, welcoming, inclusive, affordable, vibrant, and thriving.

Public Meeting #1

The City of Olean held its first public meeting regarding the Comprehensive Development Plan (CDP) on Wednesday, November 1, 2023, at the John J. Ash Community Center and online via a Zoom webinar. 17 people attended the meeting. The objective of the meeting was to introduce the Comprehensive Development Plan, discuss the scope and schedule of the CDP process, and solicit feedback from stakeholders about opportunities for change and their vision for the future of Olean.

Attendees were asked to provide their input for two exercises. The first was a Strengths & Opportunities exercise for attendees to provide their response to each of the questions on the four boards. The second exercise was a World Café visioning session. The group split into three groups and discussed their vision for six topics: Parks and Recreation, Environment and Sustainability, Economic Development, Transportation, and Housing, and Neighborhoods.

The following key findings stem the Strengths & Opportunities exercise:

What do you love about the City of Olean? —Community members noted that Olean is highly walkable allowing residents easy access to various parts of town. A strong sense of community and collaboration is evident, with friendly people and numerous organizations working together on projects. Local businesses, a cherished library, and a vibrant farmer’s market are major assets, contributing to the city’s charm. City Parks provide numerous recreational activities for families, including concerts and events. Olean maintains affordability, low traffic volumes, and accessible housing which assist in making the city attractive. Scenic beauty of natural areas like Mt. Herman add to the appeal and quality of life.

What is the biggest opportunity for the City? —There is a strong desire to enhance outdoor recreational facilities



City of Olean Comprehensive Development Plan Public Meeting 1

within Olean, including adding turf to the stadium to better engage the youth. Decent housing options are available at low costs, making it an affordable place to live and attract new residents. Retirees who have returned to Olean are recognized as valuable assets, contributing significantly to the community's resources. Additionally, the area boasts considerable potential for business development, which could spur economic growth.

What are the main aspects or areas of the City that need improvement? —The City of Olean recognizes the need for sustainable and decent jobs to bolster the local economy and enhance employment opportunities. There is a strong need for additional decent housing, including increased options for retirees, and better property maintenance to tackle issues with absentee landlords and dilapidated homes. Improvements in community services and infrastructure are essential as well as addressing homelessness and drug problems. Additionally, there is a strong desire for more activities for young adults, expanded outdoor recreational facilities, and a larger library. Efforts to enhance urban cleanliness and aesthetics are also crucial, with a focus on cleaning up properties, and beautifying gateways, such as East State Street.

What are the most important characteristics of the city to enhance and celebrate? —The community is greatly enriched by the presence of institutions such as Jamestown Community College (JCC) and St. Bonaventure University, which serve as vital educational assets. The city places high value on its historical and cultural heritage, proudly preserving attractions like the Historical Society/Bartlett House, as well as its historic buildings, houses, and trees. Each year, the city's aesthetic and environmental appeal continues to improve, showcased by a beautiful downtown and scenic outdoor spaces that cater to various activities and sports.

The following key findings stem from the World Cafe exercise:

Parks and Recreation —Efforts must be made to ensure parks cater to multiple age groups, enhance access and amenities for children, and address safety concerns, especially at Franchot Park. Gargoyle Park should be updated with improved facilities, better accessibility, and additional walkways. Increasing park utilization through enhanced advertis-



ing, programming, and events is crucial, along with improving amenities along river dikes and ensuring better public access to school facilities and fields. Safety and supervision can be bolstered by addressing issues related to alcohol and drug use and increasing lighting and police presence in parks and downtown areas. Infrastructure improvements should include extending trails to Portville, enhancing lighting on trails such as the ARV trail behind JCC to E. State Street, and creating more amenities with a consistent character in public spaces.

Environment and Sustainability —To enhance green initiatives, increasing the number of street trees and addressing the challenges posed by aging utilities should be confronted. Developing comprehensive plans for wind and solar energy, managing stormwater more effectively, and supporting the infrastructure for charging stations are also crucial steps. Additionally, in terms of community and infrastructure, efforts should be made to assist residents with issues related to hard water deposits, establish Park-N-Ride facilities, and improve public relations for charging stations to foster greater adoption and use.

Transportation —To enhance existing transportation, the City should focus on improving safety and accessibility by upgrading sidewalks and creating new protected bike lanes. Efforts should also be made to advertise and enhance public transit options through better scheduling and the installation of additional beacons for crosswalk safety. Solutions such as promoting ridesharing, carpooling, and transportation sharing will be emphasized, along with increased marketing for transit systems and potential partnerships to enhance municipal transport services.

Economic Development —Economic development should be driven by providing robust support for businesses, including resources for small businesses, maintenance of industrial properties, and incentives to reduce empty storefronts. Partnerships with institutions like St. Bonaventure University, Alfred State College, or Alfred University should be pursued, alongside the recruitment of businesses that align with local skills and the support of existing businesses. Consideration will be given to the development of an indoor sports facility and outreach efforts will be directed at developers.

Neighborhoods —Neighborhoods will be stabilized by preserving them as residential areas, addressing zombie homes, and increasing code enforcement to combat issues with absentee landlords and existing illegal behaviors. Community safety and infrastructure will be supported through neighborhood watch programs, improved sidewalk maintenance, and efforts to address food deserts. Police presence will be increased, particularly with officers on bikes. Additionally, city-wide broadband expansion and the planting of more trees will be pursued to enhance neighborhood appeal. Olean will be marketed as an attractive location for remote workers.

Housing —Housing strategies will focus on increasing the availability of diverse options, including independent and assisted living, affordable, and high-quality housing. Investment in existing housing will be prioritized to prevent abandonment, and support for the homeless will be strengthened through dedicated committees. Growth and investment in housing will aim to attract wealthier employees with higher-end options, thereby fostering community growth and resilience.



Olean High School Pop-Up

Highland Planning met with three classes of senior and junior students at the Olean High School on April 15, 2024. The engagement activity consisted of a card storming exercise that allowed individuals to contribute their own ideas and acknowledge other people’s ideas.

The students were asked to respond to the prompt: “What improvements would you like to see in Olean in the next 20 years?” More than 150 students were engaged in discussions with teachers and consultant team members regarding education, transportation, infrastructure, housing, economic development, and quality of life. Direct responses from students included::

Table 1: Olean High School Pop-Up Findings

<p>Education</p>	<ul style="list-style-type: none"> • Development of new schools to alleviate overcrowding • Boosting diversity among students and staff • Enhancing educational opportunities through stronger focus on computer science, improving school organization, and financial support for teachers • Avoidance of disruptive renovations • Upgrading school lunch programs and better nutrition
<p>Transportation</p>	<ul style="list-style-type: none"> • Road maintenance and infrastructure • Focus on key roads such as Front Street, Union Street, York Street, Constitution Avenue, and Independence Drive, for repairs and repaving, with attention given to potholes, sidewalk conditions, and traffic flow improvements • Specific traffic concerns near the police station roundabout, Burger King/Marshalls Plaza interchange, and Hobby Lobby light • Enhancements in public transit, addition of EV charging stations, and improved road and sidewalk accessibility are crucial
<p>Housing</p>	<ul style="list-style-type: none"> • Robust support for homelessness by providing job and housing assistance, establishing more shelters for various needs, financial assistance, and allocating additional funds for support services



<p>Quality of Life</p>	<ul style="list-style-type: none"> • Enhancements to parks and pools • Creation of more social opportunities for youth • Improve access to mental health services • Expansion of entertainment and recreational attractions with new fitness centers, retail stores, restaurants, and a larger stadium • Increasing the number of shelters and centers for animal welfare
<p>Economic Development</p>	<ul style="list-style-type: none"> • Revitalization of the Olean Mall with new stores, restaurants, and attractions, or repurposing it if necessary to attract popular chains and local businesses • Improvements to shopping options and food variety • Enhancing parking areas • Attracting larger businesses and creating more job opportunities
<p>Drug Treatment</p>	<ul style="list-style-type: none"> • A comprehensive response to the fentanyl epidemic to address the drug crisis is strongly recommended to improve rehabilitation programs and reduce drug presence in the community • Increasing accessibility to harm reduction tools such as sharps bins and Narcan
<p>Aesthetics</p>	<ul style="list-style-type: none"> • Upgrades to the overall appearance with initiatives for trash cleanup, landscaping, and the creation of murals • Continued revitalization of downtown to attract businesses • Reducing pollution and litter
<p>Government Services</p>	<ul style="list-style-type: none"> • Increasing code enforcement to ensure compliance with regulations
<p>Community Services</p>	<ul style="list-style-type: none"> • Increasing amenities at recreation centers • Expansion of the public library • Establishment of new facilities like a women’s shelter, healthcare services, and social services • Creation of a City liaison for high school students
<p>Parks</p>	<ul style="list-style-type: none"> • Renovation of key parks such as Franchot Park and Marcus Park • Extension of the Allegheny River Valley Trail • Ensuring safe environments by restricting drug use • Increasing recreational options for youth • Additional park cleanups and maintenance
<p>Safety</p>	<ul style="list-style-type: none"> • Expansion of neighborhood watch programs, establishing bike patrols, and implementing a comprehensive security system within the City
<p>Access to Food</p>	<ul style="list-style-type: none"> • Increasing food portions in schools and establishing food kitchens to address food insecurity • Supporting fast food and franchise options



SECTION 3

EXISTING CONDITIONS



Franchot Park Mural



Regional Setting

The City of Olean is located in the Southern Tier region of Western New York State (Figure 1). Nestled within the Town of Olean, the City sits east of the Town of Allegany and west of the Town of Portville. Located in the southeast corner of Cattaraugus County and north of the New York-Pennsylvania border, the City is just over 90 minutes south of the City of Buffalo and less than 30 minutes east of Allegany State Park.

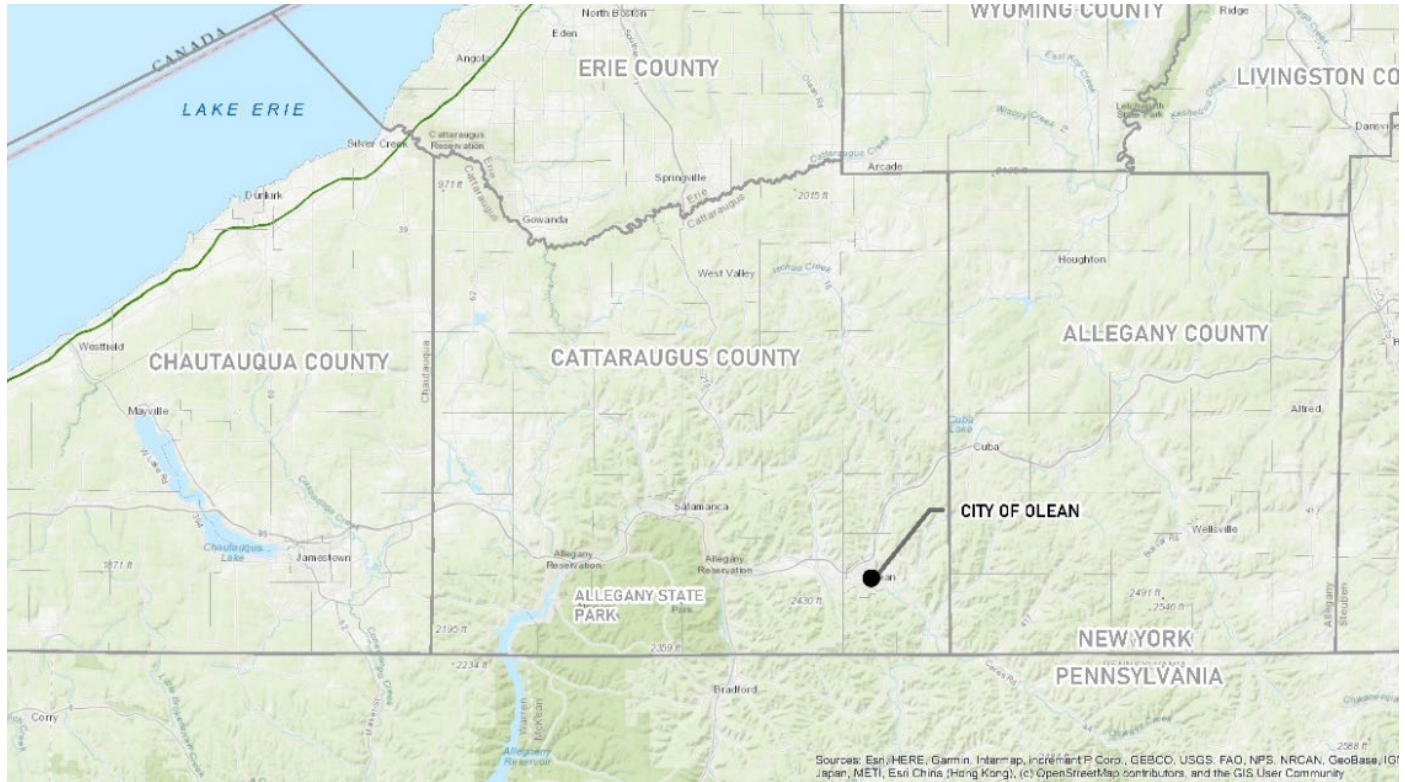
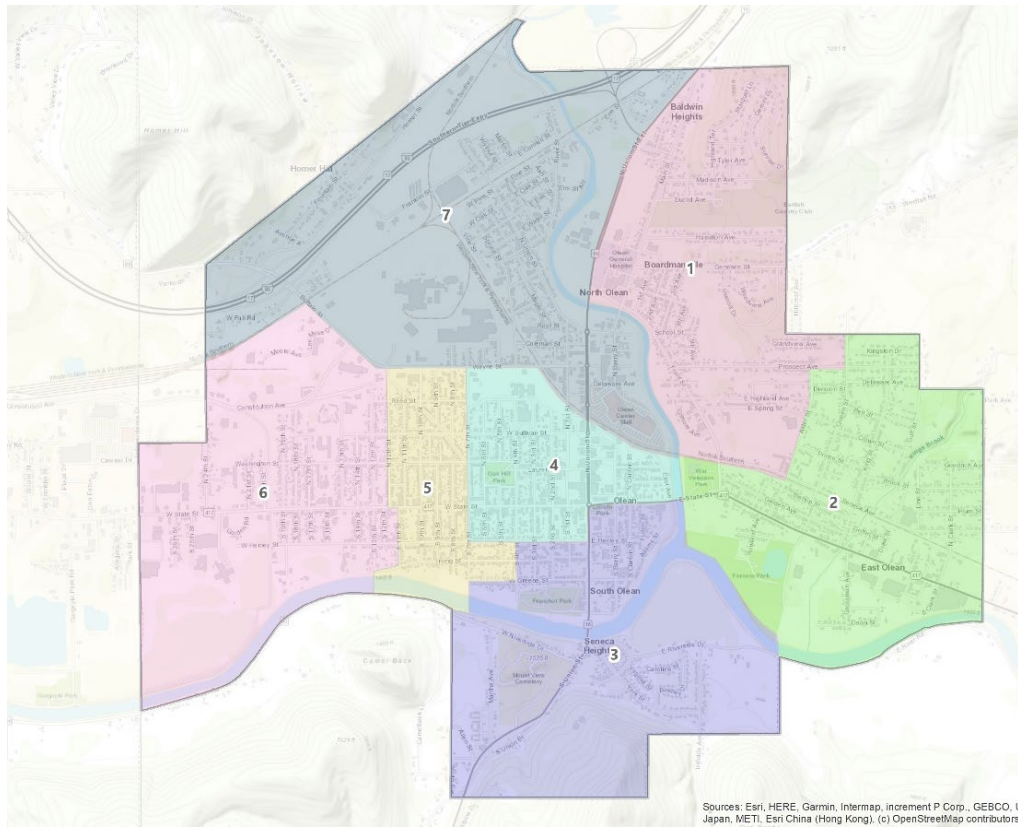


Figure 1: Regional Setting

The City of Olean is 6.2 square miles and consists of seven wards (Figure 2).

Ward	Population	Land Area (acres)	Population Density
1	1,935	588	3.2
2	1,987	627	3.16
3	1,935	673	2.8
4	2,093	233	8.9
5	1,990	189	10.5
6	1,909	655	2.9
7	1,849	980	1.88

Source: Cattaraugus County Parcel Data & ESRI Business Analyst, 2023



Population density within the City of Olean varies throughout each Ward. Wards 4 and 5, which are situated in Central Olean and encompass portions of Olean’s downtown, have the highest population density (8.9 and 10.5). Wards 3 and 7 have the lowest population density and are located in North Olean (7) and South Olean (3), creating portions of the City’s municipal boundary as shown on Figure 2.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, US Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, a

Figure 2: Wards

City of Olean Population Trends

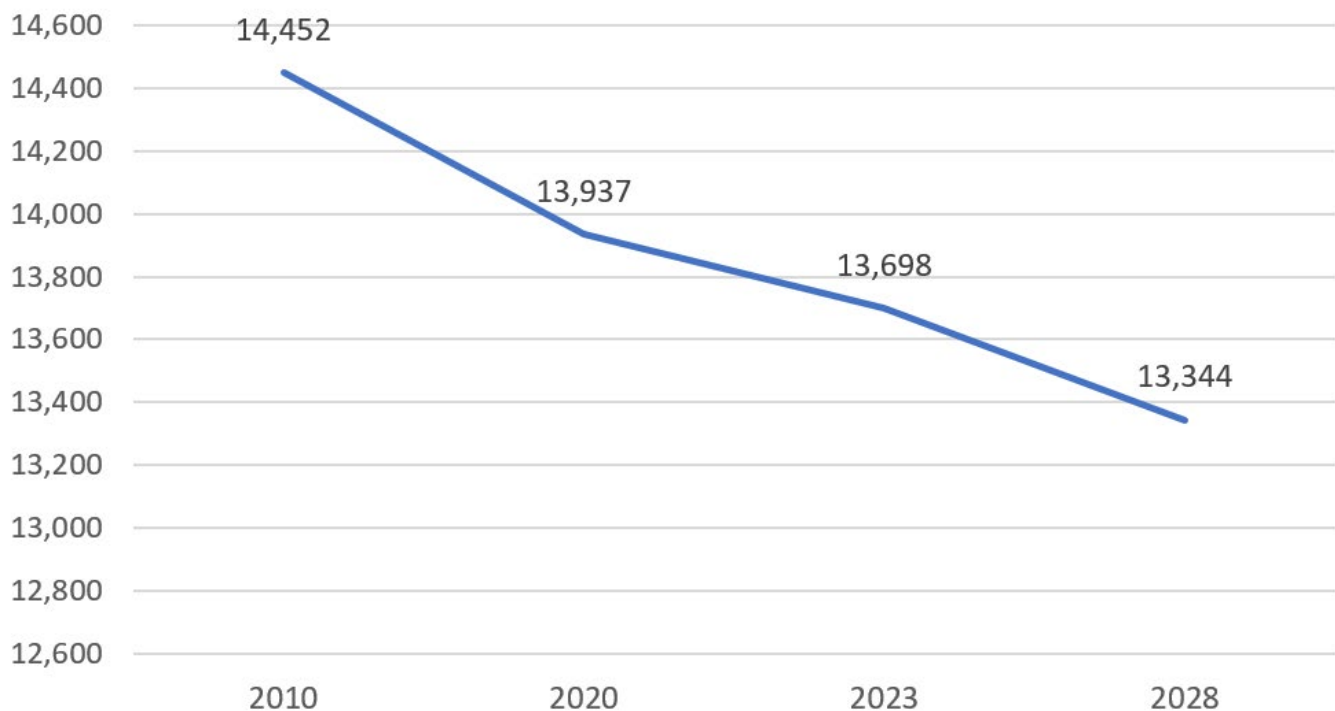


Figure 3: City of Olean Population Trends | Source: ESRI Business Analyst, 2023



Population

As of 2023, Olean’s estimated population is 13,698 people. Olean’s population has decreased by 5.2% over 13 years (2010 – 2023) and is expected to continue to decrease by 2.6% by 2028. Population loss averages around 58 people per year from 2010 to 2023. This is similar to Cattaraugus County’s population trend, decreasing by 6.1% from 2010 to 2023.

Age

The median age in 2023 for the City of Olean was 40.3. This is lower than the median age in Cattaraugus County (42.4) and higher than New York State’s median age of 39.8. The City’s median age has increased 3.6% since 2010 (38.9) while Cattaraugus County and New York State’s median ages decreased over the last decade.

More than 1/5th of Olean’s population is over the age of 65 as of 2023 (21.2%). This is higher than the population over 65 in years 2010 and 2020, showing a pattern that Olean’s population is aging in place.

Currently, 20.6% of Olean’s population is under the age of 18 and 23.5% of the city’s population is aged 35-54. These two age groups (44.1%) often represent the share of families and children within a community.

Housing

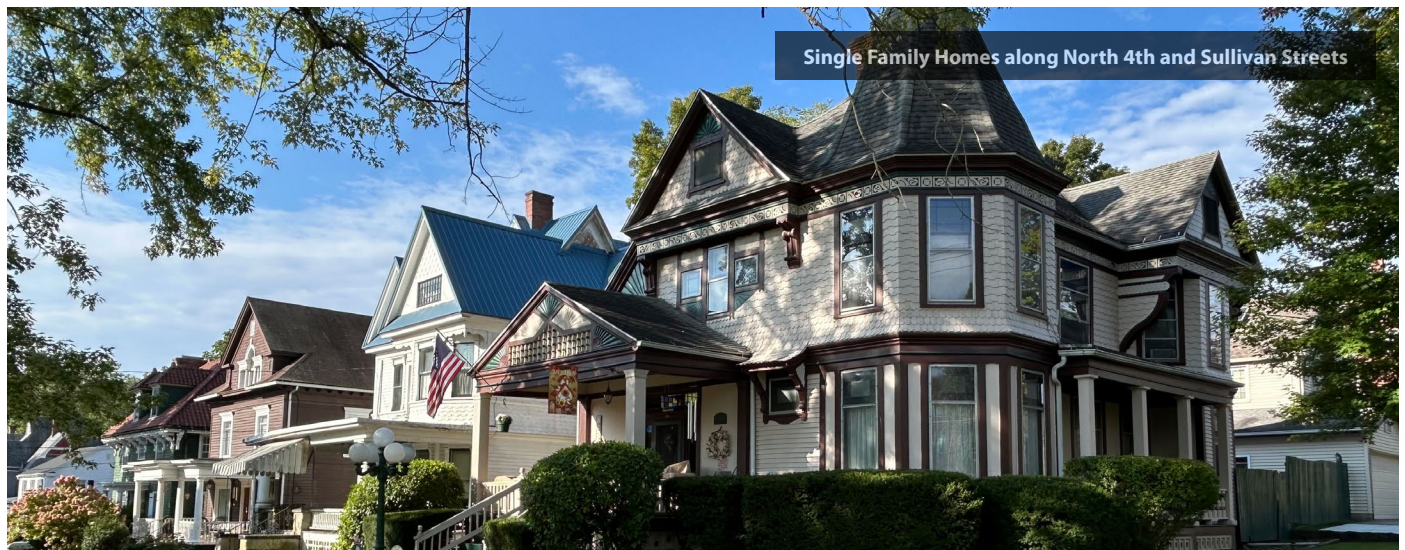
The total number of households within the City of Olean is 6,160 as of 2023. This is 1.4% less than the total 2020 households (6,246) and 4.6% less than 2010 total households. Olean is experiencing a more rapid decline of total households compared to Cattaraugus County (-2.2% from 2010-2023).

The average household size within the City of Olean is 2.16.

Table 3: City of Olean Household Trends, 2010-2023

	2010	2020	2023
	Total Households	Total Households	Total Households
New York State	7,317,755	7,715,172	7,768,100
Cattaraugus County	32,263	31,863	31,560
City of Olean	6,454	6,246	6,160

Source: ESRI Business Analyst, 2023





In 2010, there were 17.3% more owner-occupied housing units than renter occupied. In 2023, there are 24% more owner-occupied units than renter-occupied within the City. Owner-occupied units are expected to continue to increase and reach 49.6% by 2028.

The median home value within the City is currently \$93,827 which is 344% lower than the New York State median home value of \$416,411. Home values within the City are expected to increase by 3.2% over the next five years. 10% of homes within Olean are valued at less than \$50,000 and the majority of homes (68%) are valued at \$50,000-\$150,000.

The majority of Olean’s housing stock was built before 1939 (57%). The remainder of homes were built between 1940 and 2009. Less than 1% of Olean’s housing stock was built after 2009.

Housing vacancy has remained relatively stable in the City of Olean from 2010 – 2020 with less than a 1% increase. Cattaraugus County and New York State both saw decreases in vacant housing units. Vacancy in housing is expected to continue to decrease by 2028 as homeownership increases within the City.

Education

The majority of Olean residents are High School Graduates (36%). 29% have completed some college, and 27% of residents have completed college with a Bachelor’s, Graduate, or Professional Degree. This educational attainment is 13% lower than the New York State.

Only 9% of residents in Olean have not received a diploma of any kind.

Local Economy

The City is a major hub in its region and is the largest city within Cattaraugus County. Due to its size and regional setting, Olean is both an employment and commercial center for the rural areas surrounding the City throughout Cattaraugus County.

Income

The median household income in the City of Olean is \$50,167, and the poverty rate within the city is 23.5%. This is almost 10% higher than New York State’s poverty rate of 13.9% and over 5% higher than the County level of 17%. 33.5% of the under 18 population and 14.2% of those over the age of 65 are living in poverty.

The median disposable income (amount remaining per person after taxes and deductions) for residents of the City of Olean is \$54,075, which is over \$29,000 (-35%) lower than the New York State average of \$83,124. Cattaraugus County average disposable income is slightly higher than the City of Olean \$56,910.

Table 4: Median Household Income and Poverty Rates		
	Median Household Income	Poverty Rate
City of Olean	\$50,167	23.5%
Cattaraugus County	\$55,129	17%
New York State	\$77,077	13.9%

Source: ESRI Business Analyst, 2023

The tri-county area (Cattaraugus, Chautauqua, Erie) average disposable income is somewhat closer to the of the City of Olean’s, totaling \$66,520 or 18.7% higher.



Employment

In 2023, 6.6% of Olean’s population was unemployed. This is higher than the New York State unemployment rate of 5.3% and Cattaraugus County unemployment rate of 4.8%. The City has a total of 6,000 employees surveyed and the majority of workers (79%) drive alone to work. The remainder either walk (6.6%), car-pool (5.2%), or take public transportation / bike (less than 4%).

Available data notes that there are 714 total businesses within the City with over 13,000 employees. Major public and institutional employers within and in close proximity to the City of Olean include Cattaraugus County Government, Cattaraugus Allegany BOCES, Jamestown Community College, Olean General Hospital, St. Bonaventure University, City of Olean government, and the Olean City School District.

Large private employers within the community include CUTCO Corporation, InTandem, and Cimolai-HY. Cimolai-HY plans to employ almost 250 workers, having recently purchased the Dresser-Rand site.

The industry with the highest number of workers is Health Care, Social Assistance, and Educational Services (32.5%). Manufacturing (14.2%), Retail Trade (11.4%), these make up 58% of Olean’s total labor force. Olean’s labor force is similar to that of New York State, with the majority of workers in New York State with 28.6% Educational Services, Health Care, and Social Assistance and 10.1% retail trade. Olean’s percentage of workers in Manufactur-



Industry	Number of Employees
Health Care/Social Assistance	1090
Manufacturing	919
Educational Services	800
Retail Trade	772
Public Administration	409
Accommodation/Food Services	311
Finance/Insurance	270
Other Services	259
Professional/Scientific/Tech Services	255
Admin/Support/Waste Management Services	201
Construction	193
Arts/Entertainment/Recreation	170
Transportation/Warehousing	157
Real Estate/Rental/Leasing	103
Wholesale Trade	52
Mining/Quarrying/Oil & Gas Extraction	46
Information	41
Utilities	33
Agriculture/Forestry/Fishing/Hunting	0
Management of Companies/Enterprises	0

Source: ESRI Business Analyst, 2023



ing is 8% higher (16% total) than the New York State percentage of 8%.

Aligning with the industry trends, occupations within the City are predominately white collar (62.5%) consisting of management, office/administrative support, education and training, sales, and healthcare.

Blue collar occupations make up 19.7% of occupations within the community and mainly consist of production, transportation/material moving, and construction.

Services round out the remaining occupations (17.7%) which includes healthcare support, food preparation and serving and building maintenance.

Olean's total daytime population, a measure of people who are present in an area during normal business hours is 17,190. Of that daytime population, 55% are workers and 45% are City of Olean residents. This means that the population during the day within Olean increases by nearly 26% indicating that Olean has both an employment draw, as well as draws in those from outside for shopping and services.

Parks, Trails & Recreation

The City of Olean maintains 17 parks, as well as one stadium, a recreation, and a community center. The parks are dispersed through the City including residential neighborhoods, along the waterfront, and Olean's downtown totaling 138.88 acres. According to the Trust for Public Land, 73% of Olean residents live within a 10-minute walk of a park. This is higher than the median city score of 55%.

Table 6: Parks and Open Space

Park	Location	Size (acres)	Amenities
Boardman Park	N. Union St.	2.08	Playground and basketball court
Chamberlain Park	Fulton & Adams St's	.25	Playground
Forness Park	Rowland Ave & East State St. 300-30 Rowland Ave. & 740 Hoop St.	21.78	Two regulation baseball fields, three regulation softball fields, three regulation youth fields, two farm league fields, bleachers, football field, concession stand, pond for fishing, restrooms, two playgrounds, parking lot, two pavilions
Franchot Park	201 W. Greene St. and 411-443 S. 4th St.	2.08	Bathhouse, wading pool, tennis playback wall, basketball court with lights, baseball field, dug-outs, bleachers, two small softball fields, fitness trail, jogging trail, Johnny Appleseed Lane & gazebo, two pavilions
Gargoyle Park	Gargoyle Rd.	49	Disc golf course, restrooms, pavilion, trail access
Gerringer-Haggerty Park (owned by SolEpoxy and leased to the City)	Franklin St.	3.14	Softball field, putting green and playground



Homer Street Park	Homer St.	1.46	Playground, backstop, hosts summer recreation programs
Irving Parkway	Irving & S. 11th St.'s	.20	Green space
James "App" Driscoll Polo Park	River St. & N. Union Ext.	3.45	Softball field
King Street Park	King & Seneca St.'s	2.38	Playground, two youth softball fields, bleachers
Kingston Park	Kingston Dr.	1.9	Green space
Lincoln Park	State & Union St.'s	1.46	Gathering space, gazebo, monuments, and Olean Farmers Market (Saturdays 8 AM – 1 PM)
Magnano Park	York St.	1.82	Playground, backstop, one-half basketball court
Marcus Park	N. 15th & Sullivan St.'s	3.26	Regulation softball field, dugouts, bleachers, concession stand, restrooms, playground
Oak Hill Park	N. 4th & Washington St.'s	5.55	Two tennis courts, playground area, one-half basketball court
Trailhead Parklet	Whitney Ave.	0.1	Climbing wall, swings, outdoor ping pong table and musical instruments
War Veterans Park	East State & Front St.'s	6.36	Olean Recreation Center, playground, volleyball court, pavilion with kitchens

Source: City of Olean, 2023

William O. Smith Recreation Center

The William O. Smith Recreation Center is located within War Veterans’ Park at East State Street and Front Street, across from Bradner Stadium. The center provides an enclosed ice rink used for hockey and figure skating, bleachers for 600 people, and a “sports court”, in the off season that is used for roller-derby soccer, volleyball, and basketball. The center also provides two basketball courts, a community pool, three volleyball courts, a recreation room, and locker room facilities. The City recently invested over \$800,000 of ARPA funding on an outdoor splash park to be located at the Recreation Center.



William O. Smith Recreation Center



John J. Ash Community Center

The John J. Ash Community Center is located on North Barry Street and is available for rentals on weekends and evening for groups up to 200 people. It is used by the Olean Senior Center on weekdays. The facility consists of a large meeting room, kitchens, and restrooms.

Bradner Stadium

Bradner Stadium is located on East State and Front Streets, east of downtown Olean, across from War Veterans Park. The multipurpose stadium can accommodate both baseball and football and serves as home to the Olean Oilers baseball team. The 11.54 acre stadium was originally built in 1926 and renovated in 2013.

YMCA

The Olean YMCA is located on Wayne and North 10th Streets and includes three gymnasiums, a wellness center, aerobic studio, aquatic center with pool, indoor track, family adventure center, and locker rooms. The YMCA expanded the facility to include a splash pad, seasonal ice rink, bathhouse, playground and airnasium.

City of Olean School District

The City of Olean School District maintains three playground facilities located at East View Elementary School, Washington West Elementary School, and Olean Intermediate Middle School. The School District also operates the Olean High School, Olean Middle School, and East View Elementary School gymnasiums as well as the soccer field at Boardman Elementary School, all of which are frequently used the Olean community and various leagues.

Bartlett County Club

Bartlett Country Club is an 18-hole, private golf course located on Euclid Ave in the northeastern section of the City. The Club also includes tennis courts, a clubhouse, and swimming pool.

Trails

The Allegheny River Valley Trail (ARVT) network is over 6.2 miles of a 10-foot-wide trail that was developed with funding from Federal, state, local and private sources. The trail connects the City of Olean, St. Bonaventure University, and the Town of Allegany. Trail construction began in 1992 and is ongoing. The Olean Creek Pedestrian and Bicycle Crossing Project completed in 2017 consisted of the construction of an approximately 1,500 linear feet asphalt path that crosses the Olean Creek connecting West Olean with East Olean providing a connection to the existing ARVT. The Olean Urban Renewal Agency recently completed the ARVT 12th and 13th Street Connector Project with the construction of an additional 280' asphalt pathway. A multi-use pathway with a downtown link via Wayne Street is currently undergoing design and should be completed within 2 years.



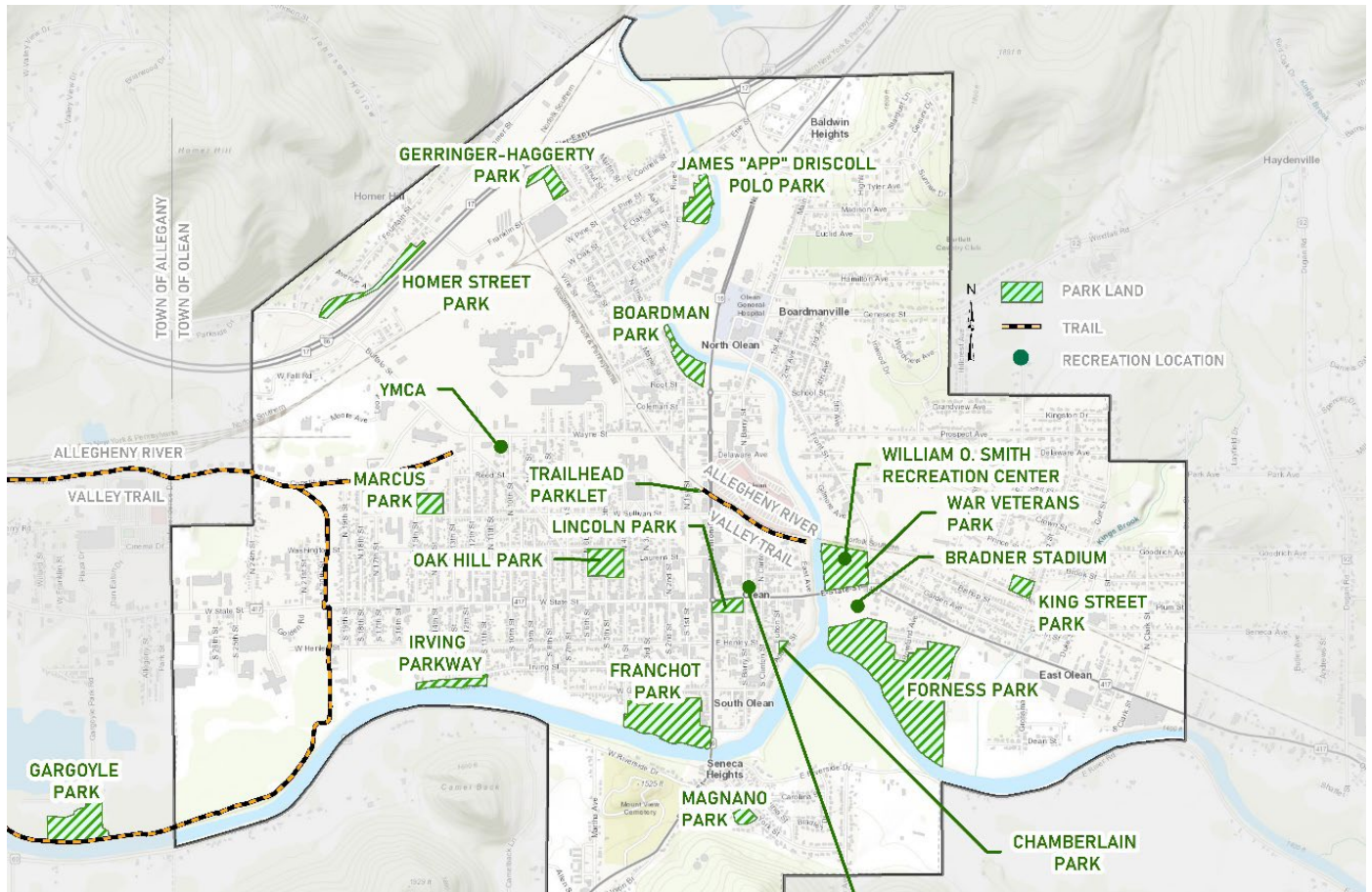


Figure 4: Parks, Trails, and Recreation Facilities

The City is also less than 30 minutes east of Allegheny State Park and approximately 30 minutes north of the Allegheny National Forest. The Park and Forest are outdoor recreational assets within the region and should be taken into consideration when discussing Olean’s existing recreation.

Historic Resources

The City of Olean was originally part of the territory of the Seneca Nation of Indians (Iroquois tribe). White settlers began traveling to the Olean area during the mid-18th century, and following the American Revolution, white settlers purchased land throughout Western New York and the Southern Tier. Olean’s origins began as part of a route to Ohio and the western United States. In 1803, Adam Hoops purchased 20,000 acres of land from the Holland Land Company. Being located at the headwaters of the Allegheny River, the land was envisioned as a migration point for those moving west. Within five years of purchasing the land, a settlement had been established at the confluence of the Olean Creek and Allegheny River.

Olean was incorporated as a Village and granted its first charter by legislature in 1854. Olean’s development as a city began when the Buffalo and Washington Railroad was finished in the early 1870’s. Soon after, Olean had become the center of petroleum operations which assisted in with growth and rapid industrialization. By 1878 there were 150 oil wells throughout the city. Finally in 1893, Olean was incorporated as a City.

The City of Olean was one of the stations on the Underground Railroad. The route ran from Williamsport, Pennsylvania to the City of Olean and up to Canada. The Olean House, formerly known as Martin’s Hotel, located on North Union Street, was a station that assisted runaway slaves on their journey to freedom.

Oak Hill Park State Historic District Signage



The City of Olean was also home to Governor Frank W. Higgins (38th Governor of New York). The Governor moved to Olean in 1879 from Michigan and assisted his father with running grocery stores. His home, although no longer standing, was located at 128 South Street. Higgins was elected as a Republican member of the state senate from Cattaraugus and Chautauqua Counties in 1893 and held the position until 1902, when he was elected Lieutenant Governor under Benjamin B. Odell Jr. In 1904 Higgins was nominated for governor, and with the support of President Theodore Roosevelt he defeated his Democratic opponent. He declined a second term and suffered a fatal heart attack only six weeks after leaving office. The Governor is buried in Olean's Mt. View Cemetery.

The City has numerous designated historic and archaeological resources. Properties listed on the National Register of Historic Places include:

- US Post Office, 102 South Union Street
- Former Olean Public Library (Carnegie Library), 116 South Union Street
- Conklin Mountain Home, 304 East State Street
- St. Stephens Church, 109 South Barry Street
- Olean Armory, 119 Times Square
- B'Nai Israel Synagogue (Olean Community Theatre), 127 South Barry Street
- Beardsley-Oliver House, 312 Laurel Avenue
- School House #10, 411 West Henley & 4th Street
- Basilica of St. Mary of the Angels, 202 South Union Street
- Fannie E. Bartlett House (Olean Point Museum), 302 Laurens Street

The City of Olean contains two Historic Districts.

The Oak Hill Park Historic District (32.5 acres) is located within one of Olean's residential neighborhoods and has over 30 historic properties within it including Olean High School, Oak Hill Park, and Immanuel Lutheran Church.

The City also contains the Union and State Streets Historic District which totals 5.78 acres. The District has commercial and community service buildings along North and South Union Street including the Old Library Inn (former Wilson residence), the Green Acres Building, and Former H. Schuetz Jewelry Store.

Olean also has two eligible Historic Districts. The first is the Lincoln Park Historic District (10.7 acres) is not yet listed but is eligible to be

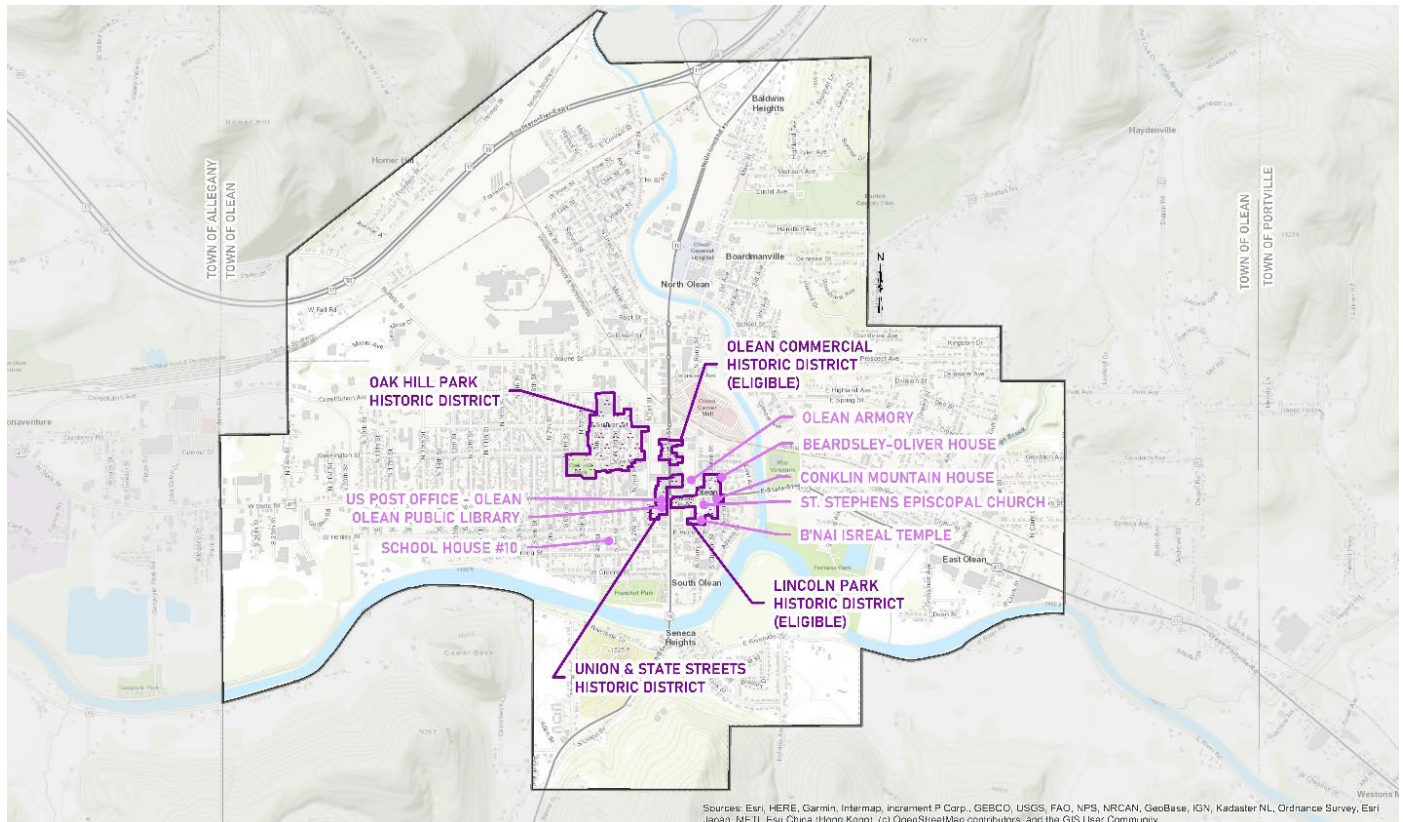


Figure 5: Historic Resources

listed on the National Register. The District contains properties along East State Street, South Barry Street, and North and South Clinton Street. The District includes the City's prominent and historic Lincoln Park, the Conklin Mountain House, Mountain Clinic, and numerous residential homes. The second is the Olean Commercial Historic District (3.46 acres) which encompasses properties along both sides of North Union Street in the City of Olean. The architecture represented in the district begins in 1866, when a fire devastated the commercial buildings on North Union Street and ends c. 1950 which reflects the nature of many of the surviving commercial storefronts.

Olean also boasts its traditional downtown with much of the original architecture and buildings still intact on West State Street, South Street, South Barry Street, and North Union Street.

Natural Resources

Water Resources

The Allegheny River is a cherished resource within the Olean community. The upper river is located in Warren, McKean, and Cattaraugus County and forms the Allegheny Reservoir. The river travels through the southern section of Olean including the Seneca Heights neighborhood and Forness Park. Approximately 48 miles of the River are located in Cattaraugus, and it is generally shallow making boat travel difficult. The River provides a warmwater fishery with 71 different species of fish. The River is also often used for kayaking. A boat launch for the River is located near the South Union Street Bridge.

Olean Creek is considered a mid-size tributary of the Allegheny River, converging with the Allegheny just south of State Street after flowing south through the center of the City, east of the Olean Center Mall and generally following River Street. Olean Creek provides fishing access, scenic views, and paddling.

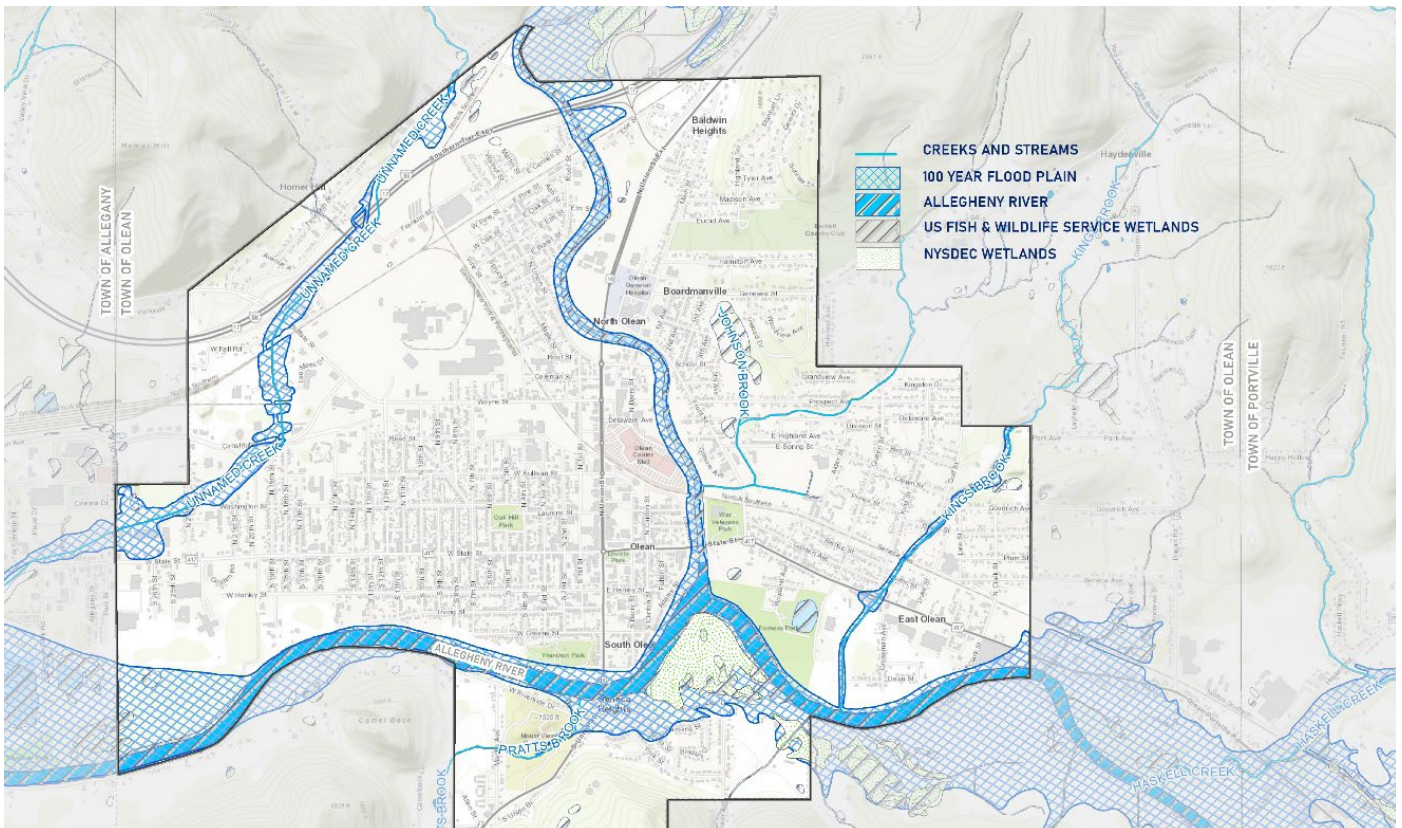


Figure 6: Wetland Areas

The City also contains a number of brooks and smaller creeks including Kings Brook, Pratts Brook, and Johnson Brook.

Floodplains

Due to the abundant water resources throughout Olean, there are 100-year flood plains surrounding the Allegheny River, Olean Creek, Kings Brook, and a portion of Pratts Brook. A majority of City flood zone areas are vacant or have minimal development but, portions of the Seneca Heights neighborhood are within the floodplain.

The City is currently in the process of designing sewer replacements and levee reconstruction. The project includes 101' replacement of 15" gravity sewer through the levee structure located nearest to 639 Norton Drive. The project is to take place in late spring 2024. No service will be interrupted during the project and the levee will be reconstructed to meet or exceed the FEMA standard for accreditation.

Wetlands

There are two NYS DEC wetlands within the City, both are located south of the Allegheny River, near the southeastern edge of the city. The first wetland is located just north of East Riverside Drive and is a 52-acre Class I wetland. The second wetland is located south of East Riverside Drive and is a 45.4-acre Class I wetland. Neither wetland contain any type of development.

Aside from the Allegheny River and Olean Creek, both US Fish and Wildlife Service (USFWS) riverine wetlands, there are ten USFWS freshwater emergent wetlands totaling 24.7 acres, 17 USFWS freshwater forested/shrub wetlands totaling 35 acres, and four USFWS freshwater ponds totaling 7.2 acres throughout the City.

Extreme Weather

Major flooding in Olean has occurred in both 1942 and 1972. Recent flooding has been less severe within the City, but the potential still exists.

The Allegheny River has seen elevated river conditions with historic crests happening in 1972, 1942, 1956, 1946, and 1996. Recent crests were reported and included 2024, 2022, 2018, 2017, and 2010. Olean has only hit the Major Flood Stage (23 feet or more) twice. The majority of Olean's flooding falls into Flood Stage or Moderate Flood Stage.

Community Services and Facilities

Fire and Police Departments

The City of Olean has both a Fire Department and Police Department.

The Olean Fire Department provides services for the entirety of the City and maintains two fire stations. Central Station was built in 1979 and is located on North Union Street. Station Number One was built in 1898 and is located on South First Street. The fire training tower is located at Gargoyle Park.



The City of Olean Police Department (OPD) also services the entirety of the City. OPD headquarters are located in the City's Municipal Building on East State Street. The Municipal Building also hosts the jail, which is maintained and operated by the Police Department.

The Olean Emergency Services Communication Center provides services for both the Fire and Police Department out of a centralized dispatch center in the Municipal Building.

Cattaraugus County – Olean Municipal Airport

Located north of the City of Olean, the Cattaraugus County – Olean Municipal Airport (referred to as the Olean Airport) is publicly owned and situated at the top of County Road 81, off Route 16 North. It serves the entire WNY Region, being centrally located between Buffalo, Ellicottville, Allegany, and Salamanca. The Olean Airport is the highest elevated airport in New York State and is home to two dozen aircraft, with two 10 bay t-hangars and heated main hangar. The Airport also offers a self-serve capable fuel station.

Olean General Hospital

Olean General Hospital (OGH) is the most comprehensive hospital in Southwestern New York. Its service area, which includes Northwestern Pennsylvania, covers 140,000 lives. Through affiliation with Kaleida Health System, Buffalo's largest hospital, OGH provides clinical capabilities uncommon in rural places. These include the region's only interventional cardiac catheterization program, and a state designated Stroke Center in conjunction with Kaleida Health's Gates Vascular Institute. OGH has the area's only accredited Center for Wound Healing and Hyperbaric Medicine, the Mildred Milliman Radiation Medicine Center (a premier affiliate of Roswell Park Comprehensive Cancer Center), an outpatient surgery center, on-site intensivists to care for the critically ill, and a primary care network including Medicaid-accepting dental centers. Olean General Hospital, with 186 inpatient beds, anchors a multi-specialty medical campus at 515 Main Street in downtown Olean.

Olean Medical Group

Olean Medical Group is a multi-specialty healthcare group located at 535 Main Street within the City that was established in 1948 and serves Western New York and northwestern Pennsylvania. The Medical Group offers Primary Care, Cardiology, Pulmonology, Obstetrics & Gynecology, Pediatrics, Rheumatology, Neurology, Allergy, and Podiatry services.

Universal Primary Care

Universal Primary Care, formally referred to as Southern Tier Community Health Center Network, is the only Federally Qualified Health Center in Cattaraugus located at 135 North Union Street. Universal Primary Care offers Adult Care, OB/GYN, Pediatrics, Behavioral Health Care Management, and Dental Services.

Olean City School District

The Olean City School District includes two elementary schools (Washington West and East View), one middle school (Olean Intermediate), and one high school (Olean Senior High). Enrollment within the Olean City School District has decreased nearly 15% from 2013 to 2023.

Olean Public Library

The Olean Public Library, which is owned and operated by the Olean City School District, is located west of downtown on North Second Street. The library has served the greater Olean community since 1871 and provides numerous facilities including an art gallery / meeting room, conference room, as well as computers and printers. The library also offers basic computing skills classes, children's programs, and events for teens. The Olean Library has limited directly adjacent parking due to its downtown location as well as limited large meeting room space.





Jamestown Community College (JCC)

JCC is located on North Union Street and has been a significant part of downtown Olean for over 20 years. The JCC is a critical workforce development partner and offers degrees and certificates in a range of fields, including registered nursing and manufacturing technology.

African American Cultural Center for Cultural Development

The African American Center For Cultural Development (AACCD) is a museum, an education center, a community center, a heritage, and culture center located at 214 North Barry Street. The AACCD preserves and displays a portion of nearly one hundred years or more of African American history in the Southern Tier Region. The AACCD provides regular planned events to bring people together for fun, fellowship, social events, and education.

St. Bonaventure University

Although not located within the City of Olean, St. Bonaventure University is located just seven minutes from Olean's downtown and provides important cultural, education, recreation and entertainment opportunities for City of Olean residents and the surrounding region. The University contains the Quick Center for the Arts, Bob Lanier Court in Reilly Center Arena, and Tom '80 & Michelle Marra Athletics Fields Complex. Bonaventure is an NCAA Division I member of the Atlantic 10 Conference and offers 19 varsity athletic programs.

Tri-County Arts Council

The Tri-County Arts Council (TCAC) is located at 110 West State Street, and was formally founded in 1997, initially to provide the region with access to arts funding through the New York State Council on the Arts Decentralization program and bring quality arts programming to the residents of Cattaraugus county. The TCAC mission is to elevate the place of arts and culture in the area through education, advocacy and events.

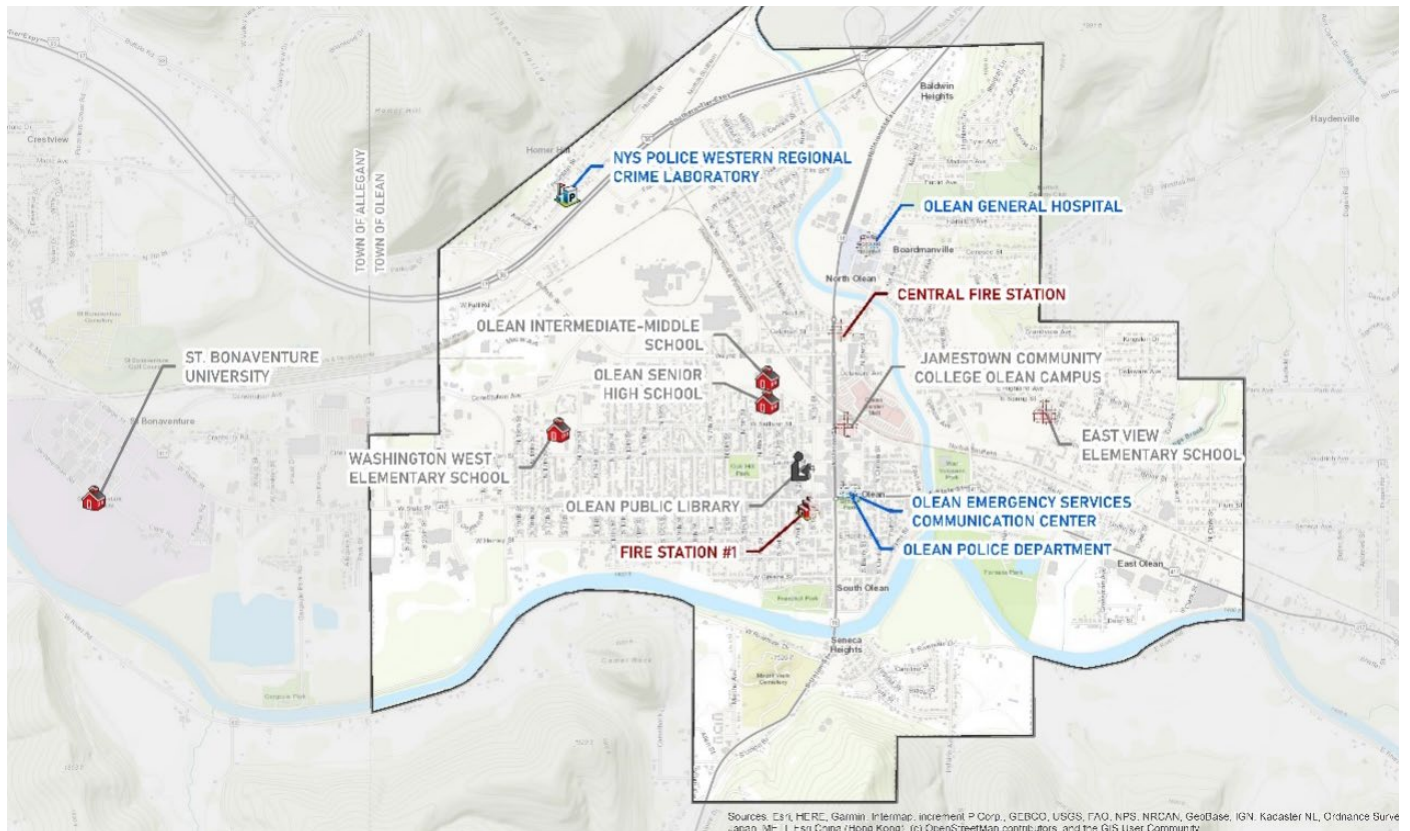


Figure 7: Community Resources



Land Use

The majority of the City is developed with land uses including residential, vacant land, commercial, public services, and industrial land. The table below outlines the area for each land use and its percentage of total land use.

Land Use	Acreage	Percentage of Total Acreage
200 – Residential	1123	38%
300 – Vacant Lands	562	19%
400 – Commercial	423	14%
500 – Recreation and Entertainment	101	3%
600 – Community Services	242	8%
700 – Industrial	139	5%
800 – Public Services	340	11%
900 – Wild, forested, conversation lands and public parks	58	2%

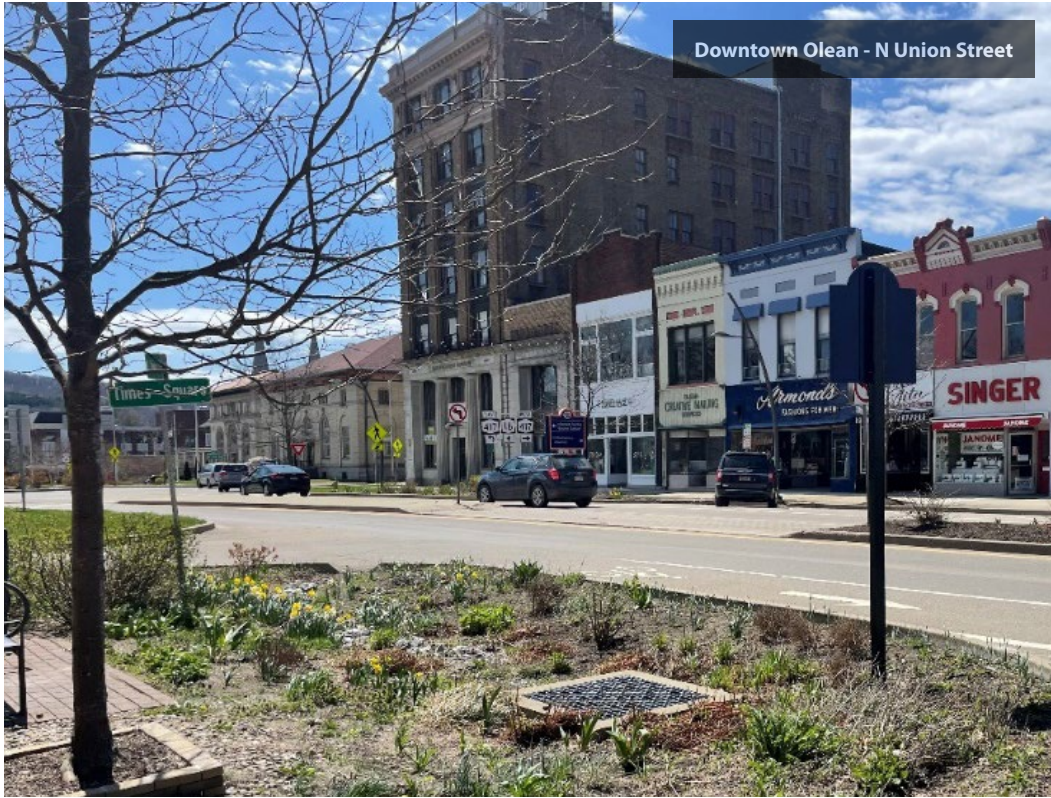
Source: Cattaraugus County Parcel Data, 2023

Residential land is the majority land use within the city (38%) and is scattered throughout Olean including neighborhoods north and south of West State Street, north of Seneca Avenue, and south of the Allegheny River. Single-family housing makes up the majority of residential land use (89.5%), with two-family being the second highest form of housing (8%). Three-family, multi-purpose, and residential with incidental commercial use, round out the remaining housing totaling 2.5%. Major neighborhoods within the City include East Olean / Seneca Heights, Baldwin Heights / Boardmanville, South Olean, and City Center.

Vacant land is nearly 1/5th (19%) of Olean’s total land use. Vacant land is concentrated in close proximity to Olean Creek and Allegheny River, east of Front Street, and near the City’s Western and Eastern borders. A number of vacant properties were previously noted in the City of Olean’s Brownfield Opportunity Area Nominations including 1406 & 1420 Buffalo Street, 251 Homer Street, 314 Penn Ave, 1015 Vine Street, 350 Franklin Street, and 1621 River Street. These properties were identified for redevelopment and have the power to be catalytic and contribute to Olean’s local economy and existing urban fabric.

Olean also has a high percentage of land (11%) dedicated to commercial uses. Commercial uses are primarily located near Olean’s highly trafficked corridors (West and East State Street) and its traditional downtown (North and South Union Street). The City’s commercial land use is diverse and includes small shops, boutiques, restaurants, banks, and offices.

Olean’s Public Services and Community Services contribute 19% of land use combined. Public Services are concentrated in the western part of Olean, in close proximity to Olean’s rail line, Buffalo Street, and the Allegheny River. Public Services include the City’s Wastewater Treatment Plant, Water Filtration Plant, and utility services (National Grid / Indeck Olean). Community Services are scattered throughout the City and include Olean Food Pantry, Cattaraugus County Department of Motor Vehicles, Cattaraugus County Health Department, Cattaraugus County Building, Olean Municipal Building, the City’s water reservoir located at Mt. Herman, and Olean General Hospital. Churches and houses of religion



Downtown Olean - N Union Street

account for 60 acres of land within the City, these properties are scattered throughout neighborhoods and major thoroughfares.

Recreation and Entertainment, Industrial, and Wild, forested, conversation lands and public parks all contribute 5% or less of Olean's total land use.

21.25 acres within the City is dedicated to public and private parking lots. These lots include areas such as schools, churches, businesses, and public parking lots.

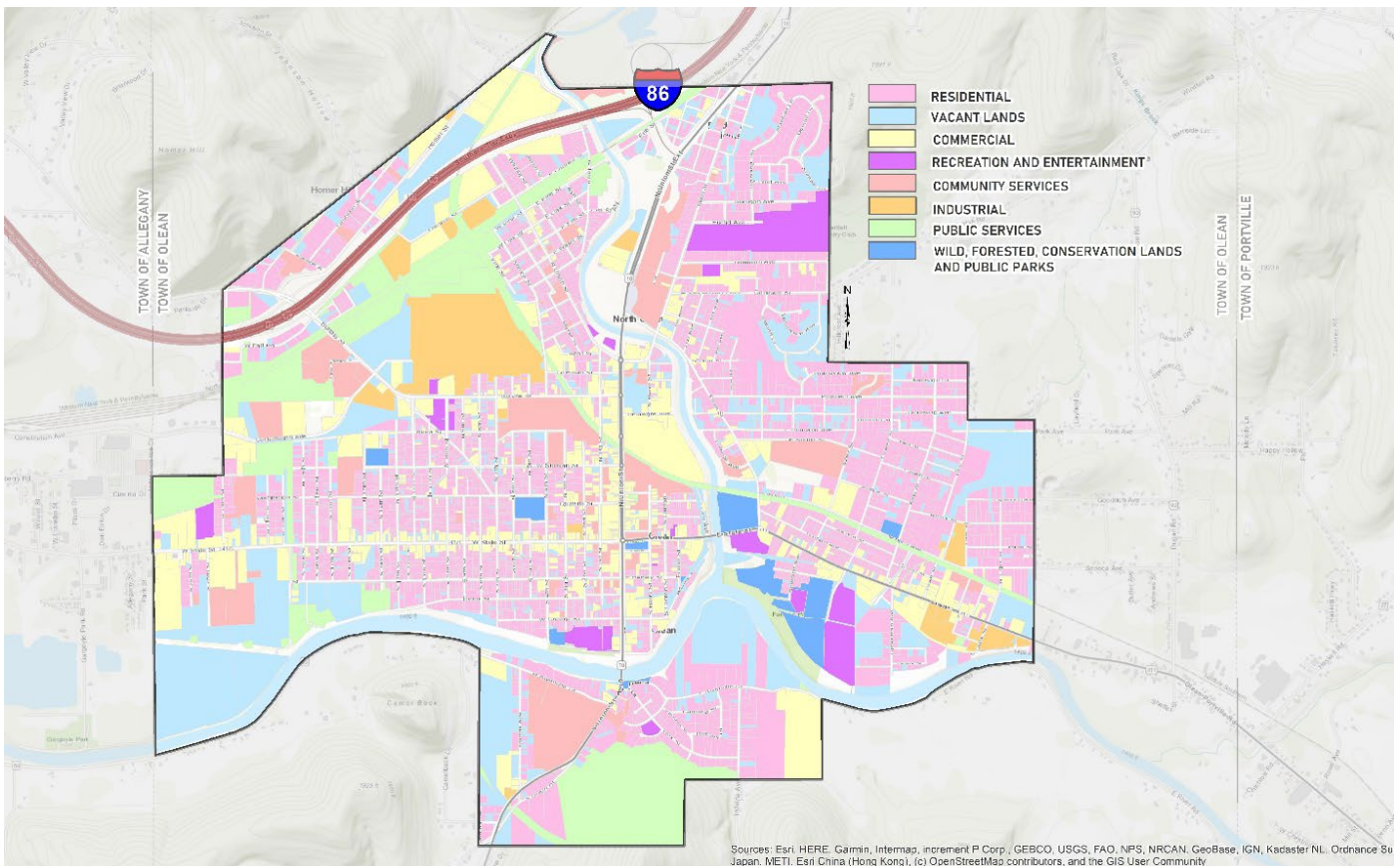


Figure 8: Land Use



Zoning

Olean updated their downtown zoning to include a Downtown Form-Based Code (DFBC) in 2015. The DFBC was adopted to implement the objectives of the 2005 Olean Comprehensive Plan. The DFBC had the following objectives:

- Preserve and enhance the historic character of downtown Olean
- Promote an orderly, compatible, and varied mix of uses
- Allow for adaptive reuse of historic structures and contextually-responsive infill development
- Ensure a higher quality of new construction and rehabilitation
- Attain the economic, social, and environmental benefits of a walkable downtown
- Foster greater predictability in the outcome of future development
- Streamline the development approvals process through clear and objective standards

The DFBC established two new zoning districts, the City Center (CC) and Neighborhood center (NC) and eliminated parking minimums for new development.

The City of Olean contains a total of 10 zoning districts currently.

Residential zoning districts (R-1, R-2, R-3) cover 59% of the City’s total land area. These districts are primarily focused in close proximity to Commercial zoning districts and Olean’s municipal boundaries. Residential zoning districts are also located near Olean’s major transportation corridors, Route 86, 417, and 16. The residential zoning districts do not explicitly allow for accessory dwelling units (ADU) but do permit uses customarily incidental to a principal use. ADUs could be explicitly allowed and standardized to promote consistency in their application.

Industrial, General Industrial 2, and General Industrial 3 cover 18% of Olean’s land area. The Industrial Districts are primarily concentrated in the northwest corner of the city.

City Center Commercial and General Commercial zoning districts are centrally located with Olean. The districts are aligned with North and South Union Streets and East and West State Streets. Areas of commercial zoning are also located near the city’s western border.

Table 8: City of Olean Zoning Districts and Permitted Uses

Zoning	Acreage	% of Total Acreage	Examples of Permitted Uses
City Center Commercial	59	2%	Adult care facilities, shops, art galleries, banks, bars, bowling alleys, churches, colleges, parking lots, day care centers, dry cleaners, dwelling units above commercial, garage services/repair, medical clinics, multi-family housing, museums, newspapers, senior housing, theatres, fast food restaurants
General Commercial	339	9%	Amusement game centers, car washes, clustered projects, drive-in uses, gasoline/grocery service marks, filling stations, parking structures, re-search labs, veterinary hospitals, warehousing
Industrial	536	14%	Auto-repair, cemeteries, funeral homes, manufacturing, fabrication, extraction, assembly, trucking terminals, vehicle sales



General Industrial 2	105	3%	Same as Industrial-1
General Industrial 3	51	1%	Same as Industrial-2
Residential-1	470	12%	Single-family homes, government uses, public or private schools, parks, senior housing
Residential-2	516	13%	Same as R-1
Residential-3	1320	34%	Same as R-2 including adult care facilities, agricultural uses, churches, libraries, multi-family dwellings, nursery schools, two-family homes
Residential Transition	13	<1%	Same as R-3 including banks, barber/beauty shops, bed and breakfasts, day care centers, dwelling units above first floor commercial, general offices, hotels/motels, inns, museums, newspapers, professional offices and buildings, commercial recreation, restaurants, townhouses
Waterfront Conservation	515	13%	Shops, banks, bars, bed and breakfasts, churches, parking lots, single-family homes, hotels, libraries, multi-family dwellings, studios, parks, utilities, theatres, townhomes, two-family dwellings, galleries, adult care facilities, government uses, inns, museums, personal services, non-profit clubs.

Source: Cattaraugus County Parcel Data, 2023

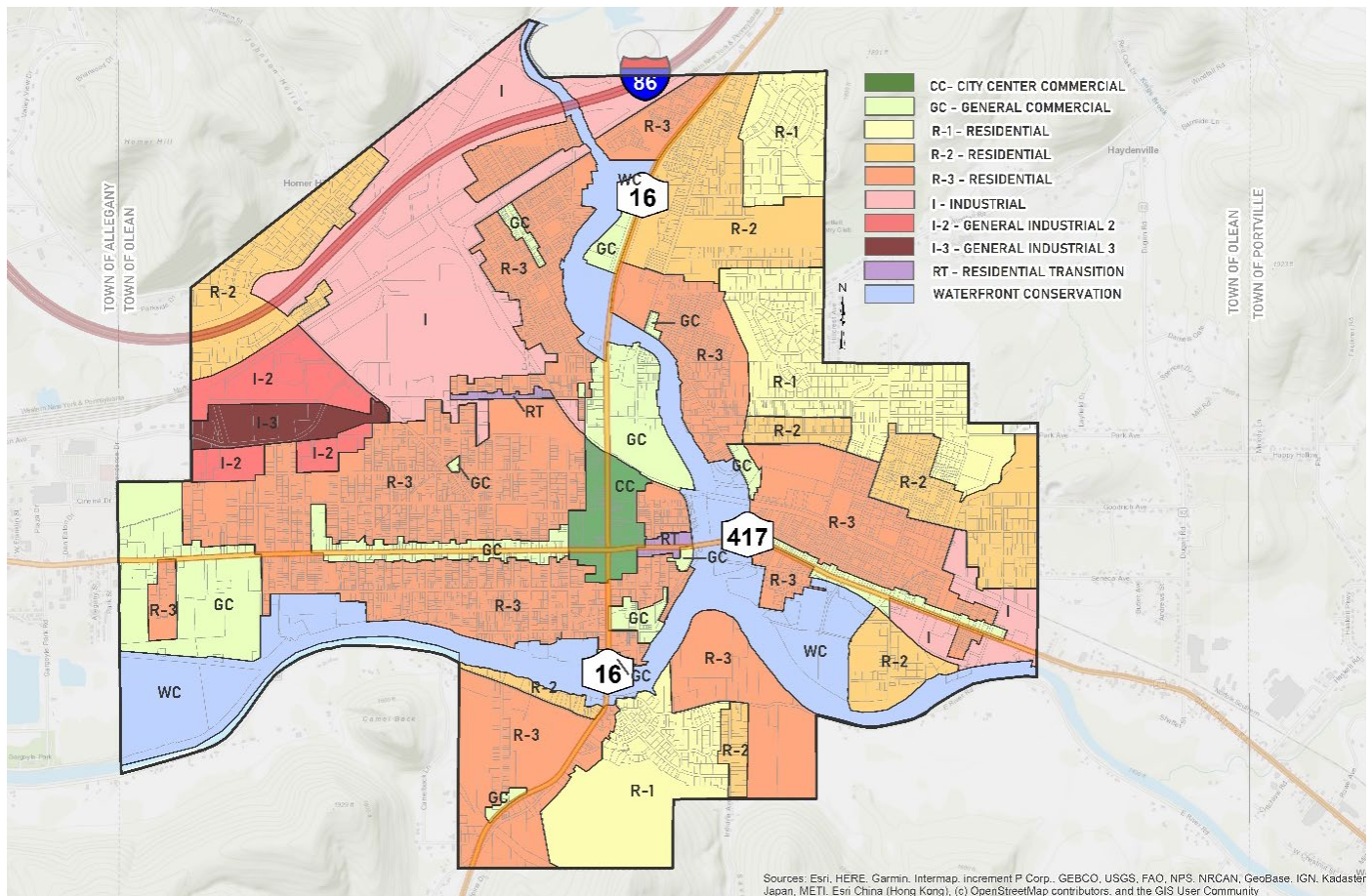


Figure 9: Zoning



The City also contains a Waterfront Conservation District that follows the Allegheny River and Olean Creek. The Waterfront Conservation District allows for waterfront-related uses including recreation, parks, open-space, and boating uses. It also permits a mix of land uses, encourages adaptive reuse of existing buildings, and promotion of access to the river and creek.

The City of Olean could update their zoning ordinance to include the provisions for accessory dwelling units that standardized their location and design, as well as increased landscaping standards to ensure more effective screening between adjacent uses.

Transportation Networks

The majority of Olean follows a street-grid pattern and is dissected by two state routes that form the City's major commercial areas including its City Center Commercial District. Union Street/Route 16 runs north and south, bisecting the City of Olean, and State Street/Route 417, runs east and west through the City.

In addition to Routes 16 and 417, Interstate 86 (Southern Tier Expressway) has two exits located on the northeast and northwest edges of the city. Due to the Allegheny River running directly through Olean, there is limited connectivity between neighborhoods and districts.

US Route 219 connects Olean to the city of Buffalo via I-86 or Route 417 and other major regional destinations including Springville Ellicottville, and Orchard Park. The 73 mile route is a major commuter corridor.

The majority of Olean's streets function with two travel lanes. According to NYS Traffic Data Viewer, North Union Street, West State Street, East State Street, and Wayne Street see the highest amounts of traffic (over 10,000 vehicles per day).

According to the Local Highway Inventory via NYSDOT, there are 66.7 centerline miles within the City and 133.6 lane miles, which include brick pavements and unimproved streets.

The City is currently milling and paving 3 to 3.5 centerline miles a year under the Consolidated Local Street and Highway Improvement Program (CHIPS).

The City recently completed a Complete Streets Policy, Walkable Olean. Walkable Olean, completed in 2015, transformed North Union Street with 5 roundabouts, tree-lined medians, and green infrastructure. Since then, injury accidents are down, and property values have increased. Walkable Olean Phase II, completed in 2021, included traffic calming, multi-use paths, beautification, and green infrastructure; and connects Downtown with Olean General Hospital. Walkable Olean Phase III includes traffic calming, a roundabout, tree-lined medians, and shared-use paths along East State Street from North Union Street to East Avenue; construction will start in the spring of 2024.

The City facilitates an annual Sidewalk Program which provides funds for sidewalk repairs to further assist with increased pedestrian activity, accessibility, and safety of residents.

Transit

The City of Olean operates and is served by the Olean Area Transit System (OATS), which provides a variety of services within Olean and its surrounding areas. The City owns five medium sized buses which have a seating capacity of 28 which includes three wheelchair tie-downs each. The City utilizes contractor-owned vehicles in instances where City-owned vehicles are not available.

OATS provides four types of ongoing, regular, transit services:



Table 9: Olean Area Transit System Services

Service	Round Trips Per Day	Days Service is Provided	Times of Service (total hours)
Olean City Service Loop	7	Monday-Saturday	7:15 AM – 6:25 PM (10)
Downtown Olean Circulator	7 (5 daytime and 2 evening)	Monday-Saturday	9:00 AM – 5:46 PM (daytime) 6:40 PM – 9:26 PM (evening) (10)
Olean-Salamanca-Seneca Allegany Territory (OS) Service	4	Monday-Saturday	Weekday – 7:48 AM – 10:45 PM (12) Weekend – 9:41 AM – 11:53 PM (9.75)
Olean, St. Bonaventure University, Allegany Service (August-May)	N/A	Monday-Saturday	Monday/Wednesday – 7:00 PM- 12:00 AM (5) Saturday – 2:00 PM – 7:00 PM (5) Thursday/Fridays – 7:00 PM-12:00 AM (5) Thursday/Friday/Saturday – 11:00 PM – 3:00 AM (16)

Source: City of Olean, 2023

Transit riders within Cattaraugus County have shown a need for additional transit services. Additional services would require a partner or sponsor which is vital to assist with expanding or taking over the administration and implementation of the services.

Parking

Available parking (on and off street) is abundant throughout the City of Olean. Lots are scattered through Olean’s traditional downtown and North Union Street, West State Street, and Wayne Street. The City currently owns four lots within the downtown which provide over 325 spaces. The City also provides paid parking meters for on street parking and angled parking along North Union Street.



Downtown Olean - N Union Street

Bike Lanes

Cycling facilities are available within the City of Olean. Marked bike lanes are available on North Union Street beginning at Main Street and ending at the West/East State Street roundabout as well as along the entire duration of Washington Street. Bike lanes area also available on East State Street and ending at the intersection with North/South Barry Street.

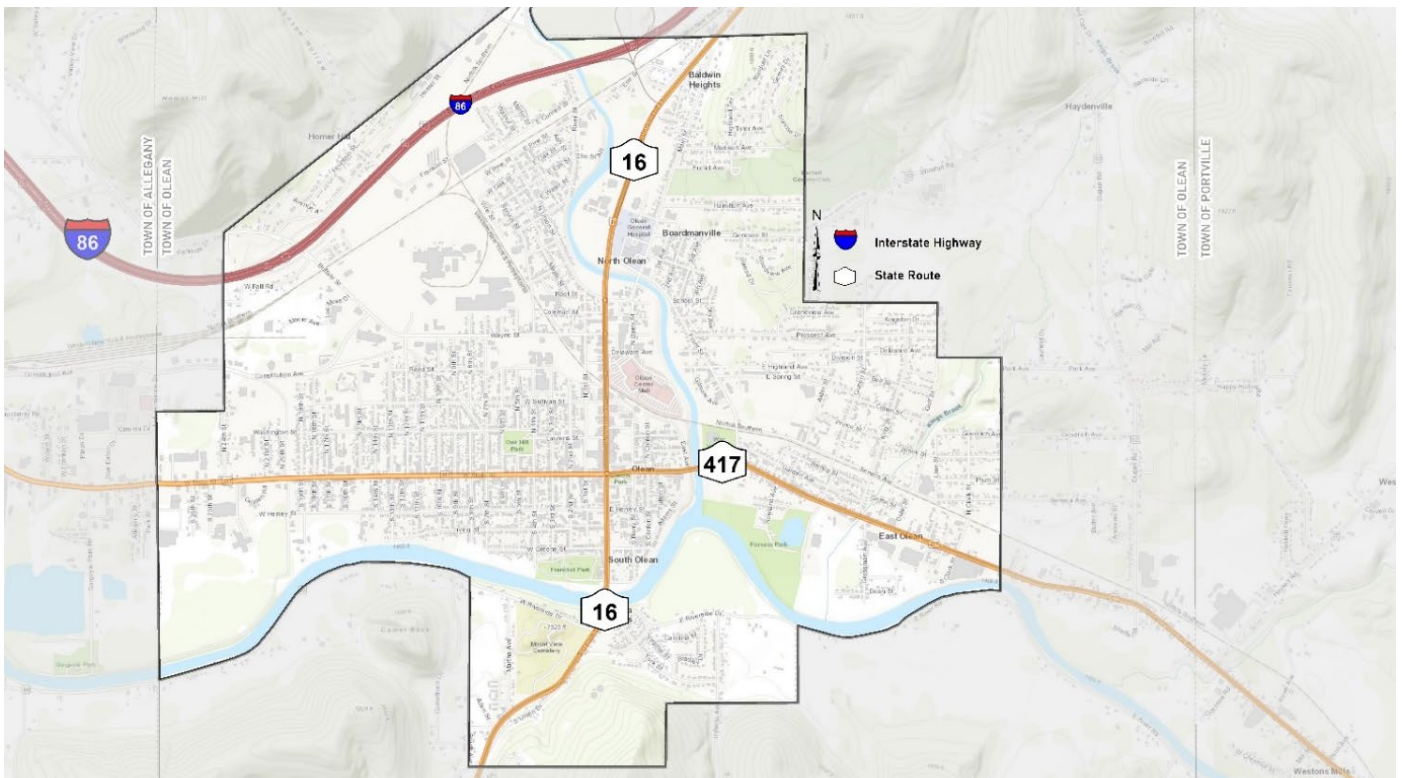


Figure 10: Transportation

Infrastructure

The City of Olean is served by water, sewer, electric, and gas due to its urbanized nature. The City owns and operates both the Sewer Treatment Plant and Water Treatment Plant that serve City of Olean residents. Due to age of water and sewer infrastructure, the system is failing in place and updates are necessary to continue to provide quality service to residents and business owners.

Water & Sewer

The City's Water Filtration Plant was built in 2001 and is located in the northeast corner of the City and there are over 6,300 water/sewer accounts within the City.

The City Of Olean currently loses around 50% of all water produced due to water distribution system leaks and there are nearly 10 miles of 4" water main within Olean that can't be used for fire suppression. This is the City's oldest water distribution mains, and they are in the greatest need of replacement.

The City contains approximately 38 miles of water lines and three public water supply wells. According to the City's 2021 report, the water distribution system has approximately 2,235 valves and 725 hydrants. There are two, three million-gallon water reservoirs and one, 200,000-gallon reservoirs. The reservoirs are located at Mt. Herman, in the southern portion of the City, off South Union. The tanks are approximately 20 years old, while not fully reaching their useful life, the tank valves are failing. Maintenance of the tank valves is crucial to maintaining the City's water supply.

The City's Wastewater Treatment Plant is located in the southwest portion of the City. The system has an average flow of 3.5 million gallons per day via 10 sanitary sewer pumping stations, and 3 stormwater pumping stations. The City operates 3 flood stations (Kings Brook, Johnson Brook, and Two Mile Creek) that are owned by NYSDEC. There is approximately 70 miles of gravity sewer within the City of Olean.

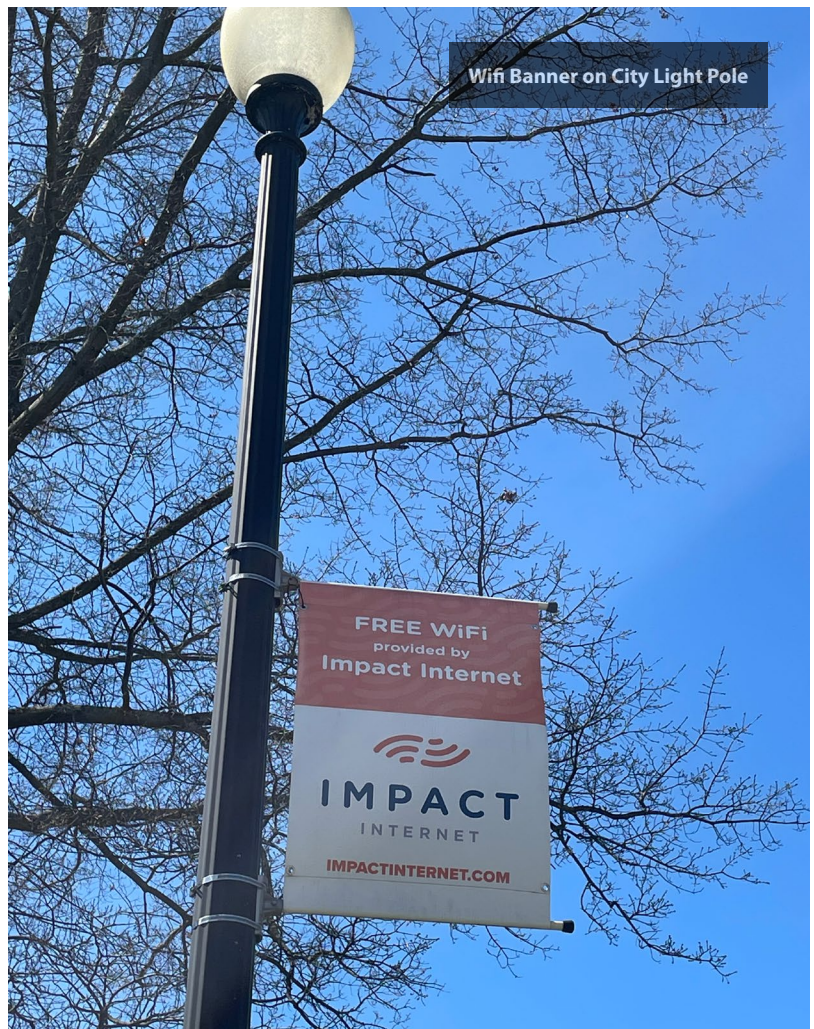
Upgrades to the City's wastewater treatment plant were completed in 2018 and costs were nearly \$20 million.

Gas and Electric

City residents and businesses are served by National Fuel and NYSEG as a natural gas provider and National Grid as an electricity provider.

Telecommunications

The City of Olean does not provide community broadband. Private wireless internet providers include Spectrum, Verizon, Hughes Net, Viasat, and T-Mobile. Television providers include Spectrum, DISH, and DIRECTV.



Wifi Banner on City Light Pole



Key Takeaways

1. Olean's regional position makes it a prime location for those moving to the Southern Tier area or major employers looking to expand or relocate.
2. Housing vacancy in Olean has remained relatively low since 2010 and is expected to continue to decrease as home ownership rises, which will likely cause a demand for new housing.
3. The City is an employment and commercial hub that offers important goods and services to surrounding rural areas.
4. Olean's low home value may be representative of its older housing stock and need for repairs or updating.
5. Olean's median household income is considerably lower than that of Cattaraugus County and New York State. The city also suffers from high poverty rates, which may suggest a disconnect between needs of local employers and the existing labor force.
6. The City maintains an abundance of park space and provides access to natural resources and outdoor recreation but lacks year-round recreation amenities to draw in regional visitors.
7. The existing high amount of vacant and underutilized land throughout the city points out the need for a rezone of areas to allow for new development and land uses such as solar and middle income housing.
8. The City provides access via robust transportation infrastructure but still shows a need for improved streetscaping and reconstruction of roads.



SECTION 4

VISION, GOALS, & STRATEGIES



United States Postal Service Office - South Union Street



The Vision for a community is to provide a future-oriented guide for elected officials, local leaders, residents, business owners, regional entities, and other stakeholders. The City should turn to the vision and subsequent goals when determining their approach to a project or new policy. The Vision is aspirational and lacks actions items. Actions are determined by Goals (more detailed and structured) and the projects, policies, and strategies that fall under them.

Vision

In 2045, Olean is the pride of the Southern Tier, and our renaissance continues. We have reversed the downward population trend, and our competitive position continues to improve. Our city blends welcoming historic charm with modern development, creating a safe, stable, and inclusive environment. Housing preserves our heritage while providing sustainable living solutions for generations to come. Our downtown is a thriving commercial hub, and our entrepreneurial culture nurtures and develops our workforce. Our transportation system enhances connectivity for all residents and increases access to opportunities. Olean's commitment to preserving natural resources strengthens our resiliency and sustainability, setting a model for responsible regional growth.

Goals

Improve Housing and Neighborhoods	Develop Parks and Recreation	Advance Economic Development	Cultivate Transportation
Promote Optimal and Efficient Land Use	Improve Public Services and Infrastructure	Enhance Quality of Life	Prioritize Fiscal Sustainability



Improve Housing and Neighborhoods

Improve housing diversity through new development and enhance neighborhoods by fostering a sense of community, promoting livability, and ensuring sustained property value. Support the maintenance and improvement to existing housing stock.

The majority of housing stock within the City of Olean was built before 1939 (57%) and less than 1% of the city’s housing was built after 2009. The city’s aging housing stock has led to decreased home values and an increase in repair and improvement costs. Housing vacancy has remained consistent and is projected to decrease, noting the potential for demand. Housing is considered a priority for future potential development within the city to provide secure and safe living spaces for existing residents and draw new residents to the area.

Development of housing within the city should be diverse in type and location to allow for population growth including the attraction of families, workers, new graduates, as well as expanding housing choice for existing residents. Housing types to support diverse population includes single and multi-family homes, senior housing & assisted living facilities, student housing, and accessory dwelling units.

NYS Smart Growth Principle

2

Enable a diverse mix of housing types that provide for opportunity and choice for all

Table 10: Housing and Neighborhoods Strategies, Policies, and Projects

Action Item	Responsible Department(s) & Partner(s)
Develop a Home Rehab and Renovation Program	City of Olean Community Development US Housing and Urban Development City of Olean Code Enforcement
Provide Grants and Assistance to provide homeowners with funds for Home Renovations and Updates	City of Olean Community Development US Housing and Urban Development NYS Homes & Community Renewal
Prioritize Funding for the Home Ownership Assistance Program	City of Olean Community Development US Housing and Urban Development NYS Homes & Community Renewal
Prioritize the development of Senior and ADA housing including apartments and single floor homes	City of Olean Community Development City of Olean Housing Authority Private Developer(s) Olean Zoning Board of Appeals
Develop housing programs that promote ADUs and multi-unit homes	City of Olean Community Development City of Olean Housing Authority Olean Zoning Board of Appeals



Housing located on W Green Street



Housing located on N 3rd Street

Continue to support the development of diverse housing stock, including Condos, Townhomes, and Apartments

City of Olean Community Development
 City of Olean Housing Authority
 Olean Urban Renewal Agency
 Private Development entities
 US Housing and Urban Development
 Private Developer(s)
 Olean Zoning Board of Appeals

Ensure collaboration between public agencies and homeless service providers to provide affordable housing, transitional housing, and shelters

City of Olean Community Development
 City of Olean Planning Board
 Genesis House
 New York State
 Private Developer(s)
 Olean Zoning Board of Appeals

Support the Housing First approach (a model for helping people experiencing homelessness that prioritizes providing permanent housing and voluntary services) to decrease homelessness

City of Olean Common Council
 City of Olean Police Department
 City of Olean Community Development
 City of Olean Fire (Emergency Services)
 New York State
 Cattaraugus County
 US Housing and Urban Development
 Private Developer(s)

Maintain compliance with the federal Fair Housing Act to provide equal access to housing and prevent unfair lending practices

City of Olean Housing Authority
 US Housing and Urban Development



<p>Create a process to convert single-family homes into multi-family housing</p>	<p>City of Olean Code Enforcement Private Developer(s) Property Owners Olean Zoning Board of Appeals</p>
<p>Promote universal design practices to accommodate those with disabilities and to allow residents to age in place where they choose</p>	<p>City of Olean Planning Board City of Olean Code Enforcement Directions In Independent Living Intandem</p>
<p>Assist homeowners with historic tax credit opportunities such as the New York State Historic Homeownership Rehabilitation Credit</p>	<p>NYS Office of Parks, Recreation, and Historic Preservation National Parks Service</p>

Develop Parks and Recreation

Develop recreational facilities and safeguard open spaces to enrich the well-being of our current residents while preserving the natural legacy for future generations.

The City of Olean provides and maintains an abundance of park space to its residents and visitors. Local demand highlights the opportunity to expand Olean’s public spaces, enhance existing facilities, and activate the Olean Creek and Allegheny River waterfronts.

The City of Olean and community members have vocalized a desire for safer, more inclusive park spaces within their neighborhoods as well as the opportunity for new types of recreation including the development of new facilities or updates to existing facilities to provide modern, year round public spaces.

NYS Smart Growth Principles

- 4** *Provide well-planned, equitable, and accessible public spaces.*
- 6** *Preserve open space, agricultural resources, and natural resources..*
- 9** *Build on unique traits to create an attractive and welcoming community with a strong sense of place.*

Table 11: Develop Parks and Recreation Strategies, Policies, and Projects

Action Item	Responsible Department(s) & Partner(s)
<p>Design and construct a Mt. Herman overlook and connector trails</p>	<p>City of Olean Youth and Recreation NYS Office of Parks, Recreation and Historic Preservation City of Olean DPW NYS Department of Transportation</p>
<p>Design and construct a Levee Trail along Olean Creek</p>	<p>City of Olean DPW City of Olean Youth and Recreation NYS Office of Parks, Recreation and Historic Preservation</p>



<p>Implement Bradner Stadium Improvements</p>	<p>City of Olean Youth and Recreation Ralph C. Wilson Foundation</p>
<p>Form a Park Safety and Inclusivity Committee</p>	<p>City of Olean Youth and Recreation City of Olean DPW</p>
<p>Develop a market and implementation strategy for a new Community Center a Year-Round Sports Facility</p>	<p>City of Olean Community Development City of Olean Youth and Recreation Greater Olean Area Chamber of Commerce Empire State Development</p>
<p>Develop a New Community Center and Sports Facility</p>	<p>City of Olean Youth and Recreation City of Olean Community Development YMCA Local Youth Sports Organizations United States Department of Agriculture</p>
<p>Design and construct an accessible boat launch along River Street, at Gargoyle Park and at Mt. Herman</p>	<p>City of Olean DPW NYS Departments of Environmental Conservation NYS Office of Parks, Recreation and Historic Preservation</p>
<p>Redesign Marcus Park with inclusive playground</p>	<p>City of Olean Community Development City of Olean Youth and Recreation Intandem City of Olean DPW NYS Office of Parks, Recreation and Historic Preservation</p>
<p>Design and develop new Franchot Park entrance</p>	<p>City of Olean Youth and Recreation City of Olean DPW NYS Office of Parks, Recreation and Historic Preservation</p>
<p>Implement improvements at Oak Hill Park</p>	<p>City of Olean Youth and Recreation City of Olean DPW NYS Office of Parks, Recreation and Historic Preservation</p>
<p>Develop and implement a Parks Master Plan</p>	<p>City of Olean Community Development City of Olean Youth and Recreation City of Olean DPW</p>



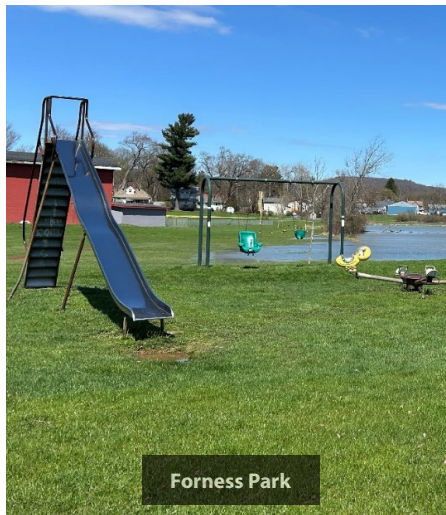
<p>Develop a Comprehensive Trail System</p>	<p>City of Olean Community Development City of Olean Youth and Recreation City of Olean DPW NYS Office of Parks, Recreation and Historic Preservation NYS Department of Transportation</p>
<p>Develop and regularly update a Parks Safety Policy</p>	<p>City of Olean DPW City of Olean Youth and Recreation City of Olean Police Department City of Olean Fire Department</p>
<p>Develop and implement an Open Space Preservation Policy</p>	<p>City of Olean DPW City of Olean Community Development City of Olean Common Council City of Olean Planning Board NYS Department of State</p>
<p>Develop and implement a Parks Location Policy</p>	<p>City of Olean Youth and Recreation City of Olean DPW</p>
<p>Develop and implement a Parks Connector policy</p>	<p>City of Olean Youth and Recreation City of Olean DPW City of Olean Planning Board</p>
<p>Start an Adopt A Park Program</p>	<p>City of Olean Youth and Recreation City of Olean DPW Various Community Groups</p>
<p>Establish a Parks and Open Space Advisory Board</p>	<p>City of Olean Youth and Recreation City of Olean DPW Students</p>
<p>Create new parks to ensure all residents are within close proximity to green spaces</p>	<p>City of Olean Youth and Recreation City of Olean DPW City of Olean Community Development</p>
<p>Develop a Preventative Maintenance Plan for City Parks</p>	<p>City of Olean DPW</p>



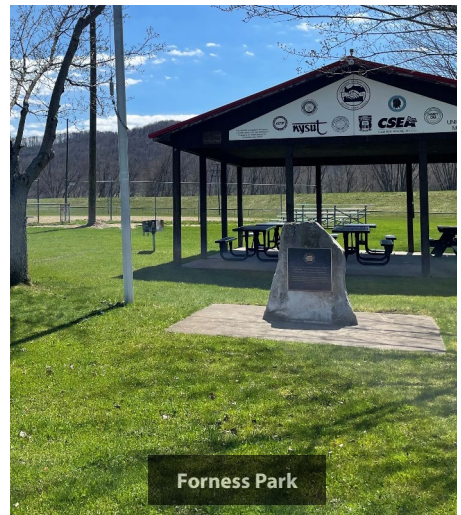
<p>Continue linking parks within the City and throughout the region via multi-modal trails</p>	<p>City of Olean Youth and Recreation City of Olean Community Development City of Olean DPW Olean Urban Renewal Agency NYS DOT</p>
<p>Ensure all neighborhoods and districts have access to parks or trail connections to parks</p>	<p>City of Olean Youth and Recreation City of Olean Community Development City of Olean Planning Board</p>
<p>Provide a parks inventory on City websites and in public spaces to promote awareness of recreation and open space opportunities</p>	<p>City of Olean Youth and Recreation City of Olean Information Technology (or subcontractor)</p>
<p>Rehabilitate the William O. Smith Recreation Center Pool</p>	<p>City of Olean DPW NYS Office of Parks, Recreation and Historic Preservation DASNY</p>
<p>Develop Improvements to Forness Park</p>	<p>City of Olean Youth and Recreation City of Olean DPW</p>
<p>Develop Improvements to Gargoyle Park</p>	<p>City of Olean Youth and Recreation City of Olean DPW</p>
<p>Implement a Blueway along the Allegheny River to increase access to the waterfront.</p>	<p>NYS Office of Parks, Recreation, and Historic Preservation City of Olean Youth Recreation</p>



Oak Hill Park



Forness Park



Forness Park



Advance Economic Development

Continue to advance Olean's renaissance as a vibrant entrepreneurial center. Reinforce downtown and commercial corridors as a thriving, pedestrian-friendly retail hub featuring a blend of housing, shopping, dining, services, and cultural amenities.

Olean and its local businesses have worked hard to maintain employment opportunities, amenities, and services located throughout the City. By leveraging the City's position as the region's economic hub, Olean can continue to serve as the destination for new and additional business ventures and employment opportunities while continuing to grow the City's tax base.

The City maintains a higher percentage of blue collar and manufacturing jobs than the NYS average. This allows Olean to continue attracting industrial opportunities for its available land. The City's existing workforce and potential for growth should be expanded upon by continuing partnerships with local universities such as St. Bonaventure and Jamestown Community College. The development of workforce programs and the placement of students will assist with maintaining and growing the City's population and contributing to diversity of residents.

NYS Smart Growth Principles

1 *Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods*

3 *Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.*

Table 12: Advance Economic Development Strategies, Policies, and Projects

Action Item	Responsible Department(s) & Partner(s)
Continue to develop Workforce Programs with local universities including St. Bonaventure and Jamestown Community College	City of Olean Community Development Cattaraugus County Jamestown Community College St. Bonaventure University Greater Olean Area Chamber of Commerce SUNY Fredonia Cattaraugus Allegany Workforce Development Board
Continue to support Olean General Hospital by providing opportunities for Committee participation and identifying ways that municipal grants and public services can assist with and increase hospital efficiency and capacity	Olean General Hospital City of Olean Community Development Cattaraugus County Empire State Development
Continue to invest in the Olean Business Incubator by maintaining collaboration between active partners, spaces for entrepreneurs, and support of anchor tenants	City of Olean Community Development Cattaraugus County Greater Olean Area Chamber of Commerce Olean Business Development Empire State Development



<p>Team with Cattaraugus County and Southern Tier West on the development of a Tourism Plan to attract additional businesses and employment opportunities</p>	<p>City of Olean Community Development Cattaraugus County Southern Tier West Empire State Development</p>
<p>Work with and encourage local businesses to be members of the Greater Olean Chamber of Commerce and participate in tourism efforts</p>	<p>City of Olean Community Development Greater Olean Area Chamber of Commerce Cattaraugus County Empire State Development</p>
<p>Develop an inventory of shovel ready sites</p>	<p>City of Olean Community Development Cattaraugus County</p>
<p>Maintain inventory of shovel ready sites for developers or employers looking to invest within the City</p>	<p>City of Olean Community Development Cattaraugus County Greater Olean Area Chamber of Commerce</p>
<p>Continue to connect Olean residents with local employers through Job Fairs and Employment Events</p>	<p>Greater Olean Area Chamber of Commerce City of Olean Community Development Cattaraugus County Cattaraugus Allegany Workforce Development Board</p>
<p>Continue to host events to connect businesses and entrepreneurs with local and regional investors, agencies, and financial institutions</p>	<p>Olean Business Development Greater Olean Area Chamber of Commerce City of Olean Community Development</p>
<p>Target the Olean airport to increase economic development opportunities</p>	<p>City of Olean DPW Cattaraugus County City of Olean Community Development</p>
<p>Institute a Bed Tax</p>	<p>City of Olean Common Council State of New York</p>
<p>Increase opportunities for manufacturing development with tax incentives</p>	<p>Greater Olean Area Chamber of Commerce Olean Business Development Cattaraugus County IDA City of Olean Assessor</p>



<p>Work with local partners and entrepreneurs to activate vacant store fronts along highly trafficked corridors</p>	<p>Greater Olean Area Chamber of Commerce Olean Business Development City of Olean Community Development</p>
<p>Continue to focus on attracting new residents to the area</p>	<p>City of Olean Community Development Greater Olean Area Chamber of Commerce Olean Business Development</p>
<p>Assist commercial property owners with federal and state historic preservation tax credit programs.</p>	<p>National Park Service NYS Office of Parks, Recreation, and Historic Preservation NY State Office of Historic Preservation</p>



City of Olean Downtown Interpretive Signage



Cultivate Transportation

Cultivate an efficient, secure, and well-connected transportation system in Olean that aligns with current requirements, anticipates future growth, prioritizes economic viability and responsiveness to adjacent land uses.

The City’s development pattern and ongoing efforts to provide inclusive, safe, and pedestrian friendly transportation enhancements has allowed for increased walkability and connectivity throughout its downtown and adjacent neighborhoods. The amount of vehicular traffic within the city poses the pressing need for identifying and implementing improvements of existing transportation patterns. The City faces the challenge of securing a dedicated partner for a more effective, convenient, and frequent public transit service. A public transit service will assist with the reduction of greenhouse gases and provide additional transportation options for residents and those visiting the area.

Based on the anticipation of future development and desired draw for new residents and visitors, continued pedestrian, bicyclist, and transit improvements are necessary to build an equitable transportation system in Olean.

NYS Smart Growth Principles

7 *Prioritize transportation options such as walking, cycling, and public transportation.*

8 *Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.*

Table 13: Cultivate Transportation Strategies, Policies, and Projects

Action Item	Responsible Department(s) & Partner(s)
Implement multimodal and streetscape improvements on West State Street	City of Olean Community Development City of Olean DPW NYS Department of Transportation OATS Federal Highway Administration
Implement streetscape improvements on Front Street	City of Olean DPW City of Olean Community Development
Implement rehabilitation efforts along South Union Street	City of Olean DPW City of Olean Community Development NYS Department of Transportation
Develop a Transportation Master Plan including a Citywide traffic plan	City of Olean DPW NYS Department of Transportation Southern Tier Extension Railroad Authority Olean Area Transit System Cattaraugus County



<p>Ensure new development includes sidewalks and shared path connectors to neighborhoods and districts</p>	<p>City of Olean Code Enforcement City of Olean DPW City of Olean Planning Board City of Olean Community Development</p>
<p>Continue investment in Complete Streets throughout the City</p>	<p>City of Olean DPW City of Olean Community Development NYS Department of Transportation</p>
<p>Develop a Vision Zero goal and Comprehensive Safety Action Plan through the Safe Streets and Roads for All program to eliminate traffic fatalities and increase safe mobility for all</p>	<p>City of Olean DPW City of Olean Common Council US Department of Transportation</p>
<p>Secure a dedicated partner for a more effective, convenient, and frequent public transit service</p>	<p>OATS Partners City of Olean Community Development NYS Department of Transportation Cattaraugus County</p>



Crossing Guard after school on Washington Street



Family cycling on N Barry Street



Promote Optimal and Efficient Land Use

Promote optimal land utilization in Olean, enhancing both the physical and economic landscape by encouraging efficient land use practices that benefit the community

The City of Olean has historically developed in a traditional pattern that is characterized by a dense downtown corridor, robust manufacturing and postindustrial lands near the exterior limits of the city, commercial thoroughfares that bisect neighborhoods, and varying forms of single family housing dominating its land use. In order for vital land uses to be preserved and desired land uses to grow, the City must be aggressive in both their preservation strategy and encouragement of new development that aligns with Smart Growth Principles.

Olean should continue to nurture their downtown and expand their Form-Based Code into new areas to increase walkability, rollability and sense of place. The City's demand for housing is translated into the encouragement of different and new housing types of housing outside of the traditional single-family home. The City should utilize land use data to focus development on vacant, underutilized, or Brownfield properties and preserve historic and culturally important structures.

NYS Smart Growth Principles

- 1** *Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.*
- 2** *Enable a diverse mix of housing types that provide for opportunity and choice for all.*
- 3** *Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.*
- 4** *Provide well-planned, equitable, and accessible public spaces.*

Table 14: Promote Optimal and Efficient Land Use Strategies, Policies, and Projects

Action Item	Responsible Department(s) & Partner(s)
Support Olean Mall Campus improvements	City of Olean Community Development Cattaraugus County IDA NYS Empire State Development Private Developer(s)
Continue efforts towards Brownfield remediation and redevelopment and apply for potential second BOA within City	City of Olean Community Development US Environmental Protection Agency NYS Department of State Cattaraugus County
Prioritize the development of Mixed Housing Districts and Neighborhoods by updating the City's Zoning Code to increase various types of housing in all parts of the City where appropriate	City of Olean Community Development City of Olean Code Enforcement City of Olean Assessor City of Olean Planning Board City of Olean Zoning Board of Appeals Olean Common Council
Conduct regular assessments of vacant or underutilized properties within the City	City of Olean Code Enforcement City of Olean Community Development City of Olean Assessor



<p>Maintain and update database of vacant or underutilized properties within the City</p>	<p>City of Olean Code Enforcement City of Olean Community Development City of Olean Assessor St Bonaventure University Jamestown Community College</p>
<p>Utilize State LWRP funding to ensure water-adjacent properties are complementary to the waterfront and surrounding areas</p>	<p>City of Olean Community Development NYS Department of State NYS Dept. of Environmental Conservation</p>
<p>Prioritize vacant properties for redevelopment to encourage infill and increase walkability & rollability</p>	<p>City of Olean Community Development City of Olean Code Enforcement City of Olean Assessor</p>
<p>Develop an updated Downtown Master Plan stemming from the Downtown Revitalization Initiative</p>	<p>City of Olean Community Development Empire State Development NYS Department of State</p>
<p>Update the City's Zoning Code to align with this Comprehensive Plan, and include updated solar language, accessory dwelling units, a pedestrian overlay zone, extend and enhance existing Form Based Code, promote more dense and diverse housing options, additional mixed-use areas, and include open space zoning.</p>	<p>City of Olean Community Development City of Olean Planning Board City of Olean Zoning Board of Appeals City of Olean Code Enforcement City of Olean Common Council NYS DOS</p>
<p>Develop Brownfield Tax Credit educational materials</p>	<p>City of Olean Community Development NYS Department of Environmental Conservation US Environmental Protection Agency Cattaraugus County IDA</p>
<p>Continue to work towards eliminating vacant Brownfields within the City</p>	<p>City of Olean Common Council City of Olean Community Development City of Olean Code Enforcement US Environmental Protection Agency NYS Department of State Cattaraugus County IDA Great Olean Area Chamber of Commerce</p>
<p>Update the City's Urban Renewal Plan</p>	<p>Olean Urban Renewal Agency City of Olean Department of Community Development.</p>



Improve Public Services and Infrastructure

Improve and maintain robust local infrastructure to meet the needs of current and future developments in Olean. Ensure safety and adaptability to growth while providing responsive and adequate public services and facilities for residents and businesses.

Olean’s existing infrastructure does not adequately serve the existing demand, with water, sewer, electric and gas available to the majority of the City. Due to age of water and sewer infrastructure, the system is failing in place and updates are necessary to continue to provide quality service to residents and business owners. When considering an increased density of new housing in neighborhoods or businesses along its well-trafficked corridors, demand for public utilities should be considered.

A focus on improving existing infrastructure and infill development can contribute to walkability, rollability (those who may use wheelchairs, bicycles, or scooters) and limit sprawl. There is a substantial amount of vacant and underutilized land, as well as potentially contaminated properties that are prime candidates for redevelopment. Combined, these do not currently contribute their full potential to the City’s development vision.

Due to climate change, the City has seen a change in wind events and flooding occurrences in recent years which severely impacts public infrastructure. To better equip themselves, residents, and business owners for extreme weather events, Olean should prioritize floodplain management. The City runs a risk of being ineligible for FEMA funding if they were to experience a flood due to the levee system not meeting the minimum criteria. Should the City’s levee receive reaccreditation, Olean can then invest in floodplain management and prepare the community better for extreme weather.

NYS Smart Growth Principles

3 *Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.*

5 *Encourage compact neighborhood design and concentrated development around existing infrastructure.*

8 *Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.*

Table 15: Improve Public Services and Infrastructure Strategies, Policies, and Projects

Action Item	Responsible Department(s) & Partner(s)
Build a new DPW garage to operate as a shared-services facility	City of Olean DPW Neighboring Communities Cattaraugus County
Design and construct a Floodplain management and levy system	City of Olean DPW NYS Department of Environmental Conservation FEMA
Establish a Water & Sewer Risk Assessment Program	City of Olean DPW FEMA
Identify and implement improvements to the Bartlett House	City of Olean DPW Olean Historical Society NYS Parks, Recreation & Historic Preservation Office



Establish a long-term plan for infrastructure maintenance and improvements and implement the plan on a regular basis	City of Olean DPW City of Olean Common Council
Identify and address existing Levee deficiencies	City of Olean DPW
Inspect Levees and receive Levee Accreditation on City Flood Insurance Rate Maps	City of Olean DPW
Update the City's Sewer Master Plan	City of Olean DPW
Develop a Water Master Plan	City of Olean DPW
Work with neighboring communities and entities when possible on regional projects, shared services, new housing initiatives, etc.	Federal Government New York State Cattaraugus County City of Olean Neighboring Communities

Enhance Quality of Life

Uphold and enhance the overall quality of life in Olean by addressing key areas such as public safety, housing, recreation, economic development, and community engagement to create a well-rounded and fulfilling living experience. Cultivate a positive and engaging relationship with stakeholders in Olean, actively encouraging citizen participation and involvement in shaping the community's future.

Olean's population has decreased by 5% from 2010 to 2023 and is expected to continue to decrease another 3% by 2028. Despite this, there remains a strong passion within the city to continue enhancing quality of life and livability. Expanded housing choice, general safety, access to employment, abundant civic services, and programmed recreation & open space are contributing factors to enhancing livability and the quality of life in Olean. Concurrently, residents and those who live, work and play in Olean noted the desire for increased public safety, access to healthcare and education.

The City of Olean can contribute to livability and quality of life through improvements to parks, the provision of adequate public services including law enforcement or fire safety, the greening of its urbanized landscape, continued protection of its historic and natural resources, increased engagement with residents and business owners, and fostering a mindset of inclusivity through policies and processes.

NYS Smart Growth Principles

- 1** *Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.*
- 2** *Enable a diverse mix of housing types that provide for opportunity and choice for all.*
- 4** *Provide well-planned, equitable, and accessible public spaces.*
- 6** *Preserve open space, agricultural resources, and natural resources.*
- 7** *Prioritize transportation options such as walking, cycling, and public transportation.*
- 10** *Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.*

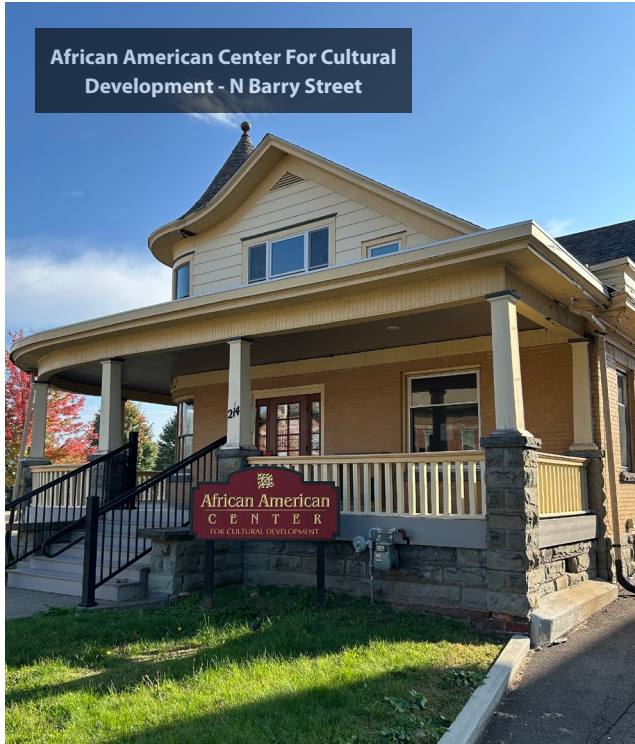


Table 16: Enhance Quality of Life Strategies, Policies, and Projects

Action Item	Responsible Department(s) & Partner(s)
Continue tree planting efforts and implement Tree Planting Program and furthering development of Olean's tree canopies	City of Olean DPW NYS Department of Conservation
Establish a Historic Preservation Strategy and Historic Preservation Committee	Mayor's Office City of Olean Legal Department City of Olean Historian Olean Historical and Preservation Society City of Olean Common Council Architect (per Chapter 11 of the City of Olean's Laws). NYS Parks, Recreation, and Historic Preservation
Establish an Inclusive Development Task Force to review public improvement projects	City of Olean Community Development City of Olean DPW City of Olean Youth & Recreation City of Olean Senior Center City of Olean Code Enforcement Directions in Independent Living



<p>Develop an ADA and Inclusive Development handbook for developers and local businesses</p>	<p>City of Olean Community Development City of Olean DPW City of Olean Youth & Recreation City of Olean Senior Center City of Olean Code Enforcement Directions in Independent Living</p>
<p>Become a Climate Smart Community through the NYS DEC Climate Smart Communities Program</p>	<p>City of Olean DPW Southern Tier West Regional Planning and Development Board NYS Department of Environmental Conservation</p>
<p>Develop a Local Waterfront Revitalization Program to protect water resources</p>	<p>City of Olean DPW NYS Department of State</p>
<p>Support, build, and expand existing community groups to broaden citizen engagement</p>	<p>City of Olean Community Development City of Olean Youth & Recreation City of Olean Senior Center Cattaraugus County Connecting Communities in Action Olean Food Pantry Warming House Harvest Field Outreach Genesis House Olean Housing Authority Greater Olean Association of Churches African American Center for Cultural Development</p>
<p>Continue efforts to activate nightlife within Olean</p>	<p>Greater Olean Area Chamber of Commerce Olean Business Development Cattaraugus County Economic Development, Planning & Tourism Cattaraugus County Economic Development Team City of Olean Community Development</p>
<p>Develop a Climate Action Plan to further resiliency and sustainability initiatives</p>	<p>City of Olean DPW Southern Tier West Regional Planning and Development Board NYS Department of Environmental Conservation</p>



<p>Implement a Climate Action Plan and become Bronze Certified through CSC</p>	<p>City of Olean DPW Southern Tier West Regional Planning and Development Board NYS Department of Environmental Conservation NYS Energy and Research Development Authority</p>
<p>Establish a marketing campaign celebrating Olean and its assets</p>	<p>Greater Olean Area Chamber of Commerce Olean Business Development Empire State Development African American Center for Cultural Development</p>
<p>Support Greater Olean Area Chamber of Commerce activities, partnerships, events, marketing, etc.</p>	<p>Cattaraugus County Economic Development, Planning & Tourism Olean Business Development City of Olean</p>
<p>Develop a Public Safety Master Plan to ensure resources for the Olean Fire and Police Departments, adequate to maintain quality of life in light of changing needs brought about by changing demographics</p>	<p>City of Olean Fire Department City of Olean Police Department</p>
<p>Expand and improve the Senior Center to provide more programming opportunities for the City's senior population.</p>	<p>Olean Senior Center City of Olean Youth & Recreation</p>

Prioritize Fiscal Sustainability

Prioritize sound financial management in Olean, ensuring the allocation of both fiscal and personnel resources to support transformational planning initiatives and sustainable development towards Olean's continued revitalization.

Paramount to the continued growth of the City of Olean is the theme of fiscal sustainability. Long standing public policy and decision making has been scrutinized for its implications in Olean's historical development. Fiscal policy that is focused on the revitalization of Olean, including building regional partnerships, better municipal budgetary responsibility, and collaboration between the City and its residents is necessary to establish continued growth and revitalization.

By pursuing State and Federally administered grant programs, the City of Olean can expand its planning and development efforts and stretch their dollar further. By capitalizing on recent planning initiatives and seeking grant opportunities, priority projects can become a realization and assist with building the vision established for the City of Olean through the comprehensive planning process.

NYS Smart Growth Principles

9

Build on unique traits to create an attractive and welcoming community with a strong sense of place.



Table 17: Prioritize Fiscal Sustainability Strategies, Policies, and Projects

Action Item	Responsible Department(s) & Partner(s)
Continue collaboration efforts with Southern Tier West Regional Planning & Development Board to increase grant opportunities	City of Olean Community Development Southern Tier West Regional Planning & Development Board
Apply for an Environmental Protection Agency Community Brownfields Grant to provide funds for Phase I and Phase II Environmental Site Assessments	City of Olean Community Development Environmental Protection Agency
Collaboration with Cattaraugus County and Cattaraugus Industrial Development Agency to assist with grant applications, planning initiatives, and participation on Committees	City of Olean Community Development Cattaraugus County IDA Cattaraugus County
Create procedures for oversight of grant funds from receipt to completion	Mayor's Office City of Olean Common Council City of Olean Auditor City of Olean Community Development City of Olean DPW City of Olean Youth & Recreation
Develop a structure for deliverance of municipal services	Mayor's Office City of Olean Common Council City of Olean Auditor City of Olean DPW City of Olean Youth & Recreation
Continue to apply for grant opportunities at the local, regional, state and federal level to assist planning and development efforts	City of Olean Community Development City of Olean DPW City of Olean Youth & Recreation City of Olean Fire Department City of Olean Police Department City of Olean Clerk's Office City of Olean Information Technology Department



SECTION 5

FUTURE LAND USE PLAN & DEVELOPMENT STRATEGY



Community Bank Building - N Union Street



Future Land Use Plan

Olean's Future Land Use Plan is designed to provide a framework for decision-making surrounding physical development. It outlines the community's expectations and preferences regarding future development and areas of focus. The Land Use Plan is flexible in nature, meaning, it should be used for updates to the City's Zoning Code and improvements, but it is not the final decision on development.

The Land Use Plan focuses on six key areas and shows the City's historic district locations as a way to focus on the preservation of historic assets. The six key areas were established as a result of existing condition key takeaways, outreach, and Task Force Committee feedback. A review of Olean's urban form, existing land use, and zoning provided clarity on areas to focus on including continued development of the City's traditional downtown into new areas; transitional areas from dense residential into commercial corridors; the preservation of lands along the City's waterbodies due to wetlands, desired park space, and extreme weather; land dedicated to industrial and manufacturing operations; the noting of important community services; and refined areas for traditional commercial businesses near gateways and in areas with available land for new development.

Perhaps the most important aspect of the City's Future Land Use Plan is the promotion of residential uses. The City is currently supporting new, diverse, residential development where possible, but the demand still exists. If the City wants to continue to attract new residents and maintain or increase its population, the availability of residential uses should be the highest priority.

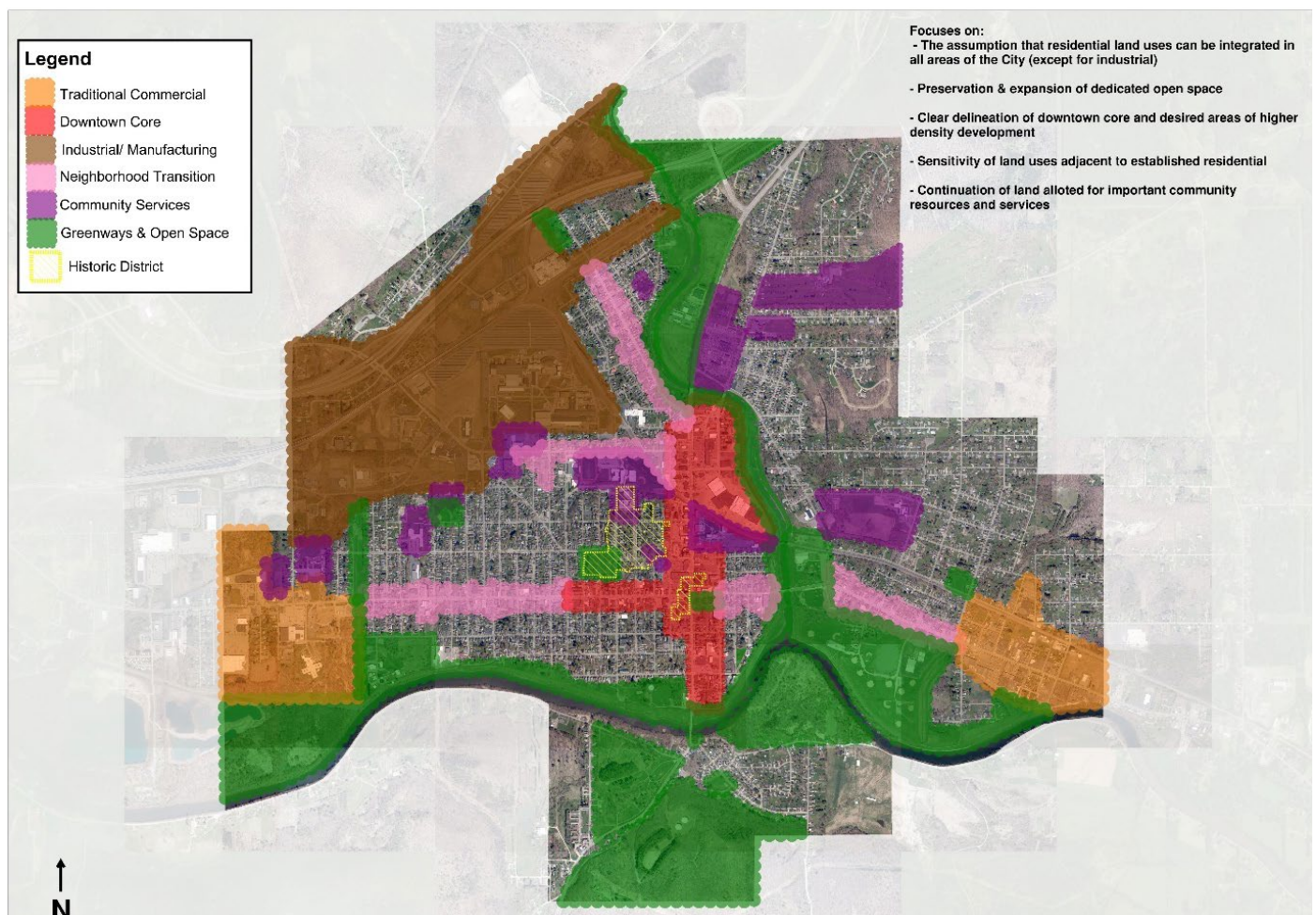


Figure 11: Future Land Use Plan

Traditional Commercial

Traditional commercial development in Olean is located at the western end of West State Street and the eastern end of East State Street. This type of land use is often characterized by multi-tenant buildings or traditional “big-box” style development with a large sea of parking, located along major transportation corridors. In an effort to retain the ability for national retailers and tenants to locate within the City of Olean, the traditional commercial land use is recognized as a vital presence but carefully designated in its placement within the community. Typically, uses that are located within Traditional Commercial centers serve a regional population and require access to major transportation routes. Maintaining these development patterns on the edge of the city affords the opportunity for the attraction of new large-scale businesses, without sacrificing the desired downtown core location.

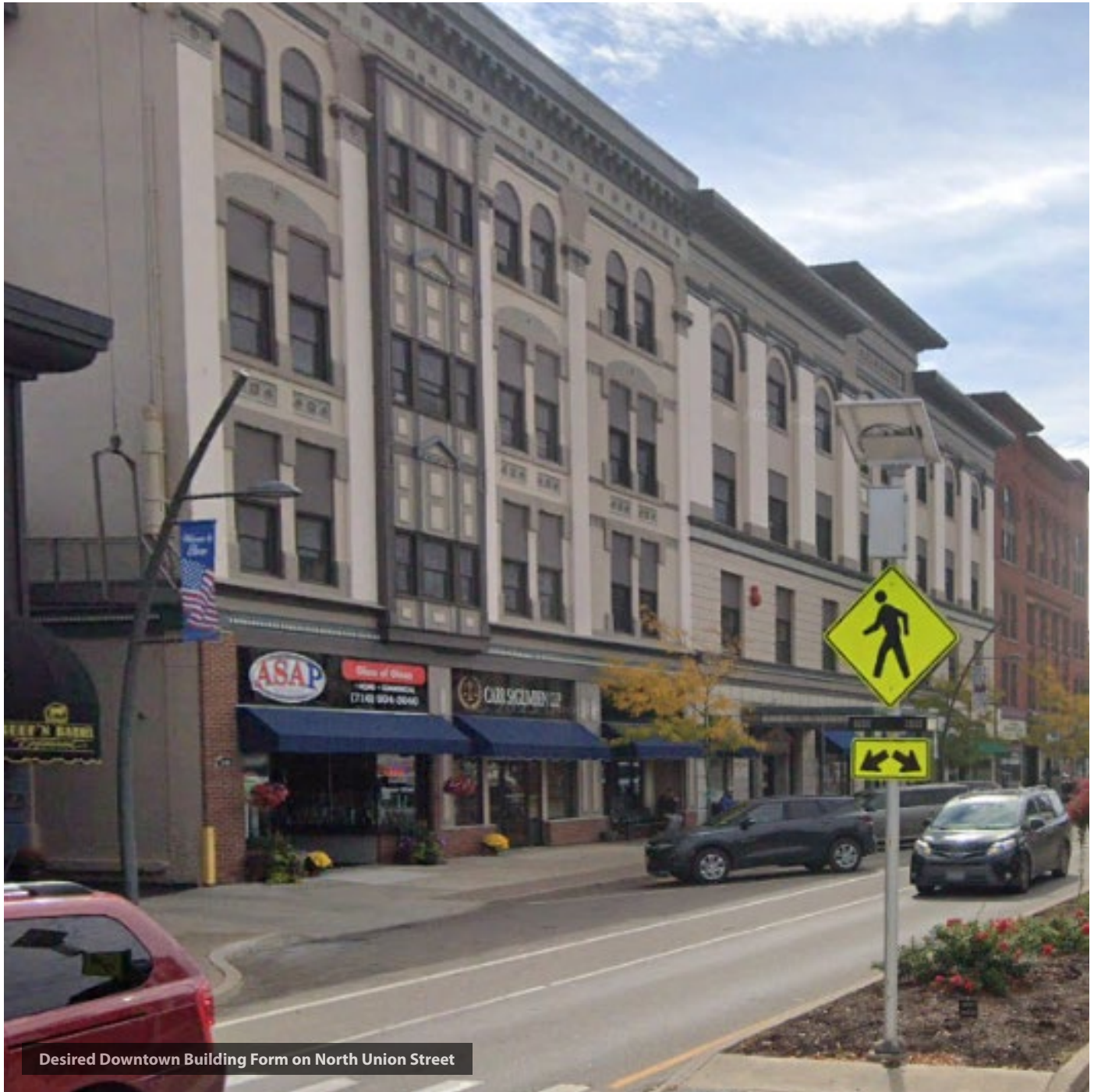


2211 West State Street Redevelopment

The vacant parcel at 2211 West State Street was once home to St. Francis Hospital. The parcel is a total of 51 acres and stretches between West State Street and the Allegheny River. This Comprehensive Plan Update recommends redevelopment of the site with a mix of uses. With changes to the City’s zoning code, the goal is to encourage (1) two or three-story mixed-use buildings (retail first floor, office/residential upper floors) with no front setback along West State Street, and (2) two or three-story mixed-use flex buildings (industrial, office, retail, residential) within the interior of the site. The proposed flex building type is a large footprint building that is naturally lit with tall ceilings, expansive windows and light wells. Pedestrian connections should also be provided through the site and parking lots, between buildings and to West State Street. Vehicular connections to adjacent parcels/parking lots should be maintained. A green, landscaped character is also important for the proposed development, including parking lots with landscaped interior islands, and minimum 10’-wide landscaped rear and side setbacks.

Downtown Core

The City of Olean has an existing commercial core that is located within the downtown area of the city along the North Union Street corridor and extending west along West State Street. The existing commercial core resembles a walkable mixed-use corridor with small or no front setbacks from the street, wide sidewalks, and on-street parking. In order to continue the established form, development in the commercial core should focus on the design of the building and its appearance along North Union Street as well as creating an engaging pedestrian experience. The Downtown Core is characterized by smaller parcels, less availability of on-site parking, and buildings fronted on the major throughfare. It is imperative that Olean's downtown core be designed with the pedestrian at the forefront of importance with regards to scale and aesthetics like façade design, signage, and lighting.

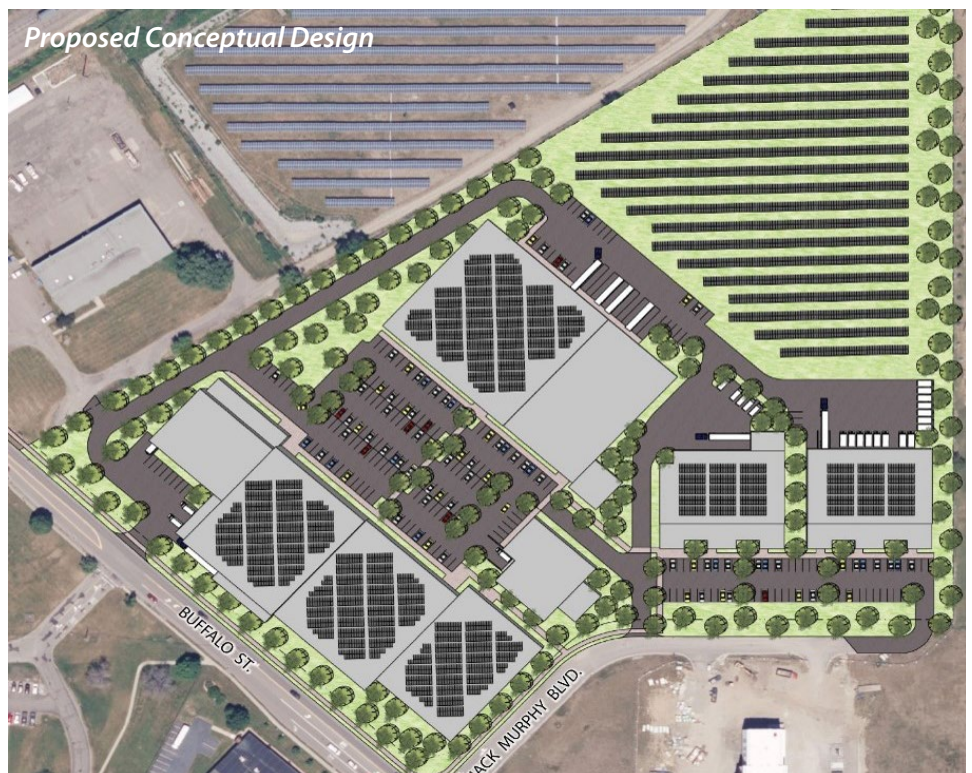


Buffalo Street Brownfield Redevelopment

The parcel at 1406 Buffalo St. is a 9.37-acre vacant development site that was cleaned up in 2016 as part of the NYS DEC Brownfield Cleanup Program. Asphalt roads and subsurface utilities have been built on portions of the site in anticipation of site redevelopment. The site is currently zoned for industrial use and is surrounded by industrial and commercial properties. This Comprehensive Plan Update recommends redevelopment of the site with warehousing, distribution and/or light manufacturing uses. With changes to the City's zoning code, the goal is to create a development that is not only supportive of these activities, but that also provides pedestrian connections through the site and parking lots, between buildings and along the City streets. A green, landscaped character is also important for the proposed development, including parking lots with landscaped interior islands, and 20-30' landscaped front, rear and side setbacks. Rooftop solar is encouraged, and ground level solar could be appropriate if located at the back of the site.

Industrial-Manufacturing

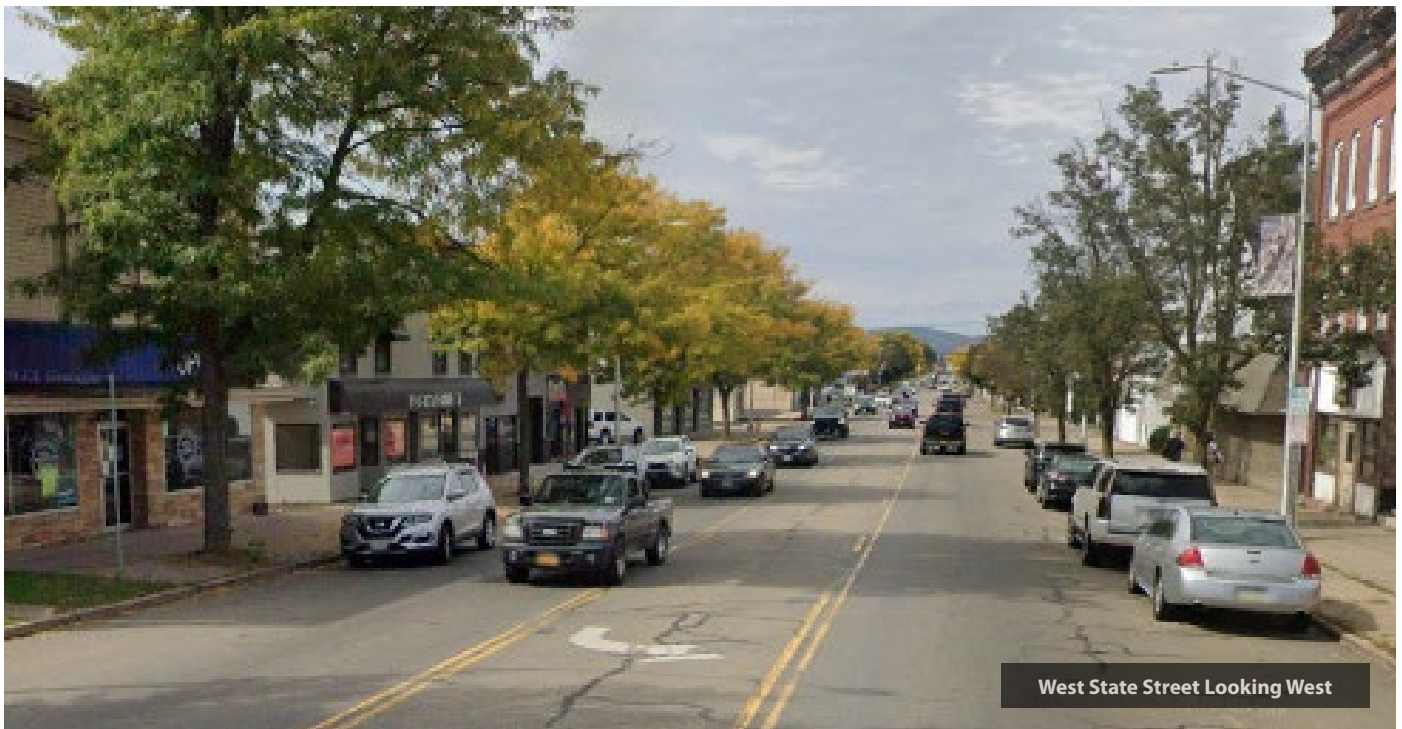
Due to the legacy of industrial uses within the city, large scale industrial and manufacturing uses are located along major road corridors that have direct access to regional transportation routes. The existing concentration of industrial and manufacturing uses are located in the northern most portion of the city, along the Western New York and Pennsylvania Railroad. Industrial and manufacturing land uses are characterized by their large tracts of land that allows for the coordinated development of sites with sufficient buffers and screening from adjacent uses. They are also characterized by their proximity to major transportation routes and their location away from residential neighborhoods. Smaller scale industrial uses are also included in this land use category due to their similarities in development patterns. These might include but are not limited to lumber yards, gas stations, automobile repair facilities, self-storage, building supply retailers, research and development facilities, component manufacturing facilities and laboratories.



Careful consideration should be given for the placement for large scale ground mounted solar arrays. The installation of large scale solar arrays can limit the available develop-able land, and therefore create a limiting factor for economic development. Not all uses are appropriate, especially located in close proximity to other industrial land uses. Battery storage facilities can potentially cause environmental hazards during their operation and thus should not be located in proximity to industrial, residential or commercial land uses.

Neighborhood Transition

The intent of this land use category is to provide a development pattern that is consistent with immediately adjacent residential neighborhoods and allow for the vertical and horizontal mixture of uses along a once traditionally developed commercial corridor. The Neighborhood Transition is characterized by shallow lots, proximity to established residential neighborhoods, and buildings that are a maximum of 3 stories in height. Typical uses with the Neighborhood Transition would include multi-family housing, offices, boutique retail establishments, restaurants and taverns, and community service uses. This type of land use also is aware of its context within an established neighborhood and has an increased focus on buffering, screening, and the pedestrian experience. It is important for land uses within this category to be focused on the revitalization of the adjacent neighborhood by introducing supportive development in equitable patterns.



Community Services

Community services include schools, police and fire stations, libraries, post offices, governmental services, social services, and other uses that are intended to meet the needs of the City's residents. Excluded from this land use category are places of worship, which exist across all land uses and places. Important aspects of the location of community services are their proximity close to and within residential neighborhoods as well as their scale and character in the context of their surroundings. Where appropriate, community-oriented land uses should be blended into mixed-use areas to provide increased access to their services. Olean's existing community services were noted as an important land use to strengthen and ensure are in accessible proximity to those who use them most.



Greenways & Open Space

The Allegheny River and Olean Creek traverse the city and split the municipality into sections. Along the river and creek, a mixture of uses is present including residential, commercial, industrial, and public parks/open space. The preservation of Olean’s direct water access and the creation of new public spaces provides the community with the opportunity to enjoy some of Olean’s best natural resources. The Greenways and Open Space land use category is meant to allow Olean to redevelop the waterfront in a way that is conscientious of the value of great public spaces as well as the importance of natural resource preservation and sustainable development patterns. The Greenways and Open Space will have increased setbacks so that there are swaths of land that can become naturally regenerated while protecting the Allegheny River and Olean Creek from the potential encroachment of development. The Greenways and Open Space land use category also includes Olean’s parks in recognition of their importance to the community they serve.



Figure 12: Allegheny River Blueway



Allegheny River & Olean Creek Blueway Concept

This Comprehensive Plan Update recommends the implementation of a Blueway along the Allegheny River through the City of Olean. With the collaboration of neighboring municipalities, the goal is to create a regional Blueway along the river. The Allegheny River Public Access & Recreation Plan, was developed in 2017 by the City of Olean and neighboring municipalities to improve waterfront access, promote the underutilized river corridor and attract recreation-based businesses to strengthen the tourism economy. Among other recommendations, the Plan recommends improvements to river access, including enhancements to existing river access points and the addition of new access points. The City of Olean has an existing boat launch at South Union Street and West Riverside Drive. Recommended enhancements include picnic facilities, restrooms and blueway trail signage, at a minimum. The Plan also proposes new river access points where, in 2017, planning was already underway; in Olean, these sites are the Water Well Launch on East River Road and the Brewery Launch near 210 East Greene Street.

The Plan encourages communities to look for and consider new river access opportunities as well. In addition to the existing boat launch and the two sites recommended in the Allegheny River Public Access & Recreation Plan. Public land ownership, proximity to riverside destinations/attractions, existing parking and existing public restroom facilities are important considerations when selecting potential river access sites. Considering this criteria, additional river access sites for paddle craft launches have been identified within the City of Olean (refer to the Allegheny River Blueway concept graphic). These include launch sites at Gargoyle Park, Franchot Park, War Veterans Park and Polo Park. Proposed improvements at the new river access sites include ADA-accessible paddle craft launches, canoe/kayak storage racks and blueway trail signage. These sites may be able to take advantage of existing parking, picnic facilities and benches, but additional amenities should be considered on a case-by-case basis.

Residential

Olean is home to many different residential forms. These forms can be seen through the City's established residential neighborhoods that exhibit two distinct forms of residential development. Dense urban residential that is characterized by small lot sizes, minimal setbacks, and increased height can be found north and south of West State Street. These areas can accommodate alternative forms of housing including multi-family residential up to 4 units and accessory dwelling units. Conversely, the areas located north of Wayne Street and north of East State Street have a different, more suburban form. Larger lot sizes, larger building footprints, increased driveway widths and larger accessory structures are typically seen in these residential areas.

The introduction of new housing units should consider appropriate density, scale, and style of the surrounding established neighborhoods. Further, residential units should be encouraged within Olean's mixed-use districts in order to broaden the availability of housing choice for existing and new residents.