

Welcome and thank you for joining us for the City of Olean Comprehensive Development Plan Final Public Meeting!

We will begin the presentation promptly at 6:15 PM.





City of Olean

Comprehensive Development Plan Final Public Meeting

October 7th, 2023 – 6:00 PM



Agenda

- ◆ Welcome
- ◆ Project Team
- ◆ Comprehensive Plan Overview & Schedule
- ◆ Outreach and Community Participation Overview
- ◆ Vision & Goals
- ◆ Next Steps
- ◆ Questions & Open Comment
- ◆ Activities



The Team



Daniel Riker, P.G.
Project Manager



Emma Phillips
Deputy Project Manager/Lead
Planner



Tanya Zwahlen
Outreach Lead



Molly Vendura
Visualization /
Landscape
Architecture



Thomas Voigt
Planner



Department
of State



Empire State
Development



C&S Companies

- ◆ Founded in 1968
- ◆ Over 500 professionals and tradespeople
- ◆ 20 offices in 12 states
- ◆ Headquartered in Syracuse with NY offices in Buffalo, Rochester, Binghamton, Plattsburgh, and Albany
- ◆ Full-service, project delivery specialists
 - ◆ Planning
 - ◆ Market Analysis
 - ◆ Transportation
 - ◆ Environmental
 - ◆ Civil
 - ◆ Buildings
 - ◆ Energy
 - ◆ Sustainability
 - ◆ Construction



Highland Planning, LLC

- ◆ Founded in 2007, with over 20 years experience
- ◆ 11 professionals, IAP2 trained
- ◆ Headquartered in Rochester, NY
- ◆ Experience includes
 - ◆ Public Engagement and Outreach for:
 - ◆ Transportation projects
 - ◆ Downtown Revitalization Initiatives
 - ◆ Housing Studies
 - ◆ Commercial District Revitalization
 - ◆ Brownfield Revitalization Strategies



Molly Vendura Landscape Architect, PLLC

- ◆ 25+ years of experience in landscape architecture, planning, engineering and urban design
- ◆ Background in engineering and environmental science
 - ◆ Approaches projects from a unique perspective: blending best practices with creative design to produce innovative, attractive & functional projects



Cross-Section Looking South - Front Street
Olean, NY



What is a Comprehensive Plan?

◆ Community-driven process and document

1. **Where are we now?** *Analysis of existing conditions*
 - ◆ *Regional setting, population trends, land use, zoning, natural and historic resources, socioeconomic analyses, housing*
2. **Where are we going?** *Identification of trends*
3. **Where do we want to be?** *Community vision & goals*
4. **How do we get there?** *Policies, strategies, implementation actions*



What is a Comprehensive Plan?

- ◆ **Highest-level of expression for a community's future**
 1. **Blueprint** *for the next 10-20 years*
 2. **Compass** *that guides decision making*
 3. **Playbook** *for capital investments and further planning initiatives*
 4. **Messaging tool** *to articulate community vision and reference point for grants or policy updates*



What does the Plan cover?

- ◆ Land Use and Zoning
- ◆ Housing
- ◆ Economic Development
- ◆ Transportation
- ◆ Natural Resources
- ◆ Parks & Recreation
- ◆ Infrastructure
- ◆ Resiliency & Sustainability
- ◆ Quality of Life



How Long Will This Take?

Summer
2023 –
Inventory of
Existing
Conditions
and
Analyses

Winter 2024
– Identifying
Policy
Preferences

**Summer/Fall
2024 & Winter
2025 –
Finalization of
Plan**

Fall 2023 –
Community
Outreach and
Development
of Vision and
Goals

Spring 2024 –
Draft
Comprehensive
Plan



Outreach Elements

- ◆ Stakeholder Interviews
- ◆ Community Participation Plan
- ◆ Public Meetings (2)
- ◆ Survey
- ◆ Pop-up Event(s)



Engagement Objectives



**IDENTIFY KEY ISSUES
AND OPPORTUNITIES**



**IDENTIFY COMMUNITY
VALUES AND PRIORITIES**



DEVELOP COMMUNITY VISION



BUILD CAPACITY



Public Meeting 1

What do you love about the City of Olean?

- ◆ Walkability
- ◆ People
- ◆ Small businesses and local organizations working together

Which are the most important characteristics of the City to protect and develop?

- ◆ Downtown
- ◆ Housing
- ◆ Universities
- ◆ Historic buildings



Public Meeting 1

What are the main aspects or areas of the City that needs improvement?

- ◆ Housing, code enforcement
- ◆ Celebrate diversity
- ◆ Need for jobs
- ◆ Outdoor activities

What is the biggest opportunity for the City?

- ◆ Outdoor recreation
- ◆ Business
- ◆ Lower housing costs
- ◆ Leverage people



Clean High School Outreach

1. Transportation: fix potholes, add sidewalks, and jury is out on roundabouts
2. Economic Development: Revitalize the mall
3. Parks: More indoor athletics, legal cannabis creates conflicts at parks with children
4. Community services: Bonaventure Fitness Center, rec center, volunteering, drug treatment programs



Online Survey

- ◆ 337 respondents

- ◆ Majority of respondents live in Olean
- ◆ 44% of respondents live and work in Olean
- ◆ 17% only work in Olean
- ◆ 10% of respondents own a business in Olean

Ages of Participants		
Under 20	0.85%	2
20-39	37%	88
40-64	48%	113
65 and over	14%	33

- ◆ Majority of respondents choose to live in or visit Olean because of:

- ◆ Nearby family / friends
- ◆ Their neighborhood and local community
- ◆ Location within in the region
- ◆ Walkability
- ◆ Other answers include: affordability, grew up in the area, work is nearby, proximity to goods / services



Online Survey

- ◆ When asked Olean's most important challenges to focus on over the next 20 years, majority responses included:
 1. Property taxes (52.3%)
 2. Availability of shopping & amenities (48.1%)
 3. Business expansion (46.4%)
 4. Social issues and racism (45.2%)
 5. Preservation of community character (43.5%)
 6. New housing (34.7%)

- ◆ When asked what future development should look like, high number of responses included:
 - ◆ Infill development
 - ◆ Industrial / Light Manufacturing
 - ◆ Mixed Used development
 - ◆ Preservation of Open Space
 - ◆ **Only 2.5%** of respondents noted that they don't want to see new development



Comprehensive Plan 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.



Comprehensive Plan Goals

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.*

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 in Olean.*



Comprehensive Plan Goals

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.*

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.*



Comprehensive Plan Goals

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.*

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.*



Comprehensive Plan Goals

Enhance the 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.*

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.*



Development of Strategies, Policies and Projects

- ◆ To facilitate accomplishment of each goal, Strategies, Policies and Projects were developed
- ◆ Examples of Strategies, Policies, and Projects
 - ◆ Prioritize the development of Senior and ADA housing including apartments with single floor homes
 - ◆ Develop improvements to Forness Park
 - ◆ Form a Park Safety and Inclusivity Committee
 - ◆ Continue investment in Complete Streets throughout the City
 - ◆ Continue efforts toward Brownfield Remediation and redevelopment



Next Steps

- ◆ Meeting Activities
- ◆ Finalization of Plan
- ◆ State Environmental Quality Review
- ◆ Approval & Adoption by Common Council



Questions

Questions or Comments?



Tonight's Activities

- ◆ Visit the Goal Boards at the back of the room
 - ◆ Mark strategies, policies, and projects with a dot if they are important to you
 - ◆ Write on sticky notes about items you would like to be implemented right away
 - ◆ Share your ideas and comments
 - ◆ What items are the most interesting or attractive?
 - ◆ What excites you the most?
 - ◆ What was maybe missed or not discussed enough?



Vision and Goals

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.

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.

We want to hear your ideas! Add a yellow sticky dot to indicate what's most important to you.

Develop a Home Rehab and Renovation Program

Grants and Assistance to Provide Homeowners with Funds for Home Renovations and Updates

Prioritize Funding for the Home Ownership Assistance Program

Prioritize the development of Senior and ADA housing including apartments and single floor homes

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

Develop housing programs that promote ADUs and multi-unit homes

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

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

Promote universal design practices to accommodate those with disabilities and to allow residents to age in place where they choose

Support the Housing First approach to decrease homelessness

Create a process to convert single-family homes into multi-family housing

Use the sticky notes to share what you'd like to see right away!

Additional Comments _____





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 in Olean.

We want to hear your ideas! Add a yellow sticky dot to indicate what's most important to you.

Capital Improvements	Develop Improvements to Gargoyle Park	Rehabilitate the William O. Smith Recreation Center Pool	Develop Improvements to Forness Park	Design/construct a Mt. Herman overlook and connector trails	Design/construct a Levee Trail along Olean Creek	Implement Bradner Stadium Improvements	Continue linking parks within the City and throughout the region via multi-modal trails
	Design/construct accessible boat launch along River Street at Gargoyle Park and at Mt. Herman	Redesign Marcus Park with inclusive playground	Design and develop new Franchot Park entrance	Implement improvements at Oak Hill Park	Develop a Comprehensive Trail System	Develop a New Community Center and Sports Facility	Create new parks to ensure all residents are in proximity to green spaces

Planning	Develop and regularly update a Parks Safety Policy	Develop and implement an Open Space Preservation Policy	Develop and implement a Parks Location Policy	Policy & Programs	Start an Adopt A Park Program	Ensure all neighborhoods/districts have access to parks/trail connections	Form a Park Safety and Inclusivity Committee	Additional Comments
	Develop a Preventative Maintenance Plan for City Parks	Develop and implement a Parks Master Plan	Develop and implement a Parks Connector policy		Provide a public parks inventory to promote awareness of recreation/open space opportunities	Establish a Parks and Open Space Advisory Board	Develop market and implementation strategy for a new Community Center & Year-Round Sports Facility	

Use the sticky notes to share what you'd like to see right away!





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.

 We want to hear your ideas! Add a yellow  sticky dot to indicate what's most important to you.

<p>Continue to develop Workforce Programs with local universities including St. Bonaventure and Jamestown Community College</p>	<p>Continue to support Olean General Hospital</p>	<p>Continue to invest in the Olean Business Incubator</p>	<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>Work with and encourage local businesses to be members of the Greater Olean Chamber of Commerce and participate in tourism efforts</p>
<p>Develop an inventory of shovel ready sites</p>	<p>Maintain inventory of shovel ready sites for developers or employers looking to invest within the City</p>	<p>Continue to connect Olean residents with local employers through Job Fairs and Employment Events</p>	<p>Continue to host events to connect businesses and entrepreneurs with local and regional investors, agencies, and financial institutions</p>	<p>Target the Olean airport to increase economic development opportunities</p>
<p>Institute a Bed Tax</p>	<p>Increase opportunities for manufacturing development with tax incentives</p>	<p>Work with local partners and entrepreneurs to activate vacant store fronts along highly trafficked corridors</p>	<p>Continue to focus on attracting new residents to the area</p>	<p> Use the sticky notes to share what you'd like to see right away!</p> <p>Additional Comments _____</p>





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.

 *We want to hear your ideas! Add a yellow ● sticky dot to indicate what's most important to you.*

Implement multimodal and streetscape improvements on West State Street

Implement streetscape improvements on Front Street

Implement rehabilitation efforts along South Union Street

Develop a Transportation Master Plan including a Citywide traffic plan


Ensure new development includes sidewalks and shared path connectors to neighborhoods/districts

Continue investment in Complete Streets throughout the City

Develop a Vision Zero goal and action plan to eliminate traffic fatalities and increase safe mobility for all

Secure a dedicated partner for a more effective, convenient, and frequent public transit service

Additional Comments

 Use the sticky notes to share what you'd like to see right away!





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.

 *We want to hear your ideas! Add a yellow ● sticky dot to indicate what's most important to you.*

Support Olean Mall Campus improvements

Continue efforts towards Brownfield remediation and redevelopment and apply for potential second BOA within City

Prioritize vacant properties for redevelopment to encourage infill and increase walkability & rollability

Prioritize the development of Mixed Housing Districts and Neighborhoods

Conduct regular assessments of vacant or underutilized properties within the City

Maintain and update database of vacant or underutilized properties within the City


Utilize State LWRP funding to ensure water-adjacent properties are complementary to the waterfront and surrounding areas

Develop an updated Downtown Master Plan stemming from the Downtown Revitalization Initiative

Update the City's Zoning Code to 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, and include an open space zone

Develop Brownfield Tax Credit educational materials

Continue to work towards eliminating vacant Brownfields within the City

 *Use the sticky notes to share what you'd like to see right away!*

Additional Comments _____





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.

We want to hear your ideas! Add a yellow sticky dot to indicate what's most important to you.

Capital Improvements

Identify and implement improvements to the Bartlett House

Update the City's existing garage to operate as a shared-service facility

Design and construct a Floodplain management and levy system

Invest in Olean Mall Campus improvements

Renovate the Municipal Building to include ADA, energy efficiency, and green innovation measures

Utilize State LWRP funding to ensure water adjacent properties complement waterfront

Planning

Update the City's Sewer Master Plan

Develop a Water Master Plan

Establish a long-term plan for infrastructure maintenance and improvements

Develop an updated Downtown Master Plan stemming from the Downtown Revitalization Initiative

Update City's Zoning Code language on solar, accessory dwelling units, pedestrian overlays, Form Based Code, dense/diverse housing options and open space

Inspect Levees and receive Levee Accreditation on City Flood Insurance Rate Maps

Policy & Programs

Establish a Water & Sewer Risk Assessment Program

Identify and address existing Levee deficiencies

Conduct regular assessments of vacant or underutilized properties within the City

Develop Brownfield Tax Credit educational materials

Continue to work towards eliminating vacant Brownfields within the city

Maintain and update database of vacant or underutilized properties within the City

Continue efforts towards Brownfield remediation and redevelopment and apply for second BOA

Prioritize vacant properties for redevelopment to encourage infill / increase walkability and rollability

Prioritize the development Mixed Housing Districts and Neighborhoods

Use the sticky notes to share what you'd like to see right away!

Additional Comments





Enhance the 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.

We want to hear your ideas! Add a yellow sticky dot to indicate what's most important to you.

<p>Increase Fire Department staffing and add a Deputy Chief position</p>	<p>Replace existing Engines and acquire additional fleet</p>	<p>Construct a third Fire Station and upgrade existing Training Tower</p>	<p>Acquire an additional Ambulance to increase capacity</p>	<p>Install security camera system in city parks</p>
<p>Continue tree planting efforts; implement Tree Planting Program and furthering development of Olean's tree canopies</p>	<p>Implement a Climate Action Plan and become Bronze Certified through CSC</p>	<p>Establish an Inclusive Development Task Force to review public improvement projects</p>	<p>Develop an ADA and Inclusive Development handbook for developers and local businesses</p>	<p>Upgrade law enforcement laptops and equipment</p>
<p>Establish a Historic Preservation Strategy and Committee</p>	<p>Continue efforts to activate nightlife within Olean</p>	<p>Establish a marketing campaign celebrating Olean and its assets</p>	<p>Support, build, and expand existing community groups to broaden citizen engagement</p>	<p>Additional Comments</p> <p> Use the sticky notes to share what you'd like to see right away!</p>
<p>Develop a Local Waterfront Revitalization Program to protect water resources</p>	<p>Support Greater Olean Area Chamber of Commerce activities, partnerships, events and marketing</p>	<p>Become a Climate Smart community via the NYSDEC Climate Smart Communities Program</p>	<p>Develop a Climate Action Plan to further resiliency and sustainability initiatives</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.

 *We want to hear your ideas! Add a yellow ● sticky dot to indicate what’s most important to you.*

Continue collaboration efforts with Southern Tier West Regional Planning & Development Board to increase grant opportunities

Apply for an Environmental Protection Agency Community Brownfields Grant to provide funds for Phase I and Phase II Environmental Site Assessments


Collaboration with Cattaraugus County and Cattaraugus Industrial Development Agency to assist with grant applications, planning initiatives, and participation on Committees

Create procedures for oversight of grant funds from receipt to completion

Develop a structure for deliverance of municipal services

Continue to apply for grant opportunities at the local, regional, state and federal level to assist planning and development efforts

Additional Comments

 Use the sticky notes to share what you'd like to see right away!





Share your Ideas and Comments!

Generally, what action items are interesting and attractive to you? What excites you the most? What did we miss?



Use the sticky notes to share your feedback below!

