



# City of Olean Comprehensive Development Plan Task Force Committee Meeting #3

February 8th, 2024 – 4:00 PM



# Agenda

- Comprehensive Development Plan Schedule
- Updates on outreach
  - Survey Results
  - Public Meeting 1
- Review updates to existing conditions
  - Draft Key Takeaways
- Visioning Session
  - Review of Draft Goals
- Potential Project Discussion
- Next Steps
- Additional Discussion & Questions



# Points of Contact and Communication

## ◆ City of Olean

- ◆ Keri Kerper – [kkerper@cityofolean.org](mailto:kkerper@cityofolean.org)
- ◆ Kathy Monroe - [kmonroe@cityofolean.org](mailto:kmonroe@cityofolean.org)
- ◆ Tiffany Taylor – [ttaylor@cityofolean.org](mailto:ttaylor@cityofolean.org)

## ◆ Project Team

- ◆ Dan Riker – [driker@cscos.com](mailto:driker@cscos.com)
- ◆ Emma Phillips – [ephillips@cscos.com](mailto:ephillips@cscos.com)
- ◆ Tanya Mooza Zwahlen - [tanya@highland-planning.com](mailto:tanya@highland-planning.com)
- ◆ Molly Vendura – [mvendura@vendurala.com](mailto:mvendura@vendurala.com)

## ◆ Feedback

- ◆ Please provide feedback (no more than 1 week after receiving a document for review)
- ◆ Engagement feedback (anytime) – Tanya
- ◆ Project and Process Feedback (anytime) – Dan & Emma



# How Long Will This Take?

Summer 2023  
– Inventory  
and Analysis  
of Existing  
Conditions

Winter 2024 –  
Identifying  
strategies,  
projects, and  
policy  
preferences

Summer/Fall  
2024 –  
Finalization of  
Plan

Fall 2023 –  
Community  
Outreach and  
Development  
of Vision and  
Goals

Spring 2024 –  
Finalization of  
Projects / Draft  
Comprehensive  
Plan



# Outreach Elements

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



# Outreach Updates - Survey

- ◆ Survey closed on 12/31
- ◆ 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
- ◆ 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

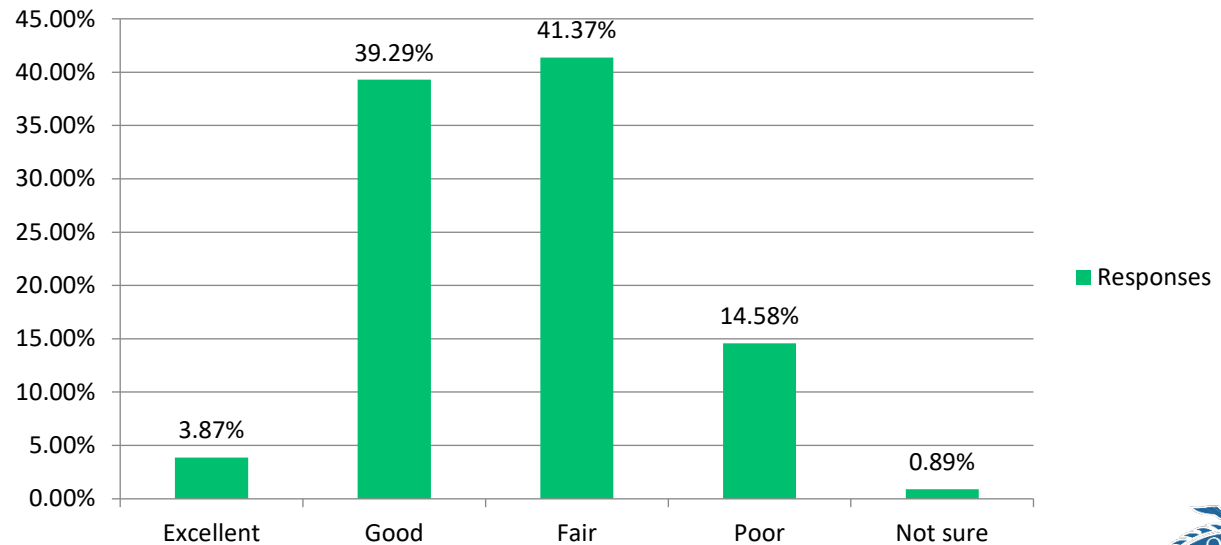
What is your age?		
Under 20	0.85%	2
20-39	37.29%	88
40-64	47.88%	113
65 and over	13.98%	33



# Outreach Updates - Survey

- ◆ When asking residents to rate quality of life in Olean
  - ◆ Most survey respondents noted the quality of life as Good or Excellent ( 43.16%)
  - ◆ Nearly 15% noted it as Poor
    - ◆ When asked why they noted it as Poor, the majority responses noted: high crime, need for improved infrastructure, and lack of jobs

How would you rate the quality of life in the City of Olean?



# Outreach Updates - 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



# Outreach Updates - Survey

- ◆ When asked what changes over the next 20 years survey takers would like to see, the following had the highest responses:
  1. More businesses and jobs (76.5%)
  2. More variety of stores, restaurants / other commercial (60.1%)
  3. More housing (49.2%)
  4. Becoming more sustainable (46.2%)
  5. Becoming more inclusive (37.4%)
  
- ◆ When asked how they would like to describe Olean in 20 years, survey takers responded with:
  - ◆ **Safe**
  - ◆ Attractive / Clean
  - ◆ Welcoming / Inclusive
  - ◆ Affordable
  - ◆ Vibrant / Thriving



# Public Meeting #1 Review

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 Review

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



# Public Meeting 1 Review

## World Café Exercise

Vision for Parks & Recreation

Vision for Environment & Sustainability

Vision for Transportation

Vision for Economic Development

Vision for Neighborhoods

Vision for Housing



# Public Meeting 1 Review

## Vision for Parks & Recreation

- ◆ All ages
- ◆ Think about multi-modal access
- ◆ Safety
- ◆ Access to river dikes
- ◆ Revitalize what we have
- ◆ More programming for youth



# Public Meeting 1 Review

## Vision for Environment & Sustainability

- ◆ More street trees
- ◆ Address aging infrastructure
- ◆ Plan for electric vehicles, wind and solar
- ◆ Address stormwater



# Public Meeting 1 Review

## Vision for Transportation

- ◆ Improve multi-modal infrastructure (sidewalks, transit, bike lanes)
- ◆ Organize and promote rideshare
- ◆ Market transit better
- ◆ Focus on safety (for pedestrians, install rapid-flashing beacons, bikes)



# Public Meeting 1 Review

## Vision for Economic Development

- ◆ Leverage universities
- ◆ Maintain industrial properties
- ◆ Promote and support small business
- ◆ Recruit companies
- ◆ Decrease empty storefronts



# Public Meeting 1 Review

## Vision for Neighborhoods

- ◆ Address zombie homes
- ◆ Preserve residential areas
- ◆ City wide broadband
- ◆ Address food deserts
- ◆ Support neighborhood watch
- ◆ Increase police on bikes
- ◆ Plant more trees
- ◆ Attract remote workers



# Public Meeting 1 Review

## Vision for Housing

- ◆ Increase high quality options, senior Housing and assisted living
- ◆ Increase maintenance on existing housing stock
- ◆ Housing first for unhoused



# Existing Conditions Updates

- ◆ Addition of Western New York to regional setting (pg 1)
- ◆ Additional poverty rate / MHI details for Catt County / NYS
- ◆ Calculation of tri-county disposable income to compare to City of Olean (pg 4)
- ◆ Additional details about major employers (public / private) and breakdown of Olean's industry and comparison with NYS (pg 4)
- ◆ New information regarding Olean's daytime population (pg 5)
- ◆ Additional details about Olean City School District recreation facilities and Bartlett County Club (pg 7)
- ◆ Addition of Basilica of St. Mary of the Angels to Historic Resources (pg 9)
- ◆ New details about sewer replacement and levee reconstruction (pg 10/11)
- ◆ Edits to information about Olean Public Library parking (pg 12)
- ◆ Updates to JCC noting degrees and certificates (pg 12)



# Existing Conditions Updates

- ◆ More detail about St. Bonaventure University including the Quick Center for the Arts and sports facilities (pg 12)
- ◆ Breakdown of vacant properties and brownfield overlap (pg 13)
- ◆ Addition of reservoir at Mt. Herman under Public and Community Services land use (pg 13)
- ◆ Calculation of land area dedicated to public and private parking lots (pg 13)
- ◆ Note of DBFC eliminating parking minimums (pg 14)
- ◆ Additional details regarding Local Highway Inventory miles, city efforts regarding milling and paving, complete streets policy, annual Sidewalk Program, and transit (pg 16/17)
- ◆ New infrastructure section discussing water & sewer, gas & electric, and telecommunications (pg 18/19)



# Draft 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.



# Draft Key Takeaways

4. 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.
5. 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.
6. 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 infill development and middle housing.
7. The City provides access via robust transportation infrastructure but still shows a need for improved streetscaping and reconstruction of roads.



# Task Force Committee Visioning Session

## Today's Task Force tasks!

- ◆ Review three draft vision statements
  - ◆ Choose one to refine
  - ◆ *Role of a vision - indicates a defined direction for growth and goals*
- ◆ Review eight draft goals statements
  - ◆ *Role of goals - outcome you want to achieve*
- ◆ Provide feedback to the consultant team
  - ◆ What resonates with you?
  - ◆ What could be better?
  - ◆ What is missing from the goal statements?



# Task Force Committee Visioning Session

- ◆ *In 2045, Olean is the pride of the Southern Tier. Our community is a central gathering place for the region, and we are known as a friendly and accessible place that embraces its history and unique assets. Our abundant natural resources are protected and celebrated, our housing is affordable and our infrastructure is well maintained.*
- ◆ *In 2045, the City of Olean is a historic, vibrant, and friendly community that embraces its history and capitalizes on our unique assets. We promote a balanced and sustainable mix of residential, commercial, and recreational spaces. Historic homes and districts are preserved to honor our past while contributing to our future. Our community is a regional hub of activity and culture. The city's natural resources are protected and celebrated, fostering resiliency and sustainability for generations to come.*
- ◆ *In 2045, Olean blends historic charm with modern development, creating a stable yet diverse urban environment. Housing initiatives preserve our heritage while introducing sustainable living solutions. Our downtown thrives as a cultural and commercial hub, supporting local businesses and fostering community. Transportation planning enhances connectivity for all residents. Olean's commitment to preserving natural resources strengthens its resiliency and sustainability, setting a model for responsible regional growth.*



# Draft Goals

- ◆ **Housing and Neighborhoods:** Improve housing diversity through infill development and enhance neighborhoods by fostering a sense of community, promoting livability, and ensuring sustained property value and providing a mix of housing options.
- ◆ **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.
- ◆ **Economic Development:** Continue to redevelop Olean's downtown into a vibrant, walkable, pedestrian-friendly retail hub featuring a blend of housing, shopping, dining, services, and cultural amenities, reinforcing its status as a thriving economic center.
- ◆ **Transportation:** Cultivate an efficient, secure, and well-connected transportation system in Olean that aligns with current requirements and anticipates future growth. Prioritize economic viability and responsiveness to adjacent land uses.



# Draft Goals

- ◆ **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.
- ◆ **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.
- ◆ **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.
- ◆ **Fiscal Responsibility:** Prioritize sound financial management in Olean, ensuring responsible allocation of resources to support sustainable development and growth while maintaining fiscal prudence and accountability.



# Next Steps

- ◆ Final Edits to Existing Conditions
- ◆ Edits to Vision and Goals
- ◆ Development of Strategies, Policies, and Projects
- ◆ Task Force Committee Meeting 4 in April



# Questions

**Questions or Comments?**

