



City of Olean Comprehensive Development Plan Task Force Committee Meeting #2

November 1st , 2023 – 3:00 PM



Agenda

- Re-introductions
- Points of Contact
- Comprehensive Development Plan Overview & Schedule
- Updates on outreach
 - Preliminary Survey Results
 - Public Meeting 1
- Review and discussion regarding existing conditions
- Visioning Session
- Next Steps
- Additional Discussion & Questions



Points of Contact and Communication

◆ City of Olean

- ◆ Keri Kerper – kkerper@cityofolean.org
- ◆ Kathy Monroe - kmonroe@cityofolean.org
- ◆ Tiffany Taylor – ttaylor@cityofolean.org

◆ Project Team

- ◆ Dan Riker – driker@cscos.com
- ◆ Emma Phillips – ephillips@cscos.com
- ◆ Tanya Mooza Zwahlen - tanya@highland-planning.com
- ◆ Molly Vendura – 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



Task Force Committee Responsibilities



Creative Connections
Clubhouse - Amsterdam



Stakeholder Walking Tour - Canton

- ◆ Ensuring inclusive public engagement
- ◆ Representing the larger community interest
- ◆ Guiding the process
- ◆ Being a local champion during and following project completion
- ◆ Attending Committee Meetings & public outreach events



What is a Comprehensive Plan?

- ◆ Community-driven process and document
 1. **Where are we now?** *Analysis of existing conditions*
 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*



What will the Plan cover?

- ◆ **Executive Summary** – high level overview
- ◆ **Introduction** – Sets the stage
- ◆ **Public Participation** – Shows community support and provides collateral for vision and goals
- ◆ **Existing Conditions** – Identifies gaps, strengths, and trends within Olean
- ◆ **Vision, Goals, and Strategies** – Provides a 20-year outlook, goals for that outlook, and ways to achieve those goals
- ◆ **Implementation Plan** – matrix with actions, responsibilities, and funding sources



How Long Will This Take?

Summer 2023
– Inventory
and Analysis
of Existing
Conditions

Winter 2024 –
Identifying
Policy
Preferences

Summer/Fall
2024 –
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)



Outreach Updates

◆ Survey Updates

- ◆ 48 respondents thus far
- ◆ Survey runs until 12/31

◆ Public Meeting 1

- ◆ Tonight! November 1st
- ◆ 5-7 PM
- ◆ Open House Style with response boards for:
 1. What do you love about the City of Olean?
 2. Which are the most important characteristics of the City to protect and develop?
 3. What are the main aspects or areas of the City that needs improvement?
 4. What is the biggest opportunity for the City?
- ◆ World Café Visioning Session



Committee Tasks Today

- ◆ Review of Existing Conditions
- ◆ World Café Visioning Session



Existing Conditions Review

◆ Population

- ◆ Declining population of almost -5.2% since 2010 and continued -3.2% by 2028

◆ Age

- ◆ Median age is 40.3 – on par with NYS and Cattaraugus County
- ◆ 21.2% of population is over the age of 65
- ◆ 44.1% represent those under 18 and 35-54 (families)

◆ Housing

- ◆ Continued increase in home-ownership within Olean
- ◆ Low home value but expected to increase
- ◆ Housing vacancy has remained stable
- ◆ Trends show a demand of all types of housing



Existing Conditions Review

◆ Education

- ◆ 29% of residents have completed some college
- ◆ 27% have received a college degree

◆ Local Economy

- ◆ Olean is a commercial and employment center within the County
- ◆ 23.5% poverty rate (10% higher than NYS average)

◆ Employment

- ◆ 6.6% unemployment rate in 2023. Higher than both NYS and Cattaraugus County
- ◆ Majority of workers drive to work (79%)
- ◆ ~15% walk, carpool, take public transit, or bike
- ◆ Health Care and Social Assistance, Manufacturing, Educational Services, Retail Trade make up almost 59% of Olean's total labor force



Existing Conditions Review

◆ Parks, Trails, and Recreation

- ◆ Olean maintains 17 parks with 73% of residents living within a 10-minute walk of a park

◆ Historic Resources

- ◆ Numerous designated historic and archeological sources
- ◆ Two official Historic Districts and two eligible Historic Districts

◆ Natural Resources

- ◆ Allegheny River, Kings Brook, Pratts Brook, and Johnson Brook flow within City limits
- ◆ Flood Plains and Flood Zones present within City but mostly vacant or contain minimal development
- ◆ Abundant NYS and US Fish & Wildlife Wetlands



Existing Conditions Review

◆ **Community Services and Facilities**

- ◆ Emergency Services and Health Care Facilities available
- ◆ Olean Public Library has limited capabilities
- ◆ JCC is a significant part of downtown Olean and workforce development partner

◆ **Land Use**

- ◆ Majority Residential (38%)
- ◆ High percentage of Vacant Land (19%)
- ◆ Lowest percentages of land use include Recreation & Entertainment, Industrial, and Wild, Forested, Conservation Lands, and Public Parks



Existing Conditions Review

◆ Zoning

- ◆ 10 zoning districts with residential zoning covering 59% of the City
- ◆ Industrial zoning covers 18% of land area

◆ Transportation

- ◆ Olean is dissected by two state routes and has two exits as part of Interstate 86
- ◆ OATS provides four types of ongoing, regular, transit services
- ◆ Abundant parking located throughout Olean
- ◆ Marked bike lanes on major corridors



Task Force Committee Visioning Session

- ◆ Choose three tables you want to visit:
 1. Neighborhoods
 2. Transportation
 3. Housing
 4. Economic Development
 5. Parks and Recreation
 6. Environment & Sustainability
- ◆ You will have 10 minutes to provide feedback at each table
- ◆ After three rounds each table will report back the main takeaways
- ◆ The main takeaways will provide the foundation for the CDP draft vision and goals



Next Steps

- ◆ Revise and update existing conditions
- ◆ Creation of Trends, Challenges, and Opportunities following Public Meeting 1
- ◆ Creation of Draft Vision and Goals for Committee feedback
- ◆ Report out on online survey
- ◆ Committee Meeting (virtual) in January of 2024



Questions

Questions or Comments?

