



City of Olean Comprehensive Development Plan Task Force Committee Meeting #5

June 17th, 2024 – 4:00 PM



Agenda

- Comprehensive Development Plan Schedule
- Draft Land Use Plan
- Project Discussion
- Final Public Meeting
- Foreword
- 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



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
Land Use Plan
and Draft
Comp Plan

Fall 2023 –
Community
Outreach and
Development
of Vision and
Goals

Spring 2024 –
Finalization of
Projects /
Development
of Draft Land
Use Plan



Outreach Elements

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



Updated Vision Statement

“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.”



Updated Goal Statements

- ◆ **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.
- ◆ **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 and anticipates future growth. Prioritize economic viability and responsiveness to adjacent land uses.



Updated Goal Statements

- ◆ **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.
- ◆ **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.
- ◆ **Prioritize 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.



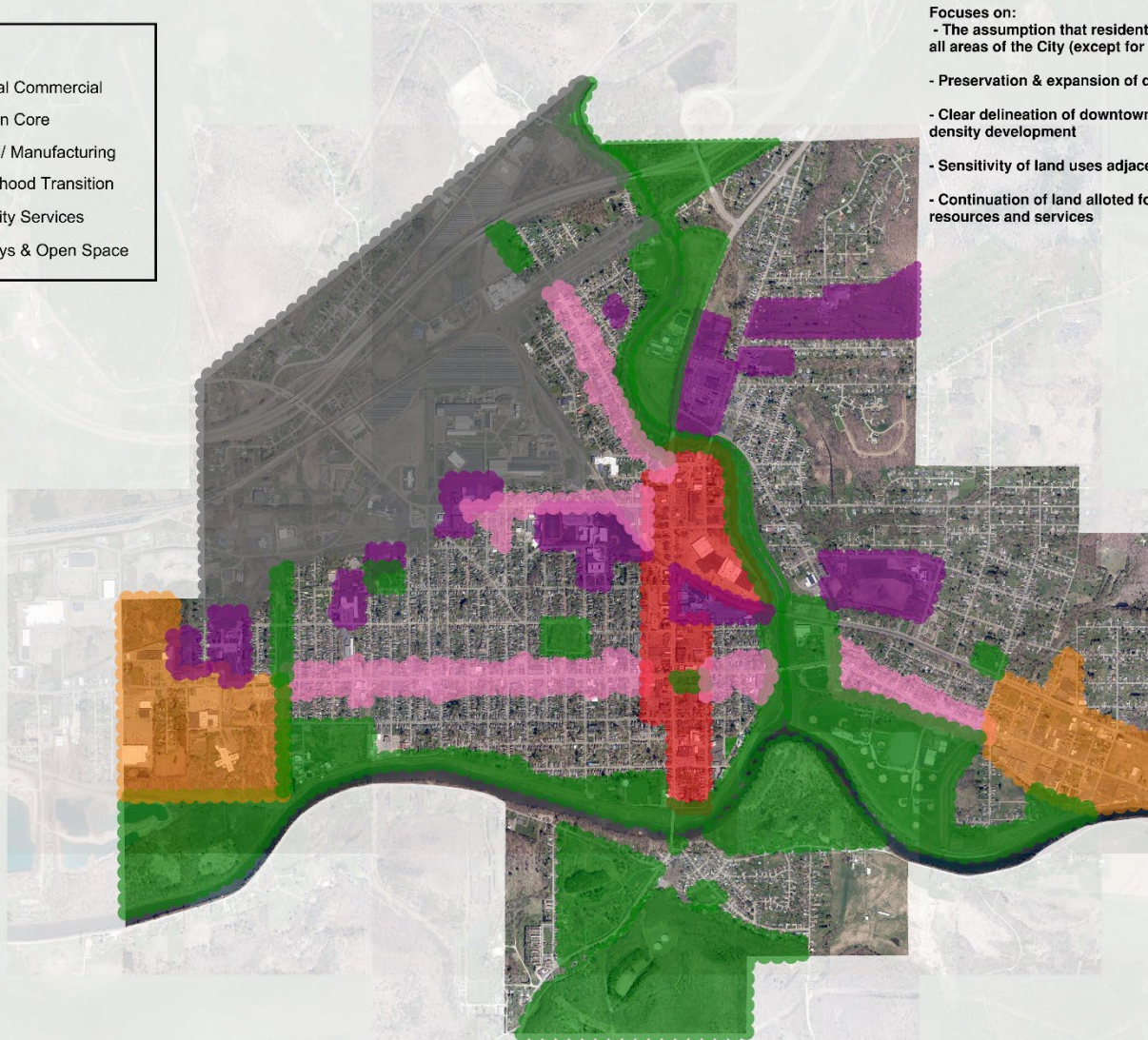
Land Use Plan

- **Purpose.** Providing strategic direction of land uses necessary to continue development goals of the City and community members.
- **What we heard:**
 - Continue protection and enhancement of core downtown and natural resources
 - Allow development of diverse residential in all parts of the City
 - Maintain land dedicated to manufacturing / industrial uses as well as community services
- **Our approach.** Stay flexible yet provide direction.



Land Use Plan

Legend	
	Traditional Commercial
	Downtown Core
	Industrial/ Manufacturing
	Neighborhood Transition
	Community Services
	Greenways & Open Space



Focuses on:

- The assumption that residential land uses can be integrated in all areas of the City (except for industrial)
- Preservation & expansion of dedicated open space
- Clear delineation of downtown core and desired areas of higher density development
- Sensitivity of land uses adjacent to established residential
- Continuation of land allotted for important community resources and services



Land Use Plan - Categories

◆ **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 best 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.



Land Use Plan - Categories

◆ **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. 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.



Land Use Plan - Categories

◆ **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 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, and building supply retailers.



Land Use Plan - Categories

◆ 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.



Land Use Plan - Categories

◆ **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.



Land Use Plan - Categories

♦ **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.



Land Use Plan - Categories

◆ Residential

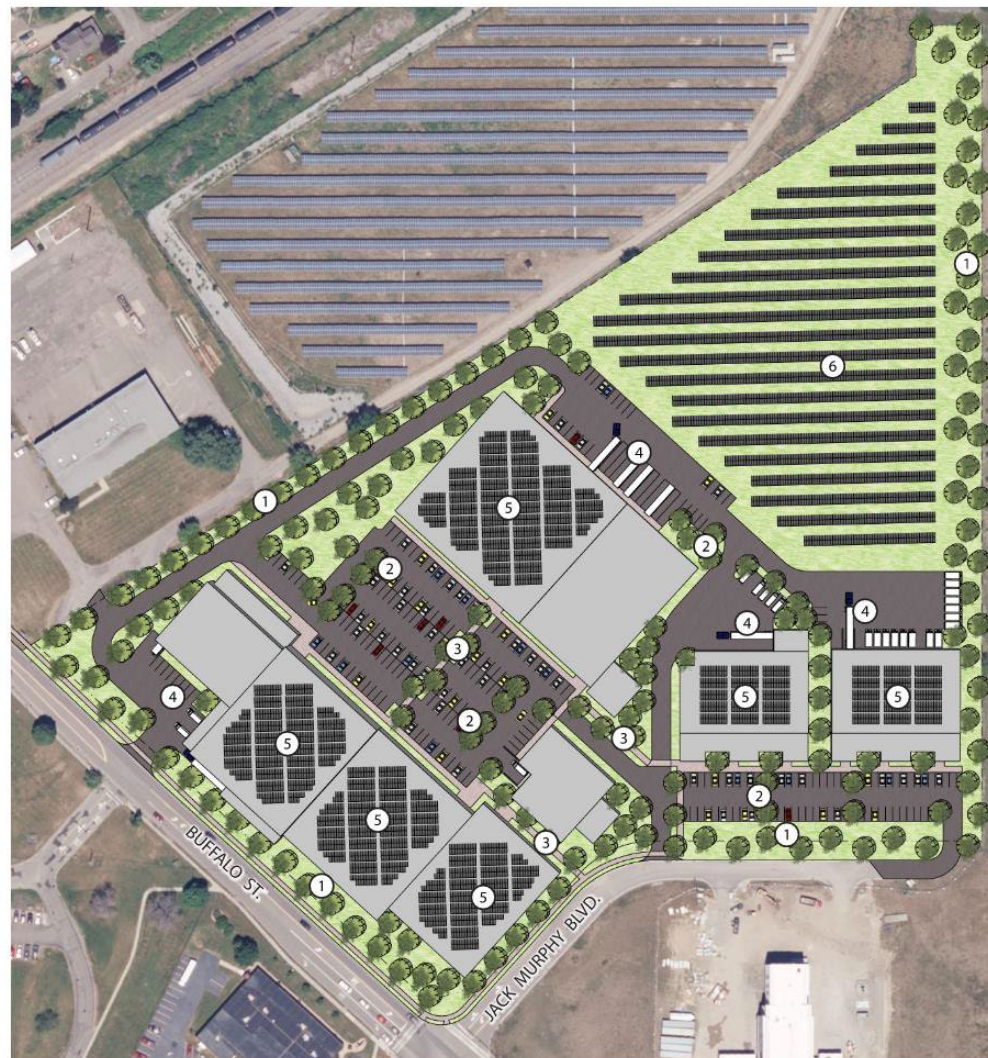
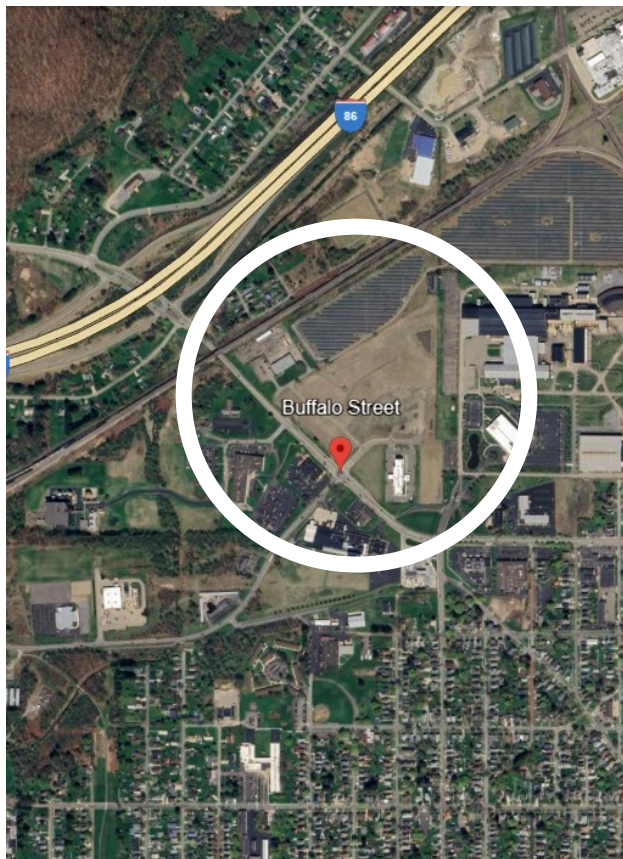
Olean is home to many different residential forms. These forms can be seen through the City's established residential neighborhoods that exhibit two distinct forms of residential development. Dense urban residential that is characterized by small lot sizes, minimal setbacks, and increased height can 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.



Project Concepts

◆ Buffalo Street Redevelopment



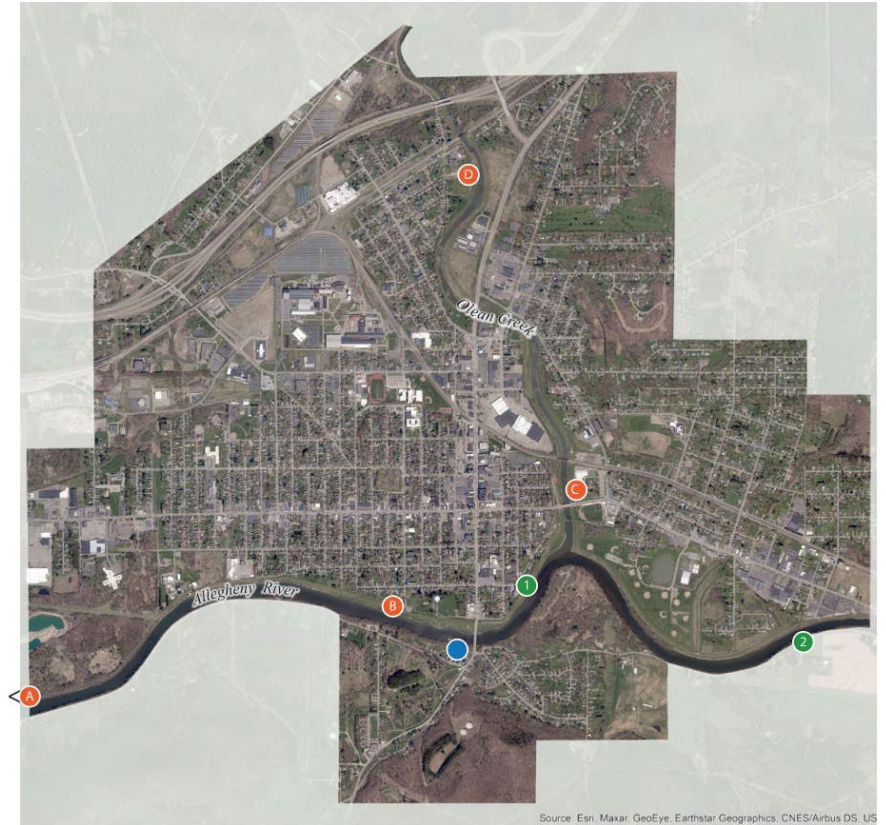
Buffalo Street Brownfield Redevelopment

Proposed Improvements:

1. 20-30' landscaped setbacks
2. Parking lot interior with landscape islands and trees
3. Pedestrian connections through parking lot and between buildings
4. Loading areas
5. Rooftop solar
6. Ground level solar at the back of site

Project Concepts

◆ Allegheny River Blueway



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, US

Allegheny River Blueway

Legend:

- Existing boat launch (West Riverside Drive)
- Proposed paddle craft launch per *Allegheny River Public Access & Recreation Plan*
 1. Brewery Launch (East Greene Street)
 2. Water Well Launch (East River Road)
- Additional proposed paddle craft launch
 - A. Gargoyle Park
 - B. Franchot Park
 - C. War Veterans Park
 - D. Polo Park

Project Concepts

- ◆ Olean Mall infill



Next Steps

- ◆ Public Meeting in Fall
- ◆ Discussion of Foreword
- ◆ Finalization of Land Use Plan
- ◆ Finalization of Concept Development
- ◆ Task Force Committee Meeting 6 September



Questions

Questions or Comments?

