NW Quadrant
REVITALIZATION PLAN

City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

DRAFT Nomination Study

NYSDOS Brownfield Opportunity Areas Program

Bergmann associates
architects // engineers // planners

This document was prepared for the City of Olean and the New York State Department of State with funds provided through the Brownfield Opportunity Areas Program

2013

This page intentionally left blank

Acknowledgements

City of Olean

Honorable Linda Witte, Mayor
Mary George, Community Development Program Coordinator
Tom Windus, Director of Public Works
Keri Kerper, Senior Account Clerk, Stenographer

Advisory Committee Members

Crystal Abers
Tom Barnes
James Bellanca
Jeff Belt
Don Benson
Vicki Blessing
Tony Capito
Mike John
James Knox
Ann McLaughlin
Tom Morgan
Mark Sabella
John Sayegh
Philip Smith
Mark Sorgi
John Stahley
Tom Victor
Crystal Wiech
Corey Wiktor
Eric Wohlers

Project Team

Bergmann Associates – Lead Consultant
Camoin Associates
Herron Consulting
J. Fitzgerald Group
Hodgson Russ, LLP

Table of Contents

1. Project Description & Boundary

1.1. Project Sponsors

The City of Olean Department of Community Development has recently received a grant through the New York State Department of State (NYSDOS) Brownfield Opportunity Area Program to conduct an area-wide revitalization plan for the northwest quadrant of the City. This study represents the second step of the BOA Program, three-step planning process that provides grants and technical support to help communities complete and implement revitalization strategies. The first step was completed in 2007. The purpose of this study is to provide a framework for how underutilized, vacant and brownfield properties can lead to redevelopment initiatives that improve the economy and quality of life for residents and businesses.

To ensure the continued involvement of interested residents and stakeholders throughout the planning and implementation process, the City has established a Project Advisory Committee representing a broad range of local stakeholders. The Project Advisory Committee will serve as an invaluable resource to the project team, directing the planning process and ensuring the project team is knowledgeable about projects and aspirations that will impact the study area.

1.2. The BOA Program

The NYSDOS BOA Program was developed in 2003 as the planning component of the NYS Superfund/Brownfield Law (GML Article 18-C, Section 970-r) and provides municipalities and community-based organizations with financial and technical assistance to complete area-wide revitalization strategies for neighborhoods impacted by the presence of brownfields, environmental hazards or economic distress.

Brownfield sites are typically former industrial or commercial properties where operations may have resulted in environmental impairment. The BOA Program assists communities in identifying and

A "brownfield" is real property whose expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

analyzing sources of neighborhood distress, and provides the resources to develop plans and implementation strategies for catalytic sites and area-wide revitalization.

As noted in Section 1.1, the BOA Program is a three-step process that provides grants and technical support to help municipalities and community organizations complete and implement revitalization strategies for their communities. A brief summary of each step can be found below:

Step 1 – Pre-Nomination Study

Step 1 consists of a preliminary analysis of the community and potential brownfield sites, the identification of the study area, the establishment of partnerships with key stakeholders, the initiation of the public participation process, and an initial identification and summary of opportunities for revitalization. This step sets the stage for more detailed analyses conducted as part of Step 2.

Step 2 –Nomination Study (current phase)

Step 2 consists of comprehensive analysis of the study area and individual brownfield sites, an analysis of economic and market trends used to assist in strategy development, and the development of specific recommendations for the revitalization of strategic sites. The *Northwest Quadrant Revitalization Plan* is currently in the Nomination phase.

Step 3 – Implementation Strategy

Step 3 funds the development of detailed individual site assessments, as necessary, to determine site-specific remediation strategies and needs, the creation of a detailed reuse and redevelopment strategy for strategic sites, and the development of a marketing strategy for individual redevelopment sites in the Study Area,

A
t

the completion of this three-step program, communities are designated a Brownfield Opportunity Area, thus increasing their competitive position for funding and incentives under the NYS Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program, the Empire State Development Corporation's economic development programs, and many other State and Federal assistance opportunities.

It should be noted, however, the BOA Program does not provide monies for direct cleanup efforts – additional state and federal programs exist for the direct remediation of sites, such as the DEC Environmental Restoration Program, the DEC Brownfield Cleanup Program, and the US Environmental Protection Agency's Brownfield Program. These programs focus on physical investigations and activities, further assisting local municipalities in dealing with brownfield properties and their impacts on communities.

1.3. Project Description

1.3.1. General Overview

In 2007 the City of Olean Department of Community Development completed a Pre-Nomination Study for the City's industrial core located in the northwest quadrant of the City. Located along Buffalo and Wayne Streets, the approximately 455-acre study area has a history of tanneries, glass and brick manufacturers, railroad maintenance shops, industrial equipment manufacturers and chemical manufacturers, many of which were dismantled by the 1950's. The results of this industrial legacy are numerous known and potential brownfields located within the study area whose environmental conditions make redevelopment of these lands challenging. In 2010, the City received a State assistance contract to complete the Step 2 Nomination Study report, which has expanded the scope of the study area to include portions of the adjacent neighborhoods.

FIGURE 1. THE CITY OF OLEAN IS LOCATED IN CATTARAUGUS COUNTY IN THE SOUTHERN TIER OF NEW YORK.

To address the potential impacts vacant, underutilized and brownfield properties can have on adjacent neighborhoods, the Northwest Quadrant study area has been expanded to approximately 904 acres. The newly-expanded study area is now

located between Olean Creek, Constitution Avenue and Wayne Street, North 24th Street, and Fountain Street and includes a variety of industrial, commercial, retail and residential land uses. As is depicted in Figure 2, the Northwest Quadrant study area includes one of the region's largest employers – Dresser Rand – as well several significant transportation corridors, the Bluebird Industrial Park, the Olean Middle and High Schools and the North Olean/Homer Hill Neighborhood.

The largest and most prominent industrial zone within the study area is located between Buffalo Street, Wayne Street, the I-86 corridor and east-west Conrail railroad corridor. Historic industrial uses located in this portion of the study area date back over 150 years and included Acme Glass (1895 to 1923), Van Der Horst (1950 to 1987), Agway Felmont (1964 to 1984) and the rest of the Exxon/Mobile Legacy Site (Works #1 and Works #2). The Exxon/Mobile Legacy Site operated as an oil refinery under several different names between the 1880's and 1950's, including Standard Oil (1893 to 1902) and Vacuum Oil (1902 to 1931). These companies were the predecessors of the Exxon/Mobil Oil Corporation. Additionally, this area is currently home to several industrial and commercial uses, including Dresser Rand (1937 to present), Napoleon Engineering Services and Valley Tire. The presence of the Exxon/Mobile Legacy Site and two New York State Superfund Sites within this area, however, contributes to the challenges of further redevelopment in the study area.

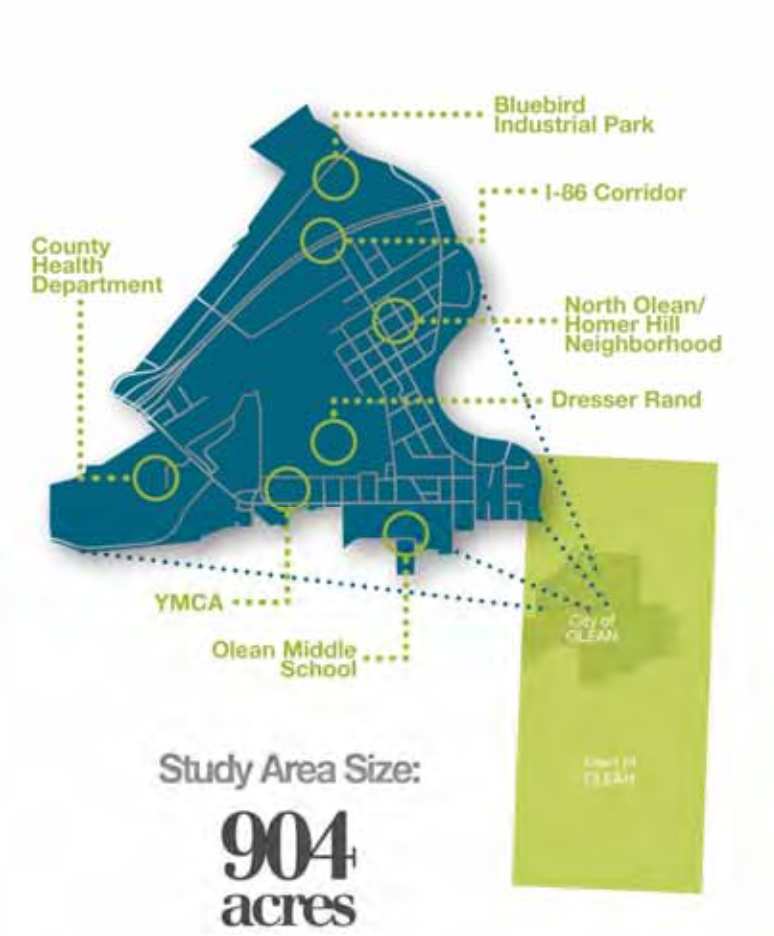


FIGURE 2. KEY FEATURES IN THE NORTHWEST QUADRANT REVITALIZATION AREA.

In addition to completing the Pre-Nomination phase of the BOA Program in 2007, the City of Olean was involved with the advancement of a Remedial Investigation/Alternatives Analysis (RI/AA) Program at the former Felmont Oil site. Working

with the Olean Urban Renewal Agency (OURA) and the NYS Department of Environmental Conservation's Environmental Restoration Program, the City initiated the foreclosure of the tax delinquent property to conduct the RI/AA. As noted in the Pre-Nomination study, the results of the RI/AA indicated that contamination at the site was relatively benign. As a result, this site has captured the interest of potential developers and the City has focused efforts to promote its redevelopment.

However, neither the Pre-Nomination Study nor the Felmont Oil RI/AA addressed the potential impacts that these vacant, underutilized or brownfield sites might have on the surrounding community. By expanding the study area to encompass the adjacent neighborhoods, the BOA Program can help to address the negative impacts associated with the current and historic industrial activity (e.g., continued disinvestment; noise, air and water pollution). To accomplish this, the *Northwest Quadrant Revitalization Plan* will outline a revitalization strategy for the study area that will reduce the negative economic, social, aesthetic and quality of life impacts associated with current and former industrial activity in the neighborhood.

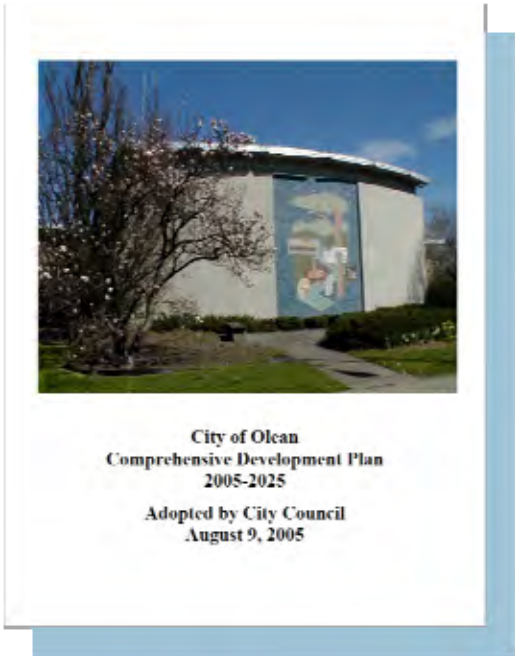
1.3.2. Redevelopment Potential

To be completed

1.3.3. Related Planning Studies & Efforts

Comprehensive Development Plan – 2005-2025 (completed 2005)

The City of Olean's most recent comprehensive plan was adopted by the City Council on August 9, 2005. To be both effective and useful, the plan built upon Olean's key strengths and assets, positioning the City to pursue viable opportunities for enrichment and growth. To identify the overarching vision the community is collectively seeking to achieve, the Comprehensive Planning Task Force sponsored five stakeholder meetings to get additional input and reaction regarding Olean's future. To achieve the community's shared vision for the future of the City of Olean, a series of goals, objectives and actions were identified. The following 10 goals identified in the comprehensive plan directly relate to the *Northwest Quadrant Revitalization Plan*:



CITY OF OLEAN COMPREHENSIVE DEVELOPMENT PLAN (2005)

- *Economic Goal 1* – Preserve and Strengthen the Economy
- *Economic Goal 2* – Promote Partnerships that Foster a Growing and Diverse Economy
- *Economic Goal 3* – Provide Appropriate and Adequate Land for Industry
- *Neighborhoods Goal 1* – Protect the Integrity and Character of Residential Neighborhoods
- *Neighborhoods Goal 2* – Promote Quality and Diverse Housing for All Residents
- *Neighborhoods Goal 3* – Maintain and Enhance the Appearance of Residential Neighborhoods
- *Neighborhoods Goal 4* – Enhance Appearance of Roadways
- *Neighborhoods Goal 5* – Provide Quality Parks and Recreational Facilities and Opportunities that Meet the Needs of All Residents
- *Retail Goal 1* – Capture a Share of the Mass Market Retail Development in the Northwest Area of the City
- *Environmental Goal 1* – Preserve and Maintain the Quality of the City's Environmental Resources
- *Environmental Goal 2* – Continue to Support Allegheny River Valley Trail Improvements

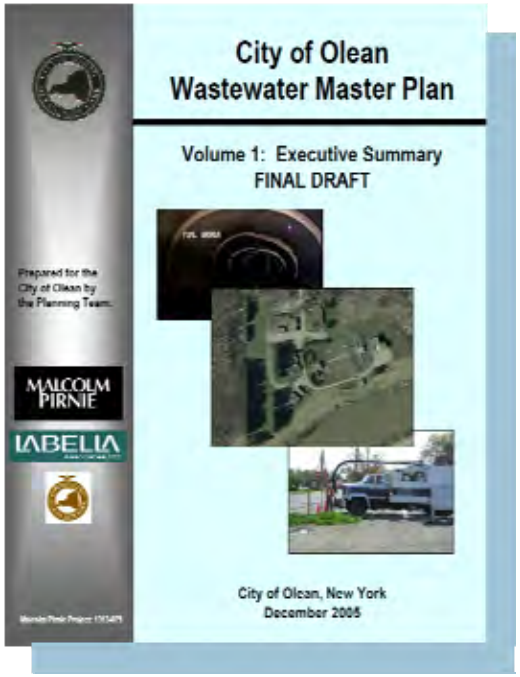
City of Olean Wastewater Master Plan (completed 2005)

The City of Olean faces a number of issues related to its sewer infrastructure, including deteriorating and leaking sewer pipes, as well as undersized interceptor sewers and a wastewater treatment plant that is not of adequate size and overall condition to effectively treat the excess wet weather flows. As a result, the City received several State Pollutant Discharge Elimination System (SPDES) discharge permit violations for key regulated pollutants such as, settleable solids (SS), total suspended solids (TSS) and biological oxygen demand (BOD). In 1999 the New York State Department of Environmental Conservation (NYSDEC) issued an Order of Consent (Order) to the City, requiring the elimination of excessive wet weather flows and that full SPDES permit compliance be achieved, primarily through inflow and infiltration (I/I) reduction measures.

In May 2005, the City proposed to the NYSDEC that portions of the original compliance plan be put on hold while a Master Plan was developed. The Master Plan included an evaluation of all of the City's major infrastructure elements with the goal of developing a cost-effective approach for achieving permit compliance. The City proposed that the schedule of improvements developed as part of the Master Plan become the new Order of Consent compliance schedule. The NYSDEC approved the Master Plan approach in June.

The overall goal of the Master Plan is to identify and budget major engineering studies, capital improvements, and other expenditures (i.e., staff and capital equipment) necessary to address the City's aging infrastructure needs with a short-term focus on SPDES permit compliance and a long-term focus on strategic asset management. The following six major program elements were identified as part of the Master Plan:

- Treatment Plant Improvements;
- Interceptor Improvements;
- Pump Station Improvements;
- Sewer System Asset Management Program;
- Storm Sewer Asset Management Program; and
- Sewer Use Ordinance Enforcement.



CITY OF OLEAN WASTEWATER MASTER PLAN (2005)

Pre-Nomination Study (completed 2007)

The City of Olean completed the Pre-Nomination Study for the proposed Olean Brownfield Opportunity Area (BOA) in 2007. As the first step in a three-step process, the Pre-Nomination Study accomplished four primary tasks:

1. Identified the BOA study area;
2. Developed a comprehensive understanding of the environmental site conditions, land use characteristics and demographics in the study area;
3. Identified a shared community vision for redevelopment of the study area through the implementation of a community-based visioning process; and
4. Conducted a preliminary analysis and identified preliminary recommendations that were intended to facilitate revitalization and support the City continued involvement in the NYSDOS BOA Program.

Over the course of preparing the Pre-Nomination Study, efforts were made to ensure consistency with the City's Comprehensive Plan. The Study also incorporated ideas from New York State's Quality Communities Initiative, whose intent was to assist communities with planning that promotes both economic development and environmental protection. The intiative also strongly embraced the concept of Smart Growth by encouraging the redevelopment of brownfield, vacant and underutilized properties to their fullest potential as community and economic assets.

The current Nomination Study phase is a continuation and enhancement of the data collection and outreach efforts initiated in the Pre-Nomination Study and includes updated demographic information, a market analysis, an expanded inventory of existing conditions that could impact redevelopment, master planning and the identification of strategic redevelopment sites.

North Union Streetscape Project (2012 to present)

To be completed

1.4. Community Vision

To be completed

1.4.1. A Vision for the BOA

To be completed

1.5. Boundary Description & Justification

1.5.1. Pre-Nomination Boundary

The original BOA boundary from the Pre-Nomination Study focused only on those lands that were historically utilized for industrial purposes over the past 150 years and now comprise the City's industrial core (see Map 1, page 18). This included all non-residential lands located north of Wayne Street, west of the Buffalo Line railroad corridor, south of the I-86 corridor and east of North 24th Street, as well as lands associated with the Bluebird Industrial park (north of the I-86 corridor). This Nomination Study recommends extending this boundary to incorporate the surrounding residential neighborhoods and portions of the City's downtown core.

1.5.2. Revised Boundary Justification

The revised study area covers approximately 904 acres in the northwest quadrant of the City in an area with a long industrial heritage (see Map 1). Note that approximately 38 acres are located in the Town of Olean in the vicinity of the Bluebird Industrial Park. The study area generally includes lands west of Olean Creek, north of Wayne Street and Constitution Avenue, south of Fountain Street and east of North 24th Street. Extending the boundary to Olean Creek allows the Nomination Study to address the potential impacts vacant, underutilized and brownfield properties can have on the surrounding residential neighborhoods. Some of the key sites in the study are include:

- Bluebird Industrial Park
- Dresser Rand
- I-86 Corridor
- North Olean/Homer Hill Neighborhood
- Olean Middle & High School
- YMCA
- Cattaraugus County Health Department
- City of Olean Department of Public Works

A more detailed description of the study area boundary can be found below.

Northern Boundary

While the northern boundary in and around the Bluebird Industrial Park is consistent between the Pre-Nomination and Nomination studies, the northern boundary for the Nomination Study continues west along Fountain Street until reaching Buffalo Street so as to incorporate Homer Street and its associated residential neighborhood. West of Buffalo Street, the northern boundary parallels the railroad corridor located south of the I-86 corridor. The western terminus of the northern boundary is the City boundary.

Southern Boundary

The BOA's southern boundary is primarily located along Constitution Avenue and Wayne Street. Starting from the City of Olean's western limits, the southern boundary follows Constitution Avenue until it reaches the intersection with Wayne Street. Along Wayne Street, the boundary follows the southern property boundaries for those parcels located along Wayne Street, including the Olean Middle and Senior High Schools. After the Middle and High Schools, the southern study area boundary continues east along Delaware Avenue until reaching its terminus at Olean Creek.

Western Boundary

Two streets comprise the western project boundary – Buffalo Street north of the Southern Tier Extension railroad corridor and North 24th Street south of the Southern Tier Extension railroad corridor. This represents only a minor boundary expansion from the Pre-Nomination Study.

Eastern Boundary

Olean Creek comprises the entire eastern project boundary south of the I-86 corridor; north of the I-86 corridor the boundary follows Olean Creek until it turns north on Oregon Road. The eastern boundary then follows Oregon Road to the northern-most extent of the Bluebird Industrial Park where it turns west. The southern terminus of the eastern boundary is located at Delaware Avenue. Extending the eastern boundary to Olean Creek allows the Nomination Study to address the potential impacts vacant, underutilized and brownfield properties can have on the surrounding residential neighborhoods and a portion of the City's downtown core.

Extending the boundary to Olean Creek allows the Nomination Study to address the potential impacts vacant, underutilized and brownfield properties can have on the surrounding residential neighborhoods.

NW Quadrant
REVITALIZATION PLAN

Legend

- Current BOA Boundary
- Pre-Nomination Study Area

Feet
0 250 500 1,000

City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 1: Project Boundary

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program.

Bergmann associates
architects // engineers // planners

2. Community & Stakeholder Outreach

Community and stakeholder outreach is an important component of any planning process. As part of the *Northwest Quadrant Revitalization Plan*, it was essential to identify ways in which the public could be meaningfully engaged in an open, honest discourse regarding a revitalization strategy that is representative of the people and businesses within and adjacent to the study area. The strategies resulting from this planning effort were developed based on input members of the public, community organizations, business owners, philanthropic organizations and other interested parties. This section provides an overview of the community and stakeholder outreach efforts developed for the *Northwest Quadrant Revitalization Plan*, as well as offering brief summaries of each (complete meeting summaries are located in Appendix X).

2.1. Community Involvement Plan

The Community Involvement Plan (CIP) identifies a variety of forums and outreach mechanisms to engage the public and community stakeholders in the planning and revitalization process for the City of Olean's *Northwest Quadrant Revitalization Plan*. The CIP is a guide to involving the community in the planning process, not a checklist of required actions. Some elements of the plan may change as the planning process unfolds. Other opportunities for public engagement not discussed in this plan may be incorporated into the process as a result of the ongoing dialogue between the City, consultant team and community. This CIP is consistent with the Department of State Work Plan and Bergmann Associates' agreement with the City of Olean. The CIP does not include tasks related to the development of GIS data and other non-public participation services.

THE FIRST PUBLIC MEETING WAS HELD ON ELECTION DAY 2012 AT ST. JOHN'S RECREATION FACILITY.

A copy of the full Community Involvement Plan drafted for the *Northwest Quadrant Revitalization Plan* may be found in Appendix X.

2.2. Enlisting Partners

The Community Involvement Plan outlines a series of opportunities for public input developed to both engage local community members and to ensure this Nomination Study reflected the will of the residents and businesses in the study area. An important component when developing the CIP was identifying and enlisting the key partners necessary to successfully complete this planning effort, including the City of Olean, the Project Advisory Committee, a number of key stakeholders, local business leaders and the general public. A brief description of each of these partners can be found below

City of Olean

The City of Olean Department of Community Development served as the Project Coordinator for the *Northwest Quadrant Revitalization Plan* and was integral in ensuring that the Nomination Study prepared for the study area aligned properly with goals and objectives of the City and the vision of the public. In addition to being actively involved in redeveloping abandoned brownfield sites with the goal of stimulating economic growth and expanding the City's tax base, the Department of Community Development also develops affordable housing opportunities in the community, has established revolving loan/grant programs to stimulate job creation and retention, and provides funding for public improvement projects.

Project Advisory Committee

The Project Advisory Committee (PAC) is charged with providing feedback and guidance for the overall revitalization vision and recommendations. The PAC for the *Northwest Quadrant Revitalization Plan* included representatives from the City of Olean and Cattaraugus County, residents of the local community and local business leaders. Several members of the PAC were also involved with the preparation of the Pre-Nomination Study completed for the study area. The key responsibilities of the PAC included reviewing project documents, discussing and providing feedback on the direction of the study, coordinating with other agencies not represented on the PAC, and serving as a conduit for public input into the revitalization process. *A total of nine Project Advisory Committee meetings were held at regular intervals during the planning process (approximately every six to eight weeks)*.

Key Stakeholders

To communicate and obtain information from specific stakeholders (e.g., land/business owners, interested parties) in the study area, interviews were conducted with liaisons of several study area businesses, such as The Rehabilitation Center and Dresser-Rand, as well as educational facilities such as Jamestown Community College. The purpose of these interviews was to gain insight into desired goals and objectives and to gather ideas of how revitalization efforts may improve or hinder their efforts, as well as the identification of any constraints that may affect re-use potential. The full list of interviewed stakeholders includes:

DRESSER RAND IS A MAJOR EMPLOYER IN THE REGION AND IS LOCATED IN THE STUDY AREA. (SOURCE: WWW.BUILDWELLIVER.COM)

- Benson Construction;
- Cattaraugus County Department of Public Works; and
- Cattaraugus County Industrial Development Agency;
- Cytek Industries, Inc.;
- Dresser Rand;
- Greater Olean Area Chamber of Commerce;
- Jamestown Community College;
- The Kinley Corporation;
- Olean Area Federal Credit Union;
- Olean General Hospital;
- The Rehabilitation Center;
- SolExpoxy; and
- Western New York & Pennsylvania Railroad.

Business Leaders

Local businesses play a critically important role in the future prosperity and success of the *Northwest Quadrant Revitalization Plan* study area. In an effort to reach out to local business leaders and gain their input regarding the revitalization of the study area, three Business Leader Forums were conducted over the course of the project. These

forums included a series of one-on-one interviews with key employers and landowners, as well as suppliers or supportive industries for businesses currently located in the study area.

General Public

A total of three (3) public informational meetings, open houses and workshops were held throughout the Nomination Study planning process for the *Northwest Quadrant Revitalization Plan*. These public meetings were designed to encourage participation from as large a number of residents as possible. These meetings served two primary purposes – (1) to inform the public about the BOA Program and the Nomination Study process; and (2) to obtain input from members of the public on the important revitalization goals and objectives that would be necessary to accomplish a unified vision for the study area.

DISCUSSING THE NORTHWEST QUADRANT REVITALIZATION PLAN AT THE FIRST PUBLIC MEETING.

The public informational meetings included (a more detailed summary of each public meeting can be found in Appendix X):

- *Public Visioning Workshop* – the Public Visioning Workshop and open house was held in coordination with the November 6th, 2012 national election at the polling location stationed at the St. John's Recreation Facility on North Union Street so as to capture residents before or after voting. The purpose of the visioning open house is to introduce the project to the community and to solicit information and ideas from the community regarding the future of the study area.
- *Public Design Workshop* – the Public Design Workshop was held once a solid understanding of the study area's existing conditions was established, market realities were identified, and a vision statement was drafted. This meeting was held on XXX and included a brief educational primer on urban design best practices and small-group interactive design sessions to facilitate community participation in the conceptual design and physical layout of the study area.
- *Final Draft Plan Presentation* – the *Northwest Quadrant Revitalization Plan* Presentation was held upon completion of the final draft Nomination Study. The purpose of this presentation was to gather comments and feedback on the recommended revitalization strategy and to elicit support and interest from the private development industry. The

presentation was conducted as an informal but structured open-house with a series of stations providing detailed information broken down by logical project components.

Project Newsletter

Not all community members were able to attend public meetings or have access to the Internet, yet they may have interest in learning more about the project. In recognition of this, two newsletters and two newspaper articles were developed over the course of the project to help inform citizens about the planning process.

Interactive Website

In addition to providing direct community involvement through the meetings identified above, the website developed for the *Northwest Quadrant Revitalization Plan* allowed members of the community to be continually informed of project progress and to be engaged in the planning process at their own pace. The website served as a portal for project information such as the overall purpose, BOA program background and contact information, as well as meeting dates, work products, maps, and interactive content. The City of Olean will continue to operate and manage website information related to the project as the BOA moves into future implementation phases.

NORTHWEST QUADRANT REVITALIZATION PLAN PROJECT WEBSITE (BOA.CITYOFOLEAN.ORG)

This page intentionally left blank

3. Analysis of the City of Olean Northwest Quadrant Revitalization Area

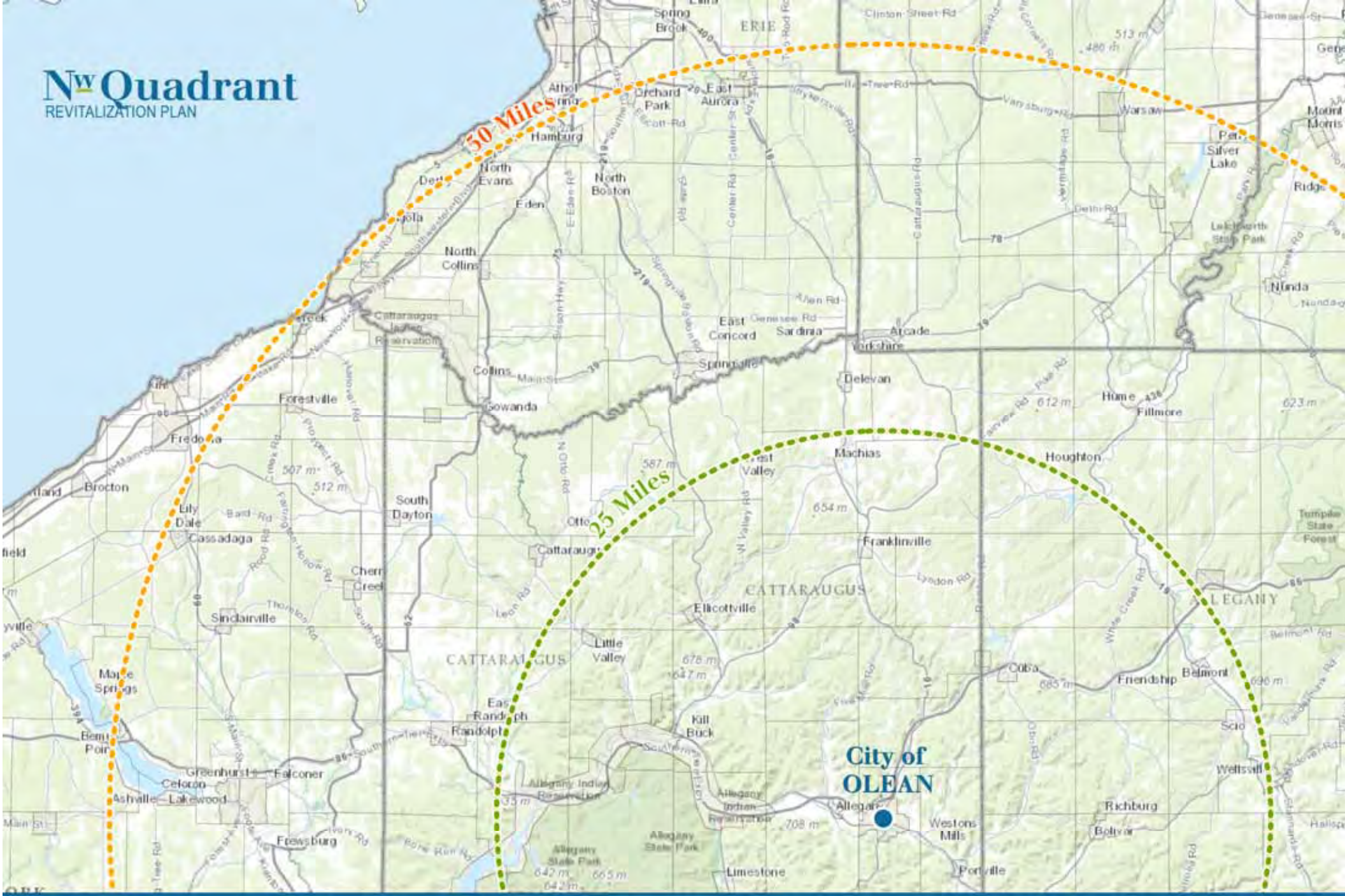
3.1. Regional & Community Setting

Located in the southeastern corner of Cattaraugus County in the Southern Tier of New York, the City of Olean lies within the Allegheny River Valley and is surrounded by the foothills of the Allegheny Mountains (see Map 2). As the largest city in the County, and one of the principal cities in the Southern Tier, Olean serves as the business, transportation and entertainment heart of Cattaraugus County. Downtown Olean is a traditional business district characterized by distinctive architecture and a number of turn-of-the-century buildings, while its residential neighborhoods offer exceptional examples of mid-to-late nineteenth century through early twentieth century architectural styles.

Some of Olean's greatest strengths are the distinctive natural assets that characterize the region. Situated along the Allegheny River and Olean Creek, the City is provided with panoramic views of the Allegheny Mountains and many other scenic vistas. Other natural assets include the Allegany State Park and Portville's Nature Center, as well as an excellent park and trail system and abundant fresh water supplies.

In addition to these natural assets, the City of Olean is also fortunate to be in close proximity to a number of excellent educational facilities, including St. Bonaventure University, Jamestown Community College, Olean Business Institute, the City of Olean school system, the Board of Cooperative Educational Services and the close proximity of Alfred University, Alfred State College, Houghton College, and the University of Pittsburgh at Bradford.

A more detailed analysis of the City and study area follows in the sections below.



City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 2: Regional Setting

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program.

Bergmann Associates
architects // engineers // planners

3.1.1. Historic Context

Originally part of the Seneca Nation territory, the City of Olean was first explored by white pioneers during the mid-18th century. Not long after, Major John Hoops (a Revolutionary War veteran) purchased approximately 20,000 acres of land from the Holland Land Company in 1803. During the early 19th century, hundreds to thousands of pioneers would arrive each spring at Olean Point to catch the rising floodwaters and float their flat-bottomed boats down the Allegheny River westward to the Ohio River.

Even though Olean Point was the temporary home to thousands of transient pioneers each spring, it was the lumber industry that gave rise to the permanent settlement at Olean as the region was covered by vast stands of white pine, oak, hickory, beech, maple and ash. These rich forest resources were harvested and transported by raft and barge to markets down the Allegheny River. By the mid-1830's, however, the lumber boom was tapering off due to the completion of the Erie Canal, which opened a direct route to markets to the north and east.

OLEAN PRODUCER'S MARKET, THREE YEARS AFTER OPENING (SOURCE: CORNELL UNIVERSITY LIBRARY)

By the mid-1800's, however, Olean's natural assets once again provided the raw materials for the next economic boom when the first crude oil in the United States was discovered on land near Cuba Lake, less than 15 miles away from the study area. In 1865, the first oil well in Cattaraugus County was drilled and, together with the completion of the Buffalo and Washington Railroad (the Pennsylvania) in 1872, Olean became the railroad center of petroleum operations in the area known as the Bradford territory. The shipment of oil from Olean grew from a few barrels per day to more than 20,000. By 1878, there were 150 paying wells in the vicinity and oil refining became a major industry and a significant component of the local economy. In fact, Olean was once home to the largest petroleum storage facility in the world and was a terminal for the first commercial oil products pipeline.

In 1893, Olean became incorporated as a city and by the early 1900's had become an established industrial center. As Olean continued to grow during the early 20th century, other industries established themselves in the City, including tanneries, glass and brick manufacturers and chemical manufacturers. By the middle of the 20th century, Olean's tanneries, glass and brick factories were closed and the refineries were dismantled, to be replaced by fertilizer and specialty chemical

manufacturers, cutleries, machine shops, electronics and industrial equipment manufacturers. While many of these industries are no longer here, they have left an environmental legacy that is still present in many areas of the City, particularly within the Northwest Quadrant Revitalization area.

3.1.2. Population & Households

The purpose of this section is to provide an overview of the demographic and socioeconomic data to better understand existing trends and conditions within the Northwest Quadrant Revitalization area. To conduct this analysis, data from the U.S. Census/American Community Survey was collected for the study area and the City of Olean, as well as the five-County economic region (Allegany, Cattaraugus, and Chautauqua Counties in New York and McKean and Potter Counties in Pennsylvania). Note that the U.S. Census/American Community Survey data was provided by the Esri Business Analyst Online tool, which uses proprietary statistical models and updated data from the U.S. Census Bureau, the U.S. Postal Service, and various other sources to project current statistics and future trends. Local and regional trends in population and income were also compared to those of Upstate New York and the U.S. as a whole. For additional details, see the *City of Olean Brownfield Opportunity Area Market Analysis* in Appendix X.

In 2012, the population residing in the study area totaled 1,906 people, or 13 percent of the City of Olean's total population. Between 2000 and 2012, the population of the Northwest Quadrant Revitalization area fell by more than 10 percent, nearly twice the rate of decline seen in the City of Olean (5.5 percent decline). The population of the economic region also fell, although at a slower rate (3.2 percent). Over the next five years, the populations in the economic region and the City are expected to decline an additional one percent, while the study area is expected to continue losing population at a slightly faster rate. Over this same time period, the population of Upstate New York and the U.S. as a whole increased by 2.1 percent and 11.3 percent, respectively. These trends are expected to continue through the middle part of this decade, with the western geographies losing population, Upstate gaining slightly, and national growth continuing to outperform the others.

As families have fewer children and the overall population has aged, the average household size in the Northwest Quadrant Revitalization area has declined – from 2.19 people per household in 2000, to 2.10 people per household in 2012, a decrease of 4.1 percent. The City of Olean as a whole realized a similar decline in average household size as the study area; however, the average household size for the City (2.22 people per household) is still larger than that for the study area. The decline in household size is expected to continue through 2017.

Because of the decline in the size of households, the actual number of households has fallen more slowly than the overall population in these areas, with the number of households in the Northwest Quadrant Revitalization area decreasing by 5.7 percent between 2000 and 2012 (compared to a population decline of more than 10 percent). The number of households in the City of Olean as a whole, however, decreased by less than one percent. These numbers suggest that residents are actively leaving the study area, in contrast to the other areas that are more gradually declining due to a combination of factors.

3.1.3. Age

In addition to overall population growth, a population's age distribution is a strong baseline indicator of current and future demands for goods and services. Based on a review of the census data, the median age in the Northwest Quadrant Revitalization area is 39.0 years (i.e., half of the people residing in the study area are younger than 39 and half are older), which is lower than that of the City as a whole (39.3 years), the five-county region (41.9 years) and the United States (41.2 years). This falls along the typical urban/rural divide – a median age of 39 years is typical for urban areas, while rural areas are slightly older (40 years).

To gain a better understanding of the population distribution in the study area, the City and the five-county region, the following five age groups were compared:

- Birth to 9 years;
- 10 to 24 years;
- 25 to 44 years;
- 45 to 65 years; and
- 65 years and older.

FIGURE 3. POPULATION, HOUSEHOLD AND AGE DATA FOR THE NORTHWEST QUADRANT REVITALIZATION AREA.

As is depicted in Figure 3, the Northwest Quadrant Revitalization area has the lowest proportion of teens and young adults relative to all other geographies (ages 10 to 24). There are also a notably higher number of individuals in the 25-44 age cohort represented in the study area. Finally, there are correspondingly fewer residents aged 65 years and older in the study area relative to both the City and five-county region, which includes more rural areas. The age distribution data suggests that the study area population consists of individuals in their late 20's and early 30's that have not yet started families.

3.1.4. Housing

Two data sources were used to evaluate the state of housing in the Northwest Quadrant Revitalization area – the parcel database provided by Cattaraugus County and U.S. Census/American Community Survey data provided by the Esri Business Analyst Online tool. The parcel database identifies specific land uses at the individual parcel level, while the census data provides socioeconomic information such as occupancy status, rental prices and the age of the housing stock.

TYPICAL RESIDENTIAL NEIGHBORHOOD IN THE NORTHWEST QUADRANT REVITALIZATION AREA (SOURCE: BING MAPS)

Based on a review of the parcel database, single-family residences dominate the study area's existing housing stock, comprising just over three-quarters of all residential land uses. Multi-family residences make up an additional 15 percent of residential units, while the remaining 8 percent of residential lands are classified as vacant. When compared to the City of Olean as a whole, the Northwest Quadrant Revitalization area has a greater proportion of single-family residences (77 percent versus 72 percent) and lower proportion of vacant residential properties (8 percent versus 12 percent); the percentage of multi-family residences is almost identical.

According to the U.S. Census, the vast majority of residential units in the City (approximately 90 percent) were built during the 1930's and earlier; less than 1 percent were built after 2005. Additionally, owner-occupied housing units are slightly

more common than renter-occupied units in both the City of Olean and the Northwest Quadrant Revitalization area. Census data from 2010 indicates that approximately 49 percent of residential units are owner-occupied, 41 percent are renter-occupied and 9 percent are vacant. Note, however, that the vacancy rate in the City is projected to increase to 11 percent by 2017.

Looking solely at values owner-occupied residences, a pronounced trend in increasing valuations becomes apparent from 2012 to 2017. By 2015, it is projected that the $100,000 to $149,999 range will likely increase from approximately 15 percent of the market to roughly 20 percent of the market. It is important to note that some of this increase is due simply to inflation and the anticipated recovery nationally in the housing market.

As it relates to multi-unit structures, most are either duplexes (two-units) or structures with three and four units. That said, there are very few multi-unit properties in the City or the study area (approximately 15 percent of all units). Additionally, data from the 2007-2011 American Community Survey 5-year estimate, as well as discussions with local real estate agents, indicates that there is a wide range of unit rental prices for the City. Less than 10 percent of the units rent for $1,000 per month or more, while a significant portion (43 percent) rent for $500 to $749 per unit. Taken as a whole, there are very few rental properties in Olean and almost no modern housing options available, despite evidence of demand. The lack of attractive rental properties in the region is a significant issue for local companies trying to recruit young professionals.

3.1.5. Income

As is provided in Figure 4, median household incomes in 2012 ranged from a low of $31,390 in the Northwest Quadrant Revitalization area, to $37,376 in the City as a whole and $38,782 in the five-county region. Median household income in all areas has increased steadily since 2000 and is projected to increase out to 2017. In fact, the median household income in the study area has increased by 20 percent since 2000. However, this increase has not outpaced inflation – $26,158 (the median income in 2000) has the same purchasing power as $34,876 in 2012, which is actually $3,486 more than the median income in 2012. In other words, residents in the study areas have less purchasing power now than they did in 2000. This is true for the City of Olean as a whole, as well as the five-county region, even though both geographies have higher median incomes than the study area.

In terms of household income distribution, the Northwest Quadrant Revitalization area has a substantially higher proportion of households making less than $15,000 relative to the other geographies and is almost twice the proportion for all of Upstate New York. The study area and City of Olean also have higher proportions of households in the $15,000 to $24,999

income bracket compared to the larger geographies. Finally, middle- and upper-income households represent a smaller proportion in the study area than in the City as a whole.

To gain a more detailed understanding of the region's economy and wages, existing employment levels by industry sector were evaluated using data organized according to the North American Industry Classification System (NAICS). Based on a review of this data, the largest industry by employment in the five-county region is Government, which employs over 28,000 workers (18 percent of the workforce). Manufacturing is the next largest employment sector, with over 20,000 workers (13 percent of the workforce), followed by Health Care and Social Assistance (almost 19,000 workers, or 12 percent of the workforce). Retail Trade is the fourth largest industry with just under 18,000 employees (11 percent of the workforce).Together, these four industry sectors account for 55 percent of all jobs in the five-county region.

Additionally, over the next 10 years, *Health Care and Social Assistance* is projected to add almost 3,000 jobs and overtake *Manufacturing* as the top non-*Government* employment sector. The consequences of this change are two-fold:

- Manufacturing has the highest average wages after the smaller utility industry at nearly $62,000, while health-related professions pay an average

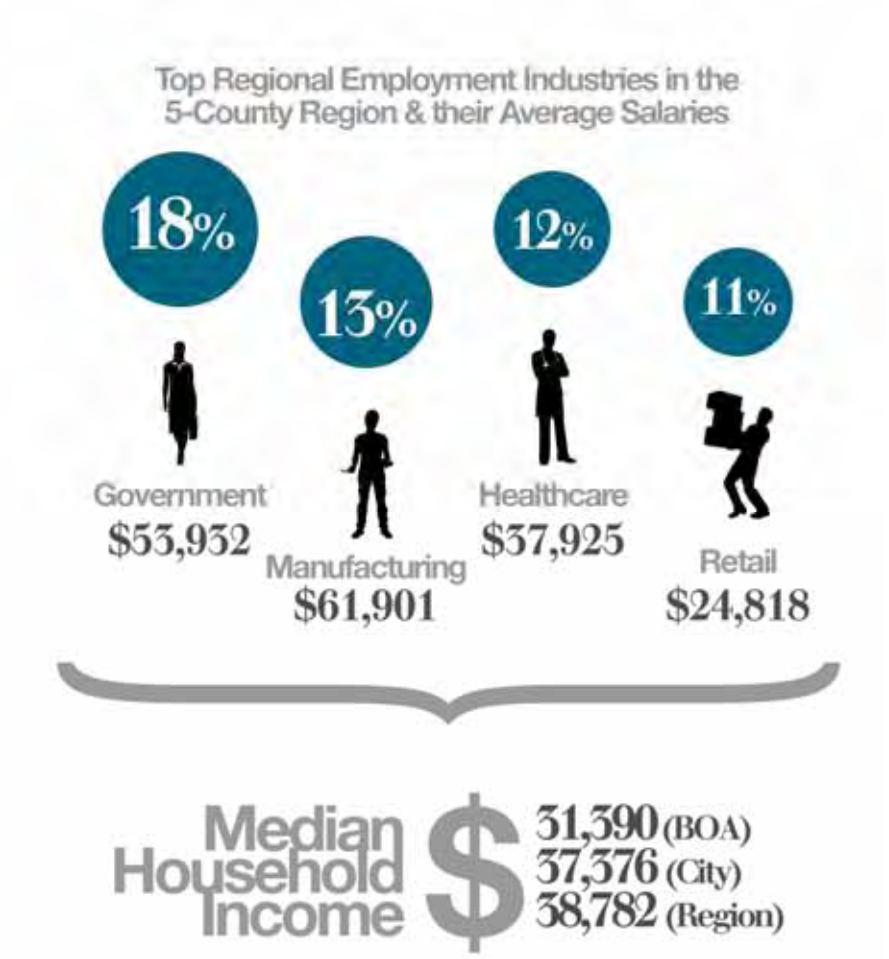


FIGURE 4. INCOME AND EMPLOYMENT DATA FOR THE NORTHWEST QUADRANT REVITALIZATION AREA.

salary of only $38,000; and

- Manufacturing is the region's export base, bringing in far more wealth from outside the region than the Health Care industry.

It should be noted that the decline in manufacturing jobs is not only due to national trends in those industries; nearly half of the job losses in this field are due to falling regional competitiveness. As an example, the City of Olean recently lost Dal-Tile, a tile manufacturing company that actually started in Olean but decided to consolidate its operations in Gettysburg, PA in 2012. Approximately 175 Olean employees were affected by this plant closure. Additionally, it was noted during the stakeholder interviews that Dresser Rand is facing a shortage of skilled labor and is having difficulty filling empty positions.

Other industry sectors that are expected to experience significant job growth over the next decade include Administrative and Support Professions; Private-Sector Education; and Mining, Quarrying, and Oil & Gas industry jobs, most likely due to the continued development of shale gas reserves in the region. Other industries expected to lose a significant number of jobs include Retail Trade, Agriculture, and Construction.

Population, Housing & Income Key Findings

- Single-family homes dominate the City's existing housing stock; most of which were built in the 1930's. There are very few rental properties in Olean and almost no modern housing options available, despite evidence of demand.
- The population in the BOA, City of Olean, and the region is declining and has a lower median household income compared to Upstate New York. As a whole These trends pose a challenge for new development in the BOA as the local and regional consumer market is shrinking while the local spending power of the community is already relatively modest..
- The regional economy is losing manufacturing jobs that are being replaced with lower-wage service-sector jobs. While there has been a national decline in the manufacturing sector in recent years, the local manufacturing sector seems to be losing jobs at a much faster pace than the U.S. as a whole.

3.2. Inventory & Analysis of Physical Conditions

This inventory of physical conditions assesses potential opportunities and constraints present within the Northwest Quadrant Revitalization area, serving as a guide for the development of the Nomination Study. The inventory and analysis, together with the vision, goals and objectives identified by the community for the study area, serve as the basis for redevelopment recommendations and master planning alternatives found later in this document.

3.2.1. Existing Land Use

Existing land use patterns are an important factor to consider when identifying potential redevelopment scenarios. Examining the current distribution of land uses across the Northwest Quadrant Revitalization area will provide a better understanding as to how new development can best fit into the existing urban fabric and what regulatory changes might be required to facilitate that new development.

Land use is determined by examining the property classification codes assigned to each parcel during municipal-level property assessments. While assigned by municipal assessors, the property classification codes are maintained by the New York State Office of Real Property Services (NYSORPS) to ensure a consistent classification system is used across the State. NYSORPS has identified nine land use categories that are used to classify lands within New York State:

- Agriculture (100s);
- Residential (200s);
- Vacant (300s);
- Commercial (400s);
- Recreation & Entertainment (500s);
- Community Services (600s);
- Industrial (700s);
- Public Services (800s); and
- Parks & Conservation (900s).

Based on parcel data provided by the Cattaraugus County Division of Planning, the Northwest Quadrant Revitalization area encompasses 970 parcels covering 723.3 acres of land in both the City and Town of Olean (note that for the purposes of this analysis, all data will be aggregated at the study area level). The remaining 181 acres in the study area are associated

with public street rights-of-way and Olean Creek and are not provided a classification under the New York State Property Type Classification Code system. As illustrated in both Map 3 and Figure 5, lands within the study area are almost evenly distributed between residential, commercial, industrial, public services and vacant uses.

While lands within the Northwest Quadrant Revitalization area are almost evenly distributed between five land use types, vacant lands do comprise the largest type in the study area. The vast majority of vacant land within the study area is located west of the Buffalo Line railroad corridor and is on land formerly occupied by industrial uses or is associated with the Bluebird Industrial Park. Less than 10 percent of vacant lands in the study area are residential.

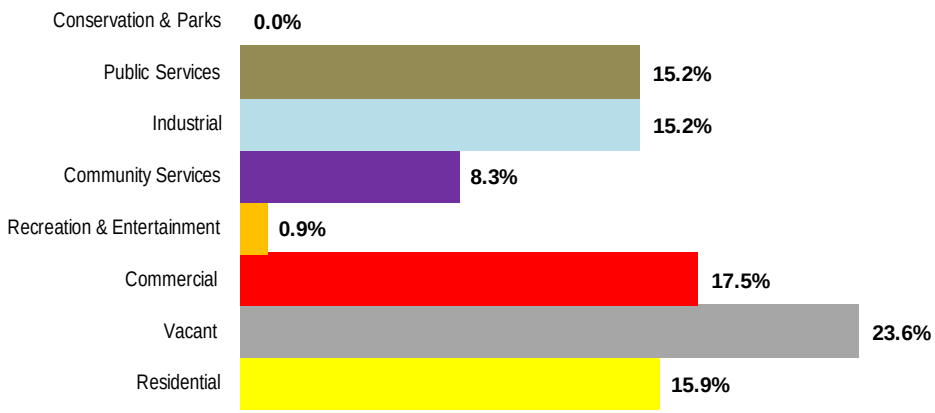


FIGURE 5. EXISTING LAND USE PERCENT COVER BY ACRES

While lands within the Northwest Quadrant Revitalization area are almost evenly distributed between five land use types, vacant lands do comprise the largest type in the study area.

The next four largest uses encompass between 15.2 and 17.5 percent of the study area and include commercial uses (17.5 percent), residential uses (15.9 percent), industrial uses (15.2 percent) and public services (15.2 percent). Commercial uses include wide range of businesses, from dining establishment to warehouse and distribution facilities to large retail outfits, and are somewhat scattered throughout the study area. Much of the retail and service-related commercial uses are concentrated along Wayne and Union Streets, while commercial uses associated with warehousing and manufacturing can be found north of the Southern Tier Extension railroad corridor and in the Bluebird Industrial Park.

The largest concentration of residential uses in the Northwest Quadrant Revitalization area can be found in the neighborhood located between the I-86 corridor, the Southern Tier Extension railroad corridor and Olean Creek. Adjacent to this neighborhood is a smaller residential neighborhood located on the north side of Wayne Street, just south of Dressler Rand. Both of these residential neighborhoods are immediately adjacent to current and former industrial uses and have been heavily impacted by their legacy. A third residential community can be found in the northern portion of the study area, between Homer and Fountain Streets.

NW Quadrant
REVITALIZATION PLAN

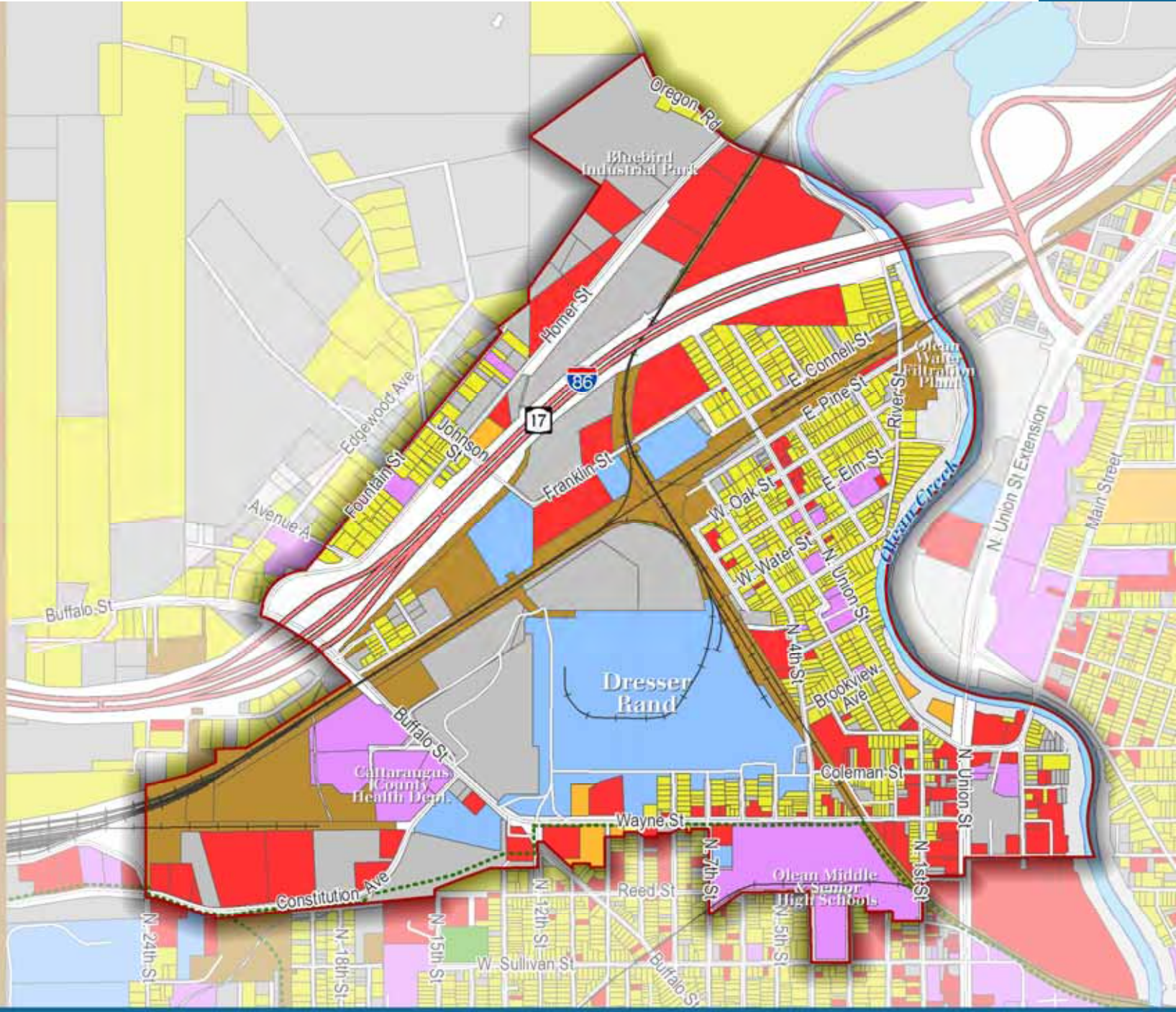
Legend

- BOA Boundary
- Allegheny River Valley Trail

Existing Land Use

- No Data
- Agriculture
- Residential
- Vacant
- Commercial
- Recreation & Entertainment
- Community Services
- Industrial
- Public Services
- Parks & Conservation

Feet
0 250 500 1,000



City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 3: Existing Land Use

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

Industrial uses, which at one time covered the vast majority of lands in the Northwest Quadrant Revitalization area, now account for only 15.2 percent of its total acreage. The largest single industrial use in the study area is the Dresser-Rand Corporation, a leading manufacturer of multistage and pipeline centrifugal compressors, power turbine and gas turbine packages and hot gas expanders. Not only is Dresser-Rand a major employer in the City of Olean, with more than 1,400 employees it is a major employer for the entire Southern Tier.

Lands classified as Public Services are defined as those properties used to provide services to the general public and include water treatment facilities, railroad rights-of-way, lands used for flood control, and power generating facilities, among others. Public Services lands account for 15.2 percent of the parcel land area within the study area and include the Olean Water Filtration Plant, the Southern Tier Extension and Buffalo Line railroad corridors, and the Indeck Olean Energy Center, as well as several smaller uses.

Although encompassing a smaller amount of land with the study area, Community Services lands include two noteworthy sites – the Cattaraugus County Health Department and the Olean Middle and Senior High Schools. Finally, the smallest land use category in the Northwest Quadrant Revitalization area is Recreation & Entertainment. This land use type includes playgrounds and athletic fields, as well as the YMCA.

Land Use Key Findings

- The North Olean/Homer Hill neighborhood has a strong residential identity, clearly defined gateways, access to Olean Creek, proximity to centers of employment, and a central spine of mixed use activity along North Union Street.
- The Study Area has large tracts of vacant land, the majority of which have good access to the surrounding transportation network and existing industrial infrastructure.
- A lack of connectivity to the surrounding road network for the area of vacant land north of Dresser-Rand is a significant limiting factor for future development.
- Park land and amenities are limited and connectivity with surrounding residential neighborhoods is hampered by railroad and transportation corridors, preventing safe and convenient access to recreational services for the majority of Study Area residents.

3.2.2. Land Ownership Patterns

In addition to understanding existing land use patterns, it is also important to be aware of the pattern of property ownership as this can impact the type and location of future development considered for the Northwest Quadrant Revitalization area. Some projects may be more easily implemented on publicly-owned lands, while others are more suited for lands currently under private ownership. Throughout this planning process, it will be critical to engage property owners to develop an agreed upon vision that will spur continued land owner cooperation in the revitalization process.

As provided in Map 4 and Figure 6, privately-owned lands make up the vast majority of land in the study area, covering more than 80 percent of the total parcel acreage. Although public lands only encompass the remaining 20 percent, they include several key sites:

- The Olean Middle and Senior High Schools;
- The Cattaraugus County Health Department;
- The Southern Tier Extension and Buffalo Line railroads corridors; and
- The Olean Water Filtration Plant.

The largest public landowner is the Southern Tier Rail Authority (STERA), a local public authority created by the NYS Legislature in 2000 to ensure the long-term viability and operations of the Southern Tier Extension and the Buffalo Line in Chautauqua, Cattaraugus, Allegany, and Steuben Counties (these two lines interconnect in the Northwest Quadrant Revitalization area).The primary goal of STERA is to promote rail service on these two lines and try to promote economic development by improving the efficiency of freight shipping in southwestern NYS and PA. Lands owned by STERA in the Northwest Quadrant Revitalization area are located along the Southern Tier Extension and the Buffalo Line railroad corridors.

The pattern of property ownership can impact the type and location of future development considered for the Northwest Quadrant Revitalization area.

The Olean City School District is the second largest public landowner in the study area, with just under 30 acres of land, all of which is associated with the Olean Middle and Senior High Schools. Sharing one campus in the southeastern portion of the study area, these facilities are located at the northern edge of the Oak Hill Park Historic District in an area characterized by a significant concentration of mid-19th to early 20th century residential, educational and religious architecture and landscape design. With the parking lot located along Wayne Street, these schools are major generators of traffic during the AM and PM rush throughout the school year.

The third largest owner of public lands in the Northwest Quadrant Revitalization area is the Olean Urban Renewal Agency, whose mission is to eliminate slum and blight in municipally designated distressed areas, to promote redevelopment, revitalization and stabilization of these areas with economically and environmentally viable commercial, industrial and/or mixed use development and to build the City's property tax base and create sustainable job opportunities for the citizens of Olean. With approximately 22 acres across three parcels in the southwestern corner of the study area, all of which are classified as vacant, these City-owned lands represent an excellent opportunity for potential redevelopment.

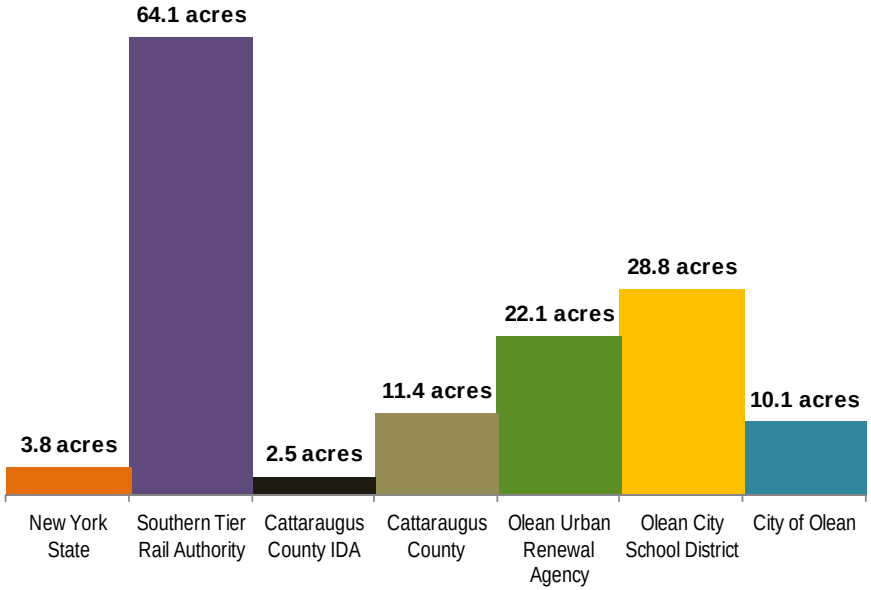


FIGURE 6. PUBLICLY-OWNED LANDS, BY OWNER

In total, publicly-owned lands account for less than 20 percent of the Northwest Quadrant Revitalization area. Of those lands owned by public agencies or governments, the vast majority are located in the southwestern portion of the study area.

NW Quadrant
REVITALIZATION PLAN

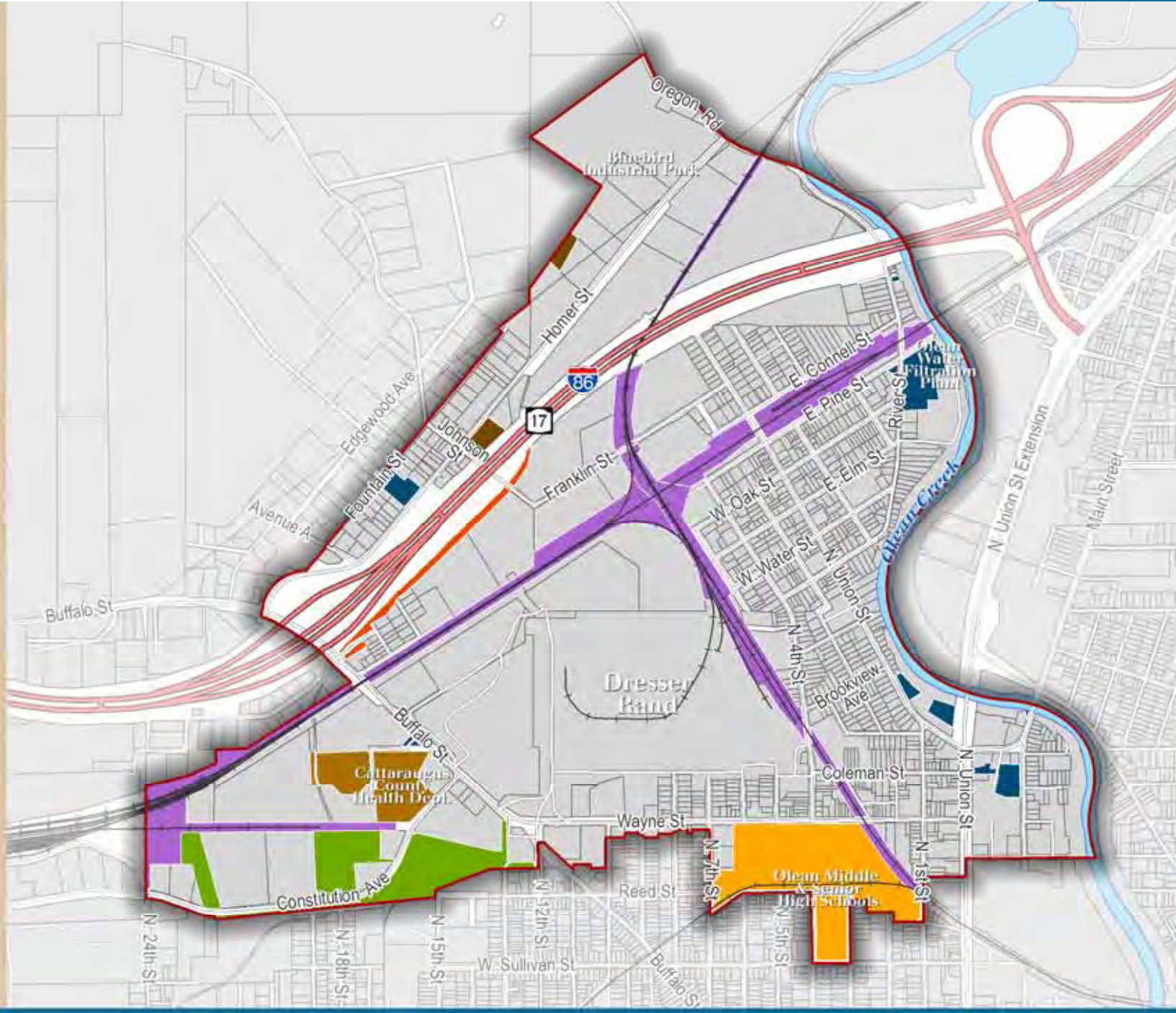
Legend

- BOA Boundary
- Privately-Owned Parcels

Publicly-Owned Parcels

- City of Olean
- Olean City School District
- Olean Urban Renewal Agency
- Cattaraugus County
- Cattaraugus County I.D.A.
- Southern Tier Rail Authority
- New York State

Feet
0 250 500 1,000



City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 4: Property Ownership

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

Cattaraugus County is the next largest public landowner, with just under 14 acres split between three parcels. The largest parcel covers 11.2 acres in the southwestern portion of the study area and is currently home to the Cattaraugus County Health Department. The remaining two parcels (1.5 acres and 0.9 acre) are owned by the Cattaraugus County Industrial Development Agency and found in the general vicinity of the Bluebird Industrial Park north of the I-86 corridor. The 1.5-acre parcel is currently used as a playground, while the 0.9-acre lot is vacant.

The City of Olean also owns land within the Northwest Quadrant Revitalization area, including:

- Five parcels classified as vacant land (0.4 acre);
- Boardman Park (1.5 acres);
- Olean City Garage (1.5 acres);
- Olean Fire Department – Firehouse 3 (0.4 acre);
- New York State Police Forensic Science Regional Laboratory (1.6 acres); and
- The Olean Water Filtration Plant (4.7 acres).

Finally, New York State owns 3.8 acres of land along the southern edge of the I-86 corridor. These lands are used for the accumulation, storage or diversion of water for flood control purposes only.

Land Ownership Key Findings

- Publicly-owned property within the Study with significant potential for redevelopment is limited to the vacant lands controlled by the Olean Urban Renewal Agency along Constitution Avenue.
- The existing City DPW facility on Higgins Avenue and North Barry Street occupies valuable commercial/retail space within the City's downtown core.

3.2.3. Current Zoning

Eight of the City's ten zoning districts are represented in the Northwest Quadrant Revitalization area, with the Industrial (I) District encompassing approximately one-half of the total land area in the BOA (see Map 5 and Figure 7). This district encompasses the entire central portion of the study area and includes current industrial uses such as Dresser-Rand, the Southern Tier Extension and the Buffalo Line railroad corridors, and SolEpoxy. This district also encompasses a large amount of former industrial lands that now sit vacant. Permitted uses in the Industrial District include manufacturing, distribution, major wholesaling, research and testing, warehousing, processing or other industrial uses, as well as a wide range of commercial uses. Two addition industrial City zoning districts – General Industrial 2 (I-2) and General Industrial 3 (I-3) – are also found within the Northwest Quadrant Revitalization area. Although they encompass far less land area than does the Industrial District (8.9 percent and 6.2 percent, respectively), they do cover the entire southwest portion of the study area.

As noted in Section 1.5.2, the study area also includes a portion of the Town of Olean, including two of its five zoning districts – Agricultural Residential (A-R) and Special Industrial (I-2) – on 38 acres of land. Combining the 30 acres of land zoned as Special Industrial with all City lands zoned as industrial results in approximately two-thirds of the land in the study area being zoned for industrial use.

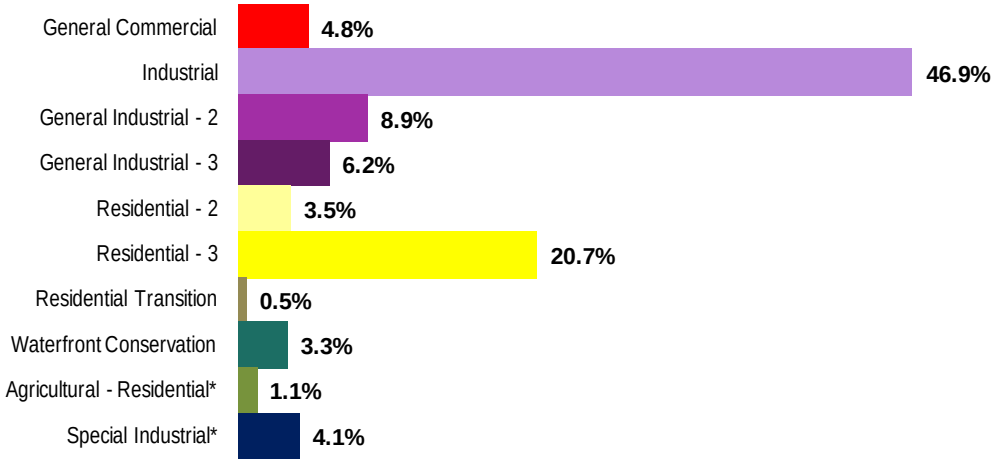


FIGURE 7. CURRENT ZONING, PERCENT COVER BY ACRES

Land zoned for industrial uses cover approximately two-thirds of the Northwest Quadrant Revitalization area, while residentially-zoned lands account for only one quarter of the study area.

**Town of Olean Zoning Districts*

Although almost two-thirds of the study area is zoned as industrial, residentially-zoned lands account for approximately 25 percent of the Northwest Quadrant Revitalization area. The largest residential district is the General Residential Use (R-3) District, which encompasses just over 20 percent of the study area. Located in the eastern portion of the study area near Wayne and North Union Streets, permitted uses in the R-3 District include detached single-family dwellings, semi-detached single-family dwellings, two-family dwellings, and multi-family dwellings, as well as adult care facilities, churches or places of worship, school and park facilities, and other similar uses.

The three remaining residential districts – the Single-family/General Residential Use (R-2) District, the Residential Transition Use (R-T) District and the Agricultural Residential (A-R) District – cover only five percent of the study area. Although the smallest of the three, the R-T District has the highest potential for redevelopment as it is the intent of this district to allow for a mixture of residential and business uses and to promote these mixtures as buffers between adjacent intensive commercial and residential use districts. The R-T District is located along the north side of Wayne Street.

Zoning Key Findings

- Almost two-thirds of the Northwest Quadrant Revitalization area is currently zoned as industrial.
- No zoning buffer exists between the existing residential and industrial zoning districts.

NW Quadrant
REVITALIZATION PLAN

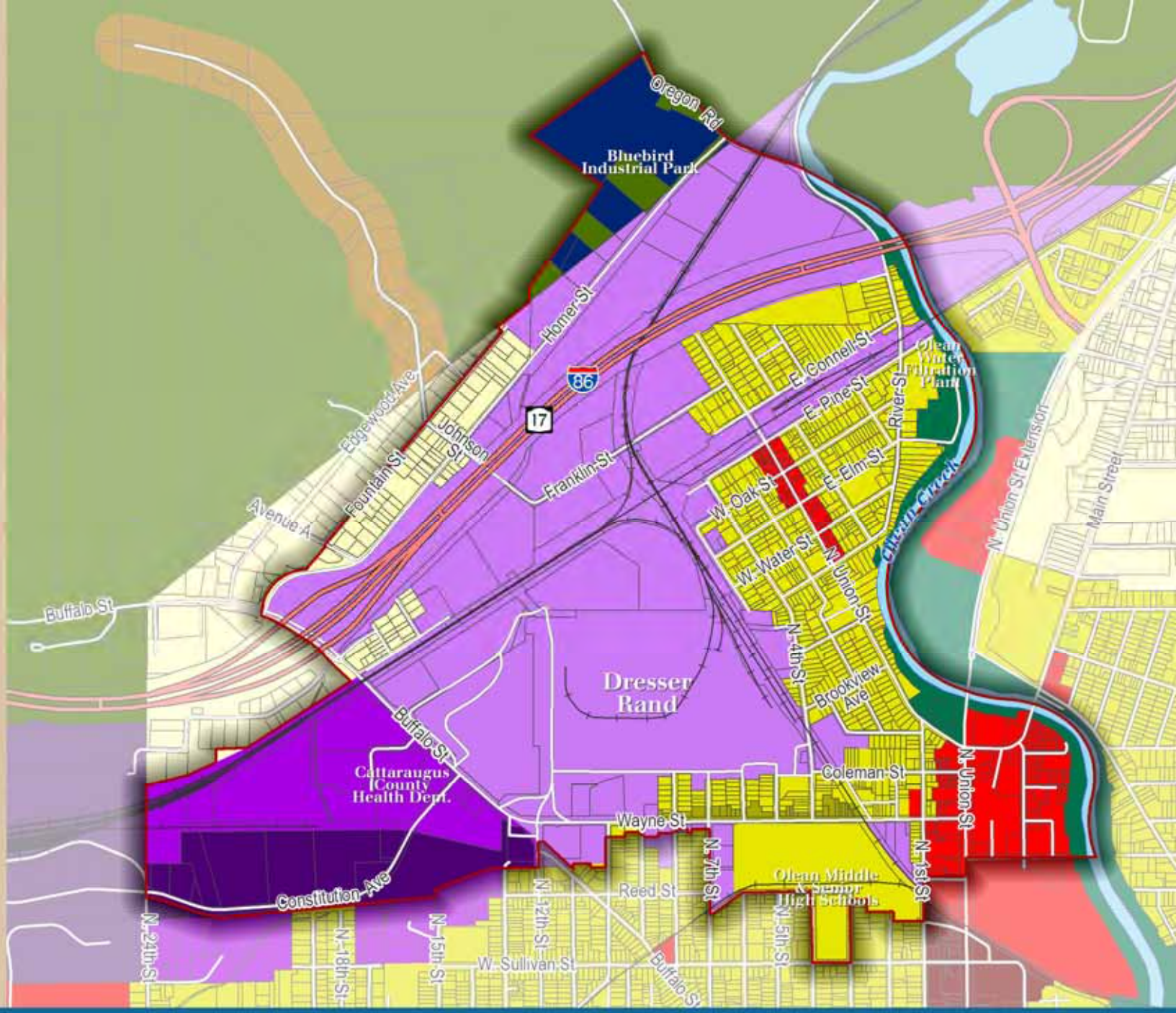
Legend

- BOA Boundary

Current Zoning

- City Center Commercial
- General Commercial
- Industrial
- General Industrial
- General Industrial - 2
- General Industrial - 3
- Special Industrial
- Residential - 2
- Residential - 3
- Residential Transition
- Rural Residential
- Agricultural - Residential
- Waterfront Conservation

Feet
0 250 500 1,000



City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 5: Current Zoning

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program.

Bergmann Associates
architects // engineers // planners

3.2.4. Brownfields

Petroleum and natural gas industries have been prevalent in Olean's Northwest Quadrant Revitalization area since the 1850s. The area once contained refineries, a large oil storage facility and a terminal for the first successful commercial oil pipeline. Thousands of wells located throughout the region are still in production today. The Northwest Quadrant is transected by high and medium pressure natural gas transmission and natural gas pipelines. In addition, two natural gas storage fields exist in the subsurface in the vicinity of the Northwest Quadrant. These storage fields are linked to an extensive pipeline system transporting natural gas from the western part of the United States, as well as from Canada. These storage fields utilize depleted natural gas reservoirs to store natural gas produced in the summer months for delivery to residential and industrial customers during winter months.

In addition to petroleum and natural gas, the City of Olean also has a history of industrial and manufacturing use for over 150 years, including:

- Chemical Manufacturers;
- Tanneries;
- Barrel Manufacturers;
- Chrome Plating Facilities;
- Railroad Yards;
- Railroad Maintenance Facilities; and
- Ammonia and Fertilizer Manufacturing Facilities.

Today the Northwest Quadrant Revitalization area remains the industrial and manufacturing center of the City of Olean. A number of industries remain in the area, including Dresser Rand Turbo Products, Henkle-Loctite and Cytec Industries, Inc.

A primary purpose of the New York State Brownfield Opportunity Area (BOA) Program is to provide financial and technical assistance to communities that have been negatively impacted by the presence, or perceived presence, of contamination. While brownfield redevelopment can be complicated, community-led revitalization plans can facilitate the active reuse of these properties and build off the intrinsic relationship between environmental sustainability and economic prosperity. The

The benefits of brownfield redevelopment are tangible. They are realized by the community at-large and individual property owners who benefit from tax credits or other incentive programs.

benefits of brownfield redevelopment affect property owners and the surrounding community, alike. Brownfield property owners are eligible for tax credits and other financial and technical assistance that help make these redevelopment projects financially feasible. The surrounding community benefits from brownfield site investigation and cleanup, which encourages further reinvestment.

JAMES H. LUTHER AND SONS MOVED TO OLEAN N.Y. IN 1881 TO PROVIDE MACHINE AND TOOLING WORK FOR THE GROWING PETROLEUM INDUSTRY (SOURCE: WWW.LUTHERMARCUS.COM)

In 2007, the City completed a Pre-Nomination Study through the BOA Program . The Pre-Nomination Study inventoried potential brownfield sites, resulting in a list of existing parcels with potential environmental constraints. The Pre-Nomination Study identified 18 properties encompassing 20 parcels of land as potential brownfield sites. These sites were selected based on documented and anecdotal indicators of potential adverse environmental conditions or development constraints. The documented data used to identify potential brownfield sites included readily available public records, interviews with people familiar with the land history, field observations, photos and/or aerial photos, and historical or existing environmental reports.

Nomination Study Methodology

As part of this Nomination Study, the list of potential brownfields was expanded to 48 sites based on additional review of previous reports, New York State Department of Environmental Conservation (NYSDEC) environmental databases, United States Environmental Protection Agency (USEPA) environmental databases, in-field assessments, anecdotal information from public meetings, and readily available historical data. These 48 sites were observed in the field from public rights-of-way, and preliminary environmental site assessments (ESAs) were completed for each parcel to further evaluate potential environmental concerns. The in-field assessments for this Nomination Study were conducted on December 12th and 13th, 2012.

During the in-field assessments, observations were noted as to the tenancy of the property (i.e., occupied vs. vacant), the presence or absence of structures, the composition of existing structures, the presence and type of site access, the availability of infrastructure, the presence of storage tanks, process lines or other industrial equipment, any observable signs of environmental stress, and adjacent property uses in the four cardinal directions. It is important to note that residential properties identified by the NYSDEC and USEPA environmental facilities databases were excluded from this analysis as these properties typically present a relatively low potential for environmental impact.

Information obtained during the preliminary site assessments and in-field assessments were incorporated into a Geographic Information System (GIS) database specifically designed for the City of Olean *Northwest Quadrant Revitalization Plan*. A comprehensive site profile form was created through the database for each potential brownfield site identified in the study area during the Nomination phase. Each site profile form contains detailed information about each potential brownfield site, including site location, photographs of the site, year of building construction, description of the property, potential environmental issues as identified through state/federal database research and several additional on-site observations. Site profile forms for all potential brownfields within the study area are included in Appendix X. It is important to note, however, that some sites within the study area not identified through one of the four databases may contain some level of potential contamination, and that the

Brownfield Site Classifications

EPA Envirofacts Database

This database lists parcels on multiple environmental databases where entities on the parcel may have had chemical releases, water discharge permit compliance inspections, hazardous waste handling processes, Superfund status, and/or air emissions.

NYSDEC Environmental Remediation Site Database

This database includes sites which are being addressed under one of the four NYSDEC remedial programs - State Superfund, Brownfield Cleanup, Environmental Restoration, and Voluntary Cleanup. This database also includes a registry of Inactive Hazardous Waste Disposal Sites and information on Institutional and Engineering Controls in New York State.

NYSDEC Bulk Storage Database

The Bulk Storage Program Database maintains the registrations of over 60,000 active and inactive bulk storage sites statewide. Petroleum Bulk Storage (PBS) and Chemical Bulk Storage (CBS) facilities are parcels that currently possess, or possessed in the past, aboveground and/or underground storage tanks for the purpose of storing chemical and/or petroleum products. As the potential for leakage exists with any Aboveground Storage Tank (AST) or Underground Storage Tank (UST), these sites are treated as potential brownfields.

NYSDEC Spills Database

The Spills Database contains records of chemical and petroleum spill incidents dating back to 1978 and is updated nightly. Spill sites are parcels where substances that pose a hazard to human and environmental health have spilled and been recorded by NYSDEC.

EXXON/MOBIL LEGACY SITE

This 125-acre site formerly operated as an oil refinery from approximately 1880 until the 1950s. Two separate facilities operated at the site from 1882 until 1902, when they consolidated to Vacuum Oil, which then merged with the Standard Oil Company in 1934. Eventually, the property was bought by Exxon/Mobil and operated until the 1950s.

Three main areas of the refinery have been identified: Works #1 was the research and administrative area, the central power house, and central shops building. Works #2 contained the bulk oil loading, treating and storage departments. Works #3 was the primary refining operation. There are 11 parcels in the study area that were connected to the Exxon/Mobil facility.

Many of the sites discussed in this section were at one time associated with the Exxon/Mobil Legacy Site.

property profiles contained in Appendix X are by no means exhaustive.

It is important to note that some of the potential brownfield sites identified in the Northwest Quadrant Revitalization area are actively operating businesses or facilities where an isolated, remediated spill event occurred, are hazardous waste generators in good standing with no violations, or PBS/CBS facilities possessing tanks that are operating within state or federal guidelines and requirements.

Additionally, many of the sites in the study area have extensive known or perceived contamination issues arising from the historic presence of industry on the property. These sites include hazardous waste generators, facilities with PBS or CBS tanks that may not be in compliance with regulations, active spill sites where contamination has not been fully addressed or properties listed in the NYSDEC environmental remediation site database or the USEPA environmental database. While many of these sites possess known contamination issues, it may be necessary to conduct additional environmental site assessments (i.e., Phase I, Phase II, Phase III) to ascertain the extent to which the property is contaminated.

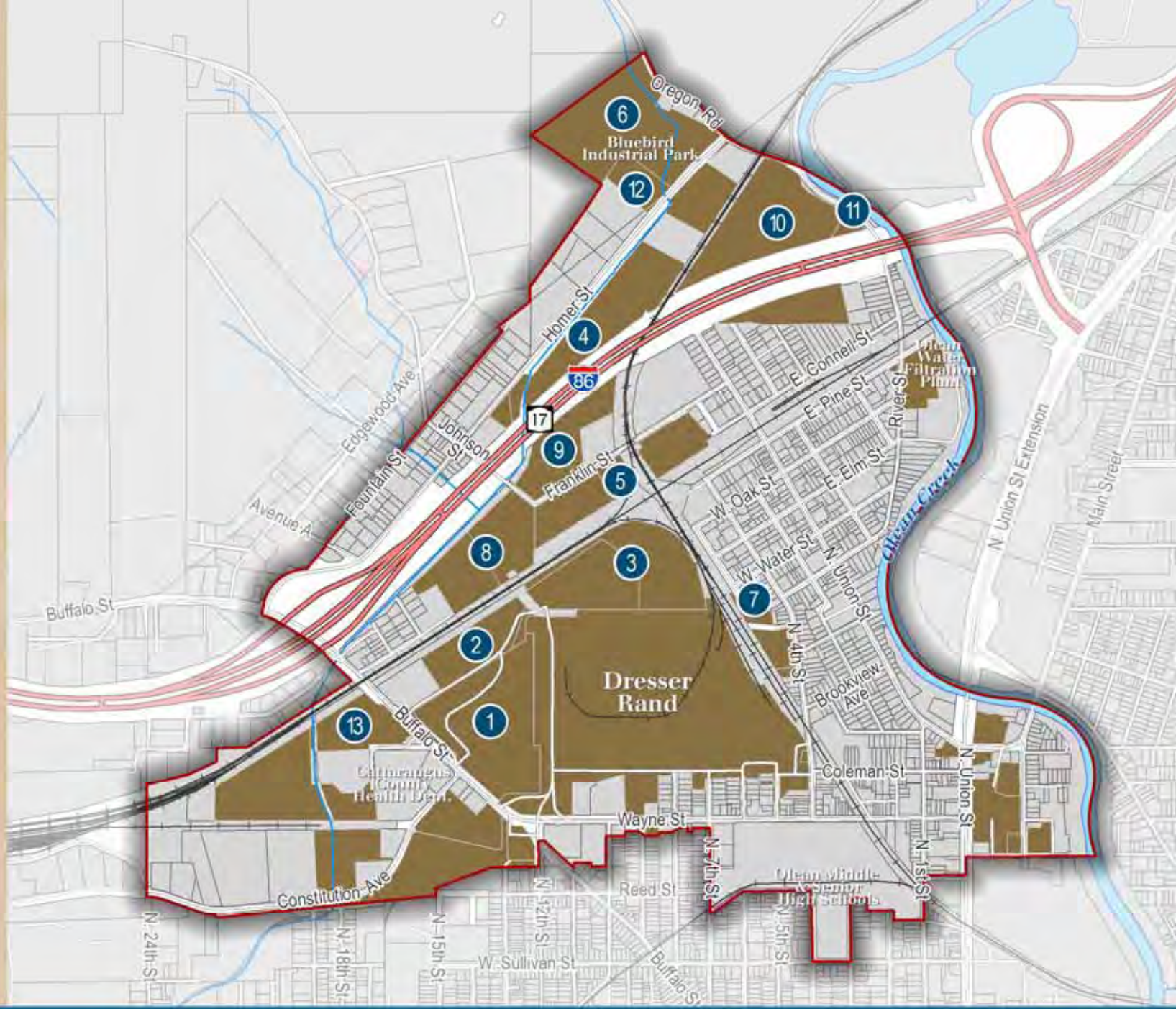
Summary of Results

Of the 48 potential brownfield sites identified during both the Pre-Nomination and Nomination phases, 13 sites were identified as possessing a history of known environmental contamination. As such, the following 13 sites were classified as being highly relevant to the redevelopment of the Northwest Quadrant Revitalization area:

- SITE 1: Olean Redevelopment Parcel 1
- SITE 2: Olean Redevelopment Parcel 2
- SITE 3: Olean Redevelopment Parcel 3
- SITE 4: Homer Street Redevelopment Site
- SITE 5: Scott Rotary Seals Site
- SITE 6: Park Centre Development Site
- SITE 7: Former Van Der Horst Corporation Plant 1
- SITE 8: Former Van Der Horst Corporation Plant 2
- SITE 9: Franklin Street Vacant Lot
- SITE 10: Bluebird Industrial Park 1
- SITE 11: Bluebird Industrial Park 2
- SITE 12: Bluebird Industrial Park 3
- SITE 13: Vacant Lot behind Church

These sites are identified on Map 6 and a summary of each can be found below.

NW Quadrant
REVITALIZATION PLAN



City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 6: Potential Brownfield Sites

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program.

Bergmann Associates
architects // engineers // planners

SITE 1: Olean Redevelopment Parcel 1

Located in the central portion of the study area, the *Olean Redevelopment Parcel 1* (also known as the *Former Agway Nitrogen Complex Site 1*) is a 24.7-acre site comprising two parcels of land located at 1404-1406 Buffalo Street and 1420 Buffalo Street. The property was originally home to two oil refineries from the late 19th Century until the mid-1950s – Eastman Refinery and Exxon/Mobil Refinery Works. From 1964 through 1984, the property was part of the Agway Nitrogen Complex and was used as a fertilizer manufacturing plant. The operation of these entities, including the refining, storage, and distribution of oil, as well as on-site chemical manufacturing, has resulted in areas of contamination across the property.

FORMER GUARD POST AND PROPERTY ENTRANCE

The property is listed a Class A site in the Environmental Remediation Program (i.e., continually undergoing remediation) under NYSDEC Environmental Remediation Site No. C905031. Exxon/Mobil purchased the property in 2007 and began remedial investigations in the summer of 2008. Contamination was discovered and the property was enrolled in the NYSDEC Brownfield Cleanup Program (BCP) in June 2009. Interim Remedial Measures (IRMs) began in the fall of 2009 and included removal of underground storage tanks (USTs) and excavation of some on-site soils. The primary contaminants of concern (COCs) in the soils include petroleum products, semi-volatile organic compounds (SVOCs), heavy metals, and polychlorinated biphenyls (PCBs). The COCs in the groundwater located beneath the property include volatile organic compounds (VOCs), SVOCs, and heavy metals. The underlying groundwater also contains free-floating petroleum products that ranges from trace levels to 1.44 feet of product. The property is also listed on the NYSDEC Petroleum Bulk Storage (PBS) database as formerly containing two 300-gallon USTs, as well as the United States Environmental Protection Agency (USEPA) Resource Conservation Recovery Act (RCRA) Hazardous Waste Generators database as a small quantity generator.

Today, one small shack that was formerly used as a guard station is located on the property. Other buildings that had previously existed on the property were demolished by Exxon/Mobil in 2010 as part of the remediation efforts on the site, although their foundations still remain. Other than the shack and building foundations, the property is vacant.

*The **Olean Redevelopment Parcel 1 Site** is one of the largest vacant parcels in the study area and is located along Buffalo Street. Because of extensive known contamination issues on-site, future redevelopment will likely be limited to commercial and industrial uses.*

SITE 2: Olean Redevelopment Parcel 2

The *Olean Redevelopment Parcel 2*, also known as the *Former Felmont Oil Site 2* is a 9.2 acre property located at 1470 Buffalo Street in the central portion of the study area, northeast of Buffalo Street and south of the railroad tracks along West Connell Street. The property was home to two oil refineries from the late 19th Century until the mid-1950s – Eastman Refinery and Exxon/Mobil Refinery Works. The property was sold to the Simpson Grain Corporation in 1956, to Olean Industries Inc. in 1958, and finally to the Felmont Oil Corporation in 1964. The property is listed as NYSDEC Environmental Remediation Site No. C905032, a Class A site in the Environmental Remediation Program (i.e., continually undergoing remediation).

VIEW FROM BUFFALO STREET, WEST OF THE PROPERTY

Exxon/Mobil began investigating the property in the summer of 2008, in conjunction with the adjacent BCP sites. Contamination was discovered and the property was enrolled in the BCP in June 2009. Interim Remedial Measures began in the fall of 2009 and included removal of USTs and excavation of some of the on-site soils. The primary COCs in the soils include petroleum products, SVOCs, and heavy metals, while the COCs found in the groundwater located beneath the property include VOCs, SVOCs, and heavy metals. Groundwater beneath the property also contains free-floating petroleum product that ranges from trace levels to 6.5 feet of product. In addition to these known contaminants, the site is listed on the NYSDEC PBS database as formerly containing one 6,000-gallon UST and one 1,000-gallon aboveground storage tank (AST),. The property is also listed on the USEPA RCRA Hazardous Waste Generators database.

The property is currently vacant.

*The **Olean Redevelopment Parcel 2 Site** is a large vacant parcel, strategically located in the central portion of the study area. Because of extensive known contamination issues on-site, future redevelopment will likely be limited to commercial and industrial uses.*

SITE 3: Olean Redevelopment Parcel 3

The *Olean Redevelopment Parcel 3* (also known as the *Former Felmont Oil Site 1/Former Agway Nitrogen Complex Site 2*) is a 24- acre property comprising two parcels of land located at 1404-06R and 1420 Buffalo Street in the central portion of the study area. The property is surrounded by railroad tracks to the north and east, Dresser Rand to the south, and the *Olean Redevelopment Parcel 2* (SITE 3) to the west. The property was home to various oil refineries beginning in the late 19th Century. Following several property transactions, the property was sold to the Felmont Oil Corporation in 1964. Under Felmont's ownership, the property was used as ammonia producing facility, which was later sold to Agway for fertilizer manufacturing on a neighboring parcel (*Olean Redevelopment Parcel 1*/SITE 1). Fertilizer manufacturing ceased in 1983 and the property has been underutilized since that time. ExxonMobil purchased the site in 2007.

VIEW FROM EAST OF THE PROPERTY

The property is listed as NYSDEC Environmental Remediation Site No. C905033, a Class A site in the Environmental Remediation Program (i.e., continually undergoing remediation). Exxon/Mobil began investigating the property in the summer of 2008, in conjunction with the adjacent BCP sites. Contamination was discovered and the property was enrolled in the NYSDEC BCP in June 2009. Interim Remedial Measures (IRMs) began in the fall of 2009 and included removal of USTs and excavation of some on-site soils. The primary COCs in the soils include petroleum products, SVOCs, and heavy metals. The COCs in the groundwater located beneath the property include VOCs, SVOCs, and heavy metals. The underlying groundwater also contains free-floating petroleum products that range from trace levels to 0.6 feet of product. The property is also listed on the NYSDEC PBS database as formerly containing two 300-gallon USTs, as well as the USEPA RCRA Hazardous Waste Generators database as a small quantity generator.

The property is currently vacant.

S
I

*The **Olean Redevelopment Parcel 3 Site** is a large vacant parcel, strategically located in the central portion of the study area. Because of extensive known contamination issues on-site, future redevelopment will likely be limited to commercial and industrial uses.*

TE 4: Homer Street Redevelopment Site

The *Homer Street Redevelopment Site* is located on a 17-acre parcel of land at 251 Homer Street, south of Homer Street and north of Interstate 86, in the northern portion of the study area. The property was historically a portion of a larger petroleum refinery and petroleum bulk storage facility known more commonly as the SOCONY Vacuum facility. This facility operated from the late 1800s until the mid-1950s. As a result, the property and surrounding area contained numerous ASTs and was part of heavy industrial operations in the area.

VIEW OF ONGOING SITE REDEVELOPMENT

The property is listed as NYSDEC Environmental Remediation Site No. C905037, a Class A site in the Environmental Remediation Program (i.e., continually undergoing remediation). Remedial Investigation at the property revealed the presence of COCs in the soil, including petroleum products, SVOCs, arsenic and lead. Additionally, a significant area containing a tar-like substance was discovered in the center of the property. The primary COCs found in the groundwater beneath the property include degraded petroleum products, including diesel range organics. It is important to note that contaminated groundwater is likely migrating off-site to the southeast.

The property is currently vacant and in the process of remediation. At the time of the curbside assessments, excavations were taking place and soil, concrete piles and drums were visible on-site.

*The **Homer Street Redevelopment Site** is located at 251 Homer Street, adjacent to Interstate 86. The Site is currently undergoing remediation and will likely be redeveloped in the near future.*

SITE 5: Scott Rotary Seals Site

The Scott Rotary Seals Site is located on a 2-acre parcel of land at 301 Franklin Street in the northern portion of the study area. The property is surrounded by Franklin Street to the north, railroad tracks to the south and east, and the Bluebird Industrial Park to the west. The property was historically a portion of a larger petroleum refinery and petroleum bulk storage facility known more commonly as the SOCONY Vacuum facility. This facility operated from the late 1800s until the mid-1950s. As a result, the property and surrounding area contained numerous ASTs and was part of heavy industrial operations in the area.

VIEW OF SITE FROM FRANKLIN STREET

The property is listed as NYSDEC Environmental Remediation Site No. C905036, a Class A site in the Environmental Remediation Program (i.e., continually undergoing remediation). A Phase I Environmental Assessment (ESA) was completed in September 2008, with Phase II Site Investigations being completed in November 2008 and July 2009. These investigations revealed the presence of COCs in the soil, including petroleum products and arsenic. The primary COCs in groundwater beneath the property include iron, magnesium, and manganese. The underlying groundwater also contains free-floating petroleum products that range from trace levels to 0.88 feet of product.

During the field investigations conducted as part of this Nomination Study, it was unclear as to whether Scott Rotary Seals was currently operating (Scott Rotary Seals is a custom manufacturer of rotary unions and rotary timing valves). Additionally, a possible remediation trailer was located at the southern end of the property, and groundwater monitoring wells bordered the property to the west.

*The **Scott Rotary Seals Site** is located at 301 Franklin Street, on the south side of Franklin Street. The Site appears to be developed and appears to have an active remedial system in place at the southern end of the site.*

SITE 6: Park Centre Development Site

Part of the Exxon/Mobil Legacy Site, the Park Centre Development site is located on a 25-acre parcel of land located along Oregon Road in the northeastern portion of the study area. Vacant land borders the property to the north and west, residential properties border the property to the east, and Casella Waste Services borders the property to the south. The property operated as part of the United Lumber Company from 1888, and then was the far limits of the Exxon/Mobil Works #3 site.

The property is currently vacant; however, a water line was marked out on the site and fire hydrants were visible on the site from Oregon Road.

SITE ENTRANCE AND ACCESS ROAD

*The **Park Centre Development Site** is located along Oregon Road and Homer Street. The Site is currently a large piece of vacant land within the study area, along a major route into the City of Olean. Due to its former use as the eastern limits of the Exxon/Mobil Works #3 site, the property may have some contamination issues that have yet to be investigated.*

SITE 7: Former Van Der Horst Corporation Plant 1

The *Former Van Der Horst Corporation Plant 1* Site is 1.1-acre property comprising two parcels of land located at 314 Penn Ave and 1015 Vine Street in the eastern portion of the study area. The property is surrounded by residential properties to the north and east, commercial property to the south, and railroad tracks to the west, across which is the Dresser Rand Co. facility. The property formerly operated as the Van Atta Plant, which produced hydraulic presses until 1940, when the property became a chromium plating facility for the Van Der Horst Corporation. This facility was in operation until 1987. A Remedial Investigation (RI) and Feasibility Study (FS) was initiated by the NYSDEC in 1988. The RI confirmed the presence of contaminants in the soil, groundwater and City-owned storm sewers surrounding the site. Contamination was also detected in sediments within Olean Creek.

VIEW OF SITE AND GROUNDWATER MONITORING WELLS FROM THE NORTHEAST

The USEPA completed an emergency removal action in 1991 to mitigate the imminent threat posed by the chemicals that were stored inside of the building. Prior to remediation, it was determined that the on-site building contained asbestos, which was removed prior to demolition. A large area of soil was also found to be contaminated with high levels of chromium. In total, 31,539 tons of contaminated building materials were removed from the site as part of the remediation.

The property is currently listed on the NYSDEC State Superfund Program Registry as an Inactive Hazardous Waste Site No. 905008, a Class 04 site (i.e., the site has been properly closed but requires continued site management, consisting of operation, maintenance, and monitoring). Annual groundwater monitoring is in progress to determine the effectiveness of the remediation and evaluate post remediation groundwater conditions on the site. All contaminated surface soil has been removed, as well as the sub-surface chromium contaminated soil. The site is in long-term O&M and annual sampling has shown chromium levels in groundwater leveling off.

*The **Former Van Der Horst Corporation Plant 1 Site** is a vacant parcel, located in the eastern portion of the study area. Because of extensive known contamination issues on-site, future redevelopment will likely be limited to commercial and industrial uses*

SITE 8: Former Van Der Horst Corporation Plant 2

The Former Van Der Horst Corporation Plant 2 Site is a 15.3-acre property encompassing two parcels of land located at 1601 and 1601-R Johnson Road in the northern portion of the study area. The property is surrounded by the Southern Tier Expressway to the north, railroad tracks to the south (beyond which is the Olean Redevelopment Parcel 2 Site), the Bluebird Industrial Park Site to the east, and residential properties to the west.

VIEW OF CAPPED SURFACE

The property was the location of several tanneries in the late 1800s, home to the Wilson Roller Blind Manufacturing Corporation operated from 1891 through 1902, and the Acme Glass Works operated at the site from 1895 through 1923. In the early 1940s, the site operated as the Van Der Horst Corporation Plant 2, a chromium plating facility that ceased operations in 1987. In 1988, the NYSDEC confirmed the presence of waste materials contaminated with barium and chromium located on-site. Unknown quantities of improperly stored hazardous waste were also found in the plant building, including both corrosive and ignitable materials. An area of contaminated soil and several drums were also located in an unsecure portion of the site near the residential neighborhood. At the NYSDEC's request, the USEPA erected a fence and removed the drums within the fenced area. The USEPA also removed all of the hazardous chemicals that were stored inside the plant buildings. Contaminated soils and buildings were consolidated and encapsulated at the site in 1996. A long-term observation and monitoring system is now in place at the site and data has shown that contamination levels in groundwater beneath the site are declining.

The property is currently listed on the NYSDEC State Superfund Program Registry as an Inactive Hazardous Waste Site No. 905022, a Class 04 site (i.e., the site has been properly closed but requires continued site management, consisting of operation, maintenance, and monitoring).

*The **Former Van Der Horst Corporation Plant 2 Site** is a vacant parcel, located in the northern portion of the study area. Because of extensive known contamination issues on-site, future redevelopment will likely be limited to commercial and industrial uses*

SITE 9: Franklin Street Vacant Lot

The Franklin Street Vacant Lot site is a 9.8-acre property located at 350 Franklin Street in the northern portion of the study area. The property is surrounded by the Southern Tier Expressway to the north (beyond which is the Homer Street Redevelopment Site), Franklin Street to the south (beyond which is the Bluebird Industrial Park Site), a self-storage lot and an access road to the east, and wooded land and the Former Van Der Horst Corporation Plant 2 to the west.

The property is currently listed on the USEPA RCRA database as an active conditionally exempt small quantity generator site (No. NYD987025988) and as an inactive hazardous waste handler (No. NYD986878775). The property was once part of the Exxon/Mobil Refinery Works #3.

VIEW FROM FRANKLIN STREET

At the time of the curbside assessments, the property was a vacant with high grasses and a few scattered trees. An investigation was taking place on the property as work trucks, a drill rig, and 55-gallon steel drums were visible on-site.

*The **Franklin Street Vacant Lot Site** is located in the northern section of the study area and appears to be undergoing a remedial investigation and/or initial stages of redevelopment.*

SITE 10: Bluebird Industrial Park 1

The Bluebird Industrial Park 1 Site is a 25-acre property comprising two parcels of land located at 1641 River Street and bisected by the Southern Tier Expressway. The property is located in the northeastern portion of the study area and is surrounded by current and former industrial properties to the north and east, by residential properties to the south, and by Olean Creek and a wooded area to the west. The property formerly operated as part of the Exxon/Mobil Refinery Works #3.

During the site visit, the property contained machinery including forklifts, semi trucks, trailers, rail cars, scrap metal, lumber and dumpsters. It was also noted during the curbside assessments that an AST, two 55-gallon drums, roll off containers, and miscellaneous equipment and materials were visible on-site in the portion of the property located north of the Southern Tier Expressway. There was also a storage warehouse located on the northern parcel, which was signed as the Park Centre Development Warehouse.

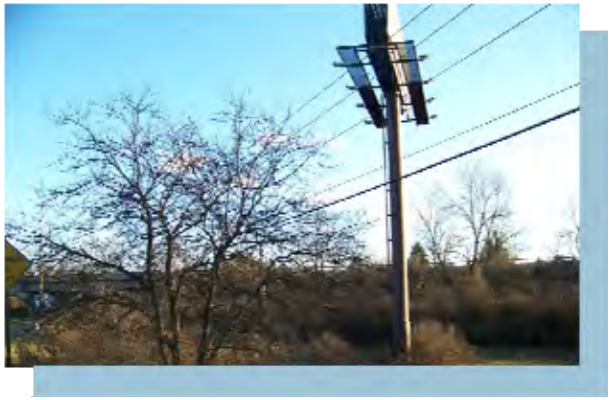
VIEW OF SITE NORTH OF SOUTHERN TIER EXPRESSWAY

The property is currently listed on the NYSDEC Spills database with one closed spill (No. 9201686) – on May 11, 1992, an unknown amount of waste oil was spilled at the property due to human error (the resource affected is listed as soil). The spill was closed the same day it occurred.

*The **Bluebird Industrial Park 1 Site** is an underutilized parcel, located in the northeastern portion of the study area. The property contains one warehouse building and storage of miscellaneous building and construction equipment. The property was formerly part of the Exxon/Mobil Refinery Works #3.*

SITE 11: Bluebird Industrial Park 2

Located in the northeastern portion of the study area, the Bluebird Industrial Park 2 Site is a 0.77-acre property located at 1621 River Street, adjacent to and east of the northern parcel of Bluebird Industrial Park 1. The property is surrounded by Olean Creek to the north and east, Bluebird Industrial Park 1 Site to the west, and the Southern Tier Expressway to the south, across which is a wooded area along the highway and residential properties. The property formerly operated part of the Exxon/Mobil Refinery Works #3.



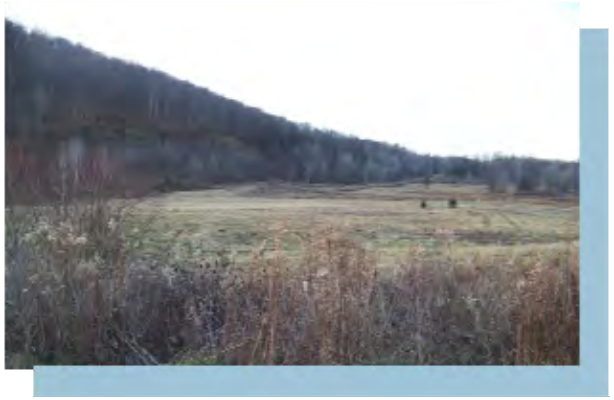
SITE TO SOUTHWEST

*The **Bluebird Industrial Park 2 Site** is an underutilized parcel, located in the northern portion of the study area. The property was formerly part of the Exxon/Mobil Refinery Works #3.*

SITE 12: Bluebird Industrial Park 3

The Bluebird Industrial Park 2 Site is a 3.89-acre property comprising two parcels of land located on Homer Street in the northern portion of the study area. The property is surrounded by the Park Centre Development Site to the north, Homer Street to the south (beyond which is the Homer Street Redevelopment Site), Homer Street to the east (beyond which is Casella Waste Services), and a commercial property and wooded land to the west.

The property formerly operated as part of the Exxon/Mobil Refinery Works #3.



EAST SIDE OF PROPERTY.

*The **Bluebird Industrial Park 3 Site** consists of two vacant parcels of land, located in the northern portion of the study area. The property was formerly part of the Exxon/Mobil Refinery Works #3.*

SITE 13: Vacant Lot behind Church

The property located at 6 Leo Moss Drive is 7.6 acres in size and includes a church building located on the eastern portion of the parcel. The church building and parking lot comprise approximately half of the total property area; the remaining portion of the parcel is vacant land containing shrubs and trees.

VIEW OF PROPERTY FROM THE SOUTHEAST

The property was formerly part of the Buswell Brown and Company Tannery. The Pre-Nomination Study stated that the tannery was believed to have emptied refuse into the creek, which traverses the western portion of the property. The process of tanning used chemicals including chromium, arsenic, and heavy detergents to produce the finished leather; residual products from this process can also be hazardous and include tanning bark, animal flesh, fat and hair, and chemical solutions and sludges. Environmental concerns typically associated with tanneries include soil and groundwater contamination from heavy metals, SVOCs and dioxins. The tannery that formerly operated on this site burned down in 1904 and was not rebuilt. The fire may have added to the environmental concerns at the site.

*The **Vacant Lot Site** is a vacant parcel, strategically located in the western portion of the study area along Buffalo Road.*

3.2.5. Vacant & Underutilized Sites

While vacant and underutilized properties often contribute to a sense of decline and lack of investment in a given area, they also represent greater opportunities for revitalization. As such, identifying the amount and location of vacant and underutilized properties helps to provide a greater understanding as to where targeted redevelopment initiatives can be focused in the Northwest Quadrant Revitalization area. It is important to note that underutilized properties ONLY signify that the potential for additional development exists at a given site and DOES NOT indicate that current uses should be discontinued.

Two primary sources of data were used to identify vacant and underutilized properties in the study area – tax parcel data provided by the Cattaraugus County Division of Planning and the results of the field reconnaissance conducted on December 12 and 13, 2012. Using the tax parcel data, 127 vacant parcels covering approximately 171 acres were identified within the study area (see Section 3.2.1). One of the purposes of the reconnaissance was to confirm these properties remained vacant and to identify additional properties that were not being used to their fullest potential (i.e., underutilized). Underutilized properties identified during the field reconnaissance typically included sites with improvements but no active uses, improved sites that are only partially utilized and sites that are only partially improved/developed. Based on the analysis of tax parcel data and the results of the field reconnaissance, a total of 141 vacant and underutilized parcels covering approximately 227.8 acres are located within the Northwest Quadrant Revitalization area (see Map 7).

Further analysis revealed that vacant parcels comprise the majority of parcels in either classification, encompassing approximately 170.7 acres on 130 parcels. As noted above, vacant parcels were identified using the tax parcel data provided by Cattaraugus County and include residential, commercial and industrial vacant lands. A breakdown of vacant land use types in the Northwest Quadrant Revitalization area can be found below:

- Residential vacant land – 63 parcels on 13.7 acres;
- Commercial vacant land – 39 parcels on 11.6 acres; and
- Industrial vacant land – 25 parcels on 145.5 acres.

The remaining 11 parcels are classified as underutilized and cover approximately 57.1 acres. Based on the tax parcel data provided by Cattaraugus County, underutilized parcels comprise the following uses:

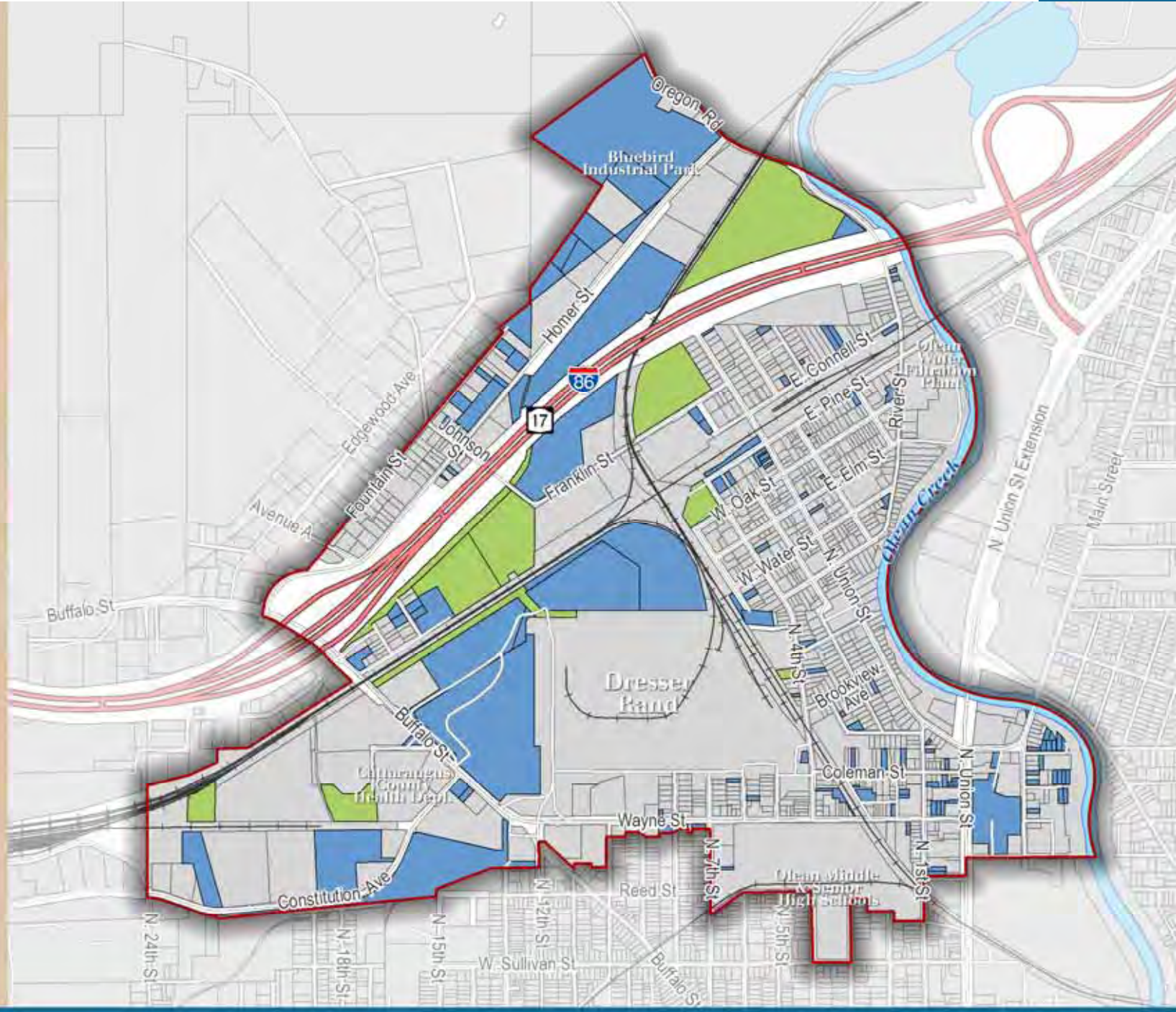
- Commercial – 3 parcels on 27.7 acres;
- Industrial – 1 parcel on 8.2 acres; and
- Public Services – 7 parcels on 21.2 acres.

While both vacant and underutilized properties are located throughout the study area, the largest concentrations are located west of the Buffalo Line railroad corridor and north of Interstate 86. These properties also include a number of former industrial sites discussed in Section 3.2.4, including:

- The Olean Redevelopment Parcels 1 through 3;
- The Homer Street Redevelopment Site; and
- The Park Centre Development Site.

The vacant and underutilized properties were also cross-referenced with the publicly-owned parcel data set (see Section 3.2.2) to identify properties that could be viewed as key redevelopment opportunities in the Northwest Quadrant Revitalization area. Based on the results of this analysis, only 26.8 acres (12 percent) of vacant and underutilized properties are under public ownership, of which the vast majority are owned by the City of Olean Urban Renewal Agency (22.1 acres) and are located in the southwest corner of the study area. The remaining 4.7 acres are owned by the Cattaraugus County Industrial Development Agency (0.9 acre) and New York State Flood Control (3.8 acres).

NW Quadrant
REVITALIZATION PLAN



Legend

- BOA Boundary
- Vacant Properties
- Underutilized Properties
- Parcel Boundaries

Feet
0 250 500 1,000

City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 7: Vacant & Underutlized Properties

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

3.2.6. Strategic Sites

To be completed

3.2.7. Parks & Open Space

Given the Northwest Quadrant Revitalization area's industrial heritage, the relative lack of parks and open space should come as no surprise. As depicted in Map 8, three parks, one open space area and one multi-use trail are located within the study area. These include Boardman Park, Homer Street Par, Olean Middle & Senior High Schools, and the Allegheny River Valley Trail. The largest and most visible of these facilities is the Olean Middle and High Schools. Covering just under 30 acres, the school grounds are home to five tennis courts, an improved running track, two baseball/softball fields and several acres of open space.

To gain a better understanding as to the overall accessibility of park and open space facilities in the study area, the number of residential parcels within ½-mile of each park and open space facility was determined (½-mile is generally accepted as the distance most people will walk to use a park facility). Based on the results of this analysis, almost 50 percent of all residential parcels in the Northwest Quadrant Revitalization area are located within ½-mile of the recreation facilities available at the Olean Middle and High Schools.

Boardman Park is another prominent park facility found within the study area. Located along Olean Creek and North Union Street, Boardman Park covers approximately two acres and includes several playground areas and a paved basketball court. Approximately 75 percent of all residential parcels, including all those located south of the Southern Tier Extension railroad corridor, are within ½-mile of Boardman Park.

Residential neighborhoods in the northern portion of the study area are served by Homer Street Park, which is located in the southeast corner of the Homer Street and Johnson Street intersection. This small neighborhood park covers approximately 1.5 acres and has playground equipment and a backstop. Homer Street Park is staffed during the summer for youth recreation programs. Although only 25 percent of residential parcels in the study area are within ½-mile of Homer Street Park, all residential parcels in the neighborhood north of the I-86 corridor are within this threshold.

NW Quadrant
REVITALIZATION PLAN

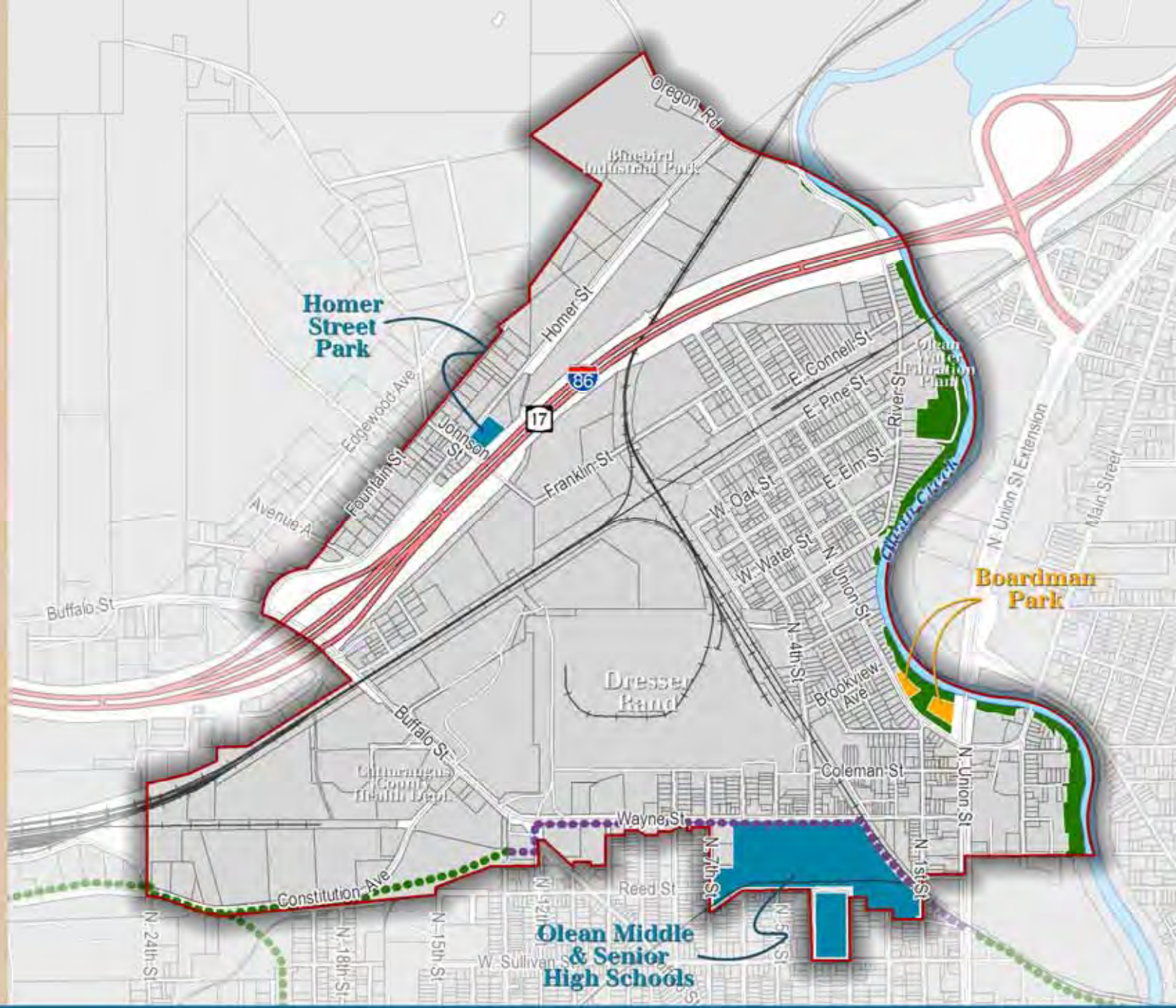
Legend

- BOA Boundary
- Open Space
- Playgrounds
- Athletic Fields

Allegheny River Valley Trail

- Existing
- Planned

Feet
0 250 500 1,000



City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 8: Parks & Open Space

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program.

Bergmann associates
architects // engineers // planners

An area of open space exists along the western bank of Olean Creek and stretches the length of the study area from north to south. This linear area covers approximately 24 acres and abuts several residential properties on North Union Street and River Street. While this area appears to be undeveloped, no additional information regarding actual use or ownership was available. Based on the results of the distance analysis noted above, 90 percent of all residential parcels in the Northwest Quadrant Revitalization area are within ½-mile of this linear open space feature.

Finally, a portion of the Allegheny River Valley Trail traverses the southwestern portion of the study area along Constitution Avenue. The Allegheny River Valley Trail is a 5.6-mile rail-to-trail conversion that spans Allegany and Cattaraugus Counties. This 10-foot wide asphalt multi-use recreational trail runs along the Allegheny River by St. Bonaventure University and Gargoyle Park, looping back along Constitution Avenue. Within the study area, the trail extends along the entire length of Constitution Avenue until terminating at North 14th Street. There currently are plans to extend the trail east along Wayne Street to the Buffalo Line railroad corridor, where it turns to the south and continues until exiting the study area at North 1st Street. Less than 10 percent of residential parcels in the study area are located within ½-mile of the existing Allegheny River Valley Trail; this number jumps to 50 percent when the planned trail segment along Wayne Street.

In total, while few park and open space facilities exist, those that do are all located in close proximity to the study area's residential neighborhoods. As a result, every residential parcel in the study area is within ½-mile of a park or open space facility.

Park programming to be completed.

Parks & Open Space Key Findings

- Every residential parcel in the Northwest Quadrant Revitalization area is within ½-mile of an existing park or open space facility.
- Accessibility to parks may be limited by sidewalk and crosswalk condition and the level of ADA compliance.
- The study area is characterized by a variety of park types, including traditional parks, linear open space features, and multi-use trailways.

3.2.8. Building Inventory

To be completed

3.2.9. Historic & Cultural Resources

As noted in Section 3.1.1, the early to mid-1800's were a time of growth for Olean, with lumbering and tanneries serving as the main industries in the region. Following the discovery of oil near Cuba Lake, along with the completion of the Buffalo & Washington Railroad in 1872, Olean developed as one of the largest oil storage and refining centers in Western New York. Resulting from this economic oil boom was a significant increase in residential construction in the area north and west of the City's downtown core. This area is now known as the Oak Hill Park Historic District. Located near the intersection of Union Street and State Street, the Oak Hill Park Historic District encompasses one of Olean's most distinguished residential neighborhoods and includes 89 properties dating from 1849 to 1937 representing a variety of distinctive features associated with a wide range of popular American architectural styles (see Map 9).

Located within the district is the Olean High School, which is constructed of brick and concrete. With its park-like setting, this imposing three-story building is characterized by Art Deco ornamentation and pilasters on its façade. This is the only structure located in both the Northwest Quadrant Revitalization area and the Oak Hill Park Historic District.

The City's industrial legacy is also evidenced by the large number of current and former industrial uses, the majority of which are located within the Northwest Quadrant Revitalization area.

Historic & Cultural Resources Key Findings

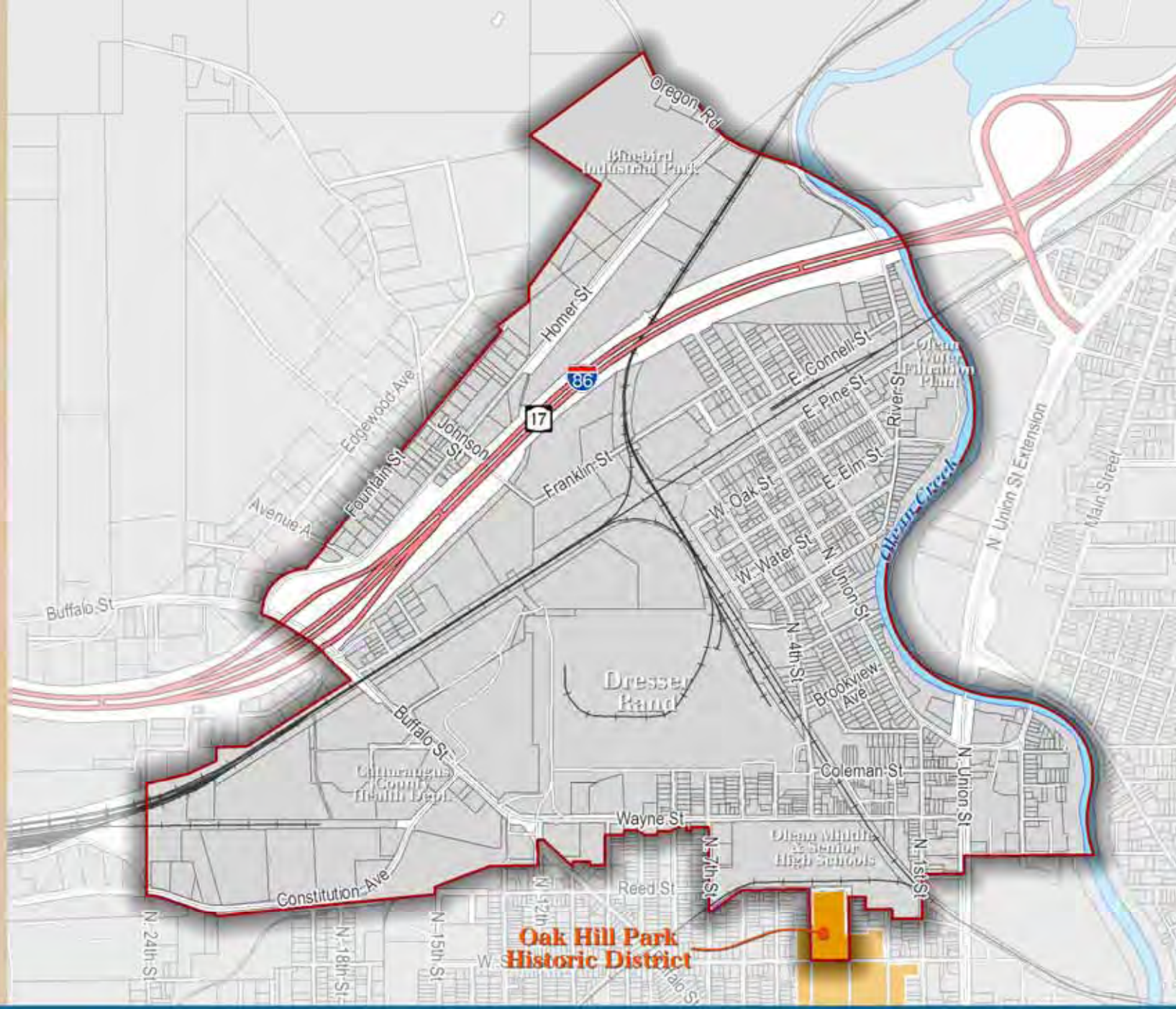
- The southern portion of the Northwest Quadrant Revitalization area includes a portion of the Oak Hill Park Historic District, one of the City's most distinguished neighborhoods that encompasses 89 properties dating from 1849 to 1937.

NW Quadrant
REVITALIZATION PLAN

Legend

- BOA Boundary
- Oak Hill Park Historic District
- Parcels

0 250 500 1,000 Feet



City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 9: Historic Resources

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates

3.2.10. Transportation

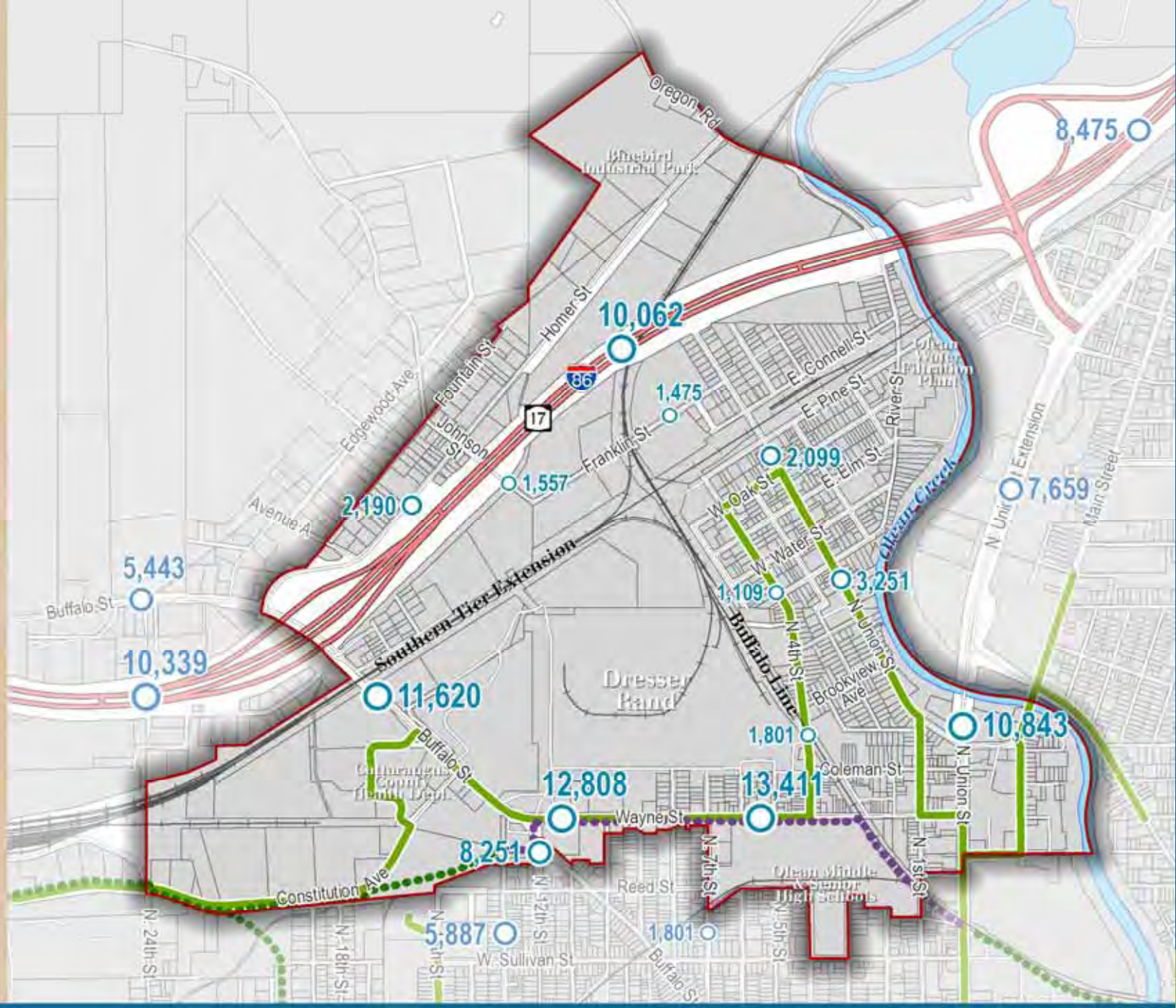
The Northwest Quadrant Revitalization area provides a range of transportation options, including access to I-86, two railroad lines, one bus route, miles of multi-use trails and sidewalks located along most streets. As depicted on Map 10, the study area's transportation system includes approximately 17 miles of local roads, with Buffalo Street, Wayne Street and Constitution Avenue providing access to the City's industrial core, while North Union Street serves as the connective corridor between the Homer Hill/North Olean Neighborhood and the rest of the City.

With direct access to I-86, Buffalo Street serves as one of the primary gateways into the City of Olean, particularly for those vehicles entering the City from the west. This status is reflected in the number of vehicles that travel Buffalo Street each day – over 11,000 (as provided by the NYSDOT Traffic Viewer). Serving as a two-lane minor arterial roadway, Buffalo Street is characterized by a center turning lane and sidewalks located on the south side. Buffalo Street enters the study area from the north at its intersection with I-86 and exits to the south near its intersection with North 12th Street, where the roadway bends north and becomes Wayne Street (this intersection also provides access to the Dresser Rand facility). Other than the traffic light at this intersection, there is no noticeable change between Buffalo Street and Wayne Street. One of the primary transportation issues along Buffalo Street is the low-clearance railroad bridge (XXX feet) located between the I-86 corridor and the industrial and commercial uses to the south. This clearance issue causes large loads to reroute through the City's downtown core to reach their destinations, resulting in significant delays on an ongoing basis.

Like Buffalo Street, Wayne Street is also classified as a two-lane minor arterial roadway with a center turning lane and carries approximately 13,000 vehicles per day, with approximately 18 to 29 percent of traffic coming from trucks and buses. As Wayne Street heads east, the surroundings become more residential in character and sidewalks line both the north and south sides of the street. Olean Middle and Senior High Schools, one of the largest traffic generators in the study area, is located along the south side of Wayne Street. Wayne Street terminates at its intersection with North Union Street in the southeastern portion of the study area.

North Union Street forms the backbone of the Homer Hill/North Olean Neighborhood, the largest residential neighborhood in the Northwest Quadrant Revitalization area. This two-lane road is classified as a minor arterial and sees between 2,000 and 3,300 vehicles per day, of which between 24 and 32 percent are trucks and buses. Although there are several smaller commercial and industrial uses only accessible through this residential neighborhood, much of this truck traffic is the result of drivers avoiding the low-clearance railroad bridge located on Buffalo Street.

NW Quadrant
REVITALIZATION PLAN



Legend

- BOA Boundary
- Interstates
- Local Roads
- O.A.T.S. Bus Routes
- Railroads

Allegheny River Valley Trail

- Existing
- Planned

- Annual Average Daily Traffic*

*Data acquired from the NYSDOT Traffic Viewer

Feet
0 250 500 1,000

Map 10: Transportation Network

City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

There is also a commercial and retail component to North Union Street. In the southeast corner of the study area, prior to becoming more residential in character, North Union Street is a four-lane principal arterial characterized by small-scale retail and commercial development, including a medium-sized shopping center that is home to 11 tenants. Sidewalks are present along both sides of the street, as are numerous traffic lights and pedestrian crossings. Traffic along this portion of North Union Street is more than three times greater than along the more residential portion of the street, with volumes averaging 10,843 vehicles per day. Daily truck and bus traffic along this section comprise approximately 32 percent of the total volume. It was noted by several individuals during the public open house that a left-turn signal is needed at the intersection of North Union Street and Main Street due to heavy traffic volumes.

Public transportation is also available in the Northwest Quadrant Revitalization area and is provided by the Olean Area Transit System (OATS). Service, including wheelchair accessible service, within the study area is provided Monday through Saturday along North Barry Street, North Union Street, North 4th Street, Buffalo and Wayne Streets, and Constitution Avenue. Fares within the City of Olean are $1.00 for adults, $0.50 for individuals with disabilities and persons 60 years and older, and free for children. OATS also serves the communities of Salamanca and Portville. Fares for travel within each of these communities are the same for within the City of Olean; fares for travel between communities, however, are twice that of travel within each community.

In addition to sidewalks being present along most streets in the study area, a portion of the Allegheny River Valley Trail traverses the southwestern portion of the study area along Constitution Avenue. The 10-foot wide asphalt multi-use recreational trail is used by people of all ages for a wide range of recreation, including walking, biking, skating and jogging. [Placeholder for list of possible crossing/condition deficiencies in the study area]. A more detailed discussion of the trail can be found in Section 3.2.7.

As noted in Section 3.2.1, the Southern Tier Extension and Buffalo Line railroad corridors also traverse the Northwest Quadrant Revitalization area, intersecting in the central portion of the study area (see Map 10). The Southern Tier Extension traverses 145 miles between Corry, PA and Hornell, NY and interconnects with other rail lines at either end. In New York, the Southern Tier Extension serves the City of Hornell, the City of Jamestown, the City of Olean, the City of Salamanca, the Village of Westville, and other small towns and villages along the line. The Buffalo Line runs for 40 miles between Machias Junction and Cattaraugus County, NY and the PA state line at Portville, NY and interconnects with other rail lines at both ends. The line serves the City of Olean, as well as other villages and towns in both New York and Pennsylvania.

Transportation Key Findings

- Buffalo Street serves as one of the primary gateways into the City and, as such, is the first impression visitors are provided of Olean.
- The low-clearance bridge located where Buffalo Street crosses the Southern Tier Extension railroad corridor causes a large amount of truck and heavy vehicle traffic to reroute through residential neighborhoods.
- Public transportation is available to the majority of residents in the Northwest Quadrant Revitalization area.

3.2.11. Infrastructure & Utilities

The Northwest Quadrant Revitalization area contains significant infrastructure investments typical of highly urbanized locations, including sanitary sewers, storm sewers, water and electric. A summary of each of these key pieces of infrastructure are provided below.

Sanitary Sewers

Based on data provided by Cattaraugus County, the entire study area is serviced by the City of Olean's wastewater collection, conveyance and treatment system. This system is currently permitted to treat up to 7 million gallons per day, although, on average, it only treats 2 to 3 million gallons of sewage per day. However, as noted in Section 1.3.3, the City of Olean faces a number of issues related to its sewer infrastructure, including deteriorating and leaking sewers, as well as undersized interceptor sewers and a wastewater treatment plant that is not of adequate size and overall condition to effectively treat the excess wet weather flows. In fact, on rainy days or during the annual spring thaw, up to 22 million gallons passes through the system, far exceeding its permitted capacity. These issues resulted in an Order of Consent from the NYSDEC requiring the elimination of excessive wet weather flows and that full SPDES permit compliance.

To address the NYSDEC Order of Consent, a Wastewater Master Plan was developed in 2005 that identified the following six major program elements:

- Treatment Plant Improvements;
- Interceptor Improvements;
- Pump Station Improvements;
- Sewer System Asset Management Program;
- Storm Sewer Asset Management Program; and
- Sewer Use Ordinance Enforcement.

In the early spring of 2013, the City submitted an updated Wastewater Master Plan to the NYSDEC for review and approval. The updated plan proposes two potential solutions to reduce the amount of effluent entering the Allegheny River – a Moving Bed Biofilm Reactor (MBBR) and an Integrated Film Activated Sludge (IFFAS). The updated plan also identifies the need to install a discharge measurement meter to more accurately determine the amount of wastewater effluent discharged during wet weather peak flows. It is hoped that implementation of the updated plan result in an almost doubling of the system's capacity, from 7 million gallons per day to 12 million gallons per day. Further, the results of discharge monitoring will help to determine what additional actions might be necessary to handle the wet weather flows above 12 million gallons per day.

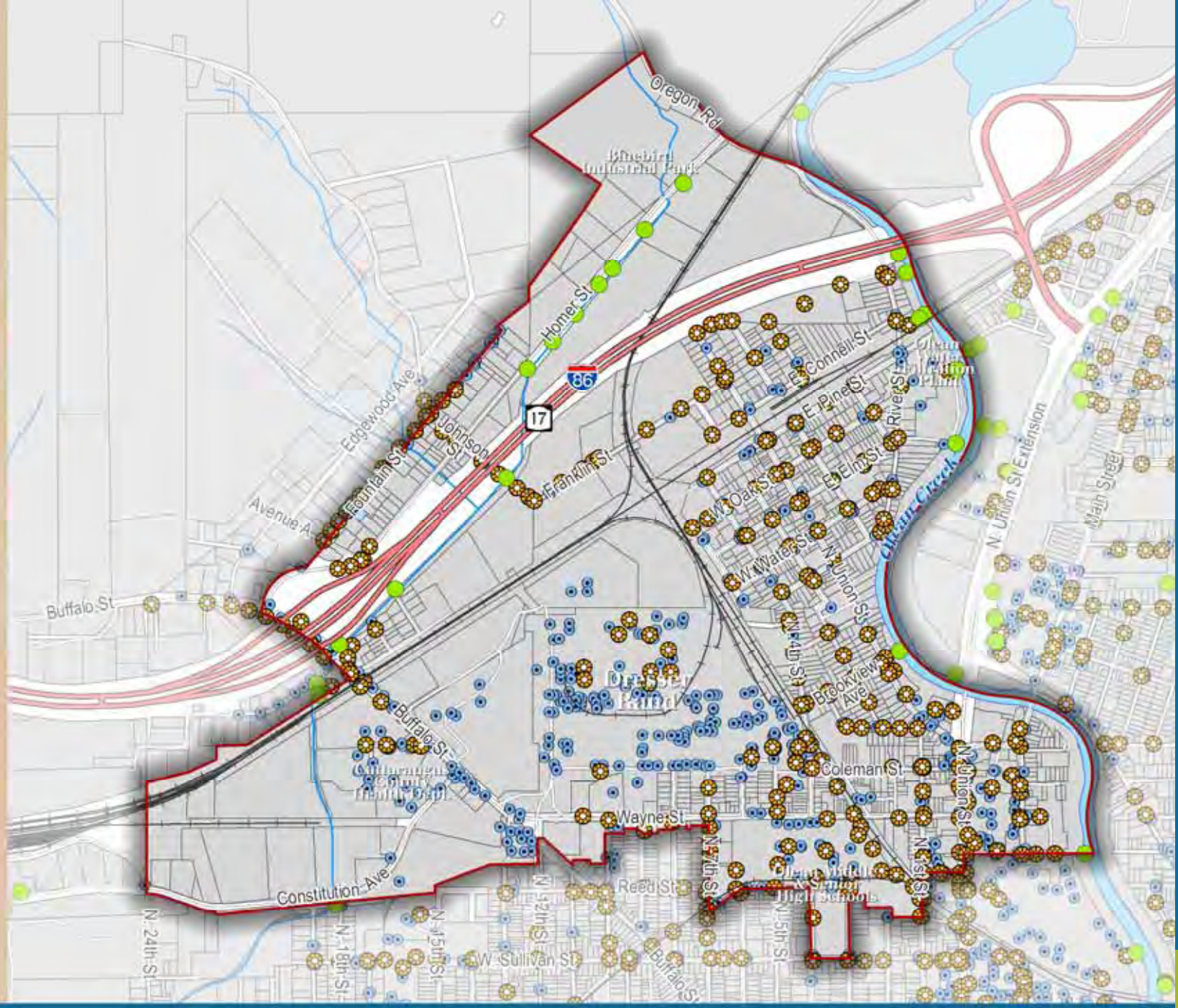
The NYSDEC is expected to respond to the updated plan in late spring 2013.

Storm Sewers

The City also owns an extensive storm water collection and conveyance system, which is operated and maintained by the City of Olean DPW. As is depicted in Map 11, the entire Northwest Quadrant Revitalization area is served by an extensive network of catch basins, manholes, and stormwater outfalls.

As part of the Wastewater Master Plan that was developed in 2005, stormwater inflow was identified as one possible cause for wet-weather inflows into the sanitary sewer system. There are two possible causes of wet-weather inflows – leakage into the sanitary sewer system through old pipes in a state of disrepair or through the network of storm to sanitary overflows located in the City. The City has three designed overflows (located on 4th Street, 8th Street and 14th Street), which were installed by the U.S. Army Corps of Engineers in 1973 as part of the flood control program along the Allegheny River.

NW Quadrant
REVITALIZATION PLAN



LEGEND

- BOA Boundary
- Stormwater Outfalls
- Storm Sewer Manholes
- Storm Sewer Catch Basins
- Minor Tributaries
- Major Waterbodies
- Parcel Boundaries

Feet
0 250 500 1,000

City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 11: Stormwater System

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

To address these issues, the City has implemented the following efforts:

- *Program for Removing Illegal Connections* – In response to the Order of Consent, the City of Olean has implemented a program for removing "illegal" connections to the sanitary sewer system. Removing illegal connections should result in significant reductions in the flow of extraneous stormwater into the sanitary sewer system. This storm water ends up at the wastewater treatment plant and is treated along with sanitary flow.

- *Four-Phase Catch basin Removal Program* – As part of the Order on Consent, the City implemented a four-phase catch basin removal program. The first two phases of the program were completed at a construction cost of $182,000 and resulted in the disconnection of approximately 60 priority catch basins and further investigation of inflow sources for areas identified as having direct or indirect connections during previous smoke testing and dye testing efforts. The third and fourth phases consist of constructing selected new storm sewers, select catch basin separation, and additional CCTV inspection and repair projects.

- *Storm-to-Sanitary Overflow Assessment* – To determine the impact that combined sewer overflows have on the wastewater treatment system, the impact of the City's three designed storm to sanitary overflows on SPDES permit compliance at the plant was assessed. Based on a review of previous studies, as well as wastewater treatment plant (WWTP) flow, rainfall, and river stage data, it was determined that these overflows were unlikely to be routinely contributing flow to the WWTP, and therefore further evaluation and reconstruction of the locations to address SPDES compliance issues at the WWTP was not recommended.

Water

The City of Olean serves approximately 15,000 residents in the City of Olean, Town of Olean, and Town of Portville through over 6,400 metered connections. In 2011, the City produced 855,281,156 gallons of water, with an average daily demand of 2,345,115 gallons. Water in the City is supplied from four sources, including three wells located in the City and Olean Creek. Water supplied by each of the three wells is pumped through air-stripper towers to remove volatile contaminants, while chlorine and fluoride are added before the water is pumped out to the distribution system.

Electric & Gas

Electric and natural gas service in the City is provided by either National Fuel or New York State Electric & Gas (NYSEG), depending on the specific location in the City – the areas north and east of the Allegheny River and Olean Creek and served by National Fuel, while the remaining portions of the City fall with NYSEG's service area. Mapping and system information for the privately owned and managed natural gas and electric distribution network was not available for review. Upon a visual inspection utilizing aerial photography, there appears to be acceptable coverage via overhead distribution electrical service. Additionally, the heavy industrial nature of development in the Northwest Quadrant Revitalization area suggests sufficient access to both electric and natural gas capacity for new development.

Department of Public Works Facility

To be comlpeted – would the City prefer to see a summary here or just in an appendix?

Infrastructure & Utilities Key Findings

- The current wastewater treatment system is currently permitted to treat up to 7 million gallons per day, although, on average, it only treats 2 to 3 million gallons of sewage per day. Wet weather and the spring thaw, however, can result in up to 22 million gallons of sewage passing through the system on a given day.
- The heavy industrial nature of development in the Northwest Quadrant Revitalization area suggests sufficient access to both electric and natural gas capacity for new development.

3.2.12. Natural Resources & Environmental Features

The quality and quantity of natural resources available is directly tied to quality of life – natural resources provide communities with clean and abundant groundwater and surface water, help to purify the air and make is safe to breathe, offer natural landscapes that accommodate a diverse range of habitats and provide open spaces for recreation and personal enjoyment. As such, it is important to consider these features when planning for future land use and development to ensure that these assets are protected and preserved for future generations.

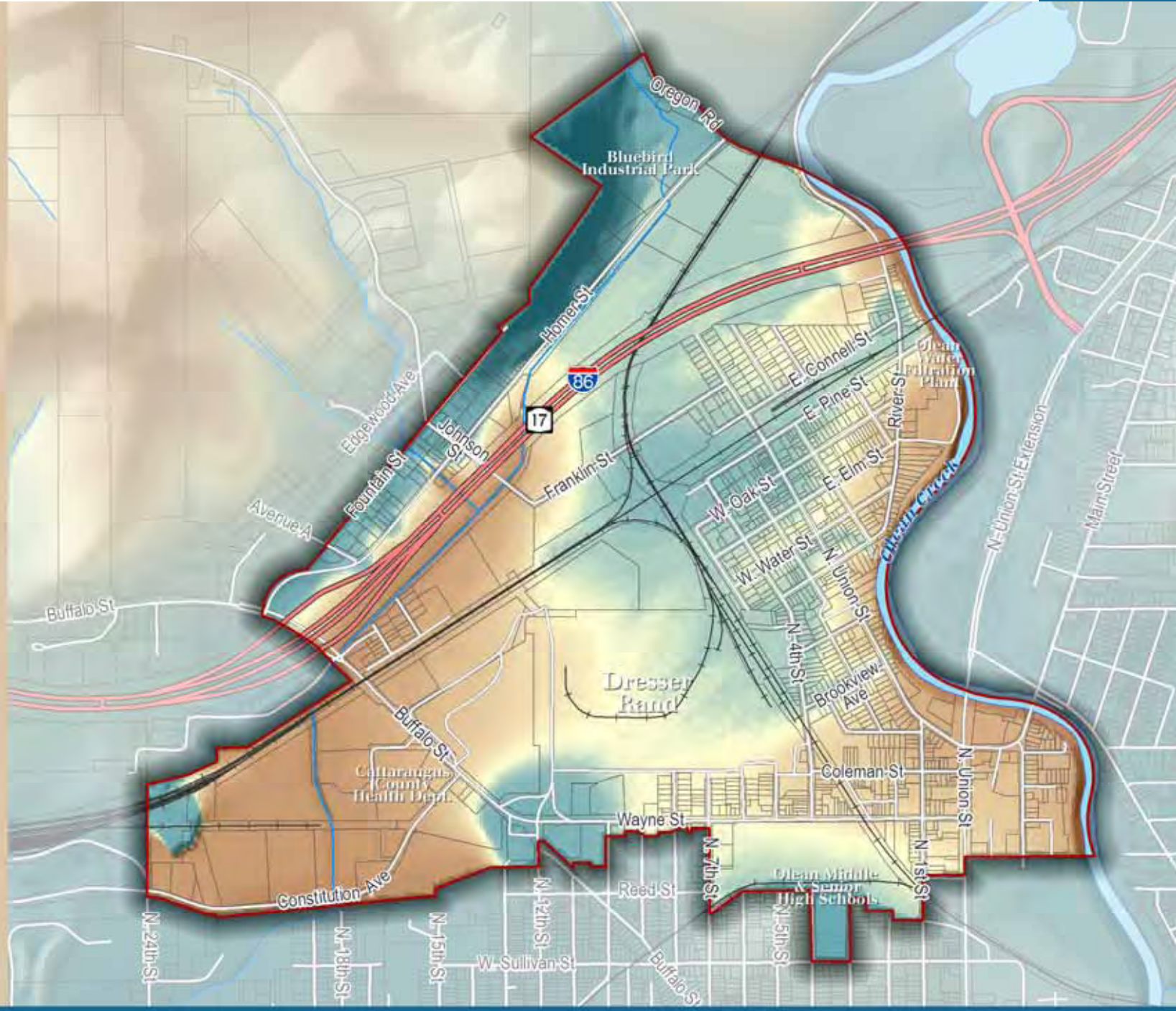
To provide a more detailed understanding of the environmental features characterizing the Northwest Quadrant Revitalization area, the following natural resources are discussed in this section:

- Topography;
- Geology;
- Soil Types and Drainage;
- Erosion Hazard Areas;
- Surface Waters, Wetlands and Floodplains;
- Groundwater Resources;
- Fish and Wildlife Habitat; and
- Threatened and Endangered Species.

Topography

Elevations with the Northwest Quadrant Revitalization area range from approximately 1,403 feet above mean sea level (MSL) to 1,699 feet MSL and the vast majority of the study area is relatively flat (see Map 12). Within the study area, elevations are generally lower in the west, rise slowly as one moves east across the central portion of the study area, and drop again upon reaching Olean Creek. Although a 300-foot change in elevation exists, the majority of the higher elevations and steep slopes occur along the banks of Olean Creek and along Homer Hill.

NW Quadrant
REVITALIZATION PLAN



Legend

- BOA Boundary
- Parcel Boundaries

Elevation

- High : 1,699 Feet MSL
- Low : 1,403 Feet MSL

Feet
0 250 500 1,000

City of Olean
Linda L. Wilte, Mayor
101 East State Street
Olean, NY 14760

Map 12: Topography

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

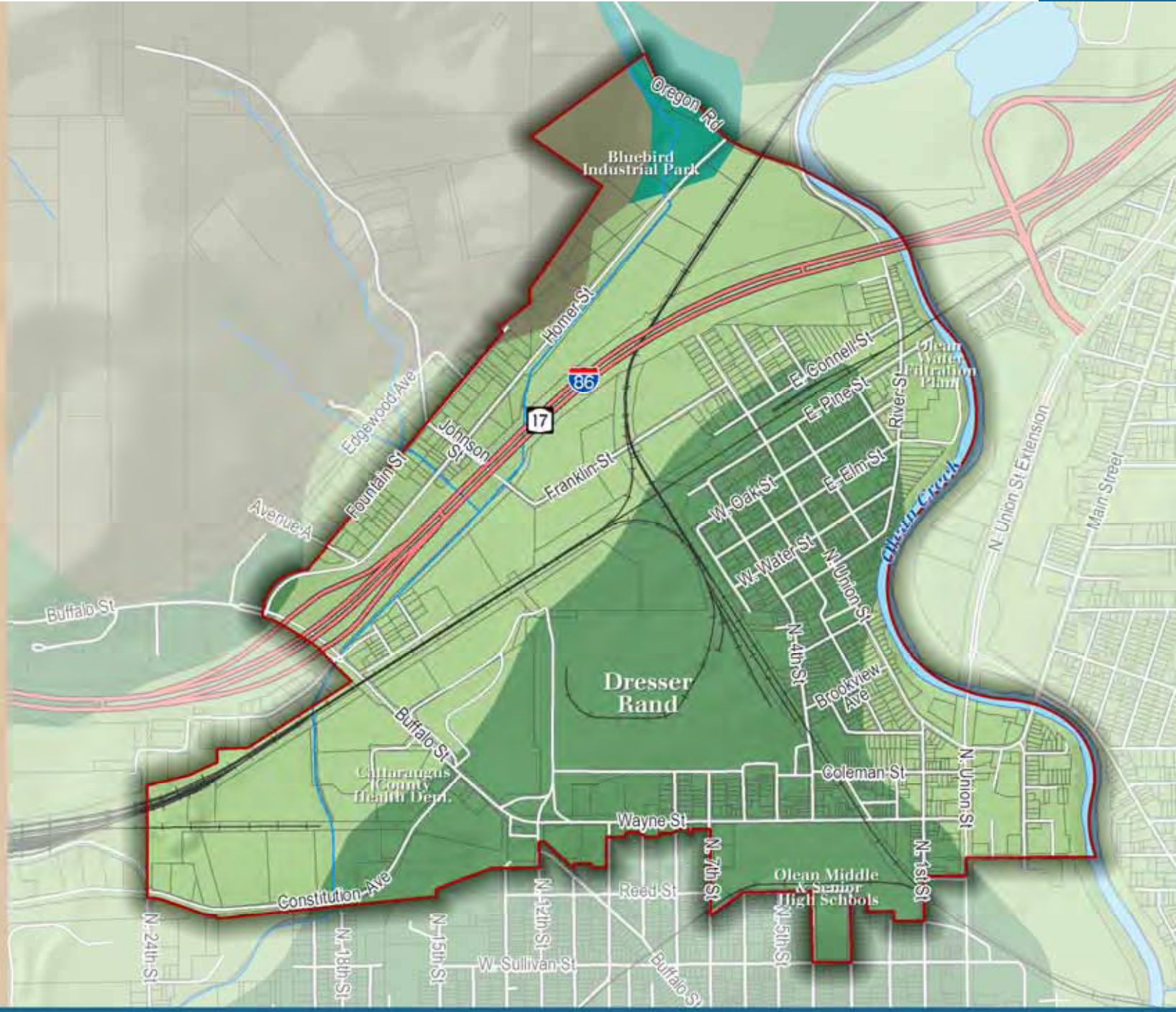
Geology

To gain a better understanding of the geologic features shaping the study area, the Project Team evaluated the type and extent of surface geology materials present. Using data provided by the New York State Museum, it was determined that surface geology of the Northwest Quadrant Revitalization area primarily comprises two materials – recent alluviam and outwash sand and gravel (see Map 13). Other materials in the study area include recent alluvial fan and colluvial diamicton. A description of each material follows:

- *Alluvial fan* – Poorly stratified silt, sand, and boulders, fan shaped accumulations, at bottoms of steep slopes, generally permeable, thickness 1-10 meters. This material encompasses 1.6 percent of the study area.
- *Colluvial diamicton* – Mixture of sediments, unique to region beyond Wisconsinan glacial limit, rebedded saprolite and glacial debris, may be old (Illinoian) drift, homogenized by varying degrees of colluviation, bedrock may sporadically crop out or be within 1 - 3 meters of the surface. This material encompasses 3.3 percent of the study area.
- *Outwash sand and gravel* – Coarse to fine gravel with sand, proglacial fluvial deposition. This material encompasses 40.8 percent of the study area.
- *Recent alluvium* – Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley, in larger valleys may be overlain by silt, subject to flooding, thickness 1-10 meters. This material encompasses 54.2 percent of the study area.

As was expected, much of the recent alluvium is associated with Olean Creek and other low-lying areas, while the outwash sand and gravel materials dominate the slightly higher elevations located in the central portion of the study area. The colluvial diamicton and alluvial fan materials are confined to the northern portion of the study area and are associated with Homer Hill and Olean Creek, respectively.

NW Quadrant
REVITALIZATION PLAN



Legend

- BOA Boundary
- Parcel Boundaries

Surficial Geology

- Alluvial Fan
- Colluvial Diamicton
- Outwash Sand & Gravel
- Recent Alluvium

Feet
0 250 500 1,000

Map 13: Surface Geology

City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

Soil Types

Based on soil data provided by the Cattaraugus County Soil Survey, 14 different soil series are present within the Northwest Quadrant Revitalization area. However, approximately 60 percent of the study area comprises three soil series, including:

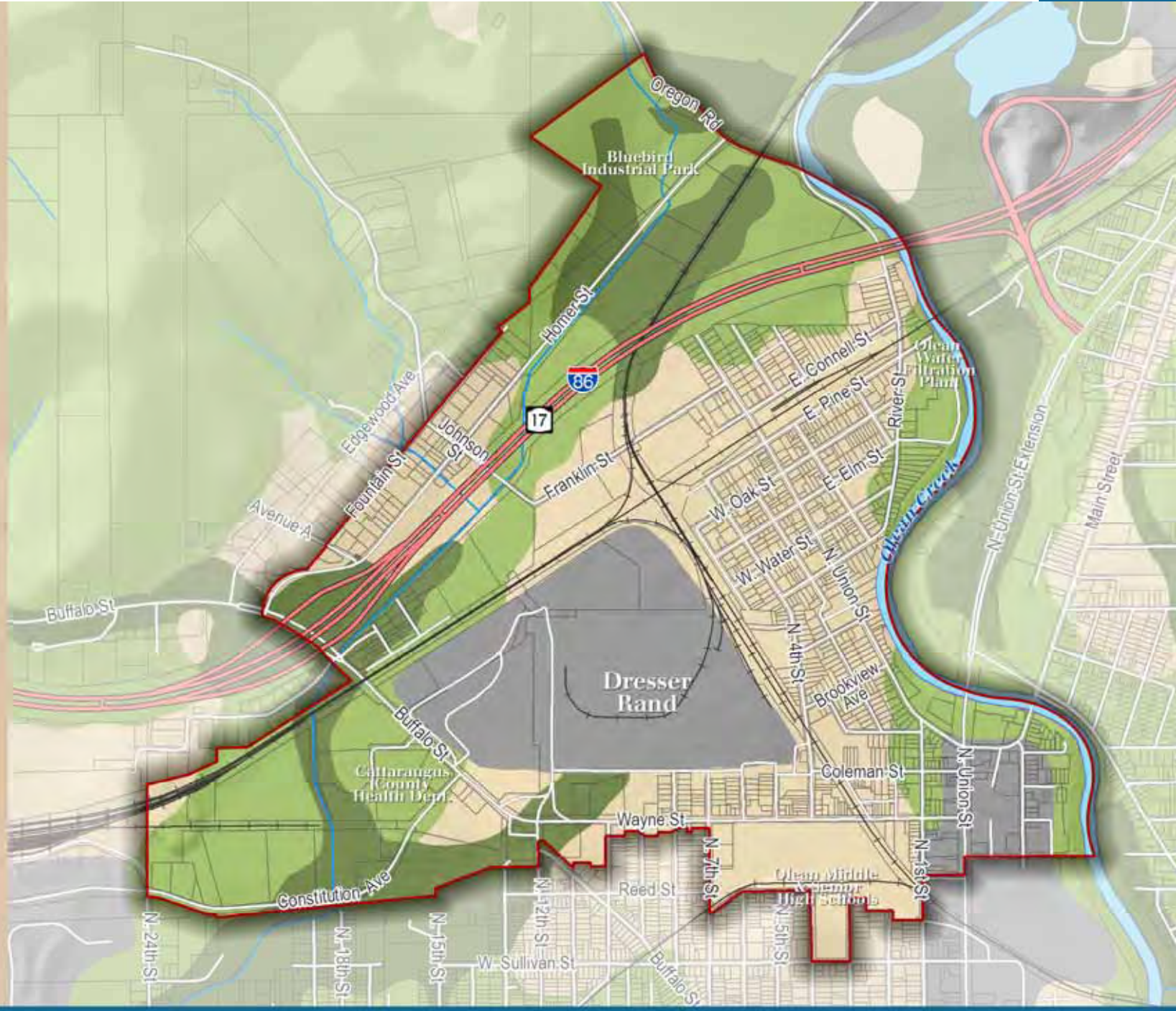
- *Chenango* – The Chenango series covers approximately 28 percent of the study area and consists of very deep, well drained, nearly level to very steep soils on glacial outwash plains. These soils formed on outwash terraces in the larger valleys and in positions on alluvial fans where post-glacial side streams enter the major valleys. These soils are located primarily in the residential areas north of Wayne Street.
- *Olean* – The Olean series covers approximately 15 percent of the study area and consists of very deep, moderately well drained, nearly level or gently sloping soils over stratified glacial outwash deposits. These soils arte located slightly higher on the landscape and are usually not subject to flooding. These soils are located primarily in the western portion of the study area, although a small pocket also exists along I-86 near the Bluebird Industrial Park.
- *Urban Land* – Urban lands are those areas in which 85 percent or more of the soil surface is covered with asphalt, concrete or other impervious material (e.g., parking lots, shopping and business centers, industrial parks). Careful onsite investigation is necessary to determine the suitability of these areas for any proposed use. These lands encompass 17 percent of the study area and are found in two locations – (1) in and around the current and former industrial lands between Buffalo Street, Wayne Street and the two railroad corridors and (2) a portion of the downtown core in the southeast corner of the study area.

The remaining soil series are scattered throughout the study area and include Allard (10 percent), Swormville (7 percent), Castile (6 percent), Middlebury (6 percent), Red Hook (6 percent), Orpark (2 percent), Schuyler (1 percent), Towerville (1 percent), Volusia (0.4 percent), Chadakoin (0.3 percent) and Holderton (less than 0.1 percent).

Soil Drainage

Of direct importance to potential redevelopment is the soils' ability to absorb precipitation. Accordingly, the Natural Resource Conservation Service has classified soils according to their runoff potential (e.g., well drained, poorly drained). Based on data provided by the Cattaraugus County Soil Survey, approximately two-thirds of the study area is either well-drained or moderately well drained (see Map 14). Somewhat poorly drained areas encompass approximately 15 percent of the Northwest Quadrant Revitalization area, while no drainage information was available for those soils classified as Urban Lands, which comprise approximately 19 percent of the study area.

NW Quadrant
REVITALIZATION PLAN



Legend

- BOA Boundary
- Parcel Boundaries

Soil Drainage Classifications

- Well drained
- Moderately well drained
- Somewhat poorly drained
- No Drainage Data Available

Feet
0 250 500 1,000

City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

Map 14: Soil Drainage Classifications

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

Erosion Hazard Areas

Soil erosion, the gradual process by which soil particles are detached and removed from the soil by wind and water, can play a significant role in the type and location of potential new development. Based on a review of the Cattaraugus County Soil Survey, the vast majority of land in the study area is classified as "not highly erodible" (86 percent), with the remaining 14 percent classified as either "potentially highly erodible " (11 percent) or "highly erodible" (3 percent). Those areas classified as either "potentially highly erodible" or "highly erodible" are predominately located in the northern portion of the study area near Homer Hill.

Surface Waters

There are two primary surface waterbodies in the Northwest Quadrant Revitalization area – Olean Creek and Two Mile Creek. Olean Creek forms the eastern boundary of the study area, while Two Mile Creek enters the study area near Bluebird Industrial Park and traverses its western edge until exiting the study area near Constitution Avenue (see Map 15).To ascertain the quality of these waterbodies, the NYSDEC Waterbody Inventory/Priority Waterbodies List (PWL) was reviewed. The PWL is a statewide inventory of waterbodies that characterizes each in terms of "water quality, the degree to which water uses are supported, progress toward the identification of water quality problems and sources, and activities to restore and protect each individual waterbody". Based on information provided in the PWL, no use impairments have been identified for Olean Creek. Additionally, the PWL indicated that Two Mile Creek, along with other small tributaries to the Allegheny River, have not yet been assessed.

Wetlands

Wetlands, defined in terms of their physical geography, are those areas located at the interface between terrestrial and aquatic ecosystems and comprise a wide range of hydrologic and vegetative conditions. To identify the possible presence of wetlands within the study area, data from the NYSDEC and U.S. Fish & Wildlife Service (USFWS) were evaluated. Note that the NYSDEC only identifies and regulates wetlands that are greater than 12.4 acres (as well as its associated 100-foot buffer from the delineated wetlands edge), while the USFWS maps all wetland areas through the National Wetlands Inventory (NWI), regardless of size and regulatory status.

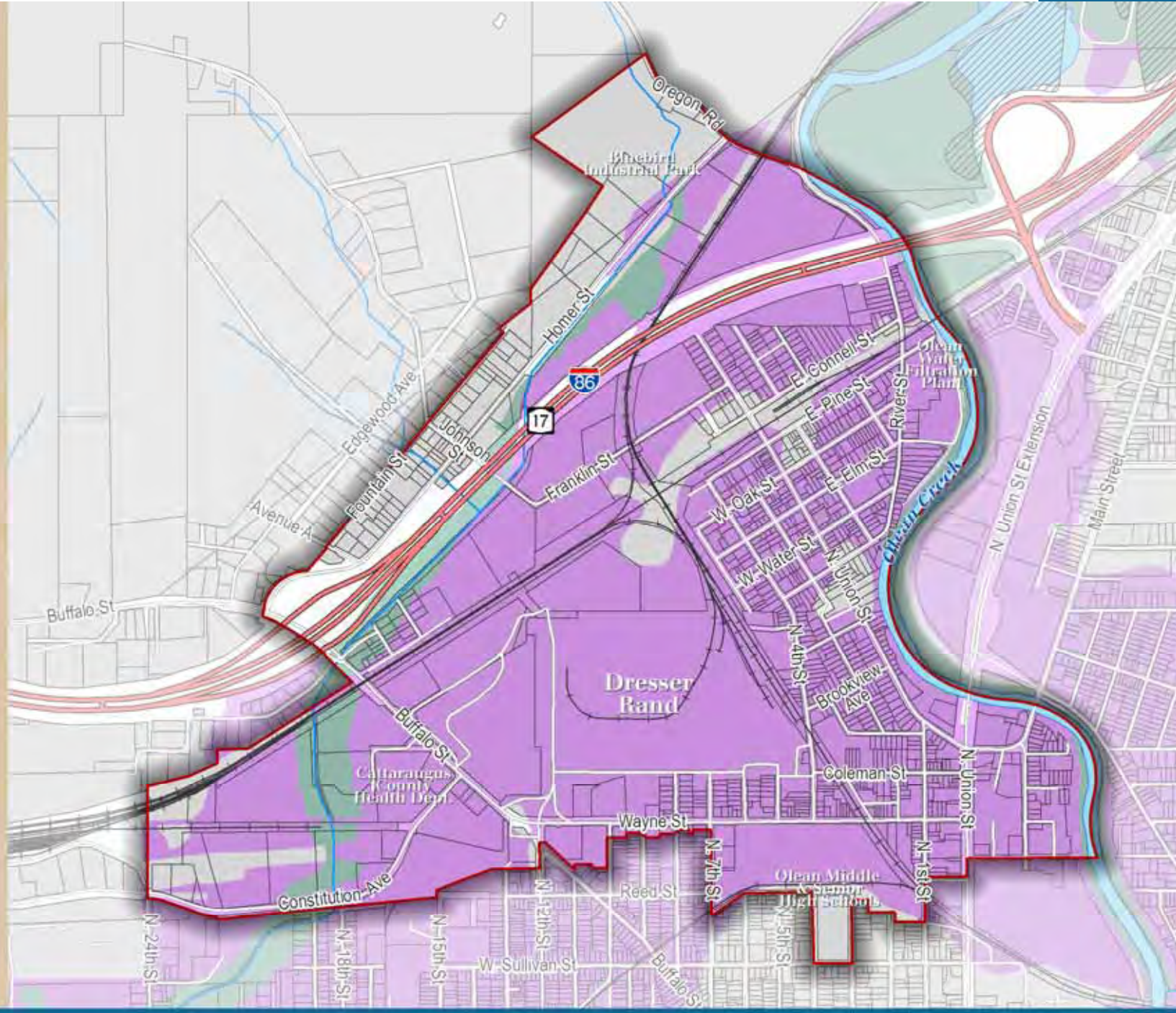
Based on the review of NYSDEC wetland data, no NYSDEC-regulated wetlands are located within the Northwest Quadrant Revitalization area. Additionally, when attempting to access NWI wetland data for the study area, the NWI Wetland Mapper (http://www.fws.gov/wetlands/Wetlands-Mapper.html) indicated that digital wetland data has not yet been mapped for the study area. As such, the presence or absence of NWI-mapped wetlands could not be confirmed in the study area.

NW Quadrant
REVITALIZATION PLAN

Legend

- BOA Boundary
- Tributaries to Allegheny River
- Waterbodies
- NYSDEC Wetlands
- 100-year Floodplain
- 500-year Floodplain
- Parcel Boundaries

Feet
0 250 500 1,000



City of Olean
Linda L. Wilfe, Mayor
101 East State Street
Olean, NY 14760

Map 15: Water Resources

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program

Bergmann associates
architects // engineers // planners

Floodplains

Floods, and floodplains, are generally defined according to their statistical frequency of occurrence. For example, a “100-year floodplain” is an area that is subject to a one percent or greater chance of flooding in a given year (100-year floodplains are also known as Special Hazard Flood Areas). Depending on the degree of risk desired for a given analysis, any other statistical frequency of a flood event may be selected, although FEMA typically delineates the 1.0 percent/100-year and 0.2 percent/500-year floodplains. As the purpose of this analysis is to develop a more complete understanding of the natural resources in the study area, both 100-year and 500-year floodplains were evaluated.

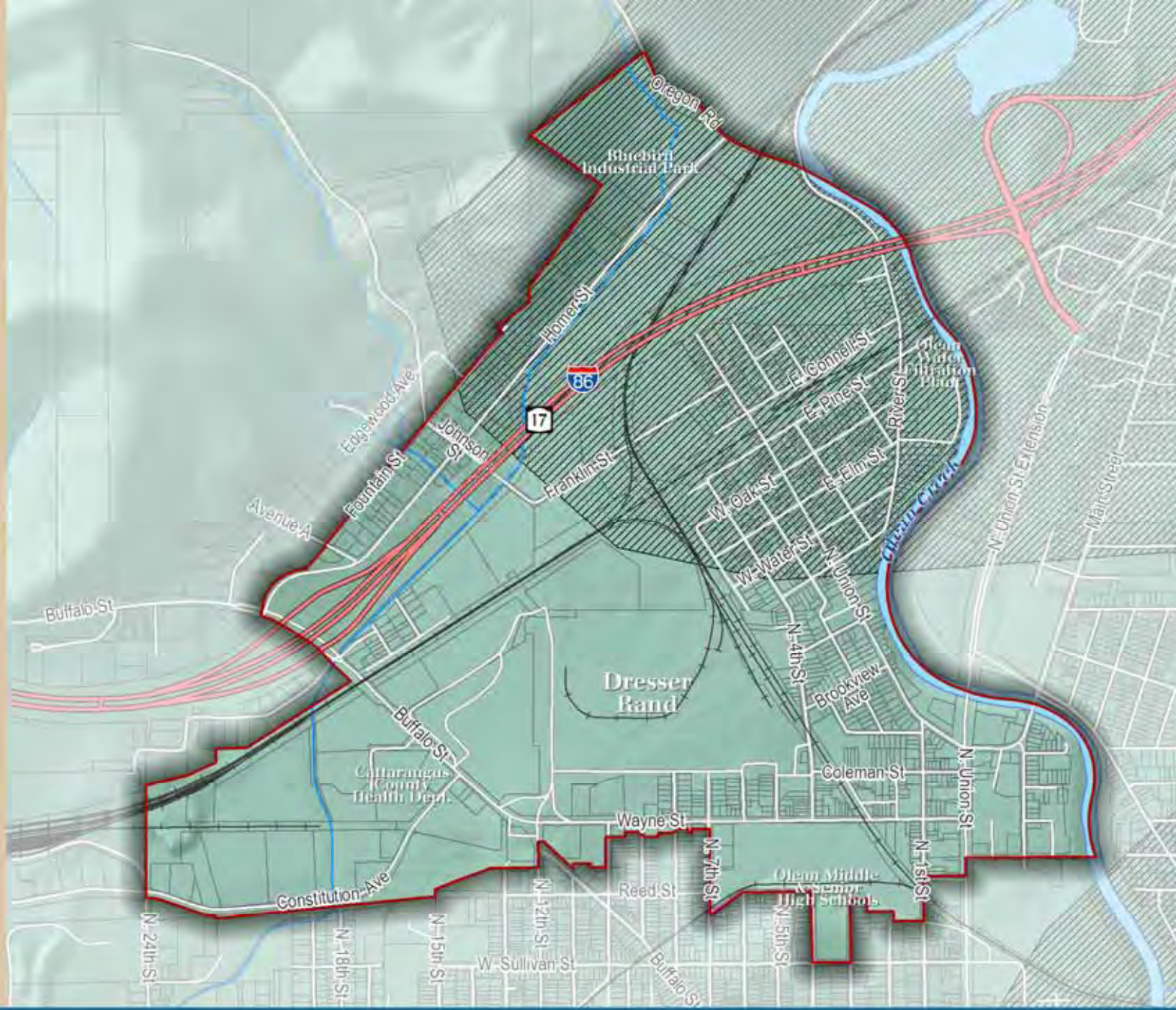
To determine the locations of floodplains within Northwest Quadrant Revitalization area, DFIRMs were acquired from the Federal Emergency Management Agency (FEMA) (see Map 15). Based on a review of this data, there are approximately 724.2 acres of floodplains within the study area, the vast majority of which are classified as 500-year floodplains (73.1 percent). As is illustrated in Map 15, the majority of the study area located south of Homer Street is within a 500-year floodplain. The small amount of 100-year floodplains are located along Olean Creek and Two Mile Creek.

Groundwater Resources

Groundwater provides a source for drinking water to one-quarter of New Yorkers and half of all Americans. When rain falls to the ground, a portion of it seeps into the ground through the underlying soil material. Once that water makes its way through the interconnected spaces between the soil particles or through the fissures in rock, it reaches the saturated zone, located below the water table, where it becomes groundwater. An aquifer is a geologic formation containing groundwater that may be removed and used as a source of water supply. Generally, two types of aquifers exist – confined and unconfined aquifers. Confined aquifers are those located between two layers of impermeable materials (e.g., clay) that impede the flow of water into and out of the aquifer. These aquifers are sometimes known as artesian aquifers. Unconfined aquifers, however, do not possess an upper confining layer and are instead bounded by the water table. As such, these types of aquifers, especially those located near the surface, are particularly vulnerable to contamination.

As is depicted in Map 16, the entire study area is located over an unconfined aquifer. According to the NYSDEC, the Olean Aquifer is one of the 18 Primary Aquifers found in New York State, which are defined as "highly productive aquifers presently utilized as sources of water supply by major municipal water supply systems". This aquifer can produce more than 100 gallons per minute and generally consists of sand and gravel characterized by high transmissivity. In addition, approximately 350 acres in the northern portion of the study area overlays a confined aquifer, which is located beneath the Olean Primary Aquifer.

NW Quadrant
REVITALIZATION PLAN



Legend

- BOA Boundary
- Parcel Boundaries
- Confined Aquifer
- Unconfined Aquifer

Feet
0 250 500 1,000

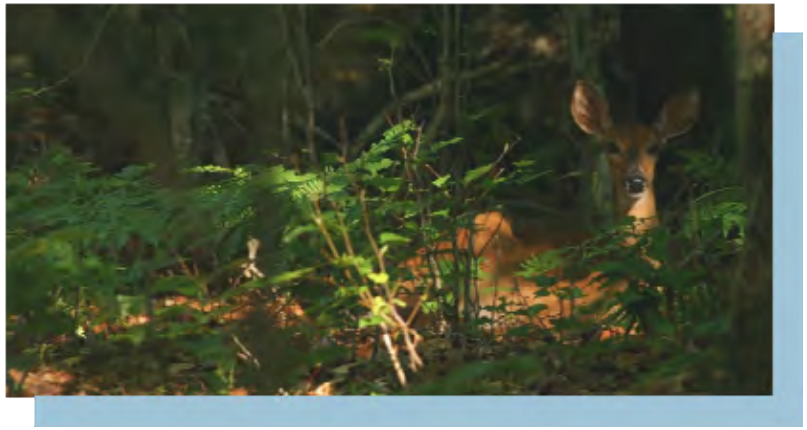
Map 16: Groundwater Resources

City of Olean
Linda L. Witte, Mayor
101 East State Street
Olean, NY 14760

This effort was made possible with the guidance and financial assistance provided by the New York State Department of State Brownfield Opportunity Program.

Bergmann Associates
architects // engineers // planners

Fish & Wildlife Habitat



White-tail Deer are Common in and around the City of Olean.

While the majority of the Northwest Quadrant Revitalization study area consists of a developed, urban landscape, isolated patches of potential fish and wildlife habitat do exist in the open spaces along Olean Creek. Given the level of development in the study area, however, much of the wildlife likely to be present include various species of urban wildlife. This includes white-tail deer (*Odocoileus virginianus*), raccoons (*Procyon lotor*), blue heron (*Ardea herodias*), black-capped chickadee (*Poecilie atricapilla*), painted turtle (*Chrysemys picta*) and a number of other small amphibian, reptile and songbird species. Fish species in Olean Creek include smallmouth bass (*Micropterus dolomieu*), Northern pike (*Esox lucius*) and other typical warmwater species. Additionally, based on the results of macroinvertebrate sampling conducted as part of the NYSDEC Waterbody Inventory/Priority Waterbodies List, aquatic life is considered to be fully supported in Olean Creek even though there is indication of slightly impacted conditions.

Outside of the study area, fish and wildlife habitat is more expansive, particularly north of the study area along Homer Hill in the Town of Olean. Given the large tracts of forest land in these areas, the Northwest Quadrant Revitalization study area likely sees a number of transient species visiting the study area for short periods of time.

Threatened & Endangered Species

According to the United States Fish and Wildlife Service (USFWS), there are two endangered species potentially located in Cattaraugus County – the clubshell pearly mussel (*Pleurobema clava*) and the rayed bean (*Villosa fabalis*). Both species are classified as freshwater river mussels, an aquatic bivalve mollusk in the family Unionidae. Habitats preferred by these species are very similar, with both occurring in loose sand and gravel in small rivers and streams. Although not specifically identified within the study area, Olean Creek may potentially provide habitat for both species.

The USFWS also identified the Bald eagle (*Haliaeetus leucocephalus*) as potentially occurring in Cattaraugus County. However, in August 2007, the bald eagle was officially removed from the federal list of threatened and endangered species as it is now flourishing across the nation and no longer needs the protection of the Endangered Species Act. Although delisted, bald eagles are still provided protection under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and the Lacey Act.

To determine the potential presence or absence of state-listed species, the New York Natural Heritage Program (NYNHP) was contacted on February 26, 2013. The NYNHP provides information to interested parties as to whether a proposed development, project, or activity may potentially impact rare or listed species or significant natural communities. Based on the NYNHP response dated March 7, 2013, four protected species have been documented within or in close proximity (approximately ½-mile) to the Northwest Quadrant Revitalization area. These species include:

- Hellbender (*Cryptobranchus alleganiensis*) – Species of Special Concern (NYS). This species of salamander are generally found in areas with large, irregularly shaped, and intermittent rocks and swiftly moving water, while they tend to avoid wider, slow-moving waters with muddy banks and/or slab rock bottoms.
- Longhead Darter (*Percina macrocephala*) – Threatened Species (NYS). This species of fish occurs in moderate to large-sized clear streams with swift currents and bottoms of gravel and boulders.
- Rayed Bean (*Villosa fabalis*) – Endangered Species (NYS); Candidate for Listing (US). This freshwater mussel generally lives in smaller, headwater creeks, but it is sometimes found in large rivers and wave-washed areas of glacial lakes. It prefers gravel or sand substrates, and is often found in and around roots of aquatic vegetation.
- Wavy-rayed Lampmussel (*Lampsilis fasciola*) – Threatened Species (NYS). This freshwater mussel o ccurs in small-medium sized shallow streams, in and near riffles, with good current. It rarely occurs in medium rivers. The substrate preference is sand and/or gravel.

Future projects within the study area will need to be sensitive to the potential presence of these protected species.

Natural Resources Key Findings

- Approximately two-thirds of the study area is classified as either well-drained or moderately well drained. Somewhat poorly drained areas encompass approximately 15 percent of the Northwest Quadrant Revitalization area, while no drainage information was available for those soils classified as Urban Lands, which comprise approximately 19 percent of the study area.
- The vast majority of land in the study area is classified as “not highly erodible” (86 percent), with the remaining 14 percent classified as either “potentially highly erodible “ (11 percent) or “highly erodible” (3 percent).
- Approximately XX percent of the Northwest Quadrant Revitalization area is within a 500-year floodplain.
- No NYSDEC wetlands are located in the study area.
- The entire study area is located over an unconfined aquifer. As unconfined aquifers do not

3.3. Economic & Market Trend Analysis

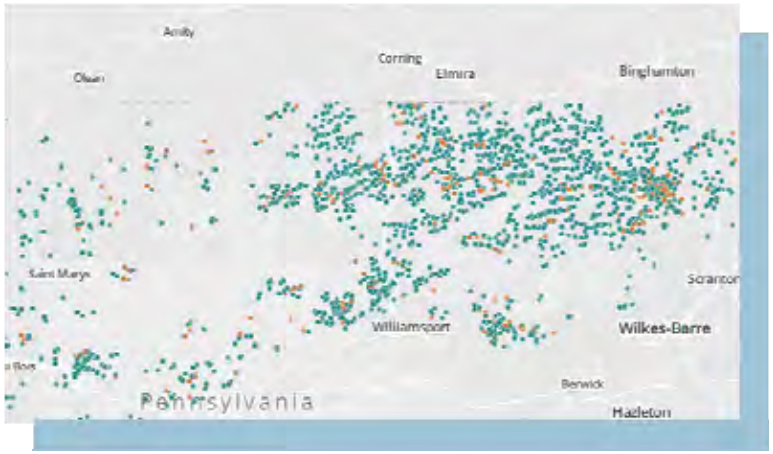
A comprehensive market analysis of the Northwest Quadrant Revitalization area was completed by Camoin Associates in 2013, of which a summary is provided below (the full *Real Estate Market Opporutunities Analysis* can be found in Appendix X). The purpose of this analysis was to identify where opportunities might exist to promote market-feasible development and redevelopment within the study area and the City of Olean as a whole. This section provides a summary of the industrial, retail, residential and office market opportunities in both the Northwest Quadrant Revitalization area and the City.

3.3.1. Industrial Market Opportunities

As previously noted, the Northwest Quadrant Revitalization area has a long history of industrial use that has resulted in many properties not being available for redevelopment due to environmental concerns. Given the limited supply of industrial properties available elsewhere in the County, the remediation of these properties will make the Northwest Quadrant Revitalization area the most attractive location for new industrial development in the area. Additionally, these sites have several key advantages above and beyond their availability, including:

- Superior access to rail transportation;
- Direct and proximate access to I-86 (albeit with certain height restrictions due to the railroad bridge for a portion of those parcels);
- Substantial Brownfield Cleanup Program tax credits that can offset a portion of capital costs;
- Built-in operational support via the Cattaraugus County IDA's generous uniform tax exemption policy for former brownfields;
- Availability of all required infrastructure (water, wastewater, electric, gas, telecommunications);
- Substantial contiguous acreage to accommodate large scale development; and
- Access to workforce directly in the City itself.

Considering these factors, almost any new industrial development in the region is likely to occur in the study area as remediated parcels come on the market.



NATURAL GAS WELLS IN PENNSYLVANIA
(SOURCE: STATEIMPACT PENNSYLVANIA)

Additionally, if New York State allows hydrofracking for natural gas extraction, there would be a significant opportunity for the City of Olean to capitalize on the expected demands of the industry. Gas companies typically look for existing warehouse space to lease under short-term conditions (3 to 5 years). As the existing supply of warehouse space becomes occupied, an opportunity might exist for developers to construct new space to meet the demands of businesses coming into the area, particularly for larger companies that have more substantial needs. Other space needs include high bay space with high-clearance doors to allow for machinery to be brought in via tandem

trailer for repairs and maintenance. Lay-down space for sand and piping, coupled with rail access, is also a major need for this industry. A need will also exist for space for machinists and other technicians to assemble the equipment required by the hydrofracking industry. Additional gas industry-related opportunities are discussed in Section 3.3.3.

3.3.2. Retail Market Opportunities

While there are growing retail opportunities for the City of Olean and surrounding community, the Northwest Quadrant Revitalization area may not be the most suitable location for retail uses. As noted in Section 3.3.1, the study area contains some of the prime industrial sites in the region making it highly attractive to any new industrial development. New retail development in the area (but not necessarily in the study area) will complement and enhance the attractiveness of the study area's industrial properties and other offerings. Therefore, the retail recommendations provided below are considered to be opportunities for the City as a whole and not just specific to the Northwest Quadrant Revitalization area.

There is significant demand for full service restaurants in the City of Olean, such as national chains like Chilies, Tully's, TGI Friday's, Ruby Tuesday, Olive Garden, Panera Bread and others. This demand could also be met by locally-owned family style restaurants, which would result in greater benefits to the City as the dollars spent would be more likely to remain in the local economy. Olean has a history of very good eating establishments and was once the go-to place for dining out, but consumer tastes changed and many of the restaurants did not adapt and are no longer in the area. These establishments have not been replaced to meet this altered consumer market.

The City of Olean continues to be a shopping destination for residents across the region, serving those urban and suburban residents living in adjacent communities, as well as residents from the surrounding rural areas. Recent wins in the retail sector indicate that the City is strengthening its foothold as a regional shopping center; the only other options to access a greater assortment of goods include driving to the City of Buffalo or online shopping. The City may be able to continue enhancing its retail offerings through this type of regional retail consolidation.

The Clothing Store sector is showing significant sales leakage from the Regional Trade Area, particularly women's clothing. Based on the results of the analysis, Electronic & Appliance Stores is another industry that has strong potential (this broad retail sector includes of everything from cell phones to refrigerators). While some of the leakage associated with this may be going to online sales, there could be an opportunity to re-capture some of it if a significant amount of leakage is occurring in a specific sector (e.g., large appliances). The results also suggest that there is modest demand for Office Supplies, Stationary & Gift Stores, Health & Personal Care Stores (pharmacies), Automobile Dealers, and Used Merchandise Stores.

WAL-MART NEIGHBORHOOD MARKET
(SOURCE: CHICAGO.WALMARTCOMMUNITY.COM)

While the City of Olean is a service center for the region, most residents make an occasional trip to Buffalo or other larger service centers (Jamestown, NY, Bradford, PA, etc.) to access a much wider range of retail goods and services. Additionally, regional residents do a significant amount of online shopping to purchase goods not available to them locally. Many national retailers that typically embrace the "big box" are seeing the potential to capture smaller markets like Olean by creating scaled down versions or "mini-box" models for these areas. They sometimes even cluster together to create neighborhood-style shopping centers and some companies are becoming more open to occupying second-generation space, which can allow them to avoid some development issues. There may be a potential opportunity for the City to attract a few scaled-down versions of national chains and recapture a good portion of the consumer spending that currently "leaks" up to Buffalo. Another suggestion from the interviews was a local farmers market, to give "occasional retailers" such as farmers and other local entrepreneurs an opportunity to sell their goods.

Although the City should not completely discount the Northwest Quadrant Revitalization area for retail development, it should continue to focus its efforts on revitalizing existing retail hubs and on Union Street, the City's main commercial thoroughfare. Retail development in the study area should focus on neighborhood-sized convenience retail and services that would not jeopardize larger developments elsewhere.

3.3.3. Residential Market Opportunities

Based on the results of the market analysis, as well as discussions with local realtors and other stakeholders, the City of Olean lacks modern rental properties. As seen in Figure 5, less than 10 percent of the units rent for $1,000 per month or more and a significant portion (43 percent) rent for $500 to $749 per month. Again, these rental rates are likely indication of relatively old, modest, and downscale offerings.

As such, there is a development opportunity to provide modern rentals in the range of $1,000 to $1,500 per month. The target market for these units includes working professionals (singles and couples) that may be starting their careers and not yet ready or willing to invest in property. Currently, these young professionals tend to find housing in other communities outside of Olean and commute into the City. It may also include empty-nesters and retirees. Additionally, based on discussions with both Dresser-Rand and Olean General Hospital, there is an immediate need for housing that would allow new employees to quickly find suitable options for short and mid-length stays. This could be in the form of apartment blocks, duplexes or row-houses, as well as a limited number of quality single family homes for rent. As with national trends, there would also be an opportunity to serve those retirees wishing to downsize from their single family home into an apartment in a more urban environment. For most of the products in demand, appliances and finishes should be modern and good-quality, but do not need to be in the high-end/luxury range. Additionally, some furnished apartments may be attractive for individuals only planning on staying in the area short-term. All of the aforementioned residential products listed are considered to be both market-based and financially feasible at the rents specified above. Kinley Corporation had good success when it tested the high end of this market with a townhouse complex a few years ago. The project included 1,200 square foot units located adjacent to St. Bonaventure that sold for $175,000 and rented for $1,500 a month plus utilities. Both the rentals and townhouses filled up quickly and remain occupied. Kinley recently sold the development to a local investor who now manages the property.

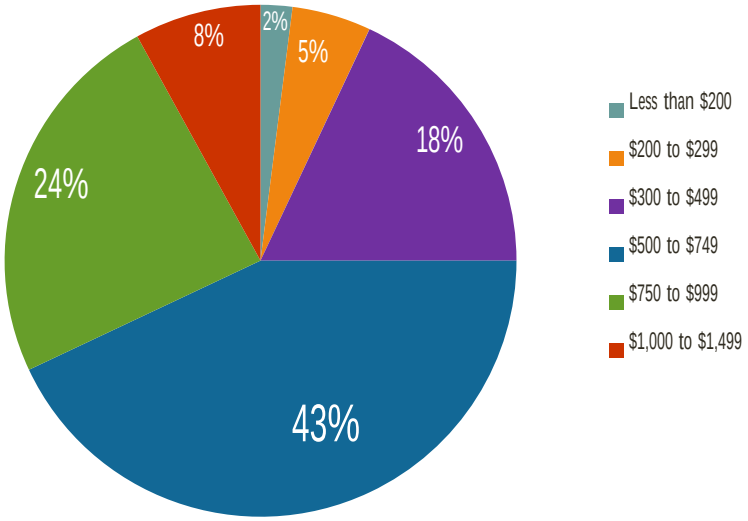


FIGURE 5. GROSS RENTAL RATES IN THE CITY OF OLEAN
(SOURCE: 2007-2011 ACS 5-YR ESTIMATES)

The ideal setting for this type of development is in the eastern portion of the study area along Olean Creek. Since the properties directly across the Creek are located in the floodplain and are mostly undeveloped, this portion of the BOA

provides an attractive viewshed coupled with easy access to many of the City's largest employers, including Dresser Rand and Olean General Hospital. Locational and viewshed conditions would enhance demand for the end product and would allow a developer to charge premium rents. For this to occur, the City would need to be proactive in terms of zoning and other development considerations.

3.3.4. Additionally, if New York State does allow natural gas extraction in the future and the City of Olean is able to attract gas-related development, there may be an increase in demand for month-to-month rental properties to accommodate the workforce associated with this industry. At the same time, this increase in population would necessitate additional city services (police, fire, water, etc.). Based on the experience of other communities in such situations, there would almost certainly be demand for one or more extended-stay hotels.

3.3.5. Office Market Opportunities

It is not expected that there will be any significant demand for new office space in the coming years. Regarding the Northwest Quadrant Revitalization area, the sole development of office space would not be a lucrative investment; however, some new small-scale office space may be warranted to support other primary uses for the area.

3.3.6. Additional Recommendations

During the interviews conducted for this project, it was brought to our attention that the City's aging wastewater treatment plant has a sewage overflow problem during peak-flow events, which is a violation of State Pollution Discharge Elimination System (SPDES) regulations. State environmental authorities are reviewing plans proposed by the City and its engineering consultant to monitor and mitigate this problem. If left unaddressed, this issue could impede future development projects that would increase flow to the plant. Therefore, developing a plan to ensure the wastewater treatment plant is capable of handling increased wastewater flows should be a top priority for the City.

Market Study Key Findings

- While there is not a significant amount of new industrial real estate activity occurring in the region, the City of Olean has some of the only available “shovel-ready” industrial property in the County. This makes Olean a prime candidate for any future industrial opportunities.
- Because of the potential for future growth in the industrial sector, as well as development related to the natural gas industry, it is strongly recommended that the City keep its industrial properties in the study area available for industrial development and not permit them to be converted to other uses.
- There is an oversupply of office space in the region, particularly in Downtown Olean. Local realtors describe the local office market as “stagnant”.
- Single-family homes dominate the City’s existing housing stock; most of which were built in the 1930’s. There are very few rental properties in Olean and almost no modern housing options available, despite evidence of demand for rental properties in the $1,000 to $1,500 range.
- Some local businesses have a hard time attracting and retaining employees, especially for mid- and upper-level management positions, citing the perceived lack of recreational opportunities in the area as well lack of acceptable housing options. Local businesses have greater success retaining employees that are either from Olean or a similar region.
- The retail sales data shows that there is significant sales leakage in several retail categories. It is likely that much of this sales leakage can be attributed to two things – (1) residents of the trade area traveling 1-2 hours north to the City of Buffalo for a greater diversity of retail and service offerings; and (2) online sales of goods readily available in the trade area.
- There is growing momentum in the City’s retail sector both in the Olean Center Mall, which recently opened a new Kohl’s Department Store, and downtown along Union Street, which is undergoing a significant revitalization project spearheaded by the City. There is also new retail development occurring nearby.

3.4. • **F** Several local developers and real estate agents noted that the City of Olean is great to work with on development projects. This development-friendly attitude is an important asset and could even be used to market the City to others less familiar with the region.

i

nancial Feasibility Assessment

To be completed

3.5. Summary of Findings

To be completed

4. The Northwest Quadrant Revitalization Area Master Plan

To be completed

4.1. Methodology

To be completed

4.1.1. Design principles

To be completed

4.1.2. Land Use Principles

To be completed

4.1.3. Market Findings

To be completed

4.1.4. Public Input

To be completed

4.2. Land Use & Master Plan Options

To be completed

4.2.1. Option 1

To be completed

4.2.2. Option 2

To be completed

4.2.3. Option 3

To be completed

4.3. The Master Plan

To be completed

4.3.1. Future Land Use in the Northwest Quadrant Revitalization Area

To be completed

4.3.2. The Master Plan

To be completed

4.3.3. Moving the Master Plan Forward

To be completed

4.4. Business Recruitment Strategy

To be completed

5. Implementation Plan

To be completed

5.1. Introduction

To be completed

5.2. Funding

To be completed

To be completed