



City of Olean
Northwest Quadrant Revitalization Plan
through the NYS Brownfield Opportunity Area Program

Project Kick-Off Meeting

December 10, 2012 | Committee Meeting #1

Meeting Agenda

- Welcome & Introductions
- Project Team
- Role of the Committee
- Overview of the BOA Program
 - Olean's Step 1 Project
 - Step 2 Scope of Work
 - Community Engagement
 - Schedule
- Project Boundary Discussion
- Public Open House Recap
- Next Steps | Discussion

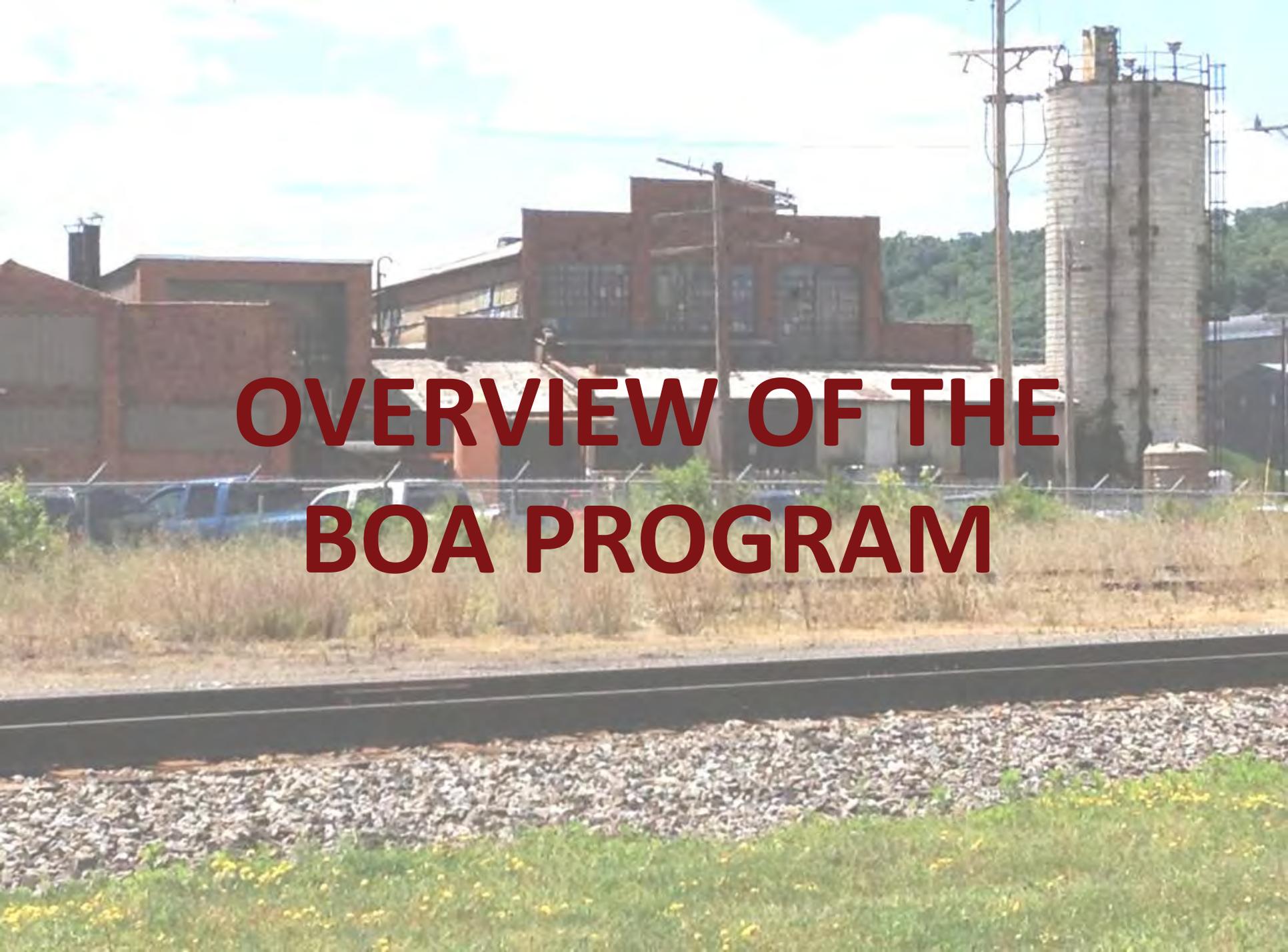


The Project Team

- **NYS Department of State**
- **NYS Department of Environmental Conservation**
- **City of Olean Department of Community Development**
- **Project Advisory Committee**
- **Consulting Team**
 - ✓ **Bergmann Associates**
 - ✓ **Camoin Associates**
 - ✓ **Herron Consulting**
 - ✓ **Hodgson Russ**

Role of the Steering Committee

- Attendance at committee meetings (approximately every 6-8 weeks over course of project)
- Understand the BOA planning process
- Share information with project team, as well as residents, stakeholders and property owners
- Provide feedback to team at key milestones in planning process
- Review project products
- Assist City with community involvement

A photograph of an industrial facility. In the foreground, there are railroad tracks with gravel ballast and a patch of green grass with yellow wildflowers. A chain-link fence runs across the middle ground. Behind the fence are several large brick industrial buildings and a tall, cylindrical concrete silo with a metal ladder on its exterior. The sky is blue with some light clouds.

OVERVIEW OF THE BOA PROGRAM

WHAT IS A BROWNFIELD?

“abandoned, idled, or underutilized properties where expansion or redevelopment is complicated by real or perceived environmental contamination”

WHAT IS A BROWNFIELD?

- Former industrial properties
- Gas stations
- Waste disposal areas
- Auto dealerships
- Auto repair shops
- Salvage and junkyards
- Locations of chemical spills
- Laundromats

What is the BOA Program?

- Administered and managed through NYS DOS
- Provides financial and technical assistance to complete area-wide planning efforts to support **brownfield redevelopment** and **community revitalization**



Three Steps in the BOA Program

Step 1: Pre-Nomination Phase

Preliminary research and understanding of study area.



Step 2: Nomination Phase

In-depth planning level studies and analysis aimed at furthering redevelopment/revitalization projects.



Step 3: Implementation Strategy

Detailed strategies for achieving vision of the BOA, including Site Assessments

Outcomes of the BOA Process

- **A community-based plan for revitalization**
- **A vision to help guide and direct future redevelopment efforts**
- **Identification of specific, desirable and realistic end uses**
- **Business and job creation**
- **Predictable remediation and redevelopment of strategic sites**



THE CITY OF OLEAN NORTHWEST QUADRANT REVITALIZATION PLAN



The Pre-Nomination Study

BOUNDARY

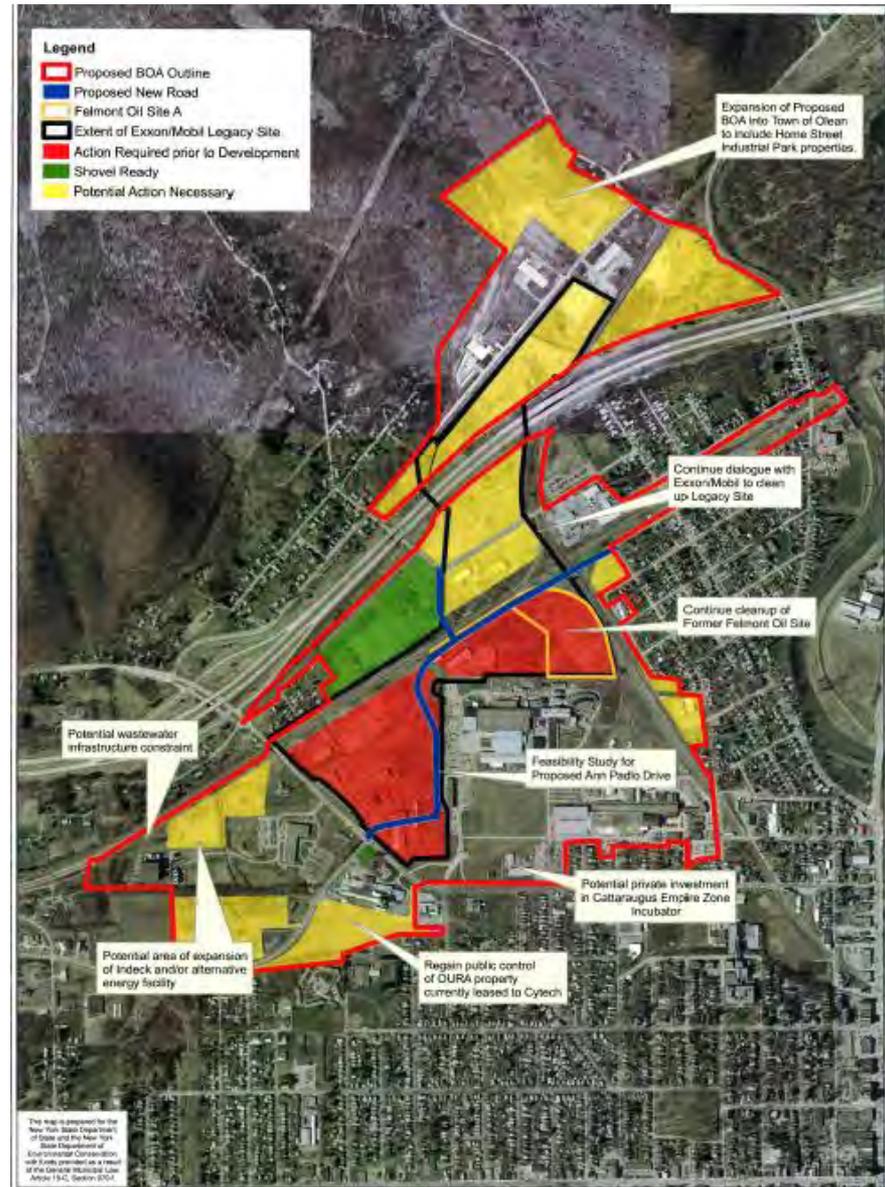
- 455 acres
- Gateway to northwest Olean
- Near major road and rail corridors
- Incorporates existing and former industrial sites



The Pre-Nomination Study

OVERVIEW

- Completed in September 2007
- Focused on understanding site conditions in industrial center of City
- Vision statement focused on commercial and industrial growth, economic development strategies and job creation
- Three committee meetings and one public meeting



The Pre-Nomination Study

PRELIMINARY RECOMMENDATIONS

- Continue environmental assessment and clean-up efforts
- Create business friendly environment as a means to attract and market City to developers and new businesses
- Maintain / improve public infrastructure
- Identify preferred redevelopment options for strategic redevelopment sites
- Work with current property owners and businesses

The Nomination Study

VISIONING

Confirm, refine and expand vision developed during Pre-Nomination Phase

- Public Visioning Session
- Committee Vision Session
- Stakeholder Meetings
- Existing Conditions Analysis



The Nomination Study

EXISTING CONDITIONS

- Land Use
- Zoning
- Brownfields
- Vacant and Underutilized Sites
- Building Inventory
- Parks and Open Space
- Transportation
- Infrastructure
- Historic Resources
- Natural Resources
- Local and Regional Context
- Demographics

The Nomination Study

ECONOMIC ANALYSIS | STRATEGY

- Market Trends Analysis
- Financial analysis of proposed development scenarios
- Site specific feasibility analysis (developer RFP)
- Business Recruitment Strategy

The Nomination Study

MASTER PLAN

- Identify catalytic redevelopment sites
- Overall master plan
- Phasing plan: short, mid and long-term
- 3D GIS model



The Nomination Study

IMPLEMENTATION & ADVANCEMENT

- Implementation strategy
- Financing and funding streams
- Developers Forum
- Application for Project Advancement to Step 3



The Nomination Study

VALUE ADDED TASKS

- Phase 1 Environmental Assessments (x3)
- Co-location of City/County DPW facilities
- Design alternative for access road
- Traffic analysis based on future build out scenario
- Rail freight feasibility analysis
- Preliminary regional stormwater design

The Nomination Study

COMMUNITY ENGAGEMENT

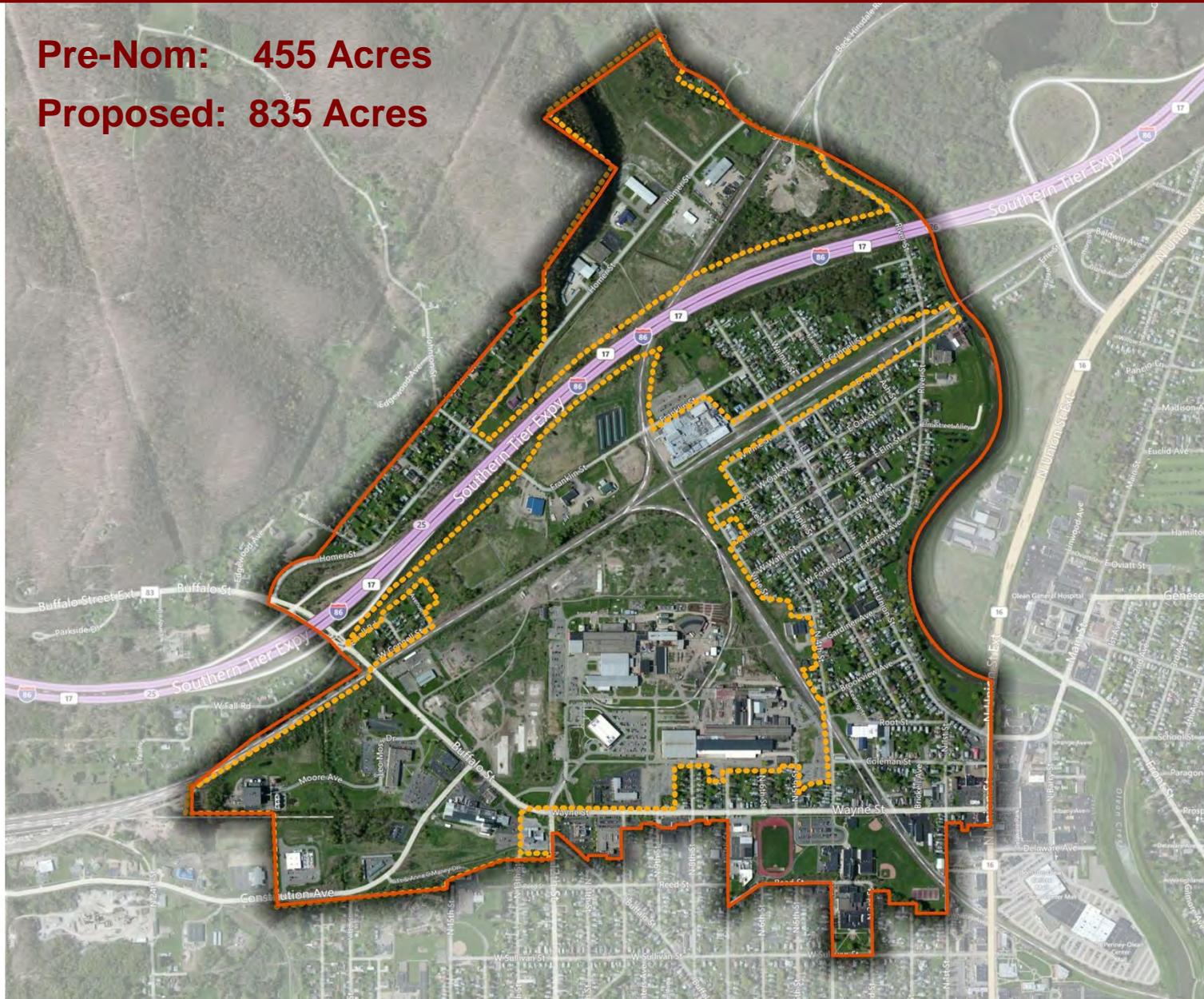
- Steering Committee Meetings
- Business Leader Forums and Interviews
- Project Newsletters
- Public Meetings
 - Informational / Visioning (November 6th)
 - Design Workshop
 - Recommendations and Draft Plan
- Interactive Website



Boundary Discussion

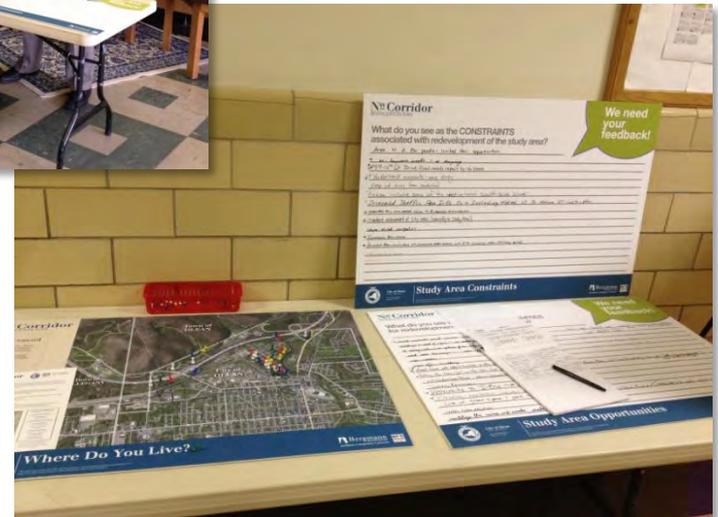
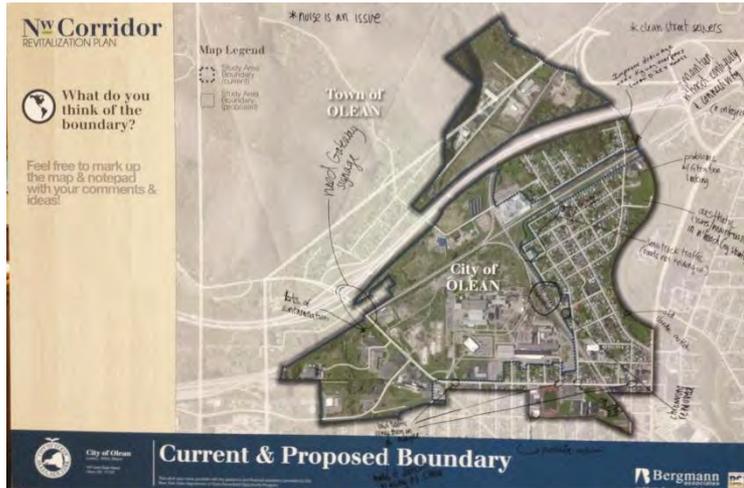
Pre-Nom: 455 Acres

Proposed: 835 Acres



Public Informational / Visioning Open House

- Tuesday, Nov. 6th
- St. John's Church,
North Union Street
- 10:30 AM – 6:30 PM
- 50+ participants

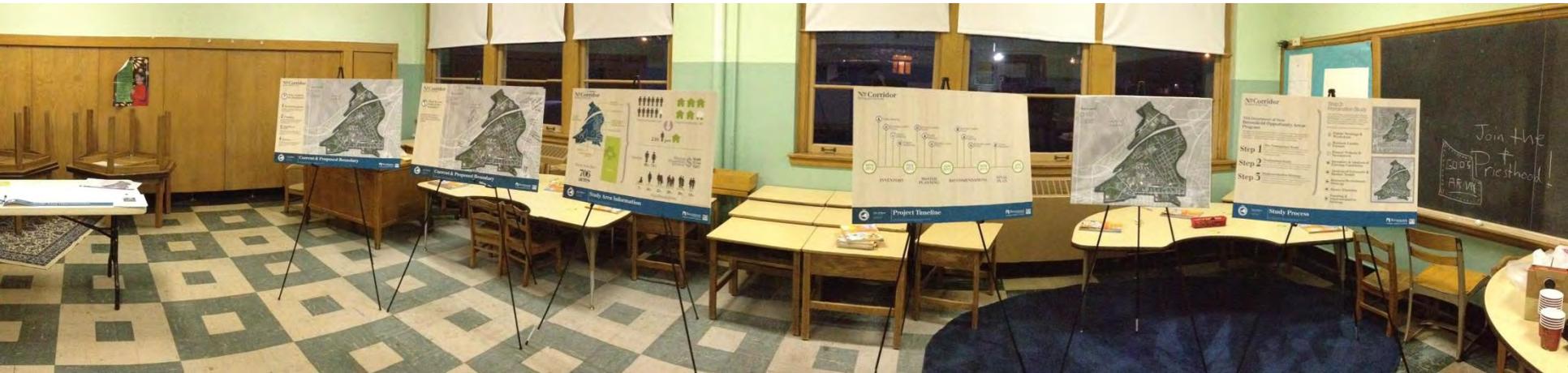


Public Feedback – Consistent Themes

Need more jobs Capitalize on I-86 Losing too many young people Property maintenance issues More owner occupancy Too many vacancies Road infrastructure Better connections between industrial sites and major roadways Gateway signage Unsafe pedestrian crossings Traffic along Wayne Street Pedestrian access on North Union Street Drainage issues Industrial and residential land use conflicts Boundary expansions Too many housing conversions No more hazardous waste Remnants of Vanderhorst site Make creek and rivers user friendly Enhance streetscape Walkability Truck traffic on City streets Need clean industry

Next Steps

- Existing Conditions Analysis
- DPW Analysis
- Economic and Market Analysis
- January 28th Meetings
 - Business Leader / Stakeholder Meetings
 - Mayors Forum (Committee Meeting #2)



Discussion

