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
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
## Project Schedule

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<th>TASK</th>
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<td>Component 1: Project Startup</td>
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<td>Component 3: Community Participation</td>
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<td>Business Leader Forums</td>
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<td>Visioning</td>
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<td>Component 6: Task A, Final Nomination</td>
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<td>Component 8: NYS SEQR</td>
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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