

URBAN RENEWAL PLAN

Olean Urban Renewal Agency
Olean, New York

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Contents

A. DESCRIPTION OF THE URBAN RENEWAL AREA 1

B. STATEMENT OF URBAN RENEWAL PLAN OBJECTIVES 2

C. GENERAL LAND USE PLAN..... 4

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES 5

E. LAND DISPOSITION SUPPLEMENT 8

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS 9

G. PROCEDURE FOR CHANGES IN APPROVED PLAN 10

H. PROJECT PROPOSALS..... 10

Exhibits

Figure 1. Boundaries of Urban Renewal Area 1

Figure 2. Tax Map Identifying Parcels..... 2

Figure 3. Proposed Land Use and Zoning District within Urban Renewal Boundaries 3

The City of Olean Urban Renewal Agency recently purchased four properties in the downtown area to encourage and advance redevelopment of the properties. A request for proposals was prepared and distributed to multiple local and regional developers to determine interest in redevelopment of the properties. To further the goals of redevelopment of the properties, the Urban Renewal Agency has caused this Urban Renewal Plan to be prepared in accordance with Article 15, section 505, of the General Municipal Law.

A. DESCRIPTION OF THE URBAN RENEWAL AREA

The boundaries of the Urban Renewal Area include four properties in downtown Olean:

Table 1. Parcels included in Urban Renewal Area

Parcel	Tax I.D.	Address
1	94.253-1-24	107 North Union Street
2	94.253-1-26	101 North Union Street
3	94.253-1-28	110 W. State Street
4	94.253.1-29	116 W. State Street

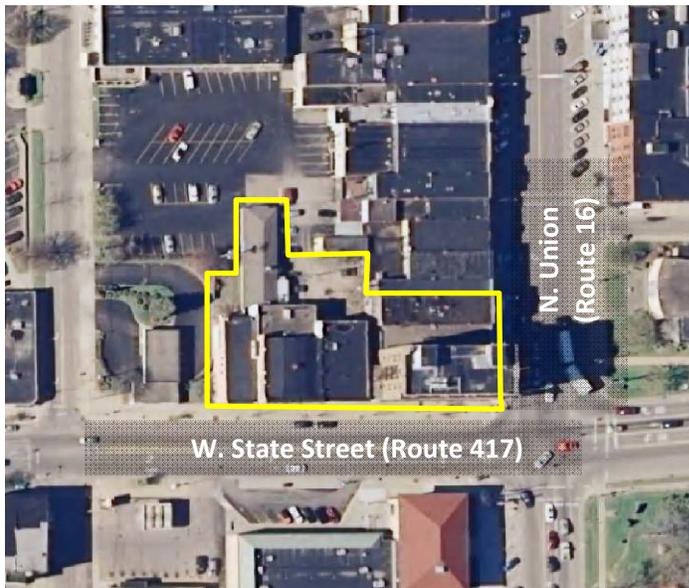


Figure 1. Boundaries of Urban Renewal Area

The properties include four buildings, as well as parking and loading areas, at the corner of State Routes 16 and 417 in the City of Olean as shown in Figure 1. The total area of all the lots combined is approximately 7/10th of an acre and includes 68,884 sq. ft. of space. All the buildings within the urban renewal area are deteriorated and parking and loading areas are poorly organized. In addition, environmental remediation is required for some of the buildings.

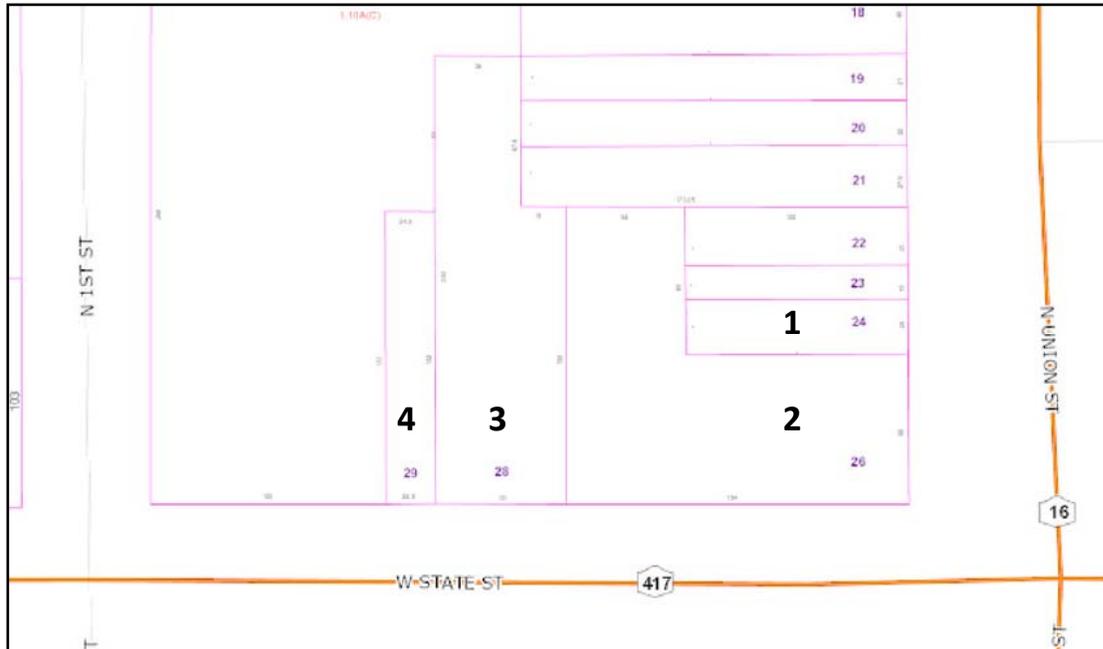


Figure 2. Tax Map Identifying Parcels (numbers refer to parcel numbers on Table 1)

B. STATEMENT OF URBAN RENEWAL PLAN OBJECTIVES

It is the intent of this Plan to promote the following objectives:

1. Remove structurally substandard and obsolete buildings and blighting influences in the downtown business area.
2. Arrest future blight and secure the economic stability of the business area by establishing a physical framework for the area to redevelop and revitalize with the future market.
3. Strengthen the economic and employment base of the city and arrest the economic decline of the downtown by allowing for new mixed use development including, office, retail, residential and entertainment uses that generate jobs and tax revenue.
4. Establish a functional and integrated land use pattern by assisting in the rehabilitation and redevelopment of central business district (CBD) land use types and related facilities and by removing nonconforming land uses and other physical barriers to growth and development of the CBD.
5. Establish a retail core of selected comparison, convenience and service retail uses so as to develop a compact and efficient retail center.

6. Allow for flexible off-street parking that reflects the actual parking demand. Encourage more efficient parking facility use and land use patterns that replicate smart growth principles (compact development, shared parking, improved walkability, increased transit service quality, etc.) to create a more livable and sustainable downtown as envisioned in the City’s Comprehensive Development Plan and Zoning Ordinance.
7. Establish a circulation system that will complement the land use pattern by providing for the efficient, convenient and safe movement of vehicles and pedestrians.
8. Create a convenient, attractive and stimulating shopping environment by providing protection from the elements, pedestrian walkways, areas of relaxation and aesthetic appeal
9. Promote the rehabilitation and reuse of basically sound structures and establish a unified appearance of the downtown area by restoring and preserving, where possible, the existing character of structures to remain.
10. Provide all of the necessary public improvements to streets, sidewalks, public open areas, and utilities to adequately service, increase the safety, and improve the appearance of the Central Business Area.
11. Design Excellence – Architectural design, site planning and landscape design of the highest quality in the treatment of open spaces, buildings, use of materials, scale, appropriateness and functional utility shall be required. Development, including buildings, signs and awnings should comply with any design guidelines required under the City’s Zoning Code and be compatible with adjacent buildings.

Overall, the objective of the Urban Renewal Plan is to encourage, advance and facilitate redevelopment of the buildings within the Urban Renewal area. The Urban Renewal Agency believes redevelopment of these deteriorated, vacant and underutilized buildings will be catalysts for redevelopment of the downtown area and the City of Olean in general.

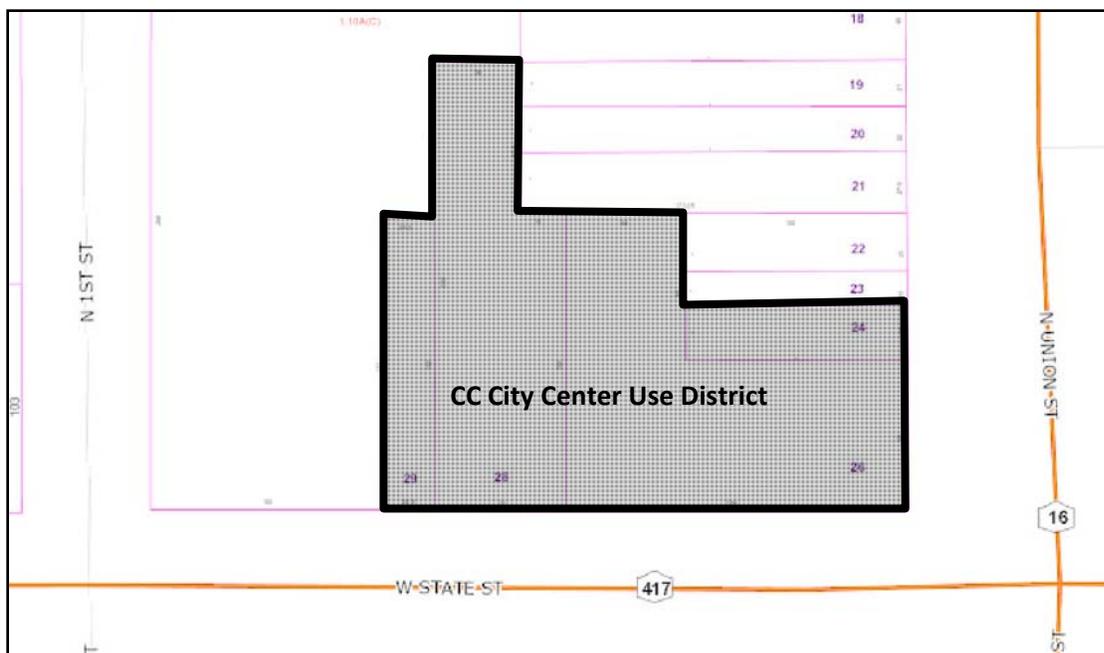


Figure 3. Proposed Land Use and Zoning District within Urban Renewal Boundaries

Mixed use development that includes a combination of retail, office, entertainment, restaurant, housing (above the first floor) and other similar uses is the preferred long term development pattern encouraged by this plan. As stated in the Request for Redevelopment proposals the Urban Renewal Agency would also like to further the recommendations of the City's adopted comprehensive plan which recommends entertainment uses, residential loft development, specialty retail and historic preservation when feasible.

C. GENERAL LAND USE PLAN

1. The land uses proposed in the Urban Renewal Area will conform to the current and proposed zoning in the Central City (CC) district. The Urban Renewal area will be a mixed used commercial area that includes, but is not limited to, retail, office, restaurant, entertainment and housing.

2. Description of predominant land use categories:

The land uses within the Urban Renewal Area will conform to the Article 4 of the City of Olean Zoning Ordinance (Chapter 28 of the Code of Olean) for the Central City (CC) district. Uses allowed are listed in the Use Regulation Table and include appropriate provisions for Special Use Permit review. Generally, retail, office, restaurant and housing (above the first floor) uses are permitted in the CC district.

Specific uses not permitted under Article 4 of the Zoning Ordinance and prohibited within the Urban Renewal Area include: adult uses, vehicle repair and sales, car washes, contractor yards, crematories, drive in uses, gasoline stations, and manufacturing uses

3. Planning Criteria and Standards

- a. Off street parking requirements will follow the provisions of, Article 10, Section 10.3 of the Zoning Ordinance. Per section 10.3 of the Zoning Ordinance, an off-street parking waiver can be obtained by any developers in the Urban Renewal Area from the Zoning Board of Appeals.
- b. There is a major north-south thoroughfare in the redevelopment area to facilitate most of the traffic movement augmented by two parallel streets which also provide access to the redevelopment area parking lots. Primary east west movement occurs on Route 417 at the southern edge of the project. This system will provide the necessary vehicular circulation both to and through the project.
- c. Pedestrian Circulation System – Pedestrian walkways and assembly areas will be developed to encourage movement between off street parking facilities and the central business area on Union Street. These facilities will be developed along Union Street, at the rear of the structures along Union Street, and the off street parking area.
- d. Other Public Improvements of Facilities - Location and need of any other type of public improvements or facilities will be reviewed on an individual basis with the responsible public agency.

- e. In addition to any reviews by the Urban Renewal Agency, the developers of any parcels in the Urban Renewal Area are subject to the Site Plan review requirements in Article 9 of the Zoning Ordinance.
- f. Required setbacks shall conform to Article 6 of the Zoning Ordinance.
- g. Signs shall conform to Article 11 of the Zoning Ordinance.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

The following techniques will be utilized in the Urban Renewal area to achieve renewal objectives.

1. Rehabilitation

- a. Rehabilitation treatment will be employed in those portions of the Urban Renewal area which are basically sound and worth conserving and in which existing buildings, public facilities and improvements can be economically repaired and renewed to a long-term sound condition. Property owners within these areas will be encouraged to improve those structures which are basically sound and which can be brought up to Property Rehabilitation Standards
- b. Structures which do not meet the Property Rehabilitation Standards and are capable of being rehabilitated but whose owners are either unable to or refuse to take such measures may be acquired by the Olean Urban Renewal Agency. Upon the acquisition of such structures, the Urban Renewal Agency will either:
 - 1) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair market value for uses in accordance with the Land Use Plan;
 - or
 - 2) Sell or lease the property at its fair value subject to rehabilitation in conformance with the Property Rehabilitation Standards and renewal objectives.
- c. Objectives of Rehabilitation

The following will be basic objectives of the rehabilitation program for the Urban Renewal Plan in terms of structural, design and functional goals of rehabilitation.

Structural

All properties to be rehabilitated should be brought to minimum code standards to insure the safety of the individual and surrounding buildings as well as the welfare of the general public. Improvements should consider structural elements, mechanical facilities and interior and exterior fascia. Buildings must be structurally sound, weather tight and repaired to a sound, marketable condition.

Design

Any new work or alterations to the exterior of existing structures should be accomplished with the objective of restoring and refurbishing the existing character of the structure to the maximum degree and with consideration of the relationship of individual buildings to adjoining structures. This shall be accomplished through retention of original construction features such as multi-story construction where now existing, through retention of original brick, stone and wood materials to the extent feasible and through uniform placement of signs, uniformity in facades and storefronts, etc.

Functional

Consideration should be given to the alteration of building interiors and entrances to accomplish the most efficient use of space and to maximize the marketing potential. For example, the creation of a rear entrance to the store from parking areas would provide convenience to the shopper and an attraction to the store.

d. Property Rehabilitation Standards

The following Property Rehabilitation Standards are hereby incorporated in the urban Renewal Plan and shall apply to all structures to be retained in the Urban Renewal area:

- All facing materials of structures shall not be deteriorated. Exterior walls of suitable material, such as brick, shall be cleaned, tuck pointed and/or painted to improve them to an appearance of new construction levels.
- Treatment of structures shall extend beyond the-facade to all portions exposed to public view including sides of structures projecting above adjoining buildings.
- All multi-storied buildings which are occupied by one concern shall have an integrated frontage applying to the entire structure.
- Upper windows shall be provided with appropriate treatment and shall not be covered by any material such as plywood or similar covering.
- Rear walls of buildings exposed to public parking lots shall be enhanced through removal of unsightly sheds, loading docks, stairways or other unused exterior appurtenances and through cleaning, painting and installation of attractive rear entrances where appropriate.
- If a fixed canopy is installed along the fronts of buildings all awning and awning mechanisms shall be removed. Where a fixed canopy is not installed, all awnings which are retained shall not be deteriorated and must be fully operable.
- All signs and other graphic elements shall be harmonious with adjacent properties in regard to design, size, color and materials.
- Any unused exterior appurtenances such as signs and their supports, electric wiring and vents, etc. shall be removed and the building redone where these were connected.

- All utility wires attached to buildings must accommodate underground system when feasible. All exposed fire escapes shall be maintained and painted or replaced. Air conditioners shall not project beyond the façade of buildings and shall be concealed behind grills which harmonize with the buildings in terms of color, etc. Provisions shall be made so that drainage from air conditioners will not occur on sidewalks, walkways or other public property.
- All land unused by buildings, parking and building entrances shall be landscaped attractively with grass, shrubbery, trees, etc.
- In addition to the above provisions, all of the code standards relating to use, maintenance and occupancy of existing structures as contained in the Building, Housing, Plumbing, Electrical and other codes and ordinances of the City of Olean and the State of New York., and any amendments to these regulations are hereby incorporated by reference and made a part of the Property Rehabilitation Standards. These codes require that all structures, both existing and new shall be maintained in a safe and sanitary condition. The buildings shall be structurally safe in all respects and all service equipment, means of egress, devices and safeguards shall be maintained in good working order.

2. Clearance

Every effort will be made throughout the execution of the program to achieve renewal objectives by retaining commercial structures through rehabilitation wherever feasible. However, structures may be cleared under the following circumstances:

- a. Structures which are found to be structurally substandard and not economically feasible of being brought up to Property Rehabilitation Standards.
- b. Structures which must be cleared to effectively remove existing blighting influences such as:
 1. Inadequate street layout.
 2. Incompatible uses or land use relationships.
 3. Overcrowding of building on land.
 4. Excessive dwelling unit density.
 5. Obsolete buildings not suitable for improvement or conversion.
 6. Other identified hazards to the health safety and to the general well being of the community.
- c. Structures which must be cleared in order to provide adequate land for necessary public improvements and facilities.

E. LAND DISPOSITION SUPPLEMENT

1. Specific land use designations, standards, controls, and other restrictions to be imposed on land to be offered for sale or lease.

All the parcels within the Urban Renewal area shall conform to the City of Olean Zoning Ordinance (Chapter 28 of the City of Olean Code) regarding uses, building design, site design, signs and setbacks.

2. Statement of obligations to be imposed on redevelopers.

The land owned by the Olean Urban Renewal Agency will be disposed of subject to a Disposition Agreement between the Agency and the Redeveloper. The Redeveloper will be required by the Contractual Agreement to observe the land use and building requirements and the objectives of this urban Renewal Plan. They will further be required to submit a redevelopment schedule satisfactory to the Agency. The Redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary redevelopment plans and their review and approval by the Agency. Specifically, this Agreement will include the following provisions:

- a. That the Redeveloper will submit a plan and schedule to the Agency for the proposed development.
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation. This will also include restriction on transfer of the property within a reasonable time frame.
- c. That the land will be built upon and approved in conformity with the objectives and provisions of the Urban Renewal Plan, the City's Comprehensive Plan and other City regulations and guidelines.
- d. That the building of improvements will be commenced and completed within a reasonable time.
- e. The Developer must also agree to submit his plan for review to the Urban Renewal Agency. The Urban Renewal Agency will determine its compliance with the overall Urban Renewal objectives as stated in this Urban Renewal Plan. Upon receipt of a proposal the Agency shall proceed to review the proposal from the standpoint of architecture, land use planning, site planning, degree of conformance with individual project standards and other appropriate considerations. The Agency may secure the advice and assistance of consultants and other professionals in the review and evaluation of redevelopment proposals

The disposition documents, if necessary, will spell out in detail the criteria to be met in order to achieve the desired redevelopment objectives of the Urban Renewal Plan.

3. Statement of urban design objectives or controls.

The urban design objectives are stated as part of the specific land use designations and standards of control to be imposed on land to be offered for sale or lease. Provisions for design review have been included in the redevelopers' obligations, as described above.

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Subsection 502-7 of Article 15 of the General Municipal Law of the State of New York requires that a plan for an Urban Renewal project:

1. Shall conform to the Comprehensive Community Plan for the development of the municipality as a whole and shall be consistent with local objectives.

This plan is consistent with the City's Comprehensive Community Plan adopted in 2005 by the City of Olean Council.

2. Shall include a statement of proposed land uses.

Proposed land uses are listed under Section C.

3. Shall include proposed land acquisition, demolition and removal of structures.

No properties will be acquired. The rear one story addition between 116 West State Street and 110 West State Street has been demolished in accordance with Urban Renewal Plan objectives outlined in Section B. 1.

4. Shall include proposed methods or techniques of Urban Renewal.

Techniques to be employed are discussed in Section D. Parcels will be disposed of in accordance with the provisions of section 507 of Article 15 of the General Municipal Law of the state of New York, and redevelopment will be carried out under the controls and provisions of this Plan and any Land Disposition Supplements.

5. Shall include proposed public, semipublic, private and community facilities or utilities.

The proposed and existing (to remain) public and private utilities have been planned to adequately serve the proposed uses in the Urban Renewal area. Utility poles and lines may have to be relocated in order to create adequate parking and unloading areas.

Streetscape and traffic improvements may be performed adjacent to the Urban Renewal Area on public property subject to local and state funding. Streetscape improvements may include, but not be limited to, decorative sidewalks, decorative lighting, landscaping and other aesthetic improvements. Traffic improvements may include, but not be limited to, traffic calming and other safety measures to improve pedestrian, vehicular and bicycle circulation.

6. Shall include a statement as to proposed new codes and ordinances and amendments to existing codes and ordinances necessary to effectuate the Plan.

No new codes or ordinances or amendments to existing codes are necessary to effectuate the Plan. If necessary, any zoning changes will be undertaken as necessary during the course of carrying out the Urban Renewal Plan.

7. Shall include a proposed time schedule for the effectuation of the Plan.

The Urban Renewal Plan objectives and the land use provisions and building requirements enumerated above will be in full force and effect when they are approved by the City Council of the City of Olean. They will continue in such force and effect for a period of 10 years from that date.

8. Other requirements.

The Urban Renewal Agency and the City of Olean may also utilize various development incentives including grants, tax district financing and tax credits to implement the objectives of this plan. Otherwise, the various elements of the Plan set forth above are in compliance with the requirements of state and local law and there are no additional requirements with respect to an Urban Renewal Area Plan which have not been complied with.

G. PROCEDURE FOR CHANGES IN APPROVED PLAN

During the course of executing this Urban Renewal Plan, certain changes in the Plan may become necessary. Those changes of an incidental or minor nature may be undertaken by the Urban Renewal Agency.

Any major changes which materially affect the Urban Renewal area, or basic plan objectives, such as change in area boundaries, addition or deletion of a primary land use, a substantial increase or decrease in the intensity of development of a primary land use, the addition or deletion of a major street or other major facility, a substantial increase in amount of clearance proposed and any additional acquisition not previously authorized by the Plan, will receive prior City Council approval and subsequent approval by the Urban Renewal Agency and the local legislative body after public hearing as required by State law.

A part of the Urban Renewal Plan which directly applies to a parcel of real property in the area may be modified by the Local Legislative Body at anytime or times after the transfer or lease or sale of any parcel of real property in the area provided that the modification be consented to by the lessee or the purchaser.

H. PROJECT PROPOSALS

The Urban Renewal Agency does not propose acquisition of any properties. The Urban Renewal Agency owns all the parcels within the Urban Renewal area as described in Table 1 and Figure 2. The agency intends to sell those properties to a private developer to advance a mixed use redevelopment plan for the area. All of the buildings are currently not occupied and relocation of residents or businesses will not be necessary.