

# meeting summary

## City of Olean Northwest Quadrant Revitalization Plan

### Public Visioning Open House November 6, 2012 • 11:00am – 6:30 PM

#### Meeting Attendees

##### Project Team

- Mary George, City of Olean
- Kimberly Baptiste, Bergmann Associates
- Andrew Raus, Bergmann Associates
- Matt Chatfield, Bergmann Associates
- Jason Babcock-Stiner, Bergmann Associates

##### Community Members

- See attached sign in sheet for public attendance

#### Meeting Overview

Bergmann Associates facilitated a day-long open house session to solicit information, feedback and ideas from the public regarding the Olean Northwest Quadrant Revitalization Plan. The open house was held in conjunction with the National election on November 6 adjacent to the polling location for the Study Area neighborhoods. Before or after voting, the public was provided the opportunity to stop in and learn more about the project, discuss issues with the Project Team, and provide comments and feedback regarding their vision for the neighborhood. The meeting was facilitated by Bergmann Associates staff as a series of information boards, maps and graphics geared towards educating the public and obtaining feedback. Residents were asked to provide feedback directly on maps of the study area, as well as comment sheets focused on obtaining Opportunities and Constraints considered important to the revitalization of the Study Area.

The following represents a listing of comments received from over 50 residents throughout the day, summarized by relevant topic area:

##### Economic Development

- Area north of I-86 ponds – limited development opportunities
- Develop brownfield area into commercial applications, with I-86 in vicinity makes for easy access
- New office buildings
- Need more job opportunities in this area
- New development should be clean – a lot of illness in neighborhood. In favor of development, just monitor the types
- St. Bonaventure development at 417 to the west (mixed use with recreation)
- Capitalize on the proximity to I-86

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- Olean draws from a large area – Northwest PA, Salamanca, and Cuba
- Put a truck stop travel plaza in the southeast corner of the Buffalo Street/railroad intersection
- Need new industry
- What is NYS going to do to be more business friendly
- Need sustainable, good paying jobs
- How do we find a manufacturing job in Olean making \$15-\$20 per hour
- Are there foreclosed or tax delinquent properties in the neighborhood?
- Losing young people – no jobs

## Quality of Life (Housing/Recreation)

- Increasing petty crime
- Multiple fire departments due to underpasses
- Property maintenance issues and lack of responsiveness to property owner needs
- Buildings in need of repair – no money free to people that can't afford it
- Too many renters and no upkeep from City (as promised)
- City needs all season recreation opportunities (bowling alleys)
- Neighborhood pride, multi-generational neighborhood
- Preserve residential character of neighborhoods
- Lots of greenspace, park-like feeling, lots of opportunities (need people with vision)
- There are aesthetic/maintenance issues in the neighborhood (e.g., streetlights)
- Any new development should maintain the connectivity, contiguity and integrity of the neighborhood.
- Noise from industrial uses is an issue
- Safe neighborhood
- Safe access to parks
- Vacant housing becoming more common in the study area
- Demo dilapidated properties
- I can afford to invest in my home, but why should I if property values are low and investments not being done by others

## Transportation and Infrastructure

- North 9<sup>th</sup> and 10<sup>th</sup> Streets near the YMCA need repair (brick roads)
- Increased traffic from I-86 to and including Wayne Street to Union Street (could be a problem)
- Underpass fills with water. Needs to be lowered and widened
- Wayne Street congestion
- New roads
- Put turn light on the turning lane at Wayne and 4<sup>th</sup> Streets. The light and lanes are already there, just need to activate a turn light (traffic is horribly congested)
- Concerns with the increase in traffic along Buffalo Street and Constitution Ave
- Need gateway signage on Buffalo Street as it exits from I-86
- Unsafe crossing for pedestrians at the Buffalo Street/Constitution Ave intersection and along Wayne Street
- Bad traffic congestion all along Wayne Street makes it difficult to access North Olean

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- Put a left turn light at the Wayne Street/North 4<sup>th</sup> Street intersection
- The North Union Street/North Union Street Extension intersection is unsafe for pedestrians
- There is increased semi-truck traffic on West Pine Street and Vine Street adjacent to the railroad tracks and the roads are not holding up.
- Improve the drainage near I-86 and River Street (near the dike and houses)
- Clean the street sewers
- Traffic an issue on Constitution Ave

## Land Use, Zoning and Code Enforcement

- Keep industrial away from residential
- Please include some of the neighborhood south side lower in the study area
- Inconsistent enforcement of city codes (especially in the study area)
- Need more housing and office space
- Rezone to increase industries and business near I-86
- Zoning revisions
- Should the area between the railroad tracks and I-86 (west of Buffalo Road) be added to the Study Area
- Should the southern boundary be expanded to include the residential neighborhoods along Reed Street?
- No more industrial development in the Study Area
- Housing maintenance and upkeep an issue
- Single-family to multi-family conversions happening
- Hotel to apartment conversion going on – is it legal?
- Zoning. Commercial on North Union/Pine
- Group homes wouldn't fit into the character of the neighborhood
- Property assessment – valuation issue

## Environmental

- No hazardous waste or dumping should be permitted
- Vanderhorst remnants are very dirty
- Several residents report cancer issues in the study area
- The property near the intersection of North Union Street and Brookview Ave is an old tannery
- There is an old Vanderhorst outfall in Olean Creek near Brookview Ave
- Problems with the filtration plant leaking chemicals
- Water table pollution
- Revitalize the rivers and creeks, make more user friendly