

# FACT SHEET

## SENECA PLAZA RENOVATION

*A Mid-Century Landmark Revitalized in Downtown Oil City*



### OVERVIEW

Seneca Plaza, located in the heart of downtown Oil City, is undergoing a transformation. Originally built in 1967 and situated across from City Hall with sweeping views of the Allegheny River, the Plaza has long served as a mix of office and retail spaces. Now, in partnership with DBS Development, Pellere is working to bring this iconic space back to life, respecting its mid-century character while upgrading its energy efficiency, aesthetics, and potential for community connection.

### CURRENT STATUS



After initial renovation efforts—including a new medical office for Webco employees and extensive roof repairs—the project hit a pause due to rising costs. However, behind-the-scenes work has continued steadily. Funding opportunities have been explored, design plans have been finalized, and we are poised to begin the next phase of transformation with funding expected in early 2025.



### WHAT'S COMING



#### Complete Renovation of Vacant Spaces

The Plaza's currently empty suites will be fully renovated, removing dropped ceilings to expose their clean, mid-century lines and bright windows. These spaces will be optimized for new retail, hospitality, or community gathering opportunities.

#### Aesthetic and Energy Upgrades

The renovation will enhance the Plaza's energy efficiency, giving it a refreshed look that combines modern convenience with its mid-century roots.

#### Vibrant Community Hub

The revitalized Plaza will offer attractive, flexible spaces for local entrepreneurs looking to enhance the quality of life in Oil City.

### A PROJECT ON THE MOVE

Although the visible progress has been slow, much is happening in preparation for this exciting transformation. Seneca Plaza will soon be a vital part of downtown Oil City's resurgence, bringing new life and opportunity to the area.

The renovation is set to be completed by late 2025, offering the community a renewed space that honors its past while looking forward to a vibrant future.

