

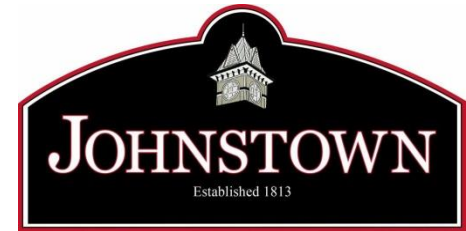


Johnstown Village Property Review

January, 2015

Johnstown Village Property Review Partners

Proposed for the Johnstown Village Manager



By the Heath-Newark-Licking County Port Authority



Under the Potentia Program



Through the Ohio Public Leaders Initiative of Miami
University's Center for Public Management and
Regional Affairs

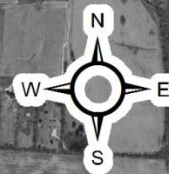


Johnstown Village

STUDY AREA

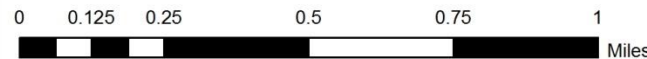
Johnstown-Alexandria Rd

US Hwy 62



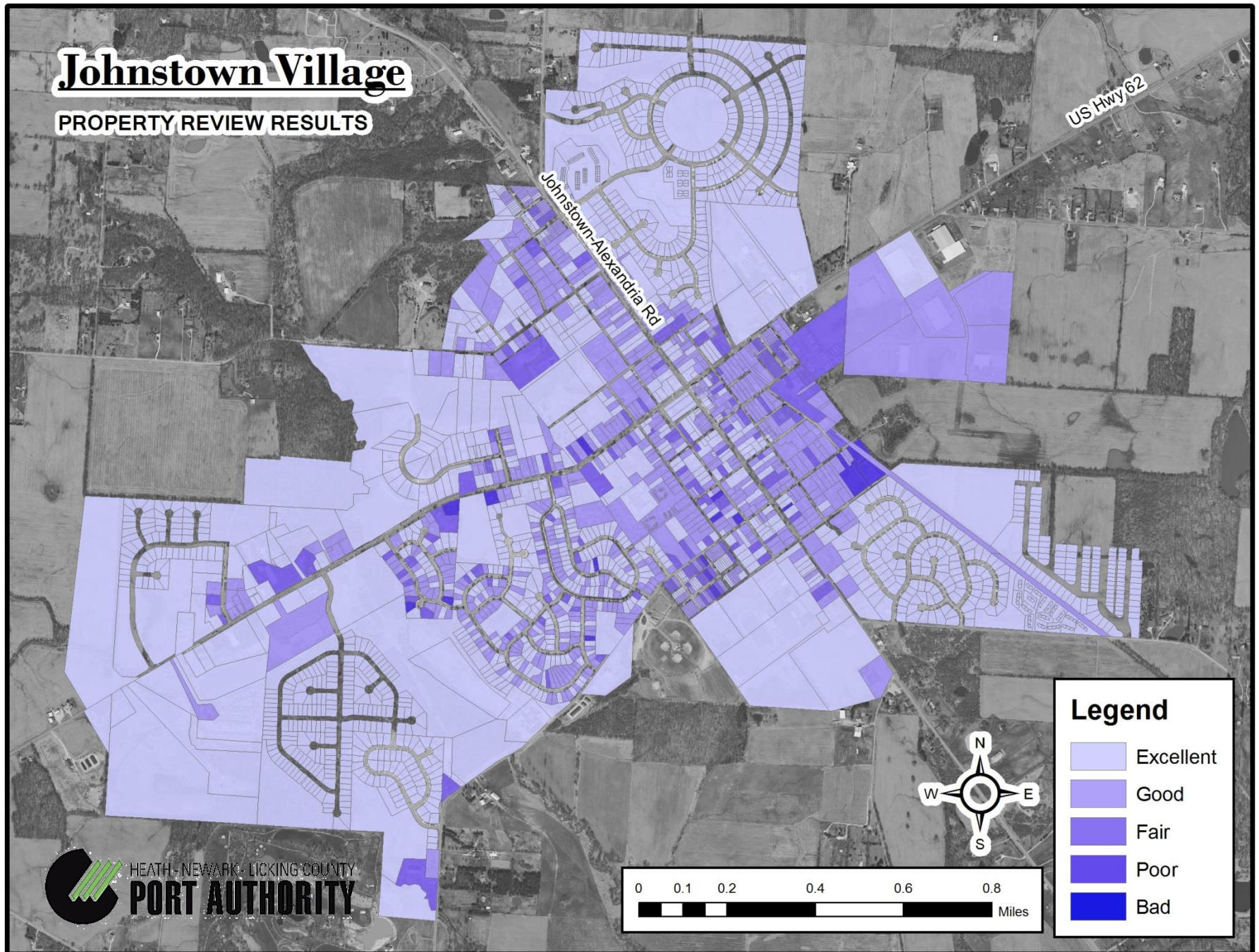
Legend

-  Johnstown Boundary
-  Parcels
-  Municipal Area



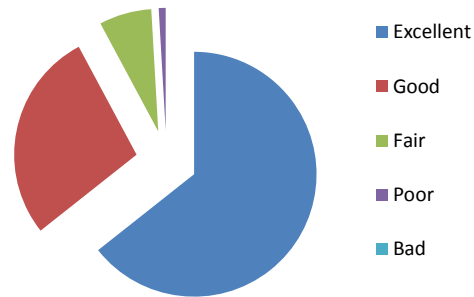
Johnstown Village

PROPERTY REVIEW RESULTS



Findings

Conditions Breakdown (by parcel):

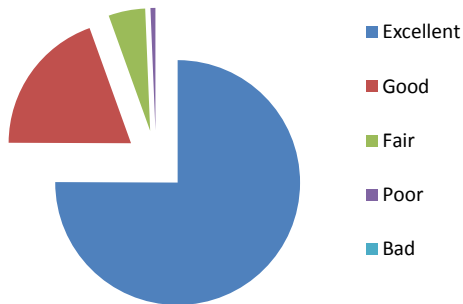


Condition	Parcel Count	Percentage
Excellent	1832	64.35%
Good	792	27.82%
Fair	197	6.92%
Poor	26	0.91%
Bad	0	0%

Methodology:

A review of the land uses and property conditions of 2,847 parcels in Johnstown, Ohio was conducted Monday, January 5th through Friday, January 9th. Caren Kay, an Ohio Public Leader's Student Fellow from Miami University, was primarily responsible for gathering data. She was partnered with and assisted by the staff of the Heath-Newark-Licking County Port Authority. The overall effort took 20 hours of field work and approximately 58 hours of data entry and organization.

Conditions Breakdown (by area):



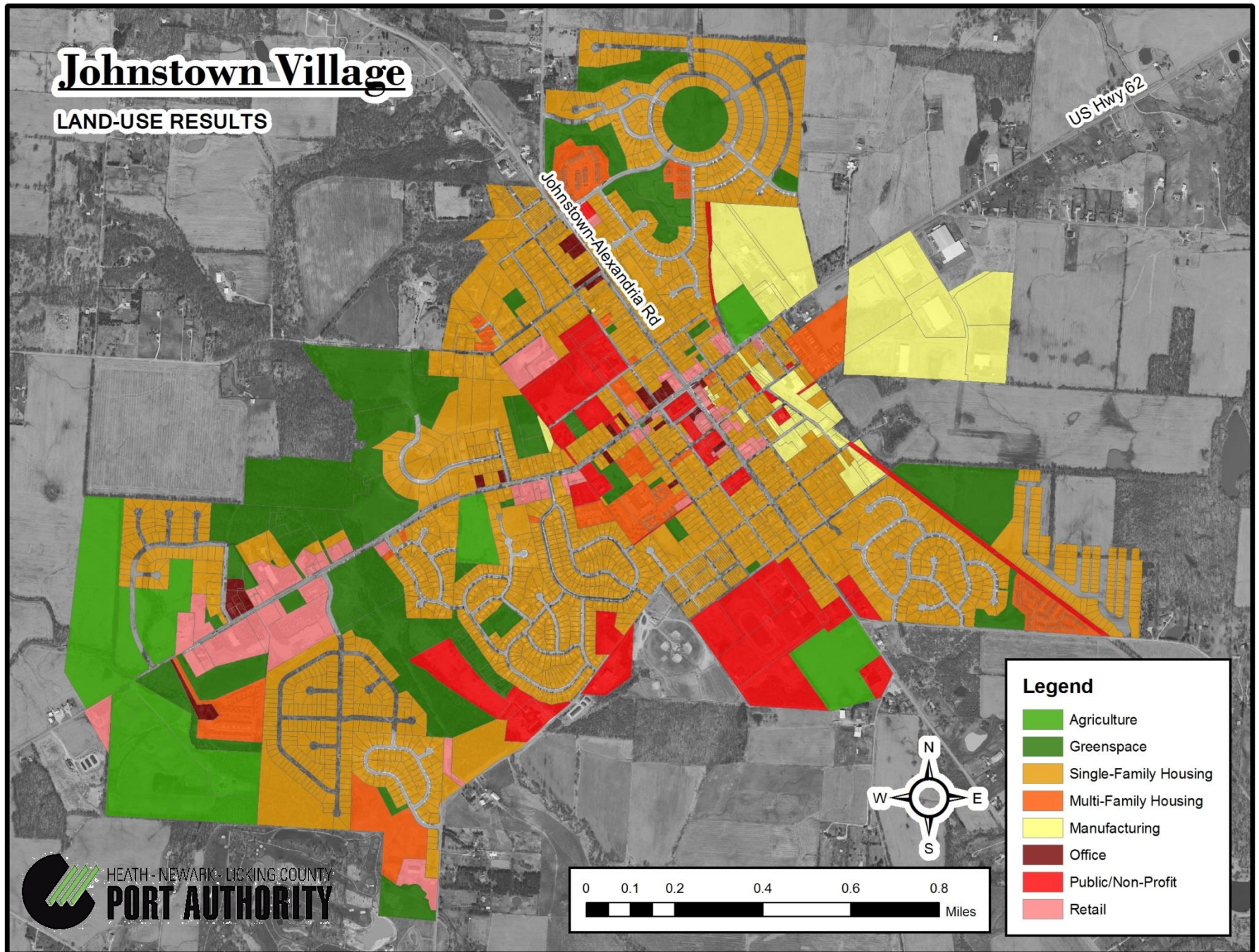
Condition	Area (in acres)	Percentage Area
Excellent	971.44	75.06%
Good	251.54	19.44%
Fair	62.78	4.85%
Poor	8.411	0.65%
Bad	0	0%

Parcel condition was broken down into five categories. Each condition was generally assessed as follows:

- **Excellent:** Property is well maintained with recent improvements noticeable.
- **Good:** Property may show some wear or need minor repairs.
- **Fair:** Property may exhibit signs of need for more major repairs.
- **Poor:** Property exhibits multiple signs of needed repairs.
- **Bad:** Property is totally deteriorated and should be razed.

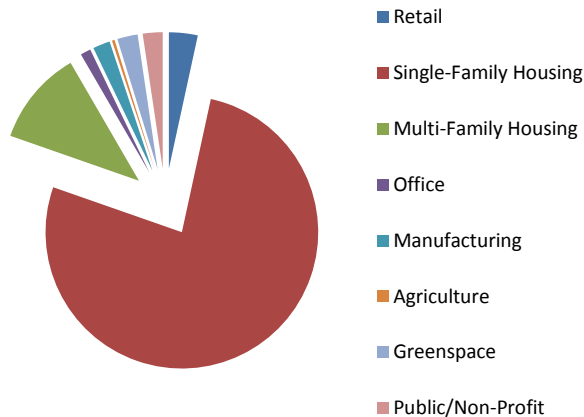
Johnstown Village

LAND-USE RESULTS



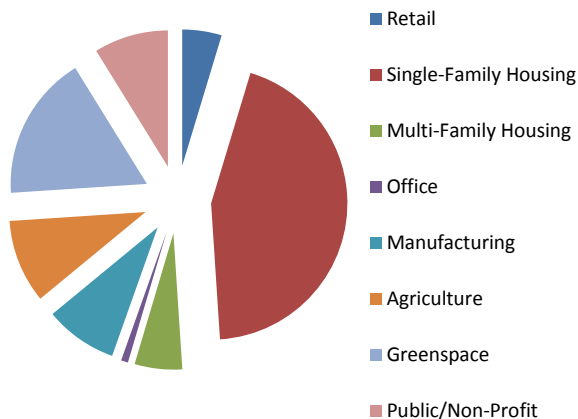
Findings

Land-Use Breakdown (by parcel):



Land-Use Type	Parcel Count	Percentage
Retail	97	3.41%
Single-Family Housing	2189	76.94%
Multi-Family Housing	321	11.28%
Office	35	1.23%
Manufacturing	58	2.04%
Agriculture	9	0.32%
Greenspace	69	2.43%
Public/Non-Profit	67	2.36%

Land-Use Breakdown (by area):



Land-Use Type	Area (in acres)	Percentage Area	Mean condition (1-5)
Retail	60.40	4.67%	4.31
Single-Family Housing	572.39	44.28%	4.55
Multi-Family Housing	72.88	5.64%	4.74
Office	10.68	0.83%	4.40
Manufacturing	111.35	8.61%	3.76
Agriculture	128.19	9.92%	5.00
Greenspace	222.67	17.23%	5.00
Public/Non-Profit	113.98	8.82%	4.56

Methodology:

Field work was conducted prior to receiving and reviewing the Johnstown Zoning Code. Field researchers had no prior knowledge of the zoning districts.

Eight categories of land use were used. When mixed, the dominate characteristic was chosen.

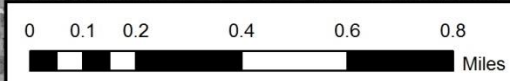
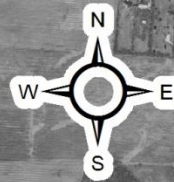
A ninth original land-use category was defined at the start of the project. There were not enough “vacant” properties to warrant observation. It was eliminated and parcels were marked as their intended land-use instead.

Johnstown Village

VILLAGE ZONING DISTRICTS:

PROVIDED BY VILLAGE MANAGER (JANUARY 2015)

US Hwy 62

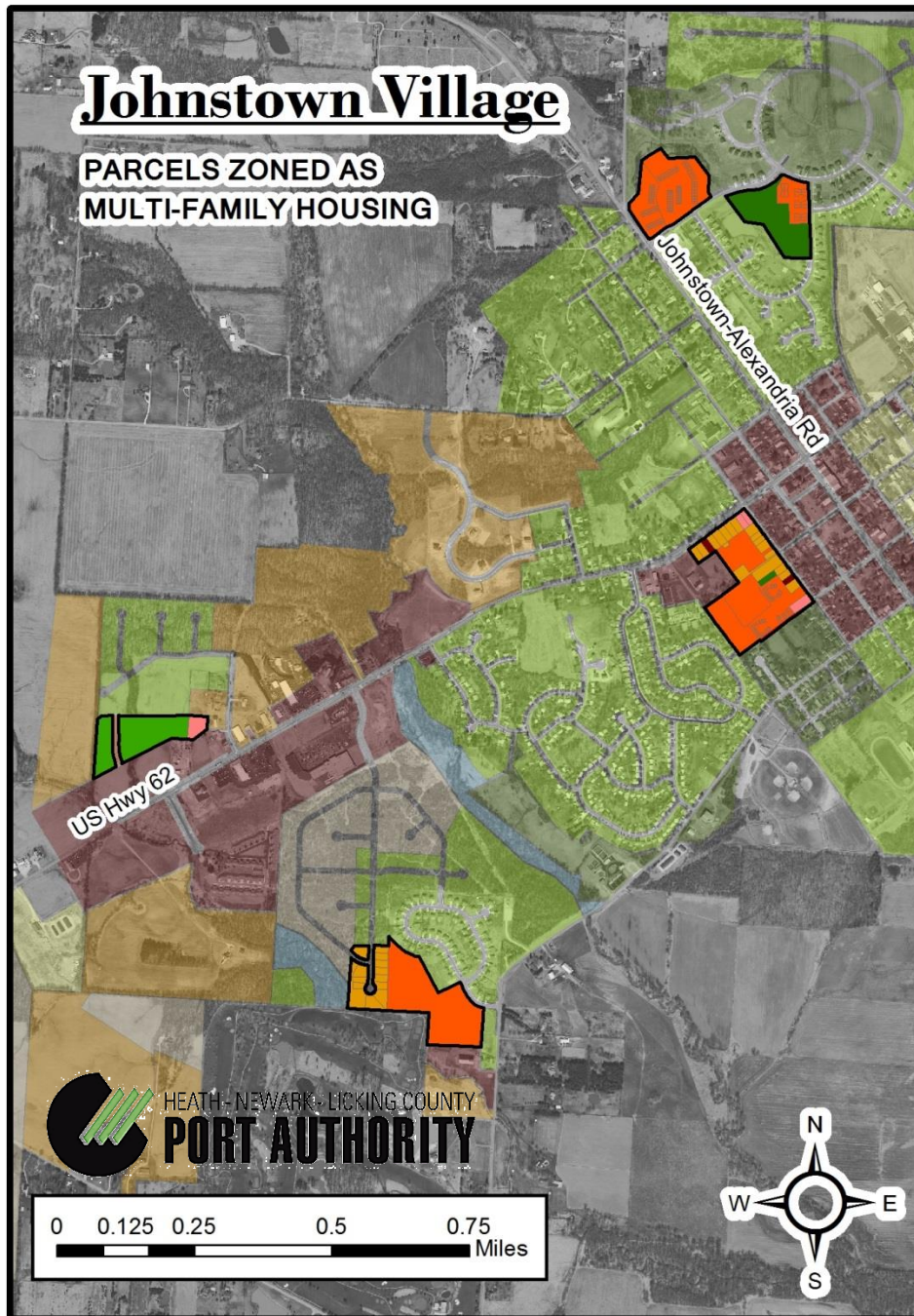


Legend

- Multiple Family Residential
- Flood Plain
- General Community Commercial
- Light Manufacturing
- Planned Unit Development
- Suburban Residential
- Urban Residential (Low Density)
- Urban Residential (Moderate Density)

Johnstown Village

PARCELS ZONED AS
MULTI-FAMILY HOUSING



Observations:

- 40 single family home parcels are within multi-family housing zone
- Greatest discrepancies found in the southwest and central areas of Johnstown
- Mean condition within MFH zone is 4.77; indicates very well kept property

Legend

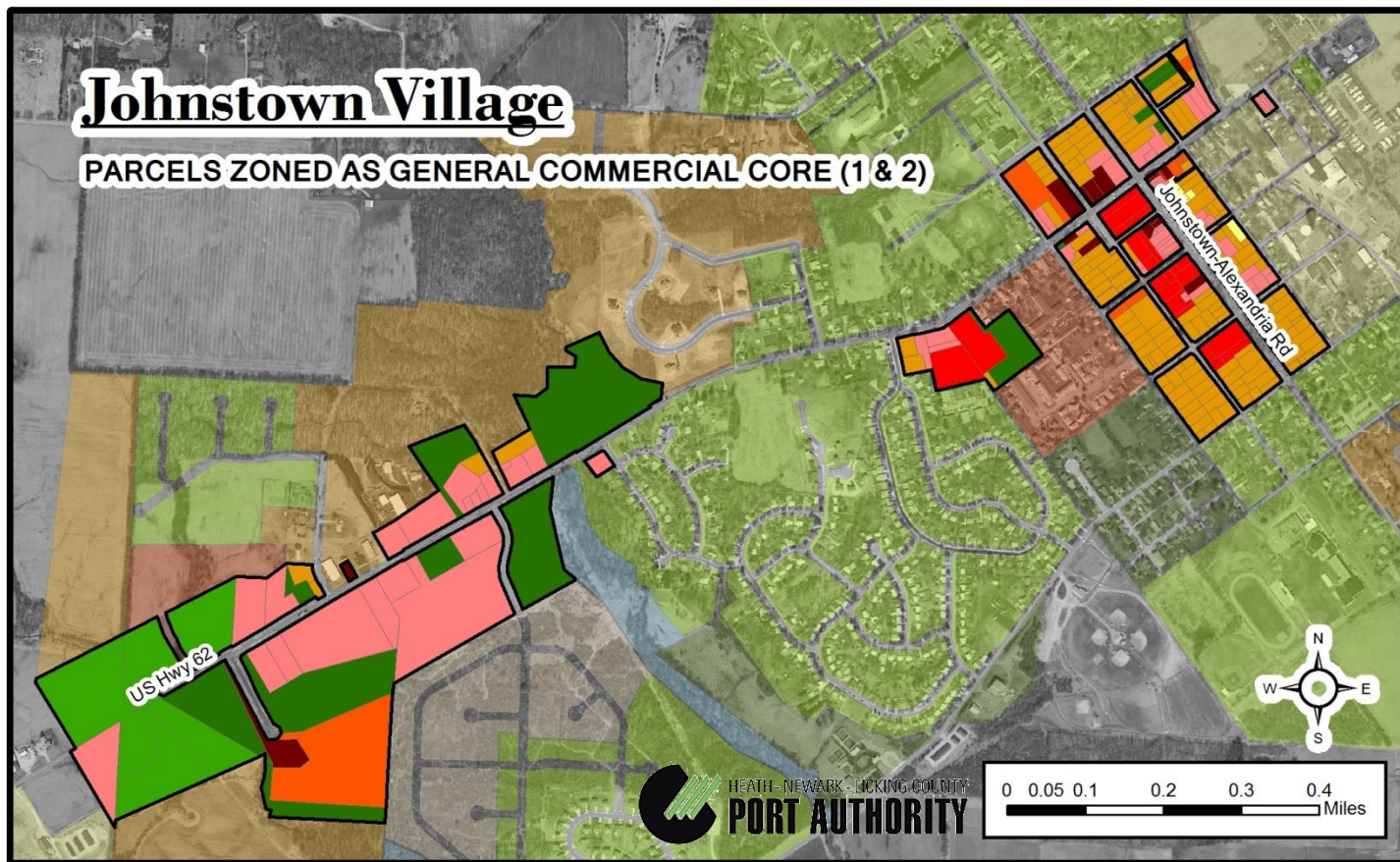
Parcel Land-Use

- Agriculture
- Greenspace
- Single-Family Housing
- Multi-Family Housing
- Manufacturing
- Office
- Retail
- Public/Non-Profit

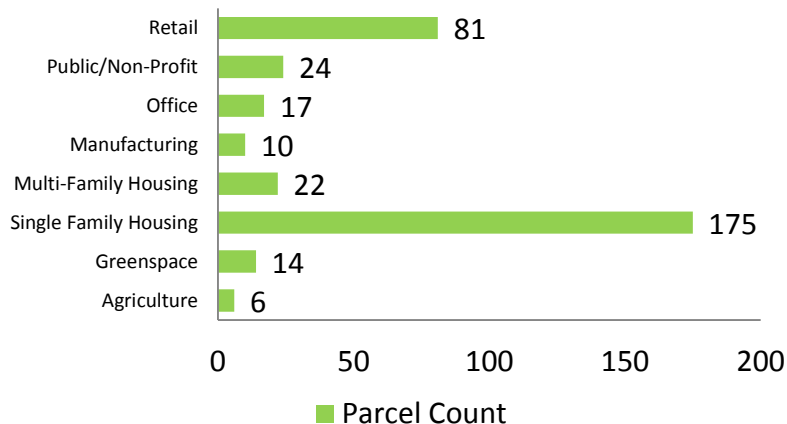
Current Zoning Districts

- Multiple Family Residential
- Flood Plain
- General Community Commercial
- Light Manufacturing
- Planned Unit Development
- Suburban Residential
- Urban Residential (Low Density)
- Urban Residential (Moderate Density)
- Zoned Multi-Family Housing

Note: Map displays parcel overlay inside areas zoned Multi-Family Housing



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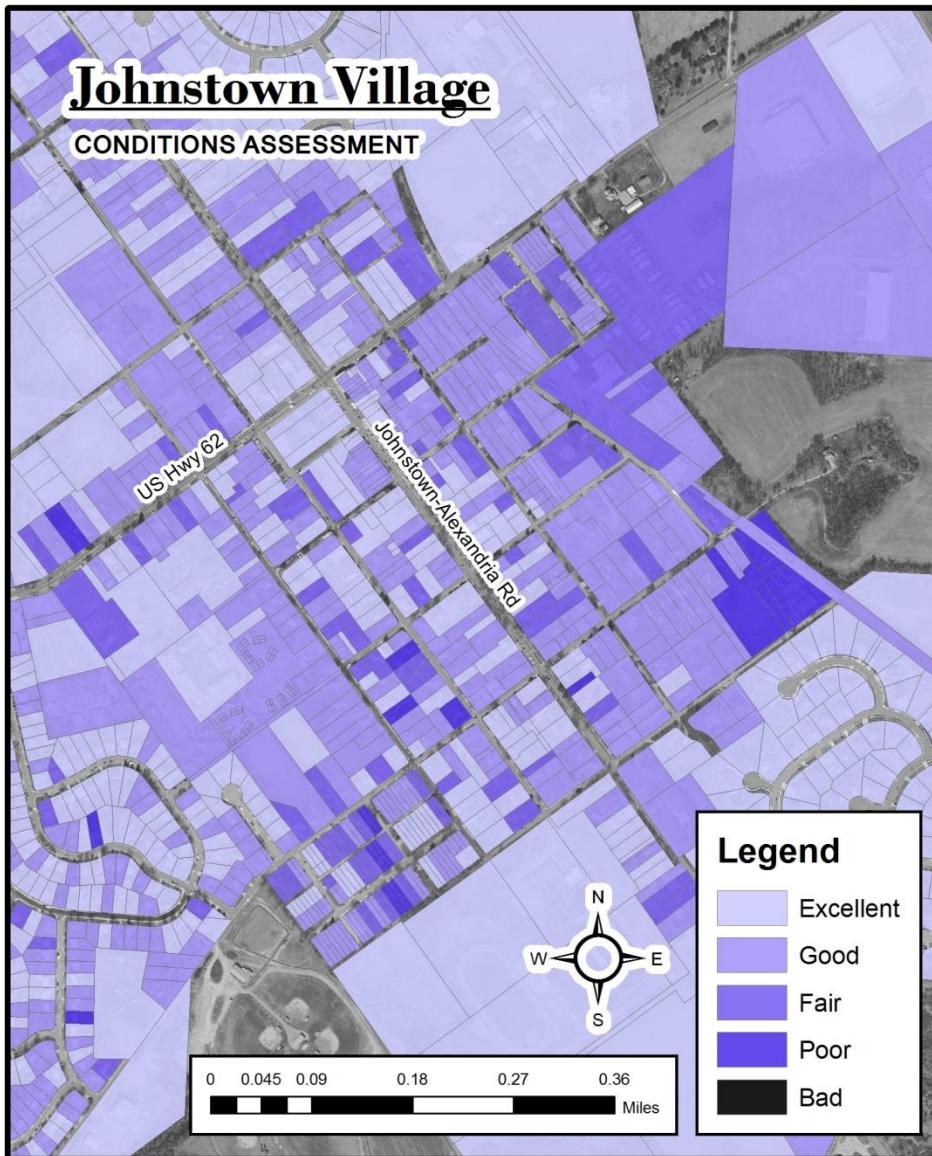


The general commercial core (GCC1 & GCC2) and light manufacturing (LM) zones drew our attention due to the variety of land-use types observed within them during field research. This map displays the land-use designation of the parcels within GCC1 & GCC2.

General Commercial Core Observations:

- 175 single family home parcels within GCC 1 & GCC 2
- GCC 2 zone much more accurate than the GCC 1
- 37.2 acres of greenspace

Recommendation 1 — Provide opportunities for redevelopment & renewal projects



Basic observations:

- Overall condition of Johnstown is very impressive
- No properties marked bad/recommended for demolition

Potential for improvement:

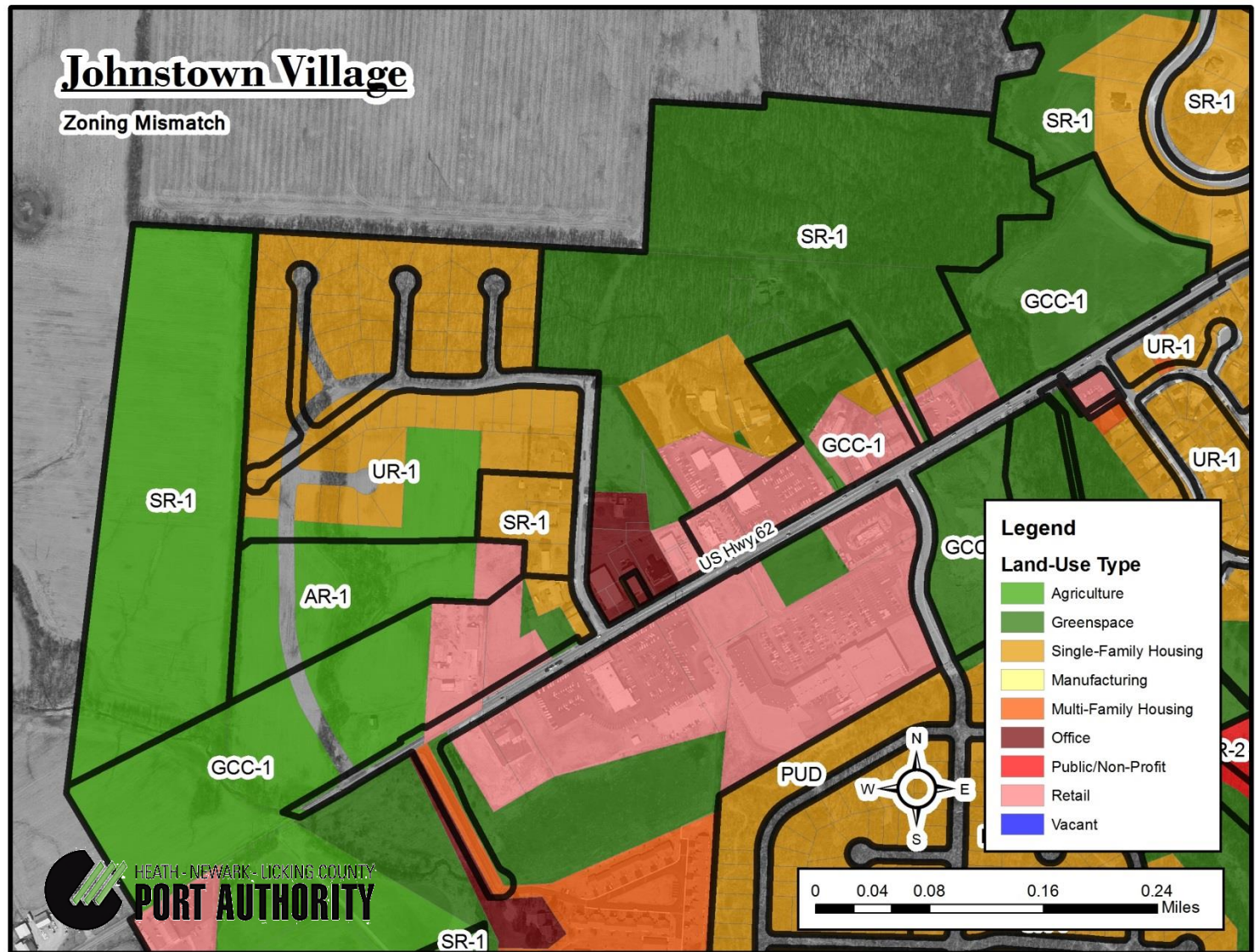
1. Conduct evaluation of properties marked “poor” to determine if parcel is in accordance with Village Ordinances
2. Create “Target Improvement Areas” that require the most attention
3. Apply for low income grants and loans or neighborhood stabilization programs where possible
4. Seek out other local incentives to encourage homeowner driven housing renovation

Recommendation 2 – Adjust zoning regions

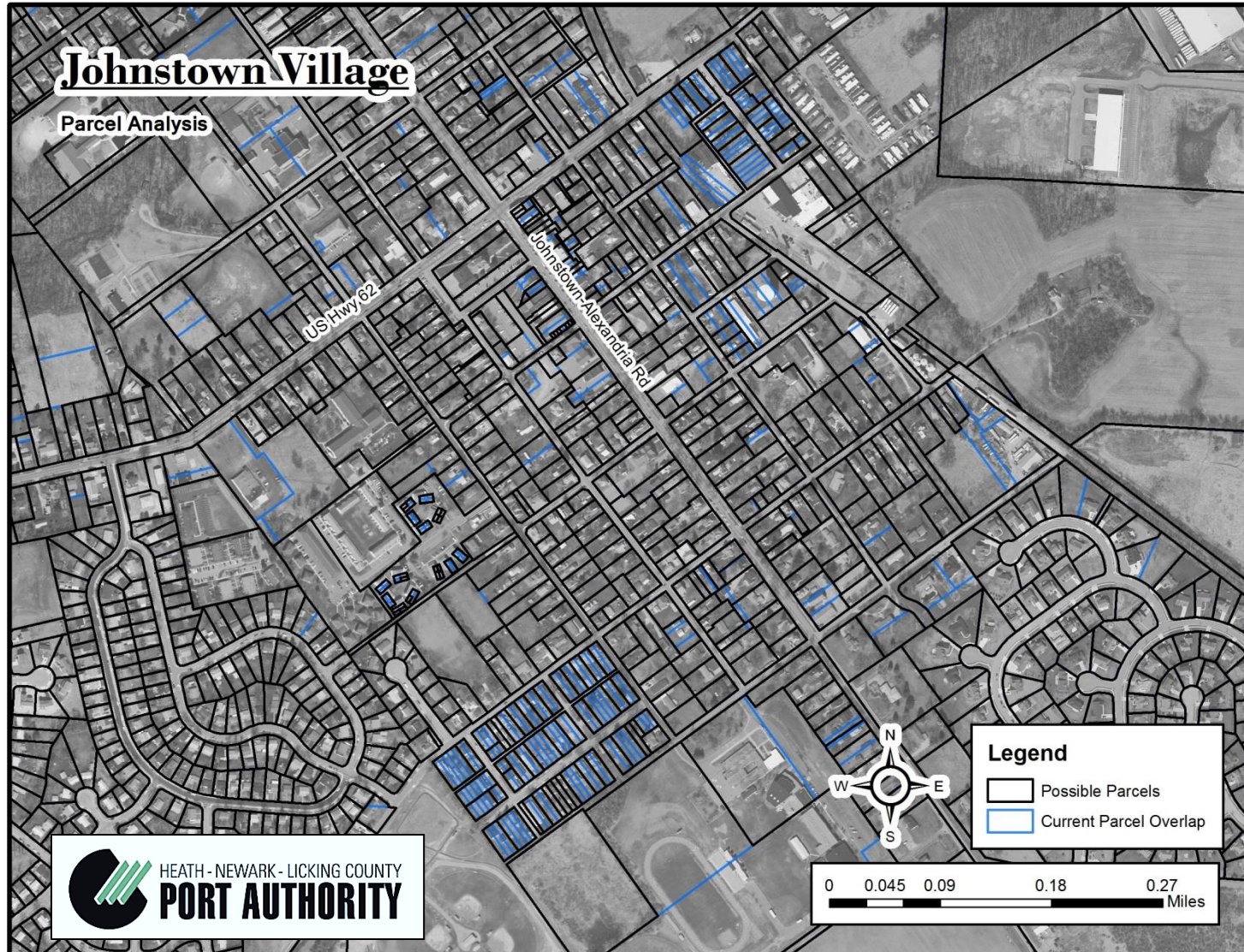
Developing area to the west needs the most attention

Realign zoning districts to match parcel boundaries

Focus on zones previously mentioned (GCC1, GCC2, AG1) that zoned to match observed usage



Recommendation 3 - Consolidate redundant parcels



Parcels were considered redundant if they shared a border with another parcel that had the same street name and owner name

Recommend consolidating parcels where possible to simplify Village records

The majority of parcels affected are single family home parcels

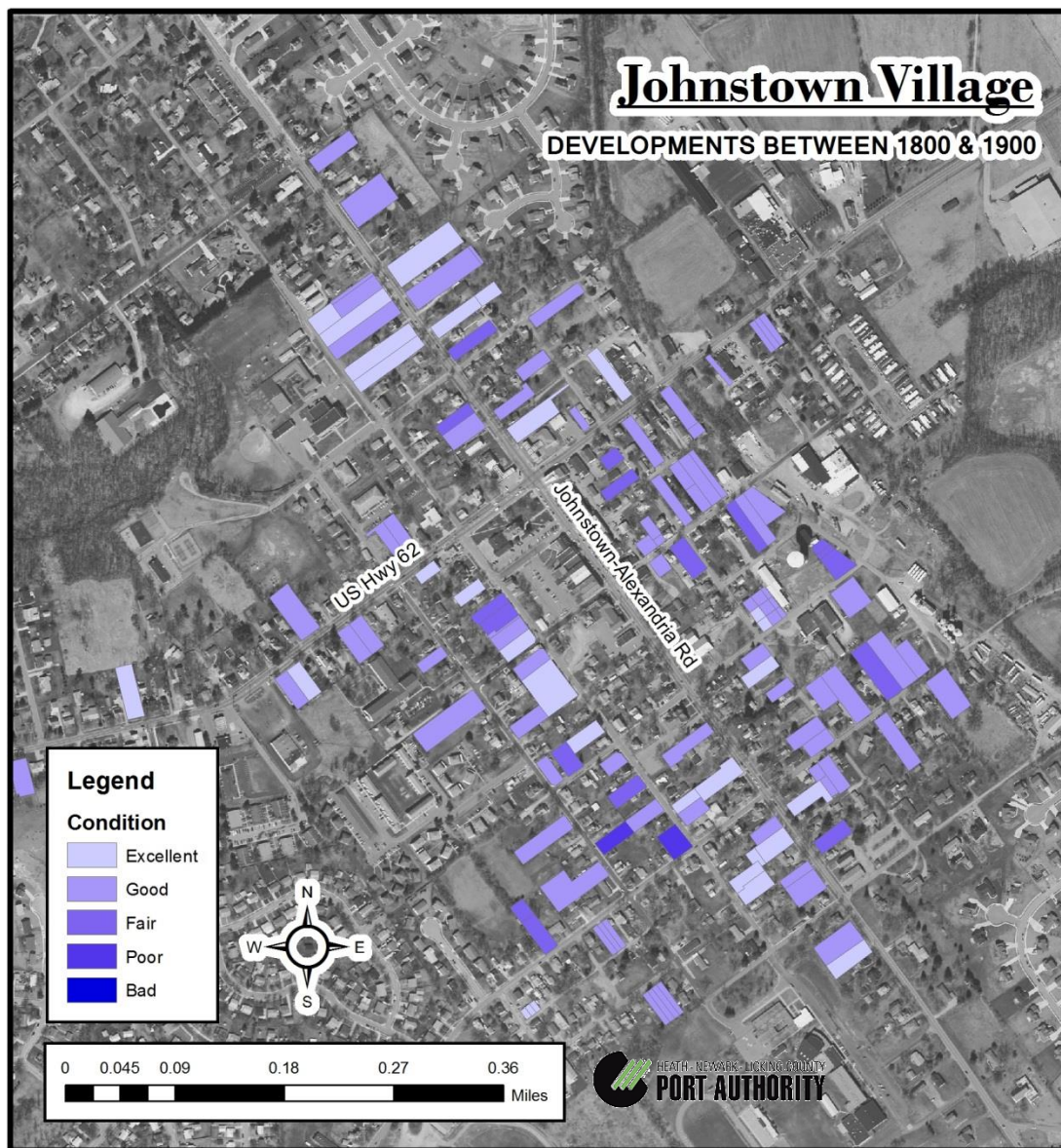
Recommendation 4 – Encourage upkeep of older buildings

Average building rating (on a scale of 1-5) for all buildings: **4.556**

Average building rating for structures built between 1800 & 1900: **4.068**

Older buildings are often eligible for housing rehabilitation block grants

Ohio historic preservation tax credit program



What's Next? Study deliverables

1) Report

- Analysis and interpretation of results

2) Excel spreadsheet with current land-use and condition data

- Potential to regularly adjust spreadsheet as developments are made.
- Base spreadsheet for Village master list

3) Shapefile with geographic data

- Potential for future study
 - Recommend repeating the study in 3-5 years to allow for longitudinal analysis
 - Allows for data regarding the change in conditions and land-use