

DOWNTOWN NEWARK
PROPERTY
REVIEW

January
2014

DOWNTOWN NEWARK PROPERTY REVIEW

The Downtown Newark Property Review of 2014:

Was proposed for the Newark Development Partners



NEWARK
DEVELOPMENT
PARTNERS

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



FINDINGS

LAND USE

The mix of land uses of parcels in Downtown Newark were determined to be as follows:

- 34% public (government, church, non-profit)
- 28% retail
- 15% housing (11% single family, 4% multi-family)
- 12% office
- 10% vacant or unclassified
- 1% industrial

CONDITIONS

A review of the conditions, on a five-point scale from excellent to bad, of parcels in Downtown Newark were determined to be as follows:

- 52.5% excellent to good (17.5% excellent)
- 38% fair
- 9.5% poor to bad (1% bad)

OCCUPANCY

A review of the occupancy of parcels in Downtown Newark were determined to be as follows:

- 81% occupied
- 19% unoccupied

When a percentage of vacant parcels was taken from the total land area of Downtown Newark it was determined to be as follows:

- 129.66 acres- total amount of land area in Downtown
- 20.10 acres- total amount of land area of vacancies
- 15.5% of total land area is vacant

The difference in percentages between land area and parcel area results from the smaller size of the vacant parcels compared to occupied parcels.

METHODOLOGY

A review of the land uses, property conditions, and occupancy of 785 parcels in Downtown Newark was conducted Friday, January 3 through Thursday, January 9. Ally Kohler, an Ohio Public Leader's Student Fellow from Miami University, was primarily responsible for gathering the data. She was partnered with and assisted by the staff of Heath-Newark-Licking County Port Authority. The overall effort took 28 man hours to collect all the data and nearly 70 man hours to organize the data and compile a final report.

Seven categories of land use were used. When mixed, the dominate characteristic was chosen and a mixed status was assigned.

Conditions were generally assessed as follows:

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

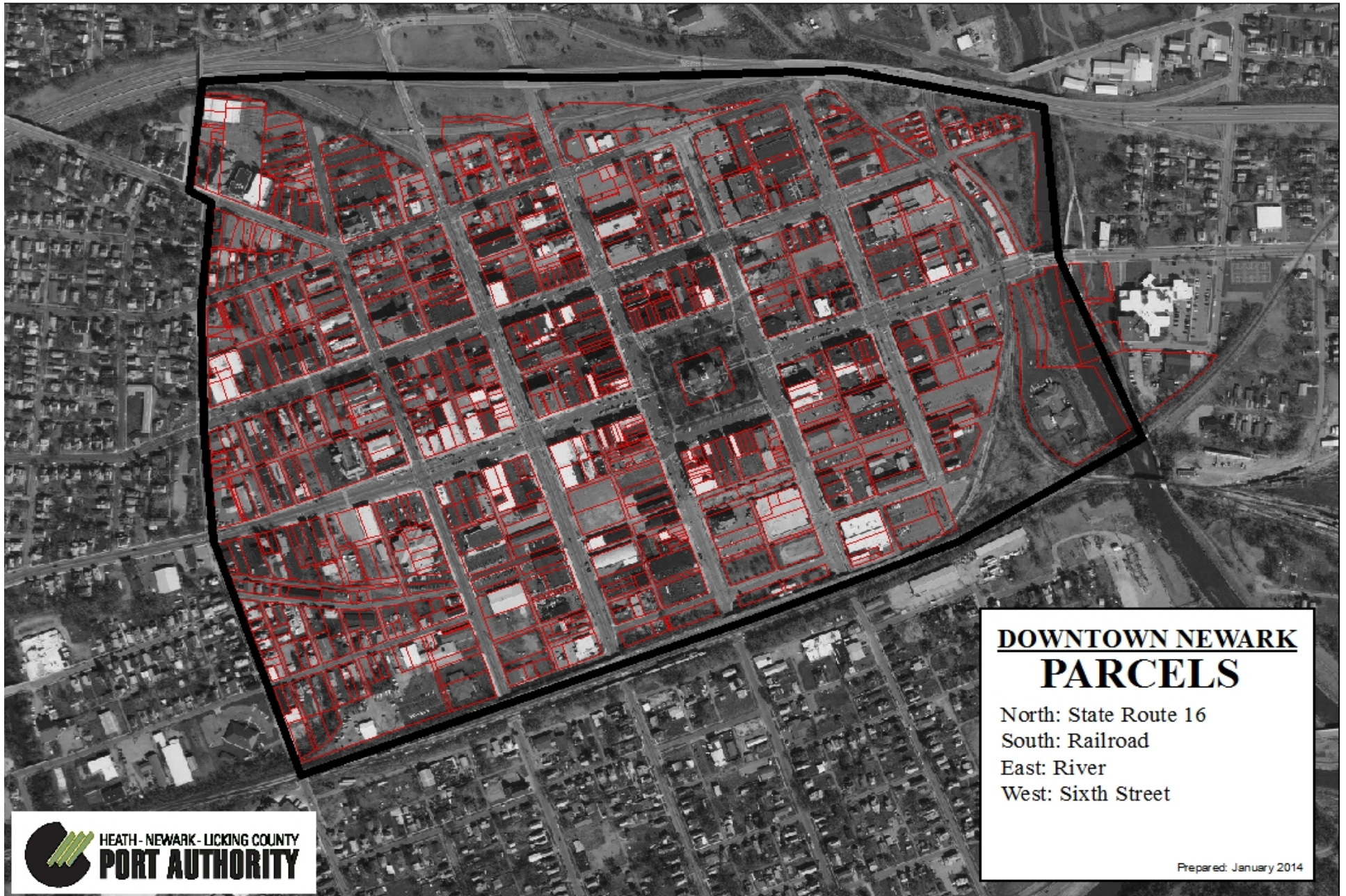
Spreadsheets, graphics, and map documents are downloadable from:
portauthorityusa.com/downtown

DOWNTOWN NEWARK **PROPERTY** **REVIEW**

Summary

Prepared: January 2014

DOWNTOWN NEWARK PROPERTY REVIEW: PARCELS

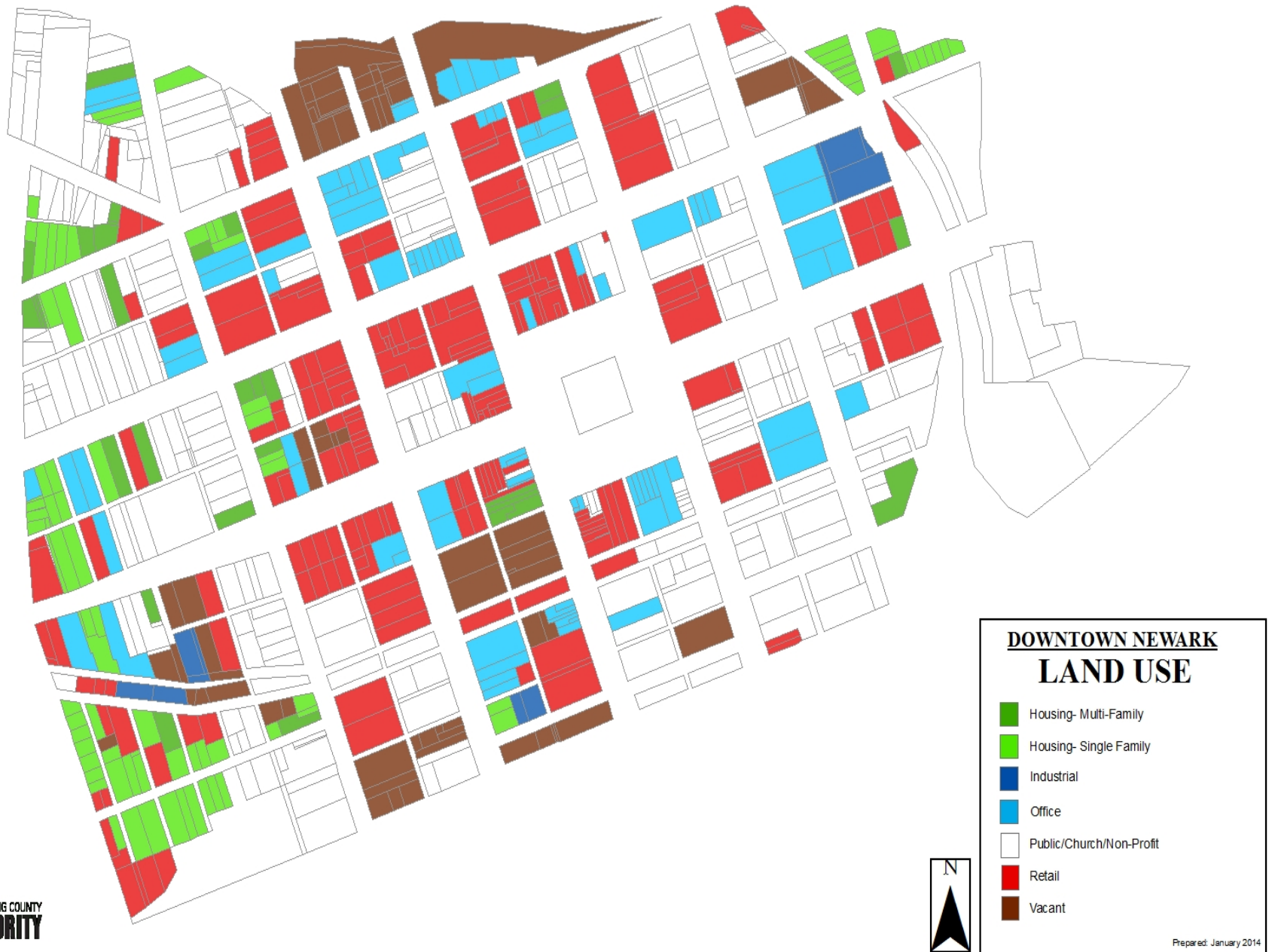


DOWNTOWN NEWARK **PARCELS**

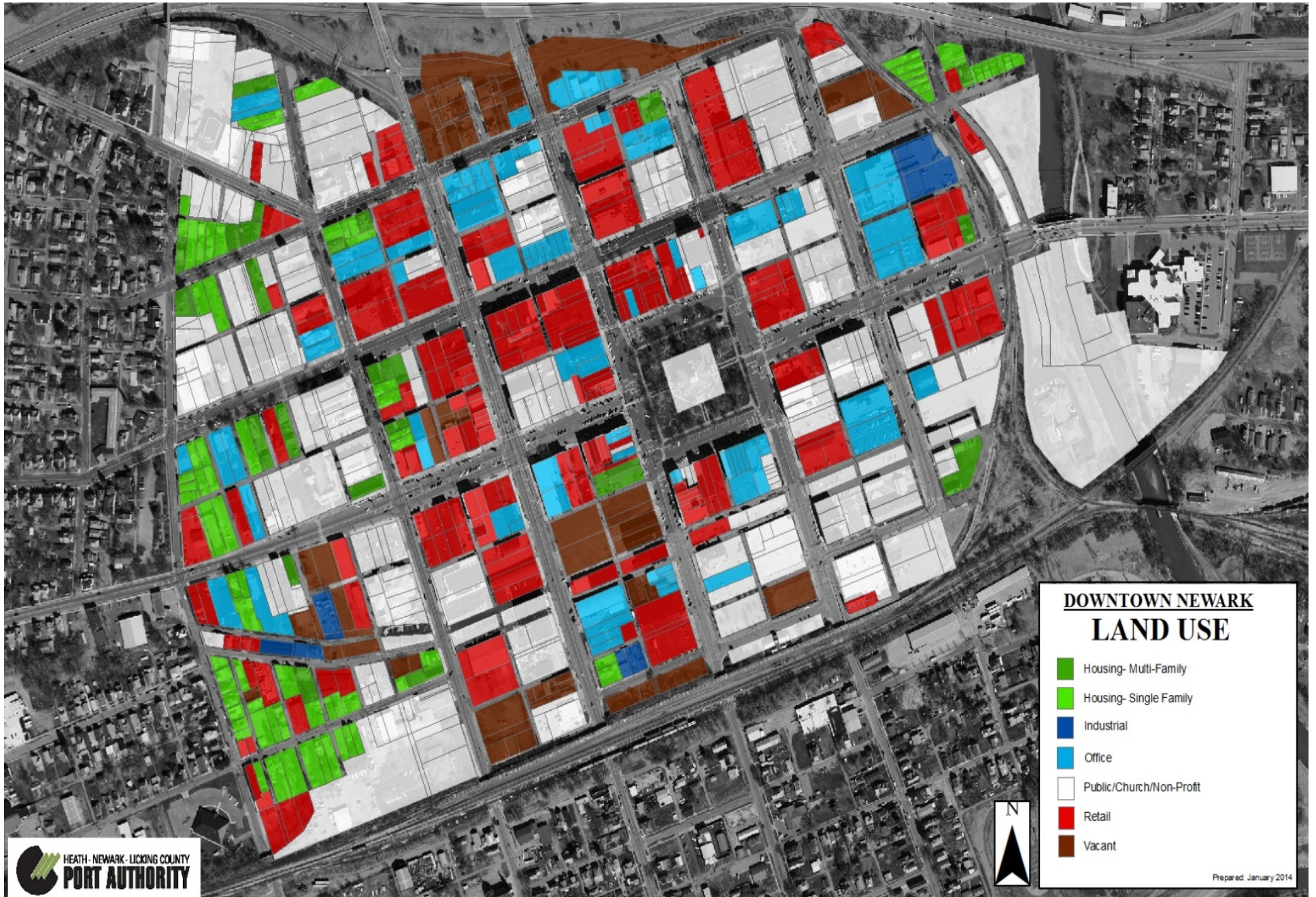
North: State Route 16
South: Railroad
East: River
West: Sixth Street

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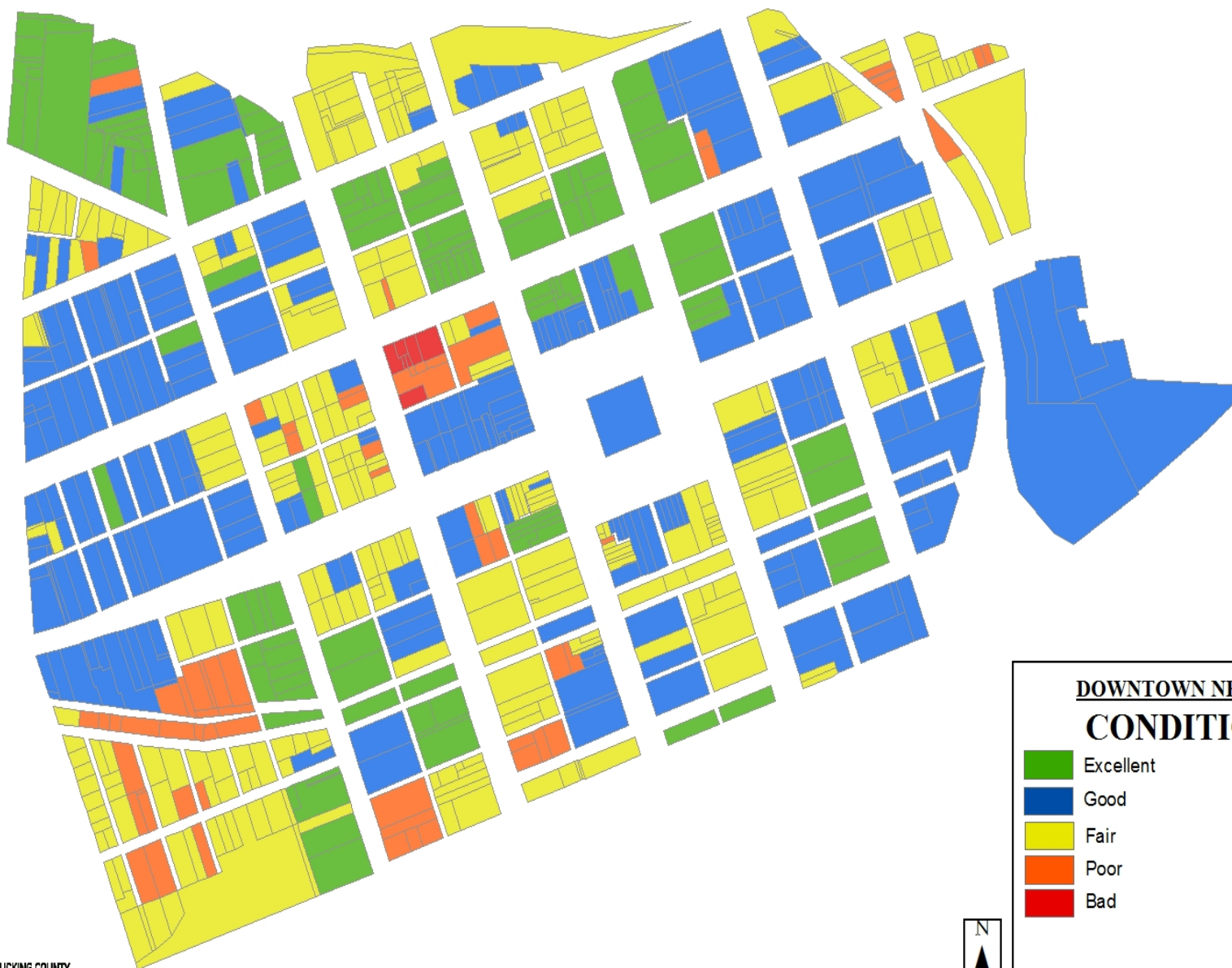
DOWNTOWN NEWARK PROPERTY REVIEW 2014:LAND USE



DOWNTOWN NEWARK PROPERTY REVIEW 2014:LAND USE



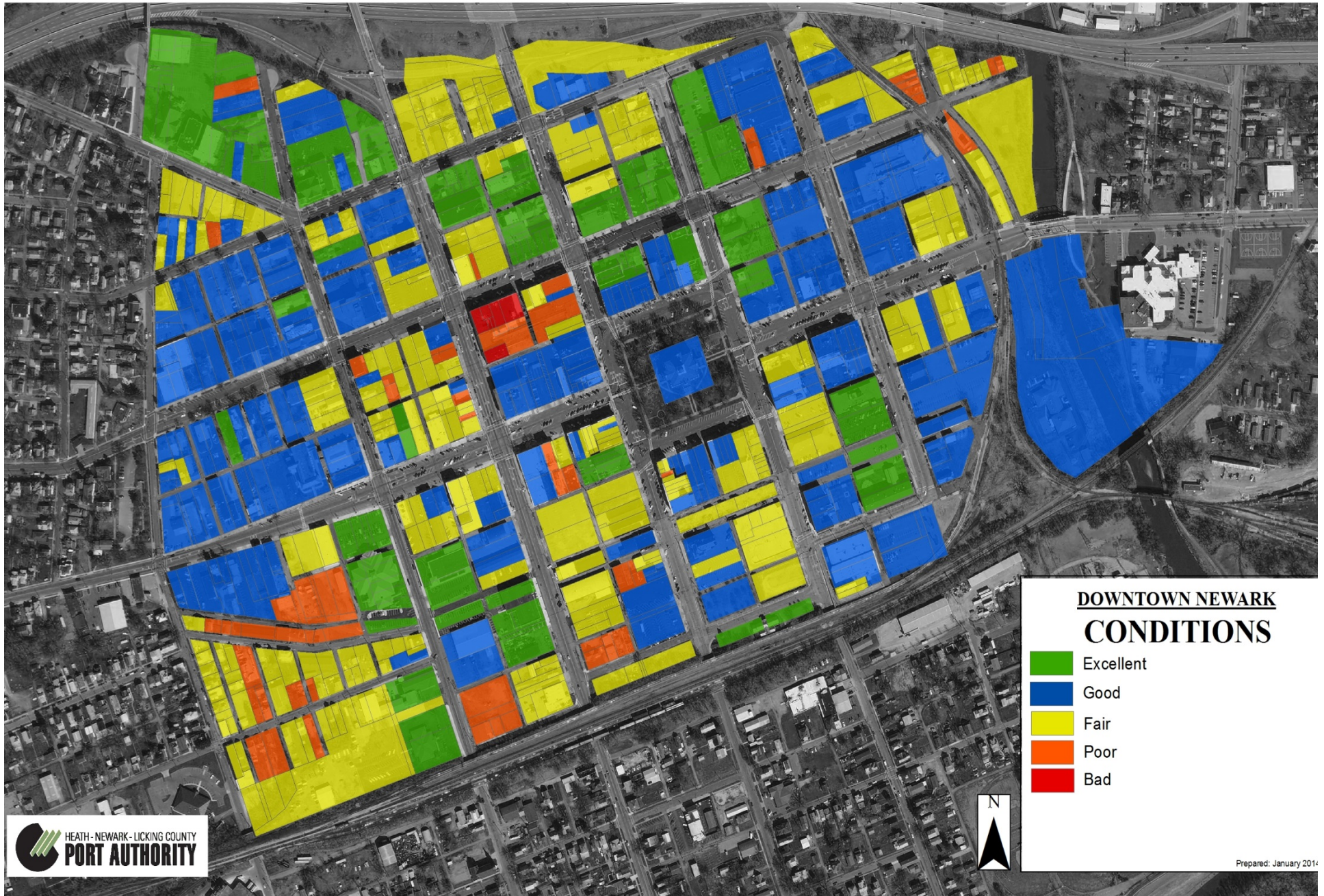
DOWNTOWN NEWARK PROPERTY REVIEW 2014: CONDITIONS



DOWNTOWN NEWARK **CONDITIONS**

- Excellent
- Good
- Fair
- Poor
- Bad

DOWNTOWN NEWARK PROPERTY REVIEW 2014: CONDITIONS



DOWNTOWN NEWARK PROPERTY REVIEW 2014: OCCUPANCY



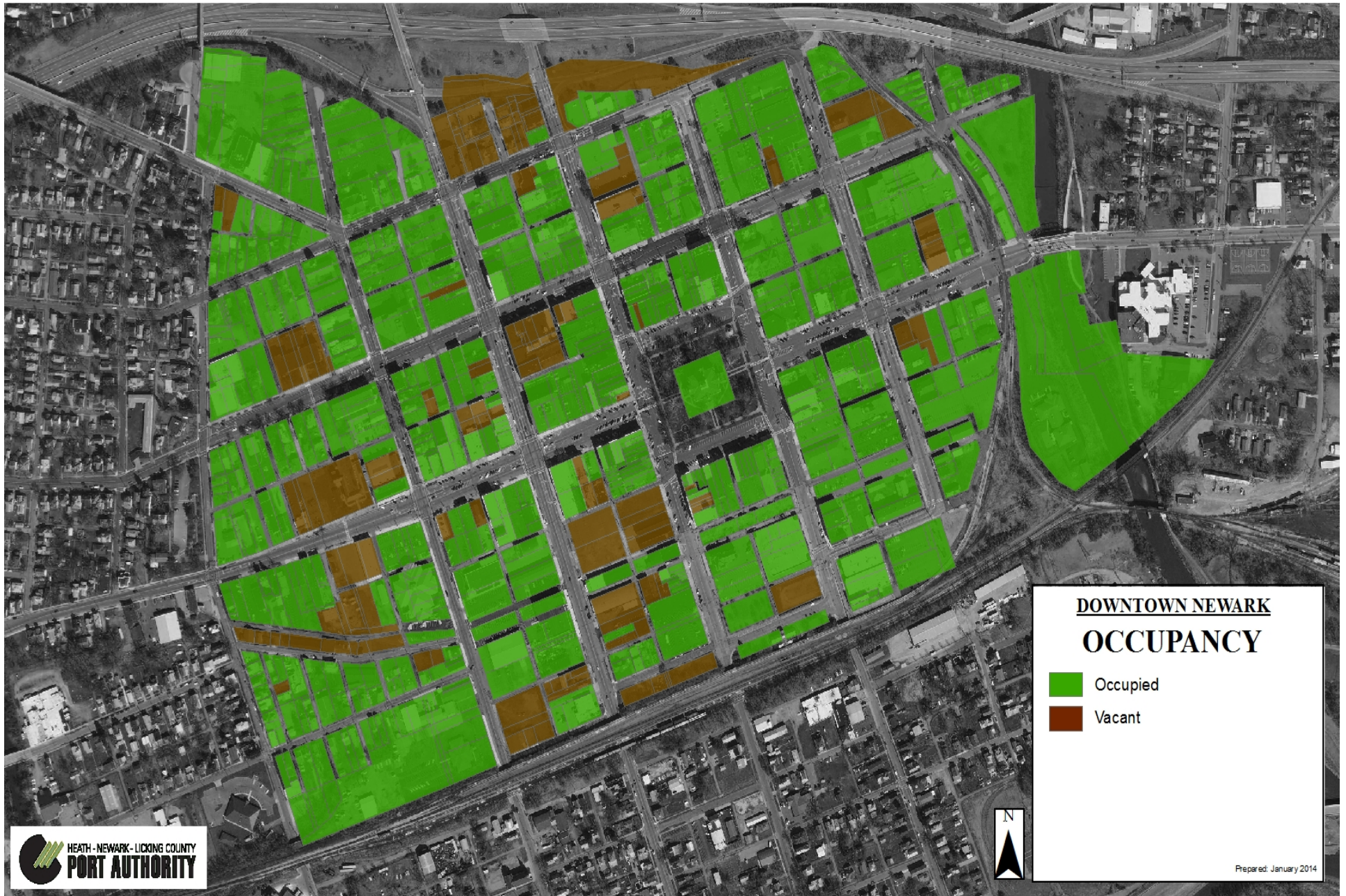
DOWNTOWN NEWARK OCCUPANCY

-  Occupied
-  Vacant



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DOWNTOWN NEWARK PROPERTY REVIEW 2014: OCCUPANCY



COMPARISON REPORT

INTRODUCTION

An original study of the Downtown Newark Property Review was conducted in August 2007. The 2007 study was a review of the land uses, property conditions, and occupancy of 794 parcels in Downtown Newark. Six teams consisting of individuals from Wachtel & McAnally, Licking County Chamber, City of Newark, and the Port Authority gathered the data. The following analysis is comparing the results from this study conducted in 2007 to the most recent study in 2014.

LAND USE

The difference in percentages of land use from the original study in 2007 to the most recent study in 2014 were determined to be as follows:

- No difference in parcels considered retail
- 3% increase in parcels considered public
- 5% decrease in parcels considered office space
- 2% increase in parcels considered single family housing
- 2% decrease in parcels considered multi-family housing
- 2% decrease in parcels considered industrial
- 4% increase in parcels considered vacant or unclassified

2007

31% public

28% retail

17% office

9% single family housing

6% multi-family housing

3% industrial

6% vacant

2014

34% public

28% retail

12% office

11% single family housing

4% multi family housing

1% industrial

10% vacant

ANALYSIS OF LAND USE

By comparing the percentages of land use types from the 2007 study to the 2014 study, we can see that there are no significant changes. The largest difference that is noted is the 5% decrease in office space in Downtown Newark. This change could be attributed to the difference in data gathering and assigning a parking lot a specified use such as office or public could alter the count. The decrease of office space could also be attributed to the loss of offices in the downtown area. This is significant because office space is often the most economically-impactful land use in a downtown.

Another notable difference between the studies is that public space has increased 3%. While this is not a significant number, this trend of growing public space could continue into the future and prove as a warning sign of decline in the downtown area.

DOWNTOWN NEWARK **PROPERTY** **REVIEW**

Summary

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COMPARISON REPORT

CONDITIONS

The difference in percentages of conditions from the original study in 2007 to the most recent study in 2014 were determined to be as follows:

- 11.5% decrease in parcels considered excellent
- 9% increase in parcels considered good
- 6% increase in parcels considered fair
- 3.5% decrease in parcels considered poor
- 1% decrease in parcels considered bad

<u>2007</u>	<u>2014</u>
29% excellent	17.5% excellent
26% good	35% good
32% fair	38% fair
11% poor	8.5% poor
2% bad	1% bad

ANALYSIS OF CONDITIONS

By comparing the percentages of conditions from the 2007 study to the 2014 study, we can see some variation between the two sets of data. There is a notable change between excellent parcels from 2007 to 2014. This difference could be attributed to the difference in data gathering and the natural deterioration of buildings over time.

An area of improvement since 2007 is the corner of 4th and Locust. This corner once was considered bad and after total demolition of the original structures a new office is being built in their place. Areas of decline would be the corner of 4th and W. Church St. and the south-west corner of Downtown Newark. The corner of 4th and W. Church is an entire block of buildings that are vacant. The south-west corner is mostly a housing area that appears to be in decline.

OCCUPANCY

The difference in percentages of occupancy from the original study in 2007 to the most recent study in 2014 were determined to be as follows:

<u>2007</u>	<u>2014</u>
87% occupied	81% occupied
13% vacant	19% vacant

ANALYSIS OF OCCUPANCY

By comparing the percentages of occupancy from the 2007 study to the 2014 study, we can see that there has been an obvious increase of vacant parcels in Downtown Newark. This increase in vacancy could mostly be attributed to the now vacant lots on the north side of Locust Street. Also, the vacant buildings on the corner of 4th and W. Church St. increase the percentage of vacant parcels.

DOWNTOWN NEWARK **PROPERTY REVIEW**

SUMMARY

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ADDITIONAL FINDINGS

DOWNTOWN SQUARE

A more in depth review of the occupancy and mixed uses of 52 parcels in the Downtown Square was conducted on Monday, January 13. Only parcels that faced the courthouse were included on the study. This study proves significant with the rising interest in attracting people to live in Downtown Newark.

MIXED USE

A review of mixed use buildings in the Downtown Square were determined to be as follows:

- 71% mixed use*
- 29% single use

*Mixed use refers to a building with more than one type of use such as retail on first floor, housing on upper floors.

OCCUPANCY

A review of occupancy in Downtown Square were determined to be as follows:

- 36% occupied
- 35% mostly occupied
- 25% mostly vacant
- 4% vacant

A building that appears to contain more than half occupied space is considered mostly occupied. A building that appears to contain more than half vacant space is considered mostly vacant.

PARKING

A review of parking space in Downtown Newark was conducted on Tuesday, January 14 using the total of 785 parcels. The study made no distinction between private or public parking and does not include parking on streets or around the courthouse.

- 156 parcels used as parking
- 15 vacant lots used as parking
- 171 total parcels used for parking

22% of total downtown area is set aside for parking. This percentage may actually be lower than reality because any parcel that included both parking and a building was not associated with parking. Only parcels set aside for parking were considered in this study.

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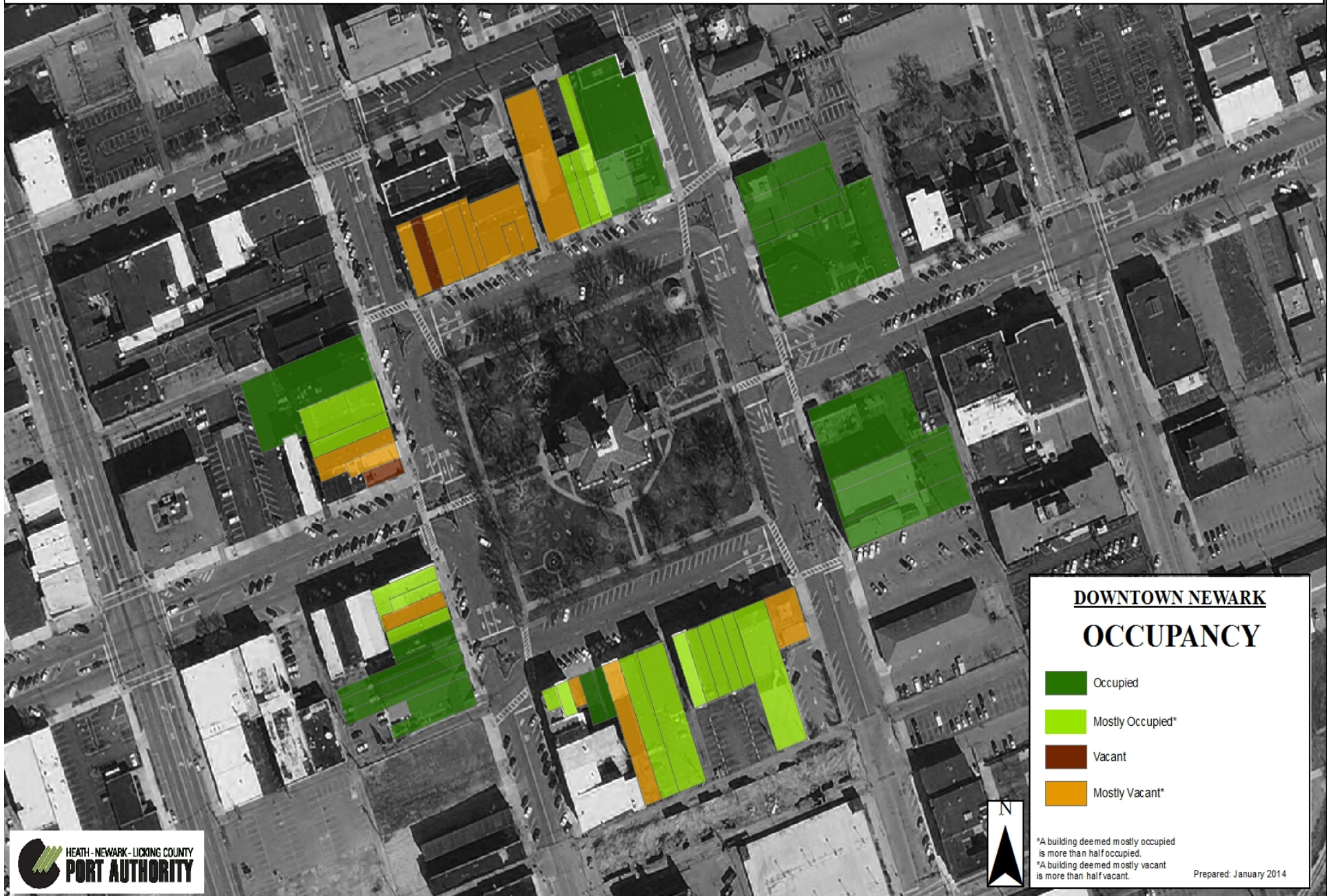
SUMMARY

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Downtown Square: Mixed Use vs. One Designated Use



DOWNTOWN SQUARE: OCCUPANCY



DOWNTOWN NEWARK PROPERTY REVIEW: PARKING



Future Recommendations

- Take time to assign an address to individual parcels- make for faster data collecting
- Use of an iPad and excel worksheet
- Identify parking lots as separate land use
- Input historical data into GIS database