

REPORT

December 2017

TOWN OF
Johnson
VERMONT

Targeted Area-Wide Plan &
Implementation Report

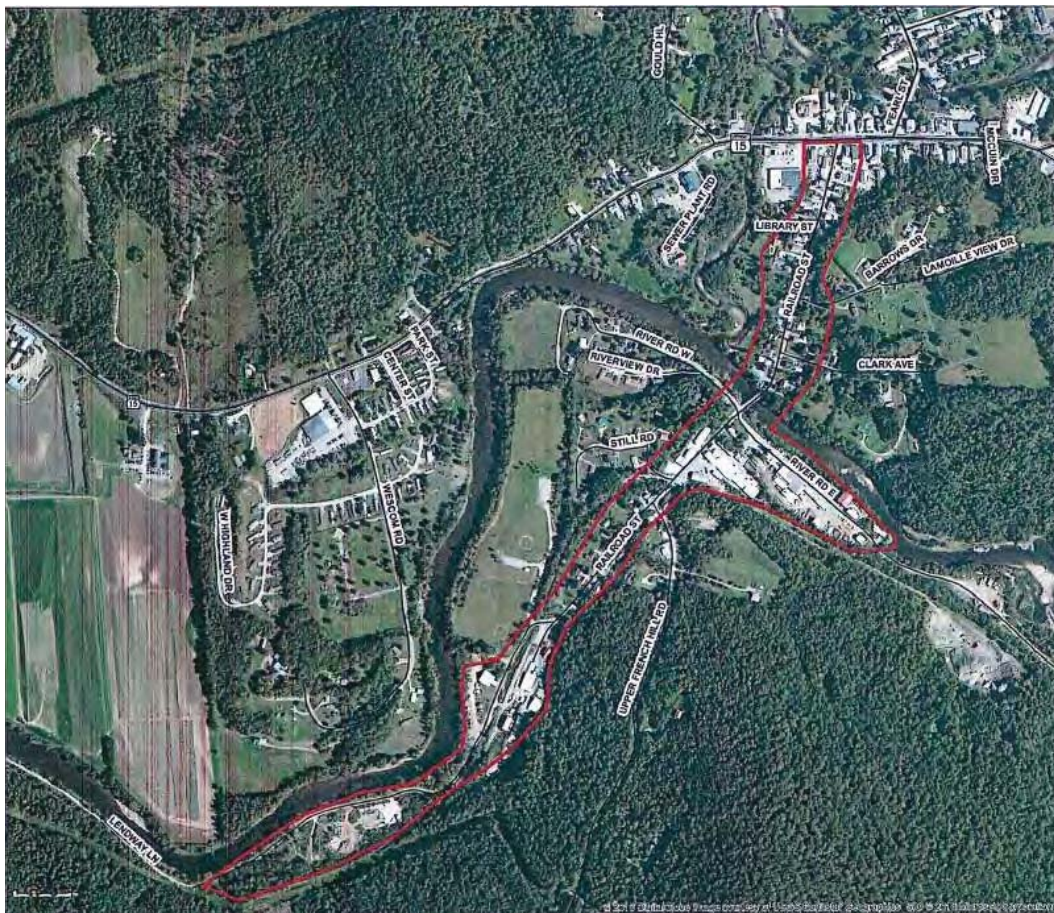


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EXECUTIVE SUMMARY

Weston & Sampson Engineers, Inc. (Weston & Sampson), on behalf of the Town and Village of Johnson (Johnson), through a Brownfields Assessment Grant from the Lamoille County Planning Commission (LCPC), has completed the following Targeted Area Wide Plan Implementation Report (AWP) for the Railroad Street and River Road East project area. The project Area of Interest (AOI) is shown on **Figure 1**. The objectives of the AWP are to provide a revitalization and implementation plan that will benefit not only the project area but also the entire Johnson community as a whole.

The AWP work began by evaluating current project area conditions (land use patterns, environmental impacts, infrastructure availability) and performing an economic and market analysis to identify 3 catalyst sites ripe for potential redevelopment. Conceptual redevelopment scenarios were then developed based upon review of existing planning documents/reports, the market analysis recommendations and input from the AWP Steering Committee. These concepts were presented via several public outreach efforts to garner input from the community. The conceptual redevelopment scenarios were then refined using the public and property owner input.

The following report presents a summary of our findings to date. A brief review of existing conditions, economic and market analysis, and key site selection is provided. The report is focused on presenting conceptual redevelopment concepts and implementation methods for the three catalyst sites selected. The three catalyst sites are:

- Corner of Main and Railroad Streets
- The former Manchester Mill on River Road East, and
- The former Talc Mill at the end of Railroad Street, currently utilized by the Town of Johnson Highway Garage and Village of Johnson Water and Light Department

Selection of catalyst properties has been guided by an analysis of economic and market conditions, an evaluation of the existing built environment, and previous planning efforts. This provided insights into the challenges and opportunities associated with redeveloping sites within the AOI, and set a framework for visioning with new scenarios. If implemented, site proposals could advance goals for increased local economic resiliency.

The three catalyst sites were selected based on their potential to be agents for change in the AOI, and for the benefits their redevelopment could bring to the Town and Village. Visioning depicts the type of development that is desired by the community, and what it might look like. Improving the corridors that connect these properties to Main Street has also been a project focus.

Site improvements that result in improvements in the public streets and spaces that surround catalyst sites magnifies the value of redeveloping these properties, while creating conditions that increase quality of life for everyone. Enhancing community appeal could attract more workforce talent to Johnson. The report provides information on elements that would improve public corridors and spaces in the AOI and better reflect this community's unique character.