

# Conclusion

## Miami Valley Land Use Demand Assessment

The Miami Valley Land Use Demand Assessment connects and completes the various investigations regarding non-physical conditions carried out as part of Phase I of “Going Places – An Integrated Land Use Vision for the Miami Valley Region.” This report presents the assessment in three stages: the calculation of the socio-economic projections, the collection of the base land use data, and the calculation of the land use demand projections.

The land use demand projections were based on the assumption that the Region would continue to develop at the same densities and intensities that were present in 2007. For the Region as a whole, developed acreage may need to increase by between 2.7% and 6.0%, or between 7,544 and 16,412 acres. This is approximately equivalent to one to two times the size of Wright Patterson Air Force Base.

Highlights of this assessment include:

- The Region’s population is expected to increase by less than 3% between 2000 and 2040
- Two different employment projections were developed, one high and one low, in order to provide a forecasted employment range. At the lower end of the range, the increase could measure approximately 5%. At the upper end of the range, employment could increase by almost 19% between 2000 and 2040.
- Regionally, residential acreage is projected to increase by 3.8%.
- The dominant sectors of employment will change as the manufacturing sector continues to decline and the commercial sectors, particularly the services sector, continue to increase.
- Due to the different space requirements of the different employment sectors, even though at the lower projection level employment is expected to increase by 5%, no additional land is projected to be required. At the upper projection level, employment-related land use needs are expected to increase by 25%.
- The total number of public elementary and secondary school students is expected to rise by almost 30% and the land needed to accommodate those students is expected to increase by almost 29%.
- Only a selection of land use categories were projected. For those not projected, such as Water and Wastewater Utilities, it is acknowledged that even though at a regional level it is realistic to assume that no additional land will be needed, at a local level this may not be realistic and additional land for these types of development may be needed.

Due to the modest increases projected for the Region’s population and employment, an equally modest amount of additional developed land is projected to be needed in 2040. This analysis, however, is meant to provide a base from which to move into Phase II: Future Land Use Scenario Development and Assessment. There are many ways in which these projections may change as the Going Places initiative moves into the scenario development process. Several elements of these projections, such as assumed vacancy rates, household sizes, and floor area ratios – all of which were held constant to their 2007 levels – could be altered, which would alter the projected land use demand.

# References

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