

Historical Development Trends

Miami Valley Land Development Suitability Assessment

In order to understand the Region's current development condition, it is important to understand how development patterns in the Region have changed over time. Therefore, this section is an examination of historical land development at the regional level. This examination is intended to provide a better understanding of how physical development in the Miami Valley Region has evolved and to offer insight as to what the future land development pattern might hold for physical land development in the Miami Valley Region. More specifically, this section includes information on the changes in urbanization trends, the amounts, and geographical distributions of different types of land uses.

Between 1950 and 2000, the Miami Valley Region experienced three key urbanization trends (see table 2). First, based on the number of people in the Region living in Census designated Urbanized Areas, the Region became more urban. Urban residency in the Region increased from 66.9% in 1950 to 89.8% in 2000. Simultaneously, the amount of land classified as an

Table 2 - Regional Urbanization Trends: 1950-2000

	1950	1960	1970	1980	1990	2000	1950 - 2000 % Change
Urbanized Areas (in Sq Mi)	66.2	149.0	185.9	253.7	274.1	327.6	394.9%
Total Population	518,642	694,623	815,547	791,847	803,722	805,816	55.4%
Population in Urbanized Areas	346,864	501,694	606,549	596,134	613,147	723,955	108.7%
% of Total Population in Urbanized Areas	66.9%	72.2%	74.4%	75.3%	76.3%	89.8%	-
Urbanized Area Population Density (Pop per Sq Mi)	5,239.6	3,367.1	3,262.8	2,349.8	2,236.9	2,209.9	-

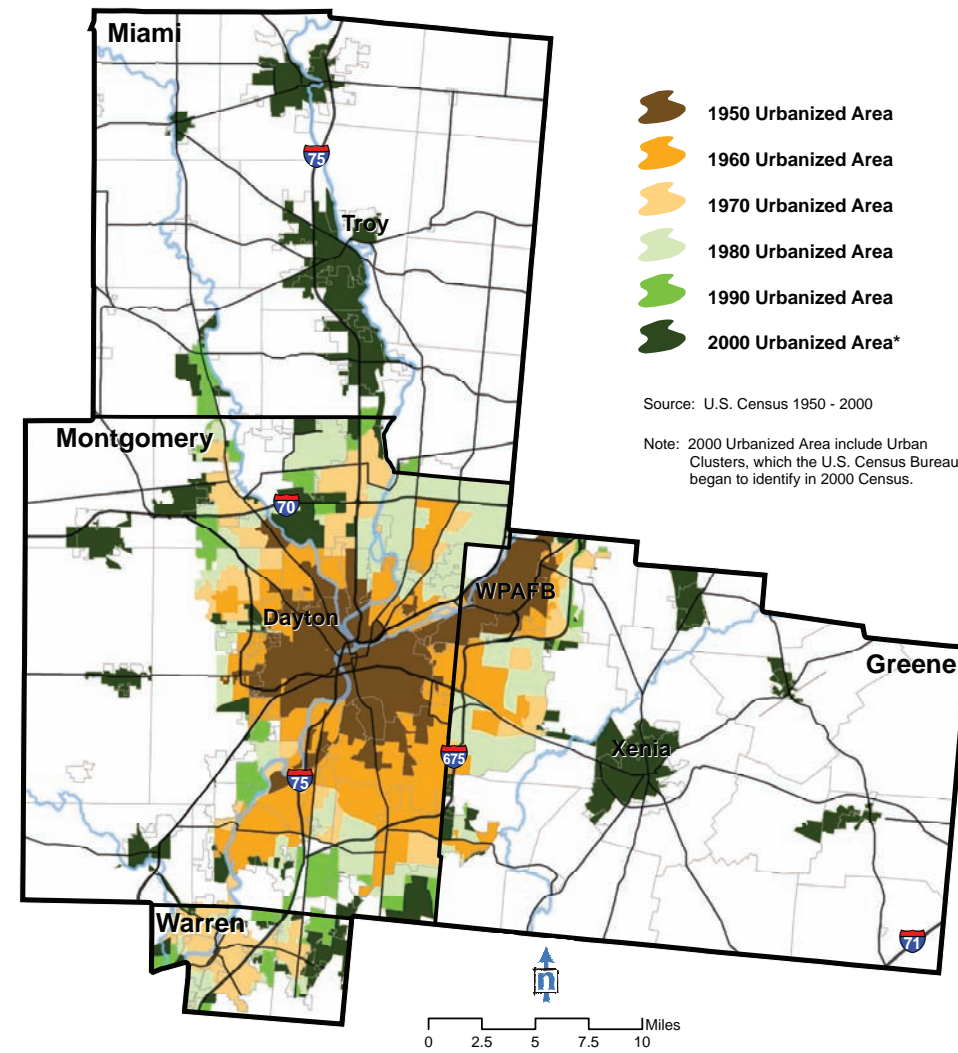
Source: U.S. Census, 1950 to 2000
 Note: The data in this table includes only Greene, Miami, and Montgomery counties

Urbanized Area increased by almost 400% between 1950 and 2000. In 1950, there were only 66.2 square miles of Urbanized Area. In 2000, there were 327.6 square miles. However, due to the fact that the Urbanized Areas grew faster than the Urbanized Area population, Urbanized Area population density decreased – the third key urbanization trend. In 1950, 5,239.6 people per square mile lived in Urbanized Areas. However, in 2000, only 2,209.9 people per square mile lived in Urbanized Areas. This signifies that recent development can be characterized as consuming larger tracts of land per capita with relatively low land use intensity. This is a contrast to urban development in 1950, which was more compact and of a higher density.

Figure 5 illustrates the geographic expansion of Urbanized Areas in the Miami Valley Region between 1950 and 2000. In 1950, densely settled Urbanized Areas were mainly located in or immediately surrounding the City of Dayton and Wright Patterson Air Force Base. Meanwhile, over the last 50 years, Urbanized Areas in the Region expanded to the east, south, and north. For the most part, this expansion coincided with transportation improvements, such as the construction of I-75, I-70, and I-675.

While urbanization trends provide a good overview of land development characteristics in the Region, a comparison of land use data between 1975 and 2000 provides more in-depth information on land use change. This examination is informative because it reveals how much land has changed by land use type and location.

Figure 5 - Regional Urbanization Trends: 1950-2000



Source: U.S. Census 1950 - 2000

Note: 2000 Urbanized Area include Urban Clusters, which the U.S. Census Bureau began to identify in 2000 Census.

Table 3 summarizes land development trends by land use types between 1975 and 2000. At the regional level, land for residential, commercial, and industrial uses all increased in acreage while agricultural land decreased in acreage. Commercial land experienced the largest growth rate. There was nearly a 150% increase in commercial land, while there was only a 36% increase in residential land and a 22% increase in industrial land.

Looking at the land use changes at the county level, the data reveals that the rate of development varied by type and location. For example, residential land in Miami county experienced large a increase, of 123.8%. In contrast, Montgomery County experienced only a 25.6% increase in residential land. Commercial land use in Montgomery County and Miami County grew by 161.1% and 183.3%, respectively. Table 3 shows that much of the growth occurred at the expense of agricultural/ open space land.

Table 3 -Regional Land Development Trends by Land Use Type: 1975-2000

	Residential			Commercial			Industrial			Agricultural/ Open Space		
	1975	2000	% Change	1975	2000	% Change	1975	2000	% Change	1975	2000	% Change
Region	92,923.1	126,648.3	36.3%	9,310.6	23,099.3	148.1%	8,551.6	10,429.0	22.0%	696,833.7	632,058.7	-9.3%
- Greene	24,304.6	31,639.0	30.2%	1,883.5	3,502.0	85.9%	2,344.0	2,094.2	-10.7%	228,954.4	218,818.8	-4.4%
- Miami	8,962.9	20,057.1	123.8%	930.5	2,636.4	183.3%	1,411.6	2,565.4	81.7%	249,008.5	234,266.2	-5.9%
- Montgomery	59,665.7	74,952.2	25.6%	6,496.5	16,960.9	161.1%	4,796.0	5,769.4	20.3%	218,039.2	178,973.4	-17.9%

Source: MVRPC, 2008
 Note: Warren County data are not shown because they are not available

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Figure 6 depicts land use in 1975 while Figure 7 presents land use in 2000 classified by land use type. A comparison of the two maps reveals that land developed for residential and commercial uses expanded substantially. However, while new residential developments spread out fairly evenly to the east, north, and south in Montgomery County and in the western portion of Greene County, commercial land use became concentrated along major transportation corridors, with large commercial districts being located at major highway junctions.

Figure 6 - Regional Land Use/Land Cover Map - 1975

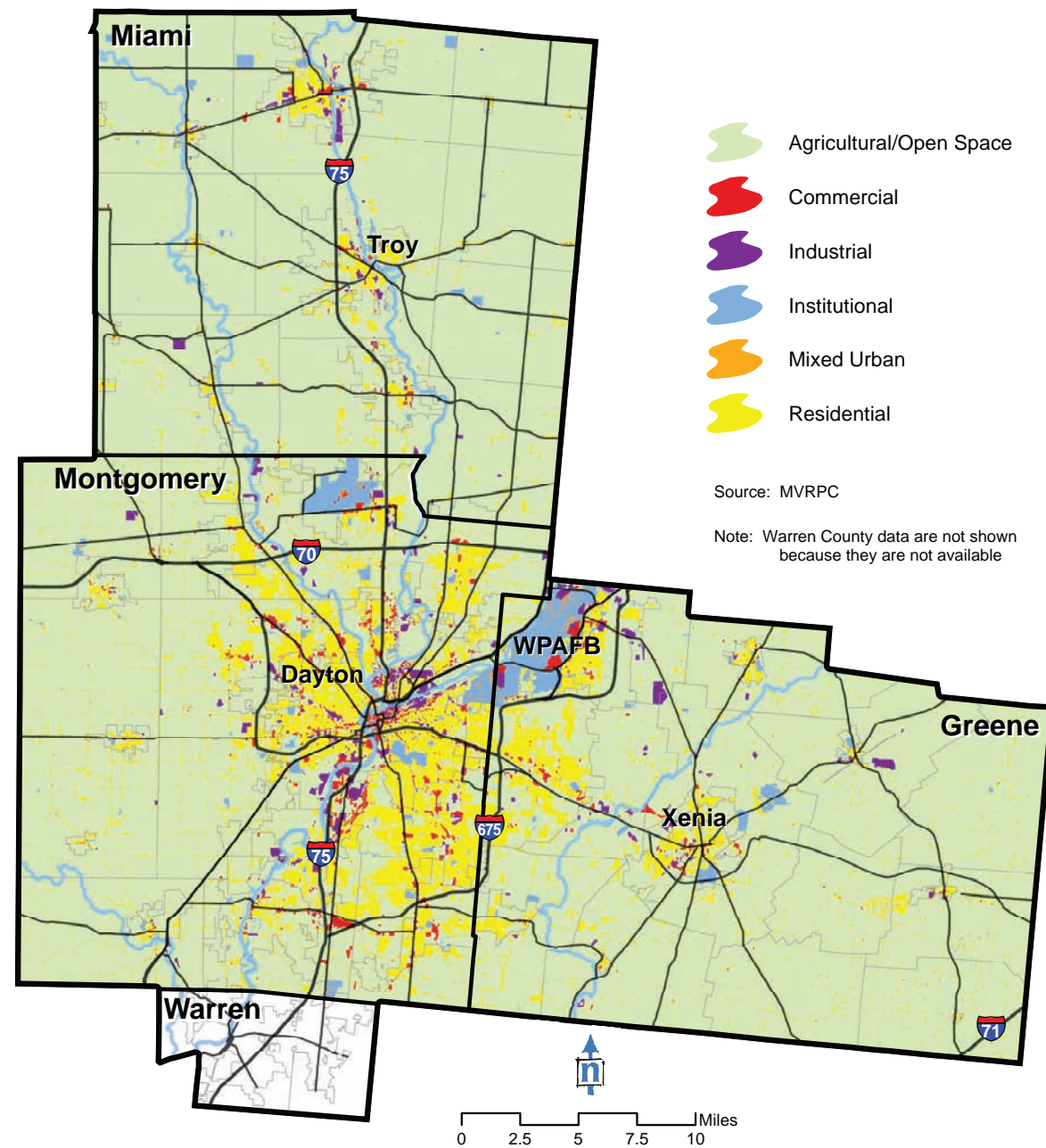


Figure 7 - Regional Land Use/Land Cover Map - 2000

