



Miami Valley Commercial Development Assessment 2008



Miami Valley Regional Planning Commission



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For More Information

Please visit www.mvrpc.org for a copy of this report. Questions or comments should be directed to Martin Kim, Director of Regional Planning, at mkim@mvrpc.org

MVRPC is a voluntary association of governmental and non-governmental organizations serving as a forum and resource where regional partners identify priorities, develop public policy, and implement strategies to improve the quality of life and economic vitality throughout the Miami Valley Region.

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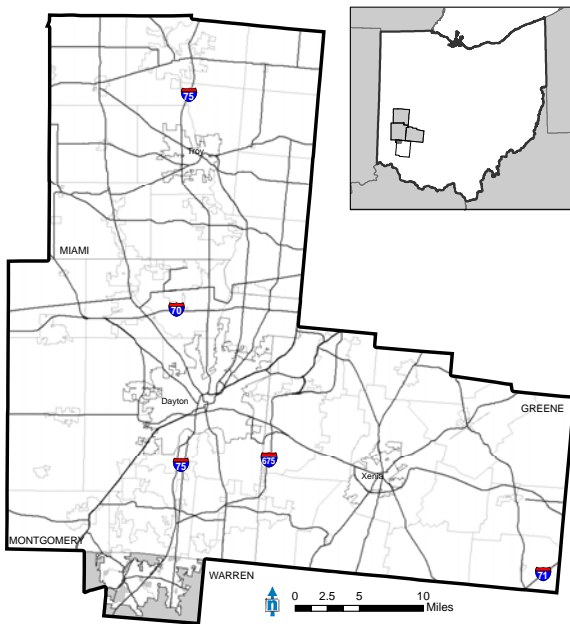
Purpose

The commercial landscape of the Miami Valley Region has experienced a transformation over the past several decades. While commercial activity was once confined to a few downtown areas, the increased ease of transportation has allowed commercial development to spread across a vast network of suburban areas. The shift in the local economy from a manufacturing base to more of a service base has also contributed to the increase in commercial land across the Region. However, this growth has been coupled with a rise in the amount of vacant commercial space in the Region. This expansion has also coincided with a slight decline in population, resulting in an ever-increasing amount of commercial space per capita. This notion is reaffirmed in a 2003 U.S. retail study, published by the International Council of Shopping Centers, which identifies this area as having the 5th largest amount of retail space per capita in the country.

The Miami Valley Regional Planning Commission (MVRPC) conducted the Miami Valley Commercial Development Assessment as a part of the existing conditions assessment phase of “Going Places: An Integrated Land Use Vision for the Miami Valley Region.” The main purpose of this assessment is to

measure the existing condition of commercial development throughout the Miami Valley by analyzing the building space and land use inventory and to identify how future development planning might appropriately compliment the needs and resources of the Region. The data and analytical methods in this assessment are intended to help local officials make development decisions that make sense in a regional context.

Figure 1. Study Area



Study Area

The study area covers a three county region in the Dayton Metropolitan area, along with three cities in northern Warren County, located in southwest Ohio (Figure 1). It includes Greene, Miami, and Montgomery counties along with the cities of Carlisle, Franklin, and Springboro in Warren County, covering approximately 1,313 square miles with three interstates, I-70, I-75, and I-675.

Report Structure

This report begins with the definition of commercial land use used in this assessment and descriptions of the data sources and general data analysis methodology used. The evaluation of the current status of commercial development includes analyses of the Region’s commercial land, gross leasable area (GLA), and sub-market assessments for the office and retail sectors, vacancy, and employment. This is followed by a discussion of the future of commercial development in the Region.

Acknowledgements

The study was made possible by datasets that were made available by various agencies listed throughout the report. MVRPC is grateful for this data and would like to thank those Federal, State, and local agencies for making the data available.

Methodology

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Definition

Commercial land is defined as “the land and improvements to land which are owned or occupied for general commercial and income producing purposes and where production of income is a factor to be considered in arriving at true value” (State of Ohio Classification of Real Property). However, some properties were excluded because their use is not commercial in nature. In addition, some properties that are classified as tax exempt are included in this assessment because they represent a commercial use of land. See Appendix A for a complete list of land use categories included in the study.

For this report, commercial land has been divided into seven categories:

- Lodging
- Healthcare
- Restaurants
- Retail
- Office
- Vacant – Unbuilt: These parcels are defined by the Auditor’s database as being commercial land that is currently undeveloped. It should be noted that these parcels are not included in any assessment of vacant commercial GLA.
- Unclassified: These are parcels that are generally recognized as commercial, but either have no specific land use information, or have a mix of commercial uses.

Data Sources and Analysis Framework

The data used for this study includes both spatial and non-spatial commercial land use and socio-economic data. In addition, commercial land use data was broken down spatially by various geographic levels, including: regional, county, market-area, and Traffic Analysis Zone (TAZ).

The primary source of data for the commercial development assessment is the parcel-level data obtained from each of the county auditor’s offices during the summer of 2007.

The data used to assess the condition of vacant commercial property came from the Department of Housing and Urban Development and the Gem Real Estate Group.

Employment data were organized by Standard Industrial Classification (SIC) codes. The Wholesale Trade, Retail Trade, Finance/Insurance/Real Estate, and Services codes were combined to form a total commercial employment number. Commercial employment forecasts were developed by MVRPC using data from the State of Ohio’s Quarterly Census of Employment and Wages, Woods & Poole Economics, Inc., and the Ohio Department of Job and Family Services’ *Job Outlook to 2014* report.

Prior to technical data analysis, some data modification was necessary to develop a regional dataset, mainly due to the differences in the definitions used in parcel data between the counties.

The data in this report are examined geographically, graphically, and in tabular form. Tabular and graphic analyses occurred at the regional and county levels, while geographic analyses were conducted at both the parcel and TAZ levels. The analyses are both land-based and building-based.