

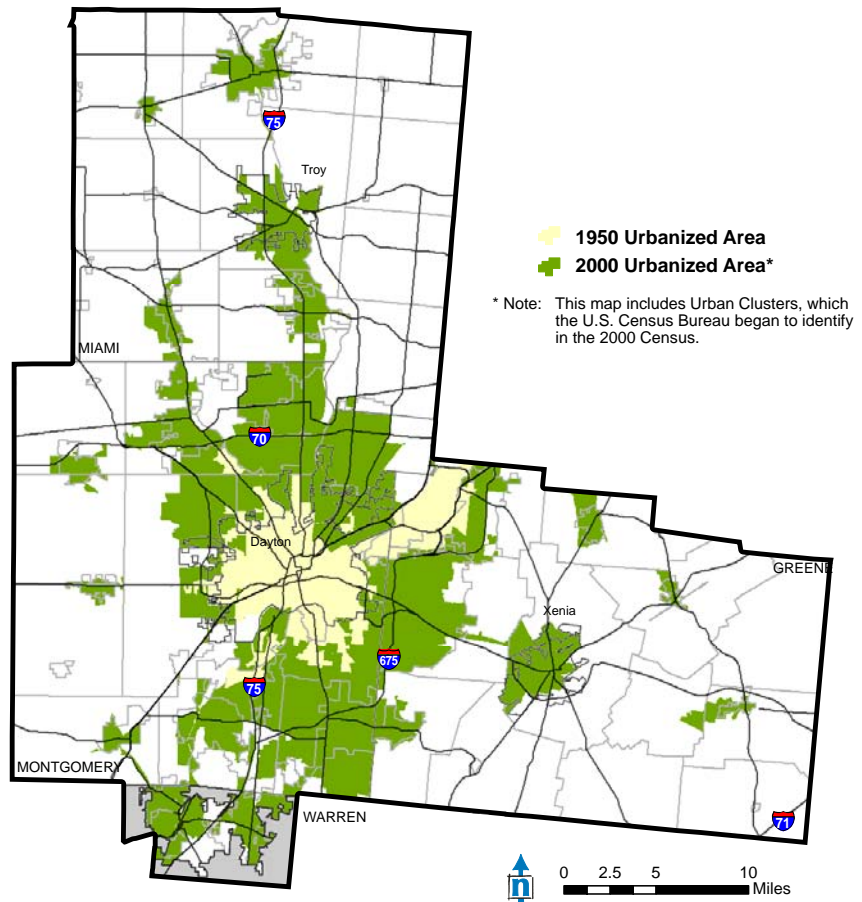
Historic Commercial Land Use

Commercial development in the Miami Valley Region has experienced a substantial shift over the past several decades. This shift has taken place in employment share, from manufacturing to service, and in the geographical redistribution of commercial land from the Region's core to its suburbs and along interstate highways. Figure 2 shows the urbanization trends in the Region from 1950 to 2000.

Regional commercial land increased nearly 150% between 1975 and 2000, while non-commercial land has only increased by 53.2% (Table 1). Commercial and non-commercial development in Miami County has outpaced the rest of the Region, as both commercial land and non-commercial land increased over 100%. More specifically, land used for commercial purposes increased 183.3% from 930.5 acres in 1975 to 2,636.4 in 2000, while non-commercial land increased by 118.1% from 10,374.6 acres to 22,622.5 between 1975 and 2000. Commercial development also stands out in Montgomery County, where land increased over 160%, despite the fact that non-commercial development only increased by 25.2%.

While a review of these figures can be used to identify general trends in development, because the older land use data is based on aerial photos and not on parcel boundaries, the figures from 1975-2000 are not comparable to the 2007 parcel data on which the majority of this assessment is based.

Figure 2. Urbanization Trends from 1950 to 2000



Source: U.S. Census Bureau, 1950 and 2000

Table 1. Historic Land Use (in acres) for 1975 and 2000

Region	Commercial Land			Non-Commercial Land		
	1975	2000	% Change	1975	2000	% Change
Region	9,310.6	23,099.3	148.1%	101,474.8	155,436.6	53.2%
Greene	1,883.5	3,502.0	85.9%	26,648.6	52,092.5	95.5%
Miami	930.5	2,636.4	183.3%	10,374.6	22,622.5	118.1%
Montgomery	6,496.5	16,960.9	161.1%	64,451.6	80,721.6	25.2%

Source: ODNR, MVRPC

Note: Warren County data are not shown because they are not available

Current Commercial Land Use and Gross Leasable Area

Commercial land makes up 3.3% of the total land in the Region (Figure 3). The majority (62%) of the commercial land in the Region is either unclassified or vacant (Figure 4). The retail category consumes the next largest amount with a 20% share of regional commercial land, while office land accounts for only 6.9% of commercial land. However, in terms of commercial GLA, retail and office account for nearly 60% of the Region's inventory (Figure 5).

Figure 3. Regional Commercial Land Share (in acres) for 2007

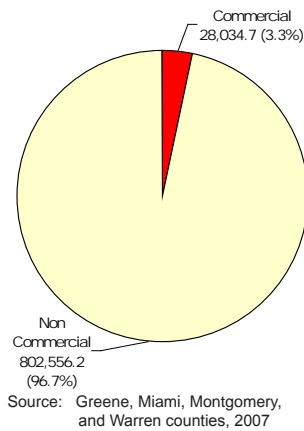


Figure 4. Commercial Land by Category (in acres) for 2007

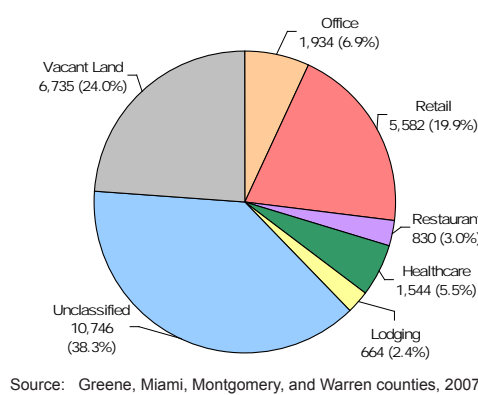
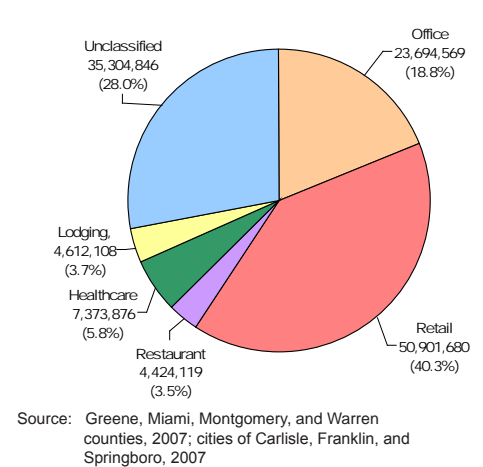


Figure 5. Commercial GLA by Category (in square feet) for 2007



Montgomery County and the northern part of Warren County have the highest percentages of commercial land in the Region, with 5.8% and 8.2% respectively (Table 2). However, because the Warren County figures only pertain to the three cities of Carlisle, Franklin, and Springboro, they cannot be fairly compared to the county totals of the rest of the Region. Another observation from the current land inventory is that, despite the previously cited development that has taken place in Miami County, commercial land only accounts for 1.7% of the County's total land.

Table 2 also corresponds with Figure 6, showing the amount and location of commercial and non-commercial land in the Region for 2007. The table shows the amount of commercial land in each county, and the map confirms that most of it is in Montgomery County. The map also shows that most of the commercial land is located along the Region's major highways, with clusters surrounding the most significant interchanges.

Table 2. Commercial Land in 2007 by County (in acres)

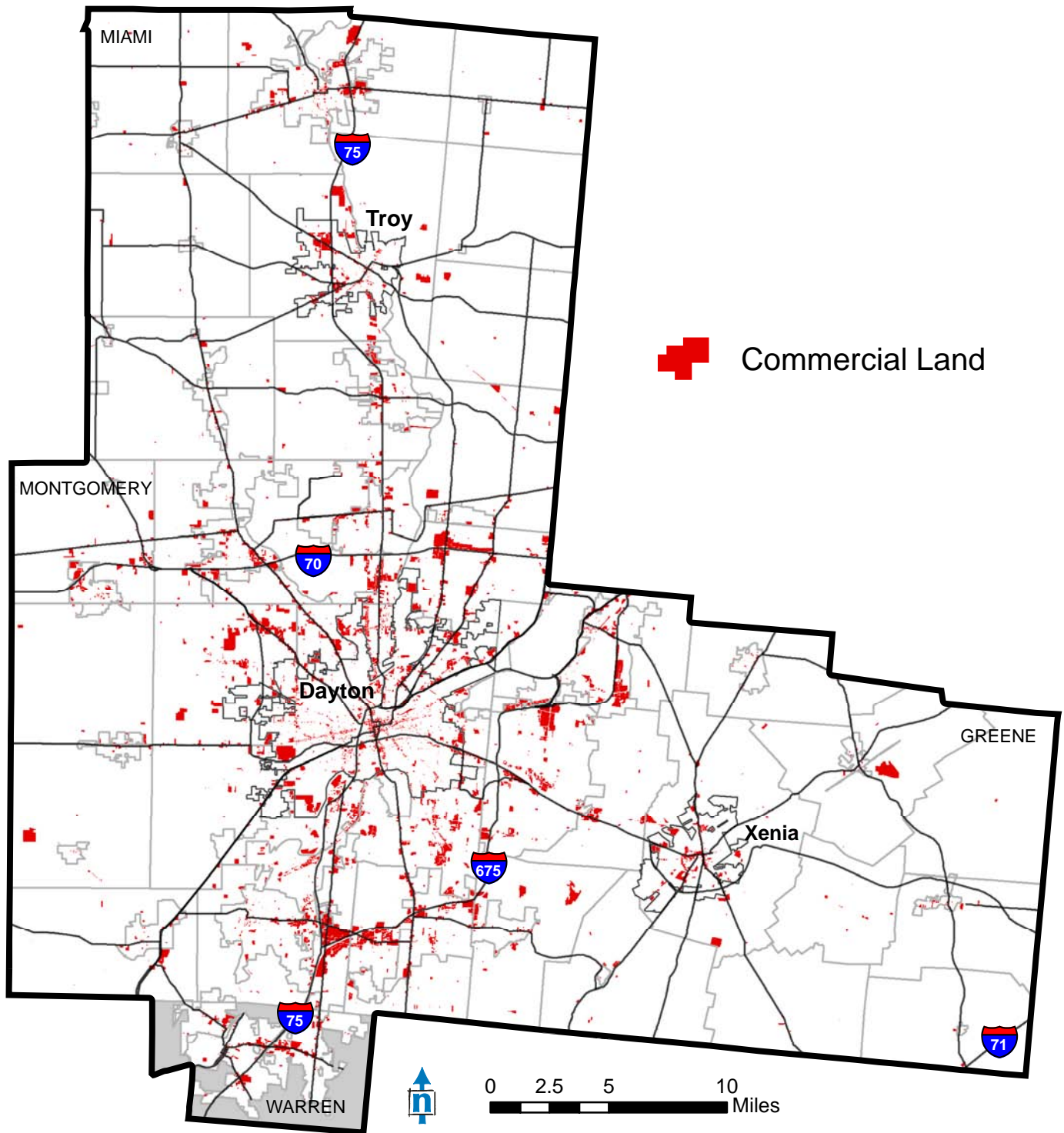
Region	Commercial	Non-Commercial	Total
Region	28,034.7 (3.3%)	810,915.0 (96.7%)	838,949.8
Greene	5,284.4 (2.0%)	260,904.8 (98.0%)	266,189.2
Miami	4,501.6 (1.7%)	257,862.2 (98.3%)	262,363.8
Montgomery	17,165.1 (5.8%)	280,090.1 (94.2%)	297,255.2
Warren*	1,083.6 (8.2%)	12,057.9 (91.8%)	13,141.6

Source: Greene, Miami, Montgomery, and Warren counties, 2007
 Note: *Warren County includes only the cities of Carlisle, Franklin, and Springboro

Regional Overview

Miami Valley Commercial Development Assessment

Figure 6. Commercial Land in the Miami Valley Region in 2007

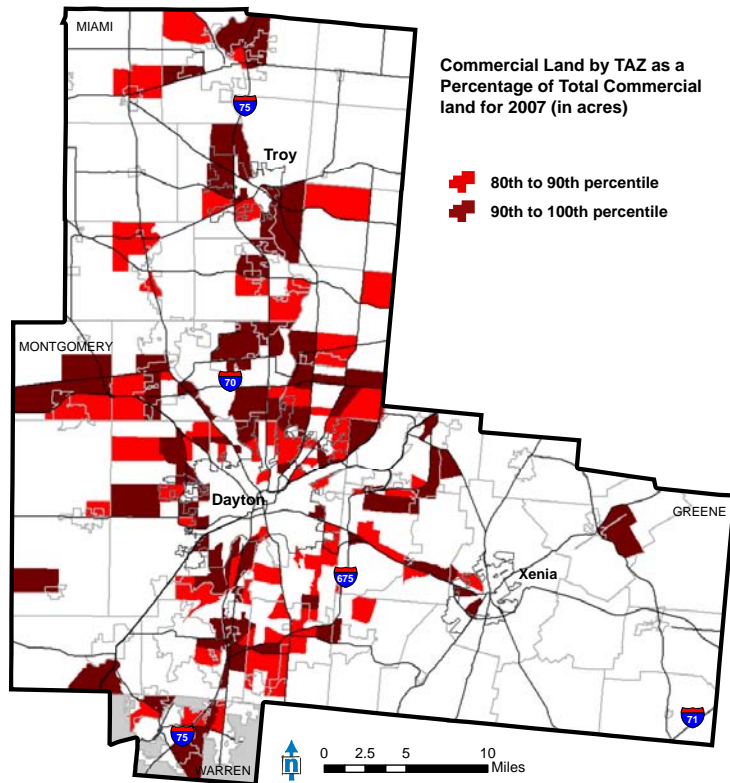


Source: Greene, Miami, Montgomery, and Warren counties, 2007

Regional Overview

Miami Valley Commercial Development Assessment

Figure 7. Commercial Land Concentrations for 2007



The map in Figure 7 shows the areas in the Region where the largest percentages of land are used for commercial purposes. The dark red represents the most concentrated areas of commercial land in the Region.

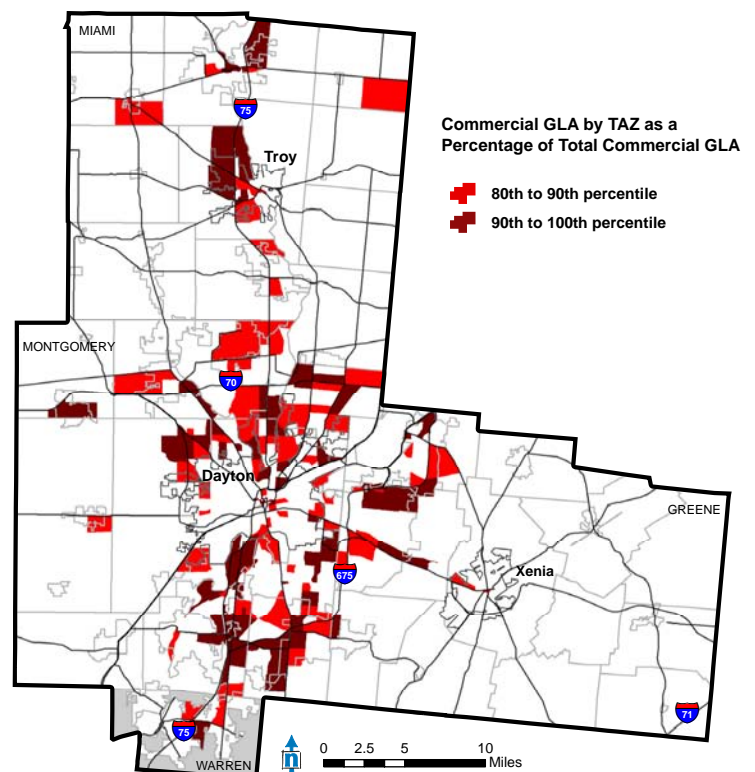
Areas with high concentrations of commercial land are located along major highways, such as I-675, I-75, I-70, and US-35. More specifically, areas with high concentration were found in northern Montgomery County along I-70 and near the I-75/I-675 interchange. In Greene County, high concentrations were found along I-675 and US-35. In Miami County, areas along I-75 have high commercial land concentrations.

Source: Greene, Miami, Montgomery, and Warren counties, 2007

Figure 8 presents areas with high concentrations of commercial space. Similar to commercial land concentration, GLA concentrations exist along the major interstate highways of the Region.

There are a few areas of commercial land concentration where there is little or no concentration of commercial GLA. These areas are located in rural parts of Miami County, and Montgomery County. Another observation from comparing these two maps is that while downtown Dayton does not represent a large amount of commercial land, it does represent a significant amount of commercial GLA. This is most likely due to its higher development density.

Figure 8. Commercial GLA Concentrations for 2007



Source: Greene, Miami, Montgomery, and Warren counties, 2007; cities of Carlisle, Franklin, and Springboro, 2007