

PROJECT PURPOSE

The Miami Valley Commercial Development Assessment, as part of Going Places: An Integrated Land Use Vision for the Miami Valley Region, is an attempt to measure the existing condition of commercial development by analyzing the land use and building space inventory and to identify how future development planning might appropriately compliment the needs and resources of the Region.

DATA SOURCES

- Greene, Miami, Montgomery, and Warren counties
- The cities of Carlisle, Franklin, and Springboro
- US Department of Housing and Urban Development (with the US Postal Service)
- Gem Real Estate Group
- Ohio-Kentucky-Indiana Regional Council of Governments
- MVRPC

METHOD

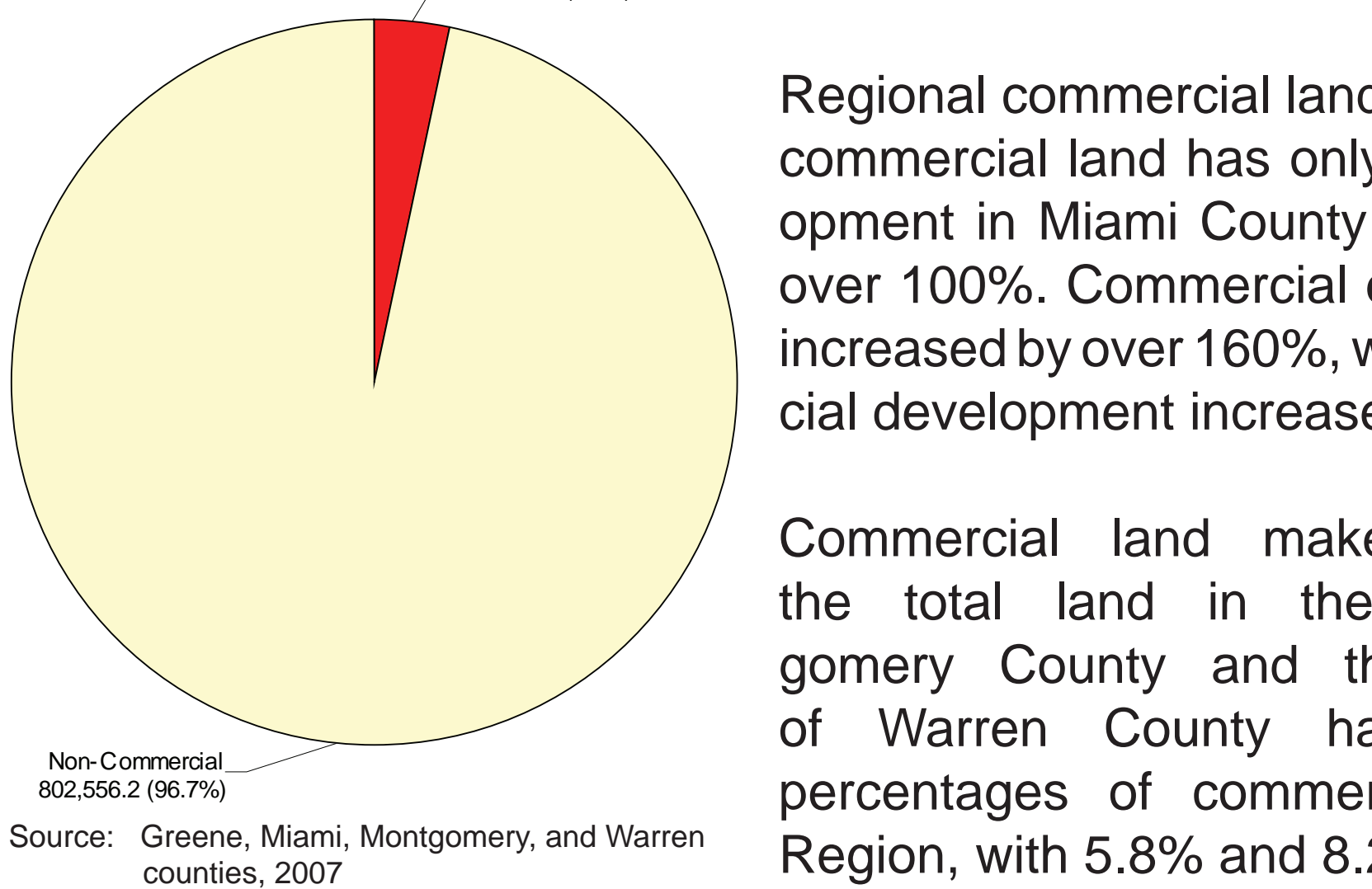
For this study, both spatial and non-spatial data were collected and developed at the parcel, tract, and Traffic Analysis Zone (TAZ) levels and employment data at the county and TAZ levels. The data are examined geographically, graphically, and in tabular form. For the most part, tabular and graphic 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.

CONCLUSIONS

- While population has decreased since 1970, Regional commercial land increased by 148.1% from 1975 to 2000.
- While Montgomery County has the largest portion of the Region's commercial land and gross leasable area, Miami County has the highest rate of growth in commercial development.
- The retail category represents 40% of the Region's commercial gross leasable area.
- The majority of commercial land and gross leasable area is found along major highways.
- The Region has an estimated 18.4 million square feet of vacant commercial gross leasable area.
- Commercial employment is expected to increase by as much as 30% in the Region over the next 30 years.
- The Region must re-evaluate the viability of its existing infrastructure so that it can continue to offer the accessibility, character, and choices that will make our Region an attractive place in which to live, work, and do business

REGIONAL OVERVIEW

Commercial land, according to the State of Ohio Classification of Real Property, 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."



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

COMMERCIAL LAND IN 2008 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

HISTORIC LAND USE (IN ACRES) FOR 1975 AND 2000

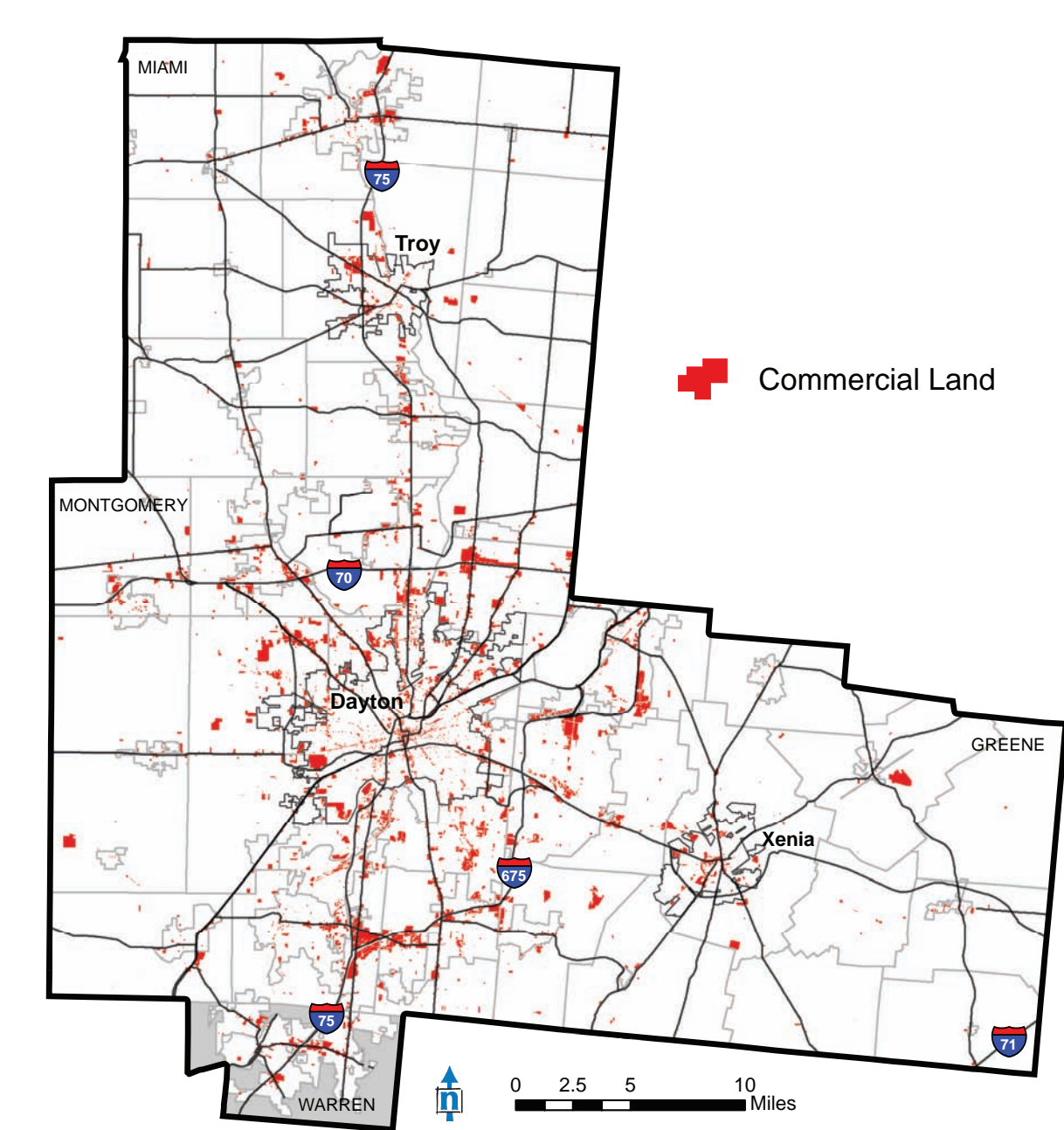
Region	Commercial Land			Non-Commercial Land		
	1975	2000	% Change	1975	2000	% Change
Region	9,310.6	23,099.3	148.1%	101,474.8	155,436.6	53.2%
Greene	1,883.5	3,502.0	85.9%	26,648.6	52,092.5	95.5%
Miami	930.5	2,636.4	183.3%	10,374.6	22,622.5	118.1%
Montgomery	6,496.5	16,960.9	161.1%	64,451.6	80,721.6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

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

Regional commercial land increased by nearly 150% between 1975 and 2000, while non-commercial land has only increased by 53.2%. Commercial and non-commercial development in Miami County has outpaced the rest of the Region, with both increasing by over 100%. Commercial development was also notable in Montgomery County, where it increased by over 160%, while non-commercial development increased by only 25.2%.

Commercial land makes up 3.3% of the total land in the Region. 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.

COMMERCIAL LAND IN THE MIAMI VALLEY REGION IN 2007



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

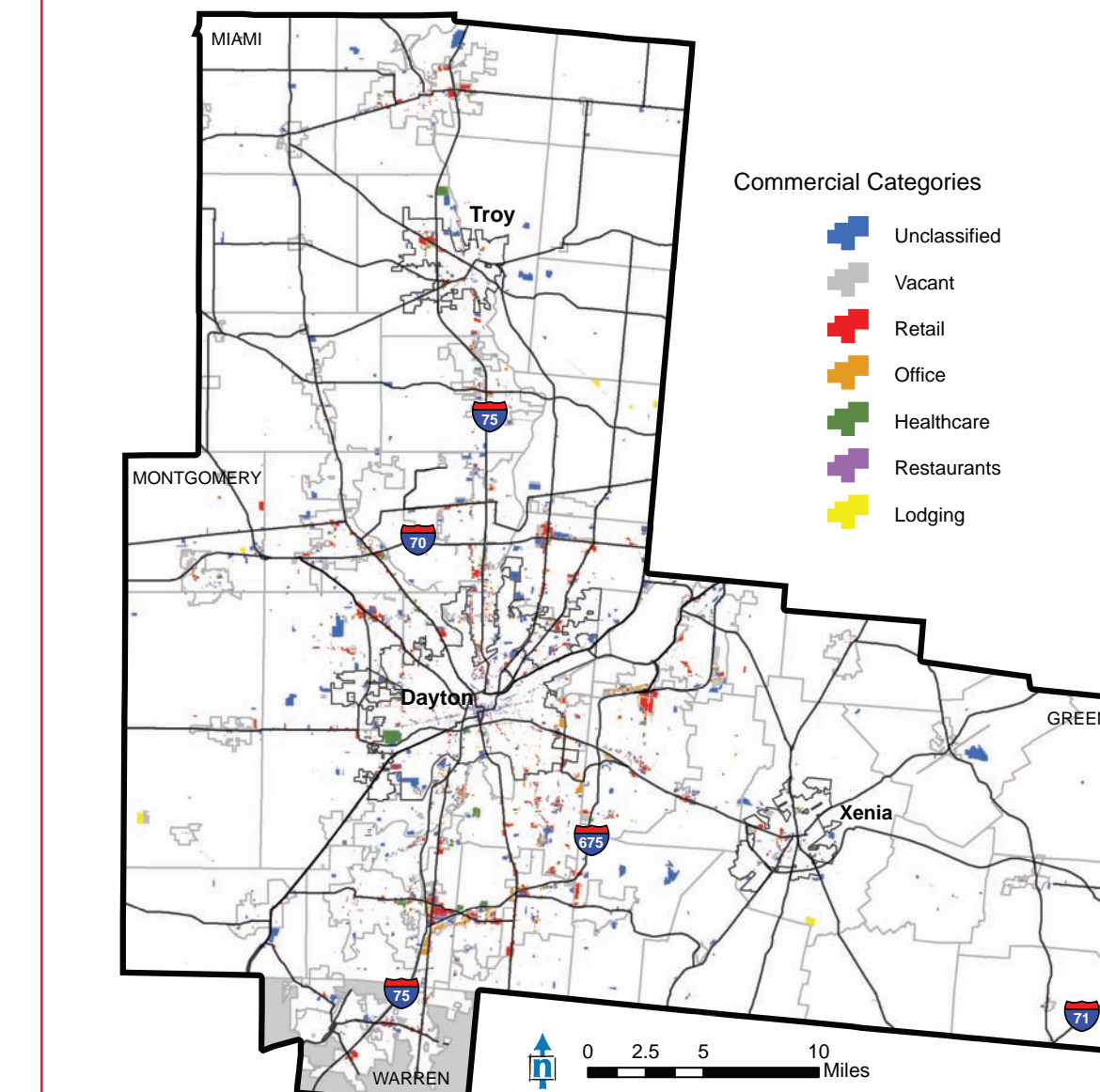
LAND- AND BUILDING-BASED ANALYSES AND VACANCY

The largest pieces of commercial land are located outside of the Region's core. The most significant office development in the Region is along I-675 in Greene and Montgomery counties. The most significant clusters of retail development are located around the Fairfield Commons Mall, the Dayton Mall, and the I-70/SR 202 interchange.

The majority of the commercial land in the Region is either unclassified or vacant. The retail category consumes the next largest amount, with 20% of regional commercial land. In terms of commercial gross leasable area (GLA), retail and office account for nearly 60% of the Region's inventory.

The vacancy rates from the Gem Real Estate Group's 2007 Greater Dayton Retail and Office Market Surveys were applied to the total retail and office GLA in the MVRPC commercial inventory, resulting in estimates of over 7 million square feet of vacant retail GLA and over 4 million square feet of vacant office GLA. Overall, it is estimated that over 18 million square feet of commercial GLA in the Region is vacant.

DISTRIBUTION OF COMMERCIAL LAND BY CATEGORY FOR 2007



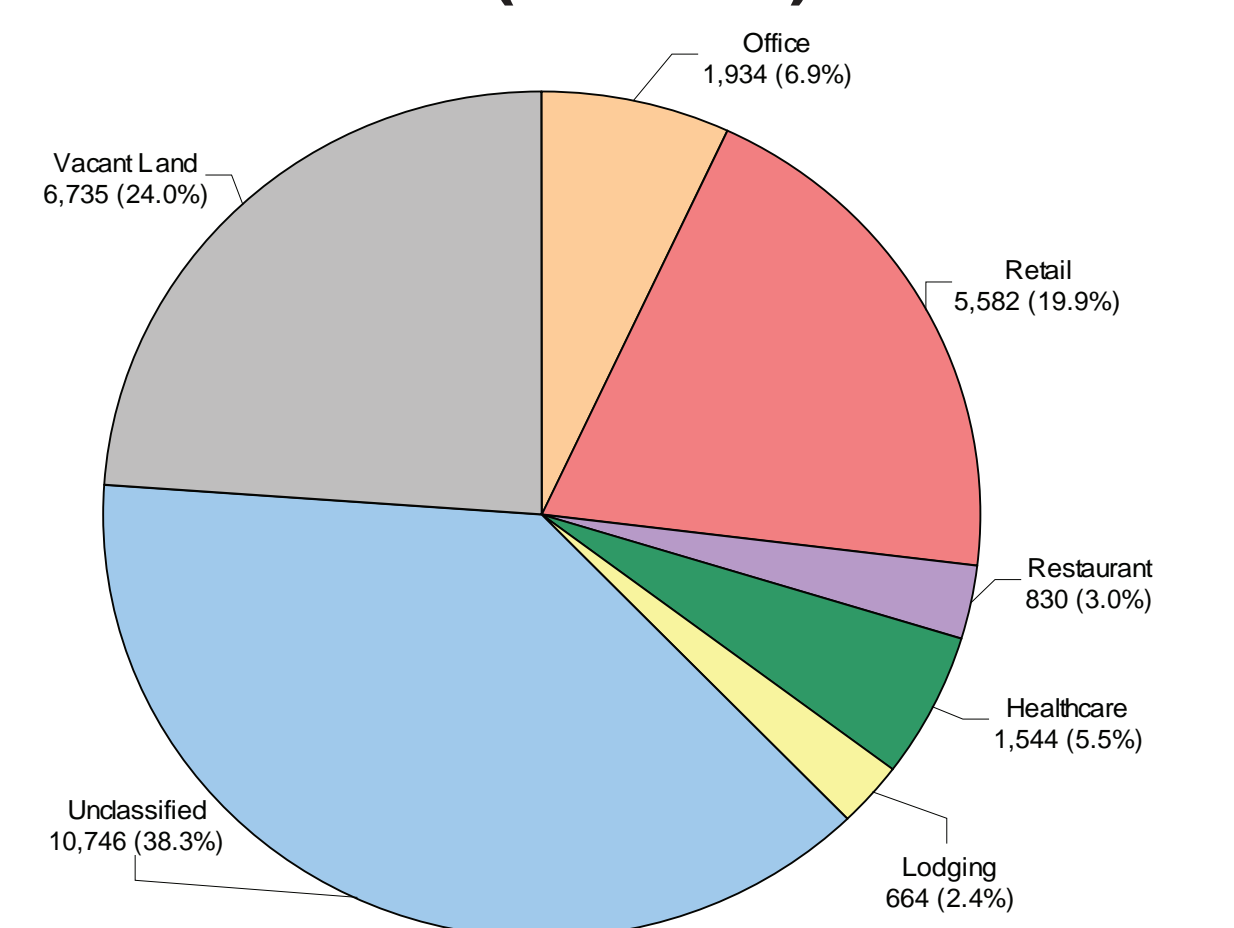
Source: Greene, Miami, Montgomery, and Warren counties, 2007

REGIONAL ESTIMATE OF VACANT COMMERCIAL GLA (IN SQUARE FEET)

	Gem Survey	MVRPC Estimate
Retail GLA	21,532,864	55,325,799
Retail Vacant	2,744,533	7,026,376
Vacancy %	12.7%	12.7%
Office GLA	15,033,463	23,694,569
Office Vacant	2,736,411	4,312,412
Vacancy %	18.2%	18.2%
Other GLA	-	47,290,830
Other Vacant	-	7,093,625
Vacancy %	-	15.0%
Total Vacant	5,480,944	18,432,413

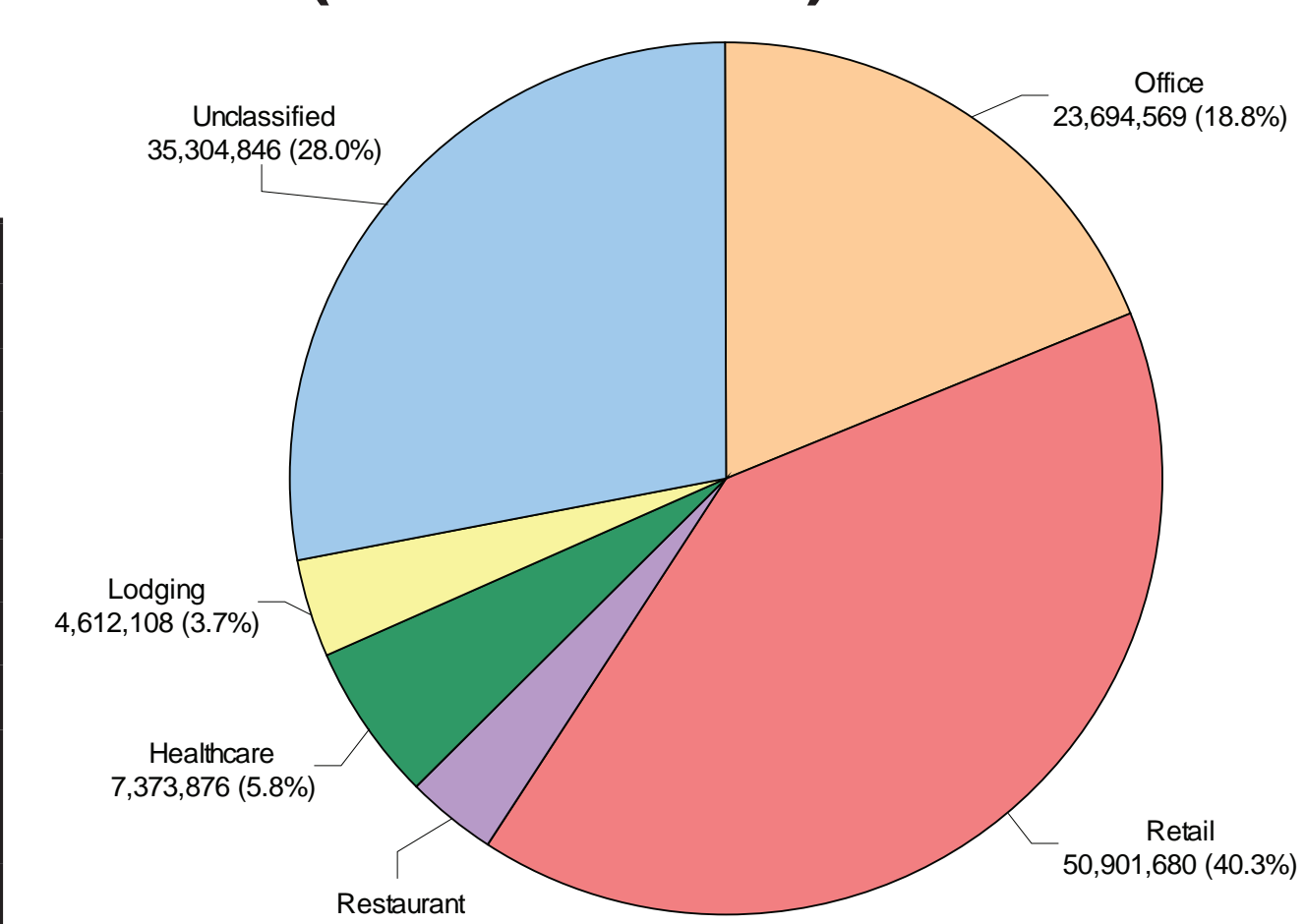
Source: Gem Real Estate Group, 2007; Greene, Miami, Montgomery, and Warren counties, 2007; cities of Carlisle, Franklin, and Springboro, 2007

COMMERCIAL LAND BY CATEGORY (IN ACRES) FOR 2007



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

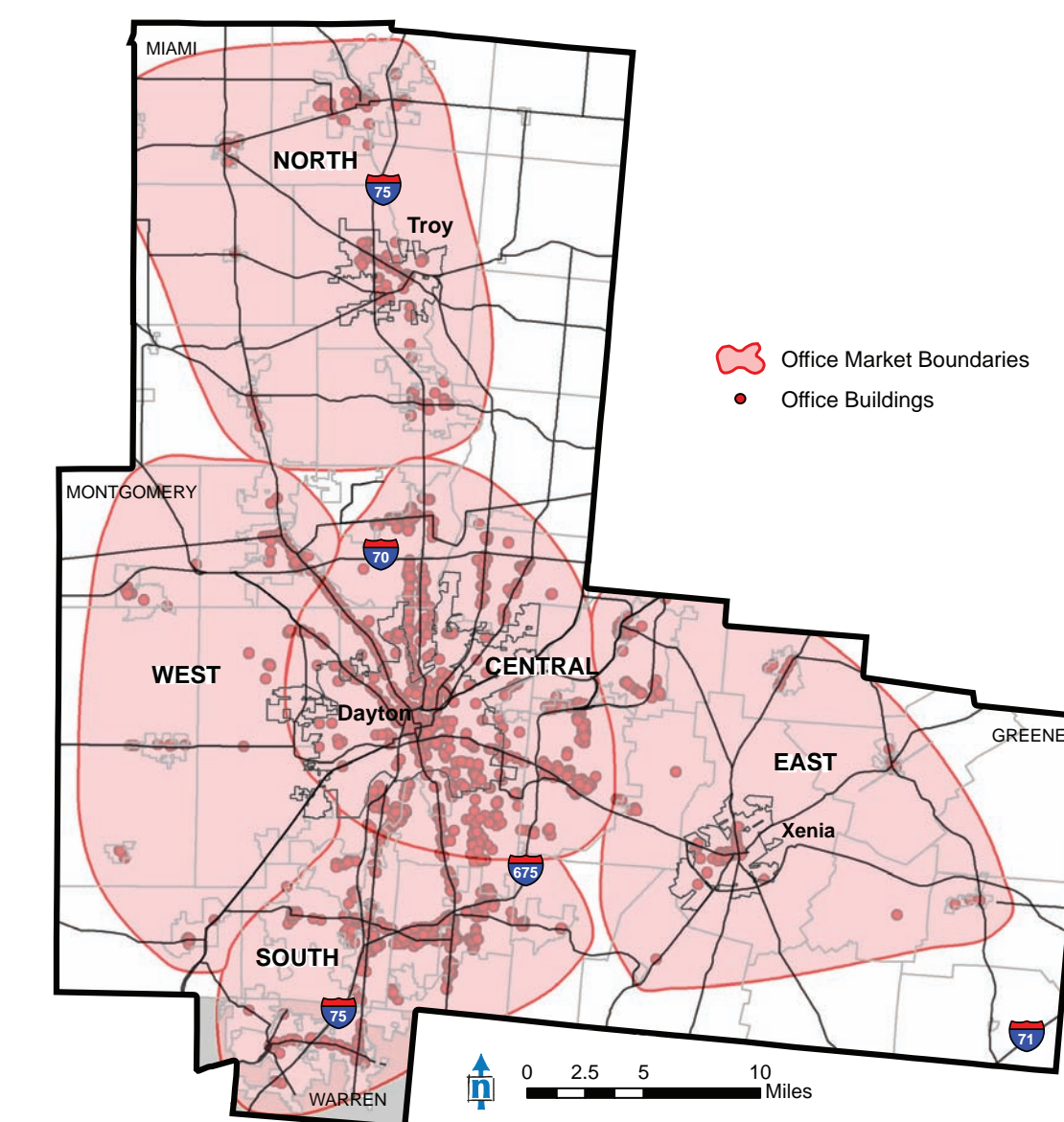
COMMERCIAL GLA BY CATEGORY (IN SQUARE FEET) FOR 2007



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

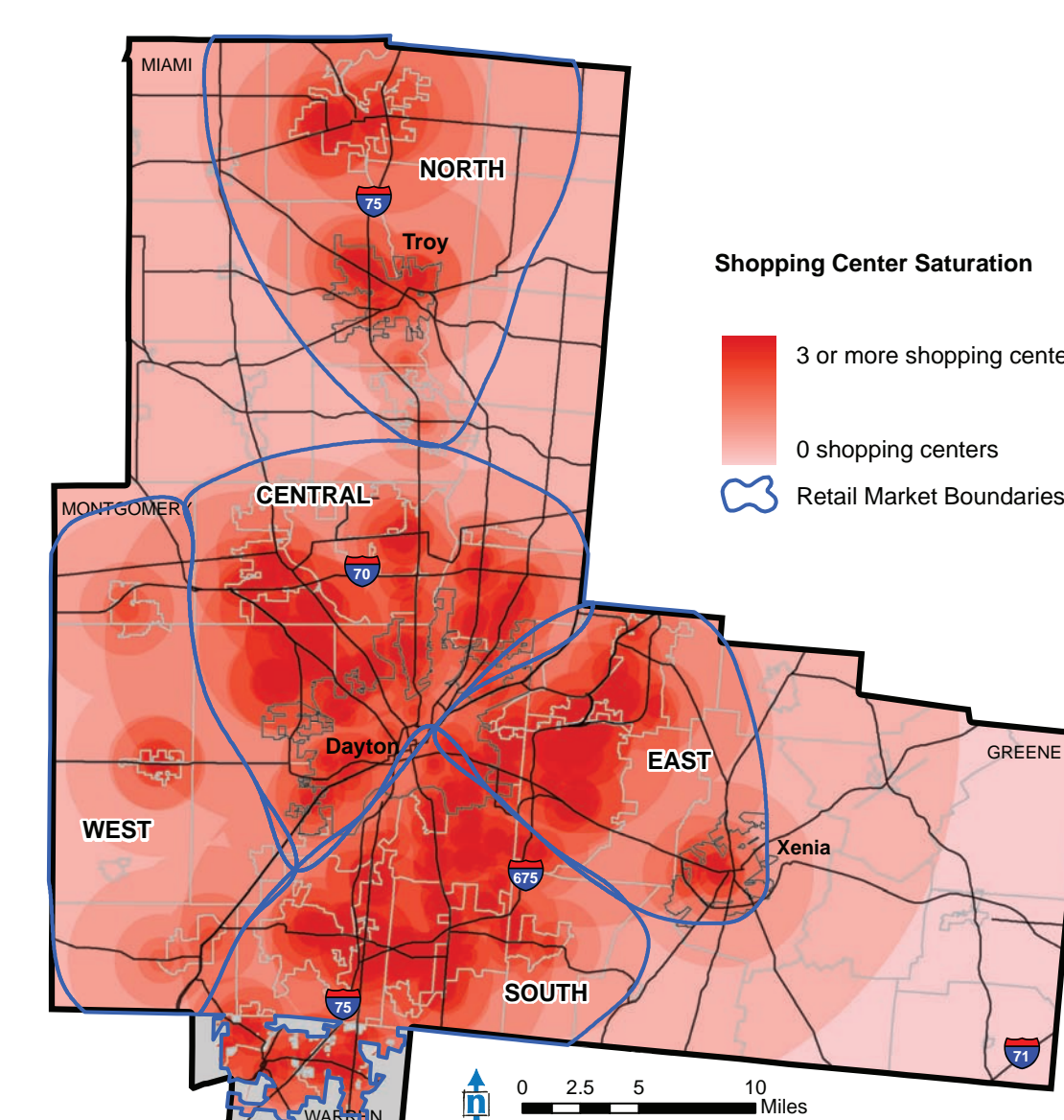
OFFICE AND RETAIL MARKET ANALYSES

OFFICE MARKET AREAS



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

RETAIL MARKET AREAS



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

Five regional sub-markets were derived from the distribution of office clusters. The Central market contains the largest share of the Region's office employees and also has the majority of the Region's office land and gross leasable area (GLA). The South market has the most office land per 1,000 employees, however the Central market has the most office GLA per employee. The North and East markets have the least amount of office land per 1,000 employees and GLA per employee.

Five regional retail markets were also identified. The West market has the most retail land per 1,000 employees and GLA per employee. The East and South markets have the least amount of retail land per 1,000 persons while the West market has the least amount of retail GLA per person.

OFFICE MARKET STATISTICS FOR 2007

	North	East	South	West	Central	Region
Market Land Area (Acres)	152,098.0	148,038.0	84,782.4	121,449.0	117,970.0	624,337.4
Office Employees	16,926	14,285	34,675	7,274	111,088	184,248
Finance, Insurance, Real Estate Employees	1,636	976	6,556	765	12,634	22,567
Service Employees	15,290	13,309	28,119	6,509	98,454	161,681
Office Land (Acres)	131.9	110.4	615.6	84.6	990.7	1,933.3
% Share of Office Land	6.8%	5.7%	31.8%	4.4%	51.3%	100.0%
Office Land per 1,000 Employees (Acres)	7.8	7.7	17.8	11.6	8.9	10.5
Office GLA (Square Feet)	862,745	960,400	4,963,710	652,831	16,254,900	23,694,569
% Share of Office GLA	3.6%	4.1%	20.9%	2.8%	68.6%	100.0%
Office GLA per Employee (Square Feet)	51.0	67.2	143.1	89.7	146.3	128.6
Floor-Area Ratio (FAR)	0.20	0.20	0.22	0.19	0.44	0.33

Source: Greene, Miami, Montgomery, and Warren counties, 2007; cities of Carlisle, Franklin, and Springboro, 2007; MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008

RETAIL MARKET STATISTICS FOR 2007

	North	East	South	West	Central	Region
Market Land Area (Acres)	127,517.1	87,146.8	109,719.3	104,670.6	131,403.0	560,456.7
Population	72,143	162,472	286,763	31,204	258,579	811,161
Population per Square Mile	362	1,193	1,673	191	1,259	926
Retail Employees	8,218	16,339	33,508	1,425	23,193	82,683
Retail Land Area (Acres)	719.7	964.9	1,704.7	255.0	1,794.9	5,439.3
% Share of Retail Land	13.2%	17.7%	31.3%	4.7%	33.0%	100.0%
Retail Land per 1,000 Employees (Acres)	87.6	59.1	50.9	179.0	77.4	65.8
Retail Land per 1,000 Persons (Acres)	10.0	5.9	5.9	8.2	6.9	6.7
Retail GLA (Square Feet)	5,459,667	9,260,481	19,167,299	1,190,428	16,388,532	51,466,407
% Share of Retail GLA	10.6%	18.0%	37.2%	2.3%	31.8%	100.0%
Retail GLA per Employee (Square Feet)	664.4	566.8	572.0	835.4	706.6	622.5
Retail GLA per Person (Square Feet)	75.7	57.0	66.8	38.1	63.4	63.4
Floor-Area Ratio (FAR)	0.20	0.23	0.27	0.11	0.24	0.24

Source: Greene, Miami, Montgomery, and Warren counties, 2007; cities of Carlisle, Franklin, and Springboro, 2007; MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008

COMMERCIAL EMPLOYMENT FROM 1980 TO 2005

	1980	1990	2000	2005
Greene	18,581	29,302	41,890	46,740
Miami	15,254	20,059	27,727	29,021
Montgomery	135,722	172,138	203,542	209,607
Warren*	-	-	6,856	8,126
Regional Total**	169,558	221,498	273,159	285,368

Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008

Note: * No data available for Carlisle, Franklin, and Springboro for 1980 and 1990
** The 2000 and 2005 regional totals do not include data from Warren County

UPPER LEVEL COMMERCIAL EMPLOYMENT PROJECTIONS

	2010	2020	2030	2040
Greene	49,737	62,054	71,269	84,427
Miami	30,709	35,458	38,805	43,099
Montgomery	204,819	222,399	234,444	243,531
Warren*	8,823	9,958	10,672	11,667
Regional Total	294,088	329,870	355,190	382,724

Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008

Note: * Warren County includes only the cities of Carlisle, Franklin, and Springboro

LOWER LEVEL COMMERCIAL EMPLOYMENT PROJECTIONS

	2010	2020	2030	2040
Greene	53,099	60,566	65,421	74,540
Miami	32,786	34,607	35,620	38,052
Montgomery	218,666	217,065	215,204	215,013
Warren*	8,823	9,958	10,672	11,667
Regional Total	313,374	322,197	326,917	339,272

Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008

Note: * Warren County includes only the cities of Carlisle, Franklin, and Springboro

EMPLOYMENT

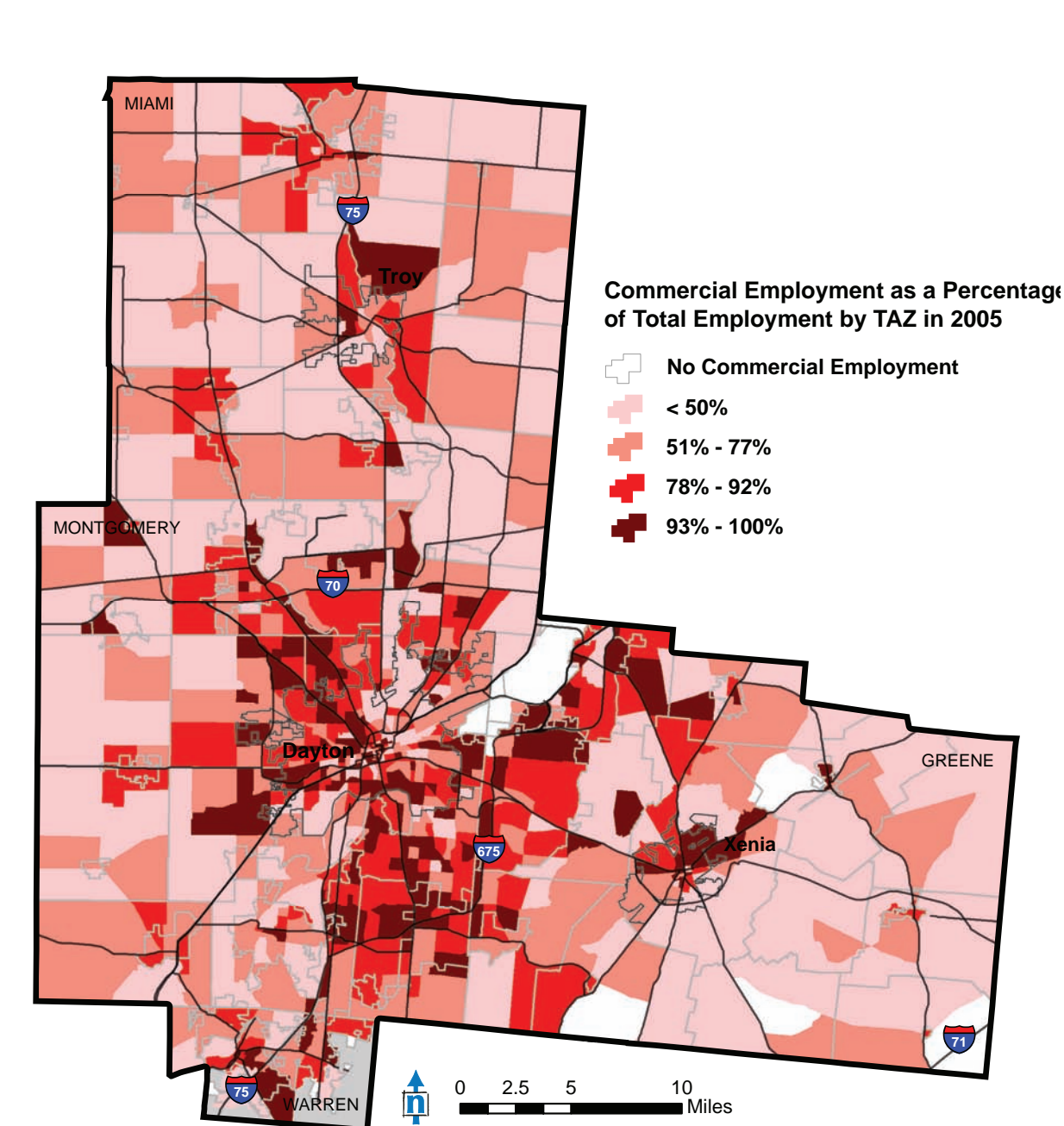
In the period from 1980 to 2005, every county in the Region had an increase in commercial employment. Although Montgomery County had the largest total increase in employment, Greene County employment increased by over 150%.

Employment concentrations are located in northwestern Greene County, northeastern Montgomery County, and along I-75 in Miami and Warren counties.

MVRPC staff developed upper and lower level projections in order to provide insight as to what the commercial employment range could be in the future. In both cases, regional commercial employment is projected to increase between 2010 and 2040.

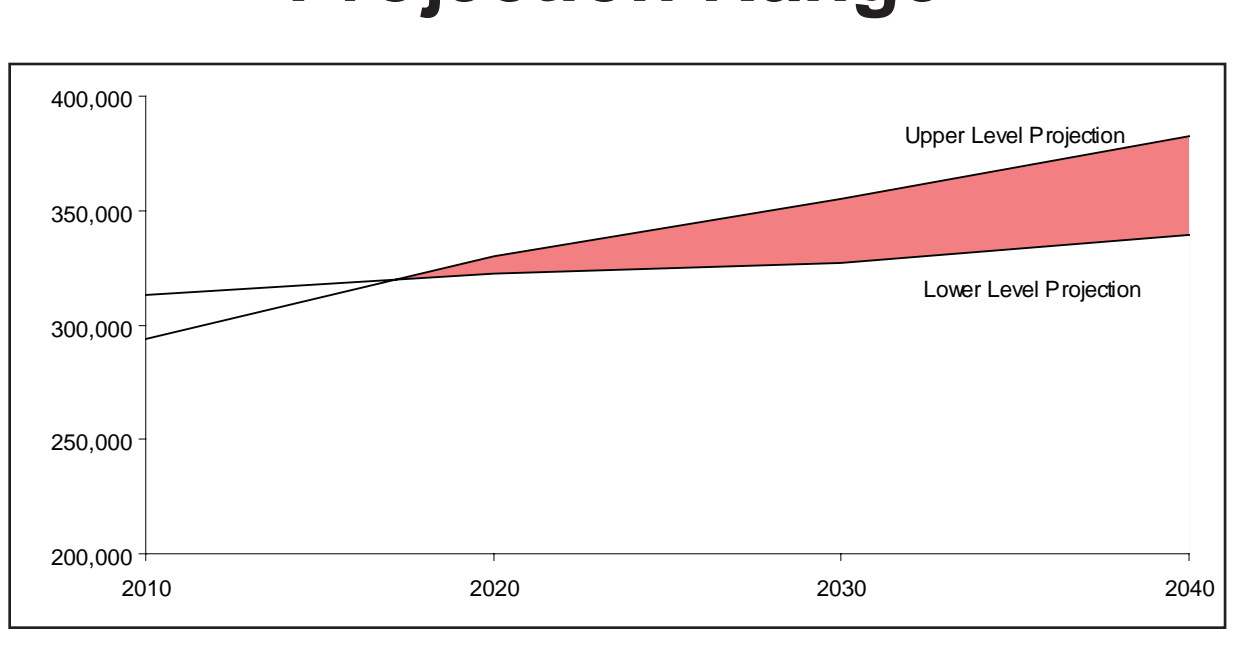
The projections show that the growth in commercial employment will be slight to moderate. The projections for the year 2040 range from approximately 340,000 to 380,000 employees. The upper level projection has a regional growth rate of 30.1%, while the lower level has a regional growth rate of 8.4%. Greene County employment is expected to increase by the highest rate, while Montgomery County employment is expected to increase by the lowest.

COMMERCIAL EMPLOYMENT CONCENTRATIONS FOR 2005



Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008

Commercial Employment Projection Range



Source: MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008