



# Miami Valley Industrial Development Assessment

2008



Miami Valley Regional Planning Commission





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### For More Information

Please visit [www.mvrpc.org](http://www.mvrpc.org) for a copy of this report. Questions or comments should be directed to Katy Bowman, Research Associate at [kbowman@mvrpc.org](mailto:kbowman@mvrpc.org)

Miami Valley Regional Planning Commission (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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## Miami Valley Industrial Development Assessment

### Purpose

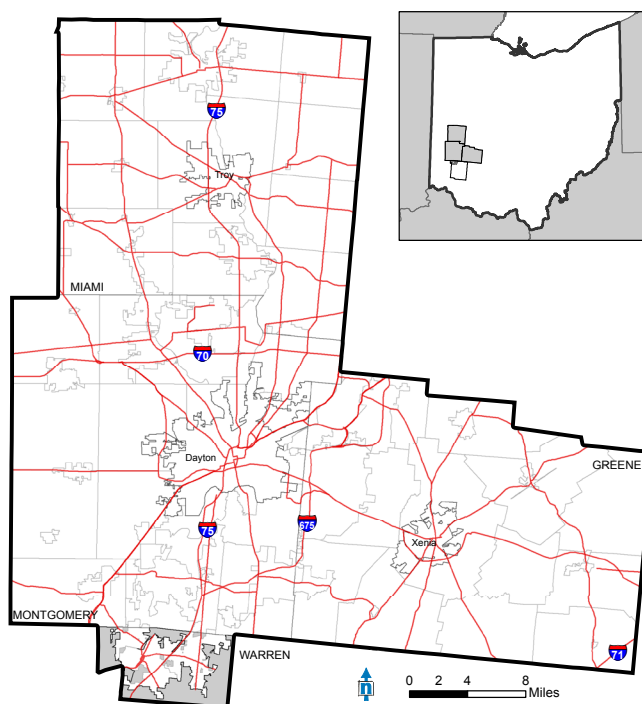
The Miami Valley Region has had a rich history of industrial activity. National Cash Register (NCR) and Dayton Engineering Laboratories Company (DELCO) are just two of the many prominent industrial firms that have called this Region home. Throughout the 1800's and well into the 1900's, the economy of the Miami Valley Region was increasingly dominated by industrial firms. However, in the later 1900's, the prominence of industry in the regional economy declined rapidly, as it did in many regions in the United States. The ease of transporting goods around the world and the availability of inexpensive labor in other countries has made the Miami Valley Region a comparatively less desirable location for manufacturing firms, although other sectors of the economy have been growing.

The Miami Valley Regional Planning Commission (MVRPC) conducted the Miami Valley Industrial Development Assessment as part of the existing conditions phase of "Going Places - An Integrated Land Use Vision for the Miami Valley Region." The purpose of this report is to evaluate the current status of industrial development in the Miami Valley Region and to gauge what the future may hold for this sector.

### 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.

Figure 1. Study Area



### Report Structure

This report begins with the definition of industrial land use used for this report and descriptions of the sources and general methodology used. The evaluation of the current status of industrial development includes explorations of the Region's industrial land, space, and employment, followed by a discussion of future industrial development in the Region.

### Acknowledgements

This study was made possible by datasets that were available from various sources listed throughout this report. MVRPC is grateful for this data and would like to thank those organizations for making the data available.

# Methodology

## Miami Valley Industrial Development Assessment

### Definition

Industrial Land Use is defined as “the land and improvements to land used for manufacturing, processing, or refining foods and materials, and warehouses used in connection therewith” (State of Ohio Classification of Real Property). Using the Land Use Codes as defined by the State of Ohio, industrial land use includes:

- Industrial Vacant Land
- Food and Drink Processing Plants and Storage
- Foundries and Heavy Manufacturing Plants
- Manufacturing and Assembly, Medium
- Manufacturing and Assembly, Light
- Industrial Warehouses
- Industrial Truck Terminals
- Small Shops (Machine, Tool & Die, etc.)
- Other Industrial Structures

Standard Industrial Classification (SIC) codes corresponding to the manufacturing sector were used for the examination of employment data.

### Data Sources and Analysis Framework

For this study, both spatial and non-spatial socio-economic data were collected and developed for various geographic levels. More specifically, geographic data were developed at the parcel, tract, and Traffic Analysis Zone (TAZ) levels and employment data at the county and TAZ levels.

Parcel level data were gathered from each of the county auditor’s offices during the summer of 2007.

Vacancy data were gathered from the US Department of Housing and Urban Development and the Gem Real Estate Group.

Employment data, including projections, were based on information gathered from a variety of sources, including the State of Ohio’s Quarterly Census of Employment and Wages, employment data purchased from Woods & Poole Economics, Inc, and the Ohio Job and Family Services’ *Job Outlook to 2014* report.

The data in this report 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 structure-based.