

Land-Based Analysis

Miami Valley Industrial Development Assessment

In this section, the analysis is focused on the Region’s industrial land. The data is analyzed at the regional and county levels, with geographic information at the parcel and TAZ levels. Figure 8 shows a map of the Region with the industrial land divided into the eight categories presented in the previous section.

The insets in Figure 9 offer more detailed information about the distribution of industrial land throughout the Region and highlight the fact that many of the Region’s industrial areas consist of a mixture of different types of industrial development. There are some areas, however, where a particular type of industrial development seems to be more prominent than others. For example, in northern Montgomery County, just to the east of I-75, Industrial Warehouses and Truck Terminals and Small Shops seem to be the most prominent categories, while to the southeast of I-75 in northern Warren County, Medium to Light Manufacturing and Assembly Plants seem to be more prevalent.

The Region has a total of 75,836 industrial employees occupying 14,096 acres of industrial land, which translates to an average of 0.19 acres of industrial land per employee (Table 5). However, as illustrated in the table, there are some variations in this measure between the counties. Greene County and northern Warren County have the highest amounts of industrial land per employee with 0.46 and 0.33 acres, respectively. Montgomery County has the lowest, with 0.14 acres.

Table 5. Industrial Land Per Employee (in acres)

Region	Land	Employees	Land Per Employee
Region	14,096.0	75,836	0.19
Greene	2,469.4	5,384	0.46
Miami	3,069.6	14,727	0.21
Montgomery	7,473.8	52,454	0.14
Warren*	1,083.2	3,271	0.33

Source: Greene, Miami, Montgomery, and Warren counties, 2007; MVRPC, 2008
Note: This table compares 2005 employment data with 2007 land use data.

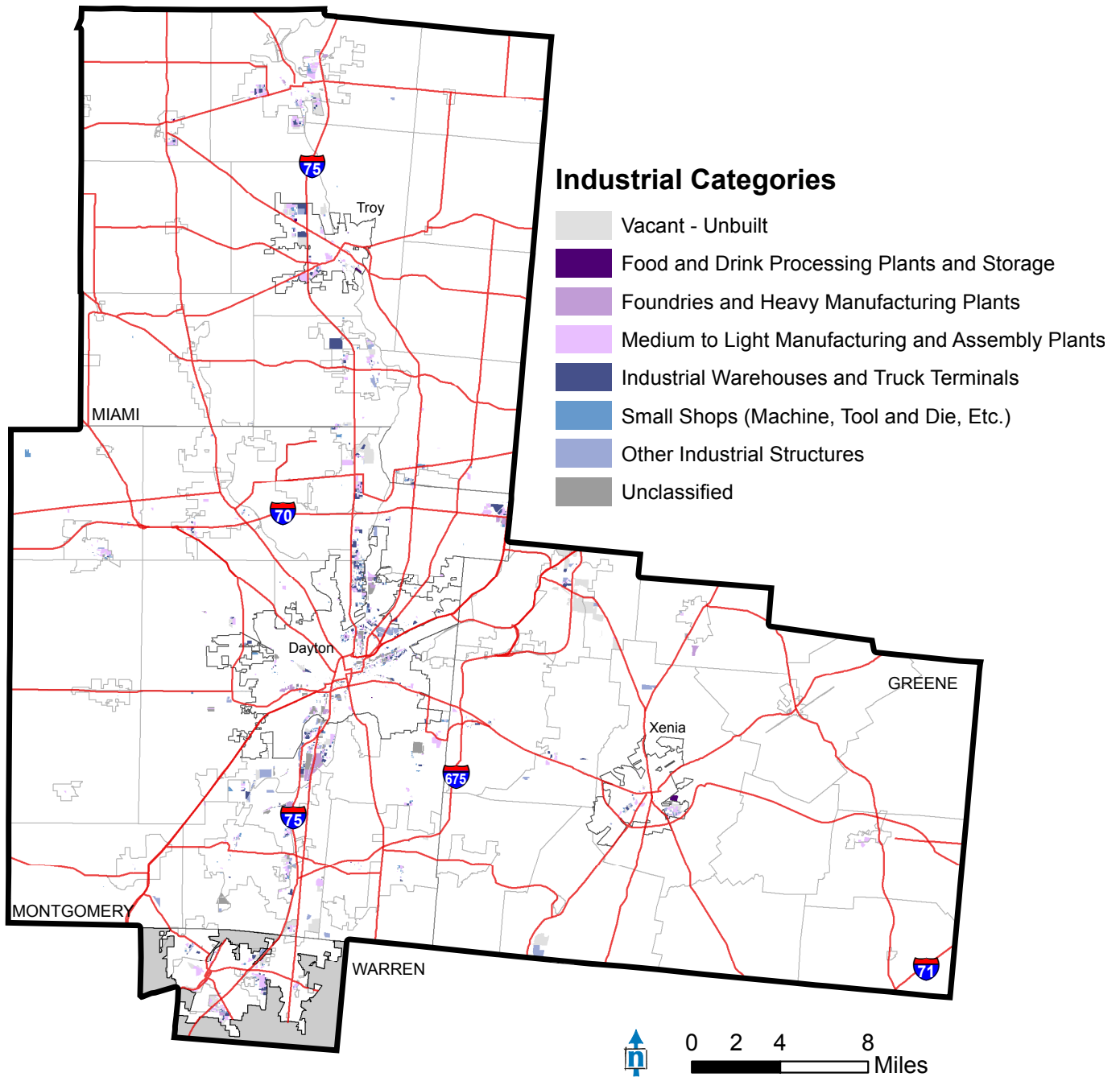
Table 6 summarizes the industrial land acreage data by industrial category at the county level. In addition, the table provides percent share information at the county level and at the regional level in order to present more detailed information pertaining to the composition of each county’s industrial land by industrial category and each county’s share of regional land for each industrial category.

Montgomery County has the largest portion of the Region’s industrial acreage (53%) followed by Miami (21.8%) and Greene (17.5%) counties. In terms of each industry’s regional acreage, Montgomery County leads in all categories except two: Food and Drink Processing Plants and Vacant - Unbuilt, both of which have their highest percentages in Greene County (40.8% and 38.6%, respectively). Also, Greene County’s share is larger than Miami County’s in Foundries and Heavy Manufacturing Plants and Other Industrial Structures, while Miami County has larger portions of Light to Medium Manufacturing and Assembly Plants, Industrial Warehouses and Truck Terminals, and Small Shops than Green County.

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Figure 8. Distribution of Industrial Land by Category for 2007

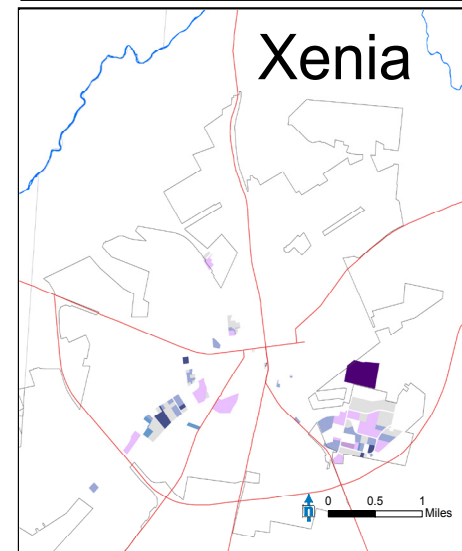
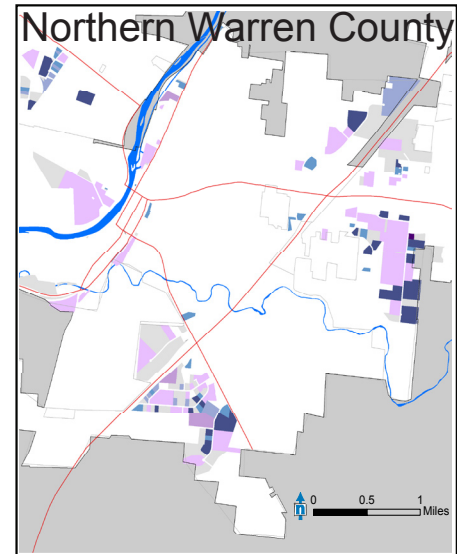
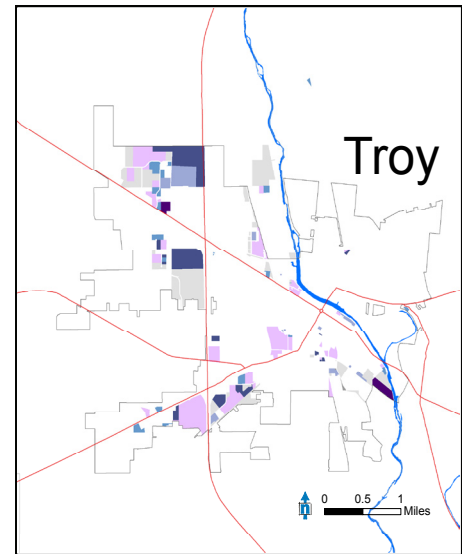
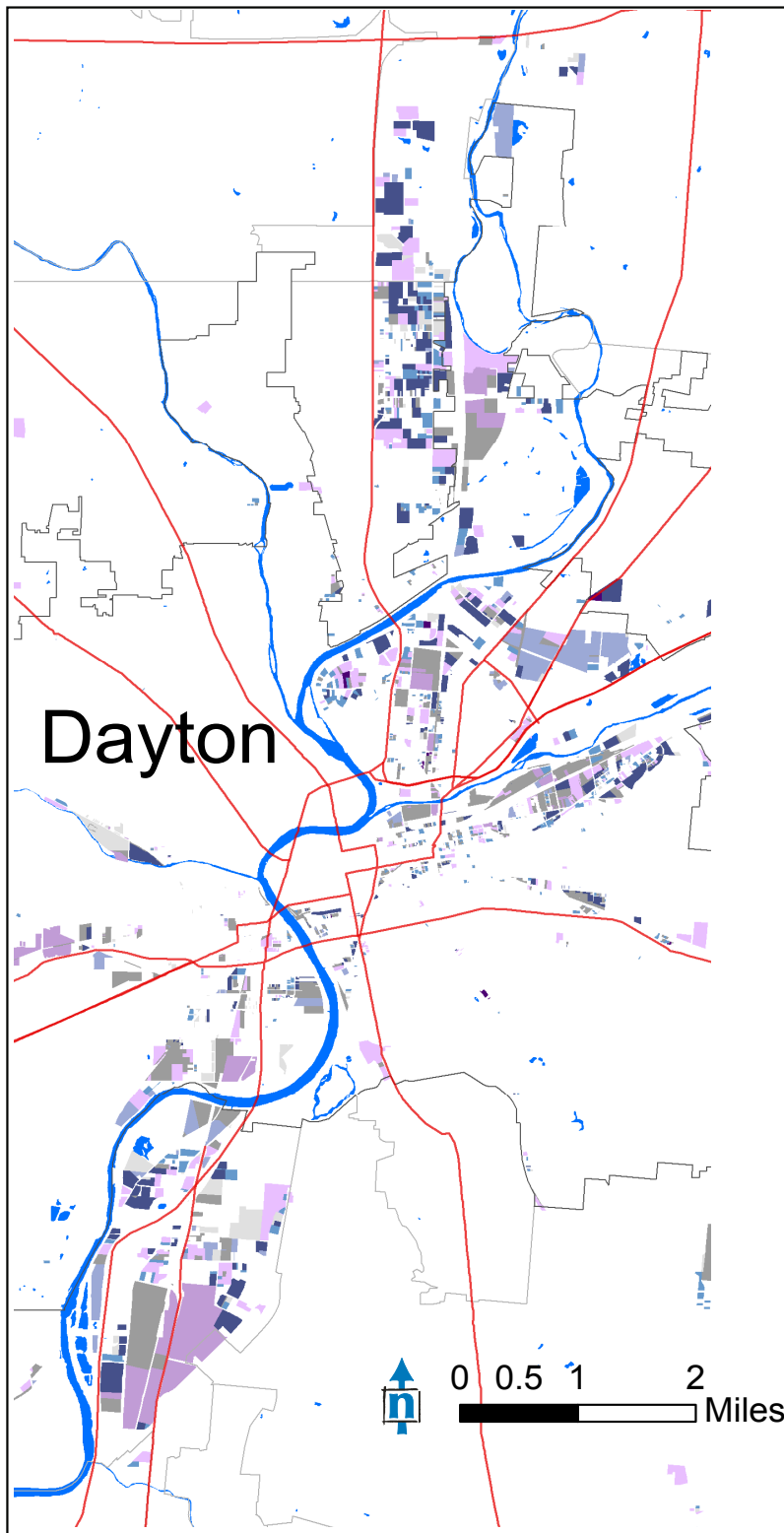


Source: Greene, Miami, Montgomery, and Warren counties, 2007

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Figure 9. Distribution of Industrial Land by Category for Dayton, Troy, Northern Warren County, and Xenia for 2007



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

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Table 6. Industrial Land by Category by County for 2007 (in acres)

	Greene	Miami	Montgomery	Warren*	Region
Total Industrial Land	2,469.4	3,069.6	7,473.8	1,083.2	14,096.0
% Share of Regional Industrial Land	17.5%	21.8%	53.0%	7.7%	100.00%
Food and Drink Processing Plants and Storage	51.4	36.7	36.3	1.6	125.9
% Share of County Industrial Land	2.1%	1.2%	0.5%	0.1%	0.89%
% Share of Regional Category Land	40.8%	29.1%	28.8%	1.2%	100.0%
Foundries and Heavy Manufacturing Plants	78.8	52.3	670.5	30.9	832.6
% Share of County Industrial Land	3.2%	1.7%	9.0%	2.9%	5.9%
% Share of Regional Category Land	9.5%	6.3%	80.5%	3.7%	100.0%
Light to Medium Manufacturing and Assembly Plants	275.6	1,025.7	1,732.7	418.0	3,452.0
% Share of County Industrial Land	11.2%	33.4%	23.2%	38.6%	24.5%
% Share of Regional Category Land	8.0%	29.7%	50.2%	12.1%	100.0%
Industrial Warehouses and Truck Terminals	98.8	515.9	1,124.9	142.3	1,881.9
% Share of County Industrial Land	4.0%	16.8%	15.1%	13.1%	13.4%
% Share of Regional Category Land	5.2%	27.4%	59.8%	7.6%	100.0%
Small Shops	14.1	220.2	595.9	56.4	886.6
% Share of County Industrial Land	0.6%	7.2%	8.0%	5.2%	6.3%
% Share of Regional Category Land	1.6%	24.8%	67.2%	6.4%	100.0%
Other Industrial Structures	422.1	347.0	826.8	78.1	1,674.0
% Share of County Industrial Land	17.1%	11.3%	11.1%	7.2%	11.9%
% Share of Regional Category Land	25.2%	20.7%	49.4%	4.7%	100.0%
Unclassified Industrial Land	1.5	1.9	1,278.5	0.2	1,282.2
% Share of County Industrial Land	0.1%	0.1%	17.1%	0.0%	9.1%
% Share of Regional Category Land	0.1%	0.1%	99.7%	0.0%	100.0%
Vacant - Unbuilt	1,527.0	869.9	1,208.3	355.7	3,960.8
% Share of County Industrial Land	61.8%	28.3%	16.2%	32.8%	28.1%
% Share of Regional Category Land	38.6%	22.0%	30.5%	9.0%	100.0%

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

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

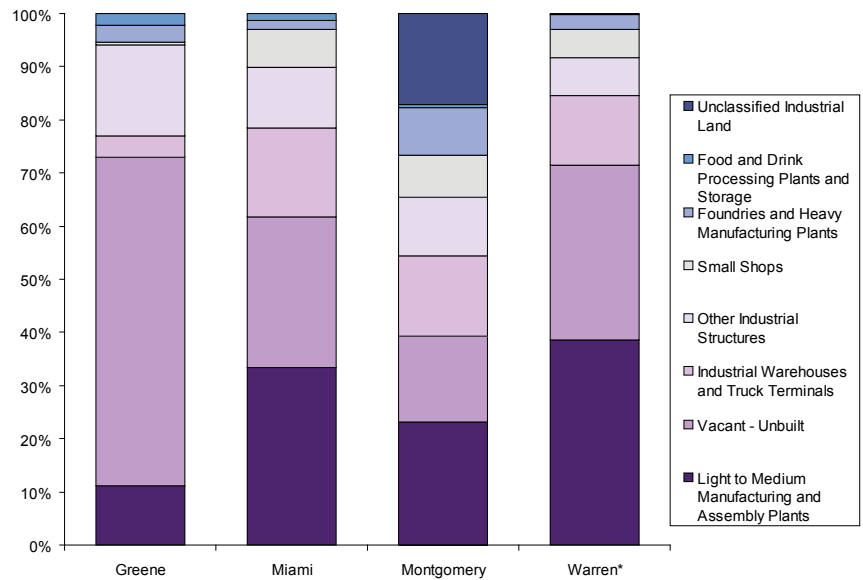
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Figure 10. County Percent Distribution of Industrial Land by Category for 2007

The bar chart presented in Figure 10 illustrates the composition of each county's industrial land by category.

In three out of the four counties in the Region, the Light to Medium Manufacturing and Assembly Plants category shares the largest portion of each county's industrial land. In Greene County, however, the Vacant - Unbuilt category is dominant with 61.8% of the county's industrial land. The share of the Light to Medium Manufacturing and Assembly Plants category in Greene County is rather small, with only an 11.2% share.

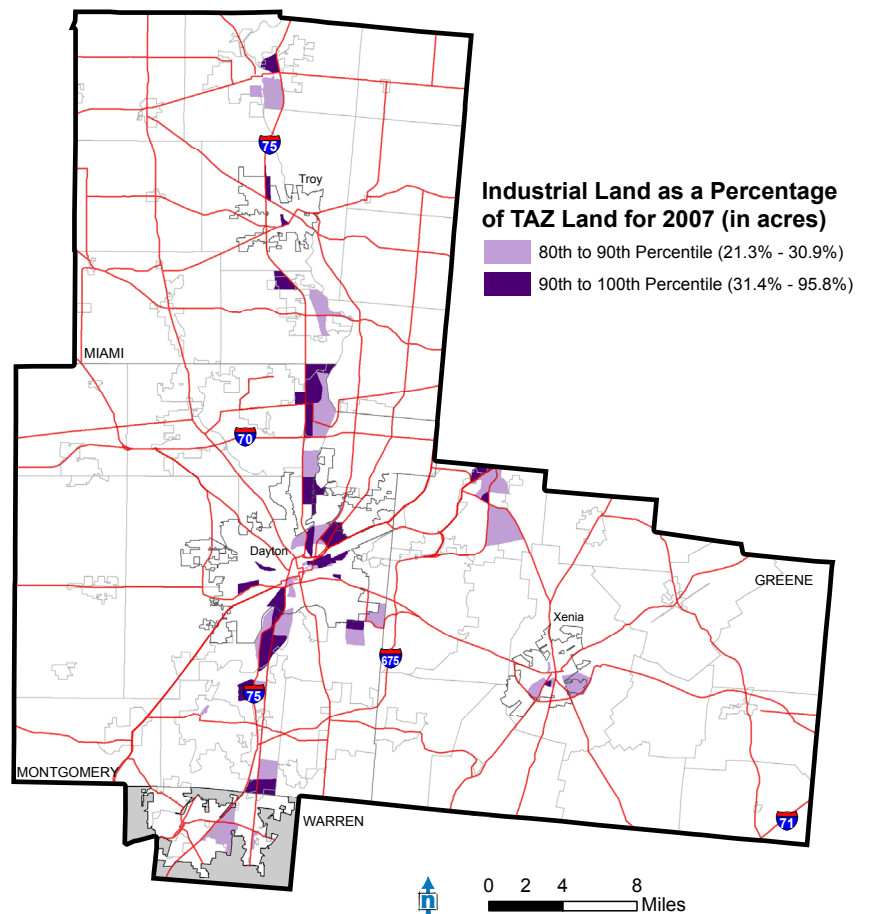


Source: Greene, Miami, Montgomery, and Warren counties, 2007
Note: * Warren County includes only the cities of Carlisle, Franklin, and Springboro

In addition, while the share of Industrial Warehouses and Truck Terminals in Miami, Montgomery, and northern Warren counties is around 15% (16.8%, 15.1%, and 13.1%, respectively), the share of the same industry is only 4% in Greene County

Figure 11 is a map showing the areas in the Region with the highest percentages of their land devoted to industrial development. The dark purple areas fall into the top 10% of all areas based on their industrial land percentages. The light purple areas fall into the top 10 to 20% of all areas. Most of the areas highlighted in this map are adjacent or very near to I-75, emphasizing this interstate's importance to regional industrial development. Other highlighted areas are located near Wright Patterson Air Force Base and the City of Xenia.

Figure 11. Industrial Development Concentrations for 2007



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