

# PHASE I - EXISTING CONDITION ASSESSMENT: PHYSICAL AND NON-PHYSICAL CONDITION EVALUATION

## WHAT IS GOING PLACES?

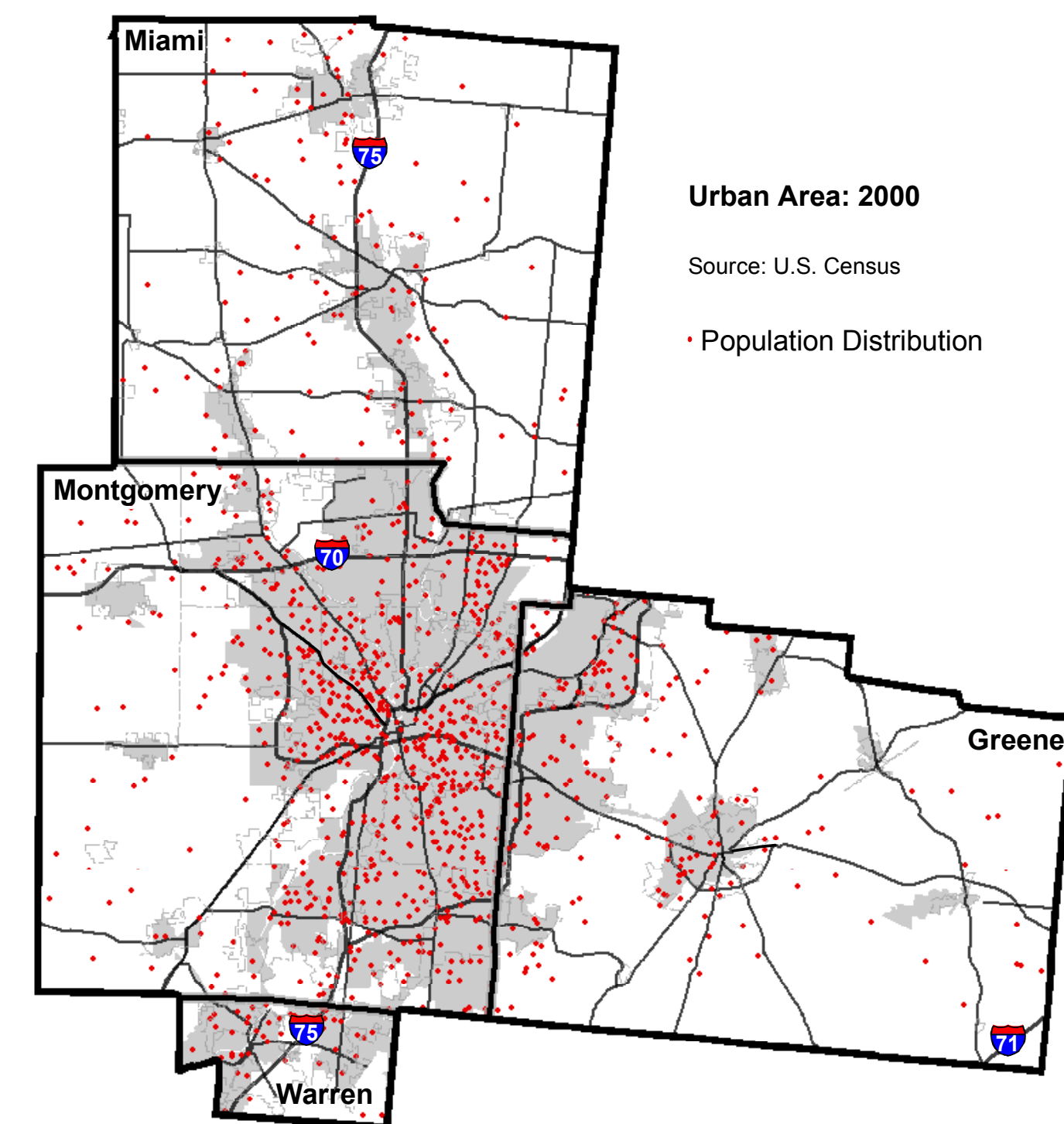
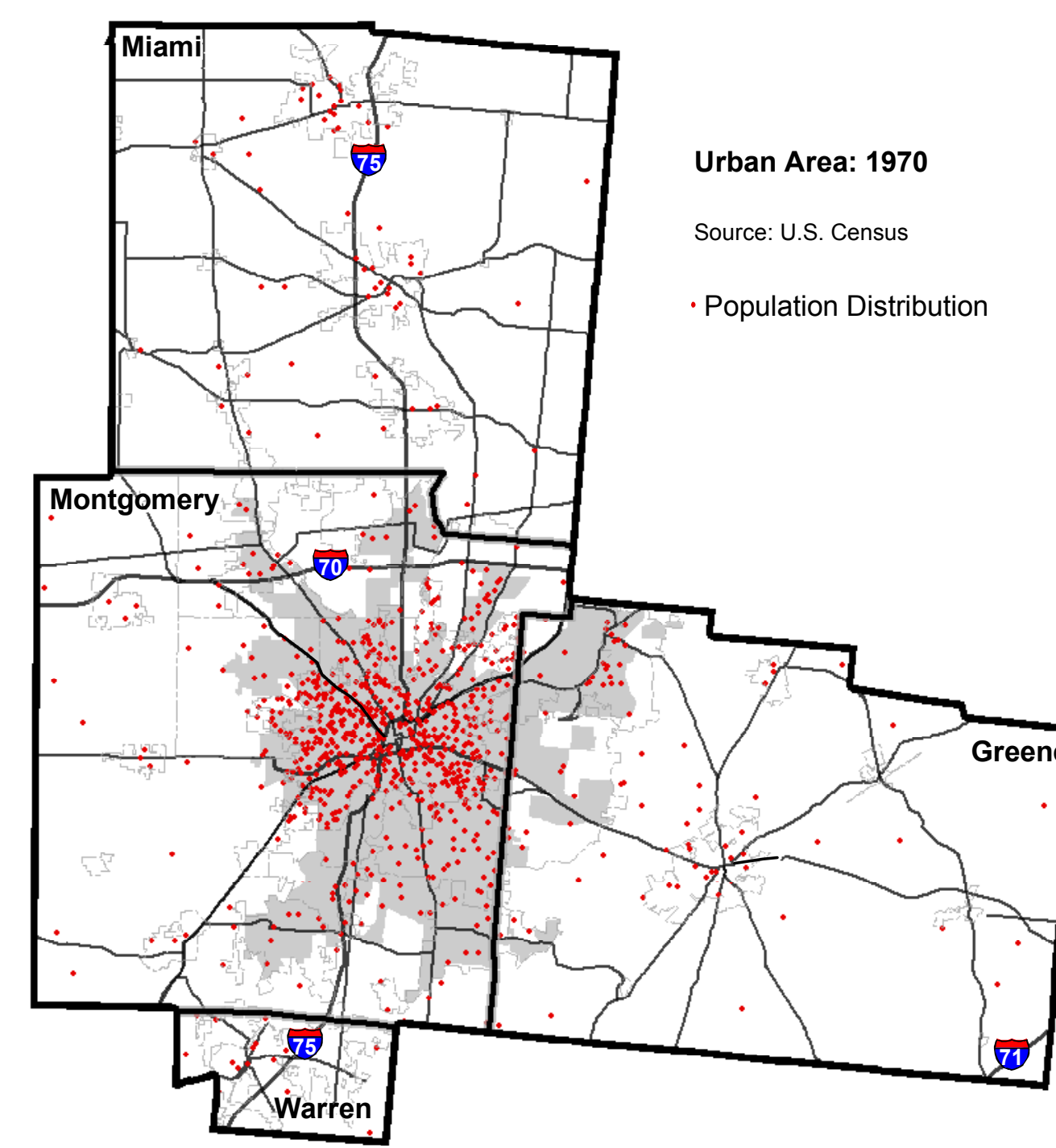
**Going Places - An Integrated Land Use Vision for the Miami Valley Region** is a four year region-based land use planning initiative designed to bring people living and working in the Region together to build a clear and shared future land use framework that will guide us to make this Region a better place to live, work, and play.

## HOW DOES GOING PLACES WORK?

	2007			2008			2009			2010			2011		
	JAN	JUL	DEC	JAN	JUL	DEC	JAN	JUL	DEC	JAN	JUL	DEC	JAN	JUL	DEC
Phase I (18 mo.) Existing Condition Assessment: Physical and Non-Physical Condition Evaluation	PHASE I Where Are We Now?														
Phase II (24 mo.) Future Landscape Exploration: Future Land Use Scenario Development and Assessment	PHASE II What Are Our Future Options?														
Phase III (6 mo.) Building a Clear and Shared Regional Land Use Framework	PHASE III Shared Vision														

**The Miami Valley Region is becoming more developed, with people and jobs moving out to suburbs.**

Over the years, the Region's urban area has expanded with people and jobs moving out to the suburbs. Large residential subdivision developments with cul-de-sac street patterns and large strip shopping centers with parking lots at the storefront became a more typical development pattern.



As a result, between 1970 and 2000, the Region has experienced a 33% decrease in urban population density from 3,300 to 2,200 people per square mile.

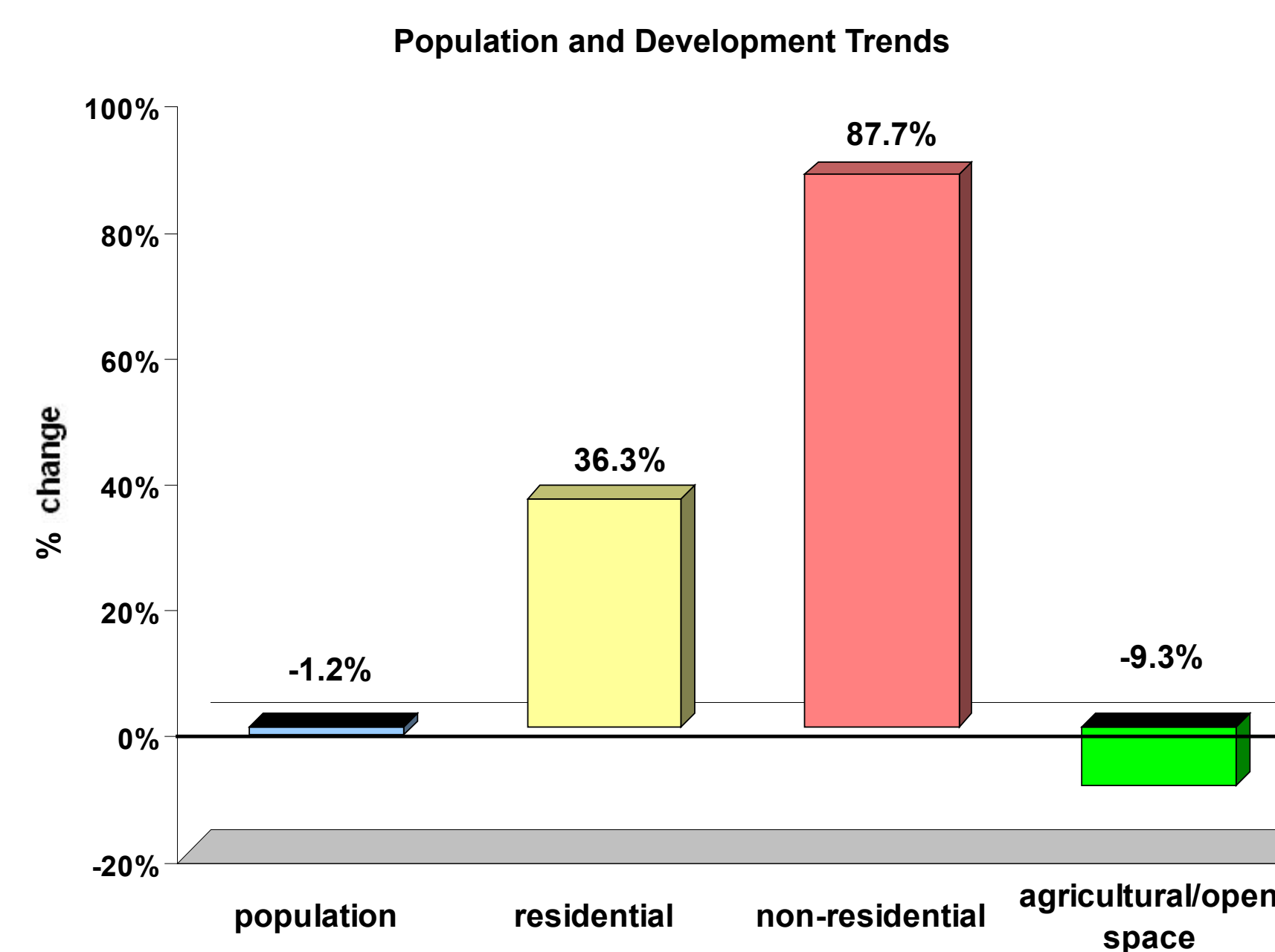
## IN THE PAST, THE MIAMI VALLEY REGION...

**The Miami Valley Region's population is aging, and the economy is shifting to become more service-based.**

The Region experienced major changes in terms of its demographic and economic base. The average age of the population has increased while the number of people per household has decreased. Looking at the economy, the manufacturing industry in the Region has been shrinking while service-based sectors have been booming.

**The Miami Valley Region has seen an increase in land development activities although total population has remained stagnant.**

The Region has seen increases in land consumption despite the total population remaining stagnant. Between 1970 and 2000, the Region's population decreased 1.2% while the total developed land increased over 45%, with non-residential land increasing over 88% between 1975 and 2000.

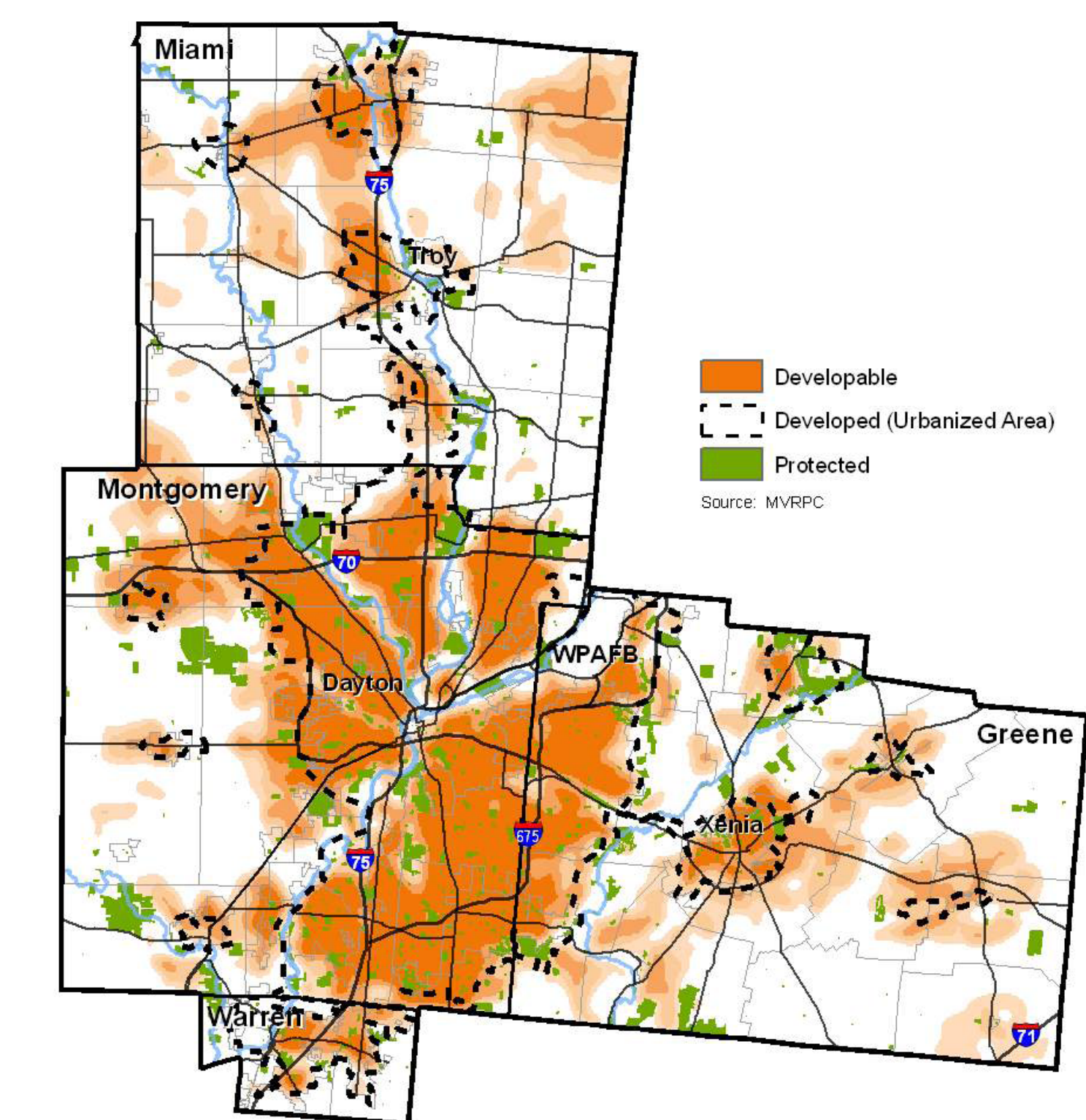


**Land development has been uneven geographically in the Miami Valley Region and more concentrated in areas along major highways.**

Land development has been highly concentrated along major highways, namely I-70, I-75, and I-675. Much of the commercial development has taken place around areas that have good highway accessibility.

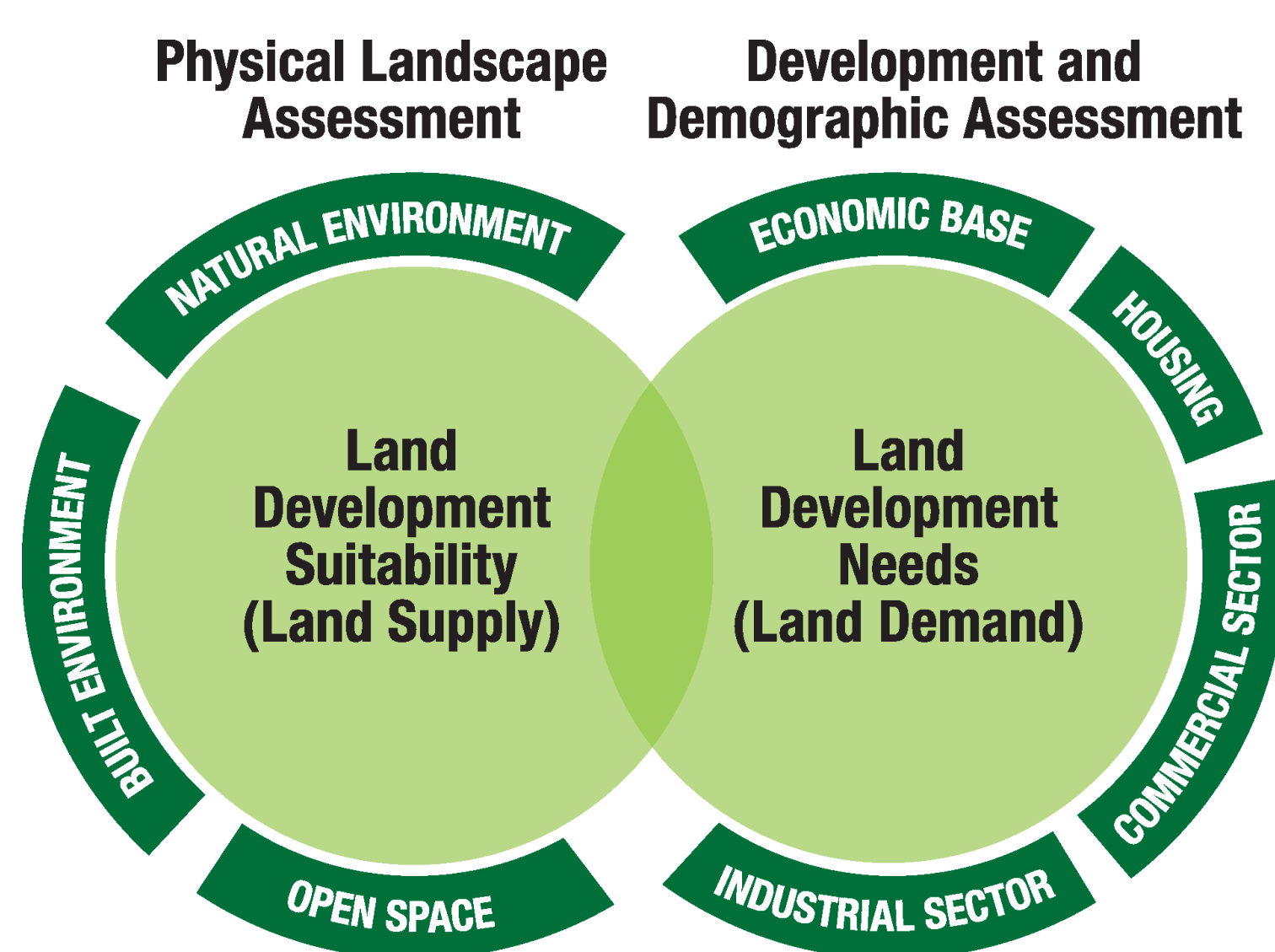
**When natural environmental assets and existing infrastructure are considered, different parts of the Region present different levels of future land development potential.**

When the Region's landscape was examined based on the presence and quality of natural resources, as well as existing infrastructure and land use, 27% of the Region's land is found to be developable, meaning that it is suitable for future development and/or redevelopment.



## WHAT IS PHASE I - EXISTING CONDITION ASSESSMENT?

The Existing Condition Assessment was comprised of an examination of the Region's physical landscape and a review of development and demographic trends to provide a comprehensive overview of the Miami Valley Region.



Study Area covers Greene, Miami, and Montgomery Counties and the Cities of Carlisle, Franklin, and Springboro in Warren County.

## WHAT'S NEXT?

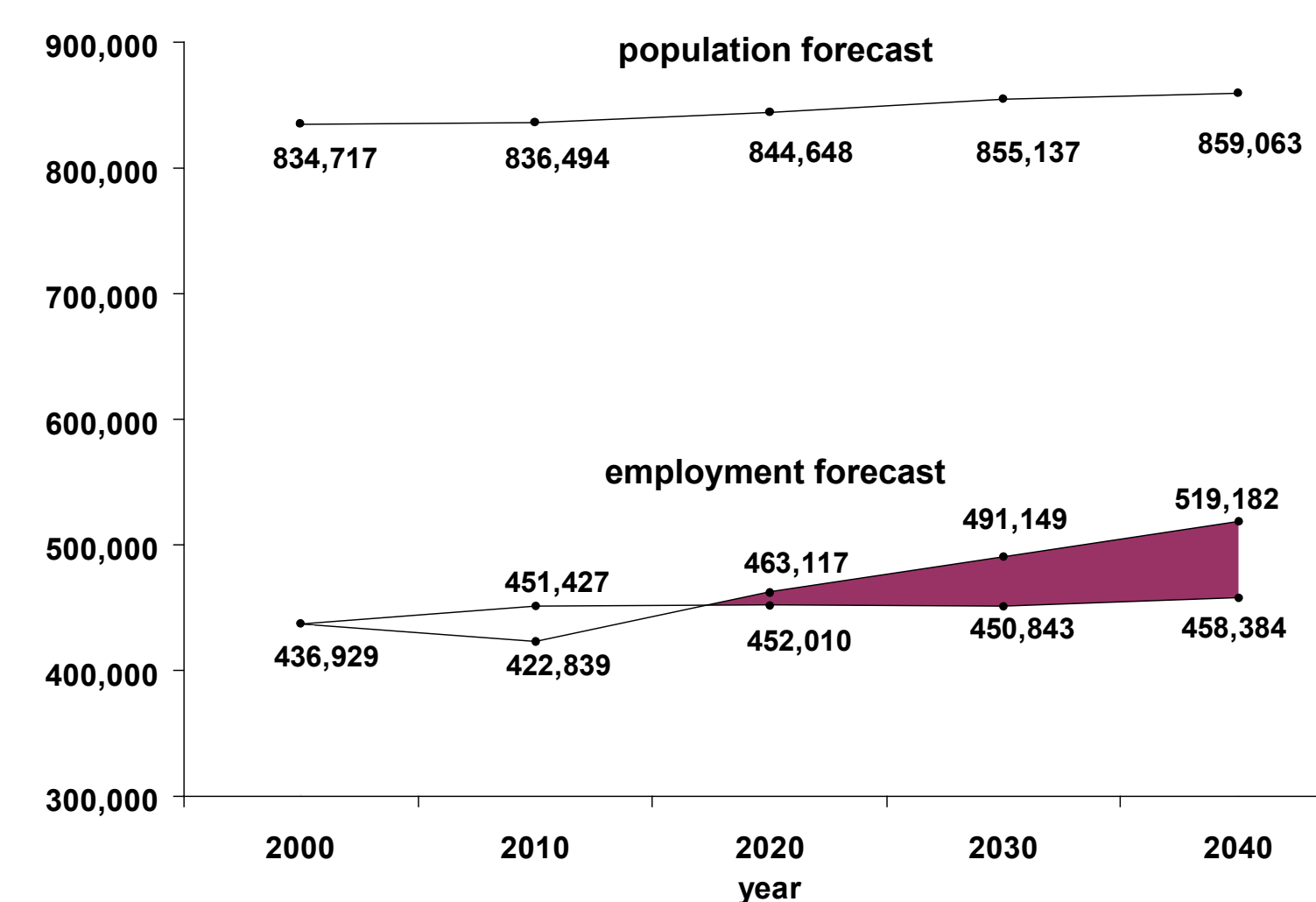
The second phase of the Going Places initiative is to explore future landscape options for the Region, keeping in mind the question, "Given the projected need for future population and job growth, in what ways and what parts of the Region should we develop in the future?"

## IN THE FUTURE, THE MIAMI VALLEY REGION...

**If the Miami Valley Region continues to be developed as it has been in the past, additional acreage equivalent to 1-2 times the area of WPAFB will be needed to meet future demand by 2040.**

The population in the Region is expected to grow by less than 3% between 2000 and 2040, while employment is expected to grow between 5% and 19% during the same period.

If the Miami Valley Region continues to be developed as it has been in the past, between 7,500 and 16,400 acres of land will need to be developed to accommodate additional population and jobs by 2040 – in addition to the 275,709 acres of currently developed land. This additional acreage is equivalent to one to two times the size of Wright Patterson Air Force Base.



**The Miami Valley Region has more than enough developable and redevelopable land to accommodate future needs.**

According to the evaluation of the Region's current landscape, there are approximately 218,500 acres of developable land in the Region and only between 3.5% and 7.5% of this developable land is anticipated to be needed to meet future land use demand.

Currently, approximately 2,000 acres of land is estimated to contain vacant structures, which could be redeveloped to meet future land use needs.

The entire Region will benefit if development is planned and performed in a manner that takes advantages of existing infrastructure before paying for new construction. Development should take advantage of the Region's natural assets without threatening their quality.

