



# COUNTY ROAD 25-A SPECIAL PLANNING AREA MASTER PLAN



# PLAN

CR25A



COMMUNITY MEETING #1 | OCT 23, 2017

# AGENDA



- ① Introduction (6:30-6:35)
- ② Study Background and Summary of Existing Conditions (6:35-7:00)
- ③ Mapping Exercise (7:00-7:45)
- ④ Group Sharing (7:45-8:00)
- ⑤ Adjourn (8:00)

# PROJECT SCOPE



- Task 1: Project Initiation
- Task 2: Existing Conditions
- Task 3: Information Analysis & Evaluation
- Task 4: Public Engagement
- Task 5: Master Plan Development

# PROJECT SCHEDULE



DATE	NAME	DESCRIPTION
9/1/2017	Vision and Implementation Group Meeting #1	Goals and Objectives will be discussed and updated for use in guiding development of the recommendations
10/16/2017	Vision and Implementation Group Meeting #2	Review of Existing Conditions Chapter
11/20/2017	Vision and Implementation Group Meeting #3	Review of Information and Analysis Chapter, Stakeholder Meeting, and Public Forum results
10/23/2017	Public Meeting #1; Public Forum	Existing Conditions Overview and Mapping Exercise
12/18/2017	Public Meeting #2: Open House	Alternative Concept Review
1/22/2018	Vision and Implementation Group Meeting #4	Review of Draft Master Plan Document
1/22/2017	County Planning Commission Meeting	Review of Draft Master Plan Document
1/29/2018	County Commissioner's Meeting	Review of Draft Master Plan Document
2/26/2018	Project Presentation	Final public presentation of project



# DRAFT PROJECT GOALS

# DRAFT PROJECT GOALS



## **GOAL 1 | ECONOMY | SCORE = 26**

Create a center for employment with a diverse economic base, and build on the access and visibility afforded by the I-75/CR-25A Interchange.



## **GOAL 2 | INFRASTRUCTURE | SCORE = 19**

Coordinate the extension of, or increase the capacity of, infrastructure facilities to meet future needs of existing and planned development.



## **GOAL 3 | ZONING | SCORE = 10 (Tied with Goal 4)**

Create easy-to-understand, consistent, and flexible regulations to encourage and enable high-quality development.



## **GOAL 4 | RESILIENCY | SCORE = 10 (Tied with Goal 3)**

Encourage resilient development practices that can adapt to changes over time and remain viable and an asset for the community.

# DRAFT PROJECT GOALS



## **GOAL 5 | ENVIRONMENT | SCORE = 8**

Connect and integrate the areas' natural features to future development.



## **GOAL 6 | HEALTH | SCORE = 2**

Promote an active and healthy lifestyle for residents, workers, and visitors.



## **GOAL 7 | MOBILITY | SCORE = 1**

Develop a multi-modal and inter-connected transportation network that safely and conveniently transports people and freight.



## **GOAL 8 | HOUSING | SCORE = 0**

Provide a range of housing choices with convenient access to daily services



# EXISTING CONDITIONS OVERVIEW



# CONTENTS

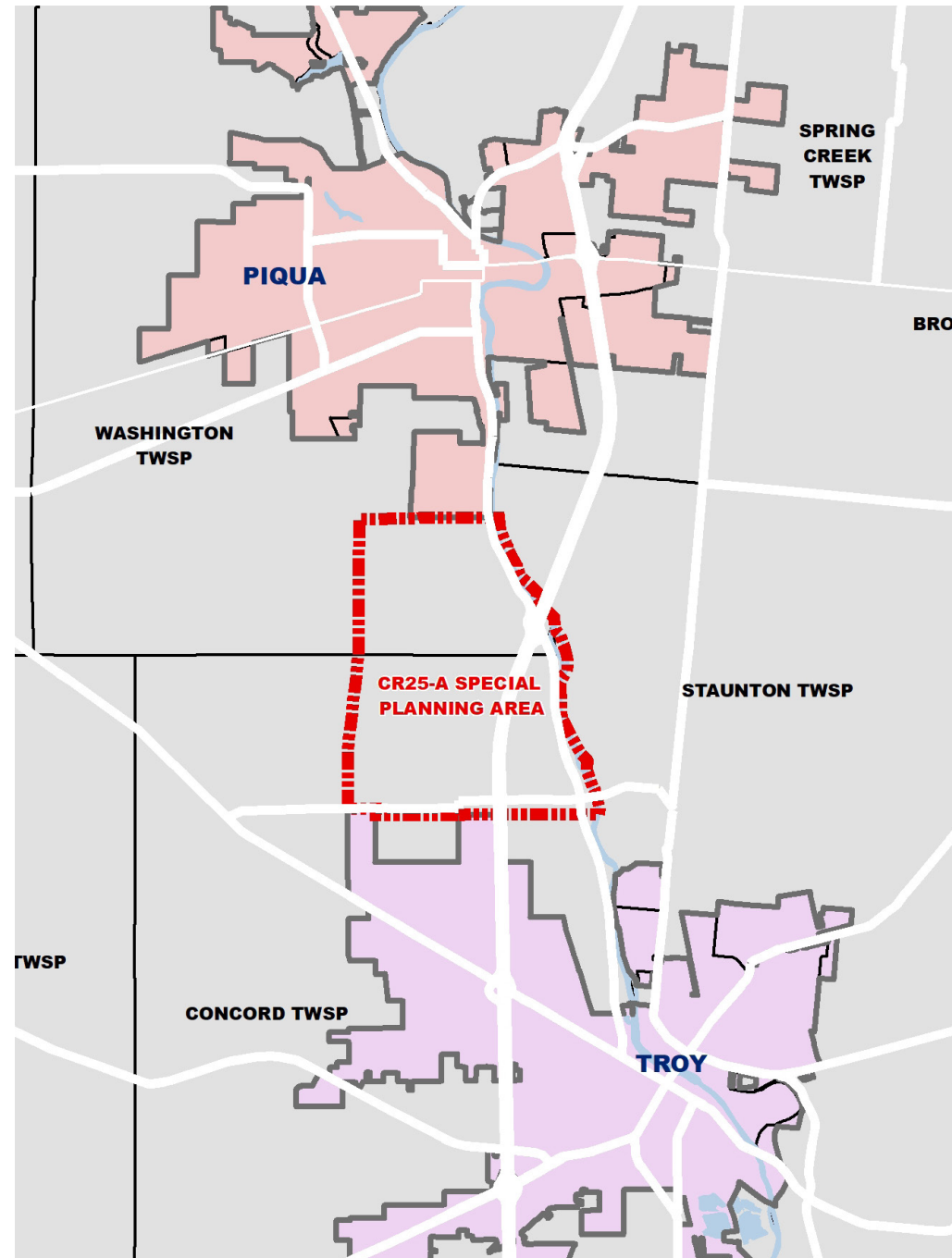
- ① Background
- ② Natural Environment
- ③ Built Environment
- ④ Regulatory Environment
- ⑤ Market and Economy



# BACKGROUND

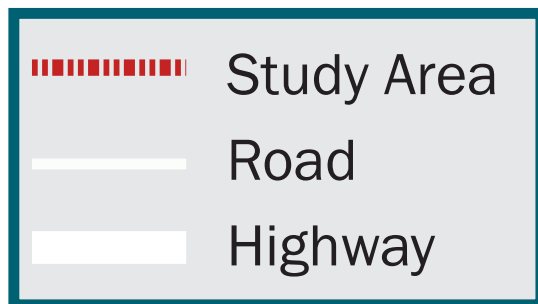


- One of seven I-75 interchange sites in Miami County
- Along major north south interstate route
- Part of two townships
- Centrally located in County



# BACKGROUND

- Over 3,000 acres
- Mostly undeveloped
- Rural character
- Rich farmland



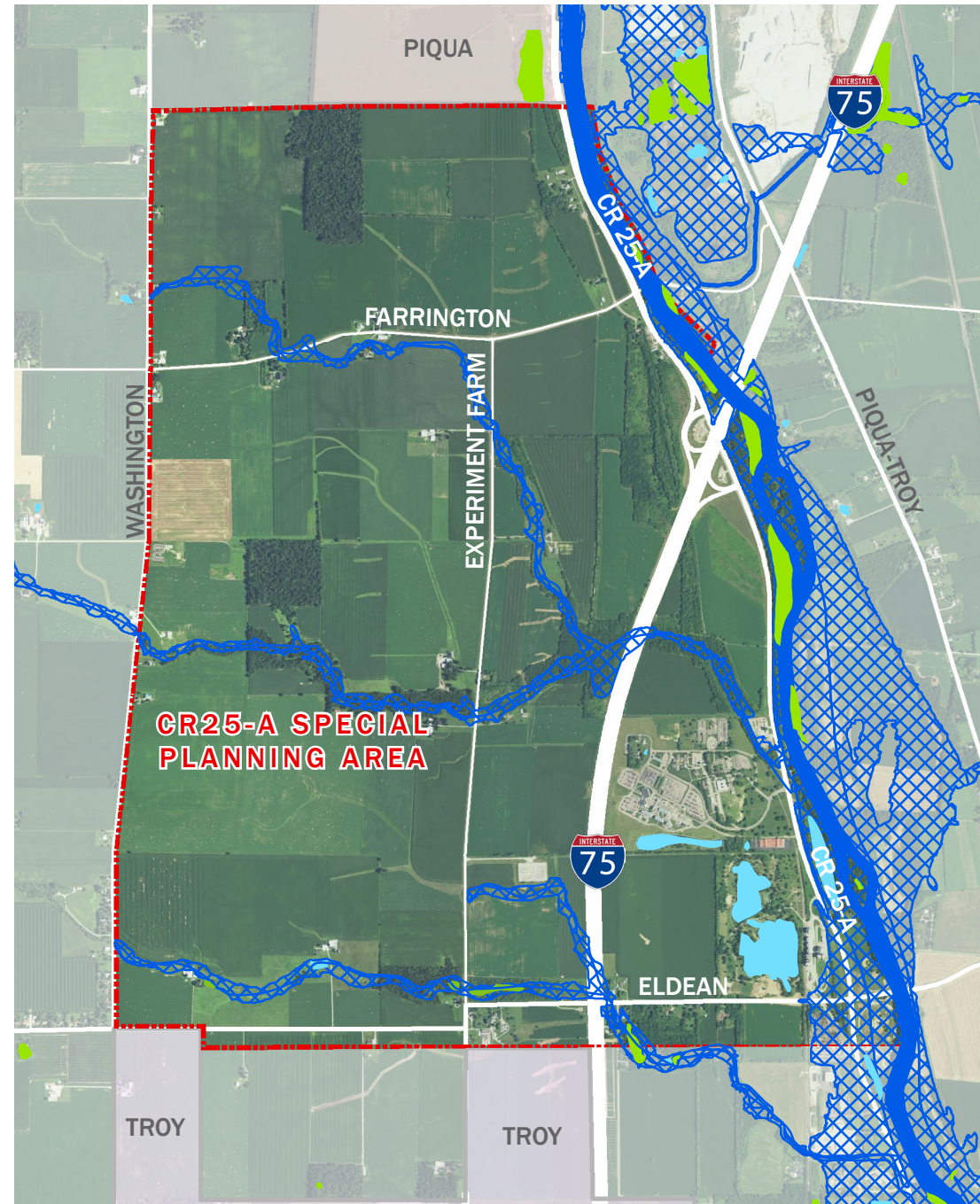
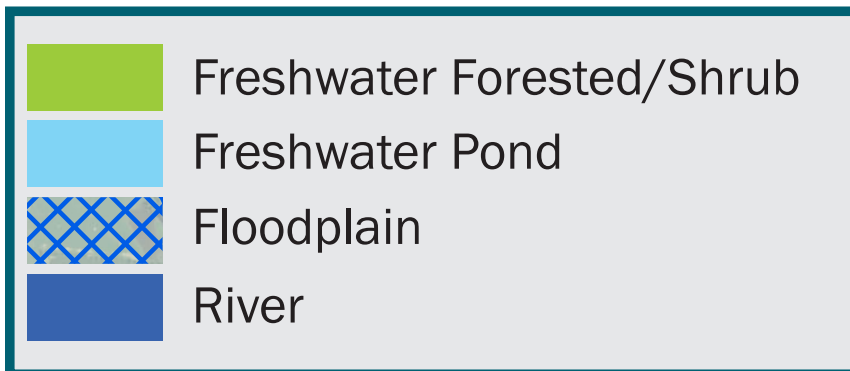
# NATURAL ENVIRONMENT



# PLAN CR25A



- Part of Great Miami Valley River Watershed
- Significant floodplain on eastern edge
- Drainage swales throughout study area
- Ponding in northern and southeastern area



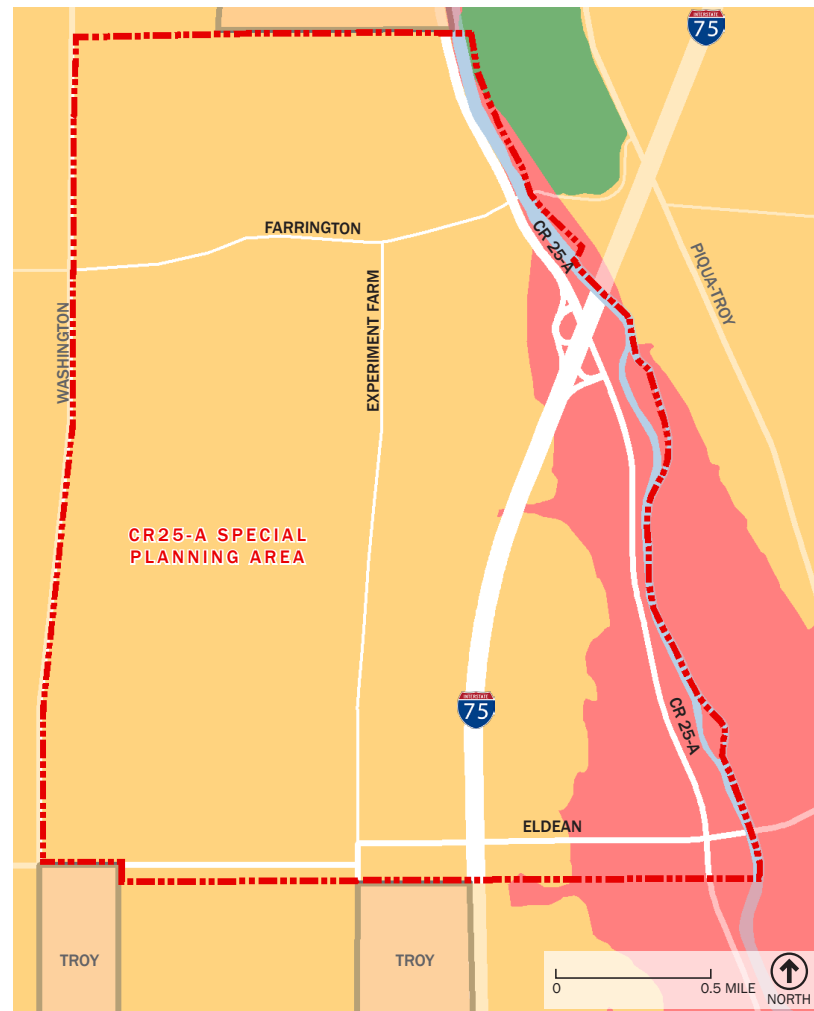
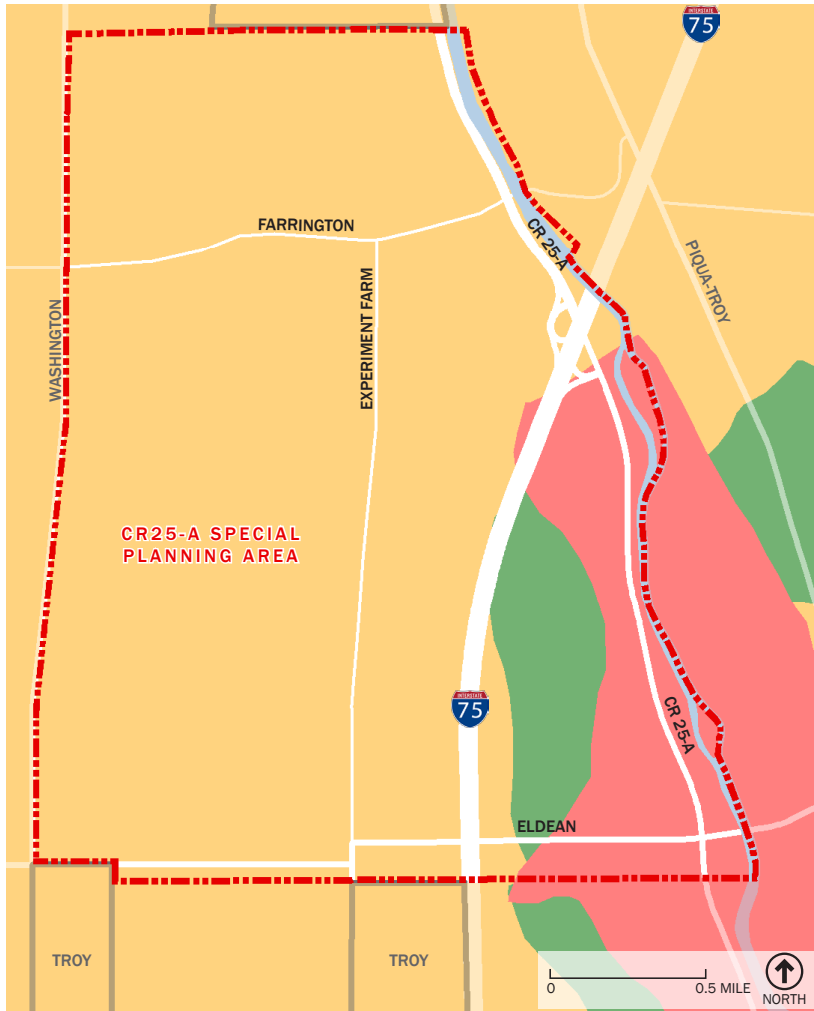
# NATURAL ENVIRONMENT



# PLAN CR25A

## GROUND WATER LEVEL

## GROUND WATER POLLUTION POTENTIAL



- High > 100 gallons per minute
- Medium 25-100 gpm
- Low 0-25 gpm

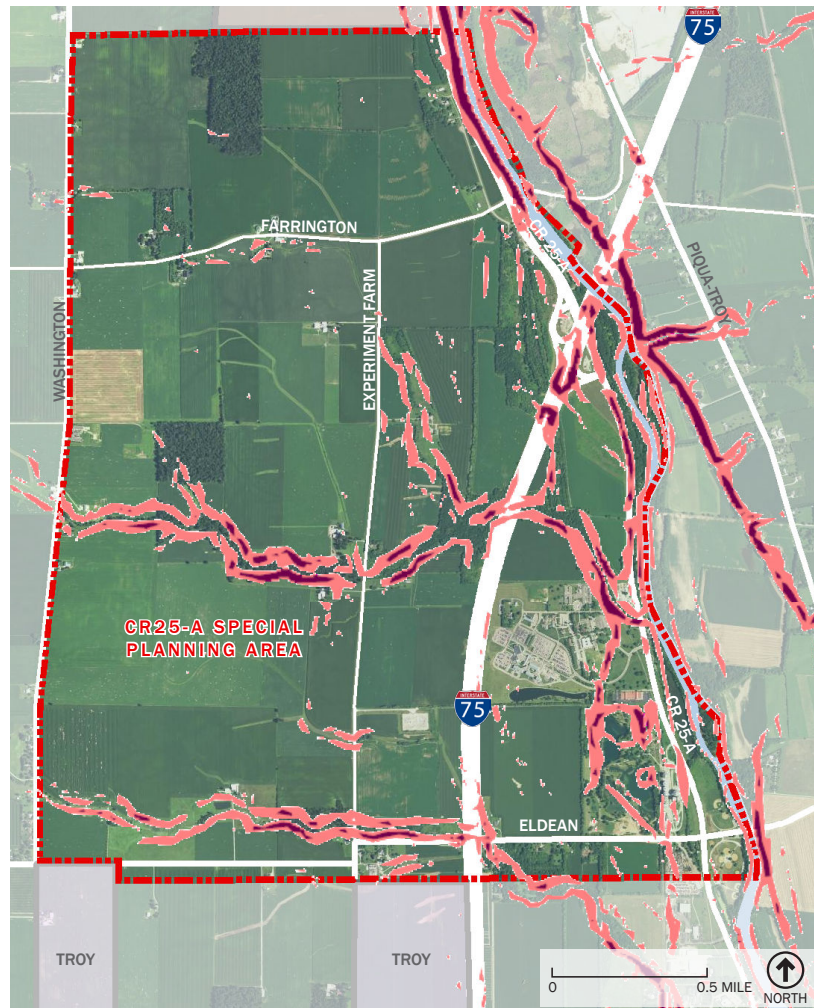
- High
- Medium
- Low

# NATURAL ENVIRONMENT



# PLAN CR25A

## SLOPE



- Steep
- Rolling

## DEPTH TO BEDROCK



- Adequate Depth
- Shallow Depth
- Not rated

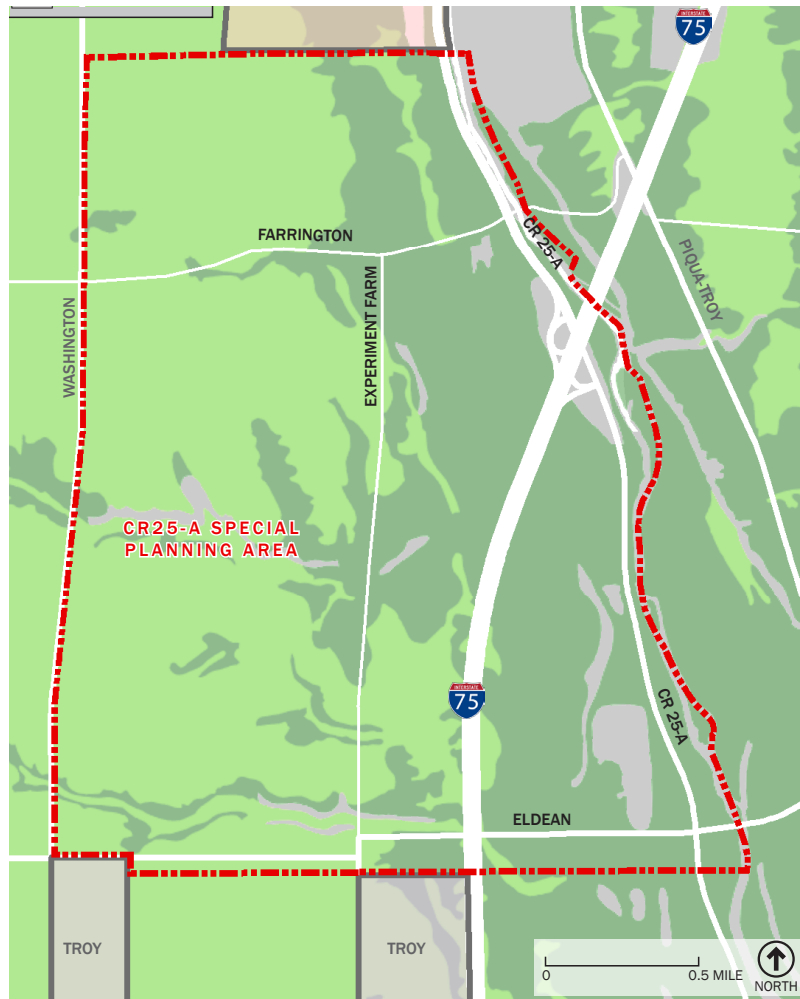
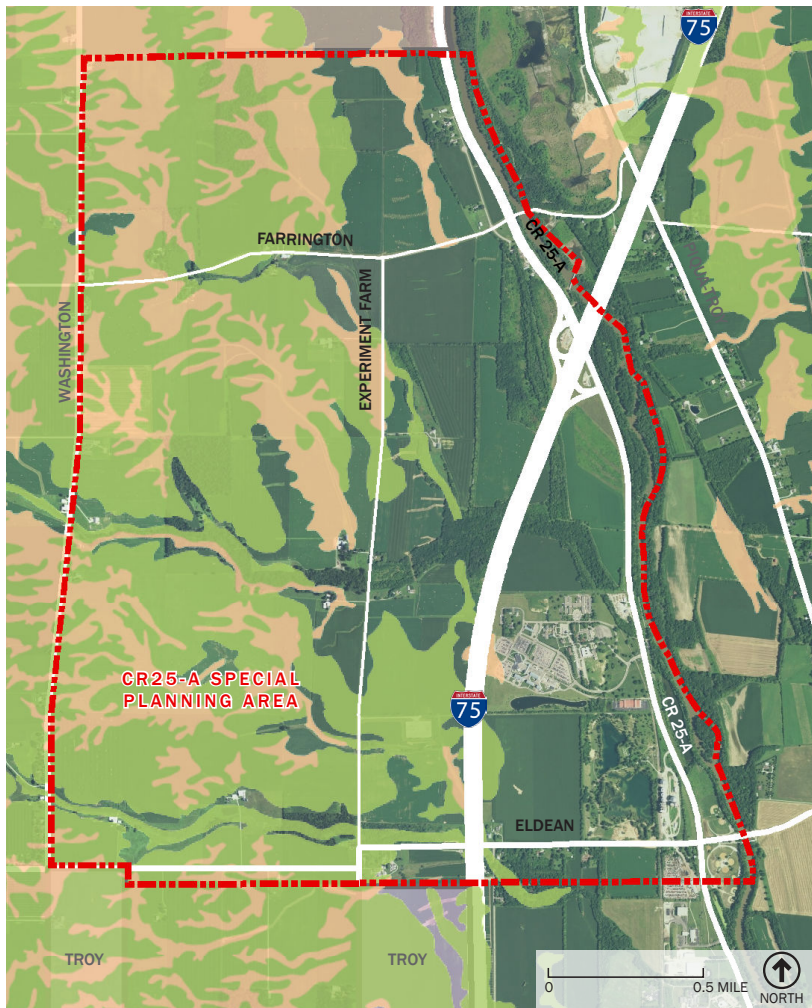
# NATURAL ENVIRONMENT







# PLAN CR25A

## SOIL DRAINAGE

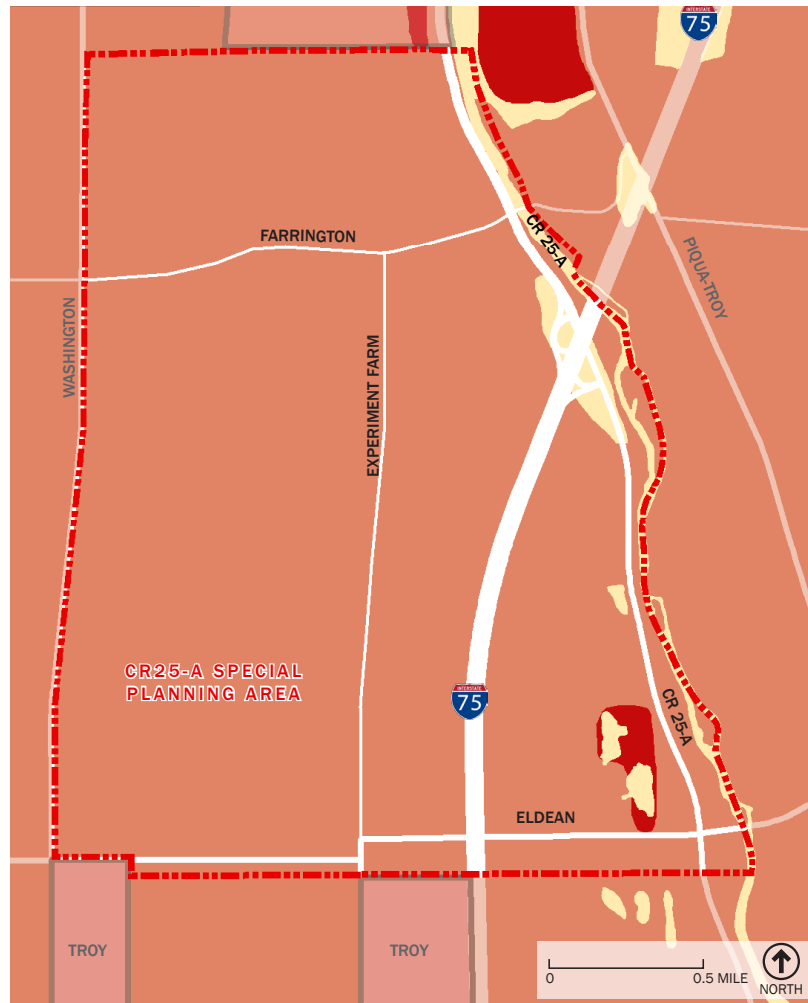
## PRIME FARMLAND



-  Somewhat Poorly Drained
-  Poorly/Very Poorly Drained

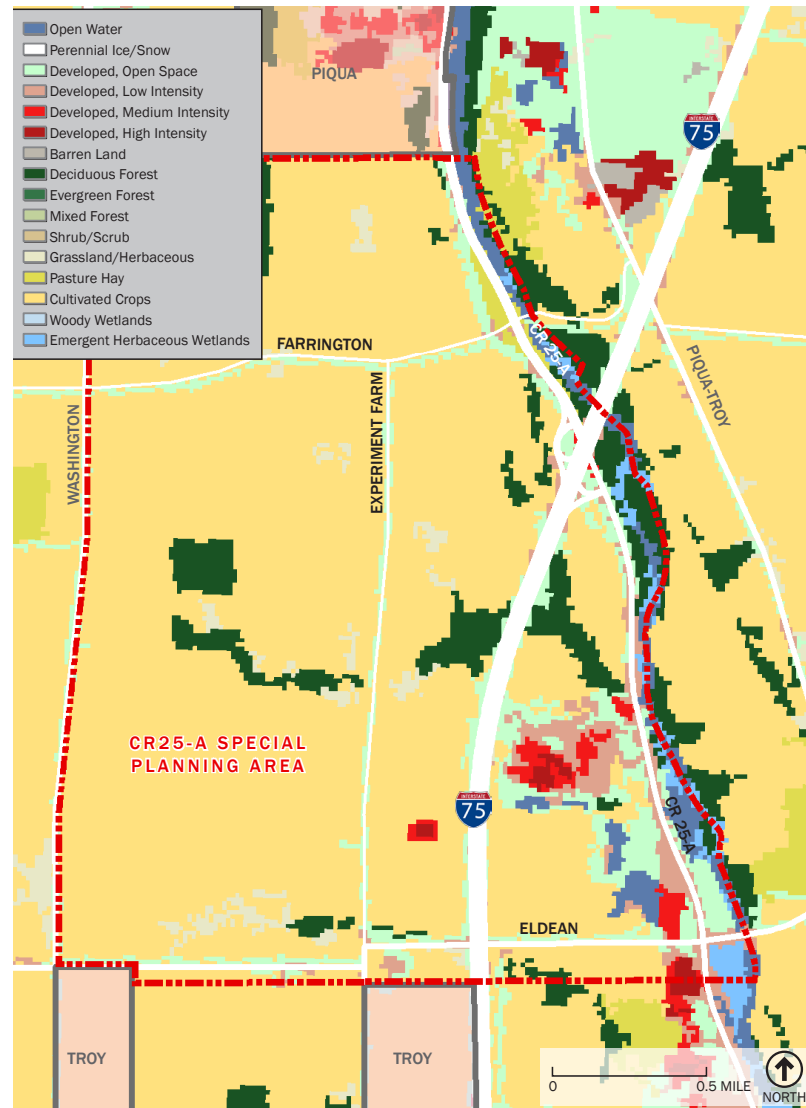
-  Prime Farmland
-  Prime Farmland with Conditions

## MINERAL RESOURCES



- Likely Present
- Likely Not Present
- Not Rated

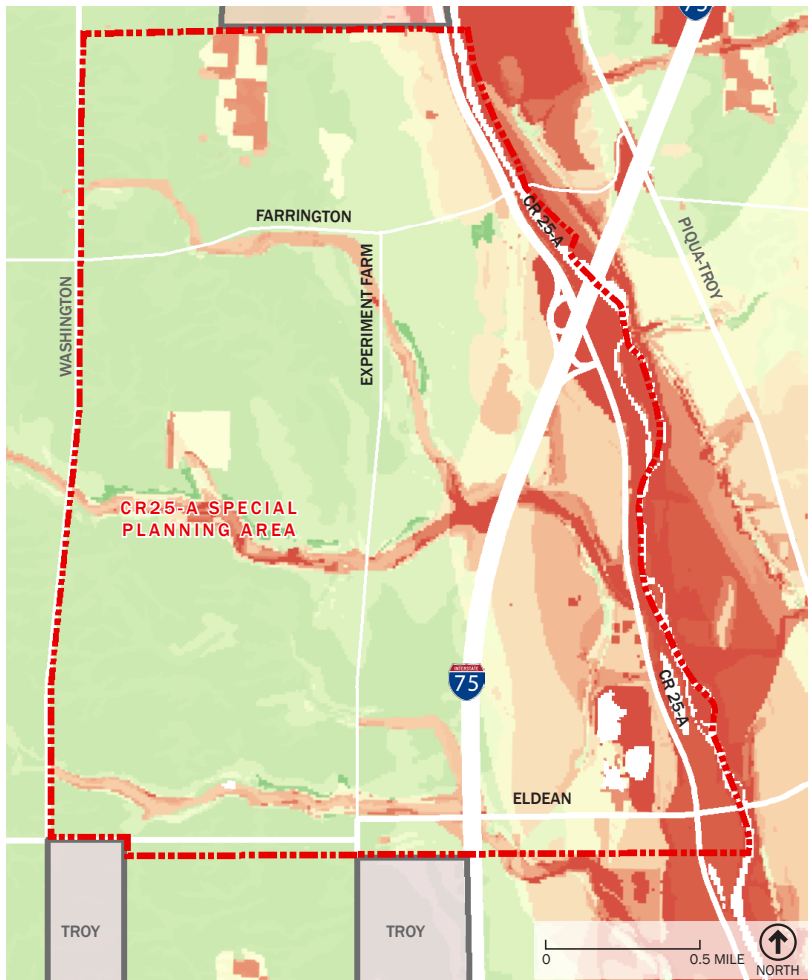
## LAND COVER





# NATURAL ENVIRONMENT

## ENVIRONMENTAL SUITABILITY



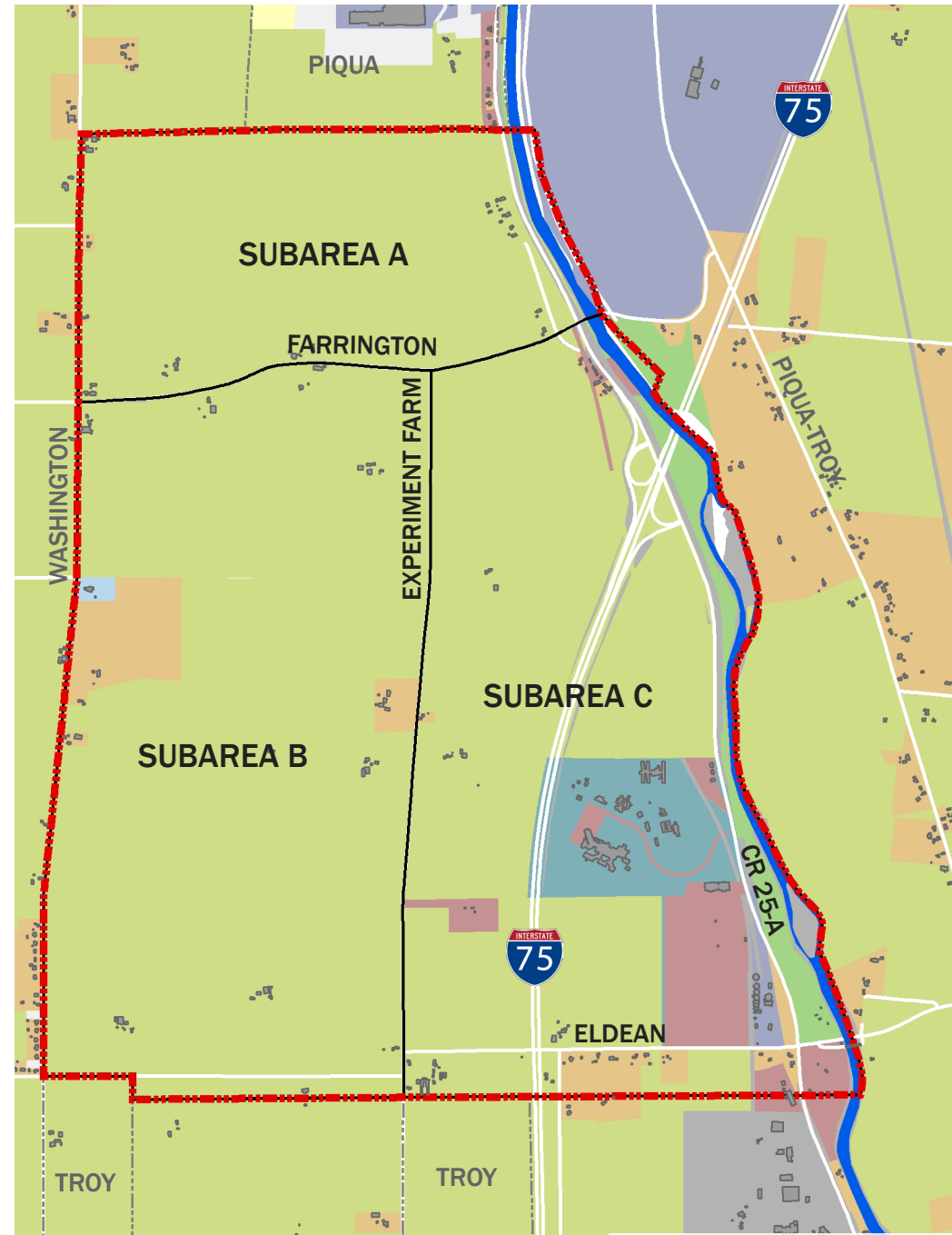
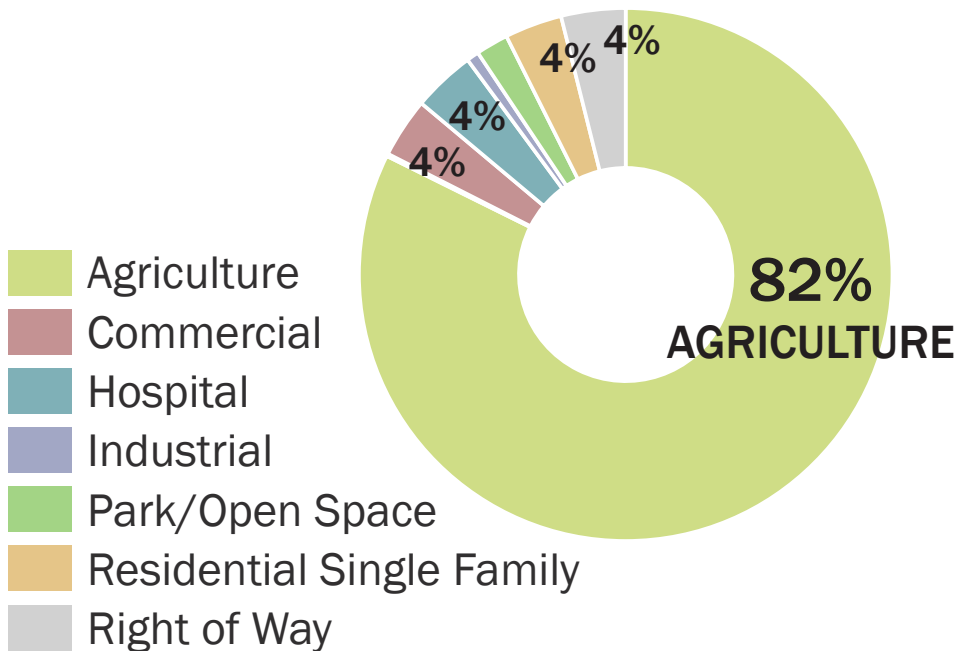
# BUILT ENVIRONMENT



# PLAN CR25A

## EXISTING LAND USE

- Most diverse set of uses toward south east area
- Parks and recreation along river's edge



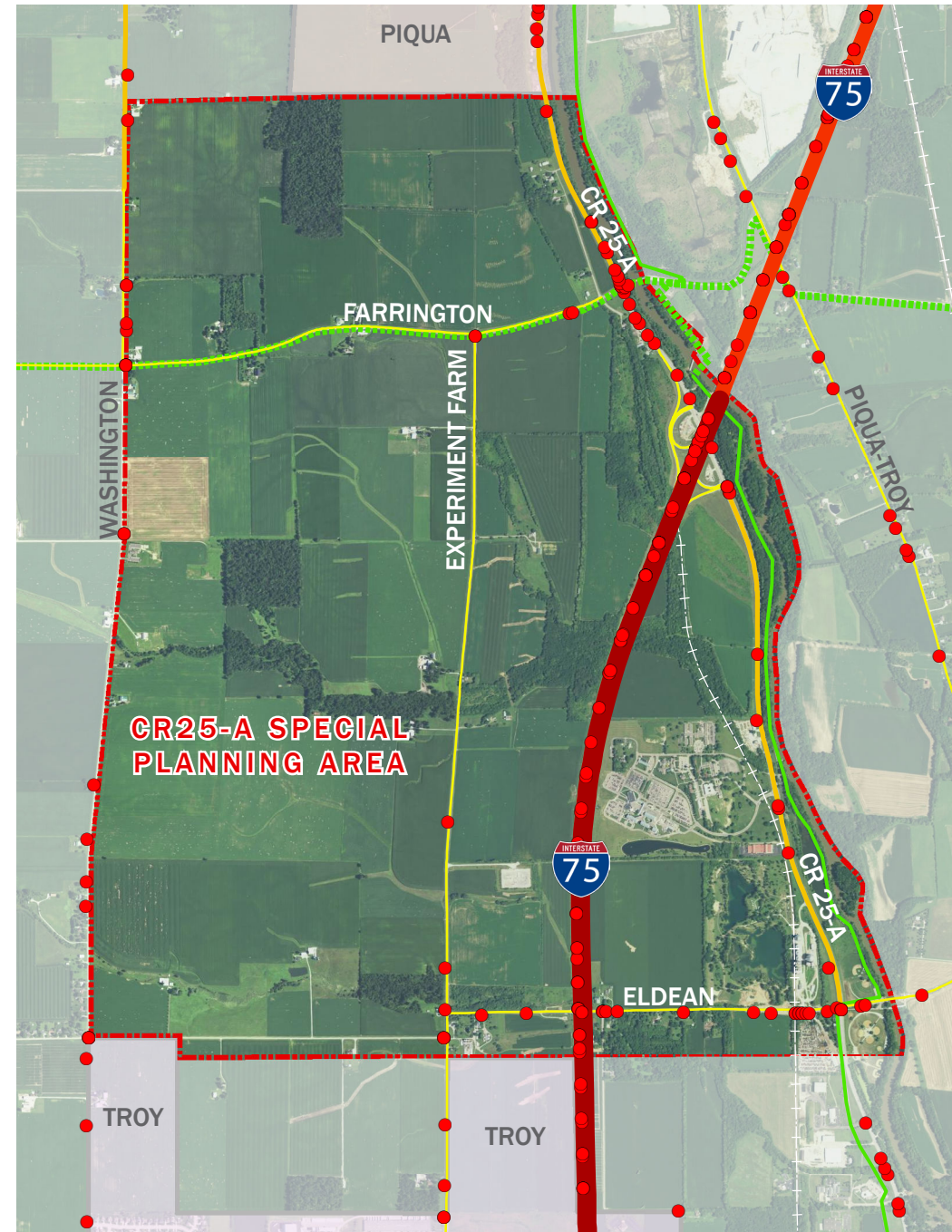
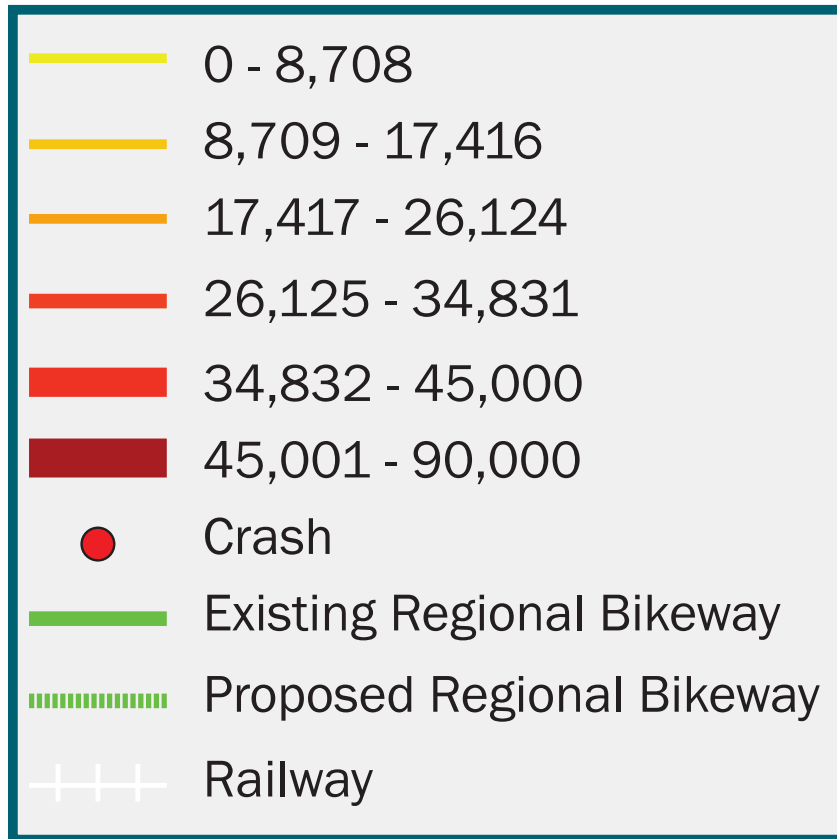
# BUILT ENVIRONMENT

- CR 25-A (Old Dixie Highway) is classified as minor arterial and was earlier major north-south route
- I-75 only roadway in study area with higher levels of congestion
- Traffic volumes on CR 25-A vary north and south of the interchange
- Crashes cluster at intersections



# BUILT ENVIRONMENT

## HISTORIC TRAFFIC VOLUMES



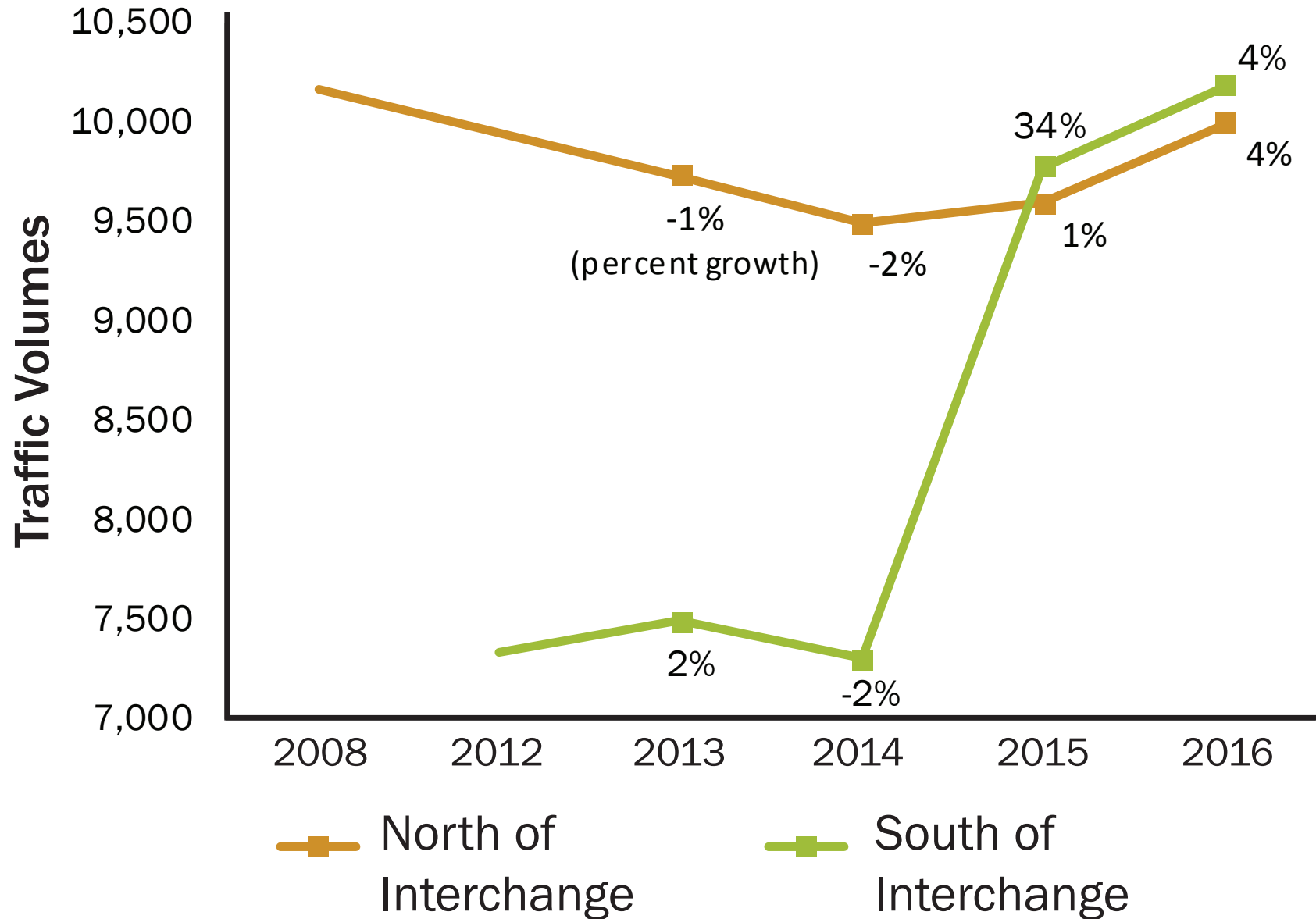
# BUILT ENVIRONMENT



## EXISTING ROADWAY INVENTORY

Roadway	Functional Class (County)	Segments	Lanes	Shoulders	Speed Limit (mph)	AADT (2016)	Level of Congestion
CR 25-A	Major Rural Collector	Eldean Rd to I-75 Interchange	4	3-8 ft	45	10,182	Low
		I-75 Interchange to Farrington Rd	4	3-9 ft	45	N/A	
		Farrington Rd to Fox Dr	4	3 ft	45	9,993	Low
I-75	Interstate	Main St/SR-41 to CR 25-A Interchange (both directions)	4	12 ft	70	54,252	High
		CR 25-A Interchange to Piqua Rest Area (both directions)	4		70	45,387	High
I-75 Ramps	Interstate	I-75 N to CR 25-A	1	8 ft	N/A	3,543	Low
		I-75 S to CR 25-A	1	7 ft	N/A	1,380	Low
		CR 25-A to I-75 N	1	8 ft	N/A	824	Low
		CR 25-A to I-75 S	1	10 ft	N/A	3,802	Low
Farrington Rd (CR 31)	County-Designated Collector	Washington Rd to Experiment Farm Rd	2	3 ft	45	4,109	Low
		Experiment Farm Rd to CR 25-A	3		45	5,188	Low
Eldean Rd (CR 33)	Major Rural Collector	Experiment Farm Rd to Lytle Rd	2	None	45	4,319	Low
		Lytle Rd to CR 25-A	2		45	2,500	Low
		CR 25-A to study area boundary	2		45	4,604	Low
Experiment Farm Rd (CR 36)	County-Designated Collector	Eldean Rd to Farrington Rd	2	Gravel	45	3,024	Low

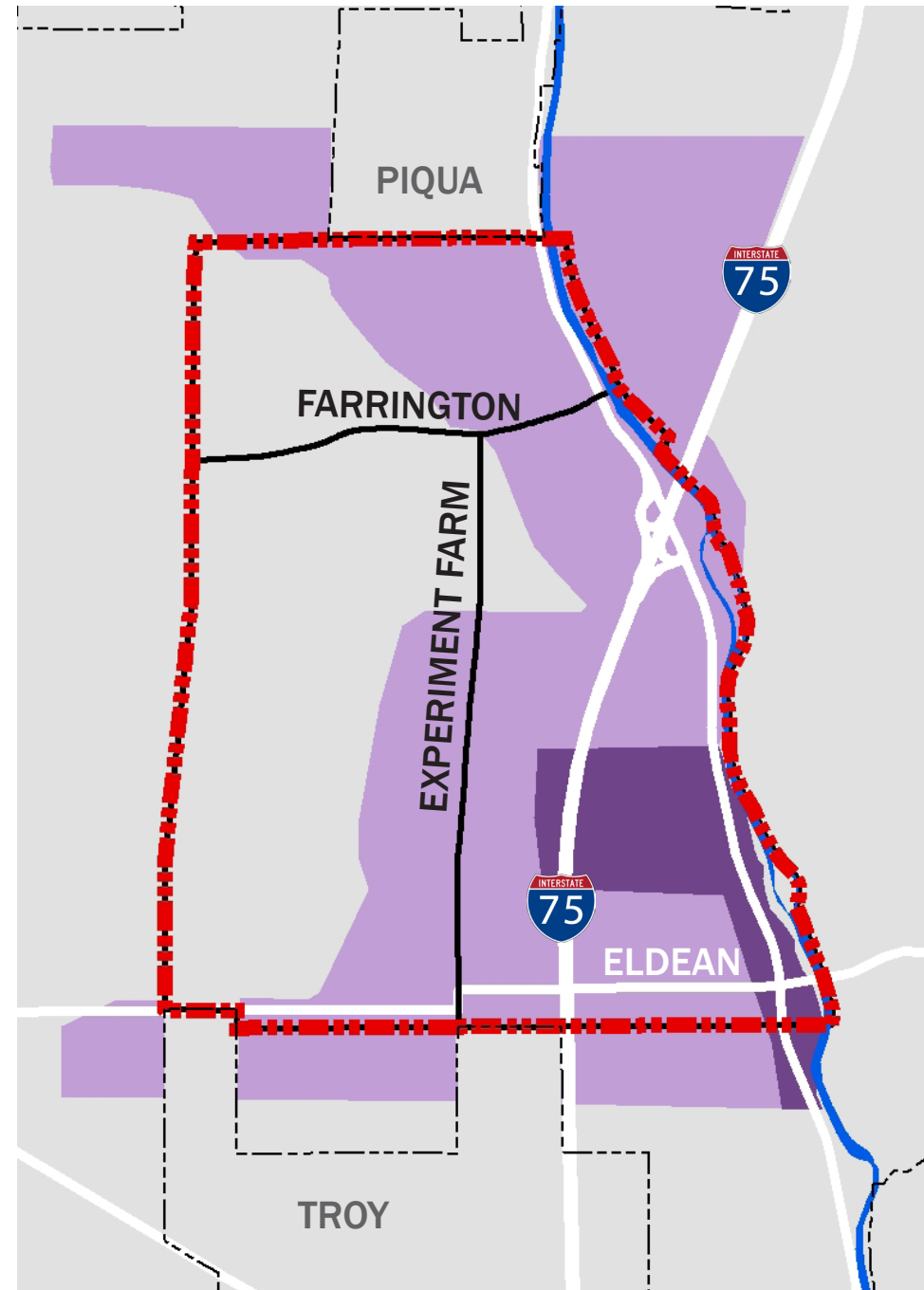
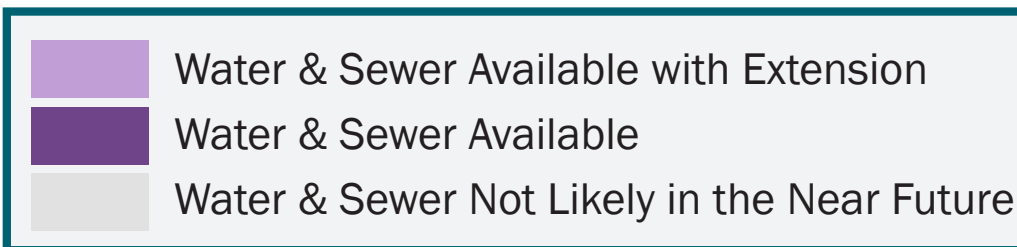
## HISTORIC TRAFFIC VOLUMES



# BUILT ENVIRONMENT



- County provides water and sewer service to over 2,000 customers
- Water and sewer service proximate to study area
- 2006 Comprehensive Plan identified sewer availability area and an Urban Service Boundary



# BUILT ENVIRONMENT

## PROPOSED UVMC 12" WATERLINE LOOP EXTENSION





# REGULATORY ENVIRONMENT

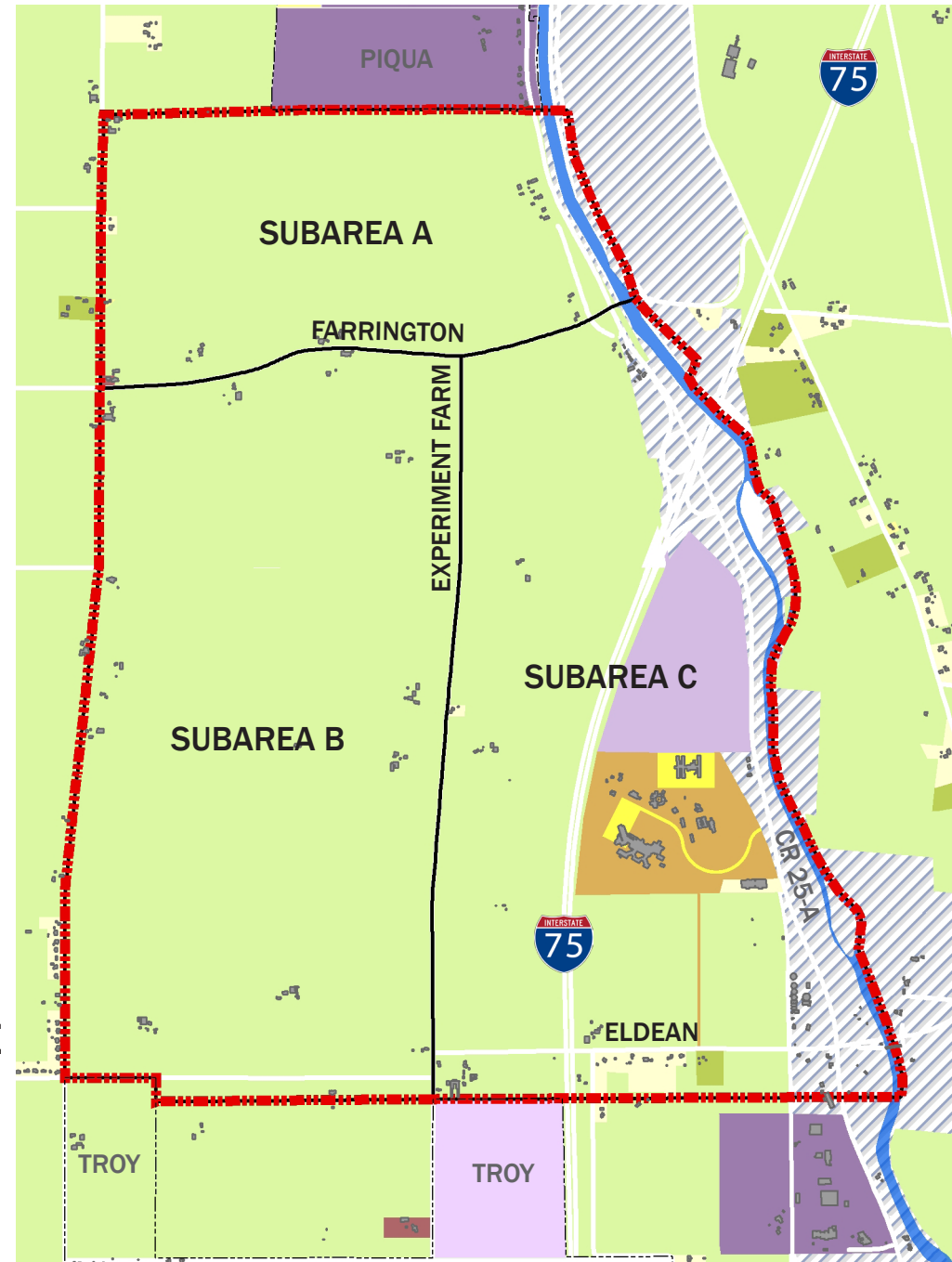
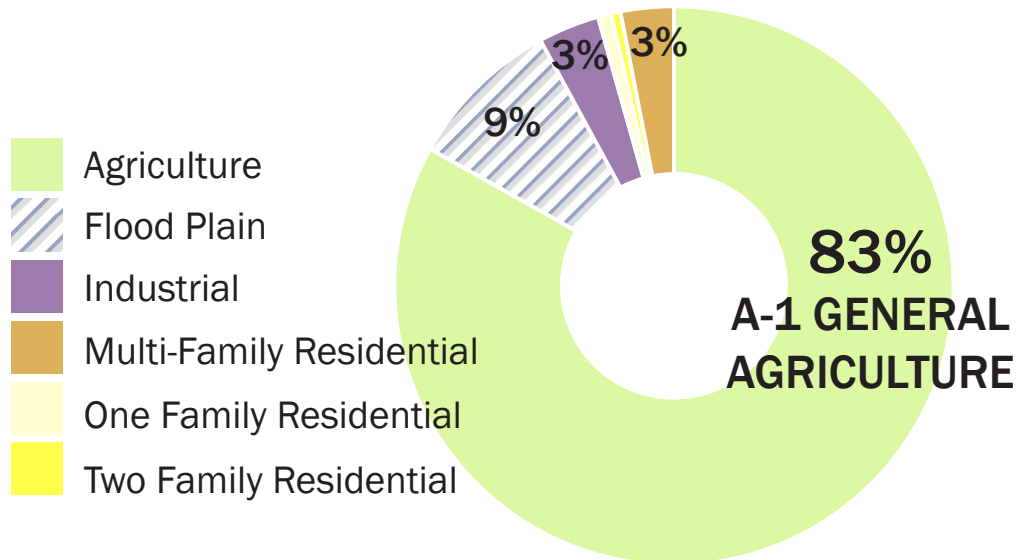


# PLAN CR25A



## EXISTING ZONING

- F-1 or Floodplain District occupies 9% of area
- R-1AAA most predominant single-family area
- Industrial zoning north of hospital and at north and south of study area



# REGULATORY ENVIRONMENT



## HISTORIC RESOURCES

- Miami and Erie Canal - partially still exists and runs parallel to the study area along the east side
- Eldean Covered Bridge - National Historic Landmark designation
- Twin Arch Stone Culvert - National Register of Historic Places
- Agricultural Heritage - Farrington Road Octagon Barn



# MARKET & ECONOMY



## DEMOGRAPHICS

### Total Population 2000-2040

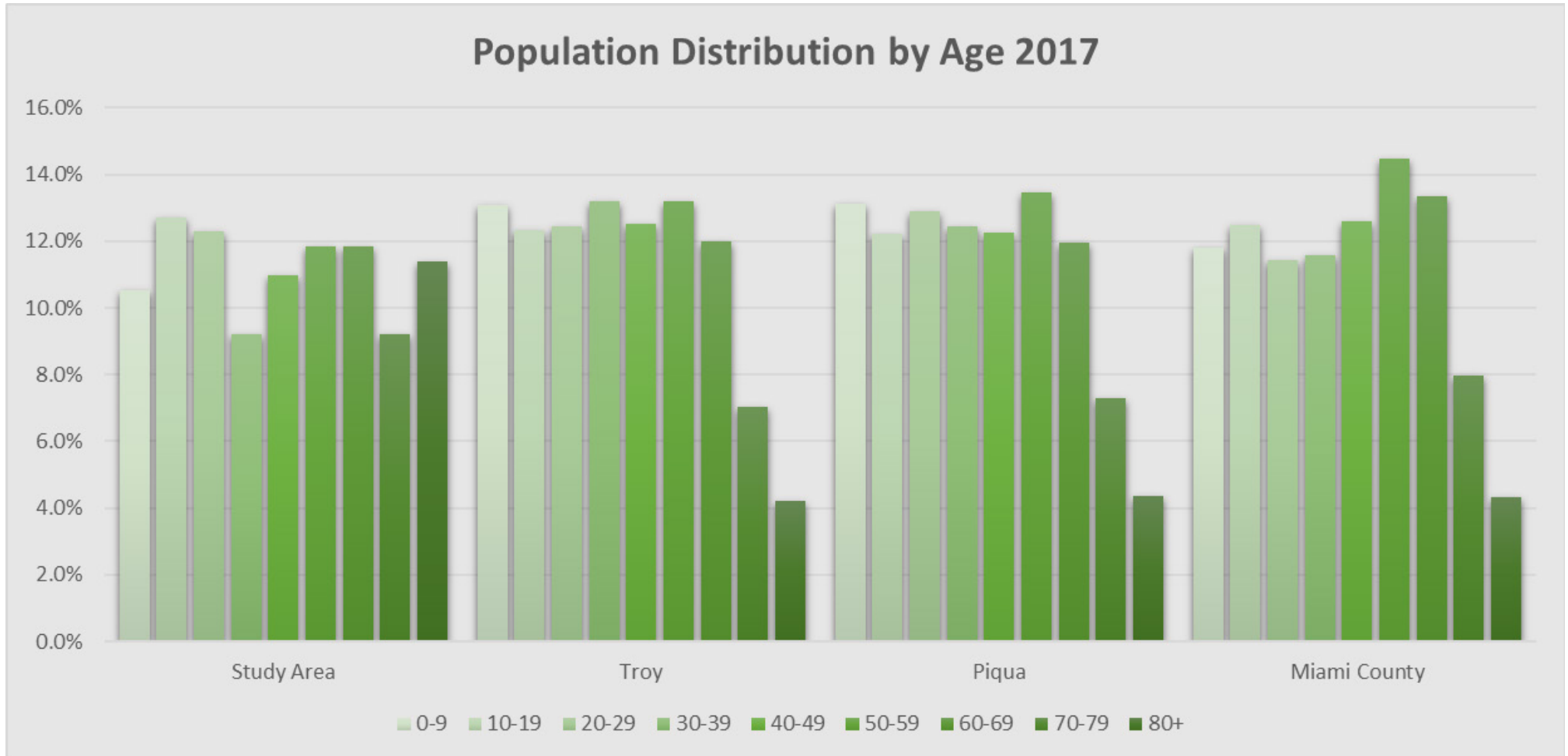
	Study Area		Troy		Piqua		Miami County	
	Population	Annual % Change	Population	Annual % Change	Population	Annual % Change	Population	Annual % Change
2000 (Census)	216	-	21,999	-	20,738	-	98,868	-
2010 (Census)	222	0.28%	25,058	1.39%	22,522	0.86%	102,506	0.37%
2017 (Estimated)	228	0.39%	25,868	0.46%	21,063	-0.93%	106,439	0.55%
2022 (Projected)	230	0.18%	26,511	0.50%	21,449	0.37%	109,026	0.49%
2040 (MVRPC Adjusted)	246	0.39%	27,755	0.26%	22,205	0.20%	115,579	0.33%

### Total Households 2000-2040

	Study Area		Troy		Piqua		Miami County	
	Households	Annual % Change	Households	Annual % Change	Households	Annual % Change	Households	Annual % Change
2000 (Census)	30	-	8,920	-	8,263	-	38,437	-
2010 (Census)	36	2.00%	10,353	1.61%	8,318	0.07%	40,917	0.65%
2017 (Estimated)	38	0.79%	10,694	0.47%	8,528	0.36%	42,484	0.55%
2022 (Projected)	40	1.05%	10,963	0.50%	8,685	0.37%	43,519	0.49%
2040 (MVRPC Adjusted)	46	0.83%	11,482	0.26%	8,985	0.19%	46,132	0.33%

Source: U.S. Census, Esri, Miami Valley Regional Planning Commission

## DEMOGRAPHICS

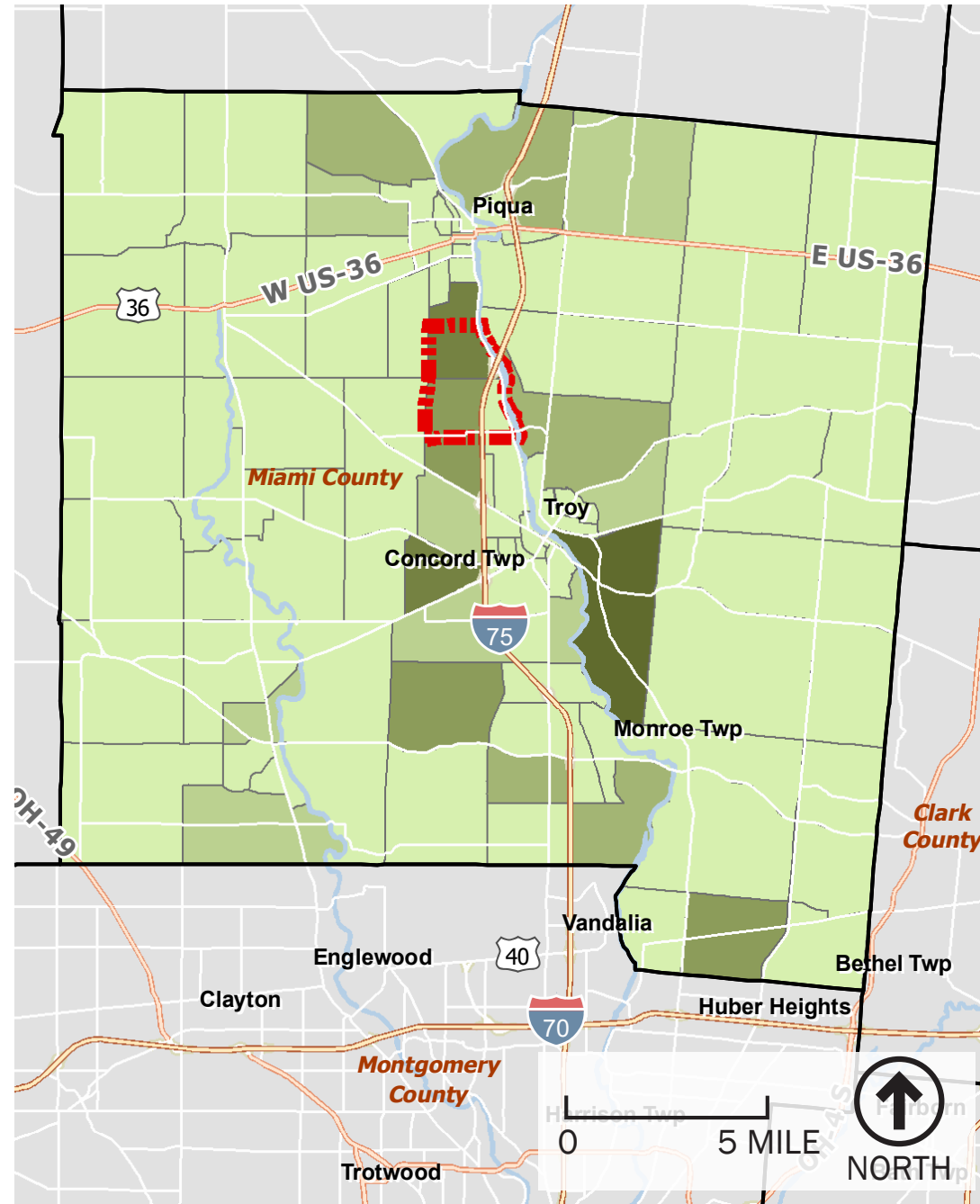
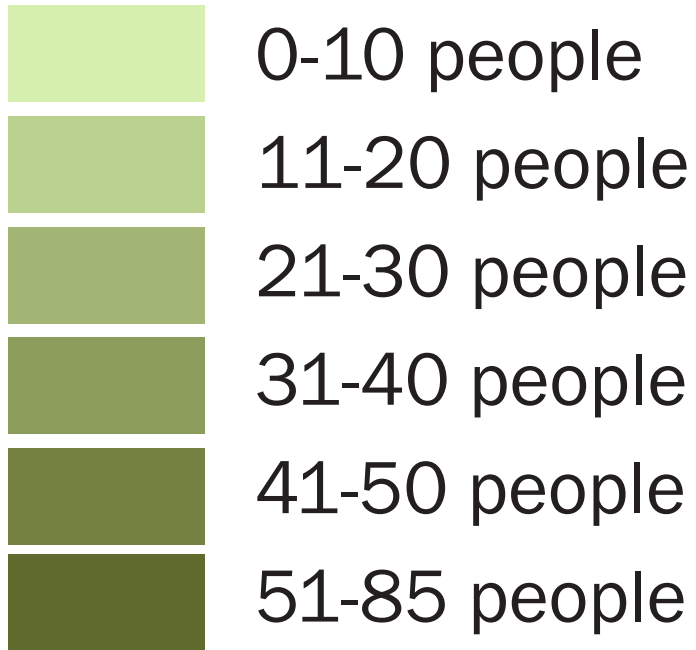


# MARKET & ECONOMY



## DEMOGRAPHICS

### Population Growth 2010-2014



# MARKET & ECONOMY



## ECONOMY

### Area Unemployment Rates 2010-2017

	2010	2011	2012	2013	2014	2015	2016	2017*
City of Troy	10.4%	8.4%	6.8%	6.8%	5.1%	4.2%	4.2%	4.2%
Miami County	11.1%	9.1%	7.3%	7.2%	5.4%	4.4%	4.3%	4.5%
Shelby County	12.4%	9.7%	7.3%	6.7%	5.1%	4.3%	4.1%	4.3%
Montgomery County	11.4%	9.7%	8.2%	8.3%	6.1%	5.0%	4.8%	5.2%
United States	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%

Source: Bureau of Labor Statistics

\* Data through August

# MARKET & ECONOMY



## ECONOMY

### Miami County Top 10 Employment Sectors - Number of Employees

Industry	2013	2014	2015	2016	2017 (Quarter 1)	Total Growth 2013-2017	Growth Rate 2013-2017
Manufacturing	9,928	9,952	10,417	10,553	10,508	580	5.8%
Retail trade	4,734	4,850	4,849	4,890	4,797	63	1.3%
Health care & social assistance	4,076	3,944	4,100	4,128	4,177	101	2.5%
Accommodation & food services	3,758	3,885	3,919	3,814	3,824	66	1.7%
Transportation & warehousing	2,117	2,205	2,153	2,225	2,307	190	9.0%
Administrative & waste services	2,429	2,520	2,474	2,335	2,154	-275	-11.3%
Construction	1,473	1,626	1,521	1,621	1,505	32	2.2%
Other services, except public administration	1,271	1,296	1,296	1,260	1,273	2	0.1%
Public Administration	1,087	1,117	1,136	1,137	1,140	53	4.8%
Finance & insurance	720	733	695	703	692	-28	-3.9%

Source: Bureau of Labor Statistics

# MARKET & ECONOMY



## ECONOMY

### Miami County Top 10 Employment Sectors - Average Annual Wages

Industry	2013	2014	2015	2016	2017 Q1	Total Growth 2013-2017	Growth Rate 2013-2017
Manufacturing	\$49,536	\$50,379	\$51,006	\$51,731	\$53,456	\$3,920	7.9%
Retail trade	\$24,998	\$25,391	\$26,932	\$27,136	\$27,456	\$2,458	9.8%
Health care and social assistance	\$36,434	\$37,365	\$37,646	\$40,087	\$38,532	\$2,098	5.8%
Accommodation and food services	\$13,213	\$13,424	\$14,101	\$14,916	\$15,028	\$1,815	13.7%
Transportation and warehousing	\$43,999	\$45,205	\$47,795	\$47,418	\$44,044	\$46	0.1%
Administrative and waste services	\$30,774	\$30,325	\$32,498	\$33,666	\$36,530	\$5,756	18.7%
Construction	\$44,850	\$47,715	\$49,100	\$49,685	\$52,442	\$7,592	16.9%
Other services, except public administration	\$22,312	\$22,907	\$29,028	\$26,573	\$32,968	\$10,656	47.8%
Public Administration	\$49,753	\$52,943	\$54,372	\$56,519	\$59,037	\$9,284	18.7%
Finance and insurance	\$45,634	\$47,261	\$51,360	\$52,073	\$55,432	\$9,798	21.5%

Source: Bureau of Labor Statistics



# MARKET & ECONOMY



## ECONOMY

### Miami County Top Employers

Employer	Employees	City	Industry	Radial Distance from I-75
Upper Valley Medical Center	1,600	Troy	Healthcare	0.5
Clopay Building Products	935	Troy	Manufacturing	0.1
F&P America	920	Troy	Manufacturing	0.7
UTC Aerospace Systems	814	Troy	Manufacturing	0.4
Meijer Distribution Center	800	Tipp City	Logistics	0.5
Conagra Foods	734	Troy	Manufacturing	2.2
Honda Midwest Consolidation Center	631	Troy	Logistics	0.2
Hobart Brothers	568	Troy	Manufacturing	0.8
Industry Products	440	Piqua	Manufacturing	0.6
ITW Food Equipment Group	320	Troy	Manufacturing	0.9

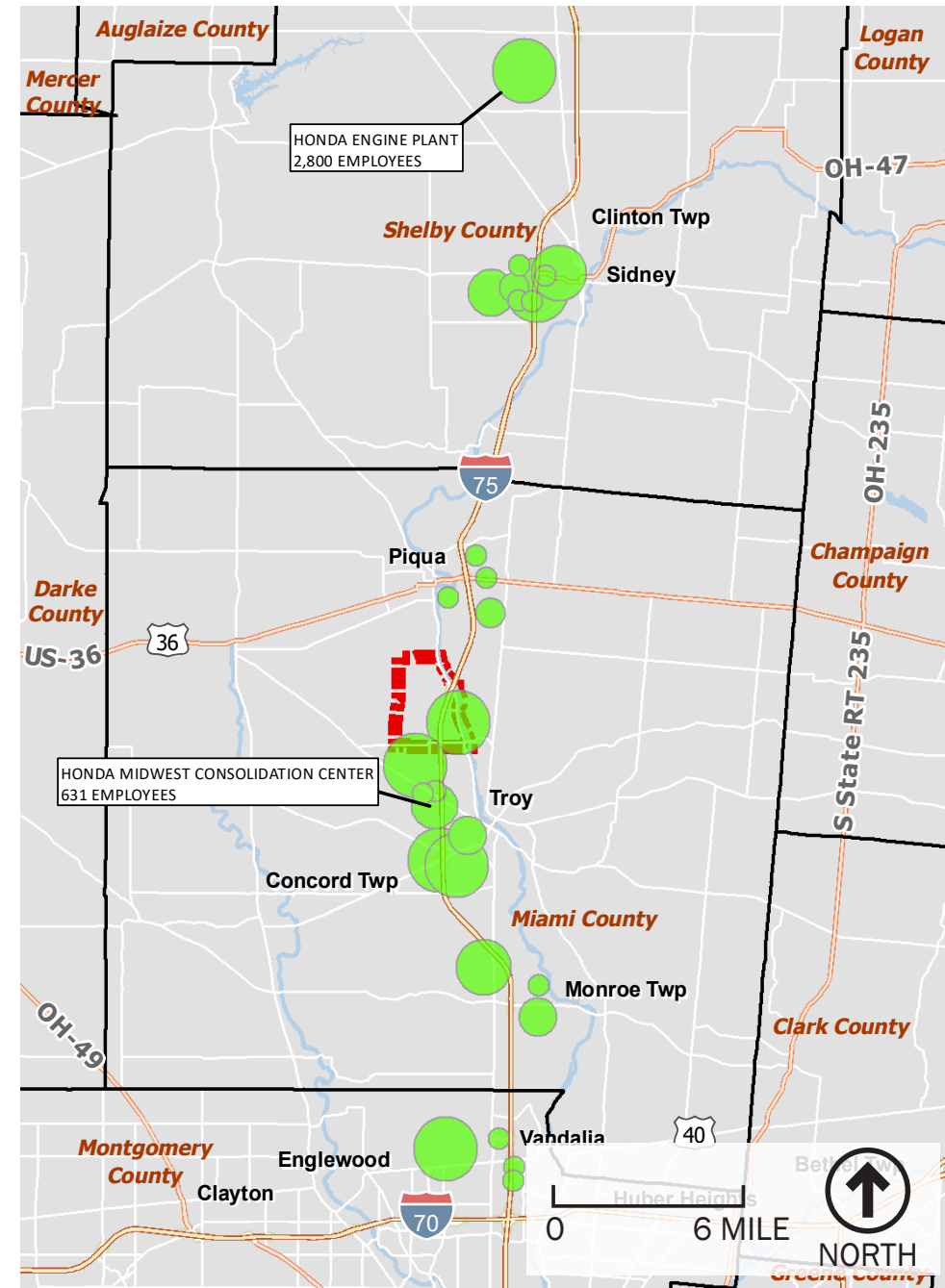
Source: Miami County Chamber of Commerce

# MARKET & ECONOMY

## ECONOMY

### Miami County Major Employers

- 300-400 employees
- 401-500 employees
- 501-600 employees
- 601-700 employees
- 701-800 employees
- 800-2,800 employees



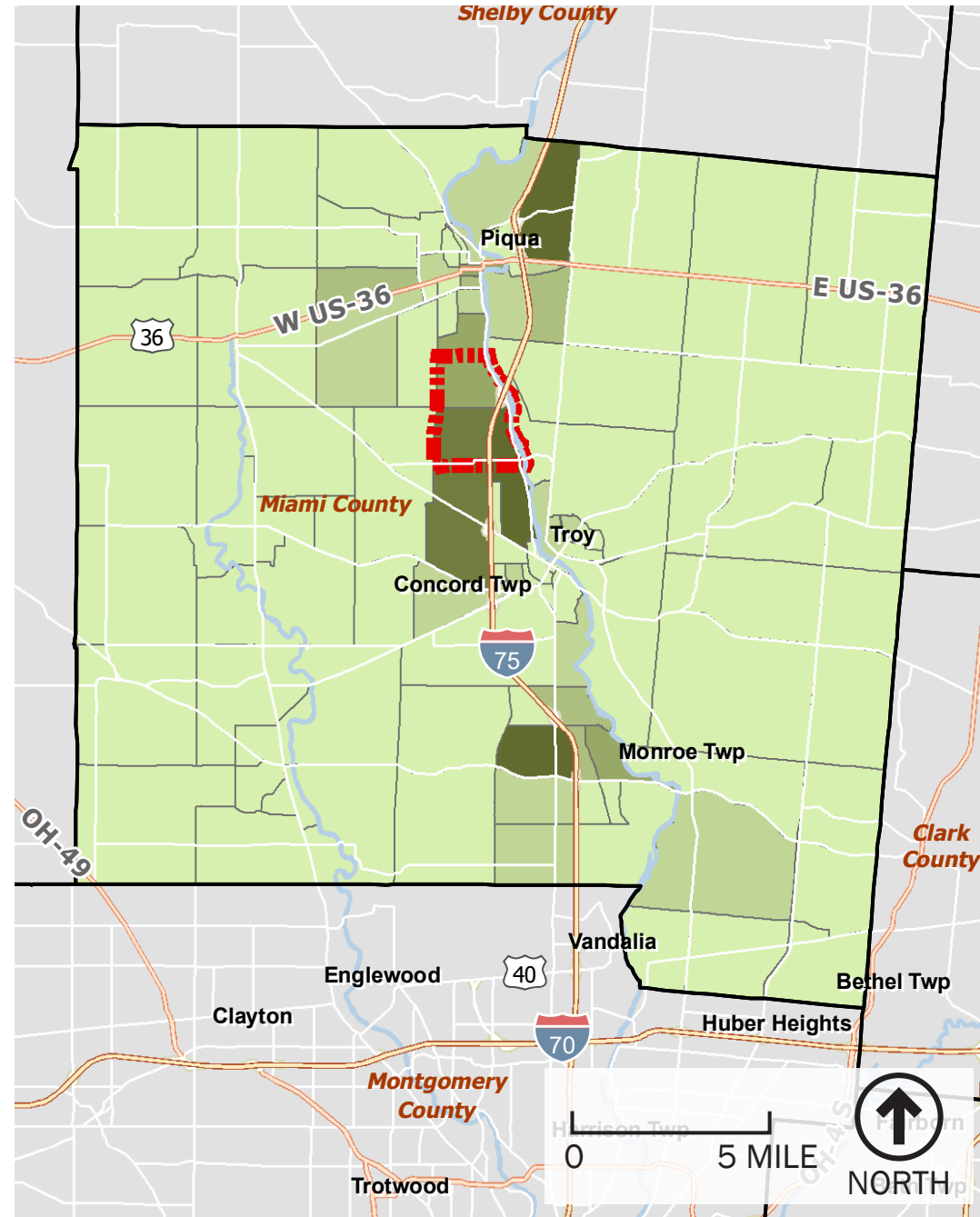
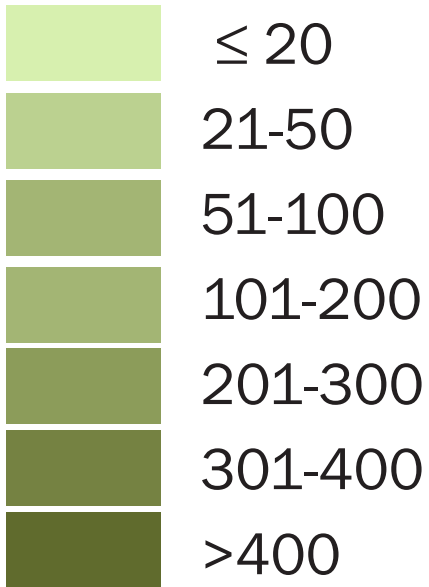
# MARKET & ECONOMY



# PLAN CR25A

## ECONOMY

### Projected Employment Change



# KEY FINDINGS



- The County’s population and economy has been, and will continue to be, strongly influenced by I-75.
- The planning area is adjacent to one of seven interchanges with I-75 and is one of the few largely undeveloped interchange sites in the region.
- Significant environmental resources and recreation amenities nearby.
- Agricultural presence contributes to area’s character and is reflected in the architectural style and scale of institutional and commercial buildings.
- The planning area serves as a “gateway” to the areas two largest population centers.



# MAPPING EXERCISE



- Be respectful of others in your group.
- Be open and frank in expressing yourself.
- Keep comments brief and to the point.
- Listen to what others have to say.
- Stay on task.
- If you need to take a break, feel free to do so.
- Please turn off cellular phones and beepers.

# KEY STEPS

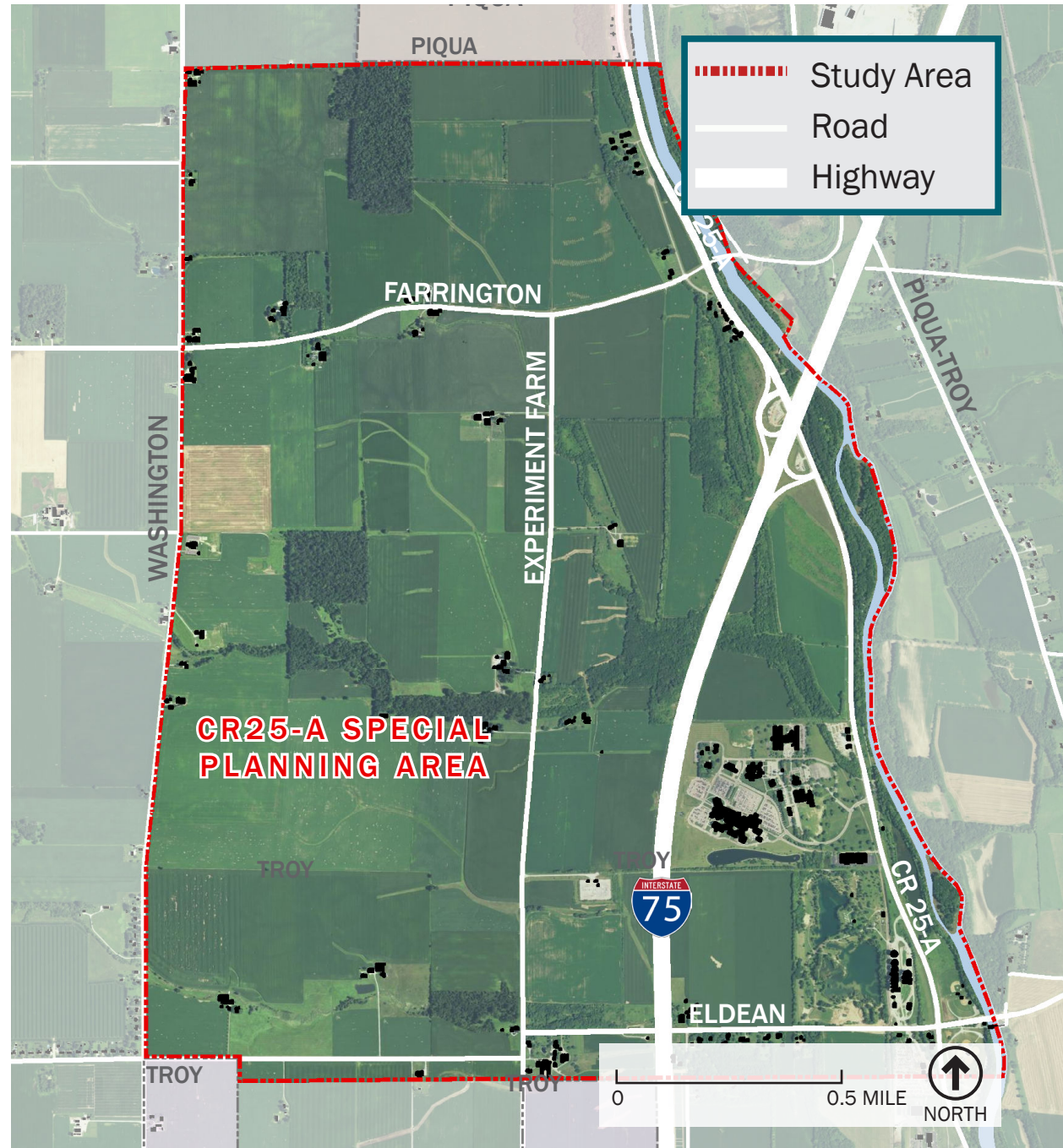
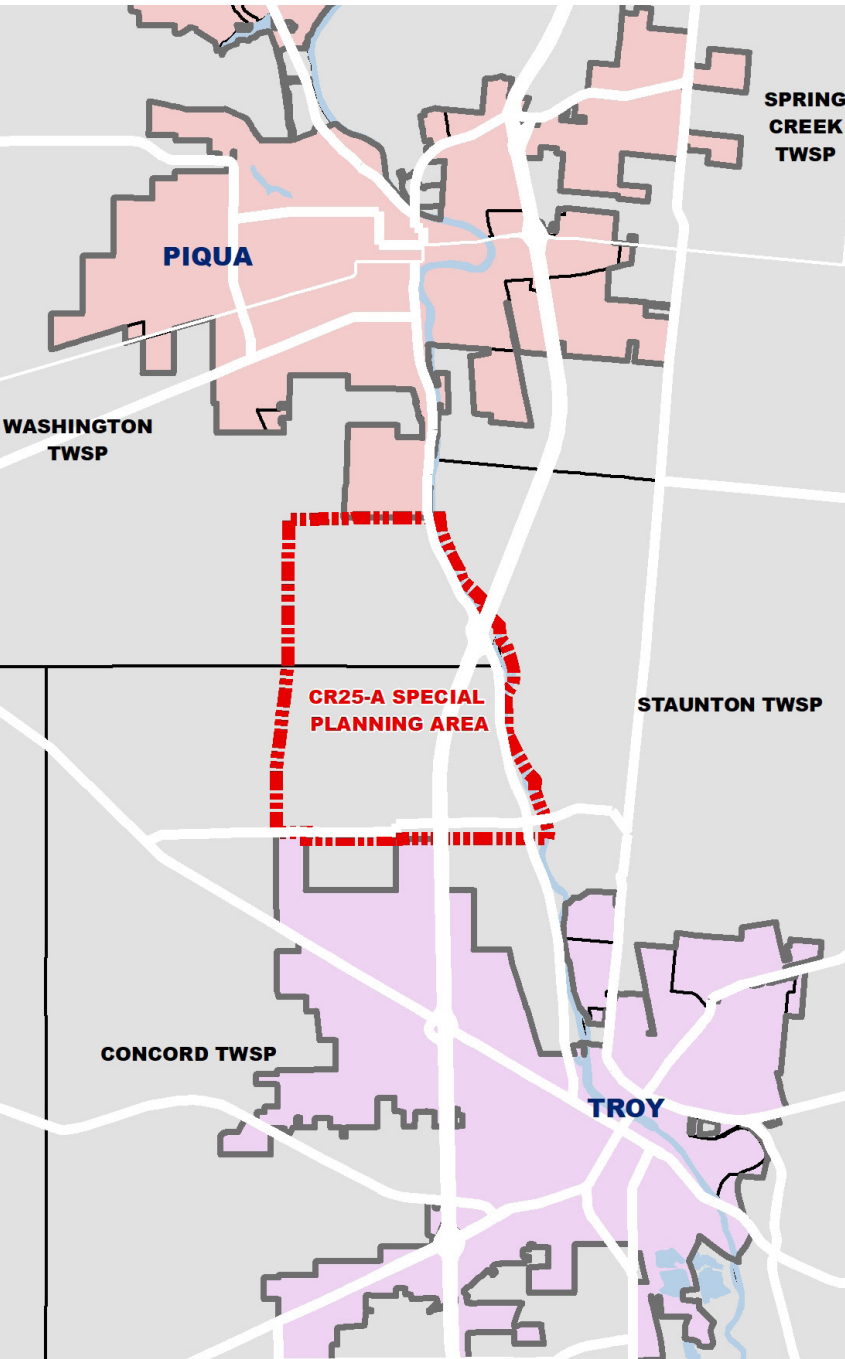


- Identify **best** and **worst** places.
- Identify top three **best** and **worst** places
- Discuss top three **best** and **worst** places
- Share top three **best** and **worst** places

# STUDY AREA



# PLAN CR25A







**NEXT MEETING**

THANKS!