

SECTION 2

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LAND USE

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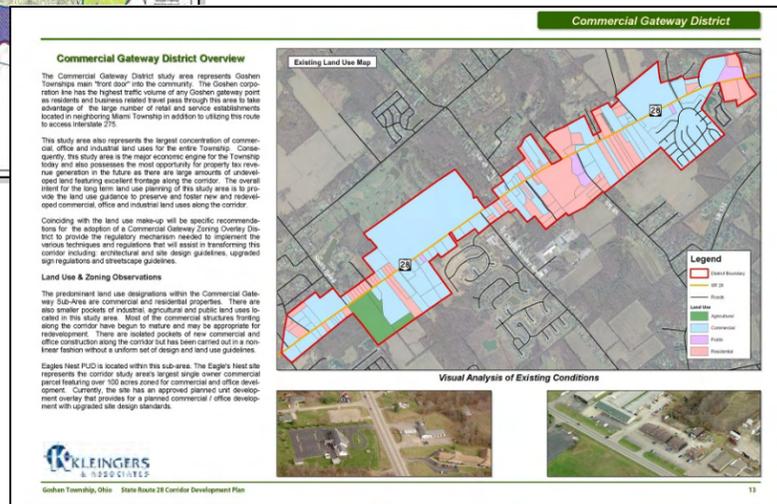
STATE ROUTE 28 CORRIDOR IMPROVEMENTS

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## LAND USE –TRANSPORTATION AND THE MASTER PLAN

Community Master Plans and Corridor Land Use Plans describe a community’s vision for the future and how it plans to achieve that vision. A critical component of these plans is the transportation element. Further, identifying strategies that leverage both land use and transportation planning is directly responsible for shaping a community’s future. There are several ways in which these plans can address land use and transportation issues and establish a basis for future development. A well developed transportation plan element will define how the community’s transportation system relates to the regional system, the vision for growth, and the intended function of the local transportation network. The transportation section for a Master Plan or Corridor Land Use Plan might include:

- Policies (i.e. what you want to achieve or commitments to do something— in the form of goals, principles and standards).
- Implementation Strategies (i.e. how you intend to achieve it).
- Background research and analysis for the policies and implementation programs including:
  - ➔ Description of existing conditions: types of roads; public transportation; location and condition of transportation facilities, bike routes, and sidewalks; the community’s place in the region; and issues of regional concern.
  - ➔ Traffic counts for major roads and intersections.
  - ➔ Description of existing sidewalk and trail network. Whom do they service and what is their condition?
  - ➔ Identification of current problems with access (driveways) on roadways by examining accident patterns.
  - ➔ Consideration of future land uses, zoning, and current land use as it relates to the intended function of a roadway.
  - ➔ Identification of nodal development / zoning strategies to limit the amount of development along less developed, rural roads.
  - ➔ Incorporation of access management strategies as part of site plan review and subdivision regulations to ensure that development along highways does not significantly reduce traffic safety and carrying capacity.
  - ➔ Recommendation for traffic impact analysis for all Site Plan Review and Subdivision applications exceeding a prescribed threshold.



The communities in the study area currently address development related growth planning in the Miami Township Vision 2025 Plan and the Goshen Township State Route 28 Corridor Development Plan.

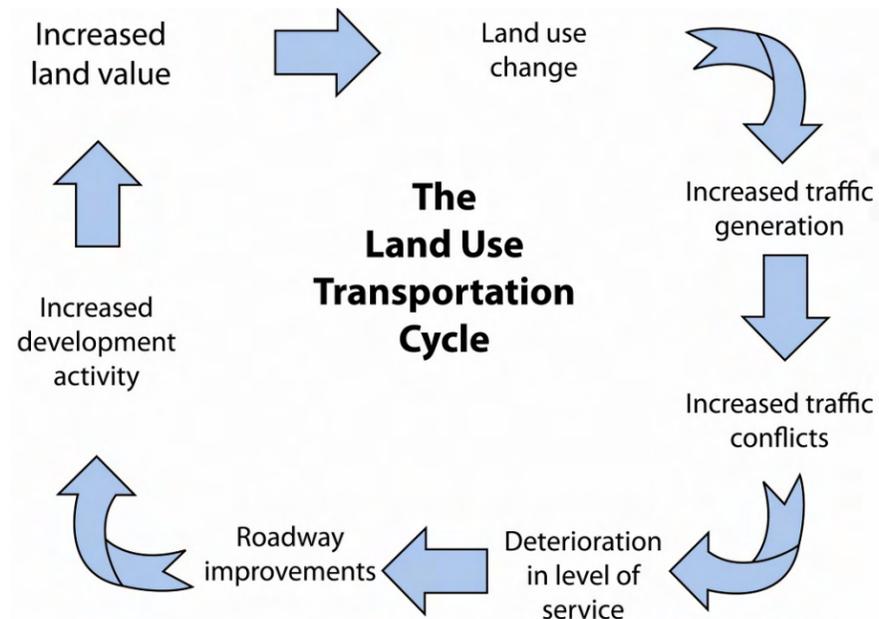
## 2.1 THE LINK BETWEEN LAND USE AND TRANSPORTATION

The design of transportation facilities such as roads, driveway access points, sidewalks, and bike routes has a major impact on the community character of Miami Township and Goshen Township. These facilities are the result of land use decisions. This land use section provides planning and analysis on linking land use decisions with transportation facilities planning, funding and development. It serves to integrate and enhance the local master planning and corridor planning efforts of both communities to further the local community’s development and transportation goals and objectives.

Improved integration of land use and transportation planning can reduce the need for unnecessary highway expansion and maintain the quality of our communities. Two cost-effective strategies useful for integrating land use with transportation are: *Nodal Development & Zoning and Access Management*. Individually or together, these strategies can significantly improve the community. Nodal Development & Zoning concentrates development (e.g., creates concentrated and planned activity centers) to encourage higher density development around planned roadway and intersection improvements so that land between nodes can be used for low density, low traffic land uses.

Access Management is the ability to control the number and location of access points to a property. Adopting these strategies as land use and transportation policies and in incorporating them into the local zoning resolution as development standards, and implementing them via site plan and subdivision plan review will significantly improve the Miami Township and Goshen Township communities. Access Management strategies are described in greater detail in the access management chapter.

To effectively link transportation and land use, a Master Plan or Corridor Plan’s land use section should consider roadways as having a direct impact to the type of desired land use. Development and zoning decisions should consider the existing capacity and intended function of a roadway and recognize the impact development will have on the transportation system and facilities.



## 2.2 EXISTING CORRIDOR LAND USE OVERVIEW

The existing State Route 28 Corridor Improvements project study area features a diverse mix of existing land uses ranging from low intensity agricultural land to higher intensity commercial and light industrial / assembly land uses. The study area also features parcels in virtually all cycles of the development life cycle including undeveloped "raw" land, newly constructed commercial and residential developments and older structures and land uses that have entered various stages of deterioration and thus represent prime redevelopment opportunities going forward.

Studying the existing land use is important to this overall land use and economic development analysis in order to provide a baseline land use designation. This existing land use data serves as the foundation for the creation of the Value Capture Districts under the economic development sections of this study. Land uses that are likely targets for redevelopment as well as newer land uses that are not likely to be redeveloped within a reasonable time frame are gleaned from this existing land use analysis.

The data used for the existing land use mapping is derived from the current Clermont County GIS data collection based upon auditor tax records. The parcels have been field checked and amended as needed to provide an extra level of accuracy. However, it is always a possibility that the exact land use for a given parcel is unable to be verified by these sources.

### Windshield Survey of Existing Miami Township Land Use Conditions



Newer residential construction



Newer commercial construction



Light industrial and warehouse uses



Representative vacant land sites with utilities and SR 28 frontage



Typical corridor viewsheds

### Windshield Survey of Existing Goshen Township Land Use Conditions



Properties that are currently underutilized and represent prime redevelopment opportunities



Representative vacant land sites with utilities and SR 28 frontage



Newer multi-family residential construction

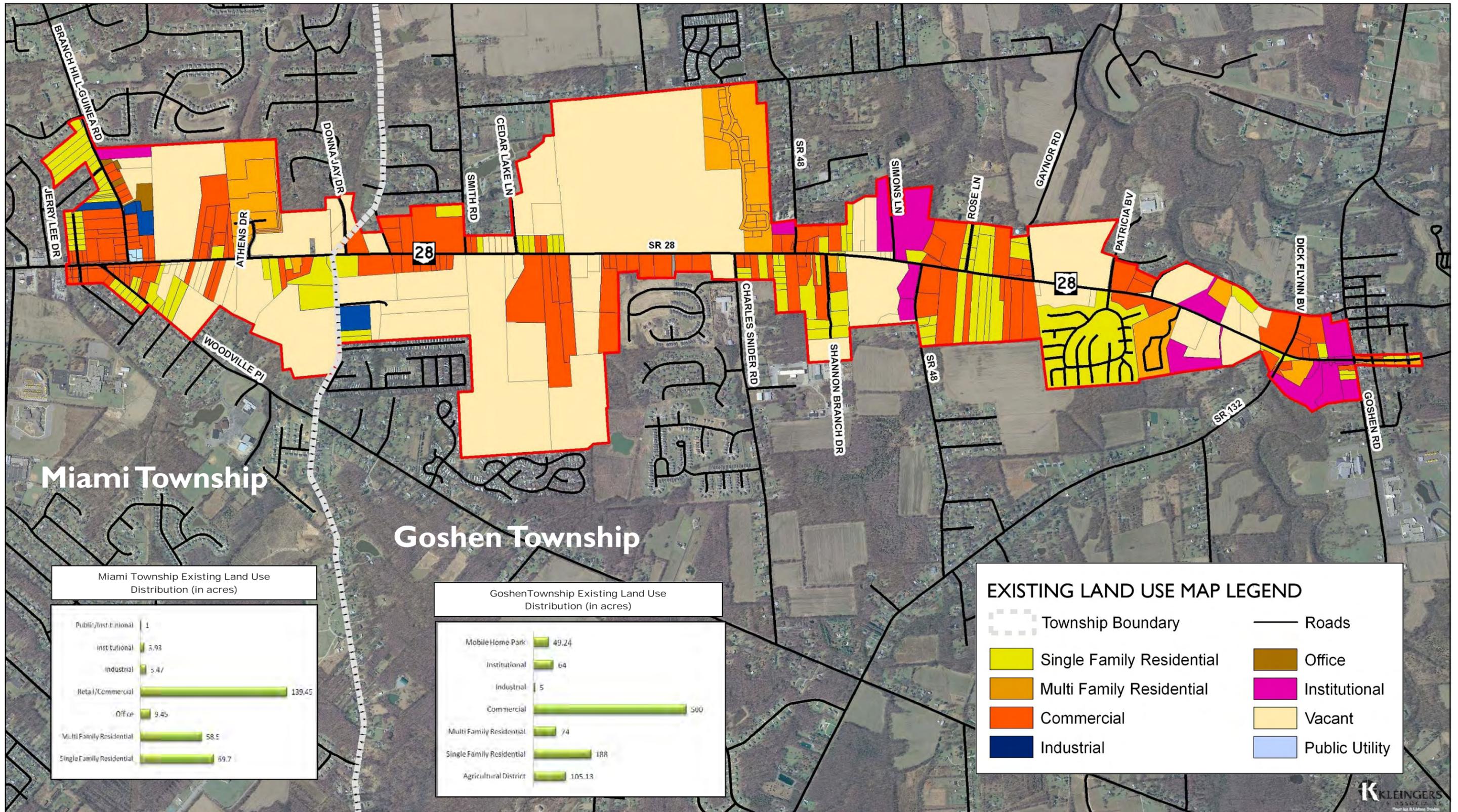


Representative conversions of single family to commercial land uses



Representative "strip" retail and office developments

# SR 28 CORRIDOR IMPROVEMENTS



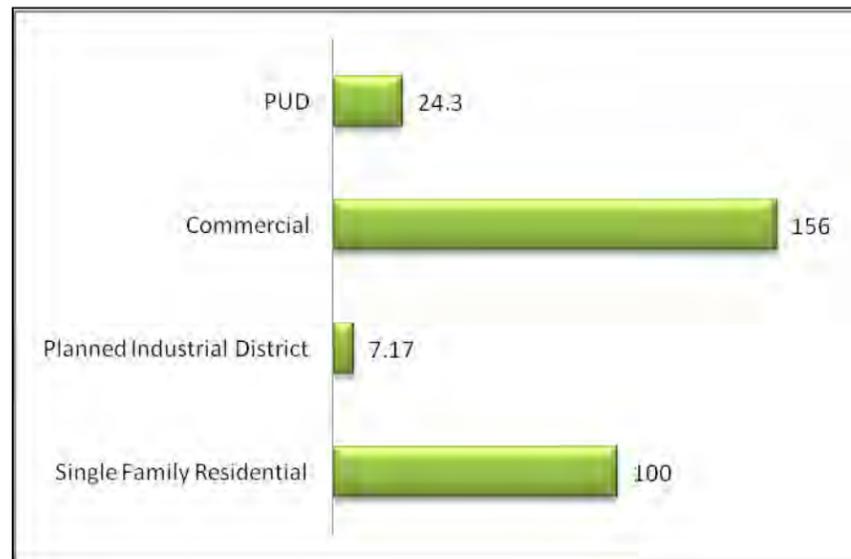
## 2.3 CORRIDOR ZONING

### Corridor Zoning District Overview

Similar to the existing land use found in the corridor study area, the existing zoning classifications span a wide range of types and densities permitted from low density residential districts through a wide range of commercial and industrial zoning districts. Given the relatively large size of the corridor study area; the existence of so many different zoning districts is not uncommon.

However, as development and redevelopment continues to take place within the corridor study area, it will be advantageous to promote future rezoning actions to better align with the adopted future land use plans Miami Township and Goshen Township respectively.

Miami Township Zoning District Distribution (in acres)



### Miami Township Zoning Overview

**Existing Zoning:** The existing Miami Township zoning map identifies the following zoning district designations found in the Miami Township portion of the corridor study area:

|         |                                      |
|---------|--------------------------------------|
| "B-2"   | General Business                     |
| "R-2"   | Single Family Residential            |
| "R-PUD" | Residential Planned Unit Development |
| "I"     | Planned Industrial                   |

#### "B-2" General Business

The purpose of the B-2 General Business District is to establish areas of commercial activity that offer a wide variety of retail goods and personal services to the residents of the community. These commercial areas shall be located on primary arterials, and shall be designed as to encourage the clustering and integration of groups of businesses, to minimize the creation of undue traffic congestion and to minimize impact on adjoining residential.

#### "R-2" Single Family Residential

The purpose of the "R-2" Residence District is to provide land for low-density single-family detached housing units. Permitted uses include single family detached dwellings such that there shall be a restriction of one single-family unit per lot, and lot area shall be a minimum of twenty thousand (20,000) square feet. Other permitted uses include public and private forests and wildlife reservations or including the usual buildings similar conservation projects.

#### "I" Planned Industrial

The purpose of the "I" Planned Industrial Park District is to provide sites for industrial, manufacturing and warehousing uses at appropriate locations in relation to existing and potential developments of surrounding areas, and to arrange the location of buildings, parking areas, access, screening, and lighting to protect values and to harmonize the development with surrounding areas.

The provisions in this District are designed to provide for the establishment and generation of low intensity industrial uses in a manner that minimizes conflict between industrial uses and nearby residential areas.

#### "R-PUD" Residential Planned Unit Development

It is the purpose of the Residential Planned Unit Development Overlay District ("R-PUD") to provide a flexible alternative to strict application of certain dwelling unit type, lot area, density and other requirements in Residential and Agricultural Zoning Districts, in order to encourage coherent planned residential development that are in keeping with modern site planning standards, so as to promote the general public health, safety, and welfare, and other general purposes of the Miami Township Zoning Resolution.

The objective of the "R-PUD" zoning district is specifically designed to:

1. Encourage residential land development in consideration of topography, vegetation, community character, and compatibility with surrounding land uses,
2. Encourage creative design in the arrangement of buildings, open space, circulation, and all related factors by permitting maximum flexibility in design;
3. Achieve the most efficient land use by utilizing the special advantages of planned development and coordinated planning and design, and facilitating the economic arrangement of buildings, circulation systems, and utilities;
4. Create high quality living environments that balance certain permitted density increases with preservation of green space and/or provision of recreational amenities:

## Goshen Township Zoning Overview

Existing Zoning: The existing Goshen Township zoning map identifies the following zoning district designations found in the Goshen Township portion of the corridor study area:

|       |                     |        |                              |
|-------|---------------------|--------|------------------------------|
| "A"   | Agricultural        | "PBDD" | Planned Business Development |
| "B-1" | Local Business      | "PUDD" | Planned Use Development      |
| "B-2" | General Business    | "R-2"  | Low Density Residential      |
| "M-1" | Light Manufacturing | "R-3"  | Medium Density Residential   |
| "M-2" | Heavy Manufacturing | "R-6"  | Medium Density Residential   |
|       |                     | "T"    | Mobile Home Park             |

**"A" Agricultural**  
The purpose of the (A) District is to preserve and protect the decreasing supply of prime agricultural land. This district also is established to control the indiscriminate infiltration of urban development in agricultural areas which adversely affects agricultural operators.

**"B-1" Local Business**  
The purpose of the B-1 District is to encourage the establishment of areas for convenience business uses which tend to meet the daily need of the residents of the immediate neighborhood. Also it is to encourage the establishment of small scale retail, including but not limited to executive, administrative, accounting, clerical, stenographic, and similar uses. This district is to preserve the character of "Old Goshen." Research uses shall not be permitted. Such district shall be centrally located within Goshen Township boundaries, with access to a collector thoroughfare. Marginal strip development shall be prohibited.

**"B-2" General Business**  
The purpose of the B-2 District is to encourage the establishment of areas for general business uses to meet the needs of a regional market area. Activities in this district are often large space users and the customers using such facilities generally do not make frequent purchases. The clustering of Commercial uses will be encouraged. Shopping centers will be the predominant building approach. Strip development shall be prohibited. B-2 Districts shall be located on an arterial thoroughfare as specified in the Major Thoroughfare Plan.

**"M-1" Light Manufacturing**  
The purpose of the M-1 District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged.

**"M-2" Heavy Manufacturing**  
The purpose of the M-2 District is to encourage the development of major manufacturing, processing, warehousing and major research and testing operation. These activities require extensive community facilities and reasonable access to arterial thoroughfares; they may have extensive open storage and service areas, general heavy traffic but shall be prohibited if they create nuisances beyond the limitations set up by the Zoning Commission.

**"PBDD" Planned Business Development**  
The Planned Business Development District provisions of this Article are intended to provide for business development within the Township in a planned cohesive manner. Such business development can include office, neighborhood and regional retail, service oriented uses or a mixture thereof. The development is to be in an integrated design that provides for adequate open space, landscaping and parking areas while providing a circulation system that furthers the traffic network in the Township. These regulations are established pursuant to authorization under Ohio Revised Code Chapter 519 (2001), as amended, for townships to adopt Planned Development Zoning.

**"PUDD" Planned Use Development**  
The Planned Use Development provisions of this Article are intended to further the purpose of promoting the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. Furthermore, the Planned Development seeks to promote development types and patterns which are in compliance with the Goshen Township Growth Management Plan. These regulations are established pursuant to authorization under Ohio Revised Code Chapter 519 (2001), as amended, for townships to adopt Planned Development zoning.

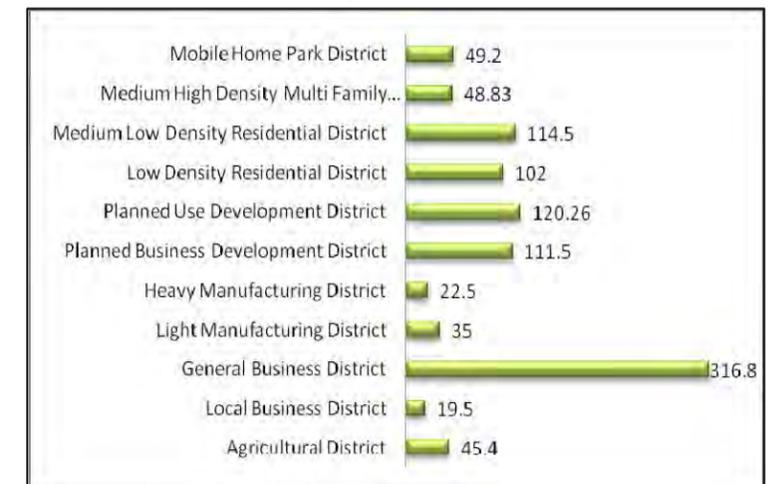
**"R-2" Low Density Residential**  
The purpose of the R-2 District is to permit the establishment of low density single family dwellings with lot sizes sufficient for individual water and sewer facilities, but not to exceed one (1) dwelling unit per 30,000 square feet. Centralized water and sewer facilities are, however, encouraged.

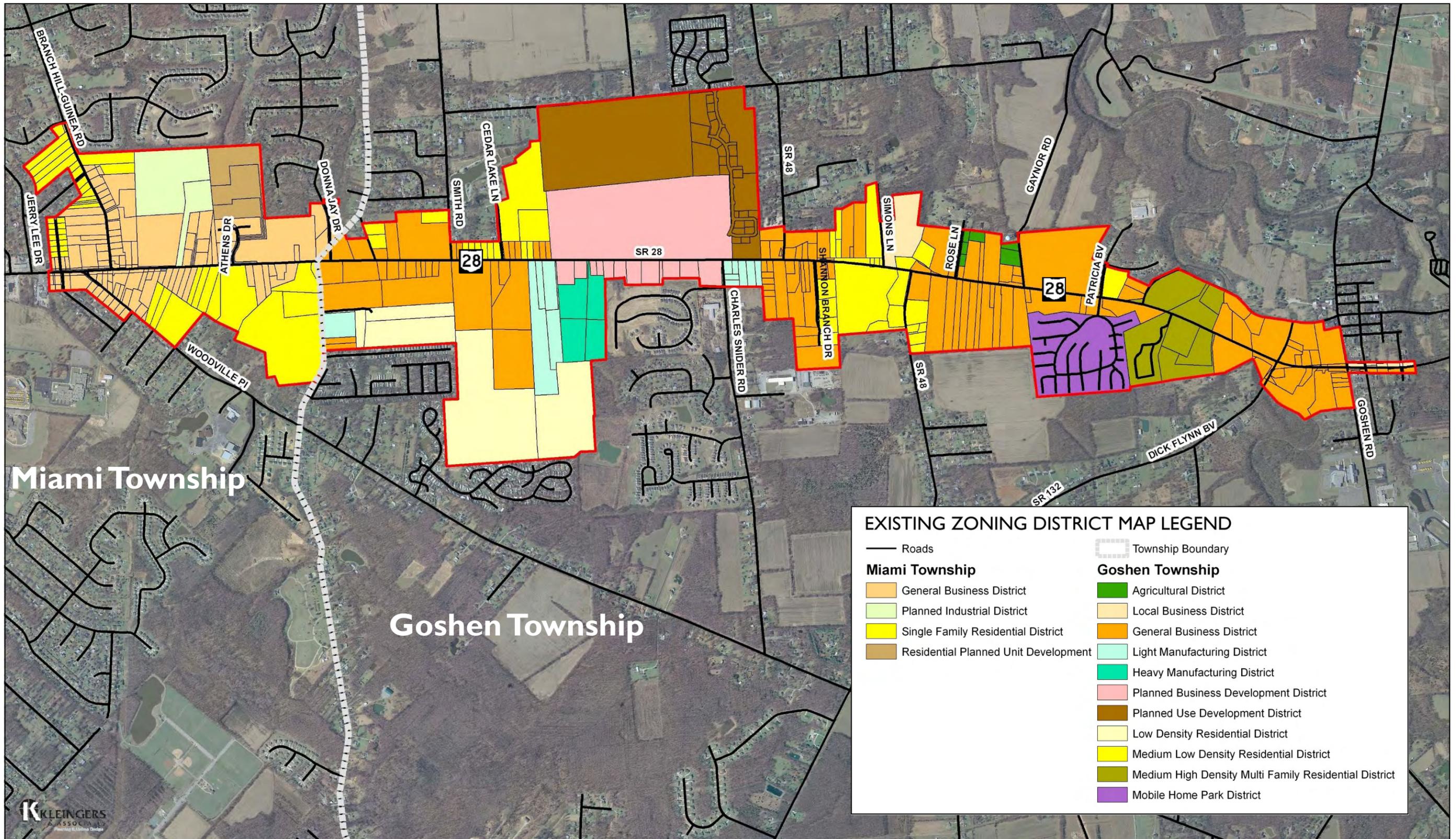
**"R-3" Medium Density Residential**  
The purpose of the R-3 District is to encourage the establishment of single and two family dwellings not to exceed one single or one two family dwelling per 20,000 square feet in sewer areas and one single family dwelling per 20,000 square feet in un-sewered areas.

**"R-6" Medium Density Residential**  
The purpose of the R-6 District is to permit the establishment of high density single family dwellings with group or Central Sewage treatment, and public water only per 12,800 feet.

**"T" Mobile Home Park**  
The purpose of the T District is to encourage the development of mobile home parks in a well planned environment and shall be the only district within the Township wherein mobile homes may be located. Such districts shall abut upon an arterial or collector thoroughfare as identified on the Major Thoroughfare Plan. Mobile Home parks shall comply with regulations of Chapter HE-27 of the Ohio Sanitary Code as well as those general standards specified in Article 13 of this Resolution. Where the standards of the Ohio Sanitary Code and Article 13 conflict, the Ohio Sanitary Code shall apply.

Goshen Township Zoning District Distribution (in acres)





## 2.4 FUTURE LAND USE

### Future Land Use Overview

The future land use plan for the corridor study area establishes a framework for development patterns and assists in guiding land use decisions as new development and redevelopment activity takes place. The intent of this future land use plan is to display a picture of a possible build-out scenario for the corridor study area.

The future land use designations prescribed in this plan are intended to compliment and work within the respective Miami Township and Goshen Township land use plans and zoning resolutions.

This future land use plan for the corridor study area may differ slightly from both Miami Township and Goshen Township future land use plans existing at the time of this corridor plan completion. However, substantial efforts have been undertaken to work with both Townships and propose a future land use framework that both jurisdictions can support.

A next implementation step for both Townships to consider includes the amendment of their future land use plans to create consistency between this future land use plan and each township plan. Doing so will provide a strengthened position when reviewing and deciding on new development and redevelopment issues in the future.

### Future Land Use Designations

The corridor study area contains the following types of future land use designations:

- Commercial
- Transitional Mixed-Use
- Single Family Residential
- Multi-Family Residential
- Public & Institutional

*Below is a brief description of the types of land uses targeted for each future land use designation. This list is not meant to be all inclusive, but rather provides an illustrative view of the general types and intensity of future land uses targeted for each district.*

#### Future Commercial Land Use Designations

This category represents a mix of retail uses intended to serve the needs of both a local and broader regional market area. The larger scale retail uses may seek to draw a large customer base by offering significant discounts on merchandise, an extensive and diverse inventory and 24-hour service. Buildings for this land use can be quite large; they usually have extensive areas of surface parking in front of the buildings. The market for such commercial uses is typically drawn from a four (4) to eight (8) mile radius around the site. This land use can have significant impacts on adjacent development and should not be located next to residential land uses. This commercial category also represents low to medium intensity office development for professional services and general business operations. Office uses can be located adjacent to residential neighborhoods if adequate buffering and building setbacks are provided. Likewise, smaller scale neighborhood retail and specialty retail may also be appropriate for these areas to serve as more narrow market segment.

#### Future Transitional Mixed-Use Land Use Designations

This category represents a mix of land uses consisting of retail / office and residential. The area identified for this future land use is located in the Goshen Township study area and is directly adjacent to established residential neighborhoods on two sides. This district serves as a transition from residential to the higher intensity commercial land uses situated closer to the State Route 28 corridor. A plan featuring commercial at the northern and northeastern portions of the district transitioning into planned unit single family or planned unit multi-family may be appropriate for the district. However, a development pattern featuring planned unit residential over the entire district may be appropriate if adequate buffering is provided against the adjacent commercial or other non-residential areas. Likewise, adequate buffering, screening and building setbacks for any non-residential land uses permitted in this area should be required if located adjacent to any existing residential district.

#### Future Single Family Land Use Designations

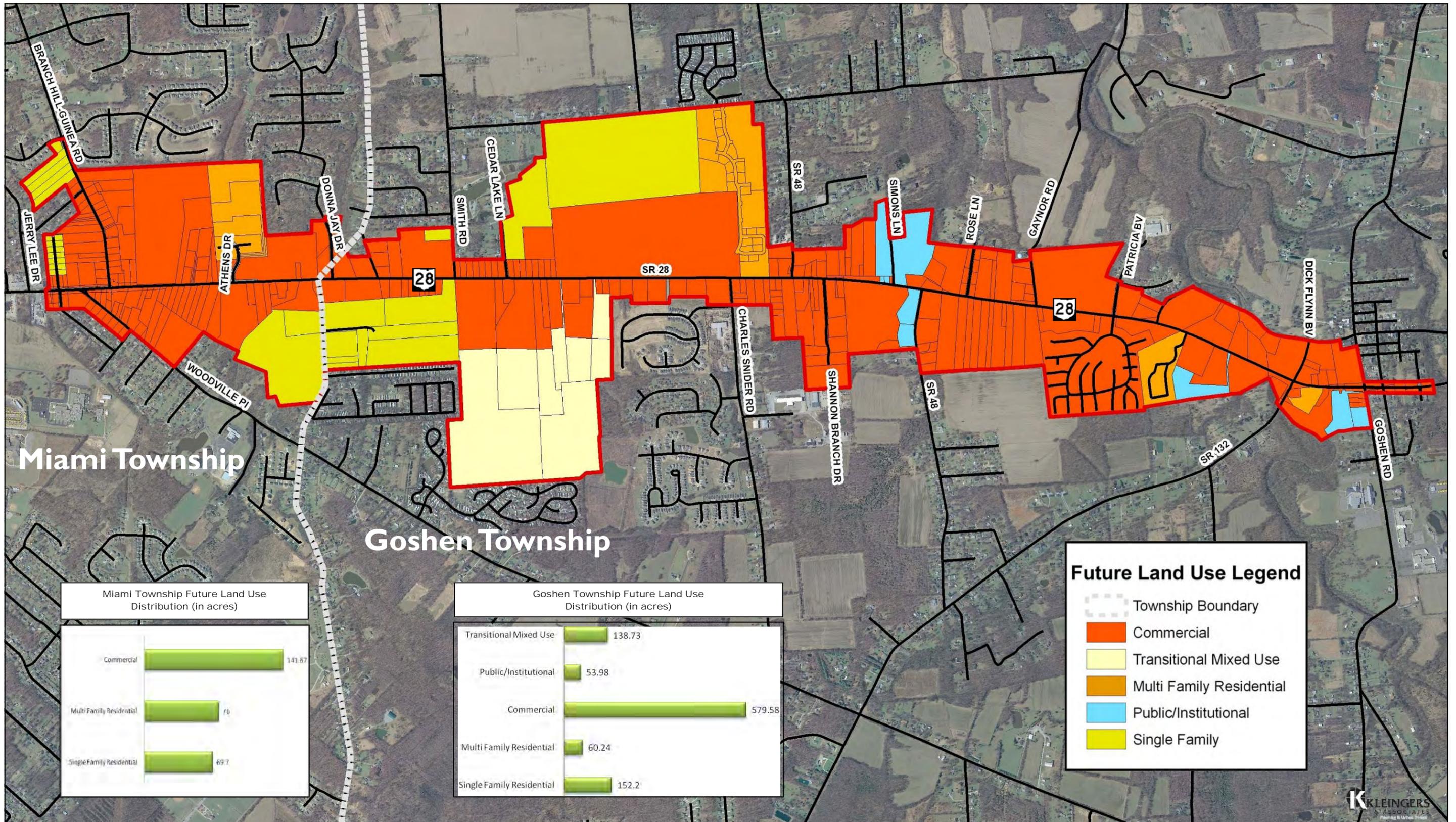
This category represents conventional single family detached homes or development. It is recommended that efforts be taken to promote the use of a Planned Unit Development overlay for these residential developments. The land within this area can support residential neighborhoods of low to medium density. Development occurs in a large enough area that a community – or village – is created. Mobile home park uses are not included within this land use designation. "Empty-Nester" and "landominium" style developments should be promoted in order to serve a local demographic market generally aged 55 and over that will likely be underserved in the future.

#### Future Multi-Family Residential Land Use Designations

This category represents residential development characterized by two (2) to three (3) story structures containing multiple residential units. It is recommended that efforts be taken to promote the use of a Planned Unit Development overlay for these residential developments. This land use is a higher density than single family development. It includes renter occupied (apartment) and owner-occupied (condominium) units.

#### Future Public / Institutional Land Use Designations

This category represents nonprofit, public or semi-public uses such as churches, synagogues, public and private schools, post offices, libraries, community centers, fire stations, and other government/municipal facilities.



# SECTION 3

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## CORRIDOR DEVELOPMENT CAPACITY

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# STATE ROUTE 28 CORRIDOR IMPROVEMENTS

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## CORRIDOR DEVELOPMENT CAPACITY

### 3.1 DEVELOPMENT CAPACITY ANALYSIS APPROACH

This Development Capacity Analysis seeks to establish a build-out threshold for the parcels within the study area designated as either “New Development” or “Redevelopment”. These two types of designated areas form the foundation of the nodal development pattern suggested for the corridor study area.

#### STEP #1: Parcel Designation

The analysis begins with a designation of the parcels within the study area into one of three categories: “New Development”, “Redevelopment” or “Status Unchanged.”

A “New Development” designation is utilized to classify larger parcels or clusters of adjacent parcels featuring no existing structures or limited structures found on the site. These parcels are identified as having the potential for future development activity facing minimal land assembly or structural demolition requirements.

A “Redevelopment” designation is utilized to classify individual parcels or clusters of parcels as having future redevelopment potential. These individual parcels or parcel clusters typically feature one or more existing residential structures or business operations that may be approaching an underutilized land use scenario where the highest and best use is not realized based on a variety of factors including: age and condition of existing structures, proximate location to key intersections or development nodes and surrounding property values.

A “Status Unchanged” designation is utilized to classify individual parcels or clusters of parcels as possessing low redevelopment opportunities. This designation is based on a variety of factors including: the age and condition of structures, the nature of the land use (i.e. public sector & institutional uses) and the land uses adjacent to the subject parcel. It is possible that some of these “Status Unchanged” parcels may experience redevelopment throughout this study period based on future increases in property values, but it is more likely they will remain in their current land use state.

#### STEP #2: A Macro & Micro Level Analysis

This Development Capacity Analysis is approached at both a broader (macro) level view taking into account large value capture districts as well as conducting a more detailed (micro) level analysis for specific development nodes (Value Capture Districts) identified along the State Route 28 corridor study area.

##### Macro Level Analysis of Overall Study Area

At the broader macro level detail, four value capture districts were identified consisting of the following:

- Miami Township “New Development” Parcels
- Miami Township “Redevelopment” parcels
- Goshen Township “New Development” parcels
- Goshen Township “Redevelopment” parcels

At this higher level of analysis, the potential revenue and building capacity for commercial, convenience service and office uses is examined. The resulting revenue and building capacity figures represent the potential for this area and assists in providing support for the expenditure of transportation improvement funding for the corridor aimed at supporting the planned development activity. In terms of the land use designations within these districts, an anticipated mix of retail, convenience services and office land uses translates to utilizing blended analysis benchmarks for floor area ratio and FTE jobs per square foot.

It should be noted that any development capacity analysis involves a variety of assumptions and different data variables that attempt to create a forecasted build-out scenario. That said, many factors can alter the analysis over time including unforeseen changes in the local, regional and national economies and deviations in the proposed future land use designations through subsequent rezoning acts.

##### Micro Level Analysis of Development Nodes

The development capacity analysis performed at the development node level is a more detailed revenue and building capacity potential based on a smaller number of parcels and a better defined proposed development pattern for the node itself. Included in this micro level analysis is a greater attention to specific site constraints, future roadway and intersection improvement options and specific land use districts for the nodal areas. *Please refer to the Value Capture District revenue analysis in this plan.*

#### Step #3: Identifying Potential Funding Programs

The final step in this Development Capacity Analysis examines the most likely public infrastructure funding programs based upon the location of the value capture districts and the income and property tax revenue potential. Although many public infrastructure funding programs exist in Ohio, the two programs applied to this plan is the application of Tax Increment Financing districts and exploration of creating one or more Joint Economic Development Districts. These programs are implemented at the Township & County level and maintain a high degree of flexibility regarding establishing project eligibility thresholds.

These programs are also suggested because their revenue producing potential is directly related to increased land values and increased income tax respectively. Consequently, as investments in infrastructure improvements take place along the corridor, it is anticipated that this will have a direct impact on increasing the market value of parcels targeted for development or redevelopment activity which, in turn, will produce increased income tax potential.

##### Tax Increment Financing Districts

Tax Increment Financing (TIF) districts are a valuable tool for creating a revenue stream to construct the public improvements necessary to service the future development planned for the State Route 28 corridor study area. TIFs provide revenue from the increased real property valuation after new construction occurs within the district. The real property taxes derived from the increased property valuation may be used to service the debt for new public improvement projects including new roadways, sidewalks, public utility extensions, public parking facilities and public gateway projects. With local school district approval, a TIF can exist for a period up to 30 years.

TIFs may be created as a “blanket” TIF district without a specific project identified or may be created specifically for an identified project. Each parcel and nodal cluster must be examined to determine if a blanket TIF or project specific TIF should be utilized. In the event blanket TIFs are utilized, they should be created using “A Springing TIF” to maximize the 30 years term of the program.

##### Joint Economic Development Districts

The viability of creating a Joint Economic Development District (JEDD) or Joint Economic Development Zone (JEDZ) between Miami Township, Goshen Township and an adjacent municipality should be researched. These income tax districts are an effective way to create new revenue sources to be applied toward the investment and construction in new public improvement projects along the corridor. The potential income tax revenue figure found in the following development capacity spreadsheets uses a conservative 1% earned income tax rate for a possible JEDD or JEDZ district. It is possible that a higher income tax rate could be applied depending on the tax rate of the municipality.

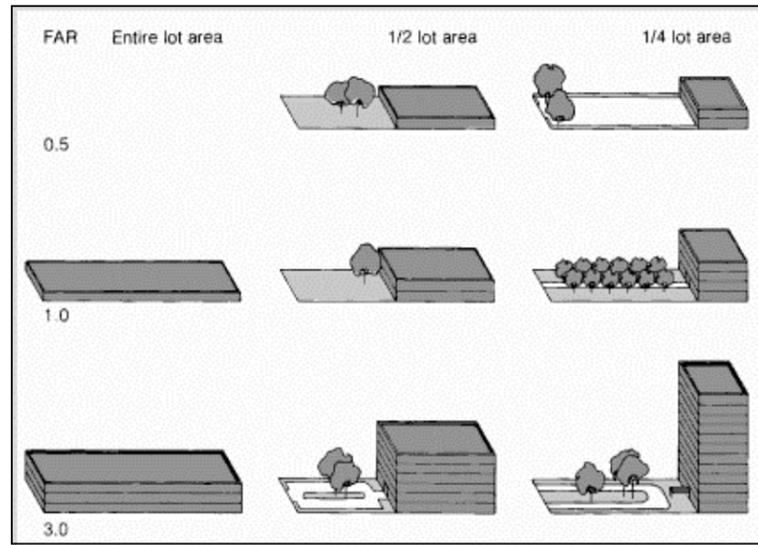


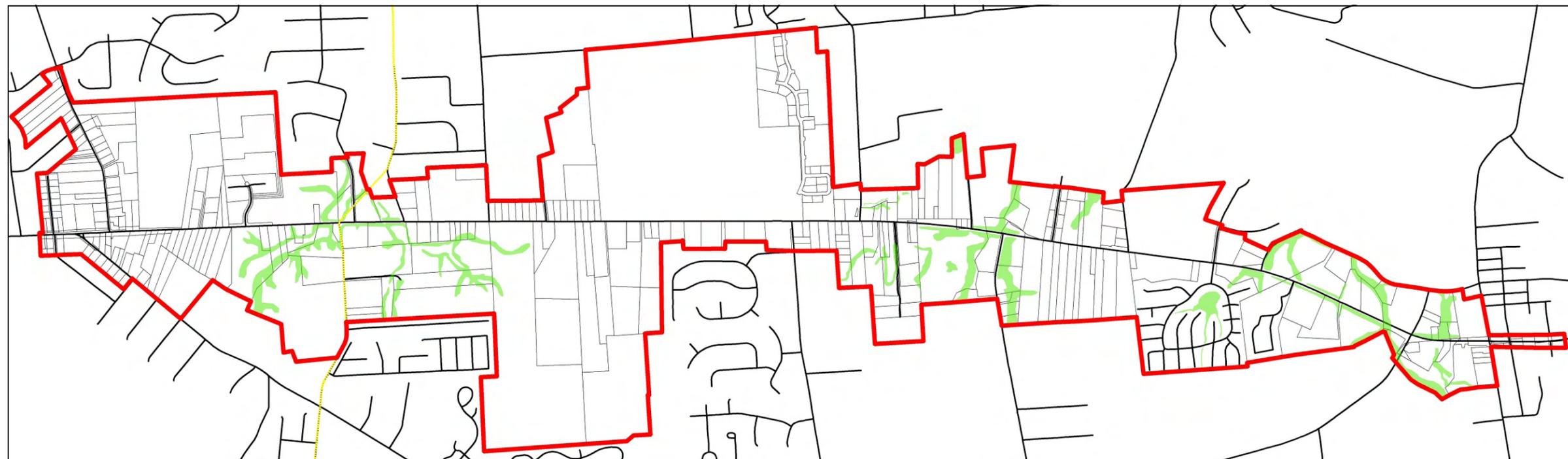
Illustration depicting various FAR examples.

## Floor Area Ratio Methodology

**Floor Area Ratio:** The floor-to-area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building gross floor area to the area of its zoning lot. Gross floor area means the total number of square feet within the inside finished wall surface of the outer building walls of a structure, excluding vent shafts, stairwells, and atriums. For purposes of calculating FAR, gross floor area also excludes parking and mechanical areas.

A FAR requirement, which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot. For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.

This analysis utilizes a FAR of 0.15 for use in the macro level value capture district analysis as well as the nodal district analysis. This ratio represents a blended rate to account for a mix of different land uses consisting of retail, convenience services and office uses. For example, a 0.15 FAR equals 6,534 sq. ft. of building space per acre based on a single story structure. This blended rate is used to more accurately reflect the future FAR amounts for the study area. Conceptual site planning of commercial, office and shopping center uses was performed in the development node areas to produce a FAR factor that was realistic and appropriate for the greater SR 28 market area.



Topographic Constraints Map

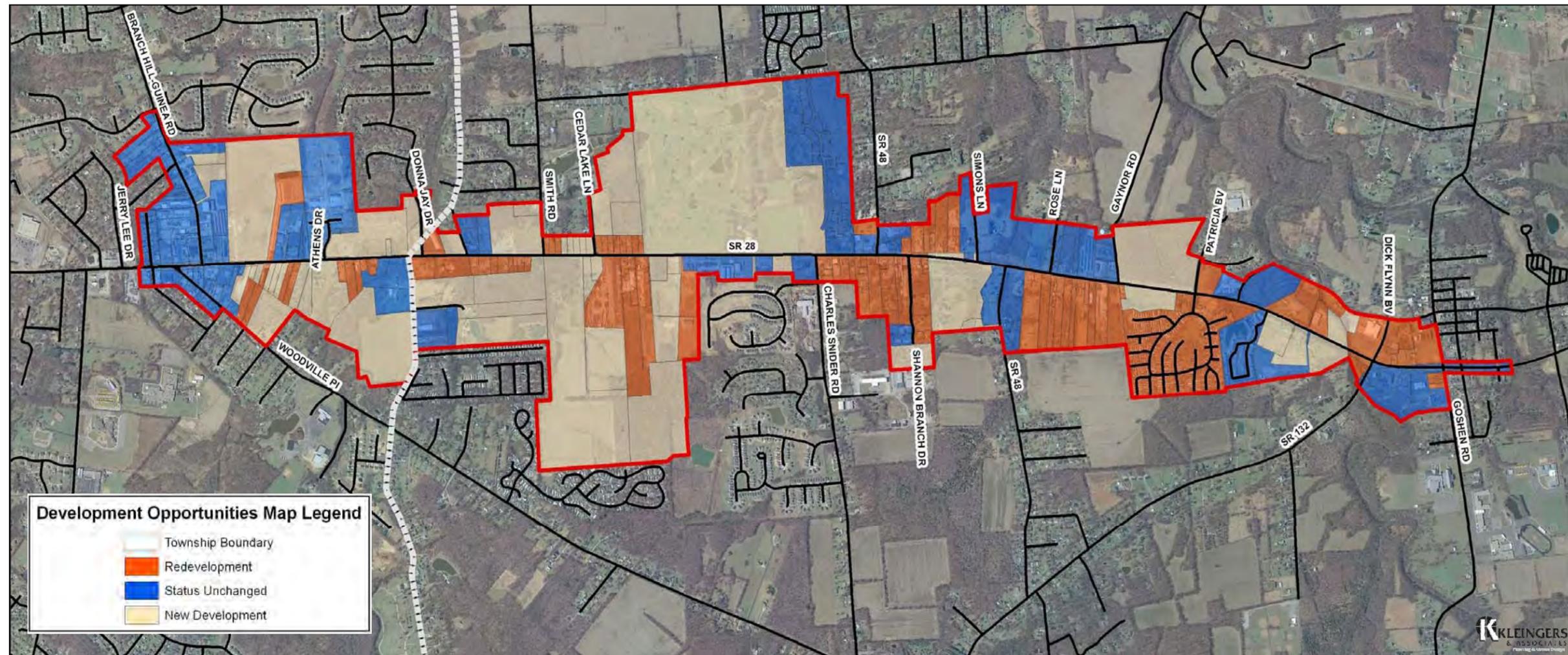
The floor area ratio had been adjusted to reflect environmental constraints occurring throughout the study area. The areas shaded green in the map above identify areas designated as having extreme topographic conditions to warrant those areas generally undevelopable due to either physical constraints or prohibitive costs associated with mitigating the particular topographic condition.

## 3.2 MAPPING DEVELOPMENT OPPORTUNITIES

This map depicts the three districts used in the development capacity analysis portion of this plan. Value capture districts are identified at a macro level to determine overall building capacity and revenue producing potential for the study area. The parcels identified as having development opportunities in either a “New Development” or “Redevelopment” scenario are utilized for this macro level capacity analysis. The areas indicated as “Status Unchanged” are not used in this analysis given the relatively low development or redevelopment opportunities existing for these parcels.

### Corridor Development Capacity Summary

|   |   | Net Building Capacity    | Annual Property Tax Revenue | Projected FTE's | Annual Income Tax  |
|---|---|--------------------------|-----------------------------|-----------------|--------------------|
| Goshen Township “New Development” Parcels | = | 2,870,282 sq. ft.        | \$5,337,432                 | 3,189           | \$601,834          |
| Miami Township “New Development” Parcels  | = | 668,931 sq. ft.          | \$1,315,208                 | 743             | \$140,260          |
| Goshen Township “Redevelopment” Parcels   | = | 1,477,392 sq. ft.        | \$3,185,257                 | 1,642           | \$308,749          |
| Miami Township “Redevelopment” Parcels    | = | 137,070 sq. ft.          | \$295,523                   | 152             | \$28,741           |
| <b>Build-out Totals</b>                   | = | <b>5,153,675 sq. ft.</b> | <b>\$10,133,420</b>         | <b>5,726</b>    | <b>\$1,079,584</b> |



## 3.3 GOSHEN TOWNSHIP "NEW DEVELOPMENT" PARCEL ANALYSIS

| Parcel #        | Acres  | Existing Zoning                                  | Future Land Use        | F.A.R. | Net Building Capacity (sq. ft.) | Projected Annual Property Tax | Projected FTE's | Potential Income Tax (1%) |
|-----------------|--------|--|------------------------|--------|---------------------------------|-------------------------------|-----------------|---------------------------|
| 0               | 6.18   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Public/Institutional   | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 1               | 4.40   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 28,750                          | \$ 53,461                     | 32              | \$ 6,028                  |
| 44              | 0.18   | PUDD PLANNED USE DEVELOPMENT DISTRICT            | Residential            | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 45              | 164.43 | PBDD PLANNED BUSINESS DEVELOPMENT DIST.          | Commercial             | 0.15   | 1,074,399                       | \$ 1,997,898                  | 1,194           | \$ 225,278                |
| 46              | 2.04   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Single Family          | N/A    | N/A                             | N/A                           | 0               | \$ -                      |
| 47              | 13.63  | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 89,039                          | \$ 165,572                    | 99              | \$ 18,669                 |
| 49              | 2.83   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 18,472                          | \$ 34,349                     | 21              | \$ 3,873                  |
| 50              | 0.50   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 3,274                           | \$ 6,087                      | 4               | \$ 686                    |
| 52              | 5.79   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 37,832                          | \$ 70,350                     | 42              | \$ 7,933                  |
| 56              | 18.34  | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Single Family          | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 62              | 13.42  | B-1 LOCAL BUSINESS DISTRICT                      | Public/Institutional   | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 63              | 2.07   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 13,525                          | \$ 25,151                     | 15              | \$ 2,836                  |
| 95              | 3.02   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 19,733                          | \$ 36,694                     | 22              | \$ 4,138                  |
| 97              | 6.26   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 40,903                          | \$ 76,061                     | 45              | \$ 8,576                  |
| 99              | 6.00   | R-6 MEDIUM HIGH DENSITY MULTI FAMILY RESIDENTIAL | Commercial             | 0.15   | 39,204                          | \$ 72,902                     | 44              | \$ 8,220                  |
| 100             | 5.00   | R-6 MEDIUM HIGH DENSITY MULTI FAMILY RESIDENTIAL | Commercial             | 0.15   | 32,670                          | \$ 60,751                     | 36              | \$ 6,850                  |
| 102             | 3.02   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 19,733                          | \$ 36,694                     | 22              | \$ 4,138                  |
| 103             | 1.78   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 11,631                          | \$ 21,628                     | 13              | \$ 2,439                  |
| 121             | 6.62   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 43,255                          | \$ 80,435                     | 48              | \$ 9,070                  |
| 127             | 30.10  | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 196,686                         | \$ 365,748                    | 219             | \$ 41,241                 |
| 133             | 22.87  | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 149,433                         | \$ 277,877                    | 166             | \$ 31,333                 |
| 135             | 0.22   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Public/Institutional   | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 147             | 0.18   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Public/Institutional   | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 153             | 6.13   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 40,053                          | \$ 74,481                     | 45              | \$ 8,398                  |
| 160             | 1.75   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 11,435                          | \$ 21,263                     | 13              | \$ 2,398                  |
| 169             | 12.61  | B-2 GENERAL BUSINESS DISTRICT                    | Single Family          | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 170             | 7.88   | R-2 LOW DENSITY RESIDENTIAL DISTRICT             | Single Family          | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 171             | 14.73  | R-2 LOW DENSITY RESIDENTIAL DISTRICT             | Single Family          | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 172             | 9.92   | B-2 GENERAL BUSINESS DISTRICT                    | Single Family          | N/A    | N/A                             | N/A                           | 0               | N/A                       |
| 175             | 16.65  | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 108,791                         | \$ 202,302                    | 121             | \$ 22,811                 |
| 176             | 16.65  | B-2 GENERAL BUSINESS DISTRICT                    | Transitional Mixed-Use | 0.15   | 108,791                         | \$ 202,302                    | 121             | \$ 22,811                 |
| 177             | 71.83  | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 469,337                         | \$ 872,756                    | 521             | \$ 98,410                 |
| 179             | 1.76   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | 11,500                          | \$ 21,385                     | 13              | \$ 2,411                  |
| 190             | 24.42  | R-2 LOW DENSITY RESIDENTIAL DISTRICT             | Transitional Mixed-Use | 0.15   | 159,560                         | \$ 296,710                    | 177             | \$ 33,456                 |
| 193             | 2.55   | PBDD PLANNED BUSINESS DEVELOPMENT DIST.          | Commercial             | 0.15   | 16,662                          | \$ 30,983                     | 19              | \$ 3,494                  |
| 195             | 1.38   | PBDD PLANNED BUSINESS DEVELOPMENT DIST.          | Commercial             | 0.15   | 9,017                           | \$ 16,767                     | 10              | \$ 1,891                  |
| 199             | 2.14   | PBDD PLANNED BUSINESS DEVELOPMENT DIST.          | Commercial             | 0.15   | 13,983                          | \$ 26,002                     | 16              | \$ 2,932                  |
| 200             | 6.40   | M-2 HEAVY MANUFACTURING DISTRICT                 | Commercial             | 0.15   | 41,798                          | \$ 77,725                     | 46              | \$ 8,764                  |
| 203             | 6.12   | M-2 HEAVY MANUFACTURING DISTRICT                 | Transitional Mixed-Use | 0.15   | 39,955                          | \$ 74,299                     | 44              | \$ 8,378                  |
| 208             | 0.62   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 4,051                           | \$ 7,533                      | 5               | \$ 849                    |
| 209             | 0.62   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 4,051                           | \$ 7,533                      | 5               | \$ 849                    |
| 210             | 0.62   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 4,051                           | \$ 7,533                      | 5               | \$ 849                    |
| 211             | 0.62   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 4,051                           | \$ 7,533                      | 5               | \$ 849                    |
| 212             | 0.71   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial             | 0.15   | 4,659                           | \$ 8,663                      | 5               | \$ 977                    |
| 251             | 0.00   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | N/A                             | N/A                           | 0               | N/A                       |
| 255             | 0.00   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial             | 0.15   | N/A                             | N/A                           | 0               | N/A                       |
| <b>TOTALS =</b> |        |  |                        |        | <b>2,870,282</b>                | <b>\$ 5,337,432</b>           | <b>3,189</b>    | <b>\$ 601,834</b>         |

### Goshen Township "New Development" Parcel

The following development capacity and revenue potential figures represent an analysis at an estimated full build-out scenario of the "New Development" parcels in the respective Goshen Township study area. This macro-level analysis is intended to provide a snapshot of the potential of this district over a 20 year development period for use in considering preliminary transportation improvement funding mechanisms such as Tax Increment Financing Districts or Joint Economic Development Districts.

Total Commercial Building Capacity = 2,870,282 square feet

Annual Property Tax Revenue = \$5,337,432

Net Annual Property Tax Revenue = \$2,668,716 (after 50% revenue split to school district)

New FTE Job Creation = 3,189

Annual Earned Income Tax Revenue = \$601,834

### Development Capacity Analysis Assumptions

Future Land Uses = The future land use designations in this district represent a mixture of local and semi-regional retail, convenience services and professional office users. It is anticipated that retail and convenience services would account for a majority of this future developed land area.

Floor Area Ratio (F.A.R.) = This ratio (0.15) represents the maximum net building coverage per developable lot accounting for right-of-way, stormwater facilities, parking and excessive topography, etc.

New Job Creation = Includes a blended job/square foot rate of 1 FTE (full-time equivalent job) = 900 sq. ft. to compensate for a mix of commercial, retail, service and office uses.

Projected Property Tax = Based on \$110 / square foot for new building value.



Goshen Twp. "New Development" parcels are shaded.

## 3.4 MIAMI TOWNSHIP "NEW DEVELOPMENT" PARCEL ANALYSIS

| Parcel #        | Acreage | Existing Zoning             | Future Land Use   | F.A.R. | Net Building Capacity (sq. ft.) | Projected Annual Property Tax | Projected FTE's | Annual Income Tax (1%) |
|-----------------|---------|-----------------------------|-------------------|--------|---------------------------------|-------------------------------|-----------------|------------------------|
| 5               | 36.81   | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 240,503                         | \$ 518,525                    | 267             | \$ 50,428              |
| 36              | 0.39    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 2,529                           | \$ 4,702                      | 3               | \$ 530                 |
| 38              | 19.44   | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 127,027                         | \$ 236,214                    | 141             | \$ 26,635              |
| 40              | 1.63    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 10,618                          | \$ 19,744                     | 12              | \$ 2,226               |
| 41              | 0.15    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 980                             | \$ 1,823                      | 1               | \$ 206                 |
| 42              | 2.32    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 15,159                          | \$ 28,189                     | 17              | \$ 3,178               |
| 43              | 2.32    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 15,159                          | \$ 28,189                     | 17              | \$ 3,178               |
| 49              | 31.53   | R-2 SINGLE FAMILY RESIDENCE | Single Family     | N/A    | N/A                             | N/A                           | 0               | N/A                    |
| 50              | 1.35    | R-2 SINGLE FAMILY RESIDENCE | Retail-Commercial | 0.15   | 8,821                           | \$ 16,403                     | 10              | \$ 1,850               |
| 64              | 8.34    | R-2 SINGLE FAMILY RESIDENCE | Retail-Commercial | 0.15   | 54,500                          | \$ 101,346                    | 61              | \$ 11,427              |
| 65              | 14.18   | R-2 SINGLE FAMILY RESIDENCE | Retail-Commercial | 0.15   | 92,652                          | \$ 172,291                    | 103             | \$ 19,427              |
| 66              | 0.70    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 4,574                           | \$ 8,505                      | 5               | \$ 959                 |
| 67              | 0.45    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 2,908                           | \$ 5,407                      | 3               | \$ 610                 |
| 70              | 0.98    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 6,403                           | \$ 11,907                     | 7               | \$ 1,343               |
| 72              | 1.12    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 7,318                           | \$ 13,608                     | 8               | \$ 1,534               |
| 74              | 1.26    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 8,233                           | \$ 15,309                     | 9               | \$ 1,726               |
| 80              | 2.22    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 14,519                          | \$ 26,998                     | 16              | \$ 3,044               |
| 82              | 2.86    | R-2 SINGLE FAMILY RESIDENCE | Retail-Commercial | 0.15   | 18,687                          | \$ 34,750                     | 21              | \$ 3,918               |
| 94              | 0.12    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 771                             | \$ 1,434                      | 1               | \$ 162                 |
| 133             | 2.14    | R-2 SINGLE FAMILY RESIDENCE | Retail-Commercial | 0.15   | 13,983                          | \$ 26,002                     | 16              | \$ 2,932               |
| 138             | 3.61    | B-2 GENERAL BUSINESS        | Retail-Commercial | 0.15   | 23,588                          | \$ 43,863                     | 26              | \$ 4,946               |
| <b>TOTALS =</b> |         |                             |                   |        | <b>668,931</b>                  | <b>\$ 1,315,208</b>           | <b>743</b>      | <b>\$ 140,260</b>      |

### Miami Township "New Development" Parcel Summary

The following development capacity and revenue potential figures represent an analysis at an estimated full build-out scenario of the "New Development" parcels in the respective Miami Township study area. This macro-level analysis is intended to provide a snapshot of the potential of this district over a 20 year development period for use in considering preliminary transportation improvement funding mechanisms such as Tax Increment Financing Districts or Joint Economic Development Districts.

Total Commercial Building Capacity = 668,331 square feet

Annual Property Tax Revenue = \$1,315,208

Net Annual Property Tax Revenue = \$657,604 (after 50% revenue split to school district)

New FTE Job Creation = 743

Annual Earned Income Tax Revenue = \$140,260

### Development Capacity Analysis Assumptions

Future Land Uses = The future land use designations in this district represent a mixture of local and semi-regional retail, convenience services and professional office users. It is anticipated that retail and convenience services would account for a majority of this future developed land area.

Floor Area Ratio (F.A.R.) = This ratio (0.15) represents the maximum net building coverage per developable lot accounting for right-of-way, stormwater facilities, parking and excessive topography, etc.

New Job Creation = Includes a blended job/square foot rate of 1 FTE (full-time equivalent job) = 900 sq. ft. to compensate for a mix of commercial, retail, service and office uses.

Projected Property Tax = Based on \$110 / square foot for new building value.

Potential Income Tax = Based on 1% earned income tax rate in a JEDD scenario.



Miami Twp. "New Development" parcels are shaded.

# SR 28 CORRIDOR IMPROVEMENTS



## 3.5 GOSHEN TOWNSHIP "REDEVELOPMENT" PARCEL ANALYSIS

(ALSO CONTINUED ON NEXT PAGE)

| Parcel ID | Acreage | Existing Zoning                                  | Future Land Use | F.A.R. | Net Building Capacity (sq. ft.) | Projected Annual Property Tax | Projected FTE's | Potential Income Tax (1%) |
|-----------|---------|--|-----------------|--------|---------------------------------|-------------------------------|-----------------|---------------------------|
| 2         | 3.67    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 23,980                          | \$ 51,700                     | 27              | \$ 5,028                  |
| 3         | 2       | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 13,068                          | \$ 28,175                     | 15              | \$ 2,740                  |
| 5         | 1.89    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 12,349                          | \$ 26,625                     | 14              | \$ 2,589                  |
| 6         | 0.96    | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial      | 0.15   | 6,273                           | \$ 13,524                     | 7               | \$ 1,315                  |
| 7         | 0.75    | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial      | 0.15   | 4,901                           | \$ 10,565                     | 5               | \$ 1,028                  |
| 10        | 1       | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial      | 0.15   | 6,534                           | \$ 14,087                     | 7               | \$ 1,370                  |
| 11        | 0.8     | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 5,227                           | \$ 11,270                     | 6               | \$ 1,096                  |
| 15        | 0.25    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 1,634                           | \$ 3,522                      | 2               | \$ 343                    |
| 53        | 2.66    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 17,380                          | \$ 37,472                     | 19              | \$ 3,644                  |
| 72        | 0.48    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 3,136                           | \$ 6,762                      | 3               | \$ 658                    |
| 74        | 0.52    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 3,398                           | \$ 7,325                      | 4               | \$ 712                    |
| 75        | 0.45    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 2,940                           | \$ 6,339                      | 3               | \$ 617                    |
| 82        | 3.71    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 24,241                          | \$ 52,264                     | 27              | \$ 5,083                  |
| 84        | 0.45    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 2,940                           | \$ 6,339                      | 3               | \$ 617                    |
| 87        | 0.62    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 4,051                           | \$ 8,734                      | 5               | \$ 849                    |
| 88        | 1.67    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 10,912                          | \$ 23,526                     | 12              | \$ 2,288                  |
| 89        | 0.77    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 5,031                           | \$ 10,847                     | 6               | \$ 1,055                  |
| 90        | 0.77    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 5,031                           | \$ 10,847                     | 6               | \$ 1,055                  |
| 91        | 7.43    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 48,548                          | \$ 104,669                    | 54              | \$ 10,179                 |
| 92        | 2.8     | R-6 MEDIUM HIGH DENSITY MULTI FAMILY RESIDENTIAL | Commercial      | 0.15   | 18,295                          | \$ 39,444                     | 20              | \$ 3,836                  |
| 93        | 1.292   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 8,442                           | \$ 18,201                     | 9               | \$ 1,770                  |
| 94        | 4.15    | R-6 MEDIUM HIGH DENSITY MULTI FAMILY RESIDENTIAL | Commercial      | 0.15   | 27,116                          | \$ 58,462                     | 30              | \$ 5,686                  |
| 96        | 1.74    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 11,369                          | \$ 24,512                     | 13              | \$ 2,384                  |
| 104       | 4.91    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 32,082                          | \$ 69,169                     | 36              | \$ 6,727                  |
| 105       | 8.77    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 57,303                          | \$ 123,546                    | 64              | \$ 12,015                 |
| 106       | 3.16    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 20,647                          | \$ 44,516                     | 23              | \$ 4,329                  |
| 107       | 3.1     | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 20,255                          | \$ 43,671                     | 23              | \$ 4,247                  |
| 108       | 4.65    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 30,383                          | \$ 65,506                     | 34              | \$ 6,371                  |
| 112       | 49.241  | T MOBILE HOME PARK DISTRICT                      | Commercial      | 0.15   | 321,741                         | \$ 693,673                    | 357             | \$ 67,462                 |
| 113       | 1.95    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 12,741                          | \$ 27,470                     | 14              | \$ 2,672                  |
| 117       | 0.644   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 4,208                           | \$ 9,072                      | 5               | \$ 882                    |
| 118       | 2.01    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 13,133                          | \$ 28,315                     | 15              | \$ 2,754                  |
| 119       | 0.69    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 4,508                           | \$ 9,720                      | 5               | \$ 945                    |
| 122       | 4.419   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 28,874                          | \$ 62,252                     | 32              | \$ 6,054                  |
| 129       | 3.794   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial      | 0.15   | 24,790                          | \$ 53,447                     | 28              | \$ 5,198                  |
| 131       | 0.61    | M-1 LIGHT MANUFACTURING DISTRICT                 | Commercial      | 0.15   | 3,986                           | \$ 8,593                      | 4               | \$ 836                    |
| 132       | 1.737   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 11,350                          | \$ 24,470                     | 13              | \$ 2,380                  |
| 134       | 0.24    | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 1,568                           | \$ 3,381                      | 2               | \$ 329                    |
| 138       | 1       | M-1 LIGHT MANUFACTURING DISTRICT                 | Commercial      | 0.15   | 6,534                           | \$ 14,087                     | 7               | \$ 1,370                  |
| 139       | 3.478   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 22,725                          | \$ 48,996                     | 25              | \$ 4,765                  |
| 140       | 1.4     | M-1 LIGHT MANUFACTURING DISTRICT                 | Commercial      | 0.15   | 9,148                           | \$ 19,722                     | 10              | \$ 1,918                  |
| 141       | 1.29    | M-1 LIGHT MANUFACTURING DISTRICT                 | Commercial      | 0.15   | 8,429                           | \$ 18,173                     | 9               | \$ 1,767                  |
| 142       | 3.2     | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT      | Commercial      | 0.15   | 20,909                          | \$ 45,079                     | 23              | \$ 4,384                  |
| 143       | 1.729   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 11,297                          | \$ 24,357                     | 13              | \$ 2,369                  |
| 144       | 4.406   | B-2 GENERAL BUSINESS DISTRICT                    | Commercial      | 0.15   | 28,789                          | \$ 62,069                     | 32              | \$ 6,036                  |
| 145       | 0.75    | M-1 LIGHT MANUFACTURING DISTRICT                 | Commercial      | 0.15   | 4,901                           | \$ 10,565                     | 5               | \$ 1,028                  |

### Development Capacity Analysis Assumptions

Future Land Uses = The future land use designations in this district represent a mixture of local and semi-regional retail, convenience services and professional office users. It is anticipated that retail and convenience services would account for a majority of this future developed land area.

Floor Area Ratio (F.A.R.) = This ratio (0.15) represents the maximum net building coverage per developable lot accounting for right-of-way, stormwater facilities, parking and excessive topography, etc.

New Job Creation = Includes a blended job/square foot rate of 1 FTE (full-time equivalent job) = 900 sq. ft. to compensate for a mix of commercial, retail, service and office uses.

Projected Property Tax = Based on \$110 / square foot for new building value.

Potential Income Tax = Based on 1% earned income tax rate in a JEDD scenario.



Goshen Twp. "Redevelopment" parcels are shaded.

Goshen Redevelopment parcel analysis continued on the following page.

## 3.5 GOSHEN TOWNSHIP "REDEVELOPMENT" PARCEL ANALYSIS

| Parcel ID       | Acreage | Existing Zoning                             | Existing Land Use | Future Land Use        | F.A.R. | Net Building Capacity (sq. ft.) | Projected Annual Property Tax | Projected FTE's | Potential Income Tax (1%) |
|-----------------|---------|---|-------------------|------------------------|--------|---------------------------------|-------------------------------|-----------------|---------------------------|
| 146             | 0.52    | M-1 LIGHT MANUFACTURING DISTRICT            | Single Family     | Commercial             | 0.15   | 3,398                           | \$ 7,325                      | 4               | \$ 712                    |
| 148             | 0.63    | M-1 LIGHT MANUFACTURING DISTRICT            | Single Family     | Commercial             | 0.15   | 4,116                           | \$ 8,875                      | 5               | \$ 863                    |
| 149             | 0.73    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 4,770                           | \$ 10,284                     | 5               | \$ 1,000                  |
| 150             | 0.936   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 6,116                           | \$ 13,186                     | 7               | \$ 1,282                  |
| 151             | 0.54    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 3,528                           | \$ 7,607                      | 4               | \$ 740                    |
| 152             | 0.76    | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 4,966                           | \$ 10,706                     | 6               | \$ 1,041                  |
| 155             | 2.192   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT | Single Family     | Commercial             | 0.15   | 14,323                          | \$ 30,879                     | 16              | \$ 3,003                  |
| 156             | 1.72    | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT | Single Family     | Commercial             | 0.15   | 11,238                          | \$ 24,230                     | 12              | \$ 2,356                  |
| 157             | 2.071   | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT | Single Family     | Commercial             | 0.15   | 13,532                          | \$ 29,175                     | 15              | \$ 2,837                  |
| 159             | 3.39    | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 22,150                          | \$ 47,756                     | 25              | \$ 4,644                  |
| 162             | 3.417   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 22,327                          | \$ 48,136                     | 25              | \$ 4,681                  |
| 163             | 4.47    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 29,207                          | \$ 62,970                     | 32              | \$ 6,124                  |
| 164             | 1.1     | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 7,187                           | \$ 15,496                     | 8               | \$ 1,507                  |
| 165             | 1.38    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 9,017                           | \$ 19,440                     | 10              | \$ 1,891                  |
| 166             | 0.63    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 4,116                           | \$ 8,875                      | 5               | \$ 863                    |
| 167             | 1.255   | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 8,200                           | \$ 17,680                     | 9               | \$ 1,719                  |
| 168             | 0.65    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 4,247                           | \$ 9,157                      | 5               | \$ 891                    |
| 180             | 0.46    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 3,006                           | \$ 6,480                      | 3               | \$ 630                    |
| 181             | 0.65    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 4,247                           | \$ 9,157                      | 5               | \$ 891                    |
| 182             | 0.532   | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 3,476                           | \$ 7,494                      | 4               | \$ 729                    |
| 183             | 12.19   | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 79,649                          | \$ 171,724                    | 88              | \$ 16,701                 |
| 185             | 12.28   | M-1 LIGHT MANUFACTURING DISTRICT            | Commercial        | Commercial             | 0.15   | 80,238                          | \$ 172,992                    | 89              | \$ 16,824                 |
| 186             | 3.823   | M-1 LIGHT MANUFACTURING DISTRICT            | Commercial        | Commercial             | 0.15   | 24,979                          | \$ 53,856                     | 28              | \$ 5,238                  |
| 187             | 2       | M-1 LIGHT MANUFACTURING DISTRICT            | Commercial        | Commercial             | 0.15   | 13,068                          | \$ 28,175                     | 15              | \$ 2,740                  |
| 201             | 5       | M-2 HEAVY MANUFACTURING DISTRICT            | Commercial        | Transitional Mixed-Use | 0.1    | 21,780                          | \$ 46,958                     | 24              | \$ 4,567                  |
| 202             | 5.018   | M-2 HEAVY MANUFACTURING DISTRICT            | Commercial        | Transitional Mixed-Use | 0.1    | 21,858                          | \$ 47,127                     | 24              | \$ 4,583                  |
| 204             | 5.656   | M-1 LIGHT MANUFACTURING DISTRICT            | Commercial        | Transitional Mixed-Use | 0.1    | 24,638                          | \$ 53,119                     | 27              | \$ 5,166                  |
| 205             | 0.465   | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 3,038                           | \$ 6,551                      | 3               | \$ 637                    |
| 206             | 0.62    | B-2 GENERAL BUSINESS DISTRICT               | Commercial        | Commercial             | 0.15   | 4,051                           | \$ 8,734                      | 5               | \$ 849                    |
| 207             | 0.62    | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT | Single Family     | Commercial             | 0.15   | 4,051                           | \$ 8,734                      | 5               | \$ 849                    |
| 213             | 0.564   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 3,685                           | \$ 7,945                      | 4               | \$ 773                    |
| 214             | 0.57    | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 3,724                           | \$ 8,030                      | 4               | \$ 781                    |
| 215             | 0.62    | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 4,051                           | \$ 8,734                      | 5               | \$ 849                    |
| 216             | 0.7     | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT | Commercial        | Commercial             | 0.15   | 4,574                           | \$ 9,861                      | 5               | \$ 959                    |
| 217             | 0.7     | R-3 MEDIUM LOW DENSITY RESIDENTIAL DISTRICT | Commercial        | Commercial             | 0.15   | 4,574                           | \$ 9,861                      | 5               | \$ 959                    |
| 218             | 0.62    | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 4,051                           | \$ 8,734                      | 5               | \$ 849                    |
| 219             | 0.62    | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 4,051                           | \$ 8,734                      | 5               | \$ 849                    |
| 220             | 0.539   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 3,522                           | \$ 7,593                      | 4               | \$ 738                    |
| 240             | 0.39    | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 2,548                           | \$ 5,494                      | 3               | \$ 534                    |
| 241             | 0.459   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 2,999                           | \$ 6,466                      | 3               | \$ 629                    |
| 242             | 0.459   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 2,999                           | \$ 6,466                      | 3               | \$ 629                    |
| 243             | 0.459   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 2,999                           | \$ 6,466                      | 3               | \$ 629                    |
| 244             | 0.459   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 2,999                           | \$ 6,466                      | 3               | \$ 629                    |
| 245             | 0.459   | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 2,999                           | \$ 6,466                      | 3               | \$ 629                    |
| 254             | 0       | B-2 GENERAL BUSINESS DISTRICT               | Single Family     | Commercial             | 0.15   | 0                               | N/A                           | 0               | N/A                       |
| <b>TOTALS =</b> |         |   |                   |                        |        | <b>1,477,392</b>                | <b>\$ 3,185,257</b>           | <b>1,642</b>    | <b>\$ 308,749</b>         |

### Goshen Township Redevelopment Parcel Summary

The following development capacity and revenue potential figures represent an analysis at an estimated full build-out scenario of the "Redevelopment" parcels in the respective Goshen Township study area. This macro-level analysis is intended to provide a snapshot of the potential of this district over a 20 year development period for use in considering preliminary transportation improvement funding mechanisms such as Tax Increment Financing Districts or Joint Economic Development Districts.

- Total Commercial Building Capacity = 1,477,392 square feet
- Annual Property Tax Revenue = \$3,185,257
- Net Annual Property Tax Revenue = \$1,592,628 (after 50% revenue split to school district)
- New FTE Job Creation = 1,642,
- Annual Earned Income Tax Revenue = \$308,749

### Development Capacity Analysis Assumptions

- Future Land Uses = The future land use designations in this district represent a mixture of local and semi-regional retail, convenience services and professional office users. It is anticipated that retail and convenience services would account for a majority of this future developed land area.
- Floor Area Ratio (F.A.R.) = This ratio (0.15) represents the maximum net building coverage per developable lot accounting for right-of-way, stormwater facilities, parking and excessive topography, etc.
- New Job Creation = Includes a blended job/square foot rate of 1 FTE (full-time equivalent job) = 900 sq. ft. to compensate for a mix of commercial, retail, service and office uses.
- Projected Property Tax = Based on \$110 / square foot for new building value.
- Potential Income Tax = Based on 1% earned income tax rate in a JEDD scenario.



Goshen Twp. "Redevelopment" parcels are shaded.

## 3.6 MIAMI TOWNSHIP "REDEVELOPMENT" PARCEL ANALYSIS

| Parcel ID       | Acreeage | Existing Zoning             | Existing Land Use        | Future Land Use   | F.A.R. | Net Building Capacity (sq. ft.) | Projected Annual Property Tax | Projected FTE's | Potential Income Tax (1%) |
|-----------------|----------|-----------------------------|--------------------------|-------------------|--------|---------------------------------|-------------------------------|-----------------|---------------------------|
| 33              | 7.17     | I PLANNED INDUSTRIAL        | Retail-Commercial        | Retail-Commercial | 0.15   | 46,849                          | \$ 101,006                    | 52              | \$ 9,823                  |
| 52              | 0.55     | B-2 GENERAL BUSINESS        | Single Family            | Retail-Commercial | 0.15   | 3,594                           | \$ 7,748                      | 4               | \$ 754                    |
| 53              | 1        | B-2 GENERAL BUSINESS        | Multi Family Residential | Retail-Commercial | 0.15   | 6,534                           | \$ 14,087                     | 7               | \$ 1,370                  |
| 55              | 2.208    | B-2 GENERAL BUSINESS        | Single Family            | Retail-Commercial | 0.15   | 14,427                          | \$ 31,105                     | 16              | \$ 3,025                  |
| 56              | 1.24     | B-2 GENERAL BUSINESS        | Retail-Commercial        | Retail-Commercial | 0.15   | 8,102                           | \$ 17,468                     | 9               | \$ 1,699                  |
| 61              | 1.03     | B-2 GENERAL BUSINESS        | Single Family            | Retail-Commercial | 0.15   | 6,730                           | \$ 14,510                     | 7               | \$ 1,411                  |
| 68              | 0.84     | B-2 GENERAL BUSINESS        | Retail-Commercial        | Retail-Commercial | 0.15   | 5,489                           | \$ 11,833                     | 6               | \$ 1,151                  |
| 75              | 1.4      | R-2 SINGLE FAMILY RESIDENCE | Retail-Commercial        | Retail-Commercial | 0.15   | 9,148                           | \$ 19,722                     | 10              | \$ 1,918                  |
| 76              | 2        | R-2 SINGLE FAMILY RESIDENCE | Single Family            | Retail-Commercial | 0.15   | 13,068                          | \$ 28,175                     | 15              | \$ 2,740                  |
| 77              | 1.54     | R-2 SINGLE FAMILY RESIDENCE | Retail-Commercial        | Retail-Commercial | 0.15   | 10,062                          | \$ 21,694                     | 11              | \$ 2,110                  |
| 81              | 2        | R-2 SINGLE FAMILY RESIDENCE | Single Family            | Retail-Commercial | 0.15   | 13,068                          | \$ 28,175                     | 15              | \$ 2,740                  |
| <b>TOTALS =</b> |          |                             |                          |                   |        | <b>137,070</b>                  | <b>\$ 295,523</b>             | <b>152</b>      | <b>\$ 28,741</b>          |

## Miami Township Redevelopment Parcel Summary

The following development capacity and revenue potential figures represent an analysis at an estimated full build-out scenario of the "Redevelopment" parcels in the respective Miami Township study area. This macro-level analysis is intended to provide a snapshot of the potential of this district over a 20 year development period for use in considering preliminary transportation improvement funding mechanisms such as Tax Increment Financing Districts or Joint Economic Development Districts.

Total Commercial Building Capacity = 137,070 square feet

Annual Property Tax Revenue = \$295,523

Net Annual Property Tax Revenue = \$147,761 (after 50% revenue split to school district)

New FTE Job Creation = 152

Annual Earned Income Tax Revenue = \$28,741



Miami Twp. "Redevelopment" parcels are shaded.

## Development Capacity Analysis Assumptions

**Future Land Uses** = The future land use designations in this district represent a mixture of local and semi-regional retail, convenience services and professional office users. It is anticipated that retail and convenience services would account for a majority of this future developed land area.

**Floor Area Ratio (F.A.R.)** = This ratio (0.15) represents the maximum net building coverage per developable lot accounting for right-of-way, stormwater facilities, parking and excessive topography, etc.

**New Job Creation** = Includes a blended job/square foot rate of 1 FTE (full-time equivalent job) = 900 sq. ft. to compensate for a mix of commercial, retail, service and office uses.

**Projected Property Tax** = Based on \$110 / square foot for new building value.

**Potential Income Tax** = Based on 1% earned income tax rate in a JEDD scenario.