The population grew by 245 between 1990 and 2000.

Current estimates place the population at 3,987.

Up 83 persons, or 2% since 2000.

2013 projections place population at 4,021.

Up 34 persons from 2008 or 117 persons from 2000.
The population has been aging

The most significant growth is in all ages over 45

The median age in 2000 was 35.5

The median age projected for 2013 is 40.8

Persons per household is declining
CRESCENT SPRINGS HOUSEHOLD DETAILS

- 37% of households had children in 2000
- 34% of households have children today
- 32% of households will have children by 2013
- The number of households in the City is growing
- Over 30% of households are only one person
CRESCENT SPRINGS HOUSEHOLD INCOME

- Average household income levels are high
- Average household income was $84,582 in 2000
- Average household income in 2008 is estimated at $114,460
- Average household income is projected to grow to $137,133 by 2013
CRESCENT SPRINGS HOUSEHOLD INCOME

- Median household incomes and per capita incomes are also high for the marketplace in general
- Households have more disposable income than is typical
- Household incomes have grown at a more rapid pace than inflation and this characteristic is projected to continue
CRESSENT SPRINGS EDUCATIONAL ATTAINMENT

- Over 70% of residents had some college in 2000
- Over 78% of residents have some college today
- Over 82% of residents are projected to have some college by 2013
- A high percentage of residents have advanced degrees
Just over 39% of residential units in the City were freestanding, single family homes in 2000.

60% to 65% of a typical housing inventory is comprised of freestanding single family homes.

Vacancy was over 9% in 2000; relatively high for the local market.
CRESCENT SPRINGS HOUSING INVENTORY

- There are disproportionately more multifamily buildings from 5 to 9 units (11.2%) and from 10 to 19 units (28.2%) in size in the inventory; two times to four times, respectively, comparable housing inventories in the marketplace.
CRESCENT SPRINGS HOUSING INVENTORY

- Mobile homes, that comprised 8.2% of the housing inventory in 2000 have been almost removed from the housing inventory altogether today.

- The composition of the housing inventory is atypical for the demographic make-up of the community suggesting that the City is a “stopping off point” for households.
CRESCENT SPRINGS HOUSING OCCUPANCY

- Owner occupants are only slightly more than 50% of all households compared to approximately 63% in the marketplace.

- Vacant housing is 9.3% of the inventory; almost fifty percent higher than the marketplace.
CRESCENT SPRINGS HOUSING OCCUPANCY

- The vacancy rate correlates with the make-up of the housing inventory
- Housing stability and housing turnover are both consistent with the larger marketplace
- Multifamily housing units tend to “wear out” faster than owner occupied dwelling units
CRESCEENT SPRINGS HOUSEHOLD EXPENDITURES

- Average household expenditures are approximately $20,000 per year more than the area marketplace.
- Average household retail expenditures are over $8,000 more per year than the area marketplace.
The proximity of the City to I-71/75 and the cluster of other urbanized communities limits the need for new retail stores.

A limited number of small scale opportunities could fit in the study area.
CRESCENT SPRINGS RETAIL OPPORTUNITIES

- The need for new retail to meet unmet demand is limited, but that does not preclude relocations for better access and visibility

- There are also potential opportunities for some limited consumer and business services along with institutional uses
CRESCENT SPRINGS STUDY AREA

- The composition of land uses represents conflicting purposes
- The overall “Highest and Best Use(s)” of the study area is(are) significantly sub-optimized; in essence, the area is an underperformer
- The area should be viewed as a redevelopment project
CRESCENT SPRINGS STUDY AREA

- Highway retail uses are likely to remain as a function of proximity to an interstate interchange
- Interior streets should be removed and relocated along with the underground utilities
- A secondary access to the area would enhance land values in the study area
CRESCENT SPRINGS STUDY AREA

- Other employment opportunities such as office based businesses would be likely to emerge in the marketplace with improved interior circulation and a consistent land use plan

- Institutional uses are also a possibility based on need in the immediate market area
CRESCENT SPRINGS STUDY AREA

- While industrial uses have been a traditional buffer along railroads, the railroad adjacent to the study area is of no use and should be ignored except for the access hurdle it creates.

- Other site characteristics suggest that there are other higher value land uses than at present in the study area.
CRESCENT SPRINGS STUDY AREA

- Please refer to the handout packet for additional information

- Questions and comments