

# Plan Influences

## History

The present City of Kansas City, Kansas, formed in 1886, is composed of several communities that began as independent settlements. In that year, the cities of Wyandotte (incorporated in 1859, the oldest and by far the largest of the three cities), old Kansas City, Kansas (incorporated in 1872), and Armourdale (incorporated 1882), were consolidated by an act of the state legislature to form a new city that the governor chose to name Kansas City, Kansas. Argentine (incorporated in 1882) was consolidated with the city in 1909, and Rosedale (incorporated 1877) was consolidated with the city in 1922. Three major annexations, in 1965-66, 1972 and 1991 moved the western city limits from 38th Street to the Leavenworth County line, virtually eliminated unincorporated Wyandotte County.

In 1997, with voters' approval, the City and the County governments were consolidated to form the Unified Government of Wyandotte County/Kansas City, Kansas. Kansas City, Kansas makes up about 93% of the Wyandotte County's population and takes up about four-fifths of the county's land area. There are two other cities in Wyandotte County - Edwardsville, Bonner Springs, and a small portion of Lake Quivira. These communities have their own planning commissions, master plans and zoning ordinances, and do not share that function with the Unified Government.

Industry has always been important to Wyandotte County, starting with the westward expansion of railroads in the region in the 1860s. Development of the stockyards and related meat-packing industry followed in the early 1870s. By the early 1900s, several major meat-packing plants had been established near the banks of the Kansas River. Many immigrants throughout the world came here to work in the packing plants and other industries. Today, the largest employers in Kansas City, Kansas are the University of Kansas Medical Center and General Motors, which has a plant in the Fairfax Industrial District. The new Village West tourism district is at I-435 and I-70 in western Wyandotte County. It includes Nebraska Furniture Mart, Cabela's, Community America Ballpark, home of the Kansas City T-Bones, hotels, and numerous restaurants. The Legends at Village West, a large-scale retail center, is home to restaurants and regional attractions.

Over the past 150 years, Kansas City, Kansas has developed into a large municipality with a rich ethnic mix. Kansas City has the affluent and the poor, new suburban areas and older neighborhoods. There are challenges and issues that require deliberation, but at the same time many opportunities to explore.



## City-Wide Master Plan

## Demographics

Analysis of demographic trends helps to provide insight into potential strengths and opportunities within Kansas City, Kansas. The following demographic analysis is based on data obtained from the United States Census, MARC, Kansas State Department of Education and Unified Government. The demographics in this section consist primarily of population trends and related data, with housing and economic development data being analyzed in greater detail in later chapters of this report.

Within these demographics the following definitions apply:

- Unified Government: All land incorporated within Kansas City, Kansas.
- Metro Area or Metropolitan Statistical Area (MSA): The 11-county metropolitan area as defined by the United States Census Bureau in 2000<sup>1</sup>;
- MARC: Mid-America Regional Council, the metropolitan planning organization for Greater Kansas City.

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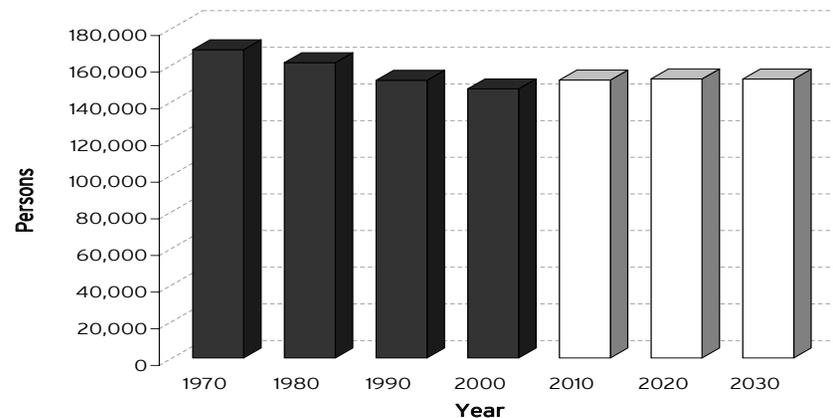
<sup>1</sup> The MSA includes: Johnson County, Kansas, Leavenworth County, Kansas, Miami County, Kansas, Wyandotte County, Kansas, Cass County, Missouri, Clay County, Missouri, Clinton County, Missouri, Jackson County, Missouri, Lafayette County, Missouri, Platte County, Missouri, and Ray County, Missouri.

## POPULATION TRENDS AND PROJECTIONS

- Population is estimated to increase to 152,209 by 2030, an increase of nearly 4% of the residents since 2000.

Between 1950 and 1970, both Kansas City, Kansas and Wyandotte County experienced a steady population growth. The population, however, continuously diminished since then; stabilizing somewhat after the creation of the Unified Government. The population projections estimated by the Mid America Regional Council, after examination of the recent trends and current conditions, suggest an overall population increase up to the year 2030.

- The Kansas City, Kansas population peaked in 1970 at 168,213 people, which can be attributed to the significant annexations of the unincorporated areas of western Wyandotte County.
- The Kansas City, Kansas population was estimated at 145,004 in 2004, making it the third largest City in Kansas, after Wichita and Overland Park.
- According to MARC, population is estimated to increase to 152,209 by 2030, an increase of nearly 4% since 2000.
- Projected 2030 population would represent about 15% decrease from the 1970 population.
- The Metro Area's population is expected to increase by nearly 33% by 2030.
- Kansas City, Kansas's share of population in the Kansas City metropolitan area has declined from about 14% in 1970 to 9% in 2000.



### KCK Population Trends and Projections

Source: Unified Government of Wyandotte County and Kansas City, KS

Mid America Regional Council ( 2010, 2020, 2030 Population Projections)

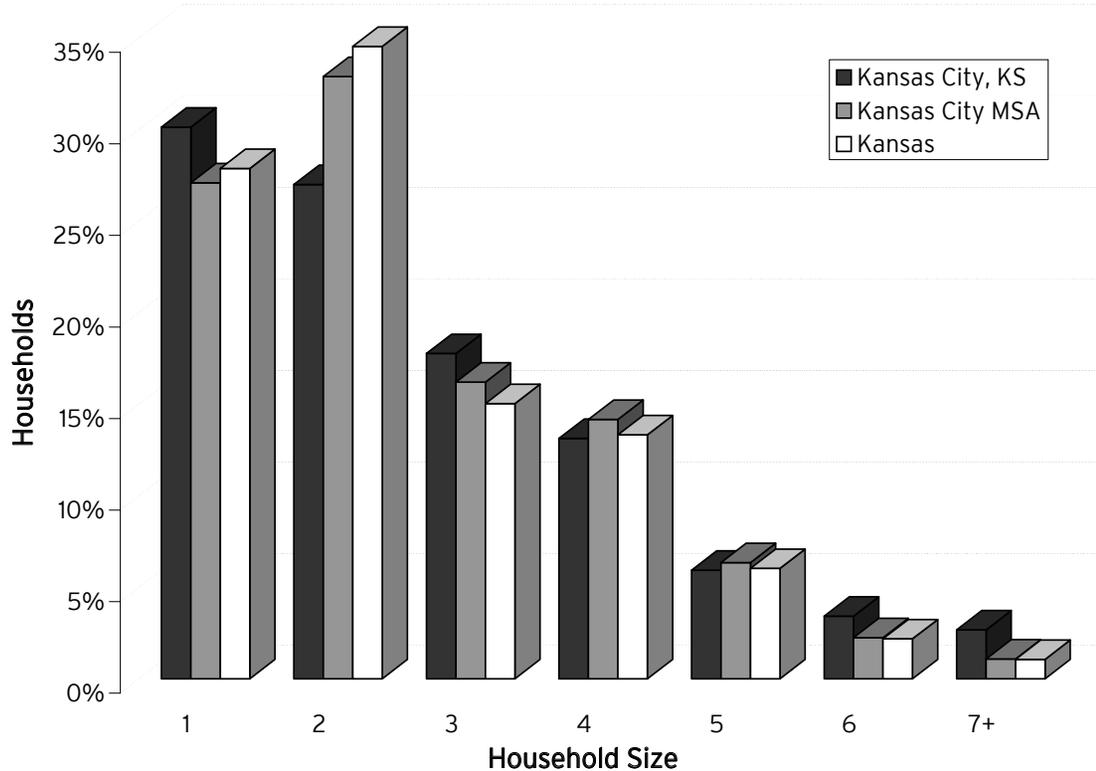
## POPULATION DENSITY

Population densities vary throughout the City, with a larger portion being sparsely populated. Older neighborhoods on the eastern side are more compact, while the newer neighborhoods are less dense. Many areas within the area are undeveloped and present opportunities for infill development.

## PERSONS PER HOUSEHOLD

The average number of persons per household in 2005 was higher than that for the Metro Area. In 2005, two-person households were the most prevalent in Kansas City, Kansas, closely followed by one-person households. One-person and two-person households together contributed to over 57% of the total households.

- The Unified Government's average number of people per household in 2000 was 2.62 and the Metro Area's was 2.52.
- In 2005, the Metro Area had a greater percentage (90.3%) of smaller households, or those containing of 0-4 people, than the Unified Government (88%).
- Single and double occupancy households comprise of 57% of the total households in KCK.



### Number of Persons Living in a Single Household

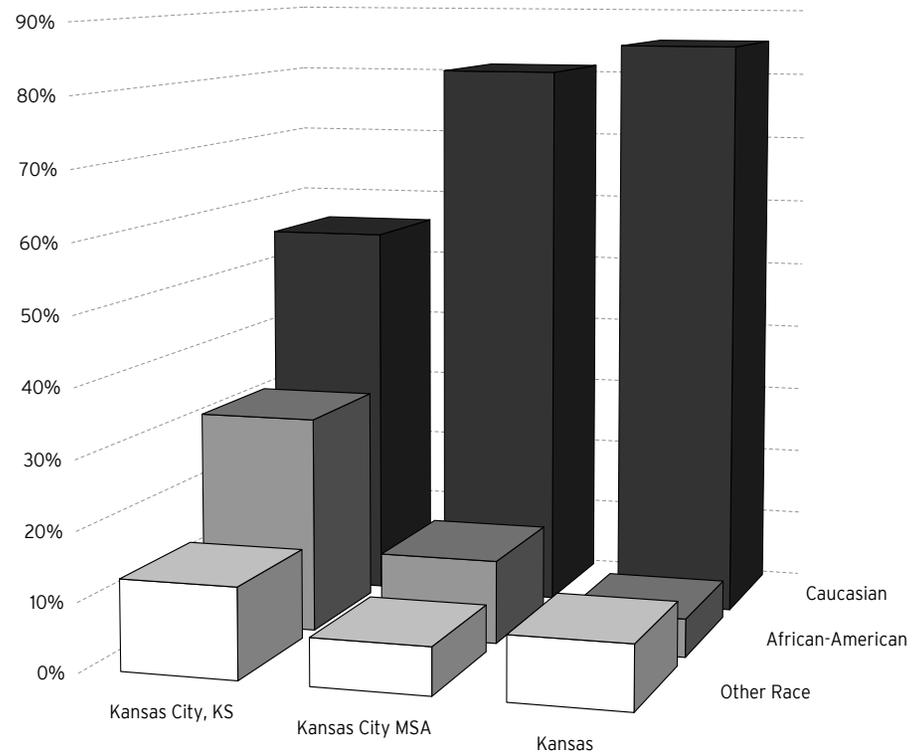
Source: U.S. Census Bureau, 2005 American Community Survey

## POPULATION BY RACE

- The racial makeup of the City changed substantially between 1990 and 2000. The greatest increase came from the category of "other races".

The racial makeup of Unified Government is considerably more diverse than the Metro Area. The number of Caucasians and African-Americans were the two largest groups accounting for over 85% of Unified Government's population.

- In 2005, Unified Government's population was 31.4% African-American, while the Metro Area's was only 12%.
- In 2005, Unified Government's population was 55.4% Caucasian, while the Metro Area's was 81%, and for the State of Kansas was 85%.
- The Caucasian population in Unified Government decreased by almost 10% from 1990 to 2005, while the population in the Other Race category increased by nearly 8% and the African-American population increased by 2% during this time.



### Racial Diversity

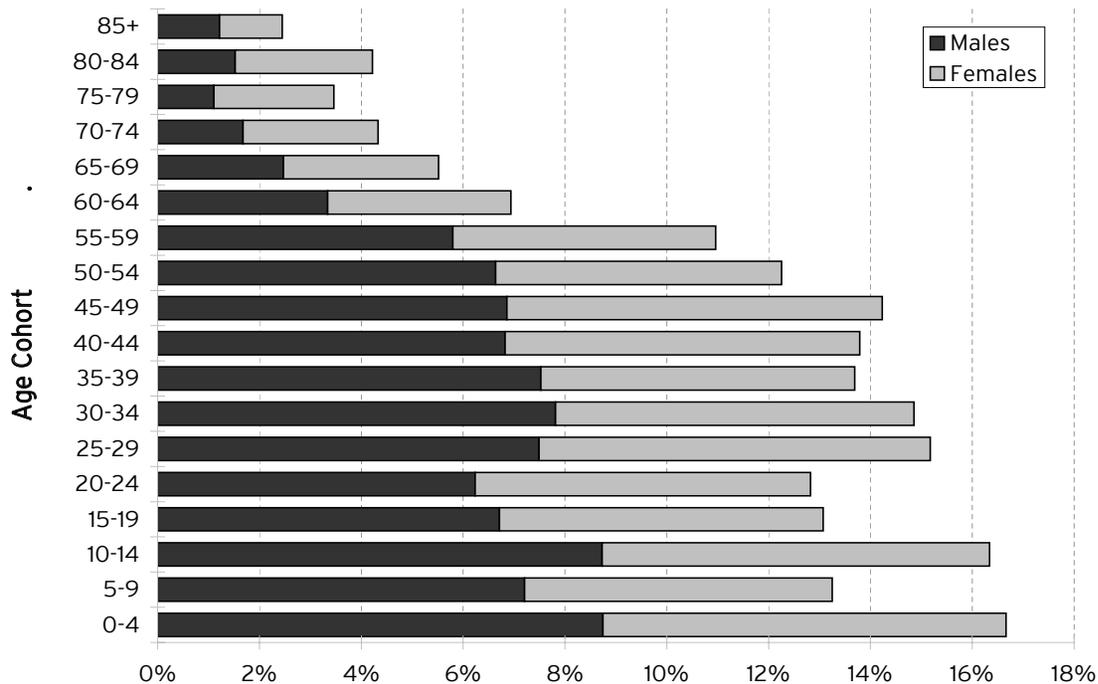
Source: U.S. Census Bureau, 2005 American Community Survey

## POPULATION BY AGE

The age distribution in Kansas City, Kansas and Wyandotte County showed that in 2005, the children and young adults outnumbered the elderly and middle-aged. The largest subset of the total population was persons aged 0-4 and 10-14, followed by persons aged 25-29. Overall, the area had approximately 2,500 more females than males. The 25-49 years of age category represented approximately 37% and 0-19 represented nearly 30% of the total Unified Government's population, which is similar to the data for the Metro Area.

- In 2005, males accounted for 49% of the population and females accounted for 51%.
- The largest difference between males and females occurred in the 75-79 age cohorts, with approximately 1,000 more females than males.
- The median age for the area's population in 2005 was 32.15 years, which was younger than the Metro area's (35.42).
- In 1990, the City's median age was 30.84, while the Metro Area's was 34.42.

- People between ages 5 to 9 comprise the largest age group, closely followed by 40 to 44 age group in the City.



### Age Distribution

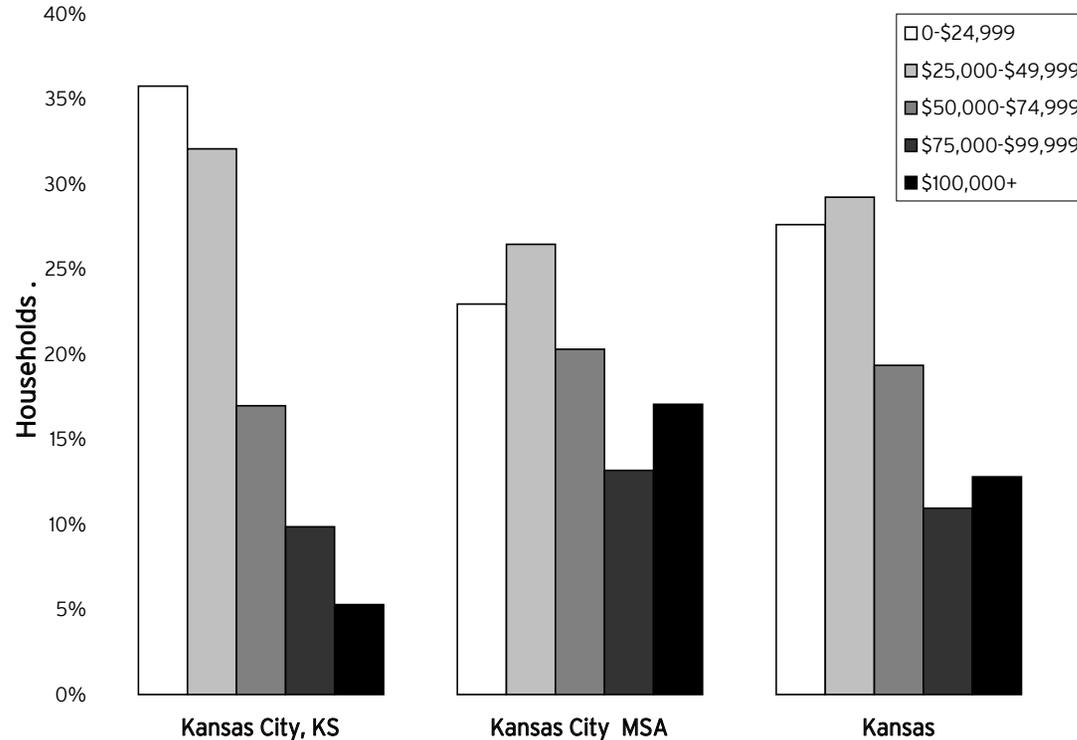
Source: U.S. Census Bureau, 2005 American Community Survey

## HOUSEHOLD INCOME

- In 2005, majority of the households, nearly 36%, were earning less than \$25,000.

In 2005, majority of the households in Kansas City, Kansas earned \$49,000 or less, and a small percentage of households earned over \$100,000.

- In 2005, 5.3% of the Kansas City, Kansas's households had an income over \$100,000, while 17% of the Metro Area's households had incomes greater than \$100,000.
- In 2005, approximately 68% of the households in Kansas City, Kansas had an annual household income less than \$50,000, as compared to nearly 50% of the households in the Metro Area.
- In 2000, approximately 27% of Kansas City, Kansas households received Social Security income, which was higher than that of Metro Area (21%).



### Income Per Household

Source: U.S. Census Bureau, 2005 American Community Survey

## MEDIAN HOUSEHOLD INCOME

The City's median household income in 2005 was \$33,157, which was over 52% less than the Metro Area's.

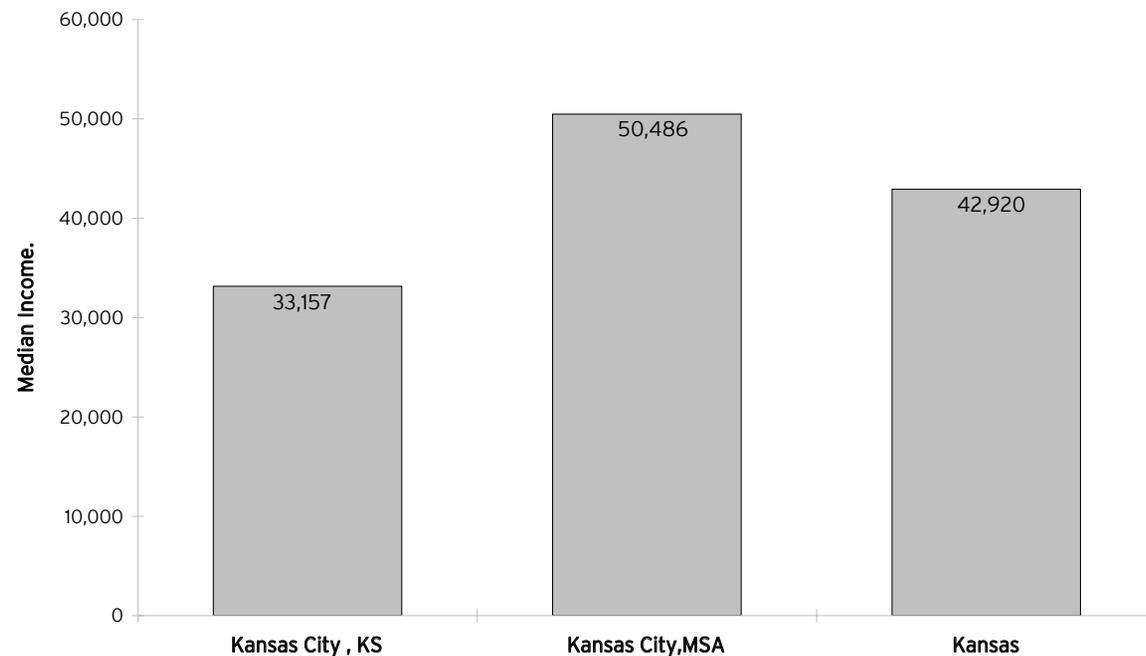
- Between 2000 and 2005, the difference between the median household income for Kansas City, Kansas and the Metro Area increased by nearly 24%.
- Income growth in Kansas City, Kansas has not kept pace with the Metro Area. Between 1990 and 2000, median household income for Kansas City, Kansas increased by 42%, but less than 1% between 2000 and 2005
- Between 1990 and 2000, median household income for Metro Area increased by 46% and by over 24% between 2000 and 2005.

- The median annual income in Kansas City, Kansas increased from 23,307 in 1990 to 33,011 in 2000, but only to 33,157 in 2005.

## POVERTY

The highest concentration of those living below poverty threshold, as measured by yearly income, occurred on the eastern side of the City, inside the I-635 loop and southwest of the Kansas Avenue and the 7th Street Trafficway interchange.

- In 2000, 12% of the Kansas City residents were in poverty, while the poverty rates for the Metro Area was 8%.
- Female-only households had higher poverty rates than the Male-only households in the area.



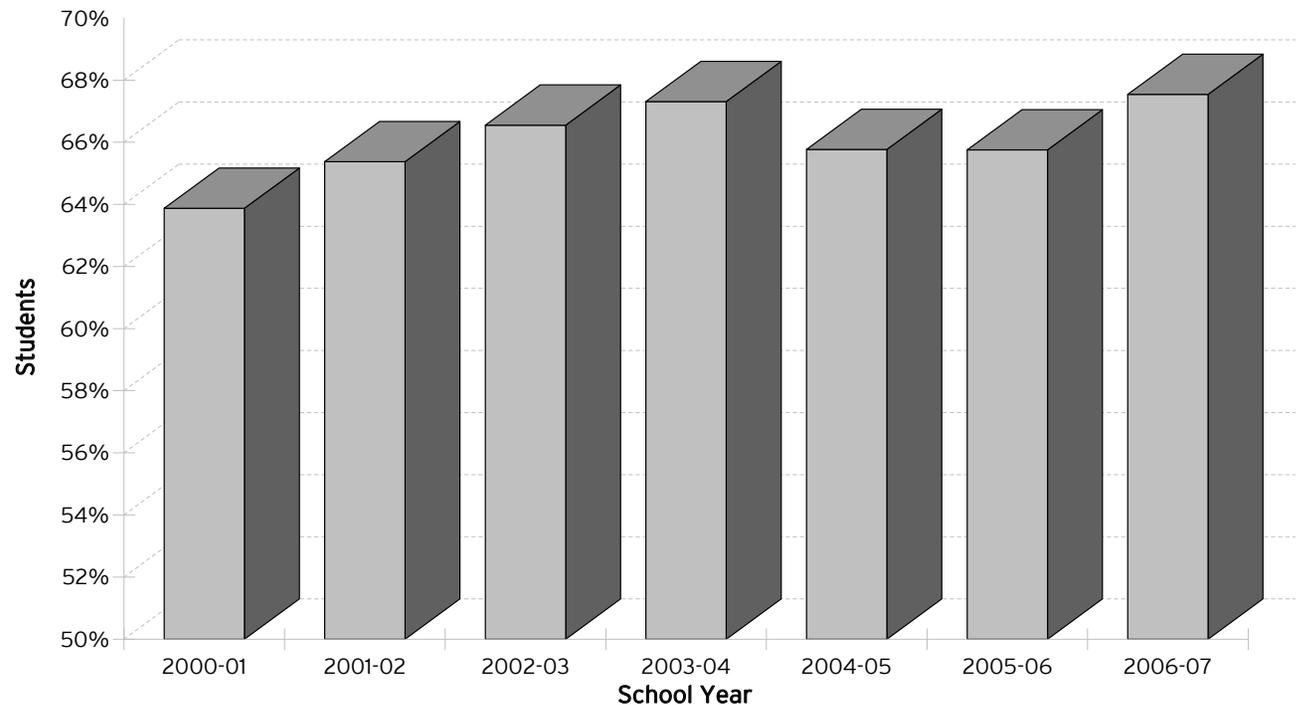
### Median Income Per Household

Source: U.S. Census Bureau, 2005 American Community Survey

## SUBSIDIZED/FREE LUNCHES

The percentage of the total enrolled students receiving free or reduced-price lunches increased by nearly 4% between the school years 2000-01 and 2006-07. These statistics declined somewhat in the school years 2004-05 and 2005-06, but increase again in 2006-07 school year. However, the number of students receiving free or reduced-price lunch decreased by over 2,000 students between 200-01 and 2006-07. This decrease can be attributed to the decrease in school enrollment during this period.

- Between 2000-01 and 2006-07, the percentage of students receiving free or reduced-price lunches increased from 64% to 68%.



Students Receiving Subsidized/Free Lunch: 2000-01 to 2006-07

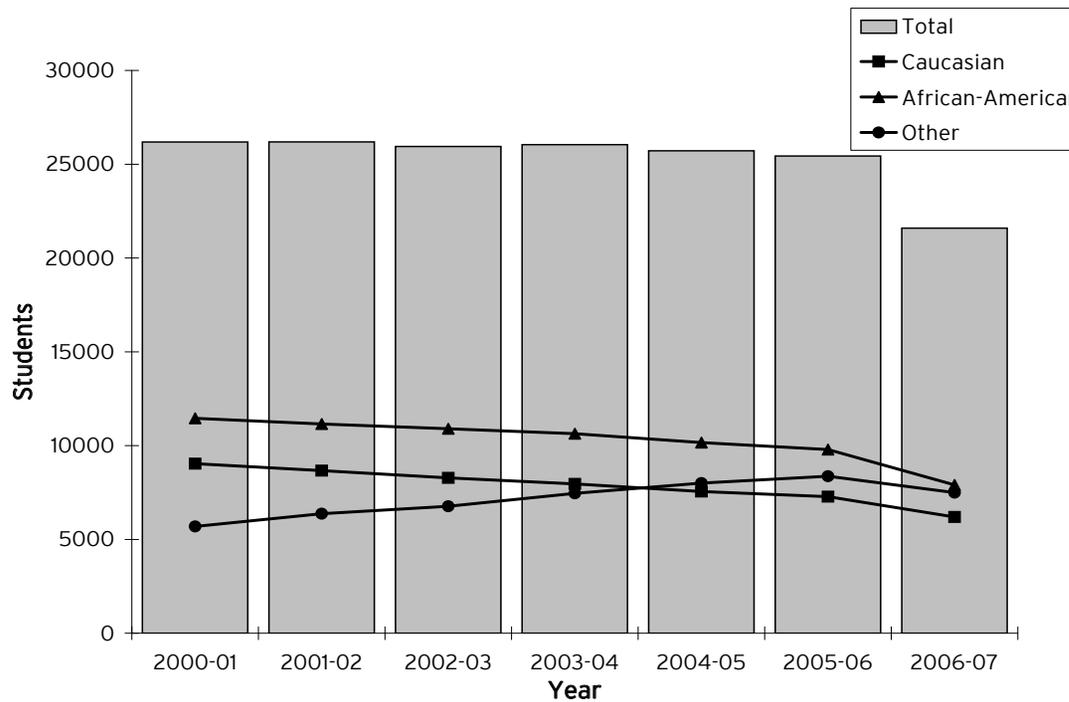
Source: Kansas Department of Education

## SCHOOL ENROLLMENT

The school enrollment data from the three school districts (Kansas City, Piper and Turner) in the City showed a decline of nearly 18% between the school years 2000-01 and 2006-07. The ethnic composition of the students also underwent change. Indicative of the changing population, the number of Caucasian and African-American students decreased, while the number of students of other ethnicity increased.

- In 2000-01, the student population was comprised of roughly 44% African-Americans, 34% Caucasians, and 22% other races.
- In 2006-07, the student population comprised of roughly 36% African-American, 29% Caucasians, and 35% other races.
- These changes correspond to over 30% decrease among both African-American and the Caucasian students and nearly 32% increase among those of other ethnicity.

- School enrollment declined by nearly 18 percent between the school years 2000-01 and 2006-07.



### School enrollment Ethnic Diversity

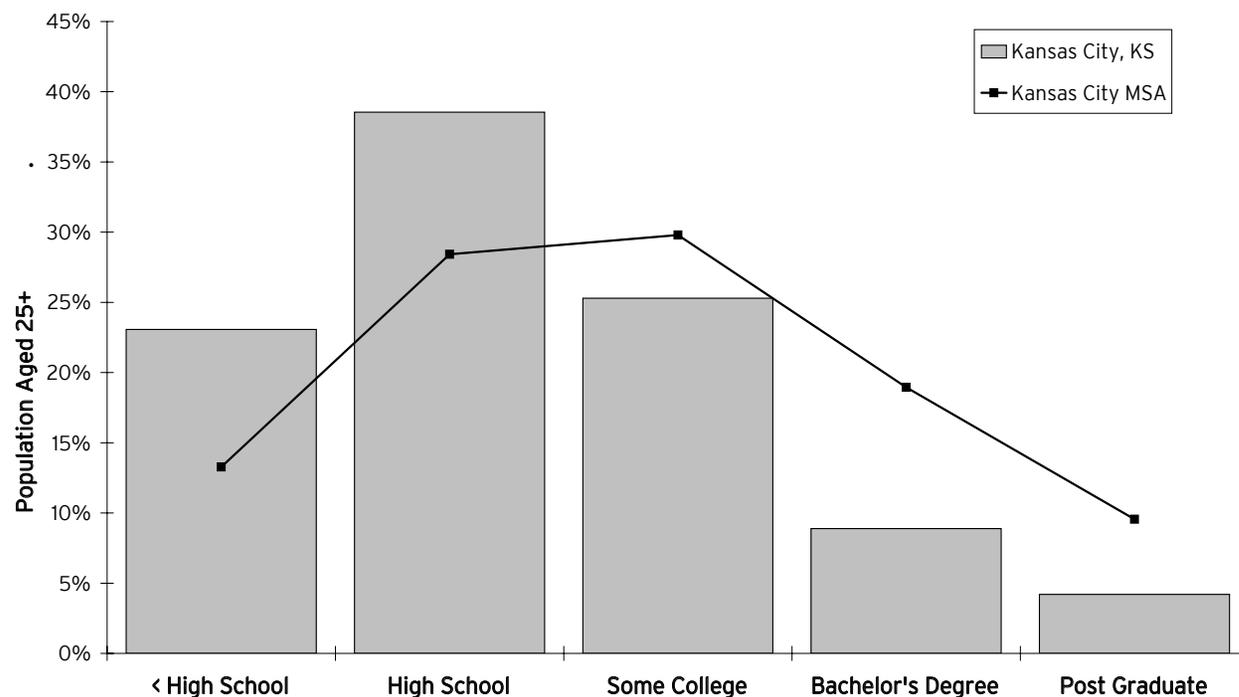
Source: KCK School District

## EDUCATIONAL ATTAINMENT

- Nearly 27% of the Kansas City, Kansas population has not finished high school.

As of 2005, the educational attainment of the residents within Kansas City, Kansas was much different than those living in the Metro Area. In comparison with the Kansas City metropolitan area, Kansas City Kansas's population had a higher share of persons that had not finished high school and also high school graduates with no college experience, while the Metro Area had greater percentage of residents with bachelor's and postgraduate degree's.

- Over 38% of the population in Kansas City, Kansas had received a high school diploma as their highest level of educational attainment and over 25% have had some college experience.
- 13% of the total population received at least a bachelor's degree, a significantly smaller percentage as compared to that for the Metro Area (32%).
- Since 1990, the percentage of population with a bachelor's or postgraduate degree increased in the Metro Area by over 8%, while for Kansas City, Kansas it increased by less than 3%.



**KCK Education Attainment**

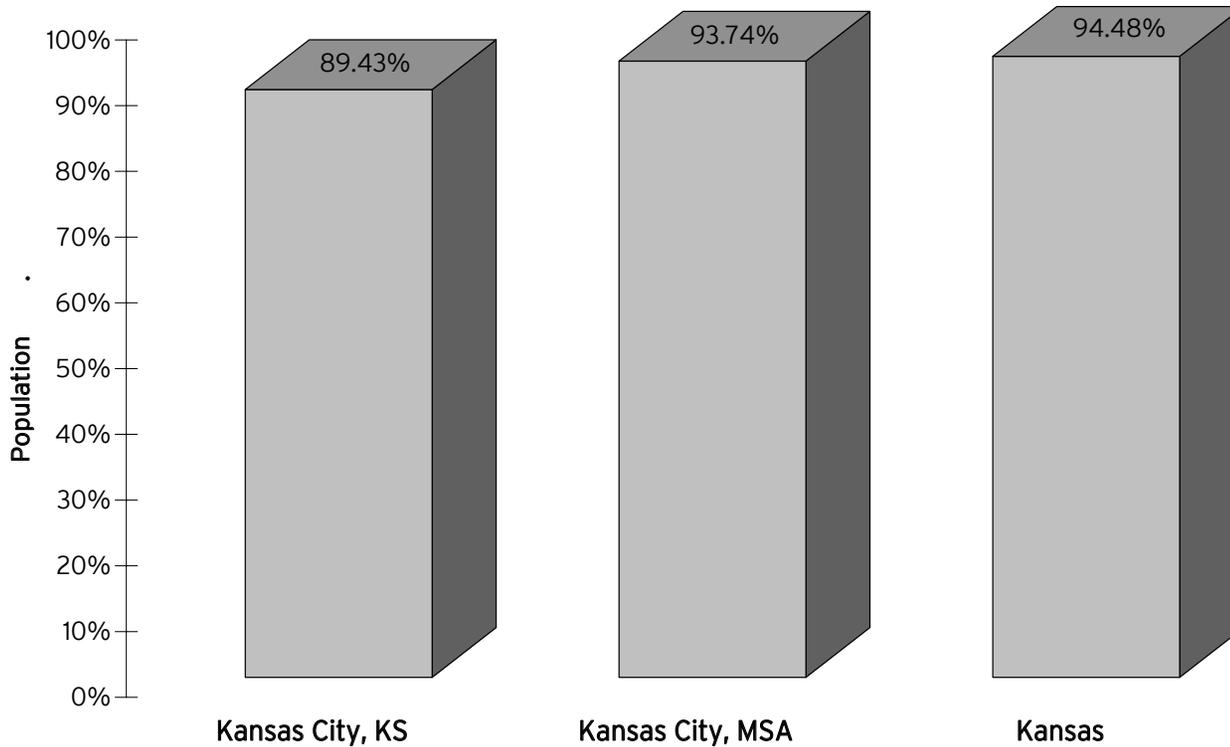
Source: U.S. Census Bureau, 2005 American Community Survey

## EMPLOYMENT

In 2005, Kansas City, Kansas exhibited a civilian employment rate that was over 4% lower than both the Metro Area and the State.

- The City's civilian labor force in 2005 was 70,730 workers aged 16 and older, with 7,479 being unemployed (10.6%).
- In 2000, employment rates in the City were a little higher; nearly 92% of the civilian population aged 16 and older were employed.
- Between 2000 and 2005, the size of the City's labor force increased by nearly 3%, while the Metro Area's labor force increased by almost 12%.

- In 2005, Kansas City, Kansas had an employment rate of over 89%.



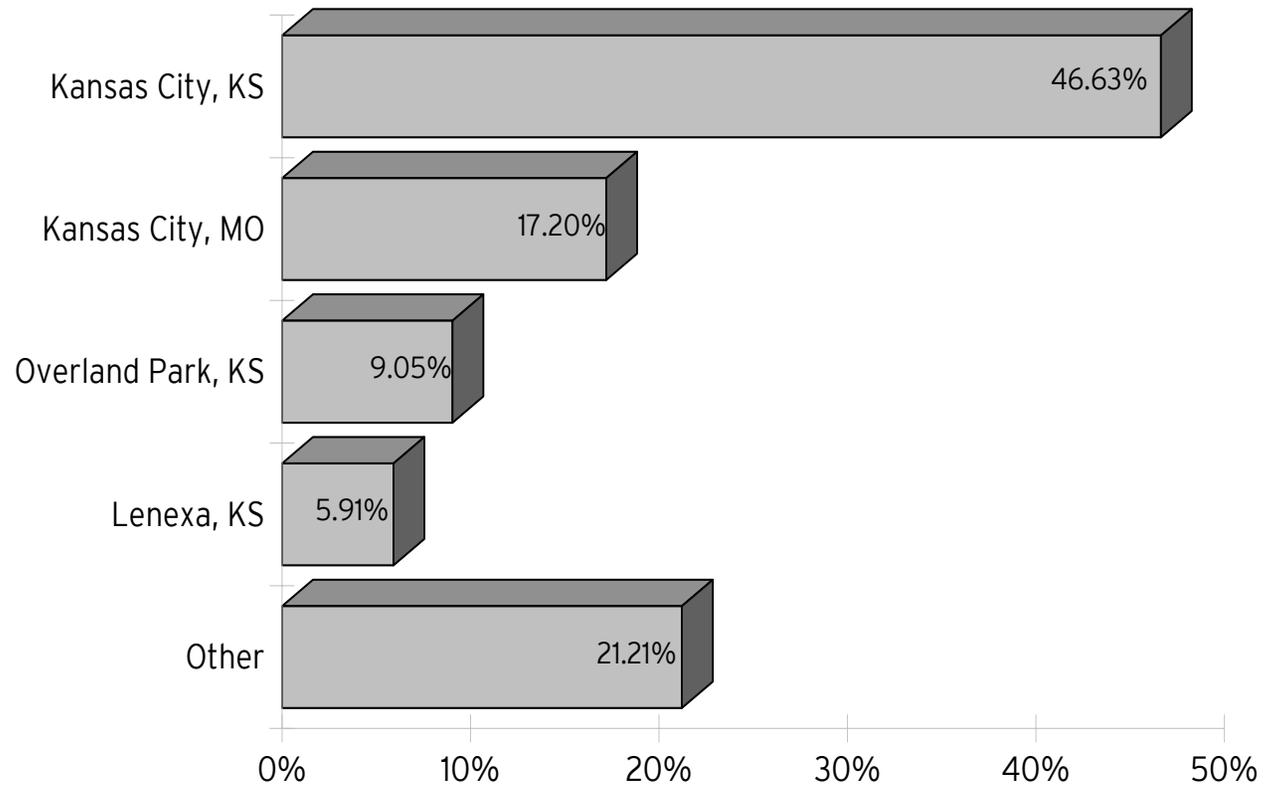
### Employment

Source: U.S. Census Bureau, 2005 American Community Survey

## PLACE OF EMPLOYMENT

In 2000, majority of the Kansas City, Kansas residents were employed outside their City of residence.

- Less than half the employed population works in Kansas City, Kansas.
- A large percentage (over 17%) of the labor force goes to work in Kansas City, Missouri.



### Place Of Employment

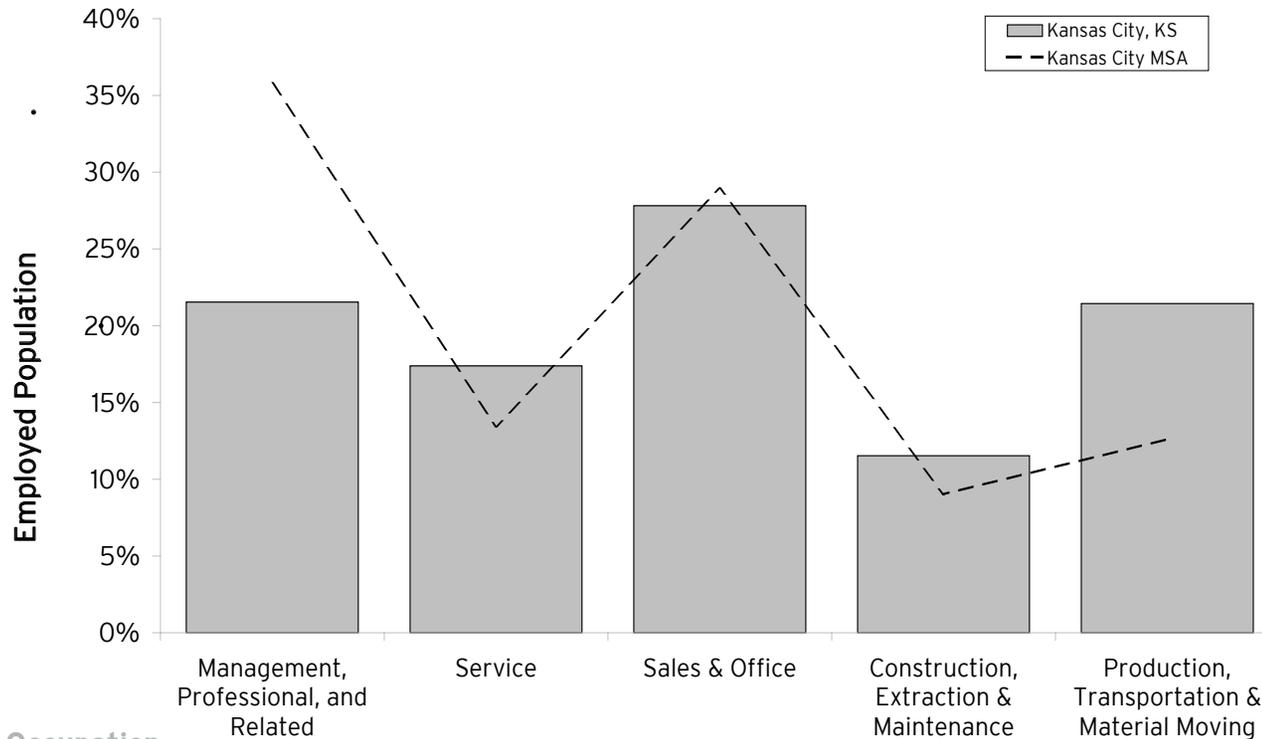
Source: Census Transportation Planning Package

## OCCUPATION

While the employment rates in the City in 2000 were similar to that of the Metro Area, the occupational composition of the workforce was markedly different. Higher-paying jobs were more prevalent for the Metro Area, while lower-paying jobs more prevalent for the City.

- Sales and Office was the largest occupational category for the City with nearly 28% of the City's workforce.
- Management and professional occupations were held by over 21.5% of the City's Workforce, as compared to nearly 36% in the Metro Area.
- The City's rate of employment in the production, transportation and material moving was higher in 2000 (21.7%) than the Metro Area (12.8%).

- Sales and office personnel comprised nearly 28% of the City's workforce in 2000.



### Occupation

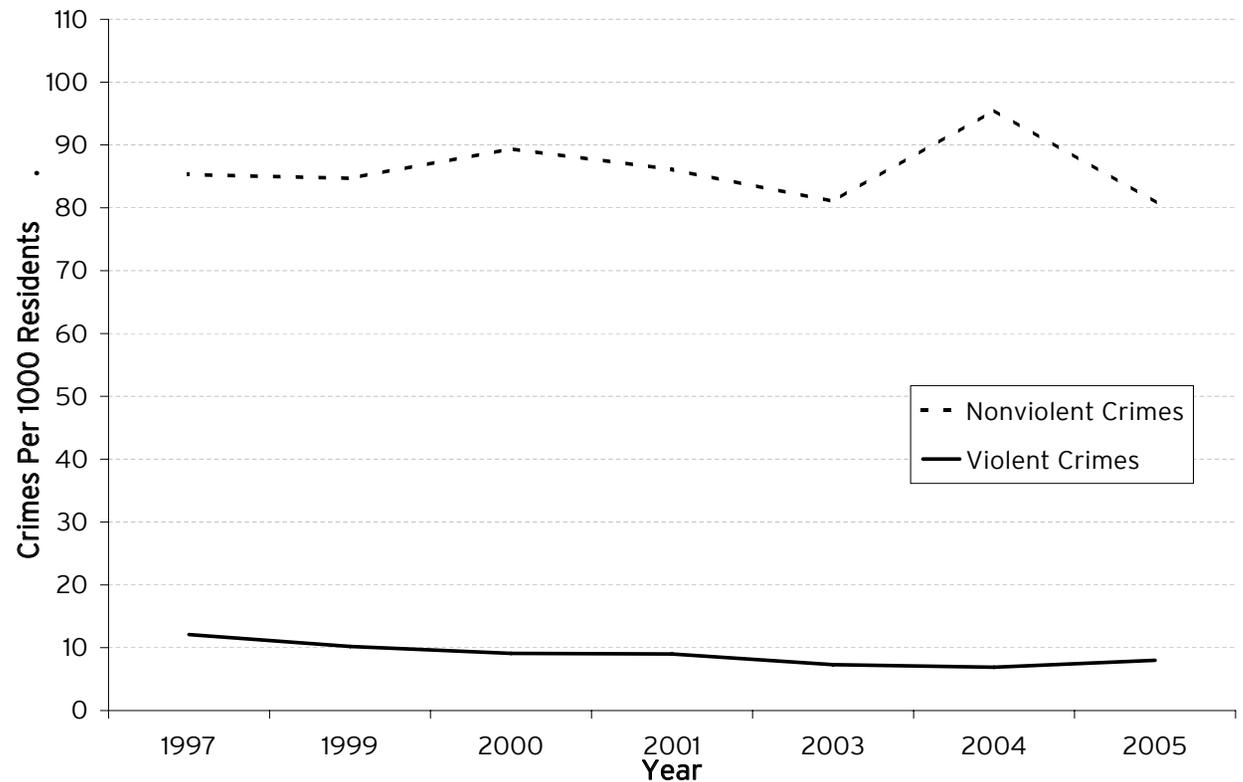
Source: U.S. Census Bureau, 2000

## CRIME

- In 2005, the crime rate in Kansas City, Kansas was 80.9 per 1000 residents.

The crime data shows that Kansas City, Kansas has historically experienced fewer violent crimes per resident than the nonviolent crimes. Generally, from 1997 to 2005, violent crime rates have continuously declined, while the nonviolent crimes increased until reaching a peak in 2004, and significantly declined after that. Some notable changes in crime rates were as follows:

- Homicides decreased from 63 in 1997 to 37 in 2005.
- Robbery cases increased by over 163% from 1997 (158) to 2005 (416).
- Aggravated assaults increased from 545 in 1997 to 613 in 2005; an increase of 12.5%.
- Instances of Burglary increased by 6.5% from 1997 (1,729) to 2005 (1,842).



### Crime Rate Trends

Source: Kansas Bureau of Investigation

## HOUSING

To maintain the quality of life, it is critical that various sections in the community have equal access to the housing of their choice and requirement. It is essential that the Unified Government adopts policies that provide adequate and a diverse housing stock.

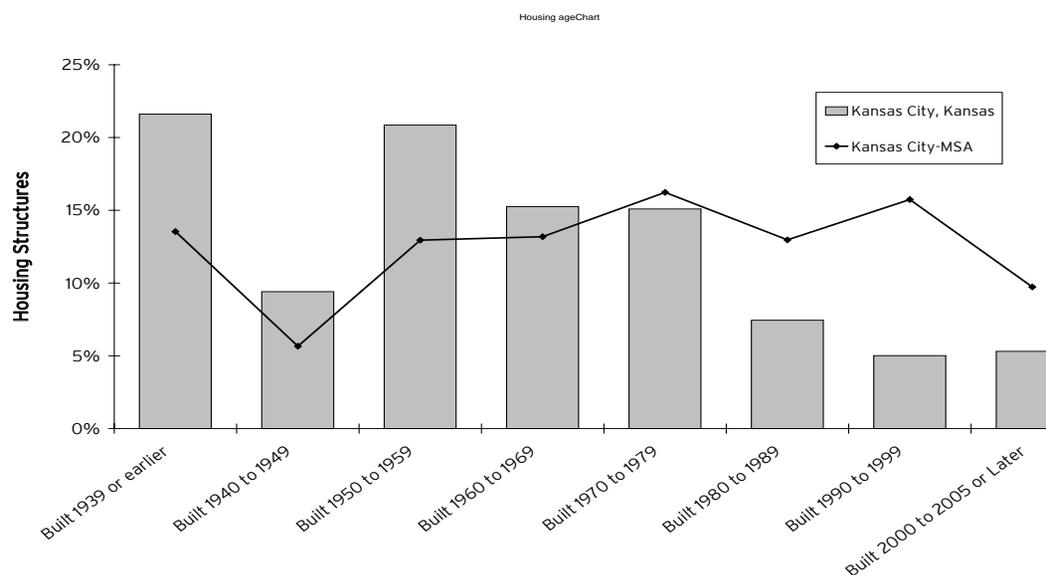
A majority of the Unified Government's housing stock was built in the post World War II era between 1940 and 1980. The greatest residential construction occurred during 1950's, 60's and 70's. Aging housing stock is one of the major issues facing the City.

## HOUSING AGE

The age of housing units closely parallels annexation and development patterns within Kansas City, Kansas and Wyandotte County. Kansas City also has a large share of the older housing units in the Kansas City metropolitan area (32%). While some of this housing stock is in a good condition, a large number of these areas are in need of restoration or renovation and infrastructure improvements.

- Only 5.3% of the housing units were built between 2000 and 2005.
- Kansas City, Kansas has a large proportion of aging housing units, with almost 52% of the total housing units built 1950 or earlier.
- The housing construction between 1950 and 1979 accounts for almost 58% of the total housing stock.

- Housing structures built between 2000 and 2005 comprised of a little more than 5% of the total housing units in the City.



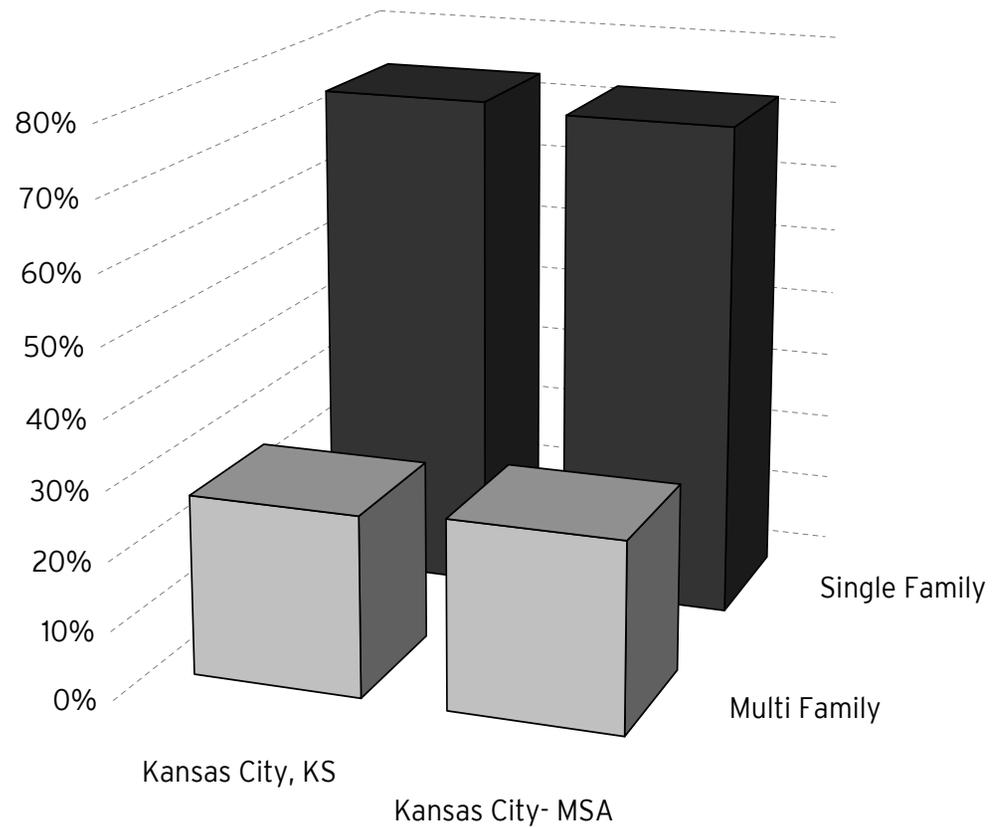
### Housing Stock Age Composition

Source: U.S. Census Bureau, 2005 American Community Survey

## HOUSING UNIT TYPE

According to 2005 census, there were 61,824 housing units in Kansas City, Kansas. There were over three times as many single-family housing units as there were multi-family housing units in the City. This is similar to the trends in Kansas City Metropolitan Area. Single-family, detached housing continues to be the preferred housing choice for most of the people.

- In 2005, there were over three times as many single-family units as there were multi-family units in Kansas City, Kansas.
- The Kansas City, Kansas housing stock was comprised of roughly 74% single-family housing and 26% multifamily housing in 2005.



### Housing Unit Type

Source: U.S. Census Bureau, 2005 American Community Survey

## HOUSING OCCUPANCY

In 2005, most of the Kansas City, Kansas housing has vacancy rates of over 13%. However, there are several areas with vacancy rates between 10% and 30%. There are also some areas on the eastern side of the City, with vacancy rates higher than 30%.

- The areas south of I-70 have concentrations of high vacancy rates between 30% and 100%.

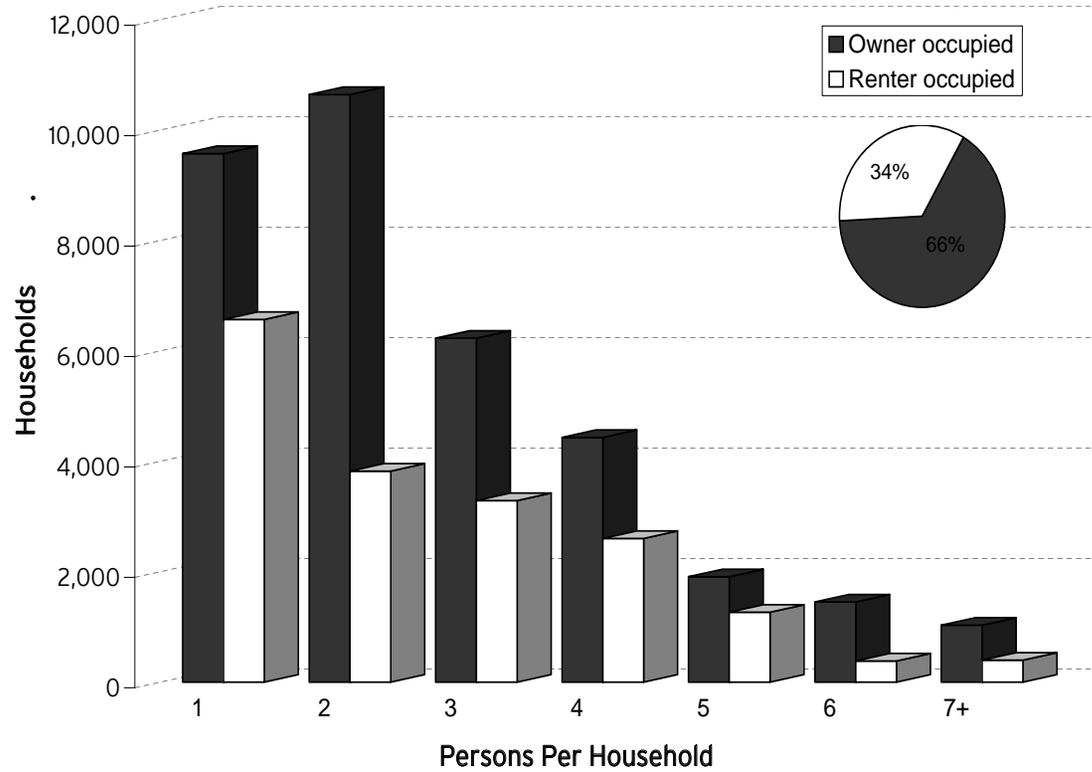
## TENURE

Majority of the City's blocks had home-ownership rates above 80%. However, many areas had home-ownership rates between 50% and 80%, and several pockets of home-ownership rates even below 50%.

## HOUSEHOLD SIZE BY TENURE

When comparing the household size in Kansas City, Kansas with tenure, it is seen that each of the categories has more owners than renters. Number of owners and renters is generally the same for one-person household and households of larger sizes.

- 66% of the households in Kansas City, Kansas owned homes in 2005, while 34% of the households were renters.



### Owner Occupation Rates Versus Renters

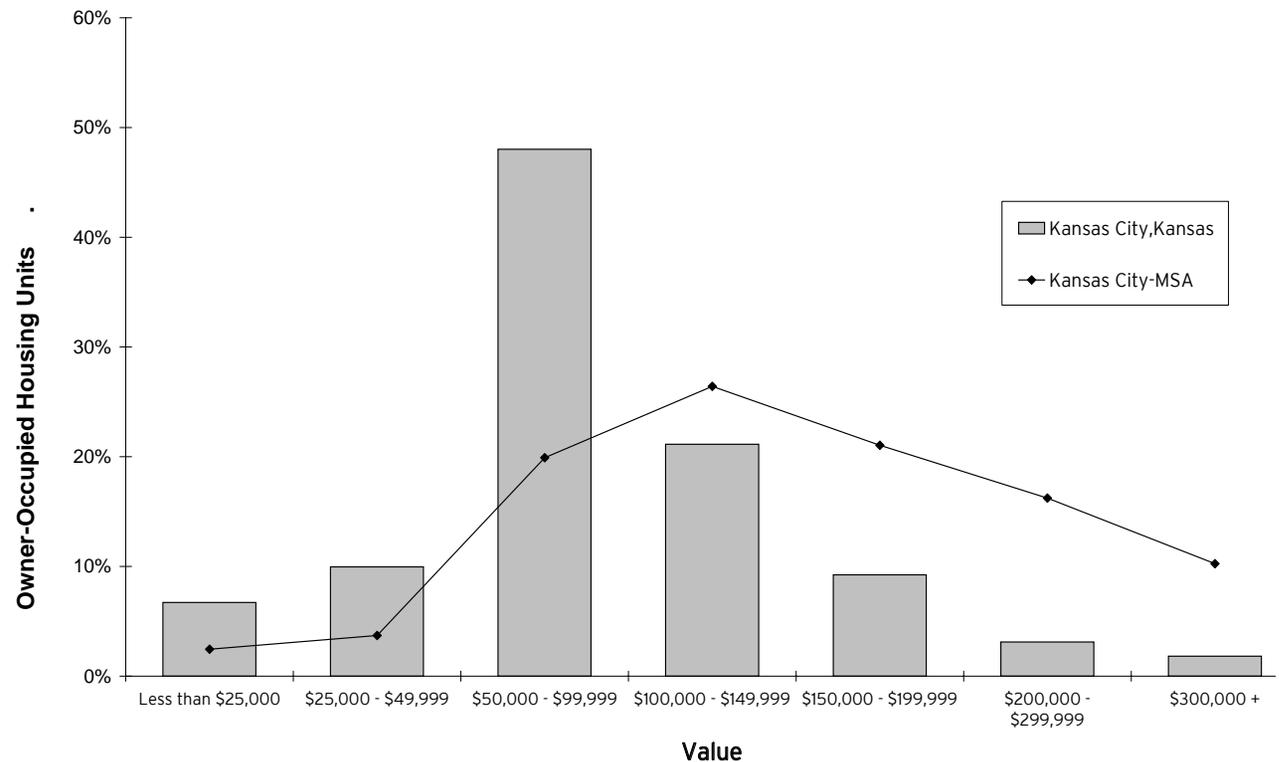
Source: U.S. Census Bureau, 2005 American Community Survey

- In 2005, nearly half the housing stock in Kansas City, Kansas was valued between \$50,000 - \$99,000.

## HOUSING VALUE

Kansas City, Kansas has a large percentage of older housing stock. This has resulted in relatively lower values of houses in Kansas City, Kansas than the Metro Area.

- In 2000, almost half (48%) of the housing stock in Kansas City, Kansas was valued between \$50,000 - \$99,000, compared with 20% for the Metro Area.
- Over 35% of the City's housing stock was valued over \$100,000 in 2005, which is considerably less than the Metro Area (74%).
- In 2000, almost half (48%) of the City's housing stock was valued less than \$50,000, compared to 14% for the Metro Area.



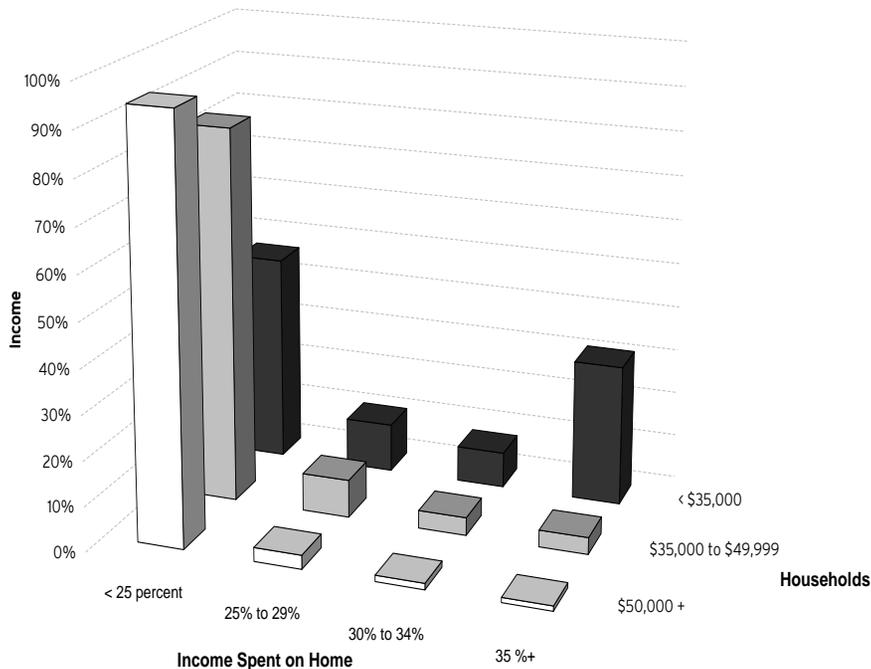
### Housing Values

Source: U.S. Census Bureau, 2005 American Community Survey

## HOUSING EXPENSES AND INCOME - OWNER OCCUPIED

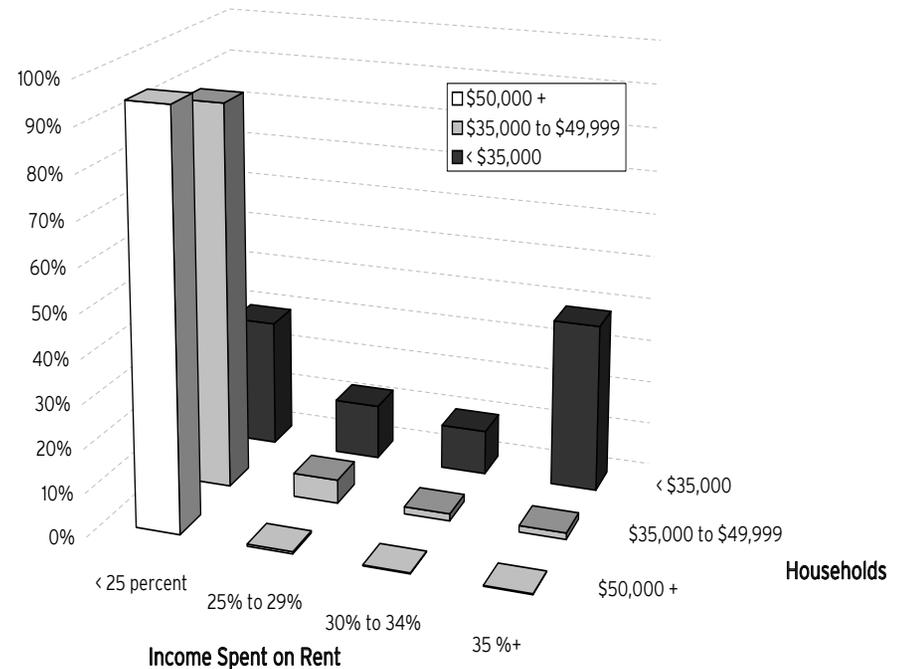
For the owner occupied households in the City, the percentage of income spent on housing related expenses decreases as income increases. On an average, renters in the City spent a higher percentage of their income on housing as those who owned homes.

- In 2000, over 90% of the owner-occupied households with yearly incomes over \$35,000, spent under 25% of their income on households.
- Over 57% of the owner-occupied households with yearly incomes less than \$35,000 spent less than 30% of their income on housing expenses.
- Nearly 39% of the renter occupied households earning less then \$35,000 per year spent over 35% of their income on rent.



### Owner-Occupied Housing Expenses

Source: U.S. Census Bureau, 2005 American Community Survey



### Renter-Occupied Housing Expenses

Source: U.S. Census Bureau, 2005 American Community Survey

## KEY ENVIRONMENTAL CONSTRAINTS

Our natural environment is the habitat we share with people and all the earth's plant and animal species. The clustering of industry and people in dense urban environments can create pressures on our natural system. Industries are not the only producers of hazardous materials. Each household produces an average of 20 pounds of waste containing some toxic material each year.

The environmental conditions play an important role in directing the physical growth and configuration of development within the city. Natural conditions such as the rivers and floodplain have provided a major constraint to growth and have had a notable affect upon the land use and development patterns.

## DRAINAGE BASINS

Drainage basins, commonly referred to as watersheds, are the surface areas that drain to a common waterway, such as a stream, river, wetland or lake. Watersheds create natural boundaries bringing together individuals with a shared interest in the amount, rate, and quality of water passing through or heading their way.

## FLOODPLAIN

In recognition of the risks and problems in floodplain areas, development should be carefully controlled and restricted. There are four aspects of floodplain areas to be considered when planning and administering floodplain area development controls and restrictions.

- **FLOODWAY:** the area the drainage basin which must remain open to carry the runoff from the floodplain without causing the flood elevation to increase by 1-foot or more at any point along the basin. Development within floodways is extremely hazardous and should be restricted. City and County regulations within the metropolitan planning area must meet federal guidelines and prohibit floodway development which would cause any increase in flood elevations within these areas.
- **100-YEAR FLOODPLAIN:** the part of the drainage basin which is within the one-percent annual chance floodplain but which is not within a floodway. This area is also referred to as a Special Flood Hazard Area (SFHA). Development in the 100 year floodplain may be appropriate if adequate measures are taken to protect the development from the flood hazards, including but not limited to raising the proposed structure at least 1-foot above the base flood elevation.
- **500-YEAR FLOODPLAIN:** the part of the drainage basin which is within the 0.2 percent annual chance floodplain. Development in the 500 year floodplain may be appropriate if adequate measures are taken to protect the development from the flood hazards.

## **STREAMWAY CORRIDORS**

Streamway corridors make ideal parks, open spaces and parks trails since these areas are subject to flooding. They also serve as important components of the stormwater management and water quality system. Cities across the country have developed or are planning greenbelts along their stream valleys for both parks and stormwater.

Stream corridors serve a number of important roles including but not limited to the following:

- Preserving water quality by filtering sediment from runoff before it enters rivers and streams;
- Protecting stream banks from erosion;
- Providing a storage area for flood waters;
- Providing food and habitat for fish and wildlife; and
- Preserving open space and aesthetic surroundings.

## **AIR QUALITY**

The Department of Air Quality, Unified Government of Wyandotte County - Kansas City, Kansas Health Department (DAQ) generates major environmental and economic benefits for the local community. DAQ has played a key role in attracting new industrial development and in helping facilities expand and modify operations. These benefits are provided to the county at a very small expense to the local community. The bulk of funding for DAQ is received from federal and state sources, thus allowing Wyandotte County to profit from a cleaner environment at very little cost. Also, due in part to the enforcement of local, state, and federal environmental regulations, Wyandotte County facilities have so far spent in excess of \$200 million to control air pollution, contributing to a better, healthier environment.

## **WATER QUALITY**

Water quality involves ensuring that waterways support aquatic life and human uses. The Clean Water Act's main goal is to make waterways "fishable and swimmable." Pollution of waterways is defined as point source and non-point source pollution. Point source pollution is from factories and sewage treatment plants that put waste directly into streams and rivers. Non-point source pollution involves the runoff from parking lots, roads, farms, rooftops, wildlife areas, failing septic systems, and also habitat degradation. The most common non-point source pollutants are sediments and nutrients washed into water bodies from farms, animal feeding operations, construction sites, and other areas where land has been disturbed. Other pollutants include pesticides, pathogens (bacteria and viruses), salts, oil, grease, toxic chemicals, and heavy metals.

## TOPOGRAPHY

Topography defines most development patterns throughout Wyandotte County. The main topographic features within the county are the Kansas and Missouri River valleys and their tributaries. The uplands adjacent to these valleys are comprised of deeply dissected hills. Steep slopes and breaks formed by differential erosion of limestone, shale and sandstone are along the Kansas River and its tributaries. The lowest level in Wyandotte County is about 740 feet above sea level at the junction of the Kansas and Missouri Rivers. The highest point is about 1,060 feet on the uplands in the western part of the county. Beginning with the original town sites located near the confluence of these rivers, development has proceeded north and west following the natural ridge lines and valleys. This pattern continues today as sewer trunk lines and treatment facilities constructed in outlying developing areas generally follow natural drainage courses.

Exhibit 6: Environmental Constraints

