City of Overland Park, KS

Comprehensive Plan

Adopted December 2021

Plan Elements

OVERLAND PARK
KANSAS

Comprehensive Plan
Plan Elements

City of Overland Park, Kansas
December 2021

Prepared by:
Planning and Development Services Department
8500 Santa Fe Drive
Overland Park, Kansas 66212

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City of Overland Park

Governing Body	Term
Curt Skoog, Mayor	*Current*
Carl Gerlach, Mayor	*2005-2021*
Curt Skoog, Council President	*2005-2021*
Jeffrey Cox	*Current*
Sam Passer	*Current*
Scott Mosher	*Current*
Melissa Cheatham	*Current*
Thomas Carignan	*Current*
Faris Farassati	*Current*
Stacie Gram	*2020-2021*
Holly Grummert	*Current*
Scott Hamblin	*Current*
Logan Heley	*Current*
Jim Kite	*Current*
Paul Lyons	*Current*
Chris Newlin	*2017-2021*
Fred Spears	*Current*
John Thompson	*2003-2021*

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Introduction

What Are the Plan Elements and How Are They Used?

The Plan Elements support the land use goals and policies of the Comprehensive Plan with background information about a variety of topics. The Plan Elements discuss in detail various past, present and expected population, economic, and housing trends which influence land development in the City. Plan Elements also include various environmental issues affecting land development, parks and recreation facilities and services planning, the Neighborhood Conservation Program, and utility services provided to city residents and businesses.

How Often Are the Plan Elements Updated?

Because the scope of the Plan Elements covers such a diverse array of issues, the city periodically updates the Plan Elements.

As part of the 2021 Comprehensive Plan update, staff updated two Plan Elements:

- Public Art
- Land Use

If Only Updated Periodically, How Can the Elements Remain Timely?

The Plan Elements provide a snapshot of existing conditions and trends in a particular topic area for a particular time period. Change always happens, therefore staff updates the Plan Elements as major changes warrant the need. However, some related components of the Comprehensive Plan receive an annual review because they need to remain timely and relevant, particularly in years of rapid growth. Those components include:

- Future Development Map
- Official Street Map
- Greenway Linkages Map

Community Resources (2007)

Purpose

Community and neighborhood resources are the facilities and services available to Overland Park residents that help make lives safer, healthier, and more enjoyable. Facilities are the physical structures where programs and services are made available. Based upon growth projections for the city, it is probable that the demand for community and neighborhood resources will continue to increase in the future.

The purpose of this section is to examine the existing community and neighborhood resources available in Overland Park. This examination will help to identify areas in need of improvement, or expansion, to continue to meet the demands of a growing population. Refer to the Community Facilities map for the location of all the facilities named below.

Government

- Local, county, state and federal governments are fundamental providers of basic community facilities and resources.

City Services and Facilities

City Hall

- Located at the corner of 85th Street and Antioch Road
- Departments in City Hall:
  - City Manager's Office
  - Law

- Finance and Administration
- Human Resources
- Planning and Development Services
- Public Works Administration and Engineering divisions

Public Works Maintenance and Traffic Services

- Maintenance
  - Shawnee Mission District - located at 11300 W. 91st Street
  - Blue Valley District – located at 6869 W. 153rd Street
- Traffic Services
  - Located at 6869 W 153rd Street

Police Service

- Overland Park Police Department (OPPD) consists of four bureaus:
  - Tactical Operations
  - Special Services
  - Homeland Security
  - Administration
- Contained in these bureaus are six divisions
  - Tactical Operations
  - Emergency Services

- Detective Division
- Community Policing
- Policy Review
- Logistics and Support

- Specialized units and teams include:
  - Bomb Disposal
  - Crime Analysis
  - Drug Abuse Resistance Education (DARE)
  - Tactical Response
  - Explosive Ordinance Detonation
  - Dive Team
  - K-9 Unit
  - Hostage Negotiations
  - School Resource Officers (SROs)
  - Community Oriented Policing and Problem Solving (COPPS) Unit
- Functions at W. Jack Sanders Justice Center - 12400 Foster:
  - Administration
  - Investigation
  - Logistics and Support

- Personnel
- Records Custodian
- Professional Standards Unit
- Crime Analysis Unit
- Patrol Division
    - The city is patrolled by commissioned police officers based on crime data and calls for service information and Deployment Initiatives.

- Functions at Myron E. Scafe Building - 8500 Antioch:
    - Police Property Unit
    - The Traffic Safety Unit

- Functions at Westgate - 119th Street and Westgate:
    - Managers for the School Resource and DARE Officers
        - SROs in Shawnee Mission and Blue Valley School District high schools and a number of middle schools
        - Educational resources in addressing violence, drug usage, and law related personal safety issues
        - SRO's are resources for the schools' students, faculty, and staff.
    - Community Orientated Policing and Problem Solving Unit (COPPS)
        - As of 2007, nine officers are assigned to the unit.

- Implemented the Crime Free Multi-Housing Program (CFMH Program), designed to improve the quality of life at multi-housing rental properties
- Works closely with the Neighborhood Conservation Program groups:
  - Attend meetings
  - Focus on problems and concerns identified by these groups

Municipal Court - W. Jack Sanders Justice Center

- Provides the judicial system for the city
- The Court Services Division handles:
  - Substance abuse evaluations and pre-sentence evaluations
  - Monitoring and supervision by probation officers
  - Referral to education/treatment programs
  - Community outreach

The Overland Park Fire Department, Inc. (OPFD)

- Provides full fire protection services to approximately 95% of the city
- Staff of 146
- Services include:
  - Fire
  - EMS (Emergency Medical Service)

- Prevention, inspection, and public education services

- Five fire stations:
  - Station One - Marty Memorial, located at 7550 West 75th Street
  - Station Two - Cherokee, located at 9500 West 95th Street
  - Station Three – Switzer, located at 13801 Switzer Road
  - Station Four - Tomahawk Ridge, located at 8051 West 119th Street
  - Station Five – Stanley, located at 15935 Metcalf Avenue
- Fire Department's administrative office - next to the 95th Street station.
- The Fire Training Facility - 12401 Hemlock:
  - Used by the Overland Park Fire Department
  - Also leased to Sprint
  - Facility provides:
    - Computerized fire simulators for advanced fire training
    - Special rescue training areas
    - A full video production facility for producing training programs for the department
- In May of 2002, the Overland Park Fire Department joined with Johnson County Medical Action to form a truly unique "Partnership" in the provision of EMS providing:

- Five transporting ambulances assigned to the City of Overland Park
- Two paramedics, one OPFD and one Med-Act employee staff each unit
- Firefighter/paramedics previously assigned to ambulances now deployed onto first out fire apparatus at each of their five stations
- Decreases Advanced Life Support (ALS) response time while providing additional paramedic hands on critical calls

The Consolidated Fire District No. 2 of Johnson County (CFD2)

- Provides coverage to the area east of Nall Avenue and North of Johnson Drive

Parks and Recreation Department

- Headquarters - 11921 Hardy:
  - 8-acre site
  - Equipment storage
  - Headquarters of forestry and park maintenance personnel
- The Overland Park Community Center (OPCC) - 87th Street and Lamar Avenue:
  - Parks and Recreation Department's Leisure Services Division
  - Johnson County's Day Care Program
  - Johnson County's Nutrition Center
  - Offices for county's 50-plus program

    - Exercise/weight equipment
    - Fitness, aerobics, self-defense, and adult dance classes
    - Basketball/volleyball courts and leagues
    - Community dances
    - Meeting rooms
- Tomahawk Ridge Community Center (TRCC) - 11902 Lowell:
    - Exercise/weight equipment
    - Fitness, aerobics, self-defense, and adult dance classes
    - Basketball/volleyball courts and leagues
    - Community dances
    - Meeting rooms
- Matt Ross Community Center – downtown Overland Park
    - Opening is scheduled for Fall 2007
    - Community civic spaces
    - Recreational spaces
    - Administrative offices
    - Will replace the OPCC at 87th & Lamar
- The Parks and Recreation Department's Aquatics Division:
    - Operates six public pools

- Pools offer:
    - Swimming lessons
    - Concessions
    - Bathhouses
    - Scuba lessons are taught at several pools
    - Pool memberships are available to residents and non-residents alike.

- The Overland Park Arboretum and Botanical Gardens - 179th Street and Antioch
    - 300 acres
    - A popular hiking and nature retreat
    - Over five miles of trails offer a glimpse at eight different ecosystems

- Deanna Rose Farmstead facility - 138th Street and Switzer Road
    - Established in 1976
    - A twelve-acre facility designed to depict a turn of the century farm with a dairy barn
    - Also includes a one-room school house, petting zoo, a nature trail, fishing pond, and picnic tables

County Facilities and Services

Courthouse, Jail and Administration buildings

- Located in the vicinity of Santa Fe and Cherry Street in downtown Olathe, the county seat

The Johnson County Northeast Offices - 6000 Lamar Avenue

- The courthouse annex
- Motor vehicle registration
- Mental health clinic
- Health clinic with a Supplemental Nutrition Program for the Women, Infants and Children (WIC) office

County Services

- Emergency Medical Service
  - Johnson County provides the city with a medical emergency system.
  - The MED-ACT system is the advanced life support component of the County's Emergency Medical Service system
    - Funded with a tax levy and a flat rate user's fee
    - Emergency calls are directed through the area wide 9-1-1 emergency system.
    - Twelve stations are distributed throughout the county, with some housed in fire stations.
    - MED-ACT operates:

- Ten transporting ambulances that are staffed 24-hours a day
- One transporting ambulance that is staffed 12-hours a day
- Three nontransporting vehicles (Paramedic Advanced Response serving the rural areas)
- Ambulances are staffed with Emergency Mobile Intensive Care Technicians (paramedics) and Emergency Medical Technicians (EMT).

- MED-ACT Special Operations Groups:
  - Disaster Response Task Force (DRTF)
  - Emergency Operations Team (EOT)
  - Hazardous Materials and Medical Support Team (HMMST)
  - Tactical Medical Team (TMT)

- Six major medical centers in and around Overland Park with fully staffed, 24-hour emergency services:
  - Children's Mercy South (in Overland Park)
  - Columbia Overland Park Regional Medical Center (in Overland Park)
  - Menorah Medical Center (in Overland Park)
  - Shawnee Mission Medical Center
  - St. Joseph Health Center
  - St. Luke's South (in Overland Park)

- Shawnee Mission Urgent Care, located in Oak Park Mall, provides emergency medical care.
    - A service of the St. Luke's Shawnee Mission Health System
    - Equipped to handle a wide variety of minor emergencies and common illnesses

Other County Services

- Human resources and aging programs
- A nursing center
- Public transportation
- A library system
    - Johnson County Library System
        - Serves the entire county with the exception of the city of Olathe
        - Cooperates with other libraries to provide inter-library services in the Kansas City metropolitan area
        - Central Resource Library and 12 branch libraries
- Mental Health services
- Park and recreation programs
- Personal and commercial property as well as real estate appraisals
- Motor vehicle department
- Three museums

- Noxious weed control

Other Countywide Services and Facilities

The Johnson County Community College Library

- Serves JCCC students and staff and Johnson County residents
- Provides access to a variety of services and resources:
  - Books
  - Periodicals
  - Films
  - Slides
  - Microfilm

Johnson County Extension Service

- An educational outreach of Kansas State University
- Five areas of interest:
  - Agriculture
  - 4-H youth development
  - Family consumer sciences
  - Horticulture
  - Community economic development

- Three special programs meet local needs:
  - Master Gardeners – a group of community volunteers that answer home gardening, lawn care, and horticulture questions
  - Family and Nutrition Education helps families with limited resources develop skills needed to improve diets and stretch food dollars.
  - Family and Community Education offers education programs, leadership development, and community services.

State Facilities

Kansas University Edwards Campus – 127th Street & Quivira Road

- Bringing educational resources from KU to the Kansas City metropolitan area
- Facilities include:
  - Library
    - Part of the KU library systems
    - Tailored to support the students and the curriculum
    - Computer connections to the 3.2 million books and journals in the libraries on the Lawrence Campus
    - Access is very limited but materials are available to those 18 and over.
  - Computer labs
  - Community and organizational meeting spaces

- Twenty graduate degree programs
- Four undergraduate degree completion programs
- One certificate program
- Most courses are offered in the afternoon or evenings to accommodate working professionals.

The Kansas Department of Transportation's Transportation Maintenance Facility – northeast corner of 167th Street and U.S. 69 Highway

- A salt storage barn and equipment storage area

The Kansas State Office Building – 8417 Santa Fe

- Unemployment Tax Department
- Job Service Offices of the Kansas Department of Human Resources

Federal Facilities

Post Offices

- Five Shawnee Mission Post Office branches
- The Olathe Post Office provides service to some portions of southern Overland Park though there are no Olathe Post Office branches located in the city.
- Contract stations throughout the city, most commonly in grocery stores
    - Sell stamps and receive parcels

Housing Services

Property taxes from housing are a primary source of income for many local governments. Therefore, it is in the government's best interest that property values are maintained.

- To ensure that housing conditions are maintained, the city enforces:
  - Building codes
  - Property maintenance codes
  - Zoning codes
- Financial assistance is provided to homeowners through:
  - City Programs and Services:
    - Home Improvement Partnership Program – a partnership between the city and Valley View State Bank
      - A low-interest loan program for exterior home improvements
      - To qualify:
        - Own and occupy either a one- or two-unit family dwelling in Overland Park
        - Meet the income guidelines established for the program
        - Meet the loan qualification standards of the bank
      - Eligible improvements include:
        - Painting
        - Siding

        - Fence repair or replacement
        - Deck repair or replacement
        - Screened porch repair or replacement
        - Replacement of garage doors
        - Replacement of windows, roofing, driveway, sidewalk, shutters and awnings, gutters, landscaping, and retaining walls
        - Repair or replacement of existing detached structures
    - The city offsets a portion of the interest on these loans.
        - Loan amounts can range from $1,000 to $15,000.

- County Programs and Services
    - Housing Services section of Johnson County Human Services and Aging Department
        - Offering the following housing programs:
            - The Section 8 Certificate and Voucher Program - a rental assistance program for very-low-income families and individuals
            - Minor Home Rehabilitation – homes repairs and limited accessibility modifications
            - Revitalization – limited assistance to low- to moderate-income homeowners for repairs designed to promote sustainability for the structure and surrounding neighborhood
            - Weatherization Program – to make homes more comfortable, safe, and energy efficient

        - The Home Program – helps low-income residents bring their homes into compliance with local housing codes
        - ADDI (American Dream Downpayment Initiative – provides low-to-moderate-income people with 6% (up to $10,000) of the purchase price of a home

- Other Programs and Services
    - Help A-Neighbor Program - 501(c)(3)
        - Volunteers help a resident who has financial and physical limitations with exterior property maintenance such as:
            - Minor painting
            - Window screen replacement
            - Yard upkeep

Summary

Overland Park has evolved into a city of varying preferences and mixed land uses, and the need for its community facilities reflects these changes. As the southern section of the city continues to develop, there will be an increased demand for all types of services and the facilities that house them. These service demands will also be affected by shifts in the median population age, as well as household composition and size.

Population growth has affected such community services as schools, hospitals, libraries, public safety, and city government. Planning to expand service districts, redirect resources, and construct new facilities can help accommodate short-term growth and development patterns. However, to effectively deal with long-term changes, coordinated efforts among various parties are needed. Because many services are operated at the county level, coordination is often a challenge due to multi-jurisdictional conflicts and an overlap of services. Despite these problems, the goal remains to provide adequate services and facilities to all residents.

Education & Information (2020)

Purpose

A community's ability to offer quality education and access to information greatly impacts the local economy and quality of life. Quality school districts attract people to the community and often companies choose to locate where there is an educated workforce. Nearby higher educational facilities prepare residents for careers and offer training and research for local businesses and industries.

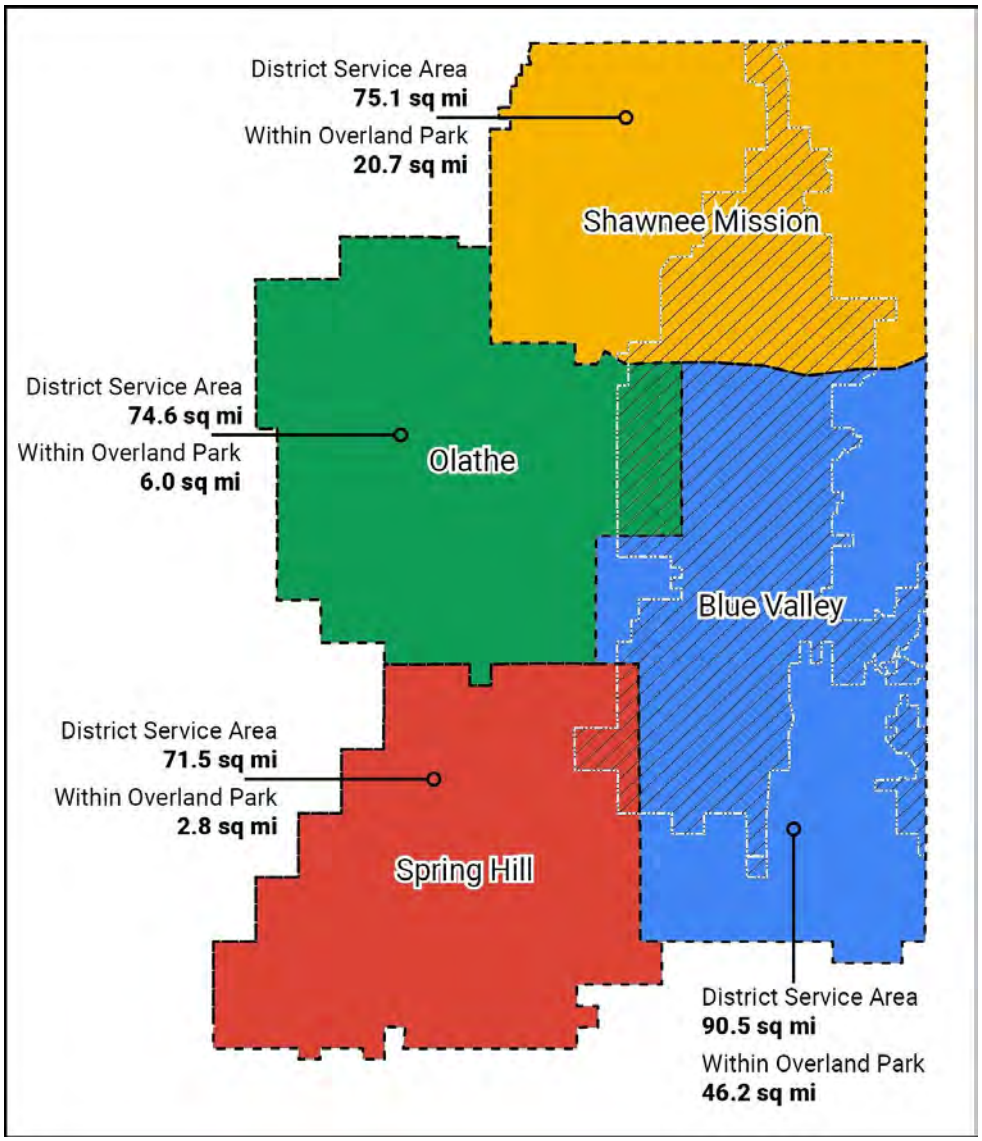
A critical aspect of planning for school facilities involves analyzing past, present, and future enrollment trends. The following factors significantly impact enrollment levels within a school district over time:

- the number of children within specific age brackets
- the number of adults within specific age brackets
- birth rates
- new housing construction
- capture rates (the percentage of school age children that attend a district's public school)

In the following section, general population trends are examined for each school district serving Overland Park residents. The other factors require extensive analysis that is usually performed by school district analysts on a continuing basis.

Public Education

The primary system for education is through the public education system. Four public school districts, shown in the map below, serve Overland Park children: Shawnee Mission Unified School District No. 512, Blue Valley School District No. 229, Olathe Unified School District No. 233, and Spring Hill Unified School District No. 230. For the 2019/2020 school year, the combined enrollment of the four districts made up 17 percent of the entire state of Kansas' public school enrollment. The following pages provide general information about each of the districts.



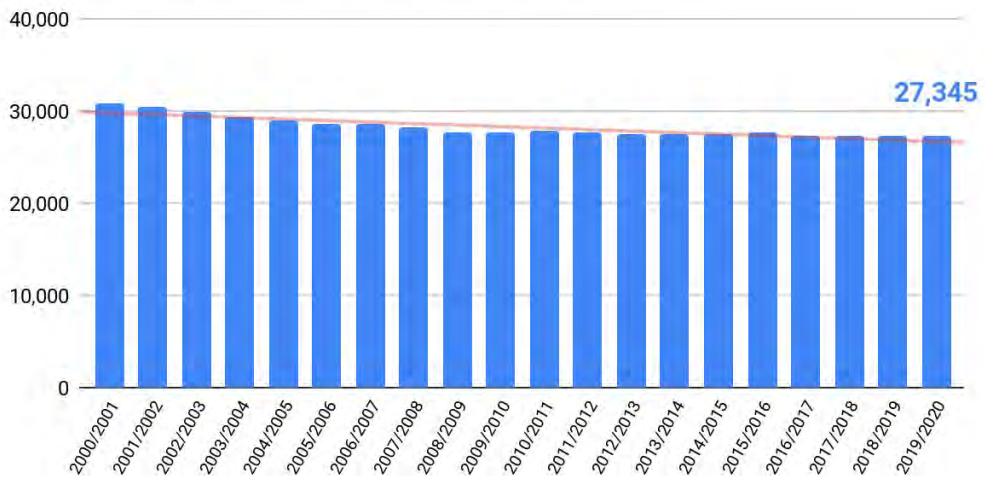
Shawnee Mission Unified School District No. 512

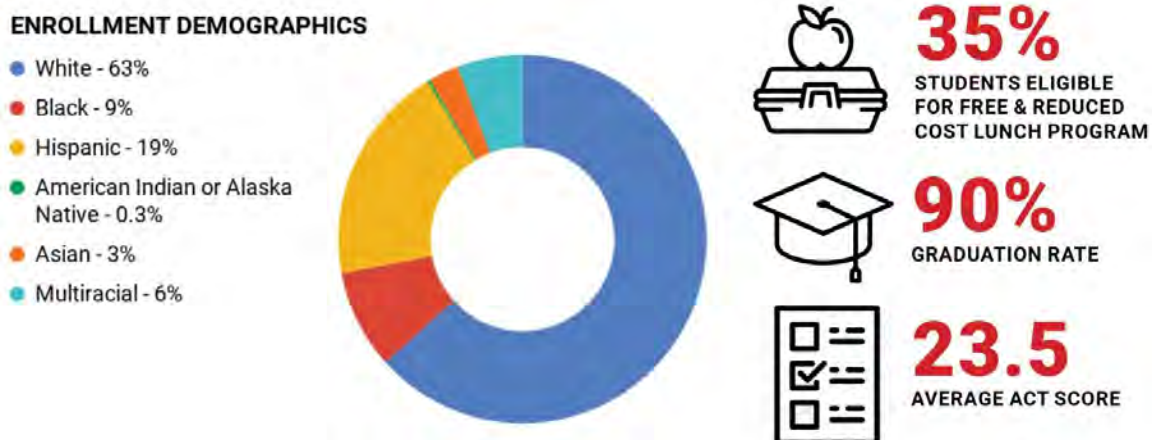
Students

The Shawnee Mission School District is the third most populous district in the state of Kansas. The enrollment trend is declining, however. Enrollment for the 2019/2020 school year was 27,345, slightly above the trend line.

Figure ED-1: Shawnee Mission School District K-12 Headcount Enrollment (2000-2020)

Source: Kansas State Board of Education, Shawnee Mission School District #512 data





Schools

Shawnee Mission School District has 34 elementary schools (kindergarten through 6th grade), 11 of which are located in Overland Park. Two of the district's five middle schools (7th and 8th grades) are located in Overland Park along with three of the five high schools (9th through 12th grade). In addition, the district has five other types of schools, four of which are located in Overland Park.

Since the 1970s, the Shawnee Mission School district closed schools due to declining enrollment. To-date, a total of twenty two elementary schools and five junior high/middle schools have closed. The most recent closures occurred in 2011, when one elementary school (Bonjour) and two middle schools (Antioch and Mission Valley) closed.

Programs

Signature Programs - Center for Academic Achievement

According to the school district, Shawnee Mission Signature Programs provide high school students the opportunity to explore unique areas of study in preparation for specialized academic and future career opportunities. Students receive targeted instruction that is both rigorous and relevant. These specialized programs reflect the district's commitment to provide quality educational opportunities that will enable students to be successful in future careers. Programs include:

- Animation and Game Design
- Biotechnology
- Culinary Arts and Hospitality
- Engineering - Project Lead the Way
- Medical Health Science

Career and Technical Campus

The Career and Technical Campus serves as an innovative, experiential learning campus for students in the district. The campus serves students in Signature Career and Technical programs to help students to graduate with the skills they need to be ready to pursue further education or career. This campus is home to the Project Blue Eagle program where students can explore four career paths - law enforcement, firefighting, EMT, and the legal profession.

Career and Technical Education (CTE)

Provides relevant, hands-on coursework for high-skill, high-demand, high-wage career fields with up-to-date equipment and technology, professional learning experiences, leadership and competitive opportunities, life and career skill development, opportunity for college credit, and connection to business and industry.

The International Baccalaureate (IB) Program

Offered at Shawnee Mission East, Shawnee Mission North and Shawnee Mission Northwest, IB is an internationally recognized curriculum which provides the knowledge and critical thinking skills students require to compete in a global context.

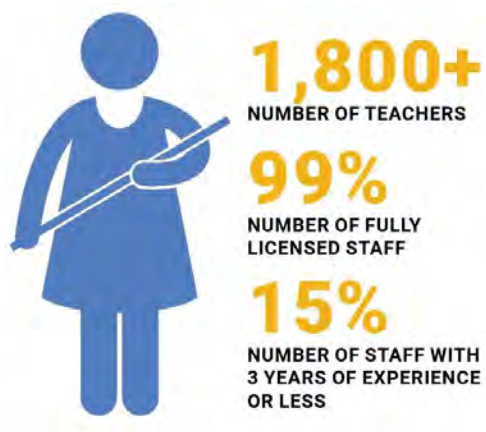
Project Lead the Way (PLTW) Engineering Curriculum

Engineering curriculum is offered from pre-kindergarten through grade 12 of high school.

Digital Learning Initiative

Each student has 1:1 access to technology, opening up more options for students to learn.

Staff



Awards

The Shawnee Mission School District consistently receives recognition from a variety of organizations. The US News & World Report Best High Schools in Kansas ranked Shawnee Mission East as the second best high school in the state of Kansas and Shawnee Mission South ranked eighth. Corinth Elementary was chosen as a Blue Ribbon School of Excellence in 2019. In addition, in 2019, the district had 12 National Merit Scholar finalists. In 2020, a second grade teacher at Corinth Elementary was recognized as a 2020 Kansas Regional Teachers of the Year recipient.

Bond Issues

The Shawnee Mission School District received approval from voters in January 2015 for a $233 million bond issue to fund a range of infrastructure projects. That money paid for the construction of six new elementary school buildings, security enhancements at all schools, a new state-of-the-art aquatic center, stadium upgrades, kitchen remodels, media center upgrades, new furniture, and facilities upgrades. Prior to that, voters last approved a bond in 2004.

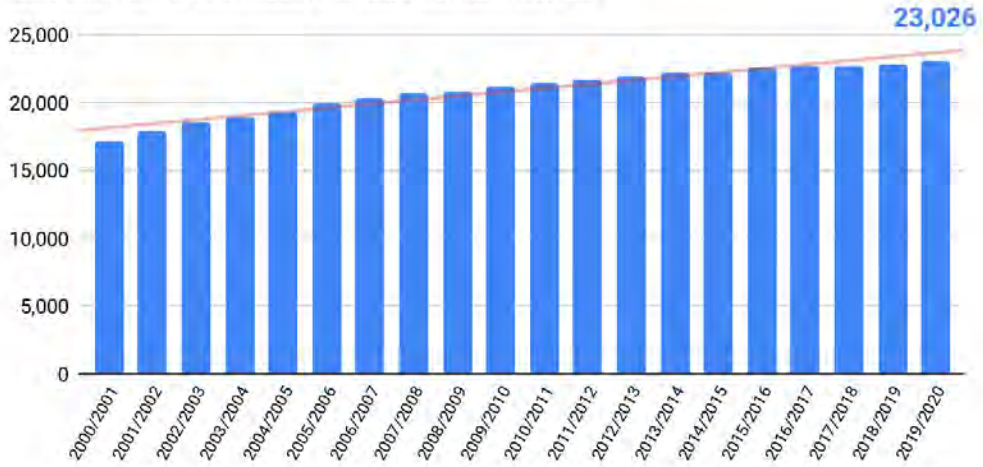
Blue Valley Unified School District No. 229

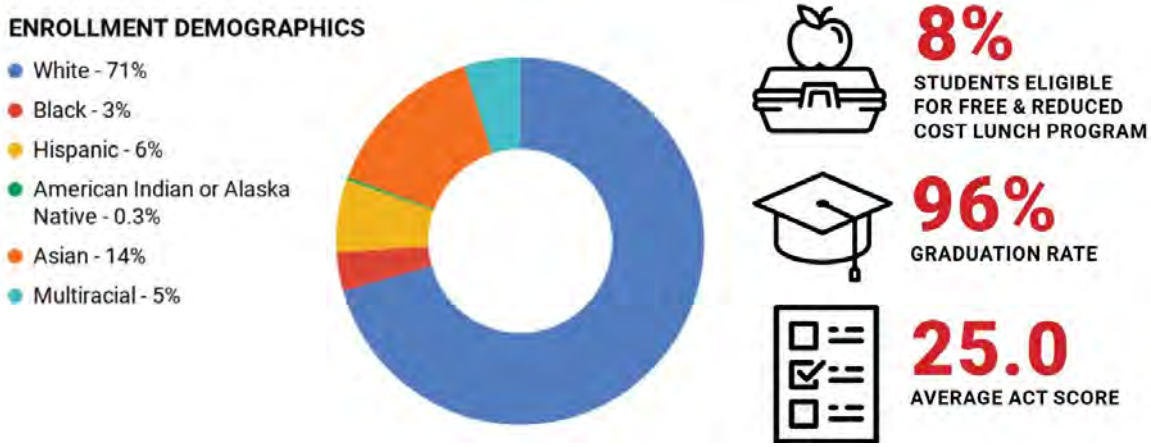
Students

The Blue Valley School District is the fifth most populous district in the state of Kansas. The enrollment trend is increasing, though at a stable rate. Enrollment for the 2019/2020 school year was 23,026, slightly below the trend line.

Figure ED-2: Blue Valley School District K-12 Headcount Enrollment (2000-2020)

Source: Kansas State Board of Education, Blue Valley School District #229 data





Schools

The Blue Valley School District has 21 elementary schools (kindergarten through 5th grade), 16 of which are located in Overland Park. Seven of the district's nine middle schools (6th through 8th grade) are located in Overland Park along with all five of the district's high schools (9th through 12th grade). In addition, the district has three other types of schools, all of which are located in Overland Park. The district's 22nd elementary school is currently under construction in southern Overland Park.

Programs

The Center of Advanced Professional Studies (CAPS)

According to the school district, Center for Advanced Professional Studies (CAPS) programs are nationally recognized, innovative high school programs. Students fast forward into their future and are fully immersed in a professional culture, solving real world problems, using industry standard tools and are mentored by actual employers, all while receiving high school and college credit. CAPS is an example of how business, community and public education can partner to produce personalized learning experiences that educate the workforce of tomorrow, especially in high skill, high demand jobs. Programs include:

- Accelerator
- Bioscience
- Business Technology Media
- Engineering
- Human Services
- Medicine & Healthcare

The Blue Valley Academy

The Blue Valley Academy offers a non-traditional high school experience that provides multiple supports to meet the academic and social/emotional needs of the students. The Mission is to empower every student through personalized learning and meaningful connections. Success of the Academy depends on a low student/teacher ratio, so enrollment is limited. Students are concurrently enrolled at their high school of record and the Academy.

The Wilderness Science Center

According to the district, the Wilderness Science Center (WSC) is an educational

facility created with the primary goal of providing authentic learning opportunities for students. The trails, study stations and the Helen & Victor Regnier Learning Center on the 30-acre site have been under development since 1999 and are located behind Blue River Elementary and Blue Valley Middle schools. The property includes old and new growth forest, prairie, a small wetland, wetland forest, wet meadow, multiple streams and a riparian corridor. Students study four ecosystems at the WSC: prairie, forest, river and wetland.

Early Childhood Education

The Early Childhood Program serves children ages 3-5 who are eligible for special education services. In addition, there is an application-only program (Peer Program) for children without delays. The Peer Program provides an opportunity for typically developing children to be integrated into our Early Childhood Special Education classrooms to serve as role models for our children with special needs. Peer Model students provide positive peer interactions, demonstrate play skills, and model appropriate language and behavior for children with special needs while in the classroom setting.

18-21 Program

The 18-21 Program serves 18 to 21-year-old students with disabilities who have met all high school graduation requirements. Students in 18-21 typically receive the majority of their instruction off-campus in community settings. The district's goal is to provide students with the skills and resources necessary to live and work as successfully and independently as possible within their community. Students may attend on a part-time or full-time basis as determined by the student's IEP team.

<u>Staff</u>

Awards

The Blue Valley School District consistently receives recognition from a variety of organizations. The US News & World Report Best High Schools in Kansas ranked all five high schools in the top 15 of high schools in the state of Kansas, with Blue Valley High ranked third and Blue Valley North ranked fourth. Lakewood Middle School was chosen as a Blue Ribbon School of Excellence in 2019. In addition, in 2019, the district had 54 National Merit Scholar finalists and two Presidential Scholars finalists. In 2017, music teacher, Jason Sickel, was recognized as the Kansas Teacher of the Year.

Bond Issues

The Blue Valley School District received approval from voters in January 2020 for a no-tax increase bond in the amount of $187 million. The money will provide for facilities upgrades, technology enhancements, improved school safety, and to update learning environments and programs. The bond passed with nearly 74% in favor.

Previously, voters passed a bond issue in 2005 totaling $279.98 million for five new schools, improvements to existing buildings, and to provide new technology.

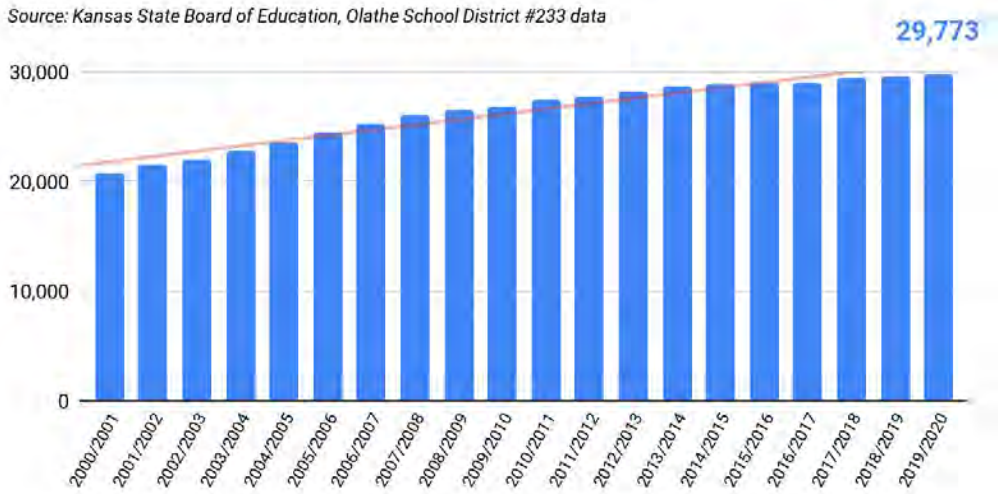
Olathe Unified School District No. 233

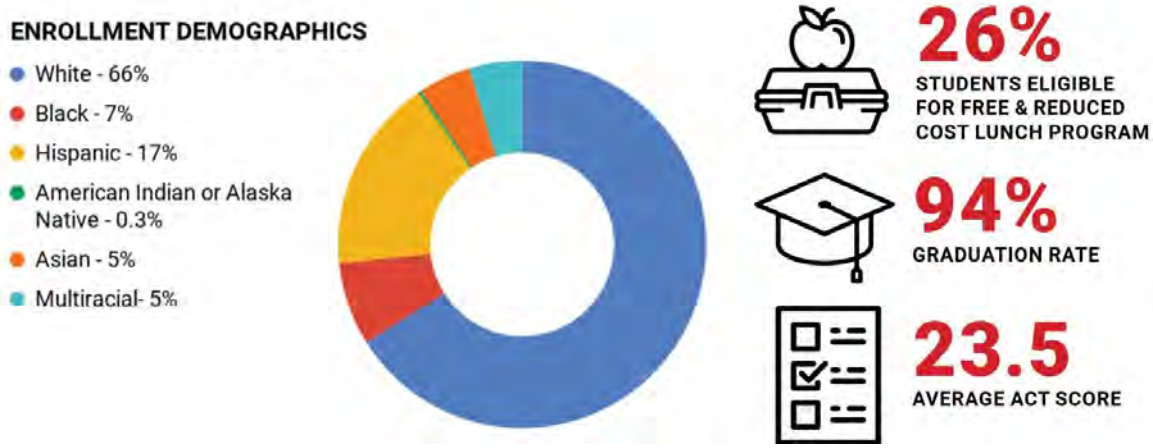
Students

The Olathe Unified School District is the second most populous district in the state of Kansas with the Wichita Public Schools ranking first. The enrollment trend is currently stable. Enrollment for the 2019/2020 school year was 29,773, right at the trend line.

Figure ED-3: Olathe School District K-12 Headcount Enrollment (2000-2020)

Source: Kansas State Board of Education, Olathe School District #233 data





Schools

The Olathe School District has 36 elementary schools (kindergarten through 5th grade), two of which are located in Overland Park. The district has ten middle schools (6th through 8th grade) and five high schools (9th through 12th grade), all located outside of Overland Park. The district has five other types of schools, all located in Olathe.

Programs

Early Childhood Education

The Olathe Public Schools provides a variety of learning experiences for children ages birth to 5 years of age in the school district.

- Early Childhood Special Education: Serve children who demonstrate a significant delay in one or more areas of development (cognition, motor, social, communication, adaptive). Services can be provided within a range of environments.
- Jump Start: Serves 4-year-old children the year before kindergarten who meet at-risk criteria (teen parent, free lunch, parents speak a language other than English, single parent, migrant status, referral from DCF, parent lacks a high school diploma or GED).
- Fee-Based Peer Program: Three and four year old children who do not meet the criteria for Jump Start (at-risk) or Early Childhood Special Education can apply to participate in one of these programs as a fee-based peer. Fee-Based Peer enrollment is limited and selections will be made via lottery.
- Olathe Head Start: Serves children between the ages of 3 and 5 who meet program requirements from the federal government.
- Olathe Parents as Teachers: Parents as Teachers promotes optimal early development, learning, and health of children by supporting and engaging their parents and caregivers through home visits, playgroups, screenings, and resources.

Alternative Education Options

- SOAR — For grades 8 through 12. Admission based on a recommendation of the home high school counselor and an interview with program staff.
- Choices — In cooperation with the Johnson County Department of Corrections for students ages 13-17. Admission based on recommendation of the Johnson County Department of Corrections with approval from the sending school.

- Hope — For suspended or expelled students. Admission is based on the recommendation from the Due Process Hearing Committee.

Olathe Advanced Technical Center

The Olathe Advanced Technical Center (OATC) offers two-year career and technical education programs. The two-year programs are available for Olathe juniors and seniors only. All of the programs focus on high-demand career fields and help prepare students for the world of work or post-secondary training by combining student interest and learning through hands-on experiences, industry-standard resources and equipment, and real-world partnerships fusing academic and technical skills, knowledge and the training necessary for future careers. Programs include:

- Animal Science and Research
- Automotive Collision Technology
- Aviation Electronics
- Construction Trades
- Culinary Arts
- Healthcare Sciences
- Welding Technology

Career and Technical Education

Career Technical Education (CTE) provides middle school, high school, postsecondary and adult learners with the knowledge and skills they need to be prepared for successful careers. Learners enrolled in CTE programs progress along a pathway of increasingly specific academic and technical courses. Leadership and interpersonal skill development are enhanced through Career Technical Student Organizations like DECA, FCCLA, TSA, SkillsUSA and more. Students often have the opportunity to participate in internships, engage with employers, apply what they are learning through hands-on projects and earn college credit.

21st Century High School Academies

According to the Olathe School District, they offer 15 unique and innovative 21st Century Academies for high school students. These academies are housed within the district's high schools. These innovative, four-year programs allow students to build upon their interests and learn specific knowledge and skills they can apply

toward their post-secondary experiences and career fields. The district has a long history of innovative 21st Century Academies, dating back to 2003. Academies include:

- Animal Health
- BIOengineering
- Business Finance
- Civic Leadership
- Computer Science
- Design
- Distinguished Scholars
- e-Communication
- Engineering
- Future Educators
- Geoscience
- Green Tech
- Medical Professions
- Public Safety
- Sports Medicine and Exercise Science

Staff

Awards

The Olathe Unified School District consistently receives recognition from a variety of organizations. The US News & World Report Best High Schools in Kansas ranked four of the five high schools in the top 25 schools in the state of Kansas. The fifth school, Olathe West, was not included in the ranking because it recently opened. In 2019, the district had 19 National Merit Scholar finalists. In 2020, the district had one Presidential Scholar finalist and a middle school teacher at Santa Fe Trail Middle School was recognized as a 2020 Kansas Regional Teachers of the Year recipient.

Bond Issues

The Olathe Unified School District received approval from voters in June 2016 for a bond in the amount of $156 million. The money funded the construction of a 10th middle school, provided new technology and related equipment, upgraded safety and security features in several schools, and made a variety of improvements to aging facilities. The bond passed with more than 72% in favor.

Previously, voters passed a bond issue in 2013 totaling $244.8 million which included funds for a fifth high school and 36th elementary school and purchased land for a sixth high school.

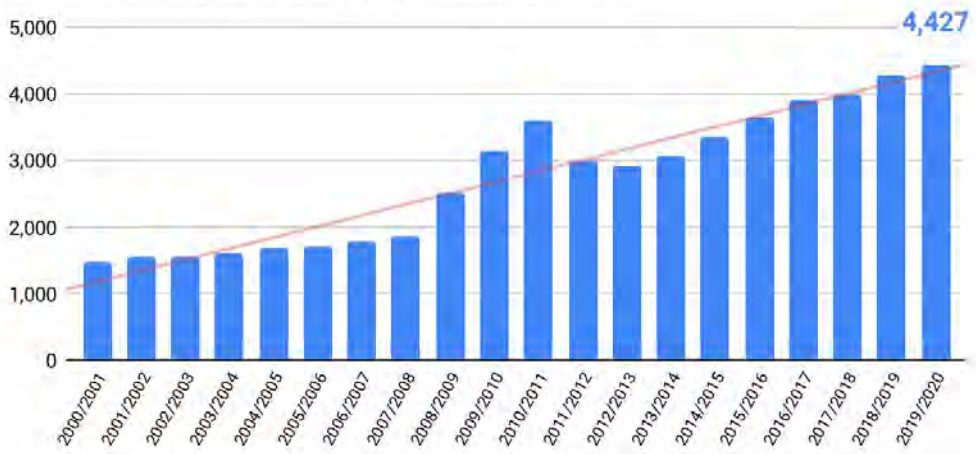
Spring Hill Unified School District No. 230

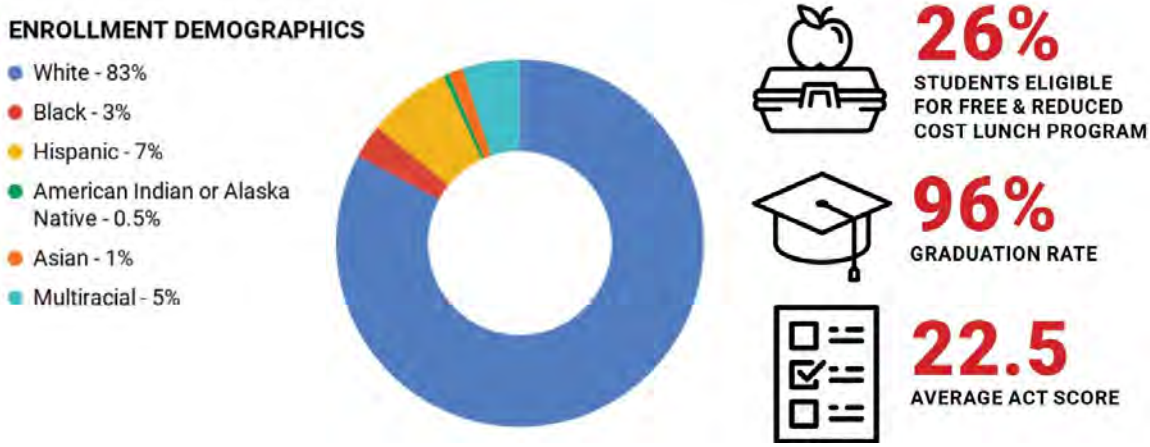
Students

The Spring Hill School District is the 19th most populous district in the state of Kansas. The enrollment trend is increasing, however. Enrollment for the 2019/2020 school year was 4,427 slightly above the trend line. Over the last several years, the Spring Hill School District has consistently been one of the fastest growing districts in the state.

Figure ED-4: Spring Hill School District K-12 Headcount Enrollment (2000-2020)

Source: Kansas State Board of Education, Spring Hill School District #230 data





Schools

The Spring Hill School District has four elementary schools (kindergarten through 5th grade), two middle schools (6th through 8th grade), one high school (9th through 12th grade), all located outside of Overland Park.

Programs

Early Learning Services

The program serves district children, ages three to five (not eligible for kindergarten), in a variety of ways. These include a peer model program, Classroom based special education services (a child who may be experiencing developmental delays like: cognitive, motor, speech, social, language, or behavior) and itinerant based special education services.

Insight School of Kansas

Insight School of Kansas (ISKS) is an online program of the Spring Hill Unified School District. According to the district, ISKS helps students in grades 7–12 reach their true potential. They understand that each student is different—requiring a unique, tailored approach to learning. Their teachers ensure each student's needs are met by delivering personalized instruction and attention.

Professional Learning Communities

Professional Learning Communities (PLCs) provide essential time for educators to analyze student learning data to improve interventions, extensions, and classroom instruction. Like many other professionals who work in teams or have professional consults, teachers need time for professional interaction to maximize their teaching and, more importantly, their students' learning. It is a research-based practice that is embraced by thousands of high performing schools across Kansas and the nation. The Spring Hill School District is one of only a few districts who chose to provide additional learning activities for students, at no cost to parents, to relieve the burden of this essential practice for parents.

Staff

Bond Issues

The Spring Hill School District received approval from voters in September 2018 for a bond in the amount of $72 million. The money will fund the construction of a new elementary school, scheduled to open in 2021 and a new middle school, scheduled to open in 2022. The funding will also pay for an Educational Support Center to improve technology, maintenance and food services to students.

Previously, voters passed a bond issue in 2016 totaling $82.4 million which included funds to increase the capacity at several schools, including the high school, renovating a facility to become the Early Childhood Center, improving older school facilities so they are similar with newer schools, maintenance, and instructional-related technology.

Private/Parochial Schools

There are several opportunities for a private or parochial school education in Overland Park. Enrollment at private and parochial schools is not based on geography, therefore, only schools in or adjacent to Overland Park are included in this list except for high schools that have a broader reach.

Elementary - Middle Schools

Accelerated Schools

This school provides education to 4th through 8th grade. The 2019/2020 elementary/middle school enrollment was less than 30 students. The school is a private, non-profit school, accredited by the State of Kansas and by Cognia. The school serves students with various needs including gifted and talented, learning success, average students, motivation, executive functioning skills and study skills, and emotional, social, or mental health.

Ascension Catholic School

This school, part of the Kansas City Catholic Diocese, provides education to children from Kindergarten through 8th grade. The 2019/2020 enrollment was approximately 556. The school also offers pre-kindergarten. The 2019/2020 school year showed 51 children in the pre-K program.

Brookridge Day School

This school provides education to children from Kindergarten through 3rd grade. The 2019/2020 enrollment was 105. The school also offers part-time preschool for children three to four years of age and pre-kindergarten. The school is located in Overland Park. According to the school, it is an accredited private school consistently ranked in the top 5 percent of all Kansas schools for excellence in reading and math. The school ranks among the top 50 private elementary schools Nationally and 7th best in the Midwest.

Bethany Lutheran School

This school provides education to children from Kindergarten through 8th grade. The 2019/2020 enrollment was approximately 135. The school also offers half-day and full day preschool for children three to four years of age.

Canterbury Academy

This preschool preparatory school began offering virtual learning support to children aged 5 through 12 beginning in 2020 due to pandemic impacts to schools. The school offers a Montessori-based educational environment. For the 2020 – 2021 school year, the school will offer additional classes for structured small group education in a multi-age setting. The school offers a virtual/hybrid program to help students with virtual learning support according to local school district programs, and partners with local school districts to follow learning plans and help children stay on track with virtual learning.

Christ Lutheran School

Christ Lutheran is an accredited school with the National Lutheran School Accreditation program. The school provides education to children from Kindergarten through 8th grade and also has an Early Childhood Education Center with preschool programs.

Heritage Christian Academy

This school is an evangelical Christian, college preparatory school for preschool to 12th grade students. The East Campus is located in Overland Park, providing education to preschool through 5th grades. Sixth through 12th graders attend the West Campus, in Olathe, Kansas.

Holy Cross Catholic School

This school, part of the Kansas City Catholic Diocese, provides education to children from Kindergarten through 8th grade. The school also offers half-day and full day preschool for children three to five years of age. The 2019/2020 enrollment was approximately 240. The school also offers the Homeschool Academy which makes certain classes (called “Specials”) available to homeschool students.

Holy Spirit Catholic School

This school, part of the Kansas City Catholic Diocese, provides education to children from Kindergarten through 8th grade. The 2019/2020 enrollment was approximately 337. The school also offers pre-kindergarten. The 2019/2020 school year showed 55 children in the pre-K program.

Hyman Brand Hebrew Academy

This school provides general and Jewish/Hebrew studies to children in Kindergarten through 12th grade with an immersive dual language curriculum program. The school is located in Overland Park residing on the Jewish Community Campus. More than 200 students are enrolled, according to the school.

John Paul II Catholic School

This school, part of the Kansas City Catholic Diocese, provides education to children from Kindergarten through 8th grade. The 2019/2020 enrollment was approximately 157.

Mt. Olive Lutheran School

This school provides education to children from Kindergarten through 8th grade and also offers preschool. The school says that it provides for the students academically and socially, following the standards required by the state of Kansas.

Overland Christian Schools

Overland Christian Schools is a rapidly growing school that educates students from preschool through high school. The school offers a wide assortment of classes ranging from the traditional curriculum to specialized courses.

High Schools

Accelerated Schools

This school provides education to 4th through 12th grade. The 2019/2020 high school enrollment was approximately 57. The school is a private, non-profit school, accredited by the State of Kansas and by Cognia. The school serves students with various needs including gifted and talented, learning success, average students, motivation, executive functioning skills and study skills, and emotional, social, or mental health.

Bishop Miege High School

This school, part of the Kansas City Catholic Diocese, provides education to 9th through 12th grade. The 2019/2020 enrollment was approximately 655. The

school offers an ACT Prep Program, College Now and Advanced Placement courses, Stag Robotics, and STREAM (Science, Technology, Religion, Engineering, Arts, and Math).

St. James Academy

This school, part of the Kansas City Catholic Diocese, provides education to 9th through 12th grade. The school is the newest Catholic high school in the county, opening for the 2005/2006 school year. The 2019/2020 enrollment was approximately 901. In 2020, the school had three National Merit Scholar finalists. The school offers individualized plan of study (IPS) for all learning levels. Engineering, Health Care, Education, Law/Public Service, and Mass Media exploration classes are offered along with Advanced Placement and dual enrollment (college) courses.

St. Thomas Aquinas

This school, part of the Kansas City Catholic Diocese, provides education to 9th through 12th grade. The 2019/2020 enrollment was approximately 923. This high school is located in Overland Park. The school participates with Johnson County Community College to give students the opportunity to earn college credits while still in high school. Advanced Placement Exams, which are administered each May, also afford the opportunity to earn credit from colleges.

Higher Education

Several higher educational institutions offer classes in Overland Park, but the two largest include Johnson County Community College and the University of Kansas - Edwards Campus. Details on programs at those schools are listed below. Other colleges and universities in Overland Park or nearby include:

- Baker University
- Cleveland University - Kansas City
- Emporia State University - Metro Learning Center
- Friends University - Kansas City Education Center
- Kansas State University - Olathe
- National American University
- Ottawa University - Kansas City
- Pittsburg State University - Kansas City
- Rasmussen College

Johnson County Education Research Triangle (JCERT)

The Johnson County Education Research Triangle (JCERT) is a unique partnership between Johnson County, the University of Kansas and Kansas State University. Its goal is to create economic stimulus and a higher quality of life through new facilities for research and educational opportunities.

In November 2008, Johnson County voters invested in the county's future by voting for a 1/8-cent sales tax to fund JCERT initiatives, including development of the National Food and Animal Health Institute at K-State Olathe; the KU Clinical Research Center in Fairway, Kansas; and here at KU Edwards, the BEST Building with several degree and certificate offerings in business, engineering, science and technology.

Johnson County Community College (JCCC)

Johnson County Community College (JCCC) was founded in 1969 and has been a critical component to higher education in the Kansas City metropolitan area since then. Total credit enrollment in 2019 was 28,592, making JCCC one of the country's largest single-site junior colleges.

JCCC is nationally recognized for its academic programming and workforce development initiatives. As of 2019/2020, JCCC offers 45 programs of study with 99 degree and certificate options and 16 selective admission programs such as the Paralegal and Registered Nurse programs. Staff include 323 full-time and 477 part-time faculty and an additional 583 full-time and 919 part-time staff members.

JCCC has 13,796 students enrolled in continuing education in more than 3,500 certification, recertification and re-licensure workshops, seminars and computer classes in more than 6,500 online classes. In addition, 2,832 employees of 103 area companies take advantage of contract training courses specifically tailored for them and presented at the College or on site at the workplace, making a total of 16,628 community members trained.

The campus in Overland Park consists of 24 buildings.The college is also home to the renowned Nerman Museum of Contemporary Art and offers a premier Performing Arts Series. In 2019, JCCC opened the Fine Arts and Design Studio (FADS) building, strengthening the resources it can provide to students.

University of Kansas - Edwards Campus

Opened in 1993, The University of Kansas Edwards Campus caters to working professionals and local area students who want to continue their education. With approximately 2,000 students and 250 faculty members, KU Edwards offers more than 60 degrees, certificates and professional education programs.

In 2012, KU Edwards Campus opened its Business, Engineering, Science and Technology (BEST) building, an initiative of the Johnson County Education Research Triangle, where it offers programs focused on business, engineering, science and technology.

Summary

For the Spring Hill School District, the immediate challenge is to manage the growth in student population occurring because of unprecedented residential growth without a commensurate growth in revenue-producing nonresidential development. In contrast, the Shawnee Mission School District continues to experience no growth or decline in its student population. Those declines stabilized over the past few years, which could be attributed to redevelopment in older areas of the district, but also because of new growth in the western portion of the district boundaries.

Patrons of the Olathe and Blue Valley school districts have been very supportive of growth in their districts through the approval of bond programs that have made it possible to keep up with the sustained growth and need for new facilities.

Quality schools have been and will continue to be a major factor in encouraging people to move to Overland Park. Similarly, a well-educated workforce attracts the businesses that have made Overland Park a full-fledged city instead of just a bedroom suburb.

Environmental Review (2009)

Purpose

As the population increases and development of vacant and agricultural land continues, it becomes more important to consider the effects of this growth on the natural environment. The physical features of the land place limitations on its future development potential. When determining future land uses of an area, these environmental characteristics need to be considered to ensure the land uses are suitable for the land. When development exceeds the capacity of the land, environmental hazards such as flooding, septic system failures, and severe erosion can occur.

This Element looks at the major physical characteristics of the land that affect its development potential including:

- Geology
- Soils
- Topography
- Climate
- Hydrology
- Drainage Basins
- Stream Corridor Preservation
- 100-Year Floodplain
- Air Quality

- Noise
- Potential Contamination
- Stormwater Treatment

Geology

- There are no known faults in the city limits.
- The surface rocks in Johnson County are from the Pennsylvanian System.
- Limestone is the most important geological resource in Johnson County.

Soils

Important aspects of soils for land use planning are:

- Suitability for urban development
  - The major limitations for development in Overland Park are a high shrink-swell potential, shallow depth to bedrock, and slow soil permeability. These limitations can be overcome by special design and construction practices, which increase the cost of development, but are not major obstacles to development.
- Suitability for on-site septic systems
  - Favorable soil properties and site features are required for properly functioning septic systems. In general, the soils in Overland Park have been rated by the NRCS to have severe limitations for septic systems. In many cases, a special design is required for a properly functioning absorption field.

General soil categories provide a basis for comparing the potential of large areas for general kinds of land uses.

The four general soil types in Overland Park include:

- **Sharpsburg-Oska**
  - Northern area of Overland Park, approximately north of 95th Street
  - Moderately sloping
  - Main limitations for urban uses:
    - Shallow depth to bedrock, which influences how difficult excavations for construction will be
    - Slow permeability, which affects the amount of storm water runoff and potential erosion
- **Polo-Oska**
  - Southern area of Overland Park, south of 95th street
  - Moderately sloping
  - Deep and moderately deep
  - Main limitations for urban uses:
    - High shrink-swell potential can cause damage to building foundations, roads, and other structures unless special designs are used.
- **Polo-Grundy**
  - Higher ridgetops in southern Overland Park
  - Gently and moderately sloping on narrow ridgetops and upper side slopes
  - Main limitations for urban uses:
    - High shrink-swell potential

    - Slow soil permeability

- **Kennebec-Chase**

    - Floodplains along Indian Creek, Tomahawk Creek, Negro Creek, and the Blue River

    - Nearly level soils typically found on floodplains and low terraces

    - Subject to frequent flooding, which is the main limitation for urban uses

Topography

The major planning issue with topography is slope. The slope of an area greatly affects its development potential and possible land uses.

- Slopes between 0 and 5 percent are considered excellent for all types of development.

- Slopes of 5 to 12 percent are better suited for residential and some specialized commercial development.

- Slopes greater than 15 percent are considered severe for development, with development becoming more difficult and expensive.

Characteristics of the topography include:

- Ridgetops and valley bottoms generally having less then 5 percent slopes

- Side slopes generally having from 5 to 15 percent slopes with only small areas having steep slopes, greater than 15 percent

- Steep slopes are located along stream banks

- Area located in the Central Lowland Province of the Interior Plains

- Gently rolling and undulating uplands containing the Blue River Valley and its tributaries

- Part of the Osage Cuestas physiographic region, which is a landscape characterized by:

  - Parallel ridges generally running east to west, with steeper slopes on the southern sides of the valleys

  - The Indian Creek, Tomahawk Creek, and Blue River valleys

Elevations in Overland Park range from 1,080 feet on the ridgetops in the southern areas of the city to 850 feet in the Turkey Creek and Indian Creek valleys, as they exit Overland Park.

Climate

- A continental type climate, which is characterized by wide daily and annual variations in temperature

- Average daily temperature is 54.2° F, with July the warmest month and January the coldest

- Average January temperatures are; High 38° F, Low 20° F

- Average July temperatures are; High 89°, Low 69° F

- Average annual precipitation is 37.62 inches, with 70 percent of the total occurring from April to September

- On average there are 59 days per year with at least .1 inches of rain

- Average annual snowfall (including pellets and sleet) is 19.9 inches

- Prevailing wind from the south, with an average annual wind speed of 10.6 mph

- Future Climate – According to a 2009 report "Global Climate Change Impacts in the United States" a report prepared by the

United States Global Climate Change Research Program (USGCRP) coordinating the work of 13 federal agencies, the climate of the Kansas City area is expected to change in the future. Projections for the Kansas City area for the end of century (2080 to 2099) include the following;

- 6 to 10° F increase in average summertime temperatures
- 5 to 10% increase in winter precipitation averages
- 15 to 20% decrease in summertime precipitation averages
- Increase in high intensity storm events (no ranges provided in report)

Hydrology

The hydrologic cycle is the transport of water from the atmosphere to the land via precipitation which drains to ever larger bodies of water by surface and sub-surface drainage and returns to the atmosphere via evaporation. In developing areas, like Overland Park, an important part of this cycle is storm water drainage.

Undeveloped areas:

- The natural drainage system consists of intermittent and perennial streams that eventually receive the stormwater runoff.
- Undeveloped areas have, by their nature, more permeable surface, allowing for higher rates of storm water infiltration and filtering.

Developed areas:

- Increased amount of impermeable surfaces
  - These are surfaces that do not allow infiltration of water.
  - Impermeable surfaces increase the amount of runoff.

    - Increased runoff can overwhelm the natural drainage system and cause flooding and/or erosion.

    - Impermeable surfaces contribute to the degradation of surface water quality.

- Storm sewers, natural stream buffers and protected floodplains are necessary to augment the natural drainage and reduce the risk of flooding.

Stormwater Systems:

- Natural Drainage channels

    - Approximately 224 miles of natural streams are located within the city with a drainage area exceeding 40 acres.

- Storm sewers

    - Need to be maintained and upgraded to handle the increased runoff as development continues

    - As of 2008, approximately 432.9 miles of improved publicly maintained storm sewers and 169.8 miles of privately maintained storm sewers are located within the City.

    - As of 2008, there are 18,518 publicly maintained storm sewer structures such as manholes and curb and area inlets.

Stormwater runoff issues:

- Runoff directly affects water quality.

Storm sewers empty directly into the natural surface water drainage with no treatment unless the development is required to comply with the city's Stormwater Treatment Ordinance.

- Runoff from streets and parking lots can transport contaminants, which could degrade the water quality if left untreated.

- Overland Park is currently required to address water quality from stormwater as part our NPDES (National Pollutant Discharge Elimination System) municipal stormwater permit with KDHE (Kansas Division of Health and Environment).
    - This permit requires that we implement programs to improve water quality in each of six areas. The city has developed a Stormwater Management Plan to address these minimum measures.
        - Public education – The city has implemented a public education program that includes message development and media distribution in the community;
        - Public involvement – The city has solicited public comment and recommendations regarding best management practices and measureable goals with regard to water quality;
        - Detection and elimination of illicit discharges to our system – The city has developed, implemented, and currently enforces a program that detects and eliminates illicit discharges within the community;
        - Erosion, sediment, and pollution controls from construction sites – The city has developed, implemented, and currently enforces a program that reduces pollutants in stormwater runoff from construction activities;
        - Controls and treatment for runoff from new development sites after construction – The city has developed, implemented, and currently enforces a program that reduces pollutants from stormwater runoff by requiring permanent best management practices to be constructed for new development and redevelopment; and
        - Good housekeeping in our own municipal operations – The city has developed and implemented an operation and maintenance program that prevents and reduces stormwater pollution from municipal operations.

- Surface water in Overland Park is not utilized locally as a water supply. Our surface waters drain to the Missouri River, which acts as a water supply for downstream communities.

- **Flooding**

  - Storm sewers and proper site grading prevent flooding in the immediate area of their use.

  - Storm sewers can contribute to downstream flooding because the runoff from a storm sewer system reaches the natural drainage channels much quicker.

  - The entire drainage basin should be studied to understand the impact of a storm sewer system.

    - Watershed studies have been completed on all major basins within the city.

- **Detention Basins**

  - Detention basins are man-made structures that serve as a means of temporarily storing stormwater runoff.

  - Under specific conditions, detention basins can provide runoff control and reduce the flooding potential.

  - The city instituted a policy on detention basins in the mid-1980s and required them in areas where downstream flooding problems have been indentified.

  - Future development within Overland Park must consider detention basins in areas where downstream flooding problems have been indentified.

Drainage Basins

A drainage basin for a stream includes the area of land that drains into the stream. The boundaries of a drainage basin are drainage divides. They divide the land into drainage basins, with all land inside a divide draining into that basin. Small drainage basins (sub basins) are part of large drainage

basins (major basins). The management of surface water resources is most effective when entire drainage basins are considered.

- Drainage basins are natural features, and do not stop at political or legal boundaries.

- All of the sub basins located within Overland Park extend beyond the city limits, with many of them extending upstream of Overland Park.

- Changes that occur in a drainage basin will affect the entire basin, especially the downstream areas.

- An important characteristic of a drainage basin is the type and acreage of land uses within the basin.

    - Changes in land use affect the amount of stormwater runoff in the basin, which affects the stream flow and flood hazard area in the basin.

    - As development increases, the amount of impermeable surface increases.

    - As the amount of impermeable surface increases, the volume and rate at which runoff reaches the drainage channel increases.

- The acreage of undeveloped land in a drainage basin is an indicator of the potential amount of impermeable surfaces that could result from land use changes and urbanization in the basin.

    - Heavily developed basins have little potential for additional impermeable surfaces and the resulting increase in the amount of stormwater runoff.

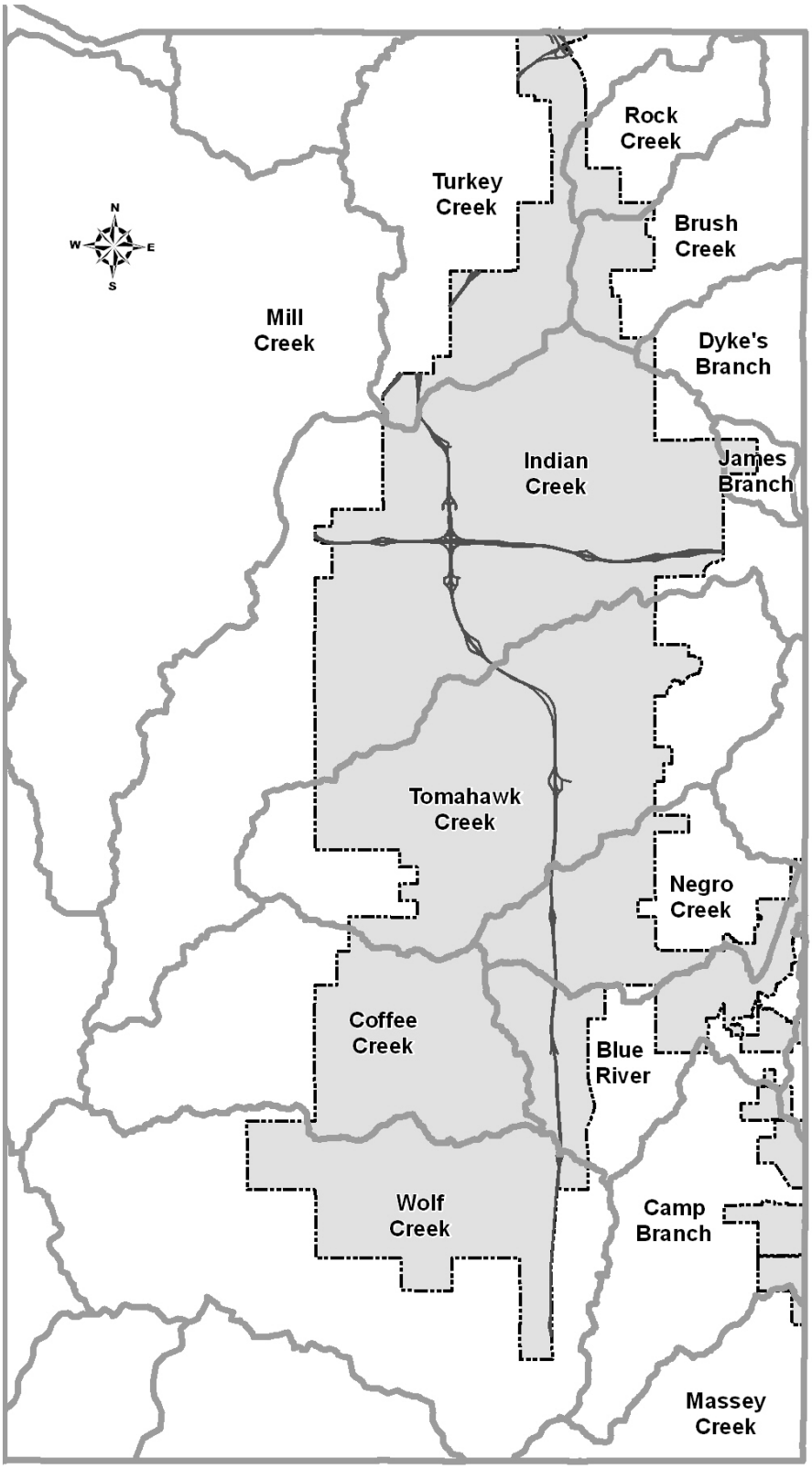
    - Undeveloped basins have the potential for a large increase in the additional amount of area covered by impermeable surfaces.

        - Increase in impermeable surfaces will increase the amount of stormwater runoff in the basin and could greatly increase the flood hazard in downstream areas.

Overland Park is located within the upstream areas of three major drainage basins:

- **Kansas River Basin**
  - The only sub basin in Overland Park that is in this basin is the Turkey Creek Basin.
  - The Kansas River Basin drains to the north of Overland Park.
- **Blue River Basin**
  - Nearly all other sub basins in Overland Park are in the Blue River Basin.
  - The Blue River Basin drains to the east of Overland Park.
  - The headwaters of the 272 square mile Blue River Basin lie to the southwest of Overland Park.
  - Overland Park encompasses approximately 25.7% of the entire Blue River Basin.
- **Marais des Cygnes Basin**
  - Overland Park encompasses only 54 acres (.08 sq. miles) of the Marais des Cygnes River basin, which covers 7,008 square miles within east-central and southeast Kansas, and west-central Missouri.
  - The Marais des Cygnes Basin drains to the south of Overland Park.
  - The only sub basin in Overland Park that is in this basin is Massey Creek.

There are parts of fourteen separate sub basins located in Overland Park that are part of the Kansas, Blue, and Marais des Cygnes Basin River Basins. Table ER-1 summarizes comparative sizes, floodplain information, and the level of development within each sub basin. The information on the level of development is based on currently available data from 2007.



Major Tributary Sub Basins

Table ER-1
Drainage Basins in Overland Park

		2009			2007							
River Basin	**Sub Basin**	**Total Acres**	**% of City**	**Floodplain Acres**	**Total Acres**	**% of City**	**Floodplain Acres**	**Vacant Acres**	**Dev. Acres**	**% Dev. 2001**	**% Dev. 2003**	**% Dev. 2007**
Kansas River	Turkey Creek	3,350.9	7.0%	99.0	3,350.9	8.1%	99.0	75.8	3,275.1	96.5	97.4	97.7
	Mill Creek	5.3	0.0%	0.0	5.3	0.0%	0.0	0.0	5.3			100.0
Blue River	Blue River	3,535.1	7.3%	788.2	3,410.4	8.2%	783.7	1,969.0	1,441.4	33.6	40.3	42.3
	Brush Creek	1,026.5	2.1%	0.2	1,026.5	2.5%	0.2	7.4	1,019.1	99.6	99.5	99.3
	Camp Branch	1,120.6	2.3%	25.2	16.6	0.0%	2.5	16.6	0.0			0.0
	Coffee Creek	4,922.3	10.2%	320.4	3,110.3	7.5%	182.7	1,628.2	1,482.1	24.0	28.1	47.7
	Dyke's Branch	67.3	0.1%	0.0	67.3	0.2%	0.0	0.0	67.3			100.0
	Indian Creek	14,395.7	29.9%	1,066.4	14,395.7	34.6%	1,066.4	524.2	13,871.5	94.2	95.2	96.4
	James Branch	168.7	0.3%	0.0	168.7	0.4%	0.0	0.0	168.7			100.0
	Negro Creek	3,221.2	6.7%	158.2	3,221.2	7.7%	158.2	402.0	2,819.2	72.6	78.9	87.5
	Rock Creek	489.4	1.0%	0.0	489.4	1.2%	0.0	0.6	488.8			99.9
	Tomahawk Creek	10,197.6	21.2%	543.6	10,197.6	24.5%	543.6	1,216.7	8,980.9	75.1	80.2	88.1
	Wolf Creek	5,648.0	11.7%	420.6	2,112.3	5.1%	182.3	1,262.1	850.2	73.2	73.2	40.2
Marais des Cygnes	Massey Creek	54.0	0.1%	0.0								
	City Total	**48,202.6**	**100.0%**	**3,421.8**	**41,572.2**	**100.0%**	**3,018.6**	**7,102.6**	**34,469.6**			

NOTES: (1) The percentage of developed land in 2009 (% Dev. 2009), is unavailable at this time.
(2) In 2007, the city limits of Overland Park were not in the Marais des Cygnes River Basin.

Development influences:

- Increased development in the upstream areas of a drainage basin will affect the amount of storm flow in the downstream areas of the basin.

- Land use changes in Lenexa and Olathe will affect Overland Park, due to their locations upstream of Overland Park in more than one drainage basin.

- Land use changes in Overland Park will affect areas downstream in the Blue River Basin.

Development patterns:

- Most of the development in the city is occurring in the Tomahawk Creek, Negro Creek, Coffee Creek, and Blue River drainage sub basins.

- As of 2009, the Coffee Creek, Wolf Creek, and Blue River drainage sub basins still have a great deal of development potential.

- Even though the Indian Creek, Tomahawk Creek and Negro Creek drainage sub basins are over 87% developed, there is still a large amount of land (over 2,100 acres) to be developed due to the sizes of those basins.

Stream Corridor Preservation

- In October, 2003, the City of Overland Park adopted an ordinance to dedicate and protect specific areas adjacent to streams that are designated as stream corridors.

- By reducing and controlling runoff, stream corridors serve as an important component in the overall stormwater management program.

- Use and development of the land within a designated stream corridor is limited and defined within the ordinance.

- Limits of the stream corridor are established based upon the drainage basin size and range from 15 feet to 120 feet beyond the ordinary high water mark on each side of the stream.

- As of 2009, a total of 1,241.2 acres of vacant land have been identified as potential dedicated stream corridors that will be protected under the City ordinance as development occurs. The amount of potential dedicated stream corridors located within the eight basins is as follows:

  Acreage of Potential Stream Buffer (in each Basin)

Turkey Creek	11.9
Brush Creek	0.0
Indian Creek	79.4
Tomahawk Creek	131.9
Negro Creek	42.0
Coffee Creek	428.2
Blue River	230.9
Wolf Creek	232.9
Camp Branch	76.8
Total	1,241.2

- To date (July, 2009), 45 separate projects encompassing 203 acres and 11.0 miles of streams have dedicated stream corridors as part of their development approval. Additional areas will be covered by future agreements as development continues.

- Prior to adoption of the Stream Corridor ordinance, a large number of stream corridors had been preserved. These corridors were either:

  - Part of a river system large enough not to require enclosure in storm drainage systems;

  - Granted a variance from storm drainage rules; or

  - Accepted into public ownership as parkland.

In addition, there are areas in the older portions of the city and in annexed regions that were developed at a time when requirements to build storm

sewers were not in place, and therefore have a residual system of natural streams or ditches. In many of these cases, the buffer zones provided to such natural streams are smaller than what is provided under the ordinance, and concerns for stream bank erosion and stability exist in portions of these areas.

Stormwater Treatment

- In November of 2007, the city of Overland Park adopted a stormwater treatment ordinance to protect our local stream, lakes, ponds, and groundwater from the adverse impacts of urban development.

- The ordinance was adopted in order to comply with the city's National Pollution Discharge Elimination System (NPDES) Permit and EPA requirements.

- In urban areas, runoff from rain or snow has the potential to pick up soil, pet waste, salt, pesticides, fertilizers, oil, grease, litter, and other pollutants that can wash off into our streams, rivers, and ponds.

- The program aims to implement more natural stormwater systems such as rain gardens, bioretention cells, native vegetation swales, etc. that treat pollutants before entering the city's waterways and provide community and water quality benefits.

- All new development plans that disturb more than 1 acre of land are required to provide stormwater treatment facilities for their site.

- Any expansion or redevelopment plans that are submitted for a site that has previously been developed are required to provide stormwater treatment facilities for the new impervious surface only.

- To date, 11 projects have been submitted and approved that include stormwater treatment facilities.

100-Year Floodplain

The damage caused by flooding can be devastating and cost large sums of money and possibly the loss of life. Major flooding has occurred in Johnson County and surrounding areas and large sums of money have been spent to control the flood hazard in some areas. Flooding and flood damage in Johnson County has occurred mainly in urbanized areas where development has greatly increased the amount of stormwater runoff and where development has occurred in the floodplain.

- **Flooding in basins:**
  - Turkey Creek, Brush Creek and Indian Creek have all experienced significant flooding.
    - Located in northern Overland Park
    - Heavily developed
  - The remaining basins in Overland Park have not experienced the same amount and scope of flooding.
    - Located in southern Overland Park
    - Not as heavily developed
    - Where development has occurred or will occur, potential for future flooding is reduced because more stringent development standards are in place, and because watershed-wide flood studies are available to better guide development decisions.
- **Flood standards:**
  - The Federal Emergency Management Agency (FEMA) has adopted the 100-year flood as the "base flood" for floodplain management purposes.
    - The 100-year flood is the flood that has a 1% chance of happening in any given year.

- The 100-year floodplain indicates areas that would be inundated by the base flood.

- The base flood regulated by FEMA is based on existing levels of development in a given watershed. The base flood can be expected to change as a given watershed continues to develop.

- The city of Overland Park also considers future increases in flood elevations based on future development patterns when approving development plans.

- A flood insurance study of Johnson County was originally conducted by FEMA during the 1970's. The City originally adopted flood insurance rate maps (FIRM) and a floodplain ordinance in 1977.

  - The flood insurance study and associated mapping was revised several times in the 1980s through early 2000's incorporating improved data as it became available.

  - A portion of that study was revised in 2002 to incorporate the results of the Tomahawk Creek flood study.

  - The flood insurance study and flood insurance rate maps (FIRM) for the entire county was revised effective August 3, 2009 to incorporate the watershed studies completed for all other basins in Overland Park.

  - **General information:**

    - The 2009 flood insurance rate maps identified 3,421.8 acres of 100-year floodplain in Overland Park, 7.1% of Overland Park.

    - Over 70% of the 100-year floodplain was located within three drainage basins.

      - Indian Creek sub basin, 31.2%

      - Blue River sub basin, 23.0%

      - Tomahawk Creek sub basin, 15.9%

- **Technical information:**
    - Technical analysis was done separately for each drainage basin. The 2009 FIRM maps are based on comprehensive watershed studies completed between 1997 and 2006.
    - Peak discharge was determined for selected points along the streams for a combination of design storms under existing and future development scenarios. The 10, 50, 100, and 500 year storms were modeled.
    - Stream channel cross-sections at those points were used to determine the capacity of the stream channel and surrounding floodplain.
    - Peak discharge and capacity of the stream were compared at each point to determine the water surface elevation and extent of the floodplain at peak flow for each design condition.
        - FIRM maps are based on "existing" level of development and the 100-year storm. As Overland Park continues to develop, the limits of the regulatory floodplain will continue to change. Overland Park requires development to consider both existing and future anticipated flood levels for flood protection requirements.

Drainage studies:

- **Tomahawk Creek Study**
    - In 1994, a study of the Tomahawk Creek Drainage Basin was proposed as a way to determine the ultimate 100-year floodplain for Tomahawk Creek, as well as update the existing 100-year floodplain.
    - The study was completed in 1997 and later incorporated as the Flood Insurance Rate Map in 2002.
- **Blue River Study (Includes Blue River, Negro Creek, Coffee Creek Wolf Creek, and Camp Branch sub basins)**

- The Blue River Study was initially completed in 2001.
- An addendum to the study was completed in December 2005 to correct some inconsistencies in the original study and perform additional study of the main stem of the Blue River in the vicinity of 151st and Kenneth Road.
- The Blue River study was incorporated into the Flood Insurance Rate Map update scheduled for adoption on August 3, 2009.

- **Indian Creek Study**
  - The Indian Creek study began in 2001 and was completed in 2006.
  - The study was funded 100% by Johnson County, but the city of Overland Park acted as the project manager and directed the engineering consultant in their work. In this way, the city was able to bring its greater familiarity with flooding issues in this basin to the work.
  - The Indian Creek study was incorporated into the Flood Insurance Rate Map update adopted on August 3, 2009.

- **Northeast Johnson County Floodplain Study (Includes Brush Creek, Rock Creek, Turkey Creek, and Dykes Branch sub basins)**
  - The Northeast Johnson County Floodplain Study began in 2001 and was completed in 2006.
  - The study includes results for four basins within the city, the Turkey Creek, Rock Creek, Brush Creek and Dykes Branch sub basins.
  - Fifteen cities are included in the Northeast Johnson County Floodplain Study. The cities with significant land area included in this study include Overland Park, Merriam, Mission, Mission Hills, Roeland Park, Fairway, and Prairie Village.
  - Five of the watersheds in Northeast Johnson County were analyzed in this study, including Turkey Creek, Rock Creek, Brush

Creek Dyke's Branch and Lake Quivira. The analyses of these watersheds include over 38 miles of land, approximately 50 miles of stream, and nearly 250 culverts and bridges.

- **Public Input**
  - Public meetings were held at the beginning of all watershed studies to inform property owners about the project and obtain information on existing flooding history.
  - Two rounds of public notifications of the flood study results were made to impacted property owners between 2006 and 2009. In addition, a special public meeting for the Indian Creek basin was held in October 2006.

Air Quality

The National Ambient Air Quality Standards (NAAQS), established by the U.S. Environmental Protection Agency (EPA), define the maximum allowable concentrations of pollutants that may be reached, but not exceeded, in a given time period to protect human health and welfare.

- Air quality is more complicated than most environmental issues and the results of failing to meet air quality standards can be far reaching.
- A failure to meet air quality standards is undesirable for a variety of reasons including:
  - Increased health risks for area residents
    - Ozone pollution is linked to respiratory and cardiac problems, especially in young children and the elderly.
  - Additional regulation of local industry
    - If the ozone concentration is high enough, the permitting process for new and existing industry could be affected.
    - Could limit the region's ability to attract new industry and jobs

- Possible reduced transportation funding
- Other federal sanctions

- Following changes to allowable ground-level ozone standards that occurred in 2004, the Mid-America Regional Council prepared a Clean Air Action Plan (CAAP) that contains voluntary strategies for reducing air pollution.
  - The CAAP has four primary components:
    - Reduction of emissions from existing power plants in the region
    - Diesel exhaust emissions improvements
    - Public education
    - Sustainability

- Mid-America Regional Council coordinates an extensive public education program that focuses on steps individuals and businesses can take to reduce air pollution.

- Despite voluntary efforts, all of Greater Kansas City will very likely be classified as "non-attainment" for air quality standards beginning in March 2010, which means that the area does not meet the required air quality health standards established by EPA for one or more of the six criteria air pollutants:
  - lead
  - particulate matter
  - nitrogen oxides
  - carbon monoxide
  - sulfur dioxides
  - ground-level ozone

- The Kansas City region, which consists of Johnson and Wyandotte Counties in Kansas, and Clay, Jackson, and Platte Counties in Missouri, violates the ground level ozone standard.

- The State of Missouri has recommended that Clinton and Cass Counties be added to the region as well.

- The national ozone standard was made more restrictive in 2008, when the standard was lowered from 80 parts per billion (ppb) to 75 ppb.

  - This is a three-year average, based on observed monitoring data from around the region.

- There is one monitor in Johnson County, located in Heritage Park.

  - The three year average (2006-2008) for ozone in Johnson County is 69 ppb.

- Higher levels that have caused the metropolitan area to violate air quality standards are found at monitors north northeast of the city, primarily due to prevailing south and southwest winds during the summer months.

  - Monitors in these areas have exceeded both the previous and new standard.

  - Based on the three year average from 2006-2008, monitors that have violated the standards include:

    - Liberty - 80 ppb

    - Rocky Creek – 81 ppb

    - Clinton County – 79 ppb

    - Watkins Mill - 77 ppb

- Motor vehicle emissions are the greatest contributor to ground-level ozone pollution in Kansas City.

- Once the Kansas City area is designated a "non-attainment" area, the State of Kansas will be required to develop a State

Implementation Plan (SIP) and meet the new standard within 3 years of EPA approving the plan.

- The SIP for Kansas has not been developed, but will include new idle reduction regulations for heavy-duty diesel vehicles (to be implemented Fall 2009), and may include new regulations on power plants and new requirements for industries that emit nitrogen oxides.

Noise

- "Noise" is sound that disrupts normal activities, or otherwise diminishes the quality of the environment.
- Acceptable noise levels differ between different land uses.
- Overland Park regulates noise generated by various land uses through zoning.
- Major sources of noise are airports, highways, and industries.
    - **Johnson County Executive Airport** is located near the southwestern city limits.
        - The second busiest airport in the state of Kansas
        - May be expanded in the future with a longer runway
        - The land uses in areas adjacent to the airport in Overland Park are residential and undeveloped/agricultural.
    - **Interstate 435** runs through the center of Overland Park from east to west.
        - Current traffic volumes on Interstate 435 range from over 121,000 to 136,000 vehicles per day.
    - **US 69** traverses the City from north to south starting at 87th Street.

        - Current traffic volumes on US 69 range from 24,000 to 87,000 vehicles per day.

    - **Interstate 35** runs along the northwestern border of Overland Park.

        - Current traffic volumes range from 109,000 to 159,000 vehicles per day.

- The Kansas Department of Transportation has been installing noise barriers along those sections of I-435 and US 69 that adjoin residential developments where noise levels warrant barriers and when major improvement projects are constructed.

Potential Contamination

- Potential sources of contamination can include:

    - Leaking underground or above ground storage tanks

    - Illegal dumping

    - Underground pipelines

- Some contaminated sites in Johnson County are on national lists, but no currently listed sites are located within Overland Park.

- The Kansas Department of Health & Environment, Bureau of Environmental Remediation has identified "active" sites in Overland Park where remediation activities are currently ongoing.

    - The majority of these sites are current or former dry cleaners.

Summary

Environmental factors influence the potential land uses for an area. Overland Park has few environmental constraints to development, but as development increases, and areas without environmental constraints are no longer available for development, the potential for environmental hazards will also increase. Examples include increased flooding, nonfunctioning

septic tanks, and development on marginal land (severe slopes over 15 percent).

The potential for development of the southern areas of Overland Park is high, but the effect on the environment needs to be considered in future development plans. It is for this reason that the city initiated the study of the Tomahawk Creek Drainage Basin and has participated with the county, as needed in the study of the other drainage basins in the city.

In the future, development on marginal land can be avoided through flexibility in subdivision design offered by such districts as RP-OE, Planned Open Space Estate Residential District and RP-OS, Planned Open Space Single-Family Residential District. Flexibility in the design of a multifamily project also makes the preservation of environmentally sensitive lands possible. Typically, nonresidential developments require large level sites to accommodate parking and building footprints so the desire to develop on environmentally sensitive land is less likely. As with multifamily developments, nonresidential developments can to some extent transfer densities to the developable portions of a property, thus avoiding floodplains and other environmentally sensitive land. The stream corridor ordinance adopted in 2002 also provides substantial protection to riparian areas, which are important for ecological preservation but marginal for development.

Given this and the other policies discussed above, the city is in a good position to continue development while remaining sensitive to the environment and potential hazards.

Housing (2020)

Purpose

For most people, housing is an investment. Likewise, housing is one of Overland Park's most significant resources as residential development occupies more land than any other use in the City. In Overland Park, as in other communities, in addition to providing living quarters to city residents, housing draws in property taxes to the community, which is a source of revenue. Housing is also a principal focus of community facilities and services, and a draw for other forms of development. Typically, in a suburban setting, housing is the first land use to develop as witnessed by the number of bedroom suburbs surrounding major cities such as Kansas City, St. Louis, and Denver. Aside from the most affluent bedroom suburbs, however, suburban cities come to depend on the addition of office, and commercial land uses to help finance the cost of services. A mix of land uses, therefore, becomes essential to maintain vitality and low taxes; but residential remains the dominant use.

The Housing Element describes the housing stock in Overland Park, looking at past and present development trends and their implications for the future. Included in this element is a look at the character, age, tenure, vacancy rates, and the cost of the city's housing, lot size, and structure size. This update also includes information about housing affordability and housing choice. These topics were of interest to the community during the ForwardOP visioning process.

Sources of the information included in this document are from a survey of Johnson County parcel records, conducted at the end of 2019 for the Existing Land Use survey, and in 2020. There are other figures, however, that reflect Overland Park building permit records for the entire year of 2019. Statistics in this document also includes the latest data from the Census - American Community Survey (ACS), 5-year estimates between 2014 and 2018.

Existing Housing Stock

Character

The character of the housing stock is served by several distinct neighborhood areas, each with somewhat different physical characteristics such as the age of housing, street configuration, structure size, and lot size.

The city initiated the Neighborhood Conservation Program (NCP) to help sustain aging neighborhoods in the northern part of the City. The housing in this part of the city was part of the postwar (after 1945) residential housing boom. The area is characterized by smaller homes on relatively large lots along streets laid out in a grid pattern. The southern part of the city has a different character, as most residential developments have occurred over the past 20-30 years. Large homes on less than one-third of an acre along curvilinear streets characterize the southern area.

Residential Unit Type

Table HO-1 on the following page displays a breakout of the various types of housing stock in Overland Park. Single-family homes and garden apartment complexes dominate Overland Park's housing stock, which in total comprises 80 percent of all units combined in the City. Duplexes, triplexes, fourplexes, and townhomes account for 7.5 percent of all units in the City.

Currently, elderly development, consisting of independent and assisted living facilities, makes up 4.5 percent of the residential housing stock. The most significant change from the last update of the Housing Element (2014) is in mid-rise apartment units, increasing from 1 percent of the city's total housing units in 2014 to 4.7 percent in 2020.

Table HO-1: Existing Residential Units by Type (2020)

Type	Number of Units	Percent of Total
Single-Family	48,014	54.5%
Duplex/Twin Villas	4,768	5.4%
Triplex	628	0.7%
Fourplex	1,263	1.4%
Townhouse	2,213	2.4%
Garden Apartment (1-3 stories)	21,757	24.7%
Mid-Rise Apartment (4-7 stories)	4,172	4.7%
High-Rise Apartment (8+ stories)	378	0.4%
Elderly Development	3,954	4.5%
Condominium	925	1.1%
Group Home	99	0.1%

Source: City of Overland Park; Johnson County Parcel Records (2020)

Rental Licensing and Inspection Program

In 2017, a new rental licensing and inspection program kicked off in Overland Park. The program was the culmination of a process that began in mid-2013 when the City Council made it a priority to support, strengthen, and stabilize neighborhoods in Overland Park, in particular, areas that faced changing demands. The process included staff analysis, City Council subcommittee analysis, industry analysis, and public review and comment.

The City Council directed the establishment of a Task Force to analyze the recommendations of the program presented at the March 16, 2015 Committee of the Whole meeting. The process involved a broad-based group of apartment owners, landlords, and neighborhood leaders in discussing the topic and advising the City Council. The results of the analysis and process identified the need for a program that focused on rental residential properties because these types of properties have a disproportionately higher incidence of property maintenance code cases, and code cases are often more difficult to correct due to absentee ownership. Rental residential properties also have a disproportionately higher rate of crime.

The city-wide program performs licensing and inspection of the external portions of rental properties on a biennial basis. The city inspects and permits each rental property during the two years. The proactive program begins to address current areas showing property maintenance needs and also helps address the cycle of decline in future areas that may not exhibit those conditions today. Because inspectors are in the neighborhoods, this program also helps improve all housing in a neighborhood and establishes regular expectations. Table HO-2 below outlines the current and active number of rental licenses in the city.

Table HO-2: Number of Active Rental Licenses To-Date (2020)

Type	Number of Licenses	Percent of Total
Single-Family	2,334	40%
Apartment Buildings	2,074	35%
Duplex	1,051	18%
Triplex	53	1%
Fourplex	107	2%
Townhouse	173	3%
Condominium	82	1%

Source: City of Overland Park Rental Licensing (2020)

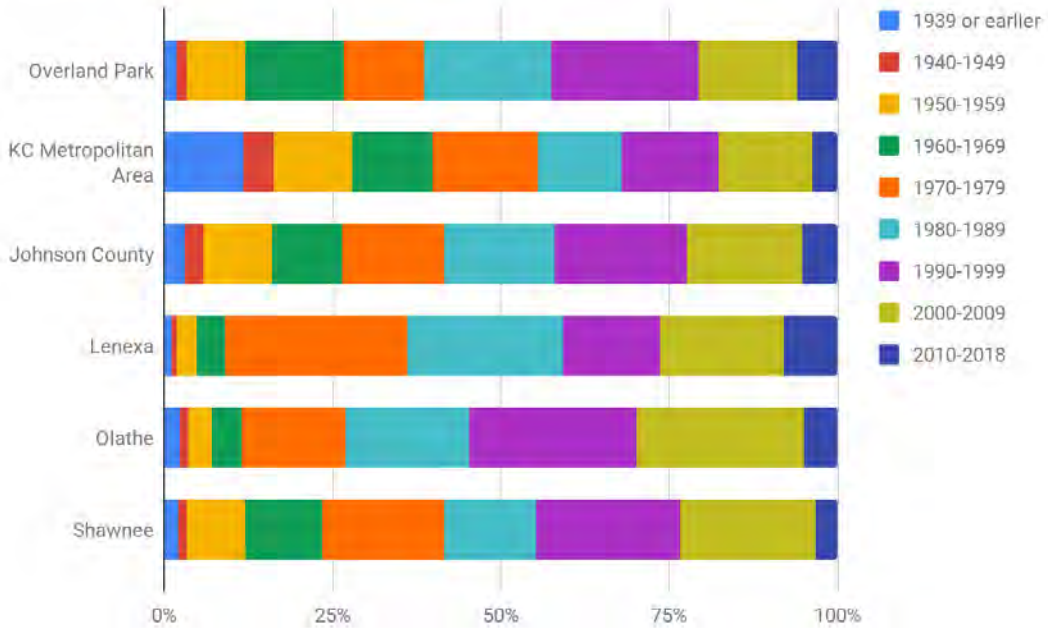
Age of Housing

The age of the housing stock can highlight areas that might need infrastructure improvements as the age of housing usually corresponds with the age of the infrastructure in the neighborhood.

Chart HO-1 on the following page displays housing age statistics for Overland Park as well as for other area cities and Johnson County. When comparing Overland Park with other communities in Johnson County and with the Kansas City MO/KS metro area, less than 4 percent of the housing in Overland Park was built before 1950, compared to approximately 16 percent for the metropolitan area. More than 20 percent of Overland Park's housing was built since 2000.

Comparing Overland Park with Olathe, Shawnee, and Lenexa, there is a clear progression outward from the older developed areas. Overland Park and Shawnee show similar growth patterns over the decades, with even growth. Lenexa experienced more significant growth in the 1970s, and Olathe experienced more considerable growth in the 1990s and 2000s.

Chart HO-1: Number of Housing Units Built by Decade - Overland Park and Comparison Areas (2018)



Source: American Community Survey 5-Year Estimates (2014-2018)

The most significant factors in the timing and sequence of suburban development include:

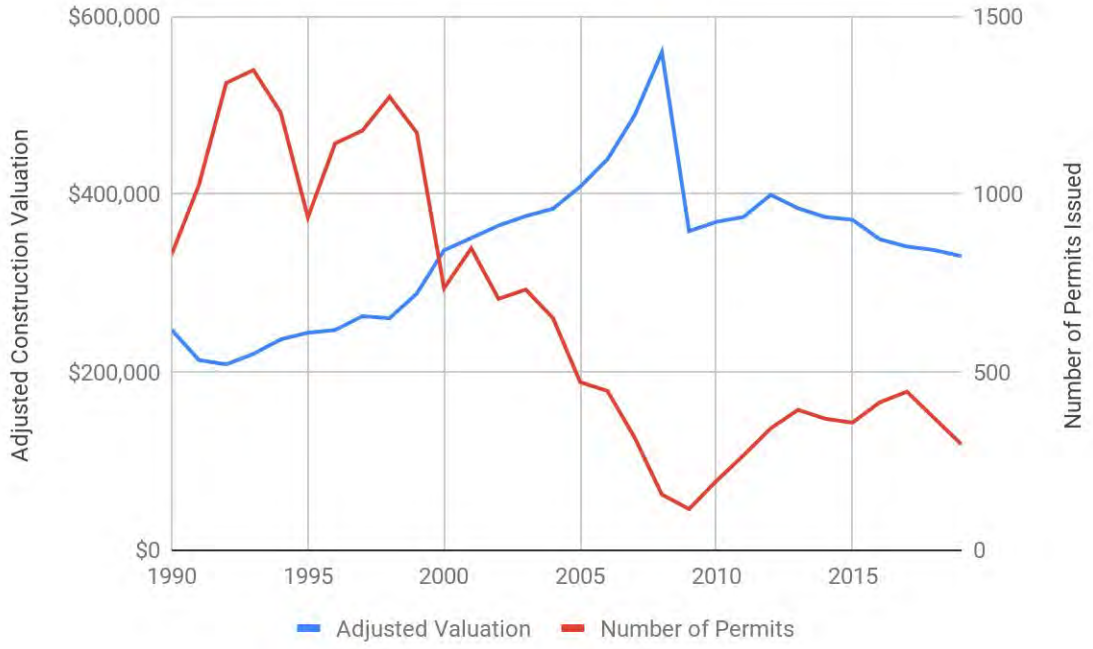
- Proximity of existing development and jobs;
- Capacity, maintenance, and expansion of existing public and semi-public facilities and services, especially sanitary sewer access;
- Attractiveness of the school district; and
- Size and cost of land tracts available for development.

Cost/Value of Housing Stock

Changes in tenure patterns impact the changes in the value of single-family homes over time. In 1990, the average cost to construct a new single-family home in Overland Park was $125,228. Accounting for inflation, that equals $246,931 in 2019 dollars. From 2005 to 2008, the average construction cost of a new single-family home in Overland Park increased substantially, reaching $477,872 in 2008 ($559,393 in 2019 dollars). By 2019, however, the average construction cost of a new single-family home decreased to $329,912.

To help understand these changes, the chart below shows the adjusted construction valuation compared with the number of building permits issued. It's important to note that in the years that experienced higher construction valuations, the number of building permits was very low, meaning a few large homes could impact the figures.

Chart HO-2: New Single-Family Homes - Adjusted Construction Valuation & Number of Permits (1990-2019)



Source: City of Overland Park Building Permit Records; Consumer Price Index - Bureau of Labor Statistics
Notes: Construction valuation does not include land and builder profit; CPI calculation for adjusted valuation calculated with June 2019 as the comparison baseline.

Home size may have an impact on the change in the valuation of new single-family homes. In 2008, for example, the average square footage of a new single-family home constructed in Overland Park, including garages and finished basements, reached 6,614 square feet. Since that time, the amount of square feet has leveled off, with an average of 5,873 square feet in 2019.

Chart HO-3: Average Square Feet of a New Single-Family Home (1990-2019)

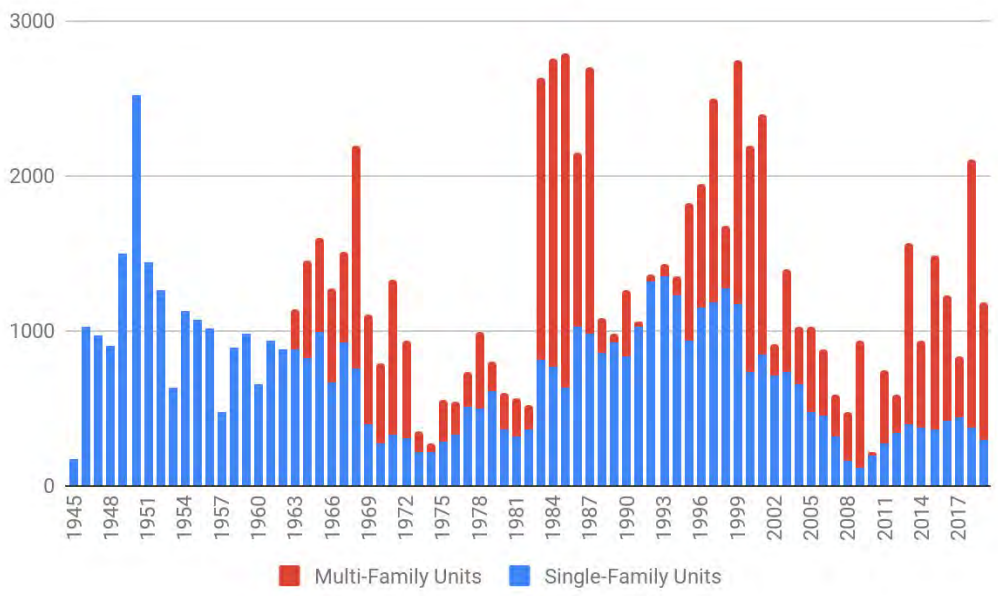
Source: American Community Survey 5-Year Estimates (2014-2018)

According to information from the Kansas City Association of Realtors, the average sales price for a single-family home in Overland Park was $382,762 in 2019.

Development Overview

Historically, the city experienced significant growth in residential development in the 1980s and 1990s, particularly with multi-family development. Single-family development is typically more stable than multi-family development, which experiences more peaks and valleys. The city saw several instances of changing development trends, where single-family development receded, and multi-family development took off, and vice versa. Financial influences could cause these changes, such as tightening of credit, whether for construction loans or mortgages. The city also experienced times of economic stress, the Great Recessions being the most recent, where development in both declined; however, development did recover.

Chart HO-4: Residential Units - Building Permits Issued (1945-2019)

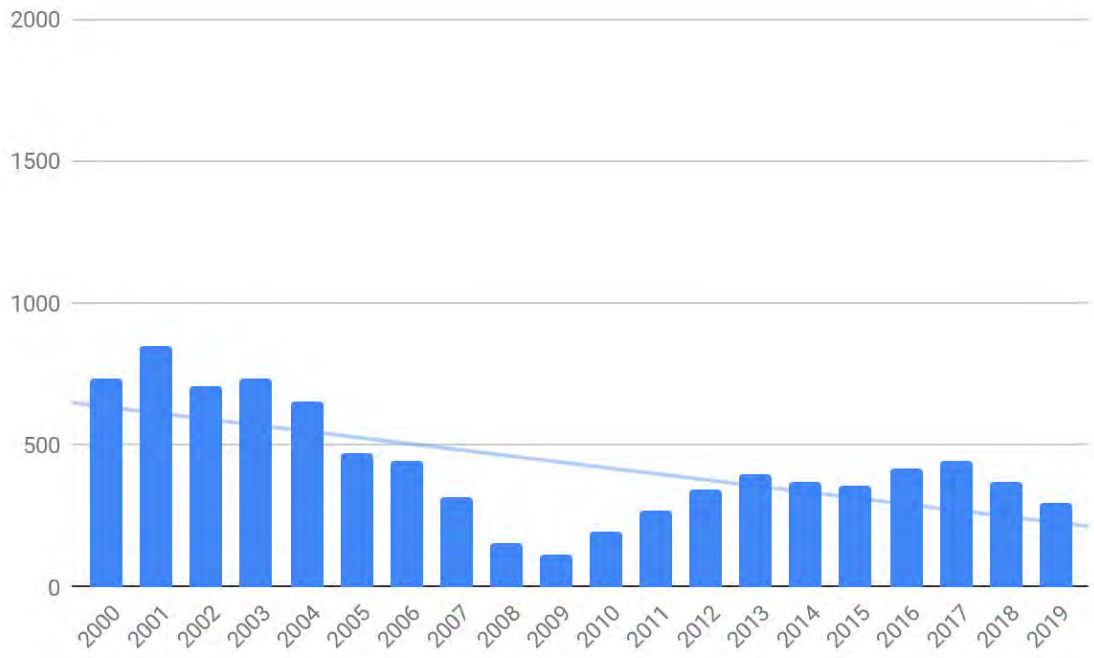


Source: City of Overland Park Building Permit Records; the accuracy of this information is questionable before the city's incorporation in May 1960.

<u>Single-Family Construction</u>

Single-family construction has a recent trend of adding approximately 350-450 units per year. Lows occurred in 2009 with the construction of only 114 units. Recently, single-family development is trending down, particularly compared to boom years of the 1990s. Single-family housing represented about 59 percent of all housing in the City in 2019.

Chart HO-5: Single-Family Residential Units - Building Permits Issued (2000-2019)

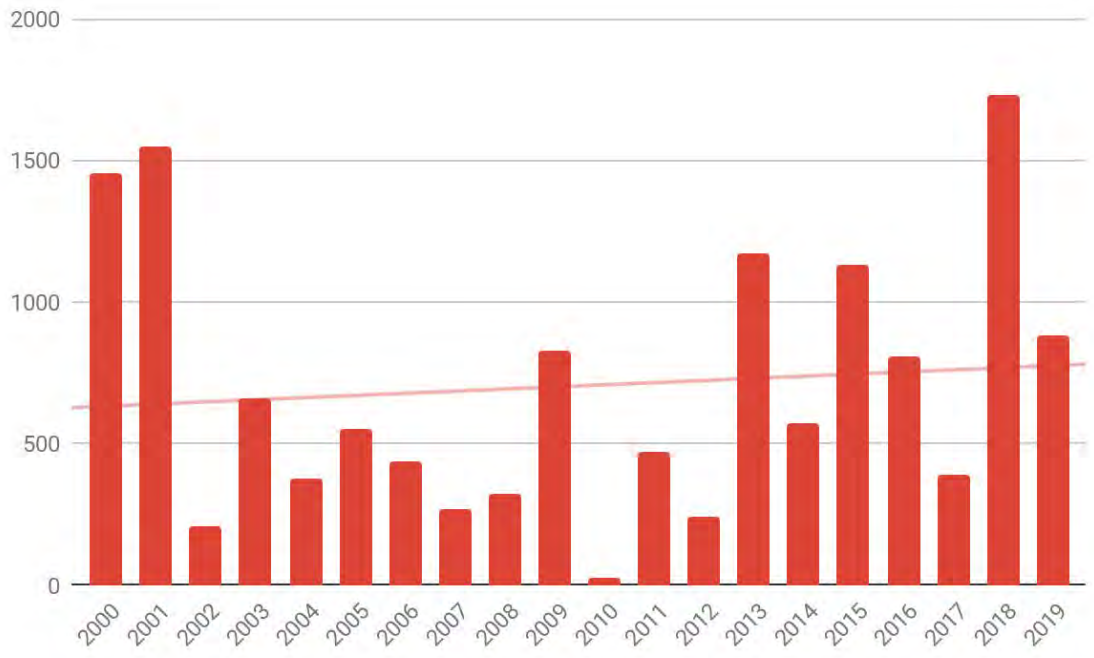


Source: City of Overland Park Building Permit Records (2000-2019)

Multi-Family Construction

The multi-family residential development pattern is more cyclical. In 2010, developers constructed only 27 multi-family units. In 2018, however, the city issued permits for 1,731 new units. Recent multi-family developments include large apartment complexes, mixed-use developments, particularly in downtown Overland Park, and elderly developments, which include independent living and assisted living developments.

Chart HO-6: Multi-Family Residential Units - Building Permits Issued (2000-2019)



Source: City of Overland Park Building Permit Records (2000-2019)

Potential Development

According to the 2019 Land Use Element and Existing Land Use Survey (see Table HO-3), the land area north of I-435 has less land available for residential development than the area south of I-435. The land considered vacant in northern Overland Park totals 112 acres, 32 of which the Future Development Map identifies as residential land use potential. Vacant/agricultural land in southern Overland Park totals 8,255 acres. A majority of that amount, 5,920 acres, is planned for residential land uses according to the Future Development Plan.

The amount of vacant land, particularly in southern Overland Park, continues to decrease as annexations decreased as a result of state legislation. If less land is available to develop, developers may look to other cities to build or may propose developments with higher densities.

Table HO-3: Vacant/Agricultural Land Use by Future Development Plan Category by Area of the City (2019)

Future Development Plan Designation	North of I-435 Acres	I-435 to 143rd Acres	143rd to City Limits Acres
Very-Low-Density	-	0	1,038
Low-Density	27	184	3,938
Planned Residential Neighborhood *	-	0	200
Medium-Density	-	26	351
Medium-High-Density **	5	6	48
High-Density	-	55	18
Rural Policy Area	-	0	35
Nursing & Group Homes	0	11	10

Source: City of Overland Park 2019 Existing Land Use Survey and 2019 Future Development Plan

* *Land use categories not reviewed in the Existing Land Use Survey, but are included in the Future Development Plan*

** *Includes medium-high density or higher in northern Overland Park*

Residential Absorption Rates

In analyzing the citywide absorption rates of residential development in Overland Park (see Table HO-4), it will take the city 32 years to develop land currently vacant but planned for single-family development. The last time the city analyzed absorption rates (2015), the city determined that it would take 26 years to develop all vacant single-family land. However, since that time, single-family development trends slowed.

For multi-family development, the absorption rate analysis shows it will take just 6.7 years to develop land currently vacant but planned for multi-family development. In 2015, the city determined that it would take 8.5 years to develop all vacant multi-family land. Although additional land is planned for multi-family development, the rate of units constructed per year also increased.

Table HO-4: Residential Land Use Absorption Rates (2020)

Land Use	Vacant Acreage (2019)	Absorption Rate	Number of Years of Current Supply
Single-Family Residential	4,298	350 units per year	32 years
Multi-Family Residential	447	800 units per year	7 years

Source: City of Overland Park 2019 Existing Land Use Survey and 2019 Future Development Plan;

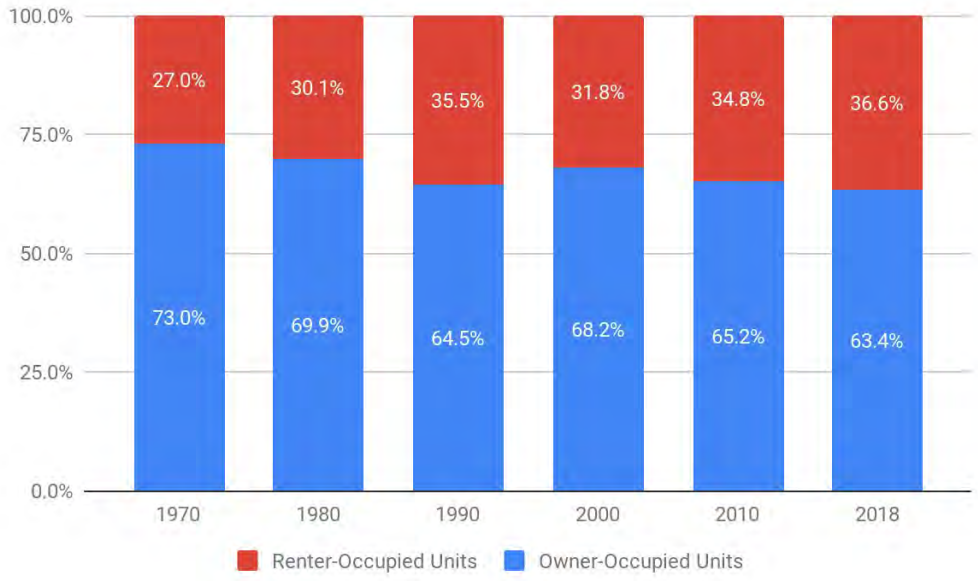
Vacant acreage for Single-family residential includes approximately 75% of undeveloped land planned for Planned Residential Neighborhood, or 120 acres. Multi-family residential includes 25% of undeveloped land planned for Planned Residential Neighborhood, or 40 acres.

Occupancy

Tenure

Tenure refers to how a household occupies the unit - owner-occupied or renter-occupied. In the past, tenure was closely associated with a specific type of dwelling unit. Today, there are a variety of building types considered by the city's zoning ordinance as multi-family units, even though they may be owner-occupied. However, one can make generalizations about tenure patterns in Overland Park. Most single-family homes in Overland Park are owner-occupied (90 percent of single-family homes according to Johnson County parcel records).

Chart HO-7: Housing Tenure in Overland Park (1970-2018)



Source: Historical information - U.S. Department of Commerce, Bureau of the Census; 2010 Census of Population and Housing; American Community Survey 5-Year Estimates (2014-2018)

The decline in owner-occupied housing and accompanying increase in renter-occupied housing from 1970 through 1990 was mainly due to the large amount of multi-family housing built during the 1980s. By 2000, the percentage of all occupied housing units that were owner-occupied had increased to 68.2 percent. According to the most recent American Community Survey data, the percentage of owner-occupied housing units was 63.4 percent.

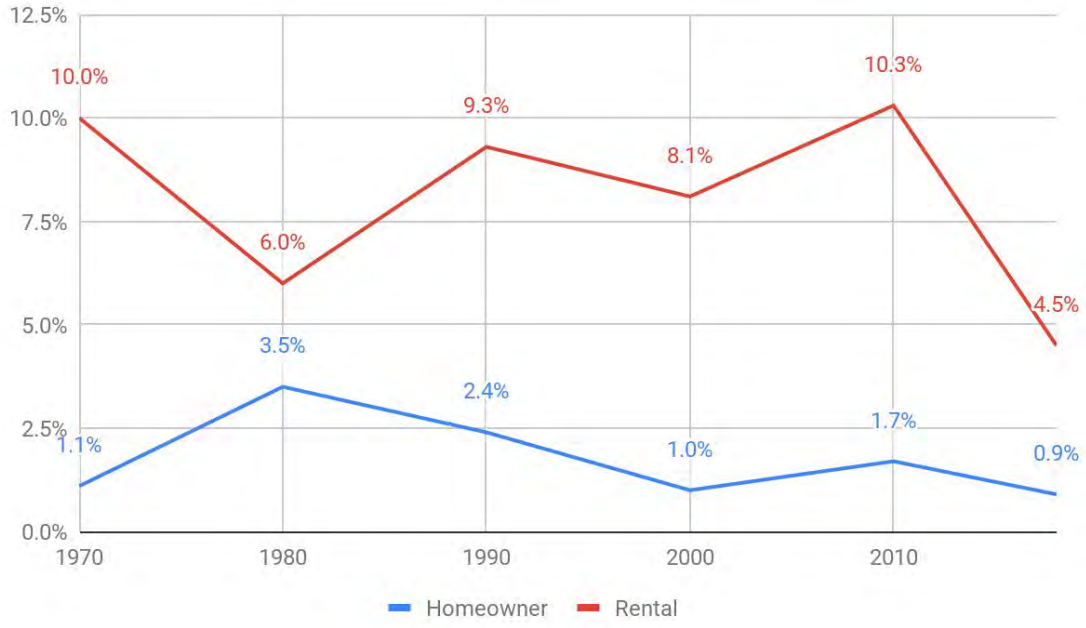
Changes in tenure patterns may be a partial reflection of the maturing of Overland Park from a bedroom community to a full-fledged city with a variety of housing opportunities and, more recently, a reflection of changes in the economy and the recent growth of mixed-use developments.

Vacancy Rates

Vacancy rates, derived by comparing the number of vacant units to occupied units, identify the proportion of units available to persons seeking housing. The lower the vacancy rate, the tighter the housing market, meaning fewer housing units are available. Higher vacancy rates may signal a troubled economy and an oversupply of housing units.

Since 2010, the city's homeowner vacancy rate has remained steady and low. The vacancy rate in 2018 was 0.9 percent for homeowner units. The national average is 1.7 percent. The vacancy rate for rental units decreased by more than half (10.3 percent to 4.5 percent) between 2010 and 2018. The national average for rental units is 6 percent.

Chart HO-8: Vacancy Rates in Overland Park (1970-2018)



Source: Historical information - U.S. Department of Commerce, Bureau of the Census; 2010 Census of Population and Housing; American Community Survey 5-Year Estimates (2014-2018)

Housing Affordability

With increases in home values, a likely question is whether Overland Park lacks affordable housing. The issue of affordability is assessed by segmenting the households and the housing stock into income categories for the households and price ranges for the housing units. The assessment is done separately for the rental market and the market for owner-occupied units. It allows identification of those parts of the housing market where there are sufficient affordable units and also where there are shortages.

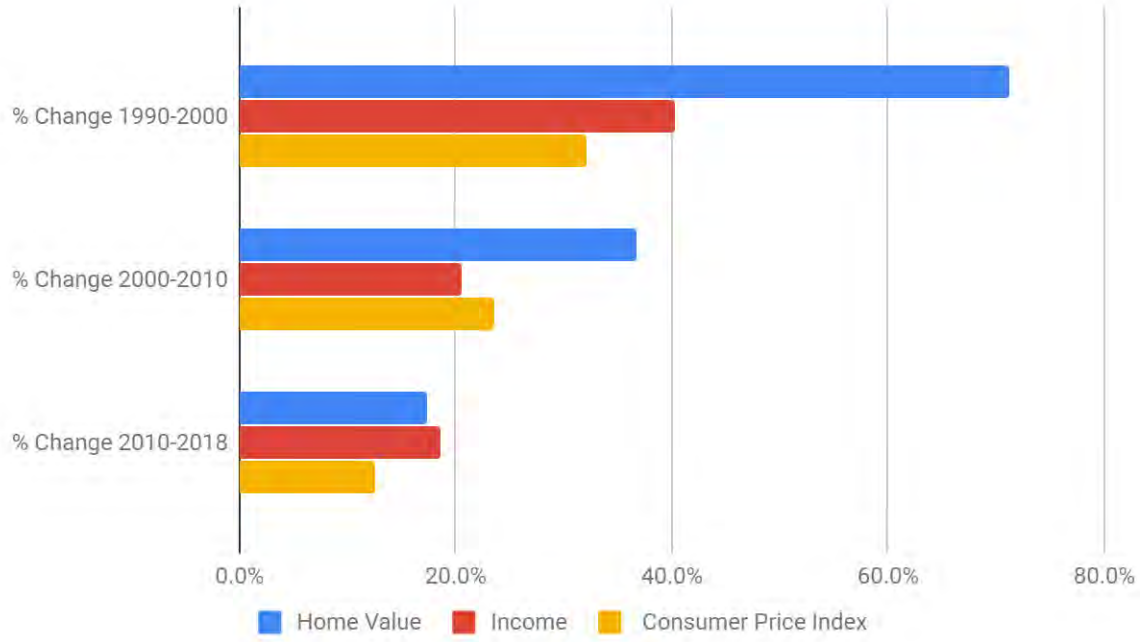
The information on the following pages assesses affordability by comparing income to the industry standard of housing affordability. A renter-occupied household should spend no more than 30 percent of their monthly income on housing expenses. Owner-occupied households should be able to afford a home that is 2.5 to 3 times their annual income.

Owner Affordability

An essential indicator of the availability of affordable housing is the comparison between growth in income and growth in housing costs. The growth rates for each should be similar for the home to be affordable. Chart HO-9 compares the growth rates between the median home value, owner-occupied household income, and the Consumer Price Index, which accounts for inflation.

Between 1990 and 2000, the growth rate of home values far exceeded the growth rate for income and inflation. The growth rate for home values decreased significantly in the next decade, while income and inflation decreased to a lesser extent. Between 2010 and 2018, the growth rate for income exceeded the growth rate for home values and inflation, but all three showed comparable growth.

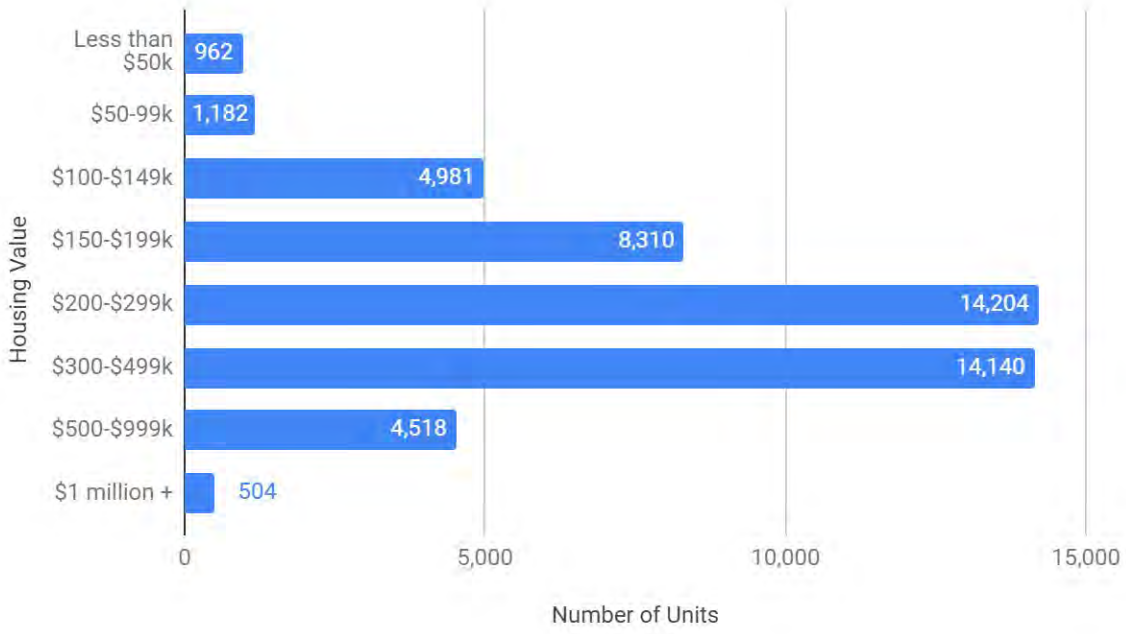
Chart HO-9: Growth in Median Home Value, Owner-Occupied Household Income in Overland Park (1990-2018)



Source: US Bureau of the Census, Census 1990, 2000; American Community Survey 5-year Estimates (2014-2018); Consumer Price Index - Bureau of Labor Statistics

Chart HO-10 illustrates the distribution of owner-occupied units in Overland Park by housing value in 2018. The chart shows that the bulk of owner-occupied units in Overland Park range from $200,000 to $500,000. This price range is not considered affordable to low-income households; these are households with income below 80 percent of the area median family income. Very-low-income households, those with income below 50 percent of area median family income, can only afford lower-priced units. Homes valued under $200,000 would be considered affordable for households in these income categories.

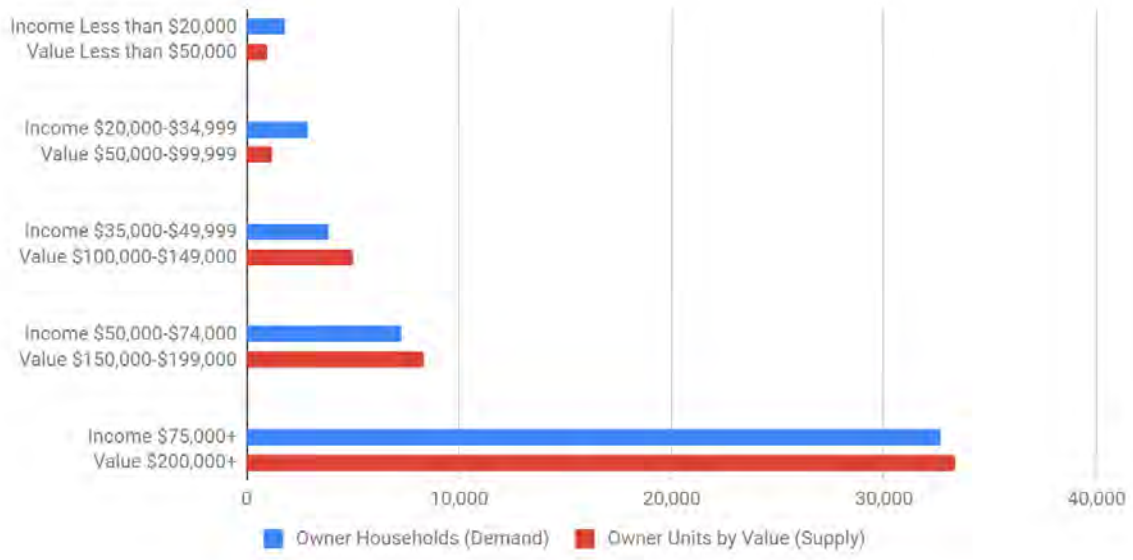
Chart HO-10: Number of Owner-Occupied Housing Units in Overland Park by Housing Value (2018)



Source: American Community Survey 5-year Estimates (2014-2018)

As stated before, the industry-standard states that households should spend no more than 2.5 to 3 times their annual income on owner-occupied housing. In comparing the amount of home considered affordable for low-income and very-low-income households with available units shown in Chart HO-11, there appears to be a demand for units under $100,000. There is a slight mismatch between the number of available units and those with incomes between $35,000 to $74,000. For households that make $75,000 or more, the supply closely matches the demand.

Chart HO-11: Supply and Demand of Owner-Occupied Housing Stock (2018)



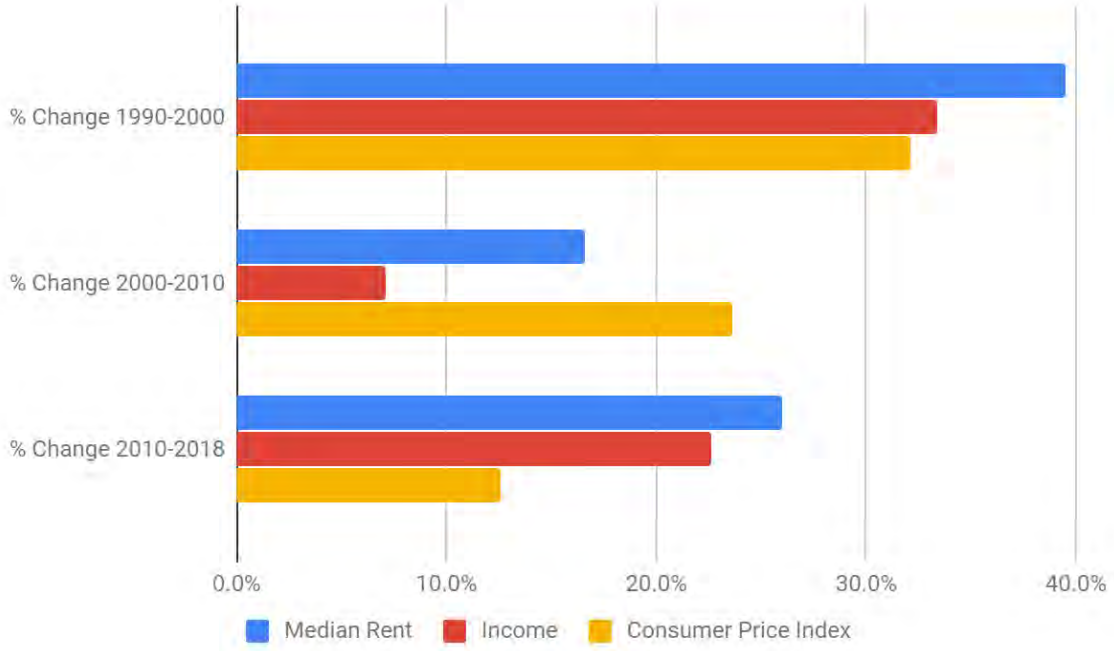
Source: American Community Survey 5-year Estimates (2014-2018)

Renter Affordability

The comparison of the growth in income and growth in rents is similar to the comparison with owner-occupied units. The growth rates for each should be similar for rents to be affordable. Chart HO-12 compares the growth rates between the median rent, renter-occupied household income, and the Consumer Price Index.

Between 1990 and 2000, the growth rate of median rents increased at a higher rate than income and the inflation rate. More significant changes occurred in the next decade when inflation rates were higher than both rents and income; however, the growth rate for income was significantly lower. From 2010 to 2018, the inflation growth rate lagged behind both income and median rent, but rent grew more. In general, incomes tend to increase slower than rent, which adds to the problems of housing affordability.

Chart HO-12: Growth in Median Gross Rent, Renter-Occupied Household Income in Overland Park (1990-2018)

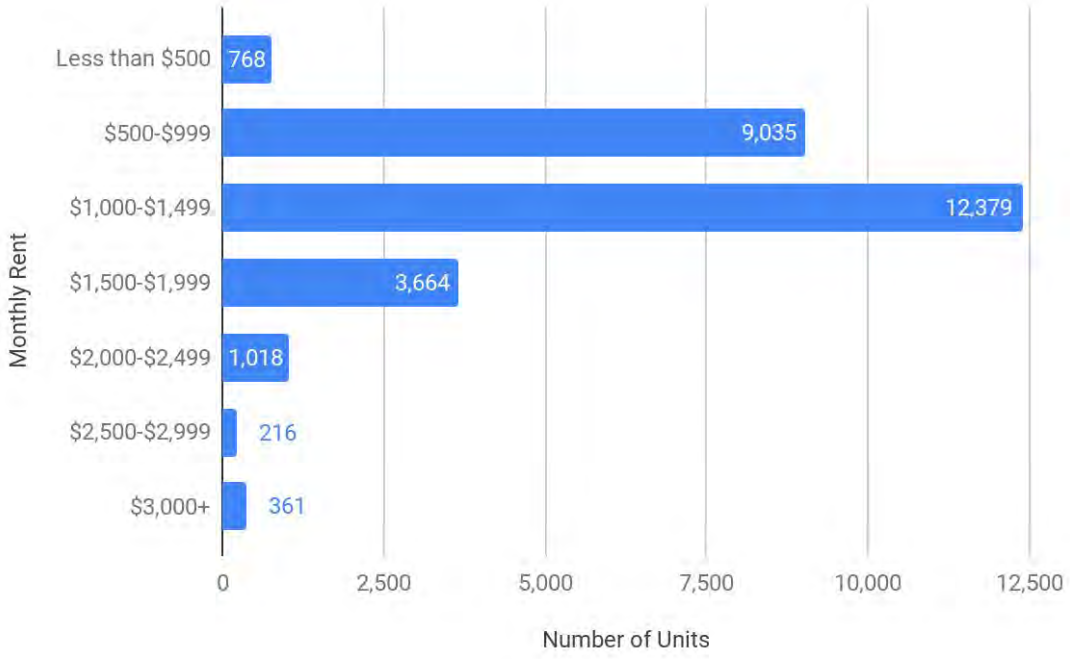


Source: US Bureau of the Census, Census 1990, 2000; American Community Survey 5-year Estimates (2014-2018); Consumer Price Index - Bureau of Labor Statistics

Chart HO-13 illustrates the distribution of rental units in Overland Park by gross rent level in 2018. Gross rent is the sum of the contract rent paid to the landlord plus any tenant-paid essential utilities.

Most of the rental units in Overland Park range from $1,000 to $1,499, followed by units ranging from $500 to $999. This price range is affordable to low-income households; these are households with income below 80 percent of the area median family income. Very-low-income households, those with income below 50 percent of area median family income, can only afford lower-priced units.

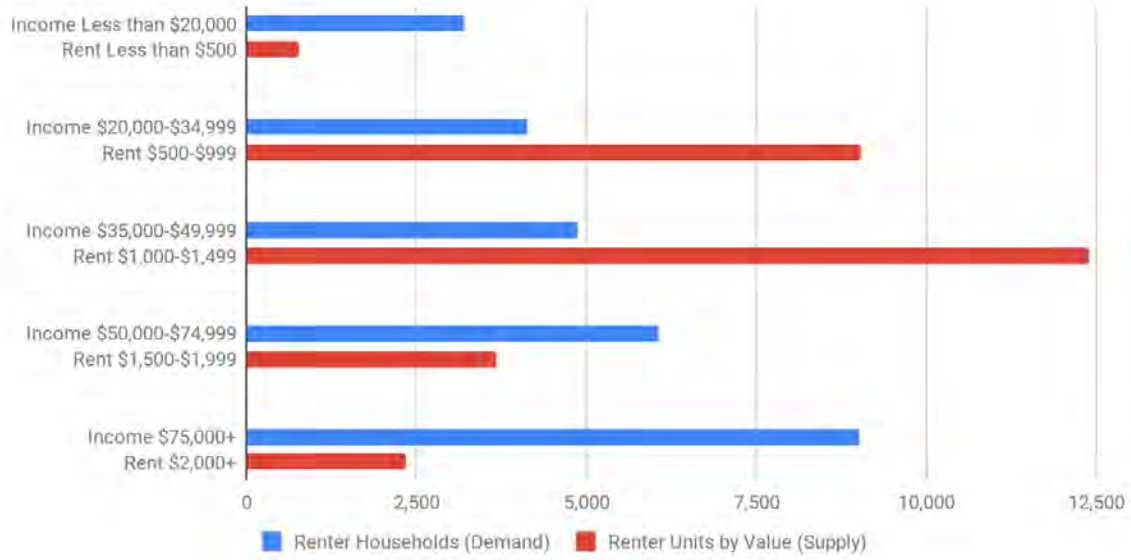
Chart HO-13: Number of Renter-Occupied Housing Units in Overland Park by Gross Rent (2018)



Source: American Community Survey 5-year Estimates (2014-2018)

The industry-standard states that renter households should spend no more than 30 percent of their monthly income on housing expenses. In comparing the amount of rent considered affordable for low-income and very-low-income households with available units, it appears as though there are plenty of units available for these households. However, there is a problem in that there is little stock leftover for those who have higher incomes. Therefore, higher-income households who rent absorb some of that housing stock that is affordable to lower-income households.

Chart HO-14: Supply and Demand of Renter-Occupied Housing Stock (2018)



Source: American Community Survey 5-year Estimates (2014-2018)

Housing Choice

According to the city's strategic plan, ForwardOP, adopted in 2019, housing choice is a high priority of the community. The plan states:

> *While maintaining the aesthetic and social values of Overland Park, housing affordability and choice should be addressed. It is important that housing be made financially accessible to residents of different income levels focused specifically on workforce and young professionals. The initiative should particularly emphasize diversity, workforce, and transportation, facilitating opportunities for employees to live near their jobs. By offering different types of housing and neighborhoods, more employees can live closer to work.*

The plan outlined actions the city should take to increase housing choice and housing affordability:

- Create more diverse housing options.
- Create an age-friendly and all-abilities Community Plan.
- Strengthen the identity of neighborhoods.
- Establish policies that support the creation of "pocket neighborhoods."
- Convene conferences on the topic of maintaining vibrant suburbs.

In 2019, the city engaged with the Incremental Development Alliance (IncDev) as a step towards implementing the goals of ForwardOP. The city tasked IncDev with analyzing two specific goals: create more diverse housing options and establish policies that support the creation of pocket neighborhoods. IncDev focuses its work on small-scale developments, defined as those that fall between single-family subdivisions and large apartment complexes and fill a range of housing types including pocket neighborhoods, accessory dwelling units, and small apartment buildings with a handful of units.

Because small-scale developers do not have the same economy of scale benefits that larger developments can take advantage of, they may be more impacted by development standards and approval delays. However, small-scale projects are well suited for infill lots and can add housing units that are compatible with existing neighborhoods.

Staff presented the recommendations outlined in the IncDev report at a February 2020 Community Development Committee meeting. The recommendations focused on increasing housing choices through single-family based options, which are accessory dwelling units, pocket neighborhoods, smaller multi-family development, and infill single-family development. They may make simple changes in targeted areas to show

successes and then decide if the approach might apply to a broader area of the community. The recommendations included modifying the city's current development and performance standards and approval processes. The goal is to foster opportunities to add a more diverse housing stock while still supporting the successful development of single-family neighborhoods and apartment complexes that have been the foundation of housing in Overland Park. Recommendations included fine-tuning of existing regulations such as setbacks, open space requirements, public street standards, and land division requirements to accommodate small scale development better. Staff received support from the committee to move forward with an implementation plan.

Land Use (2021)

* Based on the 2021Land Use Survey

Purpose

Land use shapes the way land is developed in different areas of the city. Land use designations also influence the uses allowed in neighborhoods and commercial areas, such as shops, services, restaurants and different types of housing. Land use patterns help set the community character and outline the distribution, location, and extent of land needed for housing, business, industry, open space, natural resources, recreation, education, transportation facilities, and public buildings.

Different land use patterns have different costs associated with them. For every use of the land, there is an economic cost, which is a capital cost or an operating cost or both. Inefficient land use patterns can impact capital outlay for streets and utilities such as sewer, water, storm drainage, gas, electricity, and telephone. Inefficient land use patterns also impact police, fire service, and the operating cost of solid waste collection. In addition to economic costs, land use can impact personal costs - positively or negatively. The residents of a community which lack a variety of land uses, particularly work and leisure time areas, pay a high price in travel time, stress, and loss of discretionary time.

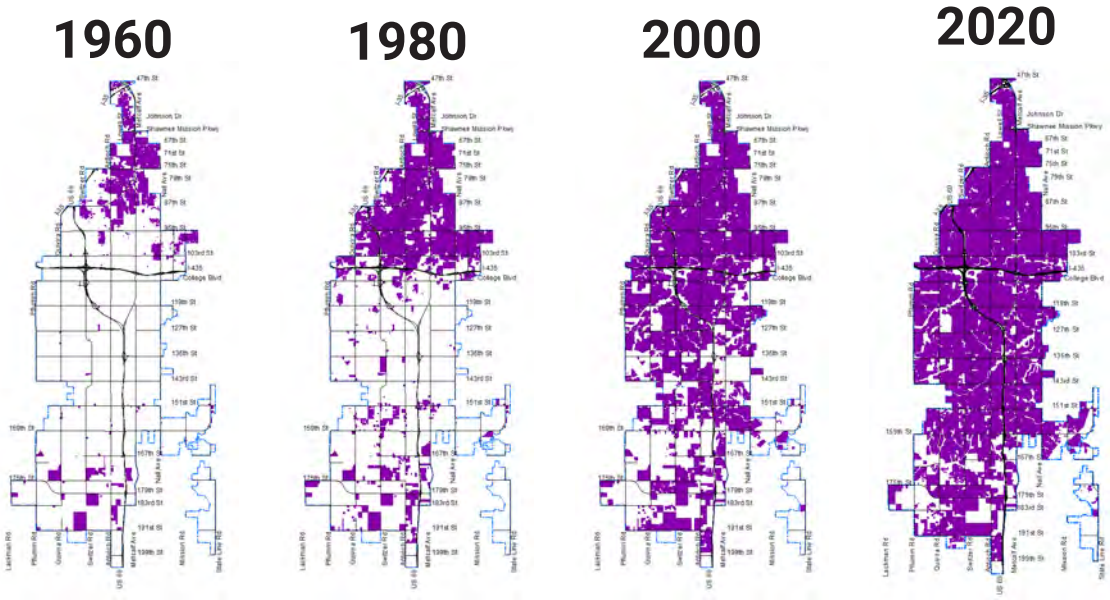
Methodology

The city performs a land use survey every two years. This analysis involves field surveys, the examination of county assessor records, and a review of aerial photography.
The city maps the data through GIS (geographic information system) in order to develop an estimate for acreage in each land use category. Acreage calculations are approximations and should not be used beyond their intended purpose of providing a general picture of land use development in Overland Park. The information is displayed visually on the Existing Land Use Map, which includes fifteen land use categories (includes right-of-way).

Overview

The city of Overland Park became incorporated in 1960, but the city's first land use survey took place in 1963. At that time, residential land uses made up 35.8 percent of the total land use, followed by Public/Semi-public, Parks, recreation, and Open Space, and Right-of-way (18.4 percent). Vacant land within the city boundaries made up 44.5 percent of the city's land area at that time. Since then, the city annexed additional land, increasing the total land area from 13 square miles to 75.7 square miles in 2021. The population during that time also increased significantly, increasing from 28,025 in 1960 to an estimated 201,870 in 2021.

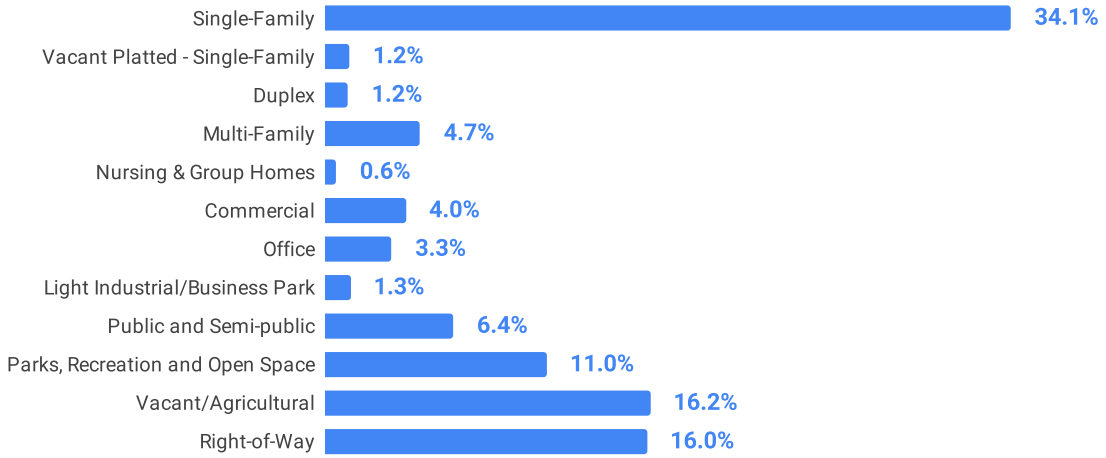
Progression of Growth in Overland Park (using current city boundaries)



1960 City incorporated	Population **28,025**	Land Area **13 Sq. Mi.**
2021	Estimated Population **201,870**	Land Area **75.7 Sq. Mi.**

General Land Use Characteristics

Land Use in Overland Park (2021)



The chart above and the table on the following page (LU-1) displays the results of the 2021 Existing Land Use Survey. The survey shows that residential land uses continue to dominate with 41.8 percent of total land area. That number increased slightly from 41.5 percent in 2019 (the city's last adopted Land Use Element). Residential land uses include Single-Family, Vacant land platted for single-family, Duplexes, Multi-Family, and Nursing & Group Homes.

According to the 2021 survey, vacant or agricultural land makes up approximately 16.2 percent of the city's total land area. That number decreased from 17.3 percent in 2019. A majority of undeveloped land in the city lies south of I-435. The city last annexed land in June 2016. Due to changes in annexation policy at the state level, annexations are expected to be minimal; therefore, the amount of land available to develop will continue to shrink.

Overland Park's transition from a "bedroom" suburban community in the 1960s to a full-service city continues with the prominence of non-residential land uses. Non-residential land uses make up 8.6 percent in 2021, which is a slight increase from 8.4 percent in 2019. Non-residential land uses include Commercial (retail), Office, and Light Industrial/Business Park uses.

Other land use categories also experienced change since 2019. Those categories include Public/Semi-public, Parks, Recreation, and Open Space, and Right-of-Way. The three categories totaled 33.4 percent in 2021, up from 32.9 percent in 2019.

General Land Use Characteristics

Table LU-1: Land Use in Overland Park (2021)

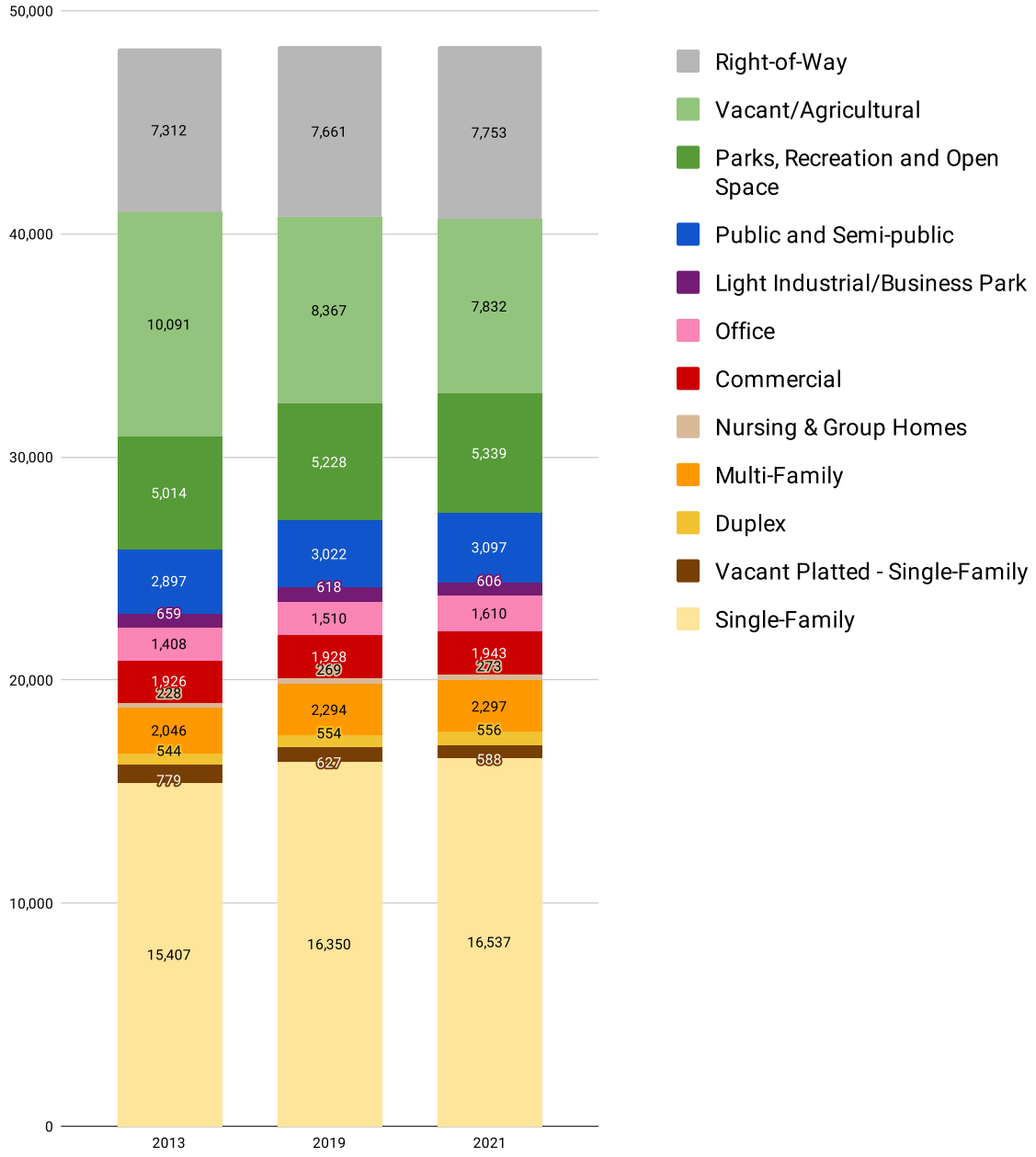
Category		Acres	Square Miles	Percent of Total	Trend
Residential	Single-Family	16,537	25.8	34.1%	↑
	Vacant Platted - Single-Family	588	0.9	1.2%	↓
	Duplex	557	0.9	1.2%	↑
	Multi-Family	2,296	3.6	4.7%	↑
	Nursing & Group Homes	273	0.4	0.6%	↑
Non-Residential	Commercial	1,942	3.0	4.0%	↑
	Office	1,610	2.5	3.3%	↑
	Light Industrial/Business Park	606	0.9	1.3%	↓
Other	Public and Semi-public	3,096	4.8	6.4%	↑
	Parks, Recreation and Open Space	5,339	8.3	11%	↑
	Vacant/Agricultural	7,832	12.2	16.2%	↓
	Right-of-Way	7,753	12.1	16%	↑
	Total	48,429	75.7	100%	

NOTE: Totals may not be exact due to rounding.
Source: City of Overland Park 2021 Existing Land Use Survey

Comparison with Past Land Use Patterns

The following compares the results of the 2021 Existing Land Use Survey to previous land use surveys in 2013 and 2019. The chart below and the table on the following page (LU-2) also display the results.

Land Use Comparisons - 2013, 2019, and 2021



Comparison with Past Land Use Patterns

Table LU-2: Land Use Comparisons - 2013, 2019, AND 2021

Category	Existing Land Use Category	Acres			% Change
		2013	2019	2021	2013-2021
Residential	Single-Family	15,407	16,350	16,537	7.3%
	Vacant Platted - Single-Family	779	627	588	-24.5%
	Duplex	544	554	556	2.2%
	Multi-Family	2,046	2,294	2,297	12.3%
	Nursing & Group Homes	228	269	273	19.7%
Non-Residential	Commercial	1,926	1,928	1,943	0.9%
	Office	1,408	1,510	1,610	14.3%
	Light Industrial/Business Park	659	618	606	-8.0%
Other	Public and Semi-public	2,897	3,022	3,097	6.9%
	Parks, Recreation and Open Space	5,014	5,228	5,339	6.5%
	Vacant/Agricultural	10,091	8,367	7,832	-22.4%
	Right-of-Way	7,312	7,661	7,753	6.0%
	Total	48,311	48,428	48,431	

NOTE: Totals may not be exact due to rounding.
Source: City of Overland Park 2013, 2019, and 2021 Existing Land Use Survey

<u>Residential</u>

- Between 2013 and 2021, Nursing & Group Homes and Multi-Family residential development experienced the largest increases.
- Nursing & Group Homes made up 228 acres in 2013, increasing to 273 acres in 2021.
- Multi-Family development made up 2,046 acres in 2013, increasing to 2,297 acres in 2021, an increase of 12.3 percent.
- Between 2013 and 2021, more than 1,100 acres were developed for new single-family residential uses, an increase of 7.3 percent.
- Related, the number of vacant land platted for single-family residential uses decreased from 779 acres in 2013 to 588 acres in 2021.

Land Use Analysis

Non-Residential

- The amount of land developed for commercial uses remains essentially flat, increasing from 1,926 acres in 2013 to 1,943 in 2021 (0.9 percent).
- This trend is not unusual to Overland Park as many retail businesses throughout the country attempt to adapt to the ever-changing retail landscape, which is significantly impacted by online retailers and the recent covid-19 pandemic. Some businesses are scaling back their commercial spaces, while others are closing entirely.
- Office land uses experienced larger increases over the past 10 years. Office land uses totaled 1,408 acres in 2013 but increased to 1,610 acres in 2021. This increase may indicate an upward trend related to new office space in Overland Park.
- Light Industrial/Business Park land uses saw a decrease of 8 percent over the past 8 years to 606 acres in 2021. Recently, rezonings to these types of land uses are scarcer and tend to be smaller in scale than previous developments

Other

- The amount of acreage devoted to Parks, Recreation and Open Space uses grew at a steady rate over the past 8 years but didn't quite keep pace with residential growth (6.5 percent growth compared to 7.3 percent of single-family residential growth).
- This land use continued to increase to keep pace with the leisure needs of new residents along with additional land received for the city's stream corridor preservation requirements and greenway linkage trail system.
- Public and Semi-public land uses continued to increase at a steady rate. As the population increases, the need for schools and churches will also increase.

Land Use Analysis

The following table (LU-3) displays the results of the 2021 Existing Land Use Survey for the city, broken up into areas north of I-435 and south of I-435. The following page displays the same results in a chart format.

Table LU-3: Land Use in Overland Park by Area (2021)

Category	Existing Land Use Category	North of I-435		South of I-435	
		Acres	Percent of Area Total	Acres	Percent of Area Total
Residential	Single-Family	6,195	46.8%	10,342	29.4%
	Vacant Platted - Single-Family	29	0.2%	559	1.6%
	Duplex	276	2.1%	281	0.8%
	Multi-Family	876	6.6%	1,420	4.0%
	Nursing & Group Homes	81	0.6%	192	0.5%
Non- Residential	Commercial	814	6.1%	1,128	3.2%
	Office	369	2.8%	1,241	3.5%
	Light Industrial/Business Park	205	1.5%	401	1.1%
Other	Public and Semi-public	743	5.6%	2,353	6.7%
	Parks, Recreation and Open Space	819	6.2%	4,520	12.8%
	Vacant/Agricultural	136	1.0%	7,696	21.9%
	Right-of-Way	2,694	20.4%	5,059	14.4%
	Total	13,237	100%	35,192	100%

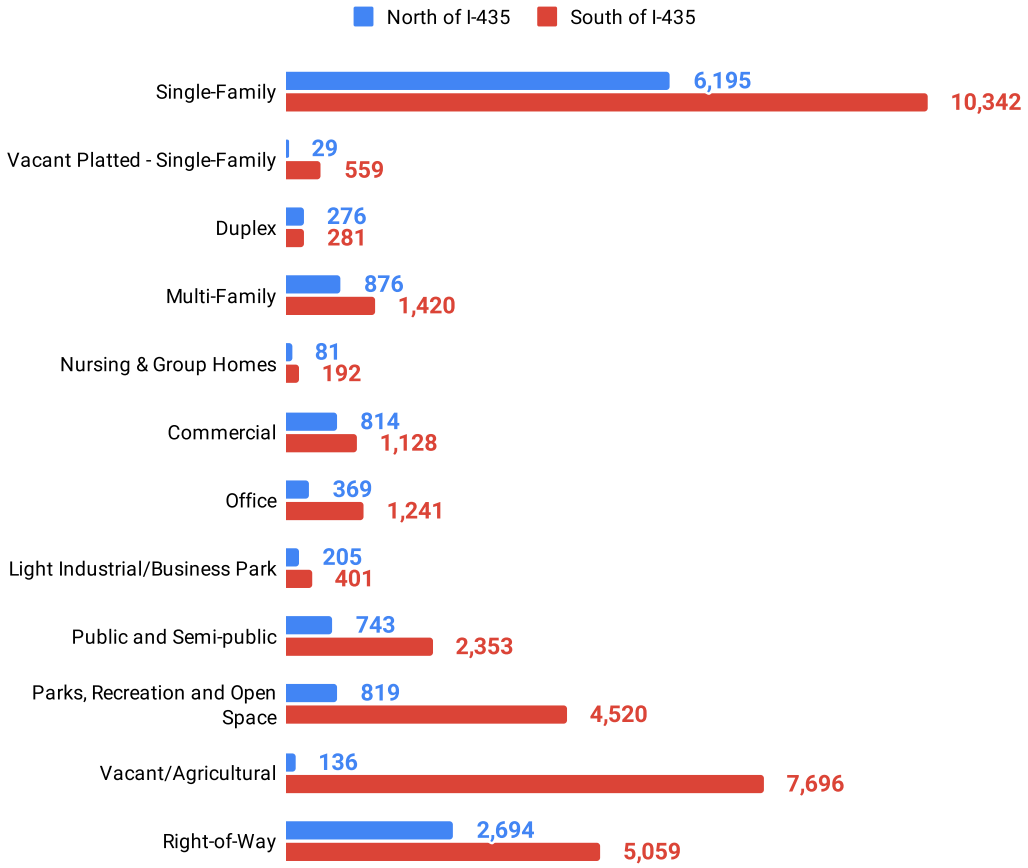
NOTE: Totals may not be exact due to rounding.
Source: City of Overland Park 2021 Existing Land Use Survey

<u>Residential</u>

- Overall, residential land uses make up the largest percentage of land area in Overland Park. This is particularly prevalent south of I-435 where 36.4 percent of the land area consists of residential land uses.
- Nearly 559 acres remain to be developed as single-family in southern Overland Park, compared to just 29 acres in northern Overland Park. These are parcels that are platted as single-family but have yet to be developed.
- Recently, the trend in multi-family developments is for multi-story buildings with 200 housing units or more. Yet multi-family developments make up 6.6 percent of the existing land use in north Overland Park and 4 percent in south Overland Park.

Land Use Analysis

Land Use Comparisons in Overland Park by Area (2021)



- Multi-family development is mainly located in areas with easy access to the local highways, downtown Overland Park, and along thoroughfare roads.
- Another recent trend in multi-family housing is the development of senior-living apartments, marketed towards those 55 years of age and older. These types of developments offer a wide range of amenities for maintenance-free living.
- Mixed-use developments with residential and commercial businesses are becoming more prominent in northern Overland Park as redevelopment occurs.
- The Planned Residential Neighborhood (PRN) zoning district requires three dwelling unit types within the development; 75 percent of the gross acreage must be single-family detached units and common open space. There are 195 acres in south Overland Park designated for future Planned Residential Neighborhood development.

Land Use Analysis

Non-Residential

- For the city's early years, the area north of I-435 was the principal urbanized portion of Overland Park. The commercial and office land uses began to balance around 2000 and later began to shift more towards the area south of I-435.
- The southern portion of Overland Park now is the more prominent commercial area of the city. More than 1,100 acres of Commercial land use and 1,241 acres of Office land use are located in southern Overland Park.
- A majority of these uses are located along major thoroughfares including College Boulevard, Metcalf Avenue, 119th Street, and 135th Street.
- Commercial and Office uses in north Overland Park made up slightly more land area in 2021 than in 2013; however, recent developments tend to be multi-story buildings with mixed uses that take up less land than the buildings they replaced.
- The amount of land use devoted to Light Industrial/Business Park developments decreased overall and now only represents 1.3 percent of all land uses for all of Overland Park. A recent trend in industrial land uses is for indoor self-storage. These types of development are seen in all areas of Overland Park

Other

- There is very little vacant/agricultural land available in northern Overland Park, 136 acres, to accommodate more growth. Therefore, additional development in this part of the City is expected to be primarily redevelopment.
- In south Overland Park, nearly 22 percent of the total land area remains vacant/agricultural, which could accommodate future growth in this area.
- In 2021, the Parks, Recreation and Open Space land uses in northern Overland Park represent a small percentage of the land area (6.2 percent). That number increased in southern Overland Park to 12.8 percent of the total land area.
- The Parks Master Plan (adopted in May 2013) identified a need for 16 additional neighborhood parks, as well as one sub-community park, one community park, and one signature park for the entire city, based upon anticipated housing densities. The city recently purchased additional land for parks in southern Overland Park.
- Public and Semi-public uses are more predominant in southern Overland Park with 6.7 percent of the total land area. One significant reason for this is the Blue Valley School District. The entire school district is located in southern Overland Park. The school district continues to see increased enrollment and has plans for new elementary schools in the near future.
- Public and Semi-public uses in northern Overland Park make up approximately 5.6 percent of the total land area. These uses consist of schools in the Shawnee Mission School District as well as a community center and several city facilities.

- As new development continues in southern Overland Park, the amount of right-of-way also increases. Right-of-way consumes 20.4 percent of the city's land area in northern Overland Park and 14.4 percent in south Overland Park.

Potential Ultimate Land Use

According to the 2021 land use survey, 16.2 percent of all land in Overland Park is undeveloped. Therefore, this examination of existing land use is not necessarily representative of what the city will look like in the future. The following estimation of the potential ultimate land use in the city compares existing developed land uses with the current approved Future Development Plan designations of vacant parcels to estimate the full build-out of the city. The following are special notes related to this analysis:

- The Future Development Plan does not attempt to predict specific future locations for Public and Semi-public land uses. The potential for additional single-family residential development in southern Overland Park guarantees a need for more schools; it can also be assumed that places of worship will also follow. The end result is that the amount of land which will ultimately be devoted to public and semi-public land uses is underrepresented on the Future Development Plan.
- If areas presently zoned Planned Neighborhood Residential District (PRN), or Planned Mixed-Use District (MXD), develop as originally proposed, the amount of potential new multi-family residential development has been greatly underestimated. As stated previously, PRN requires three dwelling unit types within the development, and 75 percent of the gross acreage is required to be developed with single-family detached units and common open space. MXD does not require a residential component.
- In calculating the amount of land ultimately devoted to residential uses and non-residential uses, the amount of available acreage for future development has been reduced by 20 percent to account for future rights-of-way.
- In calculating the amount of land ultimately devoted to Public and Semi-public or Parks, Recreation and Open Space uses, the amount of available acres for future development has been reduced by 10 percent to account for these types of uses.
- The PRN and the 151st Street Corridor categories are not considered existing land uses. Therefore, an existing land use analysis was not conducted for those categories. However, the two categories are specifically outlined on the Future Development Plan, so their future land uses are calculated as part of the potential ultimate land use analysis.
- The land use pattern north of I-435 is largely established. Estimates of the potential ultimate land use of the remaining vacant tracts north of I-435 are considerably more difficult to make. Only 136 acres were vacant at the time of the 2021 existing land use survey.

Potential Ultimate Land Use

The following table shows all the land in the city found to be vacant or agricultural according to the 2021 Existing Land Use Survey. The information for these parcels was then compared to the land uses designated in the 2021 Future Development Plan to determine the potential use for the vacant land.

Table LU-4: Vacant/Agricultural Land Use by Future Development Plan Category and Area (2021)

Category	Future Development Plan Designation	North of I-435		South of I-435	
		Acres	Percent of Area Total	Acres	Percent of Area Total
Residential	Very-Low-Density	-	-	1,046	13.6%
	Low-Density	26	19.1%	3,904	50.7%
	Planned Residential Neighborhood *	-	-	195	2.5%
	Medium Density	2	0.1%	347	4.5%
	Medium-High Density***	-	-	16	0.2%
	High Density	-	-	37	0.5%
	Rural Policy Area	-	-	35	0.2%
	Nursing & Group Homes	-	-	12	0.2%
Non- Residential	Commercial	26	19.1%	501	6.5%
	Office	14	10.3%	252	3.3%
	Light Industrial/Business Park	7	5.1%	98	1.3%
	151st Street Corridor*	-	-	20	0.3%
	Mixed-Use**	11	8.1%	189	2.5%
Other	Public and Semi-public, Parks, Recreation and Open Space	41	30.1%	1,030	13.4%
	Right-of-Way	9	6.6%	14	0.2%
Total		136	100%	7,696	100%

** Land use categories not reviewed in the Existing Land Use Survey, but are included in the Future Development Plan*
*** Existing land uses in the Mixed-Use category are categorized by the dominant use (e.g., multi-family, office)*
**** Includes medium-high-density or higher in northern Overland Park.*
NOTE: Totals may not be exact due to rounding.
Source: City of Overland Park 2021 Existing Land Use Survey and 2021 Future Development Plan

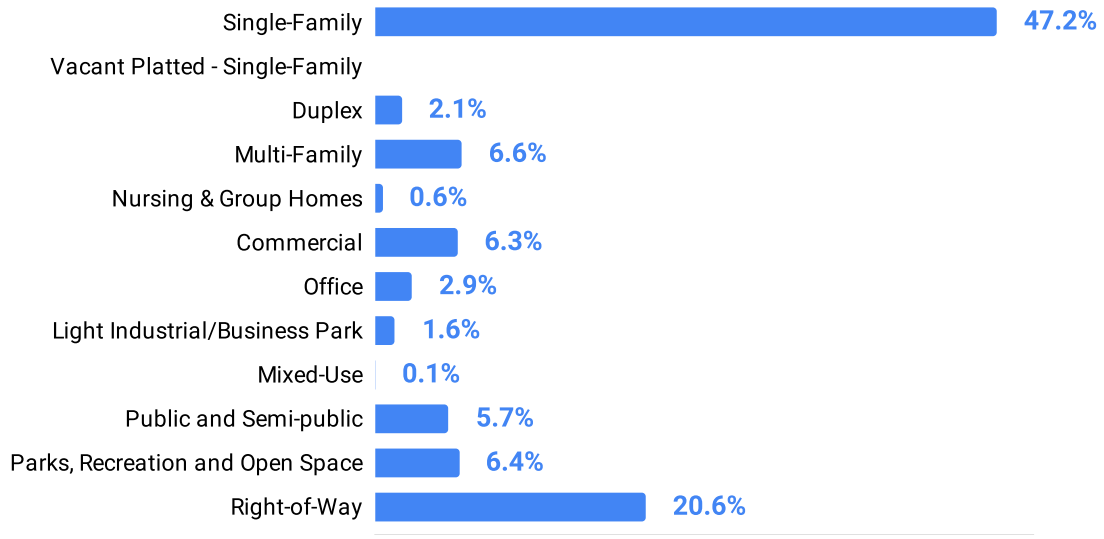
Potential Ultimate Land Use

- The Existing Land Use Survey identified 136 acres of vacant/agricultural land in northern Overland Park and 7,696 acres in southern Overland Park.
- Approximately 4,950 acres of the vacant/agricultural land in southern Overland Park is planned for very-low or low-density residential uses.
- In northern Overland Park, 19 percent of the vacant/agricultural land area is planned for low-density residential and 19 percent is planned for commercial development.
- The Public and Semi-public land use category has good potential for development in both areas of the city.
- Of the non-residential land uses in southern Overland Park, Commercial has the greatest potential for future development with slightly more than 500 acres.

To understand the potential number of acres that might be in each of the existing land use categories at full build-out, the vacant/agricultural parcels listed in Table LU-4 are added to the existing land use categories (Table LU-3). The charts below and tables on the following pages display the results for each area of the city.

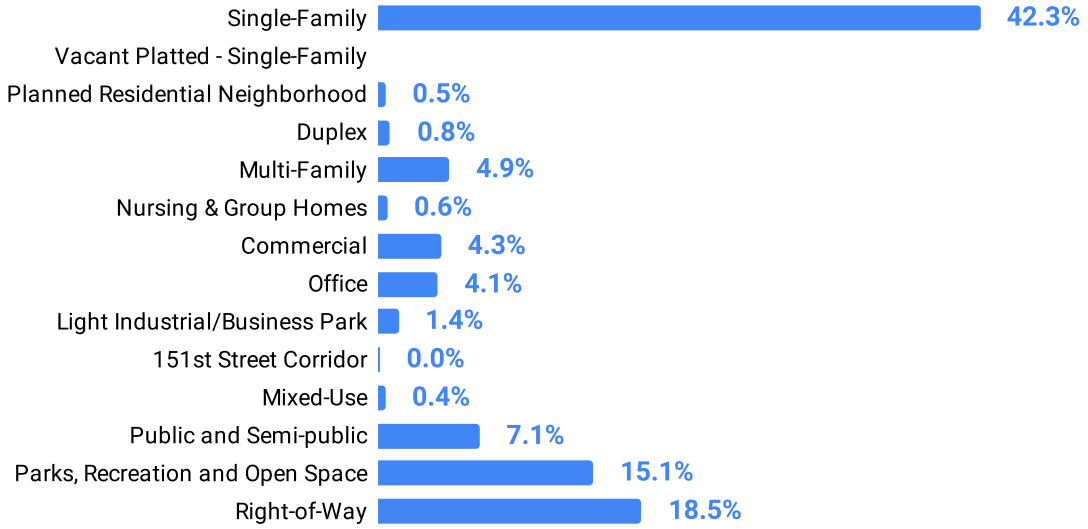
From this, we can see:

Potential Ultimate Land Use - North of I-435



Potential Ultimate Land Use

Potential Ultimate Land Use - South of I-435



- More than 40 percent will be devoted to Single-family residential uses in both areas of the city - north (47 percent) and south (42 percent).
- Commercial, Office, Light Industrial/Business Park, and other non-residential land uses will occupy a total of 10.8 percent in northern Overland Park and 9.8 percent in southern Overland Park.
- Public and Semi-public and Right-of-Way would make up a total of 26.3 percent of the land area in northern Overland Park and 25.6 percent in southern Overland Park.
- Parks, Recreation, and Open Space would occupy more than 6 percent of the land area in northern Overland Park and 15.1 percent in the south

Table LU-5: Potential Ultimate Land Use by Area (2021)

Category	Future Development Plan Designation	North of I-435		South of I-435	
		Acres	Percent of Area Total	Acres	Percent of Area Total
Residential	Single-Family	6,245	47.2%	14,889	42.3%
	Vacant Platted - Single-Family	-	-	-	-
	Planned Residential Neighborhood*	-	-	156	0.4%
	Duplex	276	2.1%	281	0.8%
	Multi-Family	878	6.6%	1,740	4.9%
	Nursing & Group Homes	81	0.6%	202	0.6%
Non- Residential	Commercial	835	6.3%	1,529	4.3%
	Office	380	2.9%	1,447	4.1%
	Light Industrial/Business Park	211	1.6%	479	1.4%
	151st Street Corridor*	-	-	16	0.0%
	Mixed-Use**	9	0.1%	151	0.4%
Other	Public and Semi-public	750	5.7%	2,490	7.1%
	Parks, Recreation and Open Space	848	6.4%	5,310	15.1%
	Right-of-Way	2,724	20.6%	6,502	18.5%
Total		13,237	100%	35,192	100%

** Land use categories not reviewed in the Existing Land Use Survey, but are included in the Future Development Plan*
*** Existing land uses in the Mixed-Use category are categorized by the dominant use (e.g., multi-family, office)*
NOTE: Totals may not be exact due to rounding.
Source: City of Overland Park 2021 Existing Land Use Survey and 2021 Future Development Plan

Ultimate Population Estimate

Given an idea about what may be the ultimate development pattern in Overland Park, it is possible to estimate what the ultimate population of the city might be at full build-out. Table LU-6 shows that the potential ultimate population in Overland Park could be **246,875** based on the following assumptions:

- All **vacant/agricultural** land will be developed as presently shown on the Future Development Plan.
- The number of **single-family acres** available includes vacant platted single-family parcels identified in the 2021 Existing Land Use Survey.
- Acres developed for single-family use will be developed at a density of **2.5 units per acre**.
- The number of **occupied single-family units** is estimated by applying the following vacancy rates:
- North of I-435: 0.8 to 2.5 percent with a mean vacancy rate of 1.6 percent
- South of I-435: 0.4 to 4.0 percent with a mean vacancy rate of 1.6 percent
- The number of **persons per unit for all occupied single-family units** varies according to the following:
- North of I-435: 1.98 to 2.61 persons per unit with a mean number of persons per unit of **2.31**
- South of I-435: 2.17 to 3.63 persons per unit with a mean number of persons per unit of **3.02**
- Acres developed for P**lanned Neighborhood Residential District (PRN)** will be developed at a density of 7.0 units per acre.
- Since the PRN district allows for densities comparable to both single-family and multi-family zoning districts, an assumption was made that 75 percent of the area zoned PRN would be developed with single-family uses and 25 percent with multi-family uses.
- The number of occupied units and persons per unit will be estimated using the corresponding single-family and multifamily rates as noted above and below relative to north or south of I-435.
- Acres developed for **multi-family use** will be developed at a density of 12.5 units per acre.
- The number of **occupied multi-family units** is estimated by applying the following vacancy rates:
- North of I-435: 5 to 6 percent with a mean vacancy rate of **5.3 percent**
- South of I-435: 3.2 to 58* percent with a mean vacancy rate of **5 percent**

Ultimate Population Estimate

- The number of **persons per unit for all occupied multi-family units** varies according to the following:
- North of I-435: 1.59 to 2.73 persons per unit with a mean number of persons per unit of 2.05
- South of I-435: 1.5 to 3.26 persons per unit with a mean number of persons per unit of 1.97

**The large discrepancy in the range of vacancy is due to the time required for recently completed multifamily projects to reach standard occupancy. A vacancy rate of 3.2 to 5 percent is typical for the area South of I-435.*

Table LU-6: Potential Ultimate Population Based on December 2021 City Limits
Ultimate Population Estimate = 246,875

Land Use Category	Area	Potential New Development by Acres	Estimated New Population	Percent of Ultimate Population
Single-Family	North of I-435	50	284	0.1%
	South of I-435	4,547	33,992	13.8%
Multi-Family*	North of I-435	2	49	0.0%
	South of I-435	330	7,720	3.1%
Planned Residential Neighborhood	North of I-435	-	-	-
	South of I-435	156	2,960	1.2%
	Total	5,085	45,005	18.2%

** Includes Duplex and Elderly developments.*
NOTES: Totals may not be exact due to rounding.
The new population from multi-family development is likely greatly underestimated. In particular, potential new population in areas shown in the Future Development Plan as Mixed-Use present unknown factors to determine the average number of person per household or typical vacancy rates as these types of developments are still new to the city. Similarly, the ultimate residential density along the Metcalf Avenue corridor is unknown at this time.
Source: City of Overland Park 2021 Existing Land Use Survey and 2021 Future Development Plan

No time frame is determined for when the city is expected to achieve the ultimate population. Several factors could impact the picture presented in this document. For instance, the degree to which the PRN and MXD zoning districts are used and also changes to the Future Development Plan designations for areas presently vacant/ agricultural land. Additional areas south of I-435 could be shown as Planned Residential Neighborhood in the future as this designation permits slightly higher densities than are allowed in the Low-Density Residential category.

As noted at the beginning, community character is set by the pattern of land uses in a community. On examining the existing land uses in Overland Park and looking at potential ultimate land uses, the picture of Overland Park that emerges is of a prosperous, well-balanced city, with great potential for more residential growth and a variety of housing opportunities, followed by the development of non-residential and Public/Semi-public uses to serve the growing population.

Utilities
(2007)

Purpose

A key factor in determining the development potential of an area is the capacity and accessibility of utilities to service that area. The city of Overland Park is not a full-service city and is therefore required to coordinate and cooperate with the public and private utility providers for the city. This Element provides an overview of existing utilities, including water supply, wastewater treatment, electricity, natural gas supply, and solid waste disposal as of fall 2006.

Water Supply

Provider: Water District #1 of Johnson County (www.waterone.org)

- Quasi-municipal agency operating independently of city and county governments

Service Area:

- Approximately 270 square miles in Johnson, Miami, and Wyandotte Counties
- Provides water to more than 390,000 people in 14 cities in Johnson County including all of Overland Park
- Residential customers make up approximately 90% of all accounts.

Facts:

- 180 mgd (million gallons per day) treatment and pumping capacity
- Average daily consumption of 55 mgd in 2006
- Usage record on August 24, 2003 of 148 mgd
- 69.5 mgd storage capacity
- Maintenance history records of infrastructure updated to help identify problematic areas and plan for replacement or upgrade

Sources:

- Separate water sources prevents the possibility of a pollution episode from shutting down the entire system
- Surface supply from the Missouri and Kansas Rivers
- Wells in the Kansas River floodplain alluvium
- Ability to tap into the cities of Olathe, Kansas City, Kansas, and Kansas City, Missouri water supply systems in emergency situations only

Treatment:

- Presedimentation; primary disinfection; secondary and final clarification; softening; filtration post disinfection

Future:

- Planned expansion to increase the treatment capacity to 205 mgd in 2007

- Planning and constructing additional main lines to help service developing areas and insure adequate water pressure for fire protection

- Pumping stations and reservoirs at 131st Street and Quivira Road and 143rd Street and U. S. 69 Highway for continuing growth in the southern areas of Overland Park

- Phase V of WaterOne's Master Plan calls for a new treatment plant to be built near the Missouri River with construction scheduled to begin in 2007 and be completed in 2009.

- A 17-mile 60″ transmission main will also be installed as part of the Phase V project in Wyandotte County. Construction on the transmission main will also begin in 2007 and be completed in 2009.

Conservation

- Comprehensive Conservation Program

  - Department dedicated to conservation education

  - Conservation oriented water rates wherein those customers whose water use creates the greatest demands on the system pay a higher rate

Wastewater Treatment

Provider: Johnson County Wastewater (www.jcw.org)

- A county department operating under the direction of the Board of County Commissioners and the County Manager

- Three organizational divisions:

  - Administration

  - Engineering

- Operations and Maintenance

Service Area:

- Most of Northeastern portion of Johnson County, including most of the area within Overland Park
  - Serving over 90,000 properties in approximately 1,027 sewer districts

Treatment:

- Eight sewage treatment facilities
- Treatment process:
  - Collection and transportation of wastewater to a treatment plant
    - Using pump or lift stations to carry wastewater to a geographic high point.
  - Preliminary Treatment
    - Bar screening
    - Grit removal chamber
  - Primary Treatment
    - Sedimentation
  - Secondary Treatment
    - Trickling filter method, or
    - Activated sludge method

    - Tertiary Treatment
        - Disinfection by chlorine or ultraviolet (UV) light
- See Table UT-1 for wastewater plant capacity and flow rates

Future:

- New sewer districts required for complete development of the county and the future development of Overland Park
- Improvements, upgrades, and expansions are in the works for two wastewater treatment facilities
    - Indian Creek Middle Basin plant's capacity to be increased to 14 mgd
    - Blue River Main plant's capacity to be increased to 10.5 mgd
- See Table UT-2 for Vacant Acreage by Future Development Plan Land Use and by Sewer Availability
- See Planning Commission Research Topic No. 3 "How much sewered, but undeveloped, land remains available for development in the city?" in the Comprehensive Plan Implementation text for more information

Electricity

Provider: Kansas City Power & Light (www.kcpl.com), a wholly owned subsidiary of Great Plains Energy Company

Service Area:

- 24 western Missouri and eastern Kansas counties, including a majority of the Kansas City metropolitan area and all of Overland Park (approximately 4,600 square miles)

Sources:

- Over 4,000 megawatts of generating capacity, and transmission and distribution facilities that provide electricity to approximately 500,000 customers
    - Eight stations with 25 generating units spread throughout the service area (none in Overland Park)
        - Seven substations within Overland Park city limits
    - 1,700 miles of transmission lines
    - More than 10,000 miles of overhead distribution lines
    - Approximately 3,400 miles of underground distribution lines
- Purchases capacity from other utilities and nonutility suppliers to provide the option to purchase energy if needed

Future:

- KCPLs Comprehensive Energy Plan, a long-term plan to the future energy, economic, and environmental needs was approved by the Kansas Corporation Commission in August 2005.
- Elements of the plan:
    - New electricity generation from coal and wind
        - The new 100.5 megawatt Spearville Wind Energy Facility became fully operational in October 2006.
        - KCPL will own 465 megawatts of a new 850-megawatt coal-fire plant, in Platte County, Missouri, projected to go in service in 2010
        - Potential to add an additional 100 megawatts at a future date

- Environmental upgrades at existing power plants
  - More than $420 million will be invested over 5 years in technologies to reduce certain air emissions
- Transmission and distribution network facilities' improvements
  - Constructing, replacing, and/or upgrading existing transmission and distribution facilities to accommodate new generation
  - Incorporate new technologies for faster diagnosis and repair of service interruptions
- Investment in affordability, efficiency, and demand response programs:
  - For low-income families
  - Weatherization
  - High-efficiency lighting and appliance systems
  - Online energy analysis tools
  - Energy training for customers

Natural Gas

Provider #1: Kansas Gas Service, a division of ONEOK, Inc. a diversified energy company (www.kansasgasservice.com or www.oneok.com)

Service Area:

- Provides service to nearly all of Overland Park, except in the area south of 99th Street to the city's southern boundary and approximately 600 feet west of Antioch to the city's western boundary

Sources:

- 19,000 miles of pipeline
- Seven interstate pipeline connections
- Three intrastate pipeline connections

Maintenance:

- Fully complies with all state and federal mandates to ensure customer safety and system integrity

Provider #2: Atmos Energy Corporation (www.atmosenergy.com)

Service Area:

- Over 125,000 customers in Kansas including the area south of 99th Street to the city's southern boundary and approximately 600 feet west of Antioch to the city's western boundary

Sources:

- Kansas, Oklahoma, and Wyoming; storage facilities in Southeast Kansas
- Southern Star Central Gas Pipeline (www.sscgp.com)

- A natural gas transmission system spanning approximately 6,000 miles in the Midwest and mid-continent regions of the United States

Maintenance:

- Constant monitoring and evaluating equipment in accordance with State Regulations (monthly and annual requirements)

- Replacement of worn or damaged equipment as needed

Future:

- Companies in close contact with city personnel to plan for future development; ensure adequate mains and pipeline exist for future demands

- Adequate supply for future growth exists

Solid Waste

Provider: Overland Park permits private trash haulers after reviewing their insurance and inspecting their trucks.

- 5 permitted residential trash haulers

- 8 permitted commercial trash haulers

Service Area:

- Private trash haulers serve all of Johnson County except the city of Olathe

Municipal Solid Waste Disposal: Johnson County Landfill, owned and operated by Deffenbaugh Industries, Inc., Shawnee, Kansas

- Subtitle D landfill on 700 acres in Shawnee, Kansas

- Only Subtitle D landfill in Johnson County (Subtitle D of Resource Conservation and Recovery Act, effective 1993)
    - Stringent landfill design, construction, and operation procedures
    - Groundwater monitoring, corrective action, financial assurance, and closure and post-closure care requirements
    - Inspected quarterly by the Johnson County Environmental Department and semi-annually by the Kansas Department of Health and Environment
    - Inspected by the Johnson County Environmental Department for compliance with the Clear Air Act, which restricts gas emissions from landfills

- Largest landfill in greater Kansas City area and the State of Kansas
- Landfill took 1.8 million tons of trash in 2005
- Expected closing by 2027

Construction/demolition (C&D) Disposal:

- Seven C&D landfills are located in Johnson County, two of which are in Overland Park
    - APAC-Reno Construction landfill
    - City of Overland Park (used for disposal of clean rubble from their public works facilities)

Yard Waste Composting Facilities:

- Johnson County Landfill

- APAC-Reno Construction's C&D landfill

Hazardous Waste Collection Facility:

- County operated facility in Mission
- By appointment except for special events
- Materials include lead acid batteries, motor oil, antifreeze, pesticides, herbicides, oil based and latex paint, waste tires, and flammables

Recycling:

- Recycling started in Overland Park in 1990 and since then almost 250 million pounds of recyclables have been collected.
- Two recycling programs (curbside and drop-off) and a special Electronics Recycling Day
- Processing centers
  - Mid America Recycling in Overland Park for aluminum, copper, stainless steel, and brass
  - Security Shred – a mobile pickup operation specializing in on-site document shredding
  - Tire Town – tire recycling at their Shawnee facility
  - Deffenbaugh Materials Recovery Center, Kansas City, KS – most curbside collected recyclables and white goods (items with electric motors, capacitors, compressors, and CFCs)
    - Approximately 10,000 tons per month

Future:

- New Johnson County Solid Waste Management Plan due in 2007
  - Options to consider:
    - New regional landfill
    - New transfer station
    - Waste reduction

Summary

Overland Park recognizes increasing demands placed upon utility systems by virtue of growth and development. If not properly planned, the continuous development of the city could put a strain on the existing utility systems. Currently the public and private utilities servicing the city have the capacity to handle continued growth in Overland Park.

Table UT-1
Johnson County Wastewater
2005 Treatment Facilities Summary

Facility Name	Watershed	Process Type	Designed Plant Capacity (MGD)	Average Daily Dry Weather Flow* (MGD)	Average Daily Flow (MGD)
Turkey Creek MSD #1	Turkey Creek	Trickling Filter	8.00	6.10	8.56
Mission Main MSD #1	Brush Creek	Trickling Filter	7.00	4.93	7.32
Tomahawk Creek MSD #1	Indian Creek	Trickling Filter	4.00	N/A**	4.30
Indian Creek Middle Basin	Indian Creek	Activated Sludge	12.00	8.95	9.70
Blue River MSD #1	Blue River	Activated Sludge	3.00	2.88	3.55
Blue River SSD #4	Blue River	Stabilization Lagoon	0.02	N/A***	N/A***
Little Bull Creek SSD #2	Bull Creek	Activated Sludge	0.55	0.372	0.48
Mill Creek Regional	Mill Creek	Aerated Lagoon	9.00	7.54	9.05
Totals			43.57	30.77	42.96

Notes:

MGD = Millions of Gallons per Day

* Estimated using the lowest monthly average flow for each facility

** Flows are controlled between 4 and 6 MGD to allow for seasonal nitrification. Flows above these limits were diverted to Kansas City, Missouri (KCMO) for treatment. Average dry weather flow to KCMO was 12.3 MGD. Annual average flow to KCMO was 16.5 MGD.

*** Flow measurements are not collected at the waste stabilization lagoon facilities

Table UT-2
Vacant Acreage* South of 119th Street by Future Development Plan Land Use and by Sewer Availability in 2005

Sewer Status	Very-Low Density Residential		Low-Density Residential		Medium-Density Residential		Total Residential		Commercial		Office		Light Industrial / Business Park		Total Nonresidential	
	Acres	% of Type	Acres	% of Type	Acres	% of Type	Acres	% of Type	Acres	% of Type	Acres	% of Type	Acres	% of Type	Acres	% of Type
Existing	133	20.8%	279	10.3%	178	64.5%	590	16.3%	280	67.8%	289	81.9%	110	60.1%	679	71.6%
District Created - Construction Pending	8	1.3%	439	16.3%	0	0.0%	447	12.4%	39	9.4%	0	0%	41	22.4%	80	8.4%
Petitions Circulating	377	59.1%	662	24.5%	0	0.0%	1,039	28.8%	25	6.1%	6	1.7%	0	0%	31	3.3%
Insufficient Interest to Start Petition Process	71	11.1%	443	16.4%	21	7.6%	535	14.8%	9	2.2%	29	8.2%	29	15.8%	67	7.0%
Not in Jo. Co. Wastewater Area	49	7.7%	876	32.5%	77	27.9%	1,002	27.7%	60	14.5%	29	8.2%	3	1.6%	92	9.7%
Total	638	100%	2,699	100%	276	100%	3,613	100%	413	100%	353	100%	183	100%	949	100%

Note: * Only acreage within Overland Park city limits
Residential categories not included in detail in this table include Rural Policy Area and Medium-High-Density Residential
Nonresidential categories not included in detail in this table include Hotels and Motels

Economic Profile
(2011)

Introduction

The economic health and vitality of the business community are often reflections of a city's well being. Aside from the most affluent bedroom suburbs, cities depend on the success of existing businesses and the establishment of new businesses to help finance the cost of services. Knowledge of past and present economic trends, as measured by various indicators, is beneficial in assessing the performance of a city's economy. The Economic Profile examines several of these key indicators including: employment, income, inflation and the current state of trade in Overland Park and the metropolitan area. In addition to the Economic Profile, which is based on the Census Bureau's economic census that is done only every five years, the most up-to-date information on development trends and the state of the economy in Overland Park can be found in the City's Annual Development Report.

Employment

Development Trends

See Tables EP-1 and EP-2 for more detailed information.

- Overland Park has evolved from a 1960s bedroom community into having a major role in commerce and serving as a major employment center in the metropolitan area.

- Nonresidential development south of I-435 has increased from 3.4 million square feet from 1970 through 1979 to more than 9.1 million square feet from 2000 through 2009.

Labor Force

See Tables EP-3 through EP-5 for more detailed information.

- Overland Park's labor force is predominately white collar with 52.8% of employed persons 16 years old and over working in information, finance, insurance, real estate, professional, scientific, management, or educational, health, social and related services.

- The national trend of service sector prominence is not representative of Overland Park's labor force where only 12.1% of employed persons work in the service sector.

- The prominence of management, business, science, and arts types of occupations within the City's labor force (49.5%) correlates with both the population's level of educational attainment and the increases in median household and per capita income over the last several decades.

- In 2010, Overland Park's civilian labor force represented 32.8% of Johnson County's labor force and the county's labor force represented 28.4% of the Kansas City MSA labor force.

Rate of Unemployment

See Table EP-6 for more detailed information.

- The rate of unemployment in Overland Park has consistently been less than the national average since 1985 and, with the exception of 2008, less than the state average since 1985 as well.

- In 2010, even at 6.6%, unemployment in Overland Park was less than the metro (9.1%), state (7.0%), and national averages (9.6%).

- Overland Park's increases in unemployment between 2000 and 2004 can be attributed in large part to the restructuring that occurred at Sprint, one of the City's largest employers.

- The increase in unemployment since 2008 can be attributed to the economic recession which is still affecting the entire country.

Employment within Overland Park

See Table EP-7 and EP-8 for more detailed information.

- In 1980, a total of 37,412 residents of the Kansas City metropolitan area were identified as working in Overland Park.

- By 1990, the number of residents of the Kansas City metropolitan area who were working in Overland Park had risen to 71,331.

- More jobs were added in the City between 1990 and 2000 when 106,455 metropolitan area residents worked in Overland Park than between 1980 and 1990.

- In 2000, given the estimated total number of jobs in Overland Park, the estimated daytime population was 175,506.

Income

- The composition and distribution of income is a useful measure of the economic health of a community.

- Three measures of income are:

  - per capita income
  - median household income
  - median family income

Per Capita Income

See Tables EP-10, EP-11, and EP-13 for more detailed information.

- Since 1969, the per capita income of Overland Park has shown consistent growth.

- According to the U.S. Census, between 1969 and 2009, the per capita income of the City increased by almost 800% ($34,089).

- When compared to the four largest communities in the Kansas City metropolitan area, Overland Park has consistently had the highest per capita income.

Median Household

See Tables EP-12 to EP-17 for more detailed information.

- In 1979, Johnson County's median household income ranked sixteenth among all counties in the nation over 50,000 in population.

- Johnson County ranked fifteenth in a comparison of the same counties by both 1989 and 1999 median household income.

- In 2009, Johnson County's median household income ranked thirteenth in a comparison of the same counties.

- In 1989 and 1999, Overland Park's median household income was higher than the median household income in Lenexa, Olathe, Prairie Village, or Shawnee.

- By 2009, despite positive growth in median household income, the situation had reversed and Overland Park's median household income was lower than that of the other four communities.

    - A more detailed analysis might reveal that the decline is a function of the decline in household size and the increase in the elderly component of the City's population, particularly as compared to Lenexa, Olathe, and Shawnee.

- In 2009, the median household income in Overland Park was higher the median household income in a number of cities in the metropolitan area including Blue Springs, Independence, both Kansas Cities, and Leavenworth.

Median Family Income

See Tables EP-12 and EP-13 for more detailed information.

- The median family income in Overland Park increased by 75.8% between 1989 and 2009.

- In 2009, Overland Park's median family income of $92,163 was greater than the reported median family income for Johnson County and the Missouri side of the state line but less than the reported median family income in Lenexa or Prairie Village.

Rate of Inflation

See Table EP-18 for more detailed information.

- Since 1985, the rate of inflation in the Kansas City region has been lower than the national average except in the years 1987, 1996, 1997, 2000, 2001, 2009 and 2010.

Trends in Trade

The most accurate information available on business activity at the city level is from the separate industry censuses, which are taken every five years by the U.S. Department of Commerce, Bureau of the Census.

Retail Trade (2007)

See Tables EP-19 through EP-48 for more detailed information.

According to the 2007 Economic Census, the retail trade sector consists of establishments, which retail merchandise (generally without transformation) and provide services incidental to the sale of merchandise. Retailing is the final step in the distribution of merchandise. Both store and nonstore retailers are included.

- In 2007, Overland Park's retail sales were 30.4% of the total retail trade in Johnson County and 10.3% of total retail trade in the Kansas City metropolitan area.

- Of the communities shown on tables EP-19 and EP-20, Lenexa saw the biggest increase in a percentage share of the county's retail sales as well as the largest increase in total trade dollars between 2002 and 2007.

- Of the reported communities in the Kansas City MSA, only Kansas City, Missouri had a larger percentage share of retail sales in 2007.

- Between 2002 and 2007, however, other communities in the metropolitan area saw a greater percentage change in total trade dollars, ranging from increases of 10.0% to 133.0% compared to Overland Park's 5.9% increase in trade dollars.

  - This is not a reflection of a decline in actual retail trade in Overland Park but rather a result of other communities experiencing the growth necessary to support more retail trade or in the case of Kansas City, KS the development of specialty retail unique to the metropolitan area.

- Retail establishments in Overland Park (772) represented 38.6% of the total number of retail establishments in Johnson County and 11.3% of the establishments in the metropolitan area.

- Of the reported communities in Johnson County, the greatest number of establishments were in Overland Park (772) followed by Olathe (408).

  - No other reported community had more than 194 retail establishments.

- Between 2002 and 2007, Overland Park's share of the total retail establishments in the county was virtually unchanged though Leawood, Olathe, and Shawnee added more actual establishments.

- A number of the reported communities in Johnson County lost retail establishments between 2002 and 2007, including Lenexa, Mission, and Prairie Village.

- Of the reported communities in the Kansas City MSA, only Kansas City, Missouri had a larger percentage share of retail establishments in 2007.

  - Kansas City, Missouri, however, lost retail establishments between 2002 and 2007.

  - As a result, in 2007 Kansas City, Missouri had a smaller percentage share of retail establishments in the metropolitan area than in 2002.

- Retail trade employees in Overland Park (15,086) represented 39.7% of all such employees in Johnson County and 13.6% of metropolitan area employees in the retail trade sector.

- Of the reported communities in Johnson County, the greatest number of retail trade employees were in Overland Park (15,086) followed by Olathe (7,408).

- Between 2002 and 2007, Overland Park's share of the total retail trade employees in the county declined slightly from 41.8% to 39.7% though there was an increase in actual numbers.

- Only one reported community in Johnson County, Mission, lost retail trade employees between 2002 and 2007.

- Of the reported communities in the Kansas City MSA, only Kansas City, Missouri had a larger percentage share of retail trade employees in 2007.

  - Kansas City, Missouri, however, experienced a small loss of retail trade employees between 2002 and 2007.

- Both Kansas City, Missouri and Overland Park had a smaller percentage share of retail trade employees in the metropolitan area in 2007 than in 2002.

- Communities that experienced growth in their percentage share of retail trade employees in the metropolitan area between 2002 and 2007 included Blue Springs, Kansas City, Kansas, Lee's Summit, Lenexa, Olathe, and, to a lesser extent, Shawnee.

- In 2007, retail trade in Overland Park was just over $2.8 billion, up 5.9% from $2.65 billion in 2002.

- General Merchandise stores were responsible for over one-fifth of all retail trade in Overland Park. The next highest amount of retail sales (16.6%) was generated by Motor Vehicle and Parts Dealers, followed by Food and Beverage stores at 13.1%.

- Between 2002 and 2007, retail sales from Building Material/Garden Equipment and Supplies grew by 23.8%, General Merchandise Stores by 14.4%, and Nonstore Retailers by 43.8%.

- The largest percentage increase in retail sales between 2002 and 2007 was from Gasoline Stations.

  - This increase was probably as much a function of the increase price of gasoline as it was from an increase in sales.

- In 2007, Johnson County's retail sales were 34.0% of the total retail trade in the Kansas City metropolitan area.

- Of the 15 counties in the Kansas City metropolitan area, Johnson County saw the most growth in total trade dollars between 2002 and 2007, increasing by more than $2 billion.

- Retail establishments in Johnson County (2,001) represented 29.3% of the all retail establishments in the metropolitan area.

- Of the 15 counties in the metropolitan area, the greatest number of establishments were in Jackson County (2,326) followed by Overland Park (2,001).
    - Jackson County's percentage share of retail establishments in the metropolitan area fell between 2002 and 2007 whereas Johnson County's share grew.
    - No other counties had more than 683 retail establishments.
- Retail trade employees in Johnson County (38,008) represented 34.3% of all such employees in the metropolitan area.
- Of the 15 counties in the metropolitan area, the greatest number of retail trade employees were in Johnson County (38,008) followed by Jackson County (35,780).
- Between 2002 and 2007, Johnson County's share of the total retail trade employees in the metropolitan area increased slightly from 33.5% to 34.3% whereas Jackson County's share decreased from 35.6% to 32.3%.
- Only one reported community in Johnson County, Mission, lost retail trade employees between 2002 and 2007.
- A number of counties in the metropolitan area lost retail trade employees between 2002 and 2007 though, with the exception of Jackson County, the losses were less than 200 employees.

Service Trade (2007)

See Tables EP-49 through EP-61 for more detailed information.

Service trade is measured by the Bureau of the Census for various selected services engaged in activities such as: real estate and related services; health care and social assistance services; arts, entertainment and recreation services; accommodation and food services; professional, scientific, and

technical services; administrative and support and waste management and remediation services; and educational services.

- The City's percentage share of service trade in the metropolitan area ranged from a low of 8.0% for arts, entertainment and recreation services to a high of 35.8% for educational services.

- In the Kansas City metropolitan area, Overland Park accounted for 13.8% of total receipts for real estate and related services.

- Overland Park accounted for 13.2% of total metro area receipts for health care and social assistance services.

- Overland Park accounted for 8.0% of total metro area receipts for arts, entertainment and recreation services.

- Overland Park accounted for 12.0% of total metro area receipts for accommodations and food services.

- Overland Park accounted for 24.2% of total metro area receipts for professional, scientific, and technical services.

- Overland Park accounted for 23.2% of total metro area receipts for administrative and support and waster management and remediation services.

- Overland Park accounted for 35.8% of total metro area receipts for educational services.

- Overland Park accounted for 8.1% of total metro area receipts for "other" services, excluding public administration.

- Service establishments in Overland Park (3,802) represented 40.6% of the total number of service establishments in Johnson County and 14.3% of the establishments in the metropolitan area.

- Service trade employees in Overland Park (86,539) represented 50.7% of all such employees in Johnson County and 18.9% of metropolitan area employees in the service trade sector.

- Professional, scientific and technical services were responsible for more 40 % of all service trade in Overland Park.

- Health care and social assistance services were responsible for 22.8% of all service trade in Overland Park.

- The smallest amount of service trade dollars came from arts, entertainment, and recreation.

Wholesale Trade (2007)

See Tables EP-62 through EP-69 for more detailed information.

According to the 2007 Economic Census the wholesale trade sector consists of establishments which wholesale merchandise (generally without transformation) and provide services incidental to the sale of merchandise. Wholesaling is an intermediate step in the distribution of merchandise.

- Overland Park's wholesale trade was 60.4% of the total wholesale trade in Johnson County and 14.8% of total wholesale trade in the Kansas City metropolitan area.

- Wholesale establishments in Overland Park (272) represented 29.6% of the total number of wholesale trade establishments in Johnson County and 8.0% of the establishments in the metropolitan area.

- Wholesale trade employees in Overland Park (2,390) represented 17.2% of all such employees in Johnson County and 3.7% of metropolitan area employees in the wholesale trade sector.

- In Overland Park, most merchant wholesalers (87.1%) deal in nondurable goods but most employees work for merchant wholesalers producing durable goods.

Summary

Throughout the 1960s, Overland Park was regarded as a flourishing, yet typical Johnson County bedroom suburb. However, development trends that first appeared in the late 1960s have transformed Overland Park into a major employment center and a principal area of office and commercial development in metropolitan Kansas City.

Overland Park may lose some of its percentage share of trade in both Johnson County and the metropolitan area over the next several years due to increasing development in other areas such as Olathe, Lenexa, Shawnee, Independence, and Kansas City, KS and redevelopment that has occurred in Kansas City, Missouri since the 2007 Economic Survey was conducted.

The current economic downtown started after the 2007 Economic Survey was complete. Number from the next survey, which will occur in 2012, will likely show a very different picture not just for Overland Park but also for all the communities and counties included in this report.

Table EP-1

Built Nonresidential Development South of I-435
Building Square Footage
Five-Year Increments

Year	Office	Commercial	Other*	Industrial	Total
1970-1974	1,147,140	28,130	0	63,555	1,238,825
1975-1979	1,899,594	105,145	78,500	108,500	2,191,739
1980-1984	2,081,789	258,409	709,786	218,852	3,268,836
1985-1989	2,935,591	1,123,901	990,447	44,422	5,094,361
1990-1994	214,640	716,546	282,313	172,073	1,385,572
1995-1999	4,389,973	1,865,634	1,507,467	250,544	8,013,613
2000-2004	2,872,469	2,141,734	828,130	592,892	6,435,225
2005-2009	709,140	1,143,181	285,682	536,116	2,674,119

*Other includes hotels, hospitals, recreation facilities & public/semipublic uses.

Source: City of Overland Park building permit records

Table EP-2

Built Nonresidential Development South of I-435
Building Square Footage
1996 - 2010

Year	Office	Commercial	Other*	Industrial	Total
1996	90,600	308,340	0	38,924	437,864
1997	843,092	498,975	622,709	11,732	1,976,508
1998	1,748,447	235,011	51,900	133,301	2,168,659
1999	1,192,957	317,685	482,268	44,012	2,036,922
2000	2,069,200	428,204	98,694	11,289	2,607,387
2001	380,488	613,301	539,480	318,817	1,852,086
2002	203,234	211,441	188,706	81,483	684,864
2003	109,807	539,912	0	105,393	755,112
2004	109,740	348,876	1,250	75,910	535,776
2005	429,166	87,133	49,645	73,404	639,348
2006	126,119	236,971	48,101	261,782	672,973
2007	96,751	434,927	187,296	76,872	795,846
2008	71,087	241,641	640	122,194	435,562
2009	6,517	122,009	0	1,864	130,390
2010	9,800	9,660	25,018	0	44,478
Total	**7,487,005**	**4,634,086**	**2,295,707**	**1,356,977**	**15,773,775**

*Other includes hotels, hospitals, recreation facilities and public/semipublic uses.

Source: City of Overland Park building permit records

Table EP-3

Employment by Industry and Occupation
2010
(Employed Persons 16 Years Old and Over)

	2009 Number Employed	Percent by Industry
Industry		
Agriculture, Forestry, Fishing and Hunting, and Mining	434	0.5%
Construction	3,449	3.8%
Manufacturing	6,592	7.2%
Wholesale Trade	4,521	4.9%
Retail Trade	10,066	11.0%
Transportation and Warehousing, and Utilities	3,433	3.7%
Information	4,587	5.0%
Finance, Insurance, Real Estate, and Rental and Leasing	9,466	10.3%
Professional, Scientific, Management, Administrative, and Waste Management Services	15,415	16.8%
Educational, Health, and Social Services	19,002	20.7%
Arts, Entertainment, Recreation, Accommodation & Food	6,992	7.6%
Other Services (except Public Administration)	5,360	5.8%
Public Administration	2,532	2.8%
Total	**91,849**	**100.0%**
Occupation		
Management, business, science, and arts	45,453	49.5%
Service	11,104	12.1%
Sales and Office	26,950	29.3%
Natural resources, construction, and maintenance	3,926	4.3%
Production, transportation, and material moving	4,416	4.8%
Total	**91,849**	**100.0%**

Source: U.S. Census Bureau, 2010 American Community Survey

Table EP-4

Kansas City Metro Area Labor Force
Annual Average 2010

County	Civilian Labor Force	Employment	Number Unemployed	Unemployment Rate	Percentage of Metro Labor Force
Bates County MO	7,504	6,626	878	11.7%	0.7%
Caldwell County MO	4,101	3,692	409	10.0%	0.4%
Cass County MO	49,507	44,512	4,995	10.1%	4.8%
Clay County MO	119,048	108,551	10,497	8.8%	11.5%
Clinton County MO	10,054	8,967	1,087	10.8%	1.0%
Franklin County KS	13,418	12,217	1,201	9.0%	1.3%
Jackson County MO	340,863	303,463	37,400	11.0%	32.9%
Johnson County KS	295,026	275,853	19,173	6.5%	28.4%
Lafayette County MO	15,799	14,072	1,727	10.9%	1.5%
Leavenworth County KS	32,353	29,640	2,713	8.4%	3.1%
Linn County KS	4,433	3,965	468	10.6%	0.4%
Miami County KS	15,838	14,594	1,244	7.9%	1.5%
Platte County MO	49,214	45,217	3,997	8.1%	4.7%
Ray County MO	11,035	9,783	1,252	11.3%	1.1%
Wyandotte County KS	69,259	62,036	7,223	10.4%	6.7%
Kansas City MSA	**1,037,449**	**943,186**	**94,263**	**9.1%**	**100.0%**

Sources: Kansas Department of Labor in conjunction with U.S. Department of Labor
Missouri Department of Economic Development

Table EP-5

Johnson County Labor Force
Annual Average 2010

	Civilian Labor Force	Employment	Number Unemployed	Unemployment Rate	Percentage of County Labor Force
Leawood	15,602	14,876	726	4.7%	5.3%
Lenexa	28,054	26,016	2,038	7.3%	9.5%
Olathe	61,568	57,457	4,111	6.7%	20.9%
Overland Park	96,789	90,363	6,426	6.6%	32.8%
Shawnee	32,185	30,423	1,762	5.5%	10.9%
Remainder of the County	60,828	56,718	4,110	6.8%	20.6%
Total for Johnson County	**295,026**	**275,853**	**19,173**	**6.5%**	**100.0%**

Source: Kansas Department of Labor

Table EP-6

Annual Average Unemployment Rates
1985 to 2010

Year	Overland Park	Kansas	United States
1985	2.4%	5.0%	7.2%
1986	2.4%	5.4%	7.0%
1987	2.6%	4.9%	6.2%
1988	2.8%	4.8%	5.5%
1989	2.4%	4.0%	5.3%
1990	2.7%	4.3%	5.6%
1991	3.0%	4.5%	6.8%
1992	2.9%	4.6%	7.5%
1993	3.0%	5.1%	6.9%
1994	2.9%	4.9%	6.1%
1995	2.6%	4.4%	5.6%
1996	2.6%	4.4%	5.4%
1997	2.1%	3.9%	4.9%
1998	2.3%	3.8%	4.5%
1999	2.0%	3.5%	
2000	3.1%	3.8%	4.0%
2001	3.9%	4.3%	4.7%
2002	4.9%	5.1%	5.8%
2003	5.3%	5.6%	6.0%
2004	5.1%	5.5%	5.5%
2005	4.7%	5.1%	5.1%
2006	4.2%	4.3%	4.6%
2007	4.0%	4.1%	4.6%
2008	4.5%	4.4%	5.8%
2009	6.4%	6.7%	9.3%
2010	6.6%	7.0%	9.6%

Source: Kansas Department of Labor
U.S. Department of Labor, Bureau of Labor Statistics

Table EP-7

Job Growth in the Kansas City Region
Select Cities

City	1980 Number Of Jobs	1990 Number Of Jobs	2000 Number Of Jobs	1980-1990 Change	1990-2000 Change	Percentage Change 1990-2000
Kansas City, MO	297,716	317,397	311,320	19,681	-6,077	-1.9%
Kansas City, KS	74,782	73,299	71,720	-1,483	-1,579	-2.2%
Overland Park	37,412	71,331	106,455	33,919	35,124	49.2%
Independence	29,017	34,698	38,670	5,681	3,972	11.4%
Lenexa	14,629	30,796	43,325	16,167	12,529	40.7%
Olathe	13,583	26,220	41,240	12,637	15,020	57.3%
North Kansas City	16,421	17,459	19,030	1,038	1,571	9.0%
Lee's Summit	12,144	15,279	27,765	3,135	12,486	81.7%
Blue Springs	5,118	11,942	14,280	6,824	2,338	19.6%
Merriam	5,868	11,517	9,335	5,649	-2,182	-18.9%
Select City Totals	**506,690**	**609,938**	**683,140**	**103,248**	**73,202**	**12.0%**

Source: U.S. Census Bureau

Table EP-8

Estimated Daytime Population in the Metro Area's Top 10 Cities

City	Total 2000 Population	Total Workers Working in the City	Estimated Daytime Population	Daytime Population Percentage Change Due to Commuting
Blue Springs, MO	48,080	14,265	36,377	-24.3%
Independence, MO	113,288	38,653	97,427	-14.0%
Kansas City, KS	146,866	71,275	156,540	6.6%
Kansas City, MO	441,545	310,520	543,511	23.1%
Leavenworth, KS	35,420	17,347	37,772	6.6%
Lee's Summit, MO	70,700	27,744	61,563	-12.9%
Lenexa, KS	40,238	43,202	60,469	50.3%
Olathe, KS	92,962	41,196	83,071	-10.6%
Overland Park, KS	149,080	106,193	175,506	17.7%
Shawnee, KS	47,996	15,087	36,206	-24.6%

Source: U.S. Census Bureau

Table EP-9

Estimated Daytime Population in Johnson County

City	Total 2000 Population	Total Workers Working in the City	Estimated Daytime Population	Daytime Population Percentage Change Due to Commuting
Gardner	9,396	2,858	7,491	-20.3%
Leawood	27,656	10,847	25,403	-8.1%
Lenexa	40,238	43,202	60,469	50.3%
Merriam	11,008	9,315	13,963	26.8%
Mission	9,727	9,065	13,110	34.8%
Olathe	92,962	41,196	83,071	-10.6%
Overland Park	149,080	106,193	175,506	17.7%
Prairie Village	22,072	7,180	17,926	-18.8%
Roeland Park	6,817	1,515	4,502	-34.0%
Shawnee	47,996	15,087	36,206	-24.6%

Source: U.S. Census Bureau

Table EP-10

Per Capita Income
A Comparison of Selected
Johnson County, KS Communities
1969, 1979, 1989, 1999, and 2009

Community	1969 Per Capita Income	1979 Per Capita Income	1989 Per Capita Income	1999 Per Capita Income	2009 Per Capita Income	Total Change 1969-2009	Percent Change 1969-2009
Johnson County	$4,442	$10,680	$20,592	$30,919	$38,288	$33,846	761.9%
Overland Park	$4,315	$10,623	$21,214	$32,069	$38,404	$34,089	790.0%
Lenexa	$3,175	$10,356	$20,202	$30,212	$36,677	$33,502	1,055.2%
Olathe	$2,995	$7,922	$14,696	$24,498	$30,403	$27,408	915.1%
Prairie Village	$5,195	$12,752	$25,216	$34,677	$47,927	$42,732	822.6%
Shawnee	$3,480	$9,224	$17,268	$28,142	$33,502	$30,022	862.7%

Source: U.S. Census Bureau. 1969, 1979, 1989, and 1999 are from the decennial census. 2009 figures are from the 2007-2009 American Community Survey 3-Year Estimates

Table EP-11

Per Capita Income
A Comparison of Selected
Kansas City Metropolitan Area Communities
1989, 1999, and 2009

Community	1989 Per Capita Income	1999 Per Capita Income	2009 Per Capita Income	Total Change 1989-2009	Percent Change 1989-2009
Overland Park, KS	$21,214	$32,069	$38,404	$17,190	81.0%
Independence, MO	$13,208	$19,384	$21,681	$8,473	64.2%
Kansas City, MO	$13,799	$20,753	$25,656	$11,857	85.9%
Kansas City, KS	$10,478	$15,737	$19,482	$9,004	85.9%
Kansas City MSA	$15,067	$23,326	$29,286	$14,219	94.4%

Source: U.S. Census Bureau. 1989 and 1999 figures are from the decennial census. 2009 figures are from the 2007-2009 American Community Survey 3-Year Estimates

Table EP-12

Median Household and Median Family Income
A Comparison of Selected Johnson County, KS Communities
1989, 1999, and 2009

Community	1989 Median Household Income	1999 Median Household Income	2009 Median Household Income	Percent Change 1989 - 2009	1989 Median Family Income	1999 Median Family Income	2009 Median Family Income	Percent Change 1989 - 2009
Johnson County	$42,741	$61,455	$73,548	72.1%	$50,348	$72,987	$90,983	80.7%
Overland Park	$44,246	$62,166	$70,570	59.5%	$52,412	$77,176	$92,163	75.8%
Lenexa	$46,935	$61,990	$75,582	61.0%	$54,269	$76,321	$100,036	84.3%
Olathe	$39,742	$61,111	$75,021	88.8%	$44,572	$68,498	$85,225	91.2%
Prairie Village	$43,750	$58,685	$78,948	80.4%	$51,020	$70,602	$96,159	88.5%
Shawnee	$39,206	$59,626	$71,705	82.9%	$45,709	$70,288	$86,408	89.0%

Source: U.S. Census Bureau. 1989 and 1999 figures are from the decennial census. 2009 figures are from the 2007-2009 American Community Survey 3-Year Estimates

Table EP-13

A Comparison of Income
For Selected Kansas City Metropolitan Area Communities
2009

Community	Per Capita Income	Median Household Income	Median Family Income
Blue Springs, MO	$28,119	$68,385	$75,275
Independence, MO	$21,681	$43,576	$55,938
Kansas City, KS	$18,482	$36,741	$44,230
Kansas City, MO	$25,656	$44,212	$55,803
Leavenworth, KS	$23,356	$49,090	$61,775
Lee's Summit, MO	$31,872	$74,235	$84,899
Lenexa, KS	$36,677	$75,582	$100,036
Olathe, KS	$30,403	$75,021	$85,225
Overland Park, KS	$38,404	$70,570	$92,163
Shawnee, KS	$33,502	$71,705	$86,408
Kansas City MSA	$28,286	$55,246	$68,946

Source: 2007-2009 American Community Survey 3-Year Estimates

Table EP-14

1979 Median Household Income
A Comparison of Sixteen Counties

Rank	County	State	1980 Census Population	1979 Median Household Income
1.	Fairfax	Virginia	596,901	$30,011
2.	Montgomery	Maryland	579,053	$28,987
3.	Howard	Maryland	118,572	$27,612
4.	DuPage	Illinois	658,835	$27,509
5.	Anchorage	Alaska	174,431	$27,375
6.	Morris	New Jersey	407,630	$26,626
7.	Somerset	New Jersey	203,129	$26,235
8.	Nassau	New York	1,321,582	$26,090
9.	Waukesha	Wisconsin	280,326	$25,827
10.	Rockland	New York	259,530	$25,648
11.	Fort Bend	Texas	130,846	$25,591
12.	Ozaukee	Wisconsin	66,981	$25,554
13.	Prince William	Virginia	144,703	$25,435
14.	Oakland	Michigan	1,011,793	$25,323
15.	Lake	Illinois	440,372	$25,210
16.	**Johnson**	**Kansas**	**270,269**	**$25,173**

Source: U.S. Census Bureau
1983 County and City Handbook

Table EP-15

1989 Median Household Income
A Comparison of Sixteen Counties

Rank	County	State	1990 Census Population	1989 Median Household Income	Rank by 1979 Income
1.	Fairfax	Virginia	818,584	$59,284	1.
2.	Morris	New Jersey	421,353	$56,273	6.
3.	Somerset	New Jersey	240,279	$55,519	7.
4.	Howard	Maryland	187,328	$54,348	3.
5.	Nassau	New York	1,287,348	$54,283	8.
6.	Montgomery	Maryland	757,027	$54,089	2.
7.	Rockland	New York	265,475	$52,731	10.
8.	Prince William	Virginia	215,686	$49,370	13.
9.	DuPage	Illinois	781,666	$48,876	4.
10.	Lake	Illinois	516,418	$46,047	15.
11.	Waukesha	Wisconsin	304,715	$44,565	9.
12.	Anchorage	Alaska	82,702	$43,946	5.
13.	Oakland	Michigan	1,083,592	$43,407	14.
14.	Fort Bend	Texas	225,421	$42,809	11.
15.	**Johnson**	**Kansas**	**355,054**	**$42,741**	**16.**
16.	Ozaukee	Wisconsin	72,831	$42,695	12.

Source: U.S. Census Bureau

Table EP-16

1999 Median Household Income
A Comparison of Sixteen Counties

Rank	County	State	2000 Census Population	1999 Median Household Income	Rank by 1989 Income
1.	Fairfax	Virginia	969,749	$81,050	1.
2.	Morris	New Jersey	470,212	$77,340	2.
3.	Somerset	New Jersey	297,490	$76,933	3.
4.	Howard	Maryland	247,842	$74,167	4.
5.	Nassau	New York	1,334,544	$72,030	5.
6.	Montgomery	Maryland	873,341	$71,551	6.
7.	Rockland	New York	286,753	$67,971	7.
8.	DuPage	Illinois	904,161	$67,887	9.
9.	Lake	Illinois	644,356	$66,973	10.
10.	Prince William	Virginia	280,813	$65,960	8.
11.	Fort Bend	Texas	354,452	$63,831	14.
12.	Waukesha	Wisconsin	360,767	$62,839	11.
13.	Ozaukee	Wisconsin	82,317	$62,745	16.
14.	Oakland	Michigan	1,194,156	$61,907	13.
15.	**Johnson**	**Kansas**	**451,086**	**$61,455**	**15.**
16.	Anchorage	Alaska	260,283	$55,546	12.

Source: U.S. Census Bureau

Table EP-17

2009 Median Household Income
A Comparison of Sixteen Counties

Rank	County	State	2010 Census Population	2009 Median Household Income	Rank by 1999 Income
1.	Fairfax	Virginia	1,081,726	$104,585	1.
2.	Howard	Maryland	287,085	$102,175	4.
3.	Morris	New Jersey	492,276	$97,299	2.
4.	Somerset	New Jersey	323,444	$96,733	3.
5.	Nassau	New York	1,339,532	$93,696	5.
6.	Montgomery	Maryland	971,777	$93,199	6.
7.	Prince William	Virginia	402,002	$87,137	10.
8.	Rockland	New York	311,687	$82,574	7.
9.	Fort Bend	Texas	585,375	$81,301	11.
10.	Lake	Illinois	703,462	$78,569	9.
11.	DuPage	Illinois	916,924	$75,337	8.
12.	Waukesha	Wisconsin	389,891	$74,099	12.
13.	**Johnson**	**Kansas**	**544,179**	**$73,548**	**15.**
14.	Ozaukee	Wisconsin	86,395	$73,112	13.
15.	Anchorage	Alaska	291,826	$72,569	16.
16.	Oakland	Michigan	1,202,362	$65,557	14.

Source: 2010 Census and 2007-2009 American Community Survey 3-Year Estimates

Table EP-18

Rate of Inflation
Annual CPI
1985 to 2010

	Rate of Inflation	
Year	Kansas City Region	U.S. City
1985	3.1%	3.6%
1986	0.9%	1.9%
1987	4.0%	3.6%
1988	3.8%	4.1%
1989	3.6%	4.8%
1990	3.6%	5.4%
1991	4.1%	4.2%
1992	2.4%	3.0%
1993	2.8%	3.0%
1994	2.3%	2.6%
1995	2.8%	2.8%
1996	4.3%	3.0%
1997	2.8%	2.3%
1998	1.3%	1.6%
1999	1.5%	2.2%
2000	4.1%	3.4%
2001	3.4%	2.8%
2002	1.0%	1.6%
2003	1.7%	2.3%
2004	2.1%	2.7%
2005	2.5%	3.4%
2006	2.6%	3.2%
2007	2.3%	2.8%
2008	3.4%	3.8%
2009	-0.1%	-0.4%
2010	2.2%	1.6%

Source: U.S. Department of Labor, Bureau of Labor Statistics

Table EP-19

Retail Trade: A Comparison of Selected Johnson County, Kansas Communities 2007

Community	2007 Retail Trade (In $1,000)	Percent of County Total
Overland Park	$2,809,874	30.4%
Leawood	$334,094	3.6%
Lenexa	$1,849,085	20.0%
Merriam	$679,275	7.3%
Mission	$207,056	2.2%
Olathe	$2,090,052	22.6%
Prairie Village	$141,341	1.5%
Shawnee	$726,345	7.8%
Remainder of the County	$418,199	4.5%
Total for Johnson County	**$9,255,321**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-20

Retail Trade: A Comparison of Selected Johnson County, Kansas Communities 2002 and 2007

Community	2002 Retail Trade (In $1,000)	Percent of County Total	2007 Retail Trade (In $1,000)	Percent of County Total
Overland Park	$2,654,325	37.6%	$2,809,874	30.4%
Leawood	$265,922	3.8%	$334,094	3.6%
Lenexa	$793,453	11.2%	$1,849,085	20.0%
Merriam	$509,195	7.2%	$679,275	7.3%
Mission	$167,051	2.4%	$207,056	2.2%
Olathe	$1,607,085	22.8%	$2,090,052	22.6%
Prairie Village	$133,168	1.9%	$141,341	1.5%
Shawnee	$600,765	8.5%	$726,345	7.8%
Remainder of the County	$326,249	4.6%	$418,199	4.5%
Total for Johnson County	**$7,057,213**	**100.0%**	**$9,255,321**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-21

Retail Trade: A Comparison of Selected Johnson County, Kansas Communities 2002 and 2007

Community	2002 Retail Trade (In $1,000)	2007 Retail Trade (In $1,000)	Total Change	Percent Change
Overland Park	$2,654,325	$2,809,874	$155,549	5.9%
Leawood	$265,922	$334,094	$68,172	25.6%
Lenexa	$793,453	$1,849,085	$1,055,632	133.0%
Merriam	$509,195	$679,275	$170,080	33.4%
Mission	$167,051	$207,056	$40,005	23.9%
Olathe	$1,607,085	$2,090,052	$482,967	30.1%
Prairie Village	$133,168	$141,341	$8,173	6.1%
Shawnee	$600,765	$726,345	$125,580	20.9%
Remainder of the County	$326,249	$418,199	$91,950	28.2%
Total for Johnson County	**$7,057,213**	**$9,255,321**	**$2,198,108**	**31.1%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-22

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Retail Trade (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$788,520	2.9%
Independence, Missouri	$1,878,472	6.9%
Kansas City, Kansas	$1,556,258	5.7%
Kansas City, Missouri	$6,712,982	24.7%
Leavenworth, Kansas	$353,246	1.3%
Lee's Summit, Missouri	$1,092,023	4.0%
Lenexa, Kansas	$1,849,085	6.8%
Olathe, Kansas	$2,090,052	7.7%
Overland Park, Kansas	$2,809,874	10.3%
Shawnee, Kansas	$726,345	2.7%
Remainder of MSA	$7,358,896	27.0%
Kansas City, MO-KS MSA	**$27,215,753**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-23

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2002 and 2007

Community	2002 Retail Trade (In $1,000)	Percent of MSA Total	2007 Retail Trade (In $1,000)	Percent of MSA Total
Blue Springs, MO	$598,940	2.7%	$788,520	2.9%
Independence, Missouri	$1,707,915	7.8%	$1,878,472	6.9%
Kansas City, Kansas	$810,462	3.7%	$1,556,258	5.7%
Kansas City, Missouri	$5,715,628	26.1%	$6,712,982	24.7%
Leavenworth, Kansas	$304,699	1.4%	$353,246	1.3%
Lee's Summit, Missouri	$914,129	4.2%	$1,092,023	4.0%
Lenexa, Kansas	$793,453	3.6%	$1,849,085	6.8%
Olathe, Kansas	$1,607,085	7.4%	$2,090,052	7.7%
Overland Park, Kansas	$2,654,325	12.1%	$2,809,874	10.3%
Shawnee, Kansas	$600,765	2.7%	$726,345	2.7%
Remainder of MSA	$6,156,729	28.2%	$7,358,896	27.0%
Kansas City, MO-KS MSA	**$21,864,130**	**100.0%**	**$27,215,753**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-24

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2002 and 2007

Community	2002 Retail Trade (In $1,000)	2007 Retail Trade (In $1,000)	Total Change	Percent Change
Blue Springs, MO	$598,940	$788,520	$189,580	31.7%
Independence, Missouri	$1,707,915	$1,878,472	$170,557	10.0%
Kansas City, Kansas	$810,462	$1,556,258	$745,796	92.0%
Kansas City, Missouri	$5,715,628	$6,712,982	$997,354	17.4%
Leavenworth, Kansas	$304,699	$353,246	$48,547	15.9%
Lee's Summit, Missouri	$914,129	$1,092,023	$177,894	19.5%
Lenexa, Kansas	$793,453	$1,849,085	$1,055,632	133.0%
Olathe, Kansas	$1,607,085	$2,090,052	$482,967	30.1%
Overland Park, Kansas	$2,654,325	$2,809,874	$155,549	5.9%
Shawnee, Kansas	$600,765	$726,345	$125,580	20.9%
Remainder of MSA	$6,156,729	$7,358,896	$1,202,167	19.5%
Kansas City, MO-KS MSA	**$21,864,130**	**$27,215,753**	**$5,351,623**	**24.5%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-25

Retail Trade: A Comparison of Kansas City Metropolitan Area Counties 2007

County	2007 Retail Trade (In $1,000)	Percent of MSA Total
Bates County MO	$135,422	0.5%
Caldwell County MO	$34,109	0.1%
Cass County MO	$898,675	3.3%
Clay County MO	$3,366,942	12.4%
Clinton County MO	$147,247	0.5%
Franklin County KS	$234,280	0.9%
Jackson County MO	$8,460,776	31.1%
Johnson County KS	$9,255,321	34.0%
Lafayette County MO	$301,376	1.1%
Leavenworth County KS	$492,953	1.8%
Linn County KS	$47,786	0.2%
Miami County KS	$251,725	0.9%
Platte County MO	$1,737,430	6.4%
Ray County MO	$141,668	0.5%
Wyandotte County KS	$1,710,043	6.3%
Kansas City, MO-KS MSA	**$27,215,753**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-26

Retail Trade: A Comparison of Kansas City Metropolitan Area Counties 2002 and 2007

County	2002 Retail Trade (In $1,000)	Percent of MSA Total	2007 Retail Trade (In $1,000)	Percent of MSA Total
Bates County MO	$87,368	0.4%	$135,422	0.5%
Caldwell County MO	$24,328	0.1%	$34,109	0.1%
Cass County MO	$680,044	3.1%	$898,675	3.3%
Clay County MO	$2,992,473	13.7%	$3,366,942	12.4%
Clinton County MO	$133,712	0.6%	$147,247	0.5%
Franklin County KS	$190,957	0.9%	$234,280	0.9%
Jackson County MO	$7,721,715	35.3%	$8,460,776	31.1%
Johnson County KS	$7,057,213	32.3%	$9,255,321	34.0%
Lafayette County MO	$257,088	1.2%	$301,376	1.1%
Leavenworth County KS	$427,968	2.0%	$492,953	1.8%
Linn County KS	$38,039	0.2%	$47,786	0.2%
Miami County KS	$184,143	0.8%	$251,725	0.9%
Platte County MO	$999,726	4.6%	$1,737,430	6.4%
Ray County MO	$136,524	0.6%	$141,668	0.5%
Wyandotte County KS	$932,832	4.3%	$1,710,043	6.3%
Kansas City, MO-KS MSA	**$21,864,130**	**100.0%**	**$27,215,753**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-27

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Counties 2002 and 2007

County	2002 Retail Trade (In $1,000)	2007 Retail Trade (In $1,000)	Total Change	Percent Change
Bates County MO	$87,368	$135,422	$48,054	55.0%
Caldwell County MO	$24,328	$34,109	$9,781	40.2%
Cass County MO	$680,044	$898,675	$218,631	32.1%
Clay County MO	$2,992,473	$3,366,942	$374,469	12.5%
Clinton County MO	$133,712	$147,247	$13,535	10.1%
Franklin County KS	$190,957	$234,280	$43,323	22.7%
Jackson County MO	$7,721,715	$8,460,776	$739,061	9.6%
Johnson County KS	$7,057,213	$9,255,321	$2,198,108	31.1%
Lafayette County MO	$257,088	$301,376	$44,288	17.2%
Leavenworth County KS	$427,968	$492,953	$64,985	15.2%
Linn County KS	$38,039	$47,786	$9,747	25.6%
Miami County KS	$184,143	$251,725	$67,582	36.7%
Platte County MO	$999,726	$1,737,430	$737,704	73.8%
Ray County MO	$136,524	$141,668	$5,144	3.8%
Wyandotte County KS	$932,832	$1,710,043	$777,211	83.3%
Kansas City, MO-KS MSA	**$21,864,130**	**$27,215,753**	**$5,351,623**	24.5%

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-28

Comparison of the Number of Johnson County Establishments Engaged in Retail Trade 2007

Community	Number of Establishments	Percent of County Total
Overland Park	772	38.6%
Leawood	136	6.8%
Lenexa	185	9.2%
Merriam	54	2.7%
Mission	63	3.1%
Olathe	408	20.4%
Prairie Village	65	3.2%
Shawnee	194	9.7%
Remainder of the County	124	6.2%
Total for Johnson County	**2,001**	**100%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-29

Retail Trade: A Comparison of Selected Johnson County, Kansas Communities 2002 and 2007

Community	2002 Number of Establishments	Percent of County Total	2007 Number of Establishments	Percent of County Total
Overland Park	750	38.7%	772	38.6%
Leawood	98	5.1%	136	6.8%
Lenexa	200	10.3%	185	9.2%
Merriam	55	2.8%	54	2.7%
Mission	92	4.7%	63	3.1%
Olathe	371	19.1%	408	20.4%
Prairie Village	71	3.7%	65	3.2%
Shawnee	167	8.6%	194	9.7%
Remainder of the County	134	6.9%	124	6.2%
Total for Johnson County	**1,938**	**100.0%**	**2,001**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-30

Retail Trade: A Comparison of Selected Johnson County, Kansas Communities 2002 and 2007

Community	2002 Number of Establishments	2007 Number of Establishments	Total Change	Percent Change
Overland Park	750	772	22	2.9%
Leawood	98	136	38	38.8%
Lenexa	200	185	-15	-7.5%
Merriam	55	54	-1	-1.8%
Mission	92	63	-29	-31.5%
Olathe	371	408	37	10.0%
Prairie Village	71	65	-6	-8.5%
Shawnee	167	194	27	16.2%
Remainder of the County	134	124	-10	-7.5%
Total for Johnson County	**1,938**	**2,001**	**63**	**3.3%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-31

Comparison of the Number of Establishments
Kansas City Metropolitan Area Communities
Engaged in Retail Trade
2007

Community	Number of Establishments	Percent of Metro Total
Blue Springs, Missouri	182	2.7%
Independence, Missouri	490	7.2%
Kansas City, Kansas	422	6.2%
Kansas City, Missouri	1,558	22.8%
Leavenworth, Kansas	121	1.8%
Lee's Summit, Missouri	253	3.7%
Lenexa, Kansas	185	2.7%
Olathe, Kansas	408	6.0%
Overland Park, Kansas	772	11.3%
Shawnee, Kansas	194	2.8%
Remainder of MSA	2,255	33.0%
Kansas City, MO-KS MSA	**6,840**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-32

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2002 and 2007

Community	2002 Number of Establishments	Percent of Metro Total	2007 Number of Establishments	Percent of Metro Total
Blue Springs, Missouri	158	2.3%	182	2.7%
Independence, Missouri	475	6.9%	490	7.2%
Kansas City, Kansas	358	5.2%	422	6.2%
Kansas City, Missouri	1,657	24.1%	1,558	22.8%
Leavenworth, Kansas	121	1.8%	121	1.8%
Lee's Summit, Missouri	248	3.6%	253	3.7%
Lenexa, Kansas	200	2.9%	185	2.7%
Olathe, Kansas	371	5.4%	408	6.0%
Overland Park, Kansas	750	10.9%	772	11.3%
Shawnee, Kansas	167	2.4%	194	2.8%
Remainder of MSA	2,375	34.5%	2,255	33.0%
Kansas City, MO-KS MSA	**6,880**	**100.0%**	**6,840**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-33

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2002 and 2007

Community	2002 Number of Establishments	2007 Number of Establishments	Total Change	Percent Change
Blue Springs, Missouri	158	182	24	15.2%
Independence, Missouri	475	490	15	3.2%
Kansas City, Kansas	358	422	64	17.9%
Kansas City, Missouri	1,657	1,558	-99	-6.0%
Leavenworth, Kansas	121	121	0	0.0%
Lee's Summit, Missouri	248	253	5	2.0%
Lenexa, Kansas	200	185	-15	-7.5%
Olathe, Kansas	371	408	37	10.0%
Overland Park, Kansas	750	772	22	2.9%
Shawnee, Kansas	167	194	27	16.2%
Remainder of MSA	2,375	2,255	-120	-5.1%
Kansas City, MO-KS MSA	**6,880**	**6,840**	**-40**	**-0.6%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-34

Comparison of the Number of Establishments
Kansas City Metropolitan Area Counties
Engaged in Retail Trade
2007

County	Number of Establishments	Percent of MSA Total
Bates County MO	62	0.9%
Caldwell County MO	29	0.4%
Cass County MO	270	3.9%
Clay County MO	683	10.0%
Clinton County MO	64	0.9%
Franklin County KS	96	1.4%
Jackson County MO	2,326	34.0%
Johnson County KS	2,001	29.3%
Lafayette County MO	151	2.2%
Leavenworth County KS	188	2.7%
Linn County KS	38	0.6%
Miami County KS	103	1.5%
Platte County MO	302	4.4%
Ray County MO	66	1.0%
Wyandotte County KS	461	6.7%
Kansas City, MO-KS MSA	**6,840**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-35

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Counties 2002 and 2007

County	2002 Number of Establishments	Percent of Metro Total	2007 Number of Establishments	Percent of Metro Total
Bates County MO	75	1.1%	62	0.9%
Caldwell County MO	34	0.5%	29	0.4%
Cass County MO	258	3.8%	270	3.9%
Clay County MO	732	10.6%	683	10.0%
Clinton County MO	80	1.2%	64	0.9%
Franklin County KS	97	1.4%	96	1.4%
Jackson County MO	2,496	36.3%	2,326	34.0%
Johnson County KS	1,938	28.2%	2,001	29.3%
Lafayette County MO	191	2.8%	151	2.2%
Leavenworth County KS	185	2.7%	188	2.7%
Linn County KS	29	0.4%	38	0.6%
Miami County KS	90	1.3%	103	1.5%
Platte County MO	218	3.2%	302	4.4%
Ray County MO	64	0.9%	66	1.0%
Wyandotte County KS	393	5.7%	461	6.7%
Kansas City, MO-KS MSA	**6,880**	**100.0%**	**6,840**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-36

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Counties 2002 and 2007

Community	2002 Number of Establishments	2007 Number of Establishments	Total Change	Percent Change
Bates County MO	75	62	-13	-17.3%
Caldwell County MO	34	29	-5	-14.7%
Cass County MO	258	270	12	4.7%
Clay County MO	732	683	-49	-6.7%
Clinton County MO	80	64	-16	-20.0%
Franklin County KS	97	96	-1	-1.0%
Jackson County MO	2,496	2,326	-170	-6.8%
Johnson County KS	1,938	2,001	63	3.3%
Lafayette County MO	191	151	-40	-20.9%
Leavenworth County KS	185	188	3	1.6%
Linn County KS	29	38	9	31.0%
Miami County KS	90	103	13	14.4%
Platte County MO	218	302	84	38.5%
Ray County MO	64	66	2	3.1%
Wyandotte County KS	393	461	68	17.3%
Kansas City, MO-KS MSA	**6,880**	**6,840**	**-40**	**-0.6%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-37

Comparing Paid Retail Trade Employees In Johnson County 2007

Community	Number of Employees	Percent of County Total
Overland Park	15,086	39.7%
Leawood	2,403	6.3%
Lenexa	3,734	9.8%
Merriam	2,119	5.6%
Mission	893	2.3%
Olathe	7,408	19.5%
Prairie Village	934	2.5%
Shawnee	3,595	9.5%
Remainder of the County	1,836	4.8%
Total for Johnson County	**38,008**	**100%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-38

Retail Trade: A Comparison of Selected Johnson County, Kansas Communities 2002 and 2007

Community	2002 Number of Employees	Percent of County Total	2007 Number of Employees	Percent of County Total
Overland Park	14,808	41.8%	15,086	39.7%
Leawood	2,252	6.4%	2,403	6.3%
Lenexa	3,288	9.3%	3,734	9.8%
Merriam	1,370	3.9%	2,119	5.6%
Mission	1,221	3.4%	893	2.3%
Olathe	6,523	18.4%	7,408	19.5%
Prairie Village	1,032	2.9%	934	2.5%
Shawnee	3,296	9.3%	3,595	9.5%
Remainder of the County	1,639	4.6%	1,836	4.8%
Total for Johnson County	**35,429**	**100.0%**	**38,008**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-39

Retail Trade: A Comparison of Selected Johnson County, Kansas Communities 2002 and 2007

Community	2002 Number of Employees	2007 Number of Employees	Total Change	Percent Change
Overland Park	14,808	15,086	278	1.9%
Leawood	2,252	2,403	151	6.7%
Lenexa	3,288	3,734	446	13.6%
Merriam	1,370	2,119	749	54.7%
Mission	1,221	893	-328	-26.9%
Olathe	6,523	7,408	885	13.6%
Prairie Village	1,032	934	-98	-9.5%
Shawnee	3,296	3,595	299	9.1%
Remainder of the County	1,639	1,836	197	12.0%
Total for Johnson County	**35,429**	**38,008**	**2,579**	**7.3%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-40

Comparing Paid Retail Trade Employees In the Kansas City Metro Area 2007

Community	Number of Employees	Percent of Metro Total
Blue Springs	2,854	2.6%
Independence	9,020	8.1%
Kansas City, Kansas	6,267	5.6%
Kansas City, Missouri	25,485	23.0%
Leavenworth	1,529	1.4%
Lee's Summit	4,732	4.3%
Lenexa	3,734	3.4%
Olathe	7,408	6.7%
Overland Park	15,086	13.6%
Shawnee	3,595	3.2%
Remainder of MSA	31,231	28.2%
Kansas City, MO-KS MSA*	**110,941**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-41

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2002 and 2007

Community	2002 Number of Employees	Percent of Metro Total	2007 Number of Employees	Percent of Metro Total
Blue Springs	2,480	2.3%	2,854	2.6%
Independence	8,809	8.3%	9,020	8.1%
Kansas City, Kansas	3,795	3.6%	6,267	5.6%
Kansas City, Missouri	25,833	24.4%	25,485	23.0%
Leavenworth	1,569	1.5%	1,529	1.4%
Lee's Summit	4,083	3.9%	4,732	4.3%
Lenexa	3,288	3.1%	3,734	3.4%
Olathe	6,523	6.2%	7,408	6.7%
Overland Park	14,808	14.0%	15,086	13.6%
Shawnee	3,296	3.1%	3,595	3.2%
Remainder of MSA	31,252	29.6%	31,231	28.2%
Kansas City, MO-KS MSA*	**105,736**	**100.0%**	**110,941**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-42

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2002 and 2007

Community	2002 Number of Employees	2007 Number of Employees	Total Change	Percent Change
Blue Springs	2,480	2,854	374	15.1%
Independence	8,809	9,020	211	2.4%
Kansas City, Kansas	3,795	6,267	2,472	65.1%
Kansas City, Missouri	25,833	25,485	-348	-1.3%
Leavenworth	1,569	1,529	-40	-2.5%
Lee's Summit	4,083	4,732	649	15.9%
Lenexa	3,288	3,734	446	13.6%
Olathe	6,523	7,408	885	13.6%
Overland Park	14,808	15,086	278	1.9%
Shawnee	3,296	3,595	299	9.1%
Remainder of MSA	31,252	31,231	-21	-0.1%
Kansas City, MO-KS MSA*	**105,736**	**110,941**	5,205	4.9%

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-43

Comparing Paid
Retail Trade Employees
In Kansas City Metropolitan Area Counties
2007

County	Number of Employees	Percent of Metro Total
Bates County MO	540	0.5%
Caldwell County MO	228	0.2%
Cass County MO	3,715	3.3%
Clay County MO	12,599	11.4%
Clinton County MO	641	0.6%
Franklin County KS	1,153	1.0%
Jackson County MO	35,780	32.3%
Johnson County KS	38,008	34.3%
Lafayette County MO	1,402	1.3%
Leavenworth County KS	2,130	1.9%
Linn County KS	269	0.2%
Miami County KS	1,068	1.0%
Platte County MO	5,691	5.1%
Ray County MO	695	0.6%
Wyandotte County KS	7,022	6.3%
Kansas City, MO-KS MSA*	**110,941**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-44

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Counties 2002 and 2007

County	2002 Number of Employees	Percent of Metro Total	2007 Number of Employees	Percent of Metro Total
Bates County MO	603	0.6%	540	0.5%
Caldwell County MO	172	0.2%	228	0.2%
Cass County MO	3,491	3.3%	3,715	3.3%
Clay County MO	12,418	11.7%	12,599	11.4%
Clinton County MO	699	0.7%	641	0.6%
Franklin County KS	1,124	1.1%	1,153	1.0%
Jackson County MO	37,624	35.6%	35,780	32.3%
Johnson County KS	35,429	33.5%	38,008	34.3%
Lafayette County MO	1,551	1.5%	1,402	1.3%
Leavenworth County KS	2,289	2.2%	2,130	1.9%
Linn County KS	201	0.2%	269	0.2%
Miami County KS	1,132	1.1%	1,068	1.0%
Platte County MO	3,733	3.5%	5,691	5.1%
Ray County MO	793	0.7%	695	0.6%
Wyandotte County KS	4,477	4.2%	7,022	6.3%
Kansas City, MO-KS MSA*	**105,736**	**100.0%**	**110,941**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-45

Retail Trade: A Comparison of Selected Kansas City Metropolitan Area Counties 2002 and 2007

County	2002 Number of Employees	2007 Number of Employees	Total Change	Percent Change
Bates County MO	603	540	-63	-10.4%
Caldwell County MO	172	228	56	32.6%
Cass County MO	3,491	3,715	224	6.4%
Clay County MO	12,418	12,599	181	1.5%
Clinton County MO	699	641	-58	-8.3%
Franklin County KS	1,124	1,153	29	2.6%
Jackson County MO	37,624	35,780	-1,844	-4.9%
Johnson County KS	35,429	38,008	2,579	7.3%
Lafayette County MO	1,551	1,402	-149	-9.6%
Leavenworth County KS	2,289	2,130	-159	-6.9%
Linn County KS	201	269	68	33.8%
Miami County KS	1,132	1,068	-64	-5.7%
Platte County MO	3,733	5,691	1,958	52.5%
Ray County MO	793	695	-98	-12.4%
Wyandotte County KS	4,477	7,022	2,545	56.8%
Kansas City, MO-KS MSA*	**105,736**	**110,941**	**5,205**	4.9%

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-46

Retail Trade by Kind of Business
Overland Park, Kansas
2007

Kind of Business	2007 Retail Trade (In $1,000)	Percent of Total
Motor Vehicle & Parts Dealers	$466,759	16.6%
Furniture & Home Furnishings Stores	$97,783	3.5%
Electronics & Appliances Stores	$179,960	6.4%
Building Material & Garden Equipment & Supplies	$163,498	5.8%
Food & Beverage Stores	$367,007	13.1%
Health & Personal Care Stores	$138,921	4.9%
Gasoline Stations	$195,035	6.9%
Clothing & Clothing Accessories Stores	$328,230	11.7%
Sporting Goods, Hobby, Book & Music Stores	$101,238	3.6%
General Merchandise Stores	$627,971	22.3%
Miscellaneous Store Retailers	$79,757	2.8%
Nonstore Retailers	$63,715	2.3%
Total Retail Trade in $1,000	**$2,809,874**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-47

Retail Trade by Kind of Business
Overland Park, KS
2002 and 2007

Kind of Business	2002 Retail Trade (In $1,000)	Percent of Total	2007 Retail Trade (In $1,000)	Percent of Total
Motor Vehicle & Parts Dealers	$594,982	22.4%	$466,759	16.6%
Furniture & Home Furnishings Stores	$91,115	3.4%	$97,783	3.5%
Electronics & Appliances Stores	$188,397	7.1%	$179,960	6.4%
Building Material & Garden Equipment & Supplies	$132,036	5.0%	$163,498	5.8%
Food & Beverage Stores	$329,849	12.4%	$367,007	13.1%
Health & Personal Care Stores	$121,649	4.6%	$138,921	4.9%
Gasoline Stations	$120,703	4.5%	$195,035	6.9%
Clothing & Clothing Accessories Stores	$285,242	10.7%	$328,230	11.7%
Sporting Goods, Hobby, Book & Music Stores	$103,007	3.9%	$101,238	3.6%
General Merchandise Stores	$548,762	20.7%	$627,971	22.3%
Miscellaneous Store Retailers	$94,266	3.6%	$79,757	2.8%
Nonstore Retailers	$44,317	1.7%	$63,715	2.3%
Total Retail Trade in $1,000	**$2,654,325**	**100.0%**	**$2,809,874**	**100.0%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-48

Retail Trade by Kind of Business
Overland Park, KS
Change Between 2002 and 2007

Kind of Business	2002 Retail Trade (In $1,000)	2007 Retail Trade (In $1,000)	Total Change	Percent Change
Motor Vehicle & Parts Dealers	$594,982	$466,759	-$128,223	-21.6%
Furniture & Home Furnishings Stores	$91,115	$97,783	$6,668	7.3%
Electronics & Appliances Stores	$188,397	$179,960	$8,437	-4.5%
Building Material/Garden Equipment & Supplies	$132,036	$163,498	$31,462	23.8%
Food & Beverage Stores	$329,849	$367,007	$37,158	11.3%
Health & Personal Care Stores	$121,649	$138,921	$17,272	14.2%
Gasoline Stations	$120,703	$195,035	$74,332	61.6%
Clothing & Clothing Accessories Stores	$285,242	$328,230	$42,988	15.1%
Sporting Goods, Hobby, Book & Music Stores	$103,007	$101,238	-$1,769	-1.7%
General Merchandise Stores	$548,762	$627,971	$79,209	14.4%
Miscellaneous Store Retailers	$94,266	$79,757	-$14,509	-15.4%
Nonstore Retailers	$44,317	$63,715	$19,398	43.8%
Total Retail Trade in $1,000	**$2,654,325**	**$2,809,874**	**$155,549**	**5.9%**

Source: U. S. Census Bureau
2002 Economic Census and 2007 Economic Census

Table EP-49

Service Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Real Estate And Related Services (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$43,110	1.4%
Independence, Missouri	$137,657	4.3%
Kansas City, Kansas	$126,180	4.0%
Kansas City, Missouri	$1,380,965	43.6%
Leavenworth, Kansas	$20,745	0.7%
Lee's Summit, Missouri	$73,045	2.3%
Lenexa, Kansas	$138,953	4.4%
Olathe, Kansas	$108,316	3.4%
Overland Park, Kansas	$438,219	13.8%
Shawnee, Kansas	$58,769	1.9%
Remainder of the MSA	$641,485	20.3%
Kansas City, MO-KS MSA	**$3,167,444**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-50

Service Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Health Care And Social Assistance Services (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$169,370	1.5%
Independence, Missouri	$492,537	4.2%
Kansas City, Kansas	Withheld	n.a.
Kansas City, Missouri	$3,941,692	34.0%
Leavenworth, Kansas	$210,989	1.8%
Lee's Summit, Missouri	$486,261	4.2%
Lenexa, Kansas	$393,364	3.4%
Olathe, Kansas	$523,407	4.5%
Overland Park, Kansas	$1,534,143	13.2%
Shawnee, Kansas	$102,916	0.9%
Remainder of the MSA	$3,746,887	32.3%
Kansas City, MO-KS MSA	**$11,601,566**	**100.0%**

n.a. = not applicable

Source: U. S. Census Bureau
2007 Economic Census

Table EP-51

Service Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Arts Entertainment Recreation Services (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$10,719	0.9%
Independence, Missouri	$15,497	1.3%
Kansas City, Kansas	$75,741	6.6%
Kansas City, Missouri	$694,516	60.4%
Leavenworth, Kansas	$858	0.1%
Lee's Summit, Missouri	$13,838	1.2%
Olathe, Kansas	$34,912	3.0%
Overland Park, Kansas	$91,642	8.0%
Shawnee, Kansas	$17,458	1.5%
Remainder of the MSA	$194,566	16.9%
Kansas City, MO-KS MSA	**$1,149,747**	**100.0%**

n.a. = not applicable

Source: U. S. Census Bureau
2007 Economic Census

Table EP-52

Service Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Accommodation And Food Services (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$83,695	1.9%
Independence, Missouri	$216,754	5.0%
Kansas City, Kansas	$220,683	5.0%
Kansas City, Missouri	$1,668,701	38.2%
Leavenworth, Kansas	$35,004	0.8%
Lee's Summit, Missouri	$119,869	2.7%
Olathe, Kansas	$203,247	4.7%
Overland Park, Kansas	$525,866	12.0%
Shawnee, Kansas	$82,228	1.9%
Remainder of the MSA	$1,212,463	27.8%
Kansas City, MO-KS MSA	**$4,368,510**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-53

Service Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Professional, Scientific, and Technical Services (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	Withheld*	n.a.
Independence, Missouri	Withheld*	n.a.
Kansas City, Kansas	Withheld*	n.a.
Kansas City, Missouri	$4,254,416	36.5%
Leavenworth, Kansas	$62,230	0.5%
Lee's Summit, Missouri	$256,907	2.2%
Olathe, Kansas	Withheld*	n.a.
Overland Park, Kansas	$2,827,506	24.2%
Shawnee, Kansas	$144,053	1.2%
Remainder of the MSA	$4,116,309	35.3%
Kansas City, MO-KS MSA	**$11,661,421**	**100.0%**

*Withheld to avoid disclosing date for individual companies; data are included in higher level totals

Source: U. S. Census Bureau
2007 Economic Census

Table EP-54

Service Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Administrative and Support and Waste Management and Remediation Services (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$24,951	0.6%
Independence, Missouri	$108,003	2.8%
Kansas City, Kansas	$128,777	3.3%
Kansas City, Missouri	$1,158,157	29.5%
Leavenworth, Kansas	$43,415	1.1%
Lee's Summit, Missouri	$108,974	2.8%
Olathe, Kansas	$158,804	4.1%
Overland Park, Kansas	$910,617	23.2%
Shawnee, Kansas	$205,239	5.2%
Remainder of the MSA	$1,074,742	27.4%
Kansas City, MO-KS MSA	**$3,921,679**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-55

Service Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Educational Services (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$3,663	1.0%
Independence, Missouri	$6,353	1.7%
Kansas City, Kansas	Withheld*	n.a.
Kansas City, Missouri	$90,241	23.8%
Leavenworth, Kansas	Withheld*	n.a.
Lee's Summit, Missouri	Withheld*	n.a.
Olathe, Kansas	Withheld*	n.a.
Overland Park, Kansas	$135,524	35.8%
Shawnee, Kansas	$8,889	2.3%
Remainder of the MSA	$134,068	35.4%
Kansas City, MO-KS MSA	**$378,738**	**100.0%**

*Withheld to avoid disclosing date for individual companies; data are included in higher level totals

Source: U. S. Census Bureau
2007 Economic Census

Table EP-56

Service Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Other Services* (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$35,887	1.2%
Independence, Missouri	$91,156	2.9%
Kansas City, Kansas	$227,950	7.3%
Kansas City, Missouri	$1,479,786	47.5%
Leavenworth, Kansas	$18,986	0.6%
Lee's Summit, Missouri	$66,480	2.1%
Olathe, Kansas	$119,088	3.8%
Overland Park, Kansas	$252,055	8.1%
Shawnee, Kansas	$68,049	2.2%
Remainder of the MSA	$752,923	24.2%
Kansas City, MO-KS MSA	**$3,112,360**	**100.0%**

*Except Public Administration

Source: U. S. Census Bureau
2007 Economic Census

Table EP-57

Comparison of the Number of Johnson County Establishments Engaged in Service Trade 2007

Community	Number of Establishments	Percent of County Total
Overland Park	3,802	40.6%
Leawood	686	7.3%
Lenexa	1,020	10.9%
Merriam	262	2.8%
Mission	304	3.2%
Olathe	1,467	15.7%
Prairie Village	436	4.7%
Shawnee	739	7.9%
Remainder of the County	643	6.9%
Total for Johnson County	**9,359**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-58

Comparing Paid Service Trade Employees In Johnson County 2007

Community	Number of Employees	Percent of County Total
Overland Park	86,539	50.7%
Remainder of the County	84,109	49.3%
Total for Johnson County	**170,648**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-59

Comparison of the Number of Kansas City Metropolitan Area Establishments Engaged in Service Trade 2007

Community	Number of Establishments	Percent of Metro Total
Blue Springs, Missouri	650	2.5%
Independence, Missouri	1,264	4.8%
Kansas City, Kansas	1,200	4.5%
Kansas City, Missouri	6,703	25.3%
Leavenworth, Kansas	339	1.3%
Lee's Summit, Missouri	1,133	4.3%
Olathe, Kansas	1,467	5.5%
Overland Park, Kansas	3,802	14.3%
Shawnee, Kansas	739	2.8%
Remainder of MSA	9,213	34.8%
Kansas City, MO-KS MSA	**26,510**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-60

Comparing Paid Service Trade Employees In the Kansas City Metro Area 2007

Community	Number of Employees	Percent of Metro Total
Blue Springs, Missouri	5,805	1.5%
Independence, Missouri	14,378	3.8%
Kansas City, Missouri	118,177	31.2%
Lee's Summit, Missouri	13,386	3.5%
Olathe, Kansas	17,538	4.6%
Overland Park, Kansas	71,621	18.9%
Shawnee, Kansas	11,307	3.0%
Remainder of MSA	126,913	33.5%
Kansas City, MO-KS MSA*	**379,125**	**100.0%**

*Does not include Educational Services or Professional, Scientific, and Technical Services employees or information for Kansas City, Kansas, or Leavenworth, Kansas because of withheld information.

Source: U. S. Census Bureau
2007 Economic Census

Table EP-61

Service Trade by Kind of Business
Overland Park, Kansas
2007

Kind of Business	2007 Service Trade (In $1,000)	Percent of Total
Educational Services (business, technical, trade schools, etc.)	$135,524	2.0%
Health Care & Social Assistance (ambulatory health care, hospitals, nursing care, etc.)	$1,534,143	22.8%
Real Estate (real estate offices & activities, rental & leasing, etc.)	$438,219	6.5%
Accommodation and Food Services (accommodations, food service & drinking places, etc.)	$525,866	7.8%
Arts, Entertainment & Recreation (performing arts, spectator sports, golf courses, etc.)	$91,642	1.4%
Professional, Scientific & Technical Services (legal, accounting, architectural, design, computer, etc.)	$2,827,506	42.1%
Administrative and Support and Waste Management and Remediation Services	$910,617	13.6%
Other Services (Except Public Administration) (auto, electronic, & appliance repair & maintenance, personal care services, death care services, etc.)	$252,055	3.8%
Total Service Trade in $1,000	**$6,715,572**	**100.0%**

Source: U. S. Census Bureau
2007 Economic Census

Table EP-62

Wholesale Trade: A Comparison of Selected Johnson County, Kansas Communities 2007

Community	2007 Wholesale Trade (In $1,000)	Percent of County Total
Overland Park	$9,823,678	60.4%
Leawood	$203,260	1.3%
Lenexa	$2,182,187	13.4%
Merriam	Withheld	n.a.
Mission	$139,746	0.9%
Olathe	$1,426,862	8.8%
Prairie Village	Withheld	n.a.
Shawnee	$632,764	3.9%
Remainder of the County	$1,843,515	11.3%
Total for Johnson County	**$16,252,012**	**100.0%**

Source: U. S. Census Bureau
2007 Census of Wholesale Trade

Table EP-63

Wholesale Trade: A Comparison of Selected Kansas City Metropolitan Area Communities 2007

Community	2007 Wholesale Trade (In $1,000)	Percent of Metro Total
Blue Springs, Missouri	$236,594	0.4%
Independence, Missouri	$176,283	0.3%
Kansas City, Kansas	$3,855,937	5.8%
Kansas City, Missouri	$15,540,084	23.5%
Lee's Summit, Missouri	$589,626	0.9%
Olathe, Kansas	$1,426,862	2.2%
Overland Park	$9,823,678	14.8%
Shawnee, Kansas	$632,764	1.0%
Remainder of MSA	$33,944,456	51.3%
Kansas City, MO-KS MSA	**$66,226,284**	**100.0%**

Source: U. S. Census Bureau
2007 Census of Wholesale Trade

Table EP-64

Comparison of the Number of Johnson County Establishments Engaged in Wholesale Trade 2007

Community	Number of Establishments	Percent of County Total
Overland Park	272	29.6%
Leawood	38	4.1%
Lenexa	285	31.0%
Merriam	37	4.0%
Mission	21	2.3%
Olathe	136	14.8%
Prairie Village	23	2.5%
Shawnee	49	5.3%
Remainder of the County	58	6.3%
Total for Johnson County	**919**	**100.0%**

Source: U. S. Census Bureau
2007 Census of Wholesale Trade

Table EP-65

Comparing Paid Wholesale Trade Employees In Johnson County 2007

Community	Number of Employees	Percent of County Total
Overland Park	2,390	17.2%
Leawood	355	2.5%
Lenexa	5,111	36.7%
Merriam	n.a.	n.a.
Mission	218	1.6%
Olathe	2,873	20.6%
Prairie Village	n.a.	n.a.
Shawnee	829	6.0%
Remainder of the County	2,146	15.4%
Total for Johnson County	**13,922**	**100.0%**

Source: U. S. Census Bureau
2007 Census of Wholesale Trade

Table EP-66

Comparison of the Number of Kansas City Metropolitan Area Establishments Engaged in Wholesale Trade 2007

Community	Number of Establishments	Percent of Metro Total
Blue Springs, Missouri	43	1.3%
Independence, Missouri	81	2.4%
Kansas City, Kansas	214	6.3%
Kansas City, Missouri	627	18.4%
Lee's Summit, Missouri	94	2.8%
Olathe, Kansas	136	4.0%
Overland Park	272	8.0%
Shawnee, Kansas	49	1.4%
Remainder of MSA	1,887	55.5%
Kansas City, MO-KS MSA	**3,403**	**100.0%**

Source: U. S. Census Bureau
2007 Census of Wholesale Trade

Table EP-67

Comparing Paid Wholesale Trade Employees In the Kansas City Metro Area 2007

Community	Number of Employees	Percent of Metro Total
Blue Springs, Missouri	278	0.4%
Independence, Missouri	578	0.9%
Kansas City, Kansas	5,328	8.3%
Kansas City, Missouri	12,675	19.7%
Lee's Summit, Missouri	1,304	2.0%
Olathe, Kansas	2,873	4.5%
Overland Park, Kansas	2,390	3.7%
Shawnee, Kansas	829	1.3%
Remainder of MSA	38,008	59.1%
Kansas City, MO-KS MSA	**64,263**	**100.0%**

Source: U. S. Census Bureau
2007 Census of Wholesale Trade

Table EP-68

Wholesale Trade by Kind of Business Overland Park, Kansas 2007

Kind of Business	2007 Wholesale Trade (In $1,000)	Percent of Total
Merchant Wholesalers		
Durable Goods	$1,265,735	12.9%
Nondurable Goods	$8,557,943	87.1%
Total Trade in $1,000	**$9,823,678**	**100.0%**

Source: U. S. Census Bureau
2007 Census of Wholesale Trade

Table EP-69

Wholesale Trade by
Number of Establishments and Number of Employees
Overland Park, Kansas
2007

Type of Trade	Number of Establishments	Number of Employees
Merchant Wholesalers		
Durable Goods	177	1,516
Nondurable Goods	95	874
Total	**272**	**2,390**

Source: U. S. Census Bureau
2007 Census of Wholesale Trade

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Population Profile
(2015)

Purpose

The analysis and projection of a community's population are necessary parts of nearly all major planning decisions. Both the private and public sectors use population data to decide such varied issues as where to locate a new bank or whether there is a need for a new church or temple. Besides knowing what the total population figure is now or will be in the future, a detailed description of some segment of the population is often important. For example, knowing how many school-age children live in an area may be more important to a school supply business than knowing the area's total population. In a way similar to the private sector's need to identify the market place, Overland Park uses population data to determine what public facilities and services should be provided to serve the residents who live, work, shop, and spend their leisure time in the City.

The Population Profile presents a picture of the past, analyzes trends and projects the future. Included in this element are: General Population Characteristics, Natural Change and Migration, Age Distribution, Distribution by Sex, Race and Ethnicity, Educational Characteristics, Household Characteristics, and Population Projections.

General Population Characteristics

- The population of Overland Park grew from 28,085 in 1960 to 187,730 by mid-2015, an increase of 557.5 percent (Graph PP-1 and Table PP-1).

- Overland Park has consistently been one of the fastest growing cities in the Kansas City metro area, as well as the state of Kansas.

- Overland Park had the highest population growth rate (1.5 percent per year) among Johnson County cities with a population greater than 75,000 between 2010 and 2014 (Table PP-2). Overland Park has approximately 8% of the total population of the Kansas City metropolitan area.

Natural Change and Migration

An increase in the City's population is the result of the interaction of migration and natural increase. When the level of migration is moderate, the rate of natural increase has greater importance in shaping current and future trends.

- The tremendous population growth that the City experienced in the 1980s and 1990s has dampened since the year 2003, most likely due to the following factors:
    - Slower suburban growth, urban in-migration, and fewer annexations.
    - A decline in the rate of natural increase as the Baby-Boomer generation ages out of the child-bearing years.
- For many years, growth in Overland Park was the result of strong suburban migration and annexations. Graphs PP-2, PP-3, PP-4, and PP-5 depict the mobility of Overland Park's population from 1975 to 2013.
    - According to the 1980 Census, the 1990 Census and the 2000 Census, over one-half of Overland Park's population had resided elsewhere just five years previously.
    - By the 2013 American Community Survey, however, less than one-fifth of Overland Park's population had resided elsewhere just one year previously.
- Migration is influenced by a number of factors:

- A favorable economy
- Affordable housing
- Good schools and parks
- A community's local and regional reputation
- The age distribution of the population

- Natural increase is the result of differences in the rates of births and deaths (Graph PP-6 and Table PP-3).

- The age distribution of the population is strongly linked to the rate of natural increase.

- The fluctuation in Overland Park's rate of natural increase conforms to the national trends that followed first a tapering of the baby boom and then the formation of families by children of the baby boomers (Table PP-3).

  - The increasing birth rate during the 1980s and early 1990s was a reflection of the coming of age of the baby boomers.

  - The decreasing birth rate from 2000 to 2013 (Table PP-3 and Graph PP-6) is an indication of the City's aging population and the baby boomers aging out of the child-bearing years. The United States as a nation has also experienced a declining birth rate over the past eight years.

  - The decline in birth rate can also be attributed to the higher educational attainment of the City's population, which often delays family formation due to career demands (Table PP-11).

  - The five-year average birth rate for the City of Overland Park was 11.9 (2009-2013).

  - The five-year average birth rate for the State of Kansas was 14.0 (2009-2013).

  - The five-year average birth rate for the United States was 12.9 (2009-2013).

Age Distribution

- Overland Park's population has aged considerably.
  - In 1970, the median age was 26.1 years.
  - In 1990, the median age was 33.9 years.
  - In 2008, the median age was 38.5 years.
  - In 2013, the median age was 37.7 years.
- **This change in the median age influences the natural rate of increase and the types of services and facilities that City's residents need and desire.**
- A comparison of the population change between 1980 and 2013 by major age group shows some interesting trends (Graph PP-7 and Table PP-4).
- The major age groups are defined as follows:
  - adolescent (ages 19 years and younger)
  - career age (20 years to 64 years of age)
  - retirees (65 years of age and older)
- Changes between 1980 and 2013 were not consistent for all the major age groups.
  - The rankings of the three groups of population from largest to smallest did not change.
  - The actual size and the percentage makeup underwent several significant changes:
    - The adolescent group declined as a percentage of the total population (from 31.5 percent in 1980 to 26.6 percent in 2013).
    - The career group mostly remained the same as a percent of the total population.

- The retirees age group (65 years of age and over) experienced the greatest percentage change in population from 1980 to 2013 (6.5 percent to 13.5 percent respectively).

- In future years, changes in the age groups, particularly the adolescent and retirees groups are expected to be even more dramatic than over the last 3 decades.

- The possibility of a continuing increase in the size of the retirees age group, coupled with stability or decline in the adolescent group, has implications for the future provision of educational, health care and other social services.

Distribution by Sex, Race, and Ethnicity

- Like most other communities, Overland Park has a fairly equal sex ratio, with females slightly outnumbering males (Table PP-5).

- Table PP-6 shows that the racial composition of the City continues to undergo some change, though the population remains predominately white (84.4 percent).

  - The City's Asian population is the largest minority group in both numbers and percentage of overall population (6.7 percent).

- Between 2000 and 2013, the number of Hispanic or Latino persons in Overland Park increased by over 57 percent.

- In 2013, the percentage of Overland Park's population that was identified as Hispanic or Latino (6.0 percent) was greater than the African American population (5.7 percent) but less than the Asian population (6.6 percent).

- Between 2000 and 2013, the increase in Hispanic or Latino persons was even greater in Johnson County and in the metropolitan area as a whole (Tables PP-7 and PP-8).

Educational Characteristics

- School enrollment in elementary through high school has fluctuated over the decades (Table PP-9).

- The biggest increase, however, has occurred in the number of students enrolled in College (321 percent since 1980).

  - Some of the increase in college enrollment may be due to the quality institutes of higher education, Johnson County Community College and the University of Kansas Regents Center, which have opened since 1970.

  - Additionally, a nationwide trend indicates older adults are returning to school to further their education, either out of the necessity to become more competitive in the job market or for personal enrichment.

- Overland Park also leads both the county and the metropolitan area in the percentage of residents with high school diplomas and college degrees (Tables PP-10 and PP-11).

  - In 2013, 36 percent of residents twenty-five years old and over had bachelors' degrees and 22.6 percent had graduate or professional degrees.

Household Characteristics

- The number of households increased by 45,392, a 153.1 percent increase between 1980 and 2013 (Table PP-12).

- With the number of households increasing at a greater rate than the population, the number of persons per household has declined.

  - In 1970, the average household size in the City was 3.45 persons.

- By 1990, the average City household size had dropped to 2.47 persons and remained at 2.47 persons in 2000.

- By 2013, the average City household size had slipped slightly lower to 2.46 persons.

- The composition of households in Overland Park differs from county and state household composition as seen in Table PP-13.

  - In Overland Park, the greatest percentage of households is those with 3+ persons. Additionally, however, Overland Park had a greater rate of single-person households than both the County and the State (29.1 percent).

Population Forecasts

Forecast Background

The slow growth pattern experienced by the City in the 1970s and early 1980s was replaced in the latter half of the 1980s by a pattern of accelerated growth, which has continued, although growth has slowed since 2003 (Graph PP-8 and Table PP-1). The resurgence of growth was triggered by certain economic and social trends such as a large influx of jobs into the City, a boom in office and residential construction, increased migration, increases in the career age group, and a drop in household size. The strength of the single-family residential market and quality and quantity of educational opportunities continued to draw new residents to Overland Park. The slower growth rates since 2003 can no doubt be attributed at least in part to changes in the local and national economy.

- The population forecasts presented in this section are based on historic trends.

- The forecasts assume that the trends of the past few years will carry forward for the next several years.

- These forecasts presented should be considered an approximation within the range of the upper and lower limits, not an absolute value.

- Factors which can influence the accuracy of these forecasts, particularly in the later years include:

  - An increased birth rate
  - Continued decreasing household size
  - The duration and extent of the current economic crisis as it has affected both jobs and housing
  - A boost in mortgage interest rates
  - A boom in the metropolitan area's economy
  - A return to significant local construction activity.

City Forecast

- Overland Park's population is expected to continue to grow through 2020 at a rate of about 1.1 percent per year (Graph PP-9).

- The City is expected to surpass 196,000 in population by the middle of 2020 (Graph PP-9).

- A factor that can be relevant in the short-term forecasts is build-out of the readily available land for residential development in the City.

  - Not a factor in the forecasted time frame

- The City has a good reserve of land for residential development, but some of this property currently lacks the infrastructure necessary for anticipated development.

- Because of this and other factors, the anticipated year of build-out is very difficult to forecast.

- The figures on Map 1 showing the anticipated ultimate population assume certain residential densities and persons per household.

- Change in the City's ultimate population could result from:
    - Change in residential densities
    - Change in the number of persons per household
    - Change in the amount of land available for residential development

County Forecast

- Johnson County's population is expected to continue to grow at a rate paralleling that of Overland Park (Graphs PP-10 and PP-11).

- In 2015, the City accounts for approximately one-third of the county's population.

Forecasts in the Annual Development Report

- Refer to the most recent update of the Annual Development Report for the most accurate and up-to-date population forecasts.

Summary

Overland Park's population has been characterized by three distinct periods of change. During the 1960s, the City grew rapidly, increasing by nearly 50,000 by the end of the decade. The 1970s was a period of population stabilization, which was followed by a second surge of population growth from the mid to late 1980s to the present.

The most significant changes that have occurred in the City's population over the last twenty years and are projected to continue for at least another decade are the increase in median age of the population and the decrease in household size. These changes have implications for a variety of services including health care, housing, recreation, and education among others.

Table PP-1

Overland Park Population Change
1960 to 1989

Year	Population	Percentage Growth
1960	28,085	n.a.
1961	35,812	27.5%
1962	40,796	13.9%
1963	45,813	12.3%
1964	51,103	11.5%
1965	56,395	10.4%
1966	61,394	8.9%
1967	65,890	7.3%
1968	73,641	11.8%
1969	75,028	1.9%
1970	77,934	3.9%
1971	79,458	2.0%
1972	81,306	2.3%
1973	82,726	1.7%
1974	82,365	-0.4%
1975	82,035	-0.4%
1976	82,391	0.4%
1977	82,802	0.5%
1978	82,400	-0.5%
1979	81,271	-1.4%
1980	82,487	1.5%
1981	83,374	1.1%
1982	84,262	1.1%
1983	86,720	2.9%
1984	89,178	2.8%
1985	92,844	4.1%
1986	96,510	3.9%
1987	101,685	5.4%
1988	106,860	5.1%
1989	109,591	2.6%

Table PP-1 continued

Overland Park Population Change
1990 to 2014

Year	Population	Percentage Growth
1990	111,790	2.0%
1991	115,548	3.4%
1992	118,848	2.9%
1993	122,581	3.1%
1994	126,079	2.9%
1995	128,172	1.7%
1996	131,216	2.4%
1997	135,029	2.9%
1998	139,685	3.4%
1999	144,520	3.5%
2000	149,080	3.2%
2001	154,335	3.5%
2002	158,462	2.7%
2003	160,338	1.2%
2004	162,585	1.4%
2005	164,441	1.1%
2006	166,285	1.1%
2007	168,919	1.6%
2008	171,231	1.4%
2009	173,719	1.5%
2010	174,067	0.2%
2011	176,076	1.2%
2012	178,914	1.6%
2013	181,329	1.3%
2014	184,525	1.7%
2015*	187,730	1.7%

Note: Population as of July 1 except for 1970, 1980, 1990, 2000 & 2010, which are as of April 1st. 2015 is a City estimate.

Table PP-2

Cities in Johnson County, Kansas

City	2010 Total Population	2014 Total Population	Population Change	% Change (2010-2014)
Gardner, KS	17,541	20,667	3,126	17.80%
*Leawood, KS	31,322	34,395	3,073	9.81%
Lenexa, KS	47,089	51,042	3,953	8.39%
Kansas City, KS	147,798	149,636	1,838	1.24%
Olathe, KS	126,256	133,062	6,806	5.39%
Overland Park, KS	**174,067**	**184,525**	**10,458**	**6.01%**
Shawnee, KS	60,066	64,599	4,533	7.55%

Source: U.S. Census Bureau

Table PP-3

Birth Rate, Death Rate and Rate of Natural Increase
City of Overland Park
2000-2013

Year	Birth Rate	Death Rate	Rate of Natural Increase*
2000	14.4	6.2	8.2
2001	13.7	6.7	7.0
2002	13.2	6.5	6.7
2003	13.7	6.5	7.2
2004	13.5	5.8	7.7
2005	13.1	6.6	6.5
2006	13.1	6.6	6.5
2007	12.8	6.1	6.7
2008	13.2	6.5	6.7
2009	12.2	5.8	6.4
2010	12.1	6.7	5.4
2011	11.7	6.5	5.2
2012	11.7	6.7	5.0
2013	12.0	7.0	5.0

5-Year Birth Rate – 11.9
5-Year Death Rate – 6.6

*Natural Increase: Live births minus total deaths of a population within a given year. Rates per 1,000 population.

Source: Kansas Department of Health and Environment

Table PP-4

Population Change by Major Age Groups
1980, 1990, 2000, 2008, 2013

Major Age Group	Population 1980	Percent of Total	Population 1990	Percent of Total	Population 2000	Percent of Total	Population 2008	Percent of Total	Population 2013	Percent of Total
Adolescent	25,749	31.5%	30,013	26.8%	41,979	28.15%	44,076	26.1%	48,306	26.6%
Career	50.699	62.0%	70,720	63.3%	90,067	60.42%	104,071	61.7%	108,509	59.8%
Retirees	5,336	6.5%	11,057	9.9%	17,034	11.43%	20,641	12.2%	24,458	13.5%
Total	81,784	100.0%	111,790	100.0%	149,080	100.0%	168,788	100.0%	181,273	100.0%

Adolescent – 19 years of age and younger
Career – 20 to 64 years of age
Retirees – 65 years of age and over

1970 Median Age – 26.1
1980 Median Age – 31.3
1990 Median Age – 33.9
2000 Median Age – 36.3
2008 Median Age – 38.5
2013 Median Age – 37.7

Source: U.S. Census Bureau Decennial Census, 2013 1-Year ACS

Table PP-5

Comparison of Population Change by Sex
1980, 1990, 2000, 2008, & 2013

Sex	Population 1980	Percent of Total	Population 1990	Percent of Total	Population 2000	Percent of Total	Population 2008	Percent of Total	Population 2013	Percent of Total
Male	39,253	48.0%	43,395	47.7%	72,170	48.4%	82,096	48.6%	87,412	48.2%
Female	42,531	52.0%	58,495	52.8%	76,910	51.6%	86,692	51.4%	93,861	51.7%
Total	81,784	100.0%	111,790	100.0%	149,080	100.0%	168,788	100.0%	181,273	100.0%

Source: U.S. Census Bureau Decennial Census, 2013 1-Year ACS

Table PP-6
A Comparison of Race and Ethnicity
2000, 2010, 2013

	Population 2000	% of Total	Population 2010	% of Total	Population 2013	% of Total
White	135,137	90.6%	140,087	85.0%	152,985	84.4%
Black or African American	3,801	2.5%	7,518	4.3%	10,383	5.7%
American Indian and Alaska Native	401	0.3%	570	0.3%	757	0.4%
Asian	5,703	3.8%	10,909	6.3%	12,011	6.7%
Some other Race	1,904	1.3%	3,797	2.2%	941	0.5%
Two or More Races	2,134	1.4%	4,274	2.5%	4,196	2.3%
Hispanic or Latino (of any race)	5,620	3.8%	10,911	6.3%	10,933	6.0%
Total	149,080	100.0%	173,372	100.0%	181,273	100.0%

Source: U.S. Census Bureau Decennial Census, 2013 1-Year ACS

Table PP-7

A Comparison of Race and Ethnicity
Overland Park, Johnson County & the Metro Area
2000

	Overland Park		Johnson County		Metro Area	
Race	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
White	135,137	90.6%	410,990	91.1%	1,435,388	80.8%
African American	3,801	2.5%	11,780	2.6%	226,503	12.8%
Asian	5,703	3.8%	12,768	2.8%	28,654	1.6%
Other	4,439	3.1%	15,548	3.5%	85,517	4.8%
Total	149,080	100.0%	451,086	100.0%	1,776,062	100.0%
Hispanic or Latino (of any race)	5,620	3.8%	17,957	4.0%	92,910	5.2%

Source: U.S. Department of Commerce, Bureau of the Census

Table PP-8

A Comparison of Race and Ethnicity
Overland Park, Johnson County & the Metro Area
2013

	Overland Park		Johnson County		Metro Area	
Race	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
White	152,985	84.4%	492,574	86.9%	1,618,695	78.9%
African American	10,383	5.7%	24,427	4.3%	258,227	12.6%
Asian	12,011	6.6%	25,525	4.5%	51,258	2.5%
Other	5,894	3.3%	24,407	4.3%	123,868	6.0%
Total	181,273	100.0%	566,933	100.0%	2,052,048	100.0%
Hispanic or Latino (of any race)	10,933	6.0%	41,783	7.4%	176,060	8.6%

Source: U.S. Department of Commerce, 1-Year ACS

Table PP-9

A Comparison of Overland Park's School Enrollment Between 1970 and 2013

Education Level	1980 Enrollment	1990 Enrollment	2000 Enrollment	2008 Enrollment	2013 Enrollment	Change in Enrollment 1980-2013	Percent Change 1980-2013
Preprimary	2,774	3,348	6,312	5,649	6,216	3,442	124.0%
Elementary & High School	16,894	17,514	25,129	29,586	28,726	11,832	70.0%
College	4,322	8,048	7,552	11,471	18,210	13,888	321.0%
Total	23,990	28,910	38,993	46,706	53,152	29,162	121.5%

Source: U. S. Department of Commerce, Bureau of the Census

Table PP-10

Comparison of the Percent Change in High School Graduates Between 1980 and 2013 For Persons 25 Years Old and Over

Community	1980	1990	2000	2008	2013
Overland Park	91.1%	94.1%	95.8%	97.1%	95.8%
Johnson County	88.8%	92.9%	94.9%	96.0%	95.2%
Kansas City Metro Area	74.1%	82.3%	86.7%	90.1%	91.2%

Source: U. S. Department of Commerce, Bureau of the Census

Table PP-11

Educational Attainment 2013 For Persons 25 Years Old and Over

Community	Population Over 25	% with Bachelor's Degree	% with Graduate Total	Total Population Over 25
Overland Park	123,489	36.0%	22.6%	114,508
Johnson County	377,979	33.0%	19.7%	350,049
KC Metro Area	1,366,073	21.5%	12.2%	1,316,095

Source: U.S. Department of Commerce, Bureau of the Census

Table PP-12

Comparison of the Change in Overland Park's General Household Characteristics Between 1980 and 2013

	1980	1990	2000	2008	2013	Change Between 1980 and 2013	
						Change in Number	Percent Change
Number of Households	29,646	44,936	59,703	70,124	75,038	45,392	153.1%
Population	81,784	111,790	149,080	168,788	184,706	102,922	125.8%
Persons per Household	2.74	2.47	2.47	2.39	2.46		

Source: U.S. Department of Commerce, Bureau of the Census

Table PP-13

A Comparison of Household Composition
Overland Park, Johnson County, and State of Kansas
2013

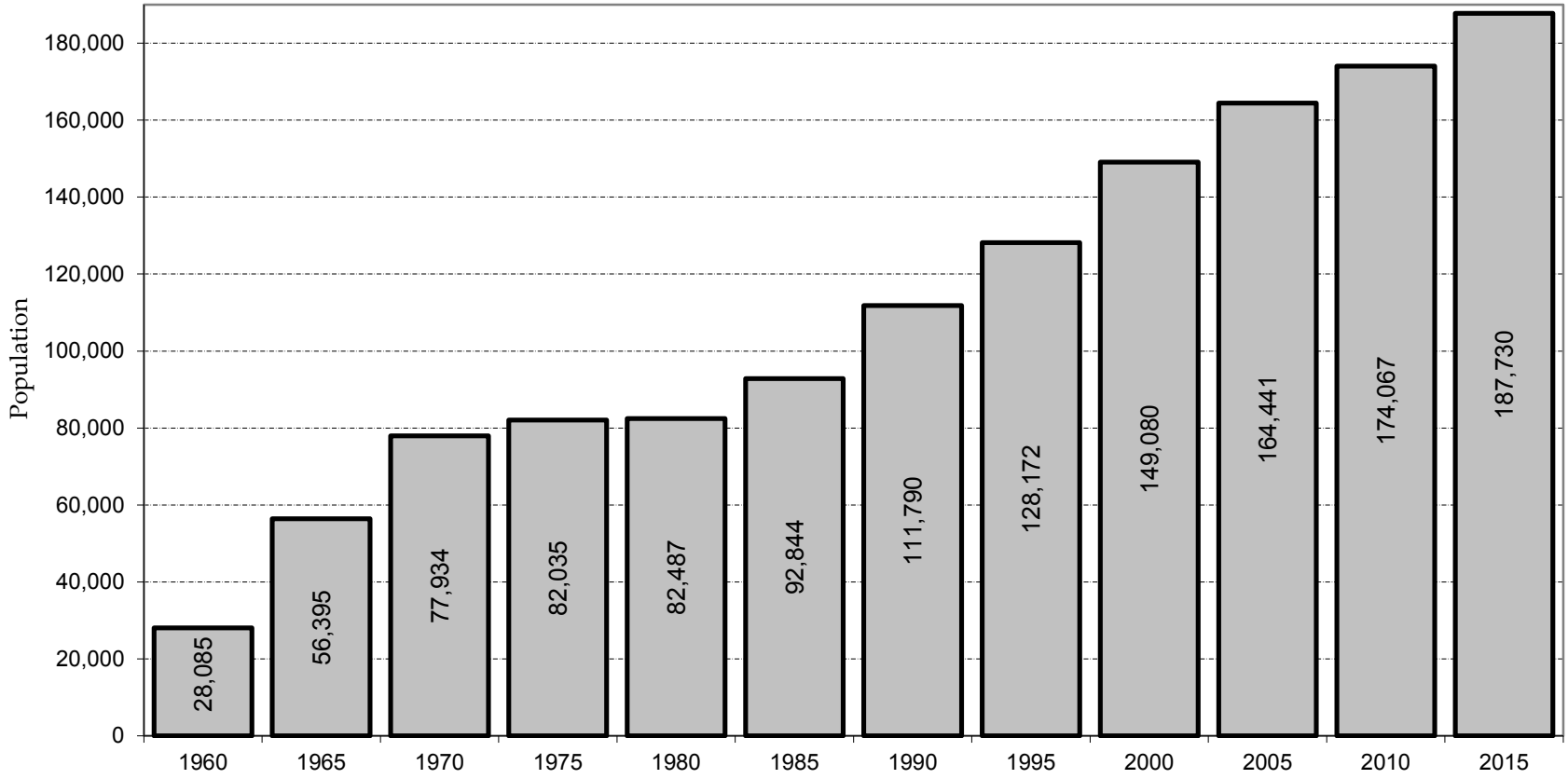
	1-Person Household		2-Person Household		3+ Person Household		
	Number Of Households	Percentage Of Households	Number Of Households	Percentage Of Households	Number Of Households	Percentage Of Households	Total Number Of Households
Overland Park	21,836	29.1%	25,287	33.7%	27,914	37.2%	75,038
Johnson County	56,871	25.8%	83,102	37.7%	80,457	36.5%	220,432
Kansas	315,185	28.3%	388,691	34.9%	409,8523	36.8%	1,113,729

Source: U.S. Department of Commerce, Bureau of the Census

Graph PP-1

City Population Growth

1960 to 2015

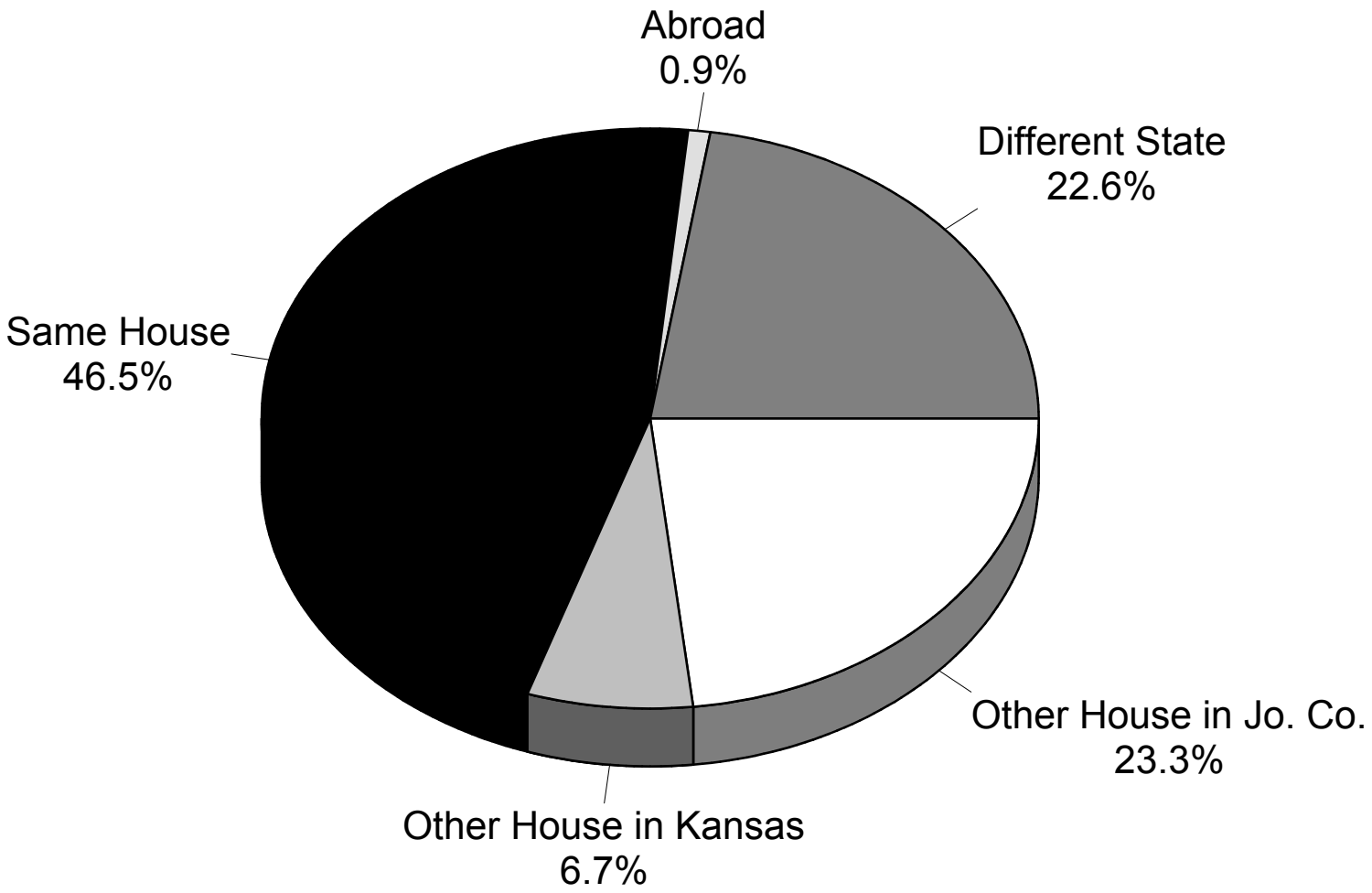


Note: Census year figures are as of April 1st. Mid-decade figures are as of July 1st. *The year 2015 is a City-estimate.

Source: U.S. Census Bureau and the American Community Survey

Graph PP-2

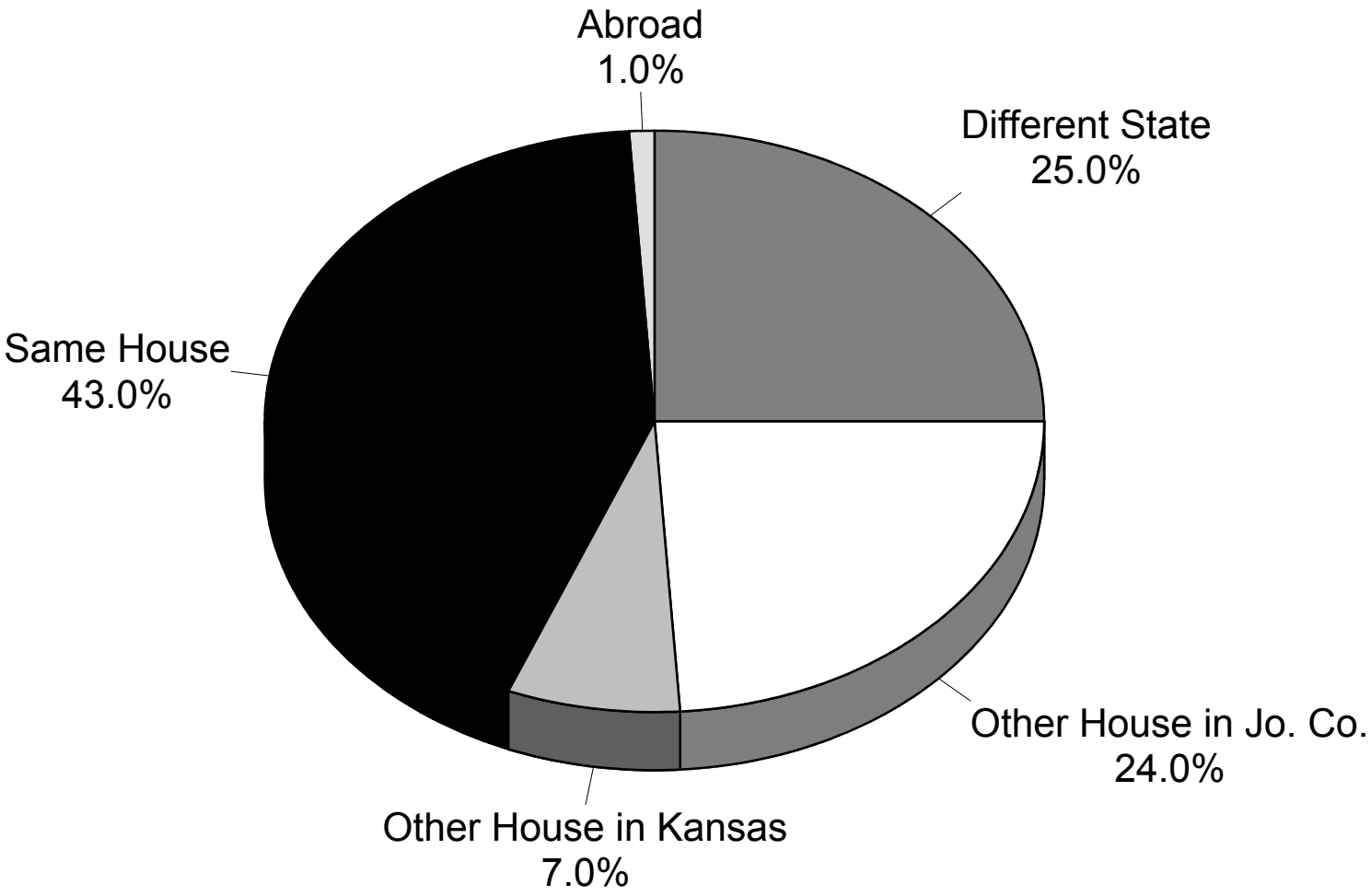
Where Overland Park Resident Lived in 1975
Persons 5 Years and Older - 76,882



Source: 1980 U.S. Census

Graph PP-3

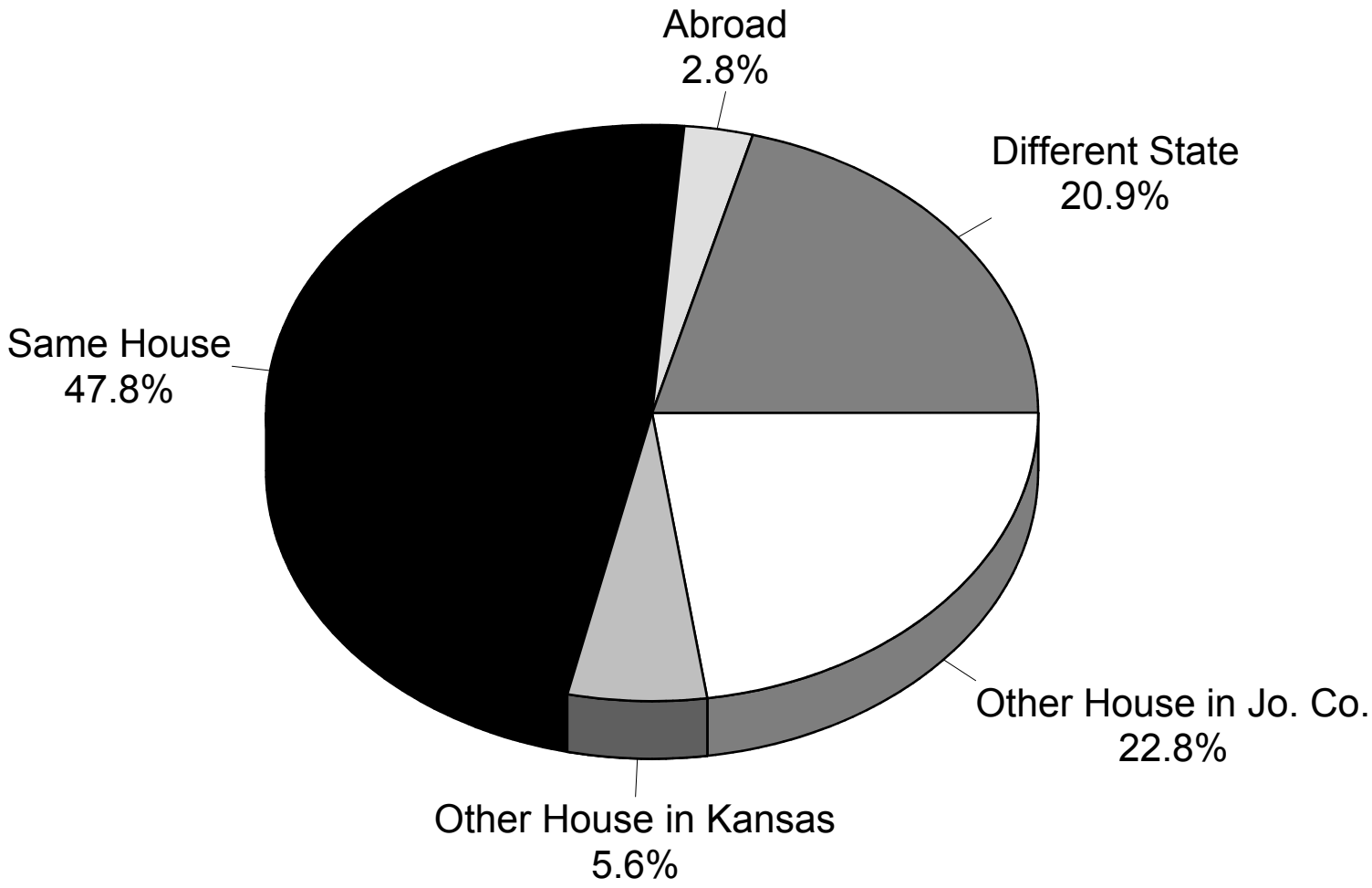
Where Overland Park Residents Lived in 1985
Persons 5 Years and Older - 103,747



Source: 1990 U.S. Census

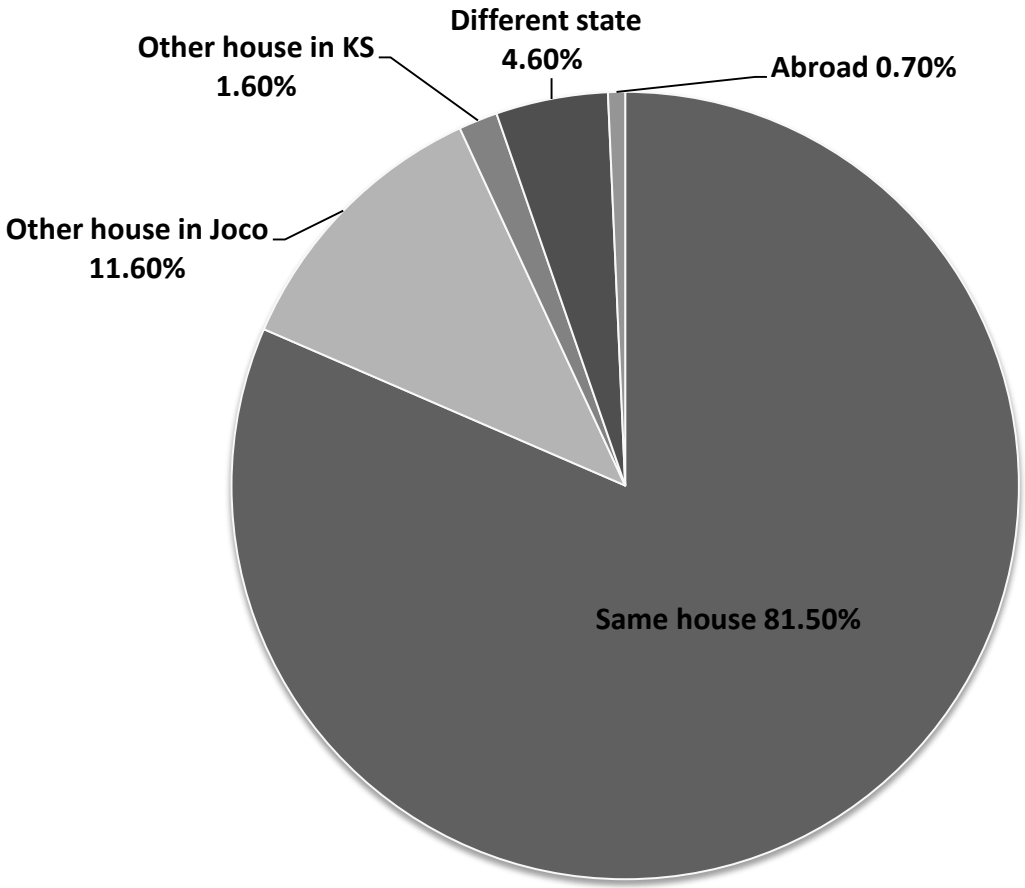
Graph PP-4

Where Overland Park Residents Lived in 1995
Persons 5 Years and Older - 138,240



Source: 2000 U. S. Census

Graph PP-5
Recent Mobility
Where Overland Park Residents Lived in 2012
Persons 1 Year and Older – 179,258

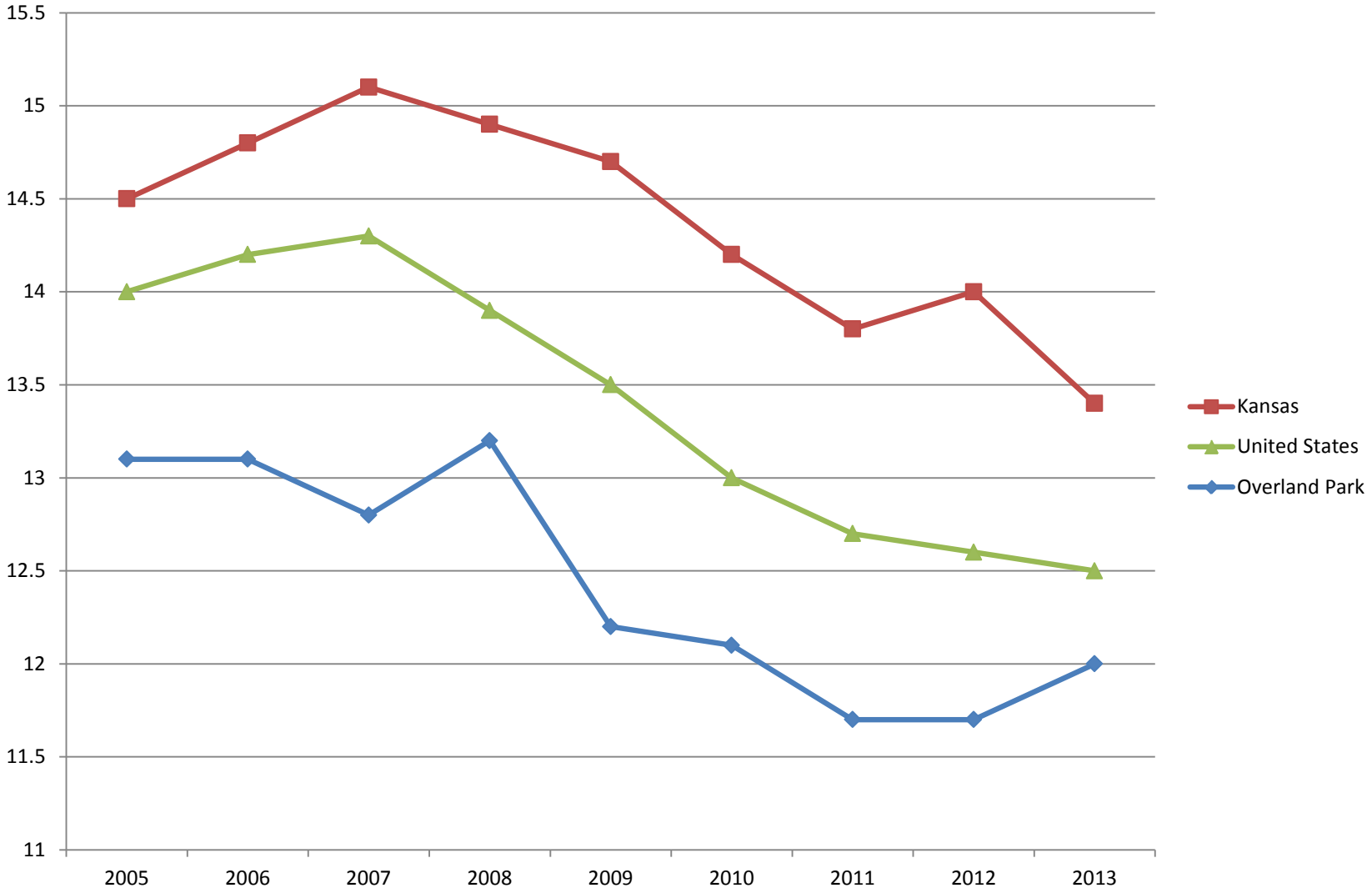


Source: 2013 American Community Survey (ACS)

Graph PP-6

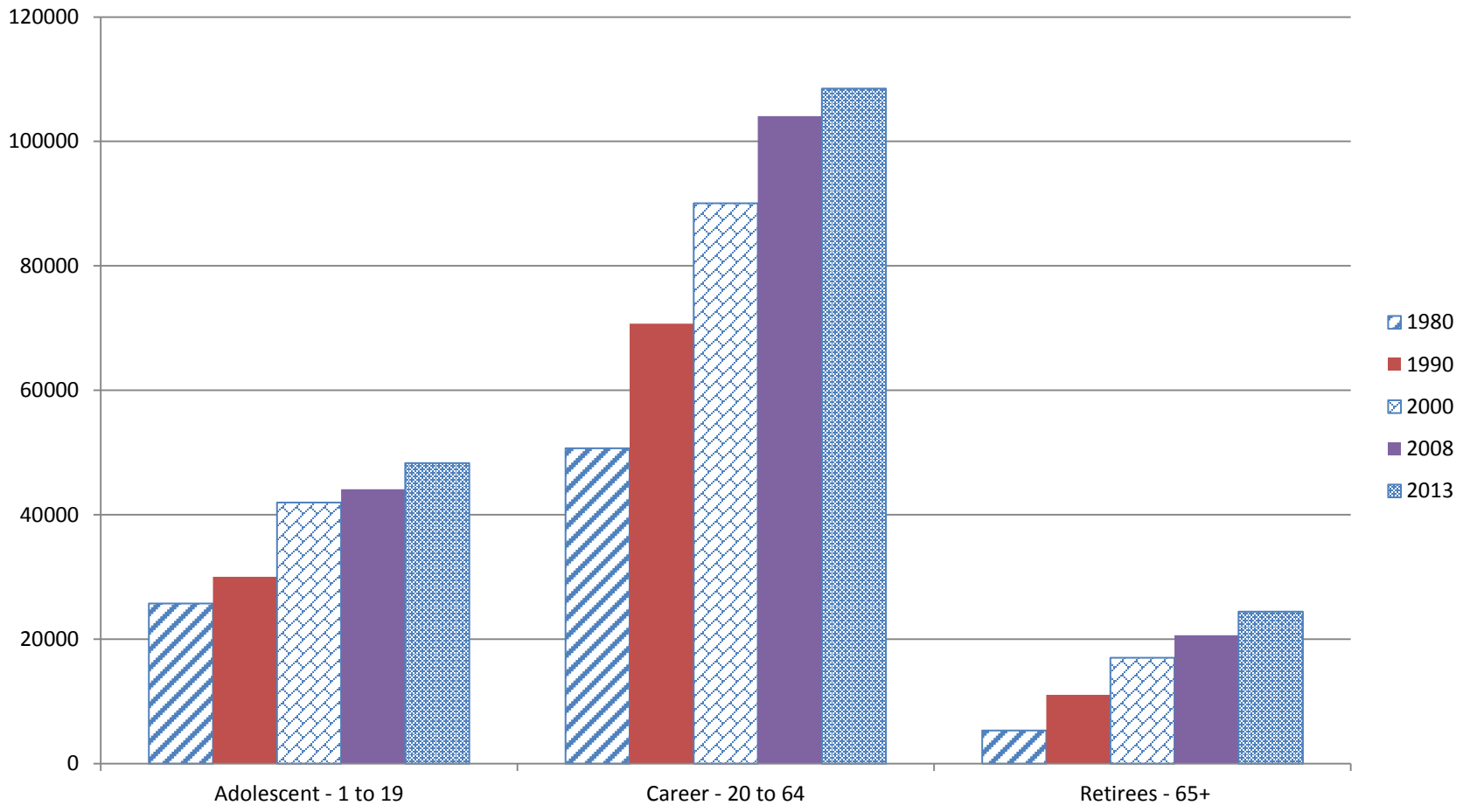
Birth Rates – 2005-2013

Overland Park, Kansas, and the United States



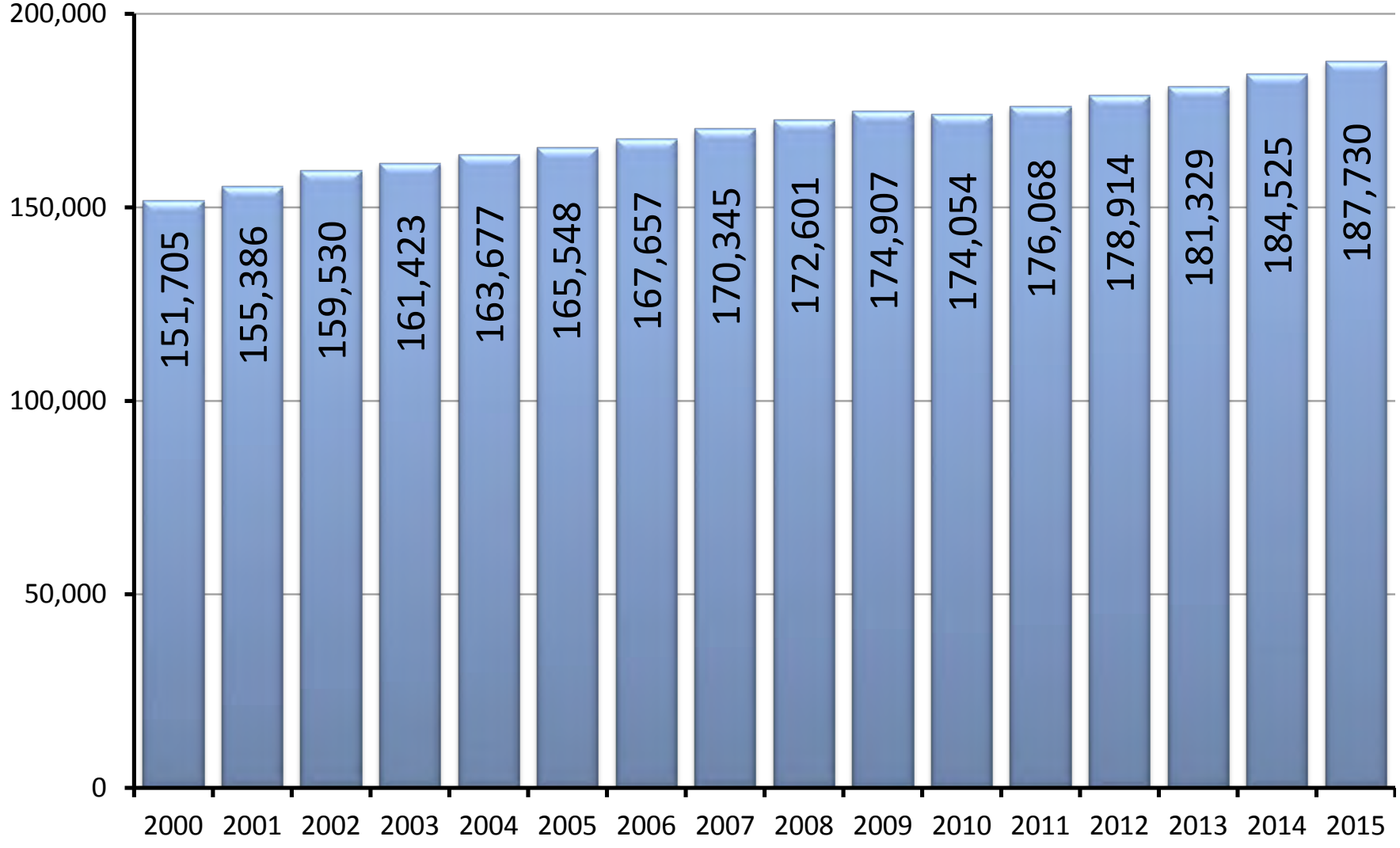
Source: Kansas Department of Health and Environment

Graph PP-7
Population Change by Major Age Groups
1980, 1990, 2000, 2008, 2013



Source: US Census Bureau and the American Community Survey

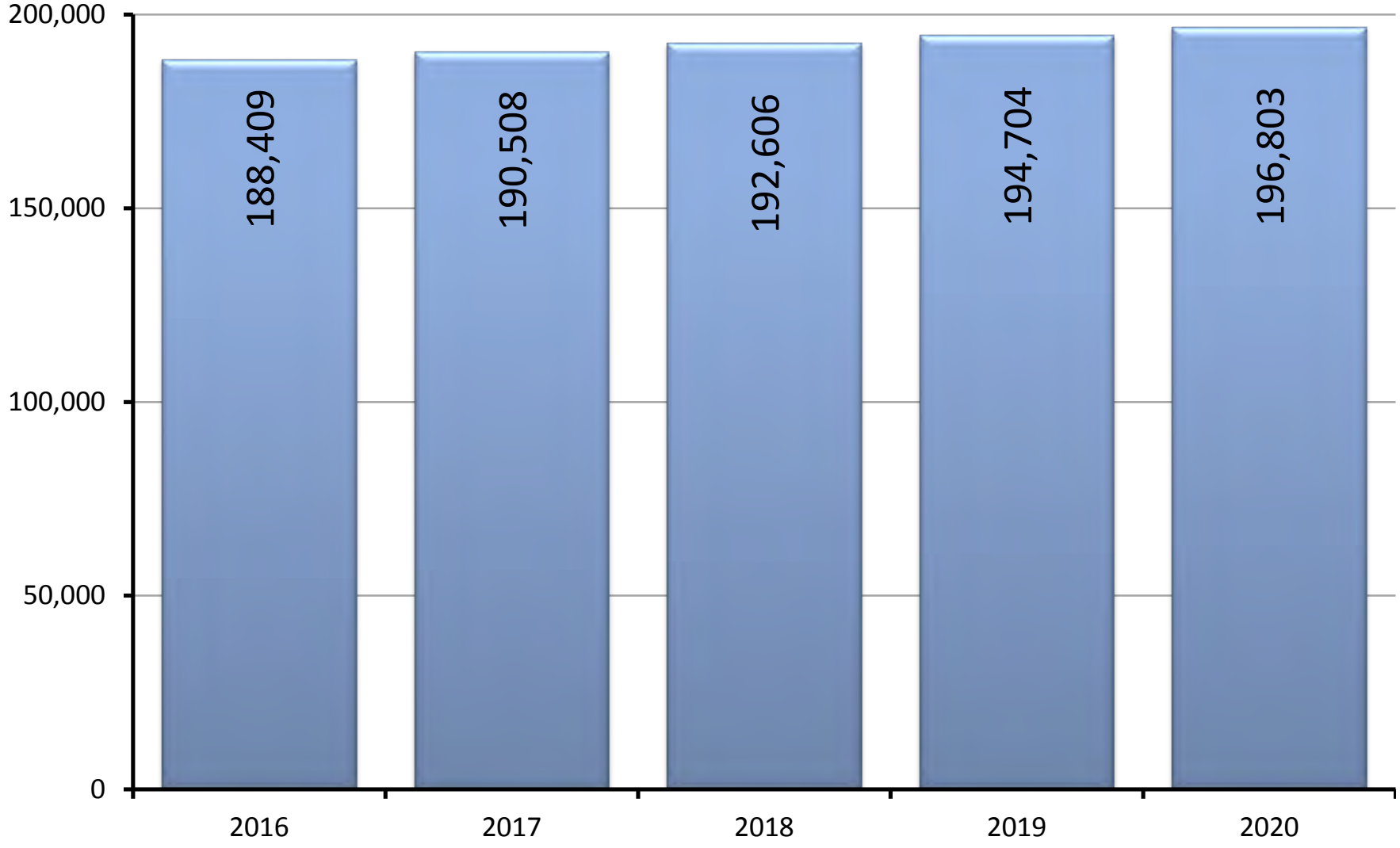
Graph PP-8
Overland Park Population Estimates
(2000 - 2015)



NOTE: U.S. Census Bureau estimates are as of July 1st. The 2015 estimate is based on the city's population estimate methodology.

Source: U.S. Census Bureau and City of Overland Park

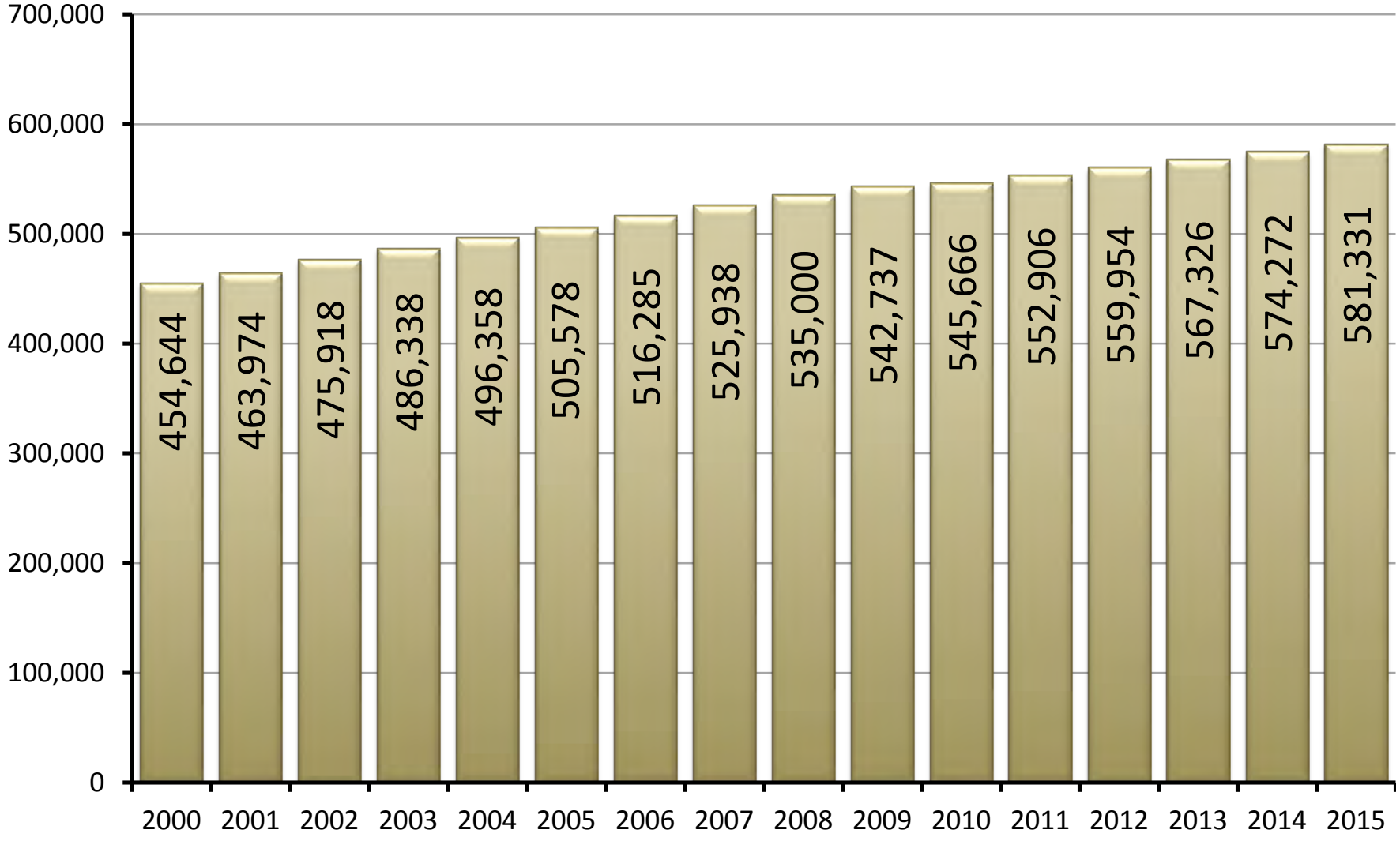
Graph PP-9
Overland Park Population Projections
(2016 - 2020)



NOTE: Projections are based on the July 1st population estimates from 2000 - 2015.

Source: City of Overland Park

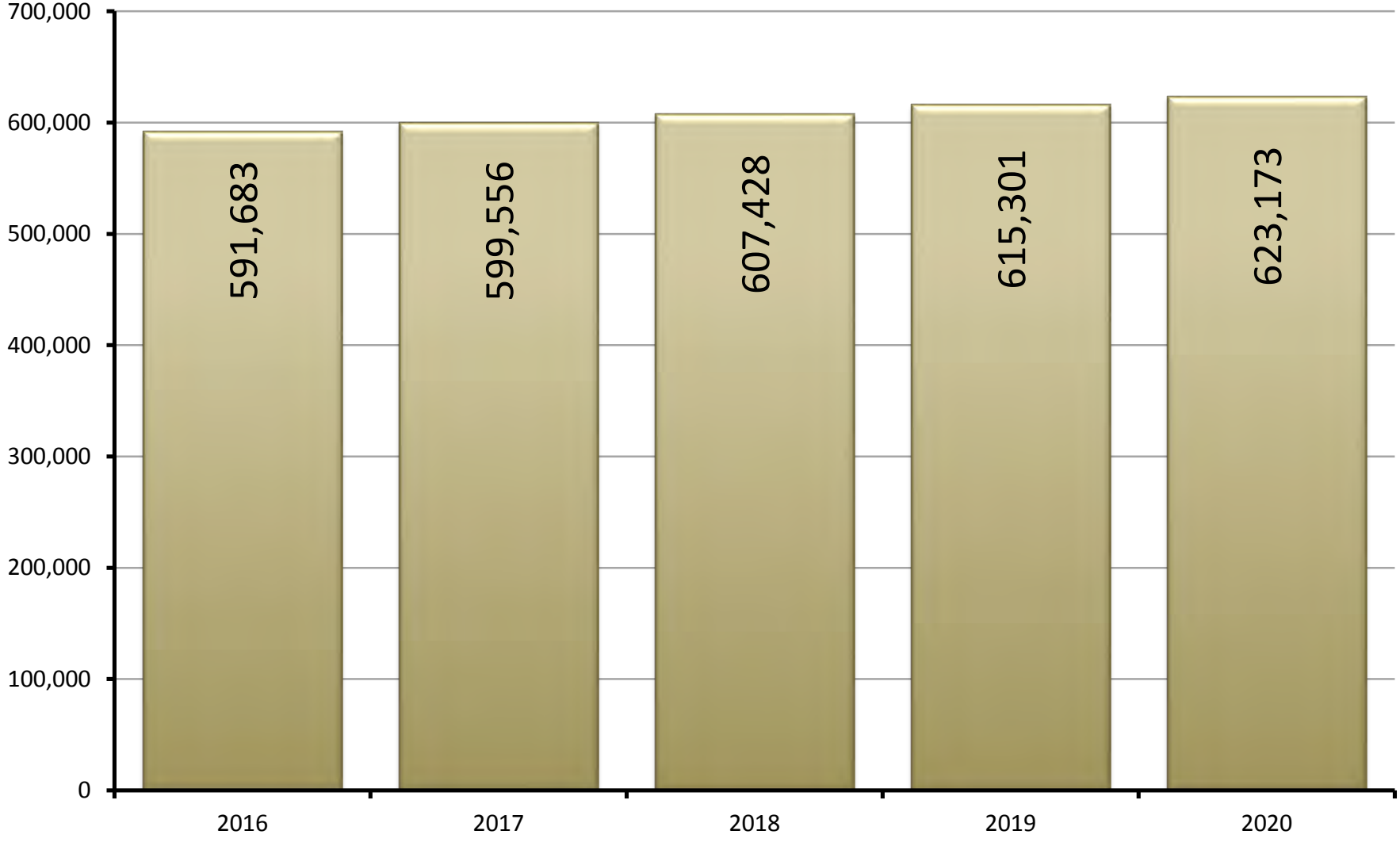
Graph PP-10
Johnson County Population Estimates
(2000 - 2015)



NOTE: U.S. Census Bureau estimates are as of July 1st. The 2015 estimate is based on the city's population projection methodology.

Source: U.S. Census Bureau and City of Overland Park

Graph PP-11
Johnson County Population Projections
(2016 - 2020)



NOTE: Projections are based on the July 1st population estimates from 2000 - 2015.

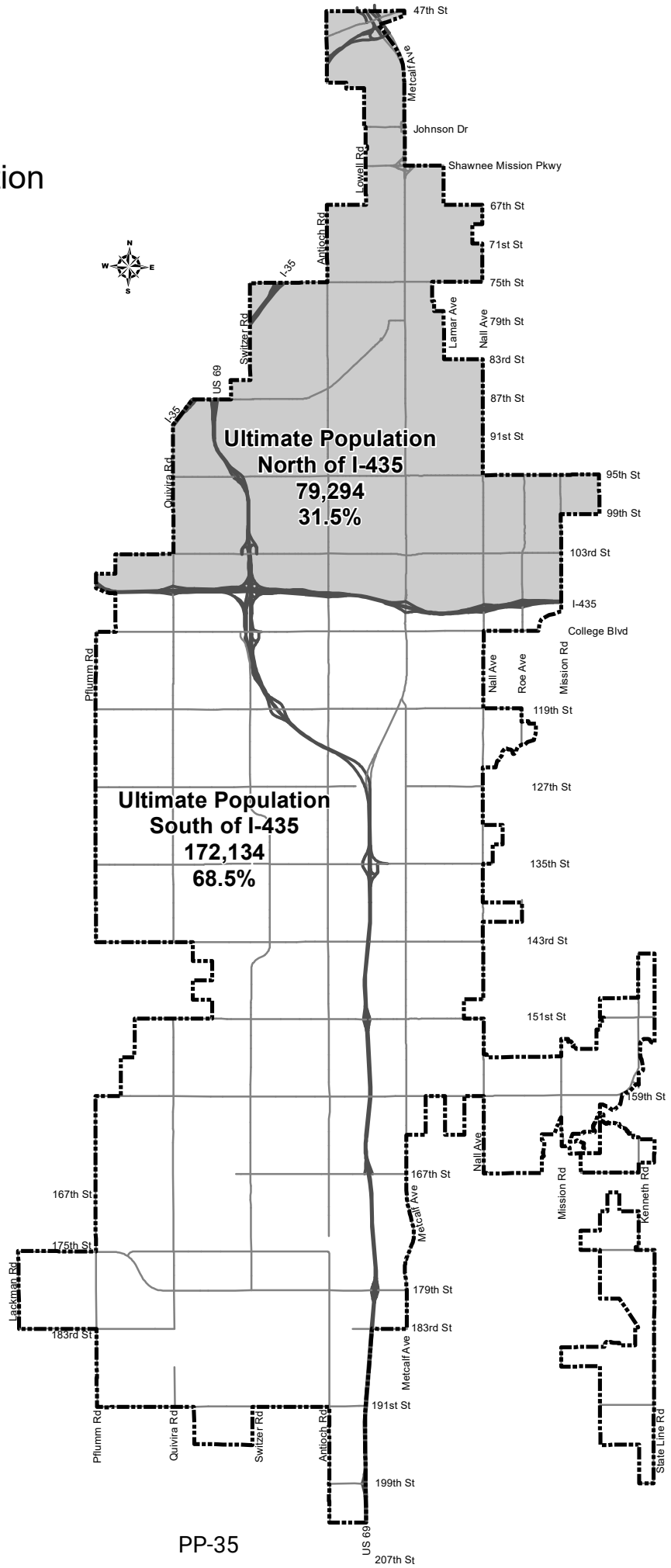
Source: City of Overland Park

Map 1

Ultimate City Population

July 1, 2014

Ultimate Population
Current City Limits
251,428



POPULATION
by Census Tract

Census Tract Boundary

Population

- 1,486 - 2,568
- 2,569 - 3,555
- 3,556 - 4,009
- 4,010 - 4,621
- 4,622 - 5,711
- 5,712 - 7,411
- 7,412 - 10,341

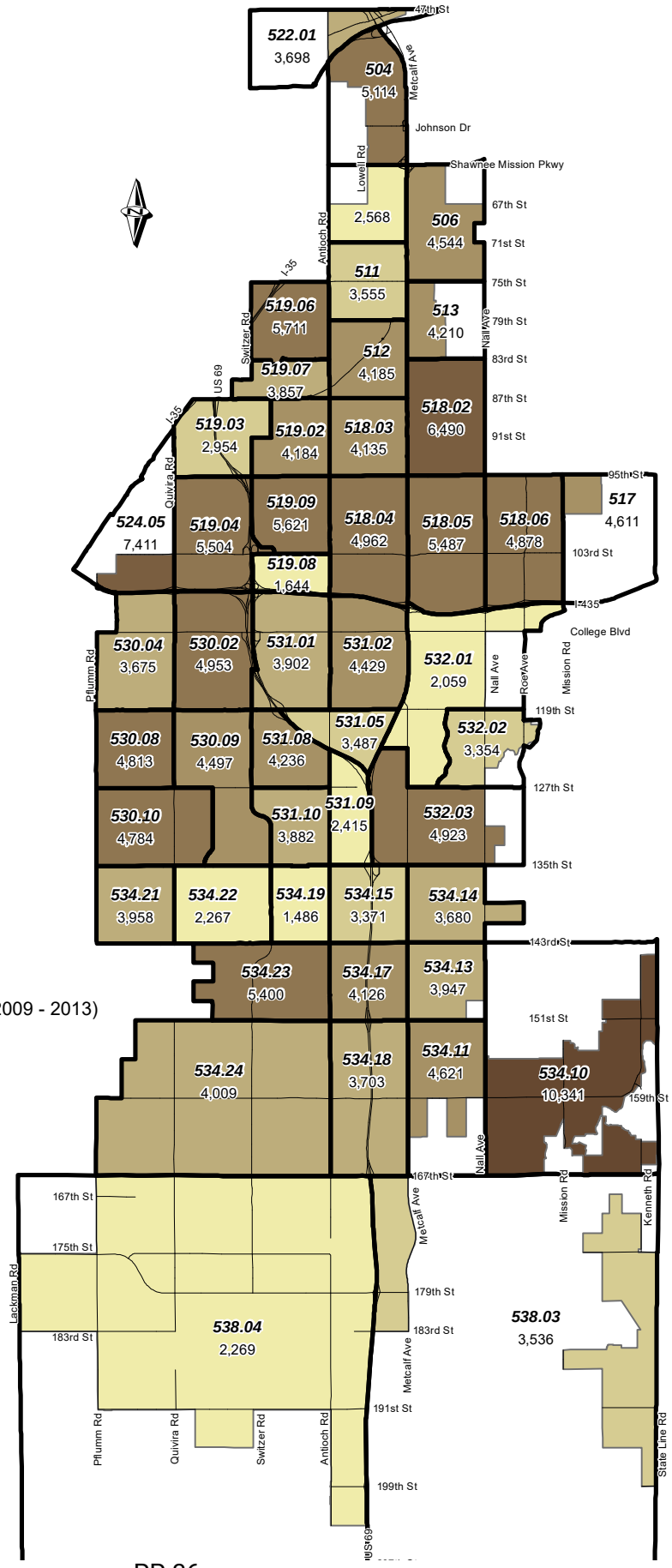
Census Tract Labels

531.02 Census Tract Number
4,429 Population*

** By entire census tract - not allocated by city*

Citywide Population = 181,273
(2013 American Community Survey, 1-Year Estimate)

Source: U.S. Census, American Community Survey (2009 - 2013)



MEDIAN AGE
by Census Tract

Census Tract Boundary

Median Age

- 28.9 - 35.0
- 35.1 - 37.8

Citywide = 37.8

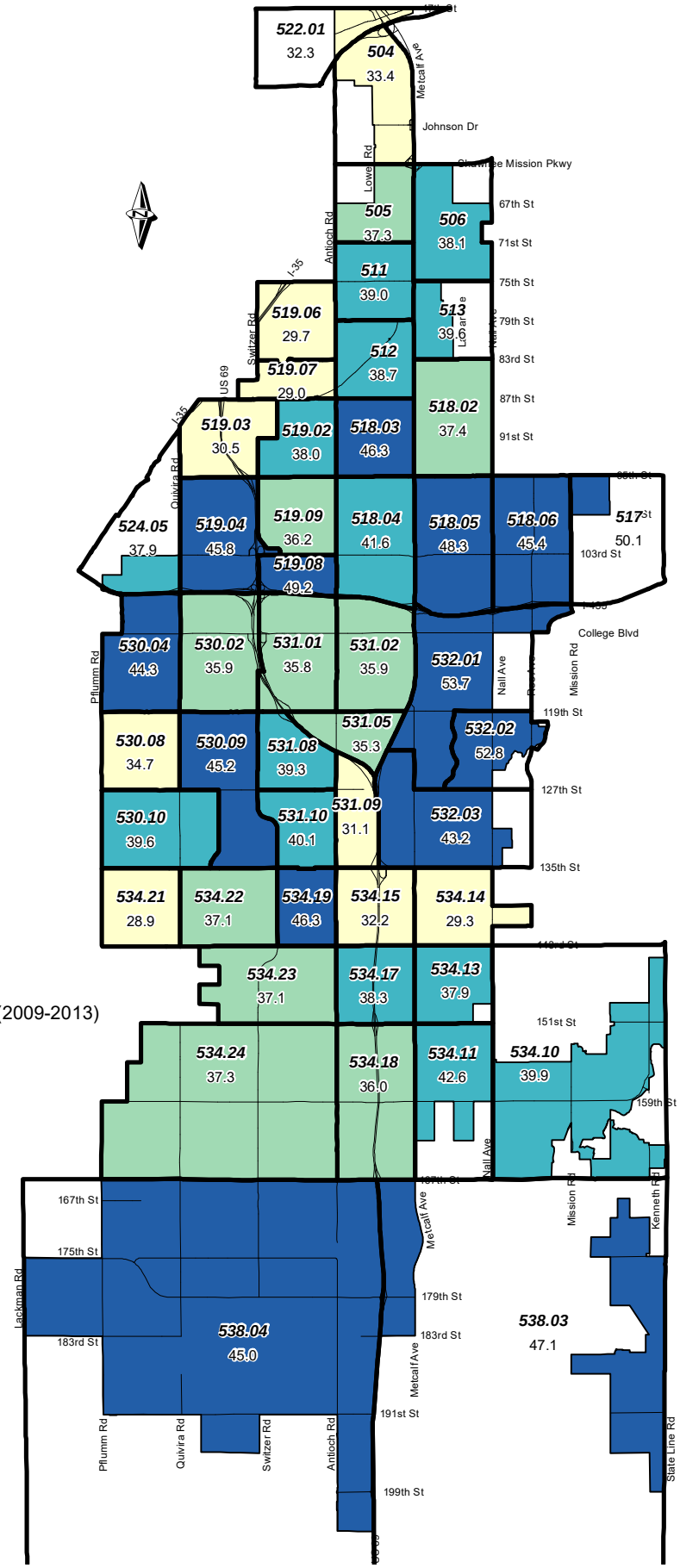
- 37.9 - 43.0
- 43.1 - 53.7

Census Tract Labels

531.02 Census Tract Number
35.9 Median Age*

** By entire census tract - not allocated by city*

Citywide Median Age = 37.8



Source: U.S. Census, American Community Survey (2009-2013)

OVERLAND PARK
KANSAS
ABOVE AND BEYOND. BY DESIGN.

Transportation (2019)

Purpose

Overland Park strives to create a street and highway network that balances the need for a safe, efficient and well-maintained street network with the desire for an environmentally compatible and visually pleasing design. The Transportation Element highlights the principal means the city uses to achieve this optimal street network.

Relationship to Official Street Map

The Official Street Map identifies the general location of the existing and proposed major streets and highways within the City for which the city establishes building and setback lines in the Unified Development Ordinance. The Transportation Element describes the functions of the streets identified in the Official Street Map.

Related Plans

Safe Bicycle Use Outreach Project (2015)

Bicyclists share the roadway with vehicles in Overland Park. In 2015, the city completed a coordinated and strategic effort to develop a comfortable, safe, and accessible network of bicycle facilities throughout Overland Park. The city's Safe Bicycle Use Outreach Project included recommendations for the implementation of nearly 250 miles on-street bikeways and nearly 15 miles of off-street paths and trails in addition to what the city has previously planned. Please refer to the Safe Bicycle Use Outreach Project, found on the city's website, to review how bicycles will utilize the roadways in Overland Park.

South Overland Park Transportation Plan (2015)

The South Overland Park Transportation Plan, commonly referred to as the South Streets study, analyzed an area located within 159th Street on the north, Johnson/Miami County line on the south, Lackman Road/Black Bob Road on the west, and State Line Road on the east. The plan includes detailed recommendations for the size and capacity of future

thoroughfares based upon the expected level of traffic and land uses in the community. While the city will still acquire 120 feet for right-of-way within the study area, the plan suggests a number of roadways that will serve the needs of the community as two-lane roads based on the 2040 Traffic Model.

Metcalf-Shawnee Mission Parkway Transit Planning Study (2009)

This study analyzed and presented options to evolve transit service along Metcalf Avenue and Shawnee Mission Parkway corridors in the context as presented in Vision Metcalf, the West Gateway Vision Plan, and the East Gateway Redevelopment Plan. This study was a collaborative effort by Johnson County Transit (JCT), the city of Mission, Kansas, and the city of Overland Park, Kansas.

The results of this study led to this corridor being selected, along with other transit corridors in the region, for $10.7 million in federal funding through the Transportation Investment Generating Economic Recovery (TIGER) grant program. TIGER funded a variety of transit and pedestrian infrastructure improvements in Overland Park, Mission, and Roeland Park completed in 2013. Bus Rapid Transit (BRT) operating in mixed traffic was chosen as the Locally Preferred Alternative (LPA).

Existing and Proposed Street Network

The street network provides three main purposes:

- Provide access to property;
- Provide for the safe and efficient movement of vehicular traffic; and
- Provide for the safe circulation of pedestrians and bicyclists.

Overland Park categorizes streets as either local or thoroughfare. Local streets are mainly two-lane streets whose primary function is access. Thoroughfare streets, such as Metcalf Avenue and 119th Street, function primarily to move traffic.

The elements of a street include pavement, curb, and right-of-way. The pavement includes the driving surface which varies in width and types of materials used. Curbs define the edge of the street, provide for stormwater drainage, and can assist in the application of traffic calming. Right-of-way is all of the pavement areas plus unpaved areas on both sides that are reserved for sidewalks, landscaping, streetlights, bike/hike trails, and utilities. Right-of-way is sometimes used for expansion of pavement and is owned by the public rather than private ownership.

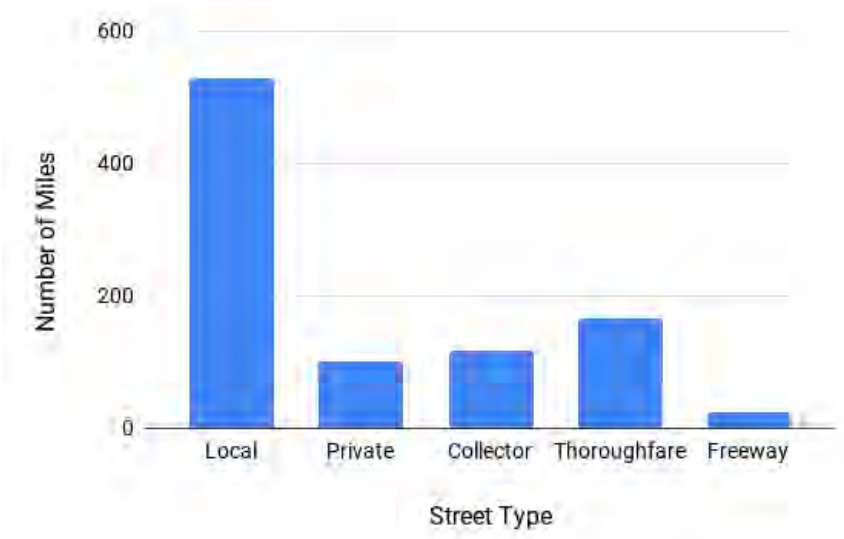
Generally, the fewer the drives and intersections on a roadway, the greater the amount of traffic it can handle and the higher the level of safety. Locations near high traffic areas are more appropriate for nonresidential land uses due to easier access and higher visibility. Conversely, residential land uses are often located where traffic volumes and speeds are lower.

Existing Street Network

Overland Park has more than 936 miles of streets and highways. The street network is shown on the Street Network/Official Street Map.

STREET TYPES	MILES	PERCENT OF TOTAL
Local	528	56.4%
Private	100	10.7%
Collector	118	12.6%
Thoroughfare	166	17.8%
Freeway	24	2.5%

** The private streets category includes those private streets and major drives serving single-family, duplex, multi-family, office and retail developments.*



Proposed Street Network

Overland Park adopted as policy the spacing of thoroughfares at one-mile intervals. City policy is that thoroughfares are centered on section lines. Collectors are located approximately halfway between the thoroughfares. Interruptions to this spacing occur where freeways or major public uses appear such as I-435 and Johnson County Community College.

The location of thoroughfare and collector streets is intended to promote the concept of a neighborhood.

- A neighborhood is roughly one-square-mile in size.
- A neighborhood has well-defined boundaries.
- A thoroughfare is located on each of the neighborhood's four sides.
- Two collector streets intersect in the middle, dividing the neighborhood into approximately four equal parts.

City Street Classifications and Standards

The city has five major categories of public streets listed below and described in more detail on the following pages:

- Local residential streets
- Collector streets
- Super Collector streets
- Thoroughfare streets
- Freeways

In areas covered by the Downtown Form-Based Code, an alternative system of street designations is in effect. Refer to the Downtown Form-Based Code document for the specifics.

Local Residential Streets

Primary function:

- Provide access to abutting property.
- Design is meant to discourage traffic cutting through residential areas.
- Pedestrian movements accommodated by sidewalks on one side of the street.
- Bicyclists share the roadway with other vehicles.

Street standards:

- Requires a minimum 50-foot wide right-of-way
    - A 28-foot street (back-of-curb to back-of-curb)
- Where existing streets are being rebuilt, standard street widths may be reduced and right-of-way may be less than 50-feet.
- The city encourages T-intersections to reduce the number of potential turning conflicts.
- Provide for limited parking on the street.

Traffic handling capacity:

- Up to 2,000 to 3,000 vehicles per day

Collector Streets

Primary function:

- Collect and move traffic generated by a neighborhood to a thoroughfare street.
- Likely to have dedicated on-street bike lanes or designated as a bike route through the use of signs and shared-lane bicycle symbols.
- Pedestrians are served by sidewalks on both sides of the street.
- In some cases, parallel multipurpose trails may be provided within or adjoining the public street right-of-way.

Street standards:

- Requires a 60-foot right-of-way
  - A 36-foot street
- The city analyzed future traffic impacts in new subdivisions in southern Overland Park and determined that 50-foot wide rights-of-way could be standard in select locations.
  - The city requires sidewalks on both sides of the street in these instances.
  - These streets are identified on the Official Street Map as “Proposed Collector-Lite”. Once built, the streets are shown as existing collectors.
- Generally spaced one mile apart and offset one-half mile from thoroughfares.
  - Allows for an efficient level of service without causing disruptions by excessive amounts of traffic traveling through neighborhoods.
- On-street parking on a collector generally is discouraged but is permitted if adequate pavement width is available.
- T-type intersections can be used to:
  - Promote safety by reducing the number of conflicting turning movements at intersections
  - Reduce the amount of non-local traffic
  - Four-legged intersections are acceptable when a roundabout is used or in cases where a new-urbanist design is being pursued

Traffic handling capacity:

- Up to 12,500 vehicles per day

Apartment Streets (a type of collector street)

Primary function:

- A type of collector street.
- Serve multi-family residential areas.
- Located at irregular intervals as multi-family developments are dispersed throughout the city.

Street standards:

- Requires a minimum 60-foot wide right-of-way.
- The construction of apartment streets will be determined at the time of development.
- The classification of a street as an apartment street is determined by the zoning of abutting parcels of land.
- For any section of street with multiple abutting zoning classifications, the most restrictive classification shall apply.

Traffic handling capacity:

- Up to 12,500 vehicles per day

Commercial and Industrial Streets (types of collector streets)

Primary function:

- Types of collector streets.
- The ability to carry high volumes of car and truck traffic is a major design consideration.
- Traffic from commercial or industrial areas is to be diverted away from residential neighborhoods.

Street standards:

- Requires a 60- to 80-foot street right-of-way with greater pavement thickness requirements than collector streets.
    - A 36- to 52-foot street
    - Standards may vary according to the size of the development being served; 60 feet of right-of-way may be appropriate in some areas and 80 feet will be needed in other areas.
- The classification of a street as either an industrial or commercial street is determined by the zoning of abutting parcels of land.
- For any section of street with multiple abutting zoning classifications, the most restrictive classification shall apply.
- The amount of traffic generated by commercial and industrial developments require the adjacent streets to have different design standards than collector streets in residential areas.

Traffic handling capacity:

- 12,500-25,000 vehicles per day

Super Collector Streets

Primary function:

- Collect and move traffic generated by a residential neighborhood and/or apartment, commercial, industrial or office developments to a thoroughfare street.
- Traffic volumes are generally higher than many collector streets and speed limits may be higher than on typical collector streets.

Street standards:

- Requires a minimum 80-foot right-of-way, depending on the expected traffic volumes and usage of the street.
    - A 36- to 52-foot street
    - Greater pavement thickness requirements than for collector streets

Traffic handling capacity:

- 10,000 to 25,000 vehicles per day

Thoroughfares

Primary function:

- Move large amounts of traffic through areas of the city.
- Designed to move the largest volumes of traffic (besides freeways).
- Pedestrians are served by sidewalks on both sides of the street.
- On-street bike lanes may be striped.
- In some cases, parallel multipurpose trails are provided within the public street right-of-way.

Thoroughfare standards:

- 80 to 200 feet of right-of-way to provide for medians, exclusive turn lanes, and four to six through-traffic lanes.
- Located at one-mile intervals.
- Direct driveway access is undesirable.
    - New residential lots are restricted from fronting on or having direct access to thoroughfares.
- Median breaks are typically at quarter-mile intervals along thoroughfares.
- On-street parking is typically prohibited.

Traffic handling capacity:

- Up to 50,000 vehicles per day on six-lane thoroughfares

Freeways

Primary function:

- Carry high volumes of traffic to different sections of the metropolitan area with the uninterrupted, high-speed movement of traffic.
- The developers of some land uses consider the freeway an asset while others take measures to screen the sight of the freeway and the traffic noise.
- Locations near interchanges are highly desired by businesses because of the high visibility and ready access to such sites.
- Adjacent residential landowners often lobby government officials to build visual and sound barriers to lessen the noise and screen the sight of the freeway.
    - Sound barriers are expensive and do not always meet residents' expectations, but are a way to lessen excessive freeway noise.

Freeway standards:

- Up to 300 feet of right-of-way to provide for exclusive turnoff and merge lanes, and four to eight through-traffic lanes.
- Access is restricted to grade-separated interchanges.

Traffic handling capacity:

- 120,000 vehicles per day or more on six-lane freeways
- 150,000 vehicles per day or more on eight-lane freeways

Traffic Components

The city produces a Traffic Volume Map that displays the amount of traffic using the network of collector streets, thoroughfare streets, and freeways located within the city. Present and past maps can be accessed on the city's website, www.opkansas.org/maps-and-stats/maps/interactive-maps/traffic-volume-maps/.

- The traffic counts shown are averages taken over a 24-hour period.
- Not all street segments and intersections are counted each year.
- The segments of I-435 and I-35 that traverse the city have some of the highest traffic volumes in the state of Kansas (as measured by the Kansas Department of Transportation).

Maintenance of the Street Network

Overland Park continues to have an extensive program for maintaining the existing public street network. The city evaluates each street every two years using the PAVER pavement management system. The city uses the results from the street evaluations to determine the appropriate maintenance schedule for each street type.

- Thoroughfares generally resurfaced every seven to ten years.
- Curbs and gutters replaced as needed.
- Collector and residential streets generally sealed every seven years and resurfaced every 30 years.
- For private streets, the property owner(s) are responsible for the construction, maintenance (including snow removal), and repair.

Aesthetic Design

As a part of a federal TIGER grant, the city installed extensive landscaping, bike/hike trails, and other streetscape improvements along a section of Metcalf Avenue from 87th Street to College Boulevard. Those improvements work in concert with major enhancements to transit stops in that area to improve access to transit services.

In 1992, the city also approved landscaping design guidelines for various street corridors. The design guidelines were approved for use within and adjacent to the right-of-way of 135th Street. The guidelines are for use by both the private and public sectors. Design guidelines also are part of the adopted Greenway Linkages Guidelines and Plan.

The Overland Park Design Standards, adopted in 2009, and the Downtown Overland Park Form-based Code, approved in 2011, include provisions for extensive landscaping installations when new development projects are constructed.

Commuting Choices

According to the most recent American Community Survey estimates (2017), the majority of Overland Park residents rely solely on their personal vehicles for commuting to their jobs (91 percent). Alternative methods of transportation are, as a whole, very limited in the city and county. Most employed city residents, 16 years or older, drive to work alone (85.1 percent). Only 6.3 percent of city residents carpool, which is a decrease from 7.1 percent in 2013. In 2017, Census data says that city residents walked more to work than used public transit (0.9 percent versus 0.4 percent). Those that bicycled, worked at home and took a taxicab or similar service all showed increases over the past five years.

In 2017, the mean travel time to work for city residents was 20.4 minutes, similar to the commuting time in 2013 of 20.3 minutes. The commuting times only slightly differ from 1990 when the average was 19.1 minutes for city residents. Nearly 42 percent of Overland Park residents work in the city of Overland Park and 71.2 percent work in Johnson County.

Public Transportation

Johnson County Transit is part of RideKC, a fixed-route public transportation system serving the Kansas City region. As of July 2019, RideKC operates 13 fixed routes in Johnson County, 11 of which stop in Overland Park. RideKC in Johnson County operates weekdays, with most routes running during morning and afternoon rush hour. Midday service is provided on selected routes. RideKC Freedom provides paratransit services to Johnson County seniors and disabled residents. RideKC Freedom On-Demand provides taxi-based services to Johnson County residents as well. RideKC MicroTransit service launched in 2019, serving portions of Overland Park north of 119th Street.

Overland Park has six park-and-ride lots for transit users, located at Blue Valley Baptist Church, Johnson County Community College - Carlsen Center, KU Edwards Campus, Oak Park Mall, Rosana Square, and 137th Street and Antioch Road.

In 2018, city staff participated in a committee coordinated by Mid-America Regional Council (MARC) looking at locations for potential mobility hubs. According to MARC, a mobility hub is defined as physical locations that act as converging points for different types of transportation, allowing for easy transfer between modes. The hub could include transit, bike share, and car share and have a mix of retail and housing nearby. The city is currently exploring the concept.

Traffic Management Measures

The city monitors the existing street network and makes considerable use of traffic studies to determine future transportation improvement needs.

Local and regional modeling is used to evaluate the effects of future land use changes. Projections of traffic volumes and circulation can be used to help determine the future road improvement needs to serve the proposed land uses and intensities of development.

Capital Improvements Program

The city uses the Capital Improvements Program (CIP) to schedule and finance the development of major physical improvements over a five-year time period. The transportation-related components of the CIP include:

- Streets
- Bridges
- Traffic signals
- Street lighting
- Sidewalks
- Stormwater

The city reviews the CIP annually to keep it timely, to serve the needs of currently developing areas, and to take into consideration the needs of areas likely to develop or redevelop in the future. The transportation-related portion of the CIP focuses on:

- Meeting needs for roadway improvements in the higher-growth areas south of I-435.
- Making street improvements determined to be necessary to support redevelopment efforts in the older parts of the city.
- Bring visibility to major corridor projects where intergovernmental support and cooperation is necessary.

Residential Street Program

The city initiated the Residential Street Program in 1988 to upgrade over 40 miles of ditched streets to modern standards found throughout the rest of the city. Upgrades included storm sewer systems, streetlights, sidewalks, and similar pavement. A five-year, 1/8 cent sales tax increase funded the program. First approved in 1998, voters approved the renewal of the sales tax in 2003, 2008 and 2013.

The city completed the residential street program in 2010. The city directed funds generated by the sales tax to a new program, the Residential Street Reconstruction Program, described below.

Residential Street Reconstruction Program

The Residential Street Reconstruction Program began in 2011 to rebuild streets where the

pavement has reached the end of its useful life. The aggressive maintenance program extends the life of a street by sealing cracks, applying surface treatments about every seven years, and general milling and overlay. Preventative maintenance helps maintain residential streets for nearly 50 years at a lower life cycle cost. If needed, the program also includes the following repairs:

- Replace sidewalks
- Replace storm sewers
- Replace streetlights

In cases where enhancements, such as bike/hike trails, are contained in planning documents, those improvements will be included as part of a construction project.

Traffic Calming

The city developed a traffic calming policy to manage complaints about traffic, particularly speeding, on residential and collector streets. Traffic calming measures may include signage, speed humps, stop signs, increased police enforcement or roundabouts – anything that will reduce the negative effects of motor vehicles, alter driver behavior, and improve conditions for residents.

Since 2000, the city has designed and constructed a number of roundabouts throughout the city. More recently, the city installed roundabouts on thoroughfares when other forms of traffic control were not warranted (e.g., traffic signals and four-way stops) or when their functionality would provide a viable long-term alternative. Roundabouts have been shown to have fewer crashes than typical intersections with traffic signals or stop signs. There are fewer conflict points and pedestrian safety is much enhanced. Roundabouts also offer a more efficient design for traffic flow and better-operating levels of service under many traffic volumes. With the South Overland Park Transportation Plan, the city standard is to now look at using a roundabout as the first choice at the major intersections in southern Overland Park.

Overland Park Traffic Control System

Another traffic management tool used by the city is the Overland Park Traffic Control System (OPTCS). The computer system coordinates:

- 184 (approximately 68 percent) of the city's 270 intersection signals
- 234 of the signals were monitored and adjusted remotely using the city's extensive fiber-optic and wireless communications networks.
- Compilation of traffic information for use in managing the flow of traffic
- 155 closed-circuit television cameras monitor OPTCS intersection signals
- 14 Dynamic Message Signs (DMS) to provide motorist information and special event messages

Transportation Planning Goals and Policies

The transportation planning goals and policies as identified by the Governing Body, Planning Commission, and staff are addressed in the Goals section of the Comprehensive Plan's Plan Implementation text.

Summary

Significant dependence upon personal vehicles will likely continue at or near current levels into the foreseeable future. This dependence will require the city to continue to build and maintain an extensive street network. As the principal means of funding the construction of street improvements, the city's CIP will need to keep pace with increased land development, redevelopment, and the corresponding rise in traffic. The continued development of high traffic-generating land uses such as shopping centers and office buildings will require a greater emphasis on traffic management tools by both the public and private sectors.

However, the community and various leaders desire Overland Park to become more walkable and bikeable and start offering more transportation choices. The city will need to continue to invest in sidewalks and trails in addition to various on-street bike infrastructure (e.g., pavement markings, signage, bike racks, furniture) and transit options. Private companies will also continue to innovate in the transportation sector, and the city must stay abreast and encourage opportunities for ride-hailing companies (e.g., Uber, Zipcar, Lyft) and micromobility (e.g., bike and scooter share), and plan for the future of connected and autonomous vehicles.

The goals and policies that are an integral part of the Comprehensive Plan are essential for achieving the ideal of an efficient street network. The continued evaluation of the transportation standards and traffic management measures discussed above are also important for achieving that ideal.

Neighborhoods (2020)

Purpose

The Neighborhoods Element provides an overview of the Neighborhood Conservation Program (NCP), and presents a brief history of Overland Park's efforts to sustain and revitalize the city's neighborhoods and other programs intended to preserve neighborhoods and the residents' quality of life. A summary of the NCP, the condition of neighborhoods, and current direction help identify critical elements for sustaining quality neighborhoods in Overland Park.

Healthy, vibrant neighborhoods directly impact the well-being of the entire city and its residents. Neighborhoods are where most residents have social and community interaction with others in their neighborhood. Over recent decades, changes in home design resulted in impacts on how neighbors interact with each other. From eliminating front porches to the creation of private areas with privacy fences in the backyard to the allure of staying indoors due to air conditioning and even televisions and computers, neighbors are less engaged than in the past. Interaction and friendships with immediate neighbors are less common. These changes impact our lifestyles and divert our attention from our neighborhood, dampening our sense of relationship to where we live and the other people that live there.

Many neighborhoods in Overland Park have been around much longer than others. Those neighborhoods face distinct challenges in sustaining the quality of their environment and the ensuing impact on the quality of life in the neighborhood. Residents in these neighborhoods are taking action. Many take proactive steps and organize to:

- build a sense of community and help develop solutions to issues and concerns that face their neighborhoods;
- conduct regular meetings which act as forums for learning, communicating, and problem-solving;
- complete enhancement activities to improve the appearance of the neighborhood; and
- complete special projects to help neighbors in need and hold social events to create an atmosphere for building community and friendships

Neighborhood Conservation Program (NCP)

The city of Overland Park became incorporated in 1960. In many senses, Overland Park is a new city, with most growth occurring in the past few decades. However, most of the northern portions of the city developed as early as the 1920s. These areas now show signs of age in infrastructure, housing conditions, and property maintenance conditions. Changes in infrastructure and housing standards also occurred over the years. Once considered acceptable development standards several decades ago are regarded as substandard today. These areas face situations and challenges that differ from other parts of the city. Further, many early developments did not establish homes associations; therefore, these residents have limited resources for collectively addressing neighborhood issues and organizing for neighborhood engagement.

In response to these conditions, the city organized the NCP in 1991 to help sustain, preserve, and enhance these aging neighborhoods, thus hoping to maintain property values and offer quality, affordable housing. The program's purpose includes:

- Promoting community building in the city of Overland Park by supporting neighborhood groups and homes associations;
- Providing a forum for communication between neighbors, and between residents and City Hall;
- Developing community leadership;
- Engaging the city's residents in their local government; and
- Fostering collaborative efforts to preserve and enhance our neighborhoods.

Since the programs' initiation in 1991, the program supported and assisted the organizing of more than 35 neighborhood organizations north of I-435. Today, the program helps neighborhoods citywide with resources primarily directed to neighborhoods without homeowners associations located in the areas north of 127th Street. Staff provides limited assistance to homeowners associations.

Neighborhood Executive Committee

The city formed the Neighborhood Executive Committee (NEC) in the mid-1990s to help bring neighborhood leaders together with the common interest of building relationships. Since then, the program has grown and centered around “grassroots-style” organizing between residents, local government, and other civic interest groups and organizations.

The NEC consists of a committee of leaders representing neighborhoods from throughout the city. They organize volunteer-driven activities mostly on their own. They also may offer advisory comments to the Community Development Committee on matters about Overland Park neighborhoods in general. City staff assists neighborhood leaders with coaching, technical expertise, and grant funding. The NEC is unique among city advisory committees in that resident members are designated by the individual neighborhoods and associations they represent, rather than by mayoral appointment. However, the Mayor appoints two City Council members and one member of the Overland Park Planning Commission to the NEC to represent the Governing Body. The group meets bi-monthly with workshops scheduled as needed.

The responsibilities of the NEC include:

- Setting standards for active membership to the NEC;
- Offering input to staff regarding the Neighborhood Conservation Program;
- Playing a vital role in public input and involvement in City activities; and
- Communicating City information to their neighborhoods and reporting neighborhood information to the Executive Committee and staff.

Support Provided

The Neighborhood Conservation Program staff supports neighborhood groups by providing resources, education/communication, and administrative assistance.

Resources

- Assisting with the organizing process.
- Providing a start-up grant for a new neighborhood groups' first year.
- Helping identify and address neighborhood issues.
- Preparing and analyzing neighborhood surveys.
- Providing maps, statistics, and other related neighborhood resources.

Education/Communication

- Advertising and conducting leadership training, when available.
- Updating groups on city activities and policies.
- Providing neighborhood leaders with crime statistics to evaluate neighborhood trends.
- Serving as a liaison between neighborhood groups and the city.
- Coordinating with city departments on activities and improvements planned in neighborhood conservation areas.

Administrative Assistance

- Publishing and assisting in creating meeting notices and agendas.
- Publishing and assisting in the creation of neighborhood newsletters.
- Publishing the NCP e-Newsletter.
- Publishing flyers for special events.
- Coordinating room reservations for meetings and events.
- Facilitating NEC meetings.

Neighborhood Activities

Neighborhood groups tend to organize and carry out activities that fall into four categories displayed below.

Reporting and Representing

- Hold monthly, bimonthly, or quarterly meetings.
- Report safety and crime concerns to either the COPPS unit or division officers.
- Represent residents in city issues that may affect the neighborhood.

Neighbor Assistance

- Help neighbors who need assistance with property maintenance.
- Link residents to city and county assistance programs and other civic engagement entities.

Special Events and Projects

- Attain and sponsor informational speakers to discuss particular issues centered around neighborhoods.
- Host social events such as picnics, potluck dinners, block parties, neighborhood-wide garage sales, and holiday celebrations.

Neighborhood Improvements

- Work to improve appearance, infrastructure, and home values.
- Work with the city to address street and storm drainage improvements.
- Provide landscaping in common areas.
- Apply for project grants.

Neighborhood Grants

The city began a neighborhood grant program in 2007 to provide funds to neighborhoods to increase involvement in neighborhood activities, enhance organizational capacity-building, and improve neighborhood conditions. Eligible neighborhood groups must be active groups and those voting in the NEC.

The grants are available once a year. The group must meet the minimum criteria and complete an application process. The city provides grants on a reimbursement basis for projects or activities where the neighborhood group submitted an application, and a grant award has been pre-approved. The projects or activities supported by the grant must be resident-initiated, benefit Overland Park neighborhoods, and be open to participation by all residents within the neighborhood boundary.

Strengthening Existing Neighborhood Groups

By 2007, the Neighborhood Conservation Program accomplished its goal of organizing neighborhood groups, with every qualified residential area north of I-435 having had the opportunity to do so. Since that time, the Neighborhood Conservation Program strives to sustain and strengthen these organizations and better define their role as partners in efforts to preserve quality neighborhoods. The program also revisits groups and neighborhood areas that have faded into dormancy.

Neighborhood Indicators

City leaders expressed the need to review and analyze neighborhoods on a regular basis to identify changes and trends. The city then uses the information to target resources and investment into areas of need. This analysis, called Neighborhood Indicators, is a way for city leaders, staff, and residents to track changing conditions occurring at the neighborhood level. Staff and elected officials also use this information to evaluate the effectiveness of programs or activities aimed at improving negative trends and assist in identifying where the city should effectively allocate additional attention or resources. Staff updates the data annually and publishes it to the city's website. The information is available at www.opkansas.org/city-services/neighborhoods/neighborhood-indicators/

Overland Park's neighborhood indicators currently track five-year trends for each of our Neighborhood Conservation Program areas.

- Median appraised value of homes;
- Absentee ownership of homes;

- Property maintenance violations;
- Single-family crime;
- Multi-family crime;
- Measure of need (based on the percentage of elementary school students eligible for the Free and Reduced Cost Lunch Program); and
- Low- and moderate-income areas.

Since 2016, the city identified neighborhoods that show negative trends as Risk Watch neighborhoods, highlighting the neighborhoods that might require priority monitoring and resource investment.

Neighborhood Data

Neighborhood groups are similar in many respects but unique in others. Many of these neighborhoods show signs of aging housing and deteriorating infrastructure. A mix of housing styles and types and a considerable number of renter-occupied properties are present in many areas. However, each neighborhood has distinct characteristics. The city also gathers demographic information for neighborhood groups. Information includes the following:

- Population
- Residential Units
- Residence Status (Tenure)
- Single-Family Home Values
- Single-Family Mean Age of Structure
- Median Household Income

Staff updated the information in 2020, included in Table NE-1 at the end of this Element.

Beyond Neighborhood Groups

Thriving neighborhood conservation groups are essential, yet they are only one aspect of Overland Park's efforts to keep all areas of the city attractive and appealing. There is a comprehensive approach towards evaluating need and allocation of resources to support all areas of the city, including:

- Targeting the use of existing resources;
- Gathering and analyzing neighborhood indicator data (mentioned previously);
- Providing support and engagement through community policing efforts; and
- Providing enhanced neighborhood strategies.

Targeted Use of Existing Resources

The wise use of public resources demands city-wide coordination and cooperation. It is essential to recognize how critical this approach has been to maximize the quality of life in neighborhoods throughout Overland Park. Increasingly, resources are being identified and made available for use through efforts coordinated by the Neighborhood Conservation Program.

The city meets residents' needs for special services through a variety of programs, including assistance with federal pass-through funds through the Community Development Block Grant (CDBG) program or in collaboration with other jurisdictions. Programs include:

- Residential Street Program – 1980's to present
- Large (bulky) item pick-up – 1980's to present
- Housing programs – 1990's
- Neighborhood Conservation Program – 1990's to present
- Neighborhood Code Enforcement Sweeps – 1990's to present
- Help-A-Neighbor Program – 2000-2004
- Code enforcement - ongoing
- Rental Licensing and Inspection Program - 2017 to present
- Infrastructure Assessments - 2018 to present

Community-Oriented Policing and Problem Solving (COPPS):

The community-oriented policing and problem-solving (COPPS) unit builds and maintains positive relationships with the community.

Community policing is a collaborative effort involving police officers and the community to address problems affecting the community. In addition to traditional fieldwork, the COPPS unit:

- Offers security programs to enhance safety at home and work, including free residential and business security surveys;
- Coordinates community programs such as National Night Out, Operation Rudolph, the “All Nets. No Drugs” Youth Basketball Tournament, and Trunk or Treat;
- Speaks to individual neighborhood and apartment groups, when requested;
- Advocates and supports the crime-free multi-housing program for multi-family and rental communities;
- Reduces crime, drug use and gang activity in apartment complexes and residential areas; and
- Works proactively to solve community problems and issues.

Enhanced Neighborhood Strategies

Over the years, the partnership between the NCP and COPPS effectively identified and responded to neighborhood indicators of decline. There have been several instances over the years of times where NCP staff and COPPS officers responded together by meeting with focus groups representative of affected neighborhoods and conducting meetings with landlords, tenants, owner-occupants, and community stakeholders.

These efforts sometimes only provide temporary stabilization to a neighborhood. To help address some of these issues, the Community Development Committee approved city staff to develop an Infrastructure Assessment for a neighborhood identified as a Risk Watch neighborhood. This assessment, a multi-department effort, involved a comprehensive review of existing infrastructure conditions and demographic changes in the Timberland Creek neighborhood. The purpose of the assessment was to identify and implement infrastructure improvements to increase interest and engagement in the neighborhood and improve neighborhood indicator statistics. After engaging with neighborhood residents and property owners, the plan outlined three goal statements and 20 action items where the city can provide infrastructure upgrades and enhancements in the neighborhood. Currently, plan implementation is underway, and staff is closely monitoring the outcomes of this effort in the hopes that the process may apply to other Risk Watch neighborhoods.

Summary

The city believes that preserving aging homes and maintaining adequate infrastructure in all neighborhoods is essential to the vitality and diversity of the entire city. Neighborhood organizations have brought significant enhancements to the quality of life in Overland Park. Neighborhood appearance has improved with clean-up programs, landscaping projects, park improvements, street improvements, and property improvements. Neighborhood leaders increased awareness of their neighborhoods by establishing effective relationships with city staff and officials, publicizing events in the media, and creating identifiable neighborhood names and markers. The programs outlined in this element enhance the quality of life for residents because they:

- provide opportunities to get to know neighbors;
- receive information about city activities and programs, crime prevention, safety and security; and
- have an organization to turn to in times of need.

Preserving existing neighborhoods is a more effective, efficient, and logical approach than delaying action until a neighborhood is in severe decline. Having dedicated residents work to sustain the quality of life in their neighborhood is not only a first step but the most critical. Residents have first-hand knowledge of the trends in their neighborhood. By taking steps to address issues and concerns, the residents develop a sense of pride, hold ownership in their neighborhood, and understand their role in maintaining property values. Strengthening the link between neighborhood residents and the city government can only bring about cooperation and positive change. By targeting existing resources to meet identified needs and priorities, the city of Overland Park continues to support its neighborhoods through the Neighborhood Conservation Program, COPPS, and enhanced neighborhood strategies. These programs provide all residents with a means of communicating with the city and improving their neighborhood, and that the city applies resources in the most effective manner possible.

Table NE-1
Neighborhood Statistics

Figures are as of July 1, 2020

	1	3	5	5a	6	7	11	12	13
	North OP Hills	Cunningham Heights	North Park	Metcalf 56	Crestview Neighborhood	Arrowhead Trails	Southmoor Gardens	Highland Plains	Milburn
Population	309	1,282	673	398	1,385	1,534	721	628	648
Residential Units *(does not include nursing homes or group homes)*									
Single Family	92	282	258	6	105	533	327	295	304
Duplex	22	34	14	92	56	132	0	0	0
Multifamily	10	287	45	92	494	9	0	0	0
Total # of Units	124	603	317	190	655	674	327	295	304
Residence Status *(# of Units)*									
SINGLE-FAMILY Owner Occupied	61	250	224	6	87	444	284	236	267
SINGLE-FAMILY Absentee Owned	31	32	34	0	18	89	43	59	37
% SINGLE-FAMILY Absentee Owned	33.7%	11.3%	13.2%	0.0%	17.1%	16.7%	13.1%	20.0%	12.2%
DUPLEX Owner Occupied	4	0	3	55	14	14	0	0	0
DUPLEX Absentee Owned	18	34	11	37	42	118	0	0	0
% DUPLEX Absentee Owned	81.8%	100.0%	78.6%	40.2%	75.0%	89.4%	n/a	n/a	n/a
Single-Family Home Values *(# of Units)*									
Less than $75,000	0	0	0	0	0	0	0	0	0
$75,000 - $100,000	4	0	0	0	0	2	0	1	0
$100,001 - $125,000	22	2	0	0	2	9	1	0	1
$125,001 - $150,000	22	22	8	0	23	80	6	18	9
$150,001 - $175,000	23	56	35	2	31	199	39	51	35
$175,001 - $200,000	14	77	34	3	14	116	46	62	49
$200,001 - $225,000	4	67	49	1	17	64	47	47	41
$225,001 - $250,000	0	31	43	0	11	32	28	25	51
$250,001 - $275,000	3	9	31	0	4	14	36	18	54
$275,001 - $300,000	0	4	15	0	3	8	27	7	31
Greater than $300,000	0	13	43	0	0	9	97	66	33
Mean Value	$150,266	$201,652	$239,133	$186,617	$183,390	$181,718	$280,935	$261,066	$236,543
Single-Family Mean Age of Structure	1943	1956	1956	1978	1949	1950	1954	1952	1961
2014-2018 Median Household Income *(by Census Tract - ACS 5Yr Est.)*	$72,833	$55,466	$55,466	$55,466	$55,466	$62,317	$78,491	$78,491	$55,720

NOTE: "Blue" neighborhoods represent Voluntary Neighborhood Organizations. "Beige" neighborhoods represent Homes Association/NEC Member.

Table NE-1
Neighborhood Statistics

Figures are as of July 1, 2020

	14	14a	15	16	18a	18b	19	20	21	23
		Milburn Fields	Maple Crest Community		Timberland Creek	Gregory Meadows	Young's Park	Strang Line	Friends & Neighbors	Grantioch
Population	379	567	783	520	1,483	449	557	1,584	925	1,334
Residential Units *(does not include nursing homes or group homes)*										
Single Family	178	266	347	244	22	108	224	415	237	378
Duplex	0	0	14	0	346	26	38	6	0	84
Multifamily	0	0	5	0	334	7	0	321	101	133
Total # of Units	178	266	366	244	702	141	262	742	338	595
Residence Status *(# of Units)*										
SINGLE-FAMILY Owner Occupied	144	209	261	174	20	98	194	311	180	328
SINGLE-FAMILY Absentee Owned	34	57	86	70	2	10	30	104	57	50
% SINGLE-FAMILY Absentee Owned	19.1%	21.4%	24.8%	28.7%	9.1%	9.3%	13.4%	25.1%	24.1%	13.2%
DUPLEX Owner Occupied	0	0	0	0	58	5	7	0	0	26
DUPLEX Absentee Owned	0	0	14	0	288	21	31	6	0	58
% DUPLEX Absentee Owned	n/a	n/a	100.0%	n/a	83.2%	80.8%	81.6%	100.0%	n/a	69.0%
Single-Family Home Values *(# of Units)*										
Less than $75,000	0	0	0	0	0	0	0	1	0	0
$75,000 - $100,000	0	0	0	1	0	1	0	1	0	2
$100,001 - $125,000	1	0	1	1	0	2	4	8	1	1
$125,001 - $150,000	22	1	25	28	2	6	19	160	6	11
$150,001 - $175,000	60	64	104	61	4	13	59	154	48	63
$175,001 - $200,000	63	113	133	91	7	39	66	66	94	76
$200,001 - $225,000	28	72	46	40	5	38	43	17	47	86
$225,001 - $250,000	4	11	21	17	2	4	17	6	22	84
$250,001 - $275,000	0	5	8	3	2	1	8	0	7	45
$275,001 - $300,000	0	0	3	1	0	3	4	0	5	8
Greater than $300,000	0	0	6	1	0	1	4	2	7	2
Mean Value	$178,862	$191,440	$186,991	$184,566	$195,311	$195,296	$191,404	$161,077	$198,934	$210,533
Single-Family Mean Age of Structure	1955	1957	1953	1952	1956	1959	1951	1949	1953	1960
2014-2018 Median Household Income *(by Census Tract - ACS 5Yr Est.)*	$55,720	$55,720	$78,491	$78,491	$56,486	$56,486	$55,720	$55,720	$67,941	$56,486

NOTE: "Blue" neighborhoods represent Voluntary Neighborhood Organizations. "Beige" neighborhoods represent Homes Association/NEC Member.

Table NE-1
Neighborhood Statistics

Figures are as of July 1, 2020

	24	25	26	28	29	31	32	34	36
	Historic OP	South Lake Community	Downtown East	Elmhurst Community	Santa Fe Hills	Broadmoor Neighbors	Beverly Estates	Westbrooke	Library District
Population	1,101	2,086	1,371	938	662	875	953	1,038	1,872
Residential Units *(does not include nursing homes or group homes)*									
Single Family	476	371	340	180	263	331	409	427	488
Duplex	28	48	0	222	34	34	0	0	0
Multifamily	70	742	332	0	54	18	0	0	313
Total # of Units	574	1,161	672	402	351	383	409	427	801
Residence Status *(# of Units)*									
SINGLE-FAMILY Owner Occupied	363	294	251	109	200	289	374	362	417
SINGLE-FAMILY Absentee Owned	113	77	89	71	63	42	35	65	71
% SINGLE-FAMILY Absentee Owned	23.7%	20.8%	26.2%	39.4%	24.0%	12.7%	8.6%	15.2%	14.5%
DUPLEX Owner Occupied	4	12	0	34	11	9	0	0	0
DUPLEX Absentee Owned	24	36	0	188	23	25	0	0	0
% DUPLEX Absentee Owned	85.7%	75.0%	n/a	84.7%	67.6%	73.5%	n/a	n/a	n/a
Single-Family Home Values *(# of Units)*									
Less than $75,000	0	0	0	2	0	0	0	0	0
$75,000 - $100,000	0	2	0	12	0	0	0	0	0
$100,001 - $125,000	17	10	3	24	5	1	0	1	0
$125,001 - $150,000	57	18	28	37	13	10	0	3	1
$150,001 - $175,000	166	60	111	25	74	34	0	38	16
$175,001 - $200,000	106	92	88	34	107	73	4	130	66
$200,001 - $225,000	70	84	68	33	44	81	12	153	205
$225,001 - $250,000	36	54	26	9	9	59	40	80	142
$250,001 - $275,000	10	15	12	3	5	26	113	17	44
$275,001 - $300,000	6	15	2	0	1	24	71	4	13
Greater than $300,000	8	21	2	1	5	23	169	1	1
Mean Value	$183,746	$209,194	$187,679	$164,800	$187,330	$221,694	$310,320	$207,156	$221,591
Single-Family Mean Age of Structure	1948	1948	1950	1957	1954	1955	1960	1958	1961
2014-2018 Median Household Income *(by Census Tract - ACS 5Yr Est.)*	$49,726	$49,726	$67,941	$58,688	$49,726	$57,675	$57,675	$55,273	$73,614

NOTE: "Blue" neighborhoods represent Voluntary Neighborhood Organizations. "Beige" neighborhoods represent Homes Association/NEC Member.

Table NE-1
Neighborhood Statistics

Figures are as of July 1, 2020

	37	38	42A	43	44	45	48	51	54
	Glenwood Estates	Tomahawk Ridge	Wellington West	Moody Hills Neighborhood	Heritage Hills	Cherokee Hills	Bel-Air	Woodstock Park	Sylvan Grove
Population	1,112	784	787	1,555	902	1,107	876	836	995
Residential Units *(does not include nursing homes or group homes)*									
Single Family	477	344	296	574	359	476	376	365	424
Duplex	0	0	28	60	4	12	0	0	26
Multifamily	0	0	0	0	0	0	0	0	0
Total # of Units	477	344	324	634	363	488	376	365	450
Residence Status *(# of Units)*									
SINGLE-FAMILY Owner Occupied	405	304	268	499	320	405	348	317	367
SINGLE-FAMILY Absentee Owned	72	40	28	75	39	71	28	48	57
% SINGLE-FAMILY Absentee Owned	15.1%	11.6%	9.5%	13.1%	10.9%	14.9%	7.4%	13.2%	13.4%
DUPLEX Owner Occupied	0	0	18	26	2	2	0	0	9
DUPLEX Absentee Owned	0	0	10	34	2	10	0	0	17
% DUPLEX Absentee Owned	n/a	n/a	35.7%	56.7%	50.0%	83.3%	n/a	n/a	65.4%
Single-Family Home Values *(# of Units)*									
Less than $75,000	0	0	0	0	0	0	0	0	0
$75,000 - $100,000	0	0	0	0	0	0	0	0	0
$100,001 - $125,000	0	0	0	0	0	0	0	0	0
$125,001 - $150,000	7	0	0	0	0	1	0	0	1
$150,001 - $175,000	51	5	3	4	3	20	0	0	1
$175,001 - $200,000	110	64	29	44	25	95	5	2	13
$200,001 - $225,000	71	134	103	188	73	183	29	42	101
$225,001 - $250,000	113	88	133	240	67	142	81	208	219
$250,001 - $275,000	91	46	25	77	86	32	99	95	65
$275,001 - $300,000	27	4	3	21	60	3	81	17	19
Greater than $300,000	7	3	0	0	45	0	81	1	5
Mean Value	$221,759	$221,763	$226,214	$230,137	$253,099	$216,840	$271,274	$244,146	$237,685
Single-Family Mean Age of Structure	1961	1960	1965	1963	1967	1960	1962	1967	1965
2014-2018 Median Household Income *(by Census Tract - ACS 5Yr Est.)*	$59,341	$59,341	$55,273	$73,614	$73,614	$59,341	$57,675	$65,369	$55,904

NOTE: "Blue" neighborhoods represent Voluntary Neighborhood Organizations. "Beige" neighborhoods represent Homes Association/NEC Member.

Table NE-1
Neighborhood Statistics

Figures are as of July 1, 2020

	59	60/73	62	68	74c	96a	96b	103	104
	Ranchview Gardens	Oak Park	Hanover Neighborhood	Trailwood South	The Orchards	College Park Estates I	College Park Estates II	Oak Tree Meadows	Kimberly Downs
Population	1,009	6,037	1,061	1,093	314	180	189	486	495
Residential Units *(does not include nursing homes or group homes)*									
Single Family	304	1,973	452	448	0	0	0	228	135
Duplex	12	144	0	0	0	104	109	0	130
Multifamily	0	570	0	0	121	0	0	0	0
Total # of Units	316	2,687	452	448	121	104	109	228	265
Residence Status *(# of Units)*									
SINGLE-FAMILY Owner Occupied	267	1,855	412	433	0	0	0	213	110
SINGLE-FAMILY Absentee Owned	37	118	40	15	0	0	0	15	25
% SINGLE-FAMILY Absentee Owned	12.2%	6.0%	8.8%	3.3%	n/a	n/a	n/a	6.6%	18.5%
DUPLEX Owner Occupied	0	106	0	0	0	61	79	0	69
DUPLEX Absentee Owned	12	38	0	0	0	43	30	0	61
% DUPLEX Absentee Owned	100.0%	26.4%	n/a	n/a	n/a	41.3%	27.5%	n/a	46.9%
Single-Family Home Values *(# of Units)*									
Less than $75,000	0	0	0	0	0	0	0	0	0
$75,000 - $100,000	0	0	0	0	0	0	0	0	0
$100,001 - $125,000	0	0	0	0	0	0	0	0	0
$125,001 - $150,000	0	0	0	0	0	0	0	0	0
$150,001 - $175,000	1	0	0	0	0	0	0	0	0
$175,001 - $200,000	4	6	1	3	0	0	0	0	1
$200,001 - $225,000	9	59	23	7	0	0	0	0	7
$225,001 - $250,000	20	282	78	10	0	0	0	3	74
$250,001 - $275,000	54	609	185	49	0	0	0	30	49
$275,001 - $300,000	55	459	102	78	0	0	0	70	4
Greater than $300,000	161	558	63	301	0	0	0	125	0
Mean Value	$325,293	$281,624	$268,577	$370,471	n/a	n/a	n/a	$311,584	$245,492
Single-Family Mean Age of Structure	1959	1977	1972	1965	n/a	n/a	n/a	1981	1984
2014-2018 Median Household Income *(by Census Tract - ACS 5Yr Est.)*	$143,214	$92,472	$65,369	$93,698	$75,536	$75,397	$75,397	$69,852	$69,852

NOTE: "Blue" neighborhoods represent Voluntary Neighborhood Organizations. "Beige" neighborhoods represent Homes Association/NEC Member.

Table NE-1
Neighborhood Statistics

Figures are as of July 1, 2020

	105a	106c	109c	136a	141c	141d	151d		
	Highcroft	Indian Crk	Rolling	Amber	Deer Creek	Deer Creek	Wynnewood	**Average**	**Total**
		Park Estates	Woods	Meadows	Park	Reserve			
Population	318	353	504	1,206	79	53	312	**938**	**49,698**
Residential Units *(does not include nursing homes or group homes)*									
Single Family	139	0	204	371	29	0	115	**302**	**15,995**
Duplex	0	82	0	0	0	34	0	**37**	**1,975**
Multifamily	0	122	0	0	0	0	0	**79**	**4,180**
Total # of Units	139	204	204	371	29	34	115	**418**	**22,150**
Residence Status *(# of Units)*									
SINGLE-FAMILY Owner Occupied	137	0	197	365	29	0	109	**260**	**13,797**
SINGLE-FAMILY Absentee Owned	2	0	7	6	0	0	6	**41**	**2,198**
% SINGLE-FAMILY Absentee Owned	1.4%	n/a	3.4%	1.6%	0.0%	n/a	5.2%	**13.7%**	**13.7%**
DUPLEX Owner Occupied	0	78	0	0	0	34	0	**14**	**740**
DUPLEX Absentee Owned	0	4	0	0	0	0	0	**23**	**1,235**
% DUPLEX Absentee Owned	n/a	4.9%	n/a	n/a	n/a	0.0%	n/a	**62.5%**	**62.5%**
Single-Family Home Values *(# of Units)*									
Less than $75,000	0	0	0	0	0	0	0	**0**	**3**
$75,000 - $100,000	0	0	0	0	0	0	0	**0**	**26**
$100,001 - $125,000	0	0	0	0	0	0	0	**2**	**117**
$125,001 - $150,000	0	0	0	0	0	0	0	**12**	**644**
$150,001 - $175,000	0	0	0	0	0	0	0	**32**	**1,713**
$175,001 - $200,000	0	0	0	0	0	0	0	**43**	**2,265**
$200,001 - $225,000	0	0	0	0	0	0	0	**48**	**2,538**
$225,001 - $250,000	0	0	0	1	0	0	0	**49**	**2,623**
$250,001 - $275,000	10	0	0	5	0	0	0	**40**	**2,100**
$275,001 - $300,000	90	0	9	6	0	0	0	**26**	**1,363**
Greater than $300,000	39	0	195	359	29	0	115	**49**	**2,602**
Mean Value	$294,623	n/a	$348,981	$337,410	$504,845	n/a	$434,313	**$256,516**	**n/a**
Single-Family Mean Age of Structure	1987	n/a	1983	1991	1995	n/a	1992	**1964**	**n/a**
2014-2018 Median Household Income *(by Census Tract - ACS 5Yr Est.)*	$75,397	$75,397	$87,931	$137,305	$98,318	$98,318	$98,318	**n/a**	**n/a**

NOTE: "Blue" neighborhoods represent Voluntary Neighborhood Organizations. "Beige" neighborhoods represent Homes Association/NEC Member.

Public Art (2021)

Vision

To create a City nationally recognized for its vibrancy and beauty through the thoughtful use of art which will be a source of pride for current and future generations.

Purpose

It is the purpose of this plan to outline the means by which the City of Overland Park will provide residents and visitors with a city that is not only beautiful but also surprising and unique. Since its inception in 2000, the Public Art Master Plan (PAMP) addresses art as a necessary part of the city's growth. The emphasis of this plan is to provide artistic experiences within the City by means of permanent installations, temporary placements and seasonal offerings.

The master plan includes potential placements throughout the City, however the following are priorities:

- Downtown Overland Park
- Vision Metcalf
- City Parks

Appendices note site lists, completed project locations, maps, areas of specific development and the guiding principles to be applied therein. Appendices include:

Appendix 1 - Approved Site List with Recommendations

Appendix 2 - Completed Public Art Master Plan Sites

Appendix 3 - City Public Art Master Plan Site Map

Appendix 4 - Overland Park Arboretum and Botanical Gardens

Appendix 5 - Overland Park Arboretum Sculpture Garden

Appendix 6 - Vision Metcalf

Appendix 7 - Downtown Overland Park

Appendix 8 - Deanna Rose Children's Farmstead

Policy

The guiding policy for selecting public art is that each piece be constructed for high longevity under normal conditions with regular low cost maintenance and that the art provides both dramatic impact, public enjoyment and community identity.

All media will be considered provided it meets the aforementioned criteria, is reviewed by all relevant stakeholders and is vetted through the process for acquisition. If possible, local artists will be given increased consideration.

Considerations for public art include:

- Ability to create iconic elements for the city
- Ability to create or enhance public destinations
- Increase of interest and enjoyment for city amenities such as bike/hike trails, parks, facilities, attractions and streets
- Ward equity
- Maintenance requirements

History

Prior to 2002, the Overland Park Arts Commission (now the Friends of the OP Arts), at the request of the Community Development Committee of the Overland Park Governing Body, initiated a comprehensive public art master plan for our city. With the assistance of Sabatini & Associates Architects, they set forth to create a plan that would provide citizens and visitors with a diverse art experience across our city. The plan was designed with the intention of greeting and charming both visitors and citizens as they enter our city, drive our traffic corridors, and enjoy our public facilities.

William B. Strang by Kwan Wu. Installed at 80th and Foster Streets, installed May, 2006. Photo by TBL Photography.

On May 13, 2002, the Governing Body voted to accept the original plan for public art. The plan covered the entire City and included a wide variety of art media from monumental sculpture to landform alteration. Revisions to this Public Art Master Plan first occurred in 2010 and several times since that time to note completed projects, address areas of city growth, and include ideas for regionally significant installations.

Sizes of Art

For the benefit of informed discussion, sizes are regarded as follows:

- Small - Less than three feet in greatest dimension
- Medium - three to five feet in greatest dimension
- Life sized - based on the average size of an adult. In cases of children in art, the size of the art should accurately reflect the size of a child of the age represented.
- Sub Monumental - 20 feet or less in any dimension but greater than nine feet.
- Monumental - Greater than 20 feet in smallest dimension.

Scale to Space

Art selected should fit the space and planned changes to those spaces should be considered prior to placement, (e.g., roadway lane additions, possible changes in watershed.) Consults with departments managing the surrounding space is a prudent step.

Thinking Beyond the Pedestal

Art does not always require a pedestal and many installations both temporary and permanent are intended to be placed in non-traditional ways and locations. Examples of this include; amid a pond, along walls, suspended in the air, and dovetailed into a larger setting. This style of placement creates installations that can not be considered apart from their site. Art woven into its surroundings is art that promotes its location. A good example of this is the Blue Bear at the Colorado Convention Center in Denver.

I See What You Mean by Lawrence Argent, The Colorado Convention Center and Denver Performing Arts Complex located at 14th and California Streets, Denver, Colorado © 2017, Visit Denver.

Maintenance

Public art acquisitions must be planned in such a way that the final art piece is indefinitely stable under normal conditions. Art should be vetted with long term maintenance in mind and no exterior installation should be considered that can not manage four seasons of Kansas weather over several decades. Routine maintenance ensures longevity for the city's art investment and funding for maintenance needs to be planned with any new acquisition.

Regular maintenance does not include vandalism, natural disasters, or other accidents that may impede the art's planned existence. In these instances, the city's insurance applies. Additionally, warranties are standard on newly acquired works and typically cover the first year or two.

<u>Existing Park and Facility Inventory</u>

This document includes a complete inventory of the city's permanent public art collection and an inventory of sites pre-approved for artistic enhancement with recommendations for each location. See Appendices 1, 2 and 3.

Process for Public Art Acquisition

General Comment

Public art acquisition must follow this sequential process to ensure that all have the option to participate fully in the discussion and recommendation process. The Governing Body has final approval on any and all public art acquisitions

Process

1. City staff, donor (if any), a representative of the Arts and Recreation Foundation of Overland Park (ARFOP or the Foundation), the Friends of the OP Arts (FOA) and representatives of city departments involved in site development will cooperate to determine project parameters including referencing this Public Art Master Plan which enumerates sites, sizes and makes recommendations all of which have TO be approved by the City Council.
2. The FOA Executive Committee develops the project committee including all stakeholders as voting members in the selection process. Stakeholders include any involved party contributing to/or affected by the project, for example:
    a. The donor (if any) funding the project.
    b. Property owners and/or homes associations/neighborhood organizations within 200 feet of the art site who may be impacted by the installation.
    c. Select members of the FOA Executive Committee plus the FOA Chair who is ex-officio on the committee.
3. City staff recruits potential artists by either a general call for artists or by approaching specific artists agreed upon by the FOA Executive Committee and/or donor (if any).
4. FOA Executive Committee reviews proposals and creates a recommendation if possible. If insufficient proposals are submitted, step 3 will be repeated until acceptable candidates are found.
5. Staff vets viable candidate(s).
6. IF the recommendation is approved by a strong majority vote of the FOA and by the Foundation Board, then the process continues; if not, the process is remanded back to Step 3. A strong majority is defined as a minimum of ¾ of each group's voting body.
7. The recommendation is submitted to the Citizen Advisory Committee on Parks and Recreation for the City of Overland Park for review.
8. City staff submits the recommendation to the Community Development

Committee for review. The recommendation should include the following project information elements:

a. An image and specifications for the art and the site
b. Development timeline
c. Budget
d. Funding sources
e. Artist background information including references
f. Notice reflecting a favorable strong majority vote for the project by the FOA Executive Committee
g. Notice reflecting a favorable strong majority vote for the project by the Foundation Board
h. Letter of endorsement by the donor (if any)

9. City staff send notifications to adjacent or affected property owners and homes association/neighborhood organizations within 200 feet of the site as to the pending item on the CD Agenda. Notice will be made at least 20 days prior to the Community Development Committee meeting via certified mail detailing the time and location of the meeting and the pertinent agenda item.
10. IF approved by the Community Development Committee THEN the project is referred to the Governing Body for review.
11. IF the Governing Body approves the art recommendation, city staff negotiates a contract for the fabrication and installation.
12. The Governing Body and the Foundation will review the contract for approval (the Foundation reviews only if donor or FOA funding is included).
13. If the contract is approved, the Foundation makes arrangements for the donor's payment (if any) to be handled through the Foundation financial systems. The donor payment will be applied to the project cost center through the city's Finance Department to activate matching funds (if any).
14. The city staff manages the construction and installation process to ensure contract compliance.
15. After installation, the city staff initiates public announcements and/or an unveiling ceremony with appropriate donor recognition.

Hybrid Circle by Devin Laurence, installed May, 2016, in the roundabout at Switzer Road and 113th Street, south of College Boulevard in City Place.

** Note: All images of art not owned by the City of Overland Park are used strictly for the purposes of illustrating elements of the plan and are not suggestions for acquisition.*

Appendix 1

Site List with Recommendations

May 13, 2002: Governing Body Adopts the Public Art Master Plan (PAMP)
June 8, 2009: Governing Body Accepts PAMP Revision Recommendations
Updated August 2021
Listed by Ward

Note: For budget purposes, installation and maintenance endowments are typically estimated to each be 20% of any budget

LOCATION	PROJECT	WARD	RECOMMENDED SIZES
Downtown Overland Park	Downtown Overland Park Historic District	1	Multi-piece collection
South Lake Park: 87th St and Robinson St	Small sculpture	1	Small - Medium = < 7’
Young’s Pool: 8421 W 77th St	Youth Focus - whimsical or functional art e.g., bike rack	1	Small - Medium = < 7’
Tunnel to OP Elementary School	Youth Focus within tunnel - colorful mural or light installation	1	Large
Cherokee Park: 8000 W 91st Ter	Functional art e.g., bike rack or bench	2	Small - Medium = < 7’
Strang Park: 89th St and Farley St	Integrated Mural	2	TBD
Westbrooke Park: 10702 W 88th Ter	Small installation	2	Small
Cross Creek Park: 10801 Indian Creek Pkwy	Functional art e.g., bike rack or bench	3	TBD
Metcalf Avenue	Vision Metcalf	1, 2, 3 & 5	Collection & Exhibitions
Indian Creek Recreation Center: 10308 Marty	Vertical Art Form	3	Medium - Large
Indian Valley Park: 11606 Knox St	Medium installation	3	TBD
Pinehurst East Park: 10210 Glenwood St	Part of the Vision Metcalf installations	3	TBD

LOCATION	PROJECT	WARD	RECOMMENDED SIZES
Pinehurst West Park: 7301 W 102nd St	Bike/hike trail installation	3	TBD
Shannon Valley Park: College Blvd near Antioch Rd	Walking trails	3	Sub Monument = 15’-20’
Quivira Park: 11901 Quivira Rd	Installation that is visible from intersection	4	Sub Monument = 15’-20’
Sanders Building Landscape: 123rd St and Blue Valley Pkwy	Monumental sculpture	5	TBD
Tomahawk Ridge Aquatic Center: 119th St and Lowell Ave	Youth Focus - whimsical or functional art e.g., bike rack	5	Small - Medium = < 7’
Highland View Park: 151st St and England; 9200 W 151st St	TBD	6	Medium = between 4' and 7’
Kingston Lake Park: 15254 Lowell Ave	Ornate footbridge over spillway visible from 69 Hwy	6	TBD
Quivira Park: 159th St and Quivira Rd	TBD	6	Small - Medium = < 7’
167th St and Quivira Rd	Roundabout	6	Monumental
167th St and Metcalf Ave	Roundabout	6	Monumental
179th St and Quivira Rd	Roundabout	6	Monumental
Overland Park Arboretum	Arboretum Sculpture Garden and Botanical Gardens	6	Multi-piece collection

Appendix 2

Completed Public Art Master Plan Sites

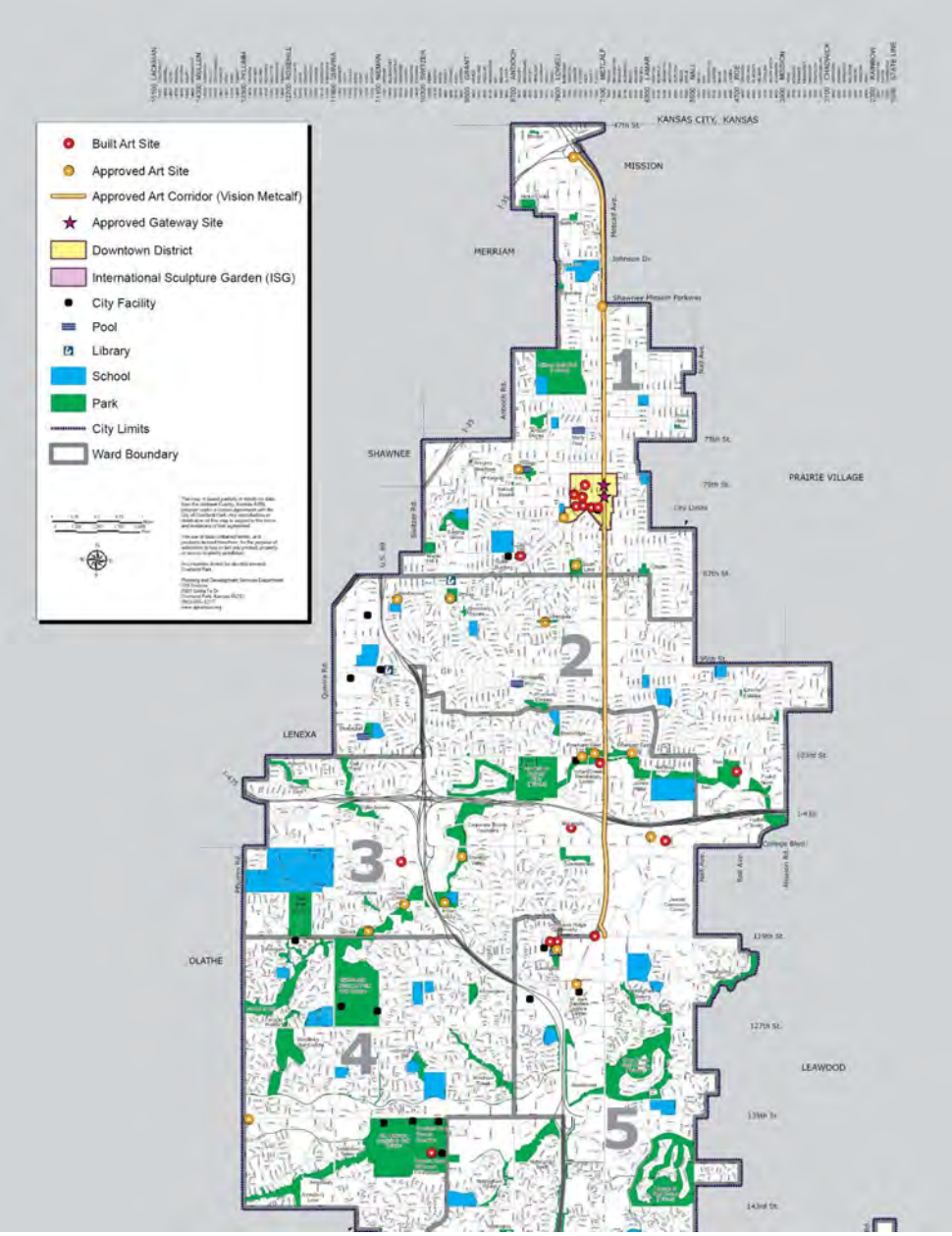
Updated August 2019

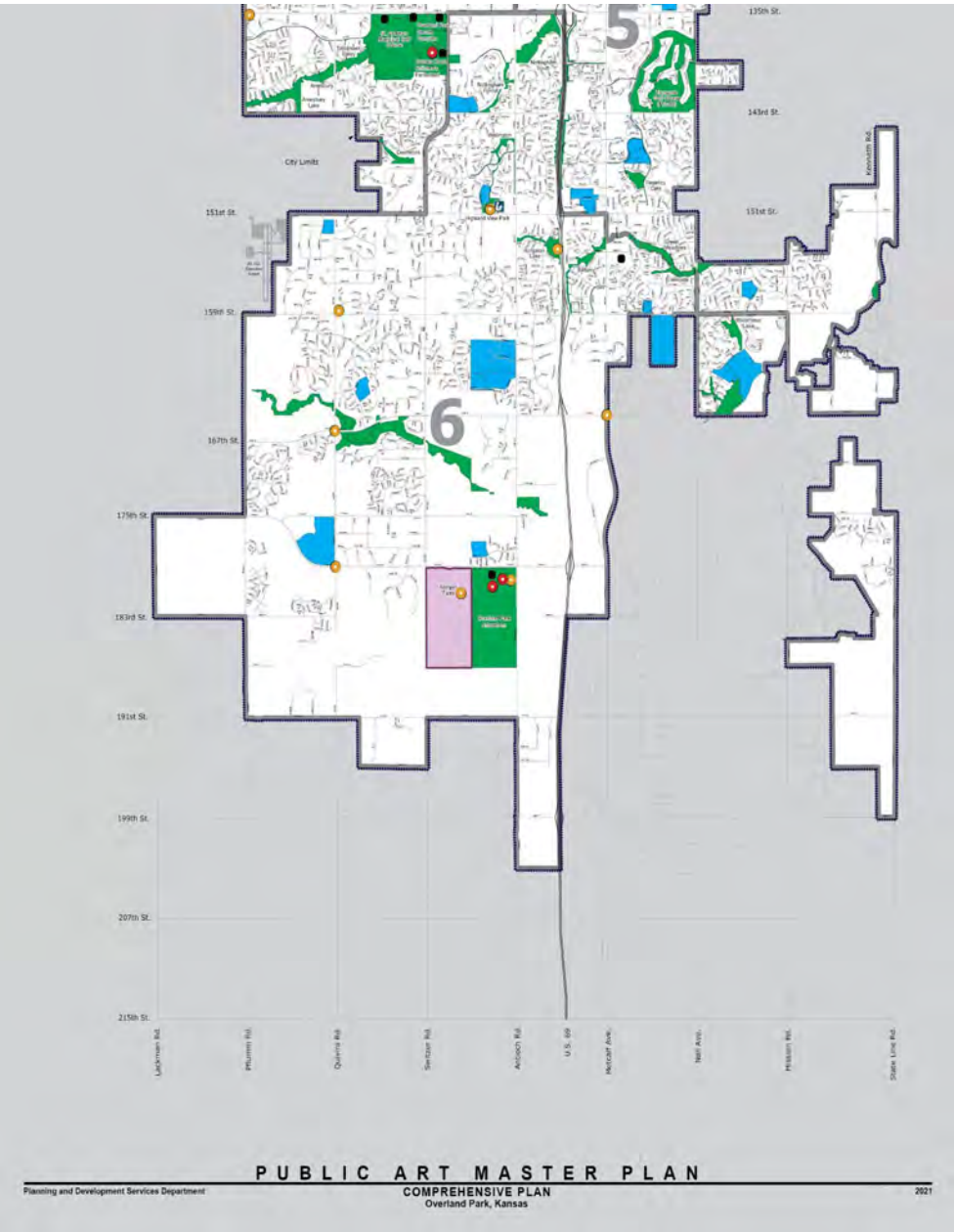
WARD	SITE	LOCATION	SIZE	BUDGET	INSTALLATION	DONATED FUNDING
1	Mural at Traditions Furniture	Old Strang Car Barn in downtown	Large, multi-panel mural	Donated	Pre 1998	Donated
1	Song of Tomorrow by Kwan Wu	Thompson Park	Life-sized, bronze	$30,000	2004	$30,000
1	William Strang by Kwan Wu	80th St and Santa Fe Dr in downtown	Life-sized, bronze on 5' Pedestal	$55,000	2006	$55,000
1	A Great Place to Land by G. Kahle	Conser St and Santa Fe Drive in downtown	Monument, 18' stainless steel	$100,000	2006	$105,000
1	Matt Ross Community Center (Interior)	8101 Marty St	68-piece collection	$100,000	2007	$99,905
1	Blackbird by Larry Young	85th St and Antioch Rd	Sub-monument, 10' tall bronze	$80,000	2011	$100,000 = FOA $50K, City $50K
1	City Hall Collection (Interior)	8500 Santa Fe Dr	31-piece collection	$109,750	Pre 1998-2016	
2	Soaring by Dennis Smith	Roe Park	Life-sized, bronze	Donated	2011	FOA donated
3	Pierced Sky by Matt Kirby	103rd St and Metcalf Ave - SW corner	Monument, stainless steel, glass	$107,500	2008	$67,500 donated $40K City
3	Hybrid Circle by Devin Laurence Field	Switzer Rd roundabout at 113th St	Monument, 18.5' tall + 6' pedestal	$200,000	2016	
4	Small Collection	Deanna Rose Children's Farmstead	Life-sized, bronze	Donated	Pre 2014	Donated

WARD	SITE	LOCATION	SIZE	BUDGET	INSTALLATION	DONATED FUNDING
5	Spirit of Dick Molamphy by A. Regier	Molamphy Park	Large, stainless steel	Donated	Pre 1998	Donated
5	OP Convention Center Collection (Interior)	OP Convention Center	72-piece collection	$344,000	2000	$344,000
5	Converge by Steven Richardson	OP Convention Center circle drive	Monument, 17' tall, stainless steel + corten	$63,200	2004	$63,200
5	Shim Sham Shimmy by David Stromeyer	119th St & Blue Valley Pkwy merge triangle	Monument, painted steel	$100K	2007	$103,019
5	Korean War Veterans Memorial by Charles Goslin	Tomahawk Ridge Community Center	Large, figurative bronze	$500K	2006-2007	Cost: $550K ($50K City)
5	Tomahawk Ridge Community Center (Interior)	11902 Lowell Ave	29-piece collection	$6,000	2007	
6	OP Arboretum and Botanical Gardens Collection	179th St and Antioch Rd	47-piece collection	Donated	Expanding	

Appendix 3

City Public Art Master Plan Site Map




5
6
135th St.
143rd St.
151st St.
159th St.
167th St.
175th St.
183rd St.
191st St.
199th St.
207th St.
215th St.
City Limits
Kenneth Rd.
Lackman Rd.
Pflumm Rd.
Quivira Rd.
Switzer Rd.
Antioch Rd.
U.S. 69
Metcalf Ave.
Nall Ave.
Mission Rd.
State Line Rd.
PUBLIC ART MASTER PLAN
Planning and Development Services Department
COMPREHENSIVE PLAN
Overland Park, Kansas
2021

Appendix 4

Overland Park Arboretum and Botanical Gardens

Purpose

The purpose of this Public Art Master Plan - Overland Park Arboretum and Botanical Gardens Appendix is to provide direction and guidelines for permanent art installations in the botanical gardens so that the art supports the intent on which the Arboretum was founded which is to provide a nature preserve for the community with cultural attributes.

Principal Guidelines

1. Showcase horticulture and ecology.
2. Areas designated for environmental preservation will not receive permanent art installations so as to maintain the focus on ecosystem management.
3. Limited exhibitions that do not exceed 18 months may be allowed if the area can be returned to its original pristine condition at the end of the exhibition for a period not less than one year.
4. Areas designated as thematic gardens may have an art installation provided the art supports the theme of the area. Thematic areas may only have one installation unless multiple elements are small enough to not only complement the garden but also not divert focus from the entire garden. If a thematic area is considered artistic in and of itself, staff may decide no further ornamentation is warranted.
5. Quantity of installations will be limited to one per garden or one installation per

vista within a garden. An installation may have multiple elements but only in so much as it complements the garden and does not divert focus.

6. Monumental art installations will have a secondary purpose of wayfinding.
7. All art installations must be from a Public Art Master Plan process approved artist(s) and have a unique aspect.
8. Pieces with ubiquitous provenance are strictly prohibited.
9. Art features should enhance the garden, evoke nature and wildlife, reflect beauty and relate to nature's importance in the human experience and could include functional pieces such as bridges, benches, retaining walls and wildlife elements (e.g., birdhouses, feeder stations.)
10. Shelter structures and buildings are not considered art for the purpose of this plan. It is preferred that all shelter and/or building constructions complement the gardens and other structures, not compete for attention as a free standing art element. The sole exception to this rule will be the Conservatories.
11. The principles of this appendix do not apply to the Arboretum Sculpture Garden which will focus on art installations. That garden will be tailored to show each installation to its greatest benefit.

Sizes of Art

For the benefit of informed discussion, sizes are regarded as follows:

- Small - Less than 3 feet in greatest dimension
- Medium - 3 - 5 feet in greatest dimension
- Life sized - based on the average size of an adult. In cases of children in art, the size of the art should accurately reflect the size of a child of the age represented.
- Sub Monumental - 20 feet or less in any dimension but greater than nine feet.
- Monumental - Greater than 20 feet in smallest dimension.

Little Scoundrel by Stephen Leblanc, an example of a small sculpture. Gift of the Legacy of Greenery for the Legacy Garden in the Arboretum, October, 2006. Photo by TBL Photography.

Scale to Space

Art selected should be appropriate for the space it will occupy and not just today but for many years to come. Elements to consider in placement discussions must include consideration of the growing plant life surrounding a location. Saplings that provide a wide space will close that space over time, squeezing a sculpture and creating a future dilemma. Additionally, changes in watershed, site usage and preservation management need to be considered for an extended time frame not just the present available space. The Arboretum is growing and placements need to be viewed through the lens of decades and not the present state.

Maintenance

Art should be vetted with long term maintenance in mind. Ideally, no installation should be considered that can not manage four seasons of weather over several decades. While routine maintenance is planned and managed by the city, such work still needs to be funded.

Areas Designated for Environmental Preservation

The following areas fall under the purview of principal guideline number one and will not be considered for permanent art installations. Limited exhibitions of substantive scope that do not exceed 18 months of exhibition time may be allowed if the area can be returned to its original pristine condition at the end of the exhibition for a period not less than one year. As environmental preservation progresses, staff may expand this list for the benefit of the Overland Park Arboretum & Botanical Gardens. These designated areas are:

- The Bluffs
- The Marder Woodland Garden
- The Prairie
- The Trail

Thematic Gardens and Attractions

Thematic Gardens are designed to showcase a plant, element, history or activity at a high level. Thematic gardens may have an art installation provided the art supports the theme of the area with the exception being if multiple elements are small enough to not only complement the garden but also not divert focus from the entire garden. The current status for these areas are explained below by garden.

Current Installations by Garden

Byrd's Grove - 2006

This garden is a small node of shade trees and botanical urns on the west side of Margaret's Pond adjacent to the boardwalk. *Standing Couple* by Larry Young has graced this space since 2008 and completes the art component of this area. **Status: Garden is unavailable for further art installations.**

Standing Couple by Larry Young placed in Byrd's Grove in the Arboretum, January, 2008. Photo by TBL Photography.

Children's Discovery Garden - 2000

This garden is designed to inspire and engage children in the beauty of nature. It includes the Sky Watch with a spiraling walkway, the frog pond, the shrinking tunnel, the fossil dig, the Story Tree and Puppet Theater. **Status: *Copper Hopper Chopper* by David Seitzinger and the *Red Tail Hawk* by Lori Norwood provides wayfinding to the area and finishes this space's large art installations. There could be room for a small piece or a functional piece placed at a child's level.**

Cohen Iris Garden -2009

The Cohen Iris Garden showcases more than 300 varieties of Iris and its art installation, *Jazz 1 & 2* by Tom Corbin, creates the illusion that the pixie sized dancers are leaping from one bloom to another each spring. During the other seasons, these small bronze sculptures on obsidian bases provide a delicate aspect to this space. The Corbin dancers complete this garden's art component. **Status: Garden is unavailable for further art installations.**

Jazz 1 by Tom Corbin, Gift of the Friends of the Arboretum placed in the Cohen Iris Garden in the Arboretum, May, 2009. Photo by TBL Photography.

Erickson Water Garden - 1996

The Erickson Water Garden is the first of the botanical gardens, and is home to bird and butterfly plants, wildflowers and ornamental grasses. Spring brings out more than 40 varieties of daffodils along with other spring bulbs. Relax on benches and enjoy the sound of water tumbling over falls and along the streamways. The *Garden Bell* made by the late Duane Fleming sits on the top of the garden where breezes regularly push it creating a soothing toll that rolls across the fields. The lower garden near the pond is temporarily hosting *Summer at the Pond* by Robin Richerson which is planned for permanent placement on the future Rill. This space in the Erickson Water Garden is available for a medium or smaller installation. **Status: This garden is unavailable for further art at the lower pond level. There is room for one small piece on the top of the garden near the start of the streamway.**

Legacy Garden - 2000

The Legacy Garden showcases plants that may have been seen on Kansas homesteads. The Grape Arbor offers a quiet spot to enjoy the garden while listening to flowing water. Four time capsules that are opened every 25 years reside in this garden. This garden's art is *Little Scoundrel* by Stephen LeBlanc, located near the Grape Arbor and the set of three *Etruscan Urns* by John Siblik. These installations complete the area east of the bridge. **Status: There is placement space for a life-sized installation or smaller sized piece in Ailie's Glade on the west side of the bridge, as this is a separate vista. However the spaces between the Monet Garden and east of the bridge are unavailable for further art installations.**

Monet Garden -2003

The Monet Garden attempts to capture the subtle blending of soft colors and shapes typical in the original Monet gardens. Willow trees, perennials and annuals surround the ponds, creating a colorful palate that will make you feel as though you are in one of Claude Monet's paintings. Relax on benches and enjoy the bridge that spans the upper and lower water gardens.

Monet by Gary Lee Price, placed in the Monet Garden in the Arboretum, October, 2013. Photo by TBL Photography.

In 2013, *Monet* by Gary Lee Price was installed on the west keyhole patio of the Monet Garden. This piece, which includes a paint box on stand, easel and canvas with painting of Monet's view, completes this garden. **Status: This garden is unavailable for further art installations.**

Train Garden - 2014

The Train Garden includes a life-size caboose, a wayfinding element and a full-size railroad crossing gate. G-Scale (1/22nd of the actual size) model trains wind through bluffs, over the lake and streams and through model villages. The first railroad, The Leaky Roof Line, was completed in 2012. The Leatherwood Depot – a sheltered area with picnic tables was constructed in 2013. The Arboretum's version of Old Downtown Overland Park and the Strang Line Trolley was opened in 2014. Plantings are native prairie types of improved varieties such as Little Bluestem, Big Bluestem and Black-eyed Susans. **Status: This area is nearly a work of art on its own terms, therefore, no other embellishment would be considered unless the piece offered an undeniably perfect complement to this vibrant space, otherwise, this garden is unavailable for further art installations.**

Xeriscape Garden - 2002

The Xeriscape Garden is based on key principles demonstrating that water-efficient gardens are not only practical and functional, but also visually pleasing. Plants are selected and grouped by their water needs. This garden is located next to our Visitors Center. *Two Frogs* by Elliott Carlson are the art feature completing this area. **Status: This garden is unavailable for further art installations.**

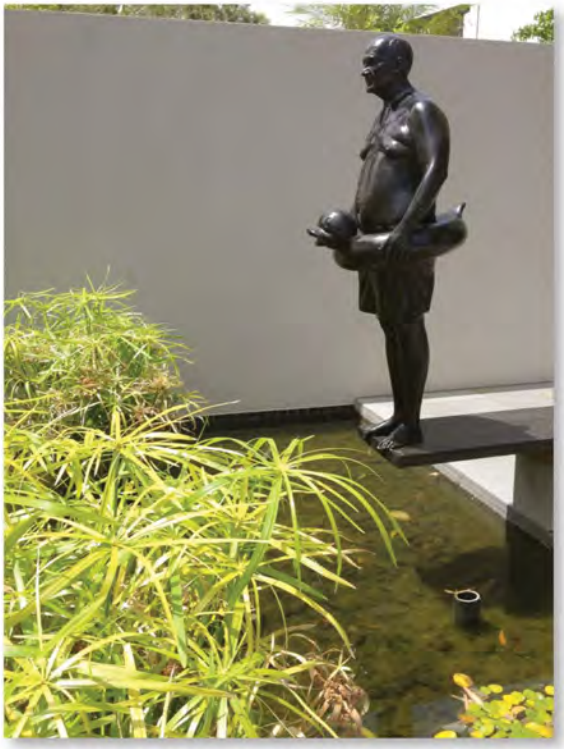
Two Frogs by Elliott Carlson placed in the Xeriscape Garden in the Arboretum, May, 2009. Photo by TBL Photography.

Future Art Development in the Arboretum

The Arboretum has a variety of gardens planned as a part of its long term development strategy. Those include: Gardens of the Home, Gardens of the World, Erickson Rose Garden, the four Conservatories and the Rill. The guiding principles will continue to apply and thematic spaces will be regarded as per their motif. The following are options to consider in regard to art installations that not only enhance the Arboretum but in some cases address a function.

Planned Thematic Gardens, such as Gardens of the Home, Gardens of the World, Erickson Rose Garden will be considered for art in the same manner as the current thematic gardens with art specifically chosen to engage the mind and reflect the theme just as the plantings in these spaces will engage the senses.

The Conservatories offer an opportunity to showcase art in a stable environment and rotating exhibitions are an ideal option to keep these spaces new, fresh and inviting.



Man on Diving Board by Tom Corbin, an example of a figurative piece that works well as a water-side installation. Photo courtesy of corbinbronze.com © Corbin Bronze

The Rill, often described as the spine of the Arboretum, is a water feature that will feed the dozens of gardens it flows past. Its long reach invites monumental installations to draw audiences toward the gardens that await. Oversized neoclassical stone pillars or urns, are a perfect marker for the nodes on the Rill and would create the effect of giant candlesticks on an enormous table. Each pulling the viewer's eye along the vast expanse of water. The Rill is a large enough water feature to have multiple sites for art. Figurative work is easily envisioned in these spaces as are pieces that work with the water. Additionally the city's collection already includes two pieces intended for placement along the Rill. Both are by local artist Robin Richerson - *Summer on the Pond*, a small bronze of a boy placing a toy boat in water and *Heading Home* a small boat with full sail.

Functional Pieces

Bridges

The Arboretum has five bridges as of 2017. These necessary crossing points have the potential to provide beauty, artistic inspiration and lasting memories. A good example of this simple, universal park feature put to artistic use can be found in Central Park, New York City, New York, which has 23 arches and 11 bridges designed to tantalize its visitors.

Gapstow Bridge - Central Park, New York City, NY.
Image: © 2004-2017 Greensward Group, LLC. All rights reserved.

Benches

Another necessary feature to the Arboretum that can be enhanced artistically to create a fun and interactive experience in the park. Other examples of functional installations that with the right investment could be artistic include: retaining walls, patio mosaics, bike racks, birdhouses, feeders and planters.

Huge Sedley bench by Pablo Reinoso. Image: courtesy of Carpenters Workshop Gallery.

Art as a Solution

Other uses for art include addressing problems, such as the disappearance of fish from the Koi Pond as result of natural wildlife activity, one such example is found at the San Antonio Riverwalk which gives visitors a beautiful year round celebration of waterlife in the form of fish sculptures suspended below a bridge that light up at night.

F.I.S.H. by Donald Lipski, I-35 overpass near Camden Street in San Antonio, TX. An example of art as a solution for education about the area wildlife. 25 seven-foot-long hand-painted fiberglass resin long-eared native sunfish. © San Antonio River Foundation.

Wayfinding

Creating landmarks for location markers in a large facility is a proven means of helping patrons navigate. Planning these installations with art in mind turns these necessary features into attractive and engaging points of reference that enhance the overall space.

Appendix 5

Overland Park Arboretum Sculpture Garden

Purpose

The Public Art Master Plan - Arboretum Sculpture Gardens Appendix provides direction and guidelines for permanent art installations in the Arboretum Sculpture Garden. The garden is an exterior art gallery, therefore the spaces and gardens are to be designed to highlight the art to the art's greatest impact.

Principal Guidelines

1. The first goal for the Arboretum Sculpture Garden is to showcase art in an outdoor environment and will be tailored to show each installation to its greatest benefit.
2. The Arboretum Sculpture Garden will not only focus on art that educates about other cultures but also expressions of artists from around the world.
3. Art installations will have both long range vista and close up framing, especially monumental pieces.
4. All art installations must be from a Public Art Master Plan process approved artist(s) and have a unique aspect.
5. Pieces with ubiquitous provenance are strictly prohibited.
6. Areas designated as thematic art spaces will focus on the designated subject, theme or artist to the exclusion of other options.
7. Art installations will also include functional pieces such as bridges, benches, retaining walls and other interesting options.
8. Shelter structures and buildings are considered art for the purpose of this plan. It is preferred that all shelters and/or building constructions have an aspect that can be regarded as a free standing art element.
9. Limited exhibitions that do not exceed 18 months will be encouraged provided if the art does not intrude on spaces designated for permanent pieces.

Sizes of Art

For the benefit of informed discussion, sizes are regarded as follows:

- Small - Less than 3 feet in greatest dimension
- Medium - 3 - 5 feet in greatest dimension
- Life sized - based on the average size of an adult. In cases of children in art, the size of the art should accurately reflect the size of a child of the age represented.
- Sub Monumental - 20 feet or less in any dimension but greater than nine feet.
- Monumental - Greater than 20 feet in smallest dimension.

Scale to Space

Art selected should be appropriate for the space it will occupy and not just today but for many years to come. Elements to consider in placement discussions must include consideration of the growing plant life surrounding a location. Saplings that provide a wide space between trees will close that space over time, squeezing a sculpture and creating a future dilemma.

Additionally, changes in watershed, site usage and preservation management need to be considered for an extended time frame not just the present available space. The Arboretum Sculpture Garden is a natural environment and placements need to be viewed through the lens of decades and not present states.

Maintenance

Art should be vetted with long term maintenance in mind and no installation should be considered that can not manage four seasons of weather over several decades. While routine maintenance is planned and managed by the city, such work still needs to be funded and should be planned for any acquisition. Staff can speak to these questions and issues.

The Art of China

The initial phase of the Arboretum Sculpture Garden will involve placements of the pieces gifted to the city for creation of the Arboretum Sculpture Garden from artists in China. These pieces will be placed first and patron communication will describe their creation of the Arboretum Sculpture Garden.

East West the Same Man by Kwan Wu, one of the founding pieces of the Arboretum Sculpture Garden.

Functional Pieces

As with the Arboretum, functional art will provide beauty, artistic inspiration and aesthetically appealing pieces that assist in the operation of this venue. Functional installations including but not limited to retaining walls, patio mosaics, bike racks, shade structures and planters should be a part of the Arboretum Sculpture Garden to add interest and surprise for patrons.

Bench by Ginny Ruffner in the Olympic Sculpture Park, an example of functional art. Photo by Carrie Dedon, courtesy of the Seattle Art Museum and urbanglass.org © Seattle Art Museum

Art as a Solution

Also as with the Arboretum, other uses for art include addressing issues in the Arboretum Sculpture Garden such as the creation of small event spaces or follies that invite interaction and celebrations while also providing a means of storage, electricity, water and or restrooms in the more distant areas of the Arboretum. An interesting artistic fence or boundary that limits wildlife activity can be useful while not diminishing the beauty of the space. The following includes two examples of art as a solution.

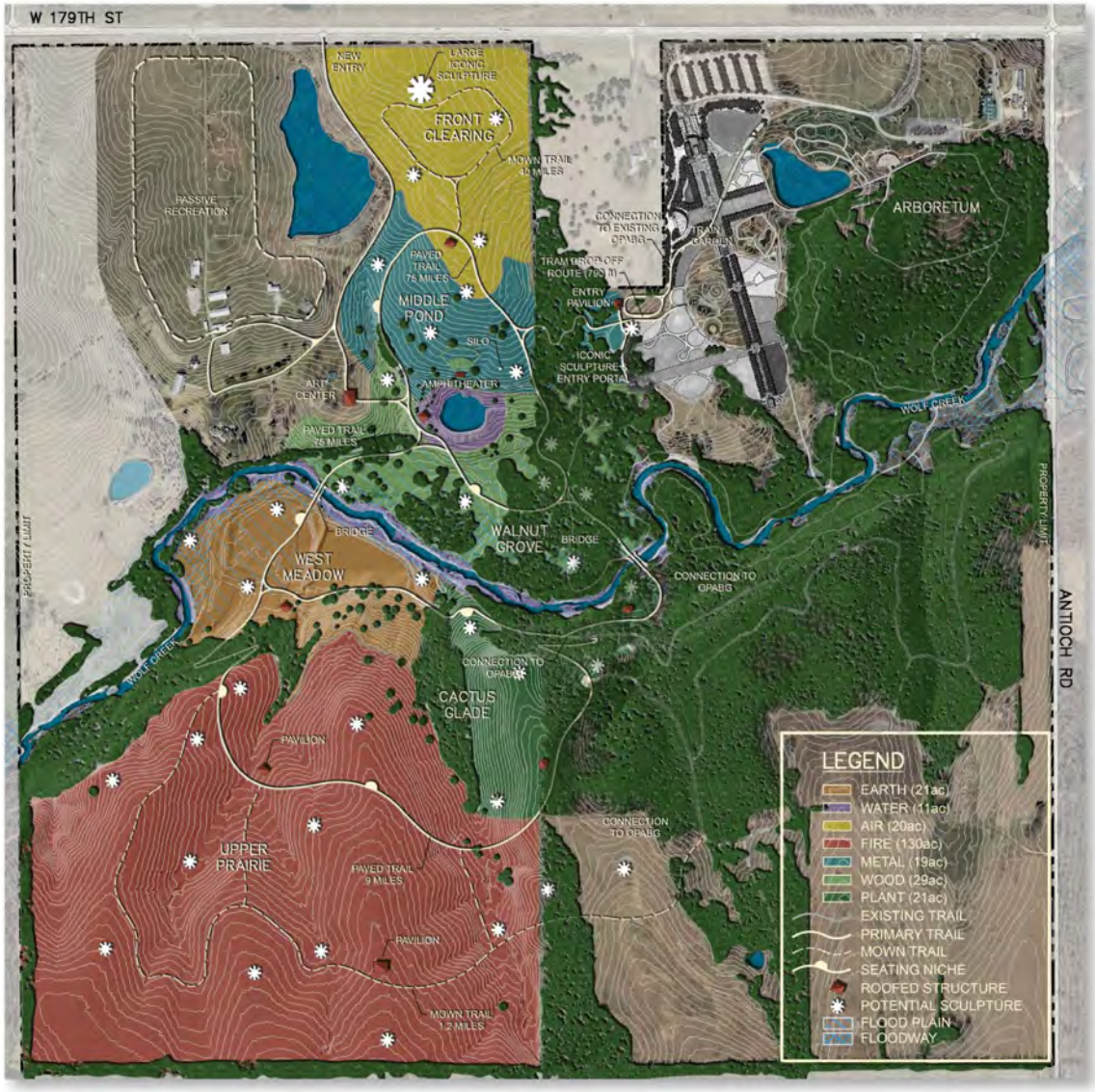
Bridge No. 28 - Central Park, New York City, NY. Designed in 1864 by Calvert Vaux and spans the bridle path between the northern reservoir and the tennis courts. Photo courtesy of centralparknyc.org © Central Park Conservancy

The Temple of Ancient Virtue in Stowe Gardens, England is a classic folly.

Wayfinding

The Arboretum Sculpture Garden will exceed 300 acres, therefore landmarks for navigation are essential. Many spaces offer lengthy vistas from which to enjoy monumental pieces. The Arboretum Sculpture Garden map on the following page notes several spaces optimum for these types of installations such as the south prairie and the north pasture. The north pasture installation creates the additional option of a billboard style landmark that highlights the Arboretum Sculpture Garden location along the roadway.

Mother Peace - Storm King Art Center, New York. 1969-1970 Painted steel by Mark Di Suvero, an example of monumental art that can also provide wayfinding. © Spring Art Center



Arboretum Sculpture Garden Map

Appendix 6

Vision Metcalf

Purpose

The City of Overland Park's Vision Metcalf Plan introduction states: "The City of Overland Park has a vision for the Metcalf Corridor. Long identified as one of the 'Main Streets' of Overland Park, Metcalf Avenue runs nearly the entire length of the City and extends north to I-635 and south as a major arterial into the unincorporated portions of Johnson County."

This Public Art Master Plan - Vision Metcalf Appendix provides direction and guidelines for temporary and permanent art installations along the main street of Overland Park - Metcalf Avenue. Art installations along Metcalf are intended to enhance the city's main boulevard to a grand effect creating an exterior art experience that pedestrians, bikers and passing vehicles may enjoy while traveling the central corridor of our city. For public art purposes, there are four focus areas, described in more detail below.

<u>79th Street to 95th Street</u>

This section connects new development with Downtown Overland Park, single-family homes and smaller businesses begin to transition into multi-family units and large development zones, both temporary and permanent installations will be utilized with anchor pieces that create connectivity. The east side bike/hike trail provides an ideal location for viewing and placements as do the centrally landscaped median. The 87th Street intersection offers an overlooking view for southbound travelers.

<u>95th Street to I-435</u>

Metcalf Avenue between 95th Street and I-435 will host a wider variety of sizes in art including temporary installations as well as permanent pieces (e.g., Pierced Sky by Matthew Kirby at 103rd and Metcalf.) The east side bike/hike trail continues to provide an ideal location for viewing and placements as does the centrally landscaped median and also the Pinehurst Parks.

This section is connected with the adjacent cities of the greater metropolitan area via I-435. Pieces along this stretch will progress from the scale of small sidewalk installations to larger pieces like Pierced Sky by Matthew Kirby at 103rd on up to monumental scale. Scaling up installations gradually as we move south and the city opens up, streets widen and the approach to the surrounding spaces increases in size.

Pierced Sky by Matthew Kirby installed at 103rd Street and Metcalf Avenue, December, 2008. Photo by TBL Photography.

<u>I-435 to 135th Street</u>

This section of Vision Metcalf will connect to the Blue Valley Parkway that hosts Shim Sham Shimmy by David Stromeyer at one end and the I-435 interchange at the other. While there is very little median space along this stretch, there are sidewalk areas and intersection nodes that can be useful for art.

<u>Metcalf start to finish</u>

Ultimately, it is the goal to create Metcalf Avenue as an art gallery from its start at I-35 to its end at the county line. This will be a generational goal that includes encouragement of business partners and invitations to neighborhood groups. Metcalf Avenue will be a work in progress for art.

Principal Guidelines

1. The Vision Metcalf space should create an arresting art experience that appeals to walkers, runners, bikers, drivers and tourists.
2. Installations should look to vertical as well as horizontal space.
3. Artists should find unique options that include unexpected installation sites, media and viewer interaction.
4. Installations should be collectively placed to give the progressive view of Metcalf a cohesive look.
5. At least three installation sites on Metcalf Avenue should be of such scale as to create national interest and be a destination in their own right. Recommended locations could include:
    a. Wayfinding to the Downtown Overland Park
    b. 95th Street and Metcalf Avenue - This busy intersection represents a hub of city activity.
    c. I-435 and Metcalf - This site with the crossing highway provides a monumental opportunity for a location to let passing motorists know 'This is Overland Park!'

1.26 by Janet Echelman, suspended in front of Santiago's Museo Nacional de Bellas Artes in the busy city center on Santiago, Chili, is an example of a destination art installation. Photography by Mark Davis © www.echelman.com

Sizes of Art

For the benefit of informed discussion, sizes are regarded as follows:

- Small - Less than three feet in greatest dimension
- Medium - 3 - 5 feet in greatest dimension
- Life sized - based on the average size of an adult. In cases of children in art, the size of the art should accurately reflect the size of a child of the age represented.
- Sub Monumental - 20 feet or less in any dimension but greater than nine feet.
- Monumental - Greater than 20 feet in smallest dimension.

Scale to Space

Elements to consider in placement discussions must include consideration of traffic and pedestrian usage surrounding a location. Use of vertical space is welcome as are kinetic pieces. Patron interaction is another important consideration for example, can the piece be safely touched or does it have sharp edges and pinch points?

The Gates by Christo and Jeanne-Claude in Central Park, New York City, NY. 1979-2005, an example of a major, ephemeral art installation intended to create national interest. Photograph by Wolfgang Volz © 2005 Christo and Jeanne-Claude

Maintenance

Temporary pieces for exhibition do not need the same longevity requirements as do permanent pieces unless they will be considered for permanent installation. These installations do, however, need to be responsive to Kansas wind loads for their short term display

Art should be vetted with long term maintenance in mind. Ideally, no installation should be considered that can not manage four seasons of Kansas weather over several decades. While routine maintenance is planned and managed by the city, such work still needs to be funded.

Appendix 7

Downtown Overland Park

Purpose

The Public Art Master Plan - Downtown Overland Park Appendix provides direction and guidelines for permanent and temporary art installations in Downtown Overland Park so that the installations not only enhance living and working in this area of the city but also reward walking. Many of the installations will be exterior placements but there will also be interior collections in city facilities.

In November 2017, the Overland Park City Council designated the Downtown area as an Innovation, Design, Entrepreneurship, and Arts (IDEA) District. The intent of this designation is to recognize and encourage a creative approach to daily activities and experiences. Interactions with art should be frequent and varied. In keeping with downtown's emphasis on local entrepreneurs, the selection of artists for downtown permanent installations should seek works from local or regional talent provided all other selection factors are equal.

Principal Guidelines

1. Art in Downtown Overland Park will enhance the founding district of our city.
2. All public art installations must be from a Public Art Master Plan process approved artist(s) and have a unique aspect.
3. Pieces with ubiquitous provenance are strictly prohibited.
4. Art installations may also include functional pieces such as bridges, benches, retaining walls, murals, bicycle racks, and other interesting options.
5. Installations along Metcalf Avenue adjacent to the downtown district should have the secondary purpose of wayfinding to the downtown district.

Sizes of Art

For the benefit of informed discussion, sizes are regarded as follows:

- Small - Less than three feet in greatest dimension

- Medium - 3 - 5 feet in greatest dimension
- Life sized - based on the average size of an adult. In cases of children in art, the size of the art should accurately reflect the size of a child of the age represented.
- Sub Monumental - 20 feet or less in any dimension but greater than nine feet.
- Monumental - Greater than 20 feet in smallest dimension.

A Great Place to Land by Gary Kahle, installed January, 2006, located at the Conser Street and Santa Fe Drive roundabout in downtown Overland Park. Photo by TBL Photography.

Scale to Space

Art selected should be appropriate for the space it will occupy and not just today but for many years to come. Elements to consider in placement discussions must include planned construction, easements for traffic expansion and pedestrian access.

Maintenance

As will all public art acquisitions, the art should be vetted with long-term maintenance and be able to manage four seasons of Kansas weather over several decades. While

routine maintenance is planned and managed by the city for public art, such work still needs to be funded and should be planned for any acquisition. Additionally, functional pieces need to handle their intended use and should be able to manage thousands of interactions with the public.

Functional Aesthetic Pieces

Functional aesthetic pieces in the downtown area need to cater to the many aspects of urban life such as bike racks, benches, signage, trash cans, planters, and light fixtures.

Aesthetic bike racks installed in downtown Overland Park in 2019.

Wayfinding

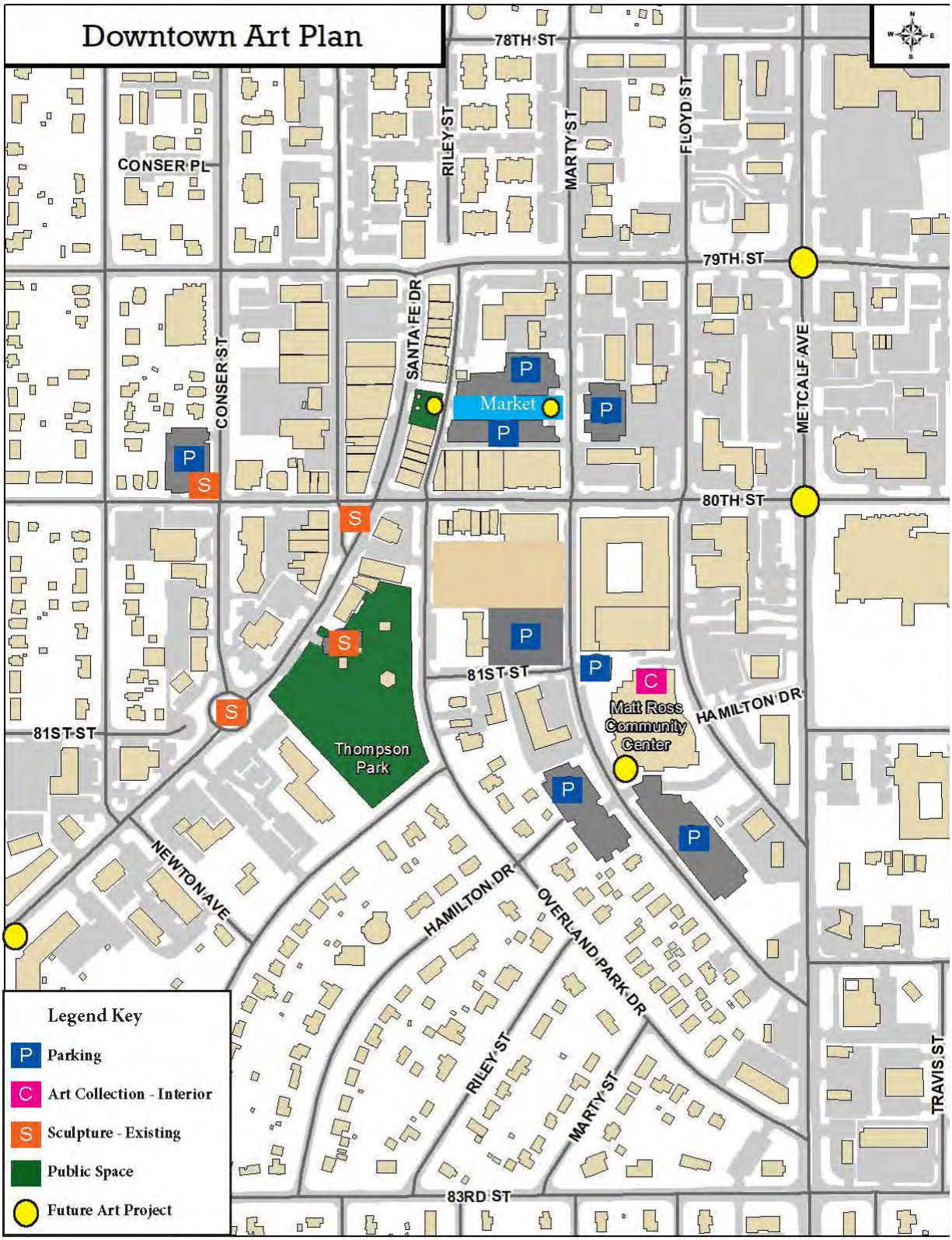
Wayfinding downtown focuses on finding key locations that are integral to the area such as the Farmers' Market, InterUrban Art House, Thompson Park and Clock Tower. Some of these elements could include signage, sidewalk augmentation, or perhaps pedestrian crosswalks.

Stakeholders

For public art on public property, publicly-funded, or directly in full view of the public, Friends of Overland Park Arts (FOA) and the Downtown Overland Park Partnership (DOPP) will cooperate in the selection of art to provide a recommendation to the Governing Body. Some pieces that are located on public property or those that alter the exterior facade of a building (e.g., murals) may require further approval from the Planning and Development Services Department or the Planning Commission. If art is on private property and privately-funded, this process does not apply.

Locations

The map on the following page displays desirable locations for art installations within Downtown Overland Park and includes existing installations. The locations are general in nature and are subject to change.


Downtown Art Plan
78TH ST
CONSER PL
RILEY ST
MARTY ST
FLOYD ST
79TH ST
SANTA FE DR
CONSER ST
METCALF AVE
Market
80TH ST
81ST ST
Thompson Park
Matt Ross Community Center
HAMILTON DR
NEWTON AVE
OVERLAND PARK DR
TRAVIS ST
83RD ST
Legend Key
Parking
Art Collection - Interior
Sculpture - Existing
Public Space
Future Art Project

Appendix 8

The Deanna Rose Children's Farmstead

Purpose

The Deanna Rose Children's Farmstead established in 1978 is designed to depict a turn of the century farm. This beautiful and diverse facility provides a safe and educational environment that cultivates an appreciation of farm life, wildlife and Kansas heritage. It is named in honor of Deanna Rose, an Overland Park police officer killed in the line of duty. Art placed within this facility must be consistent with this facility vision of education and time specific methods of agriculture.

Principal Guidelines

1. Art in the Deanna Rose Children's Farmstead must enhance the farmstead experience and purpose.
2. All public art installations must be from a Public Art Master Plan process approved artist(s) and have a unique aspect.
3. Pieces with ubiquitous or unknown provenance are strictly prohibited.
4. Art installations may not include functional pieces or pieces that exaggerate livestock as these are inconsistent with an 18th century Kansas farm.

Sizes of Art

For the benefit of informed discussion, sizes are regarded as follows:

- Small - Less than three feet in greatest dimension
- Medium - 3 - 5 feet in greatest dimension
- Life sized - based on the average size of an adult. In cases of children in art, the size of the art should accurately reflect the size of a child of the age represented.
- Sub - Monumental and Monumental sized pieces are not appropriate for placement in the farmstead's interior spaces.

Scale to Space

Art selected should be appropriate for not only the space it will occupy today but also for future changes as noted in the Farmstead's master plan. Additional elements to consider include; the safety of children physically interacting with the piece, ability to provide maintenance in the space and temperature changes.

Maintenance

As will all public art acquisitions, the art should be vetted with long-term maintenance and be able to manage four seasons of Kansas weather over several decades. While routine maintenance is planned and managed by the city, such work still needs to be funded and should be planned for any acquisition.