



City of Overland Park, KS

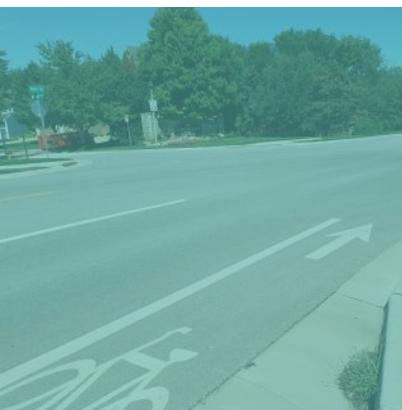
# Comprehensive Plan

Adopted December 2019

## *Plan Elements*

**OVERLAND PARK**  
K A N S A S

ABOVE AND BEYOND. BY DESIGN.





# **Comprehensive Plan Plan Elements**

**City of Overland Park, Kansas  
December 2019**

**Prepared by:**

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# City of Overland Park

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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 2019 Comprehensive Plan update, staff updated three Plan Elements:

- Land Use
- Transportation
- Public Art

## 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

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# 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 and Information (2008)

A community's ability to offer quality education and access to information has great impact on the local economy and quality of life. Quality school districts encourage people to reside in the area and often companies choose to locate where there is an educated work force. Nearby facilities of higher education 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 have a significant impact on 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, however, only 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.

## Primary Education

Overland Park is served by four school districts: Shawnee Mission Unified School District No. 512, Blue Valley Unified School District No. 229, Olathe

Unified School District No. 233, and Spring Hill Unified School District No. 230.

## **Shawnee Mission Unified School District No. 512**

### Size:

- Second largest school district in Kansas
- Largest of the six Johnson County school districts
- Largest of the four districts serving Overland Park residents
- 72-square miles of which 20.7 square miles are in Overland Park, north of I-435

### District Enrollment:

- 2007-2008 school year enrollment - 28,158

### Number of Schools:

- 35 elementary schools (grades K-6) in the district, thirteen of which are in Overland Park
- Seven middle schools (grades 7-8) in the district, three of which are in Overland Park
- Five high schools (grades 9-12) in the district, three of which are in Overland Park

### Other facilities/programs:

- SMART Start
  - Pre-kindergarten program

- Shawnee Mission eSchool
  - Gives parents wishing to home school their elementary and middle school children an opportunity to access district-approved curriculum on-line. The eSchool is also available to high school students wanting to complete course requirements for graduation through independent study
  
- Broadmoor Technical Center
  - Offers high school students career and technical training in a variety of fields such as culinary arts, multimedia technology, fashion design, and small engine repair
  
- Horizons
  - An alternative education grades 7 through 12 school serving the “at-risk” clientele of the district
  
- Center for International Studies
  - A four-year program of language classes offering students an opportunity to learn Arabic, Russian, Chinese, or Japanese accompanied by international economics and law, and world literature
  
- International Baccalaureate program
  - An advanced, comprehensive, pre-university curriculum
  
- Project Lead the Way
  - Allows students interested in engineering careers an opportunity to take advanced coursework in math and science

- Biotechnology Program
  - Prepares students for post-secondary study and a career in a biotechnical field such as pharmacology, agriculture, or bioinformatics
- Biomedical Health Sciences
  - Gives students an opportunity to participate in field experience at health care sites and to earn CPR, CNA, and first aid certification
- Legal Studies – to be introduced in 2008-2009 at Shawnee Mission East High School
  - Provides an introduction to legal concepts and an overview of related careers
- Pre-Medical Health Science – to be introduced in 2008-2009 at Shawnee Mission North High School
  - Offers students a pre-medical curriculum and the opportunity to shadow healthcare professions

Staff:

- Approximately 2,200 certified staff members
  - More than 76% have master's and/or doctoral degrees
  - State Department of Public Instruction certification required

Standardized Tests (2007):

- District Composite score of 23.7 on the American College Test (ACT)

- Total District Composite score of 1,214 on the Scholastic Aptitude Test (SAT)

#### Graduation Rate:

- 2007 – more than 93%

#### Other Awards:

- 2008 National Merit Scholar Finalists – 34
- 2008 Presidential Scholars Finalists - 11
- Sixteen consecutive gold medal ratings from Expansion Management Magazine
- Eighteen Blue Ribbon Schools of Excellence Awards from the U.S. Department of Education

#### Enrollment History:

- Prior to 1986, the district experienced a student population decline, resulting in the closing of 12 schools in the district
- Steady increase in enrollment from 1988 to 1995
- Since 1995, the district has once again, with the exception of the 1997/1998 and 2006/2007 school years, experienced a student population decline though no schools have recently been closed

**Table EDU-1**  
**Shawnee Mission School District**  
**Headcount Enrollment History,**  
**1993/1994-2007/2008**

<b>School Year</b>	<b>K-12 Enrollment</b>	<b>Increase/ Decrease</b>	<b>Percent Increase</b>
1993/1994	31,915	n.a.	n.a. %
1994/1995	31,999	+84	0.3%
1995/1996	31,844	-155	-0.5%
1996/1997	31,634	-210	-0.7%
1997/1998	31,795	+161	0.5%
1998/1999	31,562	-233	-0.7%
1999/2000	31,238	-324	-1.0%
2000/2001	30,765	-473	-1.5%
2001/2002	30,381	-384	-1.2%
2002/2003	29,824	-557	-1.8%
2003/2004	29,389	-435	-1.5%
2004/2005	28,958	-431	-1.5%
2005/2006	28,523	-435	-1.5%
2006/2007	28,531	+8	0.0%
2007/2008	28,158	-373	-1.3%

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

**Bond Issues:**

- In 2004, a \$184 million bond was approved to provide for:
  - 7 elementary schools
  - Renovations at every school in the district
  - Technology upgrades
  - Substantial progress on authorized projects

- Work continues at Shawnee Mission West High School, Shawnee Mission Northwest High School, and Shawnee Mission East High School

## **Blue Valley Unified School District No. 229**

### Size:

- 91-square miles in southeastern Johnson County of which 43.91-square miles are in Overland Park
- South of I-435 and sharing common boundary lines with both the Olathe School District and Spring Hill School District

### District Enrollment:

- 2007-2008 school year enrollment – 20,718

### Number of Schools:

- Nineteen elementary schools (grades K-5) in the district, fourteen of which are in Overland Park
- Eight middle schools (grades 6-8) in the district, six of which are in Overland Park
- Four high schools (grades 9-12) in the district, three of which are in Overland Park

### Other facilities/programs:

- The Blue Valley Academy (10th-12th grade program)
  - An educational program designed to offer students an alternative learning experience, offering a more personalized environment based on the needs and abilities of the students

- Three key components:
  - ◆ Development of individualized and personalized learning plans
  - ◆ Thematic project-based learning
  - ◆ Teaching across disciplines
- ACCESS House
  - Adult Cooperative Community Education Services and Support, a program teaching independent living skills to students with moderate to severe disabilities
- Wilderness Science Center
  - Hands-on environmental education in a 30-acre nature preserve
- Broadcast Technology Center (in the Blue Valley Service Center)
  - Creating informational and educational programming to benefit the community
  - Channel 18, a county-wide educational access channel offering programming from three school districts
    - ◆ In cooperation with the Shawnee Mission and Olathe School districts and in partnership with Time Warner and Comcast Cable
- Center for Advanced Professional Studies (CAPS)
  - Gives students the opportunity to experience a profession-based learning environment with specialized instruction and courses

- CAPS implemented in three phases beginning in the 2008-2009 school year
- Four areas of educational interest:
  - ◆ Human Services – including health science, teacher education, and law/public safety
  - ◆ Engineering
  - ◆ Business – including information technology and mass communication/mass media
  - ◆ Bio Science – including animal sciences and bio technology

#### Staff:

- Approximately 1,700 certified staff and 1,300 classified staff
  - 70% of the teaching staff have a master's degree or higher
  - State Department of Public Instruction certification required

#### Standardized Tests (2007):

- District Composite score of 24.1 on the American College Test (ACT)
- District Composite score of 1166 on the Scholastic Aptitude Test (SAT)

#### Graduation Rate:

- 2007 - 98%

#### Other Awards:

- 2008 National Merit Scholarship finalists - 33

- 2007 Gold Medal Award from Expansion Management Magazine for the 12<sup>th</sup> year in a row
- Fourteen Blue Ribbon Schools of Excellence Awards from the U.S. Department of Education
- All four high schools named to *Newsweek* magazine's "1,300 Top U.S. Schools" list

**Enrollment History:**

- Since the district was established in 1965, annual rates of enrollment growth have ranged from a low of 2.1% in 2007/2008 to a high of 20.79% in 1973

**Table EDU-2**  
**Blue Valley School District**  
**Headcount Enrollment History**  
**1993/1994-2007/2008**

School Year	K-12 Enrollment	Increase/ Decrease	Percent Increase
1993/1994	12,091	1,048	9.5%
1994/1995	12,759	668	5.5%
1995/1996	13,561	802	6.3%
1996/1997	14,403	842	6.2%
1997/1998	15,189	786	5.5%
1998/1999	16,028	839	5.5%
1999/2000	16,632	604	3.8%
2000/2001	17,111	479	2.8%
2001/2002	17,876	765	4.5%
2002/2003	18,489	613	3.4%
2003/2004	18,906	417	2.3%
2004/2005	19,345	439	2.3%
2005/2006	19,860	515	2.7%
2006/2007	20,296	436	2.2%
2007/2008	20,718	422	2.1%

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

## Bond Issue:

- In early 2005, voters passed a bond issue totaling \$279.98 million for five new schools, improvements to existing buildings, and to provide new technology (second largest bond issue in Kansas history)
  - 59% for new facilities and sites
    - ◆ One new elementary school has been completed
    - ◆ A second elementary school is scheduled to open in 2009
    - ◆ A new high school is scheduled to open in 2010
  - 24% for reinvestment in existing facilities
  - 17% for technology

## Olathe Unified School District No. 233

### Size:

- 75-square mile area including the cities of Olathe, Overland Park, Lenexa, and Shawnee
- About 5.9 square miles are in Overland Park, south of I-435 and west of Nieman Road as far south as 139th Street

### District Enrollment:

- 2007-2008 school year enrollment – 25,994

### Number of Schools:

- Thirty-two elementary schools (grades K-6) in the district, two of which are in Overland Park

- Eight junior high schools (grades 7-9) in the district, one of which is within one mile of the City limits
- Four high schools (grades 10-12) in the district, one of which is within one mile of the City limits

#### Other Facilities/Programs:

- Heartland and Harmony Early Childhood Centers
  - For pre-school children with special needs
- Prairie Learning Center
  - An alternative learning environment that provides individualized academic programming, using instructional methods that are motivational, intensive, and remedial
  - Designed to facilitate a transition back to the student's home school environment
- Millcreek Center
  - Technical Education
    - ◆ A technical education center offering courses in Auto Collision Technology, Auto Repair Technology, Building Trades, and Welding Technology
  - Project SOAR
    - ◆ Alternative day program designed for students in grades 11 and 12 who are at risk of dropping out
- Project Choices - Department of Corrections

- Alternative program for students from 13 to 17 who are involved with the Johnson County Department of Corrections
- Claire Alternative Learning Center
  - Project HOPE
    - ◆ Alternative program for suspended or expelled students
  - Connections
    - ◆ Alternative program for 8th and 9th grade students having difficulty achieving academic success
  - TLC for Children and Families
    - ◆ Alternative day program for residents of Temporary Lodging for Children providing assessment, special education services and on-site academic programming
- eAcademy
  - eAcademy courses – utilize the Internet to deliver a course, with a remote instructor, to a student after the school day
  - eLearning courses – utilize the Internet to deliver a course, with a remote instructor, to a student during the school day
- 21st Century High School Programs
  - Programs offer team-based, hands-on learning and real-world experiences
    - ◆ Transfer programs offered at selected high schools include Aerospace and Engineering, Biotechnology/Life Sciences, Computer and Software Engineering, Distinguished Scholar, e-Communication, Environmental Design, Geosciences, and Sports Medicine and Athletic Training

- ◆ Enhancement programs, offered at all district high schools, include Business/Entrepreneurship, Fine Arts, and International Studies
- ◆ Career/Technical programs, half-day programs at selected high schools, include cutting-edge training in Computer Systems Networking, Culinary Arts, Health Careers, and Landscape Science
- ◆ Early Childhood Career Opportunities – offers hands-on experience in a preschool lab
- ◆ OlaTHE LEADERSHIP Studies – a three-year program open only to students in the Olathe East High School attendance area that is designed to strengthen cross-cultural and community awareness through school and community service
- ◆ Professional Careers Academy (PCA) – a three-year program open only to students in the Olathe South High School attendance area that is designed to help students learn to research, evaluate, and communicate effectively while exploring either Science and Engineering, Communication Arts, Legal Services, Social Science, or Business
- Head Start Program
  - For pre-school-age children

Staff:

- Approximately 2,400 certified staff
  - 62% of the teaching staff have master's degree or higher
  - State Department of Public Instruction certification required

### Standardized Tests (2007):

- District Composite score of 23.1 on the American College Test (ACT)
- District Composite score of 1218 on the Scholastic Aptitude Test (SAT)

### Graduation Rate:

- 2007 - 96%

### Other Awards:

- 2008 National Merit Scholarship finalists - 16
- 2007 Kansas Teacher of the Year award
- 2007 Gold Medal Award from Expansion Management Magazine
- Seventeen Blue Ribbon Schools of Excellence Awards from the U.S. Department of Education
- Only district in the state to achieve a Level III (highest honor) Kansas Award for Excellence, the state level Malcolm Baldrige program
- RelocateAmerica.com 2007 list of America's Top 25 Places to Live to Go to School, chosen because of specialized programs, unique offerings, and non-traditional curriculum

### Enrollment History:

- Since 1993/1994, enrollment has generally increased between two and four percent each year
- The highest increase, 4.2%, was experienced in the 2005-2006 school year

**Table EDU-3**  
**Olathe Unified School District**  
**Headcount Enrollment History,**  
**1993/1994-2007/2008**

<b>School Year</b>	<b>K-12 Enrollment</b>	<b>Increase/ Decrease</b>	<b>Percent of Change</b>
1993/1994	16,536	646	4.1%
1994/1995	17,110	574	3.5%
1995/1996	17,712	602	3.5%
1996/1997	18,385	673	3.8%
1997/1998	18,783	398	2.2%
1998/1999	19,518	735	3.9%
1999/2000	20,233	715	3.7%
2000/2001	20,703	470	2.3%
2001/2002	21,470	767	3.7%
2002/2003	22,023	553	2.6%
2003/2004	22,794	771	3.5%
2004/2005	23,509	715	3.1%
2005/2006	24,499	990	4.2%
2006/2007	25,274	775	3.2%
2007/2008	25,994	720	2.8%

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

**Bond Issues:**

- In October 2007, voters passed a \$138 million bond issue
  - School sites and construction of new schools
  - Technology for new and existing schools
  - Maintenance and refurbishing of existing schools to provide the same learning environment throughout the district
- Possible bond election in November 2008

- Additions to district's four high schools are needed to accommodate the Board approved reorganization of grade levels

## **Spring Hill Unified School District No. 230**

### Size:

- Smallest of the four districts serving Overland Park residents
  - 71-square miles in southern Johnson and northern Miami counties
  - Serves Spring Hill, Olathe, and Overland Park as well as unincorporated portions of both Johnson and Miami counties
  - 2.79 square miles are in Overland Park in the vicinity of 175th Street and Pflumm

### District Enrollment:

- 2007-2008 school year enrollment - 1,865

### Number of Schools

- Two elementary schools
  - Prairie Creek Elementary School (grades K-5)
  - Spring Hill Elementary School (grades PreK-2)
- One intermediate school (grades 3-5)
- One middle school (grades 6-8)
- One high school (grades 9-12)

## Other facilities/programs

- Business Education
  - A work study program preparing student for a career through “on the job” training
  - Courses include Business Law, Business Concepts, Accounting and Computerized Accounting, Work Processing, Desktop Publishing and Office Technology
- College Now/Quick Step
  - Provides opportunities for junior and senior high school students to pursue advanced course work and received both high school and college credit
    - ◆ College Now classes, offered at the student’s high school, always count as dual credit
      - Composition 1
      - Composition 2
      - Calculus 1
    - ◆ Quick Step classes, offered on the Johnson County Community College campus, must be approved by the high school principal for dual credit
      - Any course taken at JCCC or one of their satellite centers
- Insight School of Kansas
  - ◆ Beginning operation in August 2008

- ◆ A Charter school offering high school online, tuition-free, learning leading to a diploma issued by the Spring Hill Unified School District
- ◆ Mentoring, certified instruction, leading edge technology, parental tools, and 24/7 on-demand academic and technical help
- ◆ Highly individualized
- ◆ Multiple academic paths
- ◆ Nationally recognized curriculum
- ◆ Over 120 courses
- Special Services
  - Provides an appropriate educational program for the exceptional child in the least restrictive environment

#### Staff:

- Approximately 162 certified staff
  - 70% of the teaching staff have master's degree or higher
  - State Department of Public Instruction certification required

#### Standardized Tests (2007):

- District Composite score of 21.7 on the American College Test (ACT)
- District Composite score on the Scholastic Aptitude Test (SAT) not available

## Graduation Rate

- 2007 - 94.96%

## Other Awards

- Rated a “Gold Medal District” by Expansion Management Magazine

## Enrollment History

- Of all the districts, the highest percentage increase in enrollment since 1993/1994 for any given year occurred in this district

**Table EDU-4**  
**Spring Hill Unified School District**  
**Headcount Enrollment History,**  
**1993/1994-2007/2008**

<b>School Year</b>	<b>K-12 Enrollment</b>	<b>Increase/Decrease</b>	<b>Percent of Change</b>
1993/1994	1,307	13	1.0%
1994/1995	1,327	20	1.5%
1995/1996	1,336	9	0.7%
1996/1997	1,351	15	1.1%
1997/1998	1,359	8	0.6%
1998/1999	1,412	53	3.9%
1999/2000	1,427	15	1.1%
2000/2001	1,488	61	4.3%
2001/2002	1,560	72	4.8%
2002/2003	1,558	-2	-0.1%
2003/2004	1,598	40	2.6%
2004/2005	1,673	75	4.7%
2005/2006	1,713	40	2.4%
2006/2007	1,779	66	3.9%
2007/2008	1,865	86	4.8%

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

## Bond Issue:

- In December 2003, voters passed a \$48.6 million bond issue that provided:
  - New high school
  - New elementary school
  - Technology
  - Renovations to the current middle and elementary school buildings

## Private/Parochial Schools

Sixteen private or parochial schools provide primary education services in Overland Park.

- **Accelerated Schools**
  - Offering individual instruction and motivational programs to improve a student's performance in every academic area
- **Ascension Catholic School**
  - Offering kindergarten through 8th grade instruction
- **Bethany Lutheran School**
  - Offering kindergarten through 8th grade instruction
- **Brookridge Day School**
  - Offering part-time preschool (ages 3 and 4), full day kindergarten (age 5) and full-time day school for grades 1 through 3.

- **Canterbury Preparatory School**
  - Preschool through grade school programs using a modified Montessori approach
- **Christ Lutheran School**
  - Offering kindergarten through 8th grade instruction
- **Holy Cross Catholic School**
  - Offering preschool through 8th grade instruction
- **Holy Spirit Catholic School**
  - Offering preschool through 8th grade instruction
- **Hyman Brand Hebrew Academy**
  - Offering kindergarten through 12th grade instruction
- **Kansas City Christian School**
  - Preschool for ages 2.5 and up and a full day kindergarten will be offered for the 2008-2009 school year, with additional grades to be added each year thereafter
- **Mt. Olive Evangelical Lutheran School**
  - Offering preschool through 8th grade instruction
- **Overland Christian Schools**
  - Education for K-3 through K-5, elementary, middle school, and high school students

- **Queen of the Holy Rosary – John Paul II Catholic School**
  - Offering preschool through 8th grade instruction
- **Small Beginnings**
  - A modified Montessori School with programs for children beginning at age 12 months through second grade
- **Valley View Methodist Preschool**
  - Curriculum for 3, 4, or 5 year olds and an extended day program
- **Saint Thomas Aquinas High School**
  - Offering grades 9 through 12 instructions

## **Higher Education**

Six institutions of higher education are within the City's boundaries:

- **Johnson County Community College (JCCC)**
  - Two-year comprehensive community college, the largest in the state
  - Credit and continuing education classes
    - ◆ More than 100 transfer agreement with area college and universities
    - ◆ More than 50 one- and two-year career and certificate programs
  - Center for Business and Technology

- ◆ Programs geared toward individuals and entire organizations, including online courses
- ◆ Training courses toward licensure, re-licensure or certification
  - Banking and Finance
  - Computer Technology
  - Education
  - Healthcare
  - Human Resources
  - Insurance
  - Mediation/Dispute Resolution
  - Project Management
  - Real Estate
  - Trades
- Cultural Education Center
- **Baker University School of Professional and Graduate Studies**
  - Associate of Arts in Business
  - Bachelor Degrees:
    - ◆ Bachelor of Business Administration
    - ◆ Bachelor of Science in Management

- Masters Degrees:
  - ◆ Master of Business Administration
  - ◆ Master of Science in Management
- New certificate program in Conflict Management Dispute Resolution
- Online MBA
- **Ottawa University**
  - Liberal arts and professional studies for adult learners
  - Bachelor degree programs in more than seven disciplines including
    - ◆ Business
    - ◆ Education
    - ◆ Human Resources
    - ◆ Psychology
  - Master's degree program in:
    - ◆ Business Administration
    - ◆ Human Resources
  - Teacher Professional Education Program for certificate renewal
  - Online Bachelor of Arts in Management

- **University of Kansas Edwards Campus**
  - Catering to the adult learner, not the full-time student
  - Five undergraduate degree completion programs
    - ◆ Developmental Psychology
    - ◆ Literature, Language and Writing
    - ◆ Molecular Biosciences
    - ◆ Public Administration
    - ◆ Social Work
  - Graduate programs – master’s and doctoral programs in:
    - ◆ Architecture
    - ◆ Business
    - ◆ Education
    - ◆ Engineering
    - ◆ Journalism
    - ◆ Social Welfare
    - ◆ Liberal Arts and Sciences
  - Online undergraduate certificate program in Systems Analysis and Design

- “Summer at KU in KC” – offering students who are home in the Kansas City area for the summer a way to pick up extra upper-level undergraduate courses
- **National American University**
  - Private institution providing business and career-oriented diploma programs
  - Two graduate degrees through both online and on campus classes
    - ◆ Master of Business Administration
    - ◆ Master of Management
  - Undergraduate Studies
    - ◆ Applied Management
    - ◆ Business Administration
    - ◆ Business Administration with emphasis on Accounting
    - ◆ Business Administration with emphasis on Financial Management
    - ◆ Business Administration with emphasis on Information Systems
    - ◆ Business Administration with emphasis on International Business
    - ◆ Business Administration with emphasis on Management
    - ◆ Health Care Management
    - ◆ Information Technology

- ◆ Medical Assisting
- ◆ Nursing
- ◆ Paralegal Studies
- ◆ Therapeutic Massage
- **University of Saint Mary Center for Graduate & Continuing Studies**
  - Undergraduate degree completion and graduate programs
  - Master of Business Administration with four areas of concentration
    - ◆ General Management
    - ◆ Human Resources
    - ◆ Finance
    - ◆ Health Care Management
  - Masters in Psychology
  - Masters in Counseling Psychology
  - Master of Arts Education Program
  - Master of Arts Program in Adaptive Special Education
  - Online Programs
    - ◆ Master of Arts in Teaching
    - ◆ Certificate in Health Care Management

- ◆ Nursing Degree Program
- Programs for traditional and non-traditional students with day and evening classes

## 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. The City's Vision Metcalf Plan, with its potential for revitalization along the entire Metcalf Corridor, should have positive effects on neighborhoods outside the corridor which could stabilize the district's student population if not reverse the trend toward declining population. 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 work force attracts the businesses that have made Overland Park a full-fledged city instead of just a bedroom suburb.

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# 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 95<sup>th</sup> 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 95<sup>th</sup> 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 than 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

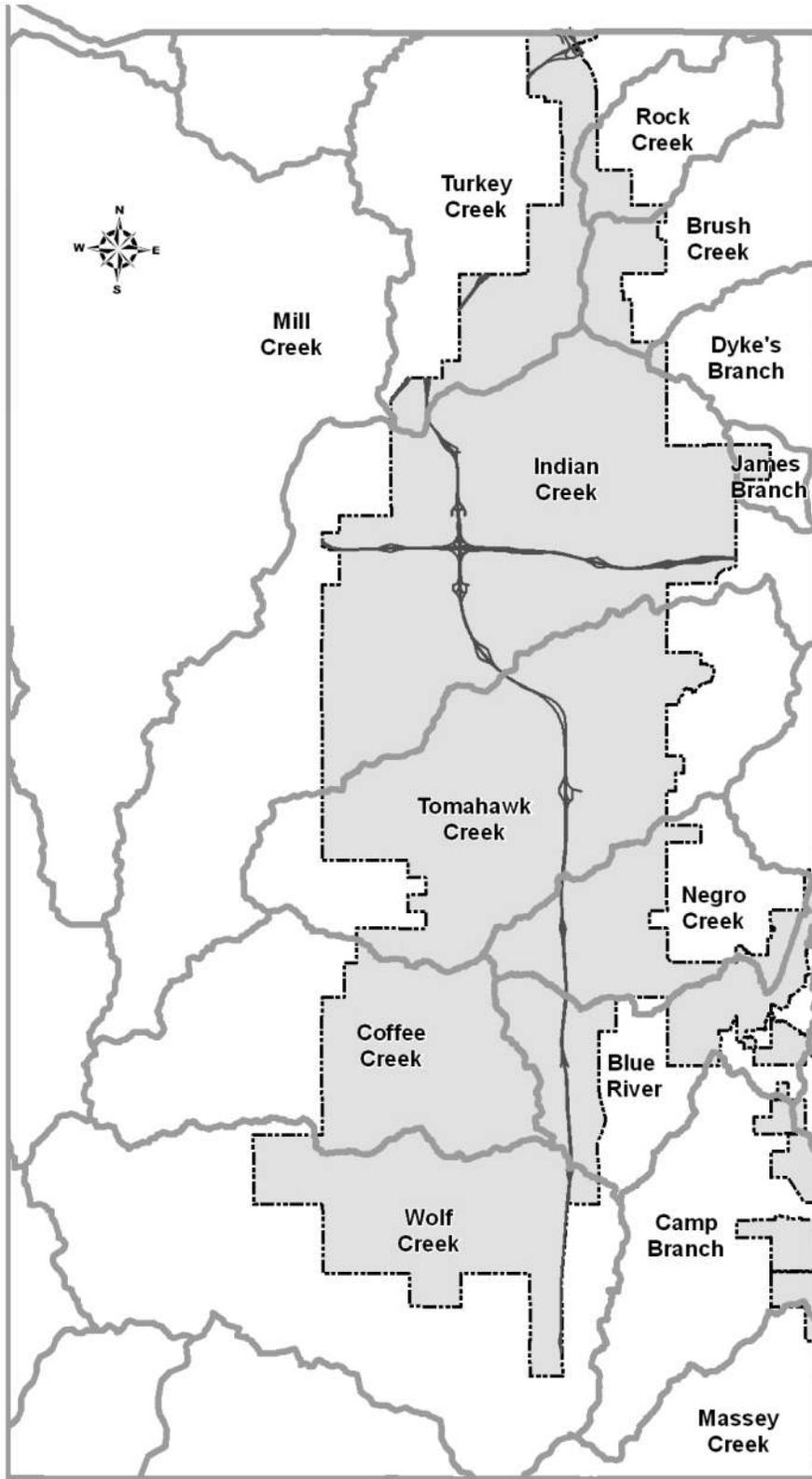
basins (major basins). The management of surface water resources is most effective when entire drainage basins are considered.

- 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**

River Basin	Sub Basin	2009			2007					% Dev. 2001	% Dev. 2003	% Dev. 2007
		Total Acres	% of City	Floodplain Acres	Total Acres	% of City	Floodplain Acres	Vacant Acres	Dev. Acres			
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								
<b>City Total</b>		<b>48,202.6</b>	<b>100.0%</b>	<b>3,421.8</b>	<b>41,572.2</b>	<b>100.0%</b>	<b>3,018.6</b>	<b>7,102.6</b>	<b>34,469.6</b>			

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:

Acreeage 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
<u>Camp Branch</u>	<u>76.8</u>
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 151<sup>st</sup> 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 (2014)

## 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 is a source of revenue, 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. Some of the figures and tables below are from a survey of Johnson County parcel records, which was conducted at the end of 2013. There are other figures, however, that reflect Overland Park building permit records for the entire year of 2014.

## Character of the Housing Stock

- Several distinct neighborhood areas, each with somewhat different physical characteristics such as:
  - ◆ age of housing
  - ◆ street configuration
  - ◆ structure size
  - ◆ lot size

- The City's Neighborhood Conservation Program (NCP) was initiated to help sustain aging neighborhoods in the northern part of the City.
- In the north part of the City, the mean age of the housing is approximately 52 years:
  - ◆ Part of the postwar (after 1945) residential housing boom
  - ◆ Characterized by small homes on relatively large lots along streets laid out in a grid pattern
- In the south part of the City, the mean age of the housing is approximately 23 years:
  - ◆ Characterized by large homes on less than one-third of an acre, along curvilinear streets
- Single-family construction has rebounded from the low experienced in 2009, when only 114 units were constructed in that year (Table HO-1 and Chart HO-1). The 349 units built so far in 2014, however, represent only a portion of what was built during the boom years of the 1990's.
- Single-family housing represents about 58% of all housing in the City in 2013.
- Multi-family housing development has experienced periods of booms followed by periods of busts (Table HO-1 and Chart HO-1):
  - ◆ In 2010, only 27 multi-family units were constructed. In 2013, however, 1,178 units were constructed. By 2014, this number has dropped again to 570 (November 2014).
- The national mortgage crisis in 2008 has impacted the construction of single-family housing because of the tightening of credit, whether for construction loans or mortgages.
  - ◆ Though multi-family construction did not experience a boom, the decline in single-family construction was so significant that by the end of 2009, multi-family units accounted for almost 88 percent of all units constructed.

- The housing stock in Overland Park is dominated by single-family homes and garden apartment complexes, which in total comprises 84% of all units combined in the City (Table HO-2).
  - ◆ Duplexes, triplexes, fourplexes and townhomes account for 26% of all units in the City (Table HO-2).
  - ◆ Between 2010 and 2014, only 32 duplex units were built in the City of Overland Park (City of Overland Park building permit records).
- There have been eight assisted living / senior living facilities built since 2008, with a total construction value of \$40,295,465, along with an additional 273,650 square feet of building space. Three other assisted living / senior living facilities have been approved, but are not yet built.
- Based on the 2014 Future Development Plan, the potential ultimate composition of the housing stock would total nearly 55% single-family residential (Table HO-2&3).

## **Age of Housing**

- The age of the housing stock can be used to identify areas that might need infrastructure improvements as the age of housing usually corresponds with the age of the infrastructure in the neighborhood.
- Comparing Overland Park with other communities in Johnson County and with the Kansas City MO/KS metro area (Table HO-5):
  - ◆ Less than 4 percent of the housing in Overland Park was built prior to 1950, compared to approximately 19 percent for the metropolitan area.
  - ◆ Over 18 percent of Overland Park's housing has been built since 2000, and only 13 percent metro-wide.
- Comparing Overland Park with Olathe, Shawnee, and Lenexa (Table HO-3):
  - ◆ A clear progression outward from the older developed area is noticeable.

- ◆ Overland Park has a larger percentage of housing built during the 1950s and 1960s than do Shawnee, Olathe, and Lenexa where more housing was built during the 1970s.
- Factors in the timing and sequence of suburban development include:
  - ◆ The proximity of existing development and jobs
  - ◆ The capacity, maintenance, and expansion of existing public and semipublic facilities and services, especially sanitary sewer access
  - ◆ Attractiveness of the school district
  - ◆ The size and cost of land tracts available for development

## Tenure

Tenure refers to the manner in which a dwelling unit is occupied. In other words, tenure refers to whether a dwelling is owner-occupied or renter-occupied.

- In the past, a particular tenure was closely associated with a specific type of dwelling unit.
- Today, there are a variety of building types that are regarded by the City's zoning ordinance as multi-family units even though they may be owner-occupied.
- Generalizations can be made about tenure patterns in Overland Park.
  - ◆ Most single-family homes in Overland Park are owner occupied (90% of single-family homes according to Johnson County parcel records).
  - ◆ The decline in owner-occupied housing and accompanying increase in renter-occupied housing from 1970 through the 1990 was largely due to the large amount of multi-family housing built during the 1980s.

- ◆ By the time of the **2000** Census, the percentage of all occupied housing units that were owner-occupied had increased to 68.2 percent.
- ◆ According to the **2011-2013** American Community Survey 3-Year Estimates, however, the percentage of all occupied housing units that were owner-occupied has declined to 63.8 percent (Table HO-6).
- ◆ 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 garden apartment complexes.

## 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 (Table HO-7).
  - ◆ If the vacancy rate is small, it usually means that the housing situation is tight and that fewer dwelling choices are available.
  - ◆ A high vacancy rate can be a sign of a troubled economy.
- At the time of the **2000** Census, the overall vacancy rate was only 4.7 percent.
- According to the **2006-2008** American Community Survey 3-Year Estimates, the overall vacancy rate reached 6.9 percent.
- According to the **2011-2013** American Community Survey 3-Year Estimates, the overall vacancy rate has been steadily decreasing to 4.9 percent since 2008.

## Cost/Value of Housing Stock

- Changes in tenure patterns, noted above, are in part a reflection of what has happened to the cost of home ownership in the City over time (Table HO-8 to HO-11).
- The cost of housing noted below and in Table HO-8 excludes land costs and builder profit.
  - ◆ In 1990, the average construction cost of a new single-family home in Overland Park was \$125,228.
  - ◆ From 2005 to 2008, the average construction cost of a new single-family home in Overland Park increased substantially on a year to year basis, reaching \$477,872 by the end of 2008.
  - ◆ By 2013, however, the average construction cost of a new single-family home in Overland Park decreased to only \$349,000.
    - The column for Constant Dollars reflects the cost of inflation.
- Reasons for the escalation in the cost of a new single-family home prior to 2013 included:
  - The increased size of the homes that were built. 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. By 2014, this number fell to 5,892 average square feet (Table HO-12).
  - The value of housing is slightly higher in Overland Park than the rest of Johnson County. For example, the average appraised value of owner-occupied homes in Overland Park was \$257,190 (Chart HO-5).
    - ◆ The average appraised value in Johnson County is \$248,720, which is 3.3% less. (Johnson County Parcel Records, December 2014)

- The average sales price of all single-family homes (both new and existing) in Overland Park was \$300,895 in 2014.
  - ◆ The average sales price of all single-family homes (both new and existing) in Johnson County was \$280,660 in 2014. This is 7 percent less than Overland Park. (Source: Kansas City Regional Association of Realtors, October 2014)
- The average sale price of a new home, never occupied in Overland Park was \$566,784 in 2014. (Source: Kansas City Regional Association of Realtors, October 2014)

## Summary

- Housing has always been and will continue to be one of Overland Park's most significant resources.
- Over time, the new housing has become larger and consequently more costly to build.
- Increased land costs have led to a tendency in some locations to build more house on less lot, but not necessarily at a lower price.
- The cost of housing in Overland Park is much higher than other cities in Johnson County with similar growth rates.
- Based on the present Future Development Plan, single-family homes will ultimately account for approximately 56 percent of all residential units in the City and it is anticipated that the majority of these units will be owner-occupied.
- The character of multi-family housing developments has changed, as townhome, cluster-housing, and condominiums have gained favor with the buying public and this trend will likely be reinforced as mixed-use developments increase in number and popularity.
- The City's new stream corridor requirements have changed the look, if not the actual density, of developments in southern Overland Park.

- The City's new Planned Residential Neighborhood Future Development Plan land use category will likely result in increased density in at least some areas of southern Overland Park.
- While the past two years have seen more residential construction, the combined impact of the nationwide crisis in mortgage finance and the economic recession is being felt in Overland Park as elsewhere.
  - ◆ The low number of new permits issued for single-family housing in 2009 has never been seen before.
  - ◆ Permits for single-family construction have increased since 2009, but are far below the boom years of the 1990's.
  - ◆ The 1,178 multi-family units built in 2013, were the most units built in this sector since 2001.

## **Potential Opportunities**

- ◆ The City should support the new construction of housing types that are more affordable for first-time homebuyers, as well as more preferable for elder individuals and couples without children. These types of units may include duplexes, triplexes, fourplexes, bungalow courts and mansion apartments.
- ◆ The City should look to develop ways to make assisted living facilities and nursing homes more adaptable to other long-term residential or community uses if these types of facilities go out of business.

**Table HO-1****Number of Single and Multi-family Dwelling Units  
For Which Building Permits Were Issued  
(1945-November 2014)**

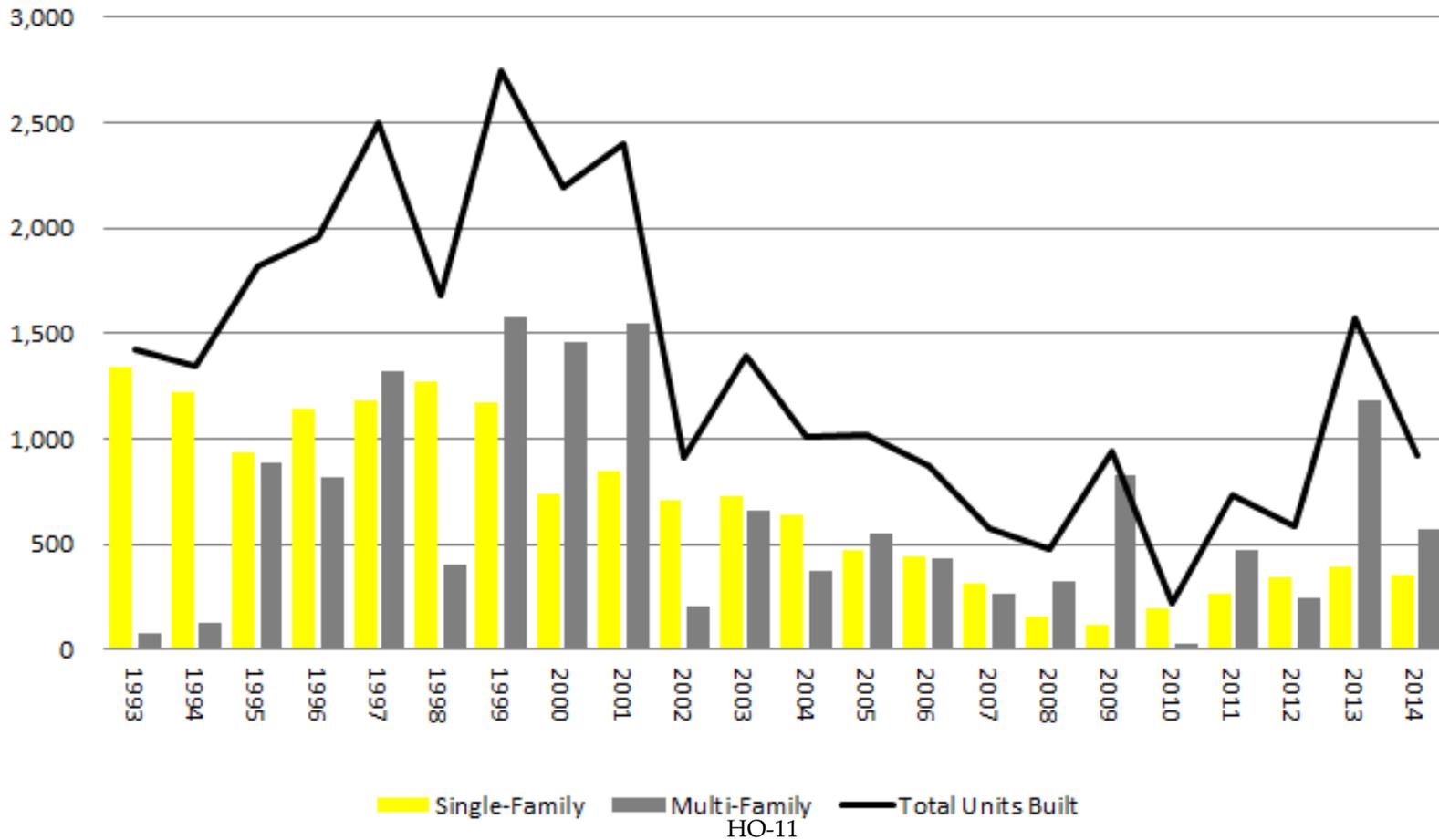
Year	Single-Family		Multi-Family		Total # of Units
	Number	Percent	Number	Percent	
1945	165	100.00%	0	0.00%	165
1946	1,023	100.00%	1,023	0.00%	1,023
1947	966	100.00%	0	0.00%	966
1948	903	100.00%	0	0.00%	903
1949	1,498	100.00%	0	0.00%	1,498
1950	2,515	100.00%	0	0.00%	2,515
1951	1,437	100.00%	0	0.00%	1,437
1952	1,262	100.00%	0	0.00%	1,262
1953	633	100.00%	0	0.00%	633
1954	1,126	100.00%	0	0.00%	1,126
1955	1,072	N/A	N/A	N/A	N/A
1956	1,010	100.00%	0	0.00%	1,010
1957	468	N/A	N/A	N/A	N/A
1958	888	N/A	N/A	N/A	N/A
1959	980	N/A	N/A	N/A	N/A
1960	648	N/A	N/A	N/A	N/A
1961	939	N/A	N/A	N/A	N/A
1962	880	N/A	N/A	N/A	N/A
1963	877	77.00%	262	23.00%	1,139
1964	823	56.80%	626	43.20%	1,449
1965	990	61.88%	610	38.13%	1,600
1966	661	52.17%	606	47.83%	1,267
1967	927	61.64%	577	38.36%	1,504
1968	756	34.44%	1,439	65.56%	2,195
1969	395	35.68%	712	64.32%	1,107
1970	268	34.01%	520	65.99%	788
1971	323	24.30%	1,006	75.70%	1,329
1972	302	32.44%	629	67.56%	931
1973	218	62.82%	129	37.18%	347
1974	214	80.15%	53	19.85%	267
1975	282	51.27%	268	48.73%	550
1976	329	61.15%	209	38.85%	538
1977	507	69.36%	224	30.64%	731
1978	491	49.90%	493	50.10%	984
1979	602	75.63%	194	24.37%	796

**Table HO-1 continued**

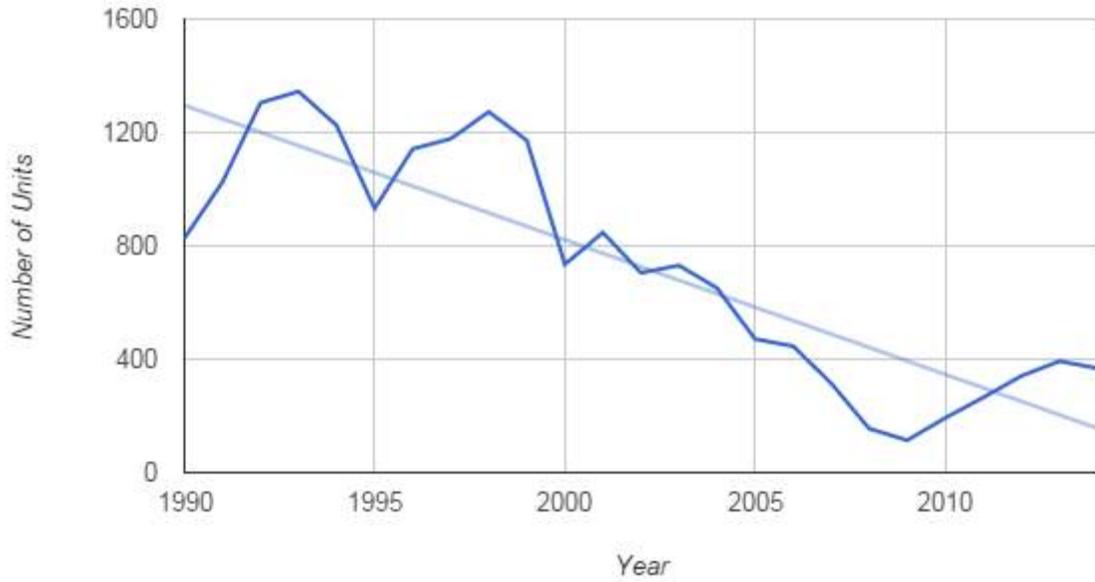
Year	Single-Family		Multi-Family		Total # of Units
	Number	Percent	Number	Percent	
1980	366	61.5%	229	38.5%	595
1981	311	55.6%	248	44.4%	559
1982	363	70.0%	155	29.9%	518
1983	810	30.8%	1,822	69.2%	2,632
1984	760	27.6%	1,992	72.3%	2,752
1985	626	22.5%	2,161	77.5%	2,787
1986	1,018	47.3%	1,131	52.6%	2,149
1987	977	36.2%	1,716	63.7%	2,693
1988	860	79.5%	221	20.4%	1,081
1989	920	94.5%	53	5.4%	973
1990	827	66.0%	425	33.9%	1,252
1991	1,025	96.6%	36	3.3%	1,061
1992	1,305	96.5%	47	3.4%	1,352
1993	1,345	94.3%	80	5.6%	1,425
1994	1,225	90.9%	122	9.0%	1,347
1995	932	51.2%	888	48.7%	1,820
1996	1,142	58.3%	816	41.6%	1,958
1997	1,178	47.1%	1,321	52.8%	2,499
1998	1,273	75.9%	404	24.0%	1,677
1999	1,172	42.6%	1,575	57.3%	2,747
2000	736	33.6%	1,454	66.3%	2,190
2001	847	35.3%	1,552	64.6%	2,399
2002	706	77.5%	205	22.5%	911
2003	728	52.3%	662	47.6%	1,390
2004	640	63.4%	368	36.5%	1,008
2005	469	46.1%	548	53.8%	1,017
2006	446	51.0%	428	48.9%	874
2007	312	53.8%	267	46.1%	579
2008	152	32.0%	322	67.9%	474
2009	114	12.1%	825	87.8%	939
2010	190	87.6%	27	12.4%	217
2011	265	36.0%	472	64.0%	737
2012	341	58.3%	244	41.7%	585
2013	393	25.0%	1,178	75.0%	1,571
2014	349	37.9%	570	62.0%	919

Note: Accuracy of this information is questionable prior to the City's incorporation in May of 1960. Source: City of Overland Park, Building Permit Records.

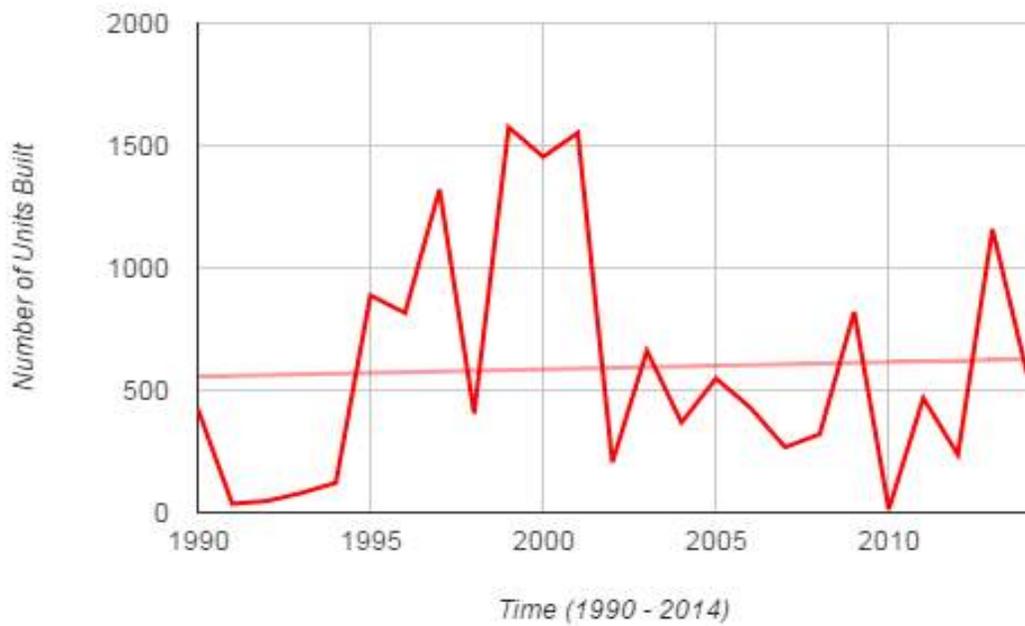
**Chart HO-1  
Residential Units Built  
1980-2014**



**Chart HO-2**  
**Single-Family Units Built**  
**1990 - 2014**



**Chart HO-3**  
**Multi-Family Units Built**  
**1990 - 2014**



**Table HO-2  
Existing Residential Units by Type (2013)**

<u>Type</u>	<u>Units</u>	<u>% Total</u>
Single-Family	45,619	57.3%
Duplex	4,729	5.9%
Triplex	632	0.8%
Fourplex	1,202	1.6%
Townhouse	1,248	1.6%
Garden Apt.	21,069	26.5%
Low-Rise Apt.	524	0.7%
Mid-Rise Apt.	777	1.0%
High-Rise Apt.	378	0.5%
Nursing Home	3,445	4.3%
<b>Total</b>	<b>79,623</b>	<b>100.0%</b>

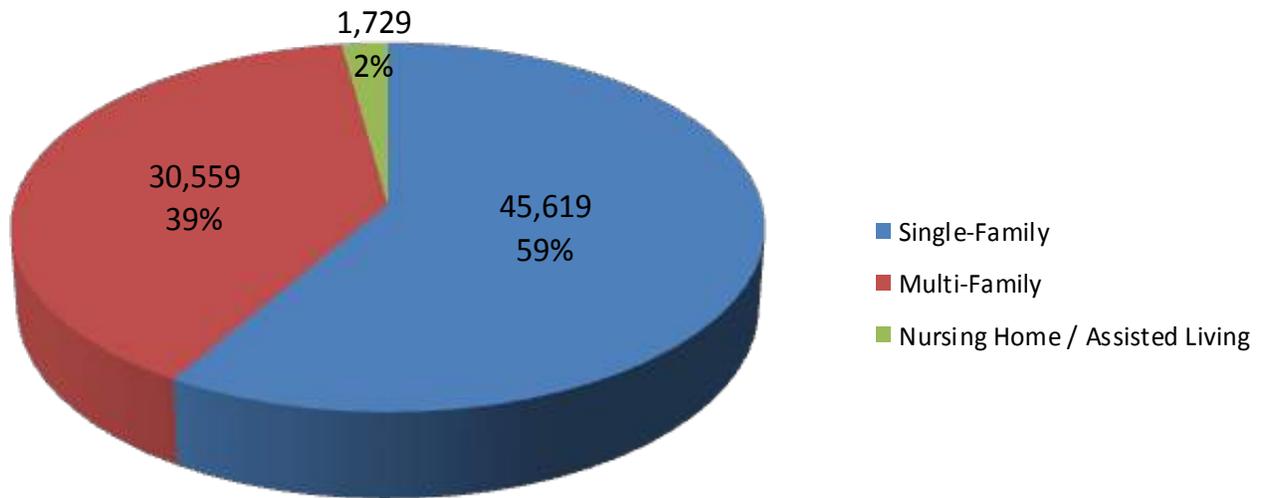
Source: City of Overland Park, Johnson County Parcel Records (2013).

**Table HO-3  
Existing Housing by Type North & South (2013)**

<u>North of I-435</u>	<u>Units</u>	<u>% of Total</u>	<u>South of I-435</u>	<u>Units</u>	<u>% of Total</u>
Single-Family	21,159	26.5%	Single-Family	24,460	30.7%
Multi-Family	14,165	17.7%	Multi-Family	16,394	20.5%
Nursing Home	1,729	2.2%	Nursing Home	1,716	2.2%
Sub-Total	37,053	46.5%	Sub-Total	42,570	53.4%
			<b>Total</b>	<b>79,623</b>	<b>100%</b>

Source: City of Overland Park, Johnson County Parcel Records (2013). Multi-family includes duplexes.

**Chart HO-4  
Existing Housing Types City-wide (2013)**



Source: City of Overland Park, Johnson County Parcel Records (2013). Multi-family includes duplexes.

**Table HO-4  
Potential New Housing Development**

Residential Category	Potential New Development by Acres*	Estimated Units Per Acre	Total Number of Units
Single-Family			
North of I-435	23	2.5	58
South of I-435	4,264	2.5	10,660
<b>Subtotal</b>	<b>4,287</b>		<b>10,718</b>
Multi-family**			
North of I-435	1	12.5	13
South of I-435	456	12.5	5,700
<b>Subtotal</b>	<b>457</b>		<b>5,713</b>
Planned Residential Neighborhood South of I- 435	945	7.0	6,615
<b>Total</b>	<b>5,689</b>		<b>23,046</b>
<b>Total (sum of potential and existing from Table HO-2)</b>			<b>102,669</b>

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey and 2014 Future Development Plan

\*This figure represents vacant land planned for residential land uses, minus the area dedicated for right-of-way.

\*\*Includes Duplex and Elderly developments

**Table HO-5**

**Number of Housing Units Built by Decade  
Overland Park, Selected Cities, Johnson County and  
The Kansas City MO/KS Metro Area**

<b>Metro Area</b>			<b>Johnson County</b>		
<b>Decade</b>	<b>Number</b>	<b>Percent</b>	<b>Decade</b>	<b>Number</b>	<b>Percent</b>
1939 or earlier	104,003	13.5%	1939 or earlier	6,913	3.0%
1940 to 1949	41,904	5.1%	1940 to 1949	7,142	3.1%
1950 to 1959	109,245	12.9%	1950 to 1959	23,932	10.5%
1960 to 1969	109,732	12.2%	1960 to 1969	23,354	10.2%
1970 to 1979	137,718	16.1%	1970 to 1979	35,883	15.7%
1980 to 1989	108,500	12.8%	1980 to 1989	39,621	17.3%
1990 to 1999	126,251	14.4%	1990 to 1999	45,090	19.7%
2000 to 2009	132,079	13.0%	2000 to 2009	44,655	19.5%
2010 or later	5,248	0.6%	2010 or later	2,027	0.9%
<b>Total</b>	<b>874,680</b>		<b>Total</b>	<b>228,617</b>	

<b>Overland Park</b>			<b>Olathe</b>		
<b>Decade</b>	<b>Number</b>	<b>Percent</b>	<b>Decade</b>	<b>Number</b>	<b>Percent</b>
1939 or earlier	1,498	1.9%	1939 or earlier	1,029	2.1%
1940 to 1949	1,280	1.6%	1940 to 1949	642	1.3%
1950 to 1959	7,193	9.2%	1950 to 1959	1,445	3.0%
1960 to 1969	11,249	14.5%	1960 to 1969	2,428	5.1%
1970 to 1979	10,232	13.2%	1970 to 1979	7,921	16.5%
1980 to 1989	14,282	18.4%	1980 to 1989	9,132	19.0%
1990 to 1999	17,643	22.7%	1990 to 1999	11,561	24.1%
2000 to 2009	13,522	17.4%	2000 to 2009	13,321	27.7%
2010 or later	764	1.0%	2010 or later	532	1.1%
<b>Total</b>	<b>77,609</b>		<b>Total</b>	<b>48,011</b>	

<b>Shawnee</b>			<b>Lenexa</b>		
<b>Decade</b>	<b>Number</b>	<b>Percent</b>	<b>Decade</b>	<b>Number</b>	<b>Percent</b>
1939 or earlier	975	4.0%	1939 or earlier	181	0.9%
1940 to 1949	531	2.2%	1940 to 1949	182	0.9%
1950 to 1959	1,904	10.5%	1950 to 1959	529	2.5%
1960 to 1969	2,594	10.5%	1960 to 1969	1,313	6.3%
1970 to 1979	5,220	21.2%	1970 to 1979	5,084	24.3%
1980 to 1989	3,506	14.2%	1980 to 1989	5,444	26.1%
1990 to 1999	5,009	20.3%	1990 to 1999	3,708	17.8%
2000 to 2009	4,811	19.5%	2000 to 2009	4,312	20.6%
2010 or later	96	0.4%	2010 or later	134	0.6%
<b>Total</b>	<b>24,696</b>		<b>Total</b>	<b>20,887</b>	

Source: U.S. Census Bureau's 2011-2013 American Community Survey 3-Year Estimates

**Table HO-6****Housing Tenure in Overland Park**

<b>Year</b>	<b>No. of Units</b>	<b>Number of Occupied Units</b>	<b>Number of Owner-Occupied Units</b>	<b>Percentage of Occupied Units</b>
1970	23,082	22,136	16,168	73.0%
1980	31,237	29,646	20,718	69.9%
1990	48,043	44,936	28,962	64.5%
2000	62,686	59,744	40,732	68.2%
2008	72,598	67,610	45,031	66.6%
2012	76,794	72,431	47,834	66.0%
2013	77,609	73,829	47,087	63.8%

<b>Year</b>	<b>No. of Units</b>	<b>Number of Occupied Units</b>	<b>Number of Renter-Occupied Units</b>	<b>Percentage of Occupied Units</b>
1970	23,082	22,136	5,968	27.0%
1980	31,237	29,646	8,928	30.1%
1990	48,043	44,936	15,974	35.5%
2000	62,686	59,744	19,012	31.8%
2008	72,598	67,610	22,579	33.4%
2012	76,794	72,431	24,597	34.0%
2013	77,609	73,829	26,742	36.2%

Source: U.S. Department of Commerce, Bureau of the Census  
 1970, 1980, 1990, & 2000 Census, 2006-2008 American Community Survey, 2010-2012  
 American Community Survey, 2011-2013 American Community Survey.

**Table HO-7**

**Vacancy Rates in Overland Park**

<b>Year</b>	<b>No. of Units</b>	<b>Number of Occupied Units</b>	<b>Number of Vacant Units</b>	<b>Vacancy Rate</b>
1970	23,082	22,136	946	4.1%
1980	31,237	29,646	1,591	5.1%
1990	48,043	44,936	3,107	6.5%
2000	62,686	59,744	2,942	4.7%
2008	72,598	67,610	4,988	6.9%
2012	76,794	72,431	4,066	5.3%
2013	77,609	73,829	3,780	4.9%

<b>Year</b>	<b>Homeowner Vacancy Rate</b>	<b>Rental Vacancy Rate</b>
1970	1.1%	10.0%
1980	3.5%	6.0%
1990	2.4%	9.3%
2000	1.0%	8.1%
2008	1.5%	9.1%
2012	1.5%	4.8%
2013	0.9%	4.1%

Source: U.S. Department of Commerce, Bureau of the Census  
1970, 1980, 1990, 2000 Census, 2006-2008 American Community Survey, 2010-  
2012 American Community Survey, 2011-2013 American Community Survey.

## Table HO-8

### Average Construction Cost of a New Single-Family Home

Year	Current Dollars*	Constant Dollars**
1984	\$87,692	\$83,916
1985	\$89,316	\$82,930
1986	\$95,354	\$87,722
1987	\$114,407	\$101,156
1988	\$135,242	\$115,198
1989	\$136,236	\$112,036
1990	\$125,228	\$99,387
1991	\$113,146	\$86,239
1992	\$114,008	\$84,891
1993	\$124,060	\$89,833
1994	\$136,628	\$95,278
1995	\$145,206	\$99,935
1996	\$151,072	\$99,652
1997	\$164,271	\$105,437
1998	\$165,592	\$104,938
1999	\$186,838	\$116,701
2000	\$226,562	\$135,992
2001	\$243,473	\$141,390
2002	\$255,922	\$147,082
2003	\$268,972	\$151,962
2004	\$283,884	\$157,102
2005	\$309,900	\$167,242
2006	\$347,602	\$182,852
2007	\$397,217	\$204,225
2008	\$477,872	\$237,511
2009	\$301,580	\$150,040
2010	\$313,700	\$138,826
2011	\$329,600	\$141,400
2012	\$357,482	\$150,252
2013	\$349,893	\$144,939
2014	\$347,958	\$121,420

\* Not including land and builder profit

\*\* Constant dollar figure arrived at by using the annual average Consumer Price Index, Kansas City Missouri- Kansas for all urban consumers with 1982 as the base year.

Source: City of Overland Park building permit records and U.S. Department of Labor, Bureau of Labor Statistics

**Table HO-9**

**Value of Owner-Occupied Units in Overland Park**

<b>Value</b>	<b>Number of Units</b>	<b>Percentage of All Owner-Occupied Units</b>
Less than \$50,000	1,064	2.3%
\$50,000 to \$99,999	1,552	3.3%
\$100,000 to \$149,999	6,755	14.3%
\$150,000 to \$199,999	10,234	21.7%
\$200,000 to \$299,999	15,775	33.5%
\$300,000 to \$499,999	9,073	19.3%
\$500,000 to \$999,999	2,327	4.9%
\$1,000,000 or more	307	0.7%
Total	47,834	100.0%
Median (dollars)	\$222,800	

Source: U. S. Census Bureau's 2011-2013 American Community Survey 3-Year Estimates

**Table HO-10**

**Value of Owner-Occupied Units in Johnson County**

<b>Value</b>	<b>Number of Units</b>	<b>Percentage of All Owner-Occupied Units</b>
Less than \$50,000	3,459	2.3%
\$50,000 to \$99,999	5,511	3.6%
\$100,000 to \$149,999	22,305	14.7%
\$150,000 to \$199,999	39,094	25.8%
\$200,000 to \$299,999	44,966	29.7%
\$300,000 to \$499,999	25,734	17.0%
\$500,000 to \$999,999	8,506	5.6%
\$1,000,000 or more	2,077	1.4%
Total	151,652	100.0%
Median (dollars)	\$210,200	

Source: U. S. Census Bureau's 2011-2013 American Community Survey 3-Year Estimates

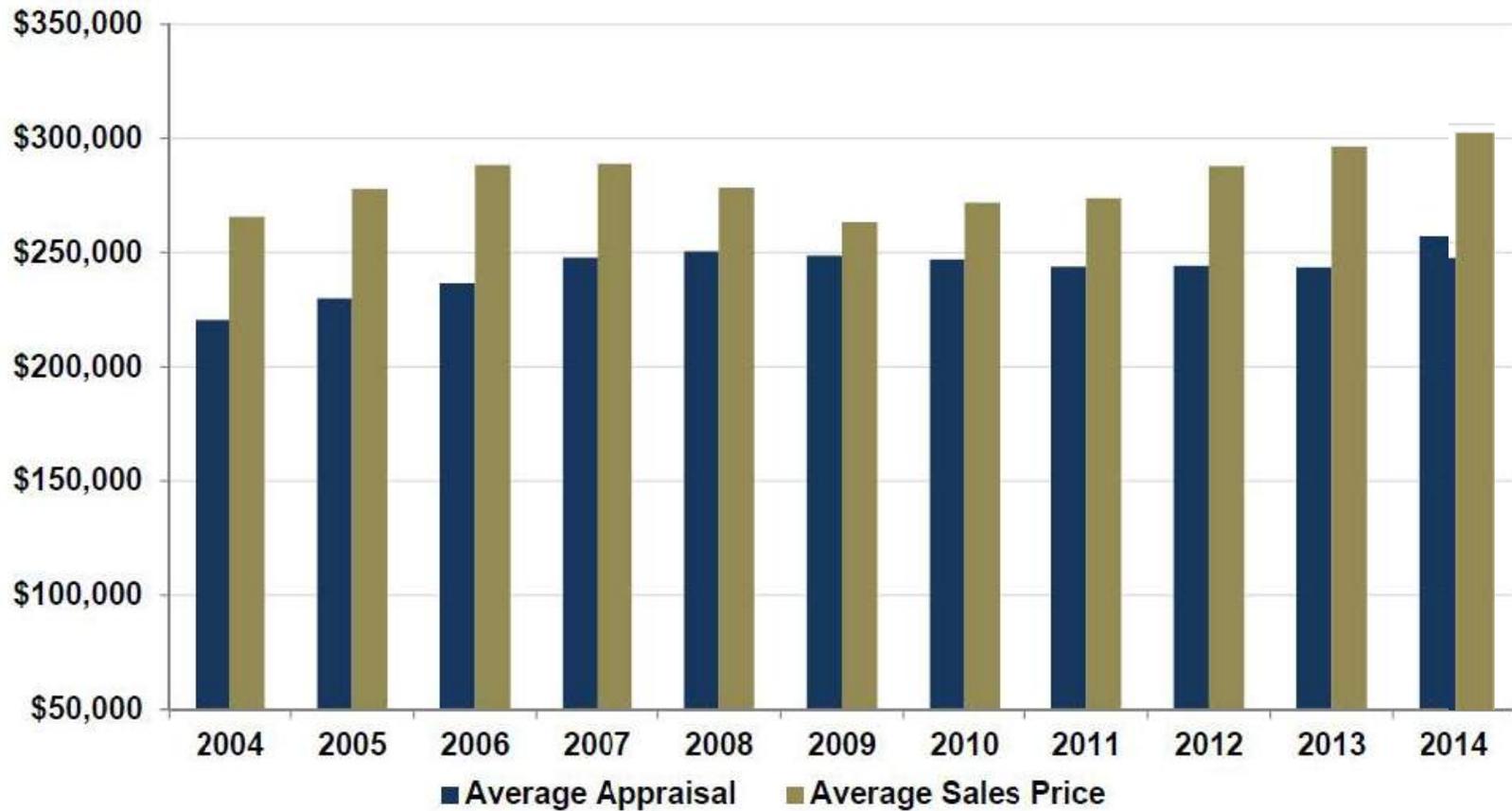
## Table HO-11

### Average Appraised Value of a Single-Family Home

Year	Appraised Value
1991	\$108,573
1992	\$110,382
1993	\$112,938
1994	\$117,478
1995	\$127,314
1996	\$129,625
1997	\$135,753
1998	\$149,325
1999	\$160,101
2000	\$176,673
2001	\$195,103
2002	\$202,863
2003	\$215,074
2004	\$220,507
2005	\$230,095
2006	\$236,426
2007	\$247,827
2008	\$250,653
2009	\$248,682
2010	\$247,015
2011	\$243,951
2012	\$244,212
2013	\$243,584
2014	\$257,190

Source: Johnson County Appraiser's  
Office

**Chart HO-5**  
**Average Appraised Value vs.**  
**Average Sales Price**



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Average Appraisal</b>	\$220,507	\$230,095	\$236,426	\$247,827	\$250,653	\$248,682	\$247,015	\$243,951	\$244,212	\$243,584	\$257,190
<b>Average Sales Price</b>	\$265,646	\$277,908	\$288,365	\$288,968	\$278,403	\$263,270	\$271,822	\$273,761	\$287,919	\$296,377	\$300,895

Source: Kansas City Association of Realtors, 2014

## Table HO-12

### Average Square Feet of a Single-Family Home

<b>Year</b>	<b>Size</b>
1990	4,336 sq. ft.
1991	4,320 sq. ft.
1992	4,342 sq. ft.
1993	4,417 sq. ft.
1994	4,482 sq. ft.
1995	4,575 sq. ft.
1996	4,595 sq. ft.
1997	4,656 sq. ft.
1998	4,535 sq. ft.
1999	4,685 sq. ft.
2000	5,006 sq. ft.
2001	5,140 sq. ft.
2002	5,488 sq. ft.
2003	5,493 sq. ft.
2004	5,618 sq. ft.
2005	5,745 sq. ft.
2006	5,772 sq. ft.
2007	6,136 sq. ft.
2008	6,614 sq. ft.
2009	5,544 sq. ft.
2010	5,749 sq.ft.
2011	5,770 sq.ft.
2012	5,800 sq.ft.
2013	5,959 sq.ft.
2014	5,892 sq.ft.

\* Including garages and  
finished basements

Source: City building permit  
records

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# Land Use (2019)

\* Based on the 2019 Land 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.

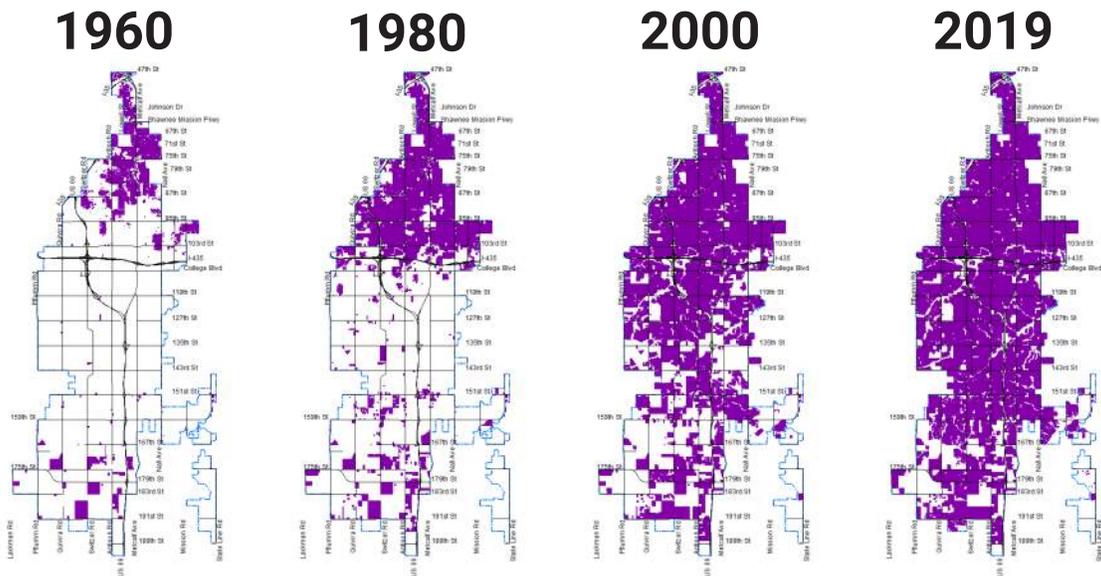
## **Methodology**

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 2019. The population during that time also increased significantly, increasing from 28,025 in 1960 to an estimated 196,625 in 2019.

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



**1960**  
City incorporated

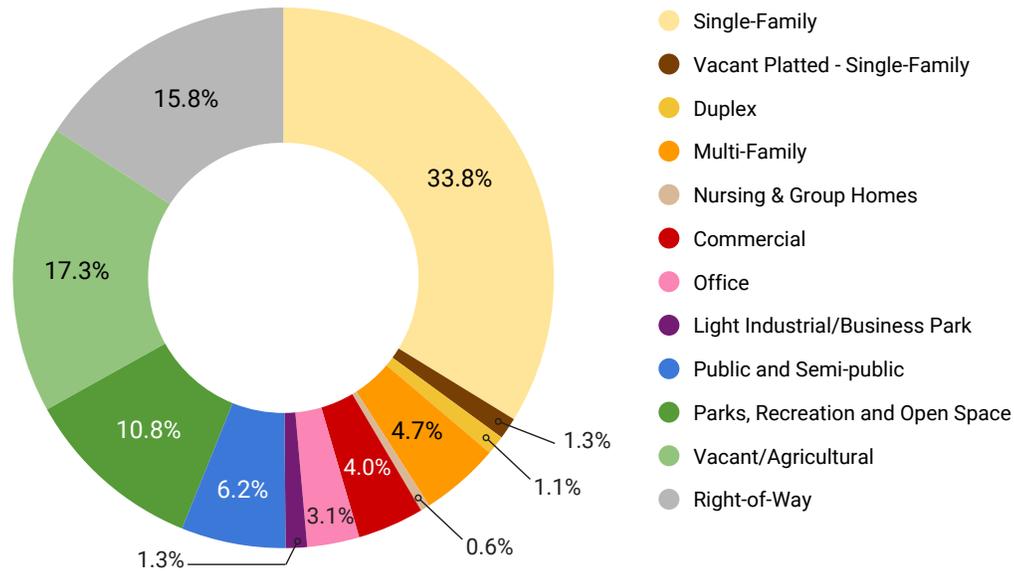
Population	Land Area
<b>28,025</b>	<b>13 Sq. Mi.</b>

**2019**

Estimated Population	Land Area
<b>196,625</b>	<b>75.7 Sq. Mi.</b>

## General Land Use Characteristics

Land Use in Overland Park (2019)



The chart above and the table on the following page (LU-1) displays the results of the 2019 Existing Land Use Survey. The survey shows that residential land uses continue to dominate with 41.5 percent of total land area. That number increased from 39.3 percent in 2013 (city’s last adopted land use survey). Residential land uses include Single-Family, Vacant land platted for single-family, Duplexes, Multi-Family, and Nursing & Group Homes.

According to the 2019 survey, vacant or agricultural land makes up approximately 17.3 percent of the city’s total land area. That number decreased from 20.9 percent in 2013. 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 8.4 percent in 2019, which is a slight increase from 8.3 percent in 2013. Non-residential land uses include Commercial (retail), Office, and Light Industrial/Business Park uses.

Other land use categories also experienced change since 2013. Those categories include Public/Semi-public, Parks, Recreation, and Open Space, and Right-of-Way. The three categories totaled 32.9 percent in 2019, up from 31.5 percent in 2013.

## General Land Use Characteristics

Table LU-1: Land Use in Overland Park (2019)

Category		Acres	Square Miles	Percent of Total	Trend
Residential	Single-Family	16,350	25.5	33.8%	↑
	Vacant Platted - Single-Family	627	1.0	1.3%	↓
	Duplex	554	0.9	1.1%	↑
	Multi-Family	2,294	3.6	4.7%	↑
	Nursing & Group Homes	269	0.4	0.6%	↑
Non-Residential	Commercial	1,928	3.0	4.0%	↑
	Office	1,510	2.4	3.1%	↑
	Light Industrial/Business Park	618	1.0	1.3%	↓
Other	Public and Semi-public	3,022	4.7	6.2%	↑
	Parks, Recreation and Open Space	5,228	8.2	10.8%	↑
	Vacant/Agricultural	8,367	13.1	17.3%	↓
	Right-of-Way	7,661	12.0	15.8%	↑
Total		48,428	75.7	100%	

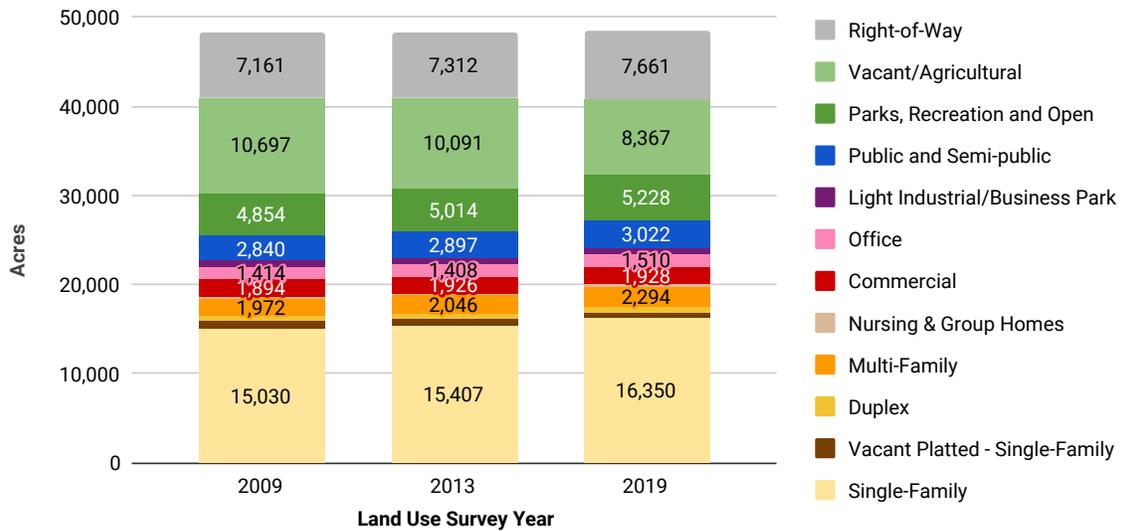
NOTE: Totals may not be exact due to rounding.

Source: City of Overland Park 2019 Existing Land Use Survey

## Comparison with Past Land Use Patterns

The following compares the results of the 2019 Existing Land Use Survey to previous land use surveys in 2009 and 2013. The chart below and the table on the following page (LU-2) also display the results.

Land Use Comparisons - 2009, 2013, 2019



### Residential

- Between 2009 and 2019, Nursing & Group Homes and Multi-Family residential development experienced the largest increases.
- Nursing & Group Homes made up 221 acres in 2009, increasing to 269 acres in 2019.
- Multi-Family development made up 1,972 acres in 2009, increasing to 2,294 acres in 2019, an increase of 16.3 percent.
- Between 2009 and 2019, more than 1,300 acres were developed for new single-family residential uses, an increase of 8.8 percent.
- Related, the number of vacant land platted for single-family residential uses decreased from 928 acres in 2009 to 627 acres in 2019.

### Non-Residential

- The amount of land developed for commercial uses remains essentially flat, increasing from 1,894 acres in 2009 to 1,928 in 2019 (1.8 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. Some businesses are scaling back their commercial spaces, while others are closing entirely.

## Comparison with Past Land Use Patterns

Table LU-2: Land Use Comparisons - 2009, 2013, 2019

Category	Existing Land Use Category	Acres			% Change
		2009	2013	2019	2009-2019
Residential	Single-Family	15,030	15,407	16,350	8.8%
	Vacant Platted - Single-Family	928	779	627	-32.4%
	Duplex	546	544	554	1.5%
	Multi-Family	1,972	2,046	2,294	16.3%
	Nursing & Group Homes	221	228	269	21.7%
Non-Residential	Commercial	1,894	1,926	1,928	1.8%
	Office	1,414	1,408	1,510	6.8%
	Light Industrial/Business Park	656	659	618	-5.8%
Other	Public and Semi-public	2,840	2,897	3,022	6.4%
	Parks, Recreation and Open Space	4,854	5,014	5,228	7.7%
	Vacant/Agricultural	10,697	10,091	8,367	-21.8%
	Right-of-Way	7,161	7,312	7,661	7.0%
Total		48,213	48,311	48,428	18.0%

NOTE: Totals may not be exact due to rounding.

Source: City of Overland Park 2009, 2013, 2019 Existing Land Use Survey

### Non-Residential, continued

- Office land uses experienced larger increases over the past 10 years. Office land uses totaled 1,414 acres in 2009 but increased to 1,510 acres in 2019. 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 5.8 percent over the past 10 years to 618 acres in 2019. 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 10 years but didn't quite keep pace with residential growth (7.7 percent growth compared to 8.8 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 2019 Existing Land Use Survey for the city, broken up into areas north of I-435 and south of I-435. The chart on the following page also displays the results.

Table LU-3: Land Use in Overland Park by Area (2019)

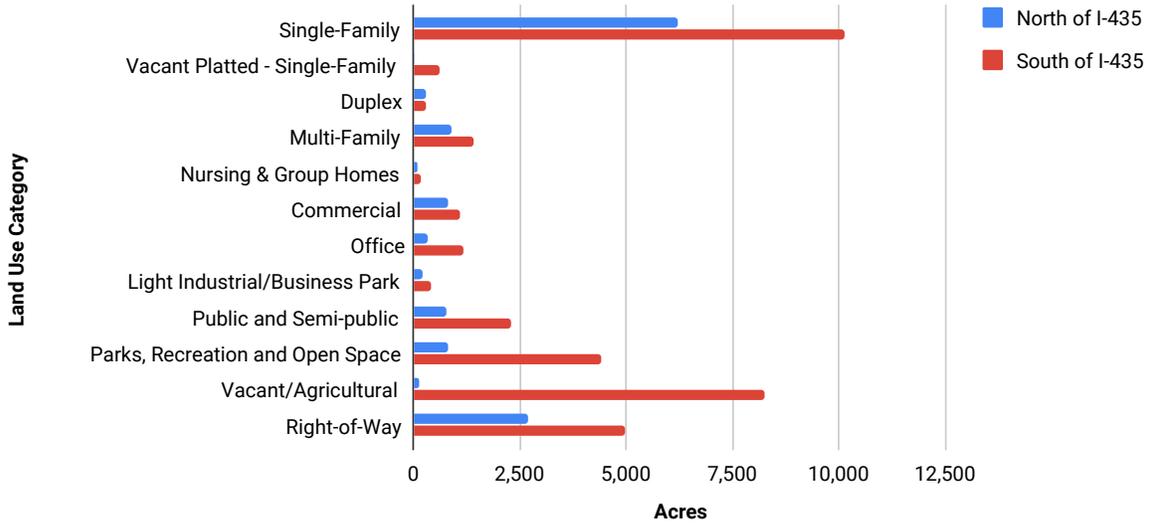
Category	Existing Land Use Category	North of I-435		South of I-435	
		Acres	Percent of City-wide Total	Acres	Percent of City-wide Total
Residential	Single-Family	6,209	12.8%	10,141	20.9%
	Vacant Platted - Single-Family	28	0.1%	599	1.2%
	Duplex	276	0.6%	278	0.6%
	Multi-Family	880	1.8%	1,414	2.9%
	Nursing & Group Homes	80	0.2%	189	0.4%
Non- Residential	Commercial	824	1.7%	1,104	2.3%
	Office	337	0.7%	1,173	2.4%
	Light Industrial/Business Park	213	0.4%	405	0.8%
Other	Public and Semi-public	753	1.6%	2,269	4.7%
	Parks, Recreation and Open Space	823	1.7%	4,405	9.1%
	Vacant/Agricultural	112	0.2%	8,255	17.0%
	Right-of-Way	2,703	5.6%	4,958	10.2%
Total		13,238	27.3%	35,190	72.7%

NOTE: Totals may not be exact due to rounding.

Source: City of Overland Park 2019 Existing Land Use Survey

# Land Use Analysis

Land Use Comparisons in Overland Park by Area (2019)



## Land Use Analysis

### Residential

- Overall, residential land uses make up the largest percentage of land area in Overland Park. This is particularly the case south of I-435 where 26.1 percent of the city's entire land area consists of residential land uses.
- Nearly 600 acres remain to be developed as single-family in southern Overland Park, compared to just 28 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 1.8 percent of the land use in north Overland Park and 2.9 percent in south Overland Park.
- 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 age 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.
- PRN requires three dwelling unit types within the development; 75 percent of the gross acreage must be single-family detached units and common open space. One development is currently planned for PRN, and the developer is currently constructing the single-family portion first.

### 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 1,173 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 less land area in 2019 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 slightly overall but had a small increase in north 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

## Land Use Analysis

### Other

- There is very little vacant/agricultural land available in northern Overland Park, 112 acres, to accommodate more growth. Therefore, growth in this part of the City will need to come from redevelopment.
- In southern Overland Park, 17 percent of the city's total land area remains vacant/agricultural, which could accommodate future growth in this area.
- In 2019, the Parks, Recreation and Open Space land uses in northern Overland Park represent a small percentage of the city's land area (1.7 percent). That number increased in southern Overland Park to nearly 5 percent of the city's 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. In addition, the city is currently renovating several parks in northern Overland Park, including Thompson Park (formerly Santa Fe Commons) in downtown.
- Public and Semi-public uses are more predominant in southern Overland Park with 4.7 percent of the city's 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 1.6 percent of the city's 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 5.6 percent of the city's land area in northern Overland Park and 10.2 percent in southern Overland Park.

## Potential Ultimate Land Use

According to the 2019 land use survey, 17 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 district and the 151st Street Corridor is not considered an existing land use. Therefore, an existing land use analysis was not conducted for those categories. They are specifically outlined in the Future Development Plan, so the 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 112 acres were vacant at the time of the 2019 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 2019 Existing Land Use Survey. The information for these parcels was then compared to the land uses designated in the 2019 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 (2019)

Category	Future Development Plan Designation	North of I-435		South of I-435	
		Acres	Percent of City-wide Total	Acres	Percent of City-wide Total
Residential	Very-Low-Density	-		1,038	
	Low-Density	27		4,122	
	Planned Residential Neighborhood *	-	12.8%	200	20.9%
	Medium Density	-	0.1%	377	1.2%
	Medium-High Density***	5	0.6%	54	0.6%
	High Density	-	1.8%	73	2.9%
	Rural Policy Area	-		35	
Non- Residential	Commercial	25	1.7%	507	2.3%
	Office	16	0.7%	322	2.4%
	Light Industrial/Business Park	5		97	
	151st Street Corridor*	-		21	
	Mixed-Use**	12	0.4%	183	0.8%
Other	Public and Semi-public	14	1.6%	933	4.7%
	Parks, Recreation and Open Space	8	1.7%	258	9.1%
	Right-of-Way	0	5.6%	14	10.2%
<b>Total</b>		<b>112</b>	<b>100%</b>	<b>8,255</b>	<b>100%</b>

\* 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.

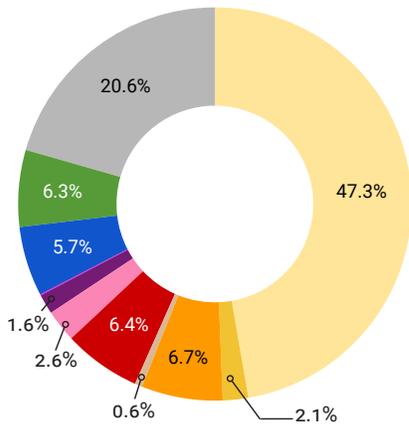
Source: City of Overland Park 2019 Existing Land Use Survey and 2019 Future Development Plan

## Potential Ultimate Land Use

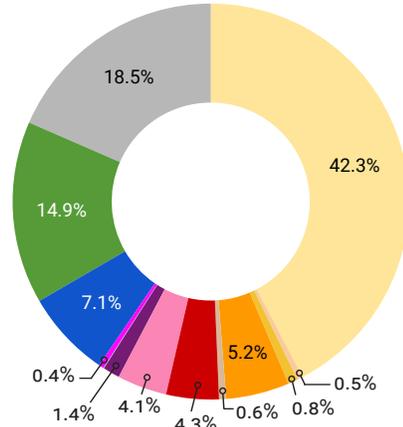
- The Existing Land Use Survey identified 112 acres of vacant/agricultural land in northern Overland Park and 8,255 acres in southern Overland Park.
- Approximately 5,160 acres of the vacant/agricultural land in southern Overland Park is planned for very-low or low-density residential uses.
- In northern Overland Park, 24 percent of the vacant/agricultural land area is planned for low-density residential and 22.3 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 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 page display the result for each area of the study.

Potential Land Use - North of I-435



Potential Land Use - South of I-435



## Potential Ultimate Land Use

From this, we can see:

- More than 40 percent will be devoted to Single-family residential uses in both areas of the city - north (47.3 percent) and south (42.3 percent).
- Commercial, Office, Light Industrial/Business Park, and other non-residential land uses occupy a total of 10.7 percent in northern Overland Park and 10.2 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 14.9 percent in the south.

Table LU-5: Potential Ultimate Land Use by Area (2019)

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	6,259	47.3%	14,896	42.3%
	Vacant Platted - Single-Family	-	-	-	-
	Planned Residential Neighborhood*	-	-	160	0.5%
	Duplex	276	2.1%	278	0.8%
	Multi-Family	884	6.7%	1,817	5.2%
	Nursing & Group Homes	80	0.6%	206	0.6%
Non- Residential	Commercial	844	6.4%	1,510	4.3%
	Office	350	2.6%	1,431	4.1%
	Light Industrial/Business Park	217	1.6%	483	1.4%
	151st Street Corridor*	-	-	17	0.0%
	Mixed-Use**	10	0.1%	146	0.4%
Other	Public and Semi-public	760	5.7%	2,501	7.1%
	Parks, Recreation and Open Space	836	6.3%	5,245	14.9%
	Right-of-Way	2,722	20.6%	6,500	18.5%
Total		13,238	100%	35,190	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 2019 Existing Land Use Survey and 2019 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 245,427 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 2019 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 1.5 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 **Planned 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 5.5 percent with a mean vacancy rate of 5.3 percent
  - South of I-435: 5 to 5 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 2.09
  - South of I-435: 1.5 to 3.19 persons per unit with a mean number of persons per unit of 1.95

*Table LU-6: Potential Ultimate Population Based on December 2019 City Limits*  
**Ultimate Population Estimate = 245,427**

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	4,755	35,558	14.5%
Multi-Family*	North of I-435	4	99	0.0%
	South of I-435	420	9,825	4.0%
Planned Residential Neighborhood	North of I-435	-	-	-
	South of I-435	160	3,036	1.2%
<b>Total</b>		<b>5,549</b>	<b>51,838</b>	<b>21.1%</b>

\* 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 2019 Existing Land Use Survey and 2019 Future Development Plan

No timeframe 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](http://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](http://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](http://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](http://www.kansasgasservice.com) or [www.oneok.com](http://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](http://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](http://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
<b>Totals</b>			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 119<sup>th</sup> 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
<b>Existing</b>	133	20.8%	279	10.3%	178	64.5%	590	16.3%	280	67.8%	289	81.9%	110	60.1%	679	71.6%
<b>District Created - Construction Pending</b>	8	1.3%	439	16.3%	0	0.0%	447	12.4%	39	9.4%	0	0%	41	22.4%	80	8.4%
<b>Petitions Circulating</b>	377	59.1%	662	24.5%	0	0.0%	1,039	28.8%	25	6.1%	6	1.7%	0	0%	31	3.3%
<b>Insufficient Interest to Start Petition Process</b>	71	11.1%	443	16.4%	21	7.6%	535	14.8%	9	2.2%	29	8.2%	29	15.8%	67	7.0%
<b>Not in Jo. Co. Wastewater Area</b>	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%
<b>Total</b>	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 than 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 downturn 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**

<b>Year</b>	<b>Office</b>	<b>Commercial</b>	<b>Other*</b>	<b>Industrial</b>	<b>Total</b>
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**

<b>Year</b>	<b>Office</b>	<b>Commercial</b>	<b>Other*</b>	<b>Industrial</b>	<b>Total</b>
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
<b>Total</b>	<b>7,487,005</b>	<b>4,634,086</b>	<b>2,295,707</b>	<b>1,356,977</b>	<b>15,773,775</b>

\*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)**

	<b>2009 Number Employed</b>	<b>Percent by Industry</b>
<b>Industry</b>		
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%
<b>Total</b>	<b>91,849</b>	<b>100.0%</b>
<b>Occupation</b>		
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%
<b>Total</b>	<b>91,849</b>	<b>100.0%</b>

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%
<b>Kansas City MSA</b>	<b>1,037,449</b>	<b>943,186</b>	<b>94,263</b>	<b>9.1%</b>	<b>100.0%</b>

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%
<b>Total for Johnson County</b>	<b>295,026</b>	<b>275,853</b>	<b>19,173</b>	<b>6.5%</b>	<b>100.0%</b>

Source: Kansas Department of Labor

**Table EP-6**

**Annual Average Unemployment Rates  
1985 to 2010**

<b>Year</b>	<b>Overland Park</b>	<b>Kansas</b>	<b>United States</b>
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%
<b>Select City Totals</b>	<b>506,690</b>	<b>609,938</b>	<b>683,140</b>	<b>103,248</b>	<b>73,202</b>	<b>12.0%</b>

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**

<b>City</b>	<b>Total 2000 Population</b>	<b>Total Workers Working in the City</b>	<b>Estimated Daytime Population</b>	<b>Daytime Population Percentage Change Due to Commuting</b>
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**

<b>Community</b>	<b>1969 Per Capita Income</b>	<b>1979 Per Capita Income</b>	<b>1989 Per Capita Income</b>	<b>1999 Per Capita Income</b>	<b>2009 Per Capita Income</b>	<b>Total Change 1969-2009</b>	<b>Percent Change 1969-2009</b>
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**

<b>Community</b>	<b>1989 Per Capita Income</b>	<b>1999 Per Capita Income</b>	<b>2009 Per Capita Income</b>	<b>Total Change 1989-2009</b>	<b>Percent Change 1989-2009</b>
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**

<b>Community</b>	<b>1989 Median Household Income</b>	<b>1999 Median Household Income</b>	<b>2009 Median Household Income</b>	<b>Percent Change 1989 - 2009</b>	<b>1989 Median Family Income</b>	<b>1999 Median Family Income</b>	<b>2009 Median Family Income</b>	<b>Percent Change 1989 - 2009</b>
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

<b>Community</b>	<b>Per Capita Income</b>	<b>Median Household Income</b>	<b>Median Family Income</b>
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**

<b>Rank</b>	<b>County</b>	<b>State</b>	<b>1980 Census Population</b>	<b>1979 Median Household Income</b>
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
<b>16.</b>	<b>Johnson</b>	<b>Kansas</b>	<b>270,269</b>	<b>\$25,173</b>

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

Table EP-15

**1989 Median Household Income  
A Comparison of Sixteen Counties**

<b>Rank</b>	<b>County</b>	<b>State</b>	<b>1990 Census Population</b>	<b>1989 Median Household Income</b>	<b>Rank by 1979 Income</b>
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.
<b>15.</b>	<b>Johnson</b>	<b>Kansas</b>	<b>355,054</b>	<b>\$42,741</b>	<b>16.</b>
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**

<b>Rank</b>	<b>County</b>	<b>State</b>	<b>2000 Census Population</b>	<b>1999 Median Household Income</b>	<b>Rank by 1989 Income</b>
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.
<b>15.</b>	<b>Johnson</b>	<b>Kansas</b>	<b>451,086</b>	<b>\$61,455</b>	<b>15.</b>
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**

<b>Rank</b>	<b>County</b>	<b>State</b>	<b>2010 Census Population</b>	<b>2009 Median Household Income</b>	<b>Rank by 1999 Income</b>
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.
<b>13.</b>	<b>Johnson</b>	<b>Kansas</b>	<b>544,179</b>	<b>\$73,548</b>	<b>15.</b>
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

Year	Rate of Inflation	
	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**

<b>Community</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>\$9,255,321</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

Table EP-20

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

<b>Community</b>	<b>2002 Retail Trade (In \$1,000)</b>	<b>Percent of County Total</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>\$7,057,213</b>	<b>100.0%</b>	<b>\$9,255,321</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Retail Trade (In \$1,000)</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Total for Johnson County</b>	<b>\$7,057,213</b>	<b>\$9,255,321</b>	<b>\$2,198,108</b>	<b>31.1%</b>

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**

<b>Community</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$27,215,753</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Retail Trade (In \$1,000)</b>	<b>Percent of MSA Total</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Percent of MSA Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$21,864,130</b>	<b>100.0%</b>	<b>\$27,215,753</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Retail Trade (In \$1,000)</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$21,864,130</b>	<b>\$27,215,753</b>	<b>\$5,351,623</b>	<b>24.5%</b>

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**

<b>County</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Percent of MSA Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$27,215,753</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

Table EP-26

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

<b>County</b>	<b>2002 Retail Trade (In \$1,000)</b>	<b>Percent of MSA Total</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Percent of MSA Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$21,864,130</b>	<b>100.0%</b>	<b>\$27,215,753</b>	<b>100.0%</b>

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**

<b>County</b>	<b>2002 Retail Trade (In \$1,000)</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$21,864,130</b>	<b>\$27,215,753</b>	<b>\$5,351,623</b>	<b>24.5%</b>

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**

<b>Community</b>	<b>Number of Establishments</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>2,001</b>	<b>100%</b>

Source: U. S. Census Bureau  
2007 Economic Census

Table EP-29

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

<b>Community</b>	<b>2002 Number of Establishments</b>	<b>Percent of County Total</b>	<b>2007 Number of Establishments</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>1,938</b>	<b>100.0%</b>	<b>2,001</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Number of Establishments</b>	<b>2007 Number of Establishments</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Total for Johnson County</b>	<b>1,938</b>	<b>2,001</b>	<b>63</b>	<b>3.3%</b>

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

<b>Community</b>	<b>Number of Establishments</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>6,840</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Number of Establishments</b>	<b>Percent of Metro Total</b>	<b>2007 Number of Establishments</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>6,880</b>	<b>100.0%</b>	<b>6,840</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Number of Establishments</b>	<b>2007 Number of Establishments</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>6,880</b>	<b>6,840</b>	<b>-40</b>	<b>-0.6%</b>

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**

<b>County</b>	<b>Number of Establishments</b>	<b>Percent of MSA Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>6,840</b>	<b>100.0%</b>

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**

<b>County</b>	<b>2002 Number of Establishments</b>	<b>Percent of Metro Total</b>	<b>2007 Number of Establishments</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>6,880</b>	<b>100.0%</b>	<b>6,840</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Number of Establishments</b>	<b>2007 Number of Establishments</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>6,880</b>	<b>6,840</b>	<b>-40</b>	<b>-0.6%</b>

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

**Table EP-37**

**Comparing Paid  
Retail Trade Employees  
In Johnson County  
2007**

<b>Community</b>	<b>Number of Employees</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>38,008</b>	<b>100%</b>

Source: U. S. Census Bureau  
2007 Economic Census

Table EP-38

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

<b>Community</b>	<b>2002 Number of Employees</b>	<b>Percent of County Total</b>	<b>2007 Number of Employees</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>35,429</b>	<b>100.0%</b>	<b>38,008</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Number of Employees</b>	<b>2007 Number of Employees</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Total for Johnson County</b>	<b>35,429</b>	<b>38,008</b>	<b>2,579</b>	<b>7.3%</b>

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**

<b>Community</b>	<b>Number of Employees</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA*</b>	<b>110,941</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Number of Employees</b>	<b>Percent of Metro Total</b>	<b>2007 Number of Employees</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA*</b>	<b>105,736</b>	<b>100.0%</b>	<b>110,941</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2002 Number of Employees</b>	<b>2007 Number of Employees</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Kansas City, MO-KS MSA*</b>	<b>105,736</b>	<b>110,941</b>	<b>5,205</b>	<b>4.9%</b>

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**

<b>County</b>	<b>Number of Employees</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA*</b>	<b>110,941</b>	<b>100.0%</b>

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**

<b>County</b>	<b>2002 Number of Employees</b>	<b>Percent of Metro Total</b>	<b>2007 Number of Employees</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA*</b>	<b>105,736</b>	<b>100.0%</b>	<b>110,941</b>	<b>100.0%</b>

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**

<b>County</b>	<b>2002 Number of Employees</b>	<b>2007 Number of Employees</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Kansas City, MO-KS MSA*</b>	<b>105,736</b>	<b>110,941</b>	<b>5,205</b>	<b>4.9%</b>

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**

<b>Kind of Business</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Percent of Total</b>
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%
<b>Total Retail Trade in \$1,000</b>	<b>\$2,809,874</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

Table EP-47

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

<b>Kind of Business</b>	<b>2002 Retail Trade (In \$1,000)</b>	<b>Percent of Total</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Percent of Total</b>
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%
<b>Total Retail Trade in \$1,000</b>	<b>\$2,654,325</b>	<b>100.0%</b>	<b>\$2,809,874</b>	<b>100.0%</b>

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**

<b>Kind of Business</b>	<b>2002 Retail Trade (In \$1,000)</b>	<b>2007 Retail Trade (In \$1,000)</b>	<b>Total Change</b>	<b>Percent Change</b>
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%
<b>Total Retail Trade in \$1,000</b>	<b>\$2,654,325</b>	<b>\$2,809,874</b>	<b>\$155,549</b>	<b>5.9%</b>

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**

<b>Community</b>	<b>2007 Real Estate And Related Services (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$3,167,444</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

**Table EP-50**

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

<b>Community</b>	<b>2007 Health Care And Social Assistance Services (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$11,601,566</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2007 Arts Entertainment Recreation Services (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$1,149,747</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2007 Accommodation And Food Services (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$4,368,510</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

Table EP-53

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

<b>Community</b>	<b>2007 Professional, Scientific, and Technical Services (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$11,661,421</b>	<b>100.0%</b>

\*Withheld to avoid disclosing data 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**

<b>Community</b>	<b>2007 Administrative and Support and Waste Management and Remediation Services (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$3,921,679</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

Table EP-55

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

<b>Community</b>	<b>2007 Educational Services (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$378,738</b>	<b>100.0%</b>

\*Withheld to avoid disclosing data 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**

<b>Community</b>	<b>2007 Other Services* (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$3,112,360</b>	<b>100.0%</b>

\*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

<b>Community</b>	<b>Number of Establishments</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>9,359</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

**Table EP-58**

**Comparing Paid  
Service Trade Employees  
In Johnson County  
2007**

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

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**

<b>Community</b>	<b>Number of Establishments</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>26,510</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

Table EP-60

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

<b>Community</b>	<b>Number of Employees</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA*</b>	<b>379,125</b>	<b>100.0%</b>

\*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**

<b>Kind of Business</b>	<b>2007 Service Trade (In \$1,000)</b>	<b>Percent of Total</b>
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%
<b>Total Service Trade in \$1,000</b>	<b>\$6,715,572</b>	<b>100.0%</b>

Source: U. S. Census Bureau  
2007 Economic Census

**Table EP-62**

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

<b>Community</b>	<b>2007 Wholesale Trade (In \$1,000)</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>\$16,252,012</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>2007 Wholesale Trade (In \$1,000)</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>\$66,226,284</b>	<b>100.0%</b>

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**

<b>Community</b>	<b>Number of Establishments</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>919</b>	<b>100.0%</b>

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

Table EP-65

Comparing Paid  
Wholesale Trade Employees  
In Johnson County  
2007

<b>Community</b>	<b>Number of Employees</b>	<b>Percent of County Total</b>
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%
<b>Total for Johnson County</b>	<b>13,922</b>	<b>100.0%</b>

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

<b>Community</b>	<b>Number of Establishments</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>3,403</b>	<b>100.0%</b>

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

<b>Community</b>	<b>Number of Employees</b>	<b>Percent of Metro Total</b>
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%
<b>Kansas City, MO-KS MSA</b>	<b>64,263</b>	<b>100.0%</b>

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

Table EP-68

Wholesale Trade by  
Kind of Business  
Overland Park, Kansas  
2007

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

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

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

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 tempered 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. Overland Park, however, 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**

<b>Year</b>	<b>Population</b>	<b>Percentage Growth</b>
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

<u>City</u>	<u>2010 Total Population</u>	<u>2014 Total Population</u>	<u>Population Change</u>	<u>% Change (2010-2014)</u>
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%
<b>Overland Park, KS</b>	<b>174,067</b>	<b>184,525</b>	<b>10,458</b>	<b>6.01%</b>
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**

<b>Major Age Group</b>	<b>Population 1980</b>	<b>Percent of Total</b>	<b>Population 1990</b>	<b>Percent of Total</b>	<b>Population 2000</b>	<b>Percent of Total</b>	<b>Population 2008</b>	<b>Percent of Total</b>	<b>Population 2013</b>	<b>Percent of Total</b>
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%
<b>Total</b>	<b>81,784</b>	<b>100.0%</b>	<b>111,790</b>	<b>100.0%</b>	<b>149,080</b>	<b>100.0%</b>	<b>168,788</b>	<b>100.0%</b>	<b>181,273</b>	<b>100.0%</b>

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**

<b>Sex</b>	<b>Population 1980</b>	<b>Percent of Total</b>	<b>Population 1990</b>	<b>Percent of Total</b>	<b>Population 2000</b>	<b>Percent of Total</b>	<b>Population 2008</b>	<b>Percent of Total</b>	<b>Population 2013</b>	<b>Percent of Total</b>
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**

	<u>Population</u> <b>2000</b>	<b>% of</b> <b>Total</b>	<u>Population</u> <b>2010</b>	<b>% of</b> <b>Total</b>	<u>Population</u> <b>2013</b>	<b>% of</b> <b>Total</b>
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%
<b>Total</b>	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**

<b>Race</b>	<b>Overland Park</b>		<b>Johnson County</b>		<b>Metro Area</b>	
	<b>Persons</b>	<b>Percent of Total</b>	<b>Persons</b>	<b>Percent of Total</b>	<b>Persons</b>	<b>Percent of Total</b>
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%
<b>Total</b>	<b>149,080</b>	<b>100.0%</b>	<b>451,086</b>	<b>100.0%</b>	<b>1,776,062</b>	<b>100.0%</b>
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**

<b>Race</b>	<b>Overland Park</b>		<b>Johnson County</b>		<b>Metro Area</b>	
	<b>Persons</b>	<b>Percent of Total</b>	<b>Persons</b>	<b>Percent of Total</b>	<b>Persons</b>	<b>Percent of Total</b>
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**

<b>Education Level</b>	<b>1980 Enrollment</b>	<b>1990 Enrollment</b>	<b>2000 Enrollment</b>	<b>2008 Enrollment</b>	<b>2013 Enrollment</b>	<b>Change in Enrollment 1980-2013</b>	<b>Percent Change 1980-2013</b>
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**

<b>Community</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2008</b>	<b>2013</b>
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**

<b>Community</b>	<b>Population Over 25</b>	<b>% with Bachelor's Degree</b>	<b>% with Graduate Total</b>	<b>Total Population Over 25</b>
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**

	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2008</b>	<b>2013</b>	<b>Change Between 1980 and 2013</b>	
						<b>Change in Number</b>	<b>Percent Change</b>
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

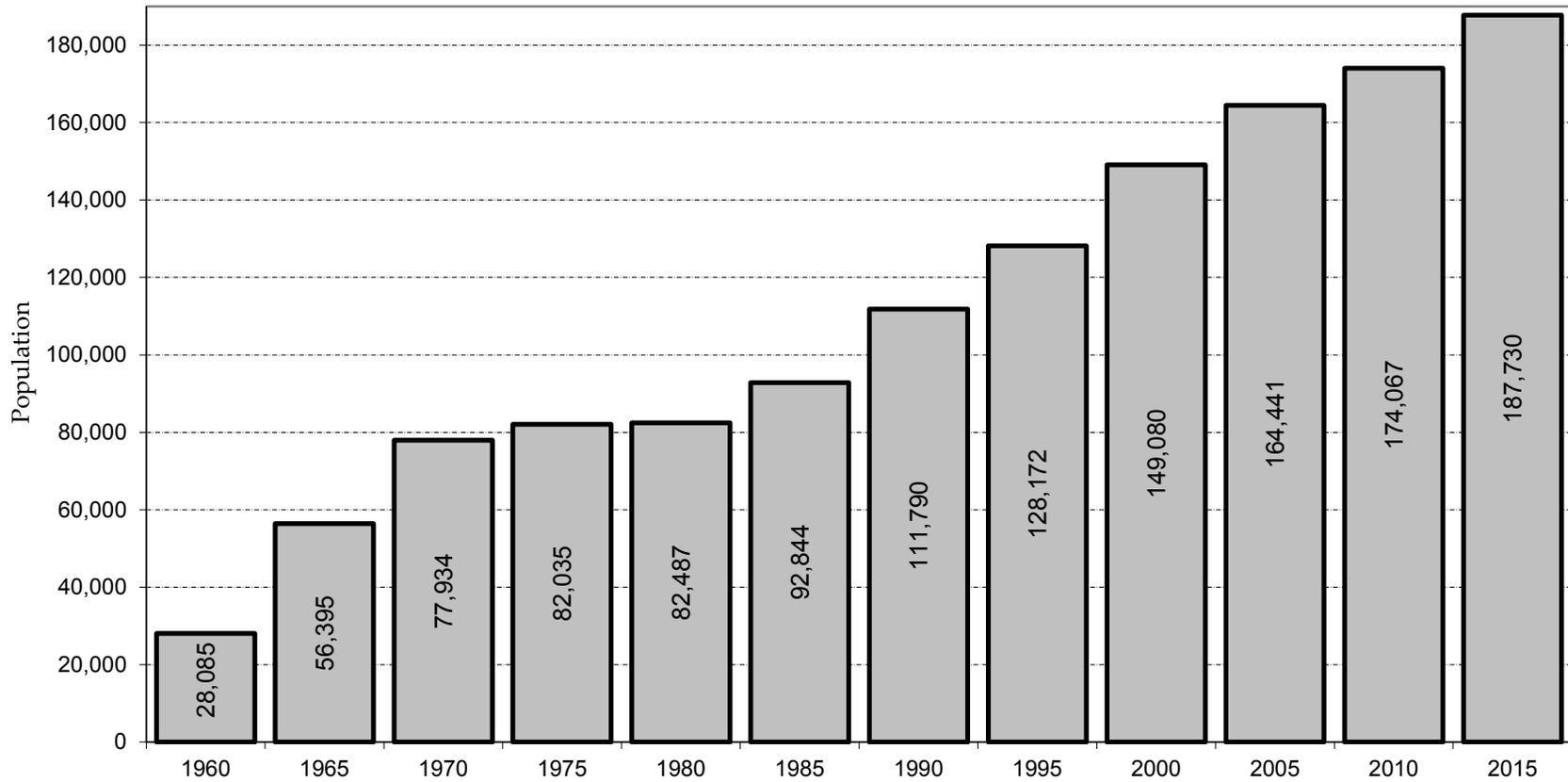
**Table PP-13**

**A Comparison of Household Composition  
Overland Park, Johnson County, and State of Kansas  
2013**

	<b>1-Person Household</b>		<b>2-Person Household</b>		<b>3+ Person Household</b>		<b>Total Number Of Households</b>
	<b>Number Of Households</b>	<b>Percentage Of Households</b>	<b>Number Of Households</b>	<b>Percentage Of Households</b>	<b>Number Of Households</b>	<b>Percentage Of Households</b>	
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

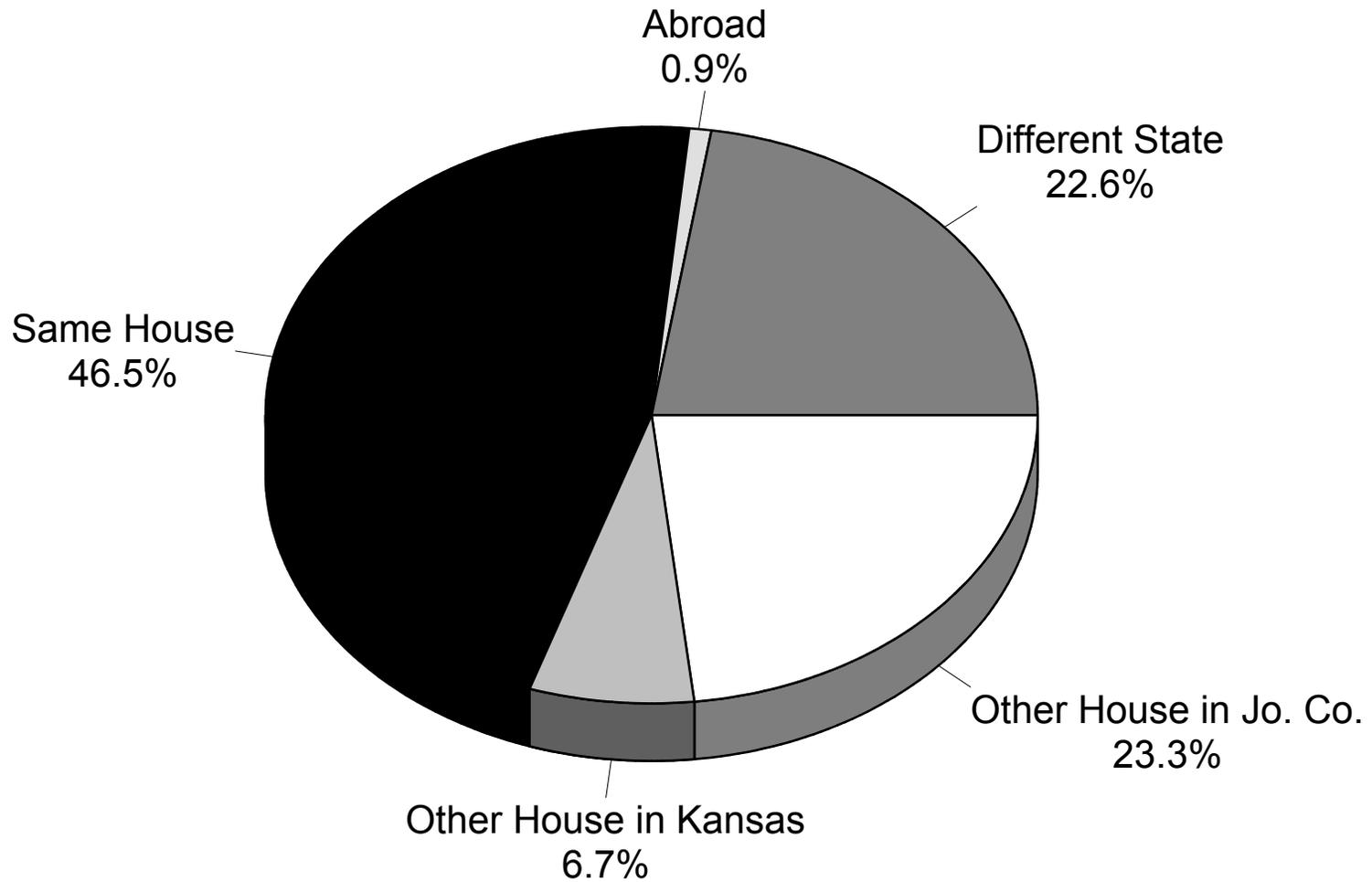
# Graph PP-1 City Population Growth 1960 to 2015



Note: Census year figures are as of April 1<sup>st</sup>.  
Mid-decade figures are as of July 1<sup>st</sup>. \*The year  
2015 is a City-estimate.

# Graph PP-2

## Where Overland Park Resident Lived in 1975 Persons 5 Years and Older - 76,882

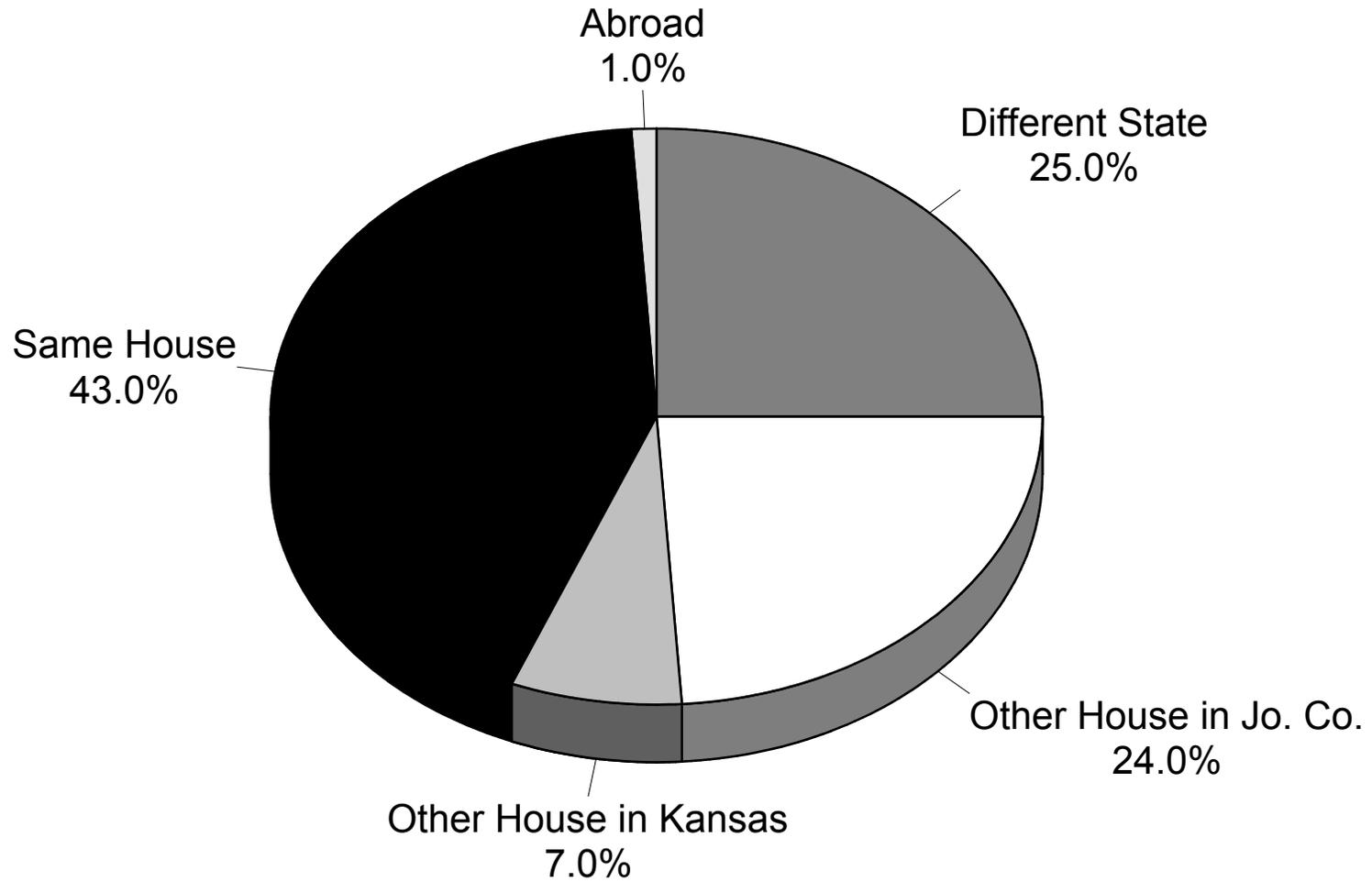


Source: 1980 U.S. Census

# Graph PP-3

## Where Overland Park Residents Lived in 1985

### Persons 5 Years and Older - 103,747

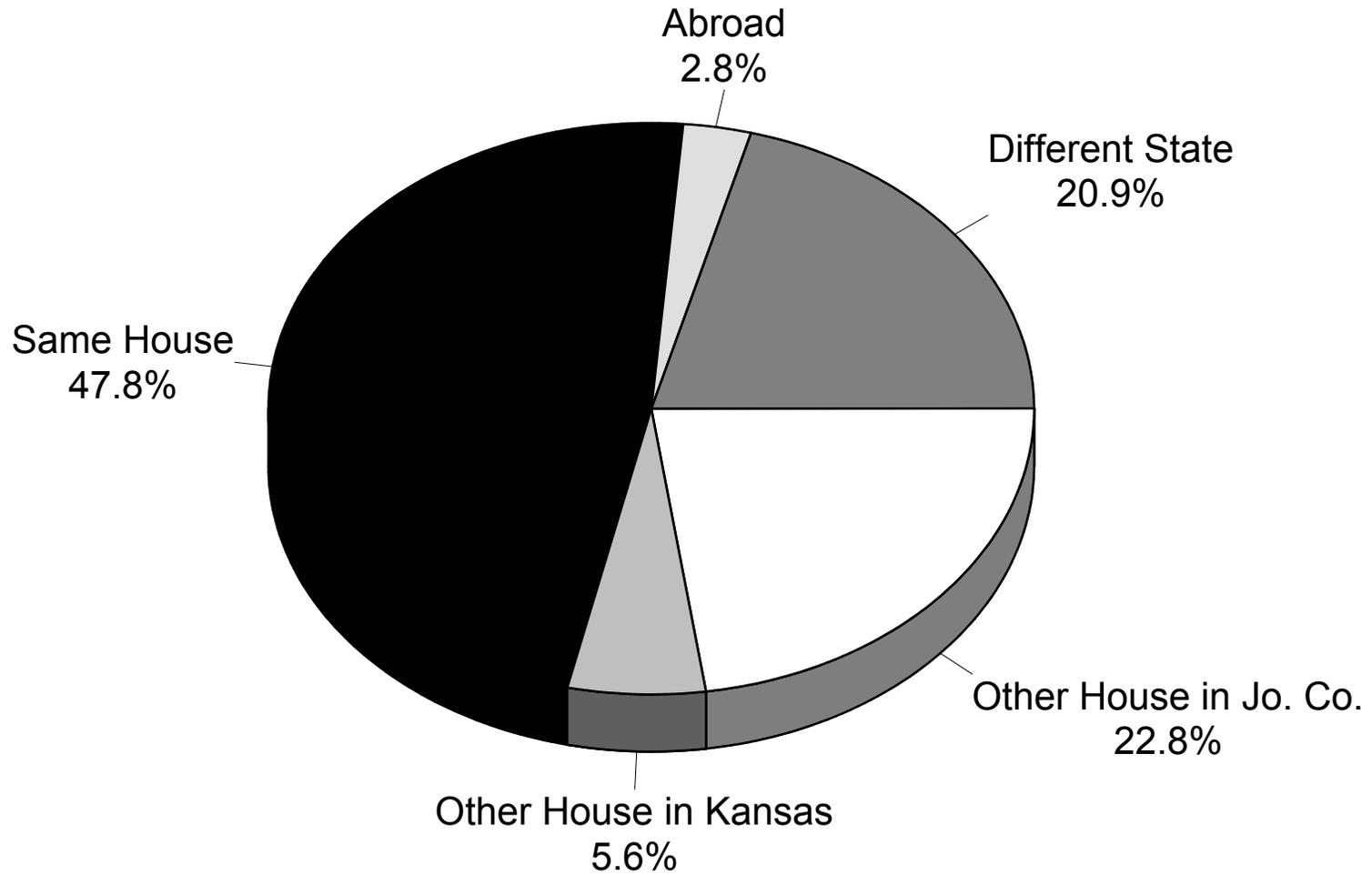


Source: 1990 U.S. Census

# Graph PP-4

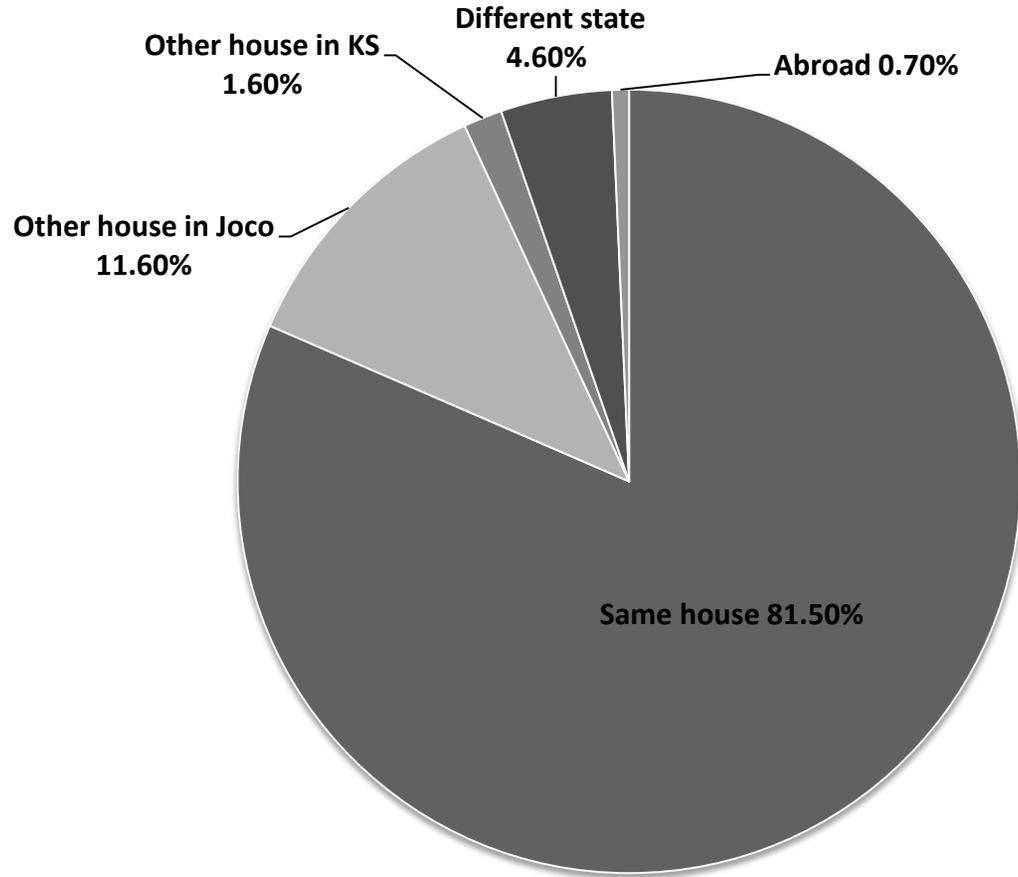
## Where Overland Park Residents Lived in 1995

### Persons 5 Years and Older - 138,240



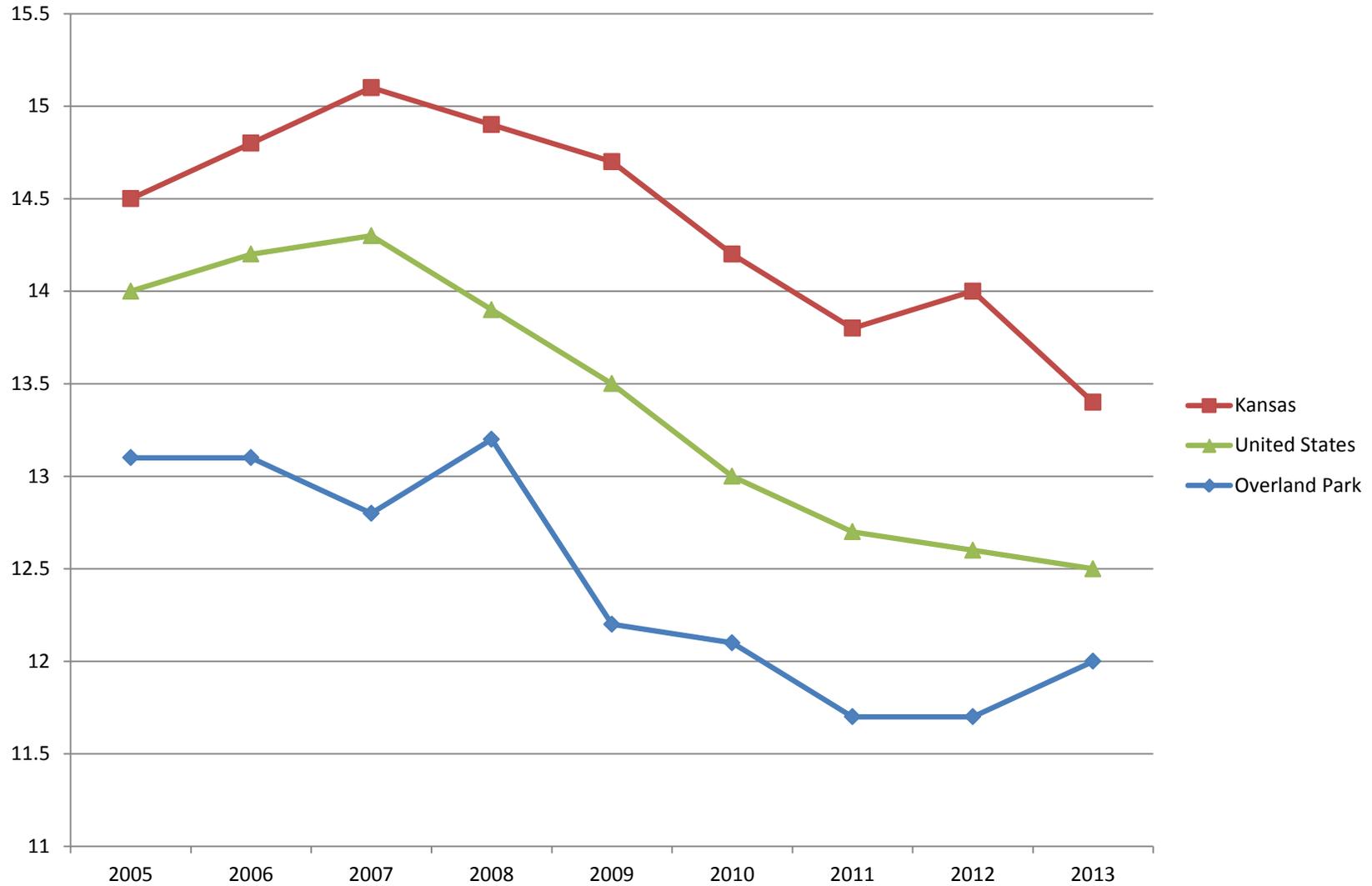
Source: 2000 U. S. Census

Graph PP-5  
Recent Mobility  
Where Overland Park Residents Lived in 2012  
Persons 1 Year and Older – 179,258



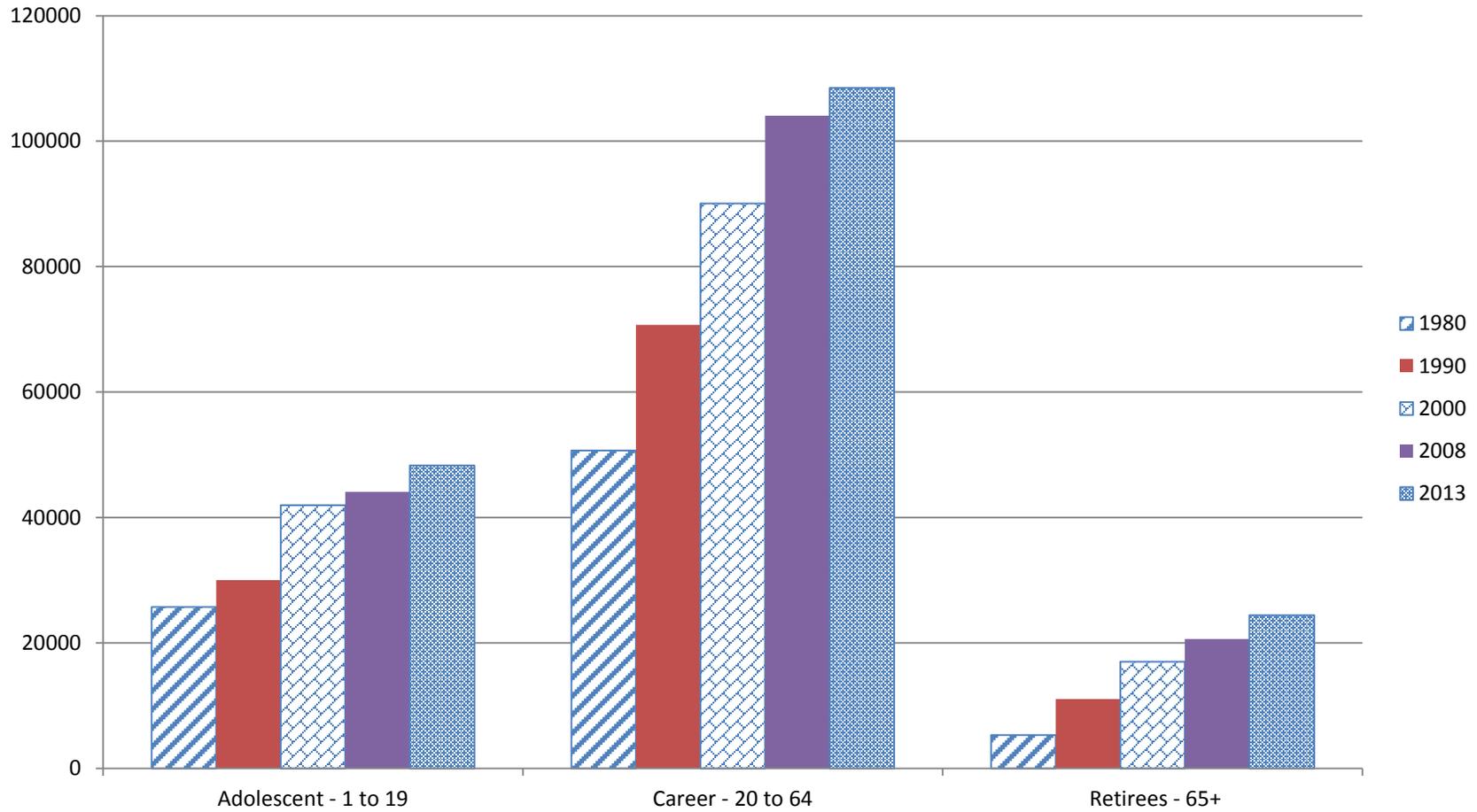
Source: 2013 American Community Survey (ACS)

Graph PP-6  
Birth Rates – 2005-2013  
Overland Park, Kansas, and the United States



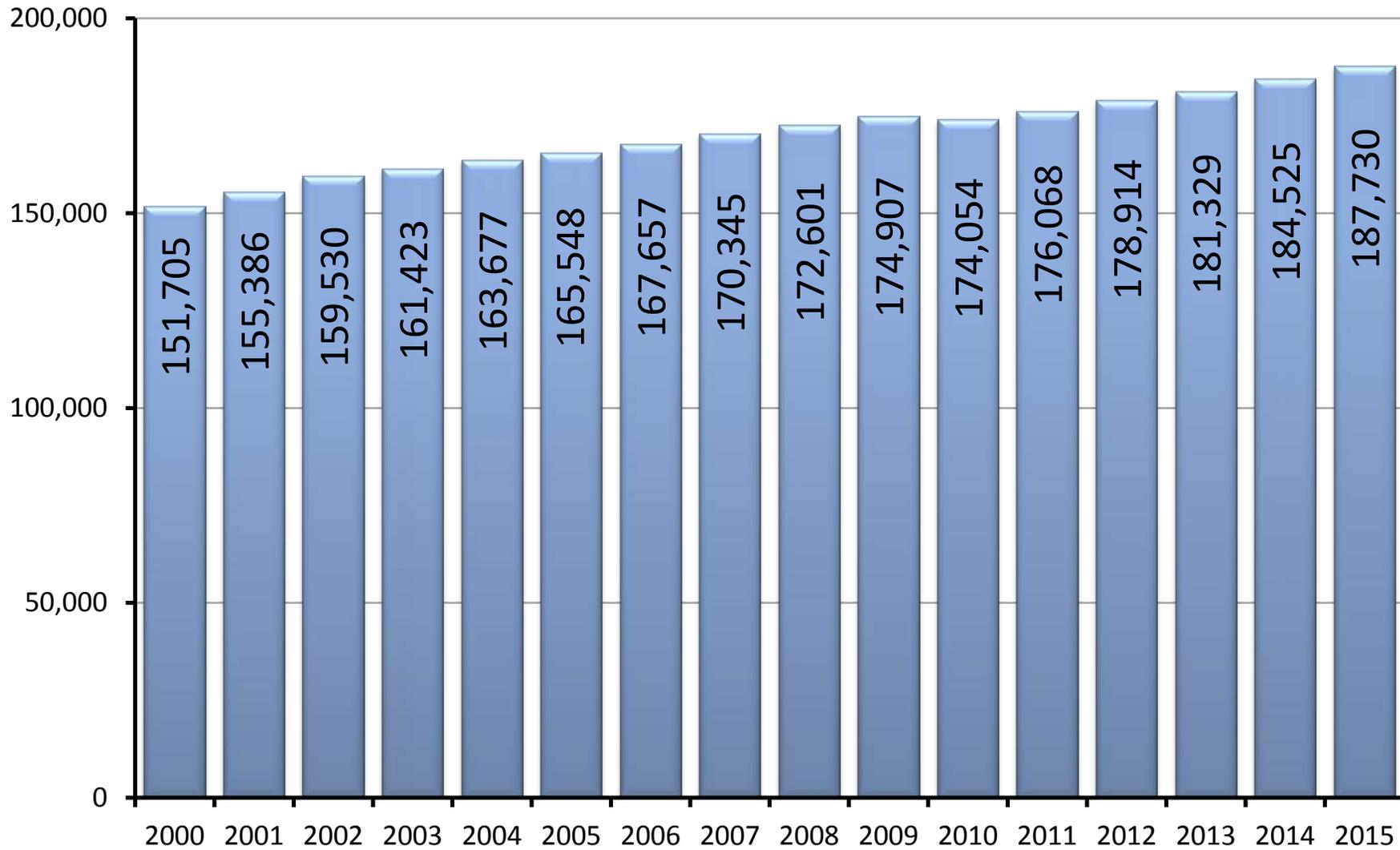
Source: Kansas Department of Health and Environment

Graph PP-7  
Population Change by Major Age Groups  
1980, 1990, 2000, 2008, 2013



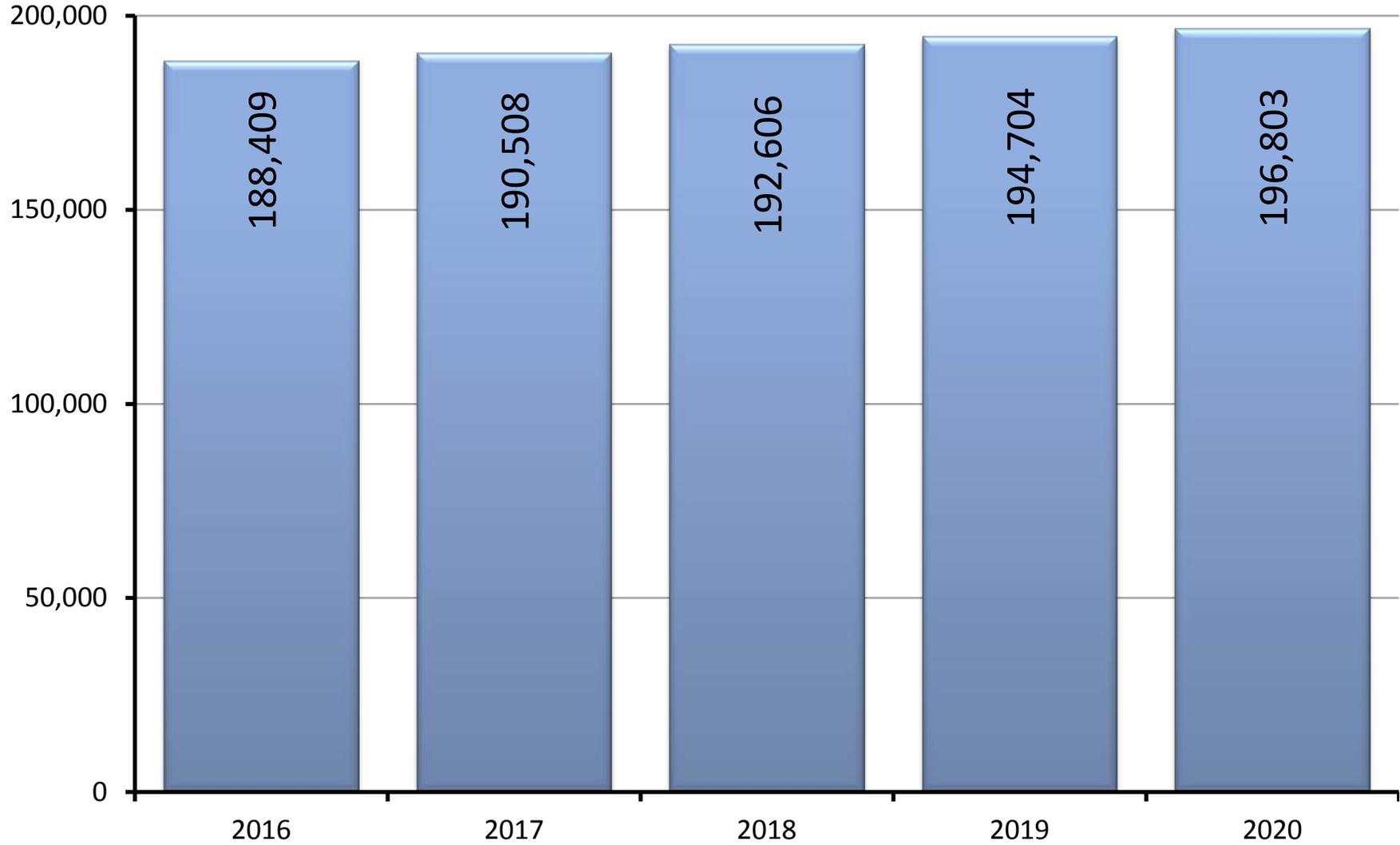
Source: US Census Bureau and the American Community Survey

# Graph PP-8 Overland Park Population Estimates (2000 - 2015)



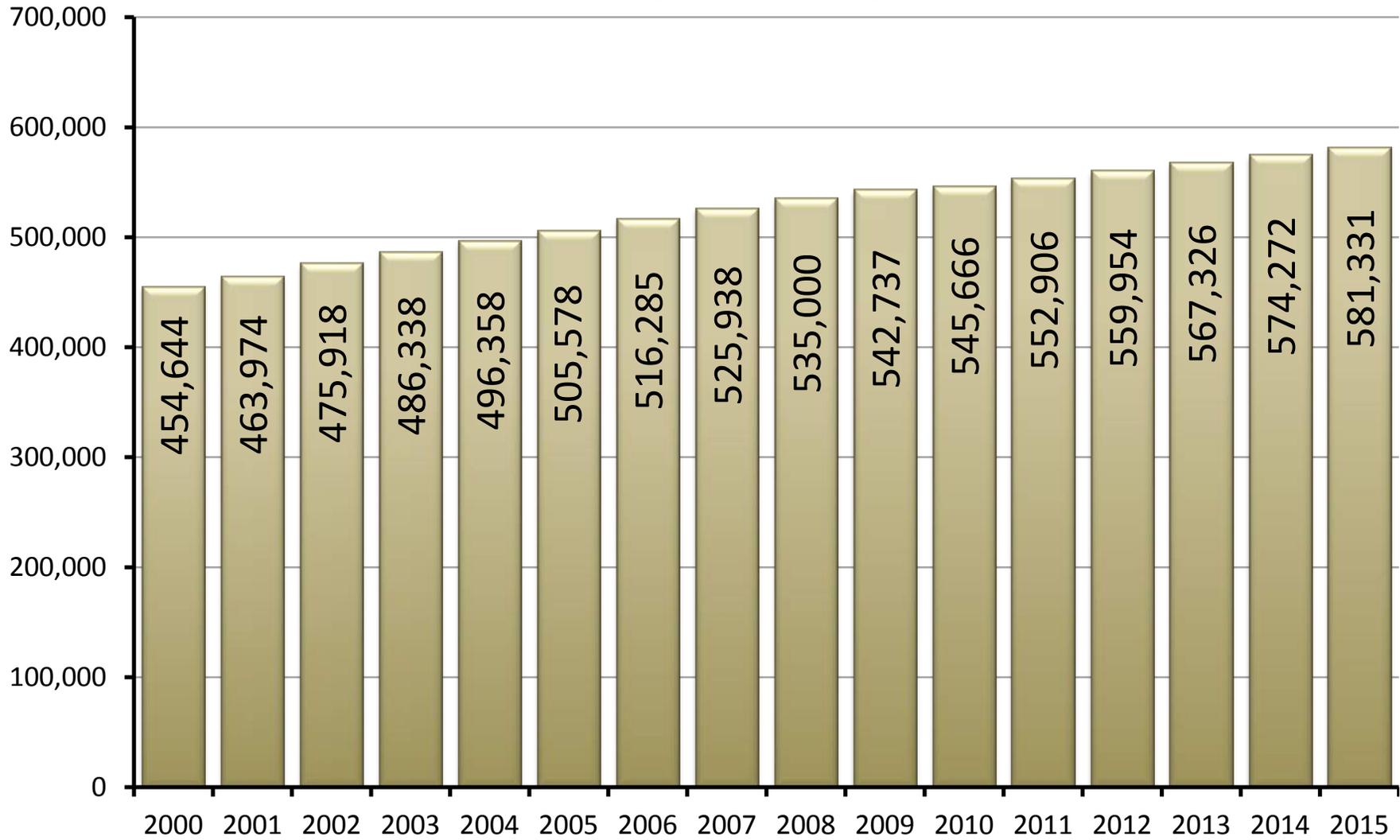
NOTE: U.S. Census Bureau estimates are as of July 1st. The 2015 estimate is based on the city's population estimate methodology.

# Graph PP-9 Overland Park Population Projections (2016 - 2020)



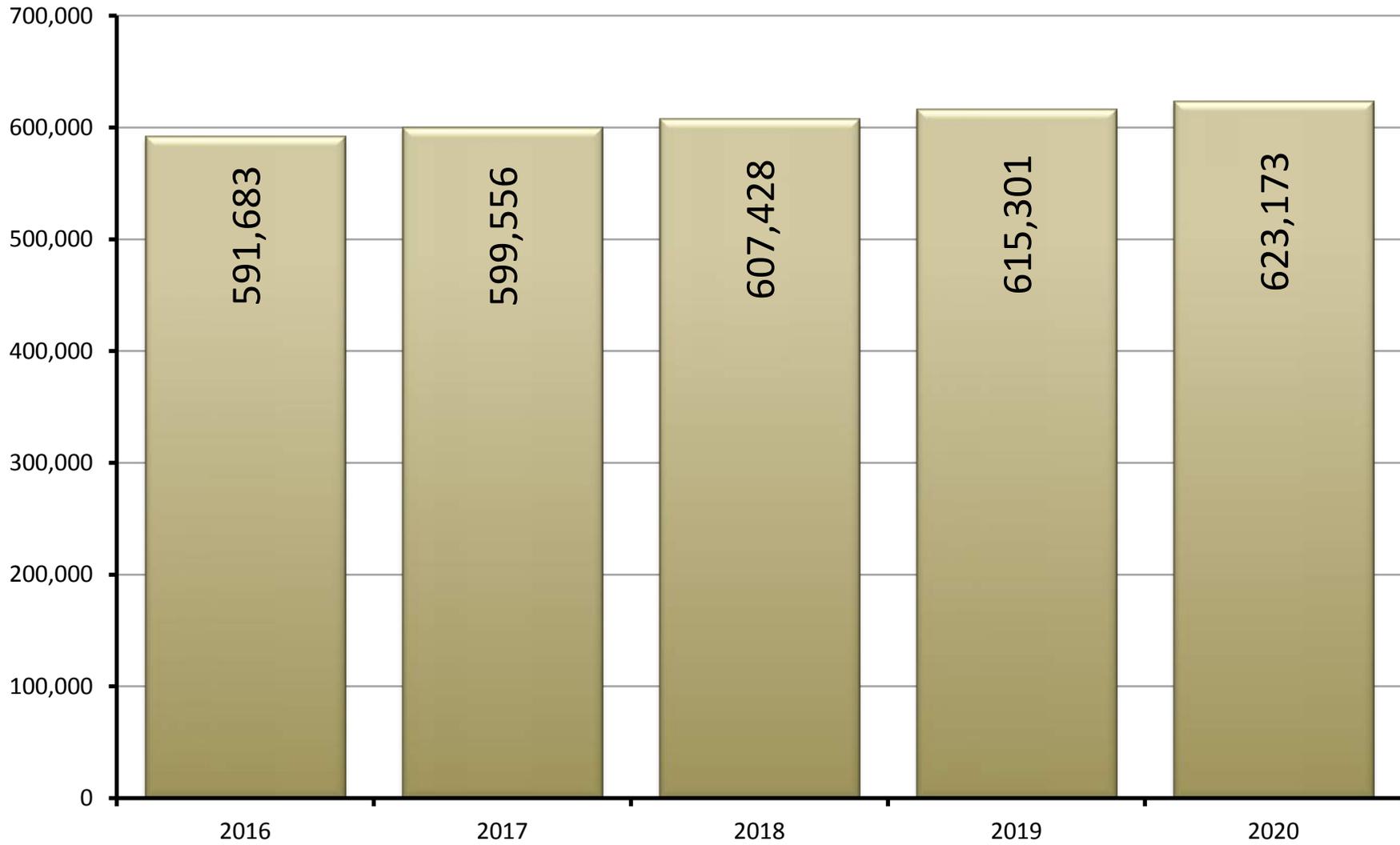
NOTE: Projections are based on the July 1st population estimates from 2000 - 2015.

# 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.

# Graph PP-11 Johnson County Population Projections (2016 - 2020)



NOTE: Projections are based on the July 1st population estimates from 2000 - 2015.

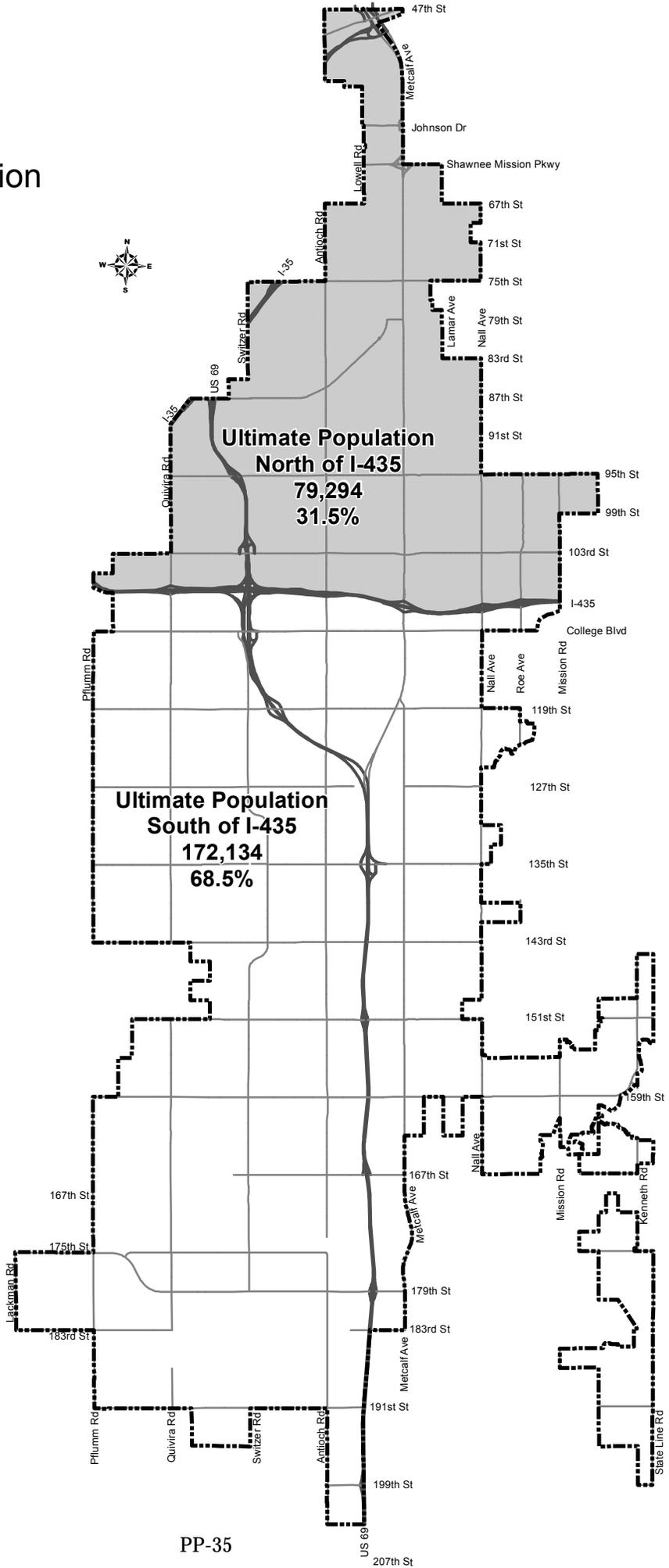
# Map 1

## Ultimate City Population

July 1, 2014



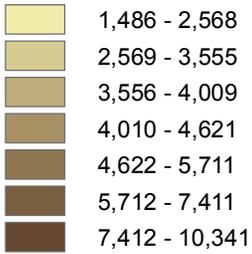
**Ultimate Population**  
**Current City Limits**  
**251,428**



# POPULATION by Census Tract

— Census Tract Boundary

## Population

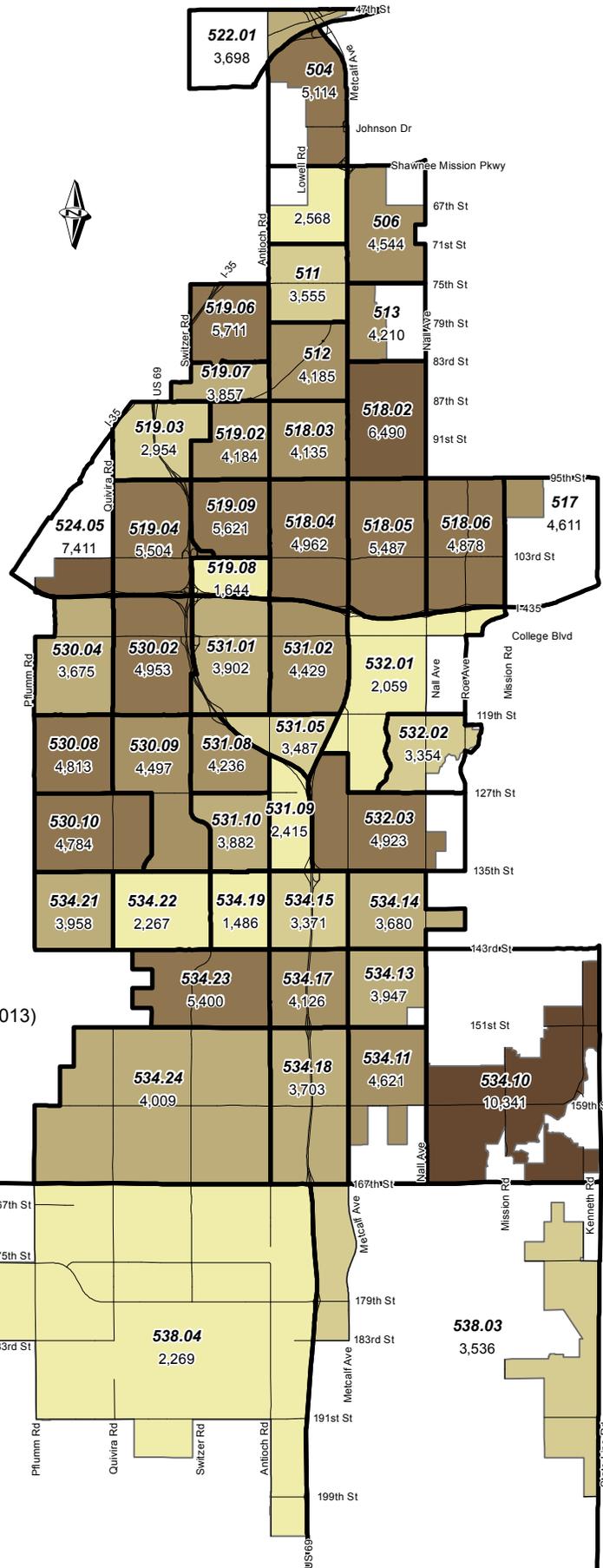


## Census Tract Labels

**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)

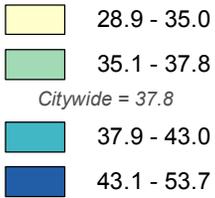


Source: U.S. Census, American Community Survey (2009 - 2013)

# MEDIAN AGE by Census Tract

— Census Tract Boundary

## Median Age

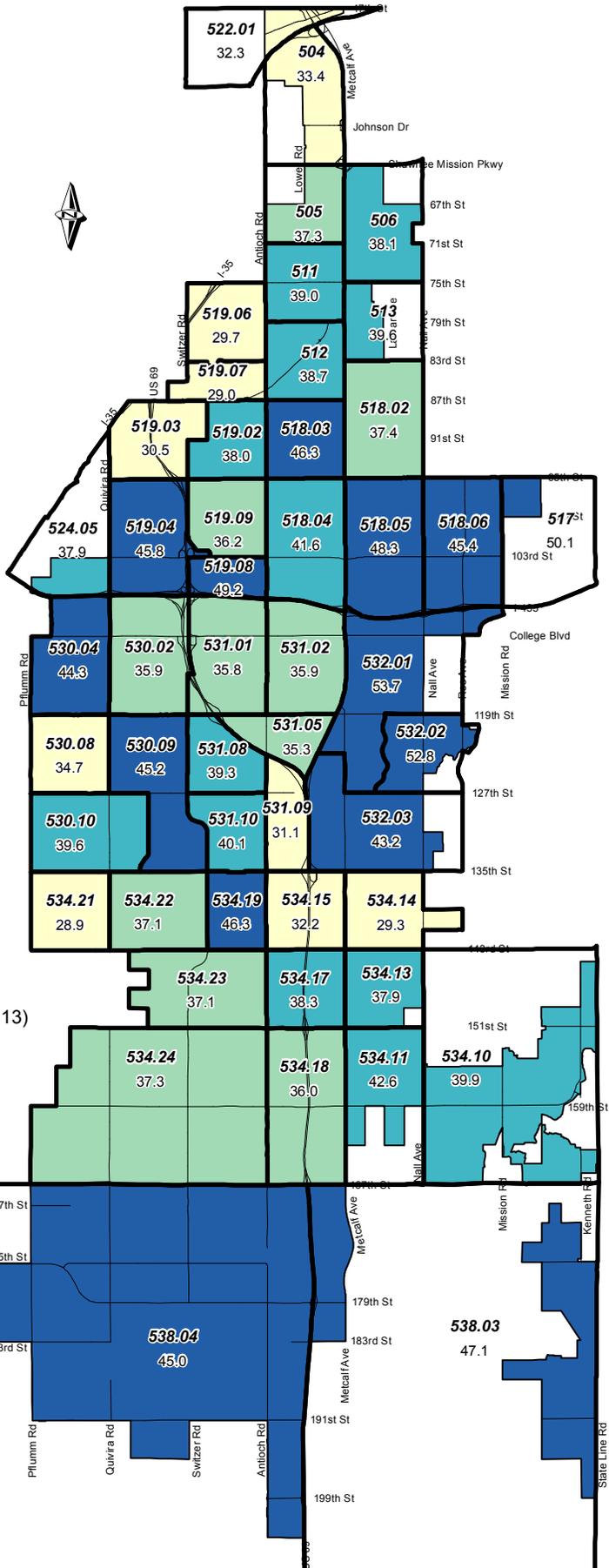


## Census Tract Labels

**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)

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# 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 159<sup>th</sup> 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.

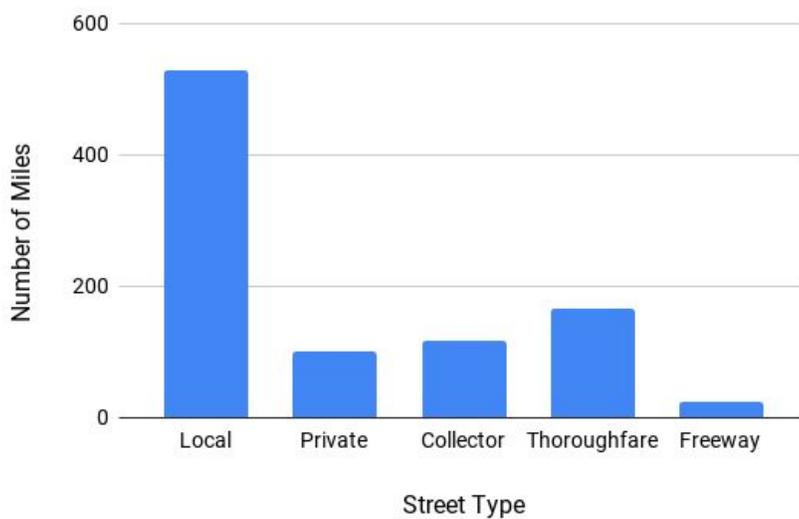
Generally, the fewer the drives and intersections on a roadway, the greater the amount of traffic it can handle and the higher the level of safety. Locations near high traffic areas are more appropriate for nonresidential land uses due to easier access and higher visibility. Conversely, residential land 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 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/](http://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 87<sup>th</sup> 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 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 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 (2011)

## Purpose

Neighborhoods are identified typically by their physical boundaries of geographic features, major streets or other manmade features such as rail lines, highways and developments of significant scale. Communities typically represent areas of common interest and may extend beyond the physical boundaries of a neighborhood, or could be contained within smaller areas. One could say neighborhoods provide a sense of place and “home”, and communities provide a sense of identity for the people residing in our cities.

Over recent decades, changing home design has eliminated front porches along the streets where our neighbors walk; created private patios in our private backyards surrounded by privacy fences; has lured us inside during the summer months by embracing the cooling effect of air conditioning to keep us comfortable; and included multiple televisions and computers that hold our attention inside. As a result, we have withdrawn from our neighborhoods and many of our neighbors have come to rely more on our various interweaving communities for interaction and friendships than our immediate neighbors. This changing design has impacted our life styles and diverted our attention from our neighborhood, dampening our sense of relationship to where we live and the other people that live there.

The impacts on the quality of life in our neighborhoods that can result from this withdrawal are many. They may include; increased opportunity for crime, less concern for physical maintenance of private and public property, fewer and less safe places for our children to play and grow, lack of participation in governance and an absence of care and concern for the area in which we live.

Neighborhoods are important mechanisms within our society, both in existing areas, as well as in developing areas. They not only enhance our personal lives, but can also provide a means to connect with our leaders to

form partnerships that enrich, maintain and sustain the livability of our cities. Once again, as in past times, public involvement and citizen input is beginning in some neighborhoods to mean more than public hearings and task forces. Residents are empowering themselves to address community needs by focusing on neighborhoods. Neighborhood leaders are establishing a strong communication link and working relationships between city government and its citizens. A focus on the importance of neighborhoods is regaining its place as an integral part of community life. This focus is vital to the continued success and quality of life in Overland Park.

All neighborhoods are aging, but many neighborhoods in Overland Park have been around much longer than others and face distinct challenges in sustaining the quality of their environment and the ensuing impact on the quality of life in the neighborhood. Residents of these neighborhoods are organizing to build a sense of community and help develop solutions to issues and concerns that face their neighborhoods. Regular meetings are forums for learning, communicating, and problem solving; enhancement activities improve the appearance of the neighborhood; special projects help neighbors in need; and social events create an atmosphere for building community and friendships.

The Neighborhood Element explains the purpose, organization and activities of the Neighborhood Conservation Program that until 2002 had been focused only in the area of Overland Park lying north of 95th street. Each organized neighborhood is described by location, population, home occupancy status, and home values. The element also presents a brief history of Overland Park's efforts to sustain and revitalize the City's neighborhoods as well as a snapshot of recent pilot area actions that may lead to some new directions in the City's work to preserve neighborhoods and their quality of life.

A summary of the program, the condition of neighborhoods, and current direction helps identify critical elements for sustaining quality neighborhoods in Overland Park.

## **Neighborhood Conservation Program**

The City of Overland Park is often characterized by significant growth demonstrated by new development to the south. However, northern portions of the City were built in the 1940s and 1950s, and are now showing signs of age in infrastructure, housing conditions, and property maintenance

conditions. Changes in infrastructure and housing standards have also occurred over the years. What was considered acceptable development standards several decades ago are considered substandard today. These areas face situations and challenges that differ from their southern counterparts. Further, many early developments did not establish homes associations, therefore, these residents have had limited resources for collectively addressing neighborhood issues.

In response to these conditions, City of Overland Park Neighborhood Conservation Program (NCP) was organized in 1991 to help sustain these aging neighborhoods, maintain property values, and offer quality, affordable housing. The purpose of the program is described below:

- Promote community building in the City of Overland Park by supporting neighborhood groups and homes associations
- Provide a forum for communication between neighbors, and between residents and City Hall
- Develop community leadership
- Engage the City's residents in their local government
- Foster collaboration in efforts to preserve and enhance our neighborhoods

### **Neighborhood Conservation Program:**

- ...helps sustain aging neighborhoods
- ...helps maintain property values
- ...helps maintain quality, affordable housing
- ...helps neighborhoods be aware of crime trends and appropriate preventative measures

### **Program Information:**

- Initiated in 1991
- Since 1991 the program has supported and assisted the organizing of 35 neighborhood organizations north of I-435 , 20 of which currently participate in the program and two are actively working to restore organizational structures.

- Another neighborhood organization, south of I-435, is also reorganizing
- Boundaries often follow quarter square mile (towncodes) or natural or manmade features
  - Program is available citywide, with priority given to areas north of I-435
  - Provides limited assistance from staff to homes associations

### **Neighborhood Conservation Program Executive Committee:**

- Composed of the chairs and co-chairs of each neighborhood group, two City Council members and one Planning Commissioner
- Meetings are held bi-monthly
- Workshops are scheduled as needed

### **Executive Committee Responsibilities:**

- Selecting new areas to be offered assistance to organize each
- Advising staff of program direction
- Playing a vital role in public input and involvement in City activities
- Communicating City information to their neighborhoods and reporting neighborhood information to the Executive Committee and staff

## **Neighborhood Organizing Methodology**

### **Selection Process**

From 1991 to 2011 thirty-six neighborhood groups were formed through the neighborhood conservation program. During this time, the process used to select which areas to offer organizational assistance began with a review of neighborhood statistics for areas throughout the City, excluding areas with an active neighborhood group or homes association. City staff from the Community Planning and Services Division recommended eight areas for

consideration. The Executive Committee then selected four of these areas to be organized in a given year based on the recommendations and statistics provided.

## **Statistics Used**

The following statistics were analyzed during the selection process:

- Population
- Number of single-family units
- Number of duplexes
- Number of multifamily units
- Trend and number of property maintenance violations
- Percentage of absentee-owned, single-family homes
- Owner-occupied single-family units vs. renter occupied
- Owner-occupied duplexes vs. renter occupied
- Home values
- Age of homes

## **Basis for Selecting Neighborhoods**

The selection process focused on neighborhoods where:

- Trends indicate a turnover from owner-occupied to renter-occupied units;
- Trends indicate deteriorating property maintenance;
- There is a high percentage of single-family units;
- Home values are lower than the mean; and
- Residents express an interest in organizing their neighborhood.

## **Organizing Approach**

### **3 Step Approach:**

- First, every household in the neighborhood is mailed an informational letter and invitation to attend a meeting to learn about the Neighborhood Conservation Program. Residents

who are interested in the program are asked to RSVP to attend the meeting.

- Second, staff facilitates this meeting, providing information about the program, the benefits of organizing, expectations for the group, and available staff support.
- At the end of the meeting, attendees decide if they want to utilize the resources available through the City's program to organize as a neighborhood group.

### **Guidelines for Organizing Neighborhoods:**

- Areas with a population between 300 and 2,000 (300 to 500 homes) seem to work best for recruiting members for active participation in neighborhood activities.
- Neighborhood groups should include only areas that do not have an existing organization, such as a homes association.
- Neighborhood group meetings should remain open to all residents and be held in a public location.
- Adopting bylaws will establish a foundation on which the organization can build.
- Strong leadership is crucial to successful organizations. Therefore, leadership and organizational training is critical and initial leaders must cultivate new leaders to ensure strong, long-term organizations.
- Most importantly, residents should organize themselves for the broad purpose of building a sense of community, rather than rallying around a single, short term issue.

The Neighborhood Conservation Program staff provides three types of support: resources, education/communication, and administrative assistance.

**Resources:**

- Assist with the organizing process.
- Provide a \$250 start-up grant for a new groups' first year.
- Help identify and address neighborhood issues.
- Prepare and analyze neighborhood surveys.
- Provide maps and statistics.
- Publish and update the "How to" Manual for neighborhood leaders.
- Publish and update the Directory of Neighborhood Services for residents.
- Provide grant-writing assistance.

**Education/Communication:**

- Provide leadership training.
- Update groups on City activities and policies.
- Assist leaders with using crime statistics to evaluate neighborhood trends.
- Serve as liaison between groups and City.
- Coordinate with City departments on activities and improvements planned in neighborhood conservation areas.

**Administrative Assistance:**

- Publish meeting notices and agendas.
- Publish neighborhood newsletters.
- Publish Neighborhood Conservation Program newsletter.
- Publish fliers for special events.
- Coordinate room reservations for meetings and events.
- Facilitate Executive Committee meetings.

**Group Activities**

Neighborhood group activities fall into four categories: reporting and representing; helping neighbors; special events and projects; and neighborhood improvements. Some examples follow:

### **Reporting and Representing:**

- Hold monthly, bimonthly or quarterly meetings.
- Report safety and crime concerns to either the COPPS unit or district officers.
- Represent residents in City issues that may affect the neighborhood.

### **Neighbor Assistance:**

- Help neighbors who need assistance with property maintenance.
- Sponsor families in need during the holidays.
- Link residents to City and County housing assistance programs.

### **Special Events and Projects:**

- Sponsor informational speakers to discuss special issues
- Picnics
- Potluck dinners
- Block parties
- Neighborhood-wide garage sales
- Holiday celebrations

### **Neighborhood Improvement:**

- Work to improve appearance, infrastructure and home values.
- Work with City to address street and storm drainage improvements.
- Provide landscaping in common areas.
- Apply for project grants.

### **Program Updates: Strengthening Existing Neighborhood Groups**

By 2007, the program accomplished its goal of organizing neighborhood groups, with every qualified residential area north of I-435 having had the opportunity to do so. Moving forward, as of 2011, the program now 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.

As the focus moved away from organizing new neighborhood groups it was necessary to evaluate the program and determine how it should move forward. Community leaders conducted an analysis of the current program during a strategic planning workshop held at the January 2008 NCP Executive Committee meeting. They identified opportunities for the future development of the NCP. The list of opportunities that resulted from this workshop is divided into six key categories:

- Grants and funding opportunities
- Leadership training and education
- Building relationships with City Hall and other partners
- Increasing participation and visibility
- Administrative and technical support
- Neighborhood group self-administration

An advisory committee made up of neighborhood leaders, City Council representatives and City staff met regularly after the workshop to develop a series of recommendations for updates to the Neighborhood Conservation Program based on the above categories. The recommendations include the continuation of many of the same support services, along with additional aspects of the program. Recommended program changes respond to the priority services that community leaders felt were needed to have an effective neighborhood program. The biggest recommended changes were the provision of Neighborhood Grants and Leadership Training both of which focus on increasing involvement in neighborhood activities, capacity building for neighborhood organizations and improving neighborhood conditions. At the May 2009, Community Development Committee Council members reviewed recommended changes that could be implemented with little or no additional cost to the program. These changes were supported and staff was directed to develop the Citizen's Academy and Leadership Training opportunities as part of the Neighborhood Conservation Program.

## **Neighborhood Grants**

From 2007 to 2009 the Neighborhood Conservation Program had a block party grant program that provided twenty-five \$100 reimbursement grants to Neighborhood Conservation Program groups, Homes Associations and block areas. At the May 6, 2009 Community Development Committee meeting it was decided that this fund would be reserved for use by Neighborhood Conservation Program groups to promote their organizations and the goal of neighborhood conservation. Starting in 2010 a limited number of neighborhood grants became available for projects that focus on increasing involvement in neighborhood activities, organizational capacity-building and improving neighborhood conditions.

Neighborhood Grants are available to NCP groups that meet the minimum criteria of having at least one elected group representative that attends at least two Executive Committee meetings per year; having bylaws for their organization; and holding at least two neighborhood meetings (business, social, informational, etc.) per year where all residents are invited to attend.

### **Application Process:**

- Grants are available to any group served by the Neighborhood Conservation Program.
- Grants are provided on a reimbursement basis for projects or activities where an application has been submitted 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.
- The grant application deadline will be April 15th and grants will be awarded to eligible groups by the May Executive Committee meeting and based on selection criteria.
- The Project Application form should be completed to provide information about the grant project or activity and name at least two project contact people representing the neighborhood group.

- Neighborhood Grant Report form should be turned in after the project or activity providing a description, the amount of grant money requested, and with original receipts attached for reimbursement.
- Unused grants cannot be carried over from year to year.
- Any grant money that is not allocated in May will go to a grant fund that will be awarded through a second application process in August.

**Selection Criteria:**

- The goal will be that all of the grant money is utilized by Neighborhood Conservation Program groups in ways that will improve their organization and neighborhood.
- A portion of the total fund will be earmarked for projects or activities other than block parties.
- Priority will be given to grant applications that have secured a donation match, or other grants, donations or in-kind services.
- Grants will be awarded in amounts up to \$500, but limited to \$100 for block parties. Projects requesting more than \$500 will be considered if they meet a high number of the priority criteria listed below, have secured matching funds from another agency, and projects that show a high degree of project planning and benefit to the community.

The following priority criteria will be used to rank projects if grant applications for funding become competitive:

1. NCP group has one or more elected group representatives?
2. NCP group has bylaws?
3. NCP group held two meetings during the previous year?
4. Representative attends Executive Committee?
5. Newly formed or reorganized group?
6. Provide a broad public benefit?
7. Demonstrate a long-term impact?
8. Promote neighborhood identity?

9. Increase participation in the NCP organization?
10. Increase resident engagement in community issues, organizations, local government?
11. Promote partnership with other community groups, non profits, schools, etc?
12. Enhance leadership capacity?
13. Address neighborhood crime and security?
14. Address property maintenance/ awareness of ordinances?
15. Improve neighborhood conditions?
16. Increase pedestrian safety/ access in the neighborhood?
17. Address environmental sustainability?
18. Secured matching funds, volunteer hours, in-kind donations?
19. If required, ongoing maintenance is sufficiently addressed?

### **Citizen Leadership Academy**

The Citizen's Academy was a program that was offered to residents of Overland Park starting in 2002 for a short period of time. It was provided as a way to inform residents about City department operations and structure. It also builds rapport between City staff and residents in our community, and encourages citizen involvement and local leadership. Neighborhood Conservation Program members who had completed the Citizen's Academy thought it was a valuable program that helped them become more effective neighborhood leaders. Also many members of the Neighborhood Conservation Program and Citizen's Academy participants have gone on to serve on City advisory committees, the Planning Commission, or been elected to the City Council which shows the important role that such programs have in shaping our City leadership.

Staff in Community Planning and Services division is organizing a similar program called the Citizen Leadership Academy. The academy, beginning during the fall/ winter of 2011, will be open to residents of Overland Park who commit to attending one session per week for six weeks and class size accommodates 25 participants. Each session provides information about different City departments and topic areas, and includes tours of several City facilities. Participants receive a certificate for their completion of the academy, and may use the information they have learned to promote constructive engagement in local neighborhood and government issues.

## Organized Neighborhood Groups

Organized 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 most areas. However, each neighborhood has distinct characteristics as evidenced by the range in statistics. Table NE-1 shows the range of comparative data by organized neighborhoods.

**Table NE-1**  
**Range of Neighborhood Statistics**

<b>Characteristic</b>	<b>Lowest</b>	<b>Highest</b>
Population, estimated	324	1,865
Housing units, estimated	126	906
Single-family rental units	3%	36%
Mean home values	\$111,800	\$250,500

The following section is a brief summary of the characteristics and activities of the 35 neighborhood organizations, north of I-435, in alphabetical order. Statistics provided were calculated for the 2011 calendar year, unless otherwise indicated. Refer to Table NE-2 for comparable statistics for each neighborhood group.

### **Antioch 75**

The boundaries for this neighborhood are Antioch to Hayes, 75th Street to 76th Terrace.

- Organized in 2001
- 392 residents
- 144 single-family homes
- 26 duplex units
- 3 multifamily units
- 9.7 percent of single-family homes are absentee-owned
- 80.8 percent of duplexes are absentee-owned

- Mean home value of \$156,171
- Mean year homes were built is 1965

### **Area 14**

The neighborhood boundaries are Metcalf to Santa Fe Drive, 71st Street to 75th Street, and Santa Fe Drive to Conser from 74th Street to 75th Street. Area 14 has the Marty Pool and Marty Memorial Fire Station within its boundaries.

- Organized in 2005
- 379 residents
- 178 single-family homes
- 17.4 percent of single-family homes are absentee-owned
- Mean home value of \$126,690
- Mean year homes were built is 1955

### **Area 16 (formerly a part of Santa Fe Woods)**

The neighborhood boundaries are from Woodson to Lamar, 71st Street to 75th Street.

- Organized in 2005
- 520 residents
- 244 single-family homes
- 18 percent of single-family homes are absentee-owned
- Mean home value of \$121,303
- Mean year homes were built is 1952

### **Area 68/57**

The neighborhood boundaries are 103rd to 97th Streets, and Nall Ave. to Linden.

- 1,082 residents
- 449 single-family homes
- 3.8 percent of single-family homes are absentee-owned
- Mean home value: \$245,630
- Mean year homes were built: 1960

## **Arrowhead Trails**

The neighborhood boundaries are Metcalf to Lowell, Shawnee Mission Parkway to 71st Street. The neighborhood organization is named after the Arrowhead Trails Elementary School.

- Organized in 1998
- 1,469 residents
- 533 single-family homes
- 107 duplex units
- 9 multifamily units
- 17.4 percent of single-family homes are absentee-owned
- 85 percent of duplexes are absentee-owned
- Mean home value of \$129,785
- Mean year homes were built is 1950

## **Beverly Estates**

The neighborhood boundaries are Nall to Lamar, 83rd Street to 87th Street.

- Organized in 2007
- 941 residents
- 409 single-family homes
- 7.6 percent of single-family homes are absentee-owned
- Mean home value of \$207,731
- Mean year homes were built is 1960

## **Broadmoor Neighbors**

The neighborhood boundaries are Lamar to Metcalf, 83rd St. to 87th St. This group began organizing in November of 2004. This area includes the Shawnee Mission School District's Broadmoor Technical Center.

- Organized in 2004
- 850 residents
- 332 single-family homes
- 34 duplex units
- 18 multifamily units
- 13.3 percent of single-family homes are absentee-owned

- 70.6 percent of duplexes are absentee-owned
- Mean home value of \$149,469
- Mean year homes were built is 1955

## **Cherokee Hills Neighbors**

The neighborhood boundaries are Antioch to Lowell and 91st Terrace to 95th Street.

- Organized in 2003
- 1,092 residents
- 476 single-family homes
- 12 duplex units
- 10.5 percent of single-family homes are absentee-owned
- 100 percent of duplexes are absentee-owned
- Mean home value is \$150,520
- Mean year homes were built is 1960

## **Crestview Neighborhood**

The neighborhood boundaries are Metcalf to Lowell, Johnson Drive to Shawnee Mission Parkway. The neighborhood group is named after Crestview Park and Crestview Elementary School located in the neighborhood. The area includes a number of businesses located along the Shawnee Mission Parkway commercial corridor as well as Shawnee Mission North High School.

- Organized in 1999
- 1,193 residents
- 104 single-family homes
- 56 duplex units
- 437 multifamily units
- 12.5 percent of single-family homes are absentee-owned
- 71.4 percent of duplexes are absentee-owned
- Mean home value of \$133,009
- Mean year homes were built is 1948

## **Cunningham Heights**

The neighborhood boundaries are I-35 to 54th Terrace, Metcalf to Antioch. Cunningham Heights is named after an original property owner and developer in the area. Hickory Hills Park provides a neighborhood location for events and activities.

- Organized in 1995
- 1,228 residents
- 282 single-family homes
- 34 duplex units
- 287 multifamily units
- 11.7 percent of single-family homes are absentee-owned
- 100 percent of duplexes are absentee-owned
- Mean home value of \$147,463
- Mean year homes were built is 1956

## **Elmhurst Community**

The neighborhood boundaries are 83rd Street to 87th Street, Antioch to Grant.

- Organized in 1998
- 916 residents
- 181 single-family homes
- 222 duplex units
- 38.7 percent of single-family homes are absentee-owned
- 86 percent of duplexes are absentee-owned
- Mean home value of \$117,092
- Mean year homes were built is 1956

## **Friends and Neighbors**

The neighborhood boundaries are Metcalf to Walmer and Lamar, 75<sup>th</sup> Street to 79<sup>th</sup> Street.

- Organized in 2010
- 921 residents
- 237 single-family homes
- 102 multifamily units

- 19.4% of single-family homes are absentee-owned
- Mean home value of \$127,733
- Mean year homes were built is 1953

## **Glenwood Estates**

The neighborhood boundaries are Antioch to Lowell, 86th Terrace to 91st Terrace. Glenwood Estates has undertaken many projects and hosted many speakers since its addition to the program, most notably petitioning for new streetlights and sidewalks on behalf of the neighborhood.

- Organized in 2001
- 1,078 residents
- 479 single-family homes
- 11.1 percent of single-family homes are absentee-owned
- Mean home value of \$155,429
- Mean year homes were built is 1961

## **Grantioch Neighborhood**

The neighborhood boundaries are Antioch to Grant, from 79th Street to 83rd Street. The group successfully petitioned the City for the installation of streetlights on two blocks of the neighborhood. Grantioch has worked closely with the Public Works Department on residential street improvements that included a traffic-calming round-about. They also track crime statistics and work with the police department and codes enforcement to reduce crime and improve property maintenance in their neighborhood.

- Organized in 2000
- 1,322 residents
- 377 single-family homes
- 84 duplex units
- 139 multifamily units
- 12.7 percent of single-family homes are absentee-owned
- 66.7 percent of duplexes are absentee-owned
- Mean home value of \$145,479
- Mean year homes were built is 1960

## **Hanover Neighborhood**

The Hanover Neighborhood includes the area from 99th to 103rd streets, U.S. 69 Highway to Connell.

- Organized in 2006
- 1,035 residents
- 455 single-family homes
- 5.9 percent of single-family homes are absentee-owned
- Mean home value of \$186,681
- Mean year homes were built is 1972

## **Heritage Hills**

The neighborhood boundaries are Antioch to Kessler and England, 91st Street to 95th Street. The neighborhood group has formed a partnership with Pawnee Elementary school located within the neighborhood. This is a focal point for the neighborhood as many residents' children are or have been students there, and neighborhood meetings are located there.

- Organized in 2005
- 895 residents
- 359 single-family homes
- 4 duplex units
- 9.2 percent of single-family homes are absentee-owned
- 0 percent of duplexes are absentee-owned
- Mean home value of \$177,390
- Mean year homes were built is 1967

## **Highland Plains (formerly a part of Santa Fe Woods)**

The neighborhood boundaries are Nall to Lamar, 67th to 71st Streets.

- Organized in 2004
- 633 residents
- 297 single-family homes
- 14.1 percent of single-family homes are absentee-owned
- Mean home value of \$169,718
- Mean year homes were built is 1951

## **Historic Overland Park**

The neighborhood boundaries are, north of Santa Fe Drive from Antioch to 79th Street.

- Organized in 1994
- 1,025 residents
- 480 single-family homes
- 28 duplex units
- 28 multifamily units
- 20.4 percent of single-family homes are absentee-owned
- 85.7 percent of duplexes are absentee-owned
- Mean home value of \$124,062
- Mean year homes were built is 1948

## **Library District**

The neighborhood boundaries are Antioch to Farley, 87<sup>th</sup> Street to 91<sup>st</sup> Street. Formerly known as Good Neighbors, the groups reorganized in 2010.

- Originally organized in 2003
- 1,865 residents
- 488 single-family homes
- 313 multifamily units
- 11.1 percent of single-family homes are absentee-owned
- Mean home value of \$153,322
- Mean year homes were built is 1961

## **Maple Crest Community**

The neighborhood boundaries are Lamar and Metcalf, 71st Street to 75th Street. After a period of inactivity, the group is currently working towards full participation under the program.

- Organized in 1999
- 780 residents
- 346 single-family homes
- 14 duplex units

- 5 multifamily units
- 18.5 percent of single-family homes are absentee-owned
- 100 percent of duplexes are absentee-owned
- Mean home value of \$123,884
- Mean year homes were built is 1952

### **The Milburn Neighborhood Group**

The neighborhood boundaries are Lowell to Antioch, 71st Street to 75th Street; and Conser to Lowell, 74th Street to 75th Street. The group is named after the Milburn Country Club.

- Organized in 2004
- 648 residents
- 304 single-family homes
- 10.9 percent of single-family homes are absentee-owned
- Mean home value of \$163,144
- Mean year homes were built is 1961

### **Moody Hills Neighborhood**

The neighborhood boundaries are Switzer to Hayes, 91st Street to 95th Street. Neighbors from Moody Hills first met in 2003 to form a neighborhood organization. They organized a group bidding opportunity for residents to receive reduced prices on driveway replacement resulting in improved appearance and increased value of homes in the neighborhood. The group has had many informational meetings and social events. Leaders are currently active in the Executive Committee the group organizes social events and call neighborhood meetings as needed.

- Organized in 2003
- 1,544 residents
- 574 single-family homes
- 60 duplex units
- 8.5 percent of single-family homes are absentee-owned
- 46.7 percent of duplexes are absentee-owned
- Mean home value of \$162,530
- Mean year homes were built is 1963

## **North Park**

North Park includes the area from Metcalf to Lowell, Johnson Drive to 54th Street/54th Terrace. The North Park Neighborhood group meets regularly and has organized several large events including a 4th of July Picnic, an Awareness Walk in 2001, and a summer picnic lunch at the Overland Park Arboretum. An ongoing project for the group has been beautifying the neighborhood park, North Park, by planting a lilac garden. Since then, funds were donated by the Employers Reinsurance Corporation to install a watering system for the lilacs.

- Organized in 2000
- 1,035 residents
- 264 single-family homes
- 106 duplex units
- 136 multifamily units
- 9.8 percent of single-family homes are absentee-owned
- 38.7 percent of duplexes are absentee-owned
- Mean home value of \$171,845
- Mean year homes were built is 1957

## **North Overland Park Hills**

The neighborhood boundaries are Antioch Rd. to Metcalf Ave., 47th Street to Interstate 35. Members of North Overland Park Hills contributed to the design of Brown Park that was donated and dedicated in June of 1999.

- Organized in 1997
- 312 residents
- 96 single-family homes
- 20 duplex units
- 10 multifamily units
- 35.4 percent of single-family homes are absentee-owned
- 90 percent of duplexes are absentee-owned
- Mean home value of \$105,009
- Mean year homes were built is 1942

## **Ranchview Gardens**

The neighborhood boundaries are 95th to 99th Streets and Mission Road to Chadwick.

- Organized in 2006
- 1,002 residents
- 304 single-family homes
- 12 duplex units
- 9.5 percent of single-family homes are absentee-owned
- 100 percent of duplexes are absentee-owned
- Mean home value of \$190,616
- Mean year homes were built: 1959

## **Santa Fe Hills Community**

The neighborhood boundaries are Lowell Ave. to Antioch Rd., Santa Fe Dr. to 87th Street .

- Organized in 1994
- 650 residents
- 259 single-family homes
- 34 duplex units
- 54 multifamily units
- 15.8 percent of single-family homes are absentee-owned
- 70.6 percent of duplexes are absentee-owned
- Mean home value of \$129,407
- Mean year homes were built is 1953

## **South Lake Community**

Neighborhood boundaries are east of Santa Fe Dr., Metcalf to Lowell and 79th Street to 87th Street. Residents named the group after the South Lake Park located at 87th & Robinson. In 1999, South Lake partnered with The Gardeners and Santa Fe Hills to use a \$5,000 grant from the KC 150 Legacy Fund to redevelop a community garden in South Lake Park, and had a park rededication ceremony in October 2002. After a period of meeting jointly for programs with Strang Line, the group is currently working toward full participation under the program.

- Organized in 1993
- 1,617 residents
- 371 single-family homes
- 48 duplex units
- 487 multifamily units
- 18.3 percent of single-family homes are absentee-owned
- 66.7 percent of duplexes are absentee-owned
- Mean home value of \$141,233
- Mean year homes were built is 1942

### **Southmoor Gardens**

The neighborhood boundaries are Metcalf to Lamar, 67th Street to 71st Street. This group has remained active in the community and holds an annual block party every summer with around 150 neighbors attending. Residents applied for and were awarded a grant to apply for several homes to be listed on the national historic register.

- Organized in 2001
- 705 residents
- 331 single-family homes
- 9.1 percent of single-family homes are absentee-owned
- Mean home value of \$181,871
- Mean year homes were built is 1953

### **Strang Line**

The neighborhood boundaries are Metcalf to Lowell, 75th to 79th Streets. Strang Line neighborhood, with its strong connection to Overland Park History, is named after William Strang's Inter-Urban Rail. Neighborhood residents were involved in providing input for the Downtown Master Plan to ensure improved pedestrian linkages between residential and commercial areas, and successfully petitioned for and received traffic calming circles installed throughout the neighborhood. The result has been a quieter, safer and more attractive neighborhood.

- Organized in 1997
- 1,551 residents
- 415 single-family homes
- 6 duplex units

- 321 multifamily units
- 20 percent of single-family homes are absentee-owned
- 50 percent of duplexes are absentee-owned
- Mean home value of \$117,019
- Mean year homes were built is 1949

### **Sylvan Grove Neighborhood Organization**

The neighborhood boundaries are Metcalf Ave. to Antioch Rd., 95th to 98th Street, and to 98th Terrace east of Foster. Sylvan Grove was named for the subdivision within their neighborhood.

- Organized in 2003
- 987 residents
- 425 single-family homes
- 26 duplex units
- 10.6 percent of single-family homes are absentee-owned
- 61.5 percent of duplexes are absentee-owned
- Mean home value of \$166,144
- Mean year homes were built is 1965

### **Timberland Creek (formerly Area 18a)**

The neighborhood boundaries are Antioch to Carter, 77<sup>th</sup> Street to 79<sup>th</sup> Street.

- Organized in 2010
- 1,411 residents
- 21 single-family homes
- 342 duplex units
- 337 multifamily units
- 0 percent of single-family homes are absentee-owned
- 79.8 percent of duplex units are absentee-owned
- Mean home value of \$139,348
- Mean years homes were built is 1954

## **Tomahawk Ridge**

The neighborhood boundaries are Metcalf to Lowell, 87th St. to 91st St. Within its boundaries are the Shawnee Mission Unitarian Church on 87th Street and a commercial shopping center at 91st and Metcalf.

- Organized in 2004
- 774 residents
- 344 single-family homes
- 6.7 percent of single-family homes are absentee-owned
- Mean home value of \$154,493
- Mean year homes were built is 1960

## **Wellington West**

The neighborhood boundaries are Switzer to 69 Highway, 91st Street to 95th Street.

- Organized in 2005
- 776 residents
- 296 single-family homes
- 28 duplex units
- 7.1 percent of single-family homes are absentee-owned
- 32.1 percent of duplexes are absentee-owned
- Mean home value of \$158,933
- Mean year homes were built is 1965

## **Woodstock Park**

The neighborhood boundaries are Switzer to Carter, 95th Street to 99th Street.

- Organized in 2007
- 831 residents
- 366 single-family homes
- 4.4 percent of single-family homes are absentee-owned
- Mean home value of \$171,358
- Mean year homes were built is 1967

## **Young's Park Community**

The neighborhood boundaries are Lowell to Antioch, 75th Street to 79th Street. The group is named after Young's Park located at 78th & Antioch.

- Organized in 1999
- 554 residents
- 224 single-family homes
- 38 duplex units
- 9.8 percent of single-family homes are absentee-owned
- 78.9 percent of duplexes are absentee-owned
- Mean home value of \$136,504
- Mean year homes were built is 1950

## **Beyond Neighborhood Groups**

Thriving neighborhood conservation groups are important, 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:

- Targeted Use of Existing Resources
- Neighborhood Indicator Data
- Collaborative Code and Law Enforcement
- Enhanced Neighborhood Strategies

## **Targeted Use of Existing Resources**

Wise use of public resources demands city-wide coordination and cooperation. It is important to recognize how critical this approach has been to maximizing the quality of life in neighborhoods throughout Overland Park. Increasingly, resources are being identified and made available for use through efforts coordinated by Neighborhood Programs.

Over the years, the City has met resident need for special services by a variety of programs, including assistance with Federal pass-through funds or in collaboration with other jurisdictions. Among past programs:

Residential Street Program – 1980’s to present  
Large 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  
Proactive Enforcement – 2005 to present

## **Neighborhood Indicators**

Overland Park compiles neighborhood indicator information as a way for City leaders, staff, and citizens to better track changing conditions occurring at the local neighborhood level. This information is used to evaluate the effectiveness of programs or activities aimed at improving negative trends, and assist in identifying where additional attention or resources might be most effectively allocated. The data is published and updated frequently via an interactive mapping page on the Overland Park web site. Citizens may select a variety of indicators and areas to compare.

Overland Park’s neighborhood indicators currently track five-year trends of:

- median appraised value of homes,
- absentee ownership of homes,
- property maintenance violations,
- part one crime (major crimes), and
- property crime

for each of our Neighborhood Conservation Program areas.

## **Community-Oriented Policing and Problem Solving (COPPS):**

- Composed of police officers that are not assigned to patrol the City; supervised by a sergeant and captain
- Offers a variety of programs geared toward enhancing safety at home and at work in Overland Park
- Each officer works with the neighborhoods in their district and attends group meetings as requested
- Utilizes proactive problem solving methods to address specific community issues

- Administers the Crime-Free Multi-Housing Program for apartment buildings

## **Enhanced Neighborhood Strategies**

The partnership of NCP and COPPS has proven effective in identifying and responding to neighborhood indicators of decline. Such a trend became evident in late 2009, in and around the towncode known as Area 18, roughly 75<sup>th</sup> to 79<sup>th</sup> Streets between Antioch and Grant. The neighborhood is characterized by multifamily and duplex housing, nearly 80 percent of which is absentee-owned. Code violations and Part I Crime (serious offenses) were increasing. Gunfire had been reported. NCP staff and COPPS officers responded together by meeting with focus groups representative of affected citizens. Separate meetings were held for landlords, tenants, owner-occupants, and community stakeholders.

While there had been improvement from short-term interventions of increased code and law enforcement in the past, it did not lead to long-term stability. It was clear a longer term strategy is necessary to break the cycle of neighborhood decline.

## **Pilot Plan**

In October 2010, the Community Development Committee approved a pilot plan to address crime and other concerns identified through analysis of neighborhood indicators and feedback from residents and area stakeholders. Depending on outcomes in the pilot area, strategies may be applied in the future throughout the City, at the direction of the Community Development Committee.

The plan designated specific areas as the focus of a GREAT neighborhoods strategy:

- Goal driven actions,
- Reinvestment (Public and Private),
- Enforcement (Codes and Laws),
- Activations (Leadership and Residents),
- Targeted (Resources and Support)

Interventions, projects, and programs are prioritized by importance and urgency to stakeholders. The initial pilot strategies focused on what has become known as the Timberland Creek area, a portion of Towncode 18, formerly 18a.

## **Pilot Plan Phases**

- I. Engage the neighborhood and stop decline
- II. Reverse the decline and stabilize the neighborhood

Each phase has three basic objectives:

- Facilitate communications
- Provide education
- Take action

Phase I. (nearing completion, Timberland Creek)

- Build Sustainability (empower and enable)
- Educate and Inform owners and residents
- Clarify Requirements and Establish Expectations
- Start immediate interventions
- Code Enforcement
- Crime Prevention
- Evaluate and document impact
- Benchmark

Phase II. (pending evaluation, Phase I, Timberland Creek)

- Return Stability
  - Complete short term projects to restore stability and re-engage residents
- Evaluate and Document Impact
  - Re-evaluate conditions to measure success

## **Kessler Park**

Phase I plans identified City-owned vacant lots in Timberland Creek to be a potential site for a park. As residents began organizing, they discussed a priority neighborhood need to reduce the safety hazards of unsupervised children playing in the

street. At that point, planning became an enthusiastic collaborative venture. There was no capital improvement budget to address this important need, yet staffs from several City departments were able to identify and coordinate resources to appropriately direct relatively small amounts of available resources to improve the new park, enhancing both the safety and livability of the neighborhood:

- City-owned vacant lots
- Parks and Public Works staff technical support
- Special Alcohol Fund
- CDBG funds for neighborhood projects
- Parks construction/maintenance funds
- Park staff labor
- Some vendor-donated equipment

## **Summary**

Preserving aging homes and maintaining adequate infrastructure in all neighborhoods city-wide are 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, planting projects, park improvements, street improvements, and property improvements. Neighborhood leaders have increased awareness of the neighborhoods by establishing effective relationships with City staff and officials; publicizing events in the media; and creating identifiable neighborhood names and markers. Lives have been enhanced with opportunities to get to know neighbors; more information about City activities and programs, crime prevention, safety and security; and having an organization to turn to in times of need.

Preserving existing neighborhoods is a more effective, efficient, and logical approach than delaying action until severe decline is apparent. Having residents work to sustain the quality of life in their neighborhood is not only a first step, but the most critical. Local 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 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. This ensures that all residents have a means of communicating with the City and working to improve their neighborhood and that resources are applied in the most effective manner possible.

**Table NE-2  
Neighborhood Statistics**

Figures are as of July 1, 2011

	1	3	5	6	7	11	12	13	14a
	North OP Hills	Cunningham Heights	North Park	Crestview Neighborhood	Arrowhead Trails	Southmoor Gardens	Highland Plains	Milburn	
<b>Population</b>	312	1,228	1,035	1,193	1,469	705	633	648	379
<b>Residential Units (does not include nursing homes or group homes)</b>									
Single Family	96	282	264	104	533	331	297	304	178
Duplex	20	34	106	56	107	0	0	0	0
Multifamily	10	287	136	437	9	0	0	0	0
Total # of Units	126	603	506	597	649	331	297	304	178
<b>Residence Status (# of Units)</b>									
SINGLE-FAMILY Owner Occupied	62	249	238	91	440	301	255	271	147
SINGLE-FAMILY Absentee Owned	34	33	26	13	93	30	42	33	31
% SINGLE-FAMILY Absentee Owned	35.4%	11.7%	9.8%	12.5%	17.4%	9.1%	14.1%	10.9%	17.4%
DUPLEX Owner Occupied	2	0	65	16	16	0	0	0	0
DUPLEX Absentee Owned	18	34	41	40	91	0	0	0	0
% DUPLEX Absentee Owned	90.0%	100.0%	38.7%	71.4%	85.0%	n/a	n/a	n/a	n/a
<b>Single-Family Home Values (# of Units)</b>									
Less than \$75,000	12	1	0	0	4	0	1	0	1
\$75,000 - \$100,000	28	8	2	4	43	4	19	3	18
\$100,001 - \$125,000	36	50	23	50	211	38	85	45	64
\$125,001 - \$150,000	17	120	81	26	179	83	73	67	75
\$150,001 - \$175,000	3	71	77	20	67	62	40	64	18
\$175,001 - \$200,000	0	18	31	3	18	52	18	92	2
\$200,001 - \$225,000	0	2	15	1	9	38	12	28	0
\$225,001 - \$250,000	0	6	12	0	2	19	8	2	0
\$250,001 - \$275,000	0	3	10	0	0	11	5	0	0
\$275,001 - \$300,000	0	1	4	0	0	7	7	1	0
Greater than \$300,000	0	2	9	0	0	17	29	2	0
Mean Value	\$105,009	\$147,463	\$171,845	\$133,009	\$129,785	\$181,871	\$169,718	\$163,144	\$126,690
<b>Single-Family Mean Age of Structure</b>									
	1942	1956	1957	1948	1950	1953	1951	1961	1955
<b>1999 Median Household Income (by Census Tract - Census)</b>	\$48,243	\$40,583	\$40,583	\$40,583	\$49,512	\$53,536	\$53,536	\$43,083	\$43,083
<b>2009 Median Household Income (by Census Tract - MARC)</b>	\$58,988	\$42,458	\$42,458	\$42,458	\$51,333	\$62,850	\$62,850	\$44,955	\$44,955

**Table NE-2  
Neighborhood Statistics**

Figures are as of July 1, 2011

	15	16	18	18a	19	20	21	23	24
	Maple Crest Community		Antioch75	Timberland Creek	Young's Park	Strang Line	Friends & Neighbors	Grantioch	Historic OP
<b>Population</b>	780	520	392	1,411	554	1,551	921	1,322	1,025
<b>Residential Units (does not include nursing homes or group homes)</b>									
Single Family	346	244	144	21	224	415	237	377	480
Duplex	14	0	26	342	38	6	0	84	28
Multifamily	5	0	3	337	0	321	102	139	28
Total # of Units	365	244	173	700	262	742	339	600	536
<b>Residence Status (# of Units)</b>									
SINGLE-FAMILY Owner Occupied	282	200	130	21	202	332	191	329	382
SINGLE-FAMILY Absentee Owned	64	44	14	0	22	83	46	48	98
% SINGLE-FAMILY Absentee Owned	18.5%	18.0%	9.7%	0.0%	9.8%	20.0%	19.4%	12.7%	20.4%
DUPLEX Owner Occupied	0	0	5	69	8	3	0	28	4
DUPLEX Absentee Owned	14	0	21	273	30	3	0	56	24
% DUPLEX Absentee Owned	100.0%	n/a	80.8%	79.8%	78.9%	50.0%	n/a	66.7%	85.7%
<b>Single-Family Home Values (# of Units)</b>									
Less than \$75,000	4	1	0	0	2	4	1	1	8
\$75,000 - \$100,000	31	30	5	1	10	36	9	7	63
\$100,001 - \$125,000	165	109	16	6	57	271	105	72	211
\$125,001 - \$150,000	114	91	56	8	119	91	96	130	128
\$150,001 - \$175,000	25	13	29	4	30	12	22	130	52
\$175,001 - \$200,000	4	0	12	2	2	1	3	34	11
\$200,001 - \$225,000	0	0	21	0	2	0	1	2	4
\$225,001 - \$250,000	1	0	3	0	0	0	0	2	1
\$250,001 - \$275,000	1	0	2	0	1	0	0	0	2
\$275,001 - \$300,000	0	0	0	0	0	0	0	0	0
Greater than \$300,000	1	0	0	0	1	0	0	0	0
Mean Value	\$123,884	\$121,303	\$156,171	\$139,348	\$136,504	\$117,019	\$127,733	\$145,479	\$124,062
<b>Single-Family Mean Age of Structure</b>									
	1952	1952	1965	1954	1950	1949	1953	1960	1948
<b>1999 Median Household Income (by Census Tract - Census)</b>									
	\$53,536	\$53,536	\$46,671	\$46,671	\$43,083	\$43,083	\$48,669	\$46,671	\$38,980
<b>2009 Median Household Income (by Census Tract - MARC)</b>									
	\$62,850	\$62,850	\$52,462	\$52,462	\$44,955	\$44,955	\$52,004	\$52,462	\$43,411

**Table NE-2  
Neighborhood Statistics**

Figures are as of July 1, 2011

	25	28	29	31	32	36	37	38	42A
	South Lake Community	Elmhurst Community	Santa Fe Hills	Broadmoor Neighbors	Beverly Estates	Library District	Glenwood Estates	Tomahawk Ridge	Wellington West
<b>Population</b>	1,617	916	650	850	941	1,865	1,078	774	776
<b>Residential Units (does not include nursing homes or group homes)</b>									
Single Family	371	181	259	332	409	488	479	344	296
Duplex	48	222	34	34	0	0	0	0	28
Multifamily	487	0	54	18	0	313	0	0	0
Total # of Units	906	403	347	384	409	801	479	344	324
<b>Residence Status (# of Units)</b>									
SINGLE-FAMILY Owner Occupied	303	111	218	288	378	434	426	321	275
SINGLE-FAMILY Absentee Owned	68	70	41	44	31	54	53	23	21
% SINGLE-FAMILY Absentee Owned	18.3%	38.7%	15.8%	13.3%	7.6%	11.1%	11.1%	6.7%	7.1%
DUPLEX Owner Occupied	16	31	10	10	0	0	0	0	19
DUPLEX Absentee Owned	32	191	24	24	0	0	0	0	9
% DUPLEX Absentee Owned	66.7%	86.0%	70.6%	70.6%	n/a	n/a	n/a	n/a	32.1%
<b>Single-Family Home Values (# of Units)</b>									
Less than \$75,000	2	16	1	1	0	1	0	0	0
\$75,000 - \$100,000	28	38	8	8	0	1	5	0	1
\$100,001 - \$125,000	85	47	95	51	0	24	53	8	4
\$125,001 - \$150,000	138	48	132	122	10	176	163	142	57
\$150,001 - \$175,000	75	30	21	86	92	241	136	155	204
\$175,001 - \$200,000	25	1	1	46	145	39	109	36	30
\$200,001 - \$225,000	9	1	0	15	74	6	12	3	0
\$225,001 - \$250,000	3	0	1	2	46	0	1	0	0
\$250,001 - \$275,000	3	0	0	1	17	0	0	0	0
\$275,001 - \$300,000	2	0	0	0	6	0	0	0	0
Greater than \$300,000	1	0	0	0	19	0	0	0	0
Mean Value	\$141,233	\$117,092	\$129,407	\$149,469	\$207,731	\$153,322	\$155,429	\$154,493	\$158,933
<b>Single-Family Mean Age of Structure</b>									
	1942	1956	1953	1955	1960	1961	1961	1960	1965
<b>1999 Median Household Income (by Census Tract - Census)</b>									
	\$38,980	\$43,602	\$38,980	\$50,654	\$50,654	\$58,625	\$47,250	\$47,250	\$50,346
<b>2009 Median Household Income (by Census Tract - MARC)</b>									
	\$43,411	\$45,089	\$43,411	\$54,449	\$54,449	\$60,103	\$49,427	\$49,427	\$52,528

**Table NE-2  
Neighborhood Statistics**

Figures are as of July 1, 2011

	43	44	45	51	54	59	62	68		
	Moody Hills	Heritage	Cherokee	Woodstock	Sylvan Grove	Ranchview	Hanover		Average	Total
	Neighborhood	Hills	Hills	Park		Gardens	Neighborhood			
<b>Population</b>	1,544	895	1,092	831	987	1,002	1,035	1,082	972	34,013
<b>Residential Units (does not include nursing homes or group homes)</b>										
Single Family	574	359	476	366	425	304	455	449	327	11,444
Duplex	60	4	12	0	26	12	0	0	38	1,341
Multifamily	0	0	0	0	0	0	0	0	77	2,686
Total # of Units	634	363	488	366	451	316	455	449	442	15,471
<b>Residence Status (# of Units)</b>										
SINGLE-FAMILY Owner Occupied	525	326	426	350	380	275	428	432	286	10,019
SINGLE-FAMILY Absentee Owned	49	33	50	16	45	29	27	17	41	1,425
% SINGLE-FAMILY Absentee Owned	8.5%	9.2%	10.5%	4.4%	10.6%	9.5%	5.9%	3.8%	12.5%	12.5%
DUPLEX Owner Occupied	32	4	0	0	10	0	0	0	10	348
DUPLEX Absentee Owned	28	0	12	0	16	12	0	0	28	993
% DUPLEX Absentee Owned	46.7%	0.0%	100.0%	n/a	61.5%	100.0%	n/a	n/a	74.0%	74.0%
<b>Single-Family Home Values (# of Units)</b>										
Less than \$75,000	0	0	0	0	0	0	0	1	2	62
\$75,000 - \$100,000	1	0	2	0	0	0	0	0	12	413
\$100,001 - \$125,000	8	1	26	1	3	2	2	1	58	2,025
\$125,001 - \$150,000	80	55	199	10	43	20	3	4	84	2,956
\$150,001 - \$175,000	385	107	225	231	287	86	75	17	91	3,192
\$175,001 - \$200,000	89	129	23	121	89	120	293	126	49	1,725
\$200,001 - \$225,000	11	56	1	3	2	33	76	81	15	518
\$225,001 - \$250,000	0	11	0	0	0	26	6	46	6	198
\$250,001 - \$275,000	0	0	0	0	1	6	0	26	3	89
\$275,001 - \$300,000	0	0	0	0	0	6	0	46	2	80
Greater than \$300,000	0	0	0	0	0	5	0	101	5	187
Mean Value	\$162,530	\$177,390	\$150,520	\$171,358	\$166,144	\$190,616	\$186,681	\$245,630	\$162,633	n/a
<b>Single-Family Mean Age of Structure</b>										
	1963	1967	1960	1967	1965	1959	1972	1960	1958	n/a
<b>1999 Median Household Income (by Census Tract - Census)</b>										
	\$58,625	\$58,625	\$47,250	\$57,500	\$51,936	\$77,841	\$57,500	\$71,250	n/a	n/a
<b>2009 Median Household Income (by Census Tract - MARC)</b>										
	\$60,103	\$60,103	\$49,427	\$58,061	\$56,782	\$83,832	\$58,061	\$72,867	n/a	n/a

# Public Art (2019)

## 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. 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 programming.

The master plan includes potential placements throughout the City, however the following are priorities:

- Downtown Overland Park
- The Arboretum Sculpture Garden
- Vision Metcalf

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

## Policy

The guiding policy for selecting public art is that each piece considered be constructed for high longevity under normal conditions with regular low maintenance costs and that the art provides dramatic impact with maximum public enjoyment.

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

## 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.

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



*William B. Strang by Kwan Wu. Installed at 80th and Foster Streets, installed May, 2006. Photo by TBL Photography.*

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 manners and locations. Examples of this include; amid a pond, along walls, suspended in the air, rising from the earth or 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.



*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 and in these instances, the city's insurance applies. Additionally, warranties are standard on newly acquired works and typically cover the first year.

### Existing Park and Facility Inventory

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 been 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 create 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  $\frac{3}{4}$  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 organization 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 2019

*Note: For budget purpose, installation is typically estimated to 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'
Cherokee Park - 8000 W 91st Ter	Functional art e.g., bike rack or bench	2	Small - Medium = < 7'
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 & Exhibition
Strang Park - 89th St and Farley St	All-inclusive playground	2	TBD
Indian Valley Park - 11606 Knox St	Art at Indian Creek Recreation Center	3	TBD
Pinehurst East Park - 10210 Glenwood St	Part of the Vision Metcalf installations	3	TBD
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'
Stone Gate Pool - 9701 Antioch Rd	Youth Focus - whimsical or functional art i.e. bike rack	3	Small - Medium = < 7'
Quivira Park - 11901 Quivira Rd	Installation that is visible from intersection	4	Sub Monument = 15'-20'

LOCATION	PROJECT	WARD	RECOMMENDED SIZES
St. Andrews Golf Course - 11099 W 135th St	Golf-themed life-sized figurative sculpture	4	Life-sized
132nd St and Alt 69 - East side walking trail	Bike/hike trail multi-piece Installations	5	TBD
135th St & Metcalf Ave - Bike Hike Trails	Walking trails	5	TBD
Sanders Building Landscape - 123rd St & 69 Hwy	Multi-piece 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'
135th St & 69 Hwy (N & SE corners = W5, SW corner =W6)	Large intersection installation of two companion pieces	5 & 6	Monument = > 20'
Highland View Park - 151st St & England, 9200 W 151st St		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		6	TBD
Overland Park Arboretum	Arboretum Sculpture Garden and Botanical Gardens	6	Multi-piece collection

# Appendix 2

## Completed Public Art Master Plan Sites

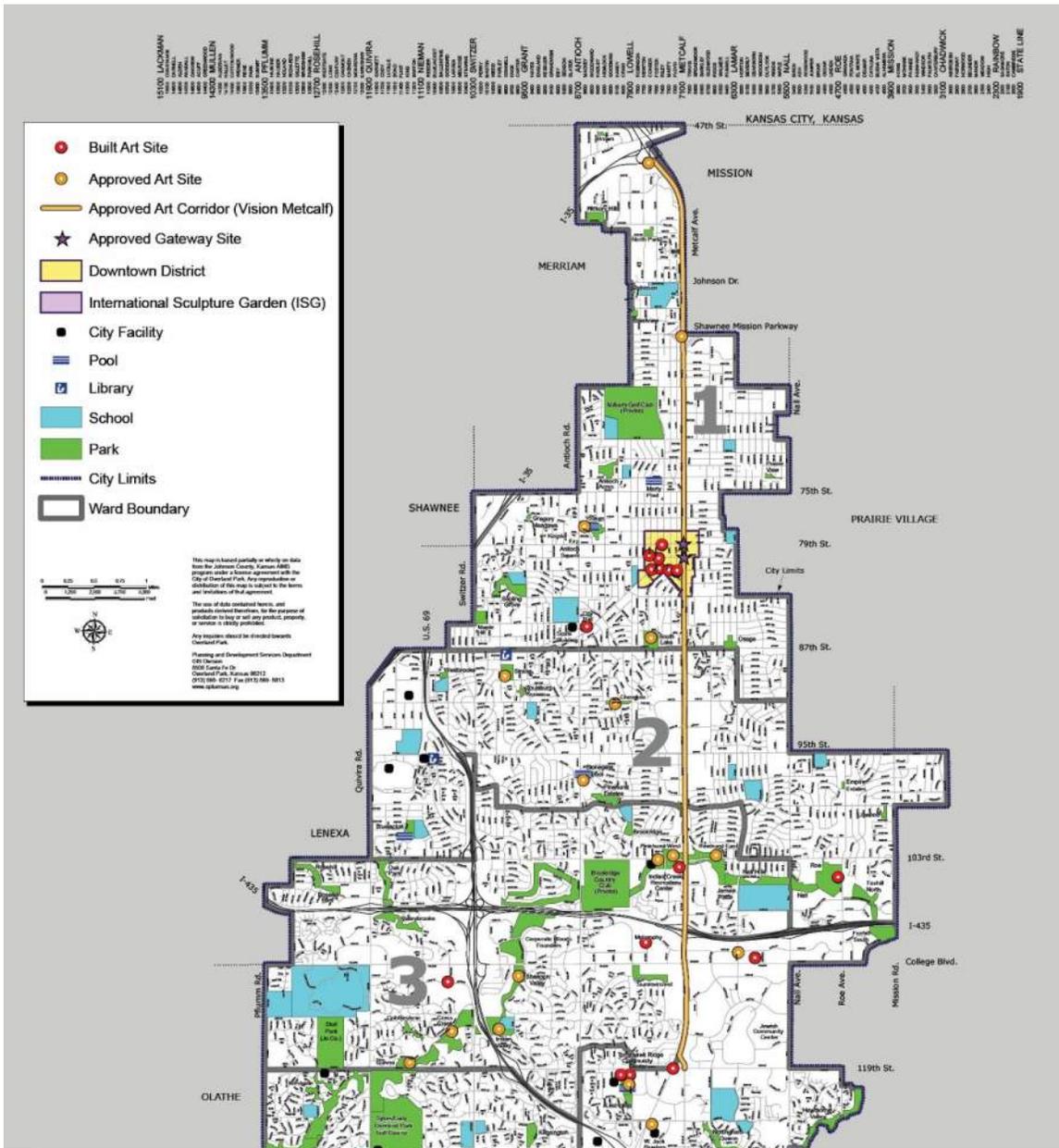
Updated August 2019

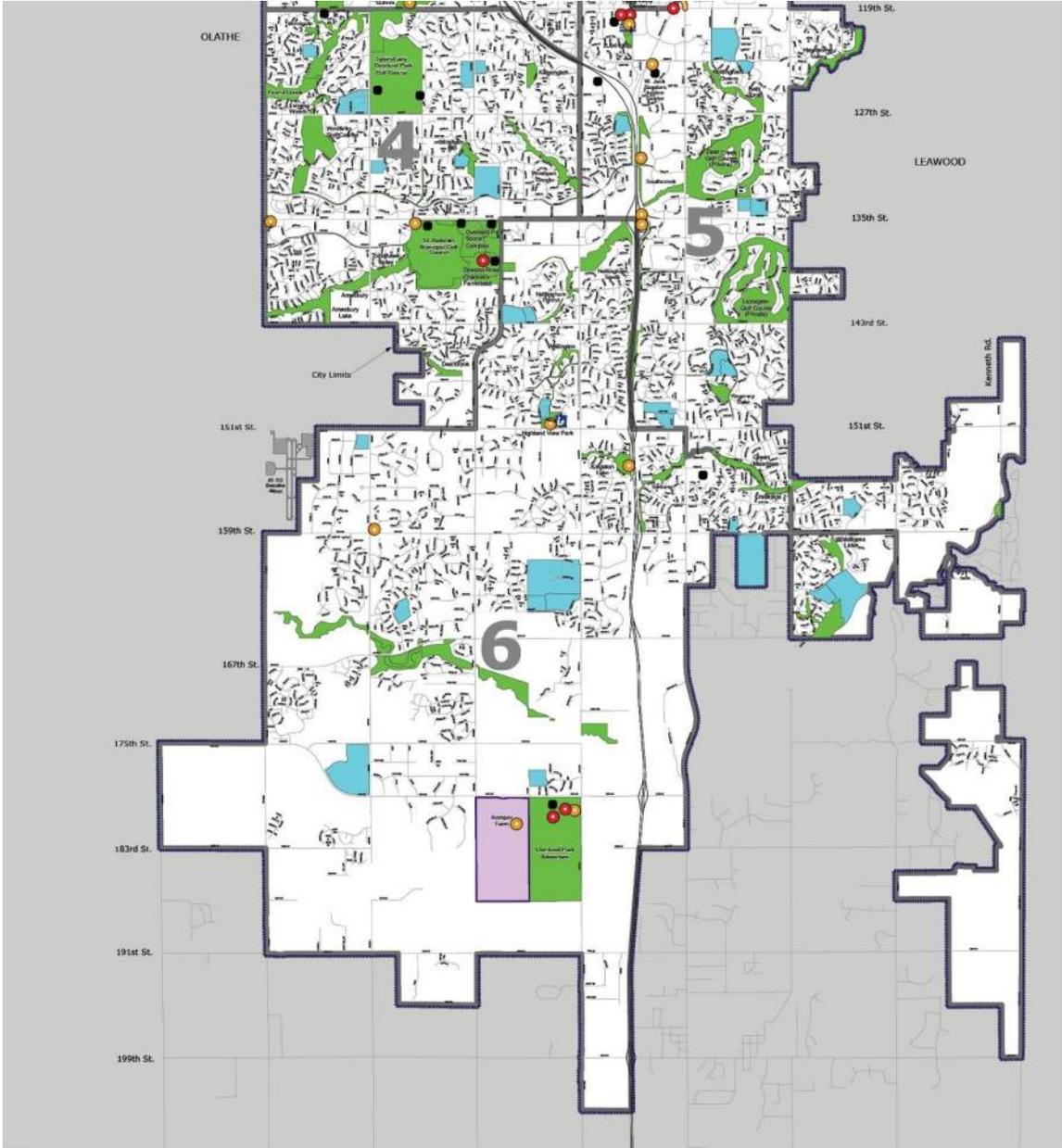
WARD	SITE	LOCATION	SIZE	BUDGET	INSTALLATION	DONATED FUNDING
1	Mural at Traditions Furniture	Old Strang Car Barn in downtown	Large, multi-panel mural	Donated	Pre 1998	Donated
1	Song of Tomorrow by Kwan Wu	Thompson Park	Life-sized, bronze	\$30,000	2004	\$30,000
1	William Strang by Kwan Wu	80th St & Santa 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 & 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	Boy with Frog by Tom Corbin	Deanna Rose Children's Farmstead	Life-sized, bronze	\$4,500	2000	\$4,500

WARD	SITE	LOCATION	SIZE	BUDGET	INSTALLATION	DONATED FUNDING
4	Bison at the Indian Encampment	Deanna Rose Children's Farmstead	Two bronzes	Donated	2006	Donated
4	Young Girl by Mary Lynn Swafford	Deanna Rose Children's Farmstead	Life-sized, bronze	Donated	2014	Donated
4	Kids on a Log	Deanna Rose Children's Farmstead	Life-sized, bronze	Donated	2014	Donated
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	Art at the Center Gallery (Interior)	Tomahawk Ridge Community Center	Rotating gallery	Program Budget	Initiated in 2001	Ongoing, FOA sponsored
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	179th St and Antioch Rd	47-piece collection	Donated	Ongoing	

# Appendix 3

## City Public Art Master Plan Site Map





# 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 Trails

## **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 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 provide 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 variety of Iris and its art installation, *Jazz 1 & 2* by Tom Corbin, create 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 showcase 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 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.

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.



*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

## 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 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](http://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*



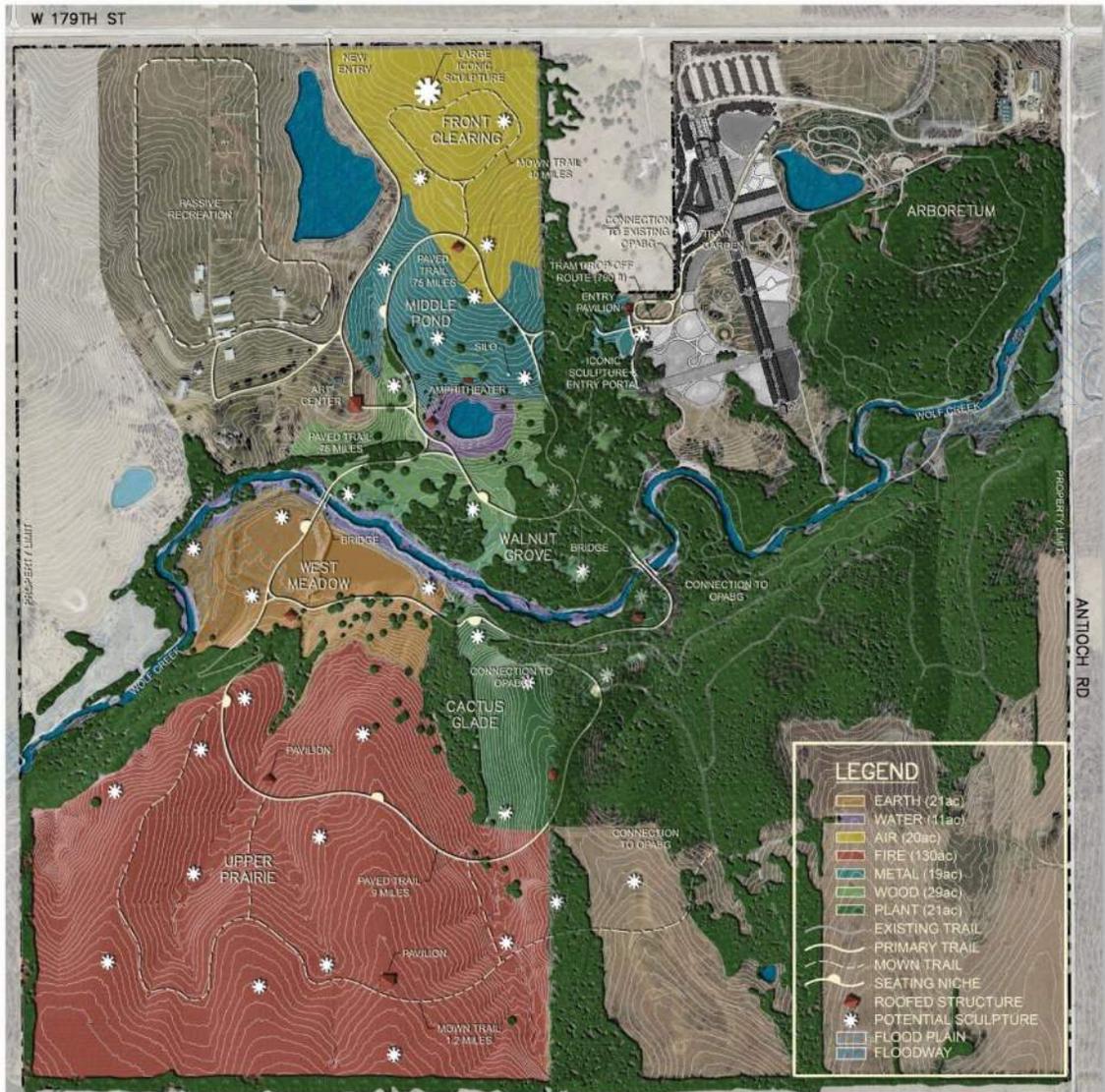
*The Temple of Ancient Virtue in Stowe Gardens, England is a classic folly.*

## 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.

#### 79th Street to 95th Street

This section connects new development with the 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.

#### 95th Street to I-435

Metcalf Avenue between 95th Street and I-435 will host a wider variety of sizes in art include 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 do the centrally landscaped median but there is 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.*

### I-435 to 135th Street

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.

### Metcalf start to finish

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 cohesively look.
5. At least three installation sites on Metcalf Avenue should be of such scale as to create national interest and be 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](http://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 need to cater to the many aspects of urban life such as bike racks, benches, signage, trash cans, planters, and light fixtures.

## 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 include both public and private installations. The locations are general in nature and are subject to change.



*Aesthetic bike racks installed in downtown Overland Park in 2019.*

