

Chapter Two: Population and Land Use

Demographics

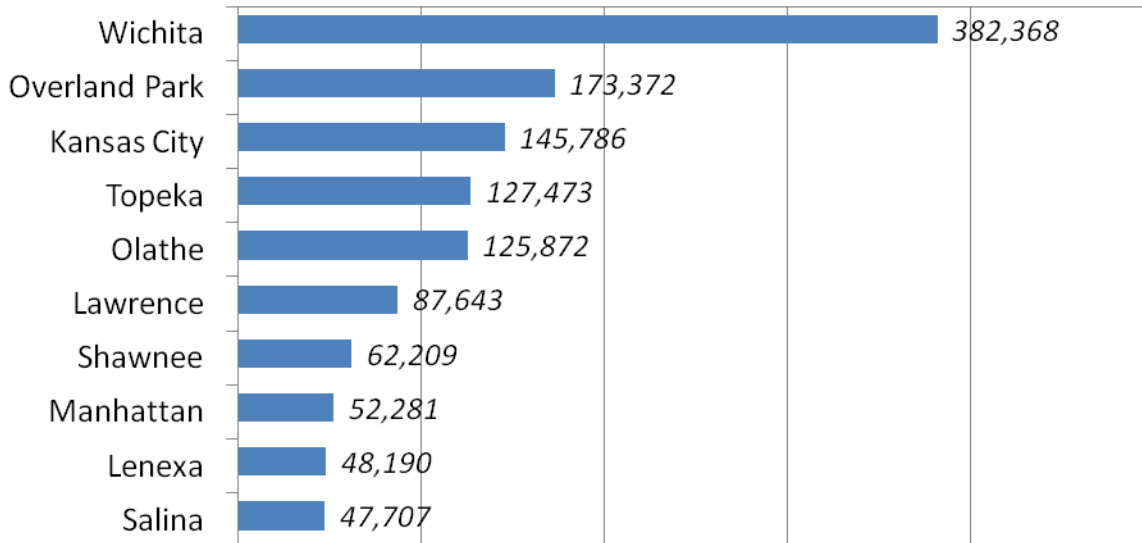
Shawnee is one of the fastest growing cities in Kansas. Shawnee accounted for nearly nine percent of the population gain for the State of Kansas between 2000-2010, which is nearly double the gain between 1990-2000.

Information provided in this chapter comes from two sources in releases made by the U.S. Census Bureau for the 2010 census. General population data has been released to assist in the redistricting of congressional seats, as well as the Profile of General Population and Housing Characteristics. The 2010 Census data is based upon a population of 62,209.

Shawnee is located in Johnson County within the Kansas City Metropolitan area. The population of Johnson County increased by approximately 93,100 persons between 2000 and 2010. The population increase within the City of Shawnee represented fifteen percent of the total County's growth.

The 2010 census indicated the City of Shawnee to be the seventh largest city in Kansas. The 2010 census reported 62,209 residents. This represents a 29.6% increase over the 2000 population of 47,997. In addition to natural population increase (a greater number of births than deaths), population increases were attributed to continued residential growth west of Woodland Drive, stabilization of population in neighborhoods east of Quivira Road where population decreases were less significant than those in the 1990's, as well as completion of single family residential subdivisions between Pflumm Road and Lackman Road. Additionally, several large apartment complexes were constructed during the 2000's, which not only added residents, but also a higher population density in the areas where they were constructed. Overall, development of new single family residential subdivisions continued to fuel Shawnee's population growth.

**Table 2-1
Ten Largest Cities in Kansas**



Source: 2010 Census

Table 2.2: Population Growth

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Shawnee	20,478	29,653	37,993	47,996	62,209
Johnson Co.	220,073	270,269	355,054	451,086	544,179
Kansas	2,249,071	2,363,208	2,477,574	2,688,418	2,853,118

Source: 2010 U.S. Census

City staff prepares annual population estimates based on building permits, births and deaths during the year. The State will provide an adjustment of the 2010 United States Census to add college students that identified the City of Shawnee as their principal residence. However, for purposes of setting ward boundaries the official census is used, since the State revisions do not indicate the address of college students. This adjustment increased the City's 2000 population to

48,278. Unlike years past, the total number of housing units counted in the 2010 census is substantially the same as the number of units tracked by staff.

The population increased from 47,997 in 2000 to 62,209 in 2010. This is a total gain of 14,212 persons. Annexations undertaken by the City in the 2000's consisted of the Johnson County Landfill property, which had no bearing on the City's population.

Table 2.3 Age Group Comparison

<u>Age Group</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>% Change 2000-2010</u>
0-4	2,310	2,884	3,686	4,669	26.67%
5-15	5,623	6,543	7,768	10,718	37.98%
16-17	1,164	1,073	1,255	1,560	24.30%
18-20	1,424	1,422	1,781	2,166	21.61%
21-24	2,249	2,213	2,108	2,424	14.99%
25-44	10,302	14,139	16,416	17,883	8.94%
45-54	3,029	4,460	7,010	9,539	36.07%
55-64	2,050	3,045	3,888	7,003	80.11%
65-74	927	1,530	2,385	3,518	47.50%
75+	575	784	1,699	2,729	60.62%

Source: 2010 U.S. Census

The age group comparisons indicate population changes that were expected during the 2000's. There has been an overall increase in both elementary school population and in the high school population in the City of Shawnee. The area within the Shawnee Mission School District experienced an 11% decline in enrollment at the high school level, however as an indication of a reversal in population loss in the eastern portion of the City, the elementary schools located in Shawnee had a flat enrollment. An increase in the elderly population coincides with the national trend towards an increasing population over the age 55. This increase is in part attributed to medical and technological advances in the past few decades increasing the life span of the population, as well as the provision of additional living opportunities for those over age 55, and

residents remaining in their homes after their children graduate from high school. It is noted that the population between 55 and 64 years nearly doubled during the past decade. The percentage of the population under the age of 18 is 27.2%. The percentage of the population over 18 is 72.8%. The population 65 and older is 10.0%

The median age of Shawnee's population is 36.4 years. This is identical to the County median of 36.4 years, and slightly older the State median of 36.0 years. The female population of 31,765 is slightly larger than the male population of 30,444. The male population is larger under the age of 20, and the female population is higher over the age of 65.

The City of Shawnee has a White population of 53,712 persons, or 86.3%. The Hispanic population constitutes the largest minority population. There are 4,672 Hispanic residents making up 7.5% of the City's population. The Black population is 3,264, the Asian population is 1,895, persons Hawaiian and Pacific Islander population is 51, and the American or Alaskan native population is 243. It is noted that 3,014 persons identified themselves as some other race or of being two or more races in the 2010 Census.

Table 2.4 indicates a continued increase in the number of dwelling units counted during the 1990 census. The principal reason for such an increase in Shawnee is due to large numbers of persons in the "baby-boom generation" entering the housing market, as well as large portions of the western section of the City becoming sewerred. Although this generation is aging, Shawnee continues to attract a large share of the new housing market. This is in response to the wide variety of new single family housing being constructed within the City. Building permits issued since the 2000 census indicate there were 21,629 housing units in the City of Shawnee as of June 30, 2001.

Table 2.4 Number of Housing Units

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	Percent Change <u>2000-2010</u>
Shawnee	11,137	15,217	18,522	24,964	34.8%
Johnson Co.	102,827	144,155	181,612	226,571	24.8%
Kansas	954,698	1,044,112	1,131,200	1,233,215	9.0%

Source: 2010 U.S. Census

According to the 2010 Census, there were 1,303 vacant housing units comprising 5.2% of the housing stock. The census indicated that 2,322 households (9.8%) were headed by females, and the vacancy rate for owner occupied dwellings was 1.5%, and the vacancy rate for rental property was 9.8%.

The City of Shawnee and the State of Kansas reversed the decline in number of persons per household that has occurred since the 1970's. The County also reversed the decline in the number of persons per household by remaining the same in 2010 as 2000. The average population per family increased to 3.11 persons. The average household size for rental units increased to 2.17 persons.

Table 2.5 Population per Household

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Shawnee	2.66	2.60	2.58	2.61
Johnson Co.	2.62	2.58	2.56	2.56
Kansas	2.48	2.53	2.51	2.60

Source: 2010 U.S. Census

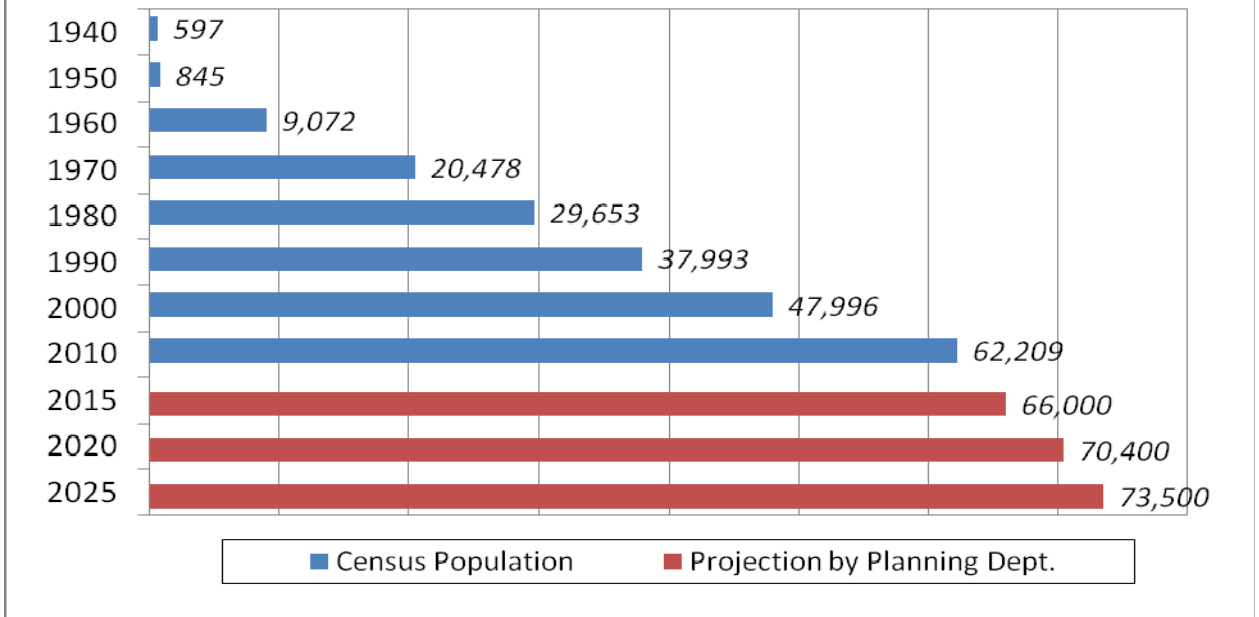
Significantly, despite gains in household size across the State, Shawnee's population per household remained higher. This data reflects Shawnee's continued appeal to young families in their childbearing years.

Population Projections

Population projections for Shawnee through the year 2025 are presented below. The projections indicate a 2020 population of 74,400. This represents a projected increase in population of 12,191 over the 2010 U.S. Census of 62,209.

Staff has presented a population estimate, which reflects an averaging of the Cohort Model and figures based on building permits and average occupancy. This projection indicates the 2025 population at 73,500; which staff believes is the best estimate of Shawnee's future population. However, given that most of the easily developable land has been developed, near the year 2015 in order to sustain this type of growth will most likely will require infill, as well as developments with a variety of housing options at a higher density.

**Table 2-6
Population Growth**



The Percentage Population Change 2000-2010 Map illustrates the population gain/loss by ward and precinct between 2000 and 2010. The map indicates population loss in the older areas of the community concentrated east of Quivira Road. This population loss indicates an aging of the population in these areas as opposed to demolition or high vacancy rates. However, it is noted that the degree of population loss in the precincts was substantially lower than what occurred in the 1990's. The population loss in seven of the precincts that lost population was less than 50 persons. Precinct 2-1 had the largest numerical population loss, losing 146 persons, as well as the highest percentage decrease in population. These portions of the City have seen little residential development in the past decade. Sections of the community, west of Pflumm Road had witnessed large population increases in the 1980's, as well as the 1990's. This trend continued throughout the 2000's. However, it is noted that mature subdivisions that were primarily developed in the late 1970's and mid-1980's, such as Lakeview Estates, Northwest Woods and Red Oak Hills also experienced population decreases as the number of children residing in the subdivisions decreased. Population increases also were seen in some established neighborhoods near Shawnee Mission Northwest High School, as well in areas west of Pflumm Road where the bulk of new construction activity east of I-435 occurred in the 1990's. The precinct with the highest percentage of population gain was 1-9, which was relatively undeveloped, and within which three large apartment complexes were constructed during the 2000's. The largest numeric population increase occurred in precinct 3-7.

City of Shawnee

Percent Population Change 2000-2010

City Council Precincts

