

2009 Demographic Highlights

1. Wichita's population at the end of 2009 is estimated at 368,630, an increase of 24,350 since 2000. Sedgwick County has experienced an increase of 34,140 since 2000, for a 2009 population of 487,010. The total WAMPO region has increased by 38,090 since 2000 to reach a 2009 population of 498,660.
2. The Wichita Area Association of Realtors figures show 6,750 homes totaling \$953 million sold in Sedgwick County in 2009. This is down 12 percent from homes sold in 2008, and is 24% lower than the five-year average.
3. The average price for homes sold in Sedgwick County in 2009 was approximately \$141,190. This is 3% lower than 2008 figures.
4. Wichita's incorporated area grew to 163.7 square miles in 2009. This results in an average density of approximately 2,242 persons per square mile which continues a historic pattern of declining density.
5. All other cities in Sedgwick County grew to a total of 67.4 square miles. Andover, in Butler County, has 10.2 square miles within its city limits.

Demographics

POPULATION TRENDS AND PROJECTIONS

Table 1 presents 2000 and 2008 Census numbers along with 2035 projections for all cities in Sedgwick County plus the city of Andover in Butler County. The 2035 projections are the same projections used for the Metropolitan Transportation Plan (MTP) 2035. The projections anticipate moderate growth for the region through the year 2035, with over half of the new growth occurring by 2020. Growth rates are also shown in Table 1 for the estimates and projections with 2000 Census numbers as the starting point.

The 2009 population growth estimates are calculated using residential building permit data. Household size and owner occupancy data were obtained from 2000 Census figures for each jurisdiction within the WAMPO region and used along with the building permit data to estimate population growth. The majority of population growth in the region occurred in the urbanizing fringe portions of Sedgwick County adjacent to cities. As a result of cities' continuing annexations, the unincorporated areas of Sedgwick County continue to experience a net decline in population.

Total WAMPO region 2009 population is estimated at 498,660. Wichita's population at the end of 2009 is estimated at 368,630, and Sedgwick County's population is estimated at 487,010 at the end of 2009. These estimates are consistent with the MTP trend expected from 2005 and 2010 projections. They also include the use of the Census Bureau's July, 2008 estimate. The 2008 Census estimate incorporates other factors such as the downturn in employment earlier in the decade, causing some loss of population to Wichita and Sedgwick County at that time, as well as a small increase in population in late 2008 before the current recession took effect in the region. These estimates reflect growth rates that are in line with previous projections. 2010 Census data that is currently being gathered will provide more definitive numbers and allow these projections to be adjusted where necessary.

Figure 1

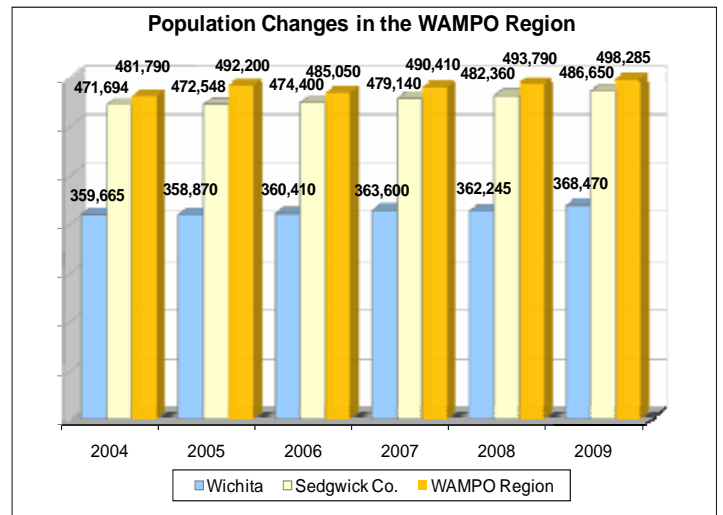


Figure 1 illustrates the overall stable population growth trend of Wichita, Sedgwick County, and the WAMPO region for the past six years.

For the near future, Wichita's predominantly east-west growth pattern is expected to continue. According to the Wichita-Sedgwick County Comprehensive Plan, western Wichita (northwest and southwest growth areas) is projected to experience a population increase of approximately 31,000 persons from 2005 to 2030. If current development densities continue, about 8.4 square miles of undeveloped land will be converted into urban use. In eastern Wichita (northeast and southeast Wichita growth areas), population is expected to increase by 20,000 persons from 2005 to 2030. This means that about 5.4 square miles of undeveloped land would be converted to urban uses based on current development densities.

While the fringe urbanized areas of Sedgwick County have been experiencing steady growth since 1990, the older central area of Wichita has not grown much. Based on data from the last decade and current trends and revitalization efforts called for in the Comprehensive Plan, it is estimated that central Wichita will gain 3,000 people between 2005 and 2030. However, there have been some recent developments and proposed projects in the downtown and other central

Demographics

Table 1

WAMPO Region Population Projection

CITY	2000		July 2008		8.5 Yr. Annual		December 31,		9 Yr. Annual		WAMPO		Projected	
	Census Population	Estimate	Census Estimate	Estimate	Growth Rate (Census data)	Estimate based on Building Permits	2009 Population	Estimate based on Building Permits	Growth Rate (Permit Data)	2035 Population Projection	2035 Population Projection	2035 Population Projection	2035 Population Projection	35 Yr. Annual Growth Rate
Andale	766	879	879	910	1.63%	910	910	910	1.93%	1,160	1,160	1,160	1,160	1.19%
Bel Aire	5,836	6,797	6,797	6,840	1.81%	6,840	6,840	6,840	1.78%	13,230	13,230	13,230	13,230	2.37%
Bentley	368	519	519	520	4.13%	520	520	520	3.92%	690	690	690	690	1.81%
Cheney	1,783	2,033	2,033	2,055	1.56%	2,055	2,055	2,055	1.59%	2,650	2,650	2,650	2,650	1.14%
Clearwater	2,178	2,405	2,405	2,420	1.17%	2,420	2,420	2,420	1.18%	3,590	3,590	3,590	3,590	1.44%
Colwich	1,229	1,407	1,407	1,425	1.60%	1,425	1,425	1,425	1.66%	1,880	1,880	1,880	1,880	1.22%
Derby	17,807	22,517	22,517	22,900	2.80%	22,900	22,900	22,900	2.83%	33,740	33,740	33,740	33,740	1.84%
Eastborough	826	806	806	810	-0.29%	810	810	810	-0.22%	880	880	880	880	0.18%
Garden Plain	797	854	854	860	0.82%	860	860	860	0.85%	1,000	1,000	1,000	1,000	0.65%
Goddard	2,037	3,869	3,869	4,060	7.84%	4,060	4,060	4,060	7.97%	5,560	5,560	5,560	5,560	2.91%
Haysville	8,502	10,364	10,364	10,470	2.36%	10,470	10,470	10,470	2.34%	16,700	16,700	16,700	16,700	1.95%
Kechi	1,038	1,753	1,753	1,770	6.36%	1,770	1,770	1,770	6.11%	2,800	2,800	2,800	2,800	2.88%
Maize	1,868	3,094	3,094	3,350	6.12%	3,350	3,350	3,350	6.71%	4,580	4,580	4,580	4,580	2.60%
Mount Hope	830	857	857	860	0.38%	860	860	860	0.40%	1,010	1,010	1,010	1,010	0.56%
Mulvane*	4,154	NA	NA	4,970	NA	4,970	4,970	4,970	2.01%	6,790	6,790	6,790	6,790	1.41%
Park City	5,814	7,787	7,787	8,025	3.50%	8,025	8,025	8,025	3.65%	13,650	13,650	13,650	13,650	2.47%
Sedgwick*	211	NA	NA	300	NA	300	300	300	4.00%	520	520	520	520	2.61%
Valley Center	4,883	6,521	6,521	6,600	3.46%	6,600	6,600	6,600	3.40%	9,330	9,330	9,330	9,330	1.87%
Viola	211	205	205	205	-0.34%	205	205	205	-0.32%	290	290	290	290	0.91%
Wichita	344,284	366,046	366,046	368,630	0.72%	368,630	368,630	368,630	0.76%	429,380	429,380	429,380	429,380	0.63%
Unincorp. Sedg. Co	47,447	38,890	38,890	39,030	-2.31%	39,030	39,030	39,030	-2.15%	32,570	32,570	32,570	32,570	-1.07%
Sedgwick Co. Totals	452,869	482,863	482,863	487,010	0.76%	487,010	487,010	487,010	0.81%	582,000	582,000	582,000	582,000	0.72%
Andover	6,698	10,351	10,351	10,600	5.25%	10,600	10,600	10,600	5.23%	17,870	17,870	17,870	17,870	2.84%
Sumner Co pt Mulvane	1,001			1,050		1,050	1,050	1,050	0.53%	1,118	1,118	1,118	1,118	0.32%
WAMPO Region Totals	460,570			498,660		498,660	498,660	498,660	0.89%	601,260	601,260	601,260	601,260	0.76%

*Intercensal estimates of the Sedgwick County portions of Mulvane and Sedgwick are no longer available from the Census Bureau.

Demographics

Wichita neighborhoods that may exceed these anticipated future growth rates.

URBANIZED AREA

After each decennial census the Census Bureau establishes urbanized area boundaries and population counts based upon population densities where urban development exists. The United States Department of Transportation uses the Census Bureau's urbanized area population counts and population estimates for funding apportionment.

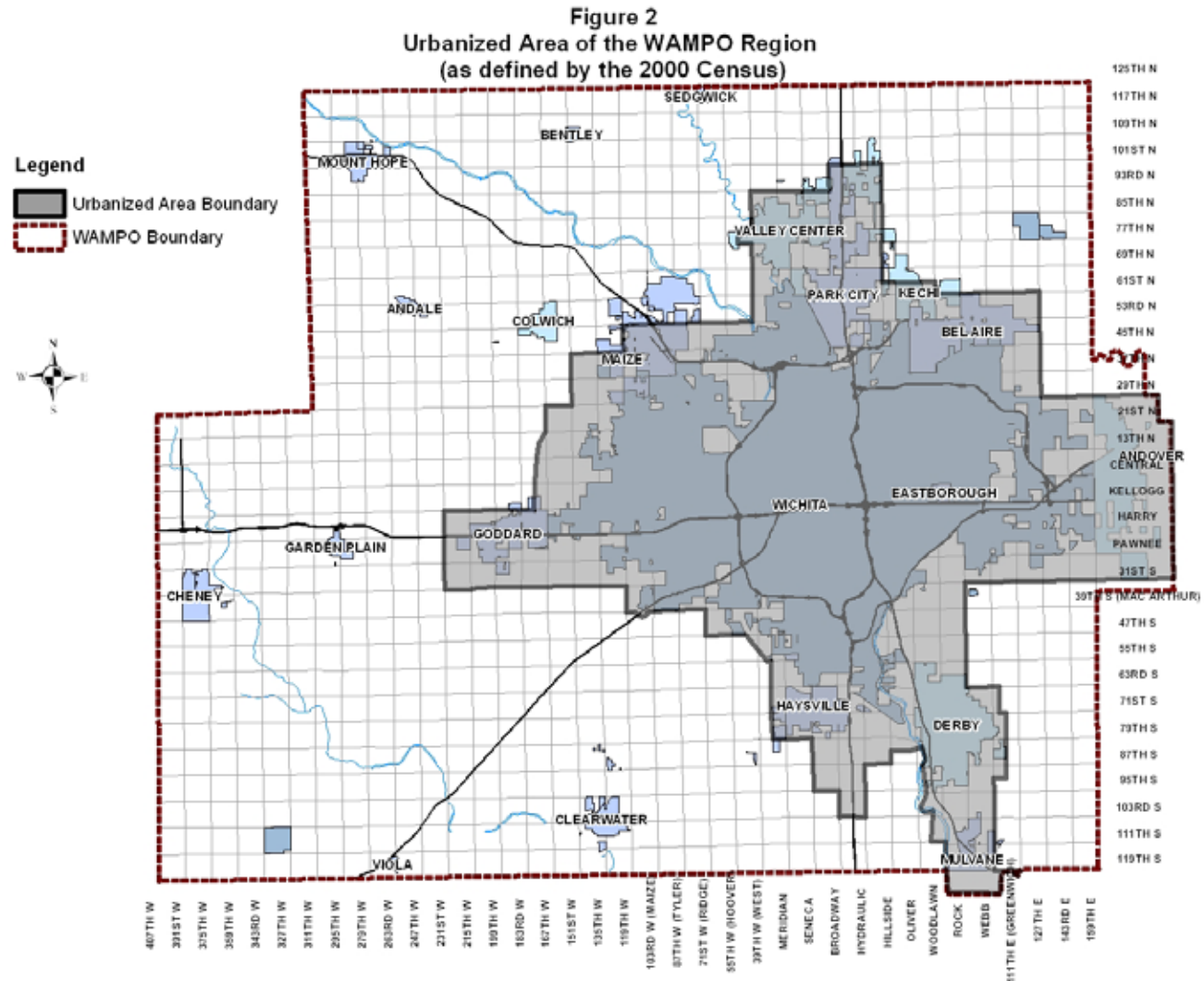
The federal regulations for an MPO planning area boundary at a minimum must include the Census Bureau's Urbanized area. In addition, it should

include the area that is expected to become urbanized in the next 20 years.

Figure 2 illustrates the WAMPO region along with the portion that is the urbanized area. The 2000 Census estimate of population for the urbanized area was 422,300. This has grown to approximately 470,850 at the end of 2009.

POPULATION IMPACTS ON TRANSPORTATION

Overall, the region appears to be on track with the WAMPO MTP 2035 population projections shown in Table 1. The distribution of population and its relation to the urbanized area is used to determine the functional classification of roads as urban or rural. In addition the associated popula-



Demographics

tion densities impact travel trends.

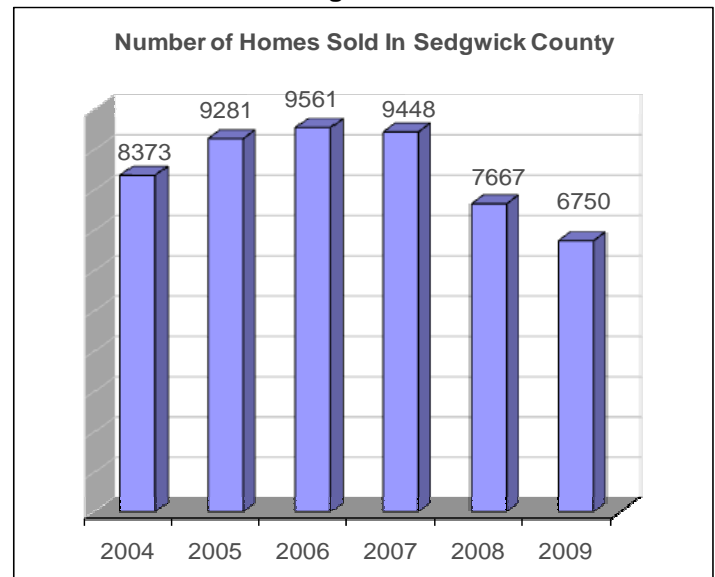
As an example, population in Sedgwick County grew from 452,869 people in 2000 to about 482,360 in 2008 (an additional 29,490 persons). As a result of this and associated economic activity, daily vehicle miles travelled grew from 10,369,300 to 12,441,800 (or an additional 2,072,500 daily vehicle miles) during the same period. (No new vehicle miles traveled data is available for 2009.) This may show the need for new roads to get to and from new homes and businesses and to improve existing roads to accommodate new traffic.

RESIDENTIAL PROPERTY SALES

Home sales serve as a barometer of economic health within the region. The price of homes can signal shifts in income levels and the type of homes being bought within the region. Also, home sales give an indication of population shifts within the region that just tracking permits for new homes might miss. These factors can help produce better modeling for the MTP.

Wichita Area Association of Realtors (WAAR) sales geography does not match the WAMPO region precisely. However, WAAR data on

Figure 3



Sedgwick County makes up the bulk of the WAMPO region.

Table 2A shows total units sold, average home prices and total valuations during 2009 in nine zones in Sedgwick County, as well as total units sold in Butler County as reported by the WAAR. The year 2009 saw the sale of 6,750 single-family homes and condominiums in Sedgwick County. This number is down by 12 percent from 2008 and has fallen 24% below the five

Table 2A

Zone	Total Sold	Average Price	Total Valuation	Percent of Homes Sold*
Zone 100	1,337	\$174,165	\$232,858,201	20%
Zone 200	568	\$71,488	\$40,605,435	8%
Zone 300	756	\$98,851	\$74,731,236	11%
Zone 400	1,383	\$191,977	\$265,503,534	20%
Zone 500	1,184	\$102,003	\$120,771,983	18%
Zone 600	403	\$127,417	\$51,348,997	6%
Zone 700	285	\$151,218	\$43,097,207	4%
Zone 800	230	\$149,762	\$34,445,336	3%
Zone 900	604	\$148,475	\$89,679,085	9%
Sedgwick County Total	6,750	\$141,191	\$953,041,014	100%
Butler County	773	\$145,246	\$112,274,868	--

Based on information from the Wichita Area Association of Realtors for the Period January 1, 2009 through December 31, 2009

*Percent of total sold for zones in Sedgwick County only.

Demographics

Table 2B

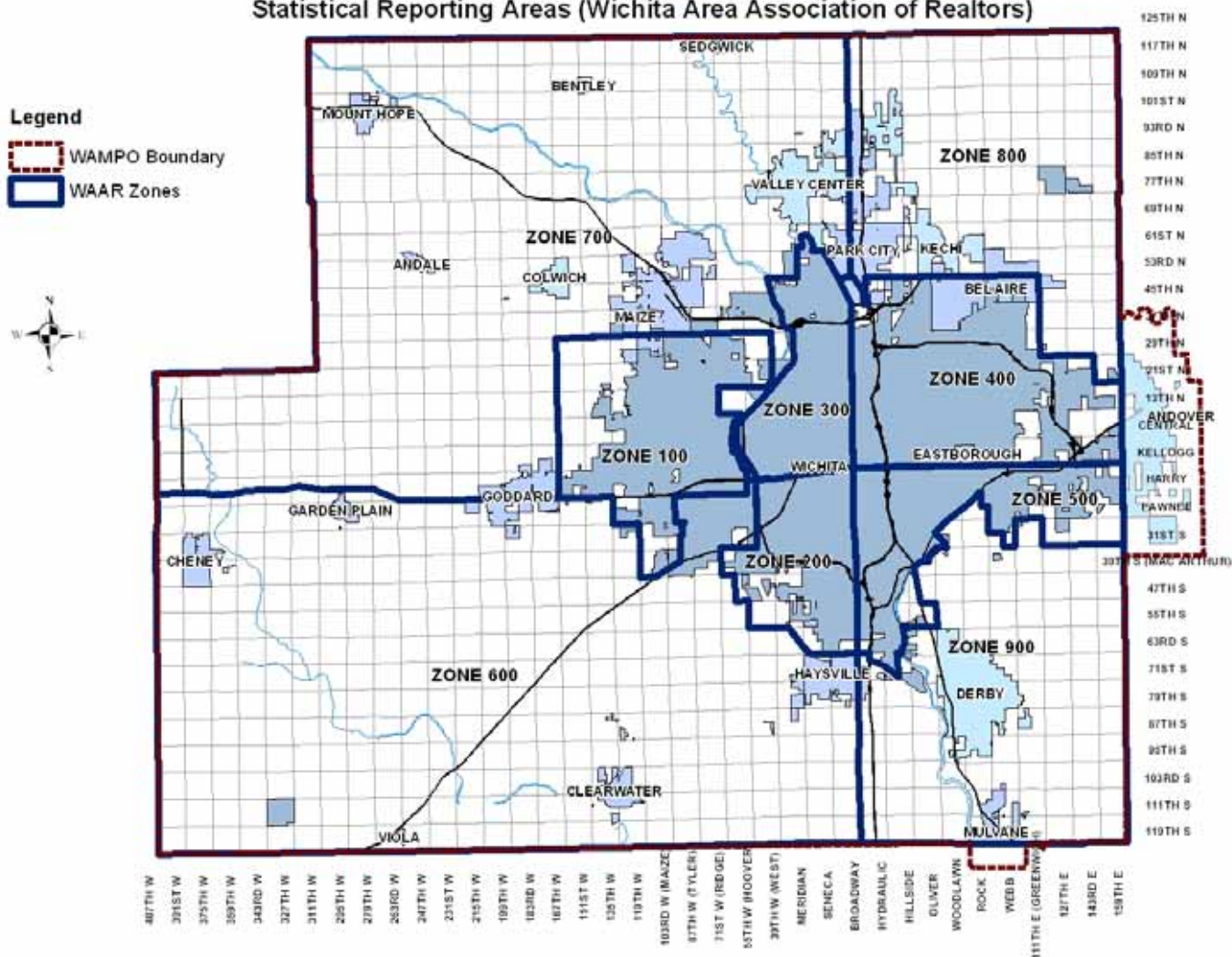
2004-2008 Sedgwick County Area Average Residential Sales

Zone	Average Sold	Average Price	5-Year Average Valuation	Percent of Homes Sold*
Zone 100	1,800	\$163,677	\$294,553,048	20%
Zone 200	783	\$73,890	\$57,870,891	9%
Zone 300	980	\$91,232	\$89,370,530	11%
Zone 400	1,954	\$181,538	\$354,797,238	22%
Zone 500	1,568	\$96,235	\$150,877,092	18%
Zone 600	529	\$122,900	\$65,063,329	6%
Zone 700	310	\$143,092	\$44,415,812	4%
Zone 800	234	\$122,633	\$28,696,165	3%
Zone 900	708	\$139,084	\$98,415,818	8%
Sedgwick County Total	8,866	\$133,551	\$1,184,059,922	100%
Butler County	1,119	\$139,528	\$156,159,704	

Based on information from the Wichita Area Association of Realtors for the Period January 1, 2004 through December 31, 2008

*Percent of total sold for zones in Sedgwick County only.

Figure 4
Statistical Reporting Areas (Wichita Area Association of Realtors)



Demographics

year average of 8,866 sales, as shown in **Table 2B**.

Figure 3 illustrates the trend in Sedgwick County home sales from 2004 to 2009. **Table 2B** shows average homes sold, average home prices and average valuations for the nine real estate zones in Sedgwick County from 2004 to 2008 for comparison purposes. The real estate zones are illustrated in **Figure 4**.

ANNEXATIONS

Annexations are a visible indicator of the extent of urbanization occurring within the WAMPO region. As urbanization continues, reclassification of roads will likely be necessary.

As a result of subdivision and other development activity at the fringe of Wichita, the City of Wichita has tried to accommodate this growth and the subsequent provision of services through annexations. In the past year, Wichita has grown to 163.7 square miles with an average density of approximately 2,242 persons per square mile. This density has remained fairly constant over the past ten years.

In 2009, Wichita annexed 213.4 acres or 0.33 square miles. These annexations were due to property owner requests associated with new development. In 2009, no residents were added through annexation. This is down from the 6 residents added to Wichita's population by annexation in 2008.

Of Wichita's 2009 annexation cases, about 20 percent of the land annexed was already developed. The remaining 80 percent was developing or anticipated to develop in the near future. Many of the smaller cities in the WAMPO region have also grown through annexation activity.

Topping the list in acres annexed during 2009 were Maize, Goddard and Mulvane (Sedgwick County portion only). **Table 3** shows annexation activity for each of the cities in Sedgwick County for 2009 along with total square miles for 2000 and 2009.

Annexations to each of the cities throughout the WAMPO region have occurred in several school districts and are an indicator of future enrollment patterns for them. School districts serving the cities in Sedgwick County along with current city limits are depicted in **Figure 5**.

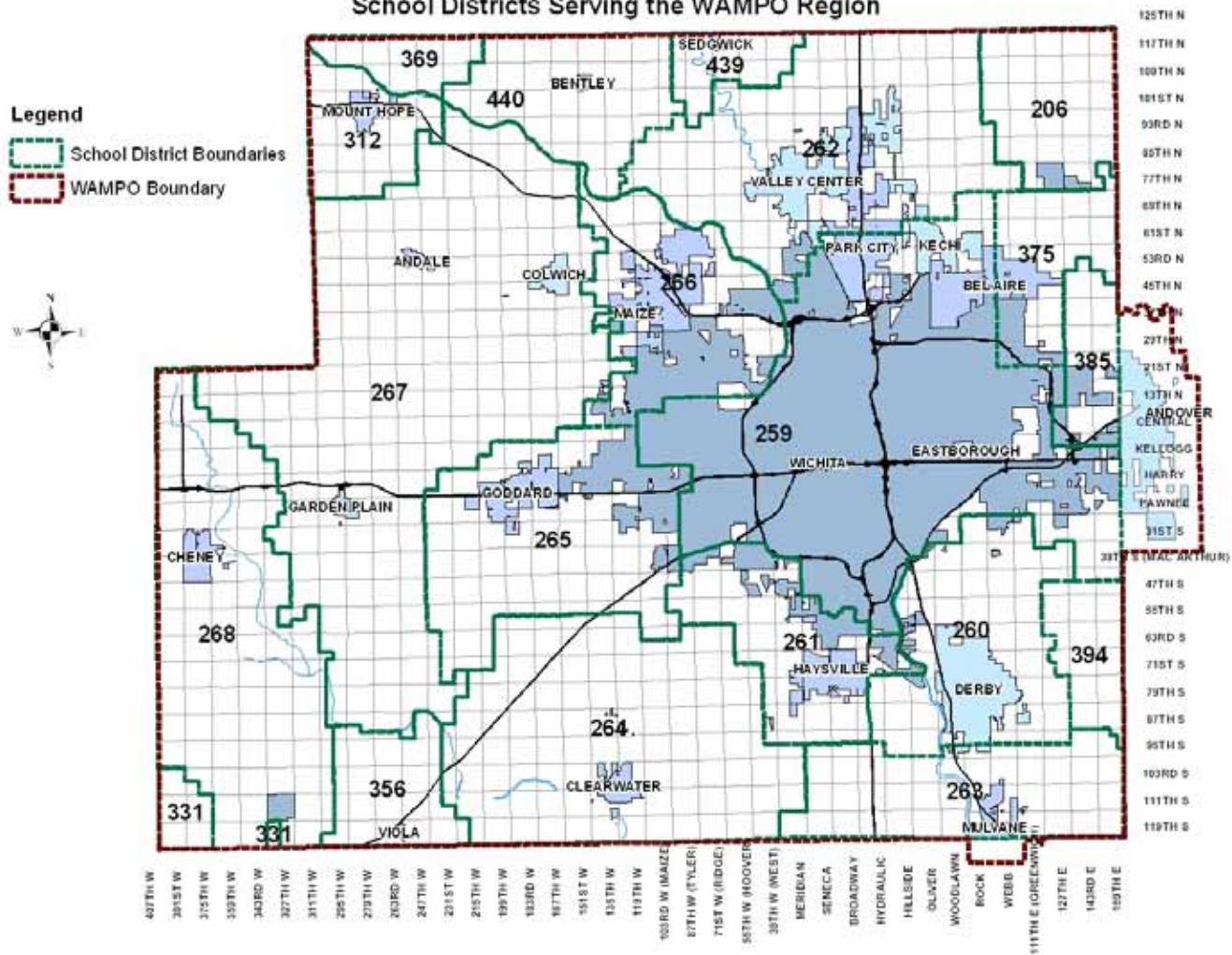
Table 3
WAMPO Region Annexation Activity

CITY	2000 Total Square Miles	2009 Acres Annexed	2009 Total Square Miles*
Andale	0.5	0.3	0.6
Bel Aire	2.2	-	6.8
Bentley	0.2	-	0.3
Cheney	1.4	2.6	2.0
Clearwater	1.1	-	1.9
Colwich	0.9	-	1.3
Derby	7.3	73.3	9.6
Eastborough	0.4	-	0.4
Garden Plain	0.4	-	0.6
Goddard	2.2	334.9	4.5
Haysville	3.4	-	4.5
Kechi	1.4	-	6.0
Maize	0.9	693.4	8.8
Mount Hope	1.0	-	1.5
Mulvane*	1.6	215.0	2.0
Park City	5.4	-	9.4
Sedgwick*	0.2	-	0.3
Valley Center	3.2	-	6.9
Viola	0.2	-	0.2
Wichita	140.0	213.4	163.7
Andover	9.7	174.0	10.2

Source: Sedgwick County Geographic Information Systems and Small City Survey
*Totals reflect city area within Sedgwick County

Demographics

Figure 5
School Districts Serving the WAMPO Region



School District	District Name	Primary City
USD 206	Remington-Whitewater	Whitewater
USD 259	Wichita	Wichita
USD 260	Derby	Derby
USD 261	Haysville	Haysville
USD 262	Valley Center	Valley Center
USD 263	Mulvane	Mulvane
USD 264	Clearwater	Clearwater
USD 265	Goddard	Goddard
USD 266	Maize	Maize
USD 267	Renwick	Colwich
USD 268	Cheney	Cheney
USD 312	Haven	Bentley
USD 331	Kingman	Kingman
USD 356	Conway Springs	Conway Springs
USD 369	Burton	Burton
USD 375	Circle	Towanda
USD 385	Andover	Andover
USD 394	Rose Hill	Rose Hill
USD 439	Sedgwick	Sedgwick
USD 440	Halstead	Bentley