

W A M P O

Wichita Area Metropolitan Planning Organization

Development & Transportation Trends Report 2010

(based upon 2009 data) June 2010



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Introduction

able to better work together to connect housing to jobs, foster local innovation, help to build a clean energy economy, and improve the livability and sustainability of the region.

The data in this document has been compiled and used over many years to develop projections and do analysis for transportation purposes including development of transportation plans such as the (MTP) and the South Area Transportation Study (SATS).

New Sedgwick County Appraiser's data is in the process of being developed and documented, particularly for the analysis of commercial building activity. It may take some time before an in-depth trend analysis of commercial building activity can be completed. This information can help link transportation investments to economic development.

Also, better geographic information system (GIS) data needs to be obtained for the portions of Butler County and Sumner County within the WAMPO region.

In the future, other transportation trend data will be added to this report (such as vehicle miles traveled and commute times). WAMPO will be conducting studies to obtain more geographically precise data for the entire region and compare it to development activity compiled in this report to improve its modeling and analysis abilities and help with the Congestion Management Process (CMP).

Furthermore, federal regulations state that the WAMPO shall validate data utilized in preparing other existing modal plans for providing input to the transportation plan. In updating the long range transportation plan (MTP), WAMPO shall base the update on the latest available estimates and assumptions for population, land use, travel, employment, congestion, and economic activity. The MTP shall, at a minimum, include the projected transportation demand of persons and goods in the metropolitan planning area over the

planning period of the transportation plan, as well as the existing and proposed transportation facilities. This annual report provides the baseline data to achieve these objectives.

As WAMPO's work changes, so will this document. WAMPO has some work items on the horizon that will aid in identifying travel information, such as regional travel trends, travel times, etc. that will likely become part of this report or feed into it. WAMPO also produces a congestion report as part of the CMP that can be integrated into this report. The Household Origin and Destination Study and the Travel Time Study are in progress and are expected to be completed by the end of 2010. Information from these upcoming reports will likely be included in future editions of this report.

As data is compiled and trends are synthesized, this report will provide an outlet to disseminate this travel information. This information, along with the topics already addressed in this report, will hopefully provide the public with a more comprehensive view of the complex interactions between transportation and land use/development. WAMPO will continue to look for ways of improving this report and making it more useful with this focus in mind.

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

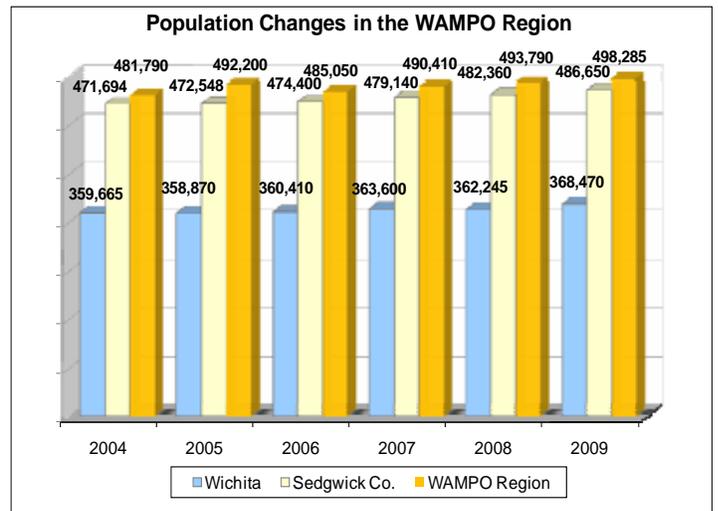


Figure 1 illustrates the overall stable population growth trend of Wichita, Sedgwick County, and the WAMPO region for the past six years.

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

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Table 1

WAMPO Region Population Projection

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

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

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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.

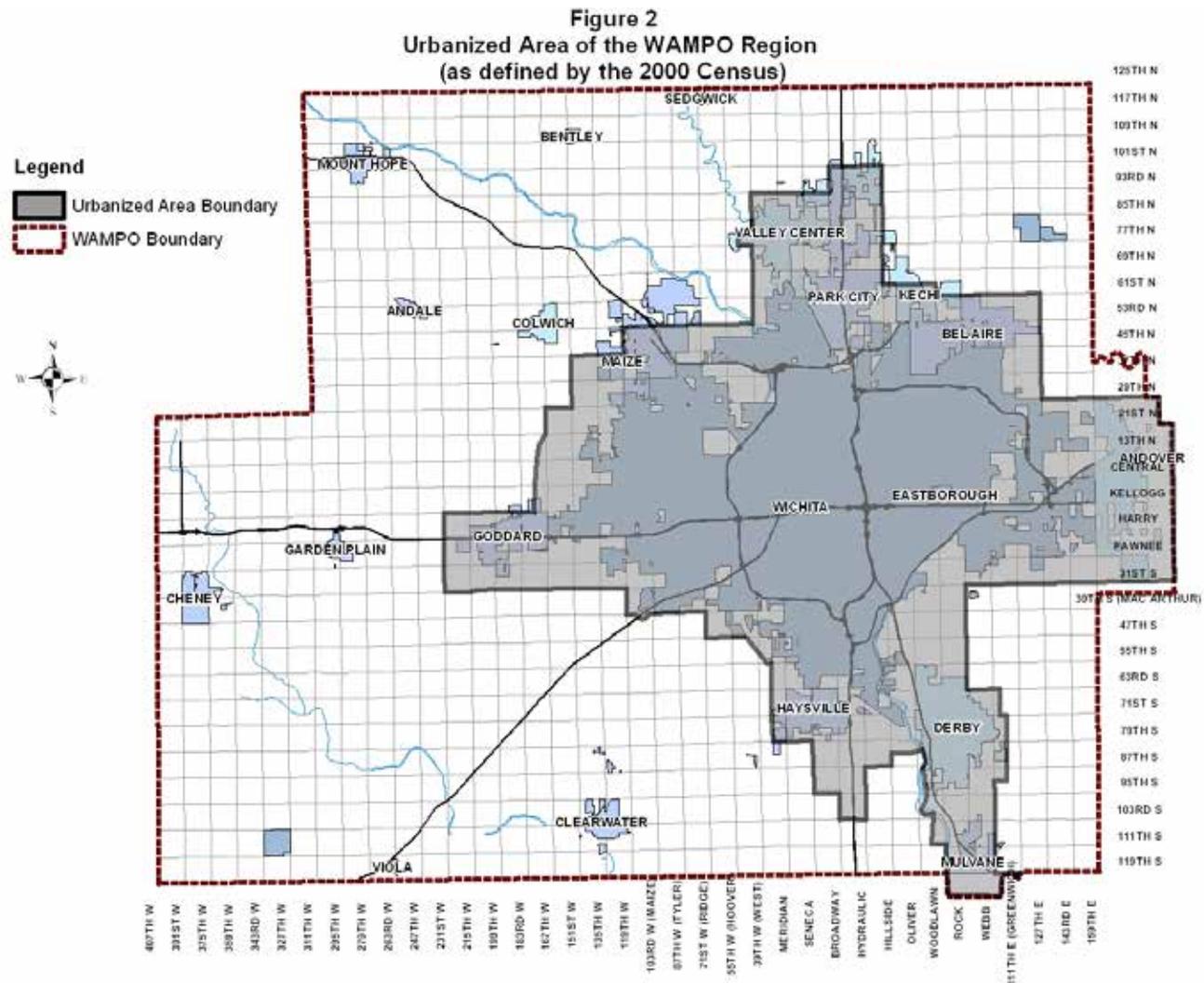
The federal regulations for an MPO planning area boundary at a minimum must include the Census Bureau's Urbanized area. In addition, it should

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-



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tion densities impact travel trends.

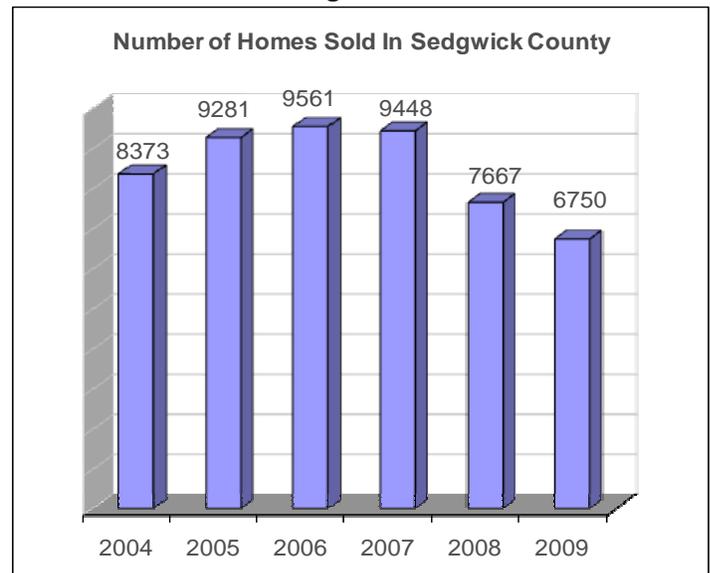
As an example, population in Sedgwick County grew from 452,869 people in 2000 to about 482,360 in 2008 (an additional 29,490 persons). As a result of this and associated economic activity, daily vehicle miles travelled grew from 10,369,300 to 12,441,800 (or an additional 2,072,500 daily vehicle miles) 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.

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Table 2B

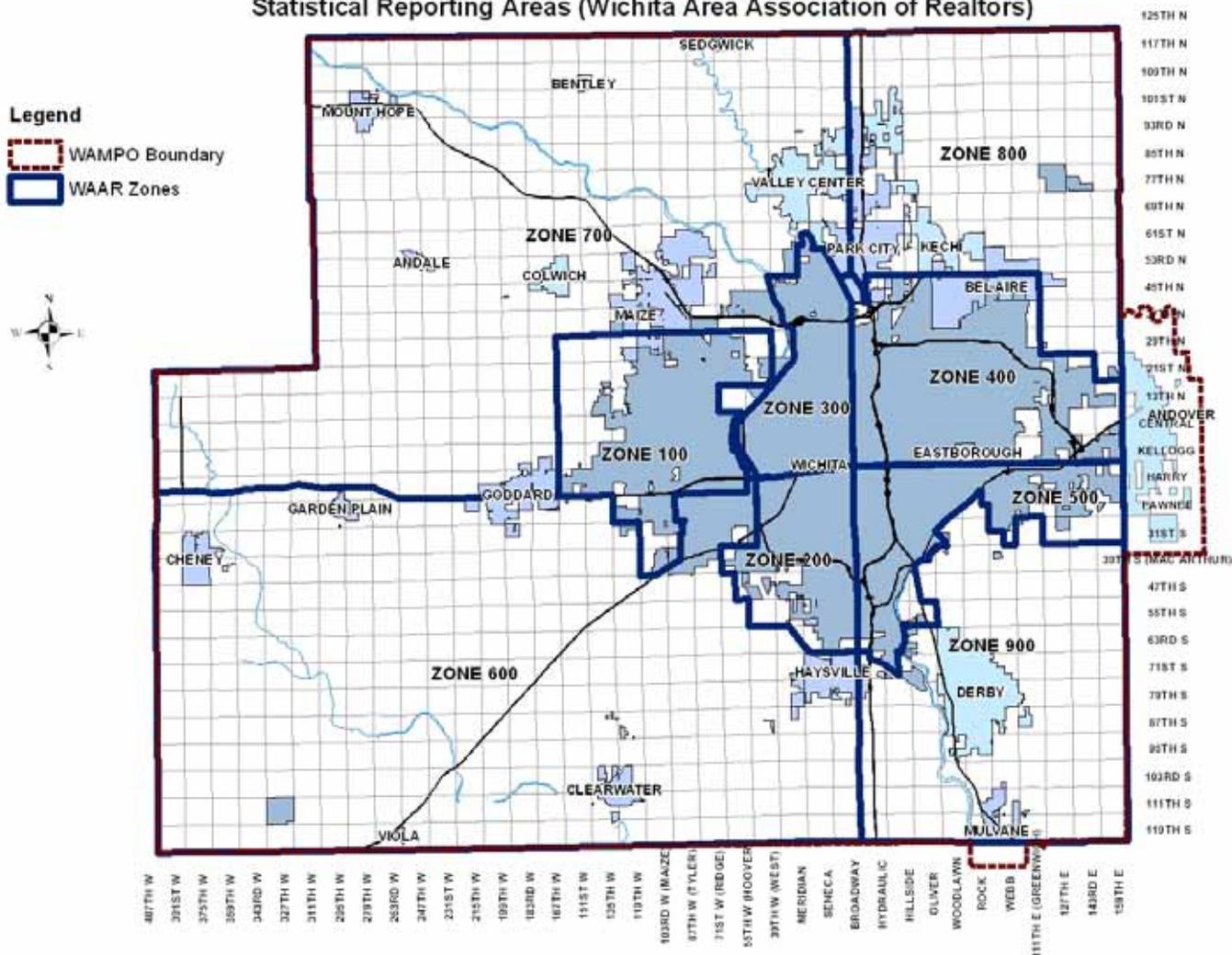
2004-2008 Sedgwick County Area Average Residential Sales

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)



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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**.

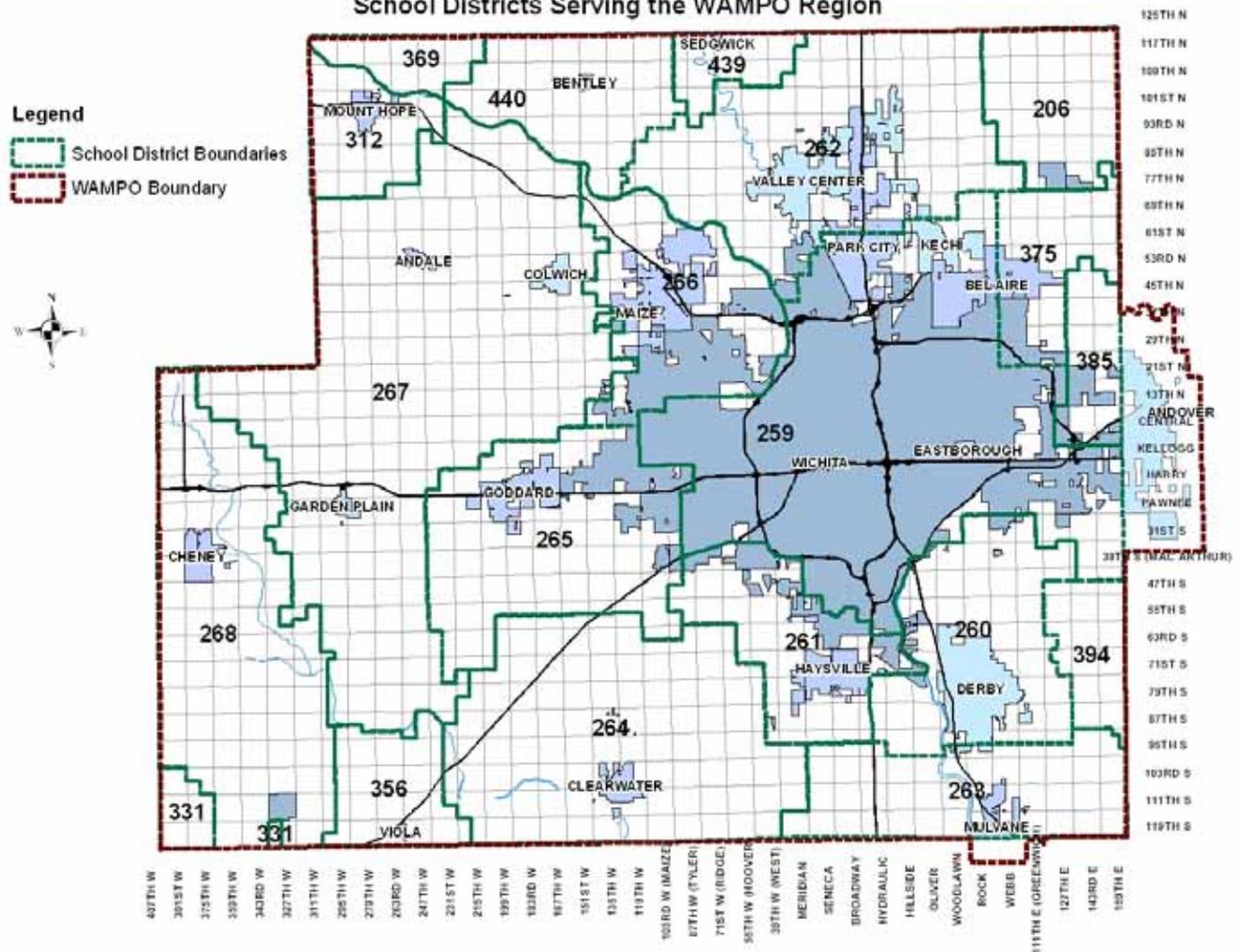
Table 3
WAMPO Region Annexation Activity

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

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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

Subdivision Activity

2009 Subdivision Highlights

1. Approximately 87 subdivision plats were recorded last year with the Sedgwick County Register of Deeds. Of these, 69 plats (79 percent) were located in Wichita or the unincorporated portions of Sedgwick County and the remaining 18 plats (21 percent) were in the County's smaller cities.
2. Of the residential lots created by platting in Sedgwick County in 2009, 74 percent were located in Wichita or in its 2030 Urban Growth Area, as identified by the Wichita-Sedgwick County Comprehensive Plan. This is up 39 percent from 2008.
3. Last year 787 new residential lots were plated or split. On these lots, there is the potential to build 800 residential units across the county. The number of lots is down 50 percent and potential units are also down 54 percent from 2008.
4. Northwest Wichita recorded the greatest share of platting activity in 2009 with 27 percent of all potential dwelling units in the county. This was followed by Southeast Wichita with 26 percent and Bel Aire with 13 percent.
5. A total of 435 residential lots were plated in USD 259, Wichita, with the potential for 440 dwelling units in 2009. USD 266, Maize, had the second largest number of potential dwelling units with 245 units on 245 lots. USD 265, Goddard, plated 54 lots with 54 potential residential units.
6. Commercial/office platting and lot split activity in Sedgwick County accounted for 193 new lots, and industrial platting accounted for 25 new lots. These figures are up 6 percent and down 57 percent respectively from 2008.
7. Northwest Wichita saw the greatest amount of non-residential subdivision activity with 53 commercial/office lots and no industrial lots. This was followed by Northeast Wichita with 32 commercial/office lots and 5 industrial lots.

Subdivision Activity

WHY SUBDIVISION ACTIVITY IS IMPORTANT FOR TRANSPORTATION PLANNING

Subdivision activity represents geographic areas of population and employment growth that impacts the future transportation system. Depending on the size of a residential subdivision, build out will typically occur within one to ten years. Larger subdivisions will typically be carried out in phases. Commercial subdivision activity will typically be carried out in one to five years, but commercial subdivision will typically follow residential activity with a five-year lag after residential construction occurs. Therefore, commercial subdivisions often represent a new level of intensification for the transportation system in a given area.

Because subdivision activity has a time lag into the future, it can be a better gage of the geographic areas and direction of future development for trend analysis than building permits by themselves. This aids in developing projections in population and employment growth and the distribution of that growth for transportation modeling.

PLATTING AND LOT SPLITS

Approximately 88 subdivision plats were recorded in Sedgwick County and Andover during 2009. This is 4 percent fewer than the 92 new plats recorded in 2008. Of the 2009 total, 69 plats (78 percent) were located in Wichita or the unincorporated portions of Sedgwick County and 18 plats (21 percent) were located in the county's small cities. Andover recorded 1 plat during 2009. Also, of the 2009 total, approximately 20 (23 percent) were replats.

Lot splits, a division of one subdivided lot into 2 to 4 developable lots, produced about 13 residential lots, 29 commercial lots, and 14 industrial lots across Sedgwick County and in Andover.

Figures 6 and 7 illustrate the residential and commercial subdivision activity recorded by the Butler County and Sedgwick County Register of Deeds Offices during 2009. They also show the extent of subdivision activity during the previous five years (2004-2008). There has not been any significant subdivision activity for the past several years in the Sumner County portion of Mulvane of the WAMPO region. This area will be monitored and the tables and figures modified to show any activity when it occurs.

Table 4 indicates that there were 787 residential lots platted or split last year, with the potential for a total of 801 residential units distributed across Sedgwick County and Andover. This is less than half of the number of lots in 2008 (2,045 lots) and just over a third of the potential units of 2008 (2,202 units).

Commercial/office platting and lot split activity in Sedgwick County and Andover accounted for 193 new lots in 2009 (up slightly from 2008's 187 new lots), and new industrial lots numbered 25 in 2009 (down over 50 percent from 2008's 59 lot splits).

Platting totals were determined by aggregating data from the Metropolitan Area Planning Department's Recorded Plat Reports, Sedgwick County GIS data and a platting activity survey of each of the county's smaller cities by MAPD.

Subdivision Activity by Wichita-Sedgwick County Comprehensive Plan Growth Areas

The Wichita and Small Cities 2030 Urban Growth Areas map (Figure 8) was created as a tool to provide a sense of expected directions for future urban and suburban development in the county. It serves only as a reasonable indication as to where the future efficient extension of public municipal services and corporate limits could occur by the year 2030. The map is based on the direction of growth due to market conditions, the availability of public services/facilities, the cost of providing public infrastructure in the future,

FIGURE 6

2004 - 2009 Residential Subdivision Activity in the WAMPO Region

6-Year Residential Subdivision Activity

- 2009
- 2008; 2007
- 2006; 2005; 2004
- WAMPO Boundary
- Small City 2030 Urban Growth Areas
- Wichita 2030 Urban Growth Sub-Areas
- County Sub-areas

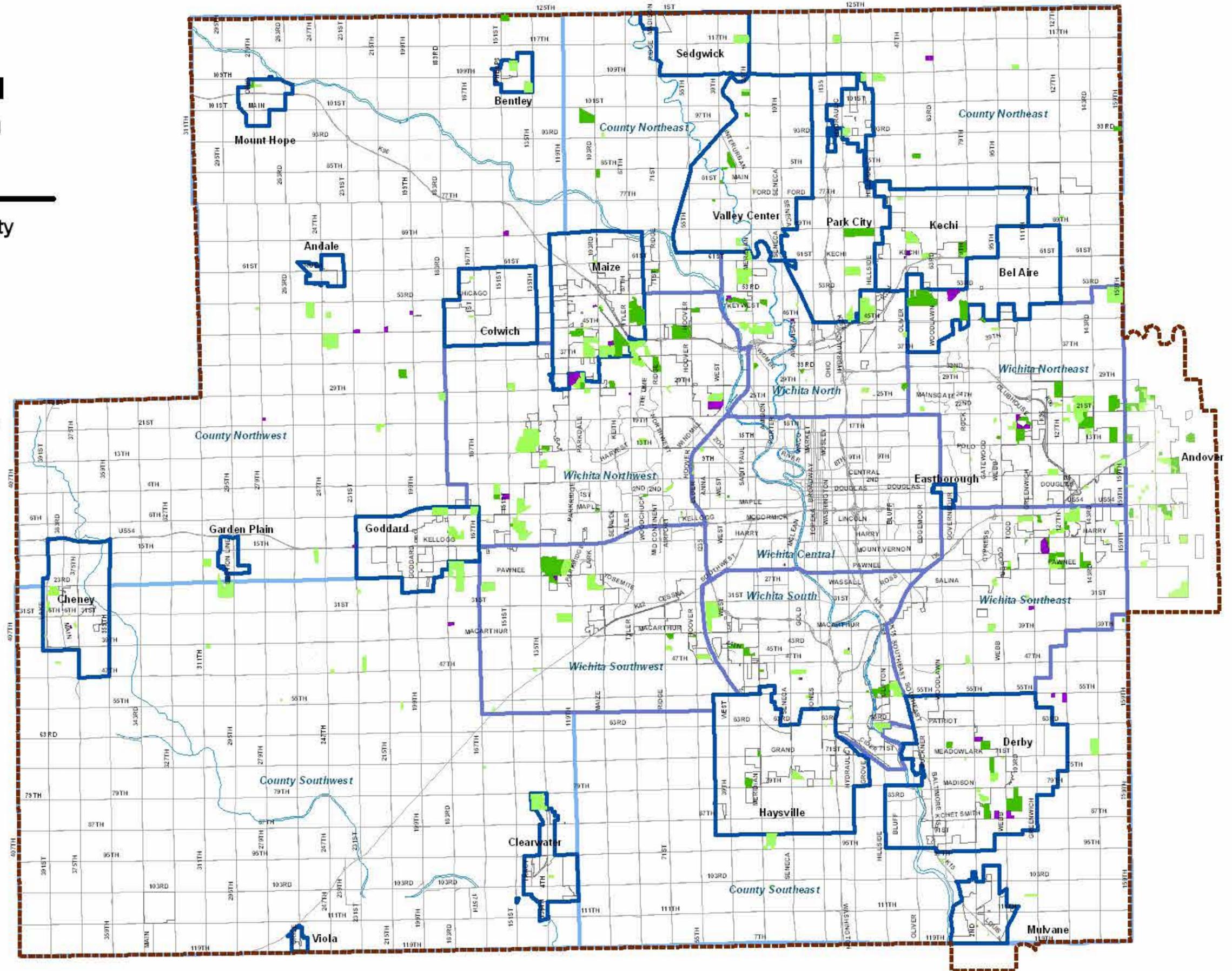


FIGURE 7

2004- 2009 Commercial Subdivision Activity in the WAMPO Region

6-Year Commercial Subdivision Activity

- 2009
- 2008; 2007
- 2006; 2005; 2004
- WAMPO Boundary
- Small City 2030 Urban Growth Areas
- Wichita 2030 Urban Growth Sub-Areas
- County Sub-areas

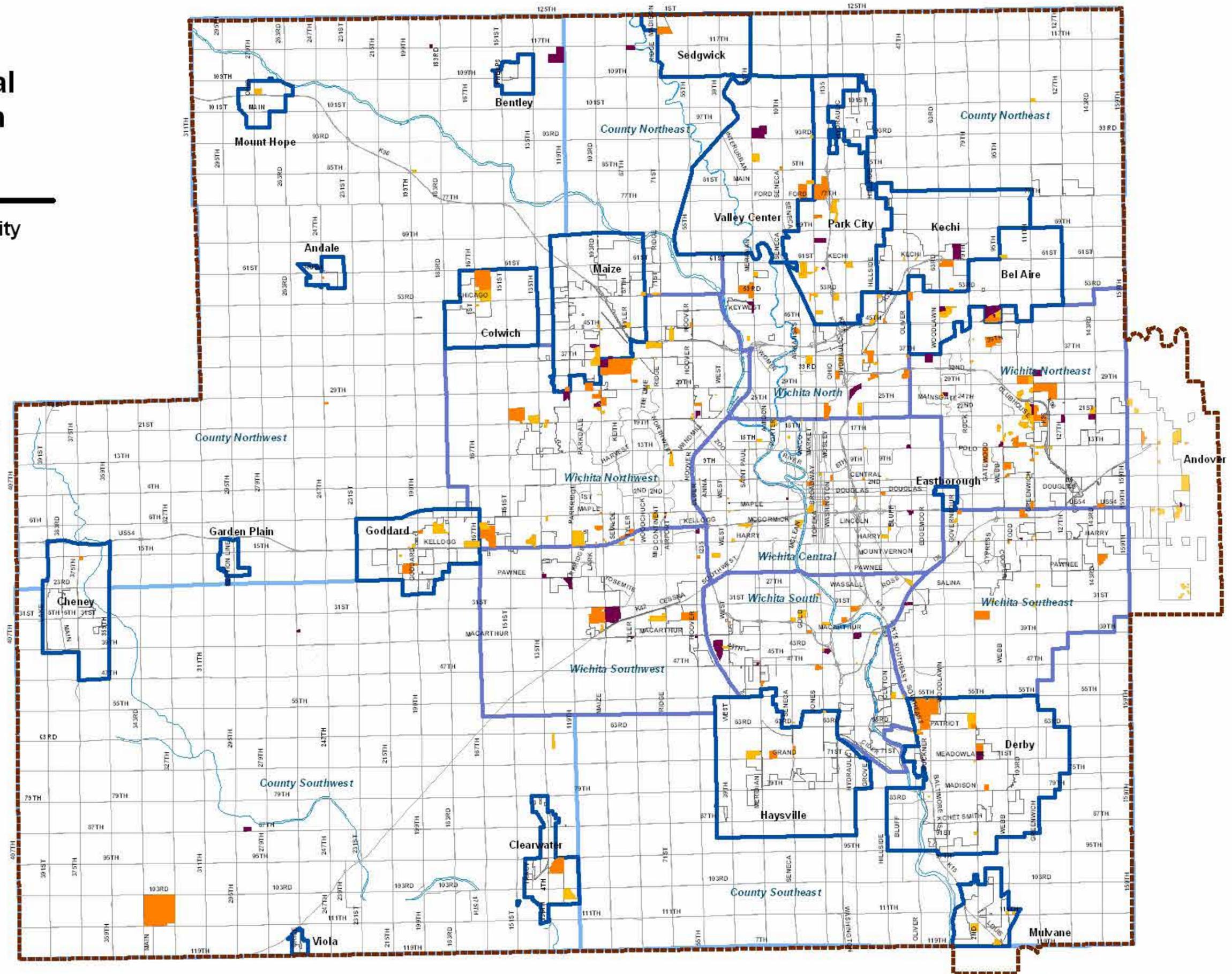
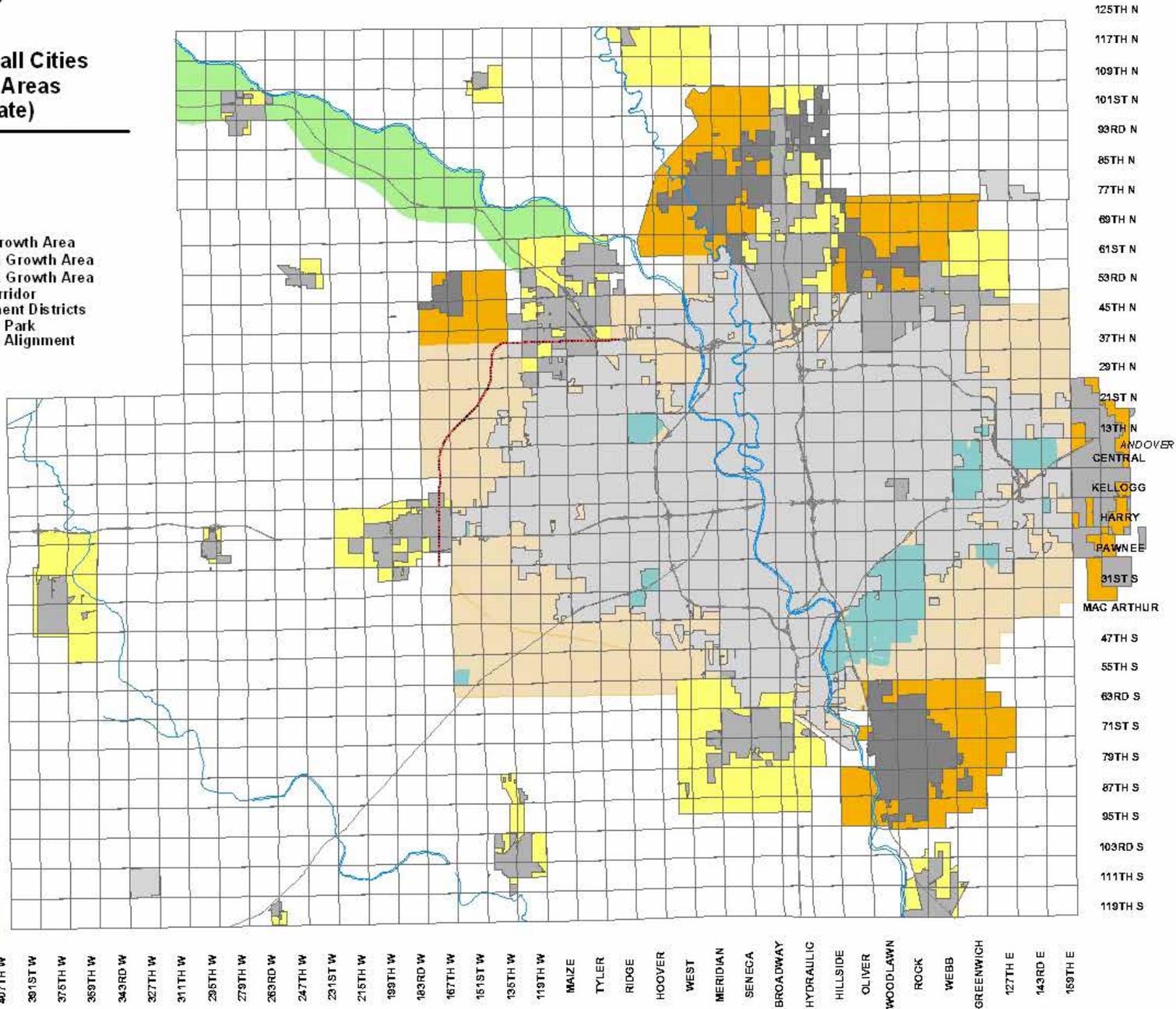
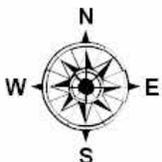


Figure 8

Wichita and Small Cities 2030 Growth Areas (2005 Update)

- Wichita
- Small Cities
- Small Cities
- Rural Areas
- Wichita 2030 Urban Growth Area
- Small City 2030 Urban Growth Area
- Small City 2030 Urban Growth Area
- K-96 Special Uses Corridor
- Industrial & Improvement Districts and Sedgwick County Park
- Proposed NW Bypass Alignment



Subdivision Activity

and other issues identified in the 2005 Update of Wichita-Sedgwick County Comprehensive Plan and the comprehensive plans of individual small cities. It is also important to note that the 2030 urban growth areas depicted are not prescriptive or binding in nature. The Wichita and Small Cities 2030 Urban Growth Areas Map identifies several key areas of development:

Small City 2030 Urban Growth Area: The designated small cities' urban growth areas are generally located adjacent to their existing municipal boundaries, and indicates the reasonable direction and magnitude of growth these communities can expect to experience out to the year 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost-effective delivery of future municipal services and environmental factors.

Wichita 2030 Urban Growth Area: This category identifies Wichita's urban fringe areas that are presently undeveloped but have the potential to be developed by the year 2030, based upon Wichita population growth projections and current market trends. This is the area in which City expansion and extension of municipal services and infrastructure should be focused during the period from 2005 to 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost-effective delivery of future municipal services and environmental factors.

Rural Areas: This category encompasses land outside the 2030 urban growth areas for Wichita and the small cities. This category is intended to accommodate agricultural uses, rural based uses that are no more offensive than those agricultural uses commonly found

in Sedgwick County, and predominately larger lot residential exurban subdivisions (normally with lot sizes of 2 acres or more) with provisions for individual, or community water and sewer services.

K-96 Special Uses Corridor: This category encompasses areas of land identified in the K-96 Corridor Economic Development Plan, completed by Sedgwick County in 2005, that require special land use controls in order to ensure appropriate patterns of commercial redevelopment within the K-96 corridor over the next 25 years. The K-96 Corridor Economic Development Plan should be consulted for more specific future land use direction.

In addition, the rural sections of Sedgwick County outside of the 2030 Urban Growth Areas have been divided into four sub-areas. Wichita, within its 2030 Urban Growth Area, has been divided into seven sub-areas. All of these sub-areas are shown in **Figures 6 and 7**.

Statistics have been compiled according to the Wichita and Small Cities 2030 Urban Growth Areas contained in the 2005 Update of the Wichita – Sedgwick County Comprehensive Plan shown in **Figure 8**.

Subdivision Activity

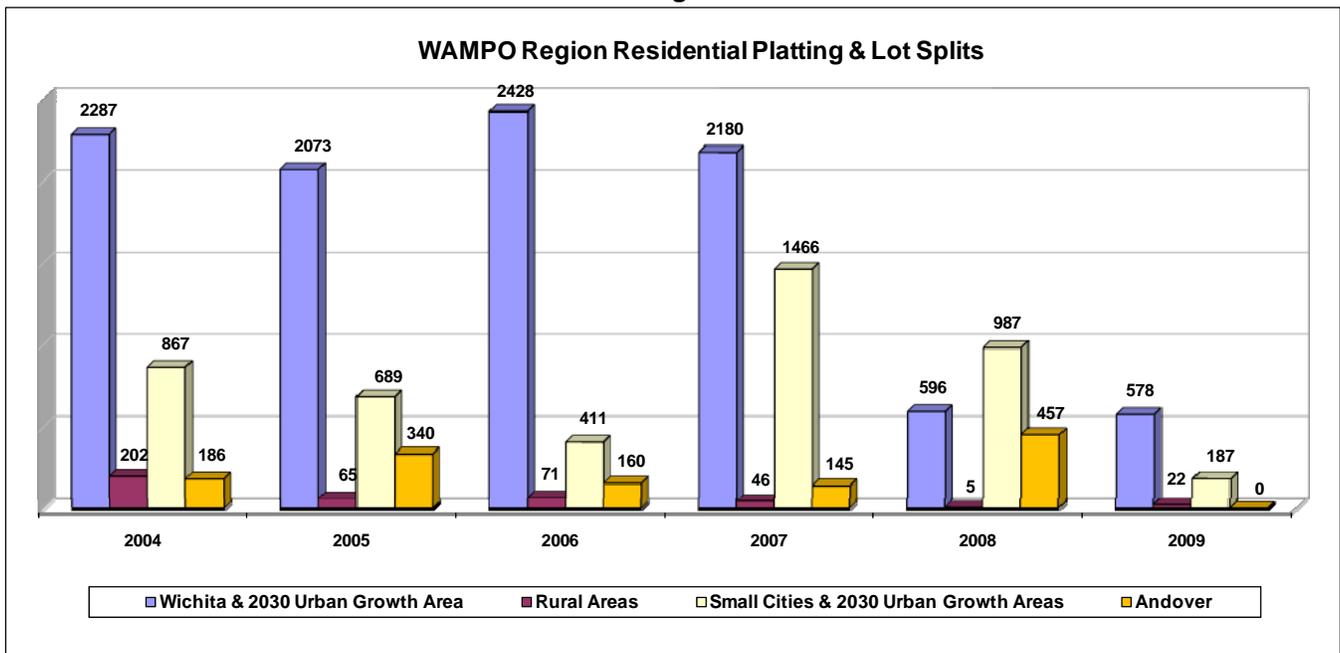
Tables 4 lists the number of residential lots platted or split in 2009 by growth area along with averages for the years 2004 through 2008.

Figure 9 illustrates the trend for the individual years used in the five-year averages along with the 2009 totals.

Table 4

WAMPO Region Residential Platting and Lot Split Activity (*May not include all Wichita Multi-Family Residential Unit Counts)						
Growth Areas	2009 Residential Lots Platted	2009 Potential Residential Units	2009 Percent of Total Dwelling Units	2004-2008 Average Residential Lots Platted	2004-2008 Average Potential Residential Units	2004-2008 Percent of Total Dwelling Units
City of Wichita & 2030 Urban Growth Area (Sub-areas)						
Wichita Central	13	19	2.4%	21	34	1.0%
Wichita Northeast	69	73	9.1%	345	435	12.6%
Wichita North	21	21	2.6%	236	280	8.1%
Wichita Northwest	215	219	27.3%	572	614	17.8%
Wichita Southeast	209	209	26.1%	263	282	8.2%
Wichita South	8	8	1.0%	209	216	6.2%
Wichita Southwest	43	43	5.4%	267	267	7.7%
Wichita 2030 Urban Growth Area Subtotal	578	592	73.9%	1913	2127	61.6%
Rural Areas (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	22	22	2.7%	78	78	2.3%
Small City & 2030 Urban Growth Areas						
Andale	1	1	0.1%	0	0	0.0%
Bel Aire	100	100	12.5%	112	116	3.3%
Bentley	0	0	0.0%	24	24	0.7%
Cheney	2	2	0.2%	22	36	1.0%
Clearwater	0	0	0.0%	0	0	0.0%
Colwich	0	0	0.0%	3	6	0.2%
Derby	19	19	2.4%	186	211	6.1%
Eastborough	0	0	0.0%	0	0	0.0%
Garden Plain	0	0	0.0%	0	0	0.0%
Goddard	0	0	0.0%	37	40	1.2%
Haysville	0	0	0.0%	17	37	1.1%
Kechi	27	27	3.4%	38	38	1.1%
Maize	38	38	4.7%	246	284	8.2%
Mount Hope	0	0	0.0%	11	11	0.3%
Mulvane	0	0	0.0%	1	2	0.1%
Park City	0	0	0.0%	177	177	5.1%
Sedgwick	0	0	0.0%	3	3	0.1%
Valley Center	0	0	0.0%	6	6	0.2%
Viola	0	0	0.0%	0	0	0.0%
Small Cities & 2030 Urban Growth Areas Subtotal	187	187	23.3%	884	991	28.7%
Sedgwick Co. Total	787	801	100%	2875	3195	93%
Andover	0	0	0.0%	255	258	7.5%
WAMPO Region Total	787	801	100.0%	3129	3453	100.0%

Figure 9



Subdivision Activity

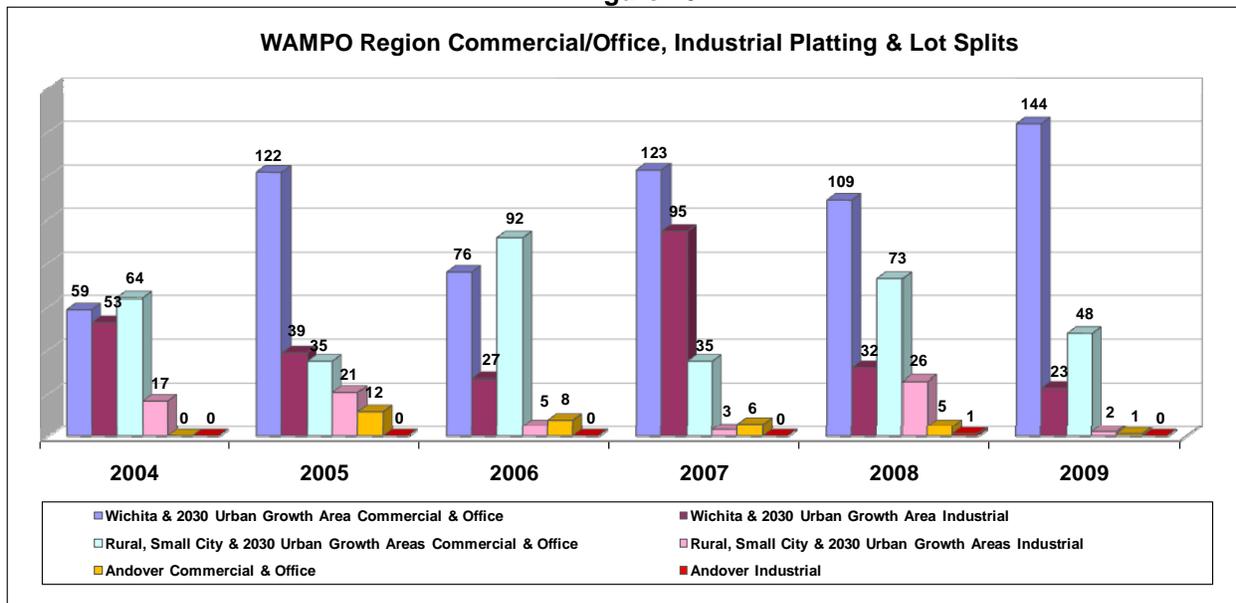
Table 5 gives commercial/office and industrial subdivision and lot split activity for 2009 along with averages for the years 2004 through 2008.

Figure 10 illustrates the trend for the individual years 2004 through 2009 for commercial/office and industrial activity.

Table 5

WAMPO Region Commercial/Office and Industrial Platting and Lot Split Activity by Comprehensive Plan 2030 Urban Growth Area				
Growth Areas	2009 Commercial & Office Lots	2009 Industrial Lots	2004-2008 Average Commercial & Office Lots	2004-2008 Average Industrial Lots
City of Wichita & 2030 Urban Growth Area				
(Sub-areas)				
Wichita Central	14	0	9	8
Wichita Northeast	32	5	27	32
Wichita North	15	0	10	4
Wichita Northwest	53	0	34	10
Wichita Southeast	3	0	9	1
Wichita South	5	10	8	4
Wichita Southwest	22	8	4	3
Wichita 2030 Urban Growth Area Subtotal	144	23	101	62
Rural Areas				
(Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	6	0	2	0
Small City & 2030 Urban Growth Areas				
Andale	0	0	0	0
Bel Aire	14	2	1	0
Bentley	0	0	0	0
Cheney	0	0	0	0
Clearwater	0	0	0	0
Colwich	0	0	0	0
Derby	9	0	16	0
Eastborough	0	0	0	0
Garden Plain	0	0	0	0
Goddard	2	0	1	0
Haysville	0	0	2	0
Kechi	3	0	4	0
Maize	9	0	16	0
Mount Hope	0	0	2	0
Mulvane	0	0	1	0
Park City	3	0	6	7
Sedgwick	0	0	0	0
Valley Center	2	0	0	0
Viola	0	0	0	0
Small Cities & 2030 Urban Growth Areas Subtotal	42	2	50	9
Sedgwick Co. Total	192	25	153	72
Andover	1	0	6	0
WAMPO Region Total	193	25	159	72

Figure 10



Subdivision Activity

For the year 2009, residential subdivision activity within Sedgwick County saw a 77 percent decrease in lots created compared to the five-year average and a 50 percent decrease from 2008. New residential lots in rural Sedgwick County rose 340 percent from 2008 totals and fell 72 percent from the five-year average. Andover saw a 100% decrease in activity over its five-year average of residential lots.

Meanwhile, the number of commercial/office lots created in Sedgwick County saw an increase of 25 percent compared to the five-year average, and industrial lots created saw a 65 percent decrease from the five-year average. The number of lots created for commercial/office increased 5 percent and industrial lots decreased 57 percent from 2008 activity levels. Andover's overall commercial subdivision activity fell 85 percent from its five-year average.

Platting by School District

For school districts, an important indicator of potential new students is the amount of residential development activity occurring within school district boundaries. While construction may not occur immediately after a subdivision is approved, platting activity levels are good indicators where new construction may occur in the future. Barring other local factors that influence school attendance, area school districts may generally expect enrollment trends to be impacted by the level of residential platting and building permit activity within their district.

Table 6 shows residential platting activity in school districts serving Sedgwick County and Andover in 2009. Residential subdivision activity in the Wichita School District accounted for 55 percent of 2009 potential dwelling units. Maize district activity accounted for 31 percent, and Goddard district activity accounted for another 7 percent.

Table 6

Residential Platting and Lot Split Activity by School District (*May not include all Wichita Multi-Family Residential Unit Counts)							
School District	Primary City	2009 Residential Lots Platted	2009 Potential Residential Units	2009 Percent of Total Dwelling Units	2004-2008 Average Residential Lots Platted	2004-2008 Average Potential Residential Units	2004-2008 Percent of Total Dwelling Units
USD 206	Whitewater	0	0	0.0%	1	1	0.0%
USD 259	Wichita	435	441	55.1%	868	1048	30.4%
USD 260	Derby	19	19	2.4%	303	328	9.5%
USD 261	Haysville	0	0	0.0%	123	143	4.1%
USD 262	Valley Center	17	17	2.1%	87	87	2.5%
USD 263	Mulvane	0	0	0.0%	2	2	0.1%
USD 264	Clearwater	0	0	0.0%	6	6	0.2%
USD 265	Goddard	54	54	6.7%	388	391	11.3%
USD 266	Maize	245	245	30.6%	656	704	20.4%
USD 267	Colwich	9	13	1.6%	85	88	2.5%
USD 268	Cheney	2	2	0.2%	22	36	1.0%
USD 312	Haven	0	0	0.0%	11	11	0.3%
USD 331	Kingman	0	0	0.0%	0	0	0.0%
USD 356	Conway Springs	0	0	0.0%	0	0	0.0%
USD 369	Burton	0	0	0.0%	0	0	0.0%
USD 375	Towanda	1	5	0.6%	9	11	0.3%
USD 385	Andover*	0	0	0.0%	533	562	16.3%
USD 394	Rose Hill	5	5	0.6%	2	2	0.1%
USD 439	Sedgwick	0	0	0.0%	3	3	0.1%
USD 440	Bentley	0	0	0.0%	29	29	0.9%
TOTAL		787	801	100.0%	3129	3453	100.0%

Subdivision Activity

SUBDIVISION ACTIVITY IMPACTS ON TRANSPORTATION

An analysis of residential and commercial platting activity over the last six years (2004 to 2009) was done in computer mapping software. Individual new lots were plotted and the number of those lots most proximate to major road segments was calculated. This was done separately for residential and then commercial subdivision activity. The result can be seen in **Figure 11**.

Despite the economic downturn, the WAMPO region has been able to continue with positive growth in subdivision activity, summarized as follows:

- The highest levels of residential subdivision activity occurred along South Webb Road between 79th and 87th Streets South in Derby (270 lots) and along North Tyler Road between 47th Street North and 53rd Street North in Maize (256 lots).
- Other areas of high residential activity included 135th Street West between Kellogg and Pawnee (244 Lots); West Pawnee between 119th and 135th Streets West (237 lots); and East Harry between Greenwich and 127th Street East (181 lots). All three of these areas are within Wichita.
- The greatest amount of commercial subdivision activity occurred along West Kellogg between 135th and 153rd Streets West (70 lots). This was followed by West Lewis Street between Broadway and the River in downtown Wichita (57 lots) and North Webb Road between Central and 13th Street North (56 lots). Both of these are within Wichita's city limits.
- Two more active areas include 143rd Street East between Harry and Pawnee in southeast Wichita (45 lots) and 29th Street North between Greenwich and 127th Street East in

northeast Wichita (35 lots).

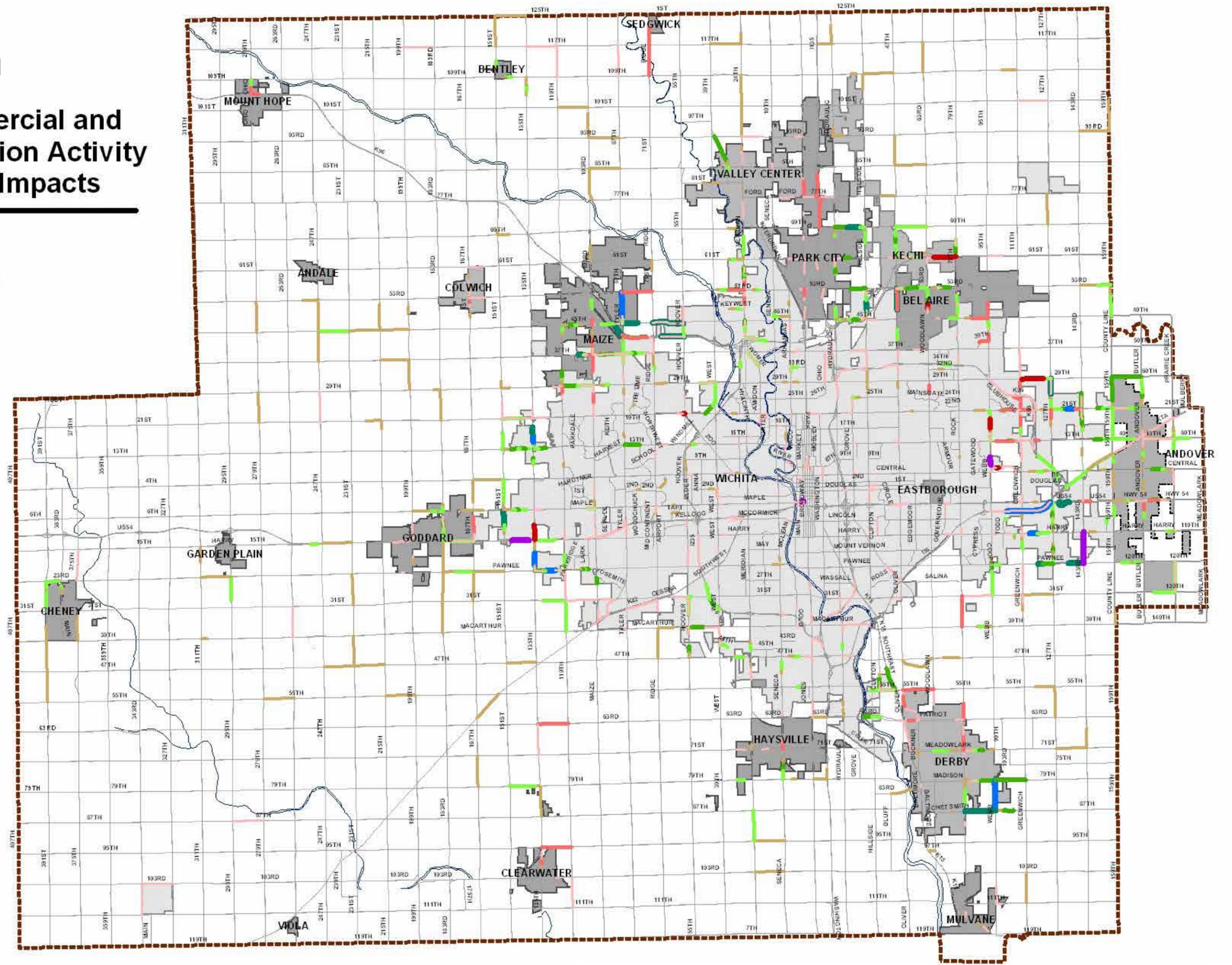
- Two areas within Wichita saw more overall intensification of subdivision activity. They were 135th Street West along with West Kellogg and Pawnee and East Kellogg along with Greenwich and 127th Street East.
- Derby also saw greater intensification of activity in the area along South Webb Road along with 79th and 87th Streets South. Another area of overall intensification of subdivision activity occurred along Oliver and 53rd Streets along the edges of Wichita, Bel Aire and Kechi.

There was one area that had a more notable decline in subdivision activity. This was the area along 135th Street West and 13th Street North in Wichita. Since this area is not built out yet, this is most likely due to the economic downturn and decisions made to continue building on existing available lots.

FIGURE 11

2004- 2009 Commercial and Residential Subdivision Activity and Major Road Impacts

- WAMPO Boundary
- Number of Commercial Lots
 - 1 - 5
 - 6 - 20
 - 21 - 40
 - 41 - 75
- Number of Residential Lots
 - 0
 - 1 - 10
 - 11 - 50
 - 51 - 100
 - 101 - 150
 - 151 - 270



Buildable Vacant Lot Activity

2009 Buildable Vacant Lot Highlights

1. There were 202 buildable, single-family lots in and around Wichita added to the base inventory and 600 building permits issued during 2009. This resulted in a net decrease of approximately 398 lots to the area's total supply during 2009.
2. The cumulative supply of single-family building lots in the seven growth areas in and around Wichita decreased during 2009 to 3,026.
3. Despite the above decreases, the rate of consumption of vacant buildable lots with construction of new homes decreased even more.
4. Including the activity of the last 12 months, the Wichita urbanized area currently has a 6.0-year supply of vacant residential building lots, which is up from the previous twelve-month period (4.76 years). This means there could be a 6-year lag before homes on these lots begin to effect the transportation system.
5. The seven urbanized growth sub-areas have a supply of lots ranging from 4.9 years in the Southeast area to 14.1 years in the South area. This means that the lag on the transportation system within the Wichita area is variable which merits additional study as future projections are developed.
6. The largest net increase in full service lots was 114 added in the Southeast growth area followed by 39 added in the Northeast area.

Buildable Vacant Lot Activity

DEFINITION AND METHODOLOGY

Between the process of subdividing land for new homes and the issuing of a permit to build a home, comes the task of extending services to a residential lot. The services that need to be extended include water, sewer, and roads. **Full service single-family building lots are defined as those lots which are subdivided zoned for single-family residential use and have the following municipal services: public water, public sewer and paved streets in place.** Once these services are in place the lot becomes buildable. In other words, the permit to build the house can be obtained.

The Buildable Vacant Lot Activity section of Development and Transportation Trends looks at single-family residential development within Wichita and the Wichita 2030 Urban Growth Area at the point that land has been zoned, subdivided, and services extended. It does not address infill development due to the difficulty of determining the availability of vacant lots in older core area subdivisions, but tracks the supply of and demand for “full service, single-family building lots” in the major growth areas. Also, it does not address vacant buildable lots in the

small cities or rural areas due to inconsistency of data.

The change in available buildable lots is determined by adding to the number of existing buildable lots (at the end of the previous year) the number of new residential lots that have had sewer, water, and streets built during the twelve-month reporting period. Then, subtracted from that number are the number of building permits for single-family homes on similar lots that were issued during the same time period. This is done because these lots have been “used up” and, hence, are removed from the total remaining inventory of available lots. A simplified formula would be:

$$\textit{Previous Year Existing Buildable Lots} + \textit{New Buildable Lots} - \textit{Single Family Building Permits} = \textit{Available Buildable Lots}$$

The information on municipal services available to vacant residential lots is provided by the Public Works Department, Engineering Division, of the City of Wichita. Information on the number of single-family building permits issued is provided by the City’s Office of Central Inspection and Sedgwick County Code Enforcement.

An inventory of buildable vacant lots was first developed in 1985 for areas of Wichita that were seeing rapid development activity. The inventory did not take into account older parts of Wichita that may have had vacant lots in older established neighborhoods due mainly to ownership issues. However, some areas have been added over time when a new subdivision with contiguous lots for new homes is developed. No other city within the WAMPO region has created and maintained a baseline of vacant buildable lots.

Tracking buildable vacant lots does have some value for transportation planning. First, these lots represent a direct expansion of transportation

infrastructure. While the roads are nearly always local roads that would not qualify for federal funding, these developments can impact major arterials with the need to add turn lanes, traffic signals, road widening or other improvements either directly or as a result of several developments increasing traffic over time.

Second, given the rate of building activity, the available lots give a timeline for build-out in active subdivisions in different parts of Wichita. This helps with making population projections for the Metropolitan Transportation Plan.

Buildable Vacant Lot Activity

BUILDING LOT INVENTORY

The map, charts, and tables in this section present data on available residential building lots in the Wichita urbanizing, fringe area. Data are displayed geographically at two levels: by each square mile or map section number and the larger aggregated Wichita growth sub-areas (i.e., the North, Northeast, Southeast, South, Southwest, Northwest and Central growth areas of Wichita). Growth (or planning) sub-areas are divisions of Wichita and its 2030 Urban Growth Area which

correspond to the data collection geography used in the Wichita-Sedgwick County Comprehensive Plan (2005 Update).

Tables 7 through 9 give the numerical totals by growth sub-area for 2008 and 2009 plus a five-year average for the years 2004 to 2008. The tables also show the percent change in each growth area for the three variables: lots added, permits issued, and the resulting number of buildable lots at the end of 2009.

TABLE 7

Residential Buildable Lots Added by 2030 Urban Growth Sub-Area				
AREA	2008	2009	% Change	2004-2008
	Jan. - Dec.	Jan. - Dec.	2008 to 2009	5-Year Averages
WICHITA CENTRAL	0	0	0.0%	6
WICHITA NORTHEAST	185	39	-78.9%	303
WICHITA NORTH	171	0	-100.0%	118
WICHITA NORTHWEST	374	29	-92.2%	580
WICHITA SOUTHEAST	128	114	-10.9%	191
WICHITA SOUTH	61	20	-67.2%	120
WICHITA SOUTHWEST	176	0	-100.0%	154
TOTAL	1095	202	-81.6%	1473

TABLE 8

Residential Building Permits Issued by 2030 Urban Growth Sub-Area				
AREA	2008	2009	% Change	2004-2008
	Jan. - Dec.	Jan. - Dec.	2008 to 2009	5-Year Averages
WICHITA CENTRAL	4	0	-100.0%	13
WICHITA NORTHEAST	193	102	-47.2%	343
WICHITA NORTH	79	71	-10.1%	97
WICHITA NORTHWEST	320	234	-26.9%	497
WICHITA SOUTHEAST	187	115	-38.5%	217
WICHITA SOUTH	51	25	-51.0%	77
WICHITA SOUTHWEST	76	53	-30.3%	133
TOTAL	910	600	-34.1%	1378

TABLE 9

Residential Buildable Lots Available by 2030 Urban Growth Sub-Area				
AREA	2008	2009	% Change	2004-2008
	Jan. - Dec.	Jan. - Dec.	2008 to 2009	5-Year Averages
WICHITA CENTRAL	4	4	0.0%	18
WICHITA NORTHEAST	678	615	-9.3%	784
WICHITA NORTH	447	376	-15.9%	325
WICHITA NORTHWEST	1206	1001	-17.0%	1168
WICHITA SOUTHEAST	451	450	-0.2%	491
WICHITA SOUTH	333	328	-1.5%	308
WICHITA SOUTHWEST	305	252	-17.4%	318
TOTAL	3424	3026	-11.6%	3411

Buildable Vacant Lot Activity

Table 10 describes the buildable lot supply for each of the Wichita urbanized growth sub-areas. The buildable lot supply is determined by adding to the base (carried over from the previous reporting period), the number of new lots created, then subtracting the number of building permits issued. The supply of lots for all growth areas is 6.04, meaning that if platting and building trends experienced between January 1, 2009 and December 31, 2009 continue at the same rate, then a 6.04-year supply of vacant, developable lots exists in the Wichita urbanized area. This compares

to a 4.76-year supply in 2008.

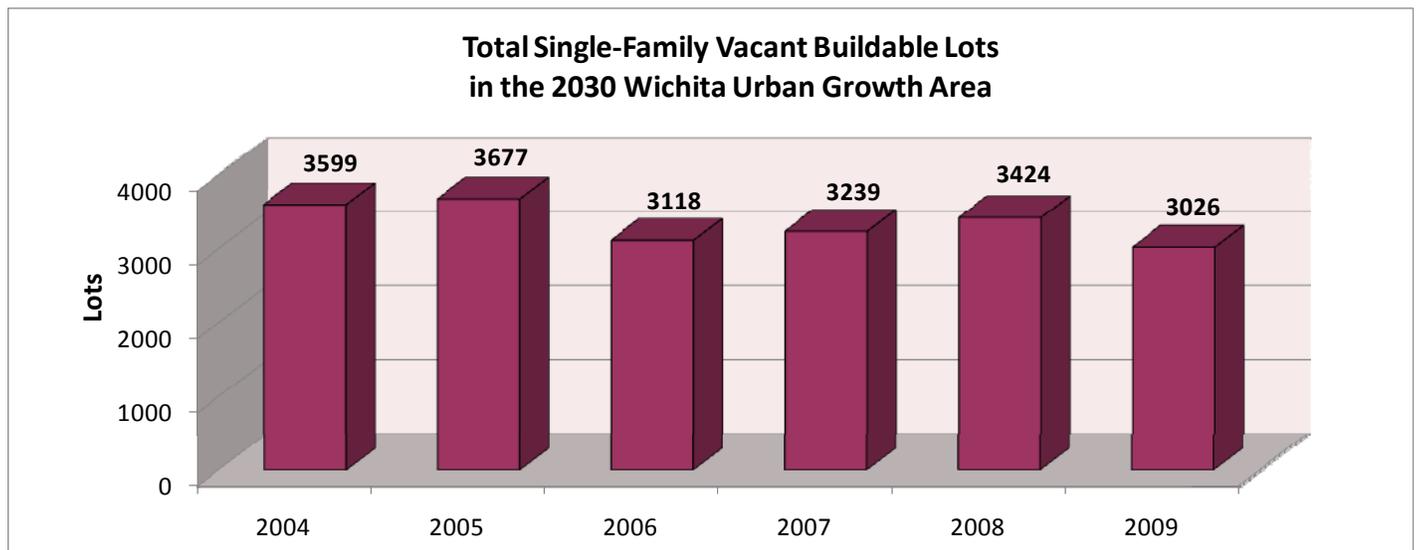
Figure 12 illustrates the number of single-family buildable lots from 2004 to 2009.

Changes in the amount of building activity, by Wichita urbanized growth sub-area, are portrayed in **Figure 13**. This figure shows the number of new lots created, the number of building permits issued and the resulting number of available lots over the past three years.

TABLE 10

2009 Single-Family Residential Buildable Lot Supply by 2030 Wichita Urban Growth Sub-Area							
	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-08	SINGLE-FAMILY BUILDING PERMITS 1-1-08 TO 12-31-08	SINGLE-FAMILY BUILDABLE LOTS ADDED 1-1-08 TO 12-31-08	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-09	GROWTH AREA ANNUAL SUPPLY RATE (in Years) 12-31-08 TO 12-31-09	GROWTH AREA ANNUAL SUPPLY RATE (in Years) 12-31-07 TO 12-31-08	%CHANGE SUPPLY RATE 12-31-08 TO 12-31-09 COMPARED TO AS OF 12-31-07
WICHITA CENTRAL	4	0	0	4	--	2.00	-100.00%
WICHITA NORTHEAST	678	102	39	615	7.03	4.51	55.86%
WICHITA NORTH	447	71	0	376	6.30	6.66	-5.47%
WICHITA NORTHWEST	1206	234	29	1001	5.28	4.77	10.65%
WICHITA SOUTHEAST	451	115	114	450	4.91	3.41	44.08%
WICHITA SOUTH	333	25	20	328	14.12	7.53	87.52%
WICHITA SOUTHWEST	305	53	0	252	5.75	5.01	14.86%
TOTAL	3424	600	202	3026	6.04	4.76	26.96%

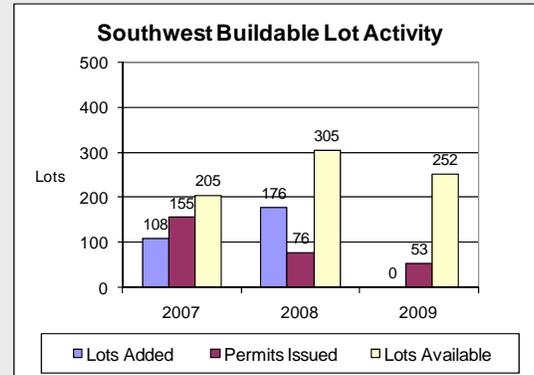
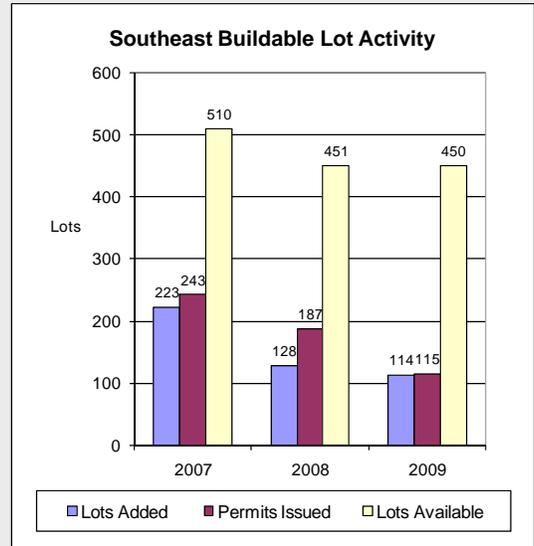
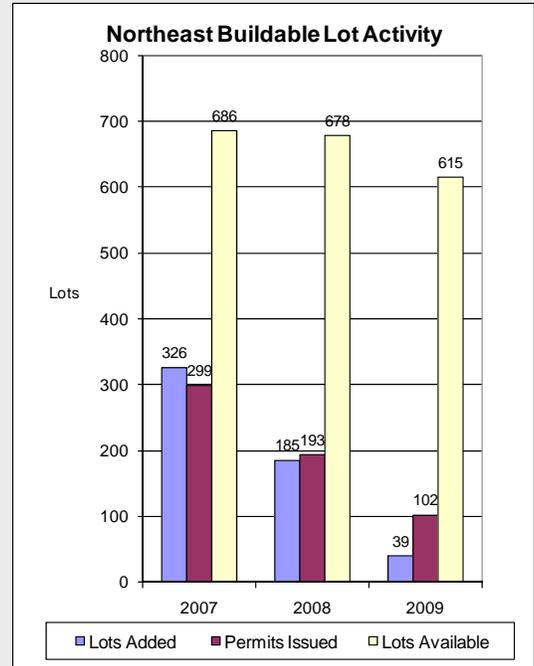
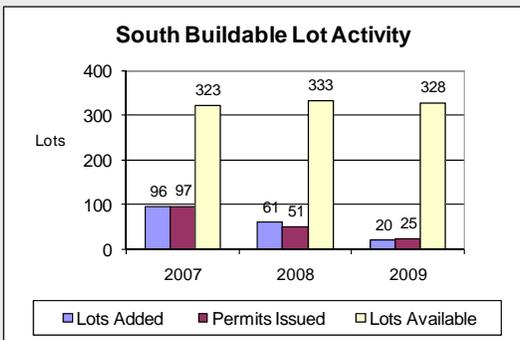
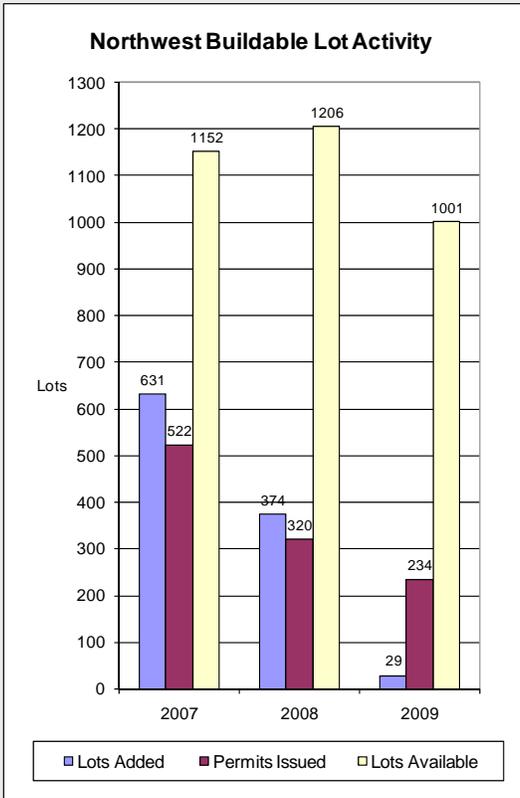
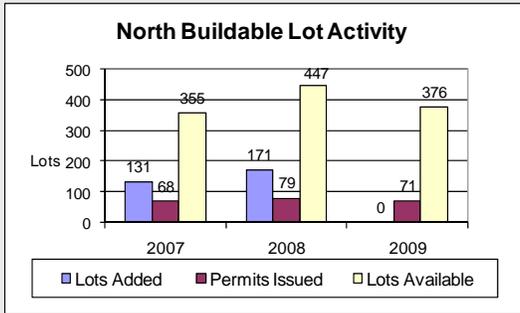
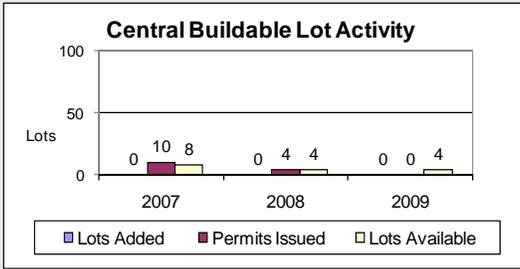
Figure 12



Buildable Vacant Lot Activity

Figure 13

Vacant Buildable Lot Activity by 2030 Wichita Urban Growth Sub-area



Buildable Vacant Lot Activity

Map section numbers are 4 digit numbers assigned to each square mile in Sedgwick County. The developing sections surveyed for this report cover 88 square miles of Wichita's 163.7 total square miles. No new sections were added in 2009 due to the reduced demand for housing during the present economic downturn and resulting tightening of credit.

Table 11 shows residential lot changes for the surveyed sections during 2009. The table lists the number of building permits issued and the number of lots added to, or subtracted from, the inventory during the survey period. The table also depicts the percent change in the inventory

of buildable lots during the past year. Columns have been highlighted to make it easier to see the available buildable lots with the section numbers. Rows are highlighted to make it easier to compare this table with the summary tables (**Tables 7-10**).

Figure 14 shows map sections with available vacant single-family residential lots. A section with available lots can be identified by following the sequence of section numbers in the areas outside of the Wichita 2030 Urban Growth Area. The first two numbers in each section are the east/west coordinate. The second two numbers are the north/south coordinate of the section.

TABLE 11

2009 VACANT SINGLE-FAMILY RESIDENTIAL LOT ACTIVITY
BY WICHITA 2030 URBAN GROWTH SUB-AREA

WICHITA 2030 URBAN GROWTH SUB-AREA	MAP SECTION	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-08	SINGLE-FAMILY BUILDING PERMITS 1-1-09 TO 12-31-09	SINGLE-FAMILY BUILDABLE LOTS ADDED 1-1-09 TO 12-31-09	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-09	% CHANGE BUILDABLE LOTS 12-31-08 TO 12-31-09	% CHANGE BUILDABLE LOTS 12-31-07 TO 12-31-08	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-07
CENTRAL	5148	3			3	0%	-50%	6
	5849	1			1	0%	-50%	2
	Central Total	4	0	0	4	0%	-50%	8
NORTHEAST	5850	17			17	0%	-11%	19
	5851	1			1	0%	0%	1
	5950	0			0	0%	0%	0
	5951	14			14	0%	0%	14
	5952	9			9	0%	0%	9
	6049	6	3		3	-50%	-33%	9
	6050	5			5	0%	0%	5
	6052	7			7	0%	-22%	9
	6053	63	9		54	-14%	11%	57
	6149	0			0	0%	-100%	2
	6247	0			0	0%	0%	0
	6248	46	5		41	-11%	-21%	58
	6249	15	4		11	-27%	-25%	20
	6250	82	29		53	-35%	91%	43
	6347	0			0	0%	0%	0
	6348	3			3	0%	0%	3
	6349	179	10		169	-6%	-16%	213
6350	90	3		87	-3%	-21%	114	
6447	65	4		61	-6%	-8%	71	
6448	0			0	0%	-100%	2	
6449	36	7		29	-19%	1700%	2	
6450	40	28	39	51	0%	14%	35	
Northeast Total	678	102	39	615	-9%	-1%	686	
NORTH	5253	59	4		55	-7%	436%	11
	5254	42	2		40	0%	-32%	62
	5255	60			60	0%	0%	60
	5351	42	2		40	-5%	--	NEW
	5352	29	1		28	-3%	-12%	33
	5353	58	3		55	-5%	-6%	62
	5450	0			0	0%	--	NEW
	5451	28	14		14	-50%	--	NEW
	5650	17	4		13	-24%	--	0
	5653	109	41		68	-38%	-12%	124
	5751	3			3	0%	0%	3
	5752	0			0	0%	0%	0
	North Total	447	71	0	376	-16%	26%	355

Continued on next page

Buildable Vacant Lot Activity

TABLE 11

**2009 VACANT SINGLE-FAMILY RESIDENTIAL LOT ACTIVITY
BY WICHITA 2030 URBAN GROWTH SUB-AREA**

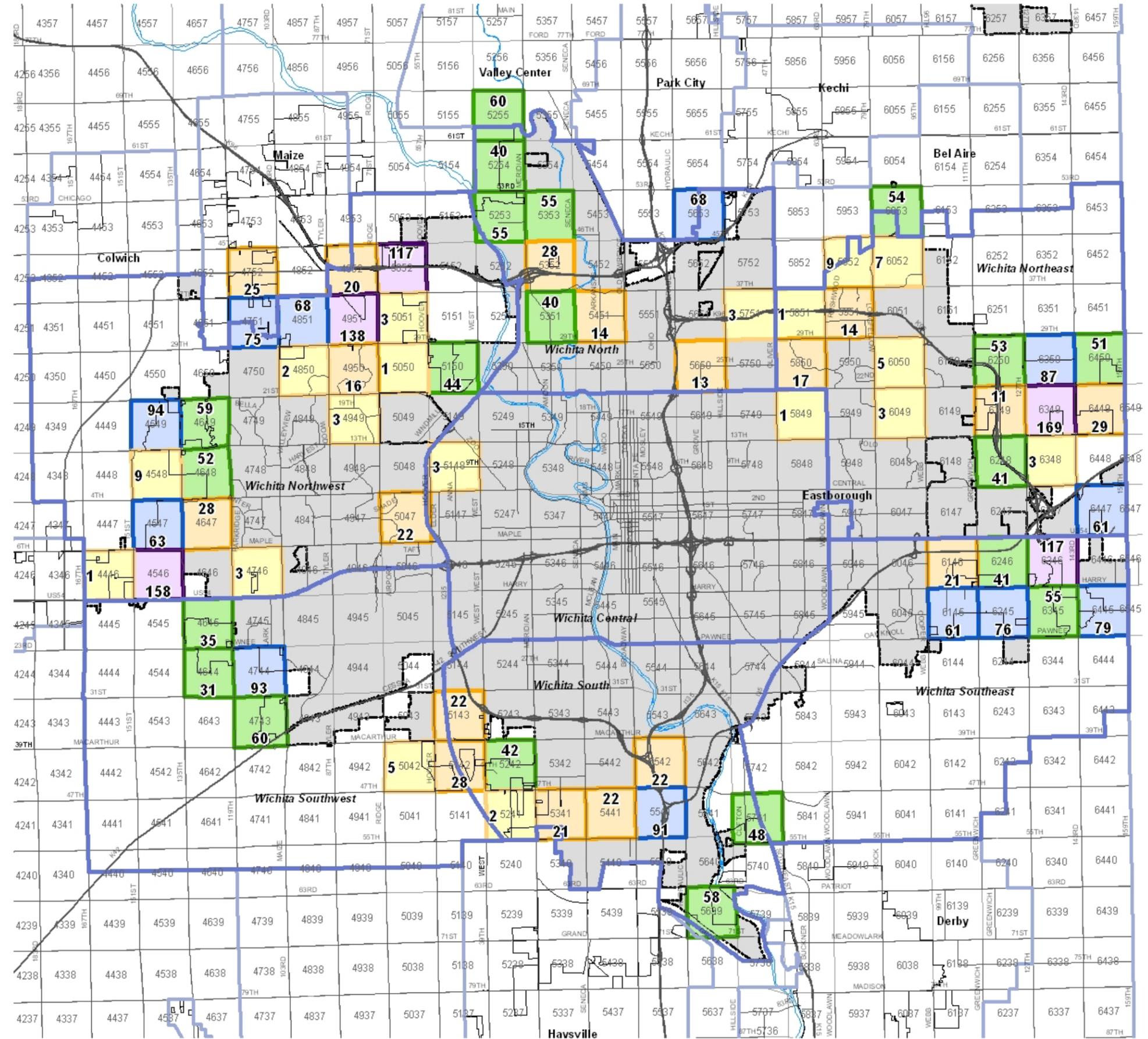
WICHITA 2030 URBAN GROWTH SUB-AREA	MAP SECTION	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-08	SINGLE-FAMILY BUILDING PERMITS 1-1-09 TO 12-31-09	SINGLE-FAMILY BUILDABLE LOTS ADDED 1-1-09 TO 12-31-09	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-09	% CHANGE BUILDABLE LOTS 12-31-08 TO 12-31-09	% CHANGE BUILDABLE LOTS 12-31-07 TO 12-31-08	SINGLE-FAMILY BUILDABLE LOTS AS OF 12-31-07
NORTHWEST	4446	1			1	0%	0%	1
	4546	182	24		158	-13%	-11%	205
	4547	76	13		63	-17%	0%	76
	4548	9			9	0%	0%	9
	4549	173	79		94	-46%	70%	102
	4646	0			0	0%	0%	0
	4647	16	2	14	28	0%	-11%	18
	4648	58	6		52	-10%	-15%	68
	4649	67	8		59	0%	--	0
	4746	3			3	0%	0%	3
	4750	7	7		0	-100%	-63%	19
	4751	81	6		75	-7%	-16%	97
	4752	56	31		25	-55%	-25%	75
	4850	2			2	0%	0%	2
	4851	88	20		68	-23%	-31%	127
	4949	3			3	0%	0%	3
	4950	16			16	0%	-30%	23
	4951	155	17		138	-11%	-16%	184
	4952	30	10		20	-33%	-43%	53
	5047	26	4		22	-15%	-7%	28
5050	1			1	0%	-75%	4	
5051	3			3	0%	-73%	11	
5052	121	4		117	-3%	--	NEW	
5150	32	3	15	44	38%	-27%	44	
Northwest Total		1206	234	29	1001	-17%	5%	1152
SOUTHEAST	6044	0			0	0%	0%	0
	6145	78	17		61	-22%	-16%	93
	6146	30	9		21	-30%	-41%	51
	6245	62	37	51	76	23%	-40%	103
	6246	50	9		41	-18%	28%	39
	6345	49	14	20	55	12%	-28%	68
	6346	97	23	43	117	21%	0%	97
	6445	83	4		79	-5%	60%	52
	6446	2	2		0	-100%	-71%	7
Southeast Total		451	115	114	450	0%	-12%	510
SOUTH	5143	22			22	0%	-31%	32
	5241	2			2	0%	0%	2
	5242	46	4		42	-9%	-12%	52
	5341	21			21	0%	-5%	22
	5440	0			0	0%	-100%	2
	5441	22			22	0%	-31%	32
	5541	98	7		91	-7%	-1%	99
	5542	2		20	22	1000%	-82%	11
	5639	59	1		58	-2%	-17%	71
	5741	61	13		48	-21%	--	NEW
South Total		333	25	20	328	-2%	3%	323
SOUTHWEST	4644	33	2		31	0%	-11%	37
	4645	64	29		35	-45%	100%	32
	4743	65	5		60	-8%	195%	22
	4744	100	7		93	-7%	61%	62
	4844	0			0	0%	0%	0
	4845	0			0	0%	0%	0
	5042	14	9		5	-64%	-13%	16
	5043	0			0	0%	0%	0
	5142	29	1		28	-3%	-19%	36
	Southwest Total		305	53	0	252	-17%	49%
GRAND TOTAL		3424	600	202	3026	-12%	6%	3239

Full service building lots are defined as single residential lots which have the following municipal services available: public water, public sewer, and paved streets; and are zoned to allow for construction of single-family homes.

FIGURE 14

2009 Vacant Buildable Single-Family Lots in Wichita

- 101 - 190 Lots
- 61 - 100 Lots
- 31 - 60 Lots
- 11 - 30 Lots
- 1 - 10 Lots
- Wichita City Limits
- Wichita 2030 Urban Growth Sub-areas
- Small City 2030 Urban Growth Areas & County Sub-areas



Building Activity

2009 Building Activity Highlights

1. The fastest growing areas of the WAMPO region for new residential units in 2009 were the Wichita Northwest and Southeast growth areas. They together represent 32 percent of the new dwelling units for the region as well as a similar percentage of the new transportation impacts for the residential development to the transportation system in terms of usage and local streets added.
2. Building permits were issued for a net total of 952 new residential units in Sedgwick County. This is down fifty three percent from 2,024 in 2008. Another 66 net residential units were built within Andover in Butler County.
3. 2009 saw 139 residential demolitions occur in Sedgwick County. About 71 percent of all demolitions occurred in Wichita's Central growth area.
4. Of the 686 new residential units permitted in the Wichita growth areas, the Northwest and Southwest accounted for 260 new units or 38 percent of the new unit activity in the Wichita urbanized area. The Northeast and Southeast areas accounted for 239 new units or 35 percent. These areas continue to see some of the largest percentages of new arterial streets or lanes in the WAMPO region along with resulting impacts to the highway system.
5. About 56 percent of the permits for new residential units issued in the WAMPO region were located in Wichita during 2009. This is down 15 percent from 2008.
6. In 2009, nearly 1.9 million square feet of new commercial buildings and additions were built in Sedgwick County and Andover.
7. The Intrust Bank Arena and the Maize South High School will have some of the highest impacts to the transportation system from commercial development. Both projects will result in greater use of buses or transit and may be classified as special generators in the transportation model.
8. About 35 percent of commercial building was for industrial and warehouse projects.
9. The Wichita Central area saw the largest number of commercial projects (20) and most commercial square footage built (572,100).

Building Activity

RESIDENTIAL BUILDING PERMITS

Residential construction activity forms the backbone of WAMPO's data for housing unit data that is fed into its projections and modeling. While subdivision data provides a glimpse of future trends, it is the actual units on the ground that form the baseline data and provide an actual growth pattern over time.

The mix of housing types is another indicator provided by residential construction data. One hundred residential units in a high rise will impact the transportation system differently than one hundred units spread out on individual one acre tracts.

As with the other sections of this document, data is broken down geographically according to the

Wichita-Sedgwick County Comprehensive Plan's identified growth areas. This is the first level of analysis for doing projections for the Metropolitan Transportation Plan once region wide control totals or targets are set for future population growth. The second level of analysis takes place when projections are further broken down at the traffic analysis zone level.

A third level of analysis may take place with the designation of special generators, but this is done mostly for larger commercial projects.

Construction permit data provides concrete patterns of what is happening in this region. This allows for the development of alternative scenarios by providing examples from within the community for impact analysis and application to new areas.

Methodology

Net residential unit change was calculated by first determining the total number of new residential units as reported by building permit data. From this total, the number of units demolished was subtracted, yielding net residential change. Figures for Sedgwick County were determined by building permit data supplied by the Sedg-

wick County Appraiser's Office and additional demolition data provided by local jurisdictions. Building permit data for Andover in Butler County and the portion of Mulvane in Sumner County were provide by Andover and Mulvane.

Data for all jurisdictions have been geo-coded with parcel data of projects to show more precisely where activity is occurring.

Permits by Wichita-Sedgwick County Comprehensive Plan Growth Area

Residential construction activity across the WAMPO region decreased in 2009 according to the number of building permits recorded. The distribution of this activity is illustrated in **Figure 15**. **Table 12** shows WAMPO region net residential unit totals for 2009 for each city in Sedgwick County and their growth areas, rural Sedgwick County and Andover. It also includes average annual data for the period 2004 through 2008.

A total of 1,091 new residential units were permitted in all of Sedgwick County, with 139 units being demolished throughout the county. Ninety nine of these demolitions occurred in Central Wichita. When demolitions are subtracted from the number of new units, a net 952 residential units were added countywide in 2009. Additionally, 66 residential units were constructed with no residential demolitions in Andover during 2009.

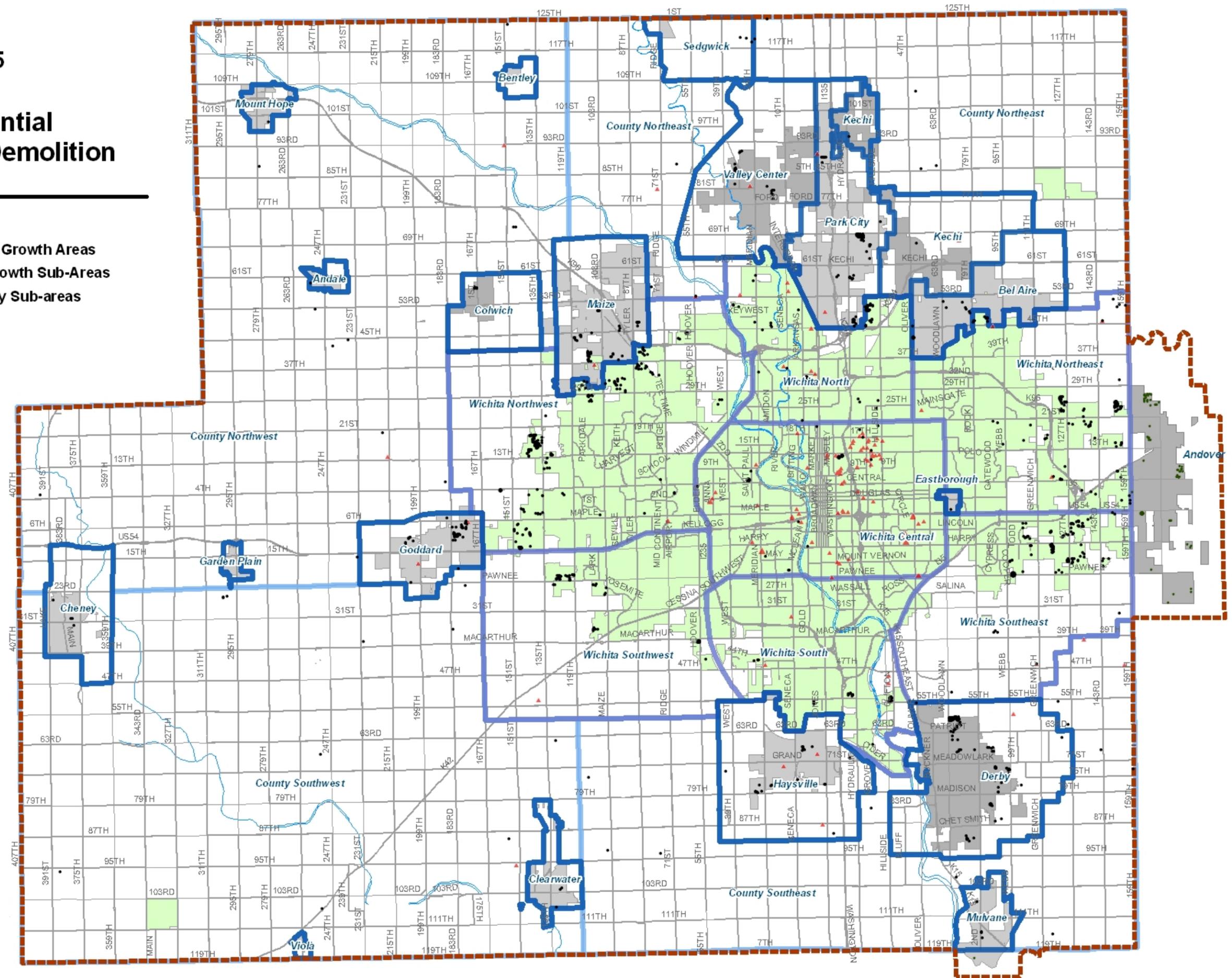
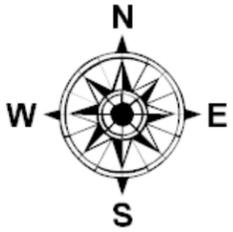
Figure 16 shows net residential totals for each year from 2004 through 2009 for the WAMPO region. It reveals a noticeable downward trend since 2004.

FIGURE 15

2009 Residential Construction & Demolition

-  WAMPO Boundary
 -  Small City 2030 Urban Growth Areas
 -  Wichita 2030 Urban Growth Sub-Areas
 -  Rural Sedgwick County Sub-areas
- New Dwelling Units Built**

-  1
-  2
-  3-4
-  5-10
-  -1
-  -2

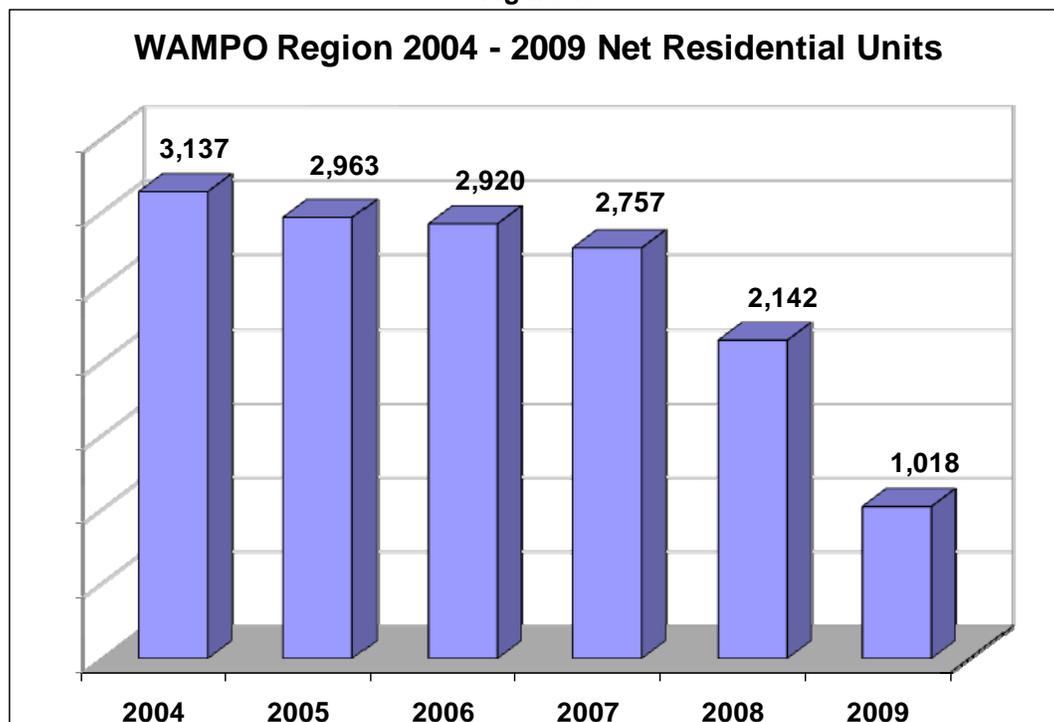


Building Activity

Table 12

WAMPO Region Residential Building Activity by Comprehensive Plan Growth Area						
Growth Areas	2009 New Units	2009 Demolitions	2009 Net Units Added	2009 Percent of Units Added	2004 - 2008 Average Net Units Added	2004 - 2008 Percent of Net Units Added
City of Wichita & 2030 Urban Growth Area (Sub-areas)						
Wichita Central	94	99	(5)	-0.5%	80	2.9%
Wichita Northeast	118	4	114	11.2%	521	18.7%
Wichita North	66	9	57	5.6%	146	5.3%
Wichita Northwest	207	2	205	20.1%	576	20.7%
Wichita Southeast	121	1	120	11.8%	230	8.3%
Wichita South	27	4	23	2.3%	108	3.9%
Wichita Southwest	53	1	52	5.1%	140	5.0%
Wichita 2030 Urban Growth Area Subtotal	686	120	566	55.6%	1,801	64.7%
Rural Areas (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	43	7	36	3.5%	86	3.1%
Small City & 2030 Urban Growth Areas						
Andale	8	1	7	0.7%	9	0.3%
Bel Aire	10	-	10	1.0%	27	1.0%
Bentley	-	-	-	0.0%	10	0.4%
Cheney	4	-	4	0.4%	19	0.7%
Clearwater	3	-	3	0.3%	15	0.5%
Colwich	4	-	4	0.4%	8	0.3%
Derby	107	1	106	10.4%	216	7.8%
Eastborough	1	-	1	0.1%	1	0.0%
Garden Plain	-	-	-	0.0%	2	0.1%
Goddard	48	2	46	4.5%	64	2.3%
Haysville	23	3	20	2.0%	87	3.1%
Kechi	2	1	1	0.1%	17	0.6%
Maize	51	1	50	4.9%	77	2.8%
Mount Hope	1	-	1	0.1%	2	0.1%
Mulvane	5	-	5	0.5%	27	1.0%
Park City	69	2	67	6.6%	76	2.7%
Sedgwick	3	-	3	0.3%	3	0.1%
Valley Center	23	1	22	2.2%	51	1.8%
Viola	-	-	-	0.0%	1	0.0%
Small Cities & 2030 Urban Growth Areas Subtotal	362	12	350	34.4%	711	25.5%
Sedgwick Co. Total	1,091	139	952	93.5%	2,598	93.3%
Mulvane in Sumner Co	1	-	1	0.1%	4	0.1%
Andover	66	-	66	6.5%	185	6.7%
WAMPO Region Totals	1,157	139	1,018	100.0%	2,784	100.0%

Figure 16



Building Activity

In 2009, the 36 net residential units added in the unincorporated areas of Sedgwick County accounted for 4 percent of the residential activity countywide. **Table 13** illustrates the number of 2009 net residential units permitted in the unincorporated areas of Sedgwick County by growth area as outlined in the Wichita-Sedgwick County Comprehensive Plan. The table indicates that approximately 29 percent of the unincorporated area activity was located in the Wichita-Sedgwick County Comprehensive Plan's identified urban growth areas.

About 96 percent of the net residential units built across Sedgwick County were located in either incorporated cities or in areas identified as Wichita or small city urban growth areas.

Figure 17 illustrates Wichita's new residential unit trends for housing types since 2004. Also, **Table 14** provides a summary of Wichita's new residential building permits by type for the year 2009 plus the five-year annual averages for the years 2004-2008. Approximately 87 percent of new units built in 2009 were single-family homes. This is 9 percent more than the average for single-family units built from 2004 to 2008.

New for this year, **Table 14** also shows new residential building permits by type for the entire WAMPO region. This will be expanded in future years to be comparable to the Wichita data with five year comparisons.

Table 13

2009 Net Residential Units Added in Unincorporated Areas by Comprehensive Plan Growth Area				
Growth Areas	2009 Unincorp. Area Net Units Added	% of 2009 Unincorp. ArDa Units AddDd	2004 - 2008 Average Net Unincorp. Units Added	% of 2004 - 2008 Net Unincorp. Units Added
City of Wichita & 2030 Urban Growth Area*				
(Sub-areas)				
Wichita Central	0	0.0%	0	0.0%
Wichita Northeast	6	11.8%	13	9.5%
Wichita North	-1	-2.0%	0	0.0%
Wichita Northwest	3	5.9%	8	5.5%
Wichita Southeast	5	9.8%	9	6.2%
Wichita South	-2	-3.9%	2	1.3%
Wichita Southwest	-1	-2.0%	5	3.8%
Wichita 2030 Urban Growth Area Subtotal	10	19.6%	37	26.3%
Rural Areas	36	70.6%	85	60.5%
(Includes County Northeast, Southeast, Northwest and Southwest sub-areas)				
Small City & 2030 Urban Growth Areas		0.0%		
Andale	0	0.0%	0	0.0%
Bel Aire	0	0.0%	0	0.1%
Bentley	0	0.0%	2	1.1%
Cheney	0	0.0%	0	0.0%
Clearwater	0	0.0%	0	0.1%
Colwich	0	0.0%	0	0.3%
Derby	4	7.8%	3	2.0%
Eastborough	0	0.0%	0	0.0%
Garden Plain	0	0.0%	0	0.0%
Goddard	-1	-2.0%	0	0.0%
Haysville	1	2.0%	3	2.4%
Kechi	-1	-2.0%	2	1.1%
Maize	0	0.0%	2	1.7%
Mount Hope	0	0.0%	0	0.0%
Mulvane	0	0.0%	0	0.0%
Park City	-1	-2.0%	1	0.4%
Sedgwick	3	5.9%	3	2.3%
Valley Center	0	0.0%	2	1.6%
Viola	0	0.0%	0	0.0%
Small Cities & 2030 Urban Growth Areas Subtotal	5	9.8%	19	13.2%
Unincorporated Sedgwick Co. Total	51	100.0%	141	100.0%

*Units built in Wichita's 2030 Urban Growth Area may be urban development with City services and agreements to be annexed into Wichita once they are eligible.

Building Activity

Figure 17

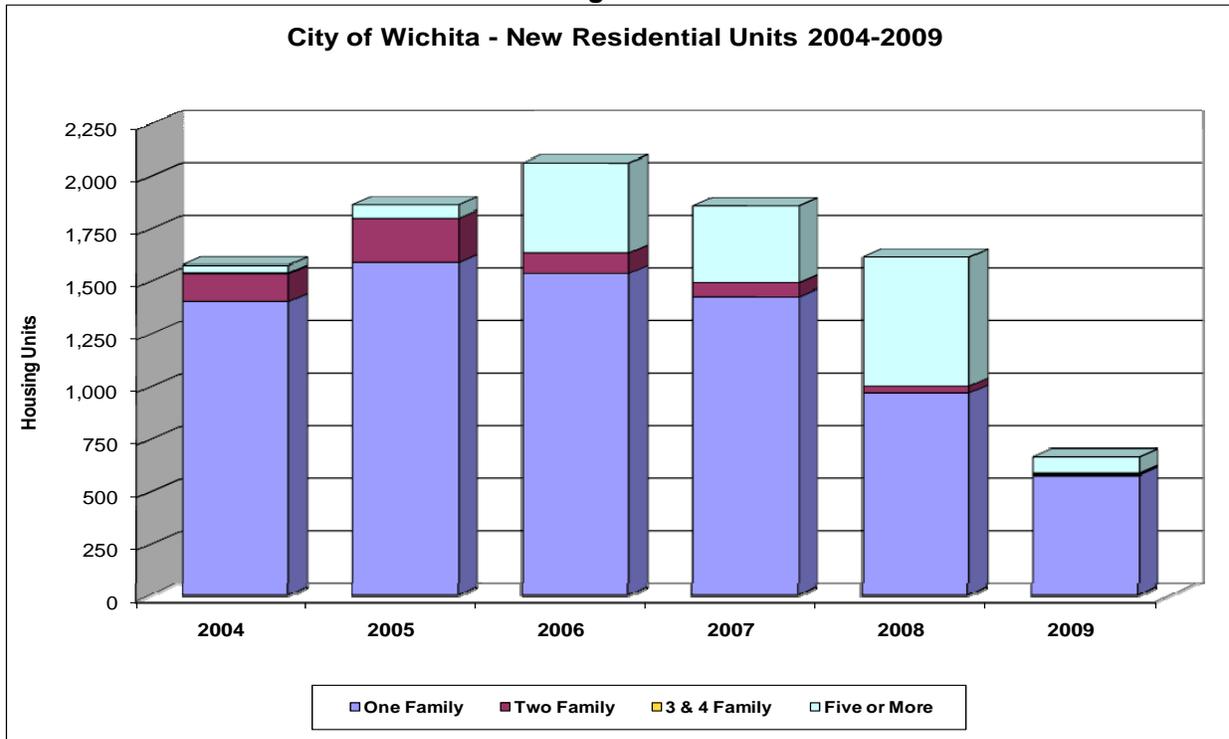


Table 14

Wichita New Residential Building Permits by Type 2009			
New Residential BuildingType	Permits	Units	Valuation
One Family	578	578	\$117,692,410
Two Family	3	6	\$389,690
3 & 4 Family	1	4	\$348,550
Five or More	2	80	\$6,205,250
TOTAL	584	668	\$124,635,900
2004 - 2008 Five Year Average			
New Residential BuildingType	Permits	Units	Valuation
One Family	1,426	1,426	\$150,359,221
Two Family	54	108	\$7,018,217
3 & 4 Family	0	1	\$70,000
Five or More	20	301	\$20,795,359
TOTAL	1,623	1,834	\$174,822,217

WAMPO Region New Residential Building Permits by Type 2009			
New Residential Buildings	Permits	Units	Valuation
One Family	993	993	\$195,743,250
Two Family	7	14	\$1,476,600
3 & 4 Family	1	4	\$348,550
Five or More	2	80	\$6,205,250
TOTAL	1,003	1,091	\$203,773,650

Building Activity

In 2009, the fastest growing area of Sedgwick County for new homes was the Wichita Northwest with 207 dwelling units added. The Wichita Northeast growth area was the second fastest growing with 118 units. Of the 1,091 residential units permitted in all growth areas in Sedgwick County, the Wichita Northwest growth area accounted for 19 percent of the new unit activity.

A total of 94 new units were permitted last year in the Wichita Central area, which is down 44 percent from 2008.

Residential Activity by School District

As with many metropolitan areas, school districts are a driving force in the decision on where to buy a house and where other development will follow. The following data helps WAMPO track this phenomenon within the region. Also, as the population continues to grow in Wichita's suburban areas, so does the need for school facilities to serve growing school enrollments in other school districts. These facilities often produce a large

impact on these communities and their road network. If a school facility becomes large enough, it will often become a special generator within the WAMPO transportation model. Special generators function similarly to traffic analysis zones, but can take into account traffic impacts that are more intensive or create unusual circumstances compared to other surrounding land uses.

Table 15 illustrates the number of 2009 net residential units added in the Sedgwick County portion of school districts serving Sedgwick County and Andover residents (refer to **Figure 4** for Sedgwick County's school district boundaries). Please note that districts serving students in more than one county reflect net residential additions in the WAMPO region only. **Table 15** also shows average annual net units and corresponding percentages for the years 2004 through 2008.

Generally, new residential structures built across Sedgwick County are being occupied by families with school-age children. While new housing is not exclusively constructed for families with chil-

Table 15

2009 Net Residential Units Added (For School Districts Serving the WAMPO Region)*					
School District	Primary City	2009 Net Units Added	Percent of Net Units Added	2004 - 2008 Average Net Units Added	2004 - 2008 Percent of Net Units Added
USD 206	Whitewater	1	0.1%	2	0.1%
USD 259	Wichita	228	22.4%	942	33.9%
USD 260	Derby	121	11.9%	236	8.5%
USD 261	Haysville	37	3.6%	147	5.3%
USD 262	Valley Center	82	8.1%	112	4.0%
USD 263	Mulvane	7	0.7%	35	1.3%
USD 264	Clearwater	6	0.6%	28	1.0%
USD 265	Goddard	135	13.3%	326	11.7%
USD 266	Maize	183	18.0%	466	16.7%
USD 267	Colwich	51	5.0%	55	2.0%
USD 268	Cheney	6	0.6%	22	0.8%
USD 312	Haven	2	0.2%	2	0.1%
USD 331	Kingman	0	0.0%	0	0.0%
USD 356	Conway Springs	1	0.1%	1	0.0%
USD 369	Burton	0	0.0%	0	0.0%
USD 375	Towanda	24	2.4%	13	0.5%
USD 385	Andover*	127	12.5%	380	13.6%
USD 394	Rose Hill	4	0.4%	2	0.1%
USD 439	Sedgwick	3	0.3%	3	0.1%
USD 440	Bentley	0	0.0%	11	0.4%
TOTAL		1018	100.0%	2,784	100.0%

Building Activity

dren, it is reasonable to assume that districts experiencing a net increase in residential units foreshadow a corresponding increase in school enrollment figures.

Following this presumption, the Wichita School District (USD 259) experienced the most significant growth in net residential units with the addition of 228 net units. The Maize School District (USD 266) was next with 183 net residential units and Goddard School District (USD 265) followed with 135 net units.

Downtown and Old Town Residential Development

While Central Wichita has seen very slow and even nonexistent growth over the years, the Downtown and Old Town areas are a notable exception. From 2000 to 2009 there were 677 residential units made available thru conversion and remodeling of pre-existing structures and new construction. Most of these have been warehouses, factories or other commercial structures that were converted to residential occupancy. Sixty four new units came online from these efforts in 2008, and several purchases by developers in the downtown and Old Town areas will continue contributing to this trend. There were no new units built in 2009.

With the Downtown Revitalization Master Plan being developed and Intrust Bank Arena completed and Waterwalk underway, there has been increased interest in the potential for more residential development in the downtown area. In a January 2010 preliminary report done for the Downtown Revitalization Master Plan, research has indicated a likely potential for 1,000 new dwelling units to be absorbed within the next five to seven years in the Downtown Study Area.

RESIDENTIAL PERMIT ACTIVITY IMPACTS ON TRANSPORTATION

An analysis of residential permit activity over the last six years (2004 to 2009) was done in com-

puter mapping software. Individual new housing units were plotted and the number of those units most proximate to major road segments was calculated. The result can be seen in **Figure 18**.

While there are limitations to this method and the permit data used, this effort does represent a progression in our Metropolitan Transportation Plan monitoring and its associated future projection activities. Over the next few years improvements in the data will occur as a result of more accessible information through the Butler and Sedgwick County Appraisers Offices and other municipal entities. Additional improvements will be implemented in GIS over time that will better standardize the results of the exercises involved in this analysis to give more reliable and meaningful data.

The highest levels of activity occurred along East 21st Street North with 835 residential units from 2004 to 2009. Most of these are in northeast Wichita, but about 175 of these were within the Andover area of the WAMPO region.

This is followed by 127th Street East with nearly 790 units for the same time period.

The third busiest corridor over the last six years was 135th Street West with 645 units, and the fourth busiest corridor was West 37th Street North with about 560 units. Both of these corridors are in the northwest portion of Wichita as are West 29th Street North with over 380 units and North Tyler Road with nearly 320 units. A few of the units within the West 37th Street North corridor were built within the city of Maize.

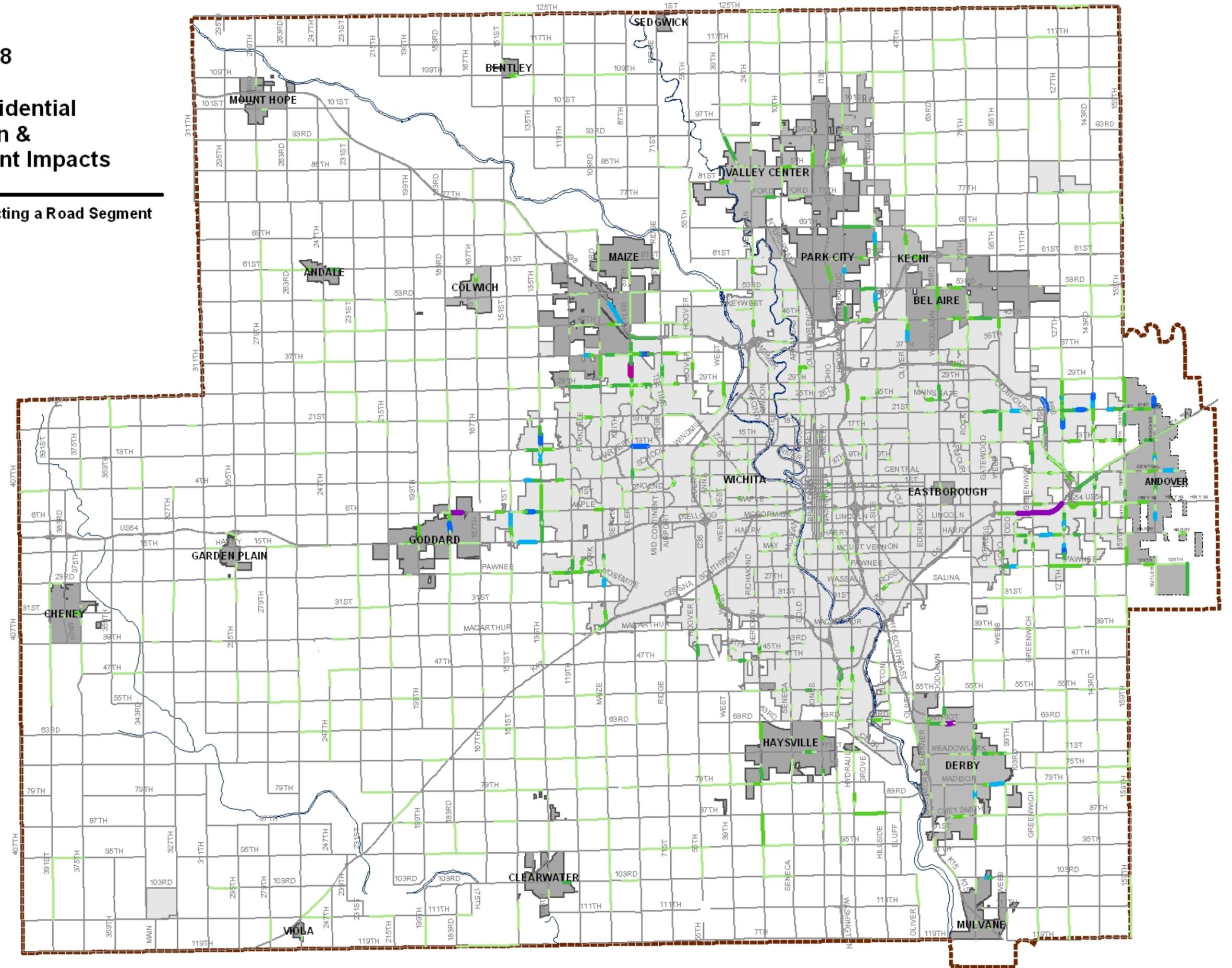
Other significant corridors include Patriot Avenue in Derby and East Kellogg in Wichita. Both had about 330 new residential units built from 2004 to 2009. Also, Andover Road within the Andover city limits had about 310 units during the same time frame.

FIGURE 18

2004 - 2009 Residential Construction & Major Road Segment Impacts

Number of Residential Units Impacting a Road Segment

- 0
- 1 - 10
- 11 - 25
- 26 - 50
- 51 - 75
- 76 - 100
- 101 - 150
- 151 - 225
- WAMPO Boundary



Building Activity

COMMERCIAL BUILDING PERMITS

Commercial construction activity forms the backbone of WAMPO's data for commercial data that is fed into its projections and modeling. While subdivision data provides a glimpse of future trends, it is the actual square footage of commercial construction on the ground that forms the baseline data and provide an actual growth pattern over time.

The mix of commercial types is another indicator provided by commercial construction data. A regional shopping center will impact the transportation system differently than a warehouse or manufacturing facility.

As with the other sections of this document, data is broken down geographically according to the

Wichita-Sedgwick County Comprehensive Plan's identified growth areas. This is the first level of analysis for doing projections for the Metropolitan Transportation Plan once region wide control totals or targets are set for future population growth. The second level of analysis takes place when projections are further broken down at the traffic analysis zone level.

A third level of analysis may take place with the designation of special generators, but this is done mostly for larger commercial projects.

Construction permit data provides concrete patterns of what is happening in this region. This allows for the development of alternative scenarios by providing examples from within the community for impact analysis and application to new areas.

Methodology

For analysis of commercial and industrial activity across the WAMPO region, new building and addition permits were aggregated for ease in reporting purposes. For this report new data sources have been used from the Sedgwick County Appraiser's Office, the City of Andover in Butler County, and the City of Mulvane for projects in the Sumner County portion of Mulvane. This data allows activity to be measured in terms of building square footage. Square footage is the standard of comparison for commercial construction, and it also gives better data for transportation modeling purposes.

The commercial classification used includes all uses that are not classified as either residential or

agricultural. Therefore, commercial statistics include all structural types such as churches, institutional buildings, public buildings, amusement and recreation, parking garages, service stations, office buildings, banks, professional buildings, stores and mercantile buildings, hotels and motels, and restaurants.

Data for all jurisdictions have been geo-coded with parcel data of building projects to show more precisely where activity is occurring throughout the WAMPO region. This will also provide more accurate data for transportation modeling.

Five-year commercial square footage comparison data is not yet available. This will be compiled over the next five years.

In 2009, nearly 1.9 million square feet in 116 new building and addition commercial projects were built in the WAMPO region. While data for the amount of square feet built in 2008 is not available, the 2009 data represents only about 40 percent of the total number of commercial new building and addition projects built in the

WAMPO region for 2008.

With 77 new building and addition commercial projects for 2009, nearly 1.3 million square feet were added within Wichita and its 2030 Urban Growth Area. This represents approximately 40 percent of the number of similar projects for

Building Activity

Wichita and its 2030 Urban Growth Area in 2008.

The square footage for commercial projects built in the smaller cities and their growth areas in the WAMPO region in 2009 totals nearly 584,000 square feet for 37 projects. This is about 30 percent of the number of commercial new building and addition projects for these communities compared to 2008.

These projects and their distribution are illustrated in **Figure 19**. A series of dot sizes is used to illustrate construction project size.

As **Figure 19** demonstrates, 2009 investments in

commercial projects were primarily concentrated within Wichita or on the city's immediate fringe areas. The Wichita Central area had the largest concentration of investment activity with nearly 20 projects totaling 572,000 square feet. This is largely due to the Intrust Bank Arena which totaled over 466,000 square feet. The Northwest had the second highest amount of commercial investment with 17 projects totaling over 339,000 square feet. **Table 16** shows this along with other commercial building activity across the WAMPO region by growth area for 2009.

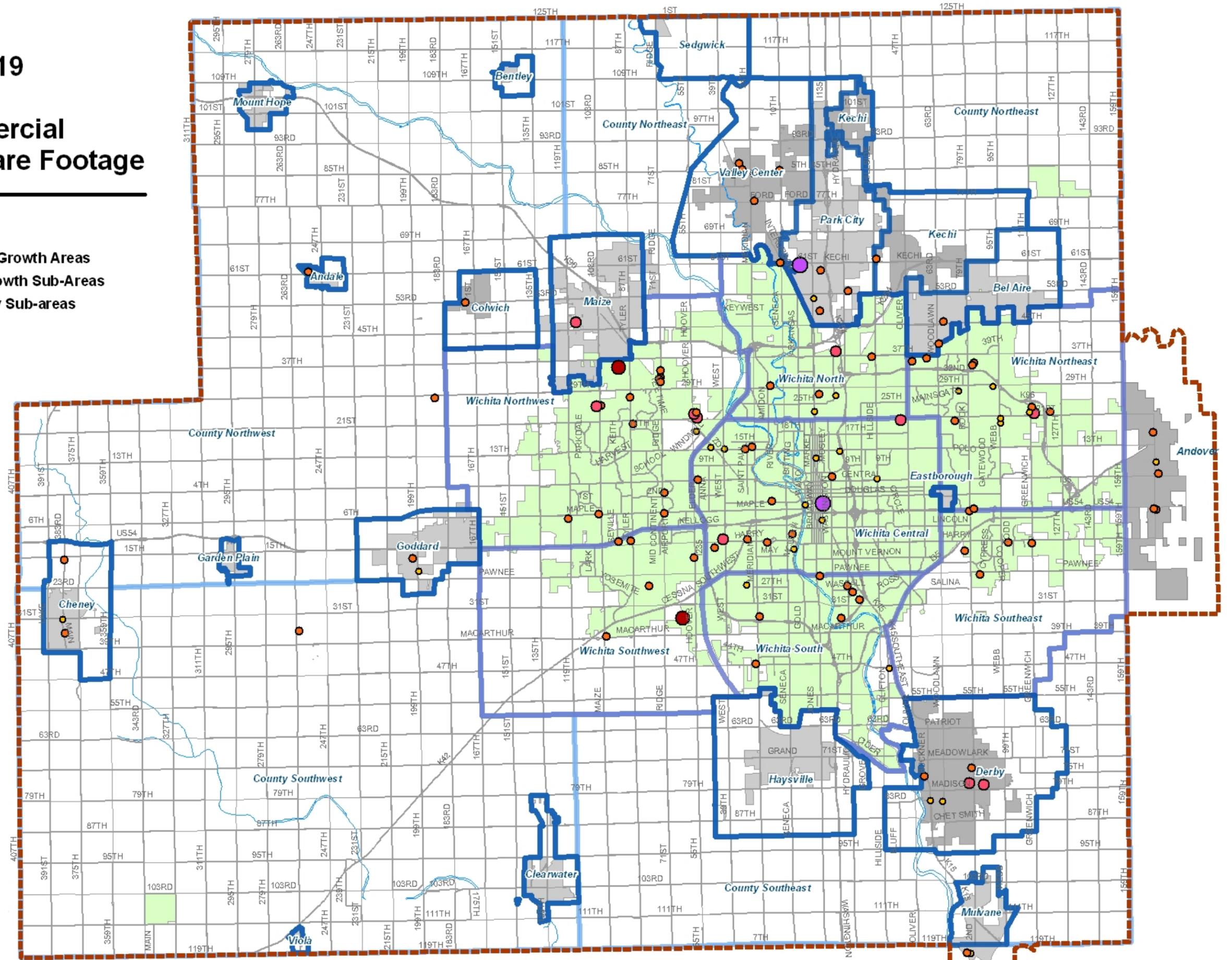
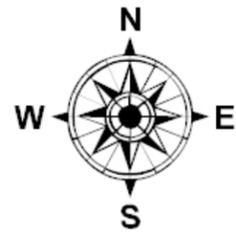
Thirty one of the 116 new building and addition projects built within the WAMPO region during 2009 had more than 10,000 square feet. The top

Table 16

WAMPO Region 2009 Commercial Projects by Comprehensive Plan Growth Area		
Growth Areas	2009 Permits	2009 Square Footage
City of Wichita & 2030 Urban Growth Area (Sub-areas)		
Wichita Central	20	572,129
Wichita Northeast	14	122,508
Wichita North	6	42,761
Wichita Northwest	17	339,033
Wichita Southeast	5	28,200
Wichita South	9	45,105
Wichita Southwest	6	141,078
Wichita 2030 Urban Growth Area Subtotal	77	1,290,814
Rural Areas (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	2	22,027
Small City & 2030 Urban Growth Areas		
Andale	1	17,711
Bel Aire	2	13,497
Bentley	0	-
Cheney	3	9,678
Clearwater	0	-
Colwich	1	4,916
Derby	6	104,101
Eastborough	0	-
Garden Plain	0	-
Goddard	2	2,827
Haysville	0	-
Kechi	1	2,634
Maize	1	29,184
Mount Hope	0	-
Mulvane	0	-
Park City	5	307,116
Sedgwick	0	-
Valley Center	8	67,613
Viola	0	-
Small Cities & 2030 Urban Growth Areas Subtotal	30	559,277
Sedgwick Co. Total	109	1,872,118
Mulvane in Sumner Co	3	10,408
Andover	4	13,532
WAMPO Region Total	116	1,896,058

FIGURE 19
2009 Commercial Construction Square Footage

-  WAMPO Boundary
-  Small City 2030 Urban Growth Areas
-  Wichita 2030 Urban Growth Sub-Areas
-  Rural Sedgwick County Sub-areas
-  Up to 2,000 Square Feet
-  2,001 - 20,000 S.F.
-  20,001 - 50,000 S.F.
-  50,001 - 200,000 S.F.
-  200,001 - 500,000 S.F.



Building Activity

Table 17

The 20 Largest Building Projects of 2009 in the WAMPO Region

	Project - Location	Square Footage
A	Intrust Bank Arena 500 E. Waterman, Wichita	466,186
B	Air Capital Delivery & Warehouse 6151 N. Prospect, Park City	272,864
C	USD 266, Maize South High School 3701 N. Tyler, Wichita	183,341
D	Cessna Manufacturing 6263 W. 34th St. S., Wichita	117,754
E	Derby Health & Rehab 731 E. Klein Cir., Derby	44,209
F	Derby Library 1600 E. Walnut Grove Rd., Derby	37,640
G	Staybridge Suites 2250 N. Greenwich, Wichita	29,758
H	Fitness Center 2330 N. Hoover Rd., Wichita	29,750
I	USD 266, Administration Offices 11611 W. 45th St. N., Maize	29,184
J	WSU, Bombardier Learjet Practice Facility 1845 Fairmount, Wichita	29,000
K	Cox Machine 53358 W. 21st St. N., Wichita	28,637
L	Dynamic Drywall 3921 N. Bridgeport Cir., Wichita	24,160
M	Harper Truck 1522 S. Florence, Wichita	22,040
N	Strip Center 2441 N. Maize Rd, Wichita	21,300
O	Buckley Industries 1850 E 53rd St. N., Park City	20,000
P	New Spring Church 12200 E. 21st St. N., Wichita	19,536
Q	Mid Continent Safety 8225 E. 35th St. N., Wichita	18,502
R	USD 267, Andale High School Addition 700 W. Rush, Andale	17,711
S	Goodwill Store 1247 N. Rainbow Dr., Derby	17,020
T	Res Care Office Building 5112 E. 36th St. N., Wichita	16,000

Source: Office of Central Inspection, City of Wichita; Bureau of Public Services, Sedgwick County; Small City Survey; Wichita State University

Building Activity

20 largest construction projects in 2009 are shown in **Table 17**.

The Intrust Bank Arena and the Maize South High School will have some of the highest impacts to the transportation system from commercial development. Both projects will result in greater use of buses or transit and may be classified as special generators in the transportation model.

The Arena will create special demands on traffic volumes and parking during major events. Public transit services have been arranged to help with some of these effects.

The impacts of individual commercial projects are hard to gauge when they are first built as the impacts of individual projects can be highly variable. However, data will be gathered over time on these locations so that they can be represented in their respective traffic analysis zones for traffic modeling.

Tables 18, 19, 20, and 21 illustrate new building and addition projects for industrial/warehouse, retail, institutional, and office/other commercial space within WAMPO region communities.

- For this analysis, the retail subset includes: amusement and recreation, parking garages, service stations, stores and mercantile buildings, hotels and motels, and restaurants, but not office space.
- The institutional subset includes schools, hospitals, government facilities and churches. This is a category that has grown in significance as school districts address the problems of increasing enrollment and more private schools are built. Also, hospitals and churches have grown in importance as

Table 18

2009 Industrial, Warehouse Building Projects				
2030 Urban Growth Sub-Area	Number of Permits	Square Feet Built	% of Permits	% Square Footage
City of Wichita & 2030 Urban Growth Area				
(Sub-areas)				
Wichita Central	7	55,224	23%	8%
Wichita Northeast	1	18,502	3%	3%
Wichita North	4	38,576	13%	6%
Wichita Northwest	3	69,637	10%	11%
Wichita Southeast	2	17,056	7%	3%
Wichita South	4	20,294	13%	3%
Wichita Southwest	5	137,562	17%	21%
Wichita 2030 Urban Growth Area Subtotal	26	356,851	87%	54%
Rural Areas				
(Incl. Co. Northeast, Southeast, Northwest and Southwest)	0	-	--	--
Small City & 2030 Urban Growth Areas				
Andale			--	--
Bel Aire			--	--
Bentley			--	--
Cheney			--	--
Clearwater			--	--
Colwich			--	--
Derby			--	--
Eastborough			--	--
Garden Plain			--	--
Goddard			--	--
Haysville			--	--
Kechi			--	--
Maize			--	--
Mount Hope			--	--
Mulvane			--	--
Park City	3	296,239	10%	45%
Sedgwick			--	--
Valley Center			--	--
Viola			--	--
Small Cities & 2030 Urban Growth Areas Subtotal	3	296,239	10%	45%
Sedgwick Co. Total	29	653,090	97%	100%
Mulvane in Sumner Co	1	2,400	3%	0%
Andover	0		--	--
WAMPO Region Total	30	655,490	100%	100%

Table 19

2009 Retail Building Projects				
2030 Urban Growth Sub-Area	Number of Permits	Square Feet Built	% of Permits	% Square Footage
City of Wichita & 2030 Urban Growth Area				
(Sub-areas)				
Wichita Central	6	13,005	21%	8%
Wichita Northeast	5	44,594	18%	28%
Wichita North	1	900	4%	1%
Wichita Northwest	4	44,653	14%	28%
Wichita Southeast	1	2,196	4%	1%
Wichita South	3	9,136	11%	6%
Wichita Southwest	1	3,516	4%	2%
Wichita 2030 Urban Growth Area Subtotal	21	118,000	75%	74%
Rural Areas				
(Incl. Co. Northeast, Southeast, Northwest and Southwest)	0	-	--	--
Small City & 2030 Urban Growth Areas				
Andale			--	--
Bel Aire			--	--
Bentley			--	--
Cheney	2	2,196	7%	1%
Clearwater			--	--
Colwich			--	--
Derby	1	17,020	4%	11%
Eastborough			--	--
Garden Plain			--	--
Goddard			--	--
Haysville			--	--
Kechi			--	--
Maize			--	--
Mount Hope			--	--
Mulvane			--	--
Park City	2	10,877	7%	7%
Sedgwick			--	--
Valley Center	1	9,585	4%	6%
Viola			--	--
Small Cities & 2030 Urban Growth Areas Subtotal	6	39,678	21%	25%
Sedgwick Co. Total	27	157,678	96%	98%
Mulvane in Sumner Co	0		--	--
Andover	1	2,462	4%	2%
WAMPO Region Total	28	160,140	100%	100%

Building Activity

elements of commercial investment and have been seeing their way to the top of high-dollar projects over the years.

- The office/other commercial subset includes offices and other miscellaneous projects not included in the other subsets.

Table 20

2009 Institutional Building Projects				
2030 Urban Growth Sub-Area	Number of Permits	Square Feet Built	% of Permits	% Square Footage
City of Wichita & 2030 Urban Growth Area				
(Sub-areas)				
Wichita Central	6	37,714	18%	8%
Wichita Northeast	5	37,557	15%	8%
Wichita North	1	3,285	3%	1%
Wichita Northwest	3	189,451	9%	41%
Wichita Southeast	1	5,198	3%	1%
Wichita South	2	15,675	6%	3%
Wichita Southwest		--	--	--
Wichita 2030 Urban Growth Area Subtotal	18	288,880	55%	63%
Rural Areas (Incl. Co. Northeast, Southeast, Northwest and Southwest)	2	22,027	6%	5%
Small City & 2030 Urban Growth Areas				
Andale	1	17,711	3%	4%
Bel Aire	1	7,947	3%	2%
Bentley		--	--	--
Cheney		--	--	--
Clearwater		--	--	--
Colwich	1	4,916	3%	1%
Derby	3	44,729	9%	10%
Eastborough		--	--	--
Garden Plain		--	--	--
Goddard	1	99	3%	0%
Haysville		--	--	--
Kechi		--	--	--
Maize	1	29,184	3%	6%
Mount Hope	5	42,942	15%	9%
Mulvane		--	--	--
Park City		--	--	--
Sedgwick		--	--	--
Valley Center		--	--	--
Viola		--	--	--
Small Cities & 2030 Urban Growth Areas Subtotal	13	147,528	39%	32%
Sedgwick Co. Total	33	458,435	100%	100%
Mulvane in Sumner Co	0	--	--	--
Andover	0	--	--	--
WAMPO Region Total	33	458,435	100%	100%

Table 21

2009 Office & Other Commercial Building Projects				
2030 Urban Growth Sub-Area	Number of Permits	Square Feet Built	% of Permits	% Square Footage
City of Wichita & 2030 Urban Growth Area				
(Sub-areas)				
Wichita Central	1	466,186	4%	75%
Wichita Northeast	3	21,855	12%	4%
Wichita North		--	--	--
Wichita Northwest	7	35,292	28%	6%
Wichita Southeast	1	3,750	4%	1%
Wichita South		--	--	--
Wichita Southwest		--	--	--
Wichita 2030 Urban Growth Area Subtotal	12	527,083	48%	85%
Rural Areas (Incl. Co. Northeast, Southeast, Northwest and Southwest)			--	--
Small City & 2030 Urban Growth Areas				
Andale			--	--
Bel Aire	1	5,550	4%	1%
Bentley		--	--	--
Cheney	1	7,482	4%	1%
Clearwater		--	--	--
Colwich		--	--	--
Derby	2	42,352	8%	7%
Eastborough		--	--	--
Garden Plain		--	--	--
Goddard	1	2,728	4%	0%
Haysville		--	--	--
Kechi	1	2,634	4%	0%
Maize		--	--	--
Mount Hope		--	--	--
Mulvane		--	--	--
Park City		--	--	--
Sedgwick		--	--	--
Valley Center	2	15,086	8%	2%
Viola		--	--	--
Small Cities & 2030 Urban Growth Areas Subtotal	8	75,832	32%	12%
Sedgwick Co. Total	20	602,915	80%	97%
Mulvane in Sumner Co	2	8,008	8%	1%
Andover	3	11,070	12%	2%
WAMPO Region Total	25	621,993	100%	100%

Building Activity

Commercial Development by School District

As with most metropolitan areas, school districts are a driving force in the decision on where to buy a house and where other development will follow. The following data helps WAMPO track this effect on commercial development within the region. **Table 22** illustrates commercial building activity by school district. In order to better assess the amount of commercial building activity that is contributing to the school district's tax

base and other community resources outside of the school district, the amount of investment into schools is shown separately. The population of individual schools is monitored to make adjustments to the WAMPO transportation model, such as designating a special generator when a school begins to have larger traffic impacts. This data helps with spotting these changes.

Table 22

2009 Commercial Projects by School District (For School Districts Serving the WAMPO Region)						
School District	Primary City	Number of Permits	2009 Square Feet	2009 % of Sq. Ft.	2009 School Projects	% of Sq. Ft. in School Projects
USD 206	Whitewater	0	-			
USD 259	Wichita	63	1,138,515	60%		
USD 260	Derby	8	115,580	6%		
USD 261	Haysville	2	123,031	6%		
USD 262	Valley Center	8	67,613	4%	28,878	43%
USD 263	Mulvane	3	10,408	1%		
USD 264	Clearwater	0	-			
USD 265	Goddard	6	25,978	1%		
USD 266	Maize	14	345,441	18%	212,525	62%
USD 267	Colwich	4	44,654	2%	30,708	69%
USD 268	Cheney	3	9,678	1%		
USD 312	Haven	0	-			
USD 331	Kingman	0	-			
USD 356	Conway Springs	0	-			
USD 369	Burton	0	-			
USD 375	Towanda	1	1,628	0%		
USD 385	Andover	4	13,532	1%		
USD 394	Rose Hill	0	-			
USD 439	Sedgwick	0	-			
USD 440	Bentley	0	-			
TOTAL		116	1,896,058	100%	272,111	14%

Building Activity

COMMERCIAL PERMIT ACTIVITY IMPACTS ON TRANSPORTATION

An analysis of commercial permit activity over the last six years (2004 to 2009) was done in computer mapping software. Individual new construction projects were plotted and the number of those projects most proximate to major road segments was calculated. By tracking at this level, a snapshot is provided of when and where activity is occurring. The result can be seen in **Figure 20**.

Starting in 2009, commercial building activity impacts on transportation are being evaluated using commercial square footage. This will give better results in gauging development activity as well as more direct inputs for WAMPO's transportation modeling program. For instance, it will give a means of calculating employment levels to feed into the model, and help with gathering data on density and floor area ratios (building square footage compared to land area) that could not be calculated using valuation data that was supplied in the past. A new system just implemented by the Sedgwick County Appraiser's Office will give this level of information for all new commercial projects from 2009 forward. However, one year's worth of data is too spotty to develop any conclusions. While the number of projects is not the best way to analyze commercial activity, it is the most consistent measure available at the moment.

According to available data, the greatest number of permits occurred in the area of Webb Road and East Central. The Webb Road corridor going north from this point to K-96 and then west on K-96 also saw several projects.

A second area of concentrated commercial development is along Ohio Street between 29th Street North and 37th Street North. The development in this corridor is primarily manufacturing and warehouse related.

Another area that saw a number of manufacturing

and warehouse projects is between West Kellogg (US-54) and MacArthur along the West Street, I-235, and Hoover Corridors.

The intersections of Maize Road and 21st Street North as well as Ridge north of 29th Street North saw some concentration of commercial activity from 2004 through 2009. Most of the development along Maize Road was more retail in nature. East Kellogg also saw several retail projects where it parallels the Kansas Turnpike. (The counts along this stretch of the Turnpike are more properly attributed to East Kellogg. However, due to parcel proximity the numbers were attributed to the Turnpike instead. There is no direct access to these developments from the Turnpike.)

CUMULATIVE PERMIT AND SUBDIVISION SNAPSHOT AND TRANSPORTATION SYSTEM MAPS

Figure 21 shows the cumulative result of subdivision and building permit data for both residential and commercial activity from 2004 through 2009. Permit data does overlap subdivision data where a project was built after land was subdivided. Also, some permit points may overlap each other on commercial properties when more than one building was built on the same parcel of land. The map gives a general impression of where building has occurred and the directions it will be going as existing subdivisions are completed.

The following maps are provided for reference. They will be used more extensively in future editions of this report along with new data on commute times, vehicle miles traveled and other transportation trend data. **Figure 22** shows Butler County and Sedgwick County maintained roads that are paved and not paved. Most of these would have to be upgraded to include curb and gutter and accommodate storm sewers as urban development increases along them. Other rural area roads are maintained by townships and

Building Activity

are predominantly unpaved. This information is not currently available in GIS format for Sumner County. **Figure 23** shows Wichita Transit routes and dedicated bicycle facilities in Sedgwick County and **Figure 24** shows the railroad network.

The end product of the analysis that is derived from the data in this report can be seen in **Fig-**

ures 25 and 26 which show where growth is expected to occur through the year 2035 for both residential and commercial development. Each time this report is done, it provides a basis to monitor and adjust the expected growth scenario illustrated in these maps. It also provides historical information and helps to identify trends that feed into transportation modeling and the Metropolitan Transportation Plan.

FIGURE 20

2004 - 2009 Commercial Construction Activity & Major Road Segment Impacts

Number of Commercial Projects Impacting a Road Segment

14 - 55

7 - 13

3 - 6

1 - 2

WAMPO Boundary

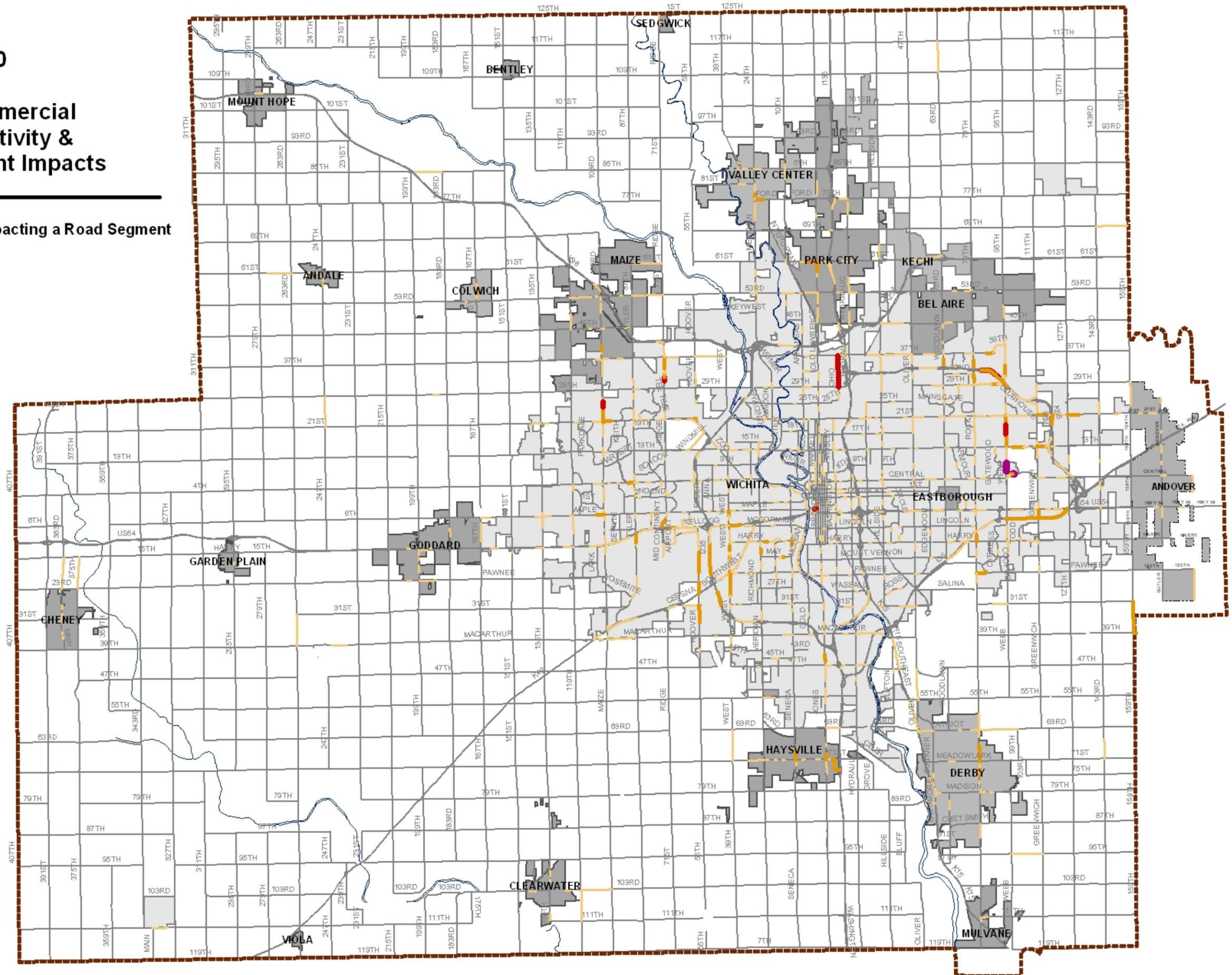


FIGURE 21

**2004 - 2009 Cumulative
Residential & Commercial
Building Permit & Subdivision Activity**

- 2004-2009 Commercial Units
- 2004-2009 Residential Units
- 2004-2009 Commercial Lots
- 2004-2009 Residential Lots
- ▭ WAMPO Boundary

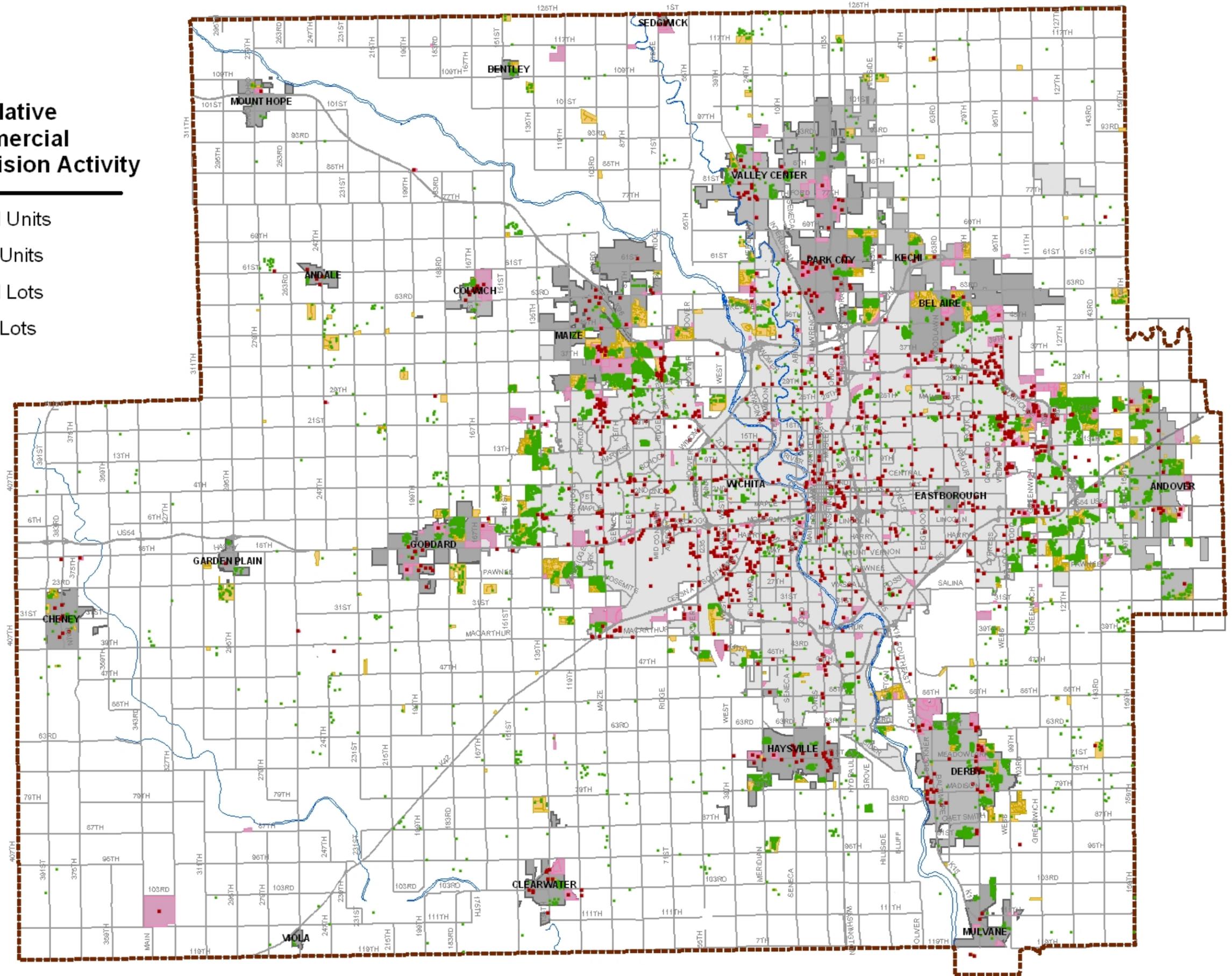


FIGURE 22

Sedgwick County & Butler County Maintained Road Network

-  WAMPO Boundary
-  County Maintained Sand Roads
-  County Maintained Paved Roads

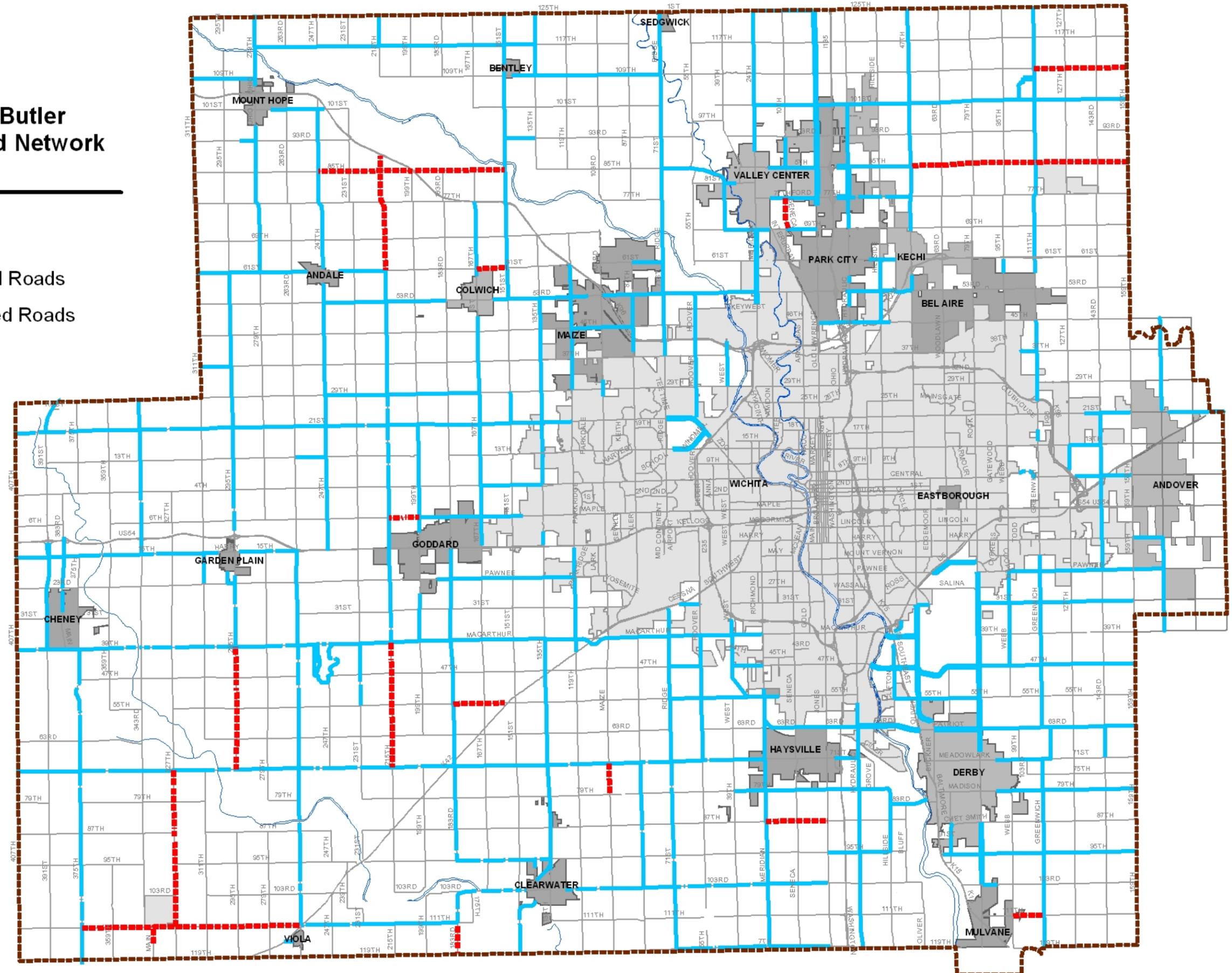


FIGURE 23

Wichita Transit Routes & Dedicated Bicycle Facilities

-  WAMPO Boundary
-  Dedicated Bicycle Facilities
-  Wichita Transit Routes

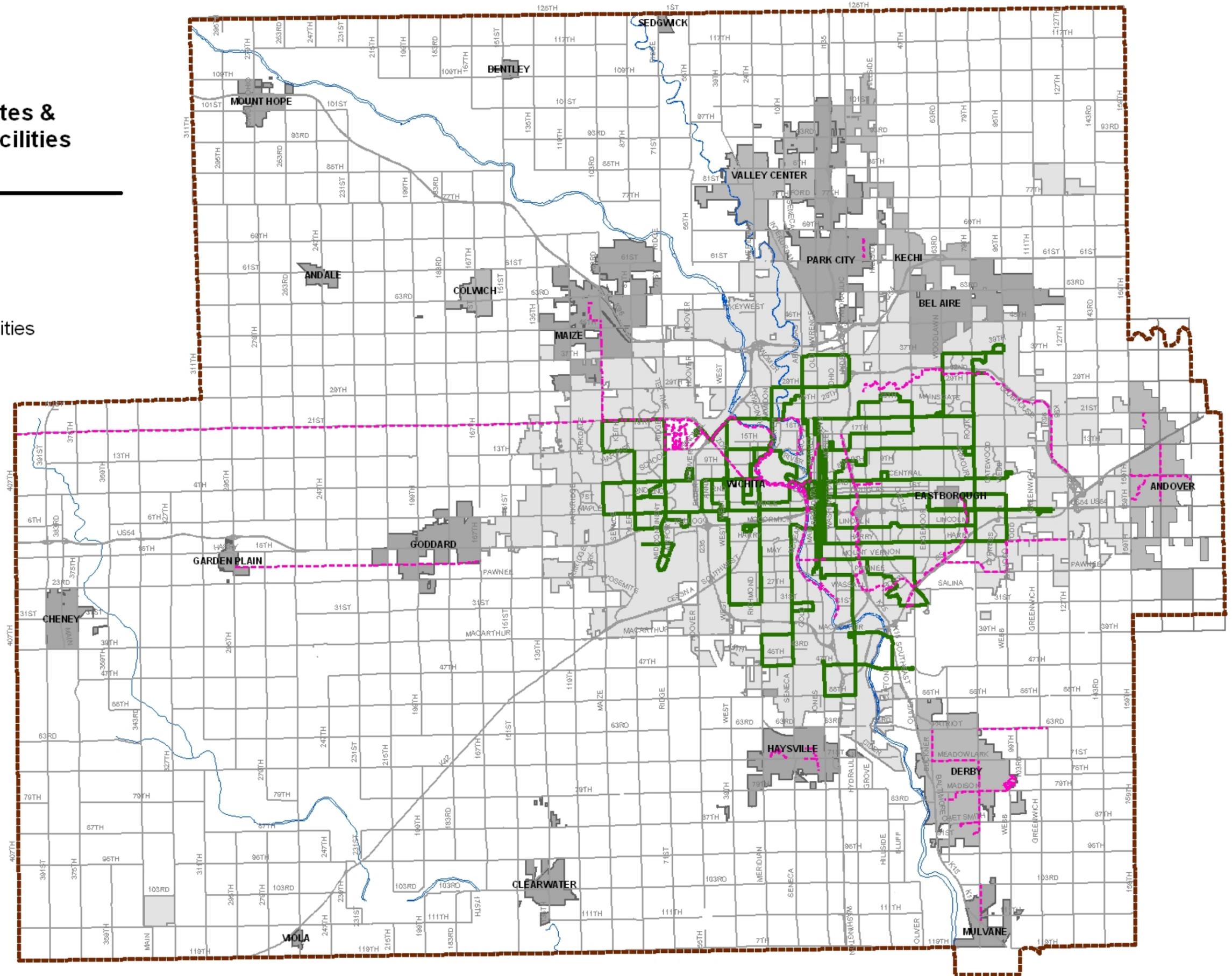


FIGURE 24

WAMPO Region Railroad Network



- WAMPO Boundary
- Railroads

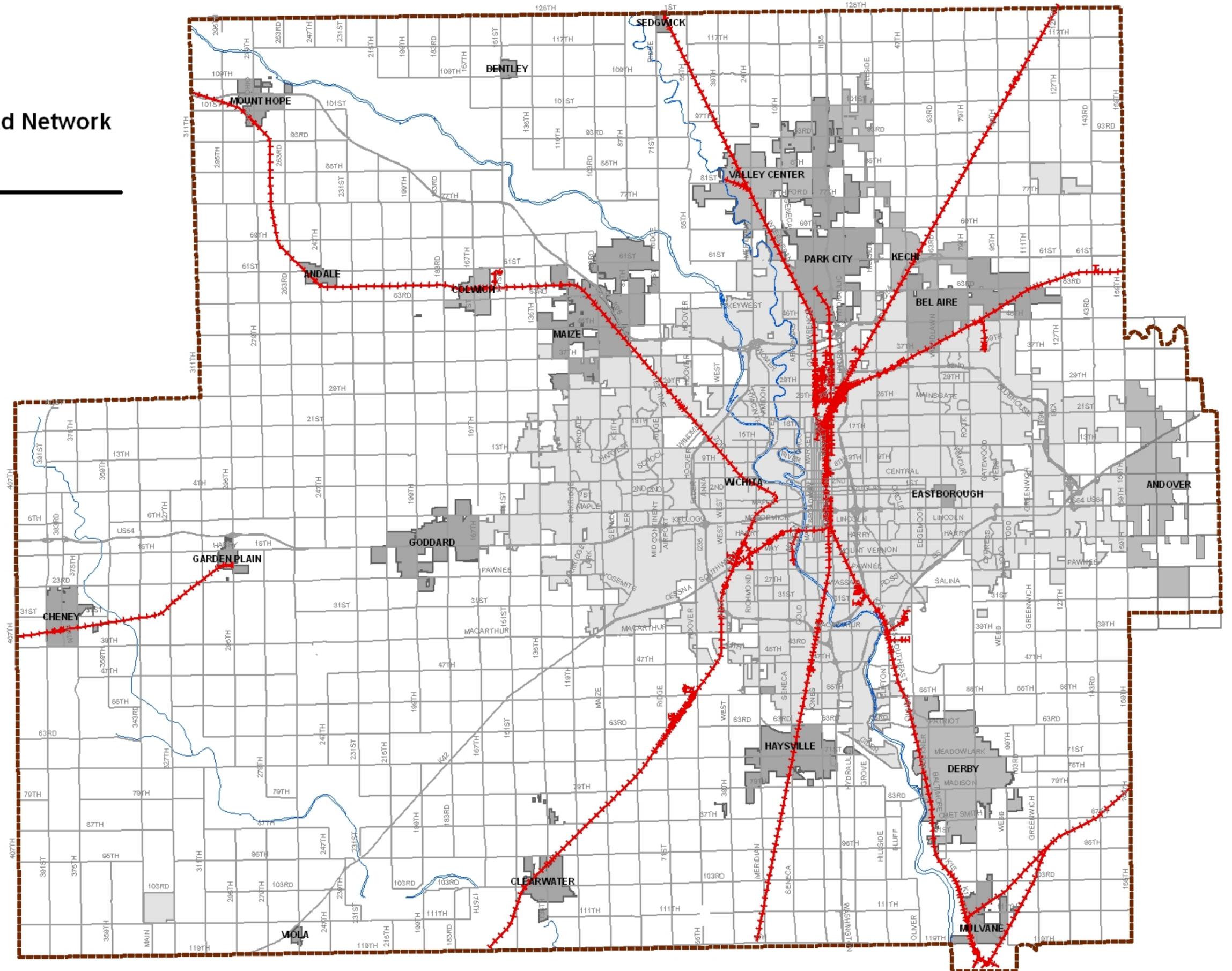


FIGURE 25

2008 to 2035 New Dwelling Units

Legend

-  Statistical Development Areas
-  WAMPO Planning Area
-  Traffic Analysis Zones
-  Northwest Bypass

Number of New Dwelling Units

-  -200 - 0
-  1 - 5
-  6 - 25
-  26 - 50
-  51 - 75
-  76 - 100
-  101 - 250
-  251 - 500
-  501 - 750
-  751 - 1202

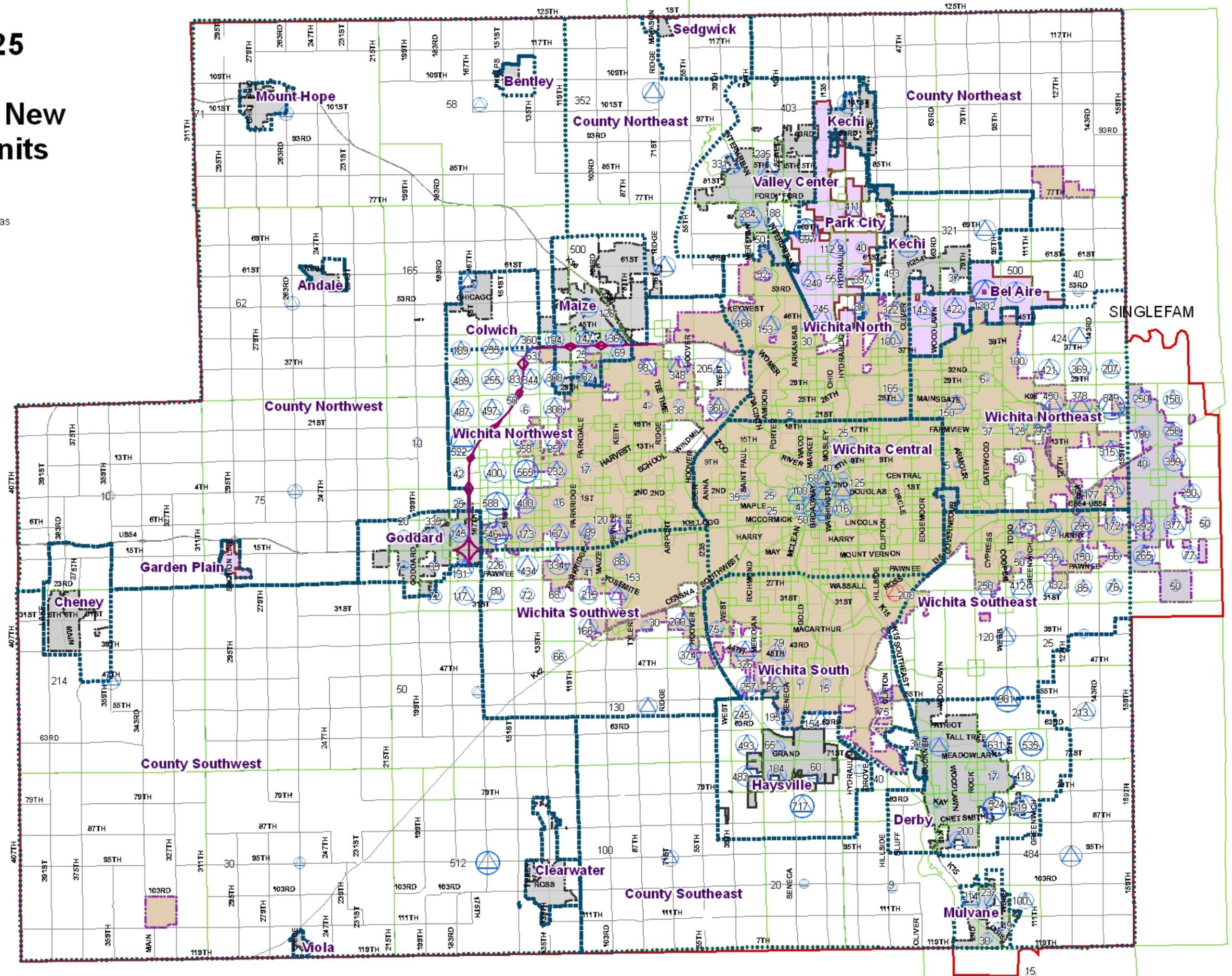
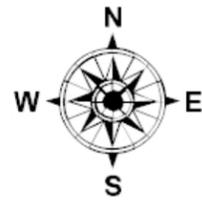


FIGURE 26

2008 to 2035 New Employment

Legend

Total New Employment 2008-2035



NW35RET

NW35NRT

WAMPO Planning Area

Statistical Development Areas

Traffic Analysis Zones

Northwest Bypass

