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Economic Study of Wyandotte County, Kansas

By Scott Ramsey

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Background

The following report is a descriptive study of the Wyandotte County, Kansas economy. This document examines the components of the county's economy, and compares its recent trends to those in the metropolitan area, other counties in Kansas, and a sample of Midwestern urbanized counties. This study also looks at business trends in county sub-areas as well.

In examining the Wyandotte County firm and employment base as described above, a general methodology has been developed to study the components and the relative growth patterns of any major jurisdiction's economy in a clear and concise way. This is the type of report that could serve as a foundation for more detailed economic studies, such as economic base analysis, input-output analysis, fiscal impact analysis, or firm identification surveys.

The writing of this report required fundamental knowledge of the Statistical Package for the Social Sciences (S.P.S.S.) computer program and computer mapping techniques. Most of the tables and virtually all the maps in this study are the direct result of computer use.

1.0 Introduction

The contents of this report summarize trends that have taken place in the Wyandotte County economy in recent years. Three major subject areas are covered in the report. First, using County Business Patterns data, the components of the county's economy are discussed, as are changes that have taken place in the county's establishment and employment bases between 1974 and 1978. The second portion of this report compares recent trends in the Wyandotte County economy with those of the Kansas City region, other counties in Kansas, and several urbanized counties throughout the Midwest. These comparisons also use 1974 and 1978 County Business Patterns figures. The third section of the report describes net changes in business activity that have occurred within Wyandotte County neighborhoods between 1973 and 1977. This portion of the analysis uses the Mid-America Regional Council (M.A.R.C.) employment file.

2.0 The Wyandotte County Economy: 1974 and 1978

According to County Business Patterns data, the Wyandotte County economy experienced a net loss of 59 business establishments (-1.9%) between 1974 and 1978, but also experienced a net gain of 6,662 employees (+11.8%). Three major factors account for these statistics. First of all, as the local economy emerged from the 1974-75 recession, it regained much of the workforce that was laid off. Secondly, County Business Patterns figures show that in 1978 there were 167 less firms in Wyandotte County with one to four employees, but 79 more firms with 20 to 249 employees, than in 1974. This suggests that the county's economic climate for small businesses was not as attractive as it was for medium and large-sized establishments. Finally, the county experienced a decrease of 92 Retail firms (-10.2%) over this time period. This business category, more than any other, contributed to the decline in the Wyandotte County firm base between 1974 and 1978.

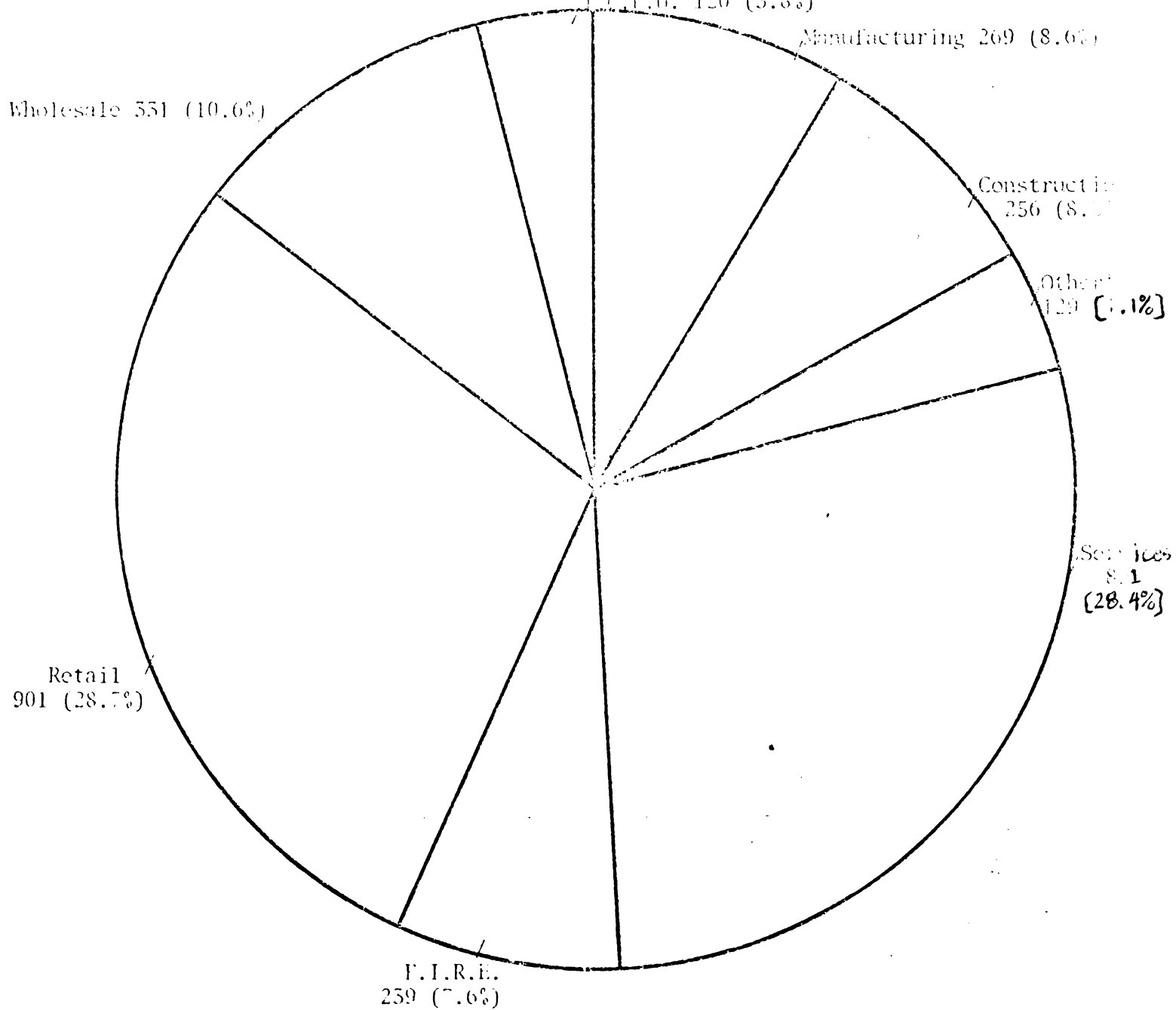
Figures 1 A-B and 2 A-B break the county's establishment and employment bases down into several different categories, both for 1974 and 1978. These figures account for all the components of the Wyandotte County economy except government, railroad, post office, and farm establishments and employment.* Also, not included are businesses without payroll records.**

Figures 1 and 2 show (1) the various shares of county establishments and employment held by different business categories; and (2) how these shares have changed between 1974 and 1978. For example, Manufacturing had 269 (8.6% of the county total) establishments and 21,103 (37.3% of the county total) employees in 1974; in 1978 these numbers were 270 (8.8%) and 22,578 (35.7%). Hence, while Manufacturing employment registered a net gain, its proportion of the county's employment base actually decreased between 1974 and 1978. Two categories, Transportation/Communications/Public Utilities (T.C.P.U.) and Services, both significantly increased their shares of the Wyandotte County firm and employment base over this time period. T.C.P.U. increased its firm totals from 120 to 154 (+28.3%) and its employment levels from 3,030 to 5,323 (+75.7%). Services experienced a net gain of 20 establishments (+2.2%) and 1,963 employees (+21.7%). Wholesale firms and employment increased (from 331 to 334 and from 6,267 to 6,718) between 1974 and 1978, but the Wholesale share of total county employment actually decreased from 11.1% to 10.6%. The Retail and Finance/Insurance/Real Estate (F.I.R.E.) categories both

* County Business Patterns does not tabulate data for these categories. It is estimated, however, during 1974-1978 period, Government employment was approximately 15,000, while railroad and post office employees numbered about 5,200. Farm employment in Wyandotte County is negligible.

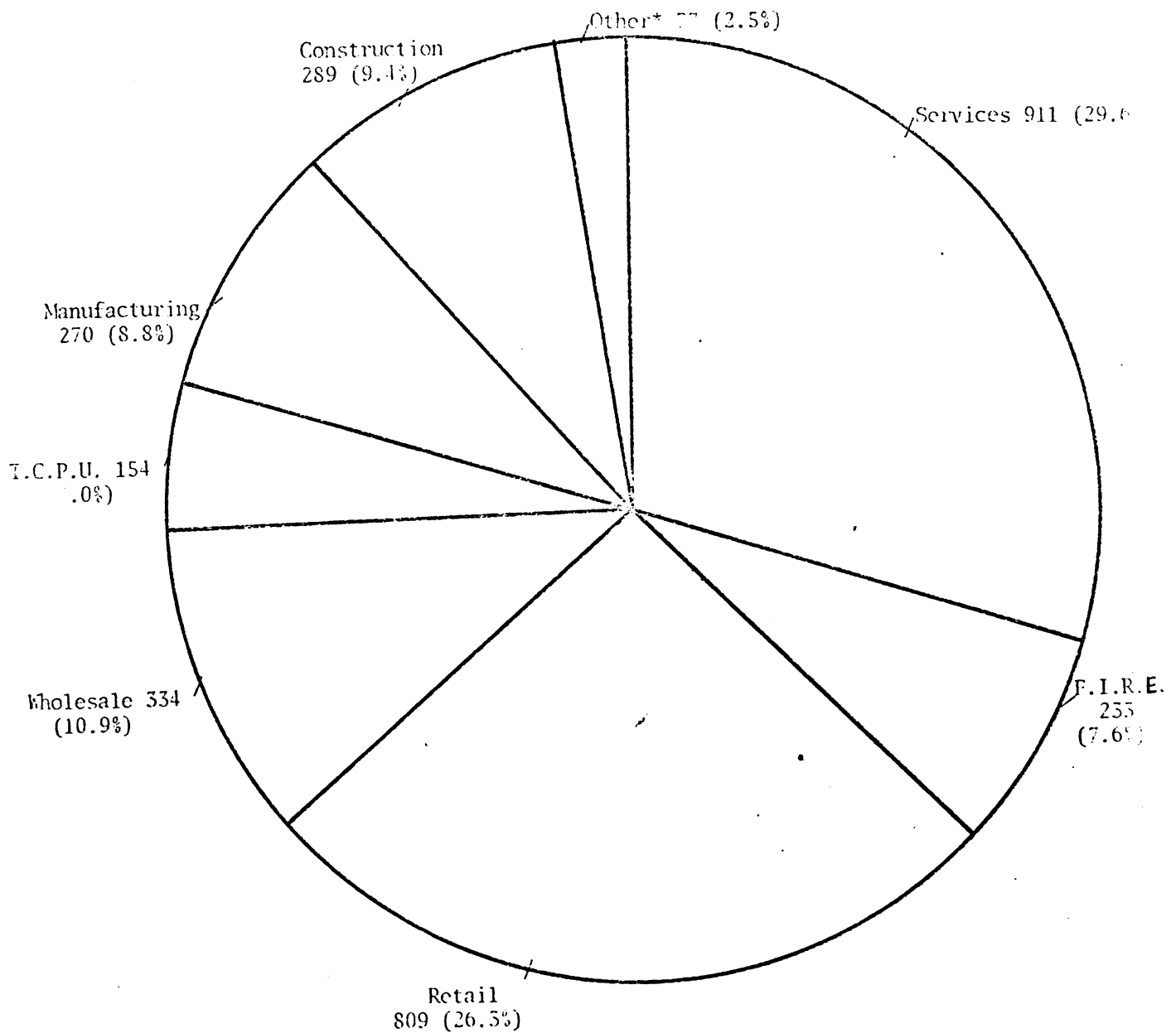
** County Business Patterns does not enumerate establishments which have no payroll records. There are several hundred businesses in Wyandotte County of this type.

Figure 1-A
 WYANDOTTE COUNTY ESTABLISHMENTS, 1974
 T.O.P.H. 120 (3.8%)



TOTAL ESTABLISHMENTS: 3,156
 Source: County Business Patterns, 1974 and 1978

FIGURE 1-B
WYANDOTTE COUNTY ESTABLISHMENTS, 1978

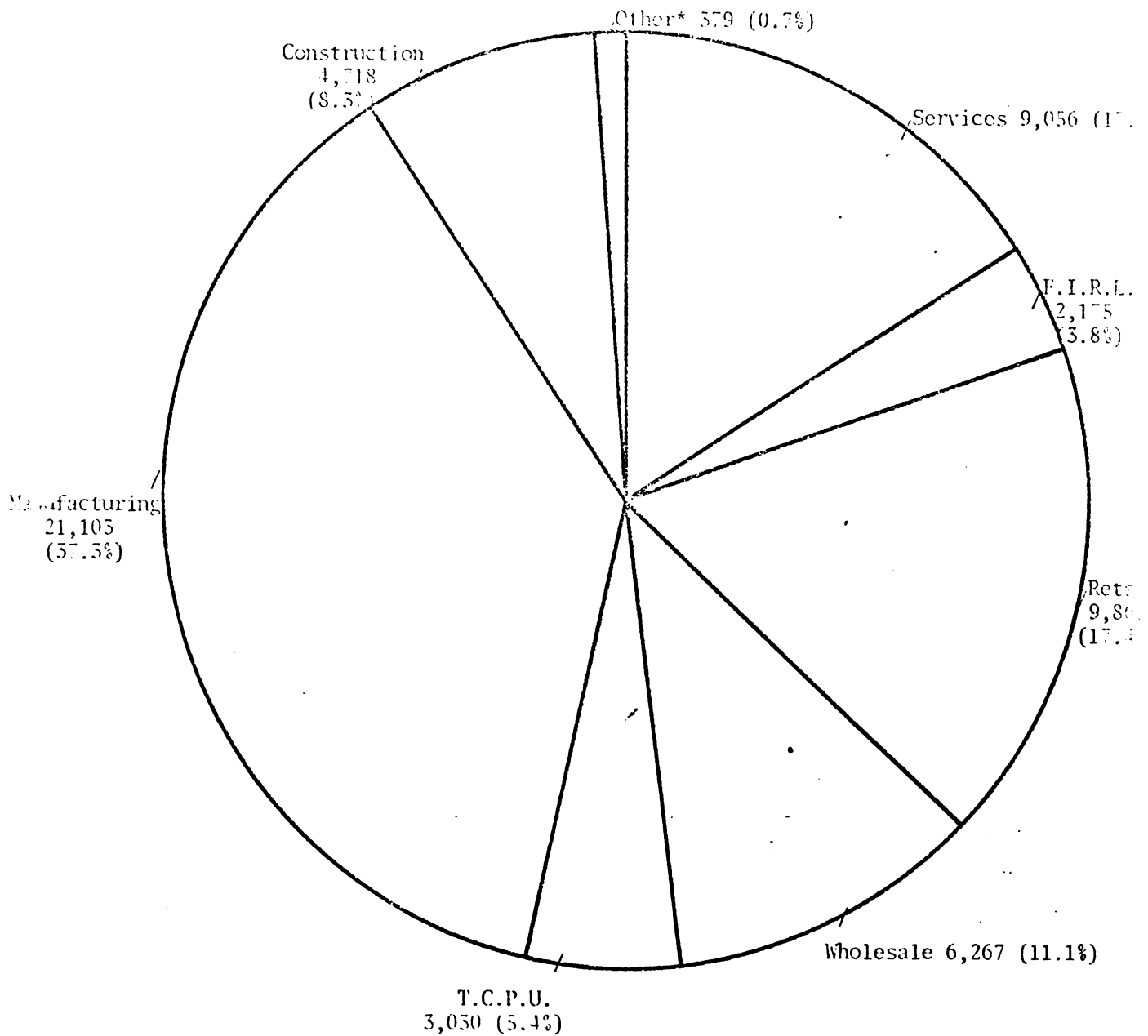


TOTAL ESTABLISHMENTS: 3,077

* Includes Agricultural Service, Mining, and Non-Classifiable Establishments

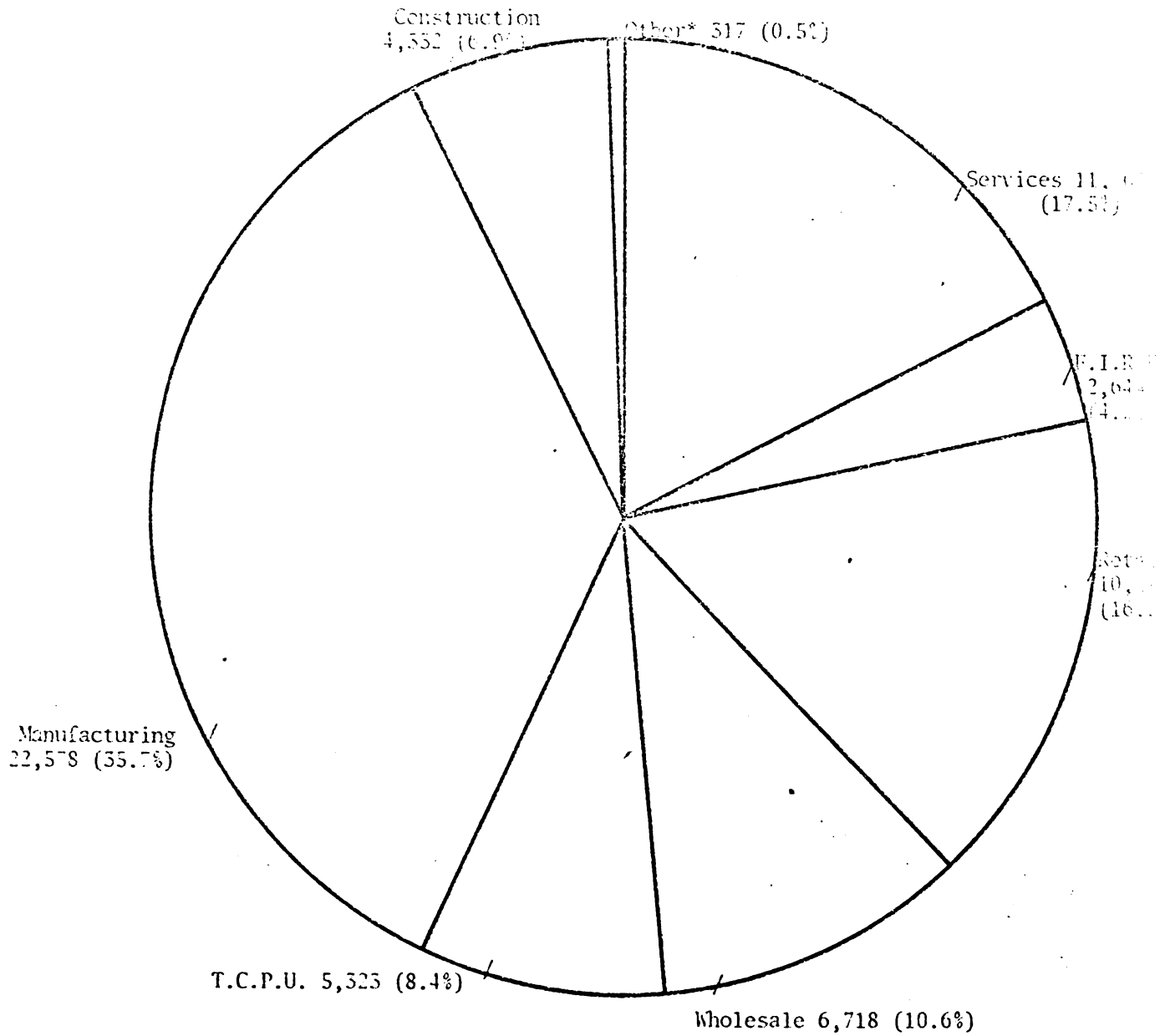
Source: County Business Patterns, 1974 and 1978

FIGURE 2-A
WYANDOTTE COUNTY EMPLOYMENT BASE, 1974



TOTAL EMPLOYMENT: 56,593
Source: County Business Patterns, 1974 and 1978

Figure 2-B
WYANDOTTE COUNTY EMPLOYMENT BASE, 1978



TOTAL EMPLOYMENT: 63,255

* Includes Agricultural Service, Mining, and Non-Classifiable Employment

Source: County Business Patterns, 1974 and 1978

experienced increases in employment totals despite losses in establishments. However, the Retail share of county employment dropped from 17.4% to 16.3%, while the F.I.R.E. share increased from 3.8% to 4.2%. Construction was the only category that recorded a gain in establishments (256 to 289) and losses in employment (4,718 to 4,332) between 1974 and 1978. Finally, other miscellaneous businesses, including Agricultural Services, Mining, and Non-classifiable firms, accounted for a very small portion of the Wyandotte County economy during this time period.

In summary, between 1974 and 1978 the fastest growing sectors of the county's economy were T.C.P.U. and Services. The Wholesale and Manufacturing categories both registered very small gains in firms and significant increases in employment. The Retail and F.I.R.E. categories incurred net losses in establishments and net increases in employment, while Construction experienced just the opposite effect. Overall, a slight decrease in county business firms was accompanied by a strong increase in its employment.

2.1 The Kansas City Metropolitan Area: 1974 and 1978

Tables 1 and 2 display County Business Patterns establishment and employment figures, along with percentage shares by category, for the eight counties comprising the Kansas City Standard Metropolitan Statistical Area (K.C.S.M.S.A.)* in 1974 and 1978. These tables show to what extent business firm and employment growth has taken place within the region over this time period.

Tables 1 and 2 show that the number of business establishments in the region increased from 26,855 to 28,770 (+7.1%), while employment rose from 464,210 to 536,410 (+13.1%) between 1974 and 1978. These gains were

* By definition, the K.C.S.M.S.A. consists of Johnson, Leavenworth, and Wyandotte Counties in Kansas, and Cass, Clay, Jackson, Platte, and Ray Counties in Missouri.

TABLE 1

BUSINESS ESTABLISHMENT SHARES,

KANSAS CITY S.M.S.A., 1974 AND 1978*

CATEGORY	Wyandotte		Johnson		Leavenworth		Jackson		Cass	
	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)
Agriculture	16 (8.8)	16 (6.5)	45 (24.7)	75 (30.6)	5 (2.7)	10 (4.1)	89 (48.9)	97 (39.6)	9 (4.9)	13 (5.3)
Mining	8 (13.8)	7 (14.0)	7 (12.1)	15 (30.0)	2 (3.4)	1 (2.0)	26 (44.8)	15 (30.0)	4 (6.9)	3 (6.0)
Construction	256 (11.4)	289 (10.4)	471 (20.9)	695 (24.9)	76 (3.4)	98 (3.5)	1,094 (48.6)	1,215 (43.6)	91 (4.0)	138 (5.0)
Manufacturing	269 (14.4)	270 (14.0)	239 (12.8)	309 (16.1)	26 (1.4)	31 (1.6)	1,077 (57.8)	1,033 (53.7)	35 (18.8)	47 (24.4)
T.C.P.U.	120 (13.7)	154 (15.6)	112 (12.7)	137 (13.9)	25 (2.8)	27 (2.7)	444 (50.5)	473 (47.8)	28 (3.2)	36 (3.6)
Wholesale Trade	331 (11.8)	334 (11.1)	530 (19.0)	742 (24.7)	38 (1.4)	31 (1.0)	1,555 (55.7)	1,499 (49.8)	37 (1.3)	59 (2.0)
Retail Trade	901 (12.5)	809 (10.6)	1,186 (16.4)	1,513 (20.1)	245 (3.4)	242 (3.2)	3,767 (52.1)	3,757 (49.7)	208 (2.9)	217 (2.9)
F.I.R.E.	239 (8.4)	233 (7.7)	483 (17.0)	714 (23.7)	62 (2.2)	70 (2.3)	1,765 (62.0)	1,661 (55.1)	53 (18.6)	59 (19.6)
Services	891 (11.5)	911 (10.7)	1,246 (16.1)	1,638 (19.3)	183 (2.4)	204 (2.4)	4,456 (57.7)	4,657 (54.9)	127 (1.6)	151 (1.8)
Not Classified	105 (10.3)	54 (7.7)	199 (19.5)	147 (20.9)	20 (2.0)	20 (2.8)	536 (52.4)	377 (53.6)	32 (3.1)	19 (2.7)
TOTALS	3,136 (11.7)	3,077 (10.7)	4,518 (16.8)	5,990 (20.8)	682 (2.5)	734 (2.6)	14,809 (55.1)	14,784 (51.4)	624 (2.3)	742 (2.6)

SOURCE: County Business Patterns, 1974 and 1978.

* County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

TABLE 1 (CONTINUED)
BUSINESS ESTABLISHMENT SHARES,
KANSAS CITY S.M.S.A., 1974 AND 1978*

CATEGORY	Clay		Platte		Ray		Totals	
	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)
Agriculture	11 (6.0)	24 (9.8)	5 (2.7)	9 (3.7)	2 (1.1)	1 (0.4)	182 (100.0)	245 (100.0)
Mining	4 (6.9)	4 (8.0)	3 (5.2)	2 (4.0)	4 (6.9)	3 (6.0)	58 (100.0)	50 (100.0)
Construction	196 (8.7)	248 (8.9)	39 (1.7)	65 (2.3)	29 (1.3)	39 (1.4)	2,252 (100.0)	2,787 (100.0)
Manufacturing	139 (10.1)	196 (10.2)	16 (0.9)	24 (1.2)	13 (0.7)	15 (0.8)	1,864 (100.0)	1,925 (100.0)
T.C.P.U.	99 (11.3)	106 (10.7)	28 (3.2)	37 (3.7)	23 (2.6)	19 (1.9)	879 (100.0)	939 (100.0)
Wholesale Trade	246 (8.8)	290 (9.6)	32 (1.1)	32 (1.1)	25 (0.9)	23 (0.8)	2,794 (100.0)	3,010 (100.0)
Retail Trade	696 (9.6)	772 (10.2)	134 (1.9)	155 (2.1)	96 (1.3)	89 (1.2)	7,233 (100.0)	7,559 (100.0)
F.I.R.E.	180 (6.3)	203 (6.7)	40 (1.4)	46 (1.5)	23 (0.8)	27 (0.9)	2,845 (100.0)	3,013 (100.0)
Services	653 (8.5)	724 (8.5)	108 (1.4)	139 (1.6)	62 (0.8)	64 (0.8)	7,726 (100.0)	8,488 (100.0)
Not Classified	98 (9.6)	57 (8.1)	20 (2.0)	22 (3.1)	12 (1.2)	8 (1.1)	1,022 (100.0)	704 (100.0)
TOTALS	2,572 (8.8)	2,624 (9.1)	425 (1.6)	531 (1.8)	289 (1.1)	288 (1.0)	26,855 (100.0)	28,770 (100.0)

SOURCE: County Business Patterns, 1974 and 1978.

* County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

TABLE 2

EMPLOYMENT SHARES,

KANSAS CITY S.M.S.A., 1974 AND 1978**

CATEGORY	Wyandotte		Johnson		Leavenworth		Jackson	
	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)
Agriculture	47 (5.3)	48 (3.3)	231 (25.9)	609 (42.2)	6* (0.7)	13* (0.9)	498 (55.8)	588 (40.8)
Mining	66 (5.1)	52 (10.9)	43 (3.3)	112 (23.5)	7* (0.5)	17* (3.6)	998 (77.1)	170 (35.7)
Construction	4,718 (17.5)	4,332 (14.3)	4,493 (14.3)	7,253 (16.7)	470 (1.7)	652 (2.1)	14,207 (52.7)	15,052 (49.6)
Manufacturing	21,103 (16.6)	22,578 (17.4)	13,926 (10.9)	18,013 (13.8)	1,570 (1.2)	1,680 (1.3)	73,281 (57.6)	68,421 (52.4)
T.C.P.U.	3,030 (7.5)	5,323 (11.7)	4,289 (10.6)	4,485 (9.9)	331 (0.8)	356 (0.8)	29,301 (72.1)	25,100 (55.1)
Wholesale Trade	6,267 (13.8)	6,718 (13.7)	6,974 (13.4)	8,235 (16.8)	154 (0.3)	175 (0.4)	26,196 (57.9)	27,529 (56.0)
Retail Trade	9,865 (10.4)	10,294 (9.3)	16,005 (16.9)	23,872 (21.7)	2,190 (2.3)	2,126 (1.9)	55,255 (58.3)	58,624 (53.2)
F.I.R.E.	2,175 (5.6)	2,644 (6.0)	5,950 (15.3)	9,284 (21.2)	485 (1.2)	978 (2.2)	28,245 (72.5)	28,680 (65.4)
Services	9,056 (9.5)	11,049 (9.0)	10,009 (10.5)	16,598 (13.5)	1,524 (1.6)	2,484 (2.0)	68,033 (71.6)	83,682 (68.0)
Not Classified	266 (8.6)	217 (9.5)	561 (18.1)	484 (21.2)	45 (1.5)	63 (2.8)	1,835 (59.3)	1,296 (56.7)
TOTALS	56,593 (11.9)	63,255 (11.8)	62,481 (13.2)	88,945 (16.6)	6,782 (1.4)	8,544 (1.6)	297,849 (62.8)	309,142 (57.6)

SOURCE: County Business Patterns, 1974 and 1978.

* These figures are estimates based on Bureau of Economic Analysis 1977 data. These figures were suppressed in County Business Patterns to protect the confidentiality of numerous business firms.

** County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

TABLE 2 (CONTINUED)

EMPLOYMENT SHARES,

KANSAS CITY S.M.S.A., 1974 AND 1978**

CATEGORY	Cass		Clay		Platte		Ray		Totals	
	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)	1974 (%)	1978 (%)
Agriculture	17 (1.9)	29 (2.0)	49* (5.5)	95* (6.6)	55 (3.9)	50 (3.5)	10* (1.1)	10* (0.7)	893 (100.0)	1,442 (100.0)
Mining	39 (3.0)	30* (6.3)	20* (1.5)	35* (7.4)	30* (2.3)	10* (2.1)	91 (7.0)	50* (10.5)	1,294 (100.0)	476 (100.0)
Construction	461 (1.7)	643 (2.1)	2,288 (8.5)	1,915 (6.3)	180 (0.7)	321 (1.1)	129 (0.5)	194 (0.6)	26,946 (100.0)	30,362 (100.0)
Manufacturing	723 (0.6)	1,517 (1.0)	16,198 (12.7)	17,216 (13.2)	269 (0.2)	586 (0.5)	213 (0.2)	296 (0.2)	127,283 (100.0)	130,107 (100.0)
T.C.P.U.	234 (0.6)	888 (2.0)	2,708 (6.7)	3,322 (7.5)	514 (1.3)	5,855* (12.9)	228 (0.6)	168 (0.4)	40,635 (100.0)	45,497 (100.0)
Wholesale Trade	278 (0.6)	372 (0.8)	4,825 (10.7)	5,643 (11.5)	441 (1.0)	235 (0.5)	128 (0.3)	216 (0.4)	45,263 (100.0)	49,123 (100.0)
Retail Trade	1,382 (1.5)	1,870 (1.7)	8,502 (9.0)	10,961 (10.0)	1,002 (1.1)	1,771 (1.6)	578 (0.6)	636 (0.6)	94,779 (100.0)	110,154 (100.0)
F.I.R.E.	300 (0.8)	365 (0.8)	1,538 (3.9)	1,559 (3.5)	172 (0.4)	196 (0.5)	114 (0.3)	150 (0.3)	38,979 (100.0)	43,836 (100.0)
Services	508 (0.5)	678 (0.6)	4,793 (5.0)	6,594 (5.4)	953 (1.0)	1,829 (1.5)	165 (0.2)	214 (0.2)	95,041 (100.0)	123,128 (100.0)
Not Classified	52 (1.7)	40* (1.8)	285 (9.2)	132 (5.8)	27* (0.9)	41 (1.8)	26 (0.8)	12* (0.5)	3,097 (100.0)	2,285 (100.0)
TOTALS	3,994 (0.8)	6,232 (1.2)	41,206 (8.7)	47,452 (8.8)	3,623 (0.8)	10,894* (2.0)	1,682 (0.4)	1,946 (0.4)	474,210 (100.0)	536,410 (100.0)

SOURCE: County Business Patterns, 1974 and 1978.

* These figures are estimates based on Bureau of Economic Analysis 1977 data. These figures were suppressed in County Business Patterns to protect the confidentiality of numerous business firms.

** County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

particularly noticeable in Construction (23.8% increase in establishments, 12.7% increase in employment), T.C.P.U. (+12.5%, +12.0%), Retail Trade (+4.5%, +16.2%), and Services (+9.9%, +29.6%). Johnson County was by far the most rapidly growing area in the region, accounting for 76.9% of the region's increase in business firms and 42.5% of the region's employment growth over this time span. Platte County incurred a substantial increase in its employment principally because of growth associated with the airline industry and Kansas City International Airport. These two counties along with Cass, Clay, and Leavenworth Counties, all experienced establishment and employment growth at rates greater than the metropolitan area between 1974 and 1978. Ray County registered a decrease in its regional share of business firms, but slightly increased its share of the region's employment base.

The two counties that did not grow as fast as the entire metropolitan area between 1974 and 1978 were its two most centrally located jurisdictions, Jackson and Wyandotte Counties. Jackson County's share of the region's establishments decreased from 55.1% to 51.4%, and its employment share dropped from 62.8% to 57.6%. Jackson County still managed a 3.8% increase in its employment base over this period as a result of growth in its Wholesale/Retail trade and Services sectors. Wyandotte County's establishment share declined from 11.7% to 10.7%, while its employment share dipped slightly from 11.9% to 11.8%. The only major category in the county that increased its proportion of the region's business establishments between 1974 and 1978 was T.C.P.U. Three categories, including Manufacturing, T.C.P.U., and F.I.R.E., all increased their regional employment shares over this period. The remaining sectors of Wyandotte County's economy either did not experience any increases or grew at rates slower than those of the entire region.

2.2 Selected Kansas Counties: 1974 and 1978

Tables 3 and 4 present County Business Patterns business establishment and employment totals for selected counties in Kansas and on a state-wide basis for 1974 and 1978. Each of the counties chosen for this comparison (Wyandotte, Shawnee, and Sedgewick) contains a fairly large urban area.*

These two tables show that Wyandotte County had a slower overall rate of growth in business firms and employment than Shawnee County (Topeka), Sedgewick County (Wichita), and the state of Kansas as a whole over this time period. Shawnee County experienced a 5.4% increase in establishments and a 12.9% increase in employment primarily as a result of growth in the Construction, T.C.P.U., F.I.R.E., and Services categories. Sedgewick County registered employment gains of at least 9% in every sector of its economy, and the entire state of Kansas showed firm and employment increases in every category but Wholesale Trade between 1974 and 1978. Wyandotte County, with a 1.9% decline in establishments and an 11.8% increase in employment, compared well with state-wide totals only in the T.C.P.U. and Wholesale Trade economic sectors. All other Wyandotte County categories, particularly Retail Trade, lagged behind the state of Kansas in firm and employment growth rates between 1974 and 1978.

* Although each of these counties contains a large urban area, Shawnee County (548 square miles) and Sedgewick County (1,007 square miles) are much larger than Wyandotte County (152 square miles). The differences in land area imply that both Shawnee and Sedgewick Counties have more developable land than Wyandotte County, and thus, have greater potential for absorbing economic growth.

TABLE 3

CHANGES IN EMPLOYMENT, **
SELECTED KANSAS COUNTIES,
1974-1978*

CATEGORY	Wyandotte (Kansas City)			Shawnee (Topeka)			Sedgewick (Wichita)			State-wide Totals		
	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change
Agriculture	47	48	+ 2.1	59	68	+15.3	175	286	+ 63.4	1,733	2,280	+31.6
Mining	66	52	-21.2	E	55	----	1,236	3,801	+207.5	10,879	13,427	+23.4
Construction	4,718	4,332	- 8.2	3,136	3,421	+ 9.1	9,095	11,194	+ 23.1	39,280	46,981	+19.6
Manufacturing	21,103	22,578	+ 7.0	10,271	10,923	+ 6.3	50,901	55,611	+ 9.3	168,782	185,323	+ 9.8
T.C.P.U.	3,030	5,323	+75.7	3,054	3,438	+12.6	6,684	8,554	+ 28.0	33,394	44,793	+34.1
Wholesale Trade	6,267	6,718	+ 7.2	4,308	4,227	- 1.9	10,059	11,000	+ 9.4	52,490	56,350	+ 7.4
Retail Trade	9,865	10,294	+ 4.3	11,583	12,958	+11.9	25,361	31,625	+ 24.7	137,403	162,442	+18.2
F.I.R.E.	2,175	2,644	+21.6	4,661	6,008	+23.9	7,172	8,445	+ 17.7	35,269	45,640	+29.4
Services	9,056	11,049	+22.0	11,978	15,102	+26.1	26,908	33,005	+ 22.7	113,741	144,644	+27.2
Not Classified	266	217	-18.4	F	288	----	959	743	- 22.5	4,900	3,248	-33.7
TOTALS	56,593	63,255	+11.8	50,042	56,488	+12.9	138,550	164,264	+ 18.6	597,871	705,128	+17.9

SOURCE: County Business Patterns, 1974 and 1978.

* County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

** For several categories, employment figures were suppressed and replaced by letter values to protect the confidentiality of several business firms. The letter values in this table represent employment ranges as follows - E: 250-499; F: 500-999.

TABLE 4

CHANGES IN ESTABLISHMENTS,
SELECTED KANSAS COUNTIES,
1974-1978*

CATEGORY	Wandotte (Kansas City)			Shawnee (Topeka)			Sedgewick (Wichita)			State-wide Totals		
	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change
Agriculture	16	16	+ 0.0	19	20	+ 5.3	48	61	+27.1	417	514	+23.3
Mining	8	7	-12.5	18	8	-55.6	114	217	+90.4	891	1,014	+13.8
Construction	256	289	+12.9	304	394	+29.6	730	928	+27.1	4,590	5,692	+24.0
Manufacturing	269	270	+ 0.4	137	133	- 2.9	511	538	+ 5.3	2,829	2,989	+ 5.7
T.C.P.U.**	120	154	+28.3	100	114	+14.0	247	289	+17.0	2,100	2,943	+40.1
Wholesale Trade	331	334	+ 0.9	241	241	+ 0.0	813	821	+ 1.0	5,305	5,143	- 3.1
Retail Trade	901	809	-10.2	1,008	991	- 1.7	2,241	2,359	+ 5.3	15,658	15,894	+ 1.5
F.I.R.E.***	239	233	- 2.5	354	384	+ 8.5	709	809	+14.1	4,181	4,814	+15.1
Services	891	911	+ 2.2	1,017	1,131	+11.2	2,264	2,471	+ 9.1	12,921	13,978	+ 8.2
Not Classified	105	54	-48.6	105	64	-39.0	329	176	-46.5	1,933	1,318	-31.8
TOTALS	3,136	3,077	- 1.9	3,303	3,480	+ 5.4	8,006	8,669	+ 8.3	50,825	54,299	+ 6.8

SOURCE: County Business Patterns, 1974 and 1978.

* County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

** Transportation/Communications/and Public Utilities.

*** Finance/Insurance/and Real Estate.

2.3 Selected Midwestern Counties: 1974 and 1978

Tables 5 and 6 display County Business Patterns establishment and employment figures in ten urbanized Midwestern counties for 1974 and 1978. These two tables provide a means for comparing Wyandotte County trends to those of similarly situated counties for this time period.

Table 5 shows that only one county, Muskegon County, Michigan, experienced an overall decrease in business firms (-0.5%) between 1974 and 1978. All other counties chosen for this comparison recorded business firm gains ranging from 1.1% (Jackson County, Michigan) to 13.2% (Scott County, Iowa). The categories in which these gains were most noticeable included T.C.P.U., F.I.R.E., and Services. In comparison, Wyandotte County registered a net change of -1.9% in total business establishments, and noticeable gains were made only in the T.C.P.U. and Construction sectors of its economy.

Table 6, which displays 1974-78 employment changes for these same counties, reveals that once again only Muskegon County lost employment (-4.6%) between 1974 and 1978. All other counties in Table 6 registered some type of net employment gain, ranging from +2.0% (Jackson County, Michigan) to +20.2% (Peoria County, Illinois). Retail trade, F.I.R.E., and Services recorded the greatest employment increases in most cases, while in nine of the ten counties significant decreases in Manufacturing employment occurred. Wyandotte County experienced an overall employment increase of 11.8% between 1974 and 1978, which exceeded the gains made by eight of the ten counties in Table 6. These increases in employment were accounted for primarily by the T.C.P.U., F.I.R.E., and Services sectors. Manufacturing employment in Wyandotte County rose 7.0% between 1974 and 1978, presenting quite a contrast to the Manufacturing employment declines experienced by most counties in Table 6.

TABLE 5

CHANGES IN ESTABLISHMENTS,
SELECTED MIDWESTERN COUNTIES,

1974-1978*

CATEGORY	Lucas (Toledo) Ohio			Douglas (Omaha) Nebraska			Greene (Springfield) Missouri			Ramsey (St. Paul) Minnesota			Jackson (Jackson) Michigan		
	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change
Agriculture	62	82	+32.3	88	107	+21.6	25	32	+28.0	44	53	+20.5	19	18	- 5.3
Mining	15	13	-13.3	17	14	-17.6	4	4	+ 0.0	6	5	-16.7	14	12	-14.3
Construction	762	810	+ 6.3	922	1,069	+15.9	358	465	+29.9	605	737	+21.8	223	232	+ 4.0
Manufacturing	737	729	- 1.1	498	530	+ 6.4	227	255	+12.3	661	701	+ 6.1	296	305	+ 3.0
T.C.P.U.	218	273	+25.2	323	385	+19.2	147	175	+19.0	271	290	+ 7.0	82	91	+11.0
Wholesale Trade	845	862	+ 2.0	1,020	1,089	+ 6.8	420	452	+ 7.6	735	810	+10.2	129	188	+45.7
Retail Trade	2,682	2,577	- 3.9	2,237	2,361	+ 5.5	1,164	1,262	+ 8.4	2,288	2,369	+ 3.5	752	729	- 3.1
F.I.R.E.	802	858	+ 7.0	918	993	+ 8.2	336	416	+23.8	842	905	+ 7.5	159	194	+22.0
Services	2,732	2,933	+ 7.4	2,510	2,763	+10.1	1,057	1,222	+15.6	2,544	2,784	+ 9.4	648	699	+ 7.9
Not Classified	345	172	-50.0	323	221	-31.6	163	127	-22.1	225	234	+ 4.0	89	53	-40.4
TOTALS	9,200	9,309	+ 1.2	8,856	9,532	+ 7.6	3,901	4,410	+13.0	8,221	8,888	+ 8.1	2,411	2,521	+ 1.1
Population**		211,100			412,900			130,795			456,600			147,200	

SOURCE: County Business Patterns, 1974 and 1978.* County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.** Source: U. S. Department of Commerce, Bureau of the Census, Estimates of the Population of Counties and Metropolitan Areas: July 1, 1976. Issued August, 1978.

TABLE 5 (CONTINUED)

CHANGES IN ESTABLISHMENTS,
SELECTED MIDWESTERN COUNTIES,

1974-1978*

CATEGORY	Muskegon (Muskegon) Michigan			Allen (Ft. Wayne) Indiana			Vanderburgh (Evansville) Indiana			Scott (Davenport) Iowa			Peoria (Peoria) Illinois		
	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change
Agriculture	12	14	+16.7	43	50	+16.3	17	26	+52.9	16	31	+93.8	23	37	+60.9
Mining	4	4	+ 0.0	11	10	- 9.1	54	73	+35.2	3	3	+ 0.0	7	13	+85.7
Construction	226	236	+ 4.4	558	666	-19.4	325	397	+22.2	277	387	+39.7	351	393	+12.0
Manufacturing	236	244	+ 3.4	420	446	+ 6.2	225	225	- 0.4	157	164	+ 4.5	225	208	- 7.6
T.C.P.U.	74	76	+ 2.7	144	189	+31.3	122	147	+20.5	89	105	+18.0	87	111	+27.6
Wholesale Trade	188	158	-16.0	555	582	+ 4.9	383	425	+11.3	359	374	+ 4.2	459	475	+ 3.5
Retail Trade	762	768	+ 0.8	1,540	1,591	+ 3.3	1,026	1,061	+ 3.4	845	944	+11.7	1,211	1,220	+ 0.7
F.I.R.E.	185	193	+ 4.3	511	531	+ 3.9	317	367	+15.8	262	318	+21.4	394	460	+16.8
Services	729	774	+ 6.1	1,534	1,689	+10.1	1,070	1,205	+12.6	825	926	+12.2	1,238	1,306	+ 5.5
Not Classified	94	30	-68.1	226	125	-44.7	135	63	-53.3	87	54	-37.9	159	91	-42.8
TOTALS	2,510	2,497	- 0.5	5,542	5,879	+ 6.1	3,674	3,989	+ 8.6	2,920	3,306	+13.2	4,154	4,314	+ 3.9
Population**	158,600			286,700			161,800			151,800			199,800		

SOURCE: County Business Patterns, 1974 and 1978.

* County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

** Source: U. S. Department of Commerce, Bureau of the Census, Estimates of the Population of Counties and Metropolitan Areas: July 1, 1976. Issued August, 1978.

TABLE 6
CHANGES IN EMPLOYMENT,*
SELECTED MIDWESTERN COUNTIES,
1974-1978**

CATEGORY	Lucas (Toledo) Ohio			Douglas (Omaha) Nebraska			Greene (Springfield) Missouri			Ramsey (St. Paul) Minnesota			Jackson (Jackson) Michigan		
	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change
Agriculture	232	253	+ 9.1	423	591	+39.7	116	C	----	240	344	+43.3	47	50	+ 6.4
Mining	222	208	- 6.3	248	244	- 1.6	83	B	----	229	68	-70.3	151	213	+41.1
Construction	9,198	8,579	- 6.7	12,368	11,053	-10.6	3,282	3,540	+ 7.9	9,184	10,252	+11.6	1,811	1,752	- 3.3
Manufacturing	64,971	60,997	- 6.1	35,291	31,273	-11.4	19,641	17,442	-11.2	75,708	69,643	- 8.0	17,855	16,540	- 7.4
T.C.P.U.	8,537	9,904	+16.0	12,006	15,335	+27.7	3,423	5,170	+51.0	20,042	12,455	-37.9	J	J	----
Wholesale Trade	12,871	12,039	- 6.5	15,352	16,405	+ 6.9	5,280	5,991	+13.5	12,063	12,826	+ 6.3	1,225	G	----
Retail Trade	34,079	35,865	+ 5.2	35,142	37,953	+ 8.0	12,071	15,109	+25.2	37,429	42,791	+14.3	8,403	9,359	+11.4
F.I.R.E	7,201	7,989	+10.9	17,285	22,064	+27.6	2,464	3,503	+42.2	12,965	15,381	+18.6	1,477	1,493	+ 1.1
Services	34,966	41,608	+19.0	39,221	46,060	+17.4	13,886	17,822	+28.3	41,352	54,790	+32.5	7,686	9,522	+23.9
Not Classified	1,035	374	-63.8	1,046	696	-33.5	538	A	----	591	995	+68.4	228	136	-40.4
TOTALS	173,312	177,816	+ 2.6	168,382	181,674	+ 7.9	60,784	69,118	+13.7	209,803	219,545	+ 4.6	52,520	53,579	+ 2.0
Population***	211,100			412,900			130,795			456,600			147,200		

SOURCE: County Business Patterns, 1974 and 1978.

* For several categories, employment figures were suppressed and replaced by letter values to protect the confidentiality of several business firms. These letter values represent employment ranges as follows - A: 0-19; B: 20-99; C: 100-249; D: 250-499; E: 500-999; F: 1,000-2,499; G: 2,500-4,999; H: 5,000-9,999; I: 10,000-24,999.

** County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

*** Source: U. S. Department of Commerce, Bureau of the Census, Estimates of the Population of Counties and Metropolitan Areas: July 1, 1976. Issued August, 1978.

TABLE 6 (CONTINUED)
CHANCES IN EMPLOYMENT, *

SELECTED MIDWESTERN COUNTIES,

1974-1978**

CATEGORY	Muskegon (Muskegon) Michigan			Allen (Ft. Wayne) Indiana			Vanderburgh (Evansville) Indiana			Scott (Davenport) Iowa			Peoria (Peoria) Illinois		
	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change	1974	1978	% Change
Agriculture	B	B	-----	210	221	+ 5.2	55	103	+ 87.3	B	108	-----	124	240	+93.5
Mining	B	B	-----	194	179	- 7.7	260	810	+211.5	B	B	-----	433	233	-46.2
Construction	1,916	2,227	+16.2	6,282	6,088	- 3.1	4,268	4,748	+ 11.2	2,547	3,196	+25.5	4,028	4,489	+11.4
Manufacturing	25,816	21,360	-17.3	48,371	44,063	- 8.9	29,368	27,833	- 5.2	19,013	17,788	- 6.4	25,644	31,747	+23.8
T.C.P.U.	5,419	3,888	-28.3	9,849	8,709	-11.6	4,129	4,097	- 0.8	2,392	2,789	+16.6	2,896	4,601	+58.9
Wholesale Trade	2,315	2,281	- 1.5	9,426	10,292	+ 9.2	5,334	6,247	+ 17.1	3,879	4,504	+16.1	5,759	6,423	+11.5
Retail Trade	7,687	8,955	+16.5	23,132	26,474	+14.4	13,622	15,578	+ 14.4	11,725	13,166	+12.3	17,496	18,980	+ 8.5
F.I.R.E.	1,363	1,674	+22.8	9,344	9,387	+ 0.5	2,552	3,403	+ 33.3	2,489	3,184	+27.9	4,493	5,860	+30.4
Services	6,726	8,647	+28.6	18,453	24,780	+34.3	13,778	17,884	+ 29.8	10,311	12,363	+19.9	17,683	22,252	+24.6
Not Classified	360	138	-61.7	907	317	-65.0	569	176	- 69.0	292	C	-----	486	205	-57.8
TOTALS	51,679	49,281	- 4.6	126,348	130,510	+ 3.3	73,935	80,879	+ 9.4	52,780	57,348	+ 8.7	79,042	95,030	+20.2
Population***	158,600			286,700			161,800			151,800			199,800		

SOURCE: County Business Patterns, 1974 and 1978.

* For several categories, employment figures were suppressed and replaced by letter values to protect the confidentiality of several business firms. These letter values represent employment ranges as follows - A: 0-19; B: 20-99; C: 100-249; D: 250-499; E: 500-999; F: 1,000-2,499; G: 2,500-4,999; H: 5,000-9,999; I: 10,000-24,999.

** County Business Patterns data do not include farmers, Government employees, public school employees, or railroad employees.

*** Source: U. S. Department of Commerce, Bureau of the Census, Estimates of the Population of Counties and Metropolitan Areas: July 1, 1976. Issued August, 1978.

3.0 The Mid-America Regional Council (M.A.R.C.) Employment File

The third section of this report examines business changes that have taken place within Wyandotte County between 1973 and 1977, and uses the Mid-America Regional Council (M.A.R.C.) employment file. The M.A.R.C. employment file contains five years of data (1973-1977) for business establishments throughout the Kansas City metropolitan region. The primary data base for building the file is Contacts Influential*, an organization which collects and sells detailed individual firm information. As a supplement to the business firms listed on the Contacts file, M.A.R.C. has added government, public safety, religious, college, airport, hospital, parochial school, library, and museum information. Hence, a fairly complete data base for both the private and public sectors of the regional economy is contained in the M.A.R.C. employment file.

Each record in the file contains a firm's name, address, phone number, census tract number, Standard Industrial Classification (S.I.C.) codes, employment, and file year. This detailed and varied information lends itself to firm and employment trend analysis by location and business type.**

* When the file was developed in 1973, several alternatives were considered. M.A.R.C. found that the Division of Employment and Security records are not as detailed to the individual firm as Contacts. Their records often represent corporate or headquarter information. The Dunn and Bradstreet business file was also considered, but at that time, M.A.R.C. felt Dunn and Bradstreet failed to update individual firm information on an annual basis; rather, only when credit references were run.

** In its original form, the M.A.R.C. employment file contained a number of inconsistencies. These included duplicate records, missing records, and incorrect S.I.C. code, census tract, or employment information. To make the file information more reliable, an update was undertaken to correct these errors. Records of firms with five or more employees were examined; in several areas of the county, records of all business establishments were examined. Overall, approximately 10,000 of the 26,500 entries on the file were scrutinized. Of these 10,000 records, 2,113 alterations were made, including 500 deletions of duplicate records, the addition of 157 new records, and 1,456 changes involving S.I.C. code, census tract, or employment information.

As a test for compatibility, the M.A.R.C. employment file tabulations were compared with 1977 County Business Patterns data for Wyandotte County. Business establishments and employment were grouped together by employee size class and S.I.C. category and compared, as shown in Tables 7 and 8.

The figures in Table 7 show that there were some major differences between the M.A.R.C. employment file and County Business Patterns data in several employee size classifications. For example, while there was a small difference (4.1%) between the two data bases in the number of firms in the five to nineteen employee range, the contrast was substantial in the one to four employee range and with establishments having 20 or more employees. In the former category, the M.A.R.C. employment file contained 3,371 firms, while County Business Patterns enumerated just 1,583 establishments. In the latter category, County Business Patterns outnumbered the M.A.R.C. employment file 520 to 344.

Two major reasons might account for these disparities between the two information sources. First of all, County Business Patterns only enumerates those establishments with payroll records, while the M.A.R.C. employment file contains records of all establishments regardless of payroll. The 1977 Census of Retail Trade* reported 1,225 retail establishments in Wyandotte County, nearly 400 of which had no payroll data. Assuming that most of these 400 firms fell into the one to four employee range, this helps to explain the substantial difference between the two data bases for this particular size class. Secondly, the M.A.R.C. employment file uses a standardized employment estimate based on a firm's Contacts Influential size code and its S.I.C. code rather than an actual count. These estimates

* The 1977 Census of Retail Trade is one of several publications comprising the 1977 Economic Census, produced every five years by the Bureau of the Census. These publications would have provided a better information base than County Business Patterns to compare with the M.A.R.C. employment file, but as of this writing only three 1977 publications (Retail Trade, Wholesale Trade, and Services) were available.

TABLE 7
M.A.R.C. EMPLOYMENT DATA VS. COUNTY BUSINESS PATTERNS DATA:
COMPARISON OF ESTABLISHMENTS BY EMPLOYMENT - SIZE CLASS, 1977

Data Source	1-4	5-9	Number of Establishments by Employee Size				500-999	1,000
			10-19	20-49	50-99	100-249	250-499	
M.A.R.C. File	3,371	559	398	196	69	53	16	2
<u>County Business Patterns</u>	1,583	606	392	324	106	66	10	4
Difference (%)*	+1,788 (+ 113.0)	- 47 (- 7.8)	+ 6 (+ 1.5)	-128 (- 39.5)	- 37 (- 34.9)	-13 (-19.7)	+ 6 (+60.0)	- 8 (-80.0)
Aggregate Difference (%)*	+1,788 (+ 113.0)	-41 (- 4.1)		-165 (- 38.4)			-11 (-12.2)	

Differences are computed using County Business Patterns as a base.

apparently do not compare well with firms having unusually high or low labor needs. These are precisely where the differences between the M.A.R.C. employment file and County Business Patterns data exist - at the low and high ends of the employment spectrum.

Because of the major discrepancies between the two information sources regarding the number of establishments in the one to four employee range, Table 8 displays comparisons by business category between 1977 M.A.R.C. employment file data and County Business Patterns data only for firms with five or more employees. This table shows that with two major exceptions, Retail Trade and Services, comparisons between the two data bases were fairly good. In these two categories, the M.A.R.C. employment file contained 589 establishments and 15,162 employees, while County Business Patterns data indicated totals of 776 firms and 17,204 employees. Retail Trade and Services alone, thus, accounted for over 80% of the differences between the two data bases in total establishments and employment.

One final note is worth mentioning before proceeding to the final section of this report. The employment estimates for firms on the M.A.R.C. employment file are generally kept constant between 1973 and 1977. For example, a firm on file with 100 employees in 1973 will also have employment of 100 in 1974, 1975, 1976, and 1977, although in reality that firm's employment totals probably fluctuated somewhat over this time period. This fact implies that (1) any subsequent tables showing changes in employment by business category will reflect only the sum total of personnel from firms leaving or entering the M.A.R.C. employment file between 1973 and 1977 and not actual changes that might have occurred; and (2) net changes in business establishments are probably more accurate indicators of real change than employment changes.

TABLE 8

BUSINESS ESTABLISHMENTS AND EMPLOYMENT:

M.A.R.C. EMPLOYMENT DATA VS. COUNTY BUSINESS PATTERNS DATA, 1977*

CATEGORY	ESTABLISHMENTS			EMPLOYMENT		
	M.A.R.C.	COUNTY BUSINESS PATTERNS	DIFFERENCE (%) ^A	M.A.R.C.	COUNTY BUSINESS PATTERNS	DIFFERENCE (%) ^A
Agriculture	10	2	+ 8 (+400.0)	120	22	+ 98 (+445.5)
Mining	3	6	- 3 (- 50.0)	38	52	- 14 (- 26.9)
Construction	126	131	- 5 (- 3.8)	3,628	4,140	- 512 (- 12.4)
Manufacturing	175	202	- 27 (- 13.4)	21,708	21,315	+ 393 (+ 1.8)
C.P.U.**	103	92	+ 11 (+ 12.0)	4,119	4,584	- 465 (- 10.1)
Retail	202	214	- 12 (- 5.6)	6,123	5,715	+ 408 (+ 7.1)
I.R.E.	317	414	- 97 (- 23.4)	7,707	8,521	- 814 (- 9.6)
Services***	92	93	- 1 (- 1.1)	1,729	2,028	- 299 (- 14.7)
Government ^B	272	362	- 90 (- 25.1)	7,455	8,683	-1,228 (- 14.4)
Non-Classifiable	-	-	-	-	-	-
TOTALS	1,301	1,518	-217 (- 14.2)	52,645	55,082	-2,437 (- 4.4)

^A Differences are computed using County Business Patterns as a base.^B County Business Patterns does not include Government employment in its tabulations.

* Includes establishments with five or more employees only.

* This category does not include railroad or post office employment, since County Business Patterns does not enumerate them.

* This category does not include public school or university employment, since County Business Patterns does not enumerate them.

3.1 Business Trends by Type and Location

This portion of the summary report examines Wyandotte County trends both by selected business type and by location. To make this analysis more easily understandable, the county was partitioned into twenty neighborhoods. Accompanying discussions of changes that have taken place between 1973 and 1977 for selected business categories are tables displaying these changes in each of the twenty neighborhoods and shade maps graphically portraying these patterns by census tract.* Figure 3 familiarizes the reader with the names and locations of the Wyandotte County neighborhoods, and Figure 4 shows the locations of Wyandotte County census tracts.

3.1.1 Manufacturing

Trends for the Manufacturing industries of Wyandotte County are shown in Table 9 and Figures 5 and 6.

Manufacturing firms are those businesses involved in the mechanical or chemical transformation of materials or substances into new products. Included in this category are establishments engaged in the processing or refining of food and kindred products, textile products, apparel, wood and paper products, furniture and fixtures, chemicals, petroleum, plastics, leather products, glass and concrete products, metal products, machinery, transportation equipment, and scientific equipment. The Manufacturing category also includes firms involved in the printing and publishing businesses.

In 1977, there were 284 Manufacturing establishments in Wyandotte County, employing a total of 22,019 people. These figures represent 5.4% of the county's total firms and 29.5% of the county's total workforce for that year. Manufacturing's employment totals indicate the significance this business category has in determining the local economic outlook. It is worth noting that three neighborhoods (Fairfax, Armourdale, and Turner) contained approximately 87% of the county's Manufacturing workforce in 1977.

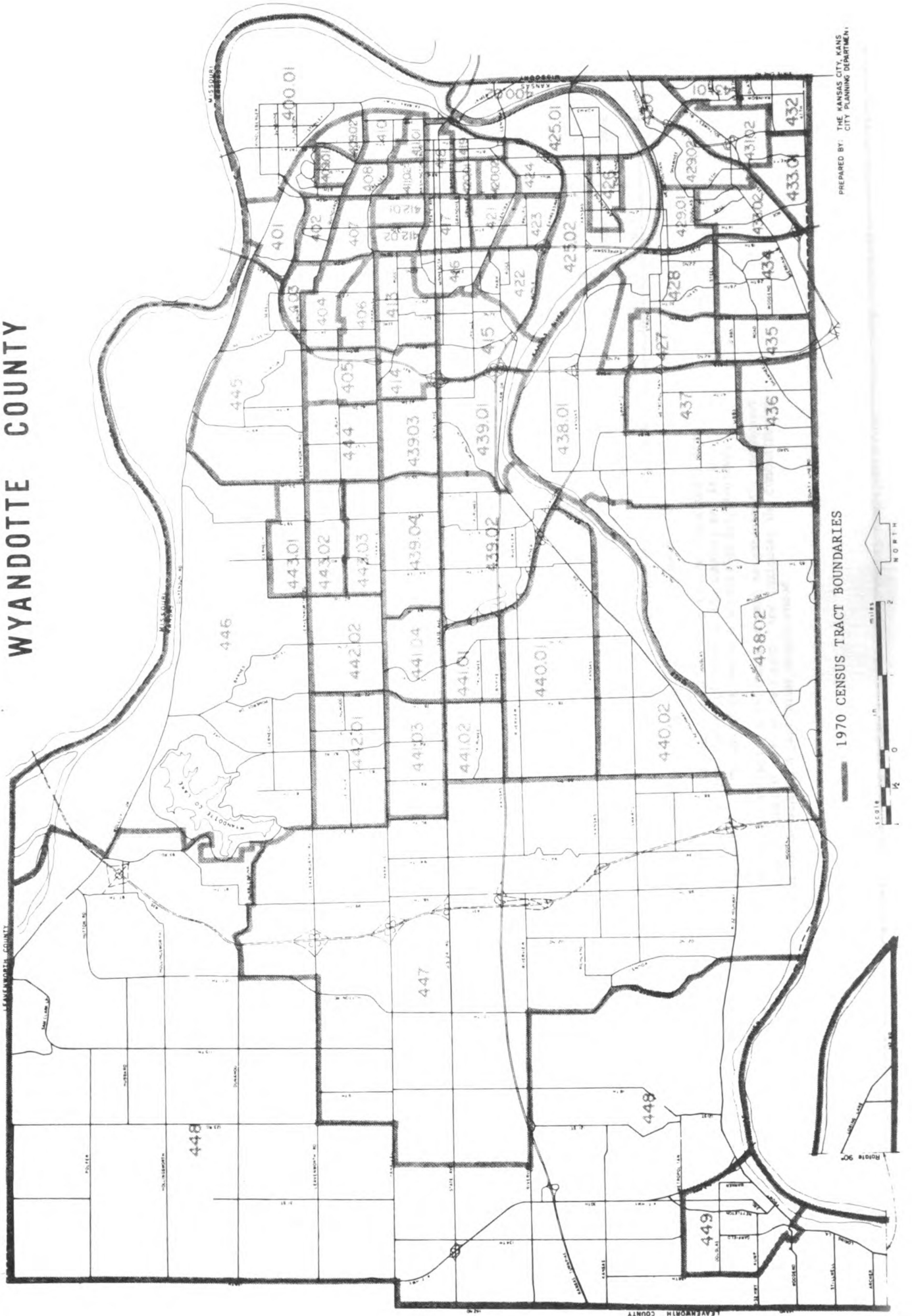
* The twenty Wyandotte County neighborhoods actually represent aggregations of the seventy county census tracts.

Figure 3



Figure 4

WYANDOTTE COUNTY



NET CHANGE IN FIRMS AND EMPLOYMENT BY NEIGHBORHOOD,
WYANDOTTE COUNTY, 1973-1977

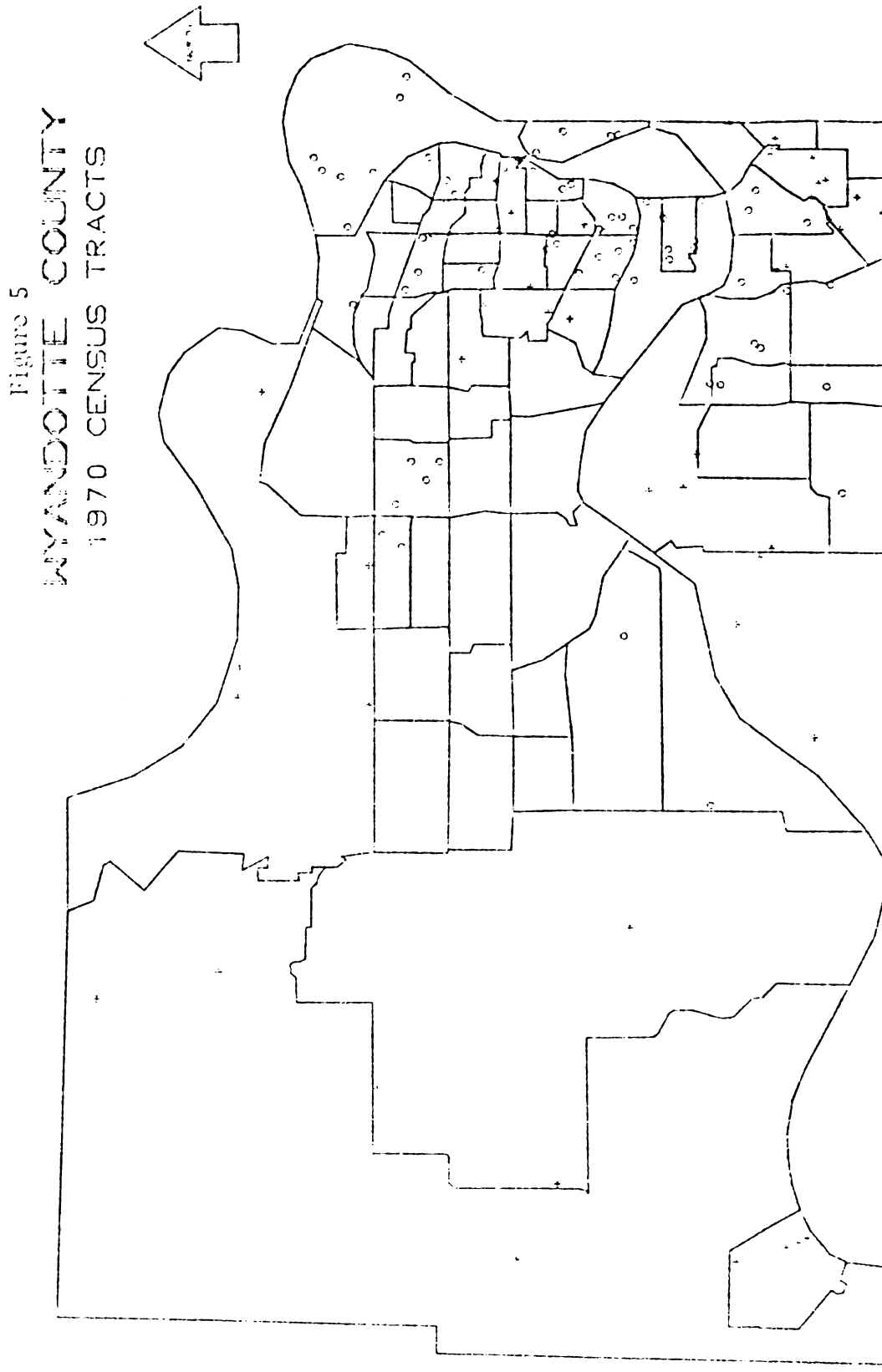
TABLE 9
MANUFACTURING

Neighborhood	Firms	Employment	1973 Firm Ratio*	Employment Ratio**	Firms	Employment	1977 Firm Ratio*	Employment Ratio**	% Change, Firms	% Change, Employment
1 Fairfax	55	12,302	.18	.55	48	12,064	.17	.55	- 12.7	- 1.9
2 Central Ind. District	14	490	.05	.02	10	117	.04	.01	- 28.6	- 76.1
3 Northeast	23	231	.08	.01	15	180	.05	.01	- 34.8	- 22.1
4 Northwest	2	40	.01	.00	2	6	.01	.00	0.0	- 85.0
5 Kensington	8	127	.03	.01	11	147	.04	.01	+ 37.5	+ 15.7
6 Riverview	50	619	.17	.03	40	489	.14	.02	- 20.0	- 21.0
7 Armourdale	67	4,378	.22	.19	58	4,433	.20	.20	- 13.4	+ 1.3
8 Shawnee Heights	10	305	.03	.01	11	415	.04	.02	+ 10.0	+ 36.1
9 Rosedale	20	182	.07	.01	27	283	.10	.01	+ 35.0	+ 55.5
10 Argentine	14	641	.05	.03	10	446	.04	.02	- 28.6	- 30.4
11 Turner	13	2,524	.04	.11	16	2,600	.06	.12	+ 23.1	+ 3.0
12 Morris	1	17	.00	.00	4	26	.01	.00	+300.0	+ 52.9
13 Coronado	3	19	.01	.00	3	19	.01	.00	0.0	0.0
14 Muncie	7	236	.02	.01	4	227	.01	.01	- 42.9	- 3.8
15 Wyandotte Plaza	0	0	.00	.00	0	0	.00	.00	0.0	0.0
16 White Church	0	0	.00	.00	0	0	.00	.00	0.0	0.0
17 Bethel-Welborn	6	18	.02	.00	1	0	.00	.00	- 85.3	-100.0
18 Quindaro Bluffs	0	0	.00	.00	0	0	.00	.00	0.0	0.0
19 Nearman Hills	0	0	.00	.00	4	17	.01	.00	+-----	+-----
20 West Wyandotte	10	394	.03	.02	20	550	.07	.02	+100.0	+ 39.6
TOTALS	303	22,523	1.00	1.00	284	22,019	1.00	1.00	- 6.7	- 2.2

Source: Mid-America Regional Council Employment File.

* The firm ratio is computed by dividing each neighborhood's firm total by the total number of firms in the county, and is an indicator of firm concentration in a particular neighborhood.

** The employment ratio is the ratio of each neighborhood's employment total to that of the entire county, and indicates the concentration of employment in a particular neighborhood.



MANUFACTURING ESTABLISHMENTS NET CHANGE, 1973-1977

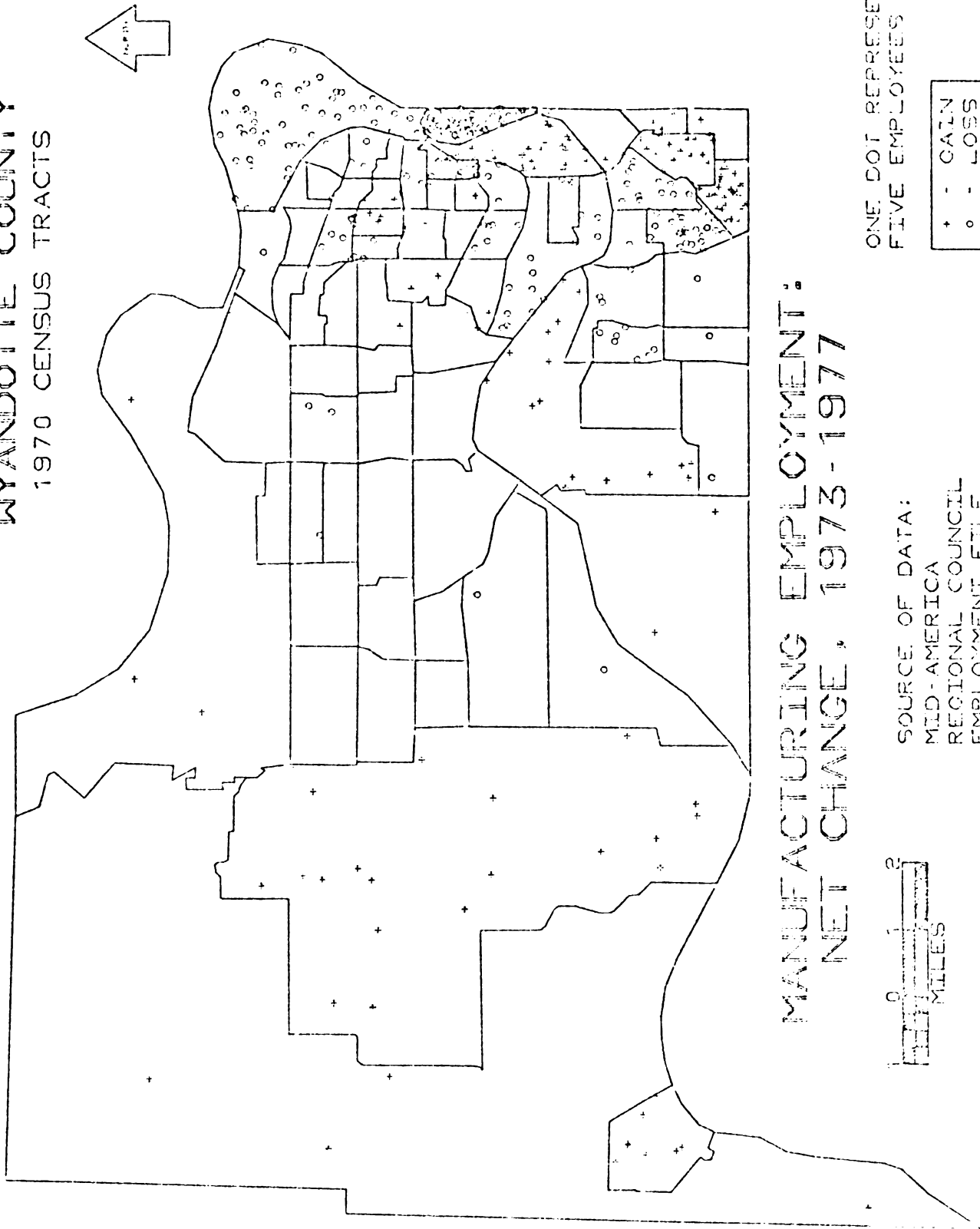
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MILES

SOURCE OF DATA:
MID-AMERICA
REGIONAL COUNCIL
EMPLOYMENT FILE

ONE DOT REPRESENTS
ONE BUSINESS FIRM

+	GAIN
•	LOSS

Figure 6
WYANDOTTE COUNTY
1970 CENSUS TRACTS



At the neighborhood level, the Central Industrial District (-4 firms, -337 employees), Northeast (-8, -51), Riverview (-10, -130), Argentine (-4, -195), Fairfax (-7, -238), Muncie (-3, -9), and Bethel-Welborn (-5, -18) all experienced significant decreases in Manufacturing establishments and employment. The outmigration of firms from these four neighborhoods covered many different Manufacturing categories, with concentration among businesses specializing in food and kindred products, furniture, printing and publishing, and fabricated metal products. In Armourdale it was difficult to discern any noticeable trends, since there occurred a net loss of nine firms but a net gain of 55 employees. Areas that experienced increases in both Manufacturing firms and employment through this time period include Kensington (+3, +20), Shawnee Heights (+1, +110), Turner (+5, +76), Rosedale (+7, +101), Morris (+3, +9), Nearman Hills (+4, +17), and Western Wyandotte County (+10, +156). The firm increases in these areas were varied among different types of manufacturers, although business specializing in printing/publishing, wood products, and fabricated metal products made up a good portion of these gains.

3.1.2 Transportation/Communications/Public Utilities (T.C.P.U.)

Table 10 and Figures 7 and 8 depict summary trends for T.C.P.U. establishments in Wyandotte County between 1973 and 1977.

The T.C.P.U. category includes those firms engaged in railroad transportation, local and inter-urban passenger transportation, motor freight transportation and warehousing, water transportation, air transportation, transportation services, communications, and electric, gas and sanitary services. Also included in this grouping are firms specializing in pipeline transit and the United States Postal Service.

T.C.P.U. establishments in Wyandotte County in 1977 numbered 263 while employing 9,810 workers. These figures represent 5.0% of the existing

NET CHANGE IN FIRMS AND EMPLOYMENT BY NEIGHBORHOOD,
WYANDOTTE COUNTY, 1973-1977
TABLE 10
T.C.P.U.

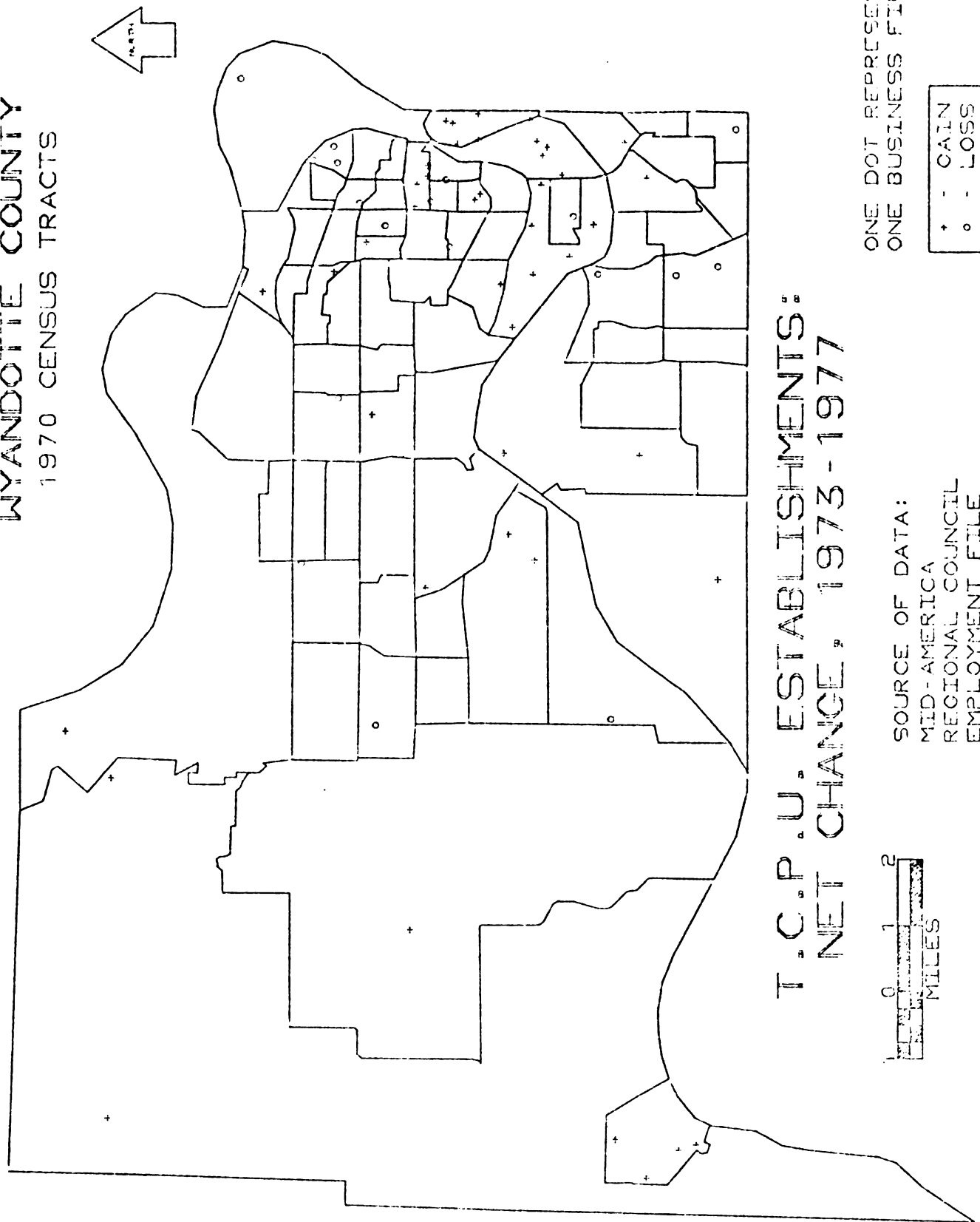
Neighborhood	Firms	Employment	1973 Firm Ratio*	Employment Ratio**	Firms	Employment	1977 Firm Ratio*	Employment Ratio**	% Change, Firms	% Change, Employment
1 Fairfax	45	790	.19	.09	44	887	.17	.09	- 2.2	+ 12.3
2 Central Ind. District	19	398	.08	.04	24	378	.09	.04	+ 26.3	- 5.3
3 Northeast	10	87	.04	.01	9	113	.03	.01	- 10.0	+ 29.9
4 Northwest	3	83	.01	.01	4	86	.02	.01	+ 33.3	+ 3.6
5 Kensington	1	18	.00	.00	2	21	.01	.00	+100.0	+ 16.7
6 Riverview	26	1,529	.11	.16	29	1,498	.11	.15	+ 11.5	- 2.0
7 Armourdale	51	3,121	.22	.34	61	3,115	.23	.32	+ 19.6	- 0.2
8 Shawnee Heights	11	240	.05	.03	13	246	.05	.03	+ 18.2	+ 2.5
9 Rosedale	9	502	.04	.05	8	525	.03	.05	- 9.1	+ 4.6
10 Argentine	11	268	.05	.03	8	244	.03	.02	- 27.3	- 9.0
11 Turner	15	1,541	.06	.17	17	1,592	.06	.16	+ 13.3	+ 3.3
12 Morris	2	351	.01	.04	3	354	.01	.04	+ 50.0	+ 0.9
13 Coronado	1	18	.00	.00	3	36	.01	.00	+200.0	+100.0
14 Muncie	6	118	.03	.01	7	121	.03	.01	+ 16.7	+ 2.5
15 Wyandotte Plaza	3	9	.01	.00	2	6	.01	.00	- 33.3	- 33.3
16 White Church	3	77	.01	.01	2	74	.01	.01	- 33.3	- 3.9
17 Bethel-Weiborn	1	3	.00	.00	0	0	.00	.00	-100.0	-100.0
18 Quindaro Bluffs	0	0	.00	.00	0	0	.00	.00	0.0	0.0
19 Nearman Hills	0	0	.00	.00	1	9	.00	.00	+-----	+-----
20 West Wyandotte	19	125	.08	.01	26	505	.10	.05	+ 36.8	+304.0
TOTALS	236	9,278	1.00	1.00	263	9,810	1.00	1.00	+ 11.4	+ 5.7

Source: Mid-America Regional Council Employment File.

* The firm ratio is computed by dividing each neighborhood's firm total by the total number of firms in the county, and is an indicator of firm concentration in a particular neighborhood.

** The employment ratio is the ratio of each neighborhood's employment total to that of the entire county, and indicates the concentration of employment in a particular neighborhood.

Figure 7
WYANDOTTE COUNTY
1970 CENSUS TRACTS



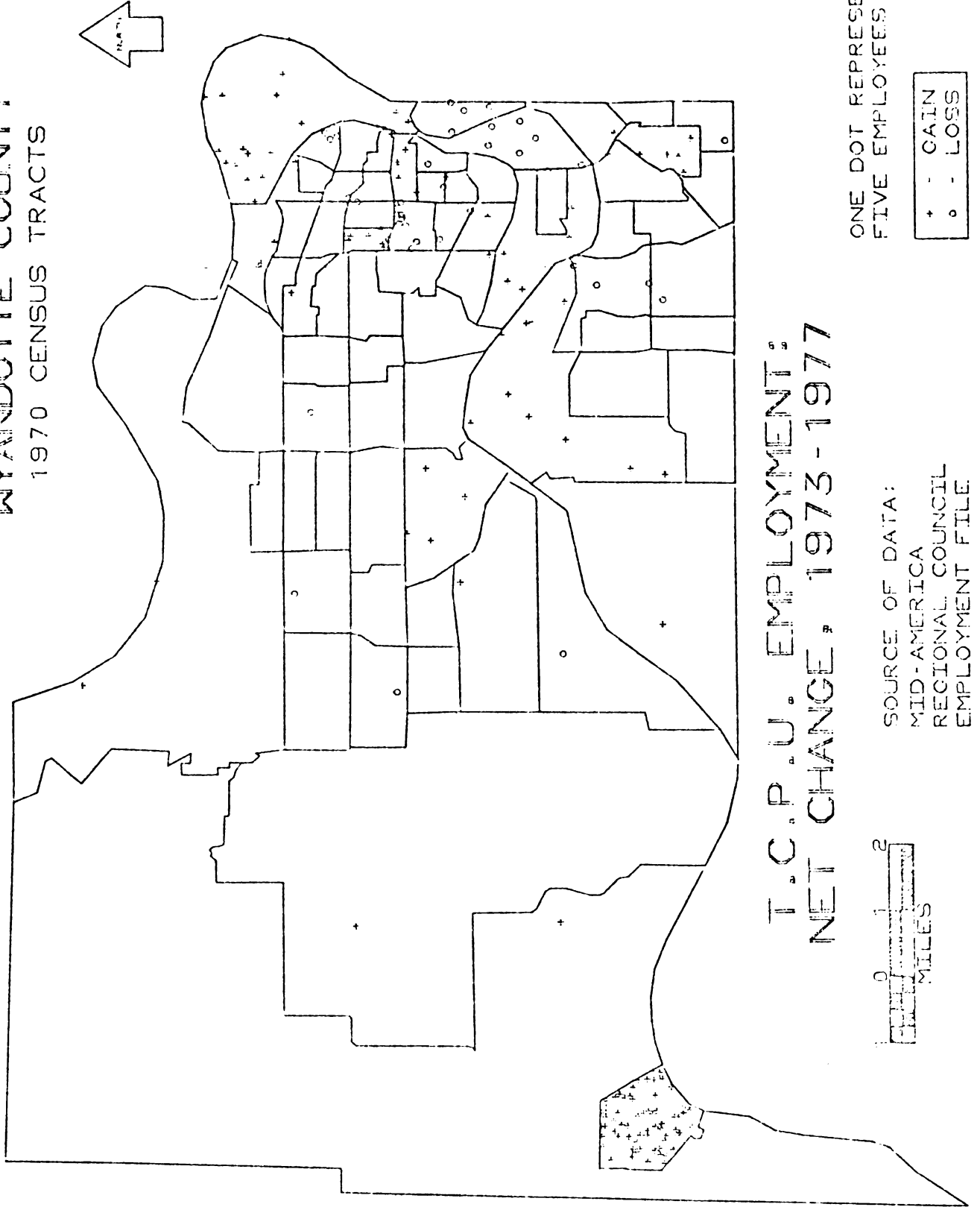
SOURCE OF DATA:
MID - AMERICA
REGIONAL COUNCIL
EMPLOYMENT FILE

ONE DOT REPRESENTS
ONE BUSINESS FIRM

SSO		N
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-		+

Figure 8

WYANDOTTE COUNTY
1970 CENSUS TRACTS



firms in Wyandotte County and 13.2% of the county's workforce for that year. In particular, railroad transportation, with 1977 data indicating seventeen establishments employing 3,657 people, makes up a considerable portion of this business category. T.C.P.U. employment is geographically concentrated in the Armourdale, Turner, Riverview, and Fairfax areas.

Between 1973 and 1977, the number of T.C.P.U. establishments in the county increased by 11.4%. Over the same time period, employment levels also showed a gain of 5.7%. At the neighborhood level, only Argentine (-3 firms, -24 employees) registered losses in both T.C.P.U. firms and employment. In several neighborhoods, no clear trends were apparent. For example, Fairfax (-1, +97), the Northeast (-1, +26), and Rosedale (-1, +23) each recorded net gains in employment despite losses in establishments. Over the same time period, the Central Industrial District (+5, -20), Riverview (+3, -31), and Armourdale (+10, -6) all experienced net gains in business firms and net losses in employment.* In neighborhoods where losses in T.C.P.U. establishments occurred, businesses specializing in trucking and warehousing, air transportation, and utility services suffered most. Neighborhoods in which major increases in T.C.P.U. establishments and employment occurred between 1973 and 1977 include Turner (+2, +51), Coronado (+2, +18), and Western Wyandotte County (+6, +280). In these areas major gains were made by firms engaged in trucking and warehousing.

3.1.3 Wholesaling

Summary data for Wholesaling establishments in Wyandotte County for the years 1973 through 1977 are displayed in Table 11 and Figures 9 and 10.

* As was mentioned previously, net changes in business establishments are in all likelihood more accurate than changes in employment.

NET CHANGE IN FIRMS AND EMPLOYMENT BY NEIGHBORHOOD,
WYANDOTTE COUNTY, 1973-1977
TABLE 11
WHOLESALE

Neighborhood	Firms	Employment	1973 Firm Ratio*	Employment Ratio**	Firms	Employment	1977 Firm Ratio*	Employment Ratio**	% Change, Firms	% Change, Employment
1 Fairfax	70	1,720	.15	.25	70	1,791	.16	.26	0.0	+ 4.1
2 Central Ind. District	14	321	.03	.05	18	345	.04	.05	+ 28.6	+ 7.5
3 Northeast	29	468	.06	.07	21	230	.05	.03	- 27.6	- 50.9
4 Northwest	12	67	.03	.01	6	18	.01	.00	- 50.0	- 73.1
5 Kensington	9	32	.02	.00	7	31	.02	.00	- 22.2	- 3.2
6 Riverview	90	586	.19	.08	66	422	.15	.06	- 26.7	- 28.0
7 Armourdale	88	1,505	.19	.22	83	1,597	.19	.23	- 5.7	+ 4.8
8 Shawnee Heights	27	190	.06	.03	27	218	.06	.03	0.0	+ 14.7
9 Rosedale	57	658	.12	.09	56	577	.13	.08	- 1.8	- 12.3
10 Argentine	14	168	.03	.02	32	273	.07	.04	+128.6	+ 62.5
11 Turner	18	867	.04	.12	16	904	.04	.13	- 11.1	+ 4.3
12 Norris	5	179	.01	.03	6	192	.01	.03	+ 20.0	+ 7.3
13 Coronado	4	17	.01	.00	7	52	.02	.01	+ 75.0	+205.9
14 Muncie	5	25	.01	.00	3	27	.01	.00	- 40.0	+ 8.0
15 Wyandotte Plaza	5	15	.01	.00	2	11	.00	.00	- 60.0	- 26.7
16 White Church	2	6	.00	.00	4	12	.01	.00	+100.0	+100.0
17 Bethel-Welborn	1	3	.00	.00	1	3	.00	.00	0.0	0.0
18 Quindaro Bluffs	1	3	.00	.00	0	0	.00	.00	-100.0	-100.0
19 Neaman Hills	4	12	.01	.00	5	12	.01	.00	+ 25.0	0.0
20 West Wyandotte	9	106	.02	.02	17	136	.04	.02	+ 88.9	+ 28.3
TOTALS	464	6,948	1.00	1.00	447	6,831	1.00	1.00	- 3.7	- 1.7

Source: Mid-America Regional Council Employment File.

* The firm ratio is computed by dividing each neighborhood's firm total by the total number of firms in the county, and is an indicator of firm concentration in a particular neighborhood.

** The employment ratio is the ratio of each neighborhood's employment total to that of the entire county, and indicates the concentration of employment in a particular neighborhood.

Figure 9
WYANDOTTE COUNTY
1970 CENSUS TRACTS

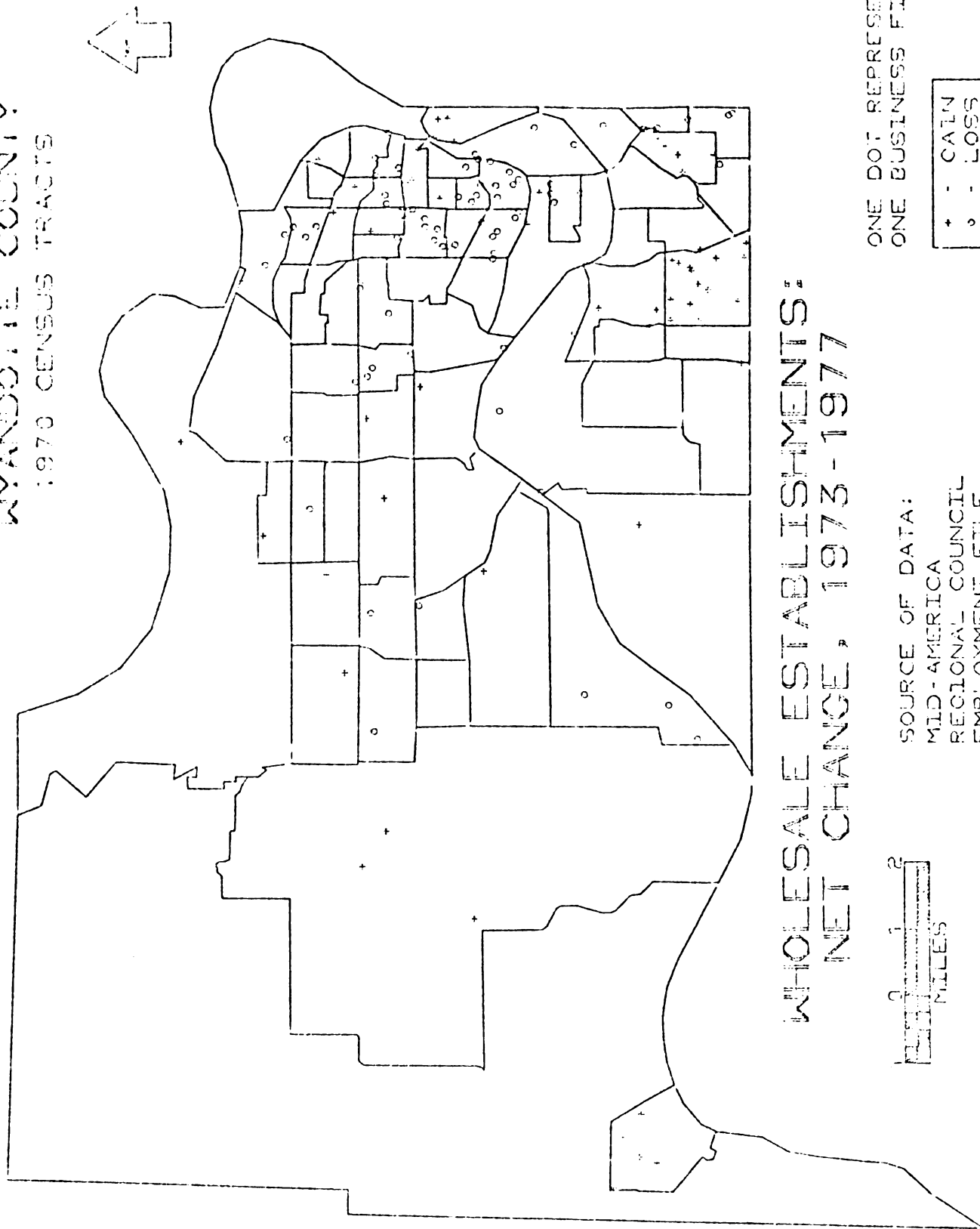
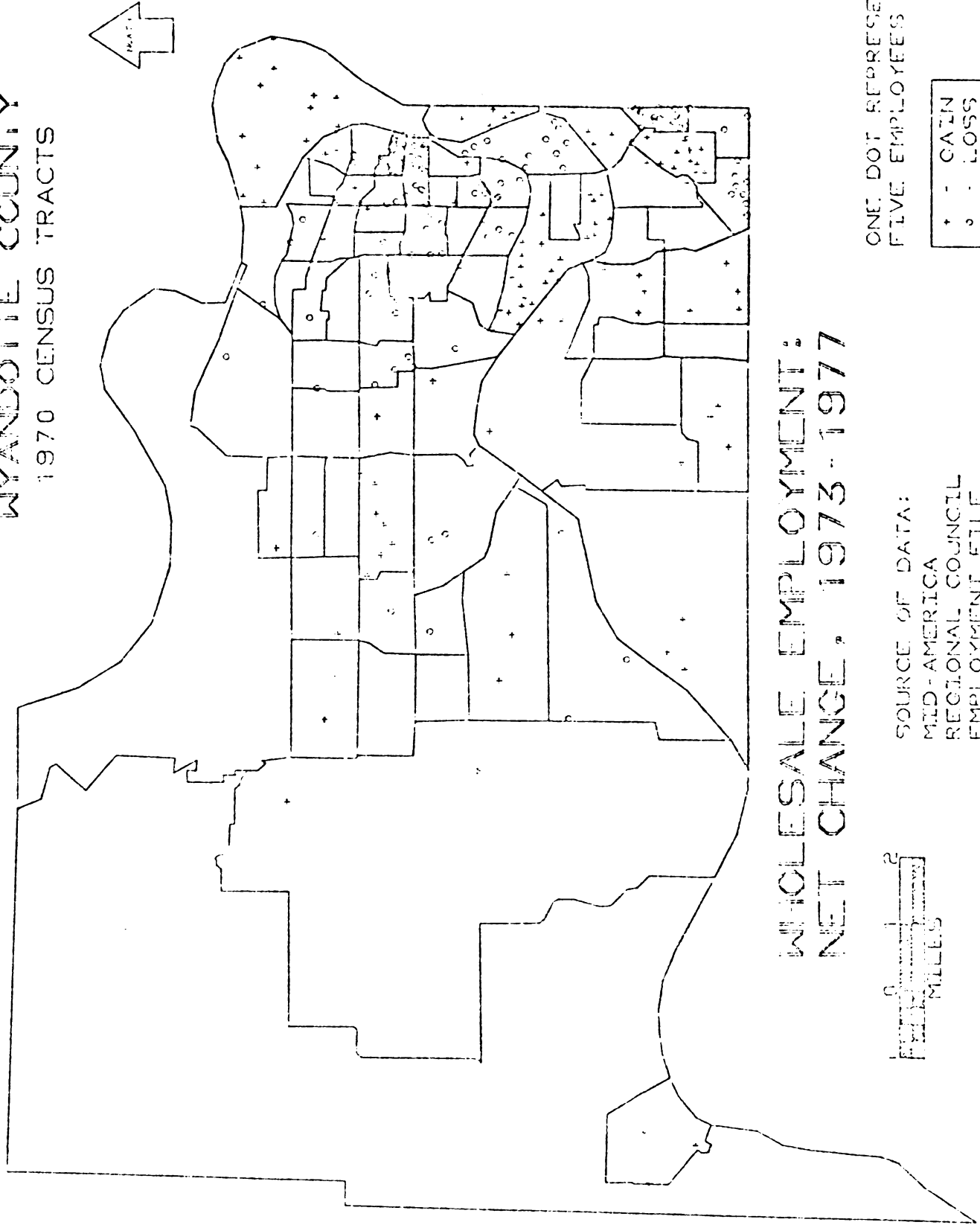


Figure 10

WYANDOTTE COUNTY
1970 CENSUS TRACTS



By definition, Wholesaling firms are businesses who sell merchandise to retailers, to industrial, commercial, institutional, farm, or professional business users, or to other wholesalers. This category includes establishments engaged in the wholesale trade of durable goods (motor vehicle parts and supplies, furniture, lumber, construction materials, etc.) and non-durable goods (paper and paper products, drugs, clothing, groceries, etc.).

In 1977, the M.A.R.C. employment file reported 447 Wholesaling establishments in Wyandotte County with a workforce of 6,831 employees. These numbers represent 8.4% of the county's business establishments and 9.3% of the county's total number of employees for that year. Wholesaling employment in 1977 was concentrated in the Fairfax, Armourdale, and Turner neighborhoods.

On a county-wide basis, Wholesaling establishments and employment declined between 1973 and 1974, rose in 1975, declined again in 1976, and 1977 increased to a level lower than that in 1973.

Several neighborhoods suffered substantial Wholesaling firm and employment losses over the 1973-77 time span. They include Riverview (-24 firms, -164 employees), Northeast (-8, -238), Northwest (-6, -49), Kensington (-2, -1), Rosedale (-1, -81), and Wyandotte Plaza (-3, -4). In all these areas the greatest losses were incurred by wholesalers of durable goods. Armourdale (-5, +92), Turner (-2, +34), and Muncie (-2, +2) each registered a net gain in employment despite net losses in establishments. Fairfax (+0, +71) and Shawnee Heights (+0, +28) both experienced no net increases in Wholesaling establishments between 1973 and 1977, but registered net employment gains. Finally, the Central Industrial District (+4, +24), Argentine (+18, +105), Coronado (+3, +35), White Church (+2, +6), and Western Wyandotte County (+8, +30) all experienced increases in Wholesaling establishments and employment. The majority of these gains were made by firms engaged in the wholesaling of durable goods.

3.1.4 Retailing

Summary trends for Retail establishments in Wyandotte County between 1973 and 1977 are portrayed in Table 12 and Figures 11 and 12.

Retail establishments typically sell merchandise for personal or household consumption. Included in this category are establishments engaged in the sale of building materials, hardware, general merchandise, groceries, automobiles, gasoline, clothing, and furniture. Also included under the Retail heading are eating and drinking establishments.

In 1977, there were 1,347 Retail establishments in the county employing 8,904 people. These numbers represent 25.4% of Wyandotte County's total firms and 11.9% of its employees for that year. Retail employment in 1977 was dispersed throughout county neighborhoods, although there was some concentration in the Riverview, Coronado, and Wyandotte Plaza areas.

According to the summary data tabulated from the M.A.R.C. business file, Retail establishments in the county have not fared well since 1973. There was a substantial decline in the number of Retail businesses between 1973 and 1974, and since 1974, there have been gradual increases in firms and employment. However, 1977 levels were still below 1973 figures.

An examination of the data on the accompanying table and maps reveal some fairly obvious trends. In the eastern portion of the county, which contains the Central Business District and some of Kansas City's older neighborhoods, there occurred a considerable net outmigration of Retail establishments and employees. The affected neighborhoods include the Northeast (-31 firms, -112 employees), Northwest (-20, -81), Riverview (which contains the city's Central Business District: -44, -404), Armourdale (-21, -62), Argentine (-16, -53), and Fairfax (-10, -57). Other neighborhoods which experienced Retail net outmigration on a lesser scale were the Central Industrial District (-3, -12) and Bethel-Welborn (-4, -2). Losses

NET CHANGE IN FIRMS AND EMPLOYMENT BY NEIGHBORHOOD,
WYANDOTTE COUNTY, 1973-1977
TABLE 12
RETAIL

Neighborhood	Firms	Employment	1973 Firm Ratio*	Employment Ratio**	Firms	Employment	1977 Firm Ratio*	Employment Ratio**	% Change, Firms	% Change, Employment
1 Fairfax	26	297	.02	.03	16	240	.01	.03	- 38.5	- 19.2
2 Central Ind. District	15	107	.01	.01	12	95	.01	.01	- 20.0	- 11.2
3 Northeast	141	560	.10	.06	110	448	.08	.05	- 28.2	- 20.0
4 Northwest	103	709	.07	.08	83	628	.06	.07	- 19.4	- 11.4
5 Kensington	55	315	.04	.03	53	407	.04	.05	- 3.6	+ 29.2
6 Riverview	306	2,014	.21	.22	262	1,610	.19	.18	- 14.4	- 20.1
7 Armourdale	125	507	.09	.06	104	445	.08	.05	- 16.8	- 12.2
8 Shawnee Heights	50	220	.03	.02	45	221	.03	.02	- 10.0	+ 0.5
9 Rosedale	88	516	.06	.06	75	528	.06	.06	- 14.8	+ 2.3
10 Argentine	94	489	.06	.05	78	436	.06	.05	- 17.0	- 10.3
11 Turner	46	254	.03	.03	48	256	.04	.03	+ 4.3	+ 0.8
12 Morris	6	31	.00	.00	8	34	.01	.00	+ 33.3	+ 9.7
13 Coronado	122	1,310	.08	.14	144	1,474	.11	.17	+ 18.0	+ 12.5
14 Muncie	29	100	.02	.01	35	115	.03	.01	+ 20.7	+ 15.0
15 Wyandotte Plaza	75	768	.05	.08	84	884	.06	.10	+ 12.0	+ 15.1
16 White Church	29	119	.02	.01	30	159	.02	.02	+ 3.4	+ 33.6
17 Bethel-Welborn	44	228	.03	.02	40	226	.03	.03	- 9.1	- 0.9
18 Quindaro Bluffs	5	60	.00	.01	6	68	.00	.01	+ 20.0	+ 13.3
19 Nearman Hills	18	54	.01	.01	18	54	.01	.01	0.0	0.0
20 West Wyandotte	81	488	.06	.05	96	576	.07	.06	+ 18.5	+ 18.0
TOTALS	1,458	9,146	1.00	1.00	1,347	8,904	1.00	1.00	- 7.6	- 2.6

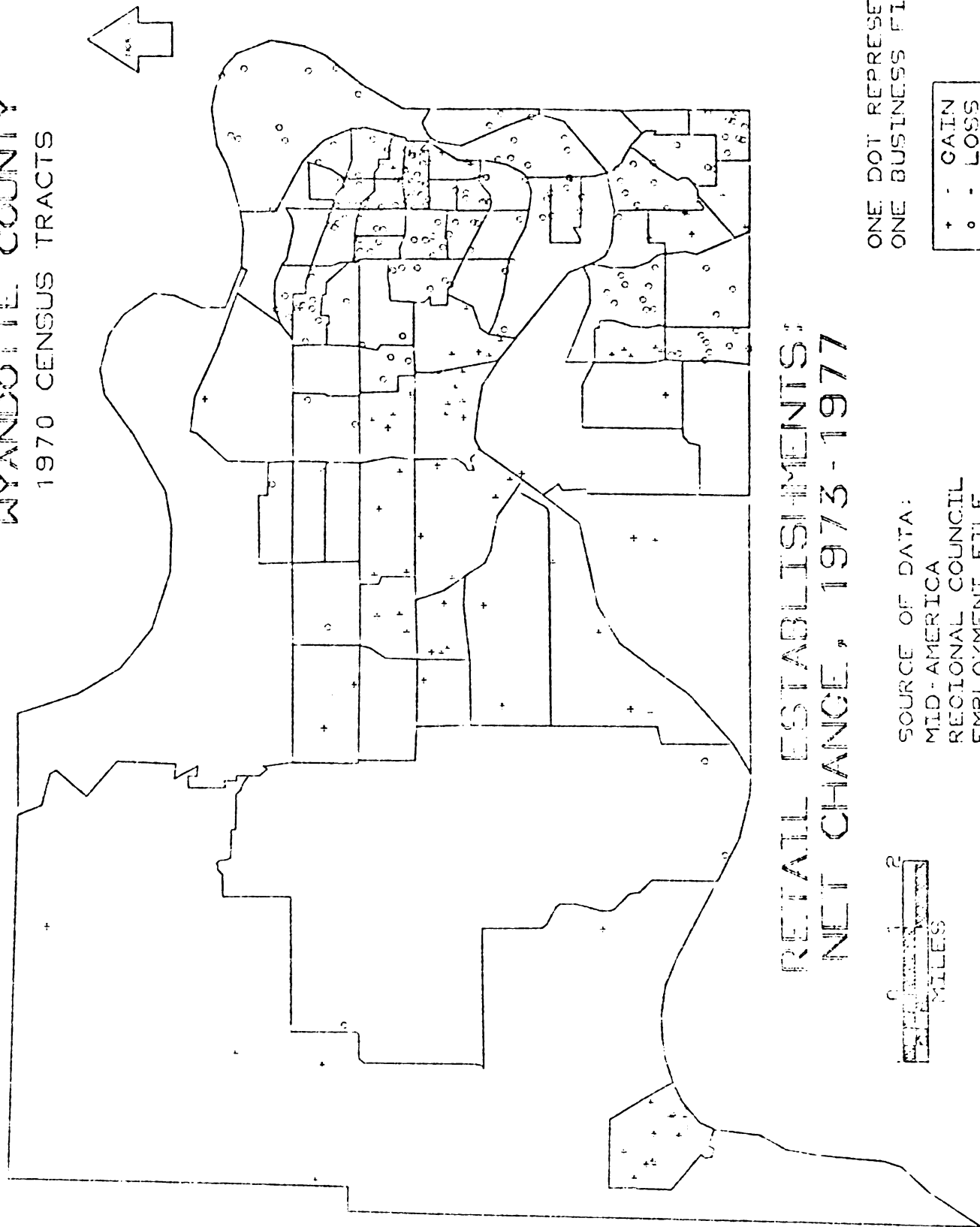
Source: Mid-America Regional Council Employment File.

* The firm ratio is computed by dividing each neighborhood's firm total by the total number of firms in the county, and is an indicator of firm concentration in a particular neighborhood.

** The employment ratio is the ratio of each neighborhood's employment total to that of the entire county, and indicates the concentration of employment in a particular neighborhood.

Figure 11

WYANDOTTE COUNTY
1970 CENSUS TRACTS



RETAIL ESTABLISHMENTS: NET CHANGE, 1973-1977

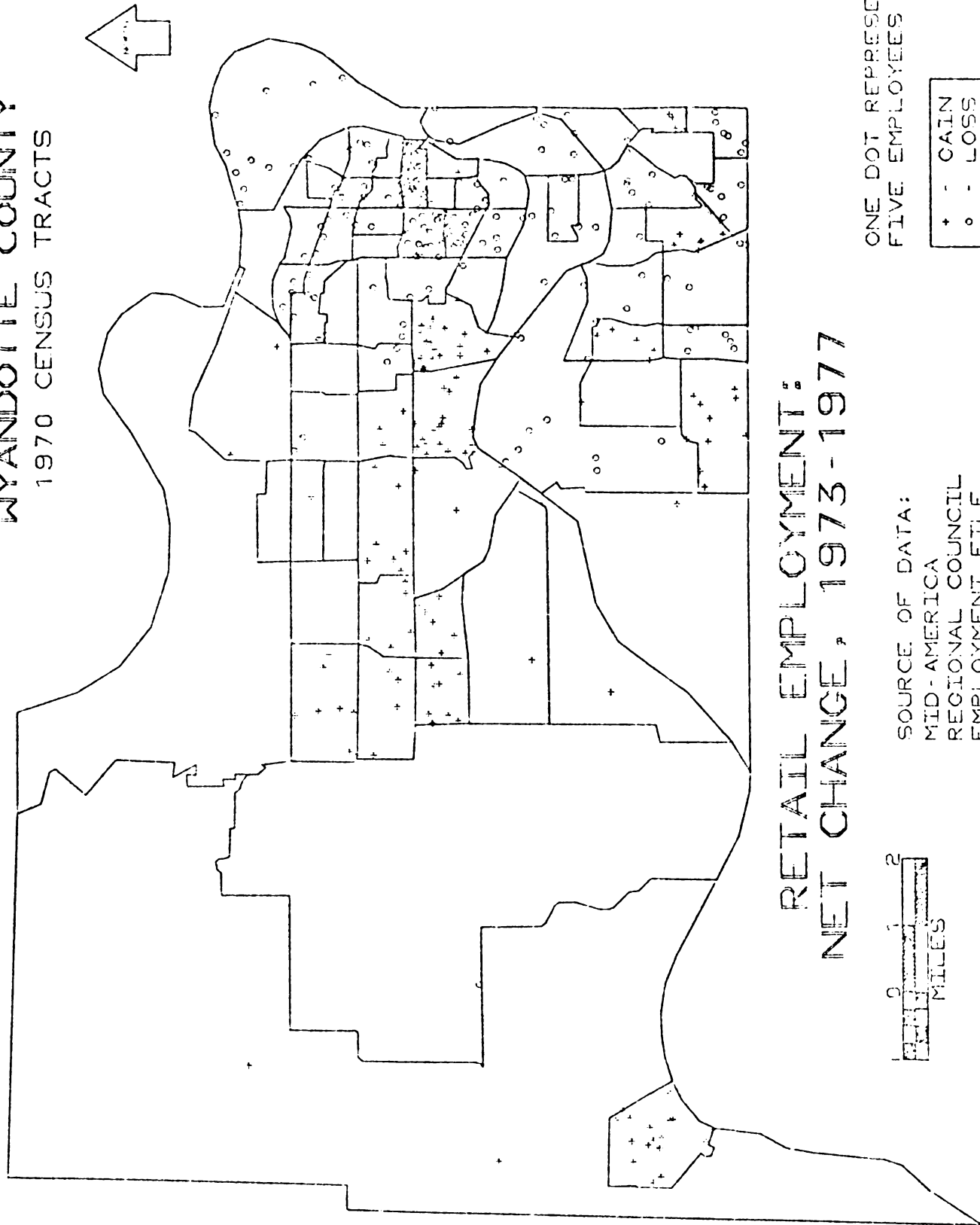
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SOURCE OF DATA:
MID-AMERICA
REGIONAL COUNCIL
EMPLOYMENT FILE

ONE DOT REPRESENTS
ONE BUSINESS FIRM

+	-	GAIN
o	-	LOSS

Figure 12
WYANDOTTE COUNTY
1970 CENSUS TRACTS



in these neighborhoods occurred among all types of retailers, although automotive dealers/gasoline service stations and furniture stores were the hardest hit. In some neighborhoods there were conflicting trends. Kensington (-2, +92), Shawnee Heights (-5, +1), and Rosedale (-13, +12) all experienced losses in Retail establishments but increased their employment levels. Neighborhoods that made significant gains in Retail firms and employment between 1973 and 1977 include Coronado (+22, +64), Muncie (+6, +15), Wyandotte Plaza (+9, +116), White Church (+1, +40), and Western Wyandotte County (+15, +88). In these neighborhoods, modest gains were made in every Retail category except general merchandise stores.

3.1.5 Services

Summary trends for Wyandotte County Service establishments between 1973 and 1977 are displayed in Table 13 and Figures 13 and 14.

This category of establishments, as the name suggests, provides a wide variety of services for individuals, business and government establishments, and other organizations. Included under this heading are hotels, lodges, personal services (dry cleaners, beauty and barber shops, etc.), business services (employment agencies, data processing firms, cleaning services, etc.), automotive-miscellaneous repair shops, motion picture theatres, amusement and recreation services, health services (doctors, dentists, hospitals, etc.), educational services (schools, libraries, etc.), social services (day care facilities, job training centers, etc.), museums, membership organizations (labor unions, business associations, etc.), domestic services, and professional services (engineering, architectural, accounting firms, etc.).

In 1977, there were 1,988 Service establishments in Wyandotte County with employment of 17,667 persons. These figures represent 37.5% of the

NET CHANGE IN FIRMS AND EMPLOYMENT BY NEIGHBORHOOD,
WYANDOTTE COUNTY, 1973-1977
TABLE 13
SERVICES

Neighborhood	Firms	Employment	1973 Firm Ratio*	Employment Ratio**	Firms	Employment	1977 Firm Ratio*	Employment Ratio**	% Change, Firms	% Change, Employment
1 Fairfax	26	235	.01	.01	23	211	.01	.01	- 11.5	- 10.2
2 Central Ind. District	12	68	.01	.00	9	94	.00	.01	- 25.0	+ 38.2
3 Northeast	254	933	.13	.06	206	897	.10	.05	- 18.9	- 3.9
4 Northwest	135	498	.07	.03	121	505	.06	.03	- 10.4	+ 1.4
5 Kensington	88	1,487	.04	.09	91	431	.05	.02	+ 3.4	- 71.0
6 Riverview	541	4,053	.27	.24	534	4,519	.27	.26	- 1.3	+ 11.5
7 Armourdale	101	403	.05	.02	93	386	.05	.02	- 7.9	- 4.2
8 Shawnee Heights	44	223	.02	.01	44	253	.02	.01	0.0	+ 13.5
9 Rosedale	147	5,507	.07	.33	144	5,689	.07	.32	- 2.0	+ 3.3
10 Argentine	123	490	.06	.03	132	537	.07	.03	+ 7.3	+ 9.6
11 Turner	61	346	.03	.02	71	380	.04	.02	+ 16.4	+ 9.8
12 Norris	9	25	.00	.00	8	44	.00	.00	- 11.1	+ 76.0
13 Coronado	61	299	.03	.02	66	279	.03	.02	+ 8.2	- 6.7
14 Muncie	33	94	.02	.01	33	88	.02	.00	0.0	- 6.4
15 Wyandotte Plaza	81	549	.04	.03	85	1,712	.04	.10	+ 4.9	+211.8
16 White Church	48	202	.02	.01	56	239	.03	.01	+ 16.7	+ 18.3
17 Bethel-Welborn	65	270	.03	.02	70	334	.04	.02	+ 7.7	+ 23.7
18 Quindaro Bluffs	17	62	.01	.00	18	62	.01	.00	+ 5.9	0.0
19 Nearman Hills	27	169	.01	.01	24	157	.01	.01	- 11.1	- 7.1
20 West Wyandotte	127	646	.06	.04	160	850	.08	.05	+ 26.0	+ 21.7
TOTALS	2,000	16,559	1.00	1.00	1,988	17,667	1.00	1.00	- 0.6	+ 6.7

Source: Mid-America Regional Council Employment File.

* The firm ratio is computed by dividing each neighborhood's firm total by the total number of firms in the county, and is an indicator of firm concentration in a particular neighborhood.

** The employment ratio is the ratio of each neighborhood's employment total to that of the entire county, and indicates the concentration of employment in a particular neighborhood.

Figure 13
WYANDOTTE COUNTY
1970 CENSUS TRACTS

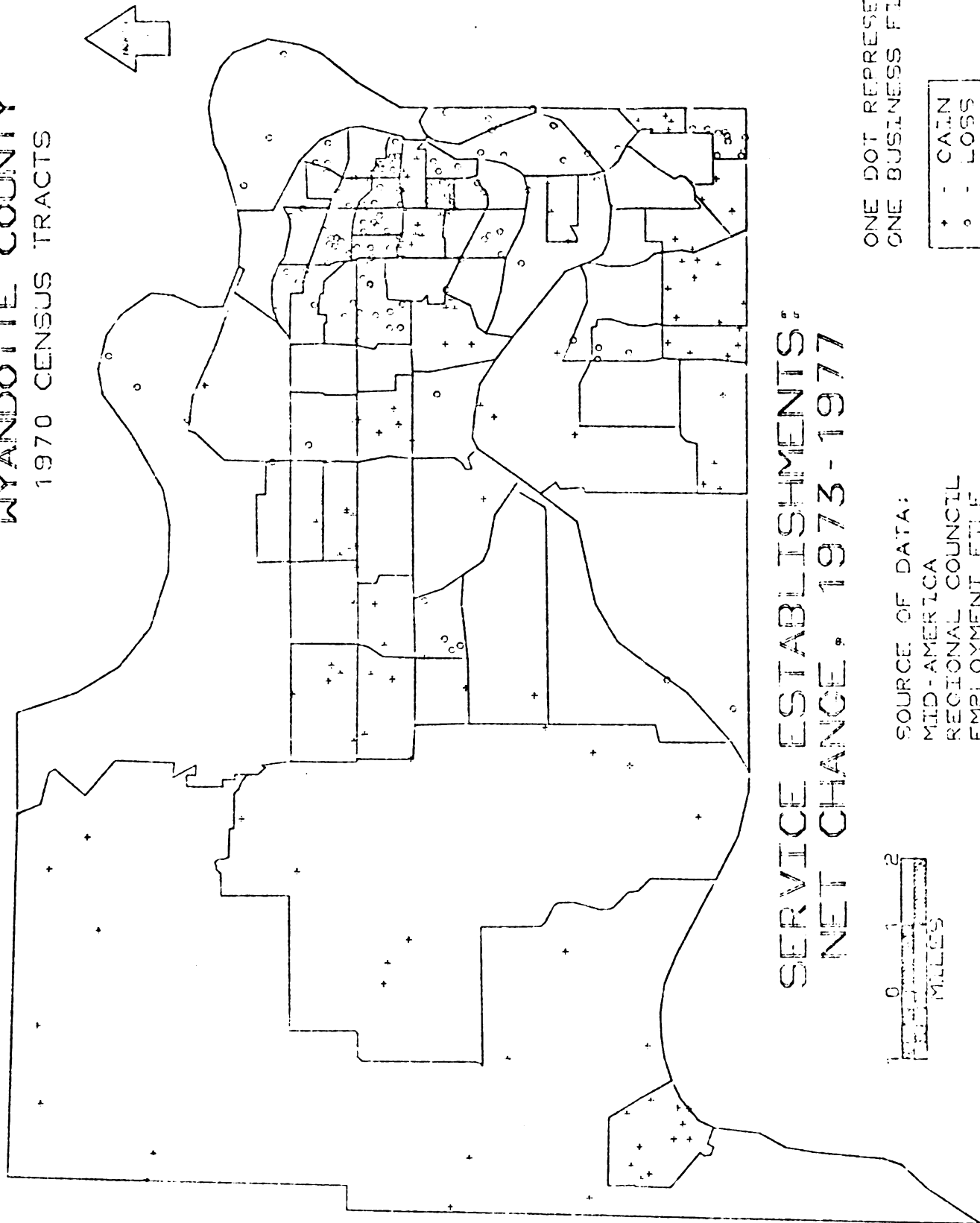
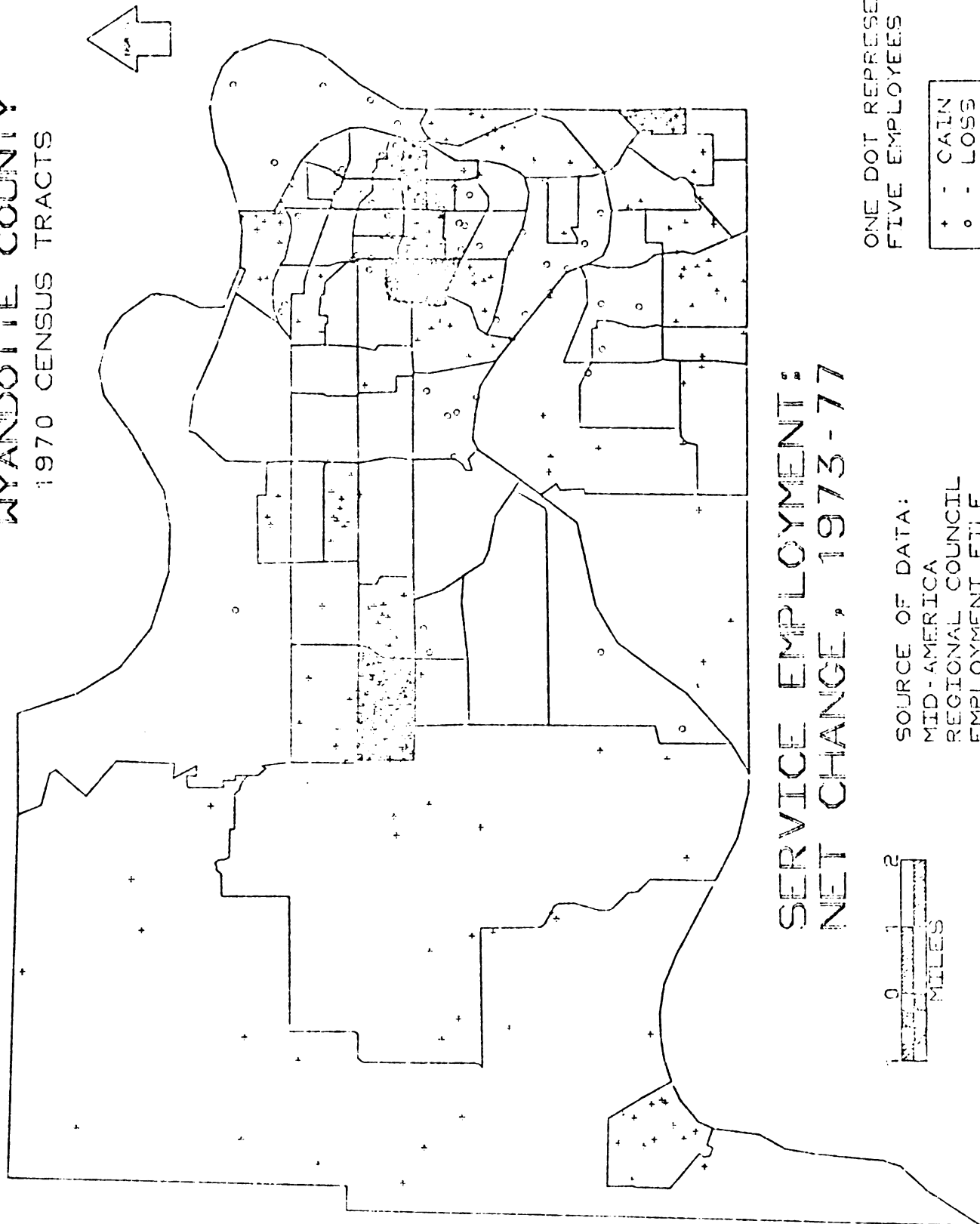


Figure 14

WYANDOTTE COUNTY
1970 CENSUS TRACTS



SERVICE EMPLOYMENT:
NET CHANGE, 1973-77

0 1 2
MILES

SOURCE OF DATA:
MID-AMERICA
REGIONAL COUNCIL
EMPLOYMENT FILE

ONE DOT REPRESENTS
FIVE EMPLOYEES

+ - GAIN
o - LOSS

county's total number of business establishments and 23.7% of the county's employment for that year. A comparison with 1973 data indicates that the number of Service firms in 1977 was 0.6% lower, while employment was 6.7% higher. Like other types of businesses, Service establishments and employment declined significantly between 1973 and 1975 before increasing considerably through 1977. Service employment in 1977 was concentrated in the Rosedale, Riverview, and Wyandotte Plaza neighborhoods, where large hospitals employing in excess of 1,000 people are located.

At the neighborhood level, substantial losses in Service firms and employment occurred in the Northeast (-48 firms, -36 employees), Fairfax (-3, -24), Armourdale (-8, -17), and Nearman Hills (-3, -12) between 1973 and 1977. The Central Industrial District (-3, +26), Northwest (-14, +7), Riverview (-7, +466), Shawnee Heights (+0, +30), Rosedale (-4, +182), and Morris (-1, -19) also experienced net losses in firms, but also registered gains in employment. In these neighborhoods, most of the decline occurred among establishments providing health services, personal services, and educational services. Also of interest is the fact that social services recorded a net increase of twenty-five establishments in these areas through this time period.

The Providence-St. Margaret Hospital figured prominently in the Kensington (+3, -1,056) area's employment losses and the Wyandotte Plaza (+4, +1,163) area's employment gains, as it vacated the former neighborhood and relocated in the latter. Coronado (+5, -20) was the only neighborhood that recorded gains in establishments and losses in employment over this time period.

Finally, neighborhoods that registered gains in Service firms and employment between 1973 and 1977 were Argentine (+9, +47), Turner (+10, +34), Wyandotte Plaza (+4, +1,163), White Church (+8, +37), Bethel-Welborn (+5, +64),

and Western Wyandotte County (+33, +204). In these areas, much of the increase consisted of automotive repair services, miscellaneous repair services, health services, and business services.

3.1.6 Finance/Insurance/Real Estate (F.I.R.E.)

Summary data for F.I.R.E. establishments in Wyandotte County between 1973 and 1977 are shown in Table 14 and Figures 15 and 16.

The F.I.R.E. business category includes those establishments engaged in banking, insurance, and real estate. Also included under this heading are credit agencies, security and commodity brokers, and holding and other investment offices.

In 1977, there were 373 F.I.R.E. establishments in Wyandotte County employing 2,555 people. These figures represent 7.0% of the county's total number of firms and 3.4% of the county's total workforce for that year. In 1977, data for firms and employment are 2.2% and 1.8% higher, respectively, than the same data for 1973. Like some other business categories, F.I.R.E. establishments and employment levels in the county declined between 1973 and 1975, then rose significantly through 1977. F.I.R.E. employment is most heavily concentrated in the Riverview and Wyandotte Plaza areas.

At the neighborhood level, trends for F.I.R.E. businesses through this time period are similar to those described previously for Retail categories. In the older parts of the county (particularly the Central Business District and some surrounding areas), a sizable net outmigration of firms and employees occurred between 1973 and 1977. These neighborhoods include Riverview (-33 firms, -218 employees), Northwest (-4, -65), Northeast (-3, -51), and, to a lesser extent, Rosedale (-3, -18), Armourdale (-1, -3), and the Central Industrial District (-1, -3). In these areas, losses were largely confined to credit agencies and insurance agents and brokers. Nine neighborhoods experienced gains in F.I.R.E. establishments and employ-

NET CHANGE IN FIRMS AND EMPLOYMENT BY NEIGHBORHOOD,
WYANDOTTE COUNTY, 1973-1977
TABLE 14
F.I.R.E.

Neighborhood	Firms	Employment	1973 Firm Ratio*	Employment Ratio**	Firms	Employment	1977 Firm Ratio*	Employment Ratio**	% Change, Firms	% Change, Employment
1 Fairfax	5	29	.01	.01	5	26	.01	.01	0.0	- 10.3
2 Central Ind. District	3	9	.01	.00	2	6	.01	.00	- 33.3	- 33.3
3 Northeast	24	173	.07	.07	21	132	.06	.05	- 12.5	- 23.7
4 Northwest	18	154	.05	.06	14	89	.04	.03	- 22.2	- 42.2
5 Kensington	12	107	.03	.04	19	128	.05	.05	+ 58.3	+ 19.6
6 Riverview	138	1,202	.38	.48	105	984	.28	.39	- 23.9	- 18.1
7 Armourdale	5	50	.01	.02	4	47	.01	.02	- 20.0	- 6.0
8 Shawnee Heights	2	6	.01	.00	3	9	.01	.00	+ 50.0	+ 50.0
9 Rosedale	21	186	.06	.07	18	168	.04	.07	- 14.3	- 9.7
10 Argentine	14	89	.04	.04	18	119	.04	.05	+ 28.6	+ 33.7
11 Turner	8	46	.02	.02	8	39	.02	.02	0.0	- 15.2
12 Morris	1	3	.00	.00	1	3	.00	.00	0.0	0.0
13 Coronado	20	64	.05	.03	31	116	.08	.05	+ 55.0	+ 81.3
14 Muncie	2	6	.01	.00	7	25	.02	.01	+250.0	+316.7
15 Wyandotte Plaza	40	170	.11	.07	48	364	.13	.14	+ 20.0	+114.1
16 White Church	14	46	.04	.02	15	63	.04	.02	+ 7.1	+ 37.0
17 Bethel-Welborn	10	48	.03	.02	14	53	.04	.02	+ 40.0	+ 10.4
18 Quindaro Bluffs	1	3	.00	.00	1	3	.00	.00	0.0	0.0
19 Nearman Hills	3	9	.01	.00	3	13	.01	.01	0.0	+ 44.4
20 West Wyandotte	24	111	.07	.04	36	168	.10	.07	+ 50.0	+ 51.4
TOTALS	365	2,511	1.00	1.00	373	2,555	1.00	1.00	+ 2.2	+ 1.8

Source: Mid-America Regional Council Employment File.

* The firm ratio is computed by dividing each neighborhood's firm total by the total number of firms in the county, and is an indicator of firm concentration in a particular neighborhood.

** The employment ratio is the ratio of each neighborhood's employment total to that of the entire county, and indicates the concentration of employment in a particular neighborhood.

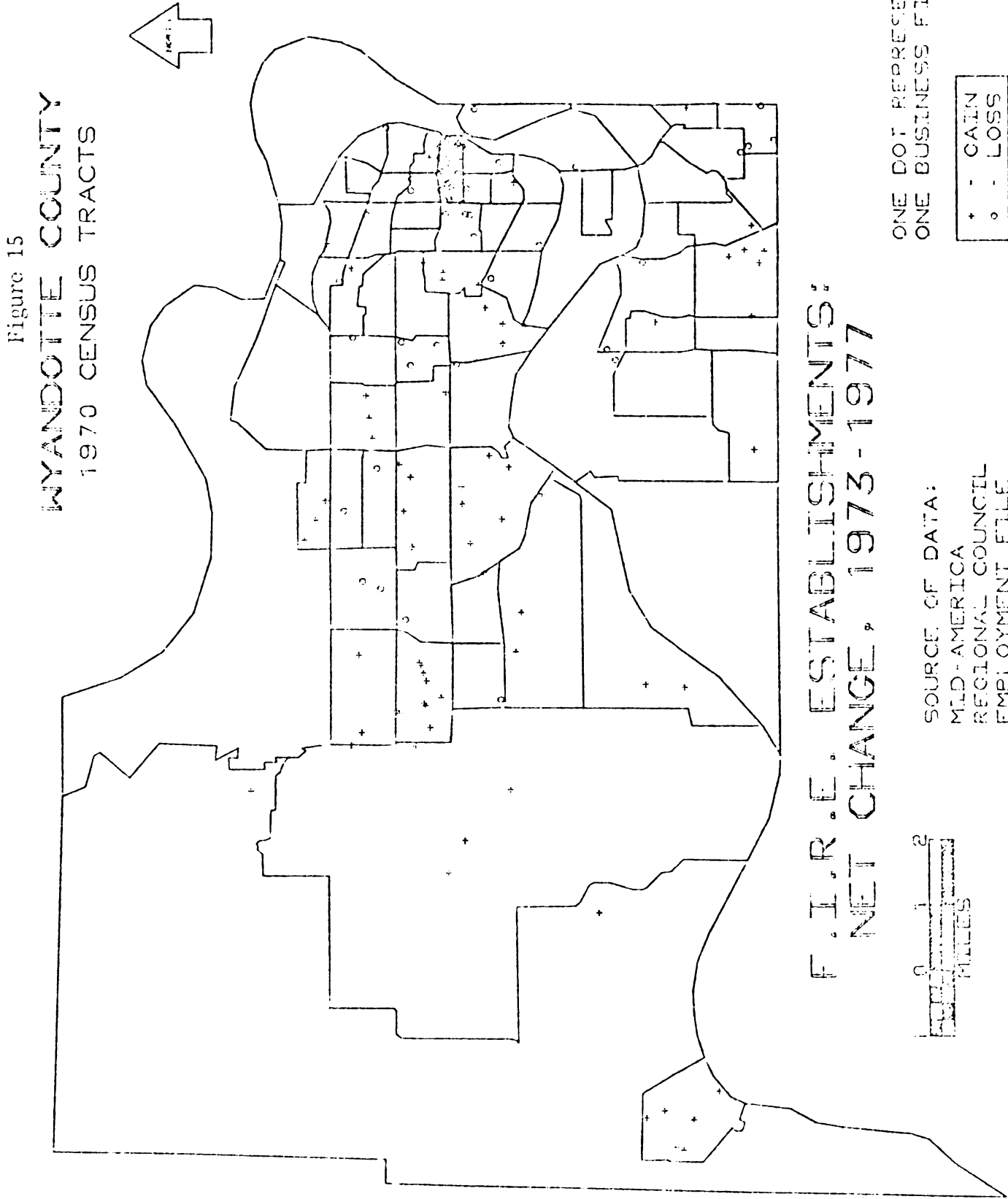
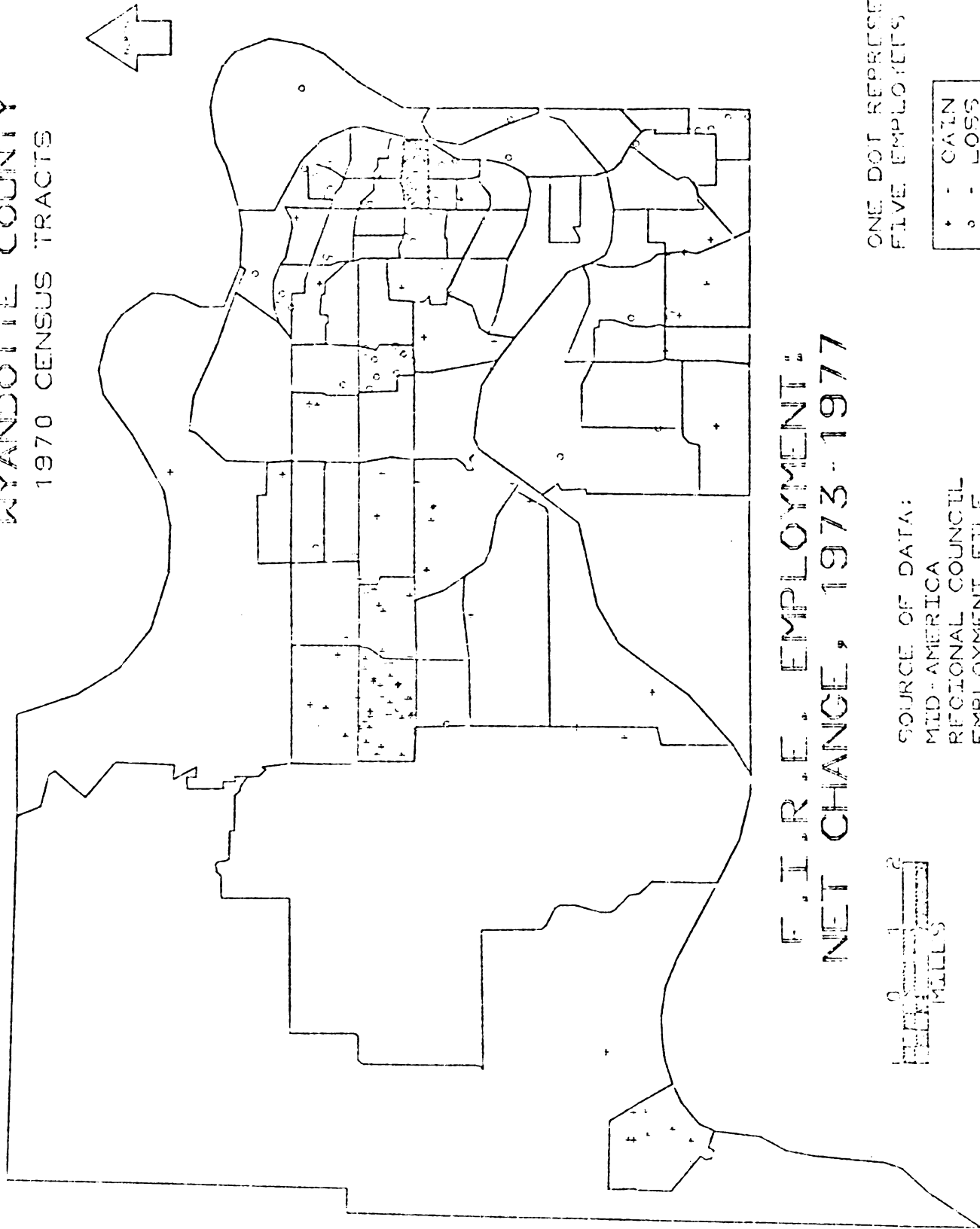


Figure 16
WYANDOTTE COUNTY
1970 CENSUS TRACTS



F.I.R.E. EMPLOYMENT:
NET CHANGE, 1973-1977

SOURCE OF DATA:
MID-AMERICA
REGIONAL COUNCIL
EMPLOYMENT FILE

ONE DOT REPRESENTS
FIVE EMPLOYEES

+ - GAIN
- - LOSS

ment between 1973 and 1977, including Kensington (+7, +21), Shawnee Heights (+1, +3), Argentine (+4, +30), Coronado (+11, +52), Muncie (+5, +19), Wyandotte Plaza (+8, +194), White Church (+1, +17), Bethel-Welborn (+4, +5), and Western Wyandotte County (+12, +57). F.I.R.E. business increases in these areas were made up of real estate firms, credit agencies, banks, and insurance agents.

3.1.7 Construction

Construction industry trends for Wyandotte County are portrayed in Table 15 and Figures 17 and 18.

This category includes establishments engaged in building construction, highway and street construction, plumbing, heating, air conditioning, painting, and electrical work.

1977 figures indicate that 345 Construction establishments were located in the county with a workforce of 4,172 persons. These numbers represent 6.5% of the county's total firms and 5.6% of the county's total employment for that year.

It is worth noting that between 1973 and 1977 separate trends were in evidence for Construction establishments and employment. The number of Construction firms in the county declined markedly between 1973 and 1975, then rose sharply between 1975 and 1977. Construction employment, however, rose steadily between 1973 and 1977. This apparent discrepancy is supported by County Business Patterns data*. Construction employment in 1977 was most heavily concentrated in Armourdale, Muncie, Rosedale, Fairfax, the Central Industrial District, Riverview, and Western Wyandotte County.

* County Business Patterns data show that between 1973 and 1975, the number of Construction establishments dropped from 275 to 250, while between 1975 and 1977 Construction firms increased to 284. Employment between 1973 and 1977 fluctuated, but showed an overall increase of 1,300 (from 3,299 to 4,599).

NET CHANGE IN FIRMS AND EMPLOYMENT BY NEIGHBORHOOD,
WYANDOTTE COUNTY, 1973-1977

TABLE 15
CONSTRUCTION

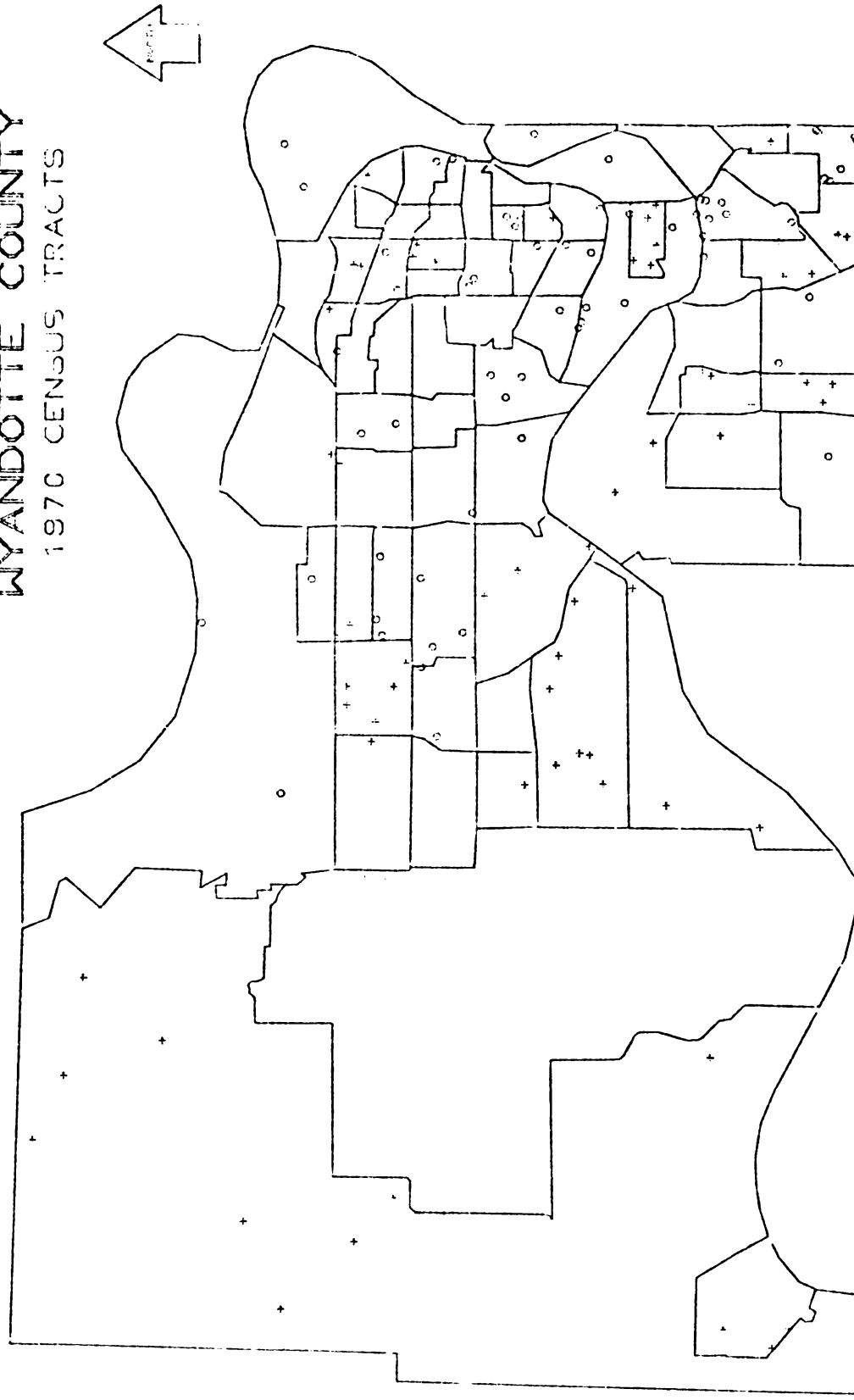
Neighborhood	Firms	Employment	1973 Firm Ratio*	Employment Ratio**	Firms	Employment	1977 Firm Ratio*	Employment Ratio**	% Change, Firms	% Change, Employment
1 Fairfax	17	192	.05	.05	15	384	.04	.09	- 11.8	+100.0
2 Central Ind. District	3	336	.01	.09	2	328	.01	.08	- 33.3	- 7.1
3 Northeast	21	129	.06	.04	22	120	.06	.03	+ 4.8	- 7.5
4 Northwest	10	40	.03	.01	8	29	.02	.01	- 20.0	- 27.5
5 Kensington	10	40	.03	.01	6	18	.02	.00	- 40.0	- 55.0
6 Riverview	48	394	.14	.11	40	343	.12	.08	- 16.7	- 12.9
7 Armourdale	51	804	.15	.22	48	775	.14	.19	- 5.9	- 3.6
8 Shawnee Heights	23	161	.07	.04	18	151	.05	.04	- 21.7	- 6.2
9 Rosedale	25	564	.07	.16	22	605	.06	.15	- 12.0	+ 7.3
10 Argentine	15	67	.04	.02	19	74	.06	.02	+ 26.7	+ 10.4
11 Turner	17	149	.05	.04	19	292	.06	.07	+ 11.8	+ 96.0
12 Morris	2	6	.01	.00	2	11	.01	.00	0.0	+ 83.3
13 Coronado	13	56	.04	.02	11	50	.03	.01	- 15.4	- 10.7
14 Muncie	12	149	.04	.04	22	433	.06	.10	+ 71.4	+190.6
15 Wyandotte Plaza	11	50	.03	.01	10	42	.03	.01	- 9.1	- 16.5
16 White Church	6	42	.02	.01	12	48	.03	.01	+100.0	+ 14.3
17 Bethel-Welborn	17	61	.05	.02	16	68	.05	.02	- 5.9	+ 11.5
18 Quindaro Bluffs	4	17	.01	.00	5	15	.01	.00	+ 25.0	- 11.9
19 Nearman Hills	7	43	.02	.01	5	25	.01	.01	- 28.6	- 14.9
20 West Wyandotte	29	290	.09	.08	43	361	.12	.09	+ 48.3	+ 24.5
TOTALS	341	3,590	1.00	1.00	345	4,172	1.00	1.00	+ 1.2	+ 16.2

Source: Mid-America Regional Council Employment File.

* The firm ratio is computed by dividing each neighborhood's firm total by the total number of firms in the county, and is an indicator of firm concentration in a particular neighborhood.

** The employment ratio is the ratio of each neighborhood's employment total to that of the entire county, and indicates the concentration of employment in a particular neighborhood.

Page 17
COUNTY
TRACTS

WYANDOTTE COUNTY
1970 CENSUS TRACTS

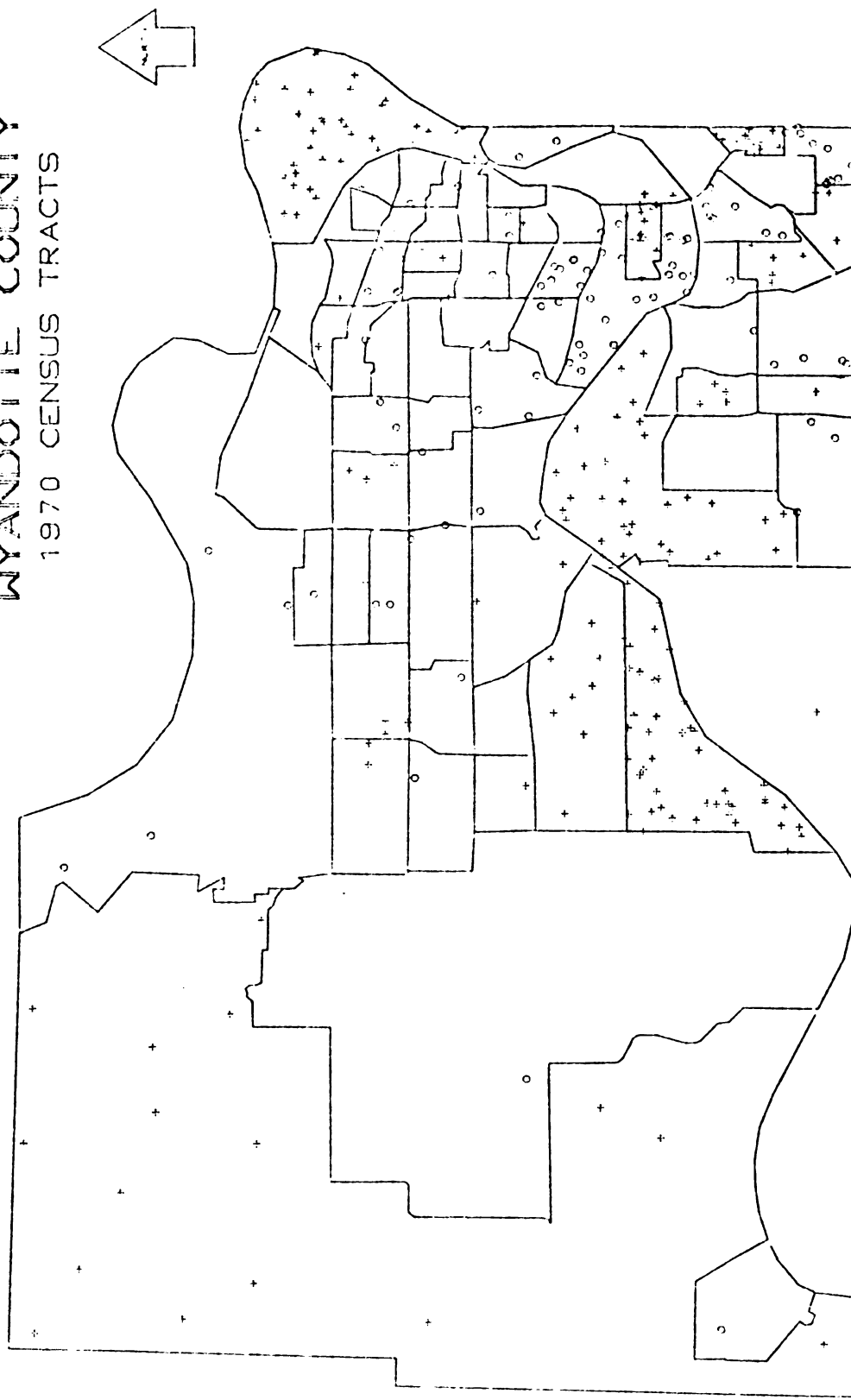
CONSTRUCTION ESTABLISHMENTS:
NET CHANGE, 1973-1977

SOURCE OF DATA:
MID - AMERICA
REGIONAL COUNCIL
EMPLOYMENT FILE

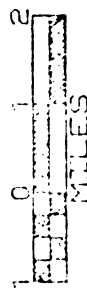
ONE DOT REPRESENTS
ONE BUSINESS FIRM

+	-	GAIN
0	-	LOSS

Figure 18
WYANDOTTE COUNTY
1970 CENSUS TRACTS



CONSTRUCTION EMPLOYMENT:
NET CHANGE, 1973-1977



SOURCE OF DATA:
MID-AMERICA
REGIONAL COUNCIL
EMPLOYMENT FILE

ONE DOT REPRESENTS
FIVE EMPLOYEES

+	-	GAIN
o	-	LOSS

On a locational basis, the Northwest (-2 firms, -11 employees), Kensington (-4, -22), Riverview (-8, -51), Armourdale (-3, -29), Shawnee Heights (-5, -10), Coronado (-2, -6), Wyandotte Plaza (-1, -8), Nearman Hills (-2, -18), and the Central Industrial District (-1, -3) neighborhoods all suffered losses in both Construction firms and employment. The majority of these losses occurred among special trade contractors, including establishments engaged in plumbing, heating, painting, electrical work, and carpentry. In several areas, no clear-cut trends were apparent. Fairfax (-2, +192), Rosedale (-3, +41), and Bethel-Welborn (-1, +7) each gained Construction employment despite losses in firms. The Northeast (+1, -9) and Quindaro Bluffs (+1, -2) areas experienced the opposite effect. The Turner (+2, +143), Argentine (+4, +7), Muncie (+10, +284), White Church (+6, +6), and Western Wyandotte County (+14, +71) neighborhoods all recorded significant gains in Construction establishments and employment. More than 75% of these increases occurred among special trade contractors.

3.1.8 Government

For 1977, the M.A.R.C. employment file indicated that there were 145 Government establishments in Wyandotte County with a workforce of 2,380.

It is apparent that the file grossly underestimated Wyandotte County Government sector employment between the years 1973 and 1977. Kansas City, Kansas, alone in 1977 employed more than 2,000 people. The addition of Bonner Springs, Wyandotte County, and Federal Government employees adds considerably to this total. Figures provided by the State of Kansas Department of Human Resources indicate that in 1977, Government employment was approximately 15,000. Since the M.A.R.C. employment file captured less than 20% of Government employment in the county in 1977, an examination of trends using the file would not be meaningful. Suffice it to say that the

two neighborhoods with the largest concentration of Government firms and employment over this time period were Riverview and Western Wyandotte County.

3.1.9 Total Business Changes

Summary trends for all types of business establishments within Wyandotte County are displayed in Table 16 and Figures 19 and 20.

Aside from the business categories discussed in previous sections of this report, totals also include Agriculture, Mining, Government, and Undefined businesses. The data indicate that several neighborhoods incurred substantial net losses in both their firm and employment bases between 1973 and 1977. They include the Central Industrial District (-7 firms, -386 employees), Northeast (-104, -470), Northwest (-49, -248), Kensington (-3, -961), and Riverview (-138, -555). Fairfax (-29, +15) recorded losses in firms, but employment levels in this neighborhood increased slightly as a result of increases in T.C.P.U. and Construction employment. Armourdale (-38, +27) experienced this same type of trend, having made employment gains in the Manufacturing and Wholesale trade industries despite a net loss of 38 establishments (many were lost as a result of urban renewal programs). Shawnee Heights lost six business establishments, but registered a net employment increase of 170, principally because of gains in Manufacturing. Rosedale (-29, +224) also lost businesses, but compensated by making considerable gains in Manufacturing firms and employment. It should be pointed out that those neighborhoods that experienced net out-migration in business are generally those neighborhoods with either the highest concentration of poor, minority, and elderly populations, the oldest housing stock, most dilapidated infrastructure, or the highest rates of unemployment in Wyandotte County.

NET CHANGE IN FIRMS AND EMPLOYMENT BY NEIGHBORHOOD,
WYANDOTTE COUNTY, 1973-1977

TABLE 16
TOTALS^A

Neighborhood	Firms	Employment	1973 Firm Ratio*	Employment Ratio**	Firms	Employment	1977 Firm Ratio*	Employment Ratio**	% Change, Firms	% Change, Employment
1 Fairfax	260	15,644	.05	.21	231	15,657	.04	.21	- 11.1	+ 0.1
2 Central Ind. District	87	1,755	.02	.02	80	1,369	.02	.02	- 8.0	- 22.0
3 Northeast	524	2,767	.10	.04	420	2,297	.08	.03	- 19.8	- 17.0
4 Northwest	290	1,618	.05	.02	241	1,370	.05	.02	- 16.9	- 15.3
5 Kensington	193	2,147	.04	.03	190	1,186	.04	.02	- 1.6	- 44.8
6 Riverview	1,301	12,202	.24	.17	1,163	11,647	.22	.16	- 10.6	- 4.5
7 Armourdale	502	10,799	.09	.15	464	10,826	.09	.15	- 7.6	+ 0.3
8 Shawnee Heights	179	1,380	.03	.02	173	1,550	.03	.02	- 3.4	+ 12.3
9 Rosedale	385	8,163	.07	.11	356	8,387	.07	.11	- 7.5	+ 15.0
10 Argentine	294	2,299	.05	.03	304	2,215	.06	.03	+ 3.4	- 3.7
11 Turner	188	5,745	.03	.08	200	6,076	.04	.08	+ 6.4	+ 5.8
12 Norris	31	641	.01	.01	36	692	.01	.01	+ 16.1	+ 8.0
13 Coronado	245	1,831	.04	.02	278	2,083	.05	.03	+ 13.5	+ 13.8
14 Muncie	105	764	.02	.01	118	1,076	.02	.01	+ 12.4	+ 10.8
15 Wyandotte Plaza	222	1,594	.04	.02	236	3,052	.04	.04	+ 6.3	+ 91.5
16 White Church	111	501	.02	.01	125	604	.02	.01	+ 12.6	+ 20.6
17 Bethel-Welborn	149	640	.03	.01	146	696	.03	.01	- 2.0	+ 8.3
18 Quindaro Bluffs	31	151	.01	.00	34	174	.01	.00	+ 9.7	+ 15.2
19 Nearman Hills	63	293	.01	.00	63	294	.01	.00	0.0	+ 0.3
20 West Wyandotte	350	2,434	.06	.03	443	3,408	.08	.05	+ 26.6	+ 40.0
TOTALS	5,510	73,368	1.00	1.00	5,301	74,659	1.00	1.00	- 3.8	+ 1.8

Source: Mid-America Regional Council Employment File.

* The firm ratio is computed by dividing each neighborhood's firm total by the total number of firms in the county, and is an indicator of firm concentration in a particular neighborhood.

** The employment ratio is the ratio of each neighborhood's employment total to that of the entire county, and indicates the concentration of employment in a particular neighborhood.

A This table includes the totals from previous tables plus firms and employees from the Agriculture, Mining, and "Not Otherwise Indicated" categories.

Figure 19
WYANDOTIE COUNTY
1970 CENSUS TRACTS

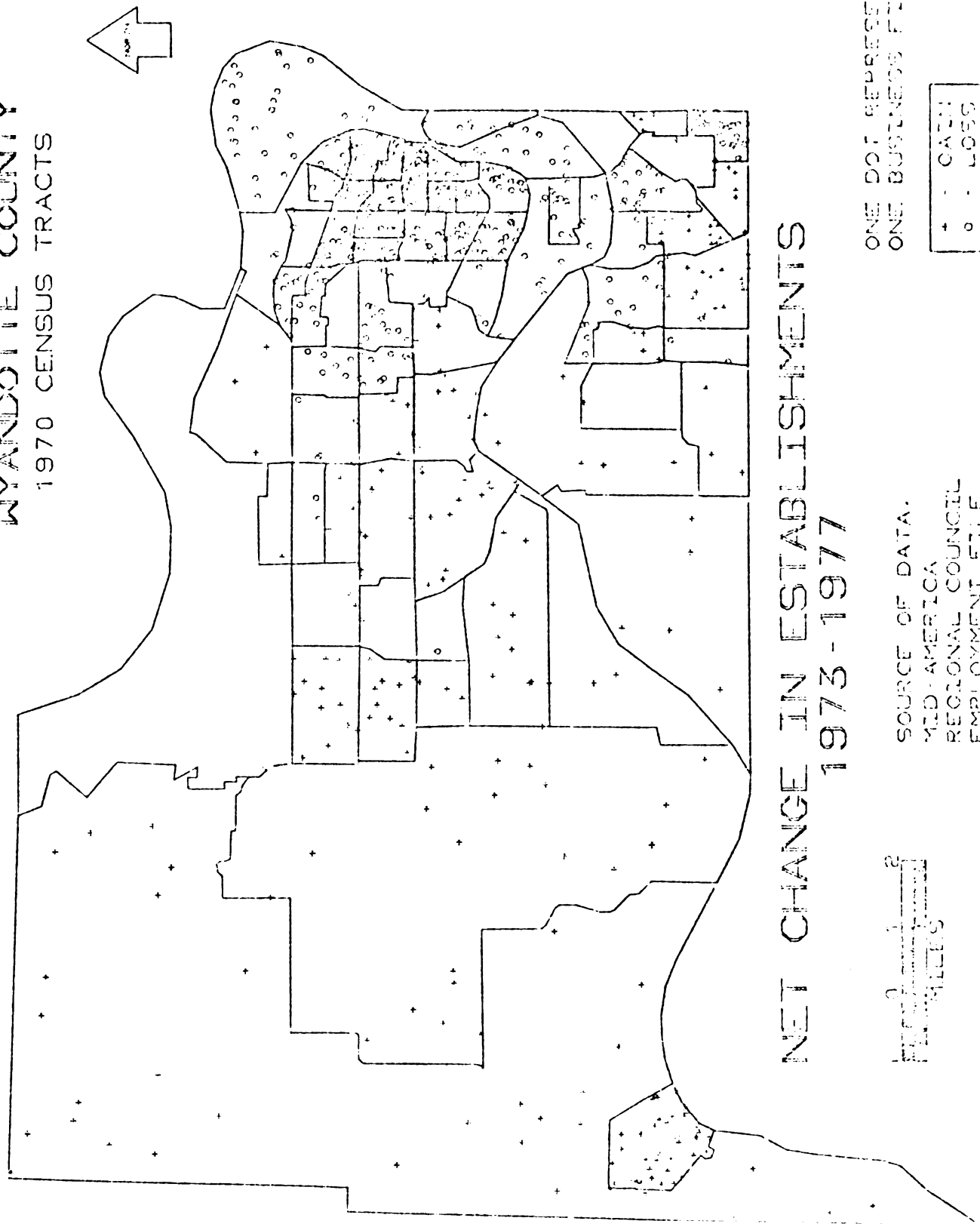
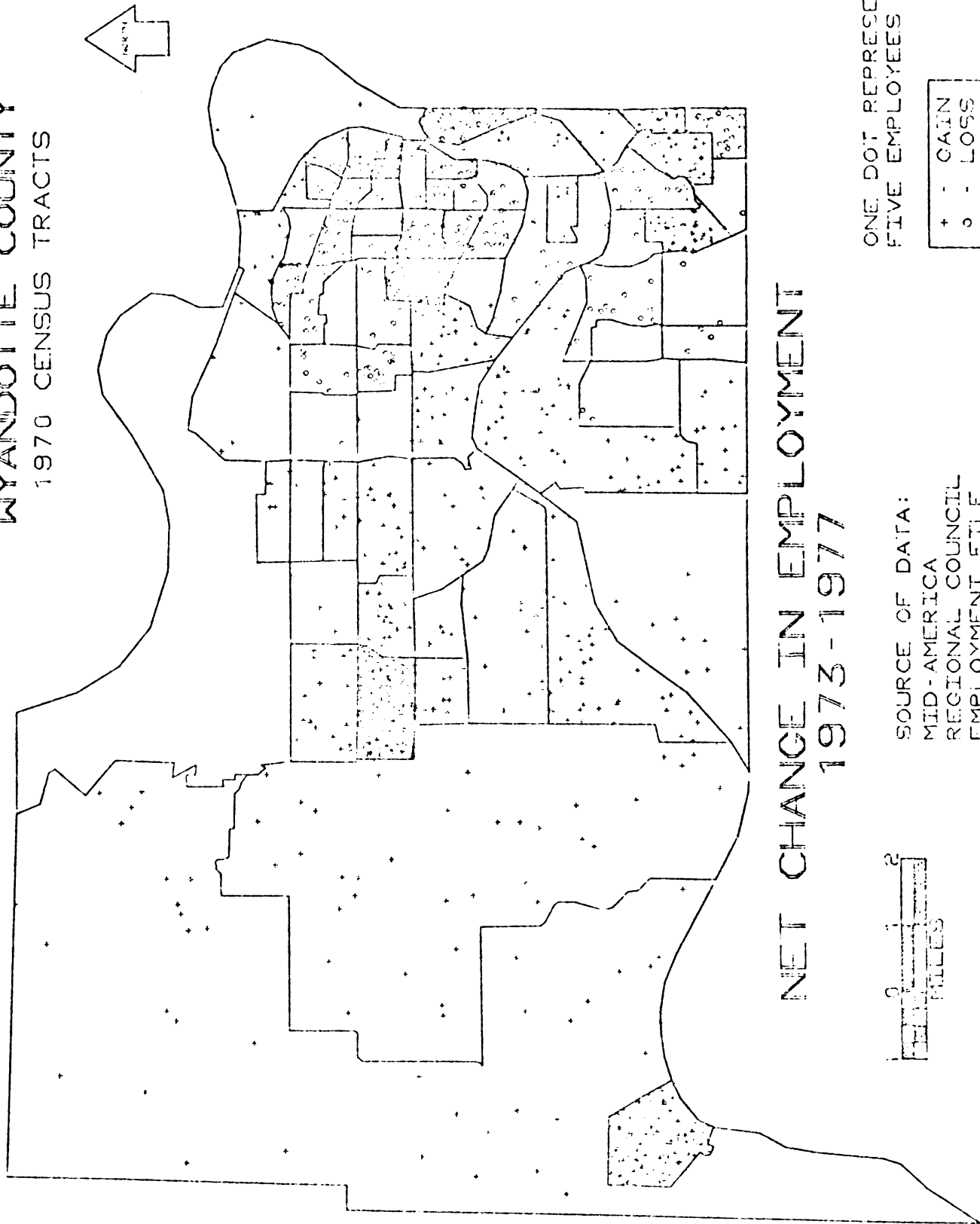


Figure 20

WYANDOTTE COUNTY
1970 CENSUS TRACTS



Argentine (+10, -84) was the only neighborhood in the county that, according to the M.A.R.C. employment file, experienced net gains in businesses and net losses in employment between 1973 and 1977. Neighborhoods making considerable gains in firms and employment through this time period were Turner(+12, +531), Morris (+5, +51), Muncie (+13, +312), Wyandotte Plaza (+12, +2,458), White Church (+14, +103), and Western Wyandotte County (+93, +974). These areas are for the most part newly developed, and have attracted business and industry because of expanding residential markets and the availability of land.

4.0 Conclusion

The intent of this summary report has been to (1) examine the various components of the Wyandotte County economy; (2) compare Wyandotte County business trends to those of the metropolitan area, other Kansas counties, and similar counties throughout the Midwest; and (3) identify neighborhoods within Wyandotte County where net immigration or outmigration of business activity has taken place. Through presentation of data from County Business Patterns publications and the M.A.R.C. employment file, it has been determined that between 1974 and 1978 the Wyandotte County economy (1) experienced net losses in business establishments, but net gains in employment; (2) registered significant firm and employment increases in the T.C.P.U. and Services business categories; (3) did not compare well (in terms of business/employment shares or growth) against counties in the metropolitan area and the state of Kansas; and (4) suffered more business losses but experienced greater employment gains when compared with a sample of Midwestern counties. It has also been determined that between 1973 and 1977 several neighborhoods situated in the eastern and central areas of Wyandotte County experienced an outmigration of business activity at an alarming rate, while in the

western end of the county business activity has increased markedly. This presentation, then, serves as documentation for development of several inter-related policies, including those of emphasizing the county's economic strengths, examining its economic weaknesses, retaining businesses in geographic areas adversely affected by business outmigration, and managing growth in an orderly fashion in neighborhoods where a sudden influx of business firms has occurred.

Although it is not within the scope of this report, there are other ways in which the data presented here (particularly the M.A.R.C. employment file) can be extremely useful. One possible application would be to identify individual firms that have made a locational decision (either through outmigration, immigration, or movement from one county site to another) affecting Wyandotte County, and then contact these businesses and begin to analyze reasons for business movement. In this way, county business strengths and shortcomings by geographic area could be readily identified. A second application might be to generate maps showing business location by S.I.C. code on a year-by-year basis, depicting graphically and accurately development patterns throughout the county. Since both the M.A.R.C. employment file and County Business Patterns are updated annually, they should continue to be key identifiers of business changes and relative growth patterns in Wyandotte County.

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