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A PRELIMINARY REPORT  
upon  
THE GROWTH AND DISTRIBUTION OF POPULATION  
Kansas City, Kansas

Kansas City Kans.  
CITY PLANNING  
COMMISSION

HARLAND BARTHOLOMEW AND ASSOCIATES  
City Planning Consultants  
St. Louis, Missouri

Assisted by  
Works Progress Administration  
Project Number O. P. 165-82-6002  
Kansas City, Kansas

July, 1937

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July, 1937

City Planning Commission  
Kansas City, Kansas

Gentlemen:

We are pleased to submit herewith a preliminary report upon the growth, distribution and density of population within your city. This is the third of a series of reports that will comprise the comprehensive city plan.

The data contained in this report constitutes the major basis for recommendations concerning physical improvements, such as streets, parks and schools, which will be made in following reports. It is essential that public improvements be related to future population growth.

Much of the data contained herein was compiled and tabulated by a staff provided by the Works Progress Administration. The staff also assisted in drafting some of the plans. Throughout the entire study, the men comprising this staff and the officials in charge of the project have shown an excellent spirit of cooperation. We wish to acknowledge our sincere appreciation of this assistance and cooperation.

We also wish to express our appreciation of the assistance that has been given by local public officials, corporations and Individual citizens.

Respectfully submitted,  
HARLAND BARTHOLOMEW AND ASSOCIATES  
By [signature]

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INTRODUCTION

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INTRODUCTION

The amount and distribution of population has an important influence upon all phases of city development. Of primary importance is the relationship that should exist between physical improvements and the population which they serve. The number and size of physical improvement must be related to the amount of population, while location of the population will determine the areas in which the improvements should be made. The recommendations of the city plan must be based upon careful studies of the probable future population.

Certain other characteristics of population growth, especially the shifting of population in many of the larger American cities, has presented additional problems in urban areas. The citizens are leaving the older and more congested districts and moving to the outskirts --often beyond the city limits and in areas completely undeveloped. The abandoned areas are not absorbed by either industrial or commercial development, and many of the residences remain vacant and are allowed to deteriorate. Maximum use is not made of the existing public improvements, while large expenditures are necessary for additional public improvements in the newly developed areas. It is evident that this is an uneconomical trend and will eventually lead to excessively high taxes.

The demands for more spacious living conditions, and for lower taxes are the more important reasons advanced for this outward movement which is facilitated by the auto and paved roads. There is no reason, however, why large portions of cities should become undesirable for

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for residential purposes within the short space of 30 to 50 years. If the district is protected from the encroachment of obnoxious uses, if a spacious character is preserved by preventing an over-concentration of population, and if adequate improvements and facilities are provided, it should continue to offer desirable living facilities for a much longer period. These are not impossible requirements. Subsequent reports will suggest proposed improvements and regulations that will assist the officials and citizens in securing these necessary conditions.

The present report contains recommendations as to what would be a desirable population pattern for Kansas City. It contains estimates and recommendations regarding the number of

persons that can be anticipated within the city and environs during the next 30 years, the amount of area necessary to accommodate this population, and the probable location or distribution of the population. These recommendations are based upon past growth and trends, as well as upon desirable standards.

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PAST GROWTH AND CHARACTERISTICS  
OF POPULATION

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Table No. 1

POPULATION GROWTH - 1830 TO 1930

Kansas City, Kansas

Year	United States		State of Kansas		State of Missouri	
	Population	% Increase	Population	% Increase	Population	% Increase
1880	60,155,783	30.1	996,096	173.4	2,166,380	26.0
1890	62,947,714	25.5	1,428,108	43.4	2,679,185	23.6
1900	75,994,575	20.7	1,470,495	3.0	3,106,665	16.6
1910	91,972,266	21.0	1,690,949	15.0	3,293,335	6.0
1920	105,710,620	14.9	1,769,257	4.6	3,404,055	3.4
1930	122,775,046	16.1	1,880,999	6.3	3,629,367	6.6

Year	Kansas City, Mo.		Wyandotte County		Kansas City, Kansas	
	Population	% Increase	Population	% Increase	Population	% Increase
1880	55,785	72.9	19,143	91.1	6,149	----
1890	132,716	119.9	54,407	18.4	38,316	523.1
1900	163,752	23.3	73,227	34.5	51,418	34.1
1910	248,381	51.6	100,068	36.6	82,331	60.1
1920	324,410	30.6	122,218	22.1	101,177	22.9
1930	399,746	23.2	141,211	15.5	121,857	20.4

Data from the U.S. Census Reports

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AMOUNT OF PAST POPULATION GROWTH

Kansas City, Kansas, has grown from a small community containing a population of 6,149 persons in 1880 to a city containing a population of 121,857 persons in 1930, Its rate of growth has been rapid yet somewhat similar to the rate of growth in several other industrial cities of

the Midwest, Data regarding the amount of population growth within the city and surrounding areas since 1880 are contained in Table Number 1. National and State Trends.

The rate of population growth in both Kansas and Missouri has shown greater fluctuation than the growth in the United States, Kansas experienced a very rapid growth prior to 1890, but since that time the state has grown at a comparatively slow rate. It will be noted that both Kansas and Missouri have grown at about the same rate since 1910, While this growth has been less rapid than the growth in the entire country, it has been generally similar to the growth in other states in the West North Central portion which includes Minnesota, Iowa, Nebraska and the Dakotas, There are no apparent reasons why this rate of growth will be materially increased in the future.

#### County Trends

The rate of increase within Wyandotte County has been more consistent than the rate of increase within the state. Since 1890, the county has grown at a much faster rate than the state. During the last decade — 1920 to 1930 — the county grew at approximately the same rate as the entire country. It is interesting to note that during the last decade, only one county within the state — Sedgwick — experienced a larger

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POPULATION GROWN  
IN TOWNSHIPS  
1890-1930

WYANDOTTE COUNTY  
KANSAS

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numerical increase in population than Wyandotte County. It appears that a large portion of any

population increase within the state of Kansas would be located in Wyandotte County.  
Kansas City, Kansas

The rate of growth within the city has been more rapid than in either the state or the county. During the last decade -- 1920 to 1930 --the rate of population increase within the city was more than three times as rapid as the rate of increase within the state. The rate of growth in Kansas City, Kansas, has also been very similar to the rate of growth in Kansas City, Missouri, although during the past two decades it has not been quite as rapid. It will be noted that the rate of growth within the city — in fact, within both cities -- is gradually decreasing, although both areas are growing at a comparatively rapid rate. While the growth of Kansas City, Kansas will probably not be as rapid in future decades, the city will receive a large increase in population.

#### Trends in Townships

The trend of population growth within each township of the county is graphically shown on the accompanying plate (Number 1). This plan clearly shows the rapid and consistent population growth that has occurred within the city, (The boundaries of Kansas City Township and the City of Kansas City are coterminous). In marked contrast thereto, is the very small population increase that has occurred in the remaining portions of the county. The amount of population in Prairie Township has been practically the same since 1890. While Delaware Township has shown a slow, consistent increase, it now contains only about

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DENSITY OF POPULATION  
IN TOWNSHIPS  
1910 -1930

WYANDOTTE COUNTY  
KANSAS

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1000 more persons than in 1890, The decreases in the amount of population of Shawnee Township have resulted from the annexation of considerable of its area by Kansas City.

It will be noted that both Quindaro and Wyandotte Townships showed a considerable population increase between 1920 and 1930. These townships adjoin Kansas City, and the increase indicates that many persons are locating just beyond the boundaries of the city. This outlying growth should eventually become an integral part of the city. It should not be permitted to scatter indiscriminately over a large area.

#### Population Densities in Townships

Plate Number 2 shows the density of population — average number of persons per square mile -- for each township in the county for the years 1910, 1920 and 1930. This plan further shows the concentration of population within and near Kansas City.

The density in Prairie Township has not changed during the past three decades. Its density of last than 50 persons per square mile indicates that it is entirely a rural rather than an urban area. While the density has slightly increased in Delaware Township, it does not approach urban characteristics. The population density within Quindaro Township increased during each of the decades until it now has a population density of more than 207 persons per square mile. The increase in density in the townships adjoining Kansas City is further indication that much of their area, particularly the portions near the city limits, is being developed for urban purposes.

In 1930, the average gross population density in Kansas City, Kansas, was slightly more than 6,000 persons per square mile, as compared with

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the average gross density of about 4,100 persons in 1910. While the present density is based upon the total city area, which includes a large amount of vacant property, it is not excessively high. This density is, however, much higher than in any of the surrounding townships and indicates the improbability of developing all of the area in these adjoining townships for urban purposes.

#### Summary

The above population trends, especially the trends within the city and county, are generally similar to the trends that are occurring in other cities of similar size. The majority of the past population growth occurred within the larger cities rather than in the rural areas. During the past decade much population growth occurred just beyond the city limits, and it is quite probable that this trend will continue in the future.

It is thus imperative that a plan for future physical improvements be made for the area surrounding the city as well as for the city itself. It is also desirable that the public officials have some control over this new outlying development, for it will, in reality, be a portion of the future city. If a plan and control are not provided, mistakes will be made such as are now found within the older sections of the city, and large expenditures will eventually be necessary for corrective purposes.

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## PAST AND PRESENT DISTRIBUTION OF POPULATION

The distribution of population within the city for the years 1910, 1920 and 1930 is shown upon Plate Number 3. The 1930 map also shows the distribution of population in the areas surrounding the city. The population in Rosedale for the years 1910 and 1920 is shown as a portion of Kansas City, even though it was a separate community during that period. A comparison of these three plans indicates certain important trends that must be considered in estimating the future distribution of population and in providing facilities to serve such population.

In 1910, the majority of the population was concentrated in the eastern portion of the city, especially in the area south of Minnesota Avenue and east of Eighth Street. Elsewhere, the population was spread rather thinly throughout the remainder of the city with large areas being entirely vacant.

By 1920, much new growth had located in the northwest portion of the city, especially in the areas adjacent to Quindaro Boulevard. A large increase in population had occurred in the west central portion of the city, although there had been no pronounced growth west of Eighteenth Street. There had also been a considerable increase in the Armourdale section (the area immediately north of the Kansas River) and in the southern and western portions of Rosedale.

The 1930 plan shows an additional population increase in the north-western section of the city, and a large increase in the west central portion, particularly within and surrounding the Westheight Manor district. Much population growth had also occurred in the Rosedale section, especially in the southern portion thereof. Little increase is noted, however, within the Armourdale section.

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DISTRIBUTION OF POPULATION

1910

DATA FOR THIS BASE

MAP OBTAINED FROM

PUBLIC RECORDS

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DISTRIBUTION OF POPULATION  
1920

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DISTRIBUTION OF POPULATION

1930

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#### Present Distribution

Population is now found in practically all portions of the city, although it is by no means evenly spread. There is a pronounced concentration of population in the area south of Minnesota and east of Ninth Street, and also in the northeastern portion of the city immediately north of Jersey Creek. In the extreme northwestern portion and in the western portion around Kensington Park, the population is very sparse and scattered.

Many areas are found throughout the city in which there is practically no population. In some of these, for example, the area along the Kansas River, the land is either used, or is well adapted for, industrial purposes. In other areas, particularly in the northern and southern sections of the city and in the district southeast of City Park, the land is too rugged for a satisfactory residential development. A preliminary check of the topographical map reveals that a total of 1500 acres, or about 11 per cent of the total city area, have a slope of more than 15 per cent and that 2900 acres have a slope of more than 8 per cent.

In practically all instances, the small amount of development found upon the steeper slopes is of an inferior type. The cost of maintaining streets and other public improvements in such areas is also undoubtedly high and an excessive mileage of public improvements are necessary because of the small number of persons which they serve. Except in unusual instances, it would be far better to leave vacant or preserve as a naturalistic park, any land having a slope in excess of 15 per cent.

In general, the population within the city is somewhat more widely spread than in other cities of similar size. There is also a rather

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uneven distribution in the residential areas in that a heavily populated district will immediately adjoin a district in which there are only a small number of persons. While this can be attributed partly to topographical conditions, it would be desirable to secure a very even distribution of population throughout residential districts.

The distribution of population is, however, much more satisfactory within the city than within the areas immediately beyond the corporate limits. Here the population is very widely scattered, being found primarily along the main highways. There are many subdivisions in this outlying area, yet even they are widely scattered and none are fully developed. An excessive amount of streets, water mains, electric lines and the like are necessary to serve the existing development. It would be much more logical and economical for the population to grow progressively outward from the city limits, somewhat, in the manner that the city has expanded outward from the early city of Wyandotte, than to scatter widely in all directions.

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#### LOCATION OF NEW BUILDINGS

The accompanying plate (Number 4) shows the location of new buildings erected within the city between 1920 and 1935 inclusive. This map is a further indication of where the population has located since 1920.

It is evident that most of the residential development has occurred in the more outlying sections. Between 1920 and 1930, a large number of residences were erected within and near the Westheight Manor section. There was also considerable residential development in the northwestern portion along Quindaro Boulevard as well as in the extreme western and southern portions of Rosedale.

Only a limited number of new residences have been erected in the older central portion of the city, especially in the area east of 13th Street and in the Armourdale section. There has also been only a small and scattered apartment development within this area. While the area has experienced considerable commercial development, such development has been primarily confined along Minnesota Avenue, Central Avenue, 6th and 10th Streets, The commercial and apartment development has absorbed only a limited portion of this older district, yet no other new construction is occurring therein. The proper use and rehabilitation of this large central district is one of the major problems facing the city.

It should be primarily used for residential purposes and adequate protection should be provided so that a new development will replace the older and more obsolete structures.

The plan showing the location of new buildings for the years 1930 to 1935 indicates that only a very limited amount of new construction occurred during this period. A few residences were erected in the out-

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LOCATION OF  
NEW BUILDINGS  
1920-1930

DATA FOR THIS BASE  
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LOCATION OF  
NEW BUILDINGS  
1930-1935

DATA FOR THIS BASE  
MAP OBTAINED FROM  
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lying sections, especially in the western portion of the city where the cost of residences is somewhat higher than the average for the entire area. Again no tendency is evident towards rebuilding in the older central portions.

Only a small amount of new industrial development is shown on both maps. Such individual construction is, however, usually of a very extensive nature and a single plant often covers a large area and represents a large investment. The majority of the industrial development has occurred in the eastern part of the city along the railroads. This land is desirable for industrial use and industries should be encouraged to locate therein. It should also be noted that a large amount of industrial development has occurred within the Fairfax Industrial District. This district is located just beyond the corporate limits and new building permits are not recorded with the city.

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#### PAST AND PRESENT DENSITY OF POPULATION

Population density in different sections of the city are shown on the accompanying plate (Number 5) for the years 1910, 1920 and 1930, This density represents the average number of persons per acre for all of the area within the blocks but does not include the area within the streets. Comparison of these three plans indicate certain major trends within the city.

The older sections of the city, specifically the area between Ann and Tenney Streets east of 7th Street, had a comparatively high density of more than 50 persons per acre in 1910, The 1910 plan also shows that the Armourdale section was comparatively well developed at that time, much of this area having a density of nearly 40 persons per acre. The area containing the higher densities had expanded in 1920, and for the first time a density of more than 60 persons per acre appeared within the city. The area containing high densities had been considerably reduced, however, by 1930.

A comparison of the three plans indicates that the most pronounced trend has been the gradual enlargement of the area containing between 25 and 40 persons per acre, especially in the area surrounding the central business districts. There has also been a pronounced increase in the amount of area having a density of between 10 and 25 persons per acre. In 1910 a large portion of the city contained less than 10 persons per acre, whereas only a few sections contained such a density in 1930.

There has also been a tendency for certain isolated sections to develop with a higher density than the surrounding areas. The area be-

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DENSITY OF POPULATION  
1910

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DENSITY OF POPULATION  
1920

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DENSITY OF POPULATION  
1930

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tween 5th and 7th Streets, south of Quindaro, and the area around Bethany Park are examples. A more uniform density grading from the higher concentration of population around the business district to the more spacious development near the city limits, is the most desirable population pattern.

Present Density

The present density of population is generally satisfactory. The majority of the older residential districts average between 25 and 40 persons per acre and are generally similar to the densities found in other cities of comparable size. Such densities permit a spacious residential development that will preserve the character of the neighborhood, yet afford economy in the installation of public facilities. considerable portion of the city has a density of between 10 and 25 persons per acre. These areas are, however, primarily along the railroads and in the more rugged sections where a minimum amount of land is used for residential purposes. It is evident that high densities can never be expected in the areas containing a large amount of rugged land.

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CHANGES IN DENSITY

Plate Number 6 shows the changes in density that occurred between the years 1910 and 1920, and between 1920 and 1930, This plate more clearly indicates the trends in density during the part twenty years.

The most pronounced change between 1910 and 1920 was the gradual increase in densities throughout the entire city. Large portions of the city, especially the areas south and west of the business district, showed an increase in density of more than 10 persons per acre. There was also a rather uniform, but smaller, increase in densities in the more outlying sections, particularly in the Rosedale area. It will be noted that very few sections showed a loss of population during this period.

The plan showing the density changes between 1920 and 1930 presents a very different picture. Many sections of the city experienced decreases in density during this period. Furthermore, the majority of these sections are located in the areas which showed the largest gain in the preceding decade. The major decreases in density occurred in the areas south and northeast of the business district. The Armourdale section, immediately north of the Kansas River, also showed a loss of population. Practically all of the more outlying sections, however, showed an increase in density. For example, the area between Parallel Avenue and Wood Avenue west of 24th Street showed an average population increase of about 15 persons per acre.

The decreases that occurred within much of the older central section of the city, as well as the very minor increases that occurred within the remaining portion of this area, indicate a tendency towards a stabilized density. It appears that slightly less than 40 persons per

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CHANGES IN DENSITY  
1910-1920

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CHANGES IN DENSITY  
1920-1930

DATA FOR THIS BASE  
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acre is about the desirable average density for the older sections of the city. There is a pronounced tendency for the older and more highly congested districts -- those containing 50 or more persons per acre -- to decrease in density. There has been only a small amount of apartment development in these areas and the majority of the people are moving to more spacious single-family districts.

Only a limited area can be expected to have a high population density. The majority of the older residential districts should be protected against a more intensive use, and their population density should not exceed 40 persons per acre. In the more outlying sections an average density varying from 10 to 25 persons per acre would be desirable. This latter density (less than 25 persons per acre) would also be satisfactory in the areas beyond the city limits that will be developed in the future. The city will gain many advantages if these average densities can be secured in the future.

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## GROWTH AND DISTRIBUTION OF THE NEGRO POPULATION

An analysis should also be made of the racial characteristics of the population within the city.

Table Number 2 contains data regarding the amount of white, foreign born population living in Kansas City, Kansas, since 1890.

It should be noticed that foreign born persons formerly represented a considerable proportion of the total population. However, the percentage has rapidly decreased since 1910, so that now only about six per cent of the total population is foreign born. Unless there is some unexpected change in the national immigration laws, the amount of foreign born population in 1970 will be almost negligible.

According to the reports of the U.S. Census Bureau, the negro population in Kansas City, Kansas, has increased from 5,004 persons or 16.4 per cent of the total population in 1890, to 19,872 persons, or 16.6 per cent of the total population in 1930. During the last two decades, the negro population increased at a somewhat faster rate than the white race. This was primarily due to influx of negroes during the period of rapid expansion of the local industries. The rate of increase in the negro population was, however, less rapid between 1920 and 1930, and if this trend continues, the race will probably not represent a much larger percentage of the future population than they represent at present.

The accompanying plate (Number 7) shows the distribution of the Negro population for 1910, 1920 and 1936. This data was compiled from the records of the Board of Education. In 1910, the majority of the negro population was found scattered over a considerable area in the northeastern section of the city. A few other families were also found in other sections of the city,

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Table Number 2

GROWTH OF POPULATION ACCORDING TO RACE - 1890 TO 1930

Kansas City, Kansas

Year	White Population	% Total Population	Negro Population	% Total Population	Foreign-Born Population	% Total Population
1890	19,853	64.9	5,004	16.4	5,688	18.7
1900	44,903	77.7	6,515	11.3	6,377	11.0
1910	62,652	76.2	9,335	11.3	10,254	12.5
1920	75,047	74.2	14,474	14.3	11,656	11.5
1930	91,568	76.9	19,872	16.6	7,493	6.5

Data taken from U.S. Census Reports

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particularly around Waterway Park and in the eastern and western sections of Rosedale. In 1920, negroes were found in these same general areas, although they were in larger numbers, especially in the northeastern section of the city. Some negro population is also noted in the Armourdale section at this time.

The 1936 map shows a pronounced concentration of the negro population in the northeastern section of the city. Practically the entire area east of Seventh Street and North of Jersey Creek is occupied by this race. Moreover, the last decade shows considerable progress on the part of the negro population to develop this area so that it would afford such necessary facilities as parks, schools and business centers. This district offers distinct advantages to the negro race because of the present development of its own independent business district and because of its proximity to sources of employment in the nearby large industrial plants.

The 1936 map also shows a tendency to extend the boundaries of the district westward between the Kansas and Missouri tracks and State Avenue.

There has also been a considerable increase in the negro population around Big Eleven Park which population is now beginning to locate south of the business district generally around the intersection of Ninth Street and Ohio Avenue. This population also increased rapidly in the eastern part of the Armourdale district and in three sections of Rosedale, south of the Kansas River. Some negro population is beginning to locate in the northwestern part of the city between Memorial Park Cemetery and Quindaro Park.

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CITY PLANNING CONSULTANTS

SAINT LOUIS MISSOURI

DISTRIBUTION OF NEGRO POPULATION

1910

DATA FOR THIS BASE

MAP OBTAINED FROM

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WYANDOTTE COUNTY, KANSAS

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KANSAS CITY  
KANSAS

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DISTRIBUTION OF NEGRO POPULATION  
1920

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DISTRIBUTION OF NEGRO POPULATION  
1936

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## WYANDOTTE COUNTY, KANSAS

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While the negro population is now somewhat widely scattered, there are certain tendencies toward concentration in definite areas, for example, the large increase in the northeastern portion of the city. Many of the areas now occupied by negroes appear to be very logical locations for this race since they offer several desirable conveniences. Further provisions of the necessary facilities should be made in the proper locations in order to encourage additional concentration.

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19.

## EXISTING GENERAL LAND USES

The accompanying plate (Number 8) shows the general arrangement and extent of the major land uses as they exist at present. These land uses are the result of past growth and distribution of population within the city. The plan affords some conception of the areas that will be available for residential development in the future.

Industries and railroads have absorbed a large portion of the low-lying land along the Kansas River, Such locations are desirable for this type of use, and the area is not especially well adapted for residential purposes. Commerical uses have primarily followed along the major highways, such as Minnesota Avenue, Central Avenue, Argentine, and Southwest Boulevards.

Residential development occupies the majority of the incorporated area and is found throughout all sections of the city. A considerable portion of the city is still vacant although such areas are primarily found in the outlying sections and in the area immediately south of the river and north of Southwest Boulevard.

Preliminary computations reveal that the present population utilizes approximately 10,000 acres developed with the various urban land uses.

For every 100 persons within the city, there are slightly less than 8 acres of developed area. This gives an average density of about 12,6 persons per acre of developed area. These ratios are generally similar to the ratios in other cities of comparable size, although they are somewhat higher than in several cities. For example, the cities of Peoria, Illinois, and Binghamtom, New York, utilize slightly less than 6 acres

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EXISTING  
GENERAL LAND USES  
LEGEND  
PARKS & SEMI PUBLIC  
RESIDENTIAL  
INDUSTRIAL  
COMMERCIAL

DATA FOR THIS BASE  
MAP OBTAINED FROM  
PUBLIC RECORDS

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of developed area per 100 persons. This indicates that Kansas City has a more spacious type of development which is a most desirable characteristic and should be protected in the future.

Nearly 26 per cent of the total city area, or approximately 3500 acres, is now vacant, and could accommodate a large increase in population. While certain sections of this vacant land should be used for industry, and other portions are too rugged for residential development, there still remains a large area which should be absorbed by future population before any large amount of subdividing and development occurs beyond the present city limits.

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21.

#### FUTURE GROWTH OF POPULATION

The estimates regarding the amount of future population that could be expected within Kansas City, were based upon past growth and trends within the city and surrounding areas and upon probable future trends within the entire country. Statisticians agree that the United States is approaching a stationary population. Little or no increase is anticipated after 1960. An average of the different estimates indicates a total population of approximately 155,000,000, or an increase of about 35,000,000 over the 1930 population.

It is thus evident that cities cannot anticipate unlimited growth. Some, possessing unusually

favorable characteristics, may continue to grow after 1960, but they will only do so at the expense of some other area. The majority of the urban areas, particularly the larger cities, will also grow at a considerably slower rate in the future. Kansas City's rate of growth has been decreasing since 1910.

The accompanying chart (Plate Number 9) graphically shows the past and estimated future population growth in Kansas City and in the surrounding areas. It is estimated that the county population will be about 192,000 by 1970. Thereafter, it will remain generally stationary, or will increase at a very slow rate. This does not appear to be a too ambitious estimate,

A check upon this future population can be gained by noting that the population increase in the state during the past four decades averaged about 0.7 per cent of the total increase within the United States. The increase within the state has, however, been slightly less

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FUTURE GROWTH AND CHARACTERISTICS  
OF POPULATION

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TIME IN DECADES  
POPULATION GROWTH  
KANSAS CITY & ENVIRONS

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JULY 1937

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than this average during the past two decades. An average increase of about 0.65 per cent of the total increase within the country during the next 50 years appears logical. This would give a future population in the state of about 227,000. The population increase within Wyandotte County during the past four decades averaged about 25 per cent of the total increase within the state. It was considerably less, only 17 per cent, during the past decade, but it should be remembered that only one county within the state showed a larger increase during the period

and that the majority of the growth within the state will occur within and near the existing large cities. It is therefore estimated that the increase within Wyandotte County in the future will average about 22.5 of the increase within the state which would result in a total numerical increase of 51,000.

The past trends of growth within the different townships of the county clearly indicate that practically all the county's future growth will occur within Kansas City and the three surrounding townships. Furthermore, the majority of the growth in the three surrounding townships will be within the area adjoining Kansas City, and should logically become a part of the future urban area. It was therefore estimated that there would be a future numerical increase of about 50,000 within the city and urbanized portions of the surrounding townships. The surrounding townships now contain more than 13,000 persons, about 10,000 of which are located within the future urban area. The total future population of the city and environs will thus be about 181,000, This represents an increase of slightly less than 50 per cent of the

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25.

city's present population, which is certainly not an unreasonable amount when the past rate of growth is considered.

These 181,000 persons comprise the population with which the present city plan is primarily concerned. Since it will be an urban population, it must be provided with the necessary public facilities, such as major streets, parks, schools, utilities, and other physical improvements. The proposed distribution of this population and the area which it should absorb are discussed in the following sections of this report

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24.

## DISTRIBUTION OF FUTURE POPULATION

The proposed distribution of the future population within the city and its environs is shown on Plate Number 10. While no radical changes are proposed from past trends and existing distribution, the population is distributed somewhat more evenly and more compactly. The population is also better adapted to topographical conditions and to probable future land uses,

The plan shows a future distribution in the city of 146,000 or an increase of about 25,000 persons over the 1930 population. This population would absorb all the land in the present city limits that is well adapted for residential purposes. It will be noted, however, that no population is located within large portions of the city that are well adapted for industrial use. The areas along the Kansas River are examples of these districts.

It should be further noted that no population is located within the extremely rugged portions of the city, particularly in the extreme northern and extreme southern sections. While the crests of the hills within these areas are utilized because of the fine residential sites which they afford, no residential use is to be made of the steeper and more rugged portions of the valleys. The existing development in these areas is, for the most part, of an inferior quality,

and abandonment would not involve any large financial loss. In fact, many economies could undoubtedly be obtained if there were no streets to maintain on steep slopes, and if no utilities were necessary within these areas. These rugged areas could either remain vacant wooded tracts or be used

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FUTURE DISTRIBUTION  
OF POPULATION

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25.

for informal and naturalistic park areas. Since many of them would be interspersed within the residential section, they would tend to protect the character of the neighborhoods.

The plan also shows a future distribution outside of the present city limits of about 35,000. Here again, the population has been adapted to topographical conditions and is also located in areas which are now experiencing considerable urban development. An additional population of about 13,000 persons is proposed in the southern portion of the county south of the Kansas River. The attractive topography and the rapid urban development in the northern portion of Johnson County has already encouraged considerable growth in this area. However, only the higher land near the present city limits and areas within reasonable access of important highways are proposed for urbanization.

A large population increase is proposed west of the present city limits and north of the Kansas River. This land is gently undulating and is exceptionally well adapted for residential

purposes. The future population in this area extends nearly a mile and half from the present city limits. A considerable increase in population is also provided in the northwestern portion of the city. The high land in this general area provides excellent residential sites, especially in the portions overlooking the Missouri River valley.

On the basis of past growth, the future city will contain many Negroes, although this race will probably represent less than twenty per cent of the total population. The necessary public improvements must be provided for all persons and economics will result if the population is not continually shifting so as to require new facilities before

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expensive existing improvements have outlived their usefulness.

Much of the negro population will undoubtedly continue to concentrate in the northeastern portion of the city. This district is near sources of employment, especially the Fairfax area, and it is also sufficiently large and compact to permit a logical development of facilities such as schools, parks, shopping centers and the like. Many other desirable locations are also available throughout other sections of the city. Some of these would be near the other large industrial districts and area could also continue to be used in certain of the more outlying sections.

The plan shows a future urban area outside of the present city limits of about 3,700 acres. This would provide for a compact development yet insure a spacious character in the residential sections. To permit urban development to locate within a larger area would only invite a scattered population and prevent the attainment of maximum economies. The proposed urban area will accommodate adequate park and school sites as well as an adequate industrial, commercial and semi-public development, A healthful, orderly and economical city should result from this population pattern.

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27.

## FUTURE DENSITY OF POPULATION

The densities that would result from the distribution of future population are shown on Plate Number 11. There is only a limited area in which the density would exceed 40 persons per acre. The majority of this area surrounds the central business district, although a small amount is located in the Armourdale section immediately north of the Kansas River. Such areas are well adapted for apartment development, which explains their higher densities. They are close to the business district and are also readily accessible to potential sources of employment in nearby industrial districts. They permit a more intensive use of land that, for the most part, has a comparatively high assessed valuation.

The higher densities in the Armourdale district are based upon the possibilities of large-scale housing developments for the lower income workers. The residents within this area would be very conveniently located to the large manufacturing plants which employ many persons. The densities within these potential apartment districts are not unusually high, and would

permit adequate open spaces around the buildings, as well as considerable park and playground area for the use of the residents.

The majority of the city, particularly the central portions now developed for residential use, would have a rather uniform density of between 25 and 40 persons per acre, probably averaging about 33 persons per acre. Preceding studies (see Plates Number 5 and 6) indicated a pronounced trend toward such a density. It would permit an economical development of the necessary public facilities, yet provide for a desirable and spacious residential development that would be able to retain

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FUTURE DENSITY OF  
POPULATION

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28.

its character for a long period.

Under the proposed plan certain sections of the city would have a density of less than 25 persons per acre, and a few would even have a density of less than 10 persons per acre. These sections are, however, primarily found around the outskirts of the present city limits and include a large amount of rugged land which should not be used for residential purposes.

Beyond the present city limits, an average density of between 10 and 25 persons per acre is proposed. Somewhat larger lots should be provided in this area and, while a few sections might contain a density exceeding 25 persons per acre, the average of the entire district should be comparatively low. It is most important, however, that this area ultimately be compactly

developed rather than contain large vacant sections through which streets and utilities would have to be extended to serve more outlying developments.