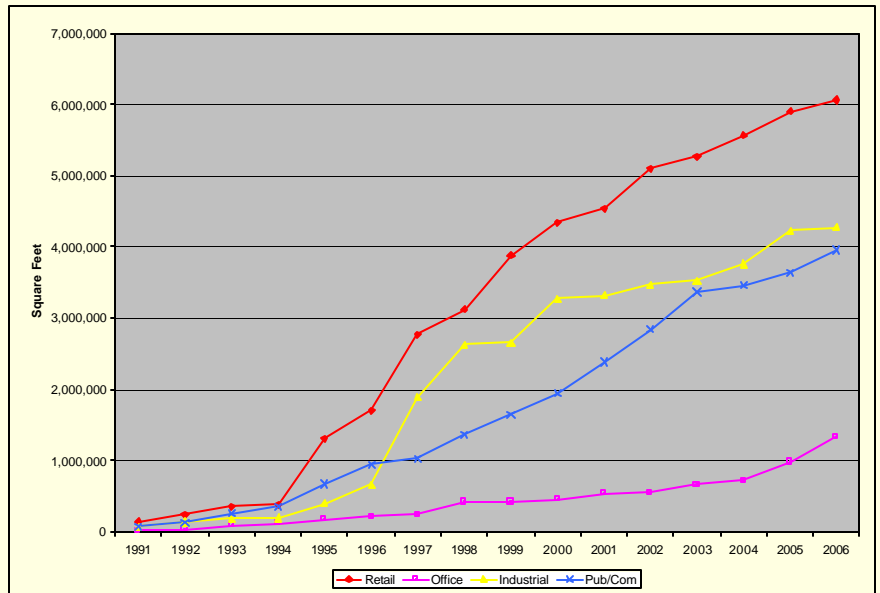


Olathe Growth Patterns 1991-2006



Residential Development
Non-Residential Development
Population and Area Growth

Residential Development

- Between 1991 and 2006, 15,597 new single-family units and 5,854 multi-family units were constructed in Olathe. The total number of residential units increased from roughly 23,500 in 1991 to nearly 43,000 in 2006.
- 1994, 1999, and 2001 were peak years for residential construction, with more than 1,800 total new units in each of these years. The largest annual residential growth occurred in 1999, with the construction of 1,505 single-family units and 857 multi-family units, for a total of 2,362 units.
- During the 1990's, peaks in multi-family construction mirrored single-family unit increases, but the years 2002-2006 indicate a trend of declining rates of single-family unit construction paired with increases in multi-family unit construction.
- Typically, the second quarter of each year saw the highest level of residential construction, averaging 32% of total yearly construction from 2002-2006. The fourth quarter was generally the slowest quarter for residential construction, averaging just under 20% of the yearly total from 2002-2006.

New Residential Units 1991-2006

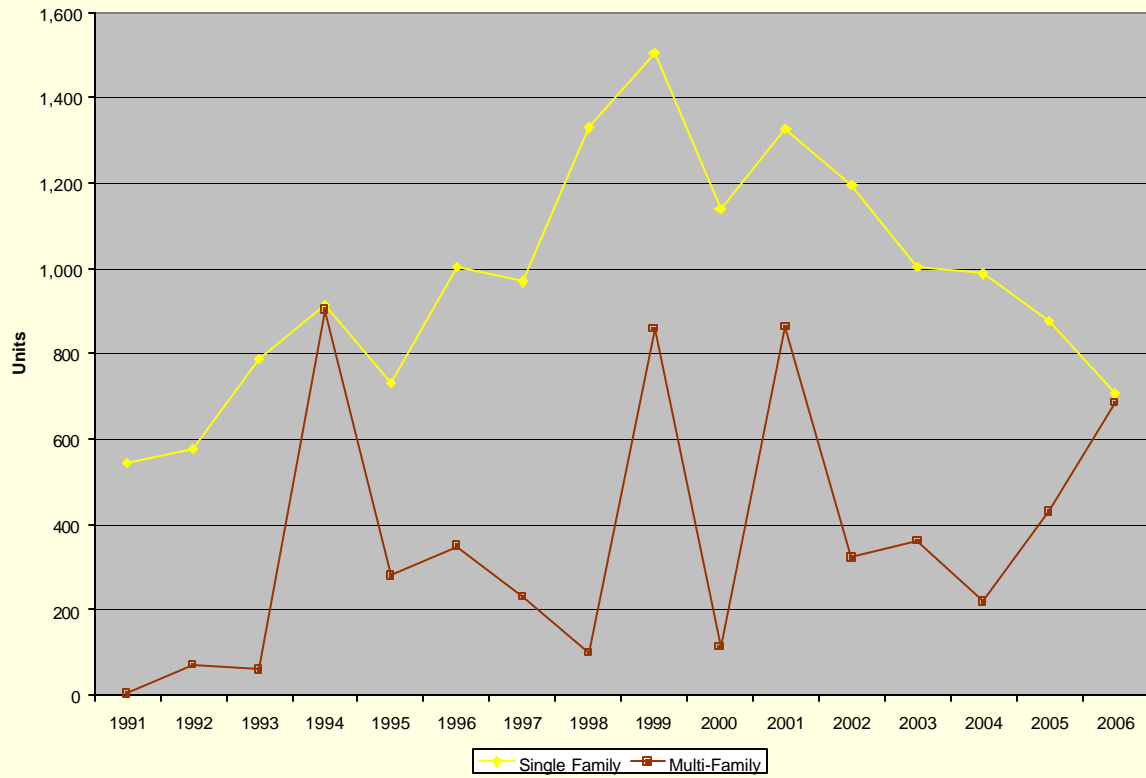
Year	New Single Family Units	New Multi-Family Units	Total New Units	Net Unit Increase*	Total Units	Total Units Corrected to Census
1990	628	28	656	630	23,040	23,040
1991	544	4	548	524	23,564	23,475
1992	576	72	648	622	24,186	24,008
1993	788	60	848	818	25,004	24,737
1994	914	902	1,816	1,767	26,771	26,415
1995	733	280	1,013	980	27,751	27,306
1996	1,003	349	1,352	1,312	29,063	28,529
1997	969	232	1,201	1,164	30,226	29,603
1998	1,329	100	1,429	1,387	31,614	30,902
1999	1,505	857	2,362	2,302	33,916	33,115
2000	1,140	114	1,254	1,216	35,132	34,242
2001	1,327	864	2,191	2,134	36,374	36,374
2002	1,195	322	1,517	1,474	37,848	37,848
2003	1,003	363	1,366	1,326	39,174	39,174
2004	987	219	1,206	1,169	40,342	40,342
2005	878	430	1,308	1,269	41,611	41,611
2006	706	686	1,392	1,351	42,962	42,962

*Includes U.S. Census derived multipliers for unit loss and expired permits

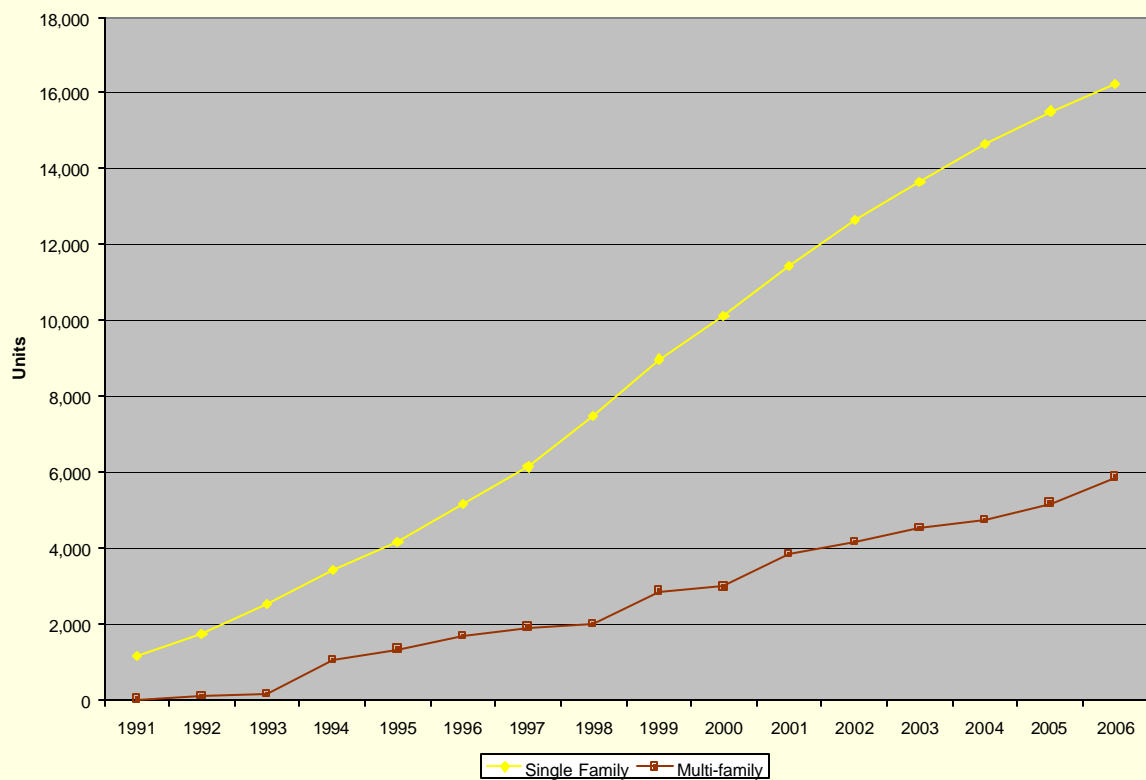


Residential Development

New Residential Units 1991-2006

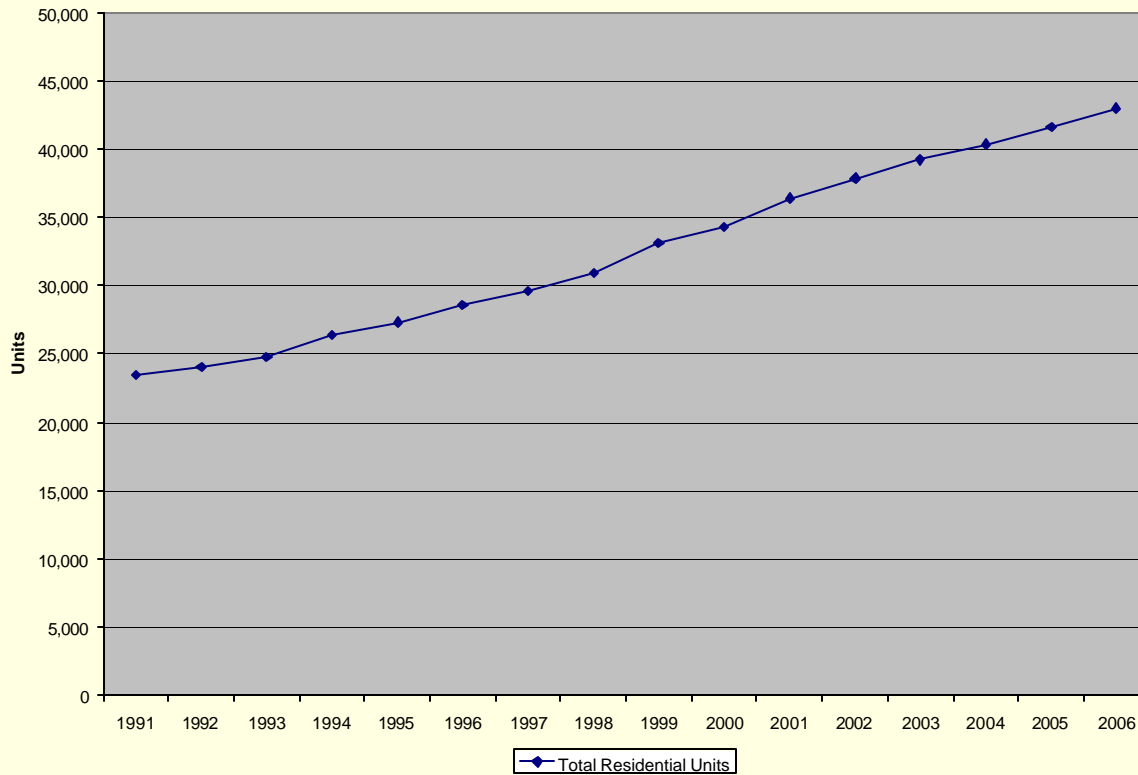


Cumulative Residential Units Added 1991-2006



Residential Development

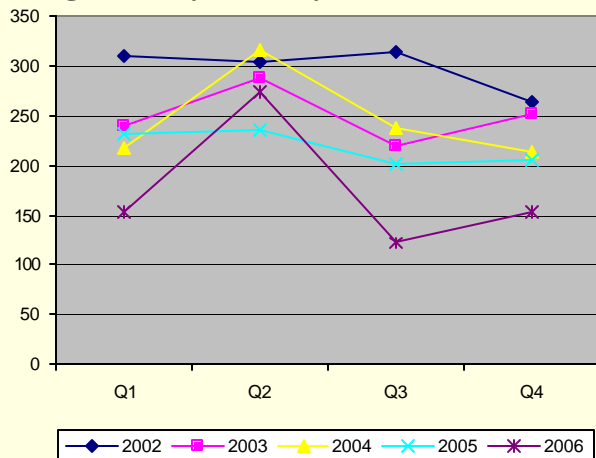
Total Residential Units 1991-2006



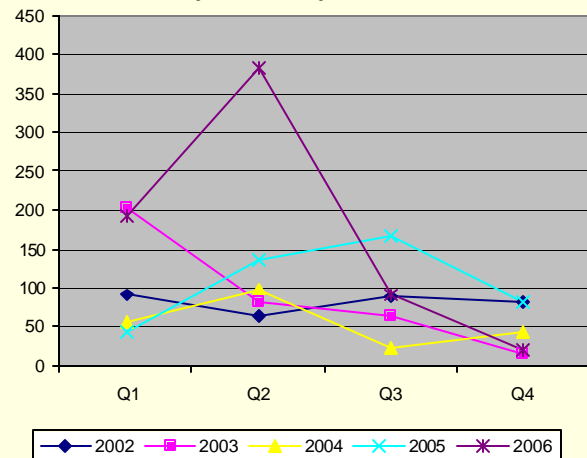
Residential Units by Quarter 2002-2006

	Q1			Q2			Q3			Q4		
	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total
2002	311	91	402	304	62	366	315	88	403	265	81	346
2003	241	201	442	288	82	370	221	64	285	253	16	269
2004	218	56	274	316	99	415	239	22	261	214	42	256
2005	232	44	276	236	136	372	203	168	371	207	82	289
2006	155	192	347	274	383	657	122	91	213	155	20	175

Single Family Units by Quarter 2002-2006



Multi-Family Units by Quarter 2002-2006



Non-Residential Development

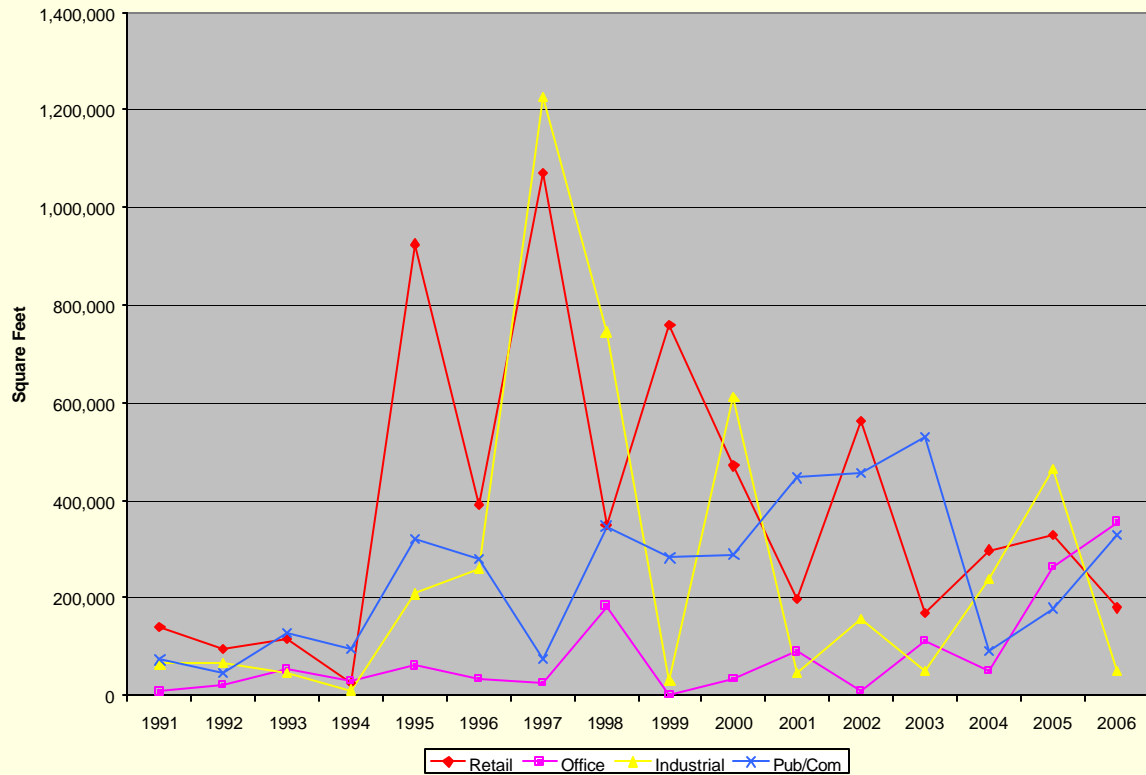
- The early 1990's were a period of modest non-residential growth. From 1991-1994, roughly 1 million total square feet of non-residential development occurred, with less than 350,000 square feet added in each of these years. The year 1995 marked the beginning of a surge in non-residential development that has continued to the present. In 1995 alone, more than 1.5 million square feet of non-residential space was added. The largest yearly increase in non-residential square footage occurred in 1997, when nearly 2.4 million square feet were added.
- Between 1991 and 1996, retail square footage has grown most rapidly, adding more than 6 million square feet during this period to a total of more than 9 million square feet. Industrial growth has also been strong, adding more than 4 million square feet for a total of roughly 14.3 million square feet. Office growth has occurred at a slower rate, adding just over 1 million square feet during this fifteen year period, for a total of 2.5 million square feet.
- Growth in schools, churches, and other public and community space represents a large part of the total non-residential development in Olathe between 1991 and 2006. The roughly 4 million square feet of public and community square footage added over the past fifteen years comprises more than a quarter of the total non-residential square footage added over this period.
- Over the past fifteen years, the annual increase in non-residential square footage has been highly variable. Years of high growth were often followed immediately by years of lower growth as markets absorbed existing available square footage.
- Between 1991 and 2006, the mix of non-residential uses in Olathe has shifted. In 1991, there was approximately 3.2 times the amount of industrial square footage compared to retail square footage. By 2006, this figure had shrunk to 1.5 times the amount of retail space. Office square footage, which has grown much more slowly than retail and industrial square footage over the past fifteen years, continues to shrink as a percentage of the total non-residential square footage in Olathe. Strong office growth in 2005 and 2006 may indicate a reversal of this trend, however.

New Non-Residential Square Footage 1991-2006

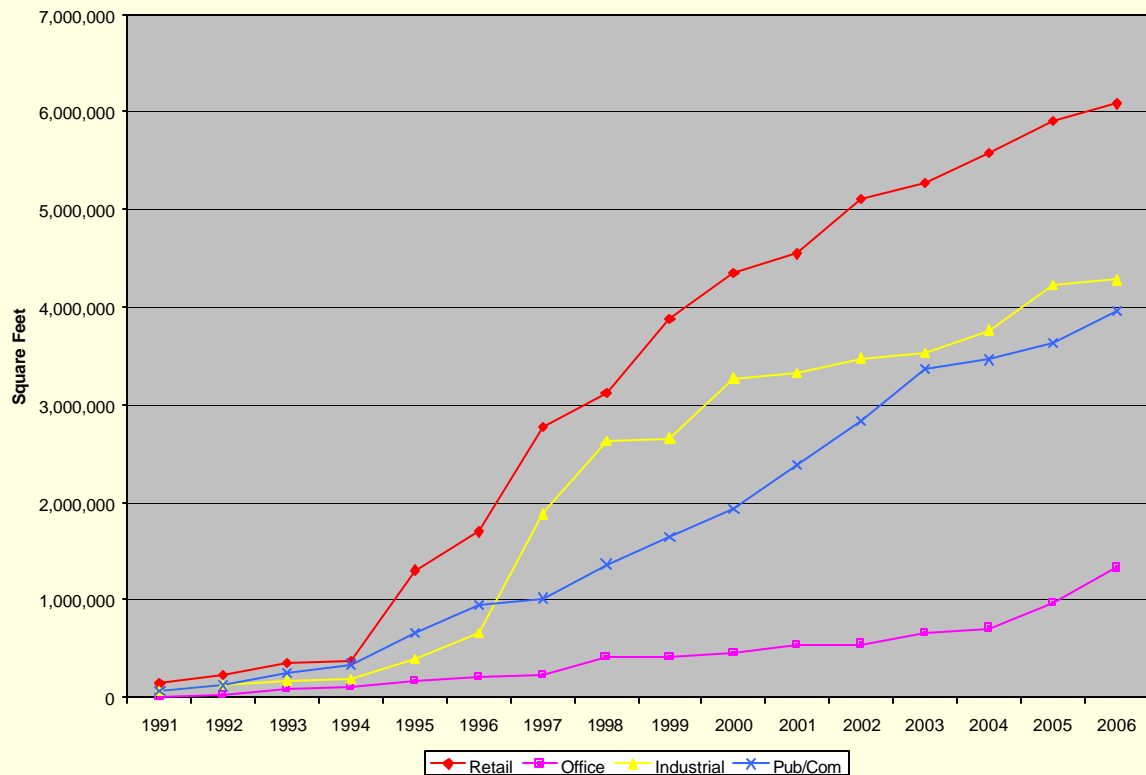
Year	Retail Sq. Ft.	Office Sq. Ft.	Industrial Sq. Ft.	Public / Community Sq. Ft.	Total Non-Residential Sq. Ft.
1991	140,386	7,638	65,117	72,965	286,106
1992	95,941	21,286	66,526	46,784	230,537
1993	116,739	52,988	47,348	127,814	344,889
1994	27,026	29,901	10,504	95,781	163,212
1995	924,966	60,965	208,457	321,693	1,516,081
1996	392,081	33,370	258,258	279,931	963,640
1997	1,071,141	25,876	1,226,122	74,200	2,397,339
1998	348,766	182,685	744,278	346,381	1,622,110
1999	759,839	0	31,288	281,745	1,072,872
2000	470,681	34,774	612,461	289,670	1,407,586
2001	196,447	89,448	46,683	445,891	778,469
2002	561,346	8,766	157,496	454,952	1,182,560
2003	169,254	111,205	50,089	529,714	860,262
2004	298,108	51,298	237,222	89,883	676,511
2005	327,666	262,696	463,476	178,877	1,232,715
2006	179,598	354,949	51,166	328,060	913,773

Non-Residential Development

New Non-Residential Square Footage 1991-2006



Cumulative Non-Residential Square Footage Added 1991-2006

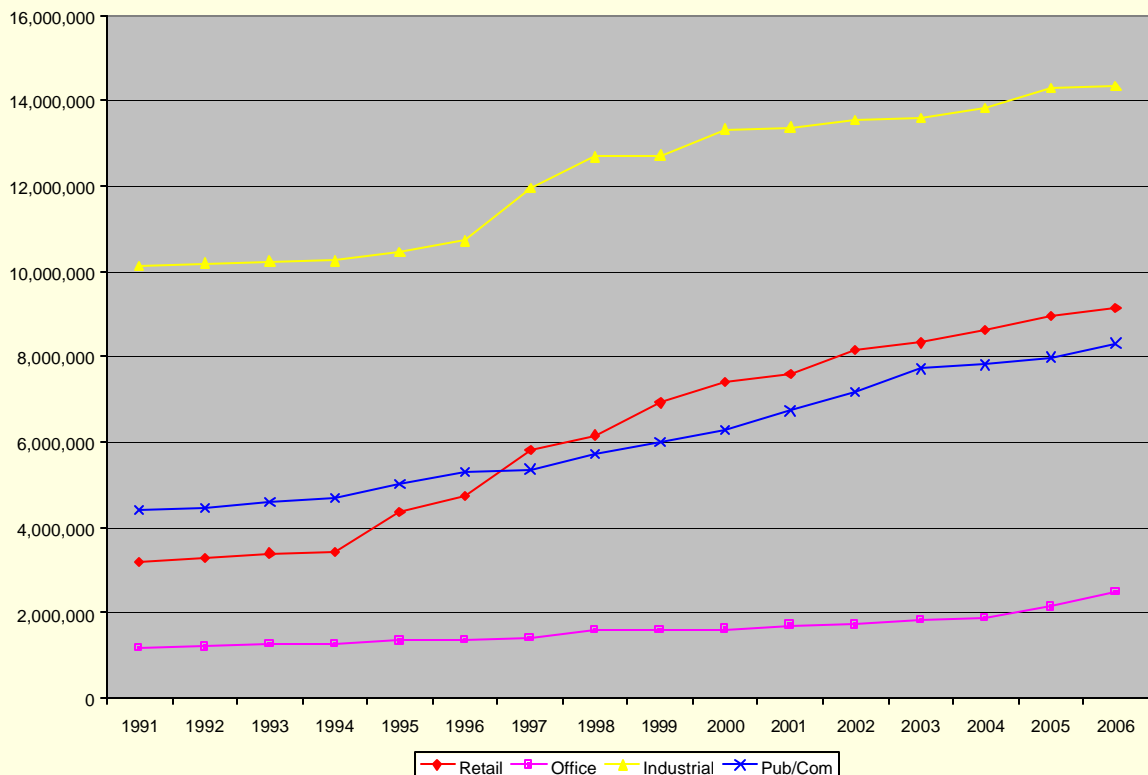


Non-Residential Development

Total Non-Residential Square Footage 1991-2006

Year	Retail Sq. Ft.	Office Sq. Ft.	Industrial Sq. Ft.	Public / Community Sq. Ft.	Total Non-Residential Sq. Ft.
1991	3,189,258	1,185,078	10,123,559	4,423,978	14,497,895
1992	3,285,199	1,206,364	10,190,085	4,470,762	14,681,648
1993	3,401,938	1,259,352	10,237,433	4,598,576	14,898,723
1994	3,428,964	1,289,253	10,247,937	4,694,357	14,966,154
1995	4,353,930	1,350,218	10,456,394	5,016,050	16,160,542
1996	4,746,011	1,383,588	10,714,652	5,295,981	16,844,251
1997	5,817,152	1,409,464	11,940,774	5,370,181	19,167,390
1998	6,165,918	1,592,149	12,685,052	5,716,562	20,443,119
1999	6,925,757	1,592,149	12,716,340	5,998,307	21,234,246
2000	7,396,438	1,626,923	13,328,801	6,287,977	22,352,162
2001	7,592,885	1,716,371	13,375,484	6,733,868	22,684,740
2002	8,154,231	1,725,137	13,532,980	7,188,820	23,412,348
2003	8,323,485	1,836,342	13,583,069	7,718,534	23,742,896
2004	8,621,593	1,887,640	13,820,291	7,808,417	24,329,524
2005	8,949,259	2,150,336	14,283,767	7,987,294	25,383,362
2006	9,128,857	2,505,285	14,334,933	8,315,354	34,284,429

Total Non-Residential Square Footage 1991-2006



Growth Comparisons

- A comparison of annual growth rates for residential units and non-residential square footage suggests a relationship where increases in residential construction are followed in the subsequent year by increases in non-residential development. The second graph on the following page indicates the pattern by shifting data for non-residential construction forward one year, to visually represent the relationship between new residential units and new non-residential square footage.
- Between 1991 and 2006, residential units have increased by a total of 93%. During the same period, non-residential square footage has increased by 110%. Although the non-residential growth rate since 1991 exceeds the residential growth rate for the same period, annual residential growth rates have generally matched non-residential growth rates over the past several years.

Comparison of Residential and Non-Residential Growth 1991-2006

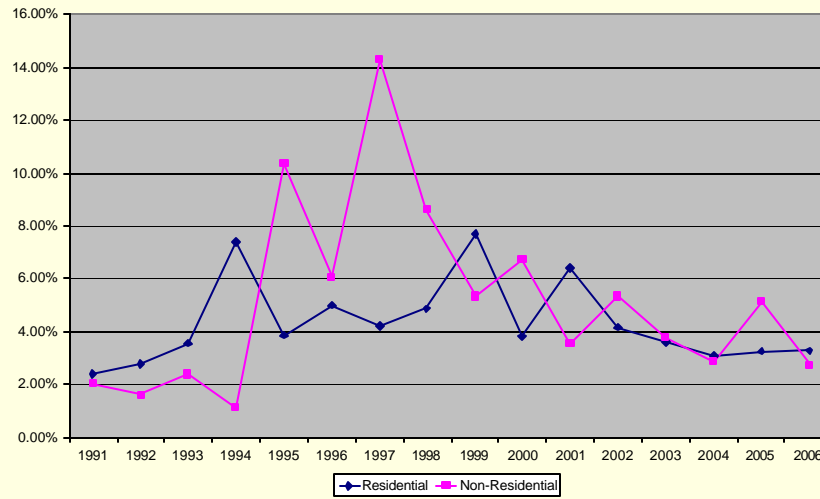
Year	New Residential Units	New Non-Residential Sq. Ft.	Total Residential Units	Total Non-Residential Sq. Ft.
1991	548	286,106	23,475	14,497,895
1992	648	230,537	24,008	14,681,648
1993	848	344,889	24,737	14,898,723
1994	1,816	163,212	26,415	14,966,154
1995	1,013	1,516,081	27,306	16,160,542
1996	1,352	963,640	28,529	16,844,251
1997	1,201	2,397,339	29,603	19,167,390
1998	1,429	1,622,110	30,902	20,443,119
1999	2,362	1,072,872	33,115	21,234,246
2000	1,254	1,407,586	34,242	22,352,162
2001	2,191	778,469	36,374	22,684,740
2002	1,517	1,182,560	37,848	23,412,348
2003	1,366	860,262	39,174	23,742,896
2004	1,206	676,511	40,342	24,329,524
2005	1,308	1,232,715	41,611	25,383,362
2006	1,355	913,773	42,962	34,284,429

Comparison of Residential and Non-Residential Growth Rates 1991-2006

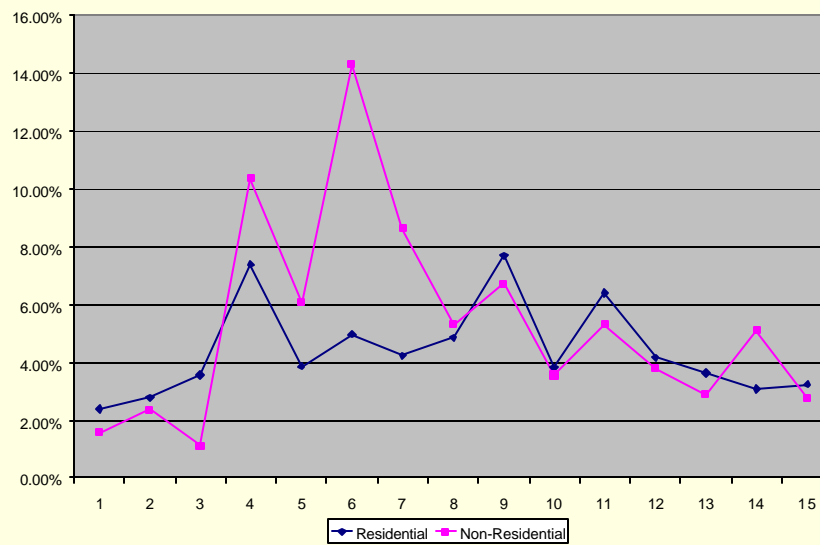
Year	Annual Residential Growth Rate	Annual Non-Residential Growth Rate	Residential Growth Rate Since 1991	Non-Residential Growth Rate Since 1991
1991	2.39%	2.01%	2.39%	2.01%
1992	2.77%	1.60%	5.22%	3.64%
1993	3.55%	2.37%	8.92%	6.06%
1994	7.38%	1.10%	16.84%	7.21%
1995	3.85%	10.35%	21.25%	17.88%
1996	4.97%	6.07%	27.15%	24.66%
1997	4.23%	14.30%	32.39%	41.53%
1998	4.85%	8.62%	38.62%	52.94%
1999	7.68%	5.32%	48.92%	60.49%
2000	3.80%	6.72%	54.39%	70.39%
2001	6.41%	3.55%	63.95%	75.87%
2002	4.18%	5.32%	70.57%	84.19%
2003	3.61%	3.76%	76.53%	90.25%
2004	3.08%	2.86%	81.79%	95.01%
2005	3.25%	5.10%	87.49%	103.68%
2006	3.26%	2.74%	93.40%	110.11%

Growth Comparisons

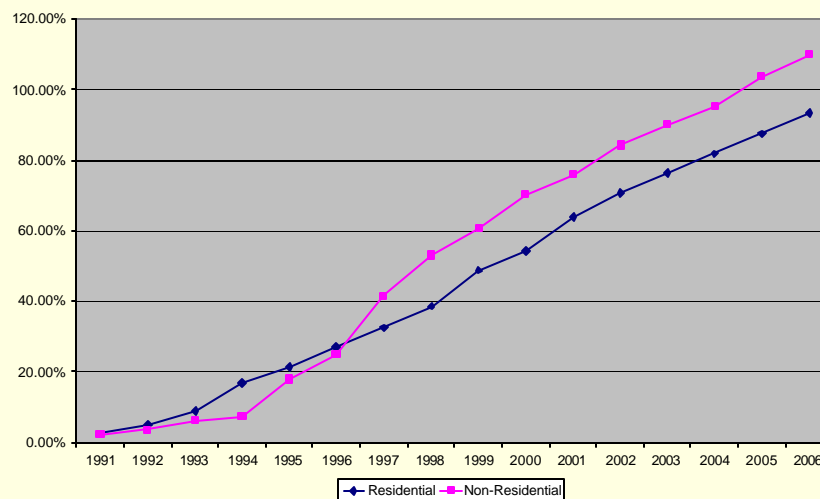
Annual Residential and Non-Residential Growth Rate 1991-2006



Annual Residential and Shifted Non-Residential Growth Rate 1991-2006



Residential and Non-Residential Growth Rate Since 1991



Population and Area Growth

- The population of the City of Olathe is estimated to have increased by more than 84% between 1991 and 2006, from 65,884 to 119,271. The largest annual increase in population occurred in 1999, with more than 6,000 estimated new residents.
- Annual population growth over the past five years (2002-2006) has been steady at between 3,000 and 4,000 residents a year. The late 1990's witnessed more erratic population growth ranging from 2,962 new residents in 1997 to 6,096 residents in 1999.
- The rate of population growth has exceeded considerably the rate of land area growth in the City of Olathe over the past fifteen years. Olathe's population increased by more than 84% between 1991 and 2006, while area growth increased by roughly 33%. Between 2000 and 2004, Olathe's area growth was relatively flat, but the City's boundaries have expanded more quickly over the past two years (2005-2006).

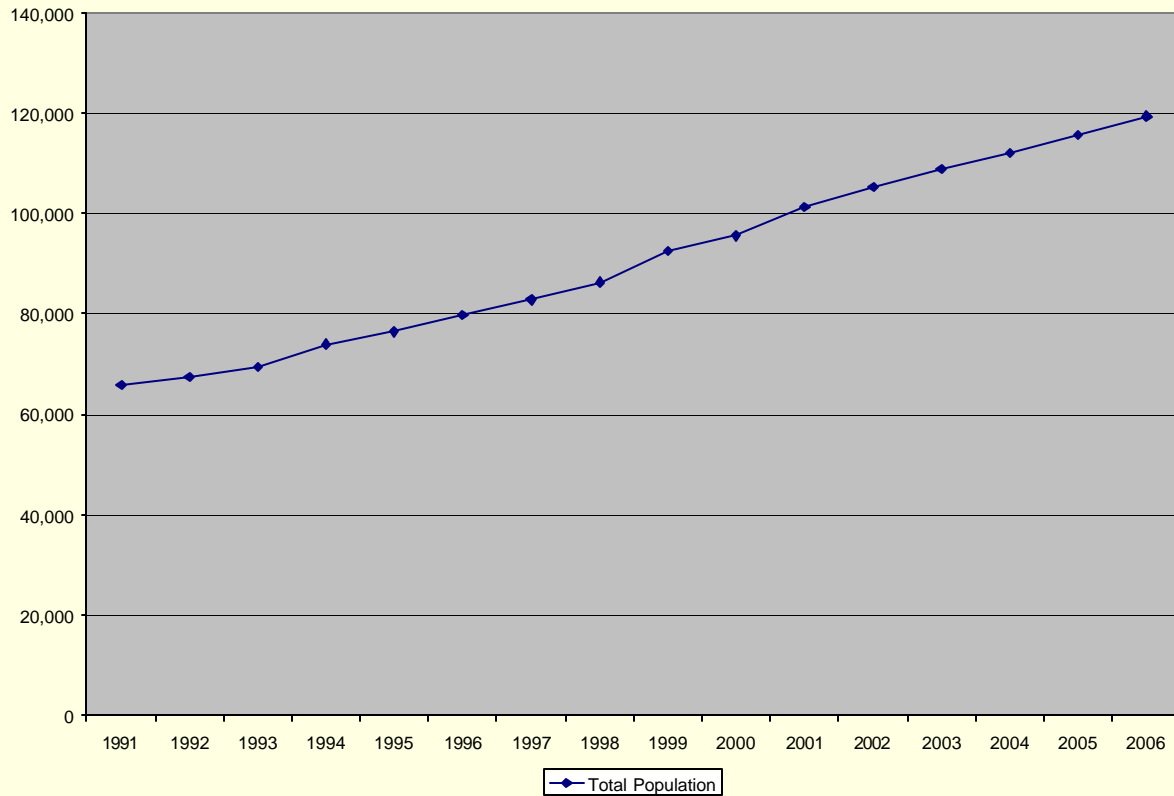


Population and Area Growth 1991-2006

Year	New Population	Total Population	New Sq. Miles	Total Sq. Miles	Population Growth Rate Since 1991	Area Growth Rate Since 1991
1991	1,199	65,884	0.66	45.25	1.85%	1.48%
1992	1,469	67,352	0.08	45.33	4.12%	1.66%
1993	2,009	69,361	0.58	45.91	7.23%	2.96%
1994	4,622	73,983	0.21	46.12	14.37%	3.43%
1995	2,454	76,437	0.31	46.43	18.17%	4.13%
1996	3,369	79,806	2.30	48.73	23.38%	9.28%
1997	2,962	82,768	0.57	49.30	27.95%	10.56%
1998	3,577	86,345	1.48	50.78	33.49%	13.88%
1999	6,096	92,441	3.52	54.30	42.91%	21.78%
2000	3,105	95,546	0.41	54.71	47.71%	22.70%
2001	5,756	101,302	0.31	55.02	56.61%	23.39%
2002	4,042	105,344	0.63	55.65	62.86%	24.80%
2003	3,636	108,979	0.30	55.95	68.48%	25.48%
2004	3,206	112,185	0.33	56.28	73.43%	26.22%
2005	3,480	115,665	2.21	58.49	78.81%	31.17%
2006	3,706	119,371	0.92	59.41	84.54%	33.24%

Population and Area Growth

Total Population 1991-2006



Population and Area Growth Rates 1991-2006

