

**City of Topeka, Kansas
2006**

Quick Reference Business Profile

TOPEKA, KANSAS

Topeka, the capital of Kansas, is the regional center for a seven-county area serving over 343,000 people in northeast Kansas. Topeka has a diverse business community ranging from federal and state government to distribution centers and manufacturing facilities, complimented by a full range of retail and service businesses. Payless ShoeSource, Hill's Pet Nutrition, Security Benefit Group, Western Resources, and Blue Cross and Blue Shield of Kansas are all headquartered in Topeka.

Washburn University, located in the center of the city, offers undergraduate degrees in more than 45 different areas and a wide variety of professional graduate programs including a law school. Washburn, which serves a student population of over 7,300, has new campus living centers and lifestyle amenities that have resulted in more traditional students finding Washburn a perfect fit for their college years.

Topeka is also the home of the Kaw Area Technical School which offers a wide variety of secondary, post-secondary and customized business training programs. In addition, the University of Kansas, Kansas State University, and Emporia State University are within an hour's drive bringing the total number of college students in the immediate area to more than 63,000.

Topeka and Shawnee County are served by five public school districts that offer a wide variety of quality educational programs to more than 26,000 students. Additionally, a number of private schools provide educational alternatives to both elementary and secondary students.

As a city of 123,000, Topeka offers a quality of life that includes a zoo, parks, golf courses, community theatre, concerts and shows, festivals, sporting events, and myriad social services. Attractions include Heartland Park Topeka, the Brown vs. Board National Historic Site, the State Capitol complex and Governor's Mansion, the Kansas History Center, the Great Overland Station and a variety of museums.

The community boasts two outstanding hospitals, five specialized medical facilities, and a wide variety of specialized health services that make it a major regional medical center for the state.

The newly remodeled Topeka and Shawnee County Public Library designed by noted architect Michael Graves is considered one of the most modern libraries in the country.

SHAWNEE COUNTY, KANSAS

Topeka is also the county seat of Shawnee County, Kansas which has a population of more than 171,000 and an area of 550 square miles. In addition to Topeka, Shawnee County includes three small incorporated towns and a variety of recreational facilities, lakes, golf courses and both suburban and "rural" housing options.

Shawnee County is the central county of the Topeka Metropolitan Statistical Area, an area that includes the four surrounding counties of Jackson, Jefferson, Osage and Wabaunsee Counties. Collectively, the five counties of "Metro Topeka" include a population of more than 227,000 people.

TRANSPORTATION / LOCATION

Topeka’s transportation needs are served by a comprehensive transportation network.

- Highways:** Interstate Highway 70 / 470
Interstate Highway 35 / 335 (*Kansas Turnpike*)
U. S. Highway 24
U. S. Highway 40
U. S. Highway 75
Kansas Highway 4
- Railroads:** Burlington Northern Santa Fe (freight)
Union Pacific (freight)
AMTRAK Passenger Rail Service (*Southwest Chief – Chicago to Los Angeles*)
- Air Services:** Forbes Field Airport (FOE) South Topeka
Longest Rnwy: 13/31 = 12,800’ x 200’
(FBOs, maintenance, hangar rental, limited scheduled air service)
Philip Billard Municipal Airport (TOP) Northeast Topeka
Longest Rnwy: 13/31 = 5,100’ x 150’
(FBO, maintenance, hangar rentals)
Kansas City International (MCI), a 73 mile Interstate drive east of Topeka, is served by 13 major commercial airlines and their connection partners. They offer over 200 daily departures with nonstop jet service to 43 destinations.
- Bus Lines:** Greyhound Lines (Intercity)
Topeka Transit (Intracity)
- Motor Freight:** More than 300 companies serve the Topeka/Kansas City region. Topeka has a wide variety of regional/national carriers with local terminals.

Topeka is located in the center of the country approximately equidistant between the Pacific and Atlantic coasts and between Mexico and Canada.

Mileage From Topeka

City	State	Miles
Lawrence	KS	29
Manhattan	KS	55
Kansas City	KS	62
Wichita	KS	138
Omaha	NB	151
Tulsa	OK	203
Des Moines	IA	207
Oklahoma City	OK	270
St. Louis	MO	292
Little Rock	AR	350
Minneapolis	MN	424
Dallas	TX	436
Denver	CO	500

Source: Kansas Dept of Transportation, 2006

POPULATION**Population Change
1980 – 2004**

Year	Topeka	Shawnee County	Topeka Metro (Five County)	Kansas
2004	121,809	171,716	227,820	2,735,502
2000	122,377	169,871	224,551	2,688,824
1990	119,883	160,976	210,257	2,477,588
1980	118,690	154,916	203,953	2,364,235

Source: U.S. Census Bureau and K.U. Policy Research Institute, 2004

**Components of
Shawnee County Population**

Area	2004 Population	% of County Population
Topeka- city	121,809	70.9%
Rural- Rest of County	46,436	27.0%
Silver Lake- city	1,353	0.8%
Auburn- city	1,125	0.7%
Rossville- city	993	0.6%
SHAWNEE COUNTY	171,716	100.0%

Source: 2004 Estimate, K.U. Policy Research Institute

Population Characteristics

CHARACTERISTIC	TOPEKA	SHAWNEE COUNTY	KANSAS	U. S.
Median Age	36.3	37.1	35.2	36.2
% Under 5 years of age	7.0%	6.8%	7.0%	7.0%
% Age 65 and older	15.1%	13.7%	13.3%	12.0%
Average Household Size	2.27	2.39	2.51	2.59
Owner-occupied Housing	60.7%	67.4%	69.2%	66.2%
Vacant Housing Units	7.5%	6.6%	8.2%	9.0%
High School Graduate or Higher, Age 25+	85.9%	88.1%	86.0%	80.4%
Bachelor's degree or Higher, Age 25+	25.3%	26.0%	25.8%	24.4%
Foreign Born	3.3%	2.7%	5.0%	11.1%
Average Travel time to work (minutes)	16.6	18.0	19.0	25.5
Speak a language other than English at home- Age 5+	7.0%	6.1%	8.7%	17.9%
Population Age 16+ in the Labor Force	65.0%	67.1%	67.5%	63.9%
Percent of Families below Poverty Level	8.5%	6.3%	6.7%	9.2%

Source: U.S. Census Bureau, 2000

ECONOMIC CHARACTERISTICS

Characteristic	City of Topeka	Shawnee County	Kansas
Average Per Capita Income (\$'s)	\$19,555	\$20,904	\$20,506
Median Household Income (\$'s)	\$35,928	\$40,988	\$40,624
Median Household Income:			
Less than \$25,000	33.3%	28.2%	28.7%
\$25,000 to \$74,999	52.8%	53.6%	52.3%
\$75,000 and Above	13.8%	18.2%	19.0%
Median Family Income (\$'s)	\$45,803	\$51,464	\$49,624
Median single-family home value (owner occupied)	\$68,800	\$81,600	\$83,500
Median Monthly Rent in 1999 dollars (for renter occupied units)	\$486	\$494	\$498

Source: U.S. Census Bureau, Census 2000

TRADE CHARACTERISTICS

Topeka is the center of a major trade territory in northeast Kansas. One measure of the relative strength of the Topeka marketplace is its "Trade Pull Factor", the relative strength of the local marketplace in "pulling in trade" from outside the local county. "Trade Area Capture" is the adjusted "population" of Topeka/Shawnee County in terms of the strength of retail sales in the local marketplace, or an estimate of the size of the local marketplace. About 200,000 people utilize Topeka as their primary shopping hub.

Shawnee County Trade

Index	Value	Shawnee County Rank (N = 105)*
Trade Pull Factor	1.18	5
FY 2004 Per Capita Retail Sales	\$726.94	6
2004 Nominal Retail Sales (Millions of Dollars)	\$2,322.5	3
Trade Area Capture	196,292	3
FY 2004 Bank Deposits (Millions of Dollars)	\$3,397.3	3

* Rank among Kansas' 105 Counties (Rank 1 = Highest, Rank 105 = Lowest)

Sources: Kansas State University, Research & Extension, 2004

University of Kansas, Policy Research Institute, 2004

LABOR FORCE / EMPLOYMENT**Civilian Labor Force**
(Place of Residence Data)**April, 2006 (Preliminary)**

Labor Force	City of Topeka	Shawnee County	Metro Topeka (5 County)	State of Kansas
Civilian Labor Force	64,967	92,392	122,026	1,474,872
Employed	61,452	88,167	116,475	1,412,443
Unemployed	3,515	4,225	5,551	62,429
Unemployment Rate	5.4 %	4.6 %	4.5 %	4.2 %

Source: Kansas Department of Labor, April, 2006

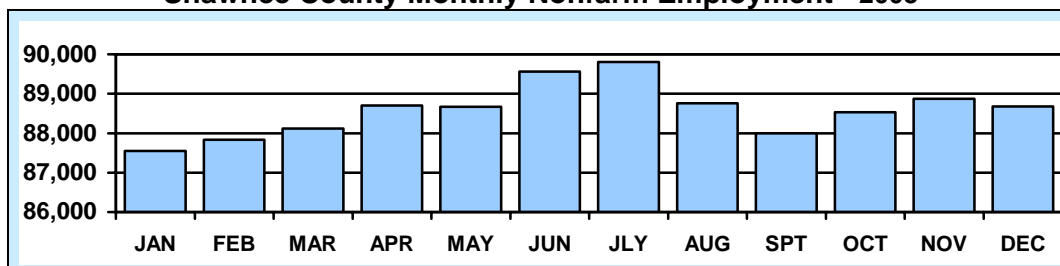
Nonfarm Wage and Salary Employment
(Place of Work Data)**April, 2006 (Preliminary)****(Employment in Thousands)**

	MetroTopeka (5 County Area)	Metro Topeka % Employment	State of Kansas	Kansas % Employment
Goods Producing				
Natural Resources & Construction	5.7	5.2 %	74.4	5.5 %
Manufacturing	8.7	7.9 %	178.8	13.3 %
TOTAL GOODS PRODUCING	14.4	13.1 %	253.2	18.8 %
Service-Providing				
Trade, Transportation & Utilities	19.7	17.8 %	258.7	19.2 %
Information	2.9	2.6 %	38.6	2.9 %
Financial Activities	7.4	6.7 %	70.4	5.2 %
Professional & Business Services	8.2	7.4 %	133.1	9.9 %
Educational & Health Services	16.8	15.2 %	167.2	12.4 %
Leisure and Hospitality	7.6	6.9 %	113.4	8.4 %
Other Services	5.3	4.8 %	54.1	4.0 %
Government	28.1	25.5 %	260.4	19.2 %
TOTAL SERVICE-PROVIDING	96.0	86.9 %	1,095.9	81.2 %
TOTAL OF ALL INDUSTRY SECTORS	110.4	100.0 %	1,349.1	100.0 %

Numbers reported are in thousands (x 1,000)

Source: Kansas Department of Labor, April, 2006

Total non-farm employment within Shawnee County is fairly stable with some predictable seasonal changes in various sectors of the economy. During 2005, monthly employment numbers within the county varied by about 2.5%.

Shawnee County Monthly Nonfarm Employment - 2005

Source: Kansas Department of Labor, 2006

LABOR FORCE

Each day more than 18,000 men and women come “into” Topeka/Shawnee County for employment. Shawnee County has one of the highest job/resident ratios in the State of Kansas and is a major “job magnet” community within northeastern Kansas. Close to 20% of the employment within the county is held by out-of-county commuters. Generally, the employment picture in Topeka/ Shawnee County is fairly positive. The Topeka Metropolitan Statistical Area (MSA) added 1,000 non-farm jobs over 2005, reaching a total of 109,600 jobs in January 2006.

HOME COUNTY (County of Residence)	# Employed in Topeka/Shawnee Co.
SHAWNEE COUNTY	78,127
Osage County	3,390
Douglas County	3,061
Jefferson County	2,811
Jackson County	2,258
Wabaunsee County	1,267
Riley County	506
Lyon County	337
Geary County	101
8 Surrounding County Total	13,731
All Other Counties and States	3,992
2000 TOTAL SHAWNEE CO. EMPLOYMENT	95,850

Source: U.S. Census Bureau, 2003. (Based on 2000 employment counts)

MAJOR EMPLOYERS

SHAWNEE COUNTY – EMPLOYMENT OF 500 OR MORE

Company	Category	Employees
State of Kansas	Government	8,612
Stormont-Vail HealthCare	Medical	3,100
Topeka USD #501	School District	2,270
Blue Cross Blue Shield of KS	Insurance	1,855
St. Francis Health Center	Medical	1,837
Payless ShoeSource	Manufacturing & Distribution	1,735
City of Topeka	Government	1,735
Goodyear Tire & Rubber Co.	Manufacturing & Distribution	1,700
United States Government ¹	Government	1,482
Washburn University	Education	1,455
BNSF Railroad	Transportation	1,100
Jostens Printing & Publishing	Manufacturing & Distribution	1,060
Shawnee County	Government	1,014
Colmery-O'Neil VA Hospital	Medical	885
Wal-Mart	Retail	882
Frito-Lay, Inc.	Manufacturing & Distribution	849
Hill's Pet Nutrition, Inc.	Manufacturing & Distribution	801
Auburn-Washburn USD #437	School District	800
Dillon's Grocery Stores	Retail	761
Hallmark Cards, Inc.	Manufacturing & Distribution	754
Westar Energy	Utility	729
Target	Distribution Center	593
Seaman USD #345	School District	580
Kansas Neurological Institute	Medical	571
Reser's Fine Foods	Manufacturing & Distribution	565
Security Benefit Group of Co's	Financial	539
Shawnee Heights USD #450	School District	539
AT&T	Utility/Telecom	500

Source: Greater Topeka Chamber of Commerce, June, 2006

EDUCATION

Students in Topeka and Shawnee County are served by five public school districts with a variety of special programs, student services, activities and student characteristics. Additionally, a number of private schools can be found with special educational programs from K through 12. The variety within the five county Topeka Metro area is even greater, with twenty-one public school districts providing instruction and educational programs.

Shawnee County School Districts

<i>Public School District</i>	<i>Dist #</i>	<i>High Schools</i>	<i>Middle Schools</i>	<i>Grade Schools</i>	<i>Fall 2005 Enrollment</i>
Auburn-Washburn	437	2	1	6	5,316
Seaman	345	1	2	8	3,479
Shawnee Heights	450	1	1	4	3,478
Silver Lake	372	1	0	1	759
Topeka	501	4	7	21	13,286
Shawnee County Total					26,318

Source: Kansas State Dept. of Education, 2006

Kaw Area Technical School (KATS), located in Topeka, provides a wide variety of instruction and programs for both secondary and post-secondary students. Courses are offered during both Day School and Continuing Education formats. Additionally, the school provides customized training programs for area business and industry.

Washburn University, in the heart of Topeka, has a student enrollment of more than 7,300 students who are enrolled in a wide variety of educational programs. Coursework is offered from Colleges and Schools of Arts and Sciences, Applied Studies, Business, Law and Nursing. Both undergraduate and graduate degree programs are available, with continuing and distance educational offerings as well. Washburn, which is highly rated, is attracting a growing number of full-time, traditional students who find its academic reputation, moderate price, and comfortable size very appealing.

In addition to the four counties that surround Shawnee County as a part of our Metro Area, we are proximate to three counties with a total population of more than 170,000 that are very significant centers for higher education within the State of Kansas and that have a significant impact on the availability and quality of our educated Topeka/Shawnee County workforce.

County	City / University	Fall, 2004 University Enrollments	2004 County Population	County Seat	Miles from Topeka
Douglas	Lawrence University of Kansas	26,980	102,786	Lawrence	29
Riley	Manhattan Kansas State University	22,717	63,069	Manhattan	55
Lyon	Emporia Emporia State University	6,194	35,717	Emporia	58
Shawnee	Topeka Washburn University	7,334	171,716	Topeka	----
	TOTAL ENROLLMENTS	63,225			

Source: Kansas Board of Regents, Topeka, KS, April, 2006

LOCAL BUSINESS CONTACTS

CITY OF TOPEKA <http://www.topeka.org>

City Manager: Norton Bonaparte, 368-3898

City Attorney: Brenden Long, 368-3883

City Clerk: Iris Walker, 368-3940

Development Services: Miriam Berke, 368-3704

Economic Development : John Myers, 368-2563

City Engineer: Shawn Bruns, 368-3842

Housing & Neighborhood

Development: Randy Speaker, 368-3711

Planning: David Thurbon, 368-3728

Public Works: Neil Dobler, 368-3801

Water Department: Don Rankin, 368-3821

Wastewater/Water

Pollution Control: Bob Sample, 268-4337

SHAWNEE COUNTY <http://www.co.shawnee.ks.us>

County Appraiser: J. Mark Hixon, 233-2882

County Clerk: Cynthia Beck, 233-8200, Ext. 4155

County Counselor: Richard Eckert, 233-8200 Ext. 4042

County Treasurer: Larry Wilson, 233-8200 Ext. 5161

BUSINESS ORGANIZATIONS:

GREATER TOPEKA CHAMBER OF COMMERCE & GO TOPEKA <http://www.topekachamber.org>
(*Economic Development*):

120 SE Sixth Avenue, Suite 110, Topeka, KS 66603-3515

PH: 785-234-2644

Doug Kinsinger, President and CEO

234-2644

dkinsinger@topekachamber.org

Kathy Moellenberndt, VP, Economic Devel.

234-2644

kmoellenberndt@topekachamber.org

TOPEKA CONVENTION AND VISITORS BUREAU: <http://tcvb.accesstopeka.com>

1275 SW Topeka Blvd, Topeka, KS 66612-1852

PH: 785-234-1030

Richard Forester, President

234-1030

dforester@topekacvb.org

DOWNTOWN TOPEKA, INC.: <http://www.downtowntopekainc.com>

515 S. Kansas Avenue, Suite A, Topeka, KS 66603

PH: 785-234-9336

Susan Mahoney Executive Director

234-9336

susan_dti@sbcglobal.net

METRO TOPEKA AIRPORT AUTHORITY

(*Forbes Field, Billard Field & the Topeka Air Industrial Park*): <http://www.mtaa-topeka.org>

P.O. Box 19053, Topeka, KS 66619

PH: 785-862-2362

David Stremming, President

862-2362

dstremming@mtaa-topeka.org

NORTH TOPEKA BUSINESS ALLIANCE, INC.: <http://northtopekabusinessalliance.org>

P.O. Box 8732 TOPEKA, KS 66608-0732

PH: 785-232-0102

Darrell Six, President

232-2666

dsix66666@aol.com

TOPEKA AREA ASSOCIATION OF REALTORS INC.: <http://www.topekaareahomes.com>

2130 S.W. 37th Street, Topeka, KS 66611-2571

PH: 785-267-3215

Connie Goodnow, CEO

267-3215

connie@topekaareahomes.com

Contact: John A. Myers/Economic Development/City of Topeka, KS