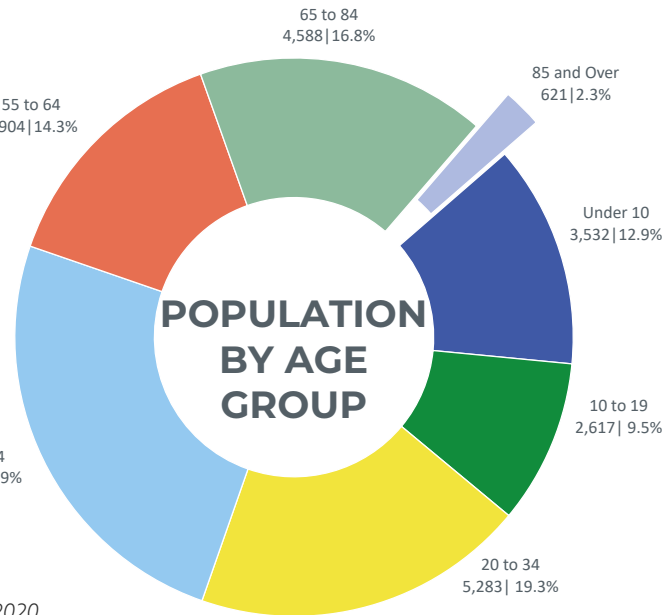
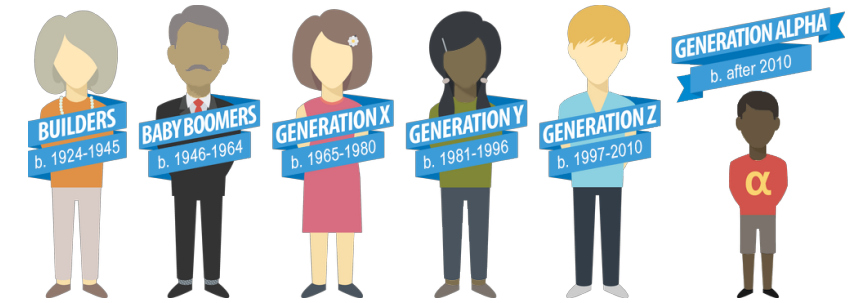


ACS = 2010 & 2020 (5-YEAR ESTIMATE) AMERICAN COMMUNITY SURVEY  
 U.S. Census = 2020 DECENNIAL CENSUS  
 AARP = AMERICAN ASSOCIATION OF RETIRED PERSON



Source: ACS, 2020

## Median Age

Gladstone	41.6
Clay County	37.2
Missouri	38.7
National	38.2

Source: ACS, 2020

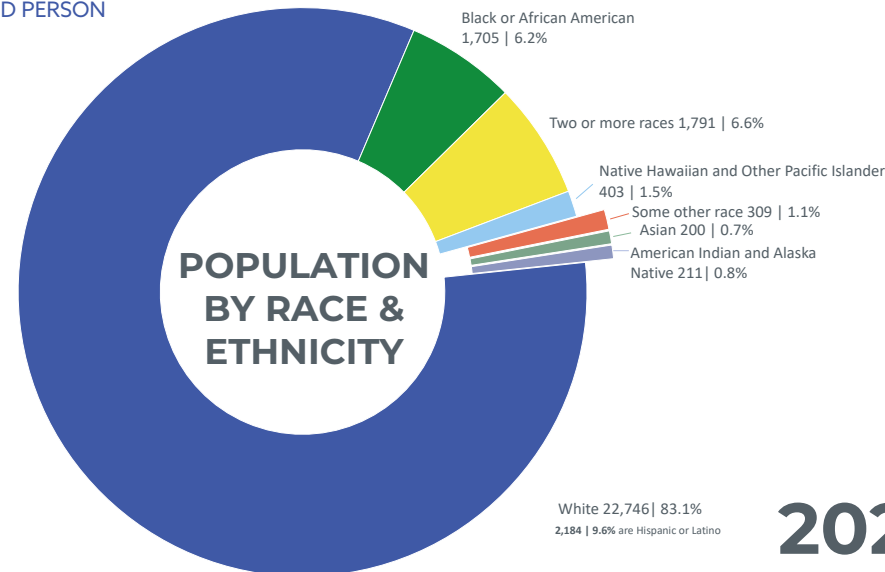
## AARP Livability Index Score



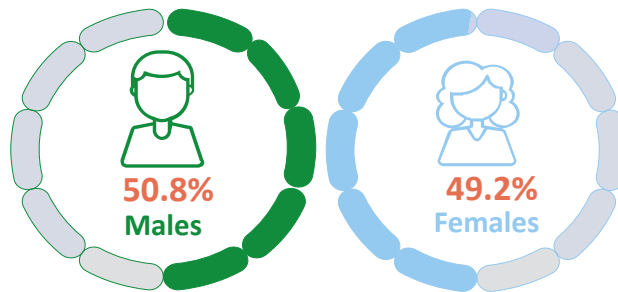
The livability score rates the overall livability of **Gladstone** from 0 - 100. It's based on the average score of seven categories - housing, neighborhood, transportation, environment, health, engagement, and opportunity. Scoring measurements begins at the neighborhood level and outward to the state level.

- 65 Neighborhood
- 55 Health
- 53 Housing
- 74 Opportunity
- 73 Engagement
- 49 Transportation
- 47 Environment

Gladstone does not score below average in any of the seven livability categories



Source: ACS, 2020



Source: ACS, 2020

## Age Diversity Index

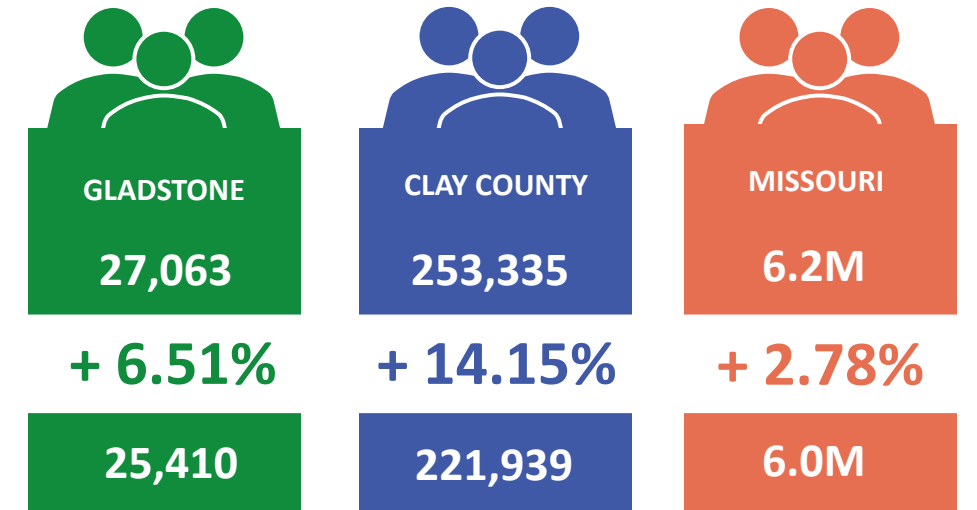


Gladstone is less age diverse than the nation as a whole

Source: AARP, 2018

2020

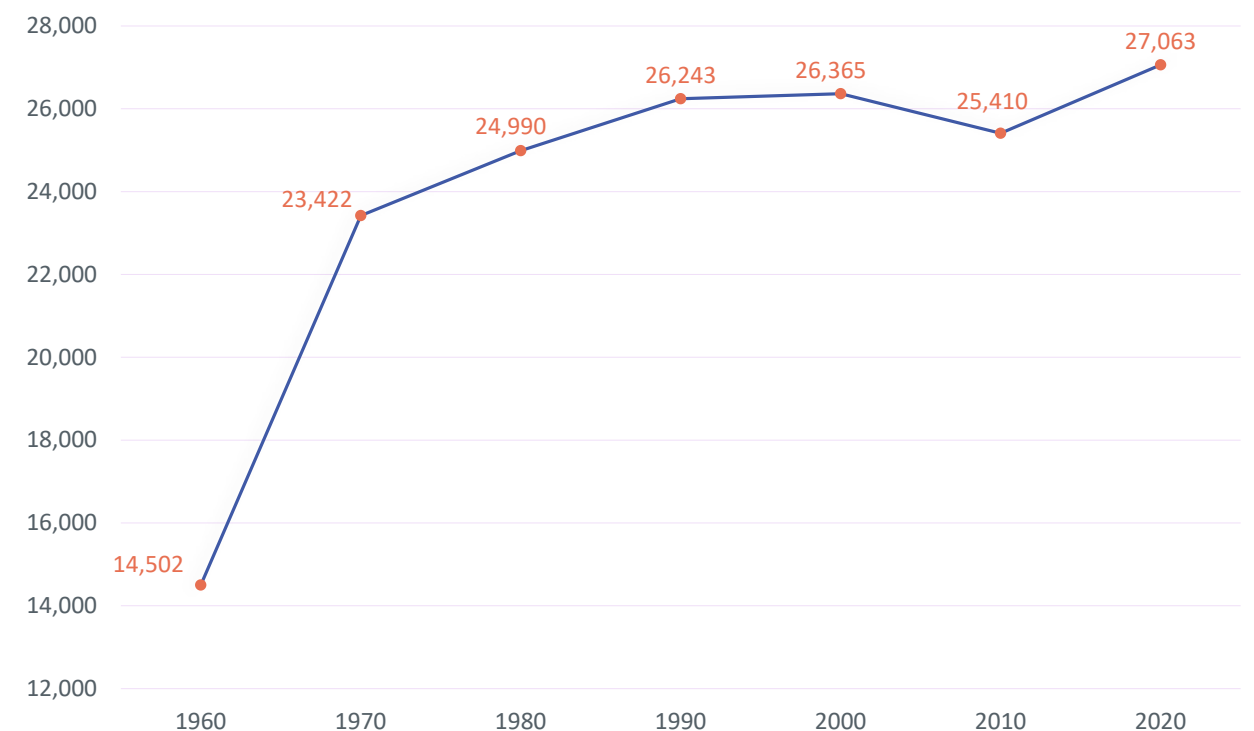
2010



This data provides a comparison of population growth – Gladstone, Clay County, and Missouri have experienced an increase in population since 2010.

Source: US Census Bureau, 2010 and 2020 Decennial Census

## Gladstone Population (Decennial Census)

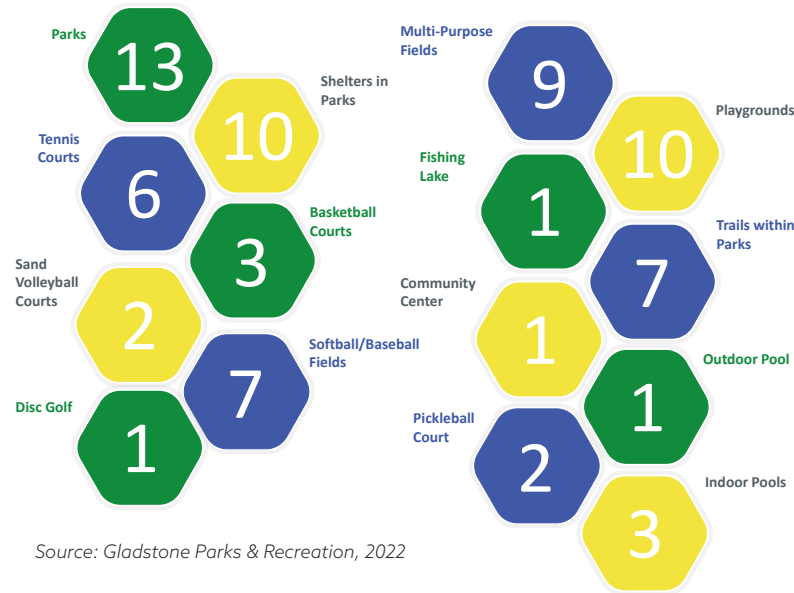
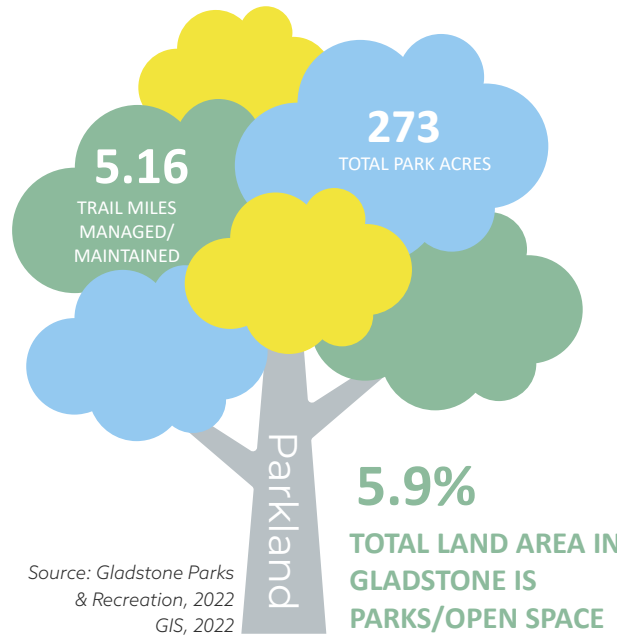


Source: US Census Bureau, 1960 - 2020

# DEMOGRAPHICS



Source: Gladstone Parks & Recreation, 2022



Source: Gladstone Parks & Recreation, 2022



**Parks Outside of Gladstone within a 10 minute walk to Gladstone Residents:**

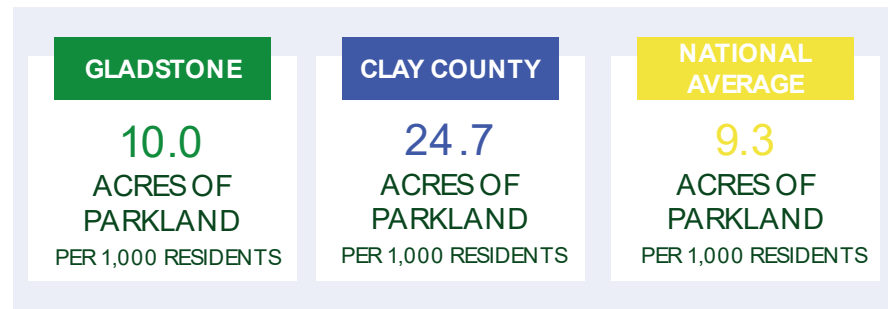
- Englewood Park
- Davidson Park
- Big Shoal Greenway
- Brookhill Park
- Morgan Tract Park

\* Includes a wide variety of parks, trails, and open space so long as there is no barrier to entry for any portion of the population.

**Examples of parks includes:**

- Publicly-owned local, state, and national parks, trails, and open space
- School with a joint-use agreement with the local government
- Privately-owned parks that are managed for full public use

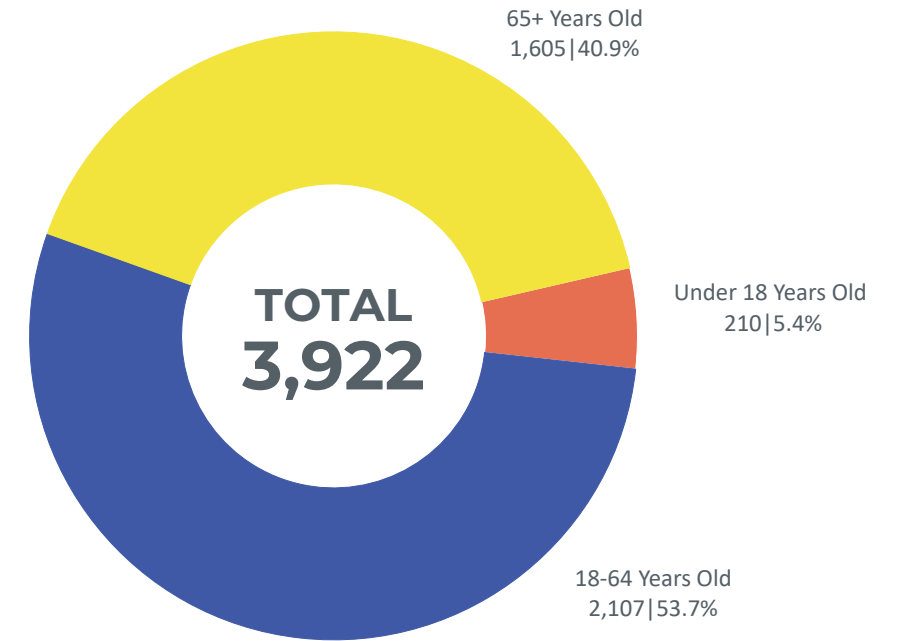
Source: The Trust for Public Land, 10-minute walk



Source: Gladstone Parks & Recreation; Clay County, Mo Parks & Recreation, 2022

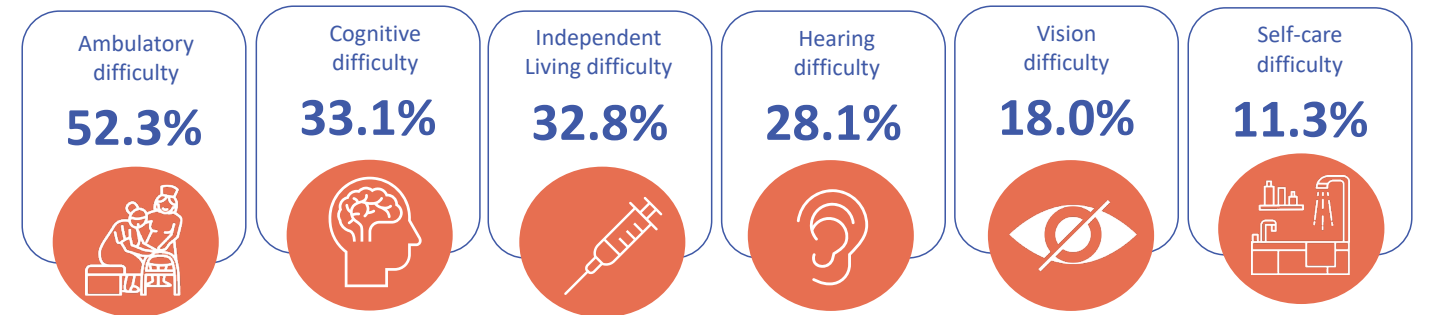


## PEOPLE WITH DISABILITIES



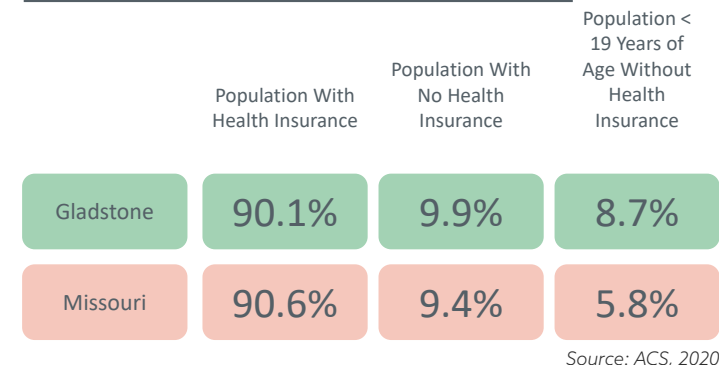
Source: ACS, 2020

## TYPE OF DISABILITIES OF PEOPLE LIVING IN GLADSTONE



Source: ACS, 2020

## Health Care Coverage



**PREVENTABLE HOSPITALIZATION RATE**

**51.3%**  
Effectively treated through outpatient care per 1,000 patients

Median US Neighborhood  
**48.5%**

Source: AARP Livability Index, 2018

## Nearyby Major Health Care Providers

North Kansas City Hopsital (6.9 miles)  
St. Lukes North (7.2 miles)  
Liberty Hospital (11.4 miles)

## Police

GLADSTONE		MISSOURI		NATIONAL	
2020 VIOLENT CRIME	2020 PROPERTY CRIME	2020 VIOLENT CRIME	2020 PROPERTY CRIME	2020 VIOLENT CRIME	2020 PROPERTY CRIME
4.9	24.9	5.4	25.3	4.0	19.6
RATE/1,000	RATE/1,000	RATE/1,000	RATE/1,000	RATE/1,000	RATE/1,000

KANSAS CITY		NORTH KANSAS CITY	
2020 VIOLENT CRIME	2020 PROPERTY CRIME	2020 VIOLENT CRIME	2020 PROPERTY CRIME
15.7	41.3	9.0	113.3
RATE/1,000	RATE/1,000	RATE/1,000	RATE/1,000

**Violent Crimes** are offenses against people where force or the threat of force is used against victims.

**Property Crimes** include the offenses of burglary, larceny-theft, motor vehicle theft, and arson (does not include fraud). Property Crimes are offenses where money or property are taken, but there is no force or threat of force against the victims.

Source: Decennial Census, 2020; Missouri State Highway Patrol Crime Reporting, 2020; FBI Crime Statistics, 2020

As of January 1, 2021 the FBI officially adopted the NIBRS method of crime reporting and has encouraged all agencies to do the same to enhance the overall quality of crime data collected by law enforcement. Because NIBRS reports have become more detailed, and agencies have transitioned at different times, crime rates may appear higher due to system changes rather than increased crime.



### PERSONNEL

POLICE CHIEF 1  
CAPTAINS 2  
MANAGER 1  
SERGEANTS 7  
CORPORALS 5  
SWORN POLICE 49



11 PATROL VEHICLES

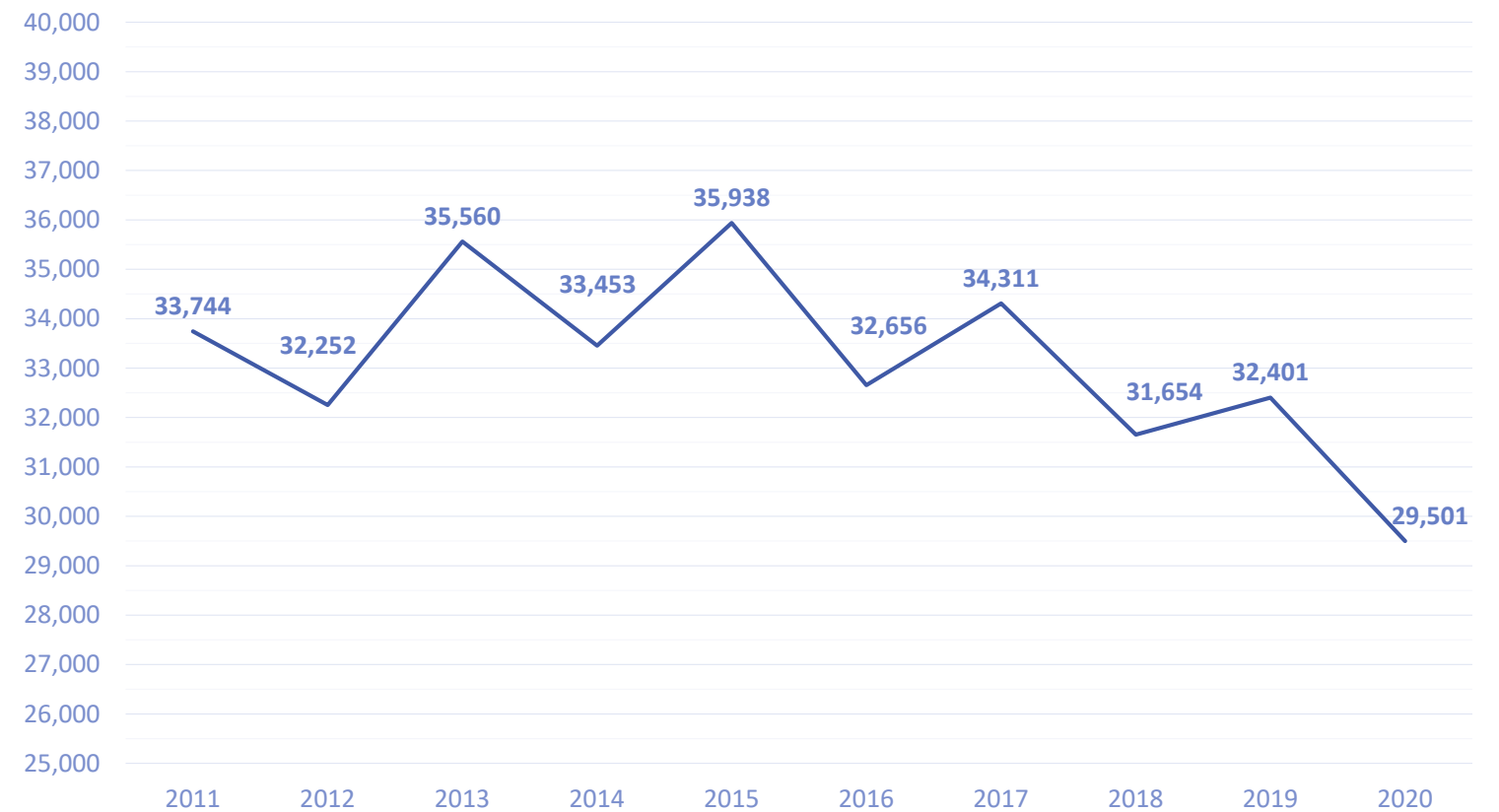
8 NON-EMERGENCY VEHICLES

## Services & Programs

Gladstone Safe Residence Program  
Volunteers in Policing (VIPs)

Source: Gladstone Police Department, 2022

## Police, Fire & EMS Calls for Service 2011 - 2020



Source: Gladstone Police, Fire, and EMS Departments, 2022

## Fire

2 FIRE STATIONS



FIREFIGHTERS

39

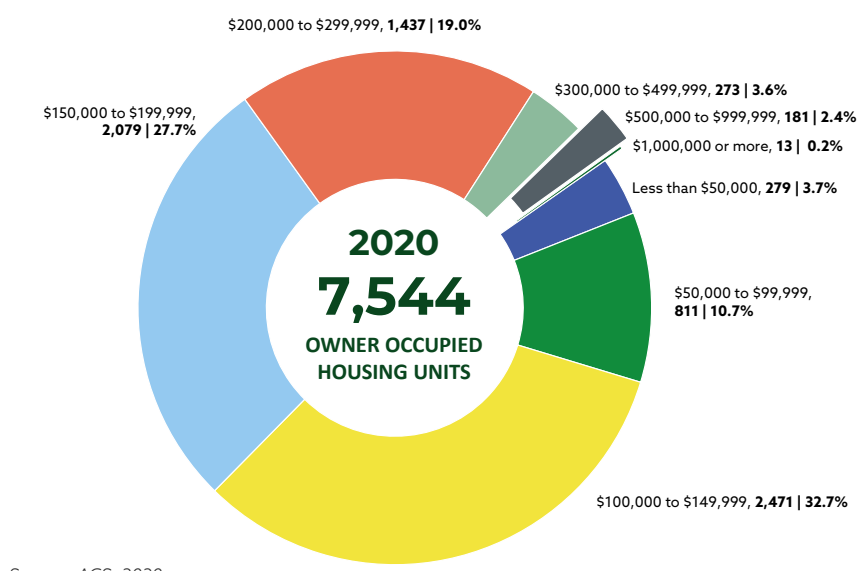
Average Response Time  
3.5 minutes

2	Pumper Trucks
1	Aerial Trucks
4	Other Vehicles

Fire Chief 1  
Battalion Chief 4  
Captains 6

Source: Gladstone Fire Department, 2022

# POLICE, FIRE, & EMS



Source: ACS, 2020

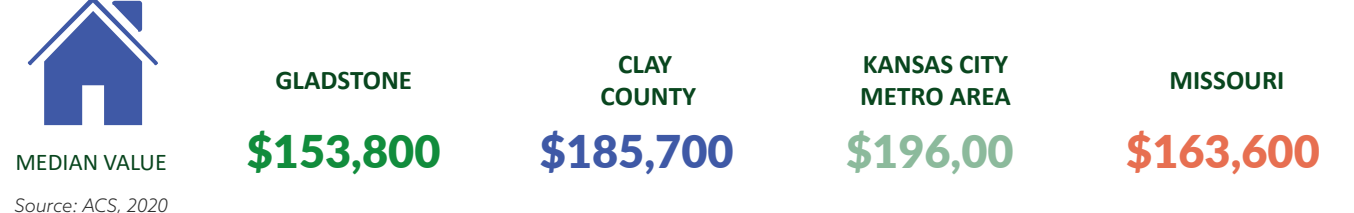
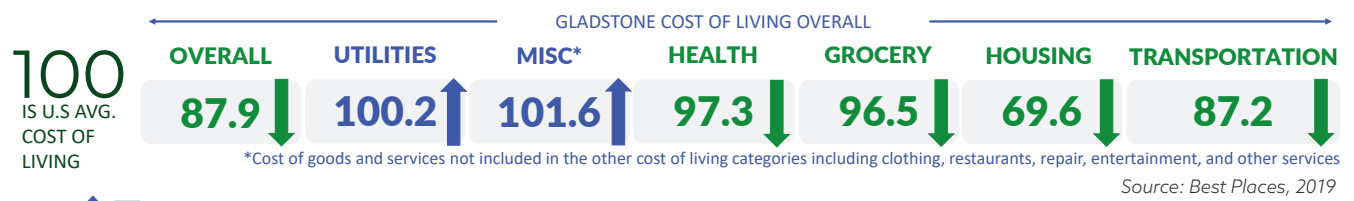
2010 ACS				2020 ACS			
# of Units	% of Units	Housing Values	% Change by Category	# of Units	% of Units		
178	2.4%	Less than \$50,000	↑ 56.7%	279	3.7%		
954	12.8%	\$50,000 to \$99,000	↓ -15.0%	811	10.7%		
3,302	44.3%	\$100,000 to \$149,999	↓ -25.2%	2,471	32.7%		
1,750	23.5%	\$150,000 to 199,999	↑ 18.8%	2,079	27.6%		
1,043	14.0%	\$200,000 to \$299,999	↑ 37.8%	1,437	19.1%		
176	2.4%	\$300,000 to \$499,999	↑ 55.1%	273	3.6%		
20	0.2%	\$500,000 to \$999,999	↑ 805%	181	2.4%		
34	0.4%	\$1,000,000 or more	↓ -61.8%	13	0.2%		
7,457	100%	Total Owner Occupied Units	↑ 1.2%	7,544	100%		

Source: ACS, 2010 and 2020

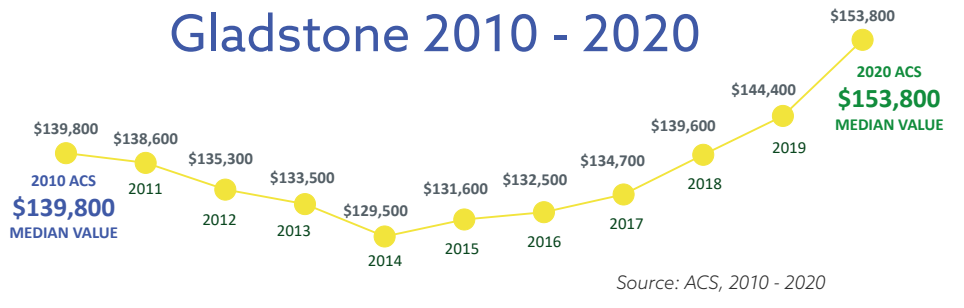
## Households

	2010 ACS		2020 ACS	
Average Family Size	2.89		3.01	
Average Household Size	2.32		2.36	
Family Households	6,995	64.3%	5,083	43.8%
Nonfamily Households	3,879	35.7%	6,515	56.2%
Total Households	10,874	100%	11,258	100%

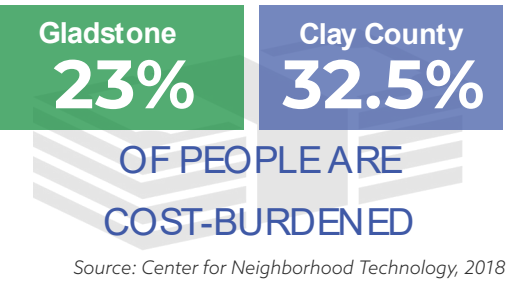
Source: ACS, 2010 and 2020



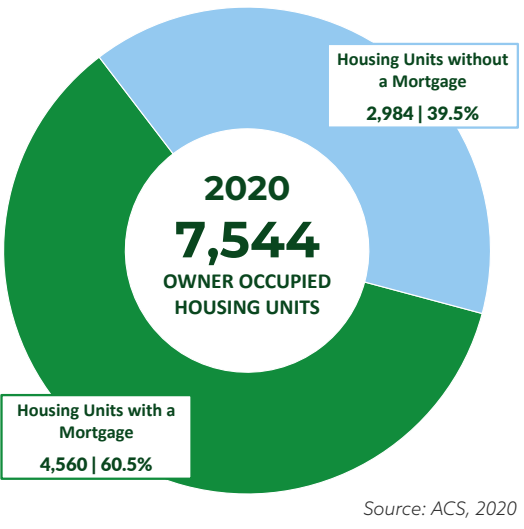
## Median Home Value In Gladstone 2010 - 2020



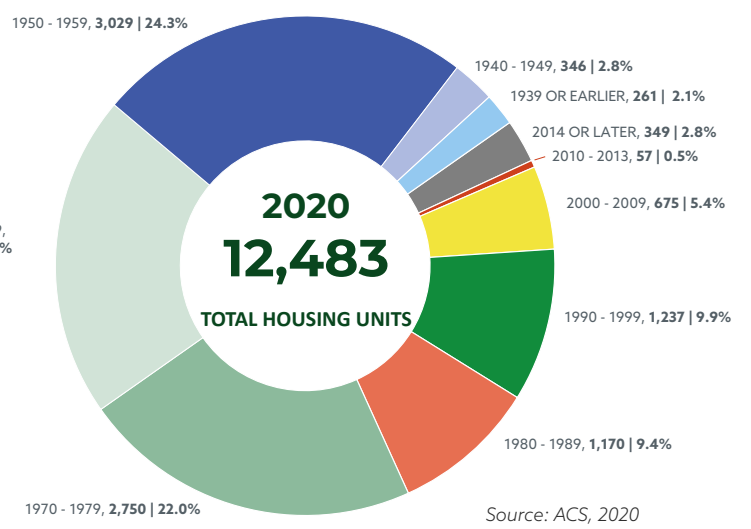
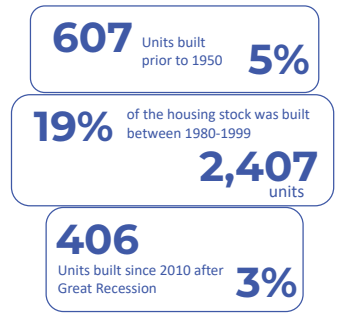
Cost-burdened is described as spending 30% or more of monthly income on housing



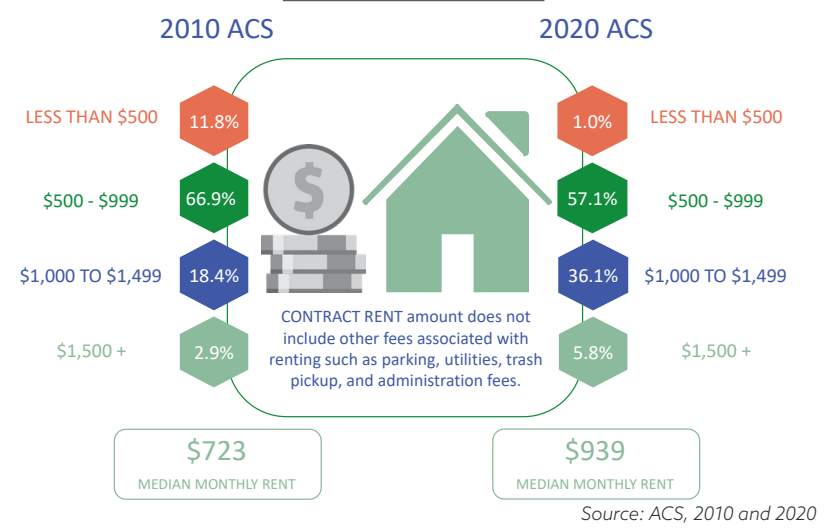
## Mortgage Status



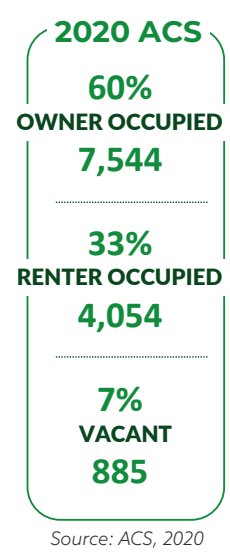
## Age of Housing (By Year Built)



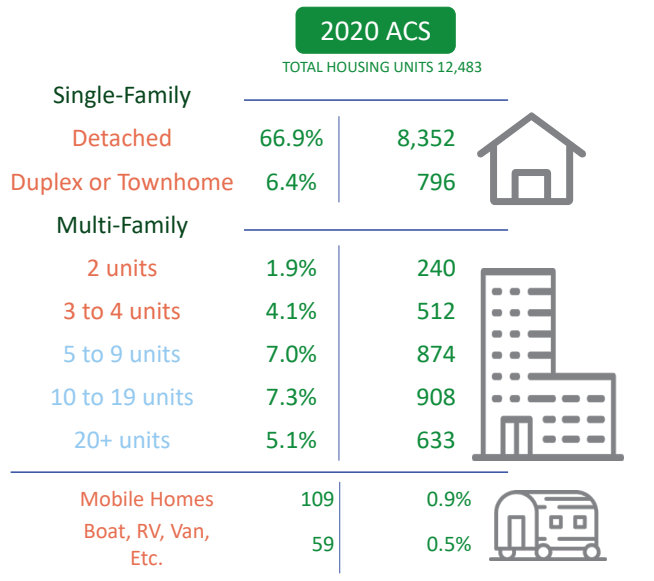
## Gross Rent



## Occupancy



## Housing Units By Structure



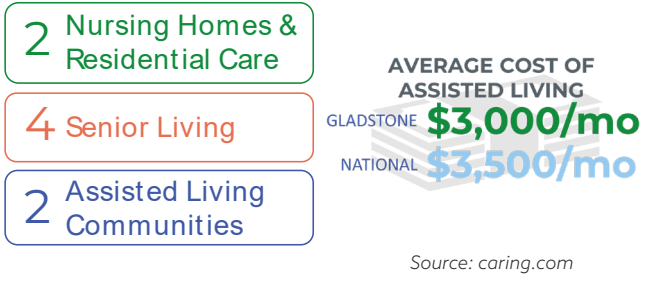
A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters which have direct access from the outside of the building or through a common hall.

The single-family statistics include fully detached, semidetached (semiattached, side-by-side), row houses, and townhouses that must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a single-family structure.

Units built one on top of another and those built side-by-side that do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.) are not included in the single-family statistics.

Source: ACS, 2020

## Senior Living Facilities





250

STREET MILES IN GLADSTONE

Source: Gladstone GIS, 2021

20,915

AVG HOUSEHOLD VMT (VEHICLE MILES TRAVELED)

Source: Center for Neighborhood Technology, 2018



2 cars per household

National Average: 2 cars per household

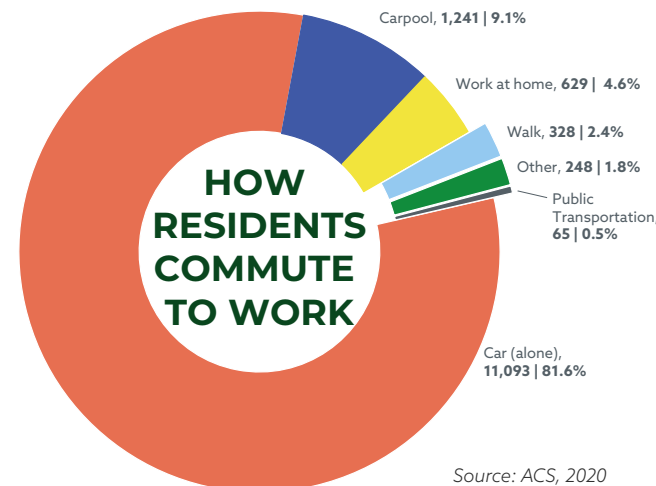
Source: Center for Neighborhood Technology, 2018

### WHERE THE GLADSTONE WORKFORCE LIVES BY CITY

	City (Top Ten)	# of Workforce	% of Workforce
1	Kansas City, MO	3,019	37.2%
2	Gladstone, MO	751	9.2%
3	Independence, MO	432	5.3%
4	Kansas City, KS	210	2.6%
5	Liberty, MO	206	2.5%
6	Lee's Summit, MO	167	2.1%
7	St. Louis, MO	145	1.8%
8	Blue Springs, MO	123	1.5%
9	Smithville, MO	100	1.2%
10	Overland Park, KS	96	1.2%
	All Other Locations	2,874	35.4%
	Total All Workforce	8,123	100%

The U.S. Census Bureau maps the Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES), describing geographic patterns of jobs by their employment locations and residential locations, and the connection between.

Source: U.S. Census Bureau, OnTheMap, 2019



Source: ACS, 2020

HOUSEHOLDS IN GLADSTONE SPEND

\$12,513

ON TRANSPORTATION COSTS EVERY YEAR

AVERAGE \$0.60 PER MILE

UBER Ranges \$1.29 - \$2.00 base fare per mile

Source: Center for Neighborhood Technology, 2018

### Mean Travel Time

GLADSTONE MEAN TRAVEL TIME TO WORK

22.0 MINS

NATIONAL AVERAGE IS 26.9 MINS

Source: ACS, 2020

### WHERE RESIDENTS ARE LEAVING TO WORK BY CITY

	City (Top Ten)	# of Workforce	% of Workforce
1	Kansas City, MO	6,105	42.5%
2	North Kansas City, MO	860	6.0%
3	Kansas City, KS	800	5.6%
4	Liberty, MO	787	5.5%
5	Gladstone, MO	751	5.2%
6	Overland Park, KS	491	3.4%
7	Independence, MO	446	3.1%
8	Riverside, MO	303	2.1%
9	Lenexa, KS	285	2.0%
10	Lee's Summit, MO	278	1.9%
	All Other Locations	3,260	22.7%
	Total All Workforce	14,366	100%

## TRANSPORTATION

## Streets and Traffic



250

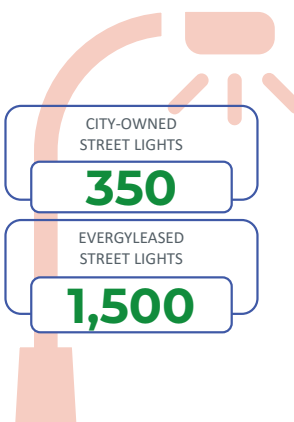
LANE MILES\*

\*Does not include private, state or county roads or highways.



14

CITY-OWNED TRAFFIC SIGNALS



Source: Gladstone Public Works, 2022

MILES OF SIDEWALKS

64



5

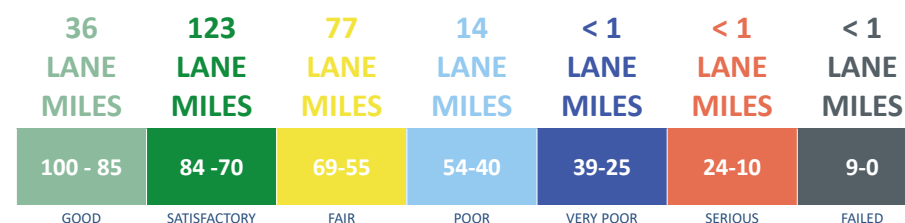
BRIDGES

Average Age 49.4 Years

Average Sufficiency Rating: 77.2%

Source: Missouri Department of Transportation, 2022

### PAVEMENT CONDITION INDEX TOTALS BY CATEGORY



Source: Gladstone Public Works, 2021

## Stormwater

45 MILES

OF STORMWATER PIPE

\*These assets are City-owned and maintained by Public Works. Does not include any private, state or county systems.

PIPE DIAMETER

12" to 96"

STORMWATER INLETS (CURB, FIELD, ETC.)

2,107

Source: Gladstone Public Works, 2022

## Wastewater

RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CUSTOMER ACCOUNTS

9,754

GLADSTONE WASTEWATER IS TREATED BY KANSAS CITY, MISSOURI

MONTHLY AVERAGE RESIDENTIAL BILL

\$47

ASSUMES RESIDENTIAL ACCOUNTS AS OF MONTH DAY, YEAR



2,500

MANHOLES

120 MILES

OF SEWER PIPE

6" - 24"

SIZE OF LINES

Source: Gladstone Public Works, 2022

## Water

WATER DEMAND



2.4MGD

(Million Gallons Per Day)

WATER SOURCE IS 6 WELLS

\$39

MONTHLY AVERAGE WATER BILL

ASSUMES RESIDENTIAL ACCOUNTS AS OF MONTH DAY, YEAR DOES NOT INCLUDE TRASH SERVICES

6

PUMPING EQUIPMENT

2

WATER TOWERS

1

STORAGE TANK

135

MILES OF WATER MAIN

4" - 24"

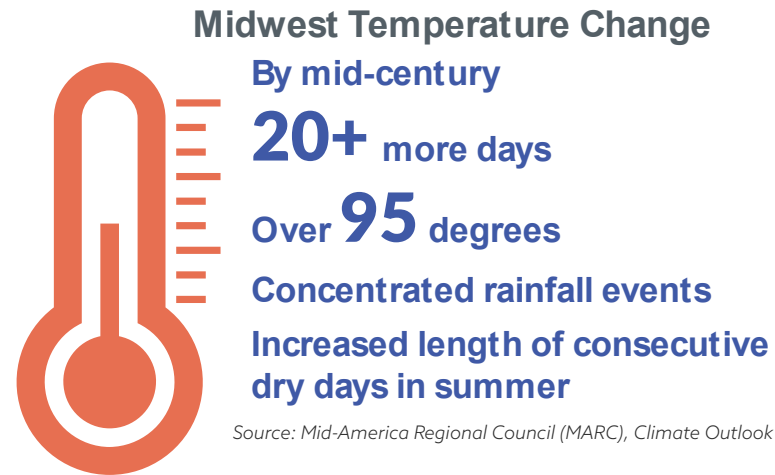
SIZE OF LINES

Source: Gladstone Public Works, 2022

## INFRASTRUCTURE & UTILITIES



## Climate Outlook

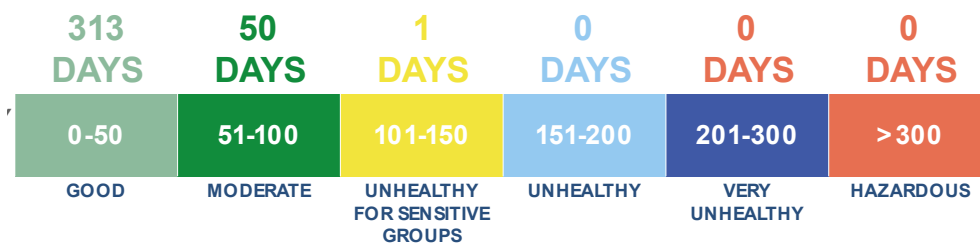


Weather Channel report ranks Kansas City Region **5th** in the **Top 25** list of U.S. cities to be most impacted by climate change

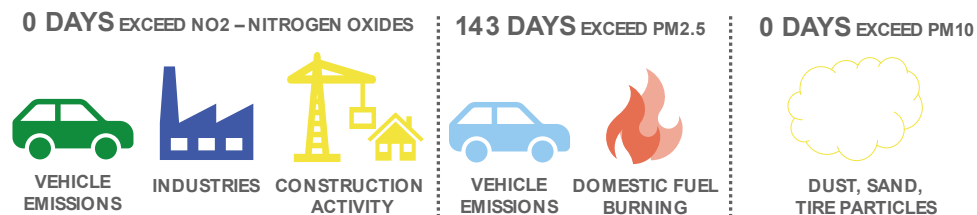
Source: The Weather Channel Climate Distribution Index

## Air Quality

### AIR QUALITY INDEX TOTALS FOR CLAY COUNTY AREA



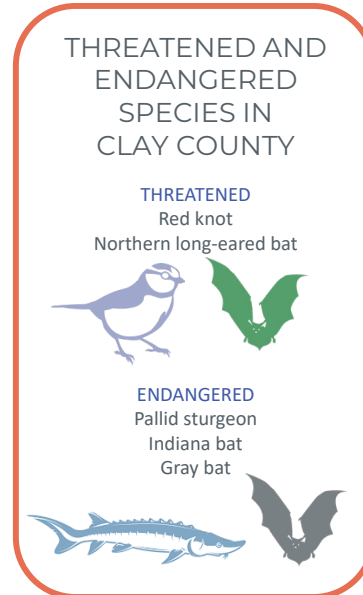
### POLLUTION TYPES



Source: Environmental Protection Agency (EPA), 2019 AQI - Clay County



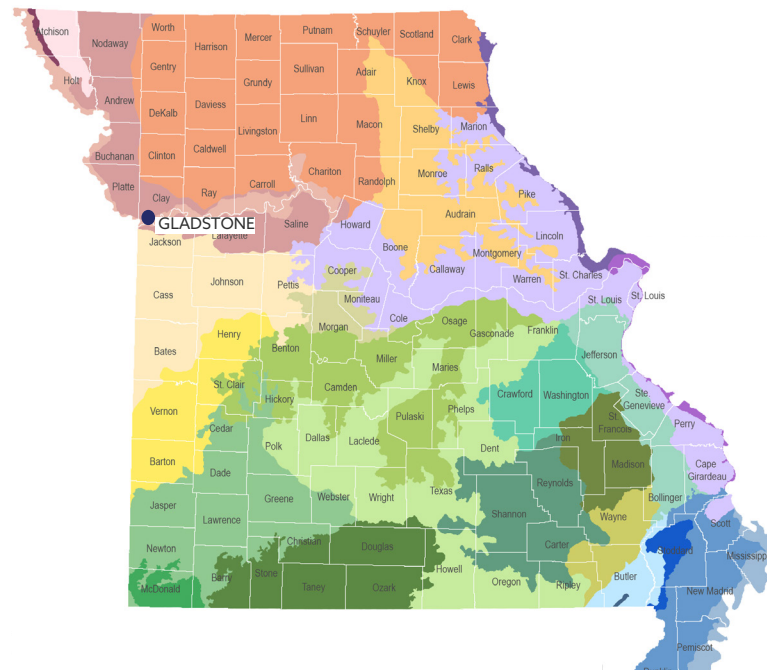
Source: i-Tree Canopy, 2022



Source: U.S. Fish & Wildlife Service, Midwest Region Endangered Species - Missouri

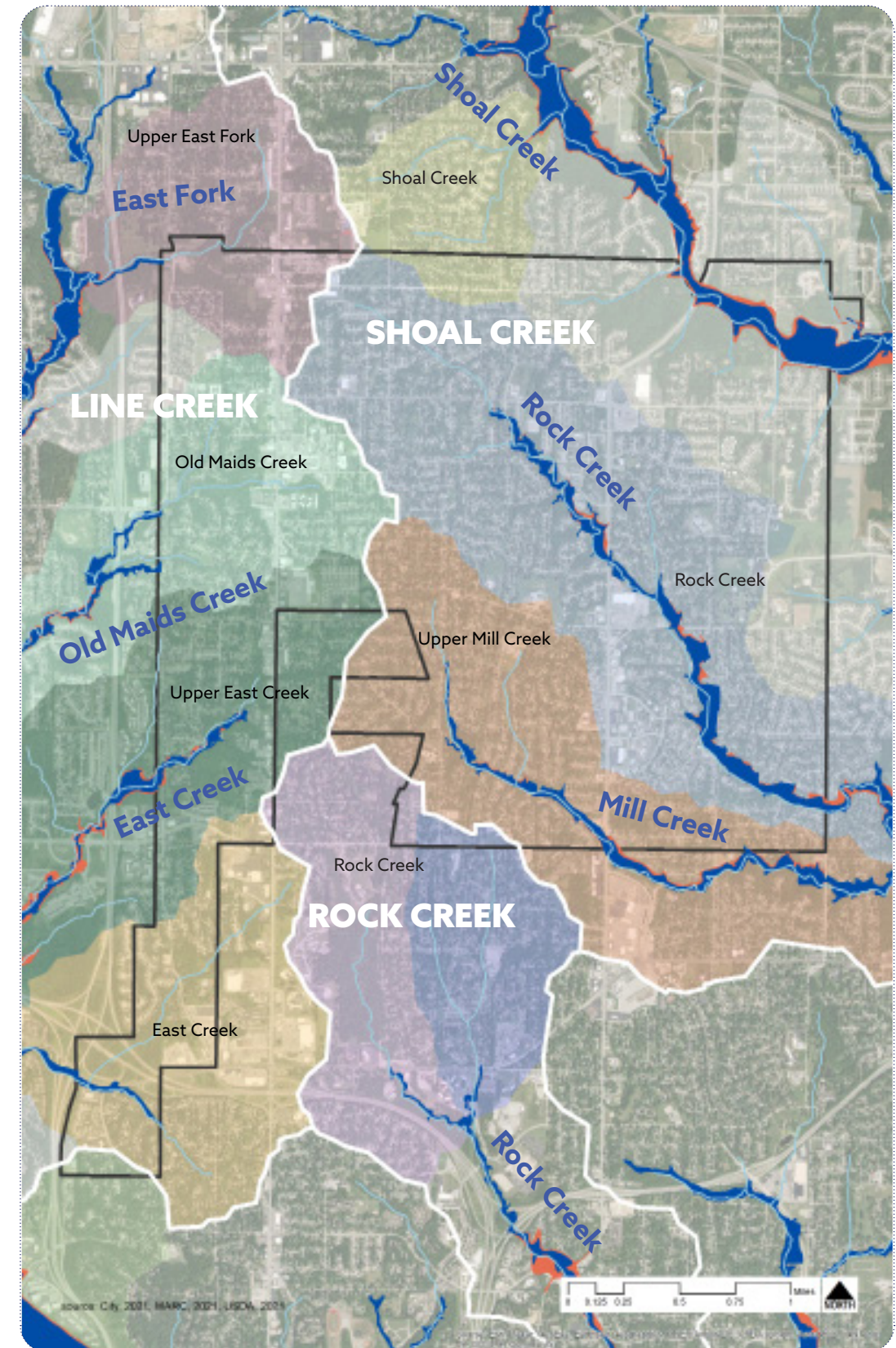
### GLADSTONE IS LOCATED IN THE WESTERN CORN BELT PLAINS - ROLLING LOESS PRAIRIES, A LEVEL IV ECOREGION

Includes irregular plains to open low hills with intermittent perennial streams. Areas of moderate to thick loess over clay loam till. Vegetation includes big bluestem-indiangrass prairie, and bur-oak woodland.



Source: U.S. Environmental Protection Agency (EPA), Ecoregions by State

## Water Resources





## Labor Force

**14,808** PEOPLE IN GLADSTONE  
**WORKFORCE**

\*includes Armed Forces & Unemployed

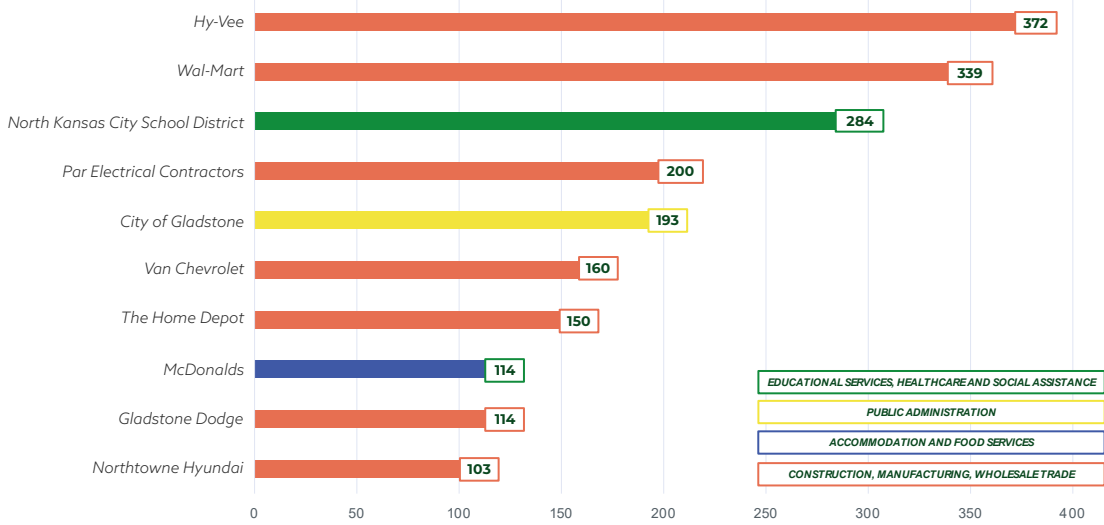
66.1% OF RESIDENTS OVER THE AGE OF 16 PARTICIPATE IN THE WORKFORCE

0.7% OF THE KANSAS CITY METROPOLITAIN AREA WORKFORCE ARE GLADSTONE RESIDENTS

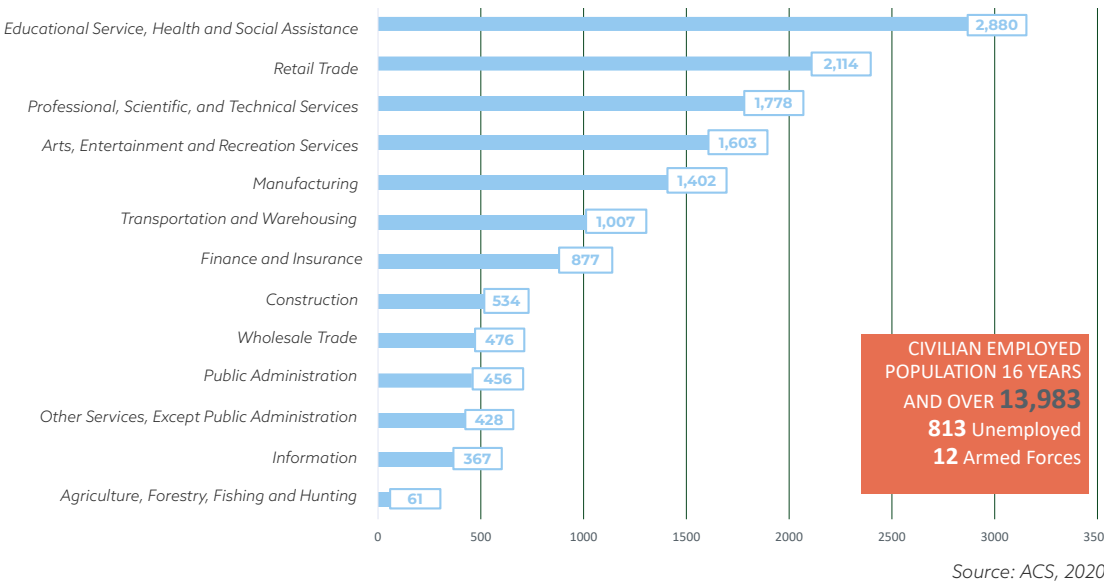
UNEMPLOYMENT RATE	PER CAPITA INCOME	MEDIAN HOUSEHOLD INCOME	MEDIAN FAMILY INCOME
GLADSTONE 5.5%	GLADSTONE \$33,302	GLADSTONE \$63,225	GLADSTONE \$75,905
CLAY COUNTY 4.1%	CLAY COUNTY \$34,723	CLAY COUNTY \$72,047	CLAY COUNTY \$85,961
MISSOURI 4.5%	MISSOURI \$31,839	MISSOURI \$57,290	MISSOURI \$72,834

Source: ACS, 2020

## Major Employers in Gladstone



## Employment Sectors of Gladstone Residents



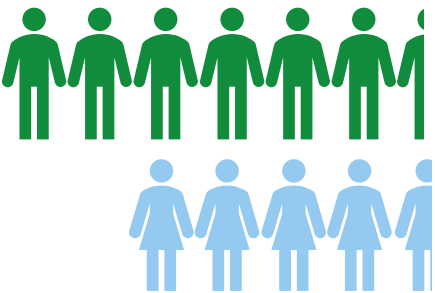
CIVILIAN EMPLOYED  
POPULATION 16 YEARS  
AND OVER **13,983**  
**813** Unemployed  
**12** Armed Forces

## Percent of Population Below the Poverty Line

GLADSTONE	CLAY COUNTY	MISSOURI
9.9%	8.2%	13.0%
Under 18 <b>21.7%</b>	Under 18 <b>11.5%</b>	Under 18 <b>17.4%</b>
18 – 64 years <b>7.6%</b>	18 – 64 years <b>7.5%</b>	18 – 64 years <b>12.6%</b>
65+ years <b>4.5%</b>	65+ years <b>5.5%</b>	65+ years <b>8.6%</b>

Source: ACS, 2020

Wage By  
Gender of  
Missouri  
Residents in  
Common Jobs



**\$63,814**  
AVERAGE MALE SALARY  
MISC. MANAGERS \$101,649  
REGISTERED NURSES \$72,130

**\$46,787**  
AVERAGE FEMALE SALARY  
MISC. MANAGERS \$72,470  
REGISTERED NURSES \$61,319

Source: DataUSA.io, 2019

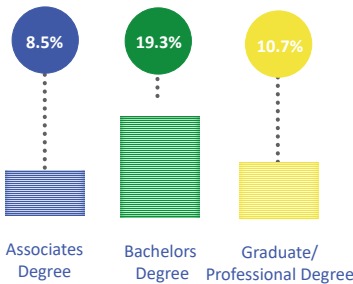
**1** Public School  
District  
2021 Graduation Rate

NORTH KANSAS CITY 74	<b>95.1%</b>
MISSOURI	<b>89.2%</b>

Source: Missouri Department of Elementary & Secondary Education, 2021

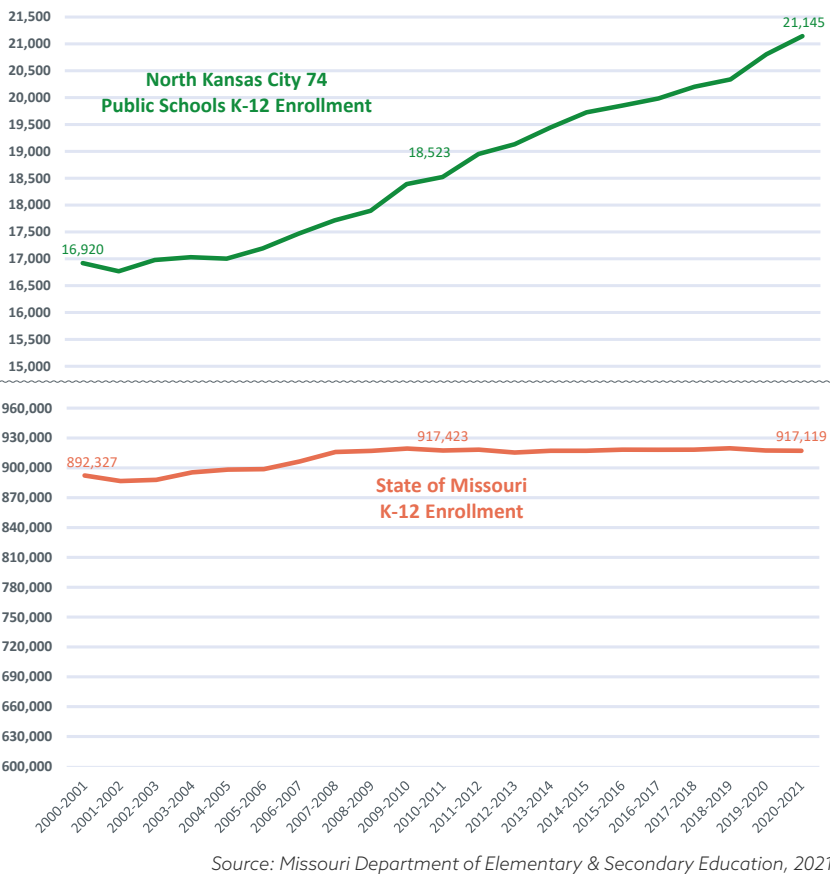
2020  
Education  
Attainment

6.0%  
< High School Diploma  
30.7%  
High School/GED  
24.9%  
Some College, No Diploma



Source: ACS, 2020

## Enrollment



## North Kansas City 74 Schools

ELEMENTARY SCHOOLS **22** MIDDLE SCHOOLS **6** HIGH SCHOOLS **4**

Source: North Kansas City Schools 2021 - 2022 District Profile

## NKC Schools In Gladstone City Limits

Elementary:  
• Chapel Hill  
• Linden West  
• Meadowbrook  
• Oakwood Manor

Middle School:  
• Antioch

Other:  
• Early Education Center

## Northland Innovation Campus

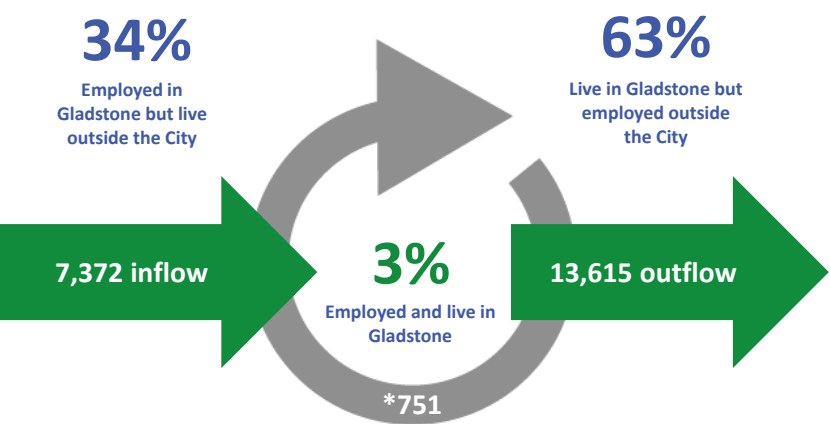
- SAGE Center
- Northwest Missouri State University

## 9 Private Schools

**St. Andrew the Apostle**  
Kindergarten – 8<sup>th</sup> Grade  
**St. Charles Borromeo Academy**  
Preschool – 8<sup>th</sup> Grade  
**Oak Hill Day School**  
Pre-Kindergarten – 12<sup>th</sup> Grade  
**Meadowbrook Preschool**  
Preschool  
**Holy Cross Lutheran**  
Early Childhood – Preschool  
**Tiny Hearts Learning Center**  
Birth – 12 Years  
**LaPetite Academy**  
Educational Daycare  
**Brighton Learning Center**  
Early Childhood – Pre-Kindergarten  
**Kids Kingdom Inc.**  
Early Childhood – Preschool/ Daycare

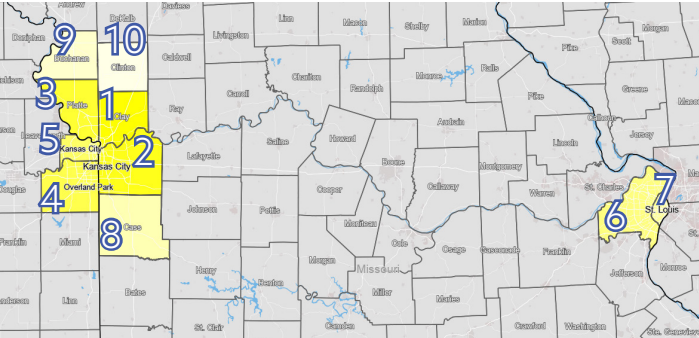
Source: School Websites, 2021

## Employment Inflow & Outflow



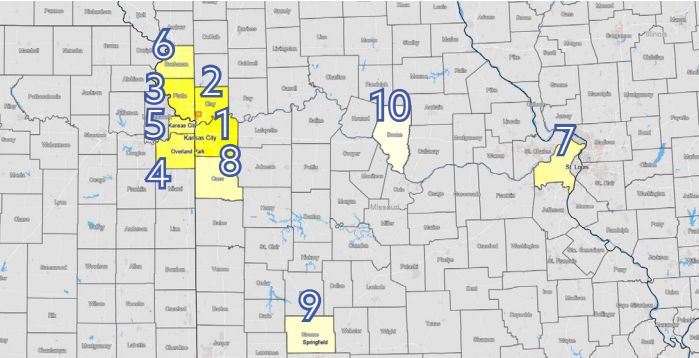
Source: U.S. Census Bureau, OnTheMap, 2019

### WHERE THE GLADSTONE WORKFORCE LIVES BY COUNTY



County (Top Ten)	# of Workforce	% of Workforce
1 Clay County	3,209	39.5%
2 Jackson County	1,736	21.4%
3 Platte County	848	10.4%
4 Johnson County	317	3.9%
5 Wyandotte County	225	2.8%
6 St. Louis County	197	2.4%
7 St. Louis City	145	1.8%
8 Cass County	129	1.6%
9 Buchanan County	106	1.3%
10 Clinton County	68	0.8%
All Other Locations	1,143	14.1%
<b>Total Workforce</b>	<b>8,123</b>	<b>100%</b>

### WHERE RESIDENTS ARE LEAVING TO WORK BY COUNTY

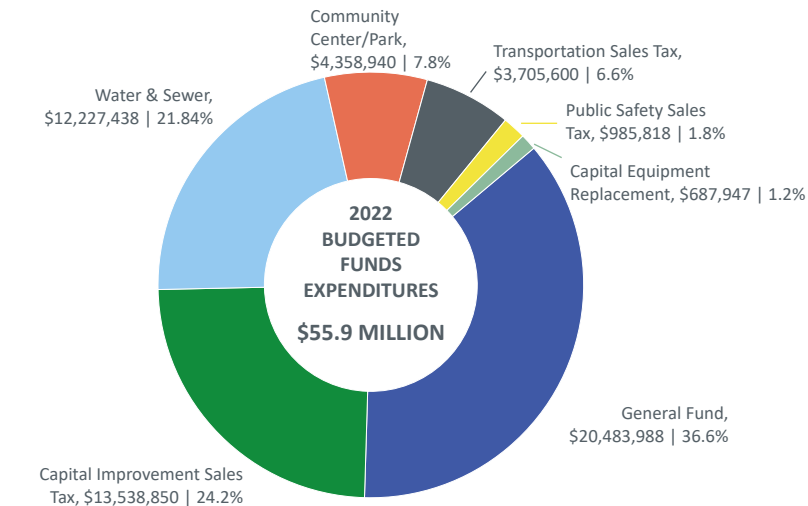


County (Top Ten)	# of Workforce	% of Workforce
1 Jackson County	4,487	31.2%
2 Clay County	4,232	29.5%
3 Platte County	1,755	12.2%
4 Johnson County	1,318	9.2%
5 Wyandotte County	833	5.8%
6 Buchanan County	260	1.8%
7 St. Louis County	199	1.4%
8 Cass County	106	0.7%
9 Greene County	92	0.6%
10 Boone County	77	0.5%
All Other Locations	1,007	7.0%
<b>Total Workforce</b>	<b>14,366</b>	<b>100%</b>

The U.S. Census Bureau maps the Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES), describing geographic patterns of jobs by their employment locations and residential locations, and the connection between.

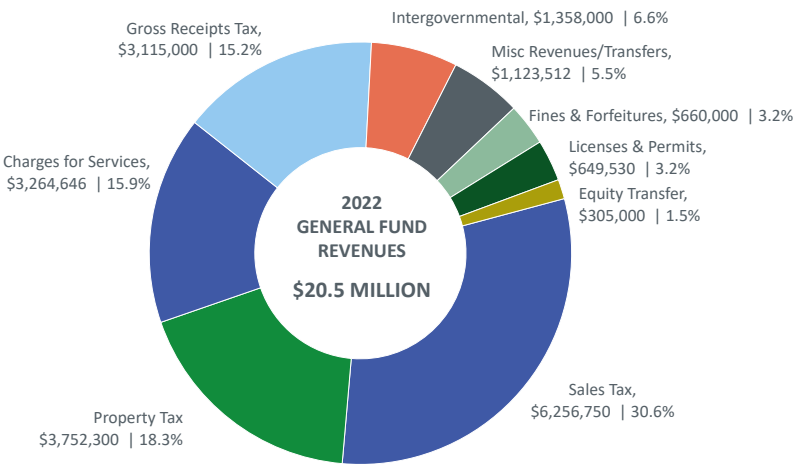
Source: U.S. Census Bureau, OnTheMap, 2019

## 2022 Budget

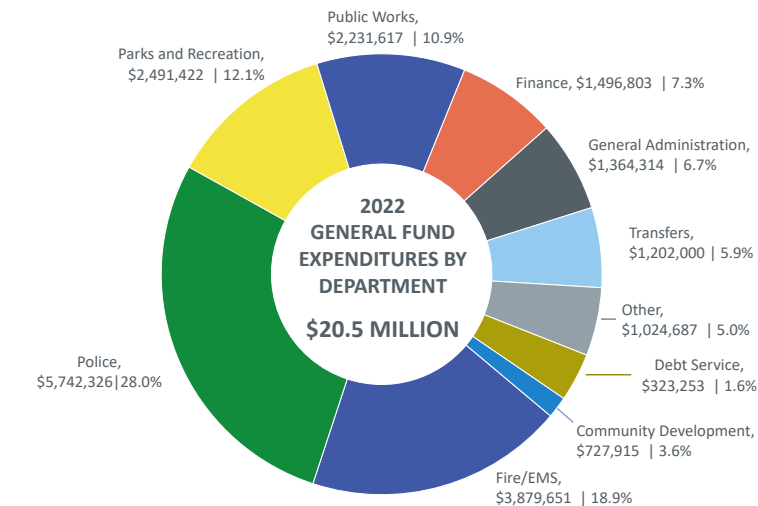


Source: Gladstone Annual Budget, 2022

## 2022 General Fund

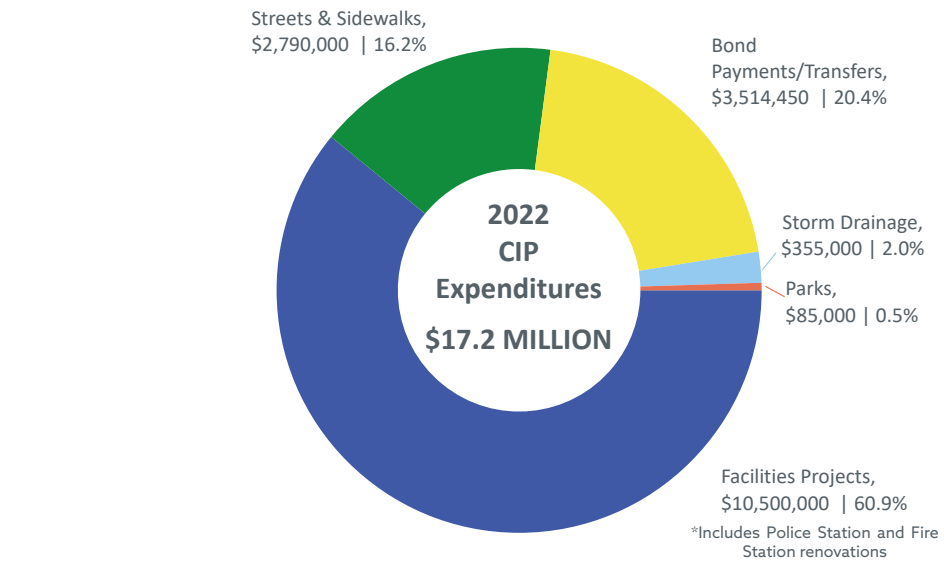


Source: Gladstone Annual Budget, 2022



Source: Gladstone Annual Budget, 2022

## Capital Improvement Plan Expenditures



Source: Gladstone Capital Improvement Plan, 2022-2026

## Capital Improvement Plan Revenue Resources

Transportation Sales Tax  
Capital Improvements Sales Tax  
Intergovernmental  
Interfund Transfers  
Interest & Other

Source: Gladstone Capital Improvement Plan, 2022 - 2026

## Bond Rating

**AA** Long-Term Rating  
General Obligation Debt

**AA-** Long-Term Rating  
Series 2021A Certificates of Participation

Source: S&P Global Ratings, 2021

**CITY'S DIRECT DEBT**  
**\$52,198,596**

**CITY'S OVERLAPPING DEBT**  
**\$56,100,234**

**\$1,474**  
**TAX REVENUE PER CAPITA**

**\$1,924**  
**DEBT PER CAPITA**  
Per Capita Calculation Based on 2019 ACS Population Estimate

Source: Gladstone Annual Comprehensive Fiancial Report (ACFR), 2021

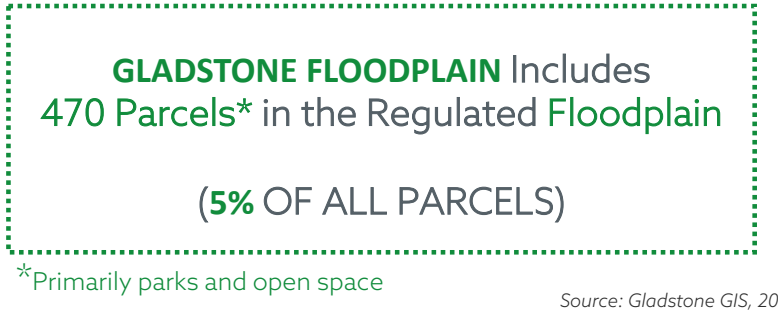
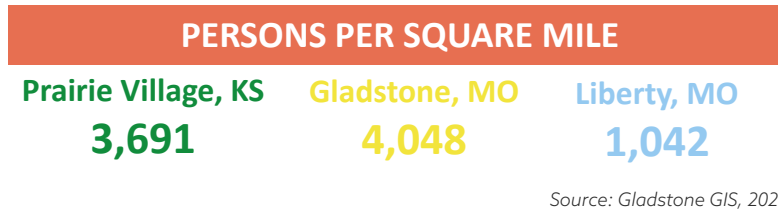
## Valuation



Source: Gladstone ACFR, 2021

# ECONOMY

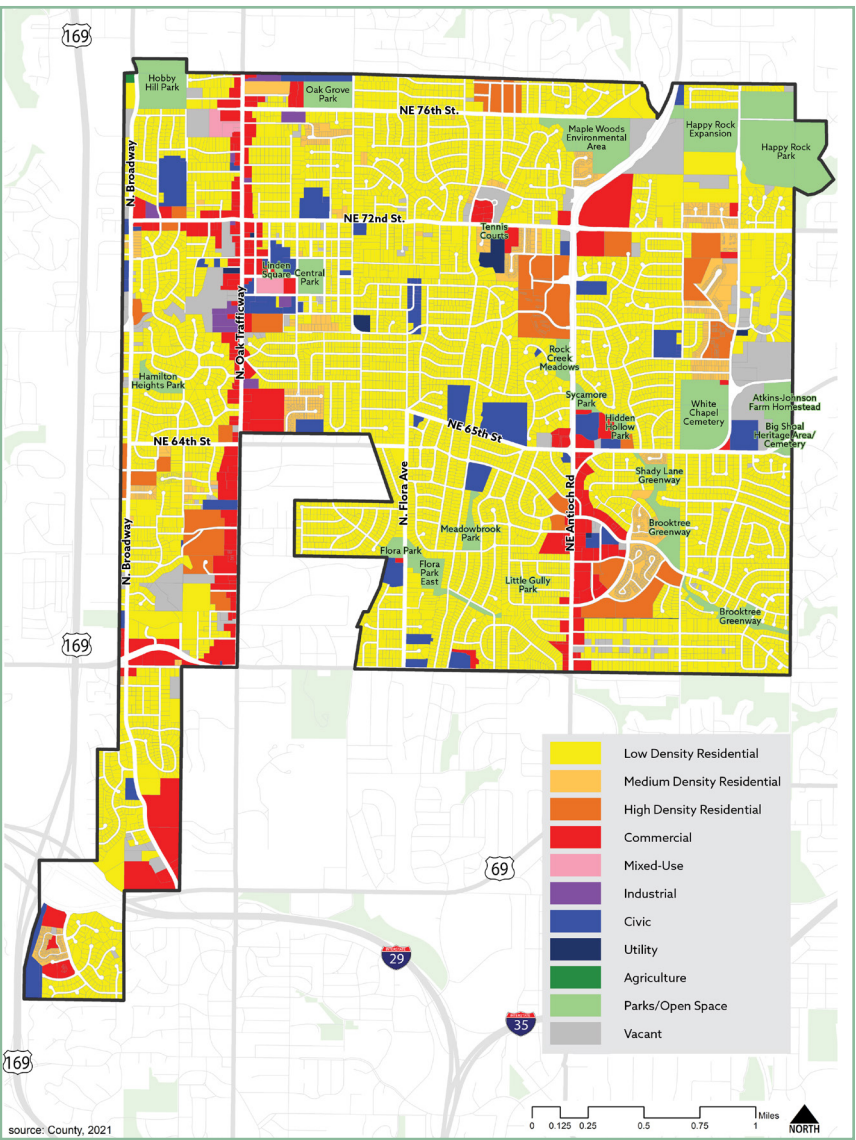
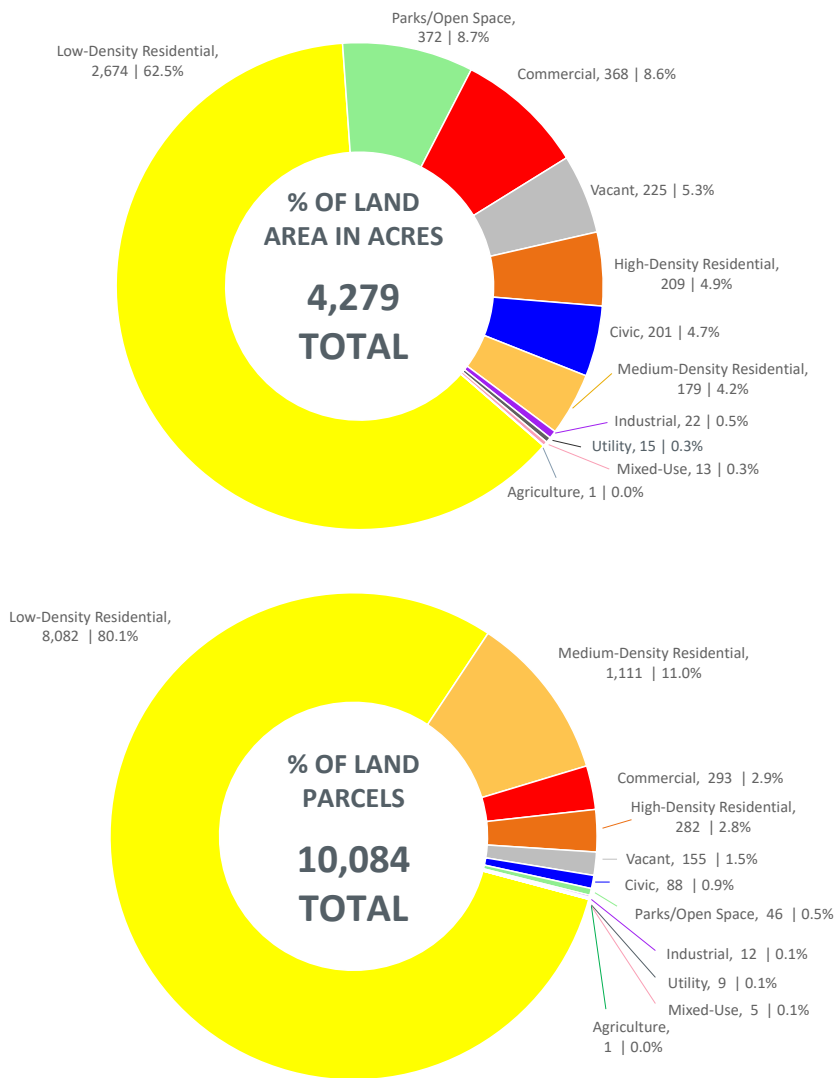




## Existing Land Use

	% In Acres	% Parcels
Low-Density Residential	62.5%	80.1%
Medium-Density Residential	4.2%	11.0%
High-Density Residential	4.9%	2.8%
Commercial	8.6%	2.9%
Mixed-Use	0.3%	0.1%
Industrial	0.5%	0.1%
Civic	4.7%	0.9%
Utilities	0.3%	0.1%
Agriculture	0.0%	0.0%
Parks/Open Space	8.7%	0.5%
Vacant	5.3%	1.5%

Source: Clay County, 2021



## Permits

2019		2020		2021	
3 NEW PERMITS 17 ADDITION PERMITS	RESIDENTIAL \$948,461 value	8 NEW PERMITS 22 ADDITION PERMITS	RESIDENTIAL \$2,121,361 value	1 NEW PERMITS 1 ADDITION PERMITS	RESIDENTIAL \$195,000 value
2 NEW PERMITS 16 ADDITION PERMITS	COMMERCIAL \$6,576,574 value	3 NEW PERMITS 18 ADDITION PERMITS	COMMERCIAL \$22,697,091 value	0 NEW PERMITS 1 ADDITION PERMITS	COMMERCIAL \$25,000 value
15 NEW PERMITS 18 REPLACEMENT PERMITS	SIGNS \$202,240 value	23 NEW PERMITS 7 REPLACEMENT PERMITS	SIGNS \$130,646 value	0 NEW PERMITS 0 REPLACEMENT PERMITS	SIGNS \$0 value
945 PERMITS	MISCELLANEOUS \$9,045,952 value	675 PERMITS	MISCELLANEOUS \$18,537,153 value	1,609 PERMITS	MISCELLANEOUS \$17,182,541 value

Source: Gladstone Community Development, 2021

2020 SPENT \$43,486,251  
COMPARED TO  
\$17,402,541 FROM 2021



ISO's Building Code Effectiveness Grading Schedule (BCEGS) is a national program that rates communities on a scale of 1 (exemplary commitment to code enforcement) to 10. Their evaluations grade a building departments' effectiveness as to building construction regulations

\*Gladstone's most recent rating was in 2017 and will be reevaluated in 2022