



# CHAPTER TWO

## CITY OF SHAWNEE COMPREHENSIVE PLAN

## COMMUNITY PROFILE

### INTRODUCTION

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The purpose of the Community Profile is to provide a snap shot view of the Shawnee community. This section will provide insight into the historical trends of population, housing, and economic activity and project growth into the future. This data serves as the backbone of the entire document. The trends and projections are used to forecast land use needs over the years to come. Other reference sites are provided at this section for more in-depth analysis.

The 2000 US Census is the source of most of the data provided in this section. However, as of this time the exact figures have not been released by the Census Bureau. This demographic analysis of Shawnee and the area are based on statistical samplings, and extrapolated to represent the entire population. Once released, the data will validate or cause reconsideration of assumptions upon which this Plan relies.

Comparison data is provided for four communities in Oklahoma, which are of similar size and character to Shawnee. The cities include Ardmore, Ponca City, Bartlesville and Muskogee.

### EARLY SHAWNEE

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The area surrounding Shawnee was settled after the Civil War by a number of tribes that the federal government had removed to Indian Territory. The Sac and Fox originally were deeded land in the immediate area but were soon followed by the Kickapoo, Shawnee and Pottawatomie Indians. Members of the tribes continue to reside in and around Shawnee today.

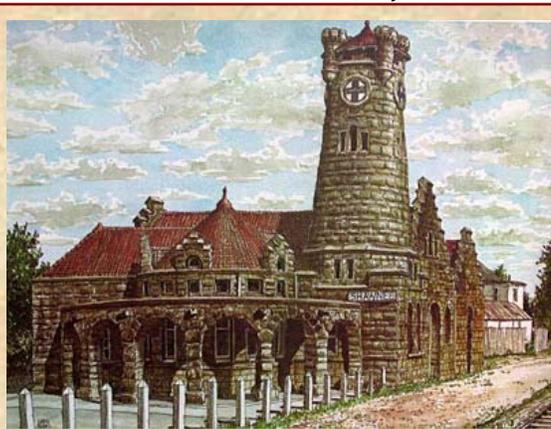


Several structures from an earlier era remain in downtown Shawnee

During the 1870's, Texas cattle drovers pushed their herds across Indian Territory; there were four major trails, with the West Shawnee trail crossing near present-day Kickapoo and Main Streets. Railroads were a direct result of the cattle drives, and pressure began building to allow permanent white

settlements in a region that was previously reserved by treaty for the Native Americans. Near the current Mission Mill Hospital, an old building still marks the spot where the Quaker mission was established in 1871. The founding of this mission was an event that foreshadowed the coming of the white civilization to Shawnee. That first missionary, Joseph Newsom, opened a school in 1872, and by 1876 a post office and trading post had been established a quarter mile west of the mission at what became known as Shawnee Town.

Beginning in April 1889, the US government succumbed to pressure to open Indian lands to white settlement. Land Runs were initiated after tribal property was seized and then allotted individually to tribal members. At high noon on September 22<sup>nd</sup>, 1891, Etta B. Ray, John and Lola Beard, J.T. Farrall, and Elijah Ally set off for the site of present-day Shawnee. By Christmas 1891, John Beard had decided that railroads would be the key to Shawnee's success, and so with the aid of other settlers he made overtures to various railroads. The task proved considerable because Tecumseh had already been named the county seat.



The Santa Fe Depot, built in 1903, remains one of the most unique stations in the US.

Nevertheless, by the fall of 1894, the Choctaw Railroad was committed to travel through Shawnee.

Shawnee's growth was fueled by the railroad industry. By 1902, the Choctaw had been absorbed by the Rock Island, and a station was

built at the foot of Union Street. Shortly thereafter, the Santa Fe built one of the more striking stations in the entire country. The



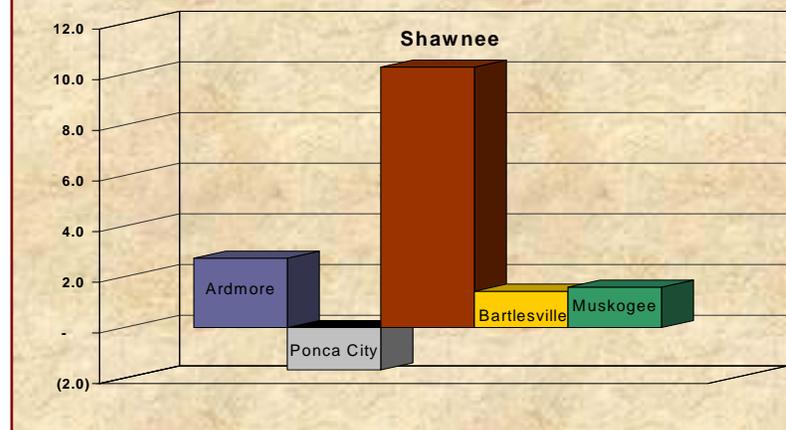


Missouri-Kansas-Texas Railroad, better known as the Katy Railroad, also built a station. According to the Chamber of Commerce, by 1907 there was an average of 42 passenger trains and 65 freight trains arriving in the city each day. (Source: *Shawnee – The Forgotten Hub of Central Oklahoma*)

## DEMOGRAPHICS

From 1990 to 2000, the Shawnee community experienced a boom similar to the Oklahoma City Metropolitan area. During this time, the City Commission adopted the first rehabilitation code in Oklahoma and aggressively pursued dilapidated structures and other nuisances as a means of encouraging infill development.

**Figure 2.1**  
**1990 to 2000 Population Change**



## POPULATION

According to the 2000 Census, the population for the City of Shawnee grew to 28,692. This represents a 10.3% increase from 1990, and the largest boom since the 1920's. When compared to other communities of its size, Shawnee grew more than any of the other cities. The growth pattern has continued since 2000 with single-family housing starts higher than those found in other communities. When comparing 2001 home starts data provided by the U.S. Census Bureau, Shawnee was higher (62) than Ardmore (55), Ponca City (45), Muskogee (44) and Bartlesville (31). From 1996 to 2002, Shawnee averaged 66 new housing starts.

Shawnee's growth was comparable to the growth in the Oklahoma City Metro Area and the State of Oklahoma, but slightly slower than Pottawatomie County and the United States. Over the last several decades, the county has grown faster than the city; therefore, the percentage of county population living in the city limits has declined to an all-time low of 43.7 % in 2000. As the city is growing slower than the county, the State of Oklahoma is growing slower than the overall US which resulted in

the loss of a US House seat. Through the Congressional realignment, Pottawatomie County was moved from the 3rd to the 5th Congressional District which includes most of Oklahoma City, Midwest City and Edmond.

*HISTORICAL TRENDS*

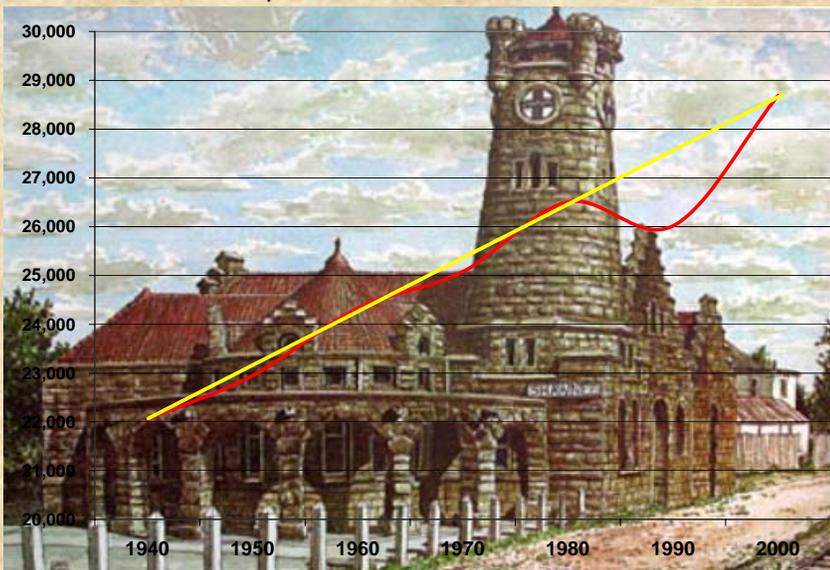
The City of Shawnee experienced more growth from 1990-2000 than it had in any decade since the “Roaring Twenties”, as indicated in *Table 2.1, Historical Population, 1900 to 2000*. With the exception of the Depression in the 1930’s and the Oil Bust in the 1980’s, the Shawnee population has grown in every decade. The building boom that the community experienced in the 1990’s compensates for the loss in population over the 1980’s, as seen in *Figure 2.2, Post World War II Population Trend*. The increased growth brings the population in accordance with what it would have been if it had grown linearly since 1940.



Table 2.1  
Historical Population, 1900 to 2000

	Shawnee			Pottawatomie Co.		Oklahoma		United States	
	Population	Change	% Co.	Population	Change	Population	Change	Population	Change
1900	3,462		13.1%	26,412		790,391		76,212,168	
1910	12,474	260.3	28.6%	43,595	65.1	1,657,155	109.7	92,228,496	21.0
1920	15,348	23.0	33.3%	46,028	5.6	2,028,283	22.4	106,021,537	15.0
1930	23,283	51.7	35.0%	66,572	44.6	2,396,040	18.1	123,202,624	16.2
1940	22,053	-5.3	40.6%	54,377	(18.3)	2,336,434	(2.5)	132,164,569	7.3
1950	22,948	4.1	52.7%	43,517	(20.0)	2,233,351	(4.4)	151,325,798	14.5
1960	24,326	6.0	58.6%	41,486	(4.7)	2,328,284	4.3	179,323,175	18.5
1970	25,075	3.1	58.1%	43,134	4.0	2,559,463	9.9	203,211,926	13.3
1980	26,506	5.7	48.0%	55,239	28.1	3,025,487	18.2	226,545,805	11.5
1990	26,017	-1.8	44.3%	58,760	6.4	3,145,576	4.0	248,709,873	9.8
2000	28,692	10.3	43.7%	65,621	11.7	3,450,654	9.7	281,421,906	13.2

Figure 2.2  
Post World War II Population Trend





*DENSITY PATTERNS*

The overall density of the City of Shawnee is 869 people per square mile. As noted in *Table 2.2, Population Density, 2000* This is over ten times the densities for Pottawatomie County, the State of Oklahoma, and the entire United States. This disparity is typical because of the nature of rural and urban areas. Shawnee has over 33 square miles within its city limits. When compared to other comparable municipalities, Shawnee isn't as dense as most. This is mostly due to the fact that approximately 13 square miles of incorporated land surrounds the Shawnee Twin Lakes and 8 square miles of undeveloped lands north of I-40 which is where most industrial facilities are located.

Table 2.2  
Population Density, 2000

	Persons per Square Mile	Dwellings per Square Mile
United States	77	32
Oklahoma	49	22
Pottawatomie	82	34
Shawnee	869	385
Ardmore	426	196
Ponca City	1,281	567
Bartlesville	1,579	731
Muskogee	958	438

Census Tract data reveals that the oldest areas of Shawnee are the densest. Each of the three Tracts has densities in excess of 3,000 people per square mile. There are pockets with the higher densities, but they are located within larger Tracts in the area. These concentration pockets include multiple apartment properties, Oklahoma Baptist University and Saint Gregory University. Both schools have significant on-campus populations.

*COUNTY DISTRIBUTION*

As mentioned earlier, the population in Pottawatomie County is growing at a more significant rate than the City of Shawnee. Over the first half century, the city population grew faster than the county, but this trend changed in 1960. The result is that the city population continues to decline as a percentage of the overall county population. The city currently makes up over 43.7% of the county population which is down slightly from 44.3% in 1990. Most of the county growth is immediately around the city limits.

*UNIVERSITY INFLUENCE*

There are approximately 2,000 students enrolled at Oklahoma Baptist University and 800 enrolled at Saint Gregory's University in the 2002-2003 school years. For many years, the two private

schools have influenced Shawnee in practically every community aspect (i.e. economically, demographically, and geographically). The number of advanced degrees is proportionately higher than non-university communities. Disposable income is higher than it would be without the universities, and inversely the median income is lower due to student incomes. One only has to visit a restaurant, the shopping mall, or a church to see the student influence during breaks in the school year. The universities influence the overall quality of life in Shawnee by offering educational and cultural opportunities. Over the years, the universities have influenced the growth patterns of Shawnee by forcing development to gravitate toward their campuses. The Abbey at St. Gregory's owns many acres surrounding their campus, and the monks' desire to live in solitude prevents urban densities in close proximity to the campus.

*EDUCATION ATTAINMENT*

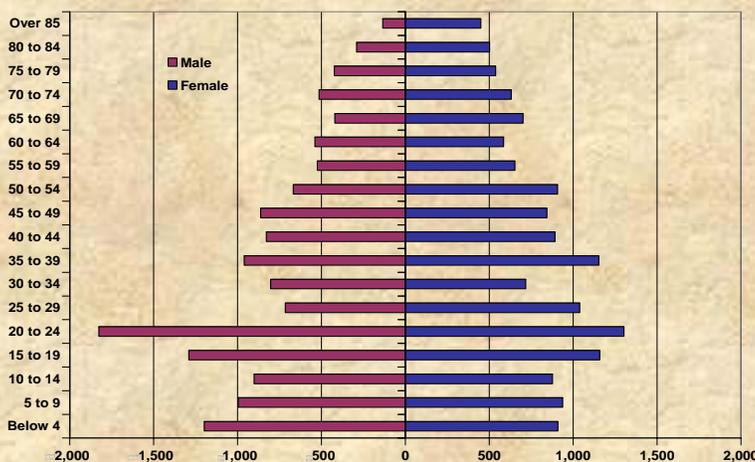
The Census Tract (8) with the highest percentage of college graduates (49% of men and 29% of women) also exhibits the highest median household income. Inversely, Tract 2, which is the poorest in Shawnee, has the lowest percentage of college graduates (2% of males and 3% of females). Overall, nineteen percent of Shawnee has a bachelor's degree or higher while nearly 78% are high school graduates. Only Ponca City and Bartlesville with their petroleum research influence had higher graduate percentages. Seven percent of Shawnee residents have graduate or professional degrees which are higher than the state, county and all but one of the comparable communities. Only Bartlesville residents have a larger percentage (11%).

*AGE*

The median age for Shawnee is 33.3 years which is the lowest among the other comparable cities, the state, 5<sup>th</sup> District and



**Figure 2.2**  
**2000 Age and Gender Distribution**





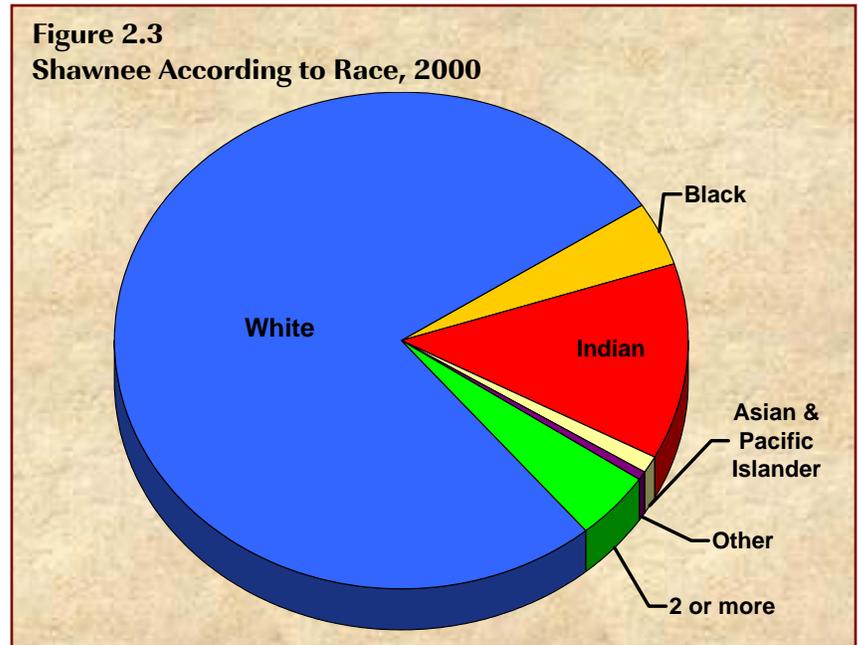
county. When compared with the cities, Shawnee has the lowest percentage (17.7) of people over 62 years old, but the percentage is higher than Oklahoma, 5<sup>th</sup> District and Pottawatomie County. This data indicates that Shawnee is aging faster than the metro area and the state, but the population is not as old as other cities of similar size and character. Most mid-sized communities in Oklahoma are growing older without the necessary younger families moving into the community to off-set the aging. This trend occurs when children grow up and move to larger communities.

*GENDER*

As noted in *Figure 2.2, 2000 Age and Gender Distribution*, males outnumber females in every cohort under the age 25 in Shawnee. This trend quickly changes with females outnumbering males in every age cohort over 35 years of age. Males make up less than half (48.4%) of Shawnee’s population. The highest percentage of males is ages 20 to 14 (58%), and the lowest percentage is over 85 (23%). As the age of the resident increases, the female percentage of residents becomes greater.

*RACE AND ETHNICITY*

As displayed in *Figure 2.3, Shawnee According to Race, 2000*, the Shawnee community has a minority population of 23%, which is lower than both Muskogee and Ardmore. Of the similarly sized communities, Shawnee has the highest percentage of American Indians (13%), as seen in *Figure 2.4, Minority Breakdown of*

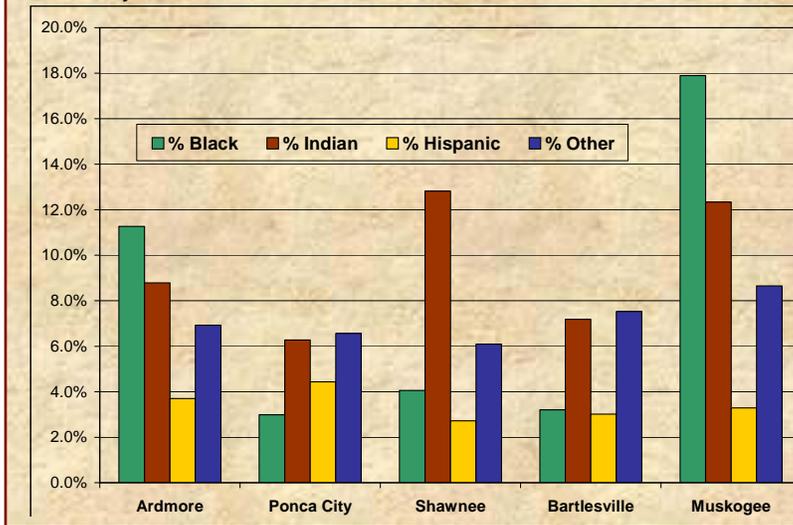


*Cities*, while having the lowest percentage of all other minority groups. Even though Shawnee constitutes less than 44% of the entire county, fifty percent of the Pottawatomie County minority population resides in Shawnee. Sixty-one percent of blacks, 62% of Asian, 50% of American Indians and 50% of Hispanics reside in

Shawnee. The American Indian population is so high in Shawnee that it constitutes 15% of all Indians in the 5<sup>th</sup> District while the



**Figure 2.4**  
**Minority Breakdown of Cities**

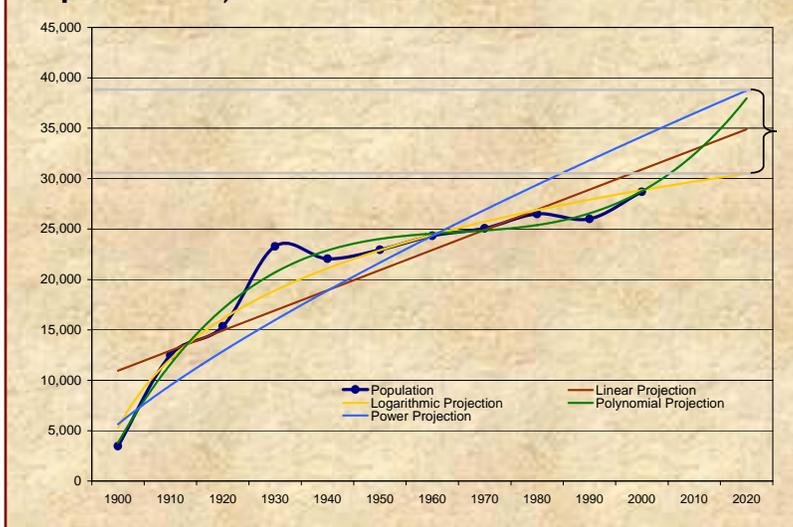


city population is only 5%. The percent of minority residents (20%) in Pottawatomie County is slightly lower than the City of Shawnee.

*POPULATION FORECAST*

Using various methods to forecast the population of Shawnee, the 2020 population could be as high as 39,000. As indicated in *Figure 2.5, Population Projections*, the 2010 population projection ranges between 30,000 and 35,000. The most likely projection method is the Polynomial Projection which follows the cyclical nature of Shawnee’s growth patterns. This projection method depicts significant growth within the next two decades (14% in ten years and 34.5% in twenty years).

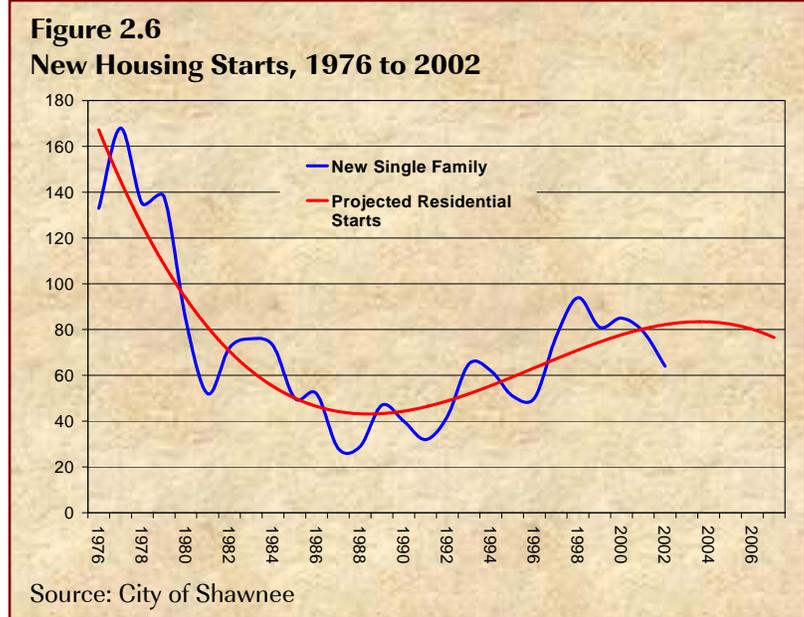
**Figure 2.5**  
**Population Projections**





## HOUSING

New housing starts have been extremely cyclical in Shawnee over the last thirty years, as illustrated in *Figure 2.6, New Housing Starts, 1976 to 2002*. Over the last 6 years, the average number



of starts has been 66 homes. Based on housing starts data provided by the City of Shawnee, in 2002, there were 64 new home starts which are the lowest since 1996. Shawnee has seen a growth in housing units between 1990 and 2000 of 7.4% which is the highest amongst the similar cities. The next highest city is Ardmore at 2.8% with Ponca City and Muskogee both experiencing a decline.

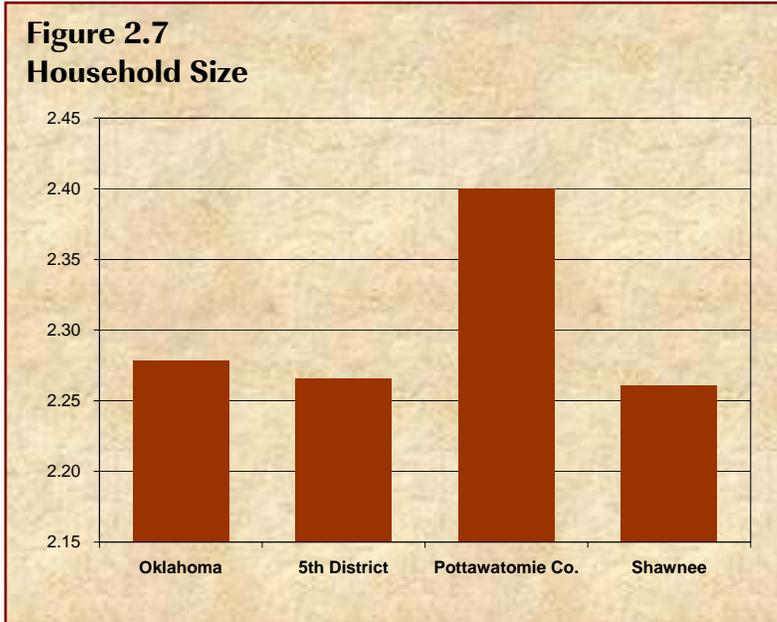
### DEVELOPMENT TRENDS

Housing development in Shawnee is very cyclical in that it follows the national and state economy. All indicators (sales tax, housing units, population, property values, etc.) have increased over time, which depicts the Shawnee community as growing and less susceptible than other Oklahoma communities to outside influences. Over the last twenty years, the Shawnee economy has diversified and become stronger in its ability to manage downturns in the economy. The proximity to the Oklahoma City market provides the ability to reach larger populations without the higher costs of operating businesses in larger cities.



HOUSEHOLD CHARACTERISTICS

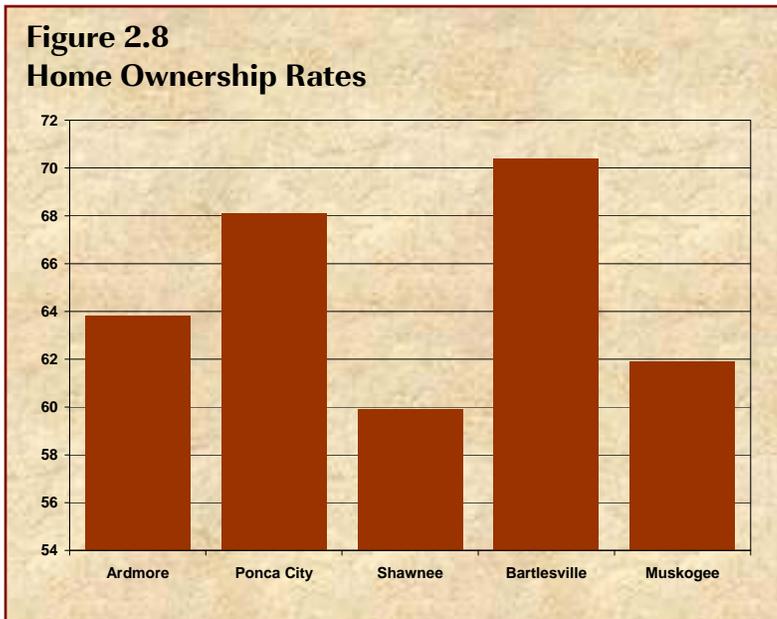
Shawnee has a larger household size when compared to similarly sized communities, as seen in *Figure 2.7, Household Size*. Since college students count as households, this statistic could be even



larger. The average household size in Shawnee is 2.27 while Muskogee households average 2.19 people. This trend is indicative of an aging community.

OWNERSHIP RATES

The homeownership rate for Shawnee has declined by as much as 5% every ten years since 1970. Of the four comparable cities



displayed in *Figure 2.8, Home Ownership Rates*, Shawnee has the lowest ownership rate (59.9%) while Bartlesville has the highest. One of the causes for this decline is increasing housing costs which have exceeded the cost-of-living for families. The houses being built in Shawnee average sales prices over \$128,000. Sixty-

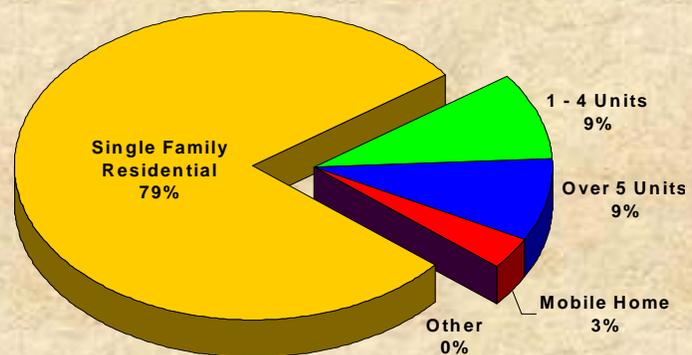


one percent of Shawnee households earn less than \$35,000 annually. The mortgage requirements for a household income of \$27,861 would allow a monthly payment of approximately \$650 excluding taxes and insurance. This would justify a mortgage of approximately \$83,000, but when property taxes or insurance are considered, the end price for a home must be around \$70,000.

#### HOUSING TYPES

An overwhelming majority of housing in Shawnee is single-family residential detached dwellings (79%). Eighteen percent of all dwellings are multi-unit dwellings (9% have below 5 units while 9% have over 5 units). Mobile homes make up 3% of all dwellings in the community, as noted in *Figure 2.9, Types of Housing in Shawnee*. The Zoning Ordinance prohibits mobile or manufactured houses from areas beyond agricultural districts, so most are in the rural areas. There is a limited number of non-conforming houses located within the urban neighborhoods. As these dwellings become uninhabitable, they will be razed and removed.

**Figure 2.9**  
**Types of Housing in Shawnee**



When compared to the other four communities, the percentage of mobile homes in Shawnee is in the middle. Muskogee (4.5%) and Ardmore (4.6%) have a larger percent of mobile home in their communities. Since mobile homes are more prominent in rural areas, the State of Oklahoma and Pottawatomie County both have larger percentages.

#### AVAILABILITY

Available 2000 Census information reflected 27,302 housing units in Pottawatomie County. This included single- and multi-family units that were owner occupied and rentals. The 2000 U.S. Census indicates 12,651 housing units in the City of Shawnee. This is an increase from 11,784 units in 1990. The increase reflects a growth percentage of 7.36%. *Figure 2.6* reflects changes in the number of building permits in the City of Shawnee since 1976.

Figure 2.6 illustrates new housing trends in the City of Shawnee during the past twenty-five years. As shown, Shawnee experienced a boom of new residential construction in the late 1970's, which was followed by many years of very modest construction as a result of the oil bust of the early 1980's. New single-family construction again picked up in the late 1990's and early 2000's, although currently construction is not quite as fast-paced as it was in the 1970's. Sixty-four new single family permits were issued in 2002. Multi-family construction in Shawnee has been sporadic, although permits for 386 new multi-family units were issued between 1996 and 1998. Most of these units represent the construction of two new Low-Income Housing Tax Credit facilities; Ashford Place and Chapel Ridge. Chapel Ridge was actually constructed in two phases, with the second phase consisting of market-rate units. Finally, Shawnee has experienced a boom of new commercial investment in the past several years. It is apparent that this new commercial investment is closely linked with current population and employment growth.

The average value of single family permits has generally fluctuated in recent years, although the general trend for the past twenty-five years has been upward. The average value in 2001 was \$101,936. With a reasonable inclusion of lot price and builder's profit (20%) this would indicate an average cost of \$122,000. However, as previously noted, it is common for builders to underestimate their construction costs. Data from the Pottawatomie County Assessor indicates that new speculative homes constructed in the City of Shawnee sell for an average of \$139,697, which is moderately higher than the previous estimate.

The City of Shawnee had a 10.28% increase in population from 1990 to 2000, but the housing stock increased by only 7.36%. Because the housing stock grew at a slower rate than the population, new households began to occupy housing units that were vacant as of the 1990 Census. There were 107 fewer vacant housing units in 2000 than in 1990 in the City of Shawnee. The homeowner vacancy rate fell from 3.8% in 1990 to 2.4% in 2000 and the renter vacancy rate fell from 13.0% in 1990 to 9.1% in 2000. Vacancy rates in the City of Shawnee are slightly higher than in comparable cities. However, the high vacancy rates may be partially attributable to the aging housing stock in the City of Shawnee. *Table 2.3, Housing Units by Year Structure Built 2000*, presents data regarding the age of Shawnee's housing stock, as reported by the U. S. Census Bureau, as well as comparable data for the State of Oklahoma.

According to the 2000 Census, almost 47% of the housing units in the City of Shawnee were constructed prior to 1960. It is reasonable to assume that a significant portion of these housing units will become severely deteriorated or dilapidated within the





next decade. If growth in housing does not keep pace with the growth in population, vacancy rates will continue to decline, leading to a significant gap between housing supply and housing demand, which translates to higher rental rates and higher housing prices.

**Table 2.3**  
**Housing Units by Year Structure Built, 2000**

	Oklahoma		Shawnee	
	Number	Percent	Number	Percent
Total:	1,514,400	100%	12,692	100%
1999 to March 2000	33,976	2.2%	257	2.0%
1995 to 1998	93,041	6.1%	625	4.9%
1990 to 1994	76,352	5.0%	392	3.1%
1980 to 1989	277,098	18.3%	1,545	12.2%
1970 to 1979	339,008	22.4%	2,479	19.5%
1960 to 1969	224,293	14.8%	1,466	11.6%
1950 to 1959	198,181	13.1%	1,921	15.1%
1940 to 1949	116,728	7.7%	1,522	12.0%
Before 1939	155,723	10.3%	2,485	19.6%

Source: US Census Bureau

Approximately 59.9% of the housing units in Shawnee are owner occupied with the remaining 40.1% renter occupied. This represents an increase in the percentage of renters in Shawnee, which is partially a result of higher enrollment at OBU and St. Gregory's University. Although much of Shawnee's multi-family rental stock is relatively older, similar to the single-family housing stock, there have also been two significant new additions to its inventory, namely Ashford Place and Chapel Ridge apartment complexes. These two facilities, constructed between 1997 and 1999, added 308 units to the Shawnee rental market, including 244 LIHTC units. The addition of these facilities has aided in meeting much of the new demand for rental housing in Shawnee.

Until 1998, the cost of new market rate apartment development was not financially feasible in Oklahoma due to low rental rates. Rental rates significantly increased in the large metropolitan areas in the late 1990's, spurring significant new rental unit development. Most new multi-family development in Oklahoma communities has been with the assistance of government support including federal tax credits. New garden developments in Oklahoma City with property amenities typically have a cost of over \$60,000 per unit. Rental rates must be high enough to justify the cost in order to support new market based development.

*DEMAND*

The increase in population in Shawnee between 1990 and 2000 represents a 10.28% increase or a .98% annually compounded increase in population. Estimated increases from 2002 to 2007 indicate growth at a slower rate. During the 1990's, the number of households in the City of Shawnee increased by 9.42%, or by .90% annually. The number of households is expected to remain stable from 2002 to 2007 according to projections from Claritas, Inc. The percentage of renter households was estimated at 59.9% with owner households estimated at 40.1% of the total city population. The estimated number of additional units needed to service increasing demand can be estimated by applying this percentage to the anticipated growth in households. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand.

Increases in the total number of households are estimated at 0.90% annually, which is approximately the same rate as was experienced during the 1990's. Based on current economic and real estate activity, projections of this plan appear far more reasonable than estimates generated by Claritas, which appear abnormally low. However, it is logical to assume some moderation in growth based on the cyclical nature of regional economies.

*HOUSING FORECAST*

Table 2.4, *Future Housing Demand Estimates for Shawnee*, reflects a necessary addition of 209 rental units and 312 ownership units in the City of Shawnee during the next five years. This is based on anticipated changes in city population and will require approximately 62 new owner occupied units and 42 rental units annually. Over the past six years, the City of Shawnee has averaged 66 new single-family residential building permits per year. Should this average remain constant over the next five years, new single-family construction should adequately supply demand for new single-family owner-occupied housing, especially for



**Table 2.4  
Future Housing Demand Estimates for Shawnee**

Year	2002	2003	2004	2005	2006	2007
Household Estimates	11,378	11,480	11,584	11,688	11,793	11,899
% Owner	59.9%	59.9%	59.9%	59.9%	59.9%	59.9%
% Renter	40.1%	40.1%	40.1%	40.1%	40.1%	40.1%
Owner Households	6,815	6,876	6,938	7,001	7,064	7,127
Renter Households	4,563	4,604	4,645	4,687	4,729	4,772
<b>Total New Owner Households</b>						<b>312</b>
<b>Total New Rental Households</b>						<b>209</b>

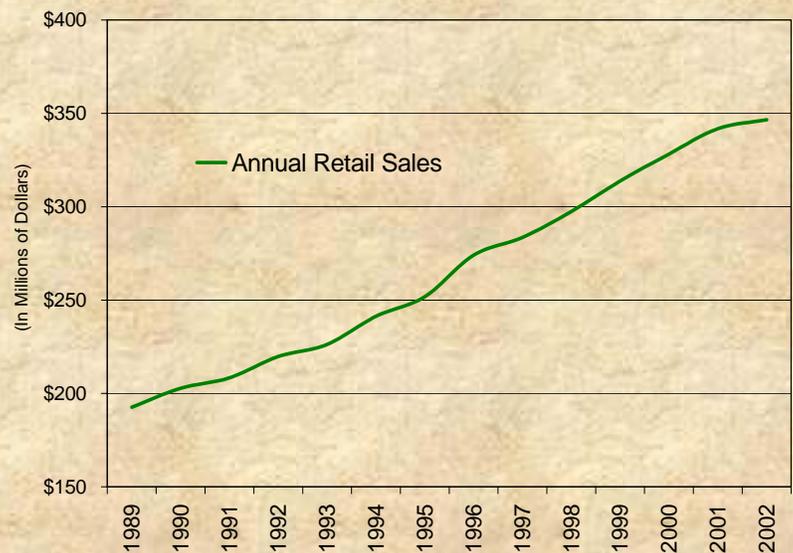


upper-income households. Furthermore, Shawnee has averaged 64 new multi-family housing units in the past six years, with all of those units constructed between 1996 and 1999. Considering current rental market vacancy, it is apparent that the current supply of rental housing should adequately meet future demand for both market rate rental property and low-income housing tax credit rental property for the next few years - perhaps through 2005.

## ECONOMICS

The Pottawatomie County area economic base is primarily concentrated in manufacturing, industry and petroleum, with Shawnee serving as the primary trade center for the county. The Pottawatomie County area is included within the Oklahoma City MSA and is strongly influenced by economic conditions in Oklahoma City. The county has experienced steady economic growth for the past decade. The Shawnee economy has grown considerably over the last 15 years. This growth is the highest since the early 1900's.

**Figure 2.10**  
**Annual Retail Sales for Shawnee**



### RETAIL SALES

Shawnee has experienced steady growth in retail sales throughout the 1990's, as indicated in *Figure 2.10, Annual Retail Sales for Shawnee*. Sales growth has slowed since 2001, which is similar to national and state trends. As commercial real estate is developed in Shawnee, continued increases in retail sales should occur. The city should recapture consumption by residents that currently travel to larger retail centers, such as those in Midwest City and Oklahoma City. Similarly, retail sales will expand as consumers from outlying communities turn to Shawnee to shop.

## INCOME

The median household income for Shawnee is 87.6% of the county's and 83% of the median for the state. Shawnee has a median household income for April 1999 of \$27,659. This value is one of the lowest in the OKC metro area. When compared to similar cities, only Muskogee had a lower income. Two statistics significantly influence this figure. One, the student population of both OBU and St. Gregory Universities artificially lower income figures. College students, in contrast, have higher disposable incomes than families. Second, there are four housing authorities operating within the corporate boundaries of Shawnee (Shawnee Housing Authority and three Indian tribes). Many occupants are brought into the community in order to provide safe and decent living conditions.

**Table 2.5**  
**Major Employers in Shawnee**

Name	Employees
Citizens Pottawatomie Nation	703
Unity Health Center (North/South)	600
Exxon-Mobil Film Division	510
Wolverine Tube	500
Shawnee Public Schools	490
Absentee Shawnees	475
Central Plastics	450
Eaton Corporation	385
TDK Ferrites	350
Oklahoma Baptist University	315
Wal-Mart	285
City of Shawnee	264
Shawnee Milling Company	260
Uponor	170
St Gregory's University	170
Al-Ko-Kober	150

## LABOR MARKET

The unemployment rate for Pottawatomie County has not climbed above 6% since 1996. Even as the economy has slowed, the unemployment rate has remained fairly steady. Historically, the rate has mirrored the state unemployment rate until 2001 when several layoffs occurred in the community, and the economy began to falter. Shawnee and Pottawatomie County are both influenced greatly by the Oklahoma City Metro. The largest employer of county residents is Tinker Air Force Base which is located 15 miles from Shawnee. Large employers are included in *Table 2.5, Major Employers in Shawnee*. The largest employer in Shawnee recently laid-off a few hundred employees, but a couple manufactures are expanding their operations and hiring employees.

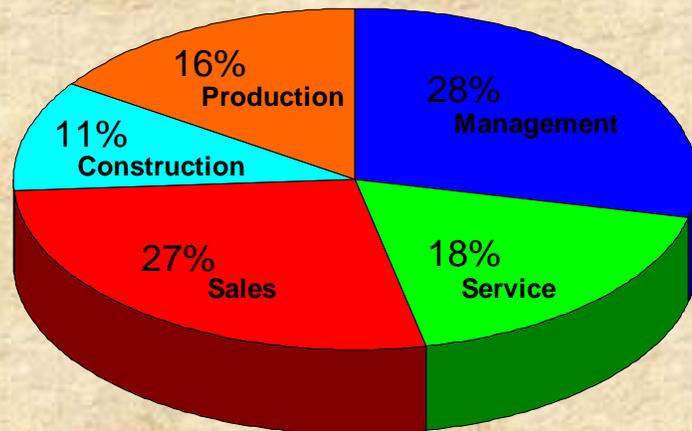




### LABOR FORCE

The Shawnee labor force primarily consists of Management, Professional & Related occupations and Sales & Office occupations. Together they make up over 55% of the total workforce. The occupations are evenly distributed between Service, Construction and Production, as shown in *Figure 2.11, Occupations in Shawnee*. These figures are consistent with the retail sales figures for the community in that Shawnee is the regional retail hub for the area and a large number of sales related jobs are required to peddle the goods. The mean travel time to

**Figure 2.11**  
**Occupations in Shawnee**



work is 20 minutes which is the approximate commute to Tinker, so the assumption is that a lot of the management and professional residents commute into Oklahoma City and to Tinker Air Force Base.

### PROPERTY VALUE

According to the 2000 Census, the median value of owner-occupied dwellings was \$56,400. Over 50% of home owners moved into their unit since 1998 which indicates that a high rate of turnover occurs in the Shawnee housing market. The Pottawatomie County Assessor's office reports that the cumulative property value for the City of Shawnee has steadily grown over the last 15 years. Considerable increases occurred over the last 5 years which is consistent with building permits. The Assessor's office indicates that new speculative homes constructed in Shawnee sell for an average of \$139,697. Commercial investment has remained consistent over the last twenty years and averaged approximately \$6,000,000 annually over the last 6 years.

### DEVELOPMENT POTENTIAL

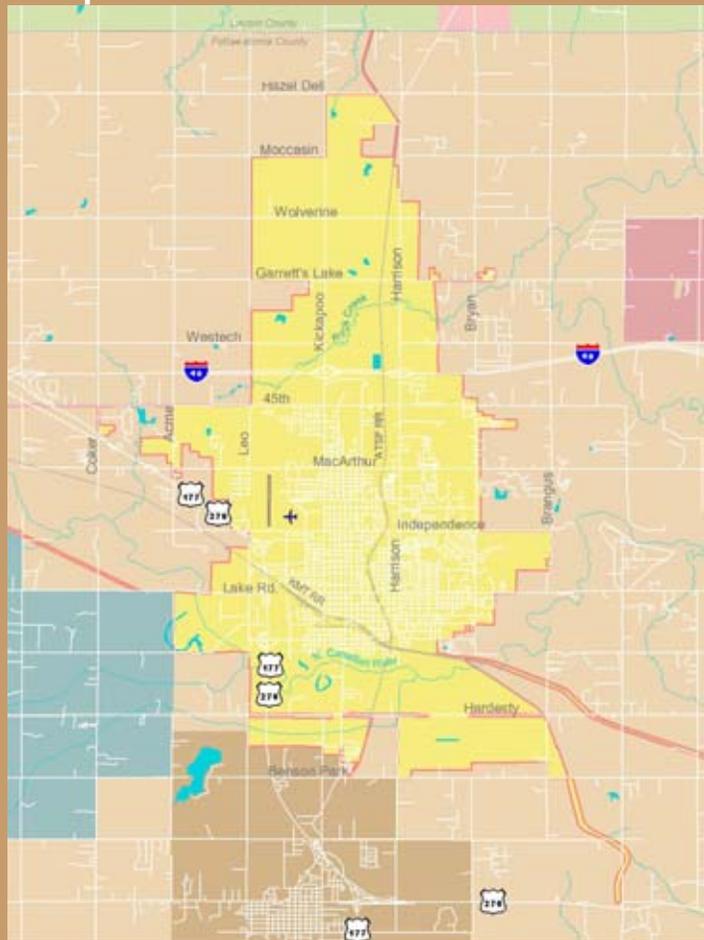
Although Shawnee has experienced considerable residential and commercial growth over the last decade, little property has

developed along the Interstate 40 corridor. Most residential development has occurred south of I-40 and in the eastern corridor of town. As a result, large tracts of land have remained untapped north of I-40. Sewer and water utilities are available to many of these sites which provide quick access to the interstate and to commercial activities in the area. There is ample land available to accommodate Shawnee's industrial needs in the future. Most industries are located north of the interstate and are surrounded by agricultural properties. There is little indication that the growth experienced during the 1990's will slow down. Several major retailers and industrial prospects visit Shawnee to identify possible locations for future development.

## INCORPORATED CITY

The City of Shawnee, displayed in *Figure 2.12, Incorporated Shawnee*, consists of 33 squares miles of land running primarily north and south. The community is 11 miles long by 3 to 4 miles wide. Drinking water is obtained from three lakes located west of town, two of which are located within the city limits. Shawnee shares common borders with Tecumseh on the South and Bethel on the Southwest.

**Figure 2.12**  
**Incorporated Shawnee**



Source: City of Shawnee.



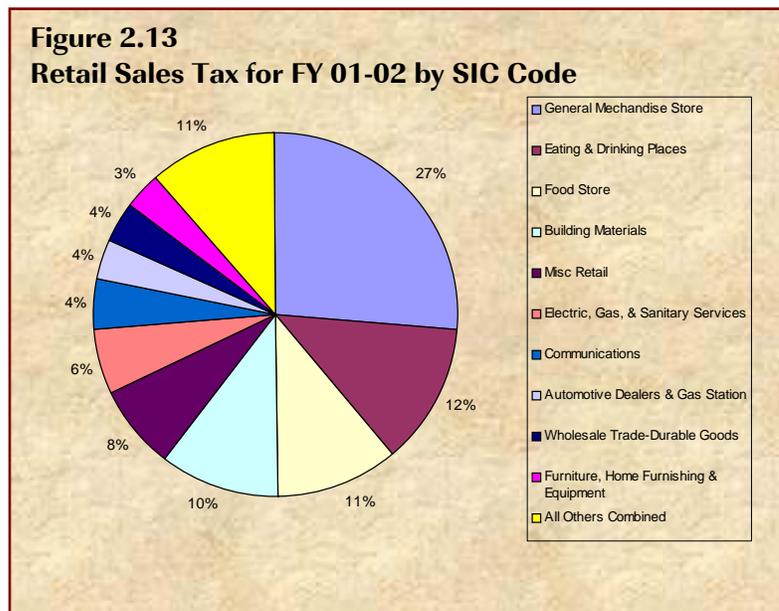


## GOVERNMENT

Shawnee is a city manager form of government, including 6 city commissioners and a mayor. Each Commissioner represents the ward in which they reside, but are elected at-large making them more responsive to the public as a whole.

### TAX STRUCTURE

As with all Oklahoma communities, Shawnee derives nearly all revenue from a levied sales tax. Some revenues are generated by utility sales, franchise fees, and licenses and permit purchases. With such a dependency on sales tax receipts, the monthly collection becomes volatile and difficult to project. *Figure 2.13, Retail Sales Tax for FY01-02 by SIC Code*, shows retail sales tax for major standard industrialization codes.



General merchandise stores generate 27% of all sales taxes collected in Shawnee and are followed by restaurants and grocery stores. This percentage depicts the impact of the Shawnee Mall on the local economy. Grocery stores generate 11% of all sales taxed collected. In 2001, a discount grocery store was opened by the Pottawatomie Indians on trust land. Sales taxes cannot be levied on trust properties by a municipality. The result was a decline in grocery sales in the first year of 10%. This loss or leakage should be partially restored as large “super stores” are constructed in the community.

### ANNEXATION AND GROWTH

The City has a lot of undeveloped land within the corporate boundaries, but must look for areas in which to expand. There are pockets of unincorporated lands around the perimeter which are surrounded on at least three sides. Most recently the controversial discussion revolved around protecting the fringe areas from encroachment by water districts and neighboring communities. In many Oklahoma communities, rural water

districts have annexed into the city limits or immediately adjacent to the corporate boundary. This encroachment restricts the city's ability to grow and to serve these areas if annexed at a later date.

## INTERNET RESOURCES

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The City of Shawnee

[www.shawneeok.org](http://www.shawneeok.org)

ORIGINS – database funded primarily by the Commerce Department to provide demographic, social and economic data on Oklahoma communities

[www.origins.ou.edu](http://www.origins.ou.edu)

Shawnee Chamber of Commerce

[www.shawnee-ok.org](http://www.shawnee-ok.org)

Shawnee Economic Development Foundation

[www.sedf.com](http://www.sedf.com)

US Census Bureau

[www.census.gov](http://www.census.gov)

The State of Oklahoma

[www.ok.state.us](http://www.ok.state.us)

Shawnee Public Schools

[www.shawnee.k12.ok.us](http://www.shawnee.k12.ok.us)

