TABLE OF CONTENTS

CHAPTER 1 – PLANNING PURPOSE AND LAND USE ISSUES 1

COMPREHENSIVE DEVELOPMENT PLAN ISSUES IDENTIFICATION 1

Connection 2
Animation 4
Renewal 8

CHAPTER 2 – DEMOGRAPHIC AND NEIGHBORHOOD PROFILE 11

POPULATION 11
RACIAL CHARACTERISTICS 15
MEDIAN AGE 18
POPULATION PROJECTIONS 19
AGE CHARACTERISTICS 21
MALE-FEMALE RATIO 26
EDUCATION 26
INCOME CHARACTERISTICS 28
HOUSING 29
UNEMPLOYMENT RATE 34

CHAPTER 3 – NEIGHBORHOOD HOUSING SURVEY 35

RECOMMENDATION - NEIGHBORHOOD STABILIZATION AND REDEVELOPMENT AUDITS 35

Residential and Mixed-Use Opportunity Areas 35

RECOMMENDATION - HOUSING PROGRAMS 36

Housing Rehab Deferred Loan Program 36
Subsidized Loan Program 36
Exterior Paint Give-Away Program 36
Exterior Maintenance Program: 37
Emergency Repair Program: 37
Driveway Improvement Program: 37
Barrier Removal Program: 37
Visual Smoke Alarm Program: 37
Weatherization Program: 37

Building Codes and Interior Property Maintenance 37
Plan Review Process 38
Permit Services 38
Funding Mechanism for the Department 39

NEIGHBORHOOD HOUSING SURVEY RESULTS 39

CHAPTER 4 – DOWNTOWN REVITALIZATION PLAN OVERVIEW 43

DOWNTOWN PLAN INTENT 43
PLAN OVERVIEW 43
PLANNING PROCESS 44
DOWNTOWN STUDY AREA 45

CHAPTER 5 –PARKS AND RECREATION 47

PARK AND RECREATION FACILITIES AND NEEDS 48
Park Land Inventory 48
Recreation Facilities Inventory 52

CHAPTER 6 – FUTURE LAND USE 55

LAND USE DEVELOPMENT PATTERN 55
OPPORTUNITY AREAS 55
Mixed-use Area - 1 57
Residential Area - 1 58
Residential Area – 2 and 3 59
Commercial Area - 1 60
Commercial Area - 2 61
Commercial Area - 3 62
Commercial Area - 4 63
Commercial Area – 5 64
Industrial Area - 1 65
Park Area - 1 66
Capital Improvement Area - 1 67
Capital Improvement Area - 2 68
Capital Improvement Area - 3 69
Capital Improvement Area - 4 70
Capital Improvement Area - 5 71
Capital Improvement Area - 6 and 7 72
FUTURE LAND USE PLAN MAP UPDATE 73
FUTURE LAND USE MAP 74
Residential 75
Mixed-Use 75
Commercial 75
Other Land Uses 75
MAJOR THOROUGHFARE PLAN UPDATE 76
Joplin Functional Street Classification 76
Expressways 76

Arterials 76
Major Collectors 77
Minor Collectors 77
Local Streets 77
Joplin Functional Street Classification Update *77*
Access Management Standards *77*
Corner Clearance *80*
Access Control and Traffic Calming Criteria *81*
Bypass Planning *81*

CHAPTER 7– IMPLEMENTATION STRATEGIES 83

INTRODUCTION 83
FUTURE LAND USE IMPLEMENTATION 83
Zoning *83*
Proactive Rezoning 83
Overlay Districts 83
Development-Specific Rezonings 84
Landowner Proposed Rezonings 84
Development Review *84*
RECOMMENDATION - DESIGN GUIDELINES 85
Site Planning *85*
Parking *85*
Public Open Space—Multifamily *86*
Private Open Space *86*
Landscaping *86*
Architecture *87*
Moderate-Density Examples *87*
Multifamily Examples *89*
RECOMMENDATION - NON-RESIDENTIAL DEVELOPMENT STANDARDS 90
Planning Issues *90*
RECOMMENDATION - COMMERCIAL AND INDUSTRIAL DEVELOPMENT STANDARDS 91
Site and Building Design *91*
Site and Building Design Examples *95*
Pedestrian Access and Circulation *97*
RECOMMENDATION - SCREEN AND BUFFER OVERLAY 98
Landscaping and Screening *98*
Lighting *102*
Lighting Examples *103*
Signs *103*

APPENDIX 1: WEBB CITY FUTURE LAND USE MAP 1

APPENDIX 2: CARL JUNCTION FUTURE LAND USE MAP 1

APPENDIX 3 - MISSOURI DEPARTMENT OF TRANSPORTATION ACCESS MANAGEMENT STANDARDS 1

INTRODUCTION AND DEFINITIONS 2

Purpose 2

Legal Authority for Access Management In Missouri 2

Background 3

New Projects versus Retrofit Projects 4

Concurrent Local and MoDOT Standards 4

LIST OF STANDARDS 4

RELATIVE IMPORTANCE OF ACCESS MANAGEMENT STANDARDS 7

Minimum Spacing Between Interchanges 7

Clearance Of Functional Areas Of Interchanges 9

Freeway And Expressway Transition 11

At-Grade Intersections Spacing 12

Traffic Signals Spacing 13

Median Opening Spacing 14

Raised Medians 16

Three-Lane Cross Sections 17

APPENDIX 4 - PERMITTED PLANT MATERIALS 1

DECIDUOUS TREES 1

EVERGREEN TREES 1

ORNAMENTAL (SMALL DECIDUOS) TREES 1

DECIDUOUS SHRUBS 1

EVERGREEN SHRUBS 2

GROUND COVER 2

PERENNIALS 2

BULBS 2

APPENDIX 5 – PLAN UPDATE TRAINING SESSION 1

THE COMPREHENSIVE PLAN 2

PURPOSE 2

PLAN CONTENTS 2

PUBLIC BENEFITS 3

HOW THE COMPREHENSIVE PLAN IS USED 3

AUTHORITY FOR PLANNING 4

ADOPTION 4
UPDATES AND AMENDMENTS 5
THE ZONING ORDINANCE 6
PURPOSE AND RELATION TO THE COMPREHENSIVE PLAN 6
AUTHORITY AND ZONING REGULATIONS CONTENTS 6
ADOPTION AND AMENDMENT 7
THE SUBDIVISION REGULATIONS 8
PURPOSE 8
CONTENTS 8
AUTHORITY 9
ADOPTION AND AMENDMENT 9
THE PROCEDURES MANUAL 10
THE PLANNING AND ZONING COMMISSION 11
THE CITY COUNCIL 12
THE BOARD OF ADJUSTMENT 13
TEXT AMENDMENTS 14
REZONING REQUESTS 15
SPECIAL USE PERMITS 16
SITE PLAN REVIEW 17
APPEALS AND VARIANCES 21
APPEALS 21
VARIANCES 21
FINDINGS AND ACTIONS 22
SUBDIVISION PLATS 22
PRELIMINARY PLATS 23
FINAL PLATS 24
ETHICAL PRINCIPLES 1
CONFLICTS OF INTEREST 4
ACKNOWLEDGMENT OF OUTSIDE INFORMATION 5
INFORMED PARTICIPATION 5

TABLES

Table 2.1: Population Growth (1970-2000) 11
Table 2.2: Racial Characteristics in Joplin, MO (1980-2000) 15
Table 2.3: Racial Characteristics Comparisons (1980-2000) 15
Table 2.4: Median Age (1970-2000) 19
Table 2.5: Population Projections (2000-2020) 19
Table 2.6: Male-Female Ratio (1980-2000) 26
Table 2.7: Education Summary (1970-2000) 27
Table 2.8: Income Summary (1970-2000)-in 2001 Dollars 28
Table 2.9: Percent of Households in National Income Brackets (1969-1999) 28
Table 2.10: Poverty Rate (1969-1999) 28
Table 2.11: Housing Units Characteristics (1990-2000) 29
Table 2.12: Housing Values (1990-2000) 30
Table 3.1: Survey Summary 39
Table 4.1: Parks and Open Space Guidelines 48
Table 4.2 Park Land Inventory - 2000 50
Table 4.3: Relationship of City Recreation Facilities to National Standards 52
Table 4.4 Observations from the Facility Inventory 53
Table 6.1 - Minimum Intersection Spacing Standards 79
Table 6.3 - Suggested Maximum Driveway Guidelines 80

FIGURES

Figure 2.1: Population Density by Census Block (2000) 12
Figure 2.2: Population Density by Census Block (1990) 13
Figure 2.3: Population Growth Index (1970-2000) 14
Figure 2.4: Hispanic Population by Census Block (2000) 16
Figure 2.5: Hispanic Population by Census Block (1990) 17
Figure 2.6 Trends in Minority Population (1990-2000) 18
Figure 2.7: Population Projections (2000-2020) 20
Figure 2.8: Population Pyramids (1990-2000) 21
Figure 2.9: Population by Age Groups by Census Block (2000) Under Age 5 23
Figure 2.10: Population by Age Groups by Census Block (2000) Ages 5-17 24
Figure 2.11: Population by Age Groups by Census Block (2000) Ages 65+ 25
Figure 2.12: Educational Attainment of People aged 25 or more (2000) 27
Figure 2.13: Trends in Housing Occupancy (1990-2000) 30
Figure 2.14: Owner Occupancy Rates by Census Block (2000) 31
Figure 2.15: Renter Occupancy Rates by Census Block (2000) 32
Figure 2.16: Vacancy Rates by Census Block (2000) 33
Figure 2.17: Unemployment Characteristics (1991-2001) 34
Figure 3.2: Summary Results for the Main Residential Structure 40
Figure 3.3: Summary Results from the Curb 41

Figure 3.4: Summary Results for the Sidewalks 41
Figure 3.5: Summary Results for the Yard 41
Figure 6.1: Corner Clearance Guidelines 80
Figure 6.2: Traffic Roundabout Flow 81

MAPS

Downtown Joplin Study Area: District Map……..... Following Page 42
Opportunity Areas Map……..... Following Page 52
Future Land Use Map Update……..…. Following Page 70

CHAPTER 1 – PLANNING PURPOSE AND LAND USE ISSUES

COMPREHENSIVE DEVELOPMENT PLAN ISSUES IDENTIFICATION

This document is an "Update" of the City of Joplin Comprehensive Plan of 1994. Best management practices of planning and zoning dictate that a land use policy plan—on which the authority for local zoning rests—should be updated with major revisions every 5-10 years. Annual review by the planning commission is encouraged, as well.

This update of the Comprehensive Plan (or "the Plan") concluded with a training session for Joplin planning commissioners and city council members, summarized in **Appendix 5** at the back of the Plan. It was initiated with an "Issues Identification" meeting with the Planning Commission In summer 2001. Given the interest in downtown revitalization issues, the City turned its focus on a separate *Downtown Revitalization Plan* first. The Joplin downtown plan was initiated with an "Issue Identification and Vision Statement Workshop" in August 2001. This first of a series of public policy work sessions and open houses was advertised to the various groups already involved with the revitalization of downtown. About 12 participants representing the Mayor's office, City Staff, Vision 20/20 Downtown Revitalization Task Force, Main Street program, the 353 Corporation and other community organizations participated. These groups formed the "Downtown Joplin Task Force," also referred to as the "Task Force." During the Workshop, the Task Force identified issues related to each of three primary themes. Following identification, the issues were refined and prioritized. After prioritization, potential strategies for resolving the issues were discussed.

In February 2002 a workshop was held to provide an opportunity for project Steering Committee members to identify communitywide issues that are critical to the immediate and long-term future of the City. The session was open to the public and invited stakeholders. Approximately 20 members of the community participated in identifying the most important issues facing the city of Joplin.

A structured idea-sharing process was held in spring 2002 with the Planning Commission and staff to identify issues for the entire Plan update. A follow-up "Policy Charrette" workshop was held in June. The policy planning workshop was conducted by the Planning Commission and the ideas formed the basis of the "action steps" that address the critical issues facing the Joplin community—both in terms of immediate needs and long-term plans. "Break-out" groups were formed to discuss the issues that were identified by the entire group. The break-out groups discussed the following series of issues:

1. **Future Land Use**: issues discussed related to the location, type and quantity of land uses as Joplin grows.

2. **Economic Development**: issues discussed related to business and industrial growth in Joplin and the surrounding area.

3. **Quality of Life**: issues discussed focused on specific issues that influence the caliber of the Joplin area as a place to live and work.

The following issues were identified for the Joplin Comprehensive Plan Update by topic. The City should replicate the "Action Agenda" strategy of the *Downtown Revitalization Plan* by appointing a Task Force—to study both targeted neighborhood revitalization strategies and citywide reinvestment ideas—referred to below as "Task Force." Some action steps below refer to the Downtown Plan. For a complete list of Downtown strategies, the reader should refer to the separately published Downtown revitalization study report.

Connection

The **Connection** theme focuses on how automobile, public transit and pedestrian modes of transportation link neighborhoods, how they create circulation and movement within and across the City, and how these connections can be improved.

Goal: Reduce the vehicular and pedestrian conflicts in business districts—such as in Downtown by minimizing truck traffic—and in neighborhoods**.**		**Responsibility**
Short Term Actions	▪ Make Intersection Improvements in Opportunity Areas ▫ Study Immediate Needs for Turn Lanes/Road widening ▫ Consider Roundabouts ▫ Improve Links to local street network ▫ Environmental Plan Implementation – Regional ▫ Annexation/Service Extension Plans Implemented ▫ Infill Development: Zoning/Planning as per Opportunity Area Plans (**Ref. Chapter 6**).	City of Joplin

Long Term Actions	Study possibilities of rerouting the truck traffic off of Main Street. Elements to be considered for alternative routes are: turning radii, sight distances, traffic volumes and signalization.	City of Joplin
	Complete planning and implementation of traffic improvements regionally east and west of Joplin via bypasses: ▪ Complete the 71 Highway connection east of the City. ▪ Complete plans for a west/northwest bypass via a new alignment of Route JJ.	City of Joplin

Goal: Encourage **pedestrian connections** to and within residential areas.		**Responsibility**
Short Term Actions	Implements an aggressive sidewalk maintenance efforts—incentives for private rebuilding of dilapidated walks.	City of Joplin
	Stripe non-marked crosswalks at school crossings and in public areas where pedestrians congregate—downtown, near hospitals, etc.	
	Implement a sidewalk network plan focusing on strategic construction and replacement of sidewalks for enhanced pedestrian safety, including improvement to ADA standards of sidewalks and intersections on major arterial roads.	City of Joplin
	Implement plans to create uniform lighting along major arterial roads.	City of Joplin
	Develop stylized crosswalks at gateways into Joplin—such as the Downtown Gateway strategies—and along primary corridors.	City of Joplin/Main Street Program

Animation

The **Animation** theme involves elements of planning that bring life to Joplin. These elements include retail, neighborhood amenities, institutions, recreation, arts, civic events and other activities.

Goal: Promote the use of distinct, clear signage and easily identifiable gateways and landmarks to encourage on-street activity; update infill development standards and compatible use zoning.		**Responsibility**
Short Term Actions	Gateways/Image ▫ Replicate Downtown Gateway Concepts Citywide ▫ Adopt Design/Development Guidelines: - Moderate Density Residential Guidelines - Multifamily Residential - Commercial - Industrial Neighborhood Revitalization ▫ Rezoning from Industrial to Residential in targeted areas ▫ Infrastructure improvements targeted	City of Joplin
Long Term Actions	"Announce" entrance to the City by developing gateway improvements including permanent signage, landscaping, art and other unique features. Use the City logo and its variations on Gateway monuments and at entrances to various districts.	Task Force
	Develop and implement historic building, landmark and focal point signage.	City of Joplin
	Develop and implement district signage, including kiosk or informational signage at gateways and other key locations.	City of Joplin
Goal: Strengthen **retail activities** and opportunities for expansion and new commercial ventures in Downtown.		**Responsibility**
Short Term Actions	Prepare an inventory of vacant/available space in Downtown.	Task Force / Chamber
	Define how the Task Force can most effectively perform its function as a "central organizing authority" throughout Downtown with various groups.	Task Force

Long Term Actions	Develop and implement a marketing strategy for retail uses in Downtown, including a readily available database of available space.	Task Force / Chamber

Goal: Support residential stability by promoting and supporting living opportunities.		**Responsibility**
Short Term Actions	Identify opportunities for better designed high-density and mixed-use development.	Task Force
Long Term Actions	Utilize the 353 program to provide redevelopment opportunities particularly for mixed residential development with affordable housing opportunities.	353 Corporation
	Help create and support neighborhood associations to promote neighborhood pride, issue awareness, evolvement, neighborhood policing, maintenance, code enforcement and other neighborhood activities.	City of Joplin

Goal: Promote affordable living by **stabilizing existing neighborhoods**.		**Responsibility**
Short Term Actions	Evaluate available housing stock through a residential audit to determine **targeted housing improvements and neighborhood stabilization programs**.	City of Joplin
	Identify and promote property owners' responsibilities for maintenance and upkeep of public and private property.	Task Force / Chamber
	Define Residential Districts to restrict commercial encroachment.	
Long Term	Implement a homeowner assistance program to promote maintenance and update of existing housing stock through cooperation with City Enforcement and Inspection Departments and local utility providers.	City of Joplin, local utility providers

Actions	Create and implement a licensing and inspection requirement program for residential rental units within Downtown.	City Joplin
	Develop and implement infill and redevelopment standards for development within Residential Districts.	City of Joplin
	Help create and support neighborhood associations to promote neighborhood pride, issue awareness, evolvement, neighborhood policing, maintenance, code enforcement and other neighborhood activities.	City of Joplin, Neighborhood Leaders
	Rezone targeted property for residential uses and eliminate spot commercial zoning and non-neighborhood commercial uses particularity in single-family neighborhoods.	City of Joplin, Neighborhood Associations

Goal: Support **social service programs and charitable housing** opportunities through the expansion and interrelationship of institutional uses and programs.		**Responsibility**
Short Term	Evaluate the needs of social service and charitable housing programs.	Task Force
Long Term	Partner with private agencies to provide convalescent services and housing.	Task Force

Goal: Use landmarks and attractions to draw patrons to Downtown **and increase Downtown activity.**		**Responsibility**
Short Term Actions	Identify landmarks and attractions including, buildings on the historic register, significant architecture, public facilities, parks and open spaces, districts within Downtown, special events and other attractions and research their history for promotion.	Task Force
	Implement guidelines to preserve the period architecture of Downtown as an attraction and to ensure the compatibility of new development and redevelopment with existing architectural character.	City of Joplin
	Develop and place uniform placards to identify and briefly describe physical landmarks, attractions and historic events.	Task Force

Long Term Actions	Make available to residents and visitors "walking tour" materials highlighting landmarks and attractions.	Task Force
	Develop additional "landmarks" through the development of gateways and focal points.	Task Force

Goal: Develop a **major activity/community center** within Downtown.		**Responsibility**
Short Term Actions	Identify existing activities and community services provided within Downtown.	Task Force
	Prepare a community needs assessment/survey to determine activity preferences and willingness to support funding and development.	Task Force
Long Term Actions	Identify alternative locations based upon space needed for desired activities, redevelopment or new development opportunities and funding and study feasibility.	
	Develop strategic partnerships to create, operate and maintain a center.	Task Force

Renewal

Renewal or reinvestment is the third element of the Plan necessary for planning revitalization citywide, and for rebuilding neighborhoods. Renewal and reinvestment of the built environment is necessary, as is redevelopment of human and civic capital stock. This element includes economic development strategies, funding alternatives, capital improvements and other private and public investments.

Goal: Invest in neighborhood incentives to homeowners and local business owners to revitalize targeted districts.		**Responsibility**
Short Term Actions	Inventory public and private improvements/infrastructure. Target incentives: ▪ Housing Rehab Deferred Loans ▪ Subsidized Loans ▪ Emergency Repair Assistance ▪ Exterior Maintenance Assistance	City of Joplin
	Adopt new site planning standards and development guidelines: ▫ New Screening and Buffering to allow more intense commercial infill development, such as along Range Line Road west to Highview Street. ▫ Site Planning/circulation/traffic calming standards	City of Joplin
	Implement an aggressive "clean-up" effort within neighborhoods.	City of Joplin/ Private Owners
Long Term Actions	Publicize public versus private maintenance responsibilities.	Task Force
	Implement multiphase neighborhood revitalization programs - Code Enforcement: Complaints/City Initiated - Investor/Owner Licensure - Cleanup Efforts - Financing Options	City of Joplin
	Commit code enforcement efforts to target neighborhoods, with innovative techniques that are responsive to the unique needs of building owners and tenants, such as high rates of leaseholders.	City of Joplin
Goal: Develop strategies and incentives for **renewal based on land use and compatibility.**		**Responsibility**

Short Term Actions	Continue implementing Access Management on Range Line Road	City of Joplin
Long Term Actions	Target neighborhoods to allow the implementation of tailored incentives and regulations base upon predominant and targeted uses.	City of Joplin
	Adopt and implement incentives, guidelines, standards and policies for each separate district to encourage target uses—such as a "Screen/Buffer Overlay District" for transition between commercial and residential districts along major arterial roads: Range Line Road, 15th Street, etc.	Task Force

Goal: Create opportunities for **redevelopment and infill** as a means of stimulating reinvestment.		**Responsibility**
Short Term Actions	Survey and inventory properties within targeted districts or neighborhoods to identify vacant, dilapidated and underutilized structures.	Task Force
	Identify targeted redevelopment areas and prepare and market conceptual redevelopment plans.	City of Joplin
	Implement plans for redevelopment of targeted areas.	Task Force

Goal: Use **financial incentives and programs** to promote reinvestment and renewal in low- and moderate-income neighborhoods.		**Responsibility**
Short Term Actions	Promote awareness of available incentives and programs.	Task Force
Long Term Actions	Develop a façade improvement program encourage the restoration of historic facades to complement the Downtown architecture.	City of Joplin

	Inventory public and private improvements/infrastructure Implement multiphase revitalization program - Code Enforcement: Complaints/City Initiated - Licensure of Investor-Own Properties to track transactions and contact owners for more effective code enforcement. - Cleanup Efforts - Financing Options Housing Rehab Deferred Loans Subsidized Loans Emergency Repair Assistance Exterior Maintenance Assistance - Related Programs Exterior Paint Giveaway Driveway Improvements Barrier Removal Weatherization Incentives Home Safety Measures Environmental Audits Economic/Investment Audits ▫ Ownership Factors ▫ Economic Factors ▫ Community Factors Implement Opportunity Areas Agendas Coordinate Citywide Plans with Downtown Plan Capital Improvement Program (CIP) ▫ Infill Development/Redevelopment ▫ Target Higher Density Res. ▫ Public/Private Partnerships ▫ Apply Newly Adopted Guidelines	City of Joplin

CHAPTER 2 – DEMOGRAPHIC AND NEIGHBORHOOD PROFILE

POPULATION

The US Census Bureau's 2000 census brief stated that the Nation's 1990 to 2000 population increase was the largest in American history. The population growth of 32.7 million people between 1990 and 2000 represents the largest census-to-census increase in American history. The previous record increase was 28.0 million people between 1950 and 1960, a gain fueled primarily by the post-World War II baby boom (1946 to 1964). Total decennial population growth declined steadily in the three decades following the 1950s peak before rising again in the 1990s. Population growth varied significantly by region in the 1990s, with higher rates in the West (19.7%) and the South (17.3%) and much lower rates in the Midwest (7.9 %) and the Northeast (5.5%). Meanwhile, despite overall population growth in each of the past five decades, the Midwest's share of total population fell from 29 to 23%.

The City of Joplin has added about 6,500 people in the last three decades, growing from a city of 39,000 people in 1970 to more than 45,500 people in 2000. According to the 2000 Census, the City of Joplin's population is 45,504 an increase of 6,490 people (about 8.6%) from the 1990 Census **(Ref. Table 2.1, Fig. 2.3)**. In comparison, the State of Missouri grew by 9.3% (Source: US Census). The Joplin Metropolitan Statistical Area (MSA) [1] registered a population increase of 16.6% (44,576 people); double the average rate of growth in the Midwest in the 1990s. However, like many other metropolitan areas in the Country, most of the growth in Joplin MSA occurred in first and second ring suburban cities. In 1970, the City of Joplin constituted about 35% of the MSA's population. By 2000, that percentage dropped to about 29%.

Table 2.1: Population Growth (1970-2000)

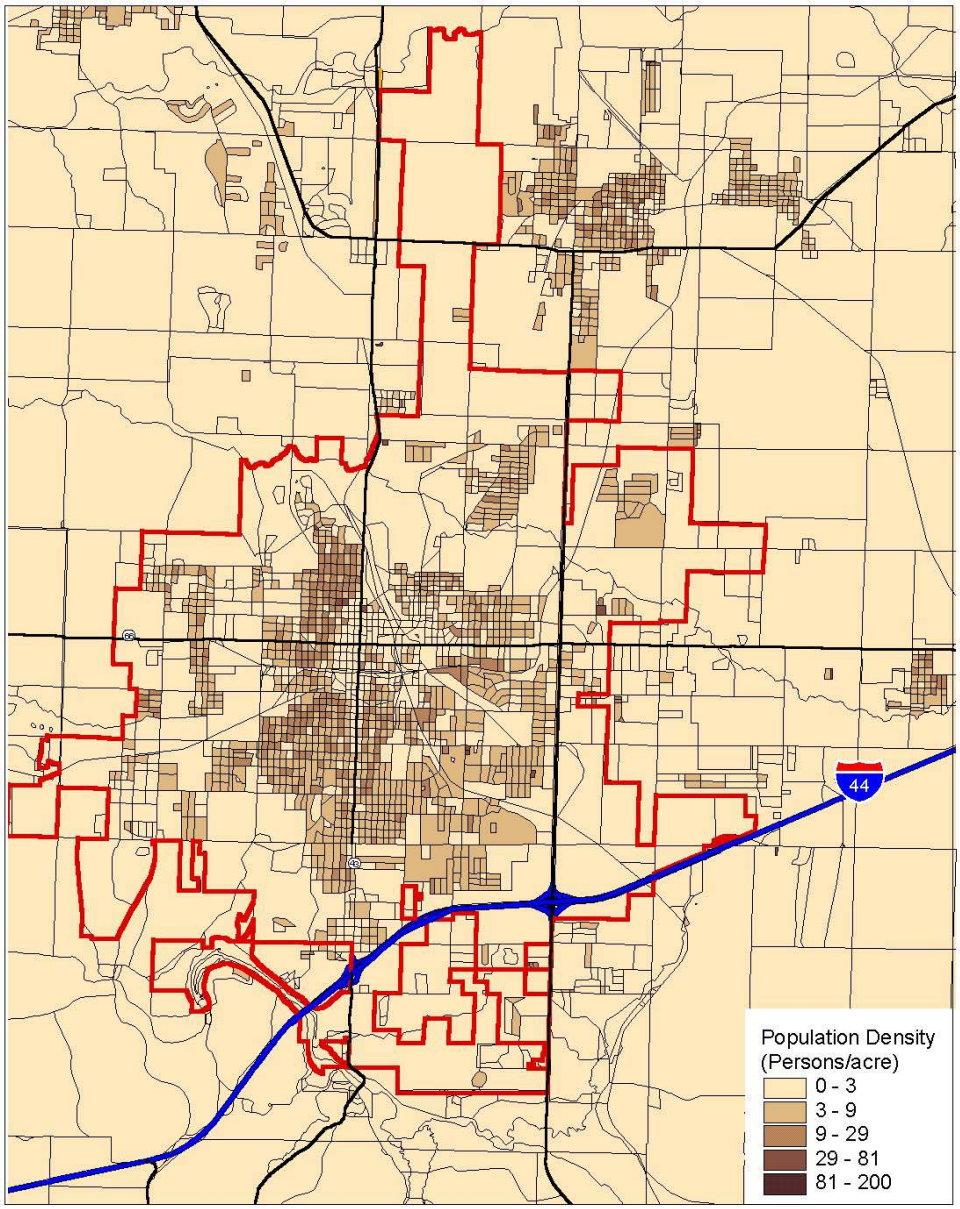
	1970	1980	1990	2000	% Change 70-80	% Change 80-90	% Change 90-00
Joplin, MO	39,014	41,468	40,961	45,504	6.29%	-1.22%	11.09%
Cape Girardeau, MO	30,453	34,627	34,438	35,349	13.71%	-0.55%	2.65%
Rolla, MO	12,866	13,625	14,090	16,367	5.90%	3.41%	16.16%
Sedalia, MO	22,265	21,433	19,800	20,339	-3.74%	-7.62%	2.72%
St. Joseph, MO	77,754	76,552	71,852	73,990	-1.55%	-6.14%	2.98%
Salina, KS	38,989	42,015	42,303	45,679	7.76%	0.69%	7.98%
Jasper County, MO	79,848	86,959	90,465	104,686	8.91%	4.03%	15.72%
Newton County, MO	32,899	40,556	44,445	52,636	23.27%	9.59%	18.43%
Joplin MSA	112,746	127,515	134,906	157,322	13.10%	5.80%	16.62%
Missouri	4,655,960	4,906,764	5,117,073	5,595,211	5.39%	4.29%	9.34%
US	201,606,786	224,810,186	248,709,166	281,421,906	11.51%	10.63%	13.15%

Source: US Census Bureau, BWR

[1] The Office of Management and Budget (OMB) defines Metropolitan Statistical Area (MSA) as a large population nucleus, together with adjacent communities having a high degree of social and economic integration with that core
The Joplin MSA includes Jasper and Newton Counties, Missouri.

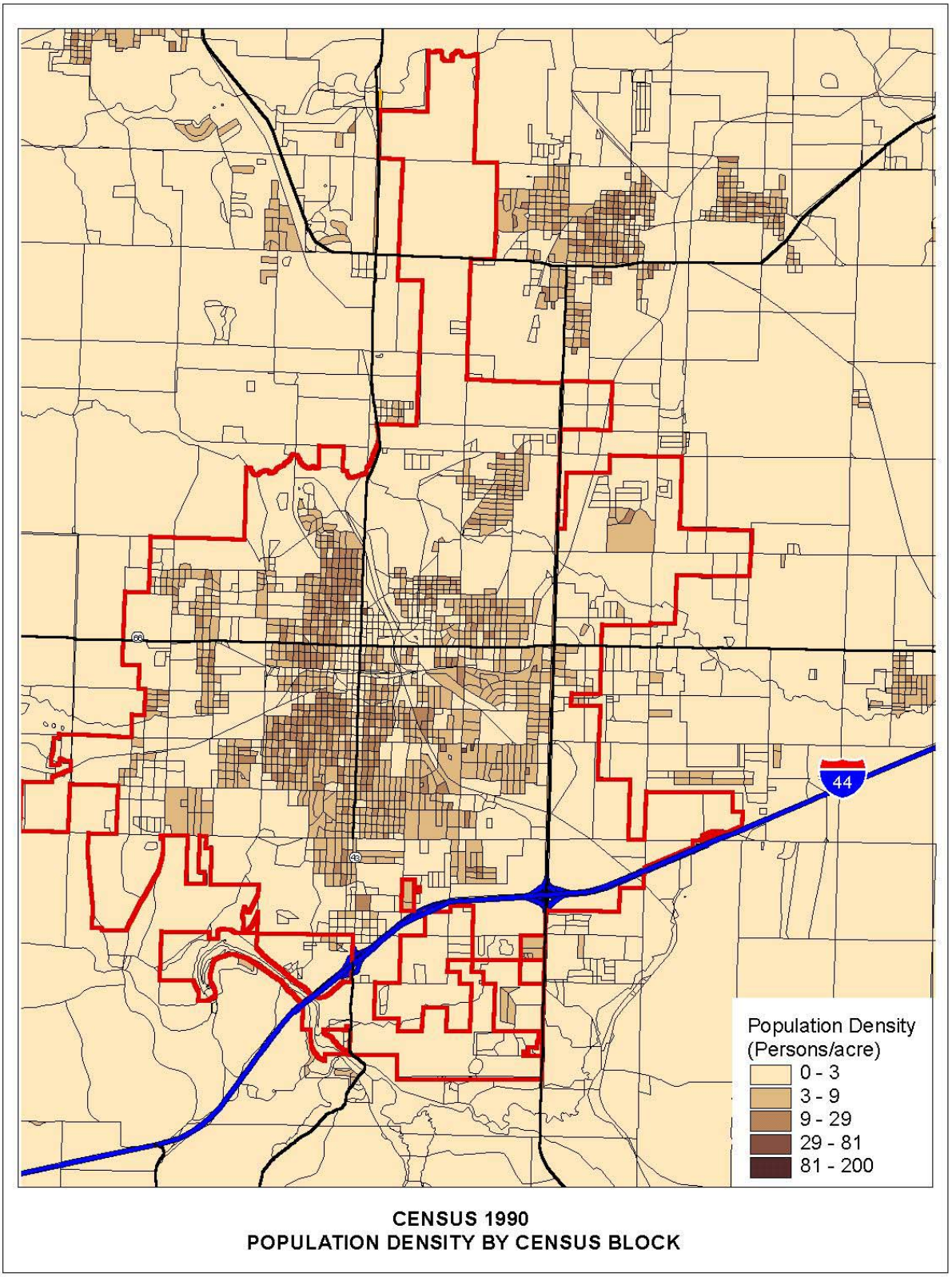
A comparison with a *"Control Group"* of five similar sized and similar situated cities in the region shows a similar trend in most inner cities. The five control cities are Cape Girardeau, MO; Rolla, MO; Sedalia, MO; St. Joseph, MO and Salina, KS. In the last decade, with the exception of Rolla, MO, which increased in population by over 12%, all other cities in the control set saw only marginal increases in population. By comparison, Joplin grew at a rate of 8.6%. The growth in Salina, KS most closely mirrors that of the City of Joplin.

Figure 2.1: Population Density by Census Block (2000)



Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service

Figure 2.2: Population Density by Census Block (1990)

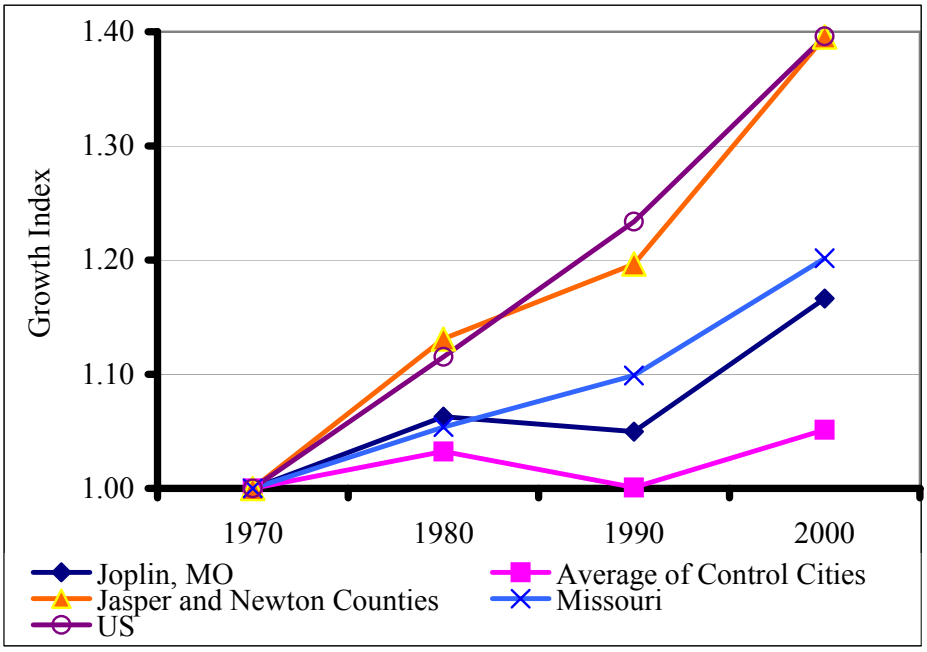


Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service

A comparison of the 1990 and 2000 population density by census blocks gives a picture of where the growth has taken place in the City in the last decade. Census Blocks is an area bounded on all sides by visible and/or invisible features shown on a map prepared by the U.S. Census Bureau. A block is the smallest geographic entity for which the Census Bureau tabulates decennial census data (Source: US Census Bureau)[2]

Between 1990 and 2000, Joplin did not see a drastic change in residential patters in the City. Growth occurred in pockets throughout the City. The downtown and its nearby areas saw shifts in density, but otherwise remained quite stable. East of Main Street, increased density development occurred south of 7th Street, along Murphy and Campbell Streets and also along 32nd Street, between Indiana and Connecticut Avenue. Areas west of Schifferdecker Road and south of 20th Street also saw increase in development. **(Ref. Figures 2.1 and 2.2)**

Figure 2.3: Population Growth Index (1970-2000)



Source: BWR, US Census Bureau

Growth indices, which are a means of comparison of growth rates of different entities assuming the base population of 1 for each entity, shows that Joplin has grown faster than the average of the control cities, but it has been outpaced by the growth in the Counties and the MSA. This indicates rapid growth in the rural areas of the two counties which is a trend that can create annexation problems.

[2] The Census Bureau also defines Census tracts as small, statistical subdivisions of a county (or statistically equivalent entity). They usually have between 2,500 and 8,000 residents and do not cross county boundaries. Block Groups are a statistical subdivision of a census tract generally containing between 300 and 3,000 people, with an optimum size of 1,500 people.

RACIAL CHARACTERISTICS

The racial composition of Joplin has changed between 1980 and 2000. In 1980 over 96% of the population in Joplin was white. In 2000 that percentage dropped to 94%. At the same time there was a slight increase in the minority population **(Ref. Table 2.2, 2.3, and Figure 2.4)**.

Table 2.2: Racial Characteristics in Joplin, MO (1980-2000)

	Total Population	White	Black or African-American	Other Population	Hispanic Origin *
1980	41,468	39,998	762	708	355
1990	41,888	39,836	816	1,236	313
2000	45,504	42,721	1,516	1,267	1,144
absolute change 80-90	420	-162	54	528	-42
absolute change 90-00	3,616	2,885	700	31	831
% change 80-90	1.01%	-0.41%	7.09%	74.58%	-11.83%
% change 90-00	8.63%	7.24%	85.78%	2.51%	265.50%

Source: US Census Bureau, BWR

* Hispanic Origin represents ethnicity and not race. Therefore, these numbers are already included in other races

The MSA saw a similar increase in minority population. However, the MSA saw a proportionately larger increase in its Hispanic population and the City saw a proportionately larger increase in its African-American population.

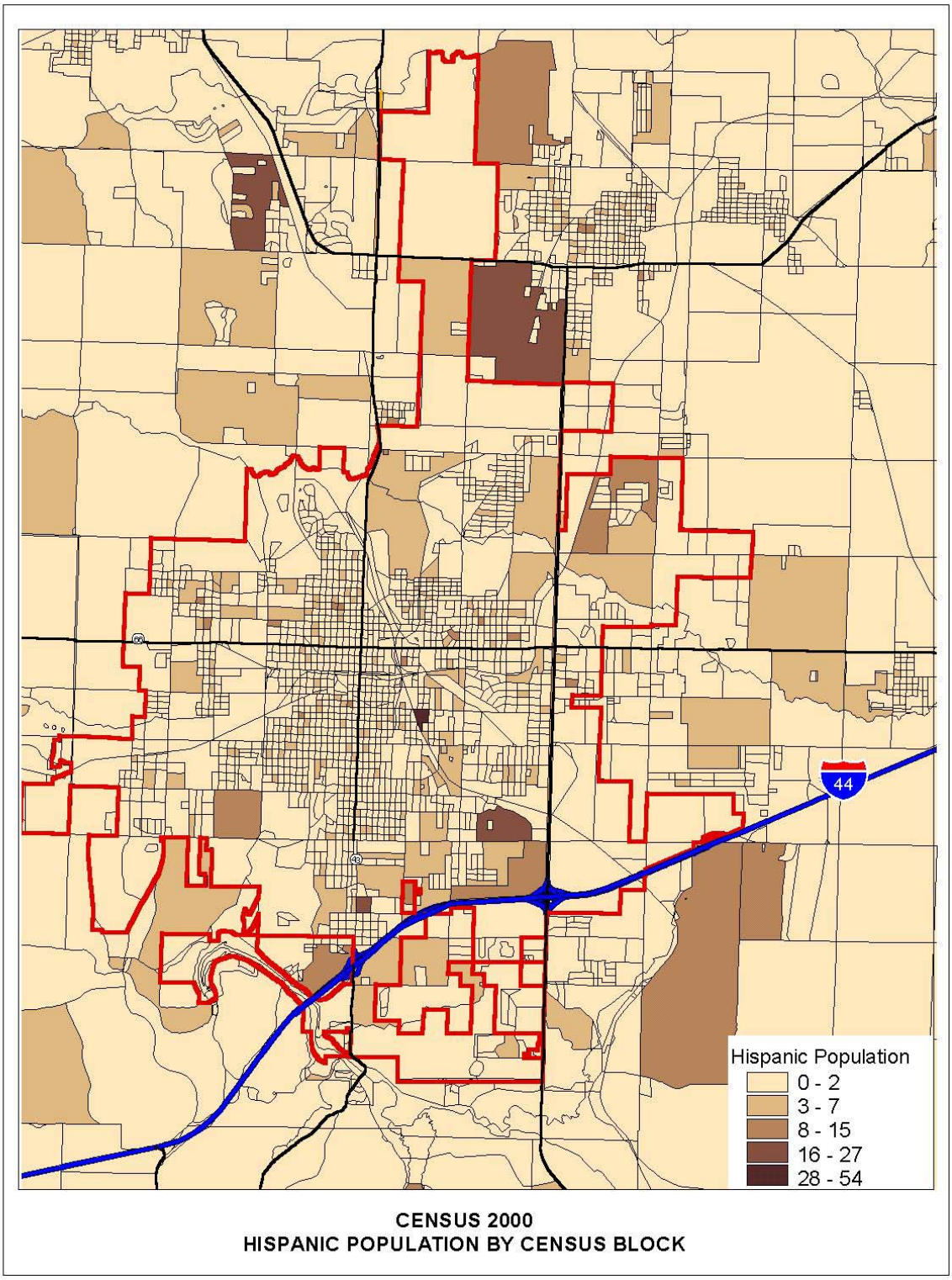
Table 2.3: Racial Characteristics Comparisons (1980-2000)

		White	Black or African-American	Other Population	Hispanic Origin *
1980	Joplin, MO	96.50%	1.80%	1.70%	0.90%
	Average of Control Cities	94.53%	4.02%	1.45%	1.56%
	Joplin, MSA	97.70%	0.90%	1.40%	0.70%
	Missouri	88.40%	10.50%	1.10%	0.40%
	US	83.10%	11.70%	5.20%	6.50%
1990	Joplin, MO	95.10%	1.90%	3.00%	0.70%
	Average of Control Cities	93.28%	4.52%	2.20%	1.54%
	Joplin, MSA	96.40%	0.90%	2.70%	0.60%
	Missouri	87.70%	10.70%	1.60%	0.80%
	US	80.30%	12.00%	7.70%	8.80%
2000	Joplin, MO	93.90%	3.30%	2.80%	2.50%
	Average of Control Cities	91.03%	5.96%	3.00%	3.48%
	Joplin, MSA	94.90%	1.60%	3.50%	3.00%
	Missouri	86.10%	11.70%	2.20%	2.10%
	US	75.14%	12.32%	12.54%	12.56%

Source: US Census Bureau, BWR.

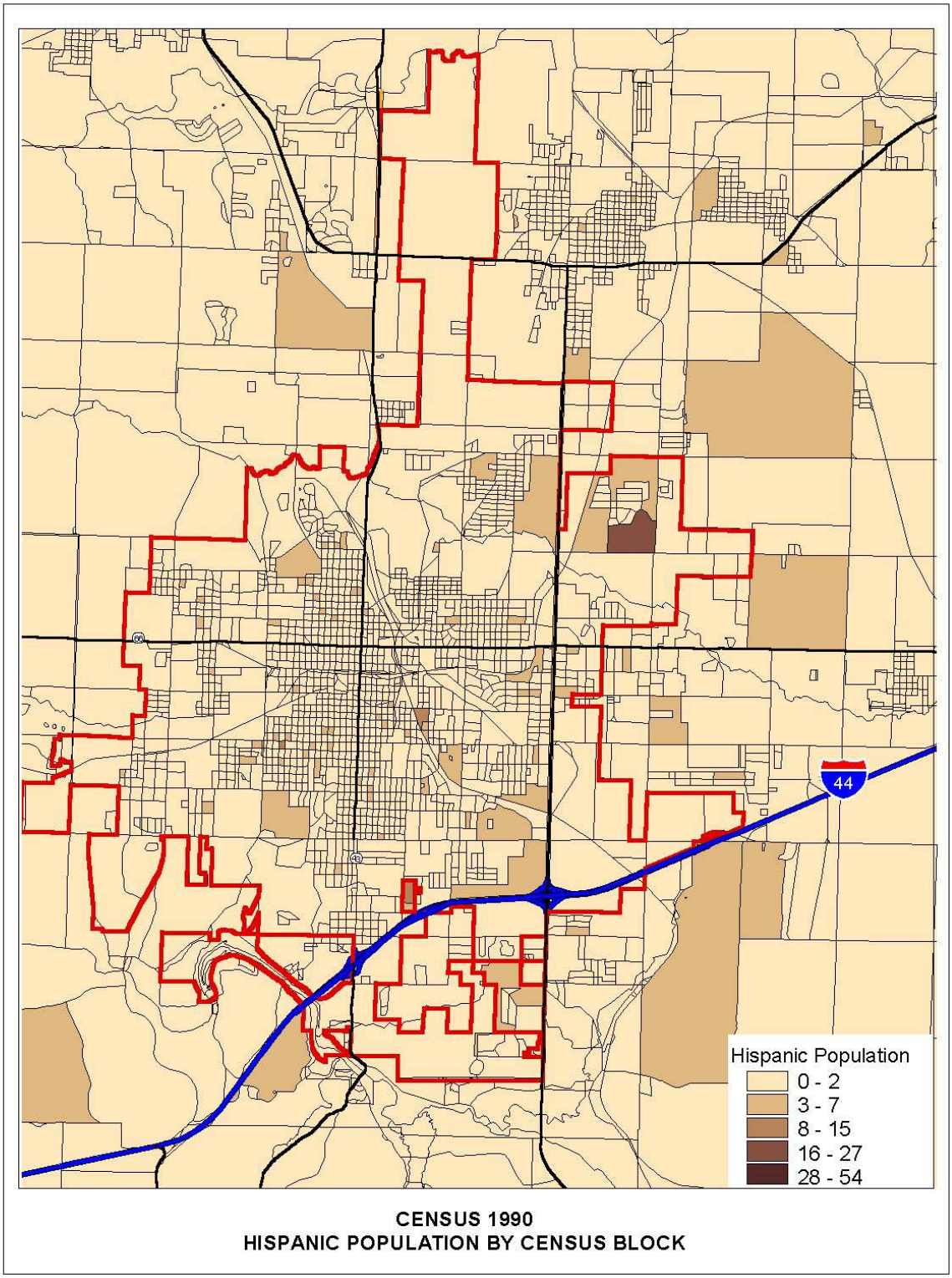
* Hispanic Origin represents ethnicity and not race. Therefore, these numbers are already included in other races

Figure 2.4: Hispanic Population by Census Block (2000)



Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service

Figure 2.5: Hispanic Population by Census Block (1990)

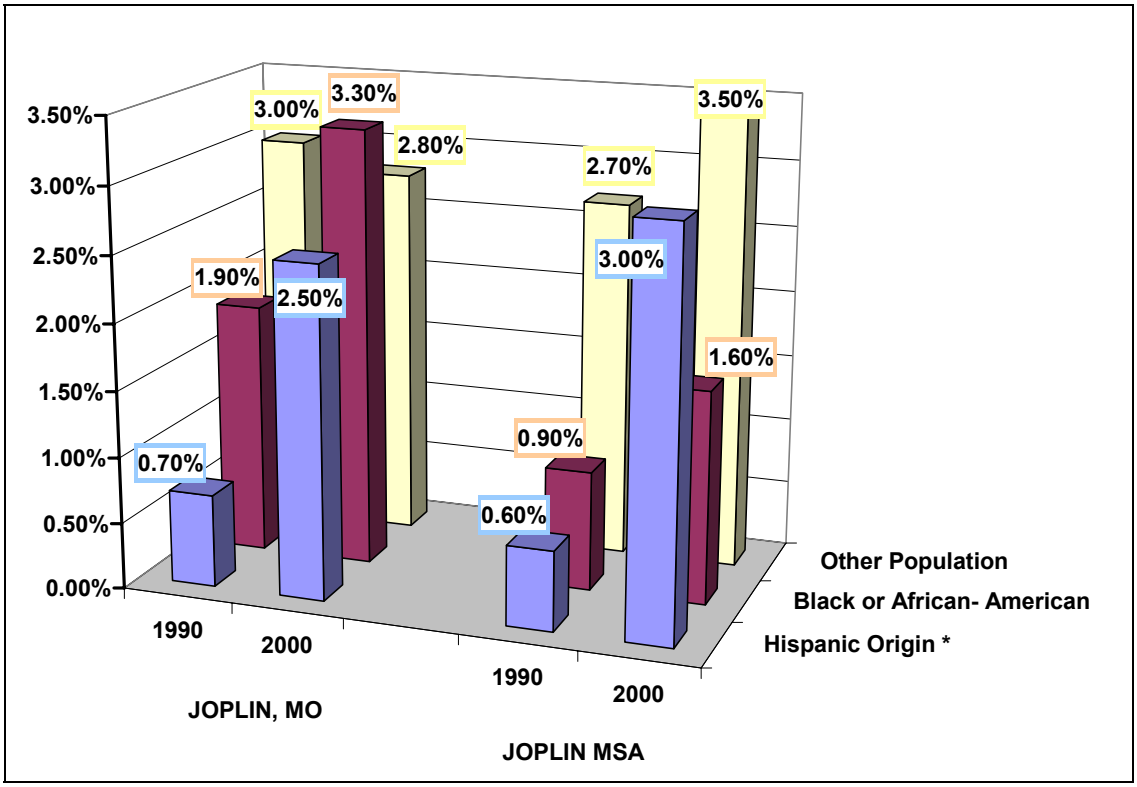


Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service

Hispanic population is the fastest growth ethnicity in the Country. **Figures 2.4 and 2.5** show the pattern of growth of the Hispanic population in Joplin. While most of the increase in Hispanic population has occurred in the unincorporated parts of the County, significant increases have also taken place in the City. Within the City limits, areas that have seen significant increases are areas north of Newman Road and west of Duquesne Road; several pockets of development between Yuma Road and 7th Street; and, areas south of 32nd Street along Indiana, Connecticut and Texas Avenues.

Northeast of City limits, significant increases can be seen along of State Highway 171 and along Madison Avenue. Increases can also be seen northwest of City limits. South of City limits, areas south of 44th street have also experienced increases in Hispanic population.

Figure 2.6 Trends in Minority Population (1990-2000)



Source: BWR, US Census Bureau

MEDIAN AGE

Changes in the median age are important indicators of the shift in composition of the City. They are a quick way of establishing target age groups to plan for. Till the 1990s, the median age of population in Joplin had traditionally been similar to the MSA and higher than the State and National average. In 2000, the median age in Joplin was 34.7, much younger than the MSA, State and National averages. This statistic might be an important indicator of the shift in population being attracted to the City of Joplin.

Table 2.4: Median Age (1970-2000)

	1970	1980	1990	2000
Joplin, MO	36.8	31.6	34.5	34.7
Joplin MSA	37.00	31	34.3	35.6
Missouri	33.00	30	33.6	36.1
US	31.60	29.2	33.4	35.3

Source: US Census, BWR

POPULATION PROJECTIONS

Three alternative population growth scenarios for the City of Joplin have been presented in **Table 1.5**. The first scenario uses linear regression techniques to project the future growth of the City based on its past trends. This method yields an increase in the population by about 1,437 people in the next 10 years and 1,989 people between 2010 and 2020.

Table 2.5: Population Projections (2000-2020)

SCENARIO		1970	1980	1990	2000	2010	2020
I	**Using Linear Regression for population 1960 to 2000**						
	Linear Projection	39,014	41,468	41,888	45,504	46,941	48,930
	Growth rate					3.16%	4.24%
State Projections							
II	Joplin grows like Counties (Long-term migration)	39,014	41,468	41,888	45,504	47,618	49,679
	Jasper and Newton Counties Long-term Migration Scenario			134,910	141,625	148,206	154,620
	Growth rate				4.98%	4.65%	4.33%
III	Joplin grows like Counties (Recent migration)	39,014	41,468	41,888	45,504	47,827	50,041
	Jasper and Newton Counties Recent Migration Scenario			134,910	142,432	149,703	156,632
	Growth rate				5.58%	5.10%	4.63%
IV	Joplin grows like Counties (Zero migration)	39,014	41,468	41,888	45,504	47,537	49,768
	Jasper and Newton Counties Zero Migration Scenario			134,910	139,901	146,150	153,011
	Growth rate				3.70%	4.47%	4.69%

Source: Missouri Office of Administration, US Census Bureau, BWR Corp.,

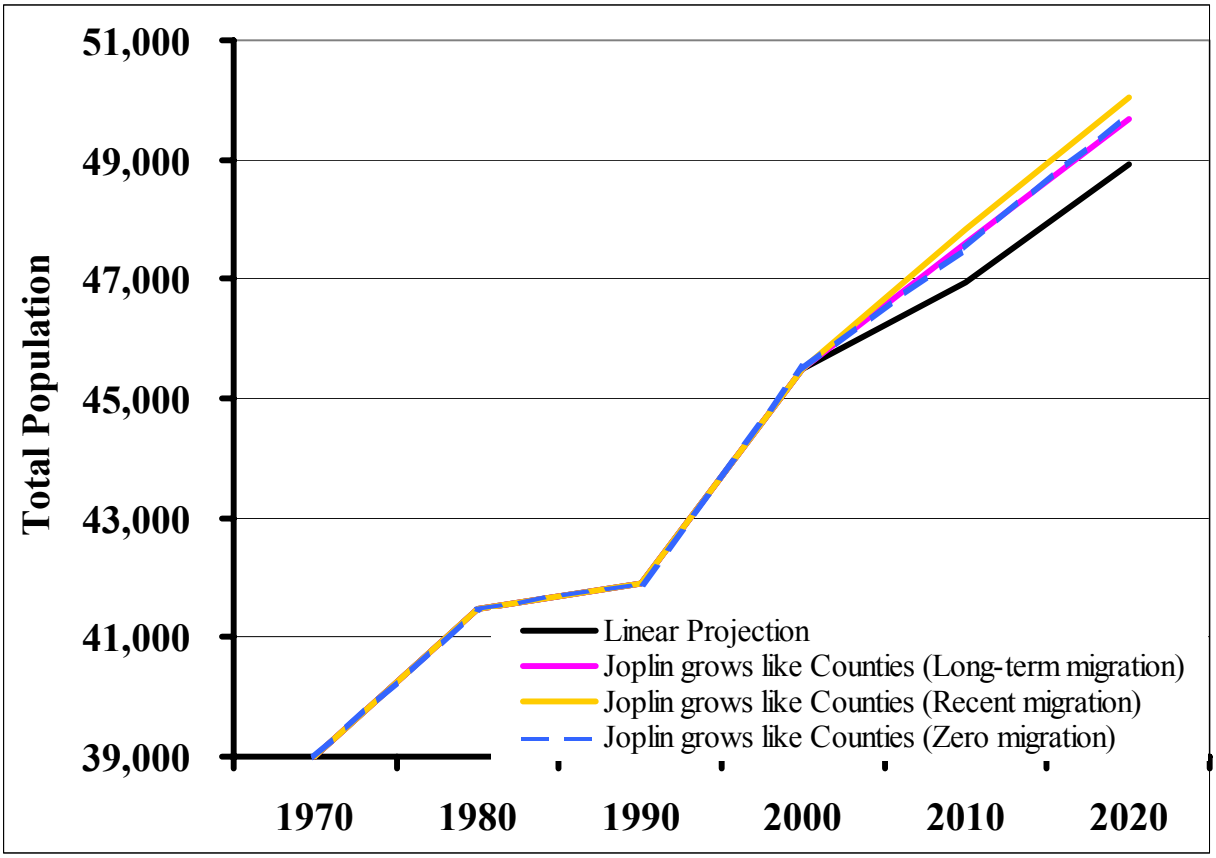
The State of Missouri - Division of Budget and Planning, projects population for all Missouri counties based on the cohort-component method under different migration scenarios. The cohort-component demographic model permits one to make specific assumptions about how each age, gender and race cohort--for example, all boys under age five or black women over age 85 in 1990--will survive and migrate between 1990 and 1995, between 1995 and 2000, and so on to the year 2020. It also permits one to make assumptions about future fertility rates, so that newborn children can be added at the beginning of each projection interval. The "component" part of cohort-component demographic model refers to the births, deaths and migration components of population change.

To provide an array of possible demographic outcomes for planning and policy analysis, each of the three projection scenarios uses a different assumption about the key migration component.

Two scenarios allow observed migration to continue into the future. The "long-term" migration scenario carries 1980-1992 county net migration patterns forward. The "recent" migration scenario carries 1987-1992 county net migration patterns forward. The "zero" migration scenario, illustrates what future county populations would be if births and deaths were the only agents of population change. Each of the three projection scenarios incorporates the same moderate assumptions about future fertility and mortality.

While the Metro area has seen significant growth (over 16%) in the last decade, the population in the City of Joplin has not increased significantly. The first scenario is more reflective of the past and current population trends in City of Joplin. The State estimates the MSA to grow by as much as 5% each decade for the next twenty years **(Ref. Table 2.5).** The City is not expected to grow as much. However, the City of Joplin being at the center of the MSA, functions as a business and retail center for the entire metropolitan area, serving an area much larger than its borders. Therefore, in spite of the higher growth rates likely in the suburban areas, Joplin is projected to continue to grow at a steady pace. And, while it is unlikely that Joplin will experience a large increase in population, it will most likely increase by 4 to 4.5% in the next decade (long-term migration scenarios).

Figure 2.7: Population Projections (2000-2020)



Source: BWR, Missouri Office of Administration, US Census Bureau

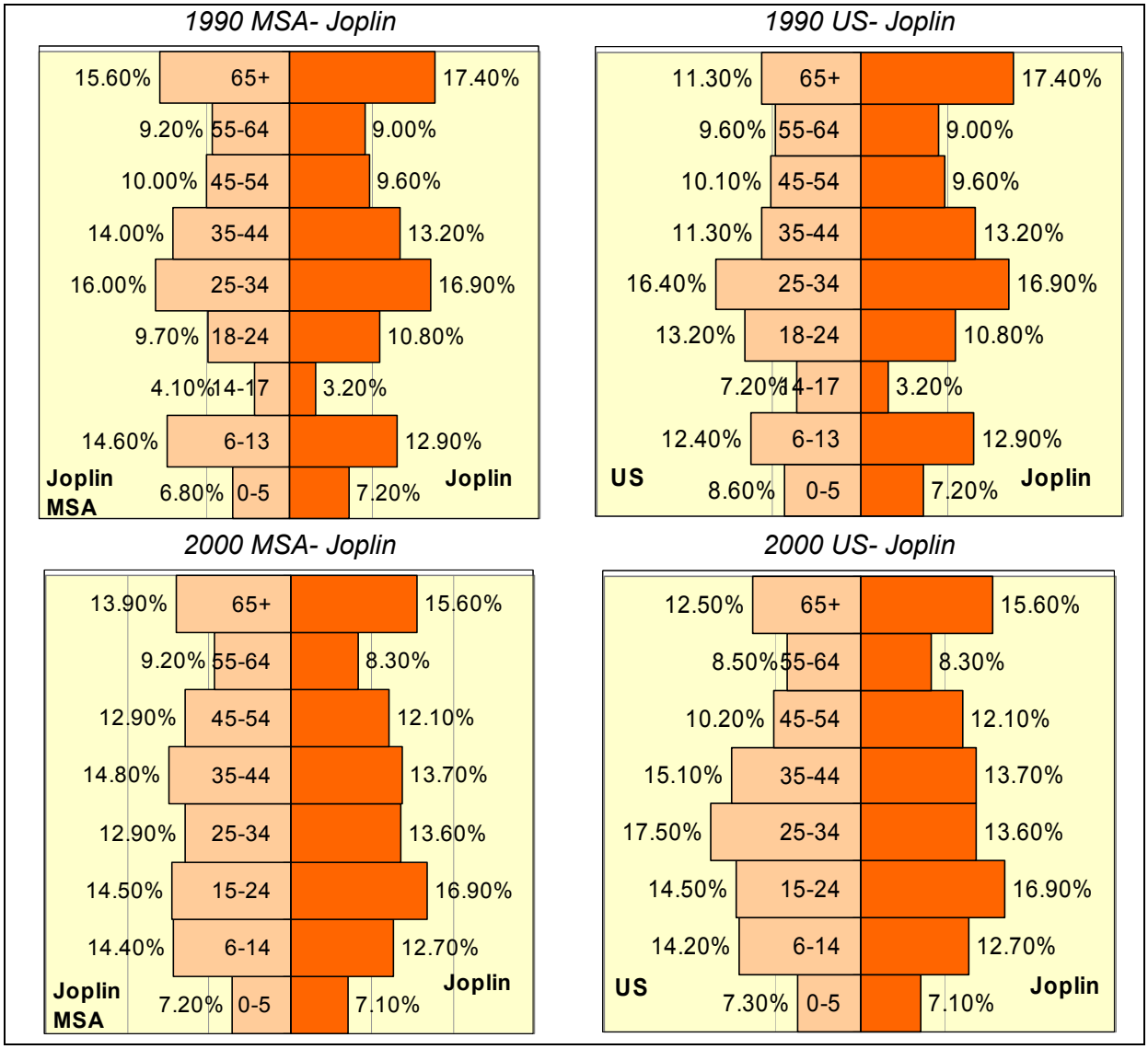
AGE CHARACTERISTICS

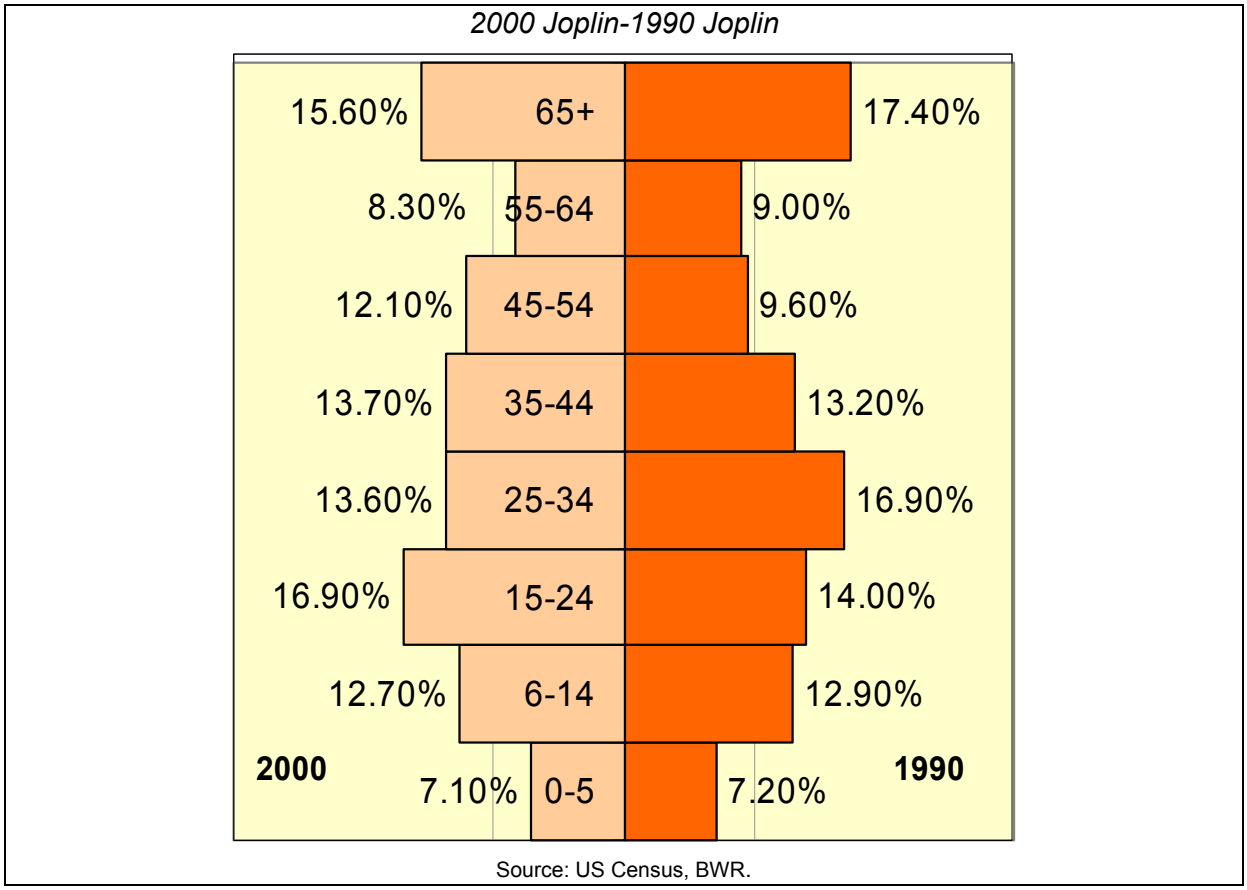
The age distribution of a population is an important feature while analyzing a City's demographic situation. **Figure 2.8** uses population pyramids to show the age distribution differences between the City and the MSA; and, City and the National distribution. The pyramids have also been used to show the change in age distribution from 1990 to 2000.

Along with the increase in population there has also been a change in the age composition of the population. Since the 1990s, there has been a 3% increase in the population aged 15-24. There has been a decrease in the age group 25-34.

The elderly population has significantly decreased in Joplin. In 1990, people over the age of 65, constituted 17.4% of the total population. The elderly now constitute 15.6% of the population.

Figure 2.8: Population Pyramids (1990-2000)

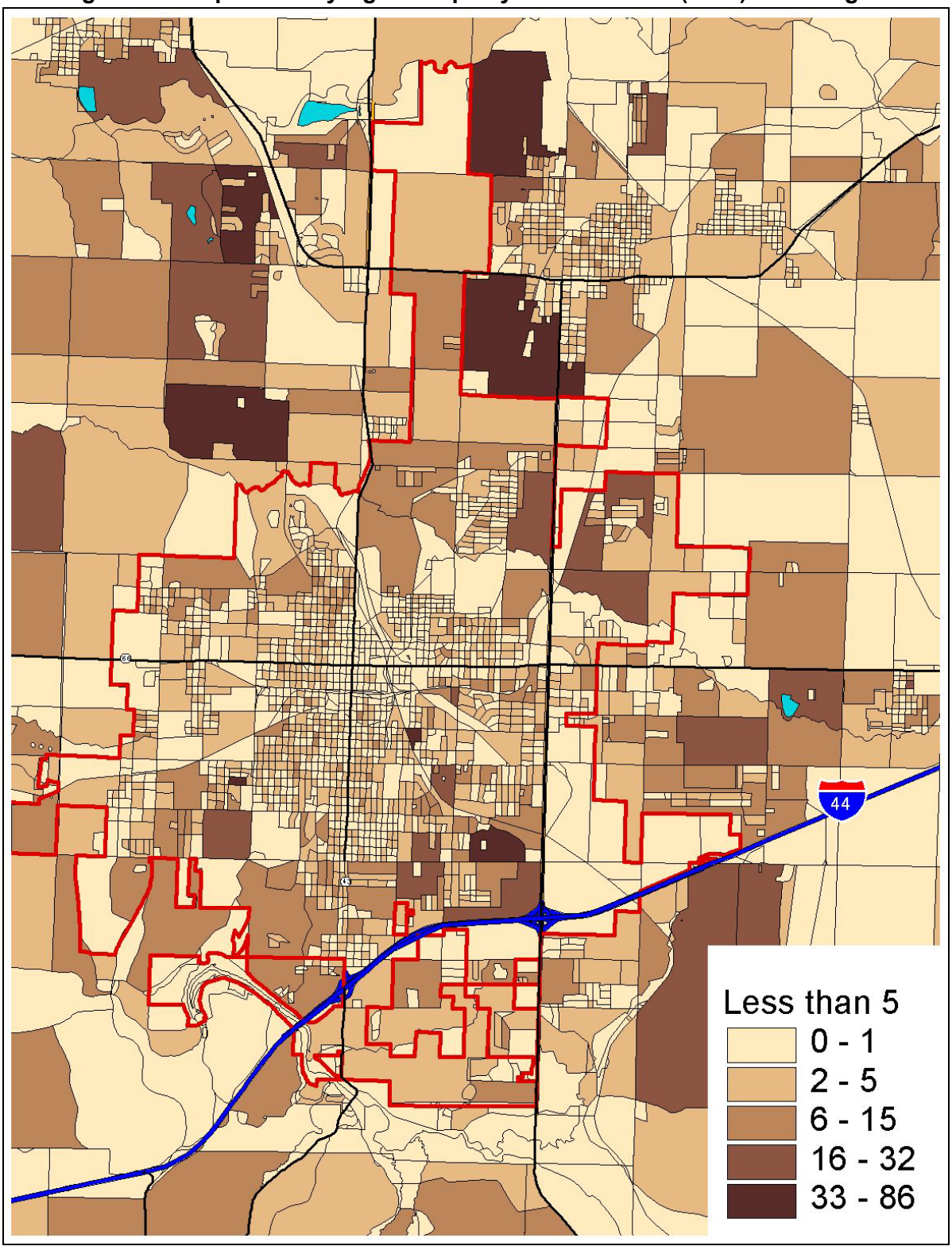




Source: US Census, BWR.

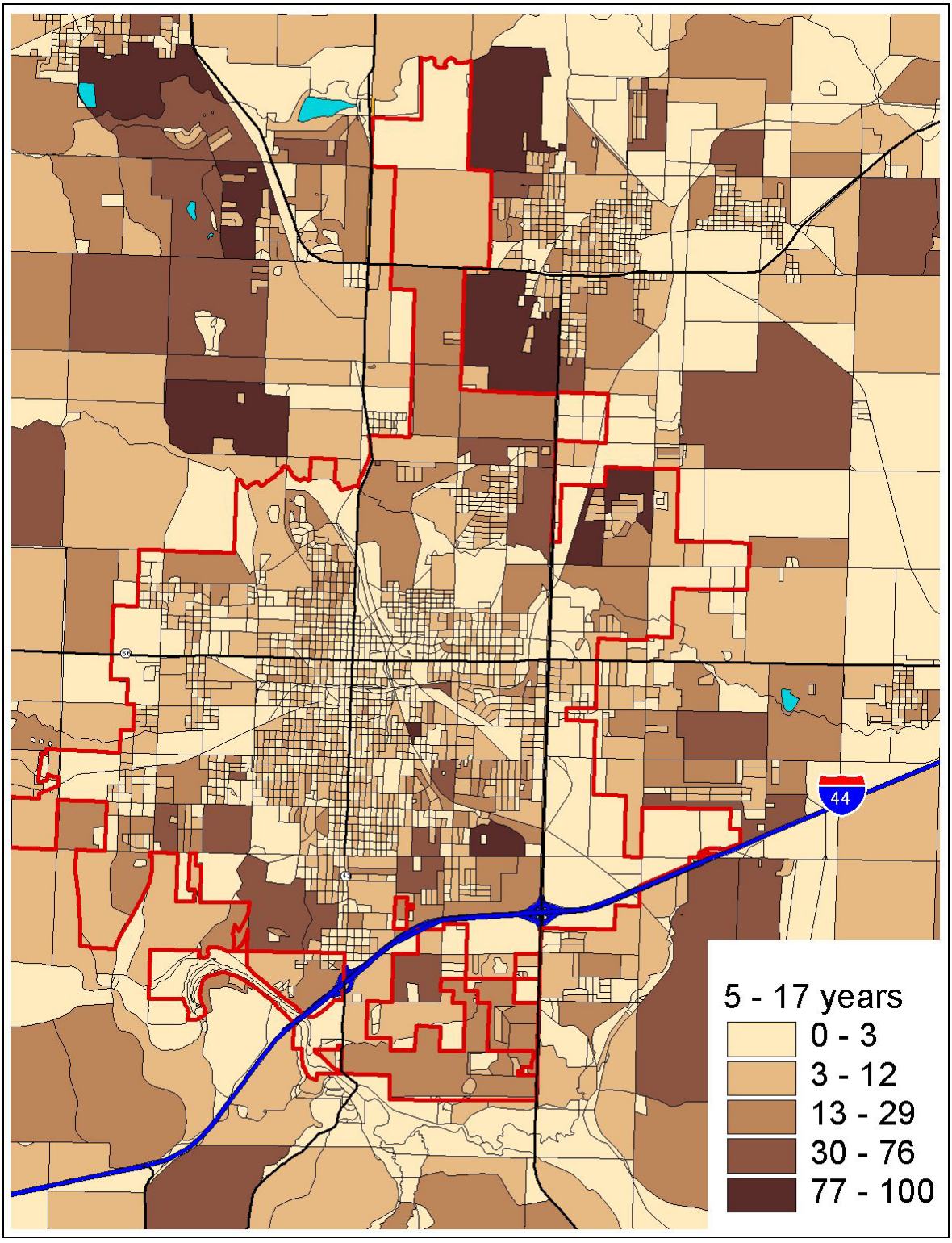
The spatial distribution of the 2000 population in Joplin shows a pattern in the housing location choices of people according to their age group. While larger cities and whole metropolitan areas show a more distinct gradation in the housing preferences by age groups, the City of Joplin has a similar pattern. The inner core of the city, the area surrounding downtown, has a proportionately larger population of starter families, generally indicated by families with young children **(Figures 2.9),** and the elderly, those over age 65 **(Figure 2.11)**, while the larger, more established families are more dispersed **(Figure 2.10).**

Figure 2.9: Population by Age Groups by Census Block (2000) Under Age 5



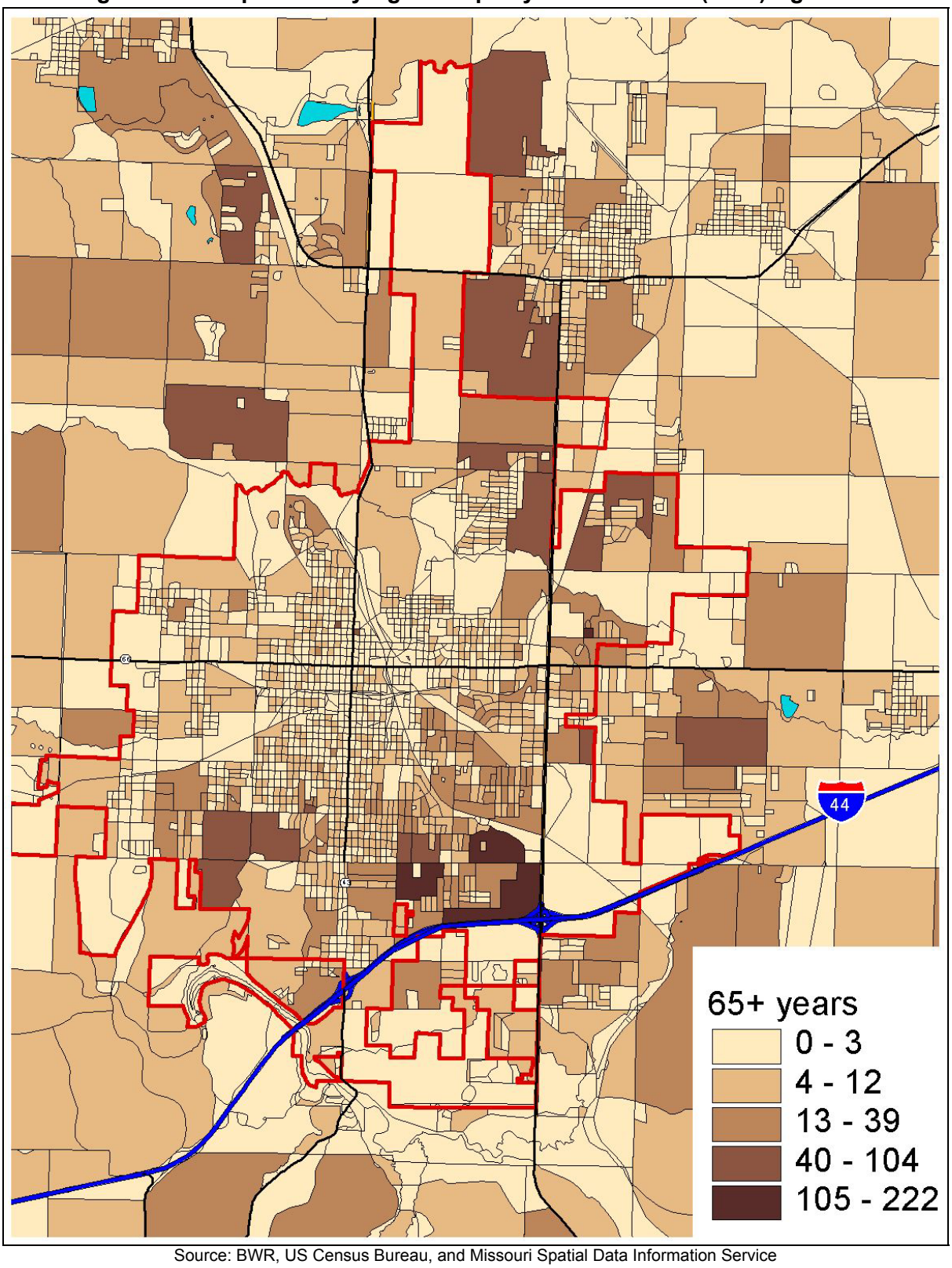
Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service
Note: The population in each age-group category is divided by its natural break patterns; hence do not correspond numerically with each other.

Figure 2.10: Population by Age Groups by Census Block (2000) Ages 5-17



Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service
Note: The population in each age-group category is divided by its natural break patterns; hence do not correspond numerically with each other.

Figure 2.11: Population by Age Groups by Census Block (2000) Ages 65+



Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service
Note: The population in each age-group category is divided by its natural break patterns; hence do not correspond numerically with each other.

MALE-FEMALE RATIO

The Male-Female ratio in Joplin has changed slightly in the last decade to include a higher percentage of men.

Table 2.6: Male-Female Ratio (1980-2000)

				Change in % from previous Census	
		Males	Females	Males	Females
1980	Joplin, MO	46.20%	53.80%		
	Average of Control Cities	47.66%	52.34%		
	Joplin MSA	47.80%	52.20%		
	Missouri	48.10%	51.90%		
	US	48.50%	51.50%		
1990	Joplin, MO	46.40%	53.60%	0.43%	-0.37%
	Average of Control Cities	47.59%	52.41%	-0.14%	0.13%
	Joplin MSA	48.10%	51.90%	0.63%	-0.57%
	Missouri	48.20%	51.80%	0.21%	-0.19%
	US	48.70%	51.30%	0.41%	-0.39%
2000	Joplin, MO	47.50%	52.50%	2.37%	-2.05%
	Average of Control Cities	48.77%	51.23%	2.48%	-2.25%
	Joplin MSA	48.20%	51.80%	0.21%	-0.19%
	Missouri	48.60%	51.40%	0.83%	-0.77%
	US	49.10%	50.90%	0.82%	-0.78%

Source: US Census, BWR.

EDUCATION

Analysis of the education statistics for people over the age of 25 shows that the City of Joplin has a higher level of education in comparison to the MSA. In 1990, 30% of the adult population (25 and over) had graduated from high school compared to the MSA, where 33.8% were high school graduates. A similar trend continued through the 1990s. In 2000, 31% of the adult population (25 and over) had graduated from high school compared to the MSA, where 35% were high school graduates **(Ref. Table 2.7)**.

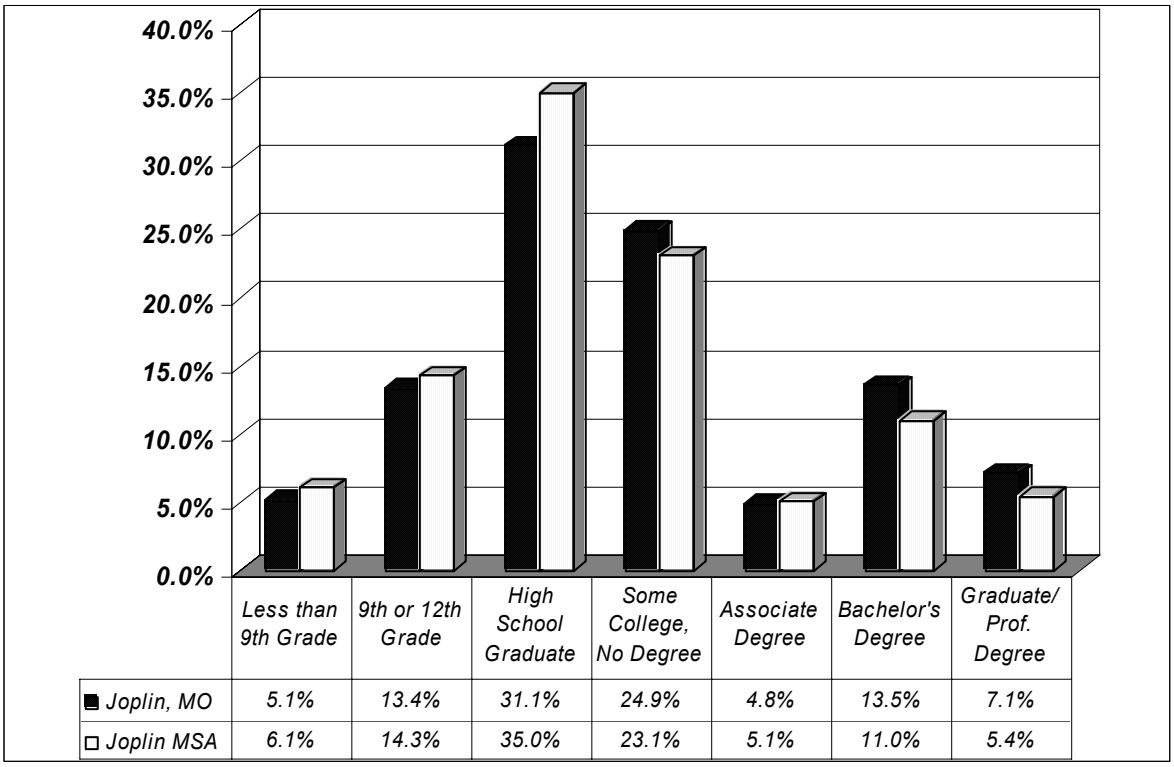
In 1990, College graduates and advanced degree holders in Joplin were about three and a half percent higher than in the MSA. The gap widened by one percentage point in 2000, indicating a trend of growing disparity in the education levels of the population within Joplin and the MSA.

Table 2.7: Education Summary (1970-2000)

		Joplin,MO	Joplin MSA
Did Not Graduate High School	**1970**	45.4	50.8
	1980	34.8	37.7
	1990	27	28.2
	2000	18.5	20.4
High School Graduate	**1970**	32.9	32.4
	1980	35.7	38
	1990	29.8	33.8
	2000	31.1	35
Some College or Associate Degree	**1970**	13.1	10.3
	1980	16.1	13.9
	1990	26.7	25
	2000	29.7	28.2
College Graduate or Advanced Degree	**1970**	8.5	6.5
	1980	13.3	10.5
	1990	16.5	13
	2000	20.7	16.4

Source: HUD

Figure 2.12: Educational Attainment of People aged 25 or more (2000)



Source: US Census, BWR

INCOME CHARACTERISTICS

In the 1990s, Joplin experienced an increase of median household and per capita incomes by 13.5% and 24% respectively **(Ref. Table 2.8)**. In the 1990s, per capita incomes in the City increased at a higher rate than the MSA (over 4% higher), while median household incomes grew at rates comparable to the MSA. In the 1990s, the rate increases were significantly higher than the control cities and the State.

Table 2.8: Income Summary (1970-2000)-in 2001 Dollars

		1980	1990	2000	% Change 80-90	% Change 90-00
Median Household Income	Joplin, MO	$30,270	$28,620	$32,471	-5.45%	13.45%
	Cape Girardeau, MO	$33,905	$35,485	$34,487	4.66%	-2.81%
	Rolla, MO	$31,748	$30,394	$28,139	-4.26%	-7.42%
	Sedalia, MO	$29,039	$28,200	$30,437	-2.89%	7.93%
	St. Joseph, MO	$36,239	$31,852	$34,711	-12.11%	8.98%
	Salina, KS	$42,025	$38,015	$38,327	-9.54%	0.82%
	Joplin, MSA	$28,911	$30,374	$34,480	5.06%	13.52%
	Missouri	$35,691	$39,298	$40,312	10.11%	2.58%
Per Capita Income	Joplin, MO	$14,650	$15,169	$18,850	3.54%	24.27%
	Average of Control Cities	$15,525	$15,684	$18,809	1.02%	19.92%
	Joplin, MSA	$13,418	$14,745	$17,697	9.89%	20.02%
	Missouri	$15,734	$17,778	$21,186	12.99%	19.17%

Source: US Census, BWR

Table 2.9: Percent of Households in National Income Brackets (1969-1999)

		Joplin,MO	Joplin MSA
Low Income (National Lowest 20%)	**1969**	26.9	30.4
	1979	26.4	26.9
	1989	30.4	27.6
	1999	27.1	25.5
Middle Income (National Middle 60%)	**1969**	61.4	60.4
	1979	63	63.8
	1989	61.6	64.6
	1999	62.5	65.5
High Income (National Top 20%)	**1969**	11.6	9.2
	1979	10.6	9.3
	1989	8	7.8
	1999	10.4	9

Source: HUD

Table 2.10: Poverty Rate (1969-1999)

	Joplin, MO	MSA
1969	15.7	17.2
1979	15	13.7
1989	17	14.9
1993 Estimated*	18.3	16.2
1995 Estimated*	16.9	14.8
1997 Estimated*	15.4	13.6
1999 Estimated*	14.8	13.5

*Estimated poverty rates for 1993 to 1999 are derived from the Census Bureau's Small Area Income and Poverty estimates

Source: HUD

The strong middle-income household bracket in Joplin is indicated in **Table 2.9**, which shows the percent of households in national income brackets (defined by low-income—lower 20% of households, middle-income—middle 60% of households and high-income—top 20% of households. Joplin had about 63% of its population in that bracket.

The poverty rate in Joplin has traditionally been higher than the MSA's poverty rate, but trends show that the gap is narrowing **(Ref. Table 2.10).**

HOUSING

The Housing market in Joplin has altered significantly in the last decade. The total housing units increased by 1,925 units, a 10% increase. The control cities on an average added to their housing stock by 5.5%. The MSA saw an increase of 16.5% and Missouri's housing stock increased by about 11%.

Unlike most cities in the Country, owner-occupancy rates in Joplin and other control cities decreased in the last decade. Joplin's rates dropped by about 3%; the Control cities by about 0.7%. These were significant compared to the increases in other parts of the State. Renter occupancy in Joplin increased by 2.4% and in the Control Cities by about 1%. Vacancy rates increased in Joplin from 9.9% in 1990 to 10.4% in 2000. This is a negative trend that shows destabilization of the housing market and the need for housing improvement programs.

Housing values in Joplin are comparable to the cities in the control set, but the increase in housing values in the City was one of the lowest among the control set (with the exception of Sedalia, MO). 1990, housing values were lower than the State average by about $6,000; by 2000, that gap has increased to more than $22,000. Rental rates are comparable to their counterpart in other cities.

Table 2.11: Housing Units Characteristics (1990-2000)

		Total Housing Units	Occupied Units	Owner Occupied	Renter Occupied	Vacant
Joplin, MO	**1990**	19,403	17,488	54.49%	35.64%	9.87%
	2000	21,328	19,101	51.54%	38.02%	10.44%
	% Change	9.92%	9.22%	-2.95%	2.37%	0.57%
Average of Control Cities	**1990**	15,889	14,553	57.87%	33.72%	8.41%
	2000	16,764	15,414	57.20%	34.75%	8.05%
	% Change	5.50%	5.92%	-0.67%	1.03%	-0.36%
Joplin, MSA	**1990**	57,938	53,020	65.62%	25.89%	8.49%
	2000	67,468	61,552	63.96%	27.27%	8.77%
	% Change	16.45%	16.09%	-1.65%	1.37%	0.28%
Missouri	**1990**	2,199,129	1,961,206	61.33%	27.85%	10.82%
	2000	2,442,017	2,194,594	63.15%	26.72%	10.13%
	% Change	11.04%	11.90%	1.82%	-1.13%	-0.69%

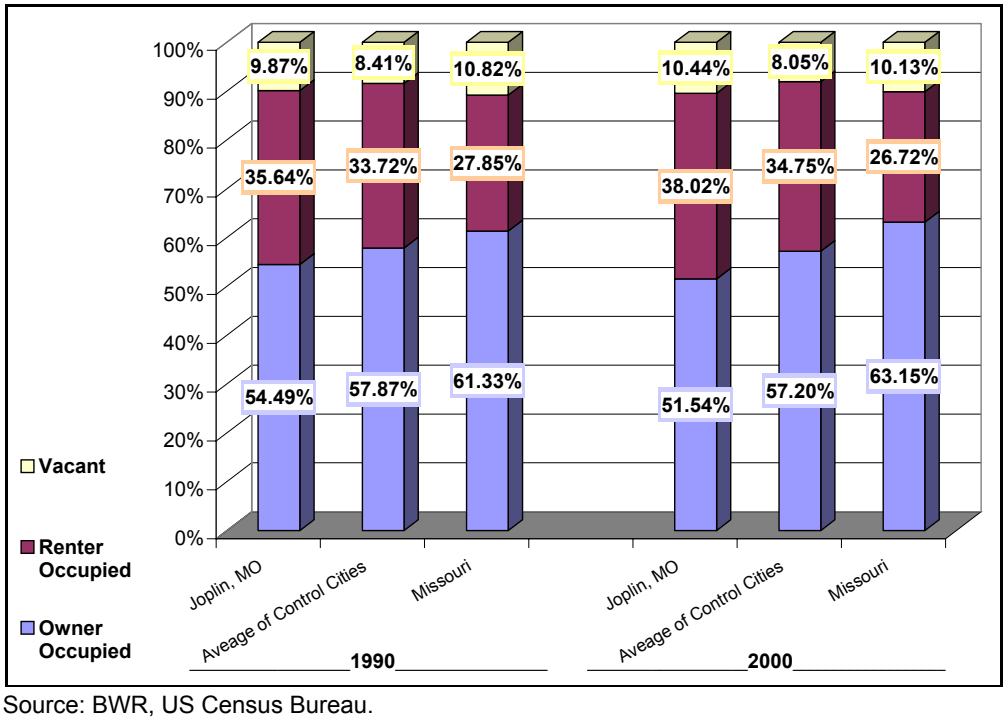
Source: US Census Bureau, BWR

Table 2.12: Housing Values (1990-2000)

		Average Household Size	Median Housing Value	Median Monthly Mortgage	Median Monthly Rent
Joplin, MO	**1990**	2.30	53,413	515	325
	2000	2.28	67,300	649	453
	% change		26.0%	26.0%	39.4%
Cape Girardeau, MO	**1990**	2.60	56,207	592	341
	2000	2.24	90,800	795	436
	% change		61.5%	34.3%	27.9%
Rolla, MO	**1990**	2.70	53,905	578	295
	2000	2.20	78,700	686	402
	% change		46.0%	18.7%	36.3%
Sedalia, MO	**1990**	2.50	53,060	525	304
	2000	2.32	59,600	610	430
	% change		12.3%	16.2%	41.4%
St. Joseph, MO	**1990**	2.30	51,062	524	330
	2000	2.39	69,600	673	435
	% change		36.3%	28.4%	31.8%
Salina, KS	**1990**	2.40	53,253	558	340
	2000	2.39	83,900	776	454
	% change		57.5%	39.1%	33.5%
Joplin MSA	**1990**	2.50	52,965	514	297
	2000	2.5	69,500	665	435
	% change		31.2%	29.4%	46.5%
Missouri	**1990**	2.60	59,810	622	375
	2000	2.48	89,900	861	484
	% change		50.3%	38.4%	29.1%

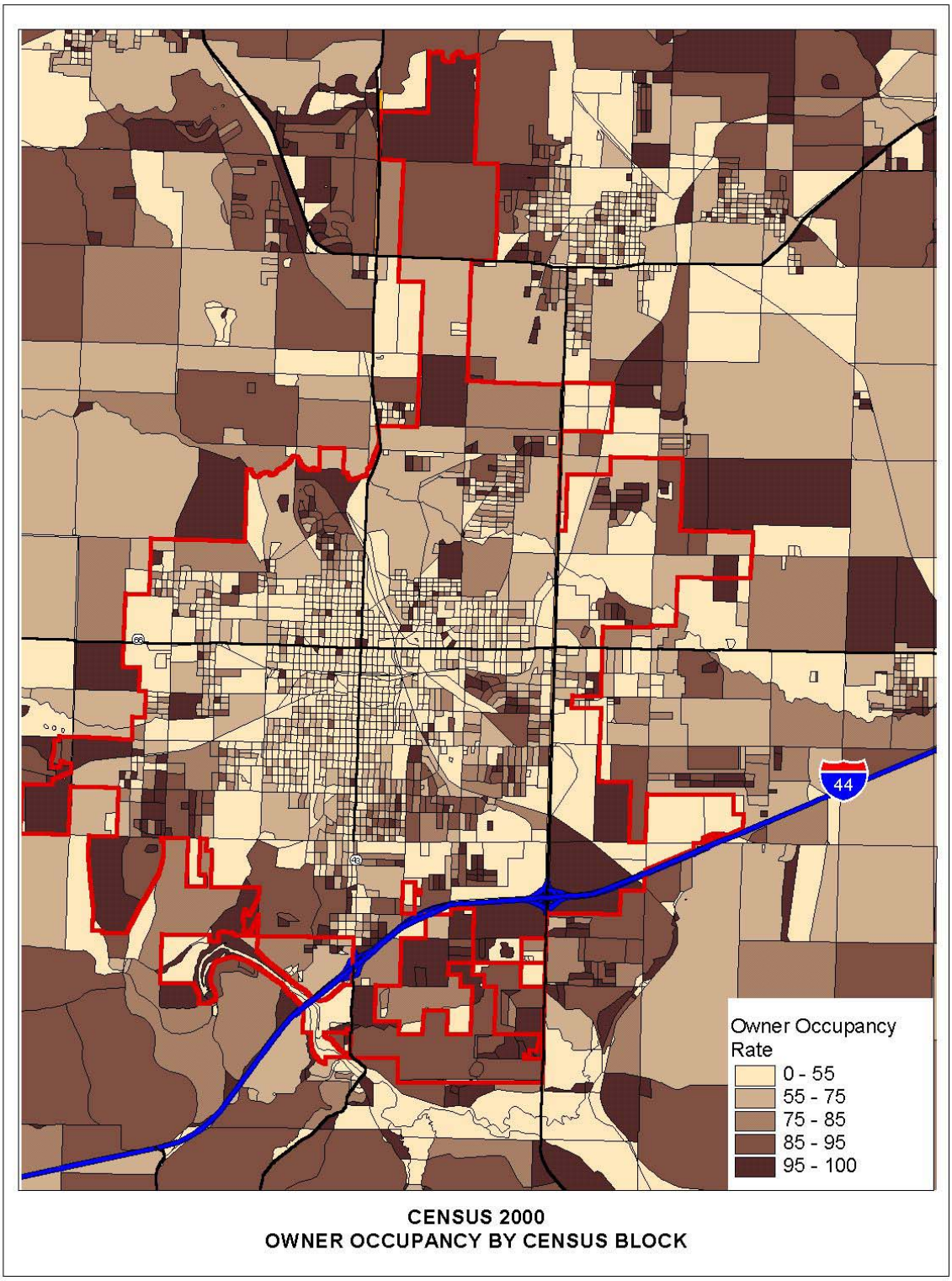
Source: US Census Bureau, BWR

Figure 2.13: Trends in Housing Occupancy (1990-2000)



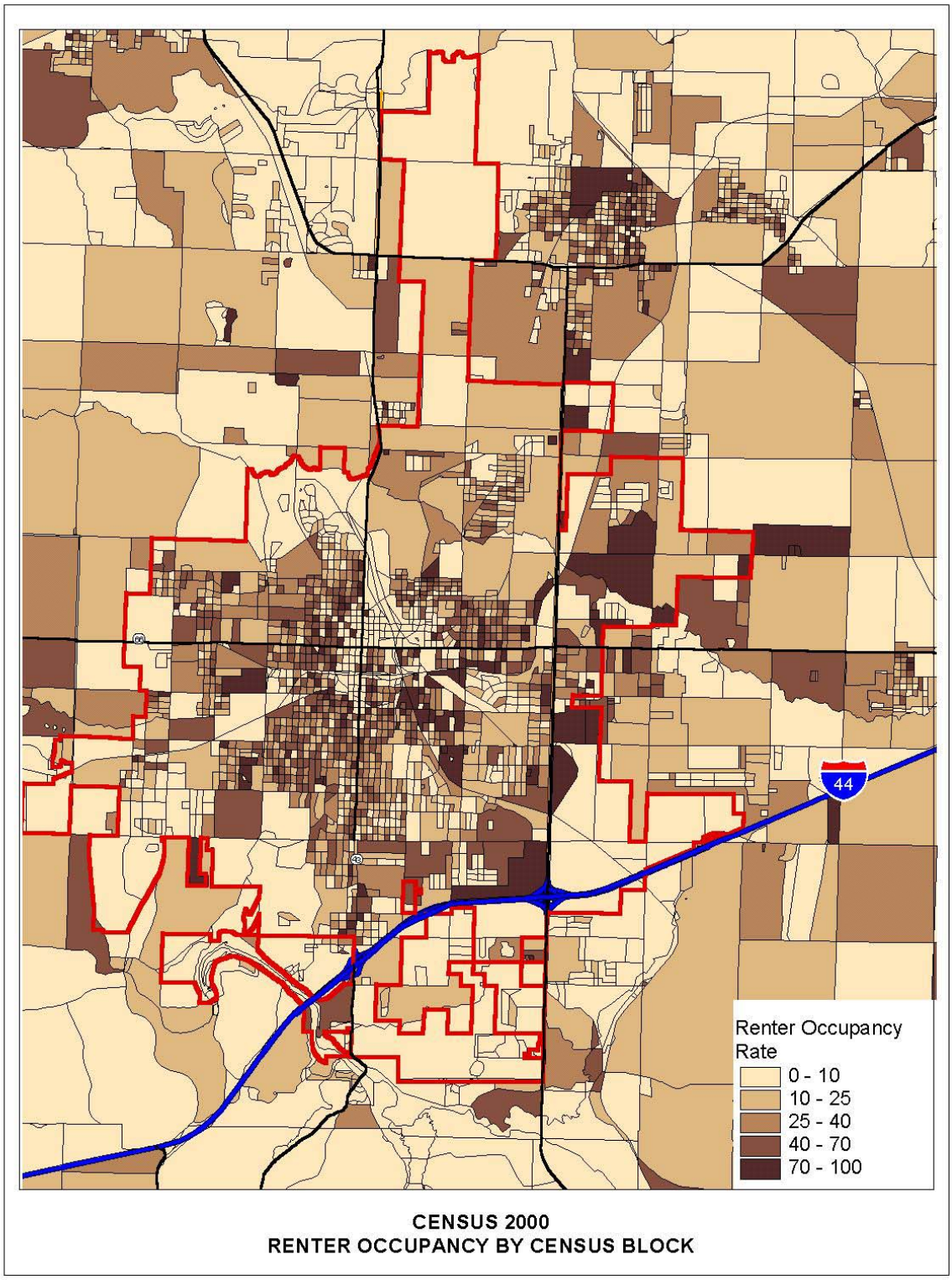
Source: BWR, US Census Bureau.

Figure 2.14: Owner Occupancy Rates by Census Block (2000)



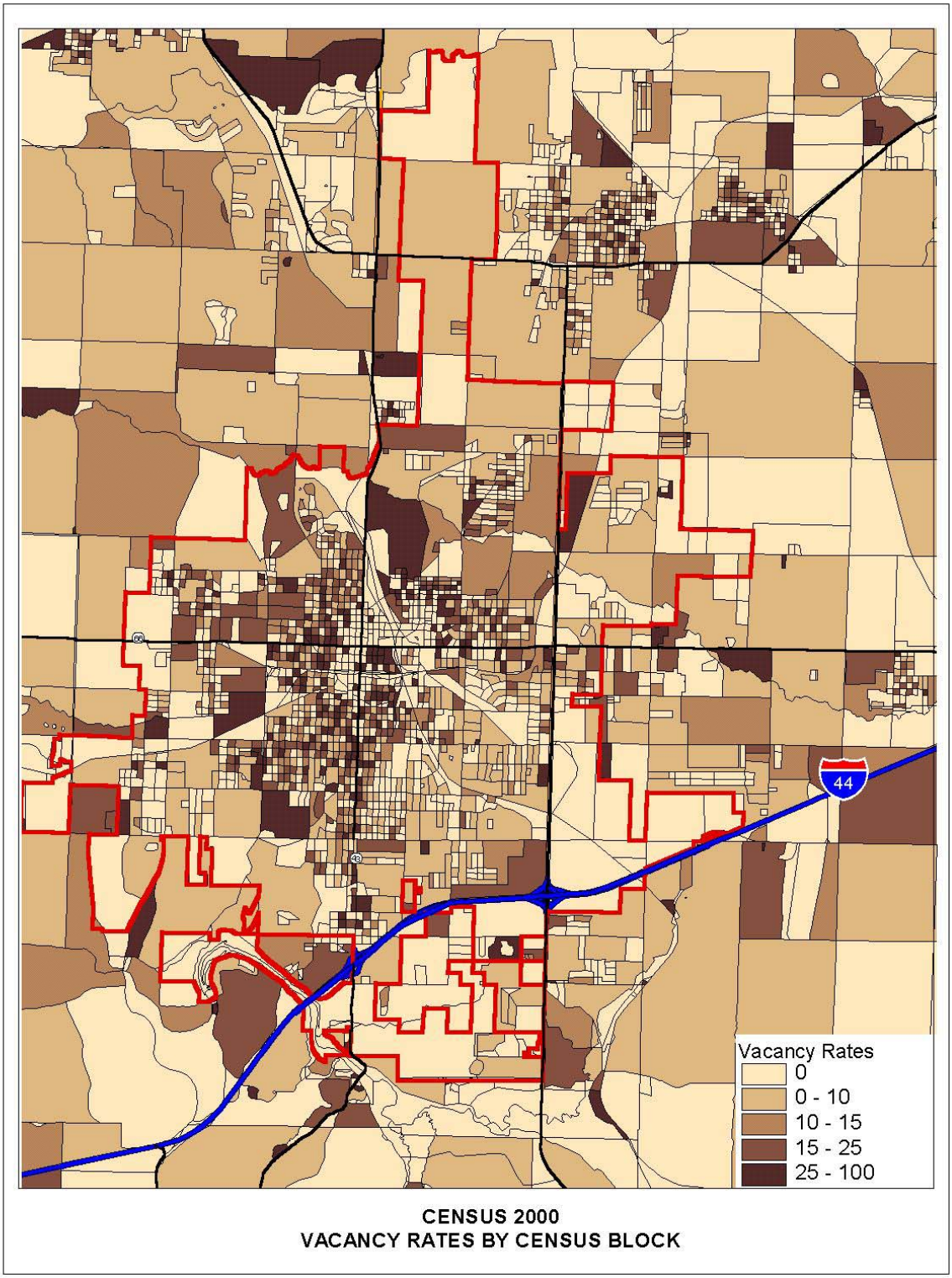
Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service

Figure 2.15: Renter Occupancy Rates by Census Block (2000)



Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service

Figure 2.16: Vacancy Rates by Census Block (2000)



Source: BWR, US Census Bureau, and Missouri Spatial Data Information Service

The Census 2000 spatial distribution of various housing characteristics of the City of Joplin shows distinct patterns of housing in the city. The spatial distribution shows that housing units away from the central core, spread out towards the edges of the City and into the unincorporated parts of the County, are largely owner occupied, whereas, housing units in the central portions of the City are mostly renter occupied. **(Ref. Figures 2.14 and 2.15)**

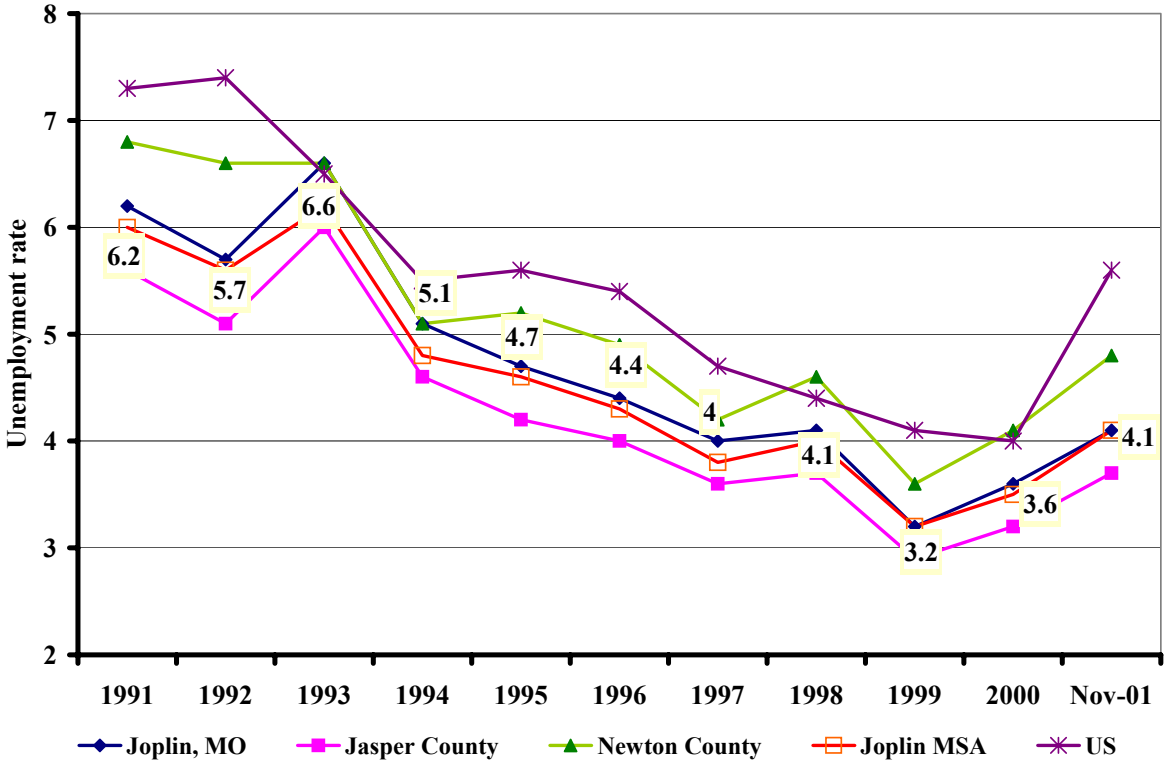
Between 1990 and 2000, renter occupancy in Joplin has increased by about 2.3% and owner occupancy has decreased by about 3%. About 52% of the 21,328 housing units in the City, in 2000, were owner occupied and about 38% were renter occupied.

Vacancy rates in Joplin have also increased to over 10% in 2000, indicating a concerned housing market. The distribution in the City show that vacancy rates are higher in the renter occupied areas of the city. **(Ref. Figure 2.16)**

UNEMPLOYMENT RATE

Unemployment rate in the City of Joplin has traditionally been similar to the average in the Metro area and lower than the National average. Jasper County has one of the lowest unemployment rates. As of November 2001, the unemployment rate in the City is 4.1%.

Figure 2.17: Unemployment Characteristics (1991-2001)



Source: Bureau of Labor Statistics, BWR Corp.
Note: Data is not seasonally adjusted.