

Comprehensive Plan Update: Community Conditions & Values City of Maize, Kansas



Multistudio

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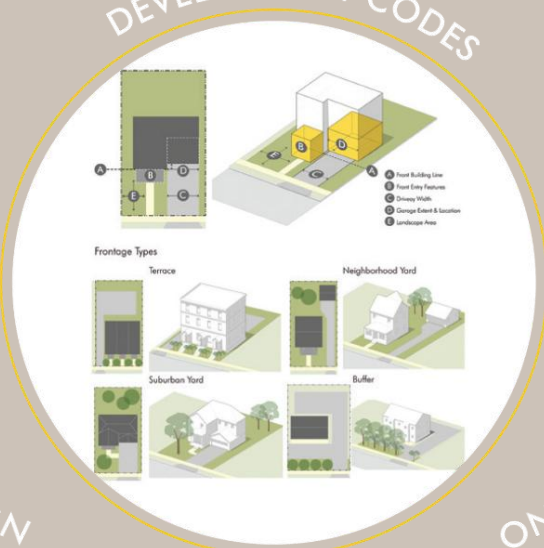
Project Introduction

Areas of Work

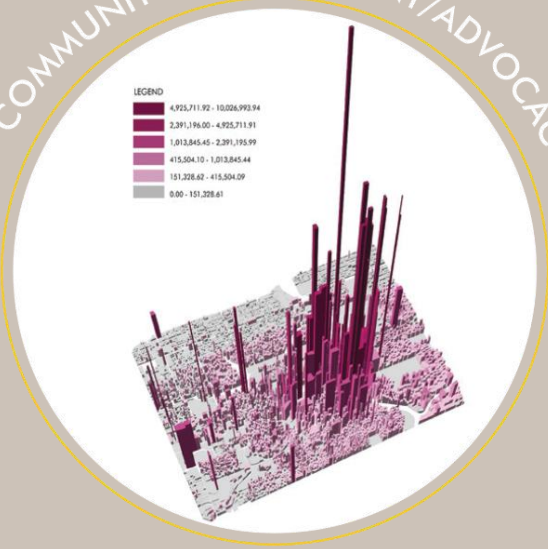
PLANNING



DEVELOPMENT CODES



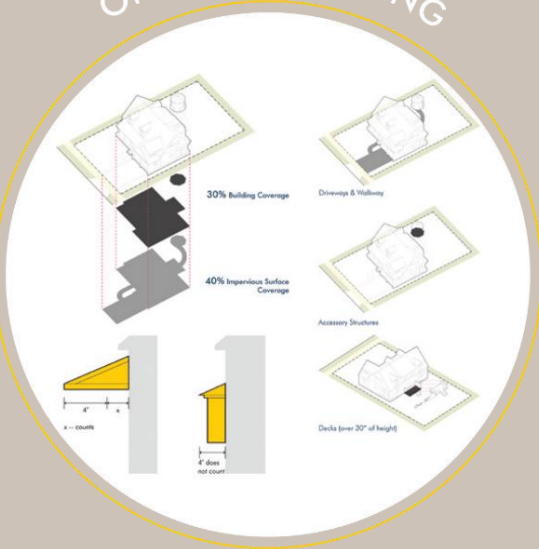
COMMUNITY INVOLVEMENT/ADVOCACY



URBAN DESIGN



ON-CALL PLANNING



Your Team



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Multistudio is a multidisciplinary planning, design, and architecture practice with the mission to enrich communities and the human experience through the built environment.

Project Scope

Comprehensive Plan

→ Task 1: Understanding

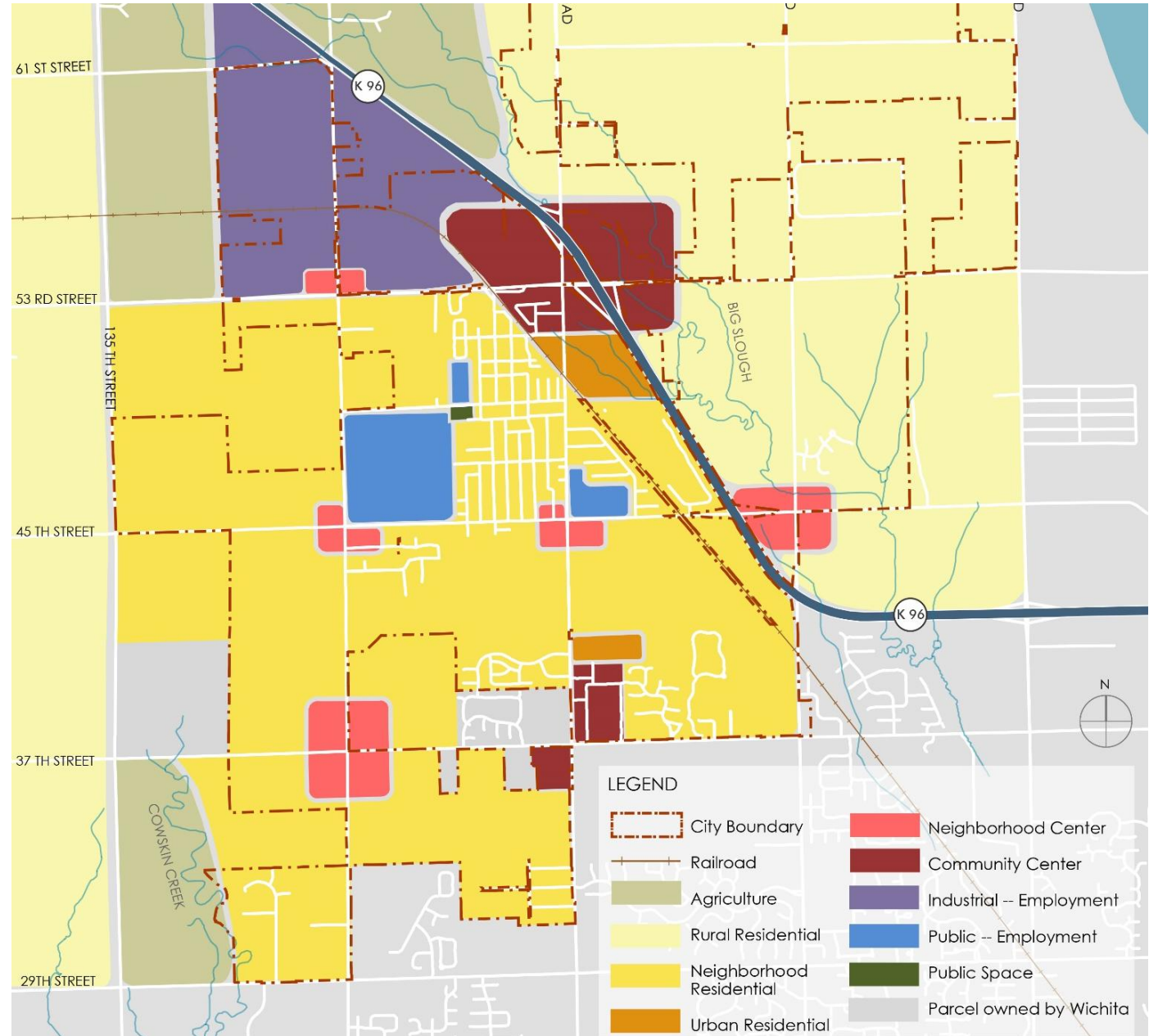
- Data Analysis & Policy Review
- Growth & Development Pressures
- Economic Impact Analysis
- Issues & Opportunities

→ Task 2: Vision

- Best Practices
- Vision & Goals

→ Task 3: Comprehensive Plan

- Plan Updates
- Adoption



Project Scope

Regulatory Update

→ Task 1: Assessment

→ Code Review

→ Task 2: Alignment

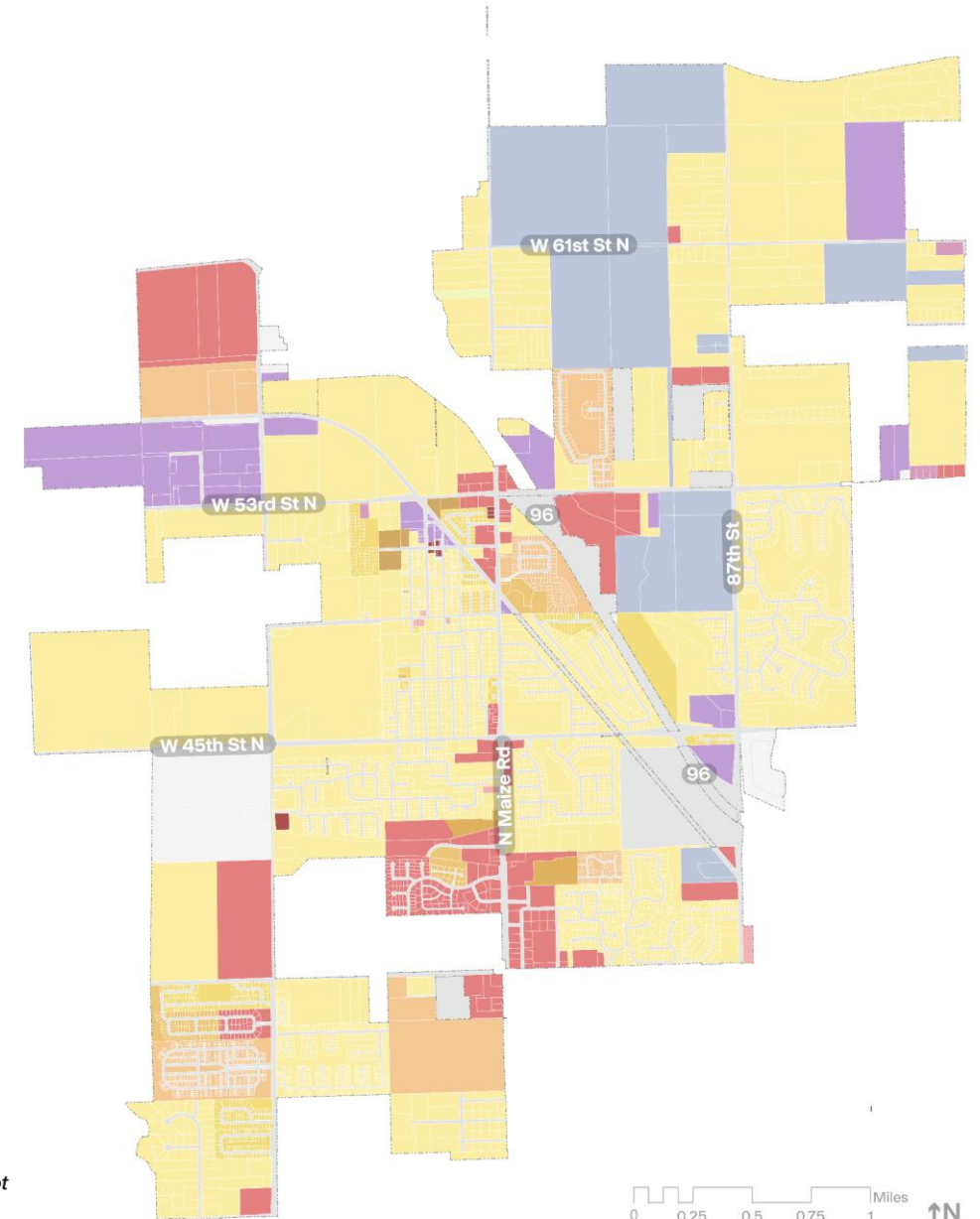
→ Task 3: Code Updates

→ Task 4: Adoption

Legend

- RR - Rural Residential
- SF5 - Single Family
- TF3 - Two-Family Residential
- MF-18 - Multi-Family Residential
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Note: *Italics indicates district reserved, not found on map.*





Community Conditions

Demographics

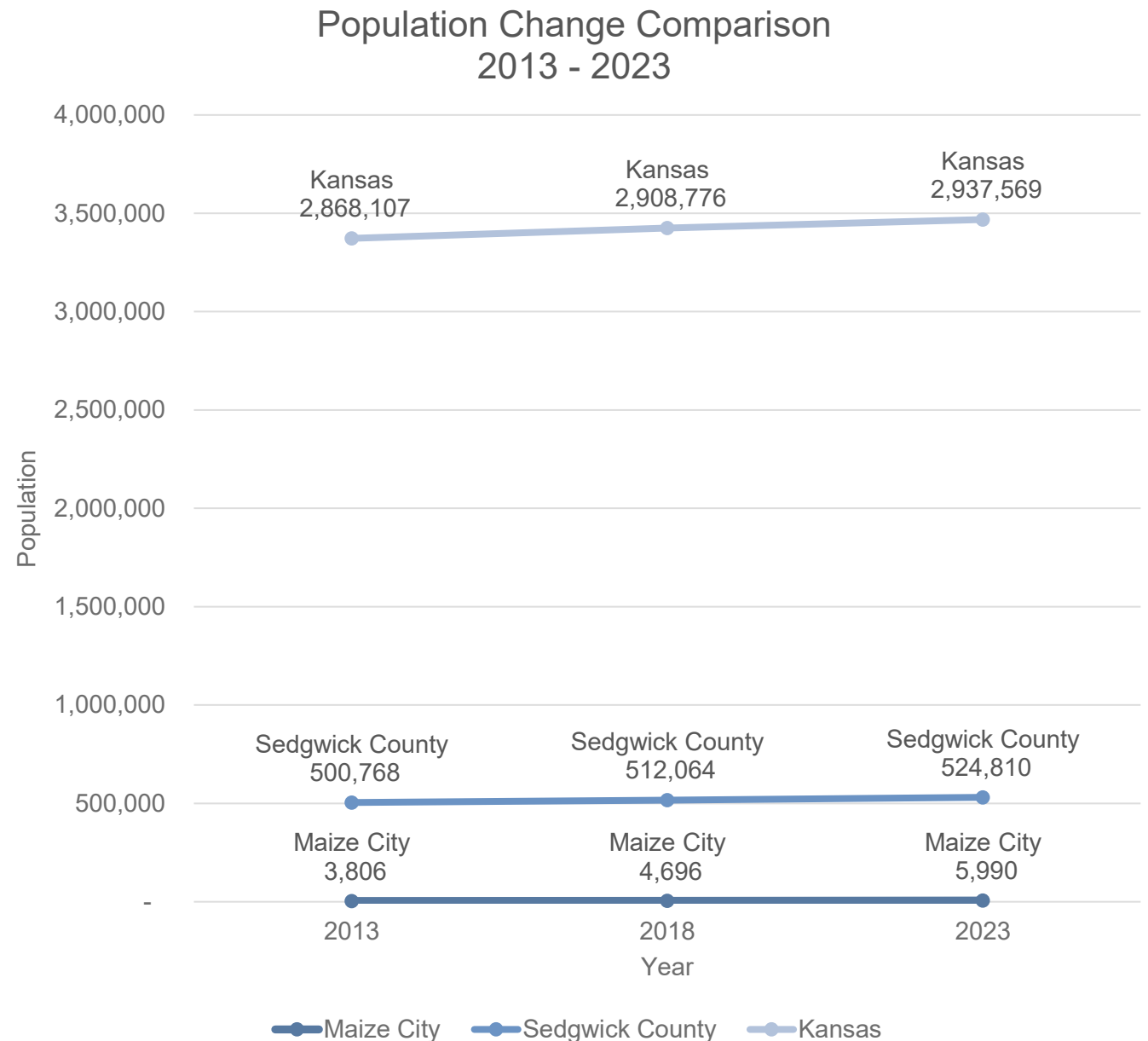
Key Trends

Demographics

- Maize's population is growing steadily:
 - Projected to double in 15 years.
- The population is aging at a rapid pace:
 - The presence of children and younger families is shrinking.
 - The pace of aging and declining birth rate suggests that older populations are moving into the city.
- Maize's changing demographic makeup impacts the kinds of housing, amenities, & infrastructure the community will need in the future.

Population Growth Demographics

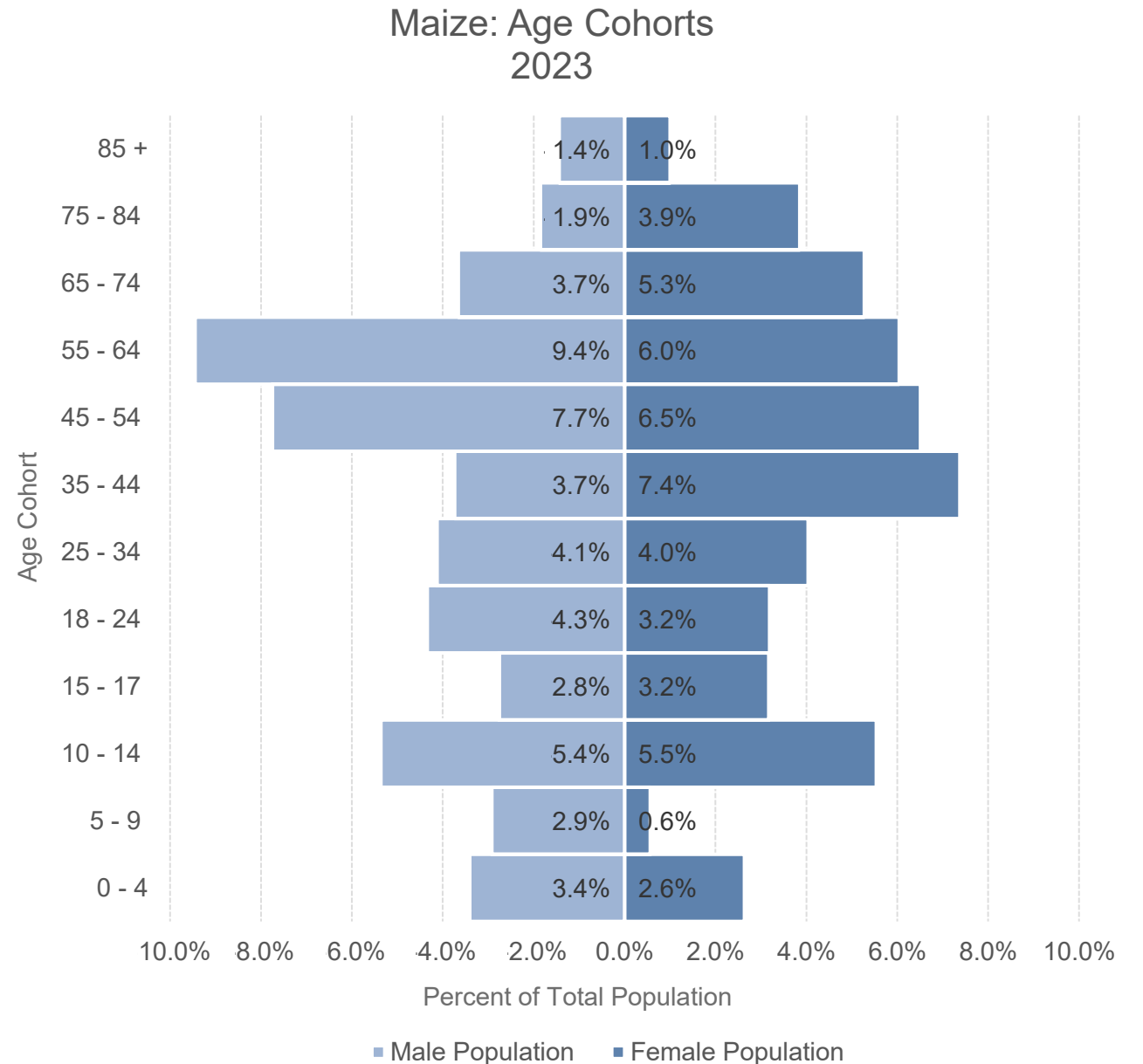
- The population of Maize has shown **steady growth** over the past 10 years, rising in pace with Sedgwick County.
- The population is projected to double by 2040 (*WAMPO*).



Data Source: American Communities Survey 5-Year Estimates 2013, 2018, 2023

Age Cohorts: 2023 Snapshot Demographics

- The median age in Maize is **43.6** years – higher than the county, state, and nation.
- Maize’s population is **51% male, 49% female**.



Data Source: American Communities Survey 5-Year Estimates 2023

Age Cohorts Over Time

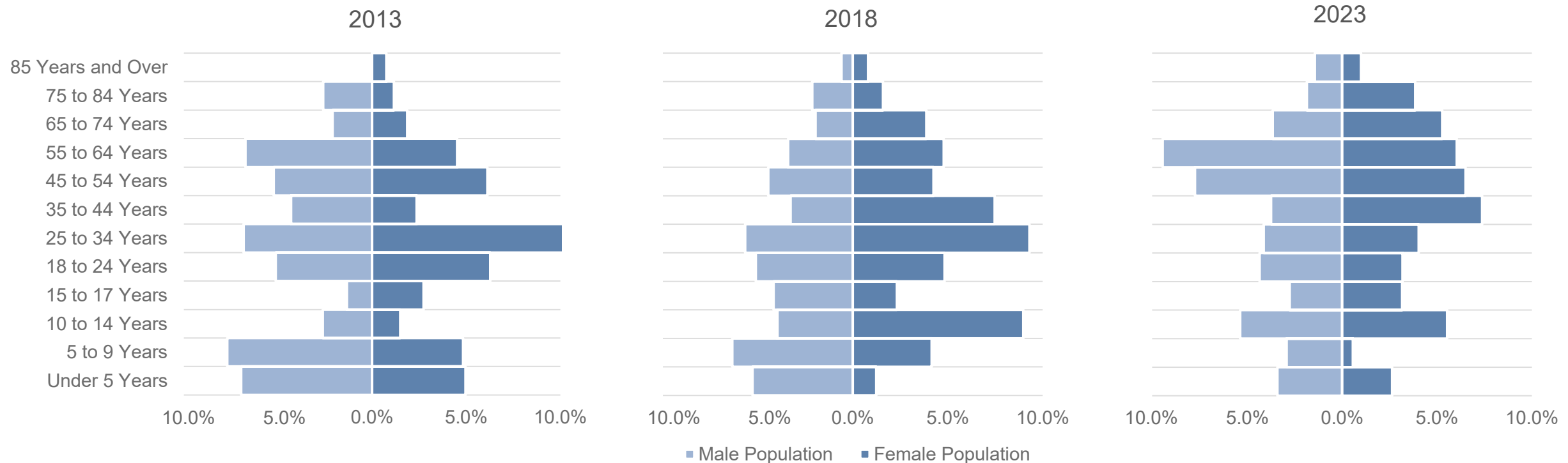
Demographics

→ Maize's demographic makeup changed significantly between 2013 and 2023:

→ Overall, the population is **aging**,

→ Birthrates are **declining** (fewer people are having children),

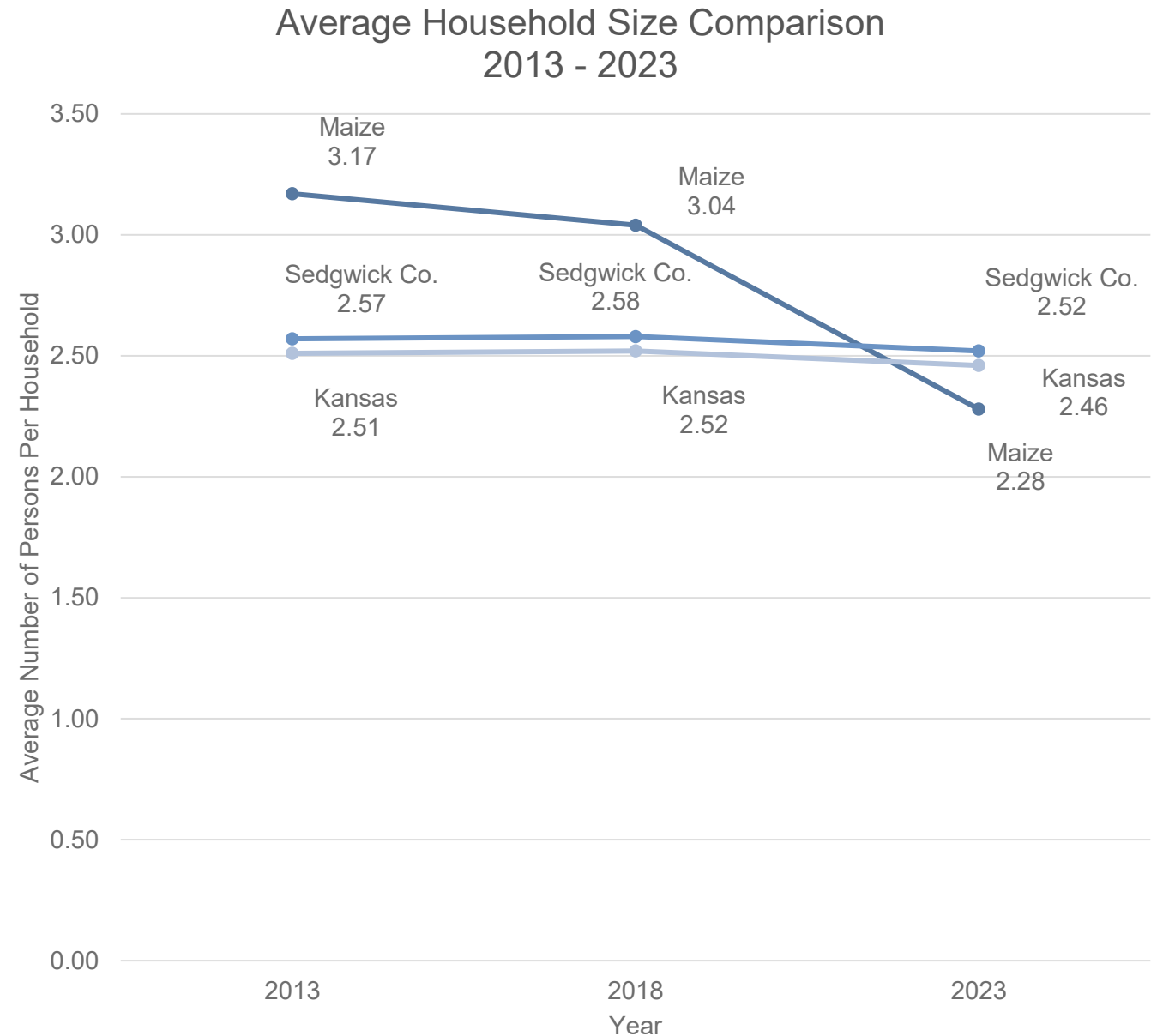
→ And the deathrate is **decreasing** (older adults are living longer).



Data Source: American Communities Survey 5-Year Estimates 2013, 2018, 2023

Household Size Demographics

→ Average household size in Maize has **significantly decreased.**



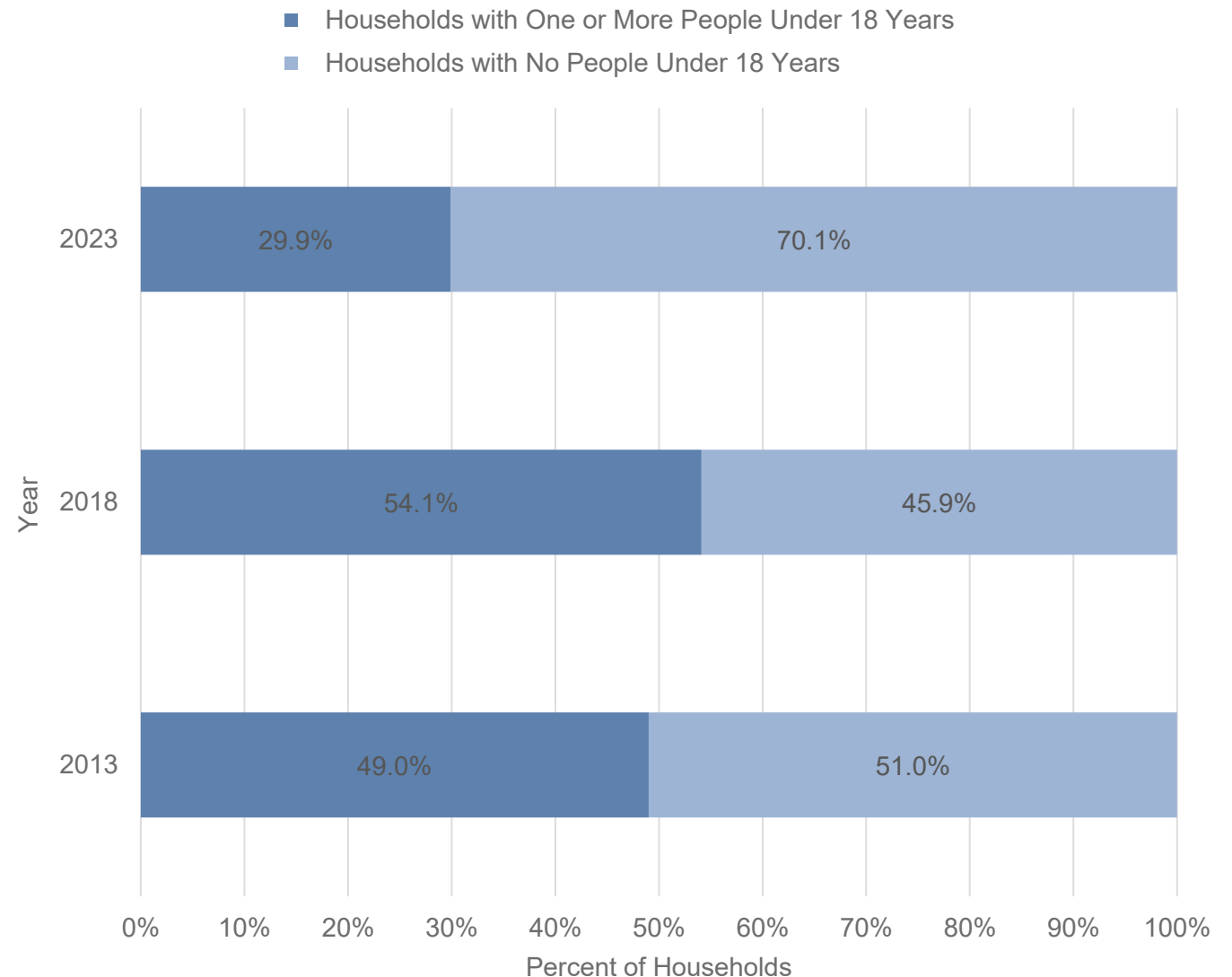
Data Source: American Communities Survey 5-Year Estimates 2013, 2018, 2023

Households by Presence of Children

Demographics

- The percentage of households **with children** is now decreasing:
 - **Reduced 45%** between 2018 and 2023.
- The percentage of households **without children** is now increasing:
 - **Increased by 53%** over the same 5-year period.

Maize: Households by Presence of Children
2013 - 2023



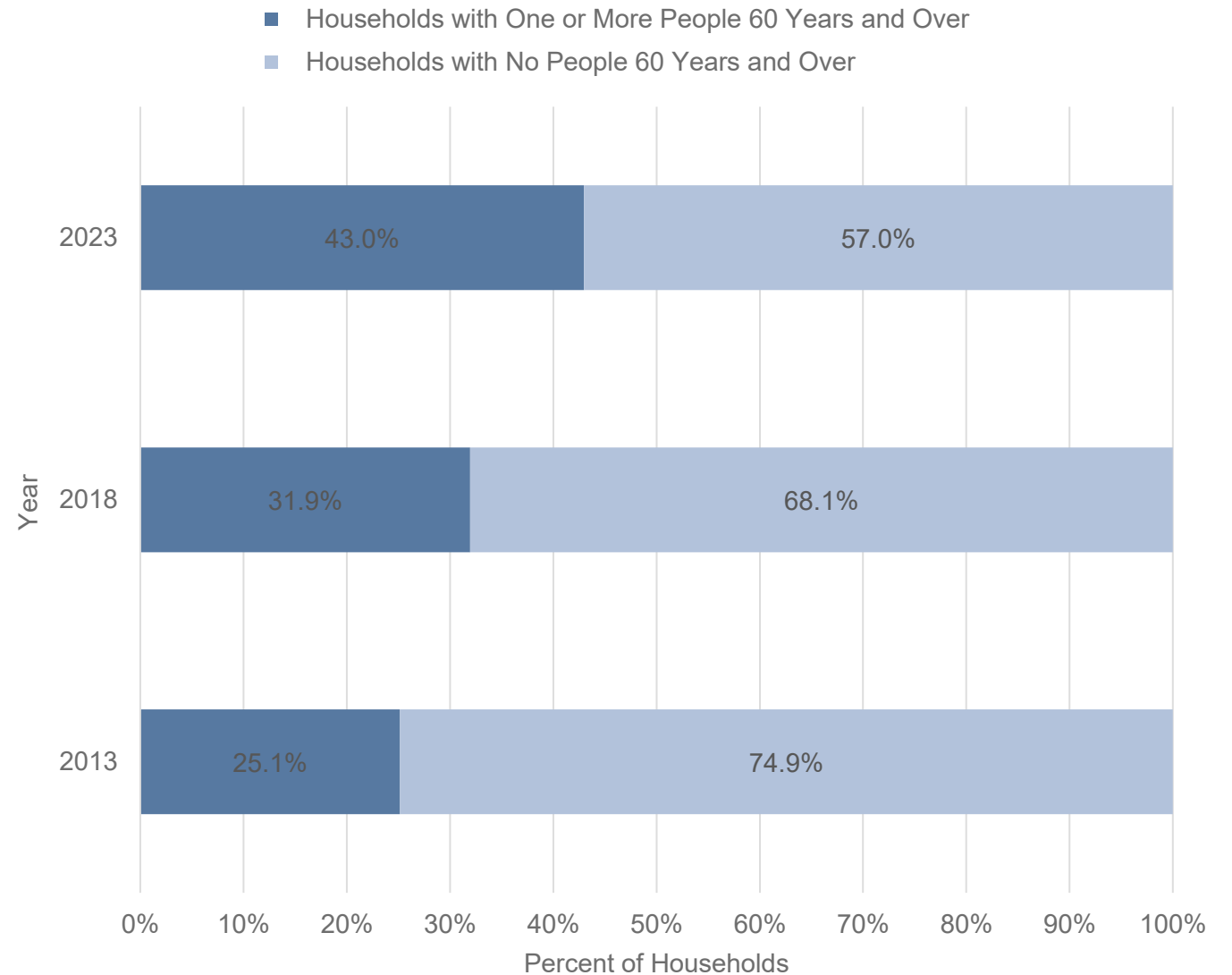
Data Source: American Communities Survey 5-Year Estimates 2013, 2018, 2023

Households by Presence of People 60 Years & Over Demographics

→ The number of households **with people over 60** is increasing:

→ **Increased by 273%** between 2013 and 2023.

Maize: Households by Presence of People 60 Years & Over, 2013 - 2023



Data Source: American Communities Survey 5-Year Estimates 2013, 2018, 2023

Housing

Key Trends

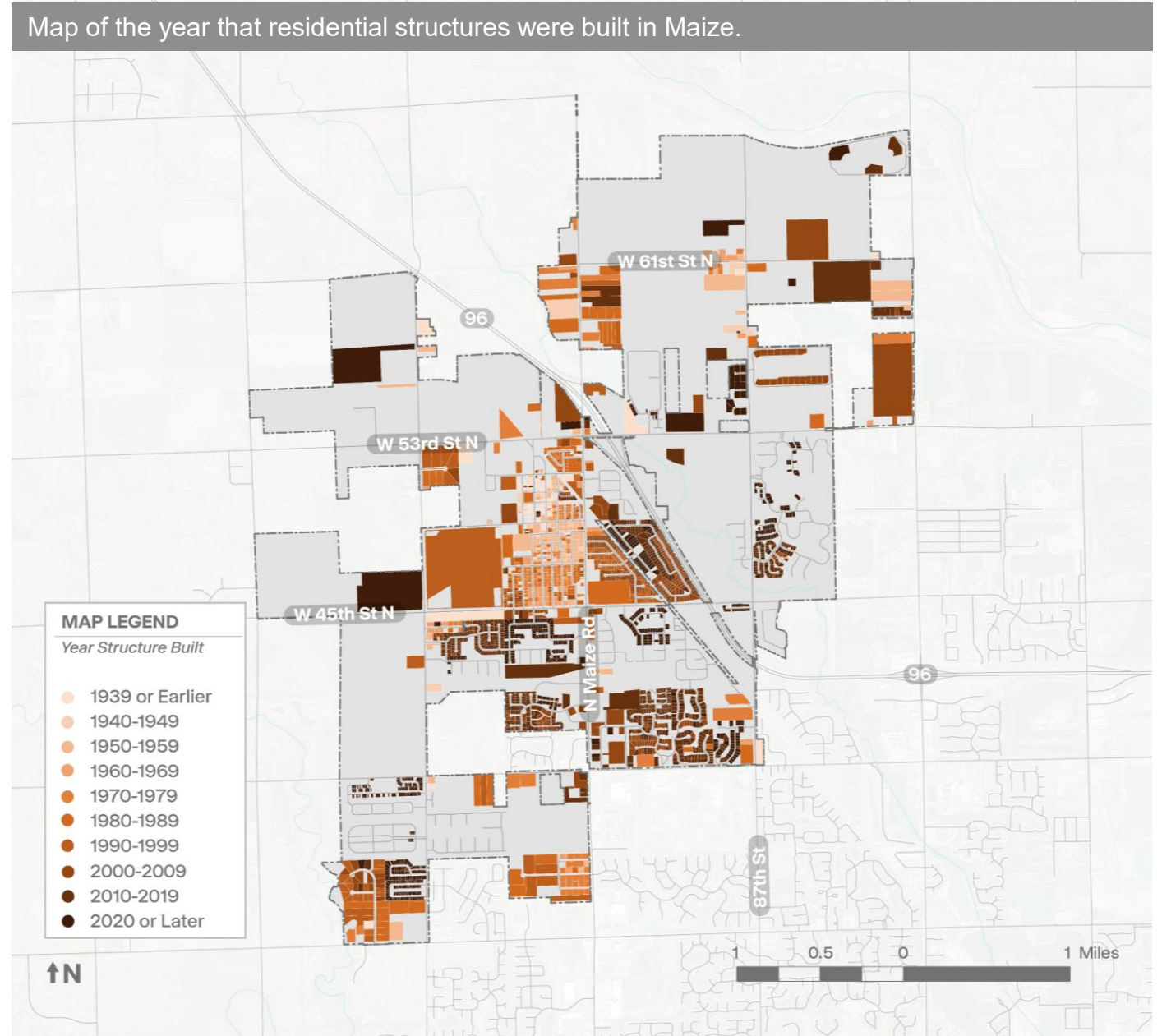
Housing

- Maize's housing stock is rapidly growing, and costs are increasing.
- Just over ½ of the housing stock is housing stock is renter-occupied.
 - A significant amount of the population rents their homes.
- Although it is cheaper to rent than to own in Maize, residents who rent their homes are more likely to be cost-burdened by housing costs.

Housing Stock Age

Housing

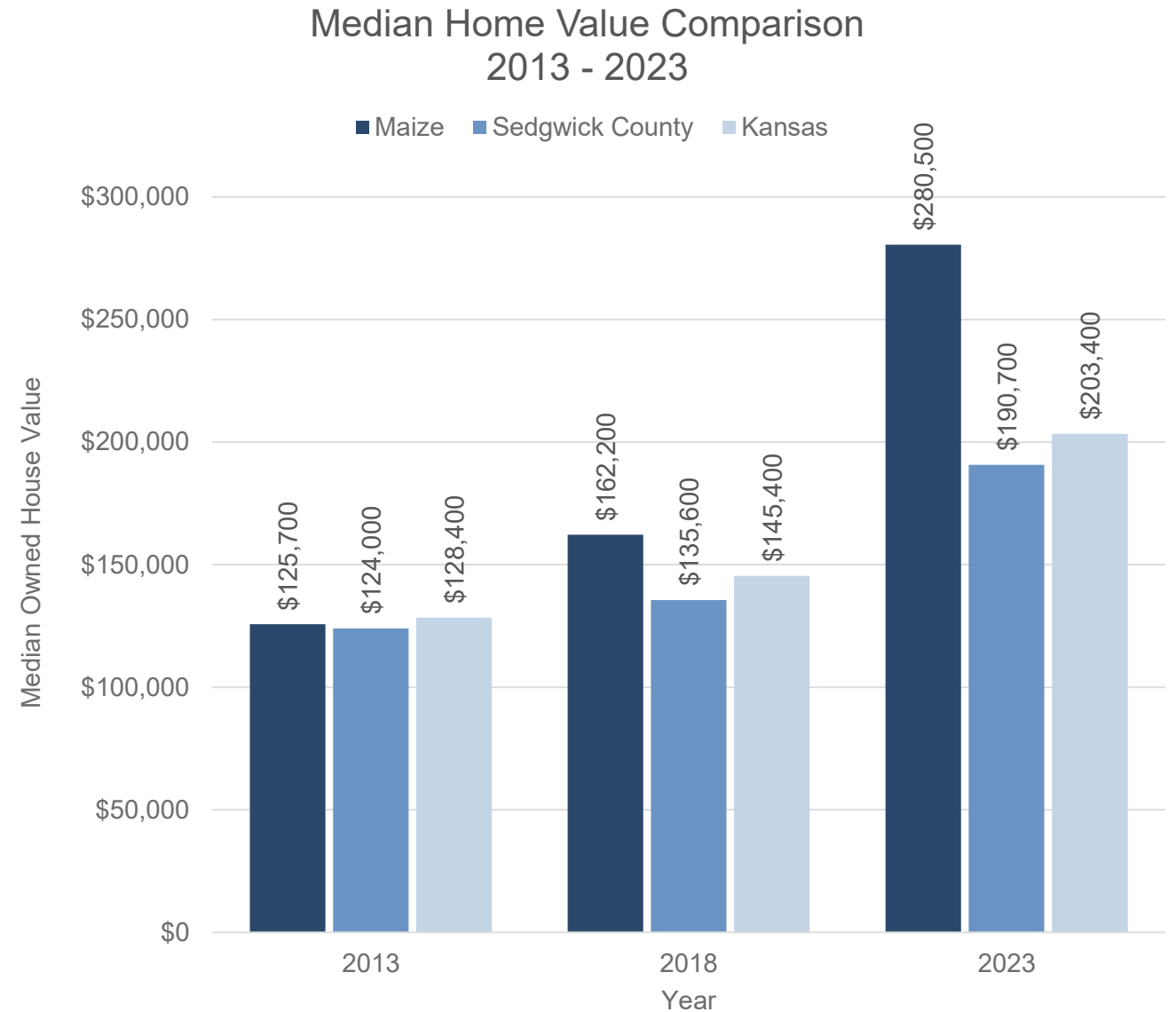
- Maize has **2,623** total housing units:
 - 52% are renter-occupied (1,368 units)
 - 48% owner-occupied (1,255 units)
- Maize experienced a housing boom starting in 2010: **52.8%** of the city's housing was built between **2010 and 2023**.



Data Source: Sedgwick County GIS, ACS 5-Year 2023

Median Home Value Housing

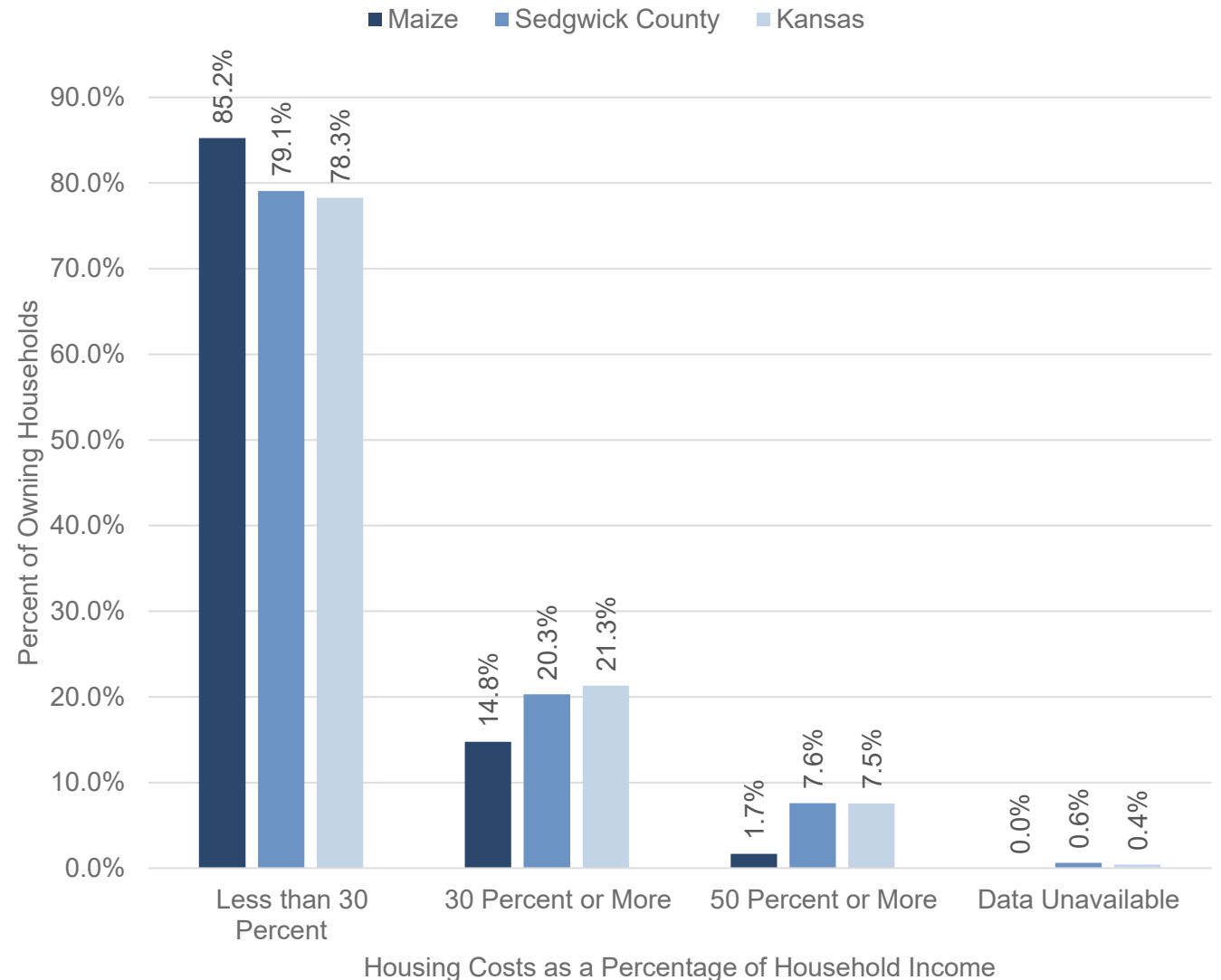
→ Median home values in Maize have surpassed median home values in the county and state, **rising at a significantly higher rate** (over 70%) than both.



Owned Housing Costs Housing

- Most Maize residents who own their home pay less than 30% of their income towards housing costs.
- The median monthly cost for owned housing is **\$2,255** (homes with a mortgage) and **\$800** (homes without a mortgage).

Owned Housing Costs as a Percentage of Household Income Comparison, 2023



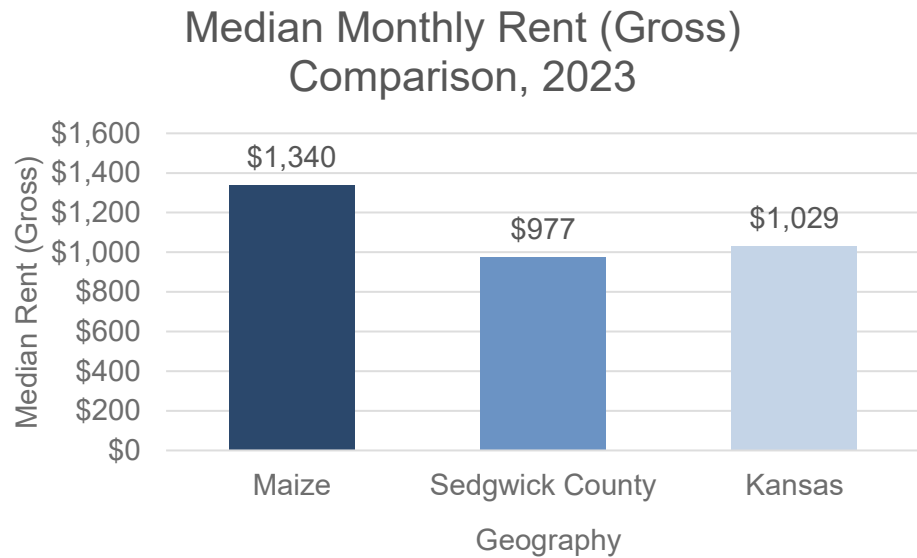
Data Source: American Communities Survey 5-Year Estimates 2023

Rented Housing Costs

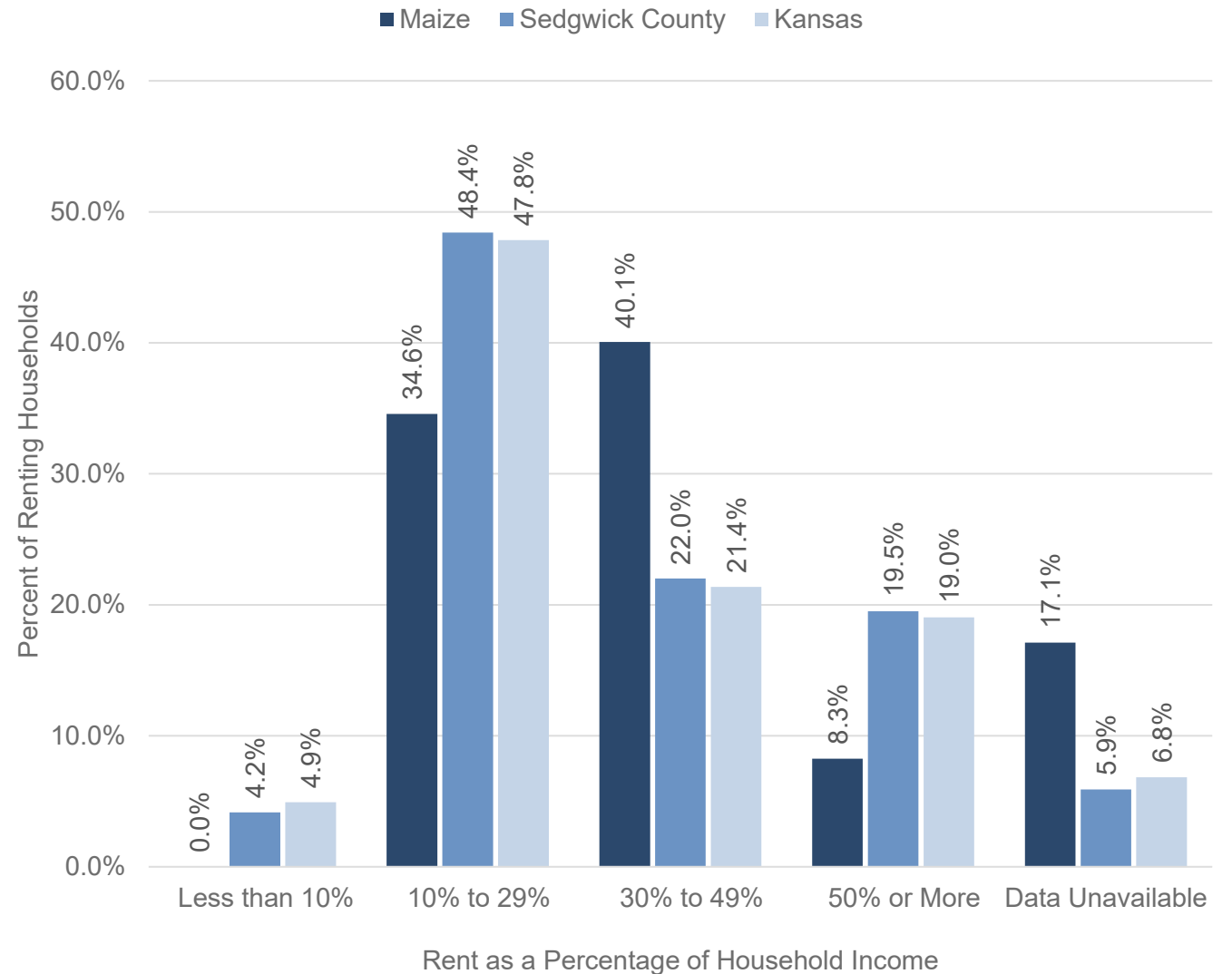
Housing

→ Maize renters are cost-burdened by rent at higher rates than the county, state, and City of Wichita:

→ Over **65%** of Maize households pay more than 30% of their household income towards rent.



Rent (Gross) as a Percentage of Household Income Comparison, 2023

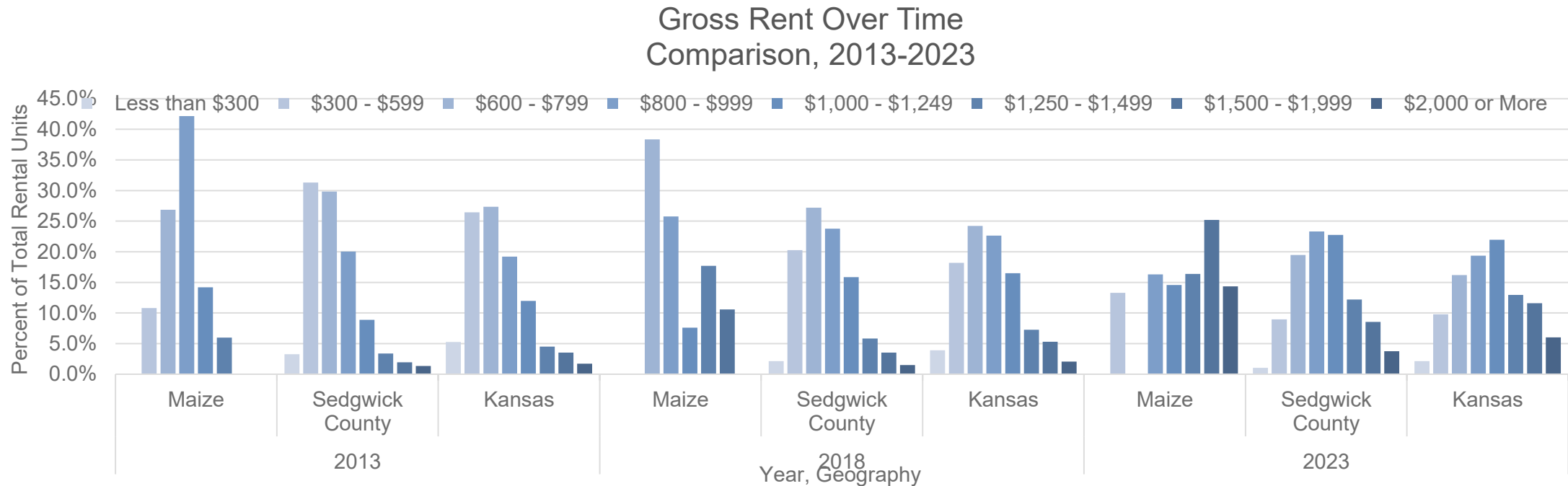


Data Source: American Communities Survey 5-Year Estimates 2013, 2018, & 2023

Rent Costs Over Time

Housing

- Over **40%** of Maize's residents **rent their homes**.
- The average age of renters in Maize is trending **upwards**:
 - Nearly **50%** of Maize's renters are over the age of 59.



Data Source: American Communities Survey 5-Year Estimates 2013, 2018, & 2023

Identity & Amenities

Key Trends

Identity & Amenities

- Education is a key asset, community focus, and industry in Maize.
- Beyond educational assets, Maize has fewer community assets:
 - Limited grocery, restaurant, recreation, and shopping options means that residents are likely leaving the city to find these assets.
- Maize is bisected by a significant floodplain, limiting development potential in flood-prone areas but creating opportunities for a recreational community asset.

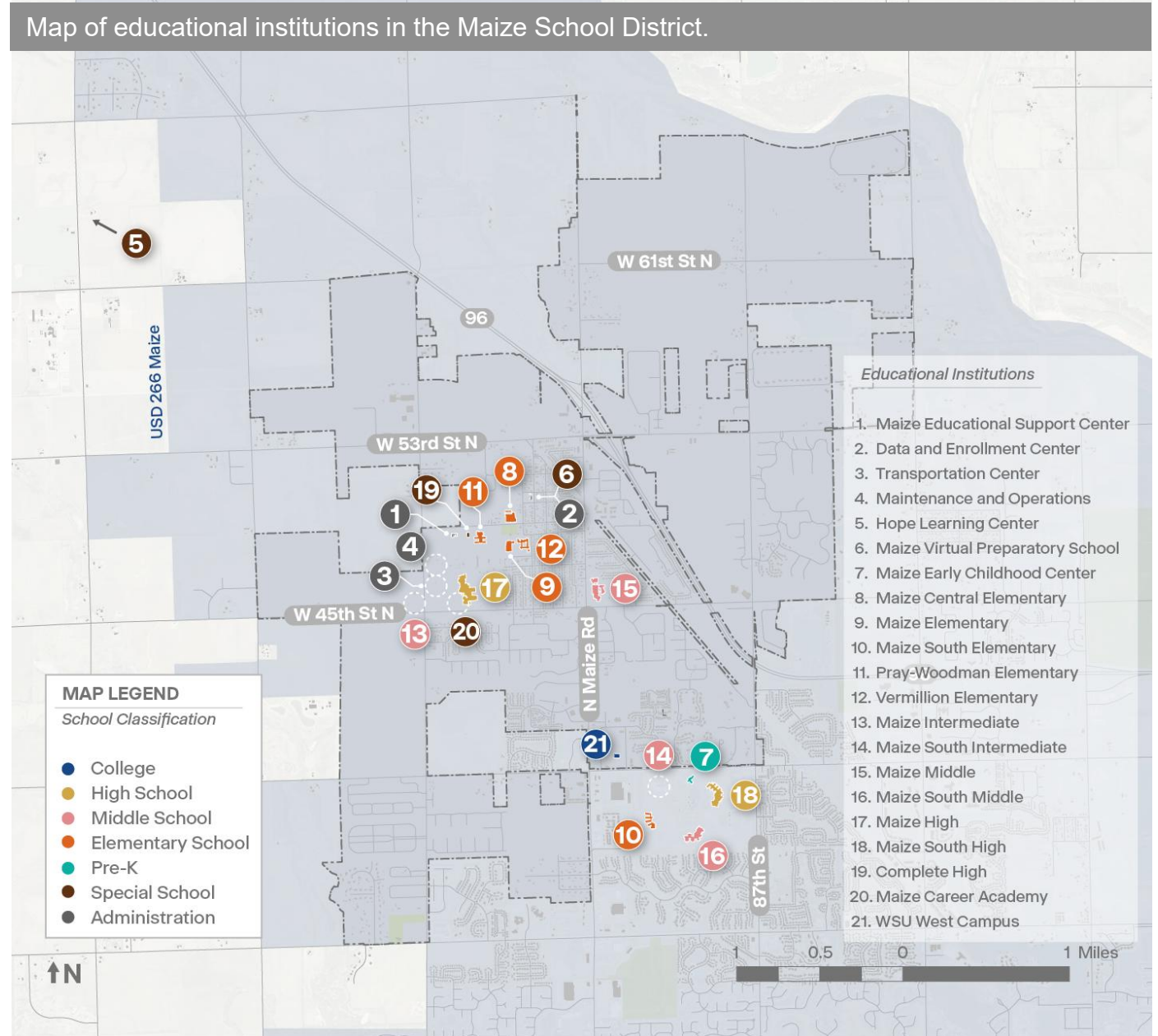
Educational Institutions Identity & Amenities

→ Maize offers a full suite of educational options:

→ The Maize Unified School District 266 has **16** early childhood through grade 12 institutions, **5** of which are **outside** of the city limits.

→ **Wichita State University's** West Campus is in Maize, with the next closest university a 15-minute drive.

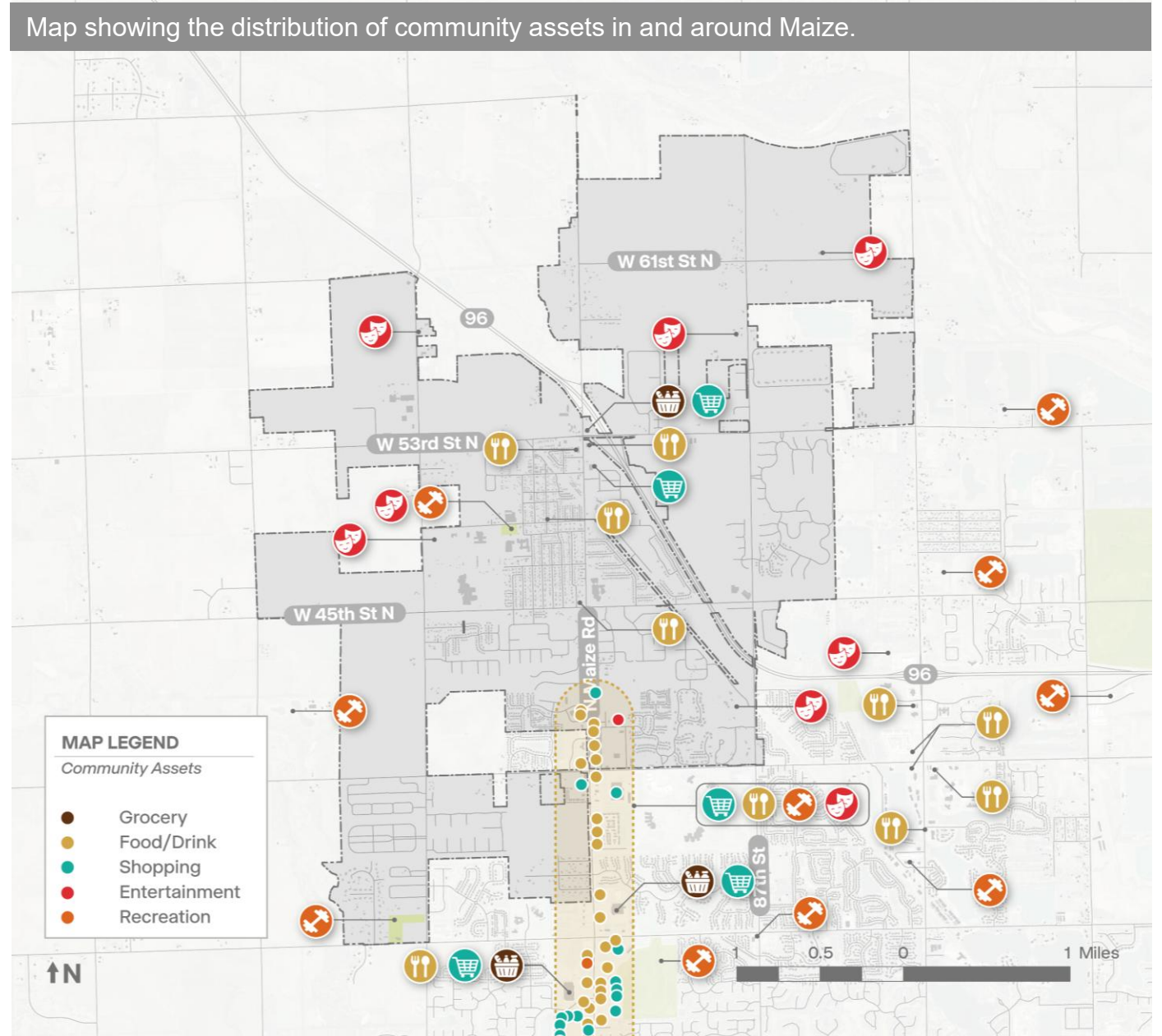
→ There are **2 daycare centers** located in Maize.



Data Source: Sedgwick County GIS, Maize Unified School District 266

Community Assets Identity & Amenities

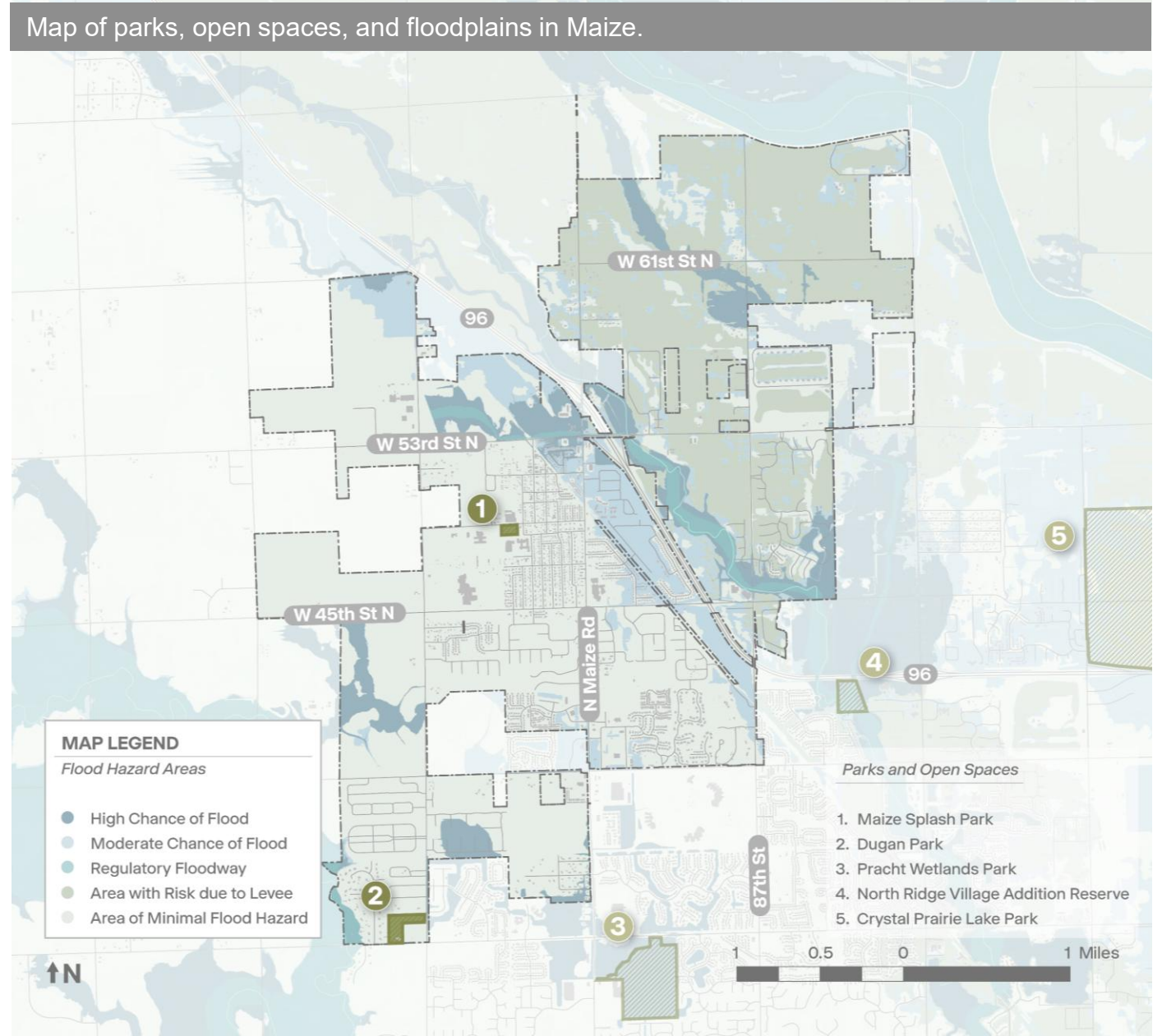
- Many food, shopping, and other amenities are located outside of the city.
- All nearby grocery stores are outside of the city boundary.



Data Source: Google Earth

Parks & Open Space Identity & Amenities

- There are **2 parks** in Maize (Maize City Park and Dugan Park), which provide activities and amenities.
- The floodway divides northeast and southwest Maize, similar to KS-96



Data Source: ESRI, Sedgwick County GIS

Economy & Employment

Key Trends

Economy & Employment

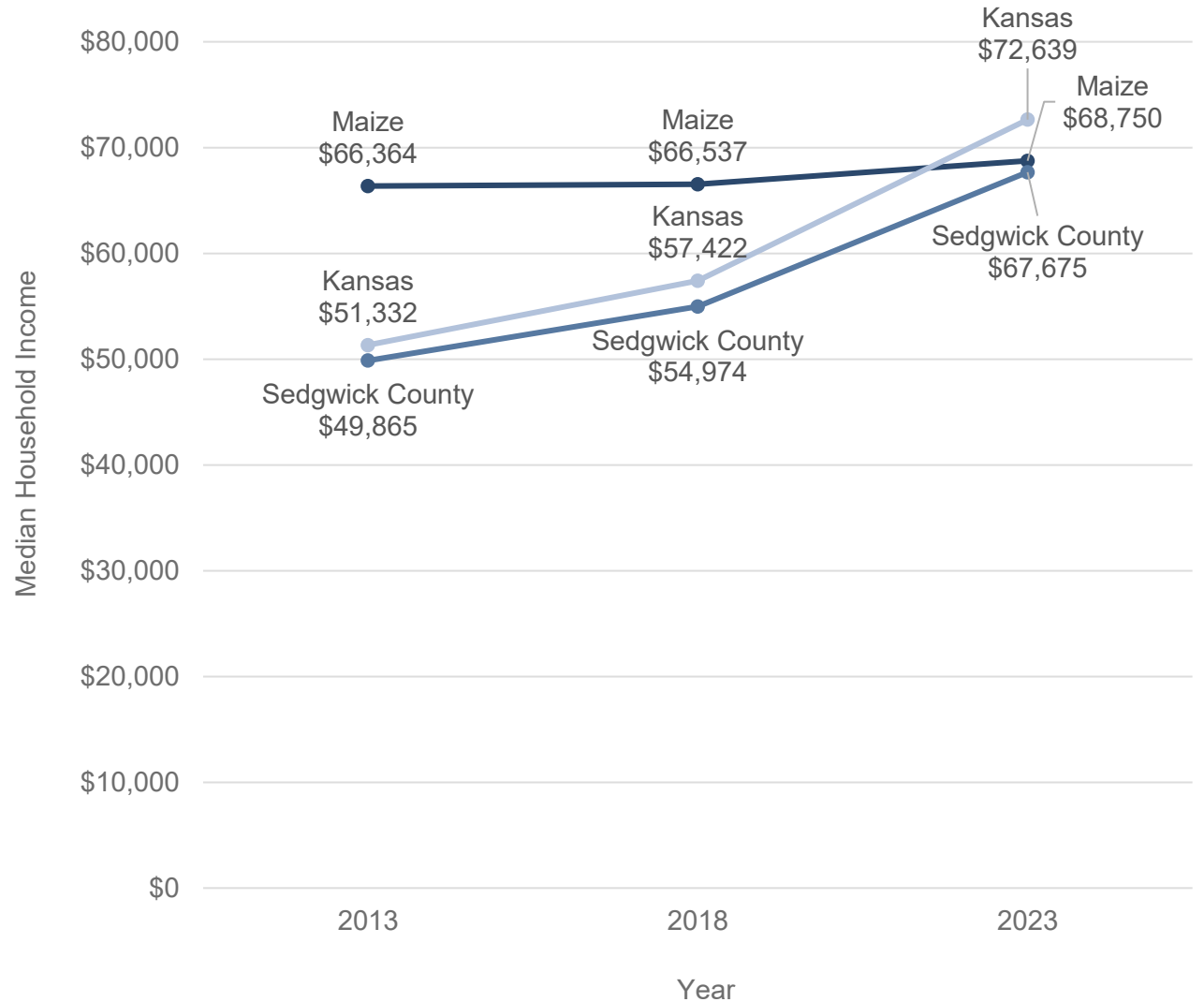
- Most Maize residents commute to work in Wichita.
- Maize has lower overall poverty than the county and state.
 - A higher percentage of vulnerable age groups are in poverty.
- The average household income in Maize is not keeping pace with the state or county.
 - Influenced by retired residents on fixed or limited incomes.

Median Household Income

Economy & Employment

- Maize's median household income has **not risen** at the same rate as the state and county.
- Maize's 2023 median household income is **less than the state's** median and slightly **higher than the county's** median.

Median Household Income Comparison
(In Inflation Adjusted Dollars), 2013-2023



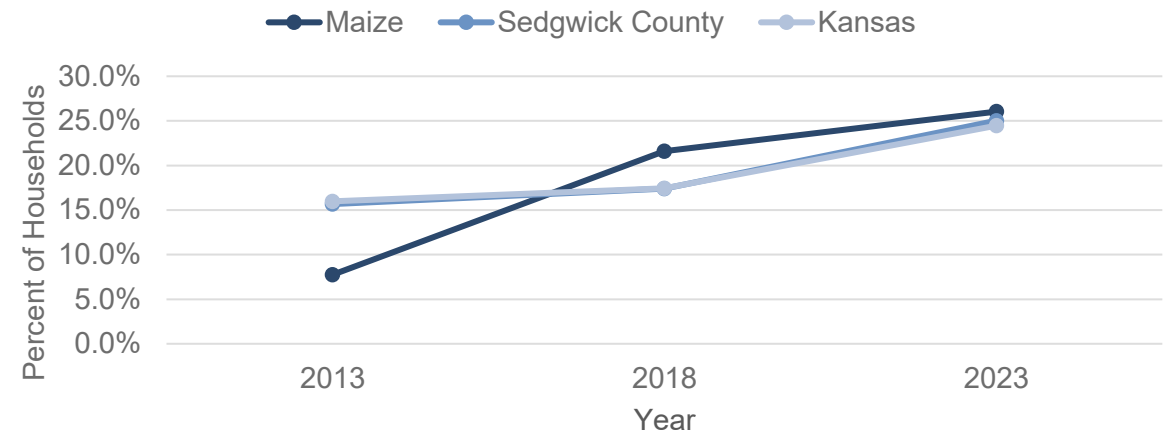
Data Source: American Communities Survey 5-Year Estimates 2023

Households with Retirement & Social Security Income

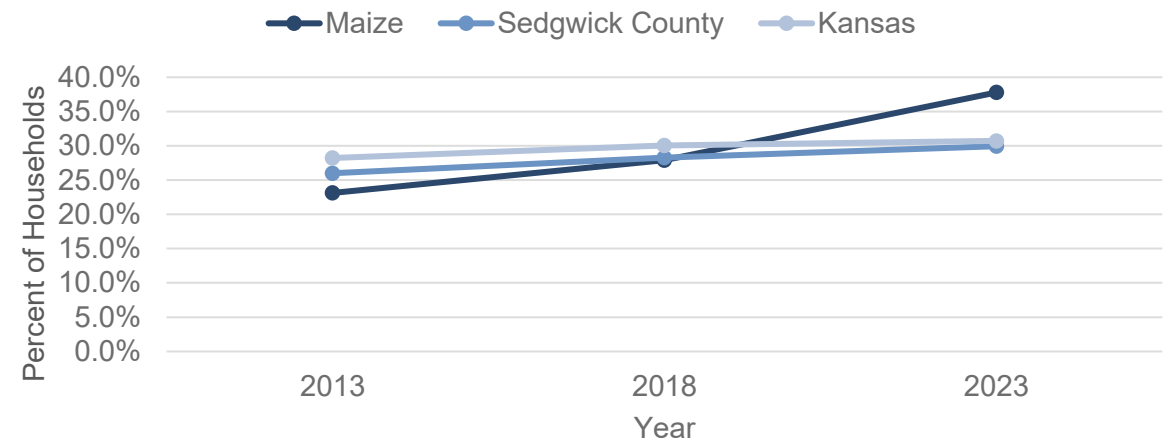
Economy & Employment

- The number of households in Maize with retirement income increased by **118%** between 2013 and 2023.
- This increase is higher than the county (70%) and state (60%).
- Households with **Social Security income** in Maize also increased **118%** within the same time period.
- This increase is higher than the county (22%) and state (13%).

Maize: Percent of Households with Retirement Income, 2013-2023



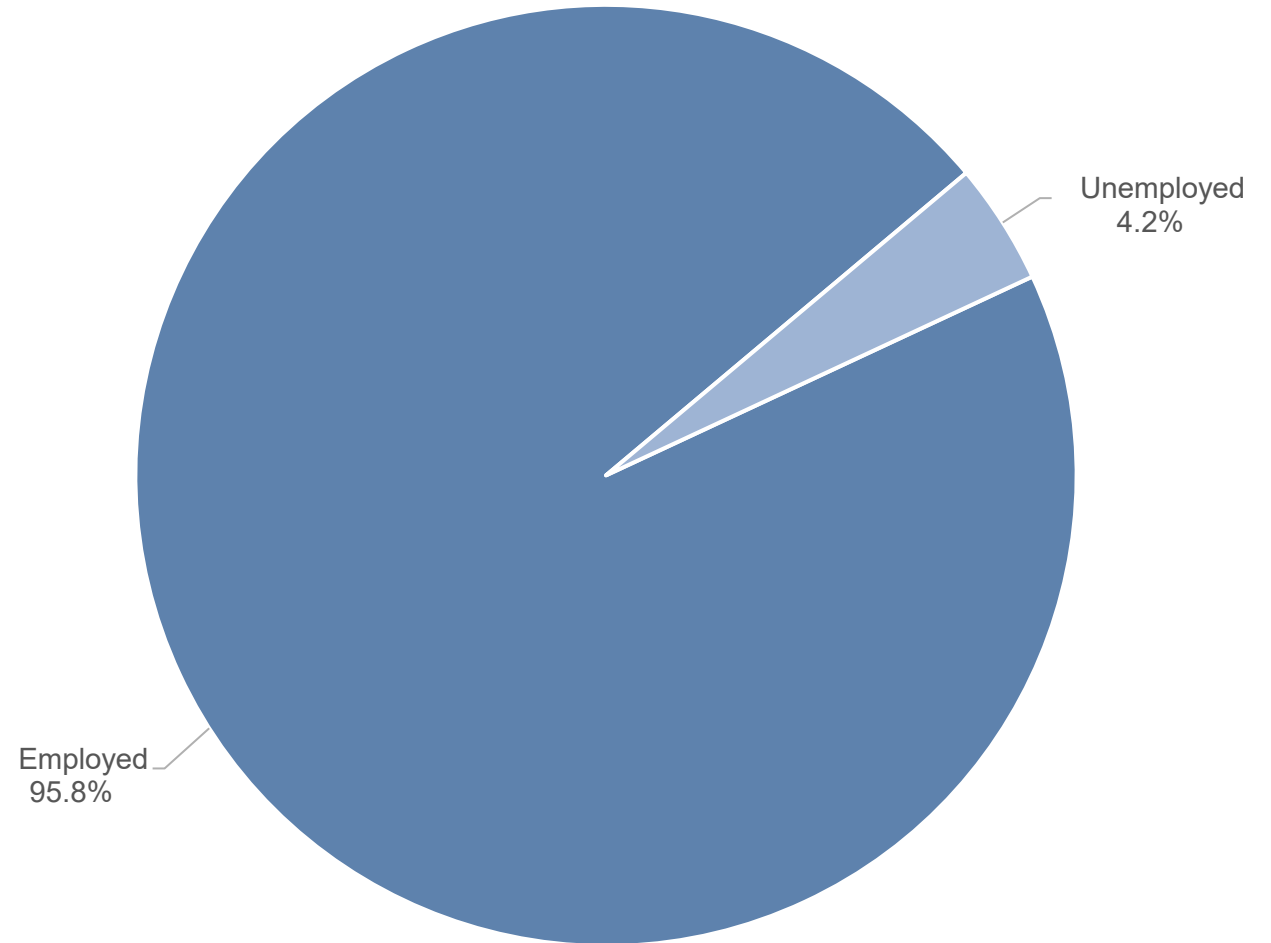
Maize: Percent of Households with Social Security Income, 2013-2023



Employment Economy & Employment

- **61.5%** of Maize's population is in the **labor force**.
- Of the 61.5% of the population in the labor force,
 - **95.8% are employed**
 - **4.2% are unemployed**

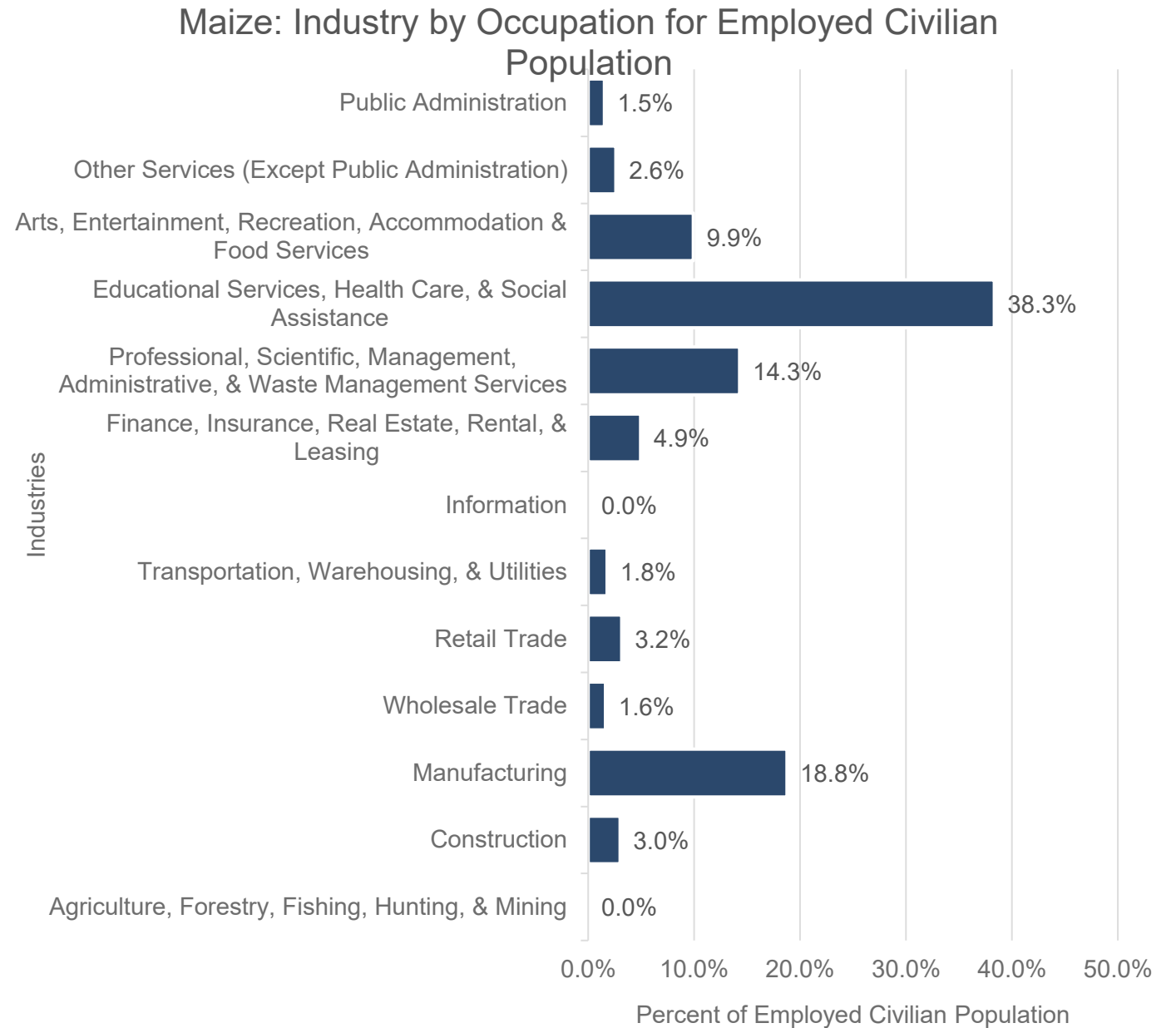
Maize: Unemployment Rate
(for Civilian Population in Labor Force 16 Years and Over)



Data Source: American Communities Survey 5-Year Estimates 2023

Occupations Economy & Employment

→ By far the largest industry (by occupation) in Maize is the **Educational Services, Health Care, & Social Assistance** industry (**38.3%** of the employed Maize residents).

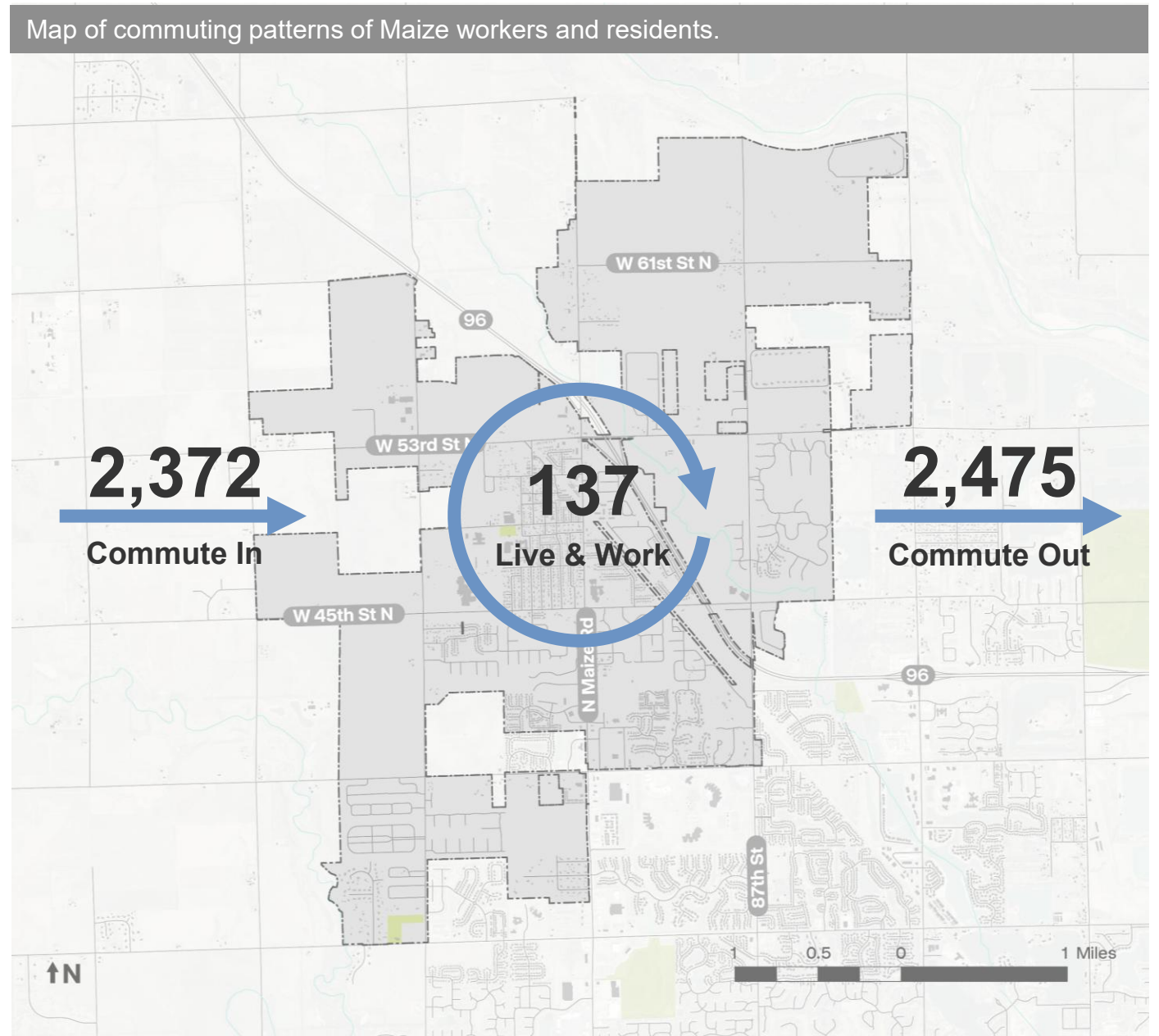


Data Source: American Communities Survey 5-Year Estimates 2023

Employment & Commuter Flows

Economy & Employment

- Most Maize commuters are commuting to Wichita for employment.
- Most people who work in Maize reside immediately south of the city.



Mobility & Community Design

Key Trends

Mobility

- Most residents rely on personal vehicles for transportation.
- Despite wide sidewalks, newer street networks are not connected enough support walking as a reasonable transportation choice.
- Bike infrastructure is limited.

Key Trends

Community Design

- Central Maize has a connected street network, more recently developed areas have a more disconnected street network – limiting walkability.
- Pockets of commercial development are disconnected.
- Design allocates significant space to vehicles (access and parking) and creates limited interaction with the public realm.

Zoning Map

Mobility & Community Design

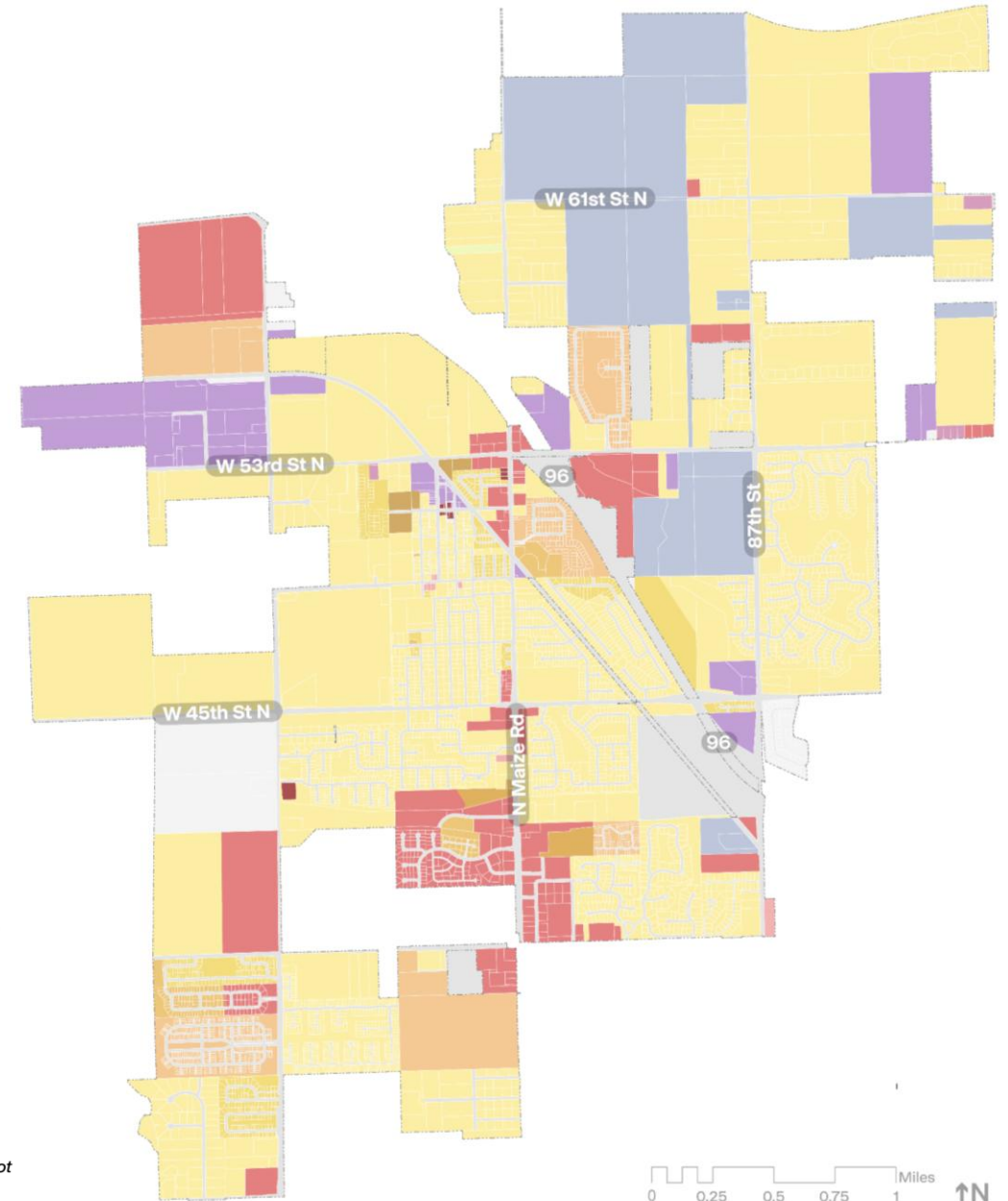
→ Maize's zoning is primarily single family residential.

→ Commercial districts are in disconnected pockets.

Legend

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Data Source: Sedgewick County GIS

Means of Transportation

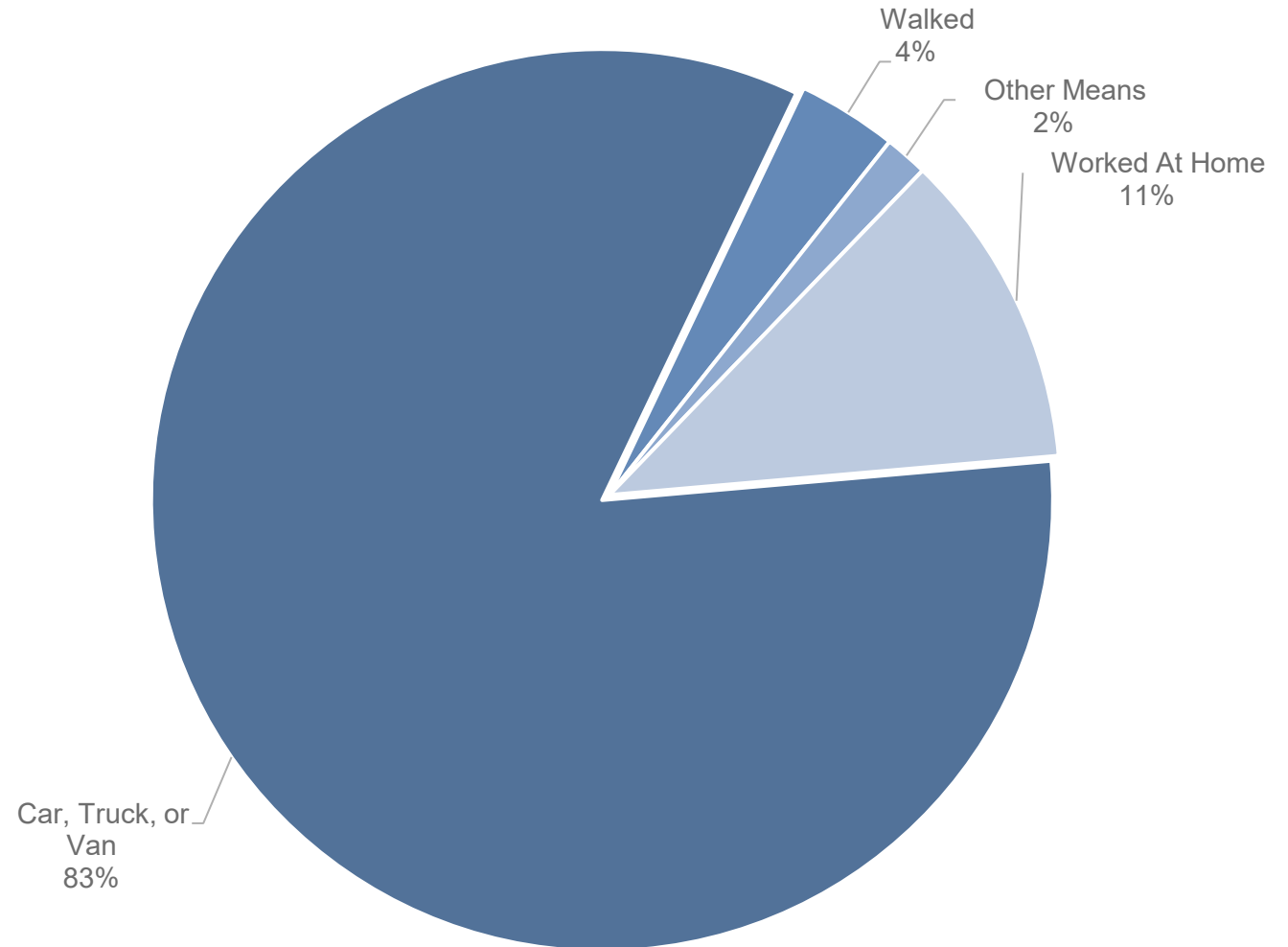
Mobility & Community Design

→ Maize is a vehicle-reliant community:

→ Most residents commute to work via a personal vehicle.

→ Average commute time: 19 minutes.

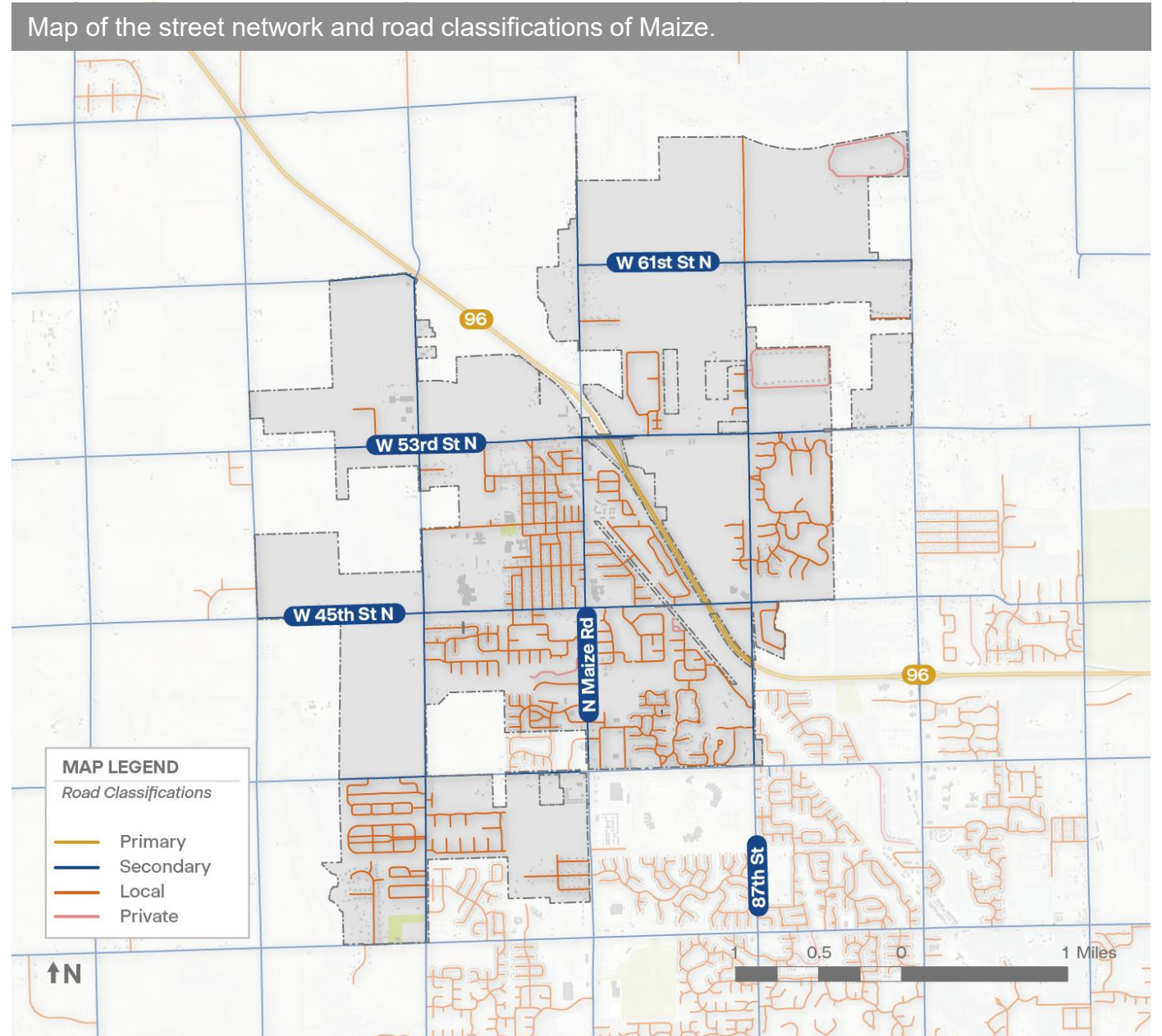
Means of Transportation to Work
2023



Connectivity

Mobility & Community Design

→ Outside of central Maize, the street network tends to be disconnected, internally-oriented, and limits multimodal connectivity.



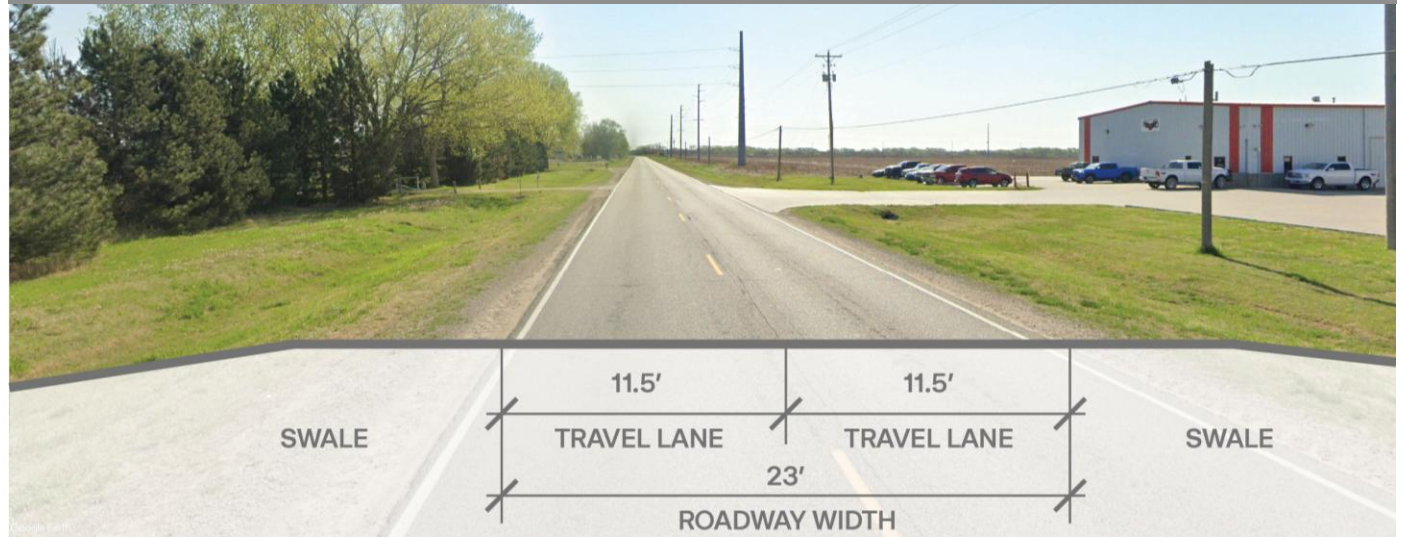
Data Source: Sedgwick County GIS

Street Design

Mobility & Community Design

- Street design typically favors personal vehicles over all other transportation modes.
- Newer sidewalks are generously wide, but often do not provide connectivity to community destinations.

Secondary Street: W 53rd St N



Local Street: N Stone Barn St



Data Source: Google Earth

Nonresidential Building Design

Mobility & Community Design

→ **Frontage Design** dedicates significant space to parking and vehicle access, often not providing easy pedestrian access from the street.

Typical Residential Frontage Design



Typical Non-Residential Frontage Design



Data Source: Google Earth



Discussion & Community Values Brainstorming

Community Values Brainstorming

Prompts:

- 1) What are the biggest growth and development challenges facing Maize today?

Community Values Brainstorming

Prompts:

- 1) What are the biggest growth and development challenges facing Maize today?
- 2) What do you value the most about Maize today?

Community Values Brainstorming

Prompts:

- 1) What are the biggest growth and development challenges facing Maize today?
- 2) What do you value the most about Maize today?
- 3) What values should guide planning for Maize's future?



Next Steps

Next Steps

Comprehensive Plan Update

- **Community Engagement: Community Values Online Survey**
- Community Profile
- Economic Impact Analysis
- Growth, Development Pressure Discussions
- Issues & Opportunities Study
- Best Practices Study
- **Community Engagement: Visioning & Goal Development**
- Comprehensive Plan Drafting



