

# Comprehensive Plan Update: Community Conditions & Values

## City of Maize, Kansas



Multistudio

November 2025

# Contents

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## Project Introduction

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## Community Conditions

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*Demographics*

---

*Housing*

---

*Identity & Amenities*

---

*Economy & Employment*

---

*Mobility & Transportation*

---

*Community Design*

---

## Discussion & Values Brainstorming

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## Next Steps

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# Project Introduction

# Areas of Work



# Your Team



Graham Smith  
Director & Principal



Alexandra Purvis-Smith  
Urban Designer & Planner



Chris Brewster  
Urban Planner & Regulatory Specialist



Yu Jia  
Urban Designer

**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

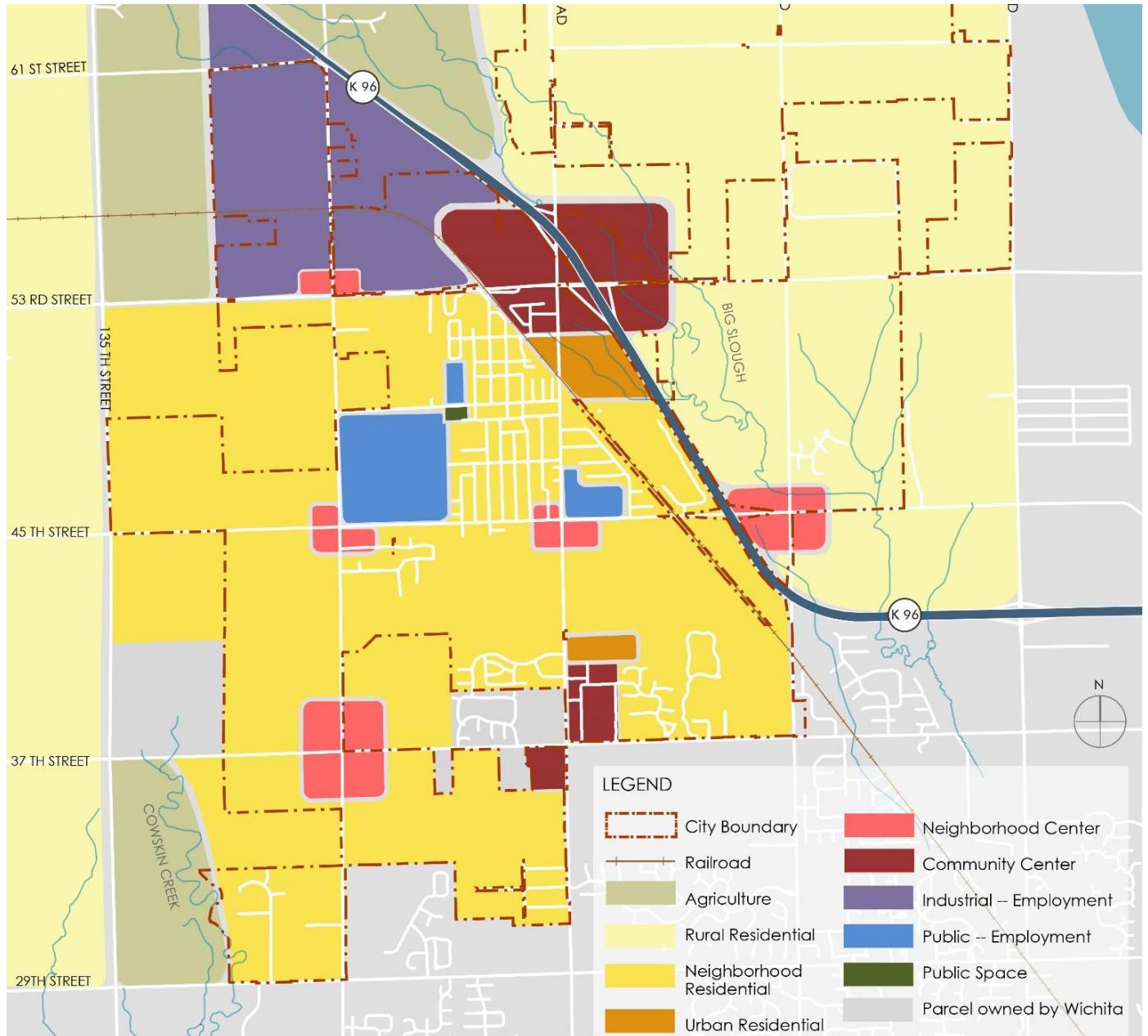
- Data Analysis & Policy Review
- Growth & Development Pressures
- Economic Impact Analysis
- Issues & Opportunities

### → Task 2: Vision

- Best Practices
- Vision & Goals

### → Task 3: Comprehensive Plan

- Plan Updates
- Adoption



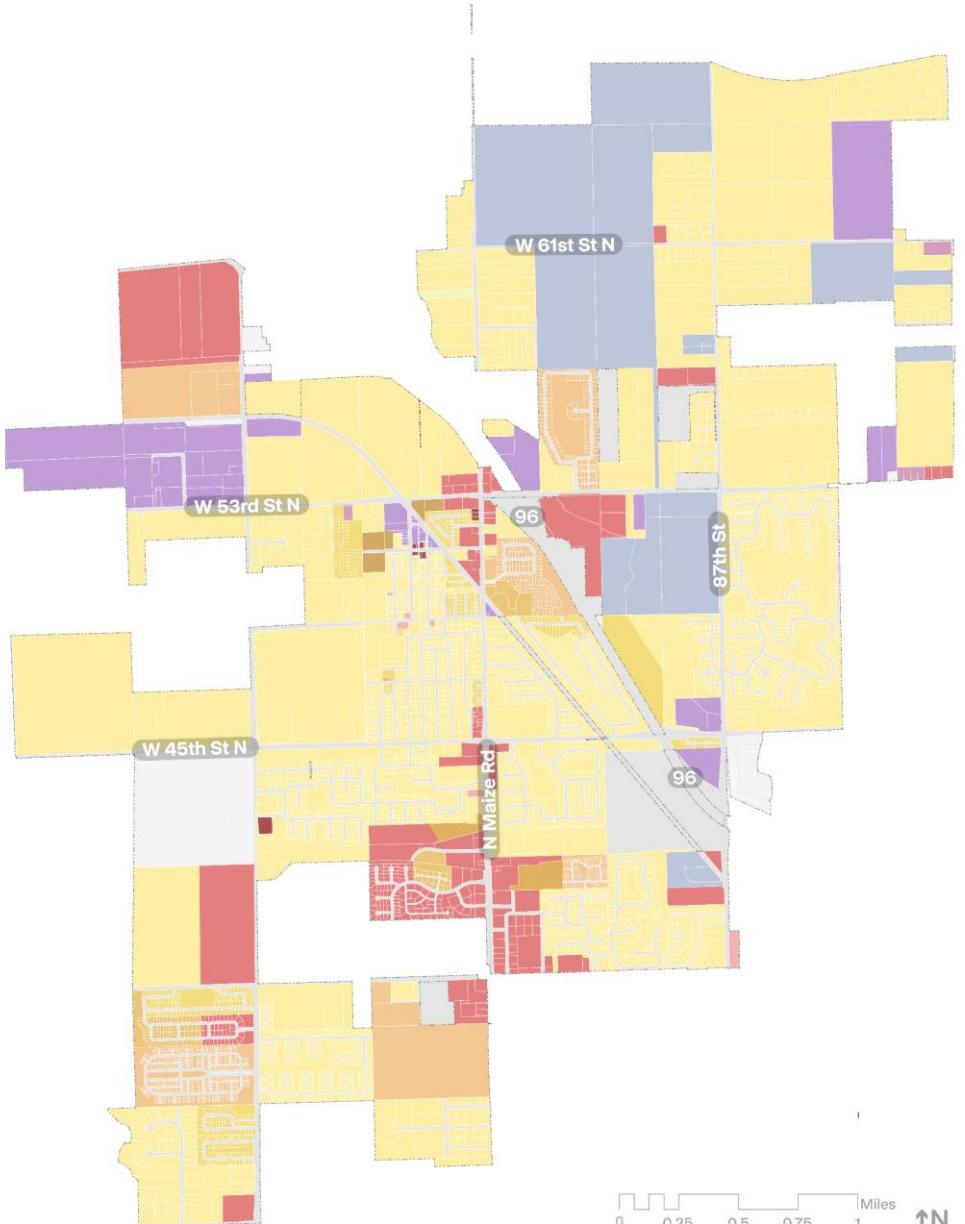
# Project Scope

## Regulatory Update

- Task 1: Assessment
  - Code Review
- Task 2: Alignment
- Task 3: Code Updates
- Task 4: Adoption



*Note: Italics indicates district reserved, not found on map.*



# Community Conditions

# Demographics

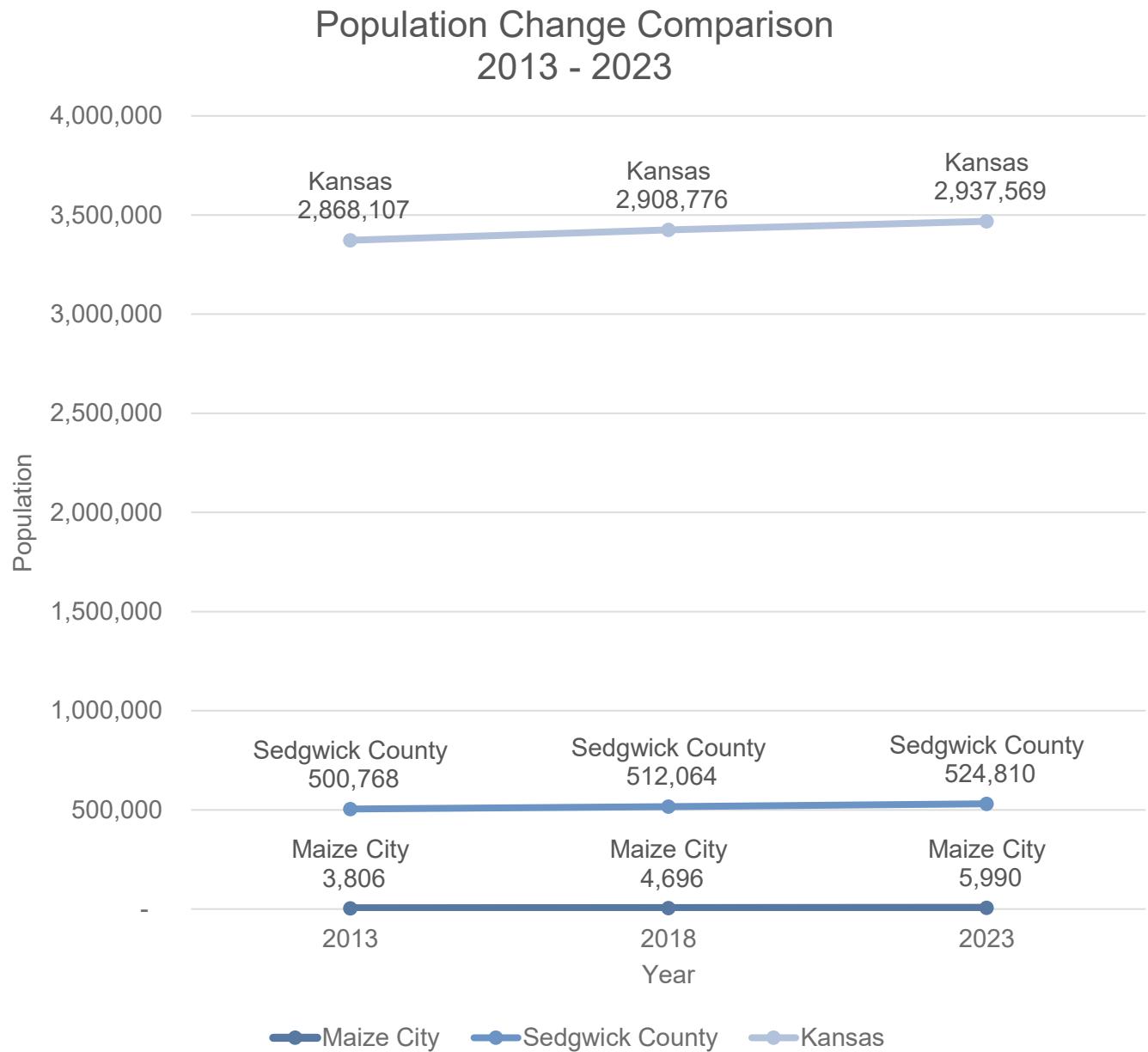
# Key Trends

## 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).

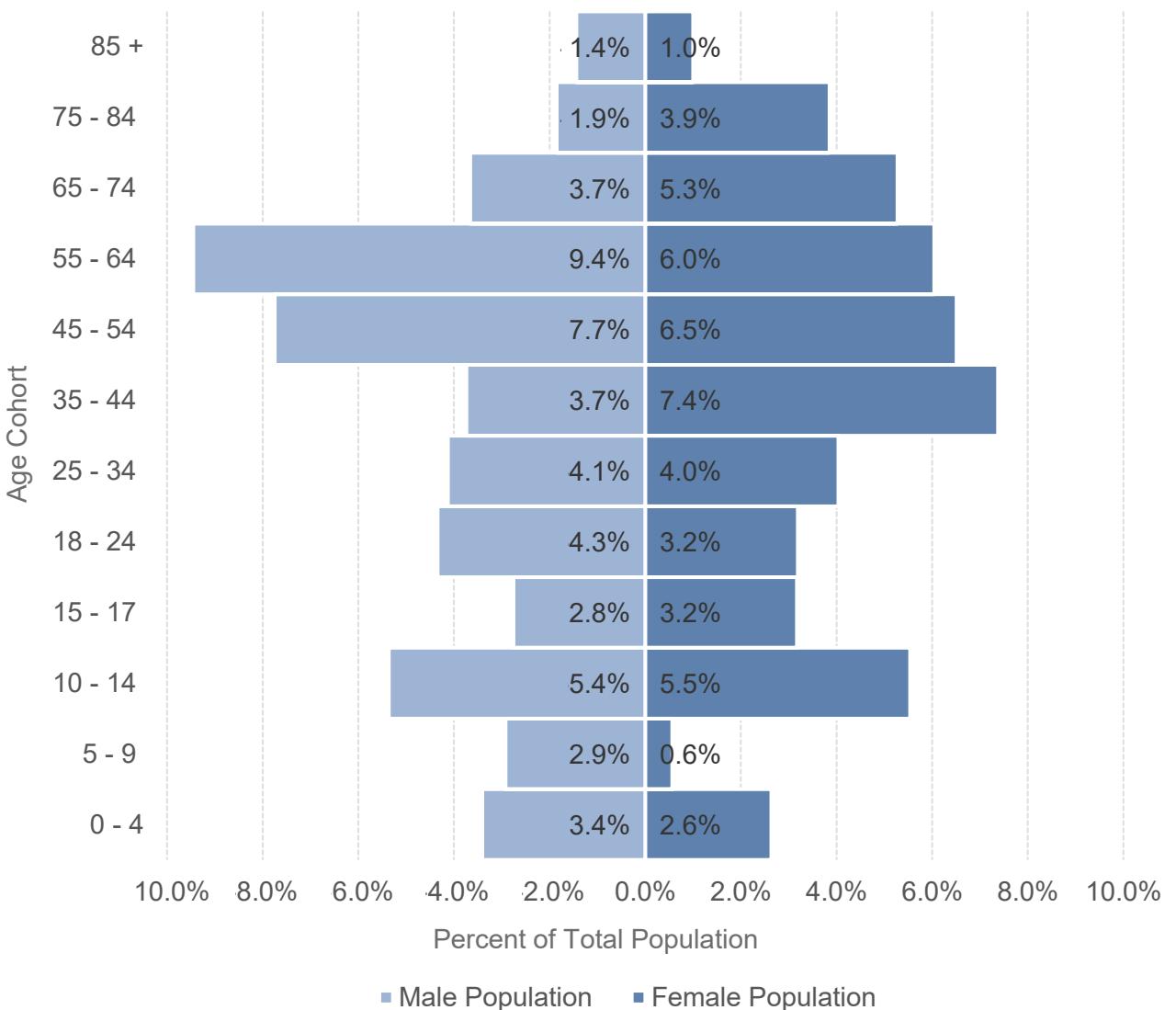


Data Source: American Communities Survey 5-Year Estimates 2013, 2018, 2023

# 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.

Maize: Age Cohorts 2023



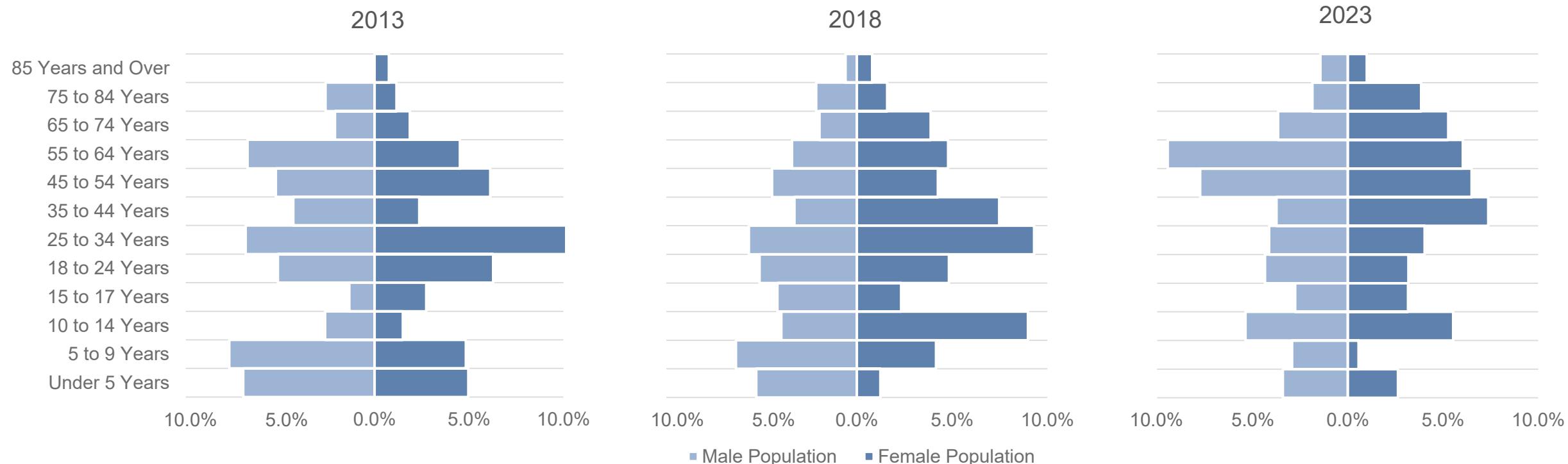
Data Source: American Communities Survey 5-Year Estimates 2023

# Age Cohorts Over Time

## Demographics

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

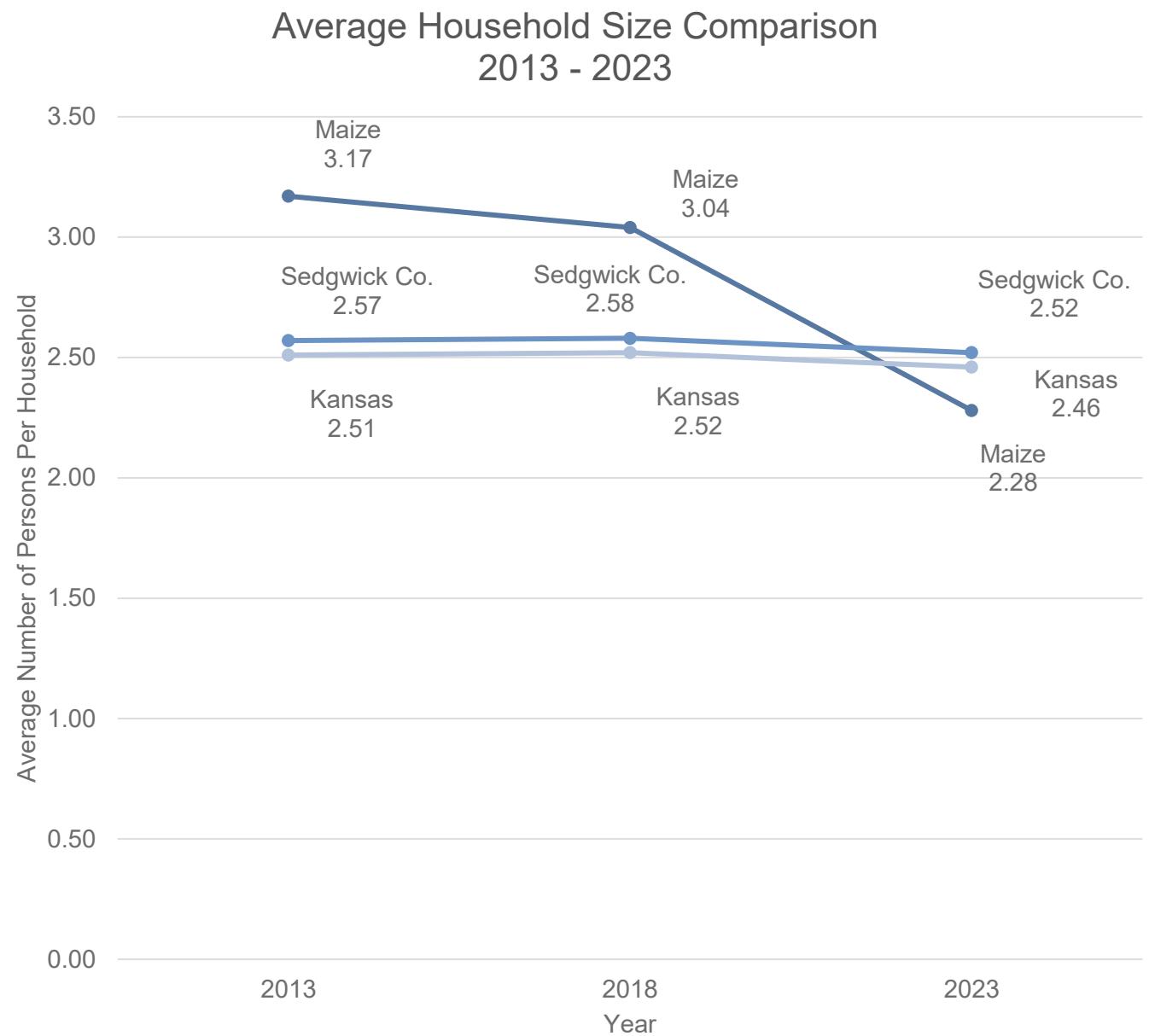
- Overall, the population is **aging**,
- Birthrates are **declining** (fewer people are having children),
- And the deathrate is **decreasing** (older adults are living longer).



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

# Household Size Demographics

→ Average household size in Maize has significantly decreased.

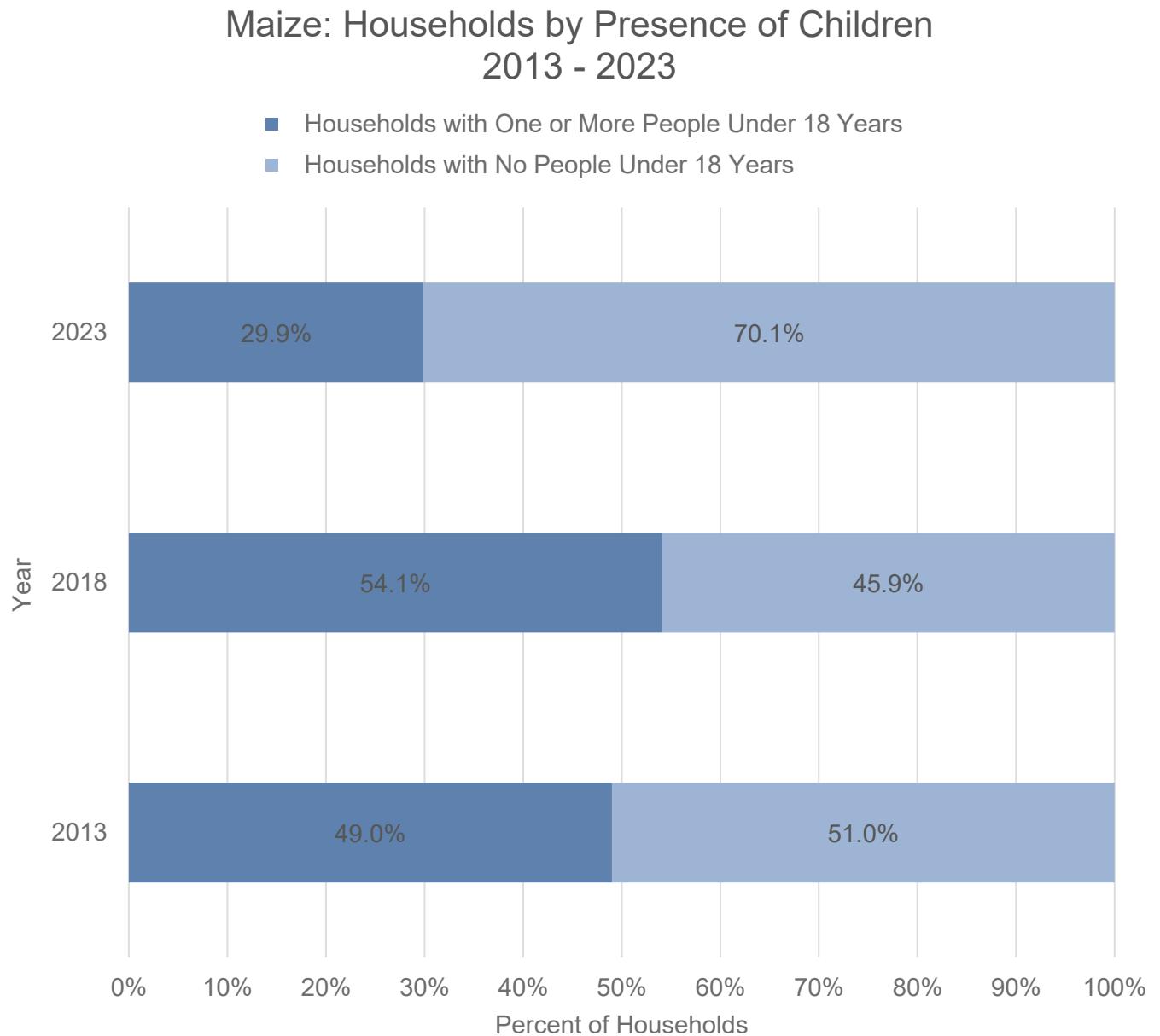


Data Source: American Communities Survey 5-Year Estimates 2013, 2018, 2023

# 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.



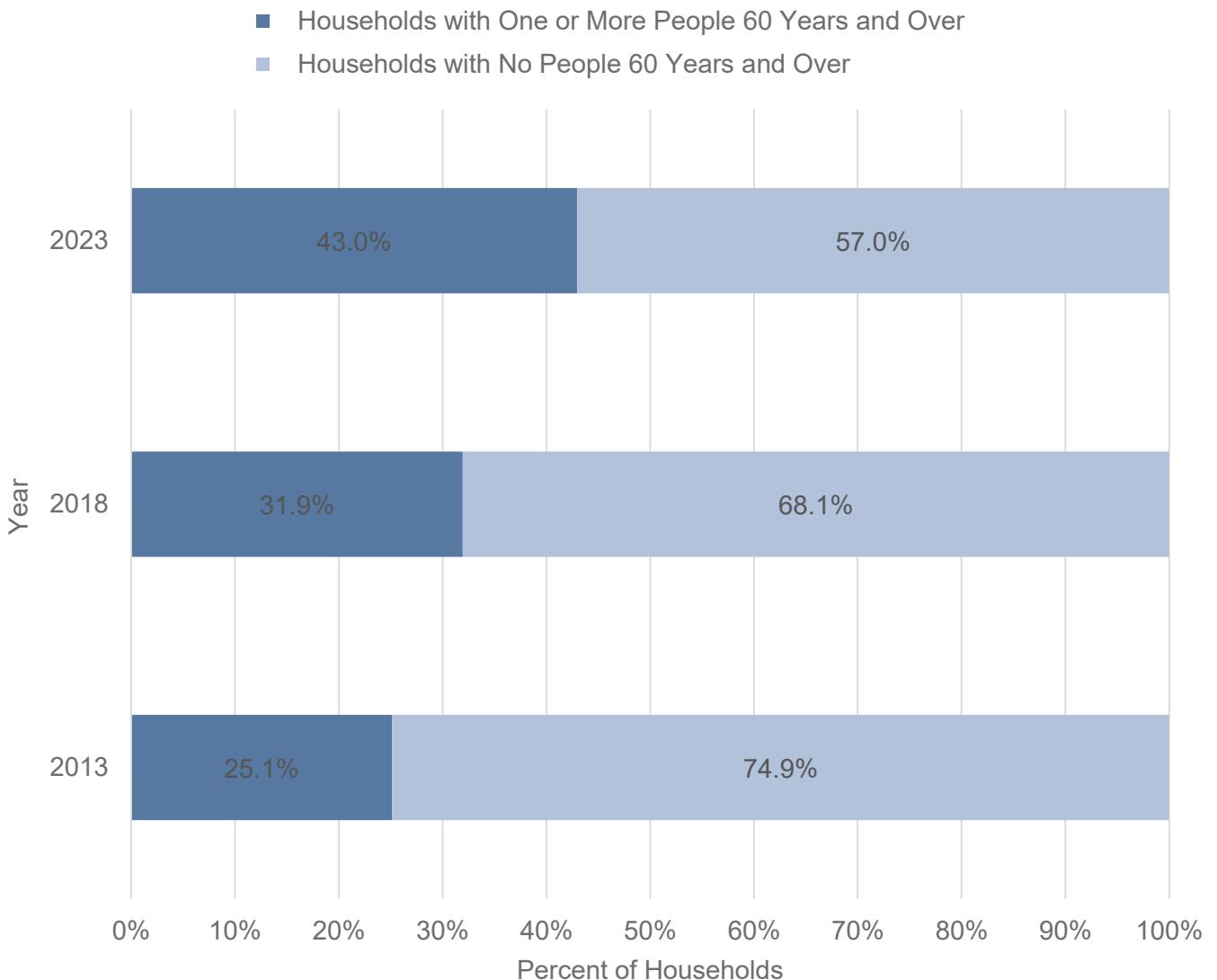
Data Source: American Communities Survey 5-Year Estimates 2013, 2018, 2023

# 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

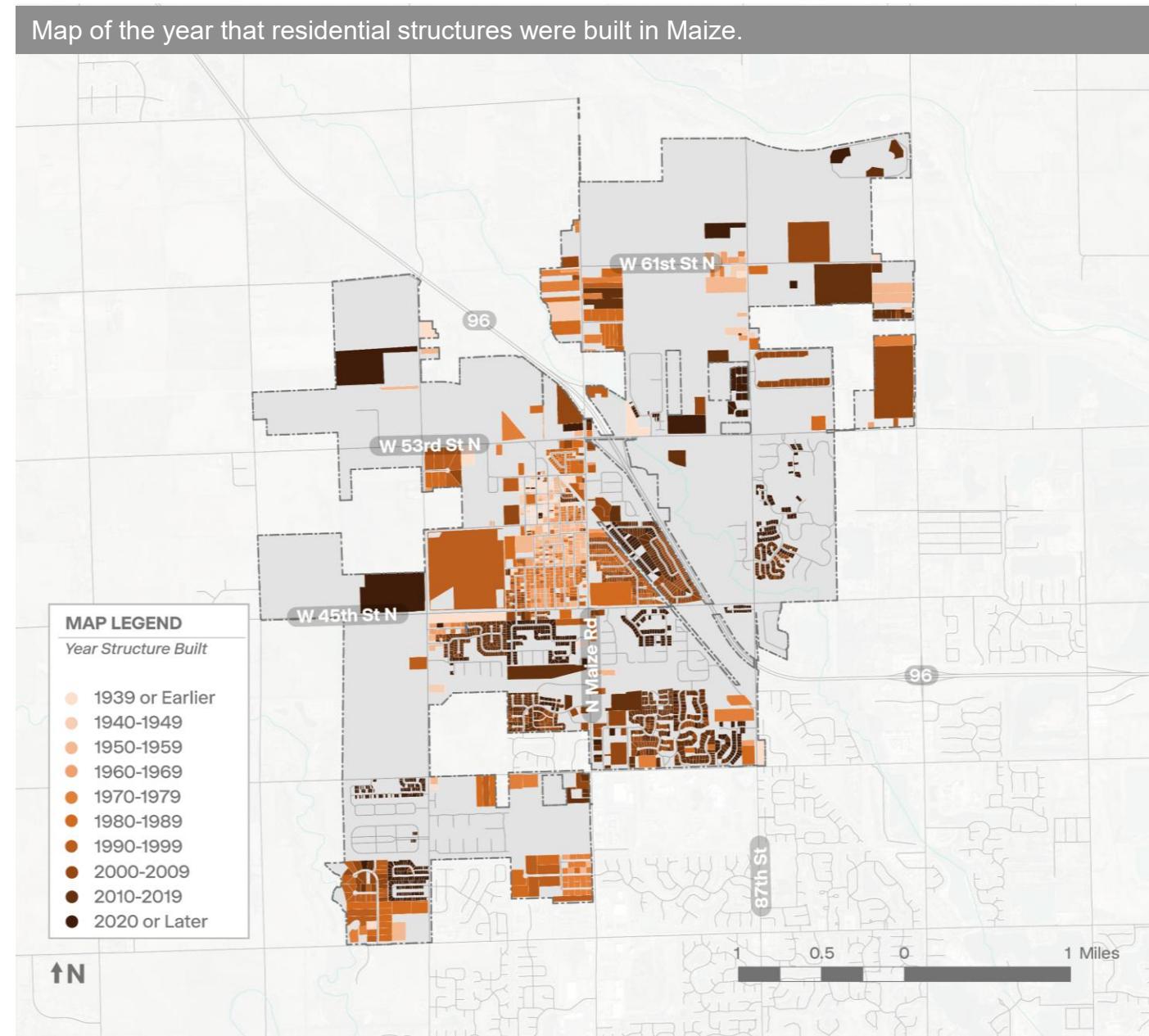
## Housing

- 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**.

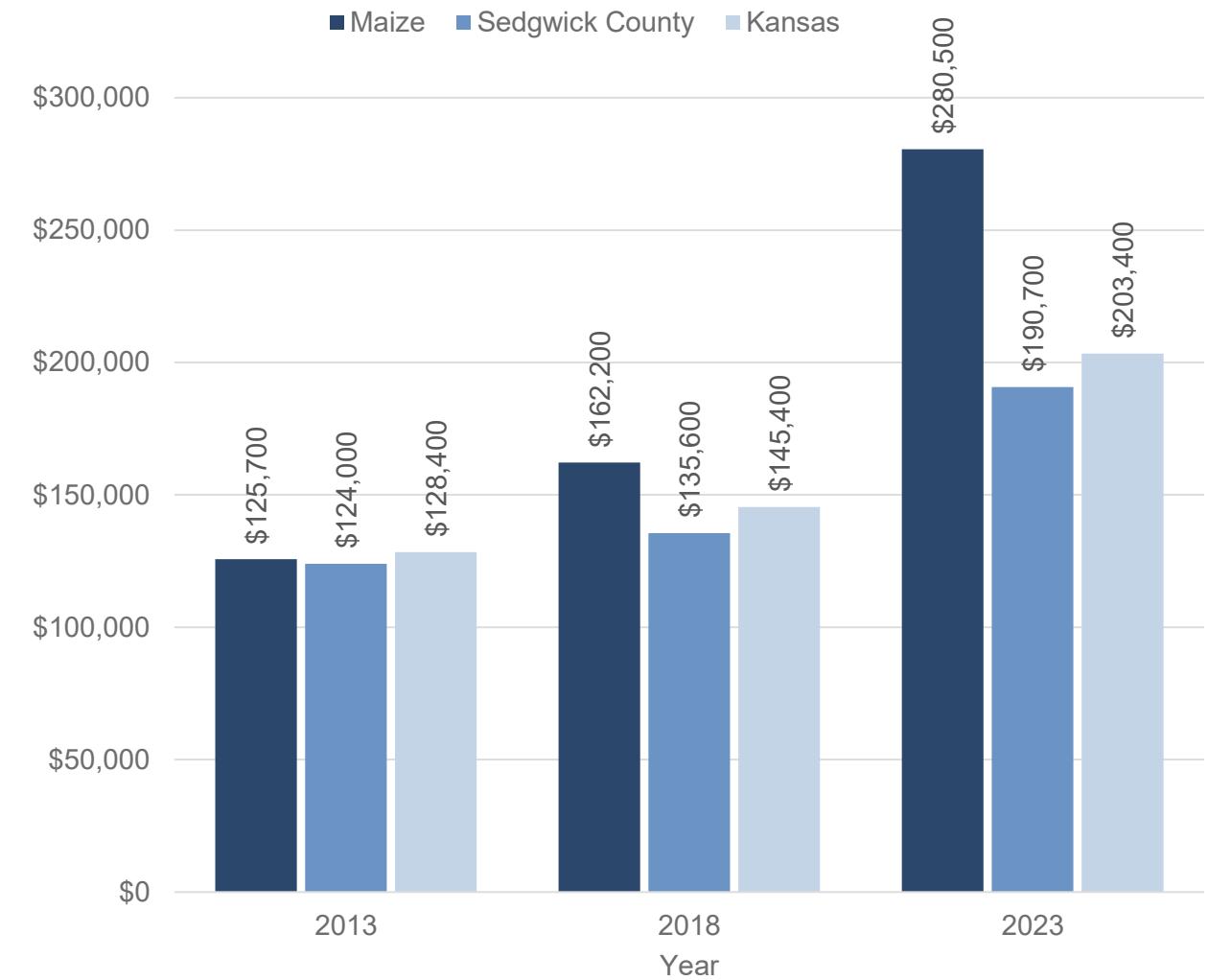


Data Source: Sedgwick County GIS, ACS 5-Year 2023

# 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.

Median Home Value Comparison  
2013 - 2023



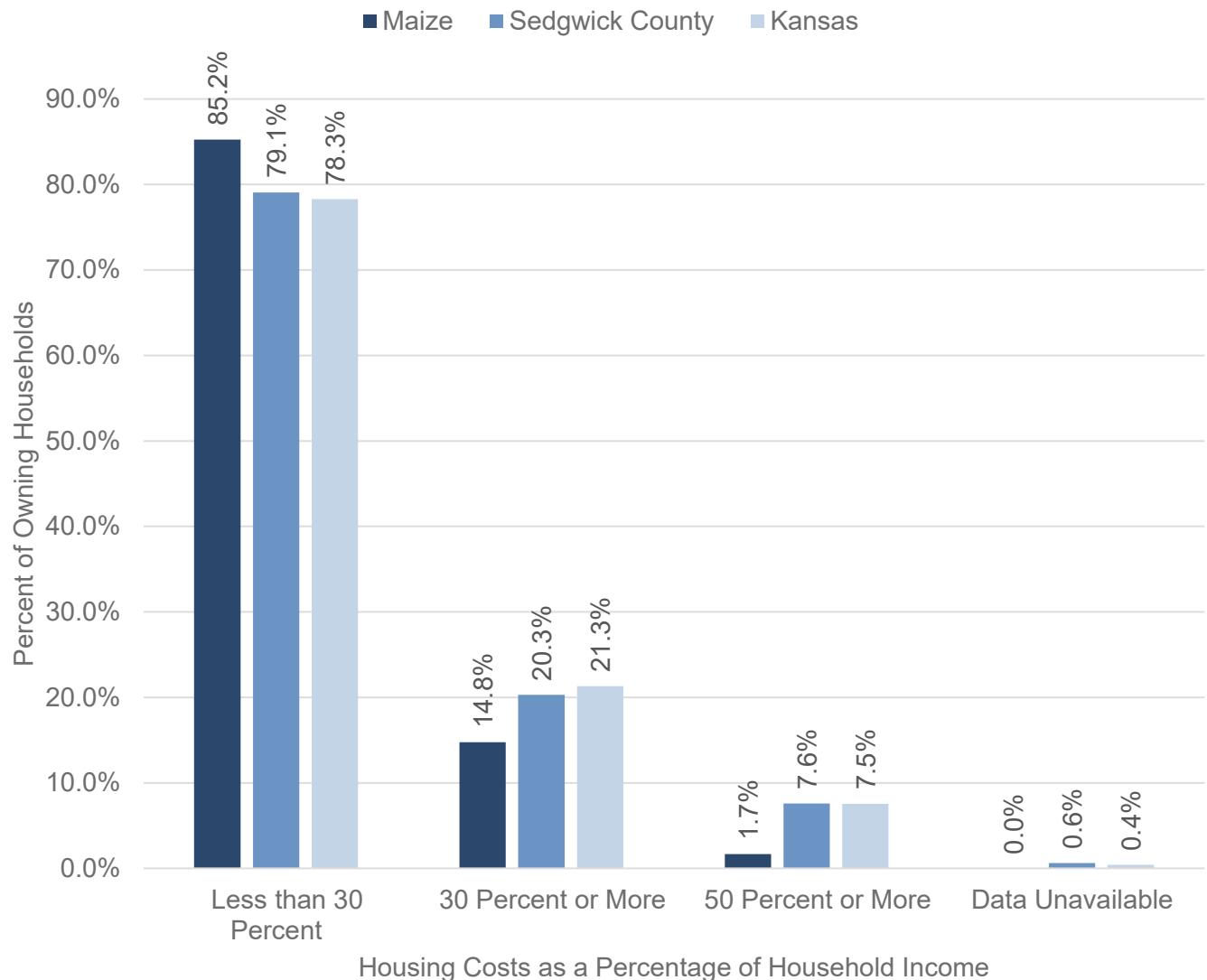
Data Source: American Communities Survey 5-Year Estimates 2013, 2018, & 2023

# 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

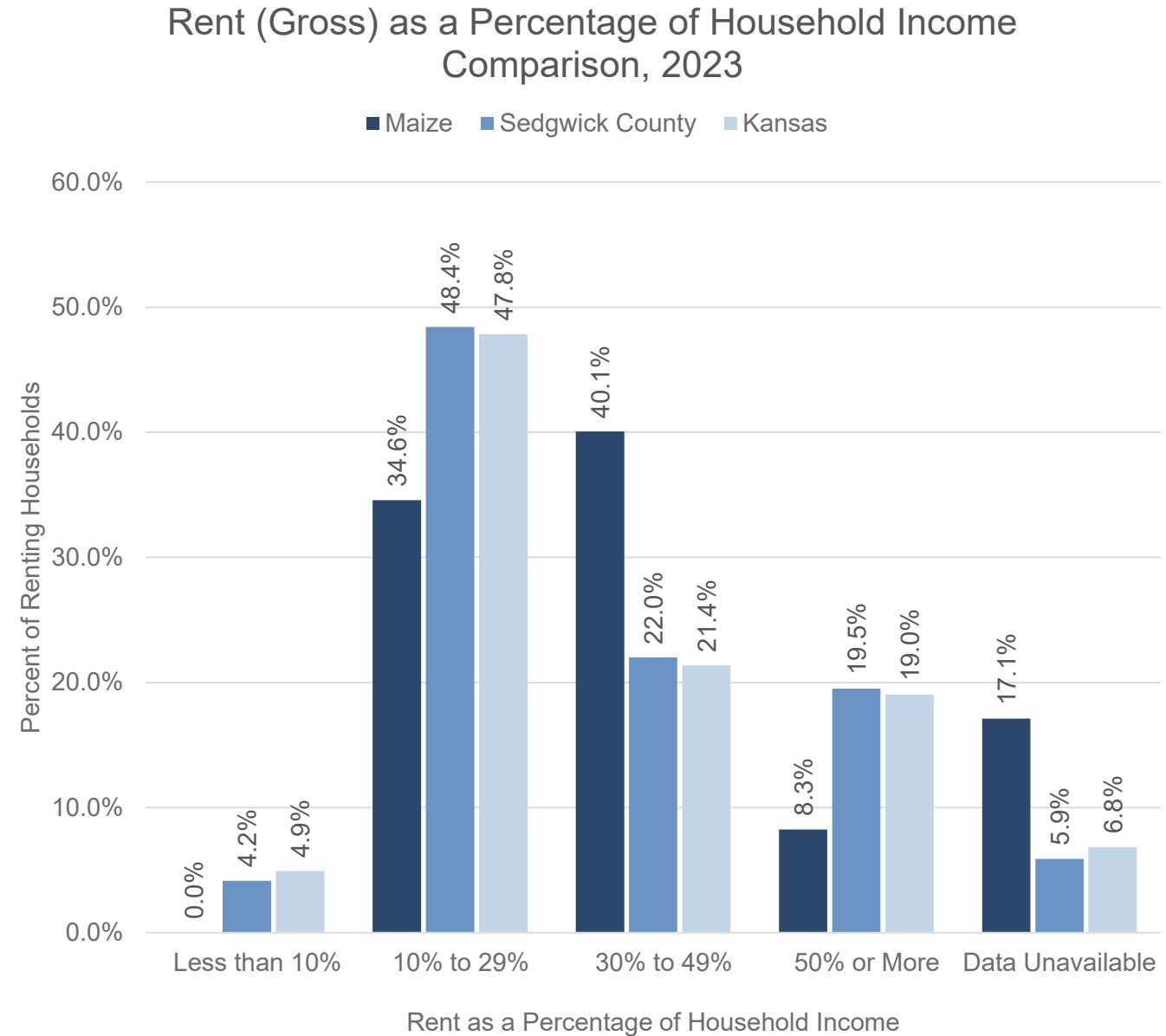
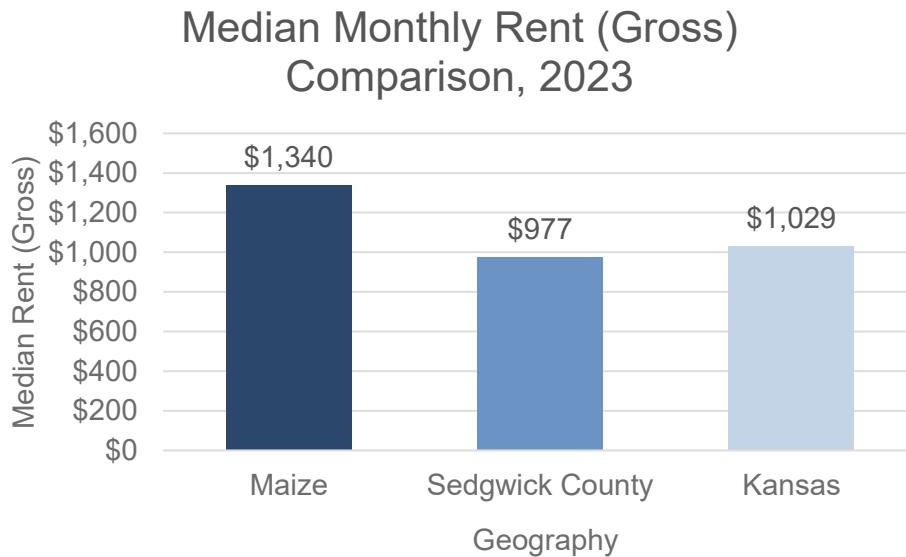


Data Source: American Communities Survey 5-Year Estimates 2023

# 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.

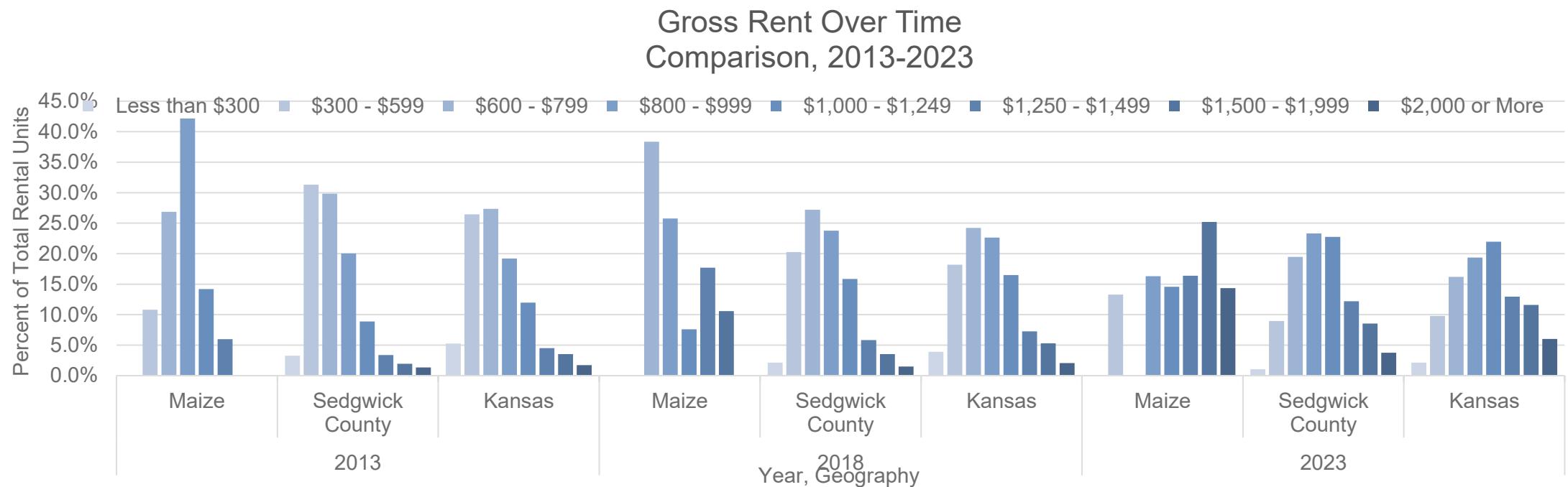


Data Source: American Communities Survey 5-Year Estimates 2013, 2018, & 2023

# 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

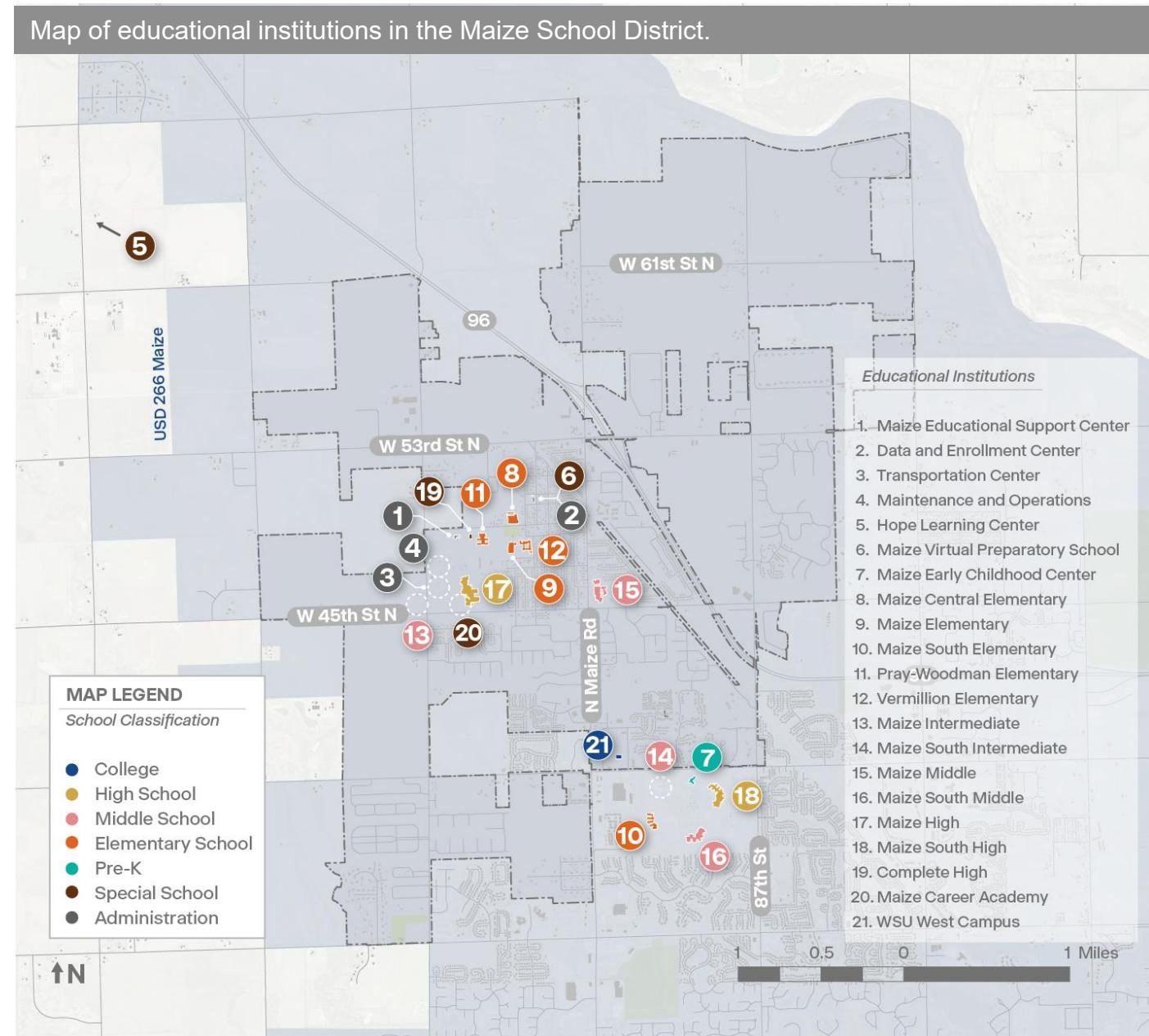
# Key Trends

## 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

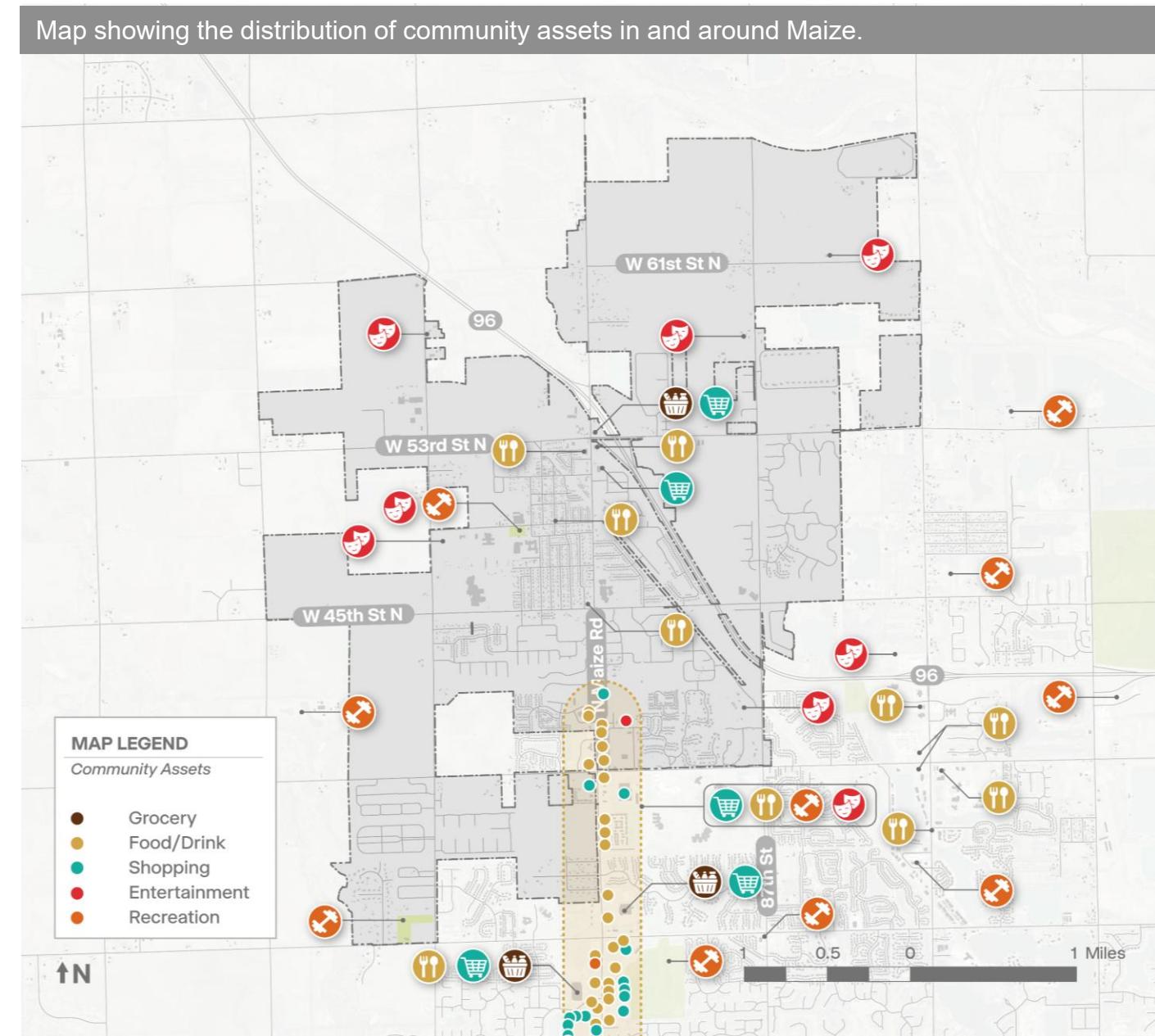
- Maize offers a full suite of educational options:
  - The Maize Unified School District 266 has **16** early childhood through grade 12 institutions, **5** of which are **outside** of the city limits.
  - **Wichita State University's West Campus** is in Maize, with the next closest university a 15-minute drive.
  - There are **2 daycare centers** located in Maize.



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

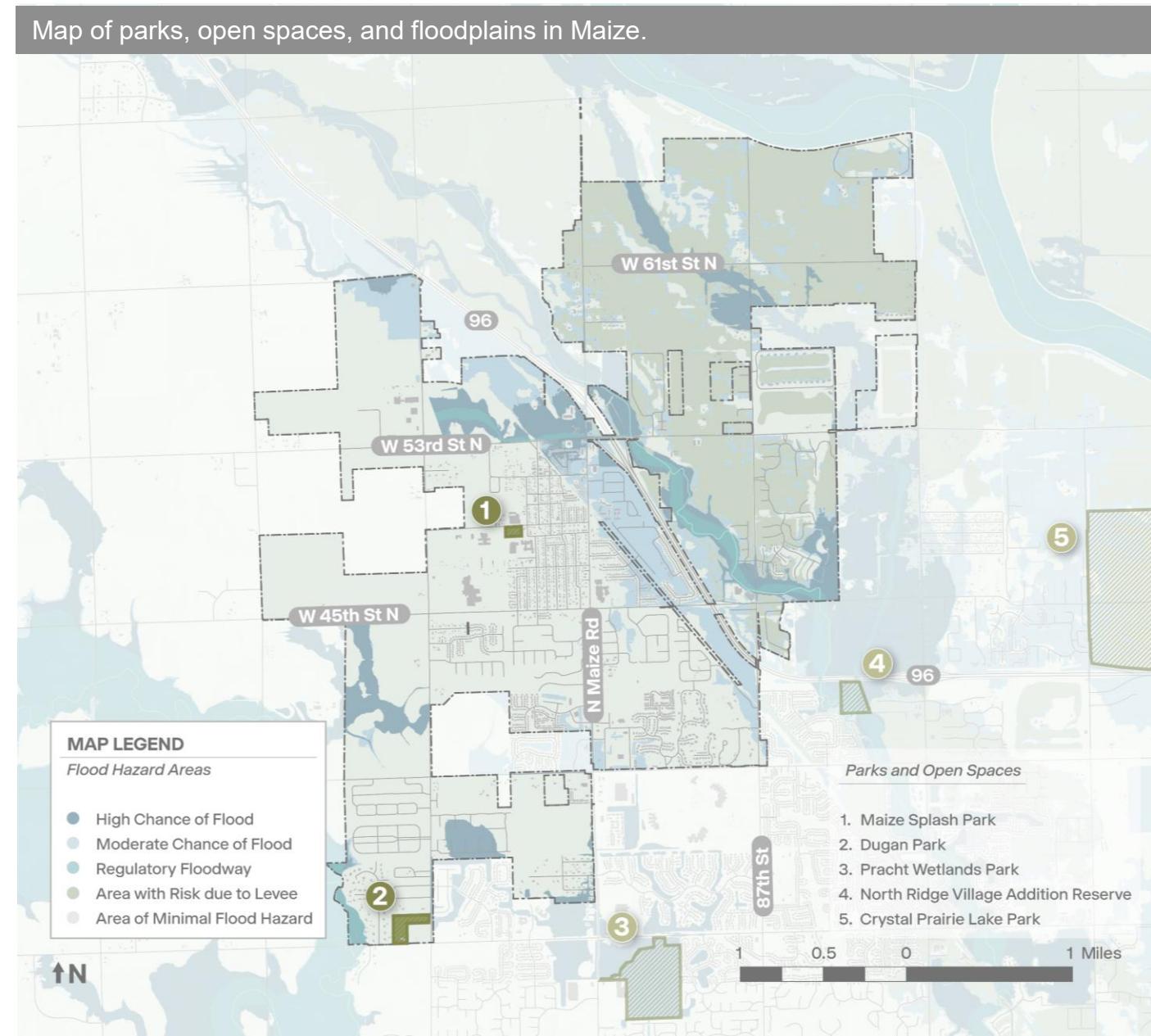
# Community Assets Identity & Amenities

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



# 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



# Economy & Employment

# Key Trends

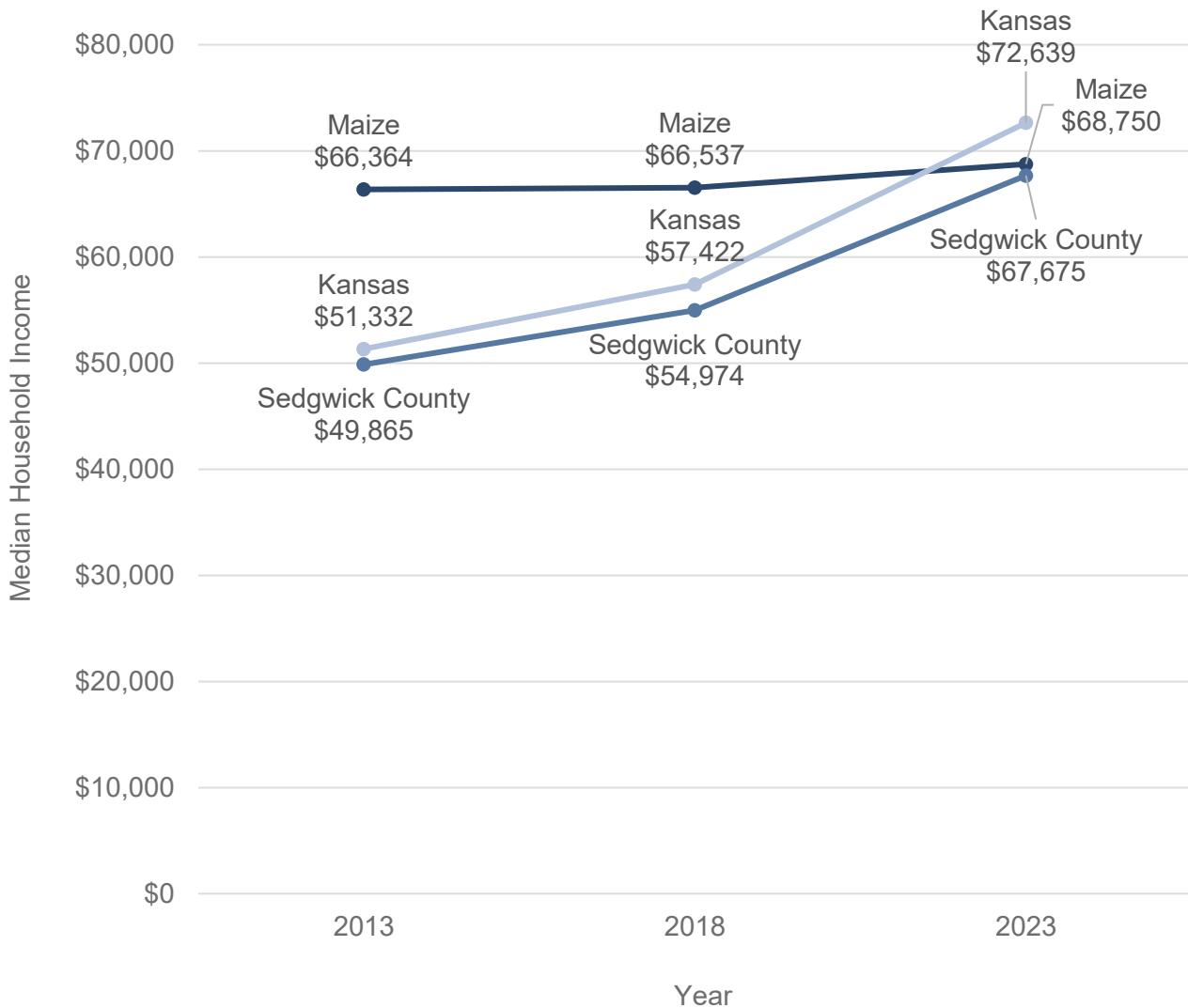
## Economy & Employment

- 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

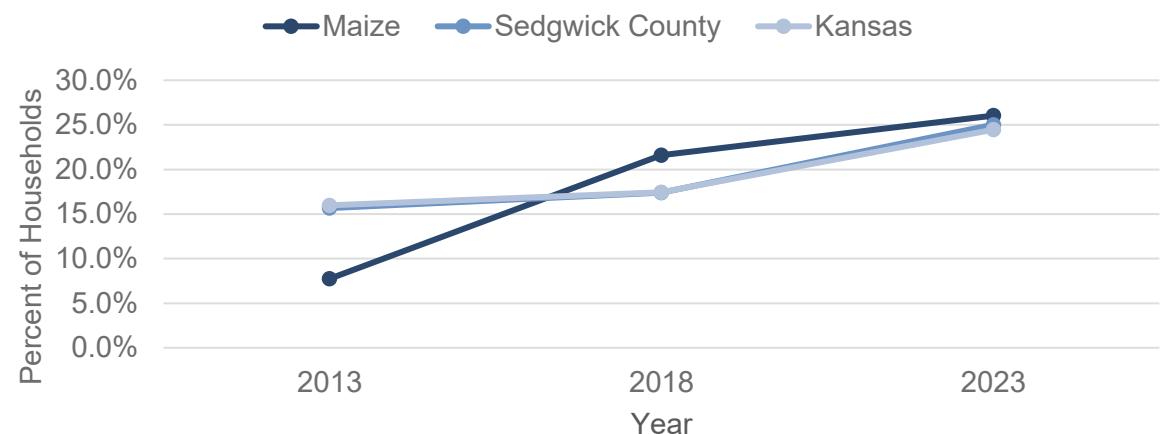


Data Source: American Communities Survey 5-Year Estimates 2023

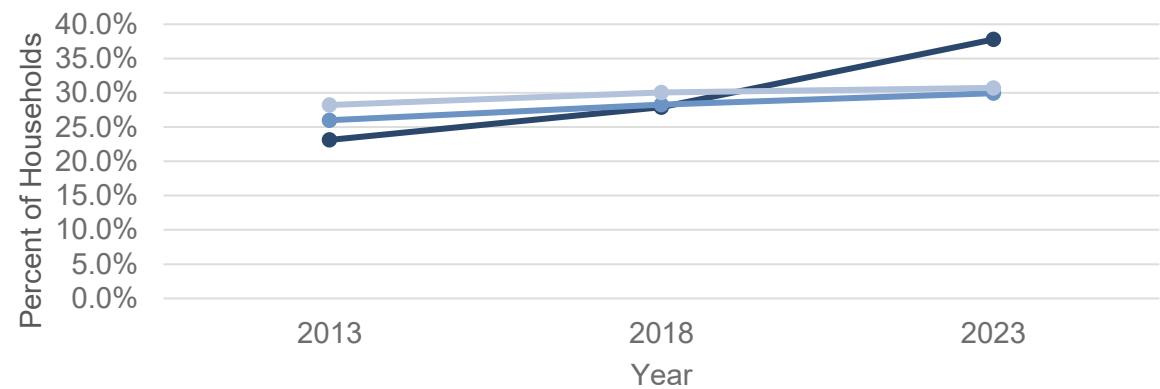
# Households with Retirement & Social Security Income Economy & Employment

- 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

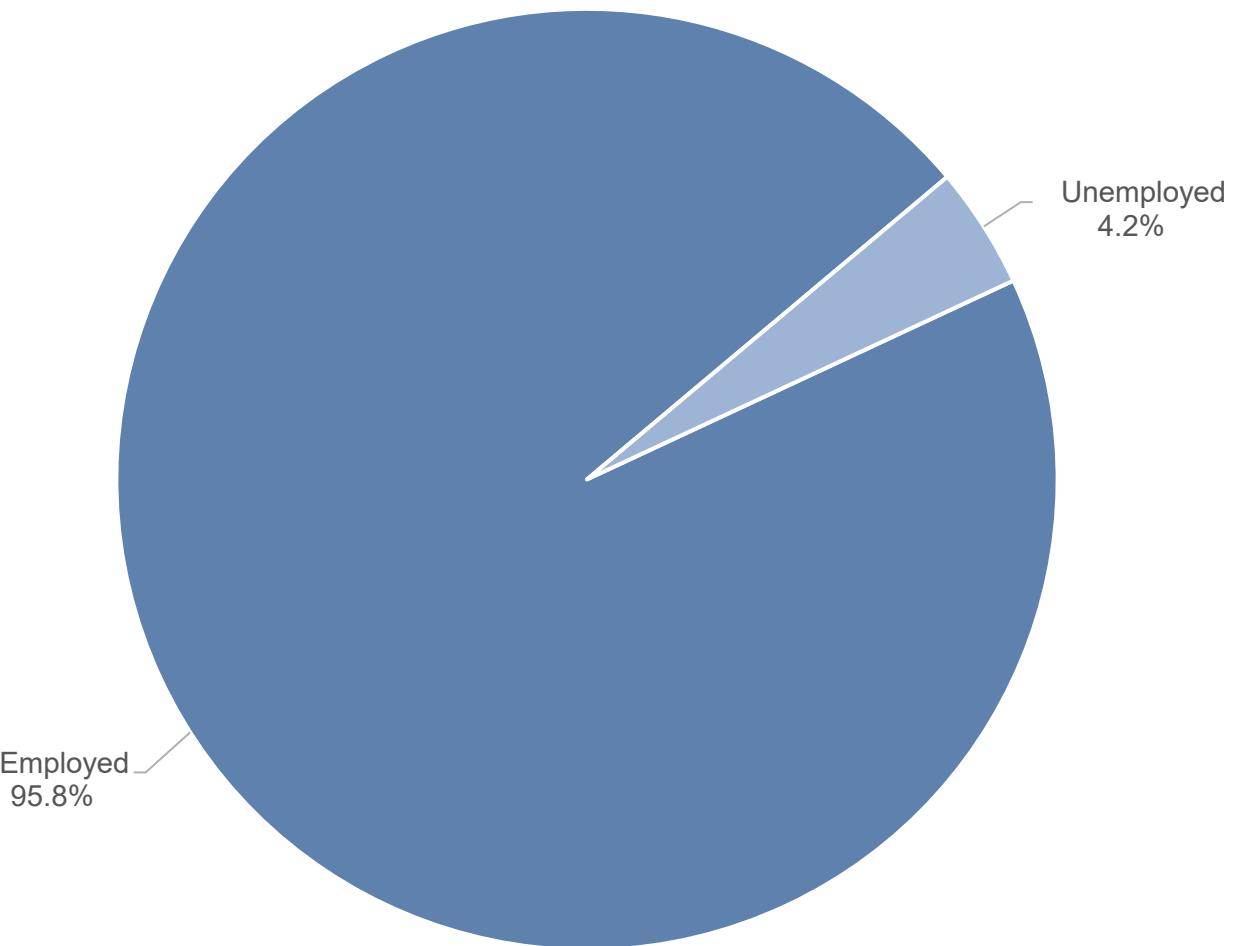


# Employment

## 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)

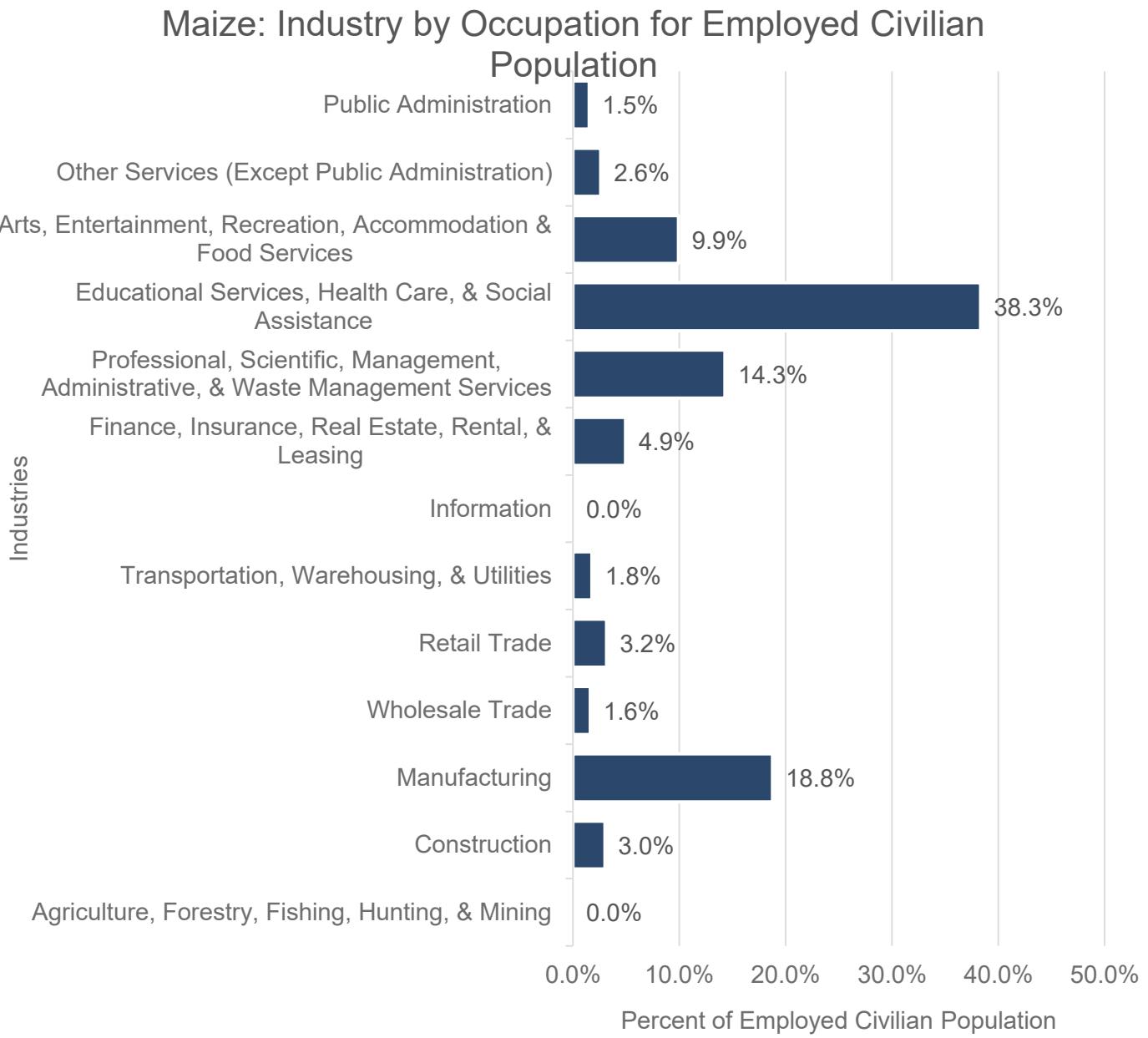


*Data Source: American Communities Survey 5-Year Estimates 2023*

# 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).

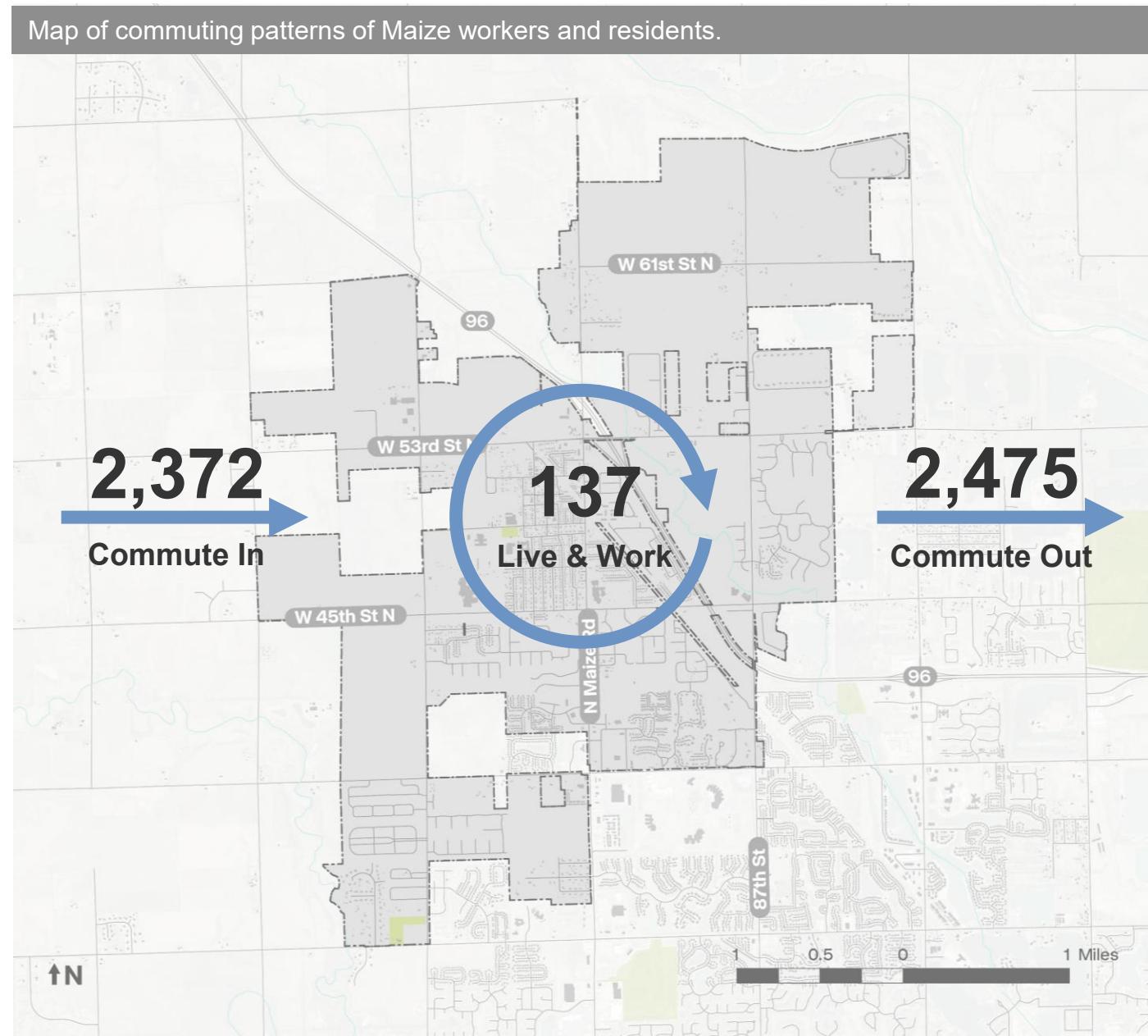


Data Source: American Communities Survey 5-Year Estimates 2023

# 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.



Data Source: Wichita Area Metropolitan Planning Organization, Regional Commuter Flows Report 2024

# 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.

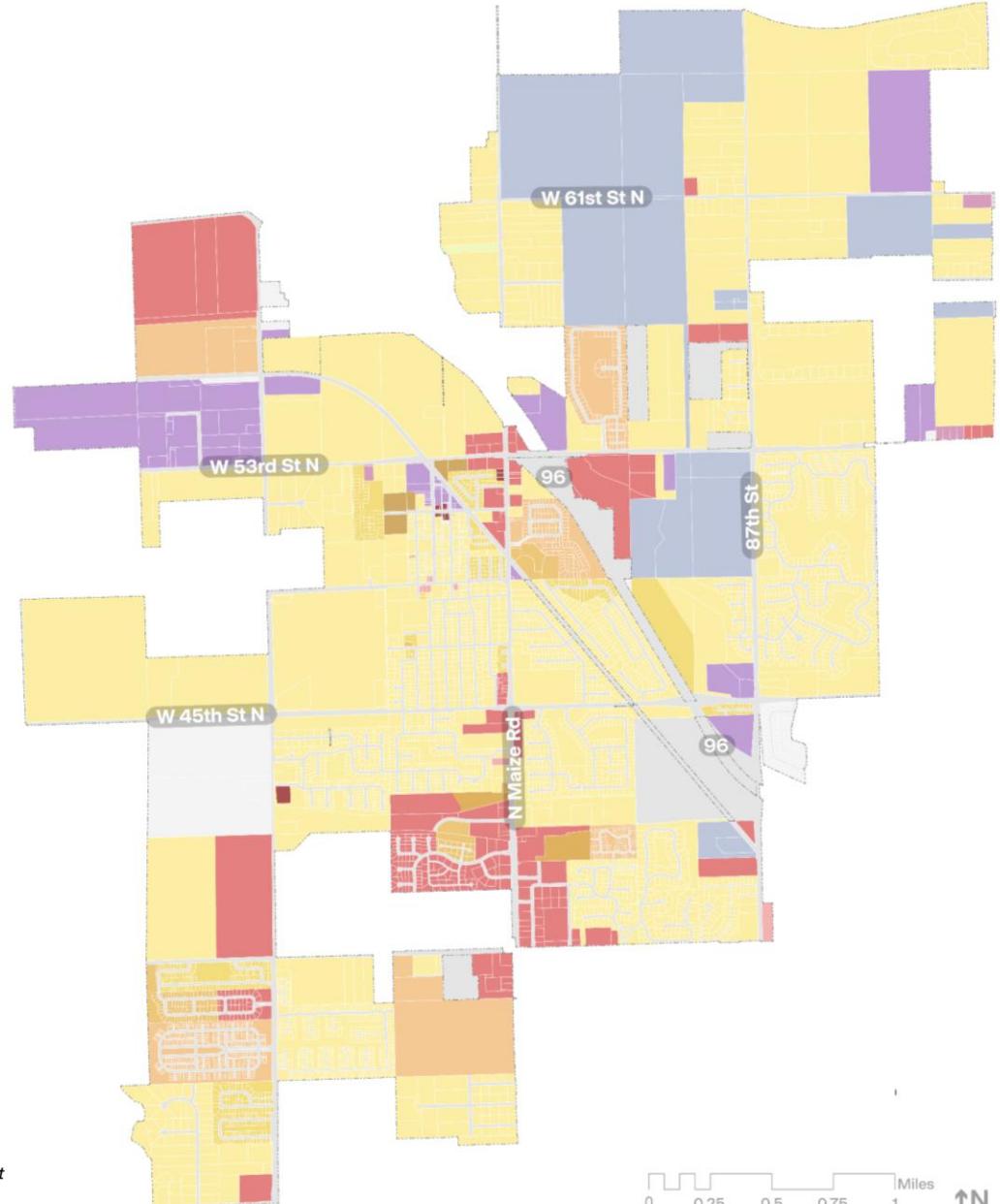
# Zoning Map

## Mobility & Community Design

- Maize's zoning is primarily single family residential.
- Commercial districts are in disconnected pockets.



*Note: Italics indicates district reserved, not found on map.*



Data Source: Sedgewick County GIS

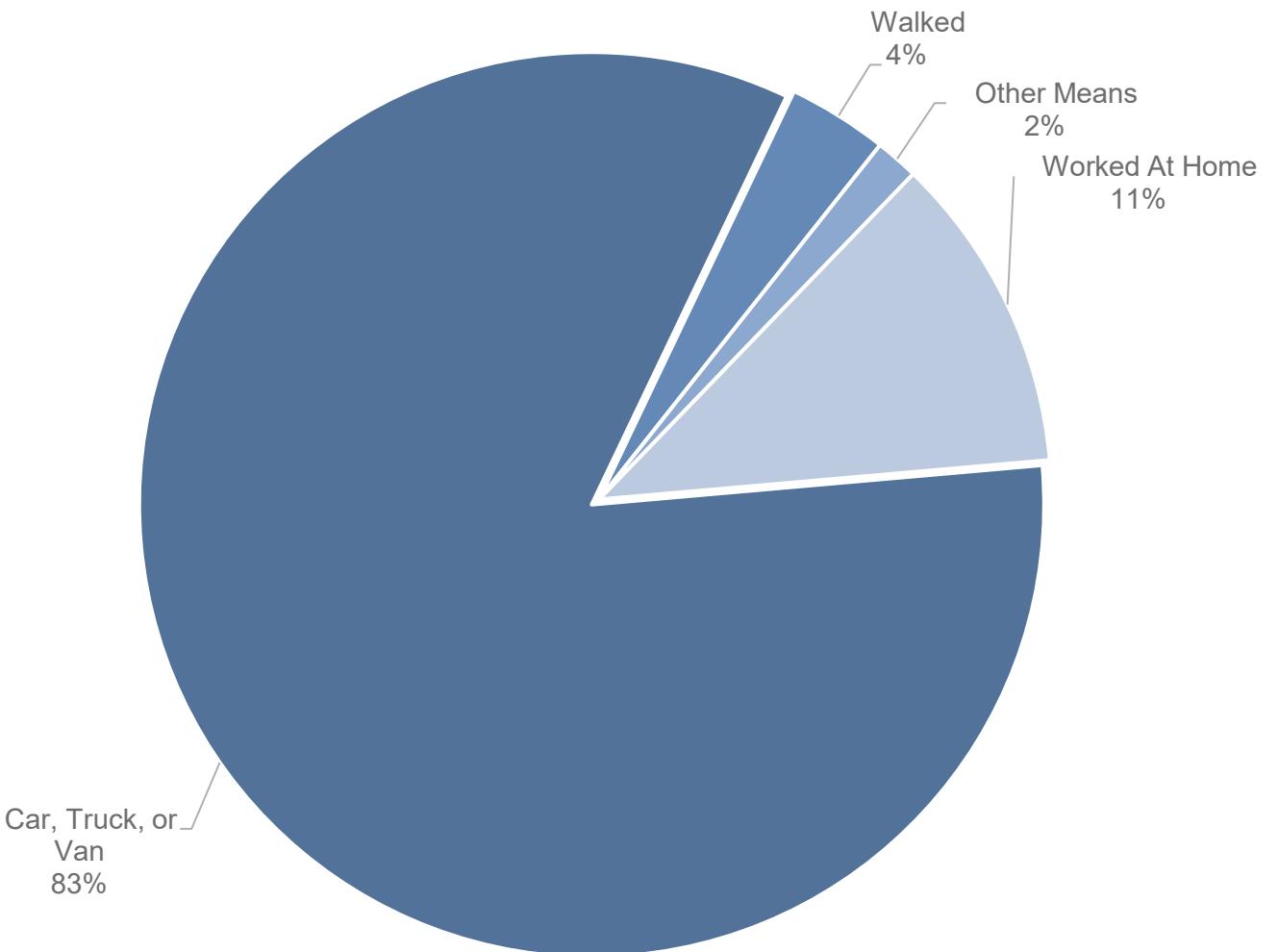
# Means of Transportation

## Mobility & Community Design

→ Maize is a vehicle-reliant community:

- Most residents commute to work via a personal vehicle.
- Average commute time: 19 minutes.

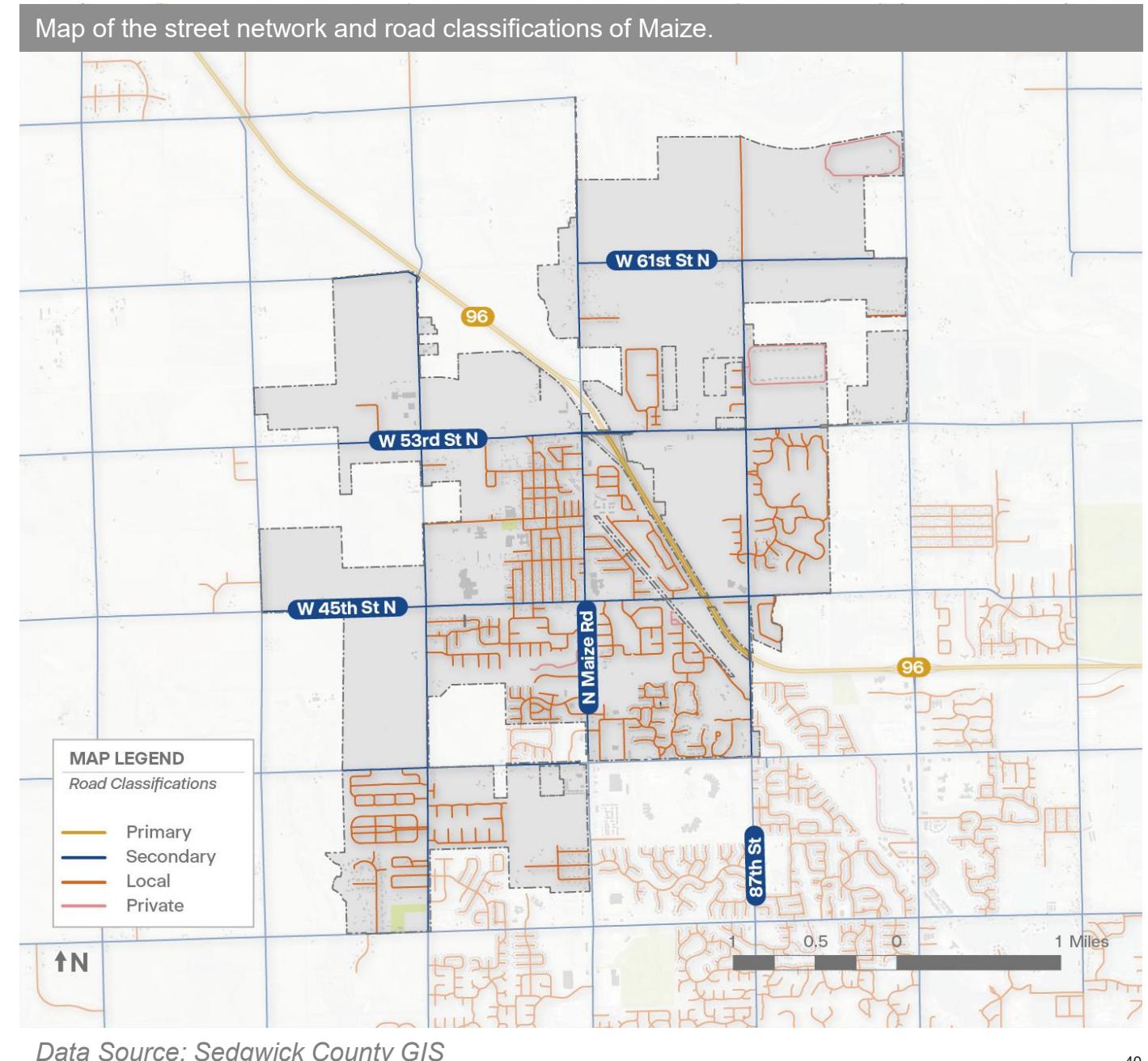
Means of Transportation to Work  
2023



Data Source: American Communities Survey 5-Year Estimates 2023

# Connectivity Mobility & Community Design

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

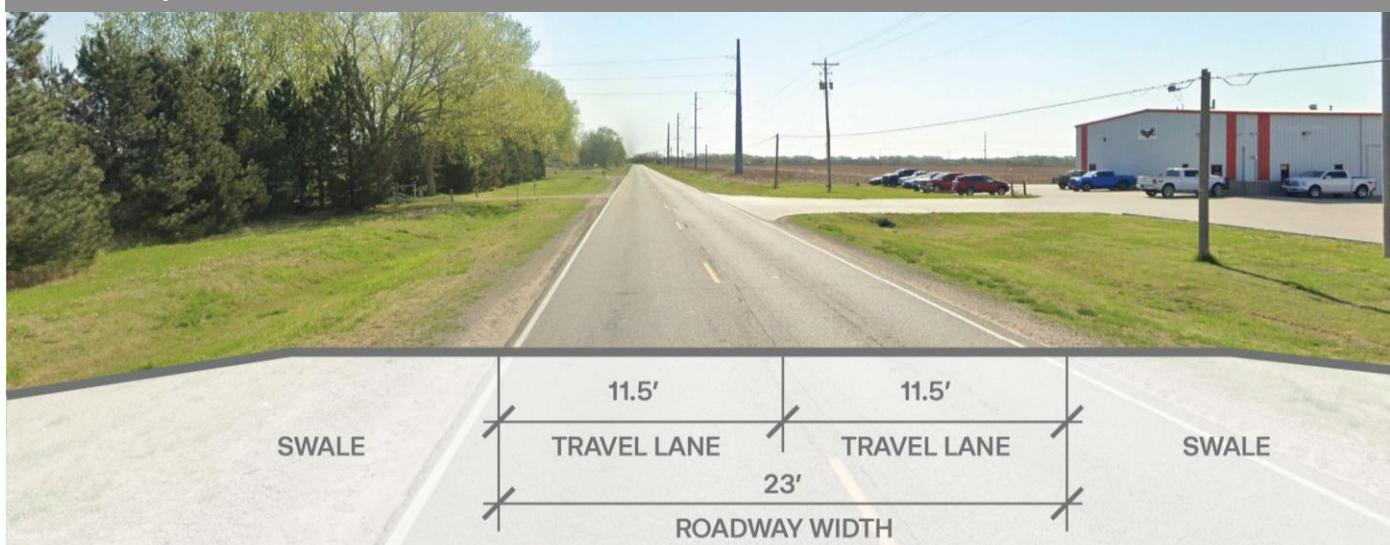


# Street Design

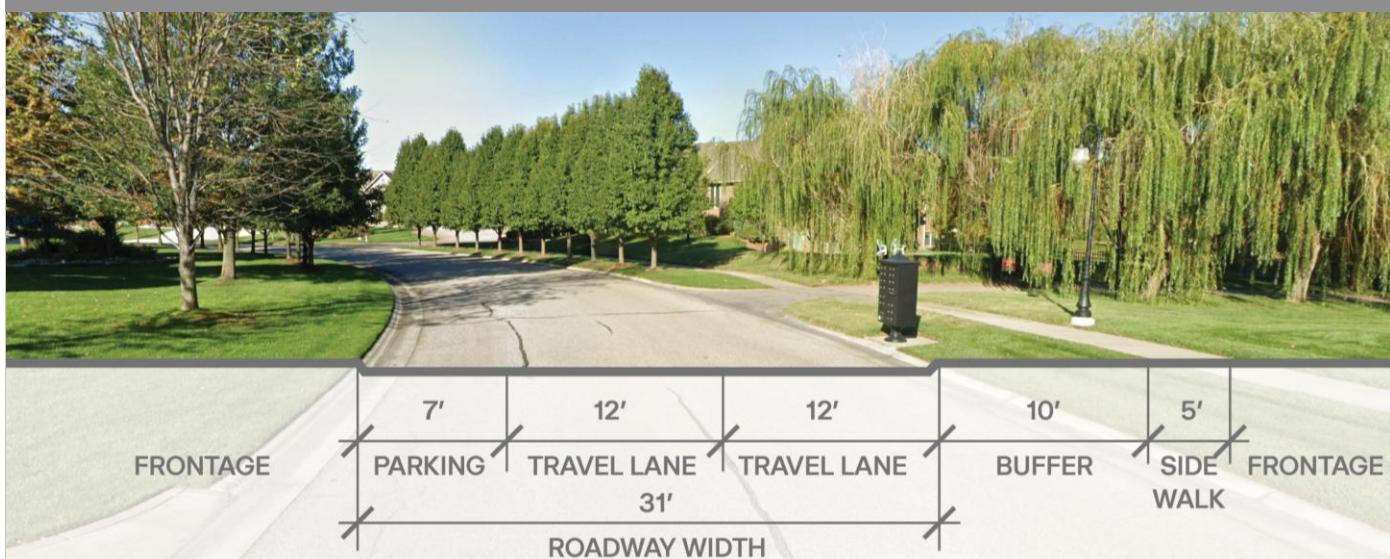
## Mobility & Community Design

- 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 53<sup>rd</sup> St N



Local Street: N Stone Barn St

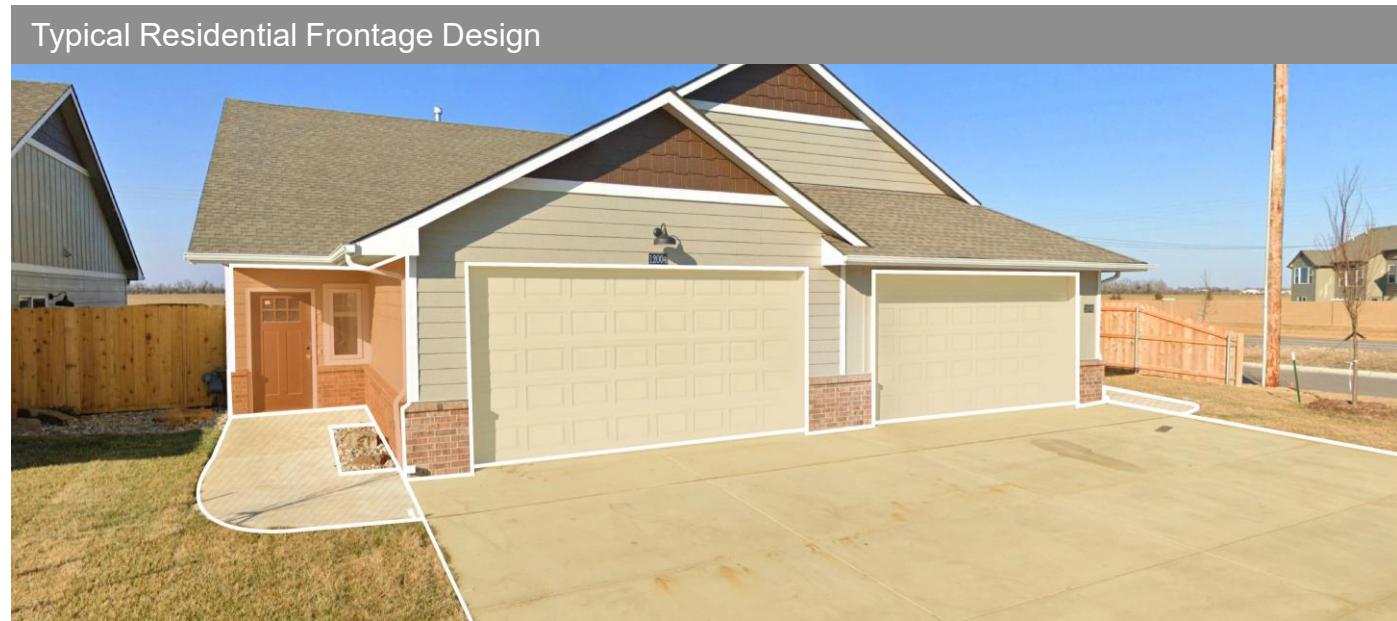


Data Source: Google Earth

# 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.



*Data Source: Google Earth*

An aerial photograph of a small town. In the upper left, a water tower stands with the word "TAIZE" in red letters. The town features a mix of residential houses with red roofs and larger industrial or institutional buildings with white or grey roofs. A main road with a yellow double line cuts through the center, flanked by sidewalks and green trees. In the background, there are agricultural fields under a clear blue sky.

# 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?

An aerial photograph of a small town. In the upper left, a tall water tower is labeled "TAIZE" in red letters. To the right of the tower is a church with a white steeple. The town is surrounded by green fields and trees. A main street runs through the center, with a road leading towards the horizon. The sky is clear and blue.

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



