



OUR
COMMUNITY
CHAMBER

GODDARD | MAIZE

Luncheon: NW Expressway



Welcome!



Ryan Mills

Development Director

Ryan helps lead major residential, commercial, mixed-use and infrastructure-driven developments throughout the Wichita region. His work includes projects such as CHAMPTOWN, Park Centre, the Crossgate District and OneRise Health Campus. With a focus on strategic growth, collaboration and long-term community impact, Ryan works to align development opportunities with the infrastructure and investment needed to help businesses and communities thrive.





Rachel Lange-Mills

President & Supervising Broker

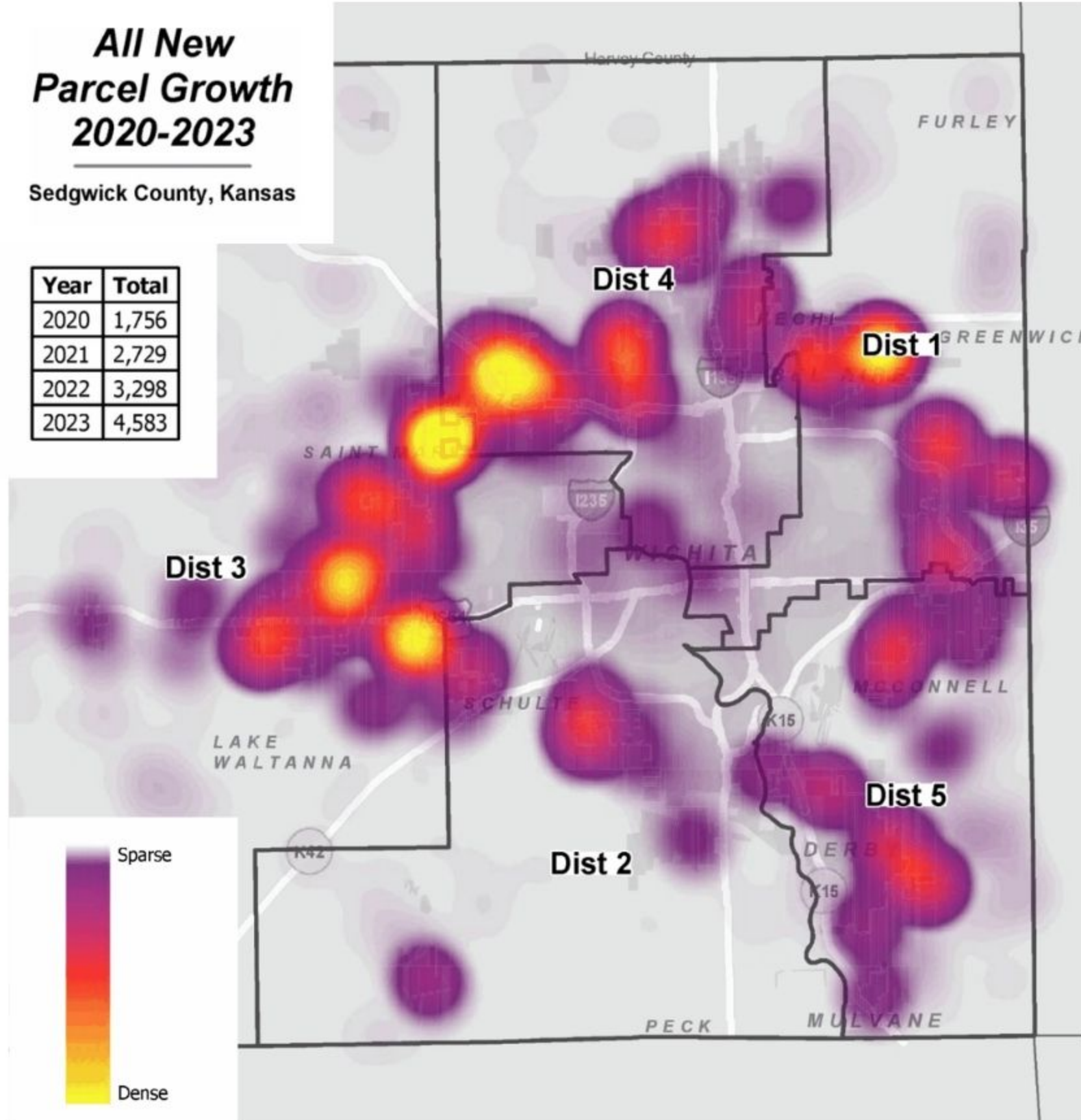
Rachel Lange-Mills serves as President and Supervising Broker of Lange Real Estate, bringing more than a decade of experience across sales, development and brokerage leadership. Rachel leads with a focus on thoughtful growth, collaboration and creating long-term value for clients, businesses and communities throughout the Wichita region.



All New Parcel Growth 2020-2023

Sedgwick County, Kansas

Year	Total
2020	1,756
2021	2,729
2022	3,298
2023	4,583



Parcel Growth 2020-2023

*Growth Doesn't Stop at City Limits.
Neither Should Our Planning.*

Western Sedgwick County continues to grow across community boundaries—bringing new homes, businesses, jobs and investment. The infrastructure connecting those communities has to grow with it.

Access

How easily can people reach homes, businesses and employment?

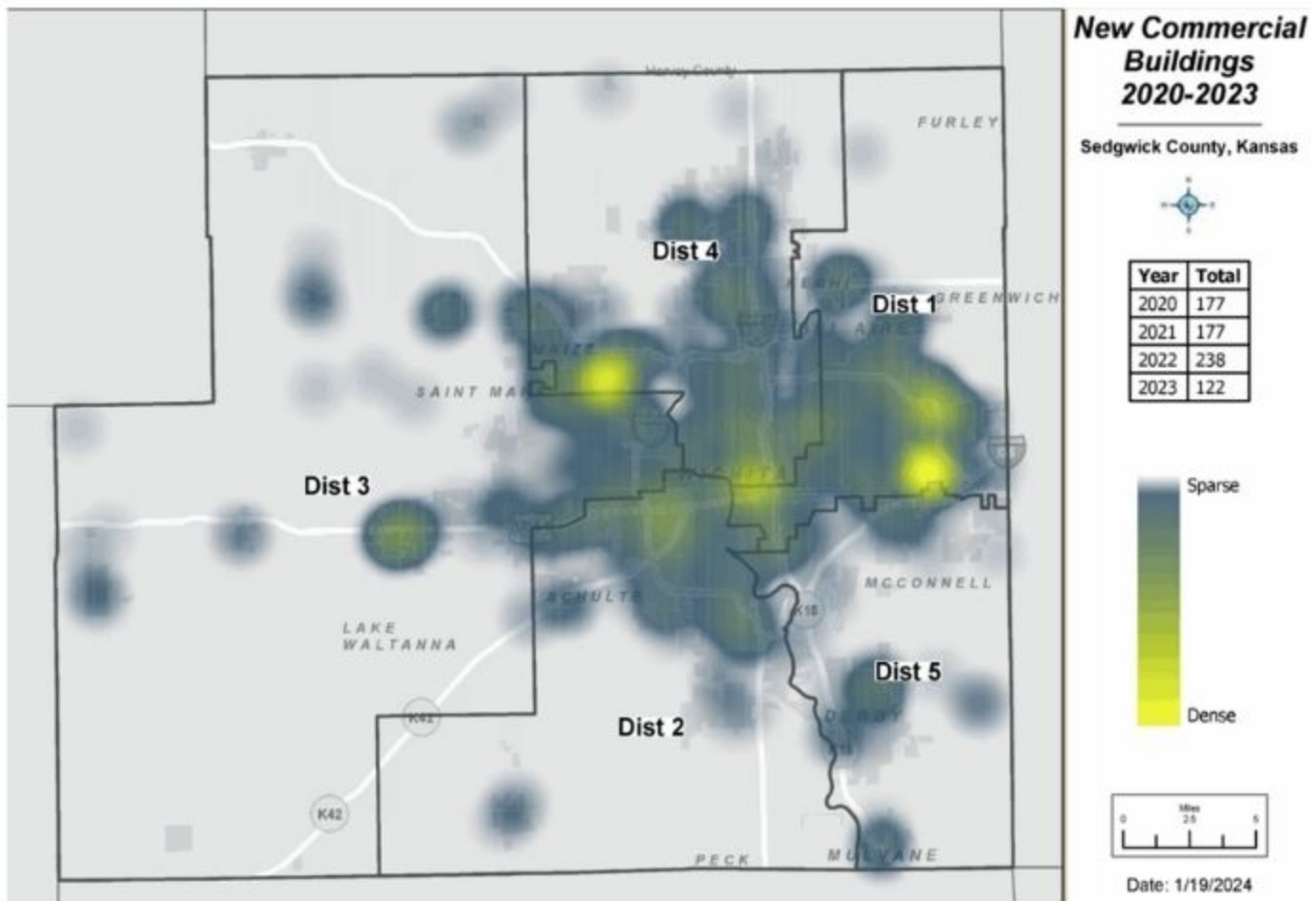
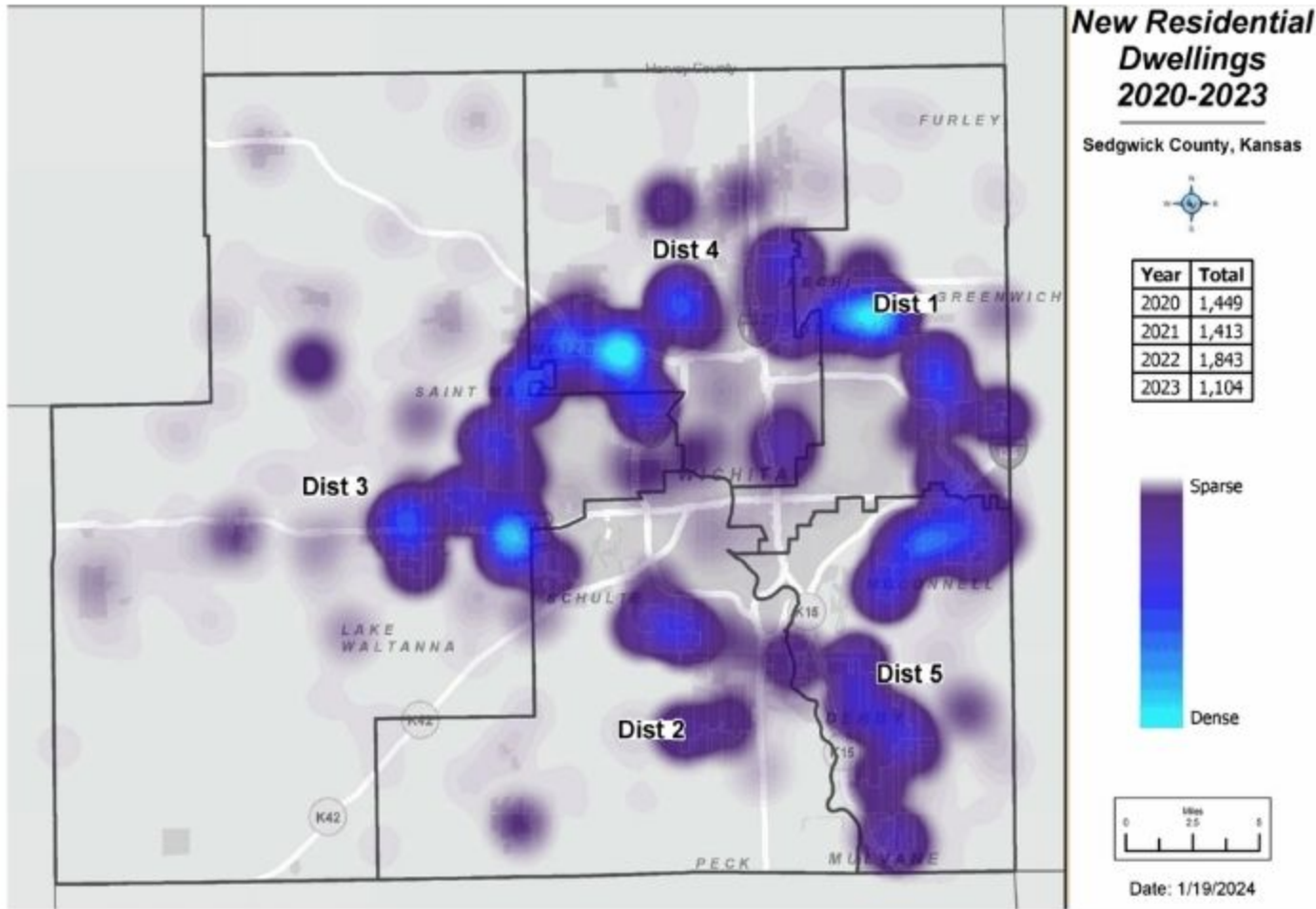
Investment

Can businesses and developers confidently invest for the long term?

Connection

Can growing communities connect to one another and the greater Wichita region?

The infrastructure decisions we make today shape where—and how—our region can grow tomorrow.



Our Communities Are Growing Together

The Northwest Expressway isn't about the future of one city or one development. It's about how western Sedgwick County grows together.



Nick Gregory

City of Maize Manager



"Where Community Counts"

Summary of Residential Growth in Maize

- Maize has grown rapidly since 2000, reaching 5,735 residents in the 2020 Census, with recent residential construction indicating population growth has continued to accelerate.
- More than 500 housing units were added shortly after the 2020 Census, supporting an estimated population of approximately 6,990 by year-end 2023—already exceeding WAMPO's 2025 projection of 6,974.
- Residential construction remains exceptionally strong, with significant single-family and duplex development continuing through 2026; this supports using approximately 150 new housing units annually through 2030, producing a projected population of approximately 9,626.
- A more conservative 2.5% annual growth rate after 2030 projects Maize at approximately 10,891 in 2035, 12,322 in 2040, 13,941 in 2045, and 15,773 by 2050.

Priorities in Maize

#1 Strengthen Community Identity and Connections

#2 Support Business and Industry Growth to Expand the Tax Base

#3 Invest in Streets, Sidewalks, and Pedestrian Mobility

#4 Promote Responsible Growth Aligned with Financial Sustainability

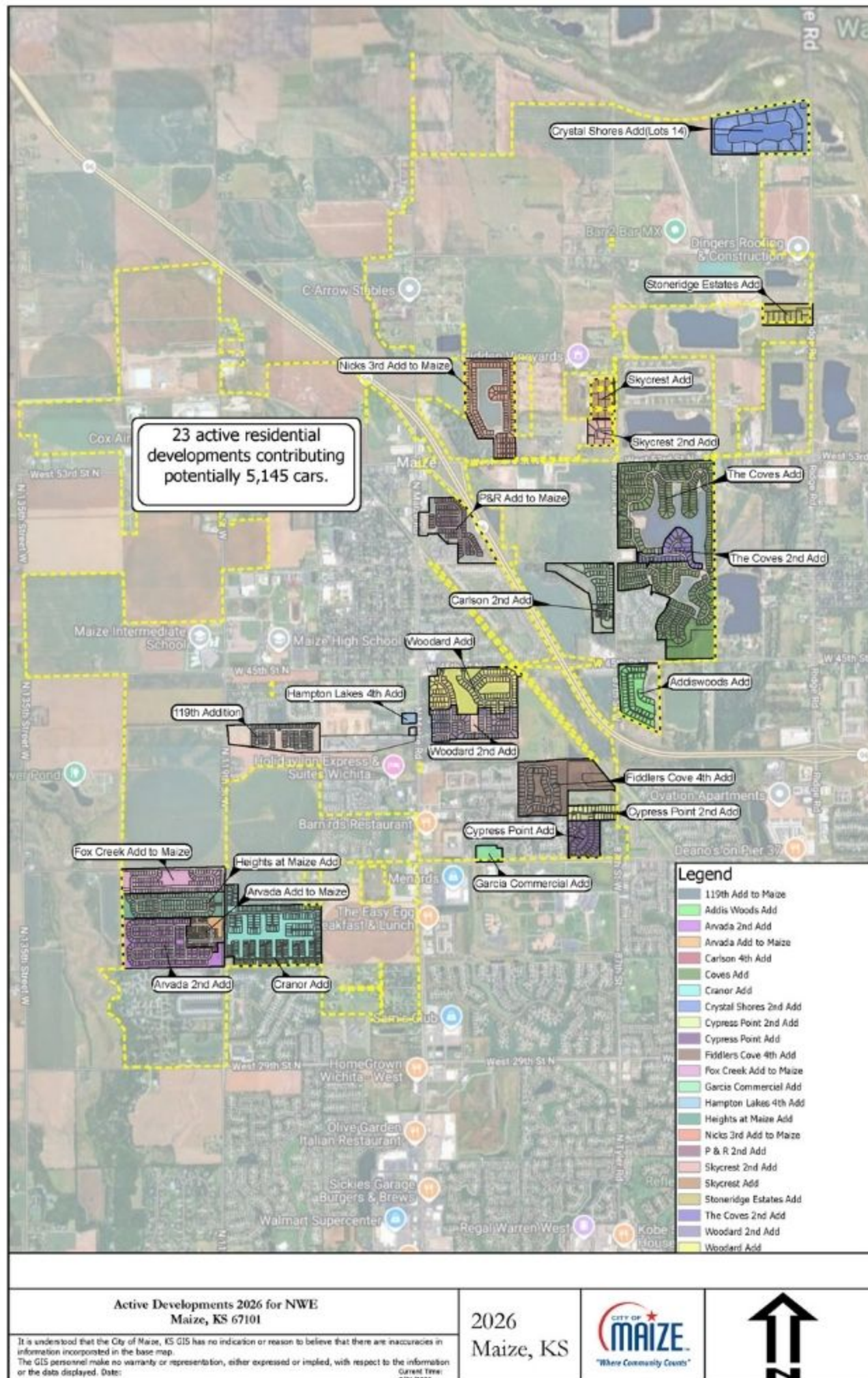
#5 Diversify Revenue Sources to Reduce Dependence on Property Taxes

#6 Ensure a Safe, Secure, and Well-Served Community

#7 Attract, Develop, and Retain High-Quality Employees and Volunteers

Maize City Development Map

Maize Currently has 23 active Developments contributing to potentially 5,145 vehicles.

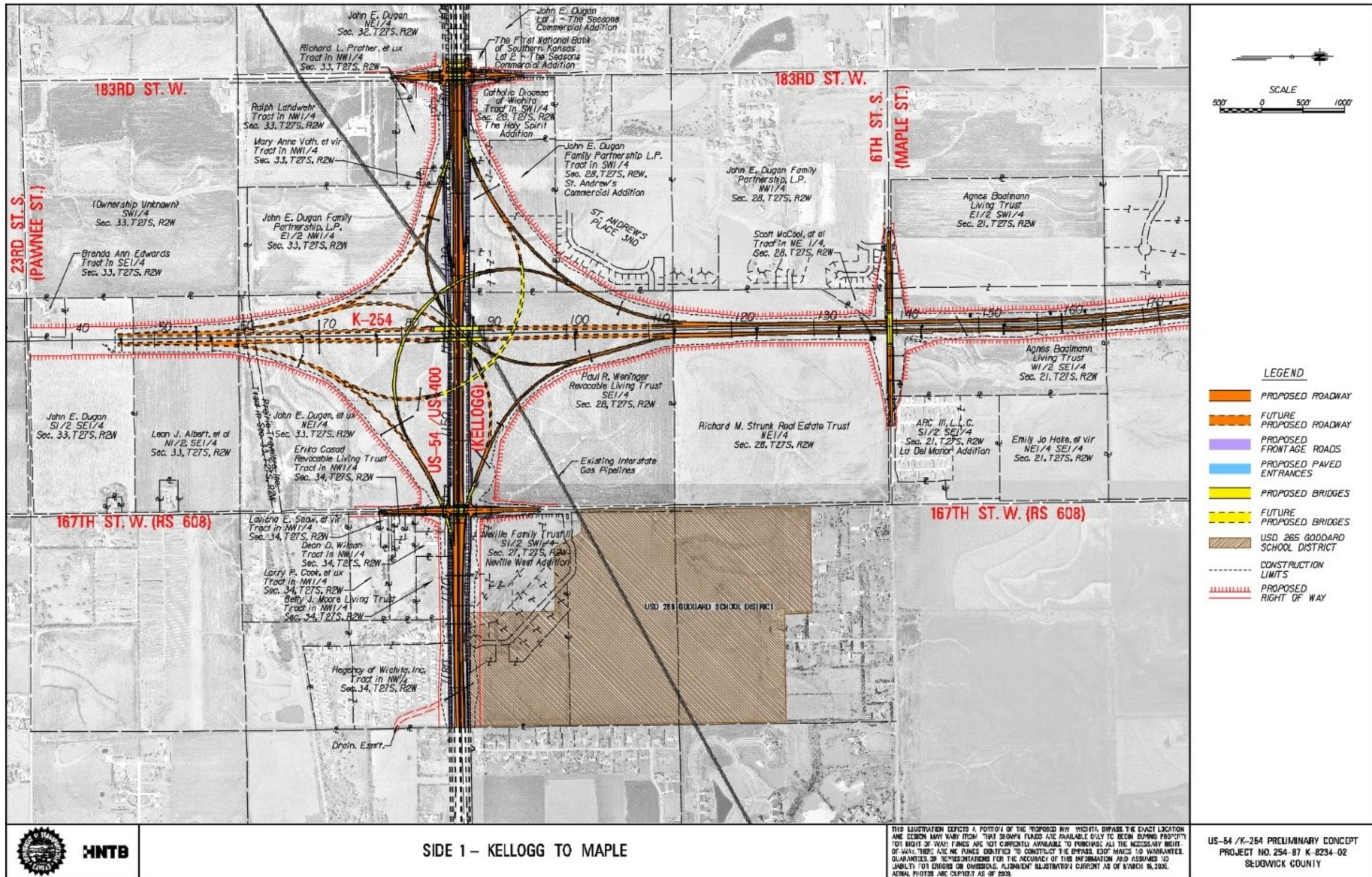


Maize Future Retail & Commercial Growth Areas



Legend - Proposed Map - Future Retail and Commercial Zones - Proposed Access Corridor - Water Features - Maize Boundaries	Maize Potential Retail and Commercial Growth Areas	2025 Maize, KS	 "Where Community Counts"	 0 0.1 0.2 0.3 0.4 Miles
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It is understood that the City of Maize, KS GIS has made every effort to ensure that the data is accurate. However, the City of Maize, KS GIS does not warrant the accuracy of the data. The City of Maize, KS GIS is not responsible for any errors or omissions in the data. The City of Maize, KS GIS is not responsible for any damages or losses resulting from the use of the data. Date: 02/11/2025



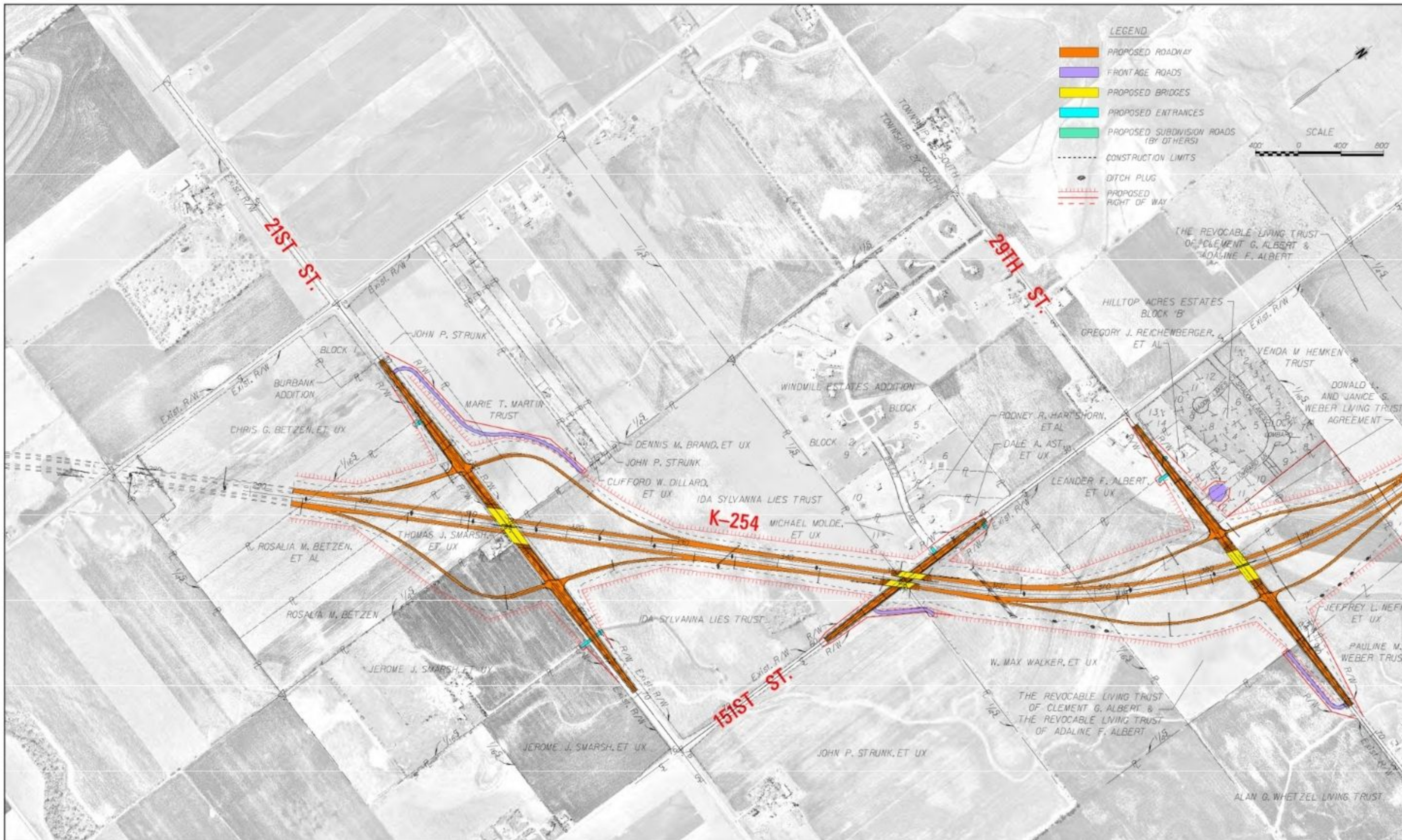
NHTB

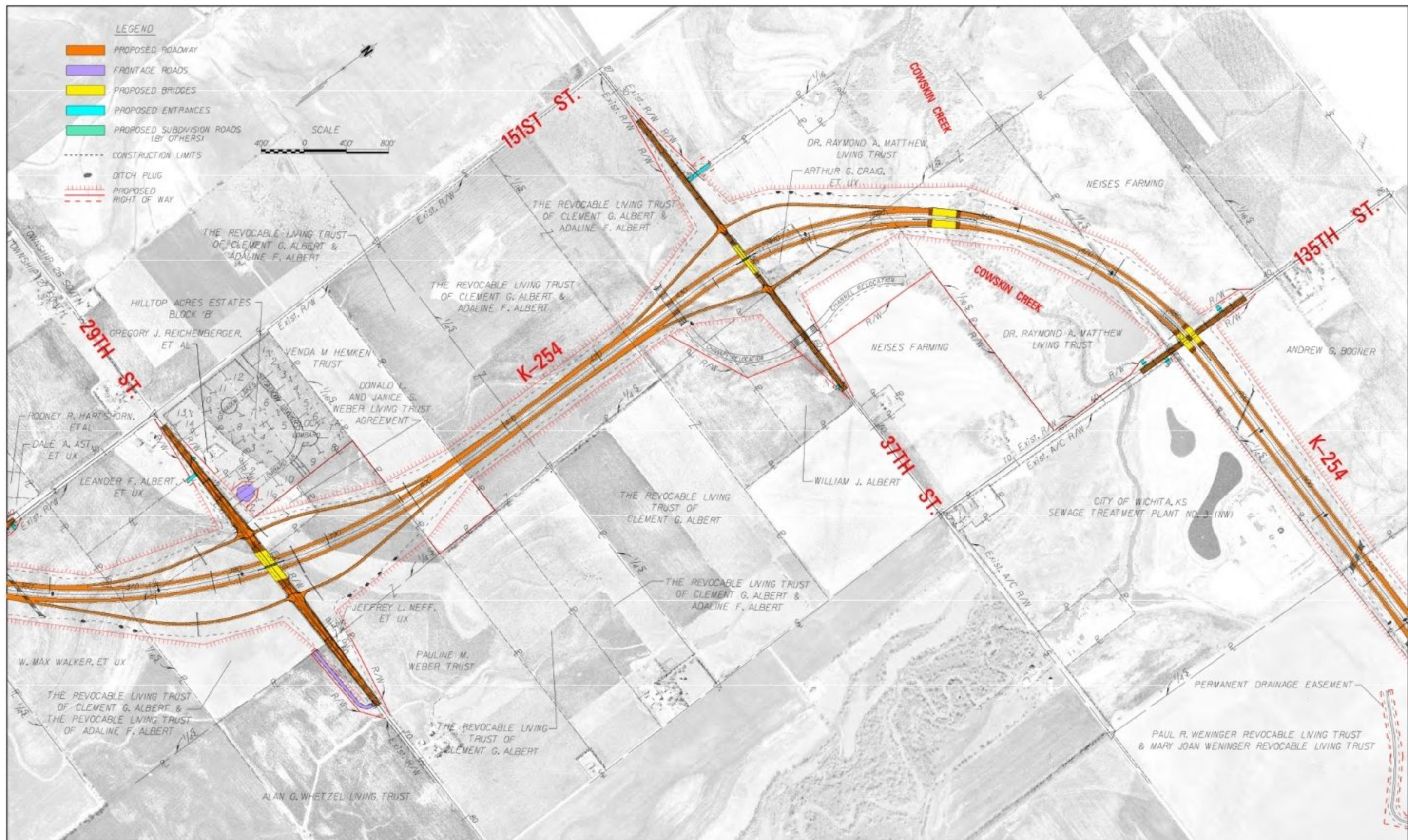
SIDE 1 - KELLOGG TO MAPLE

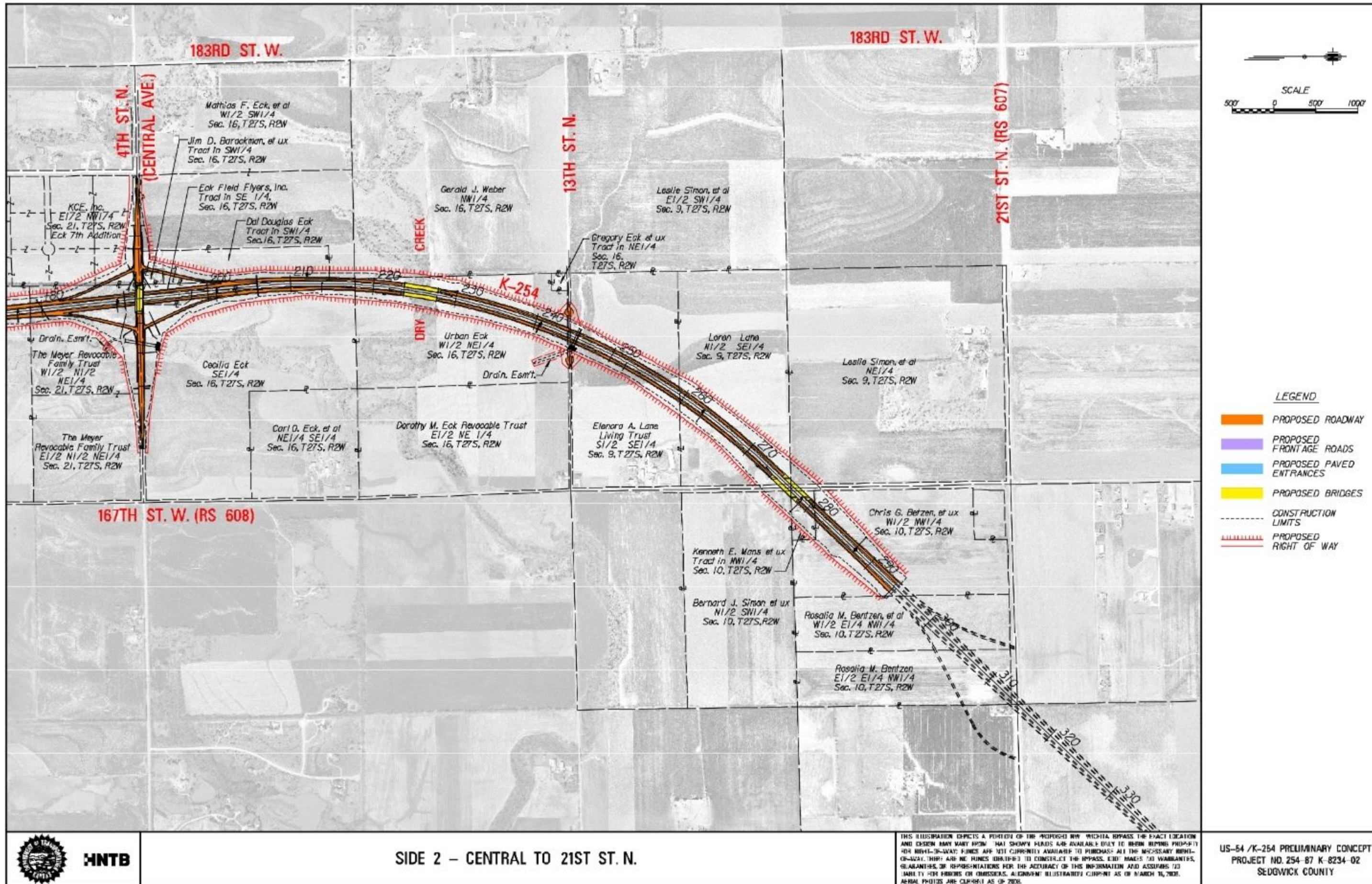
US-54 / K-254 PRELIMINARY CONCEPT
PROJECT NO. 254-87 K-8234-02
SEDGWICK COUNTY



"Where Community Counts"

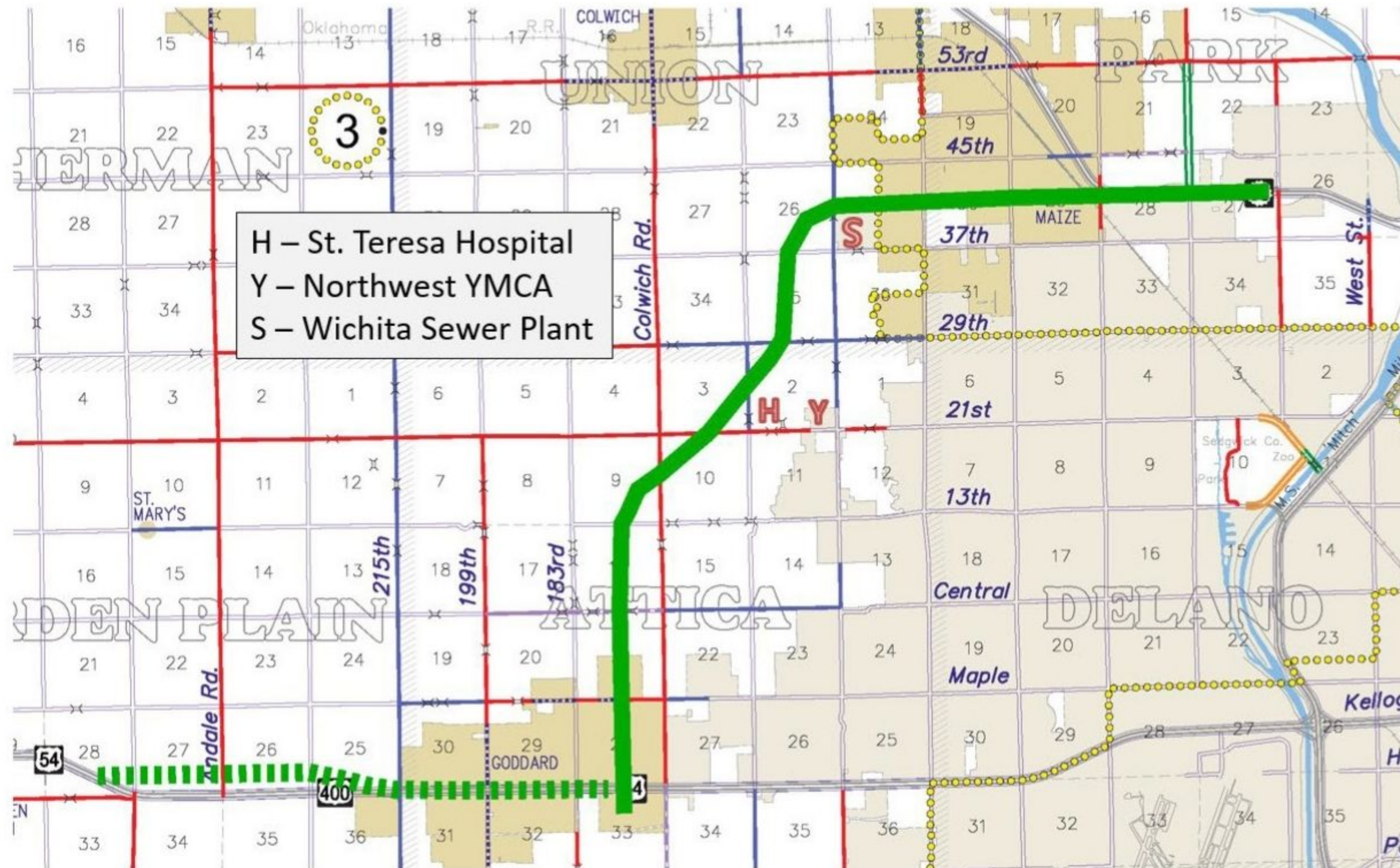






HNTB

SIDE 2 – CENTRAL TO 21ST ST. N.





Ryan Shrack

*Deputy City Manager
City of Goddard*



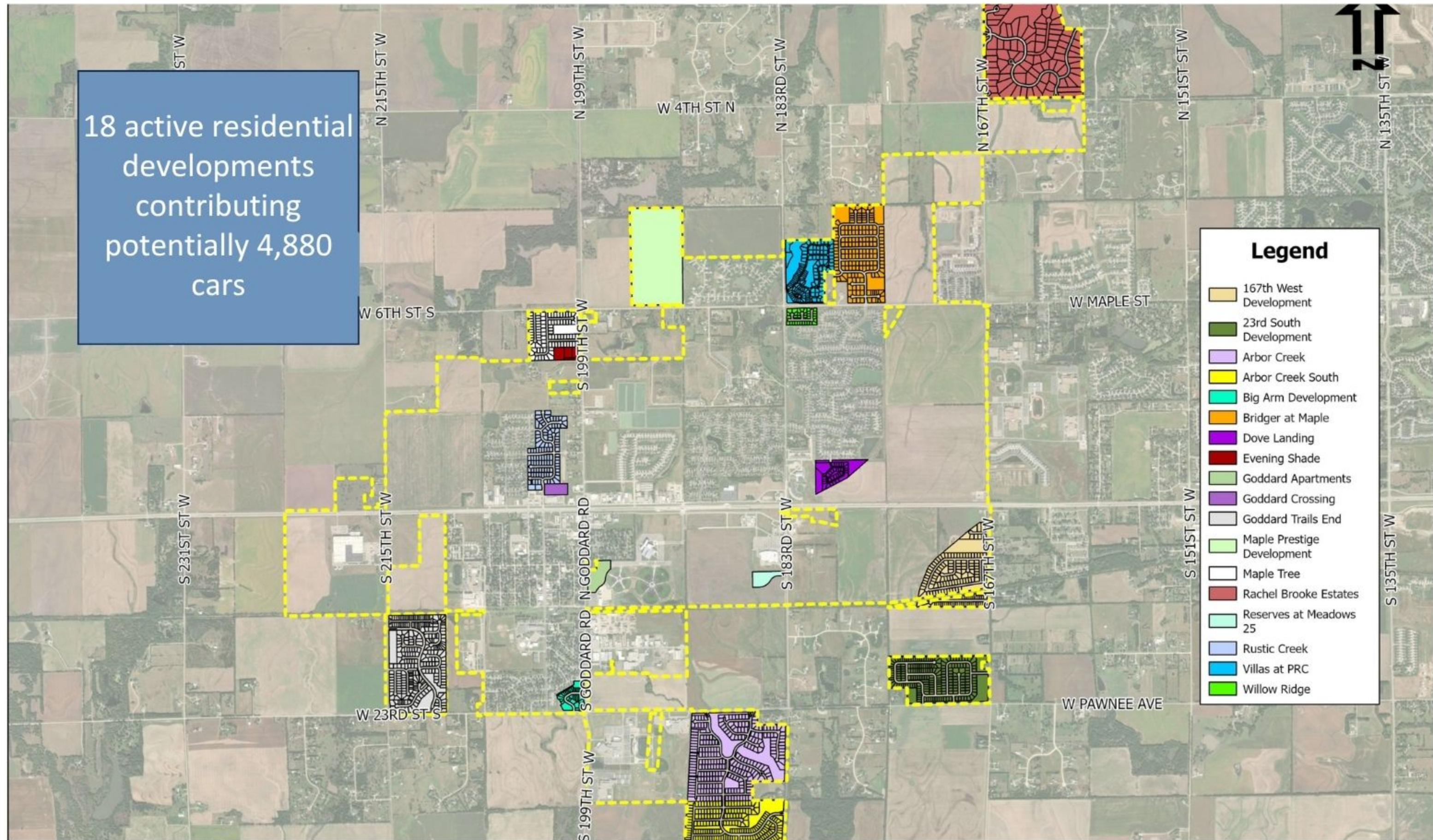


Micah Scoggan

MUP, AICP

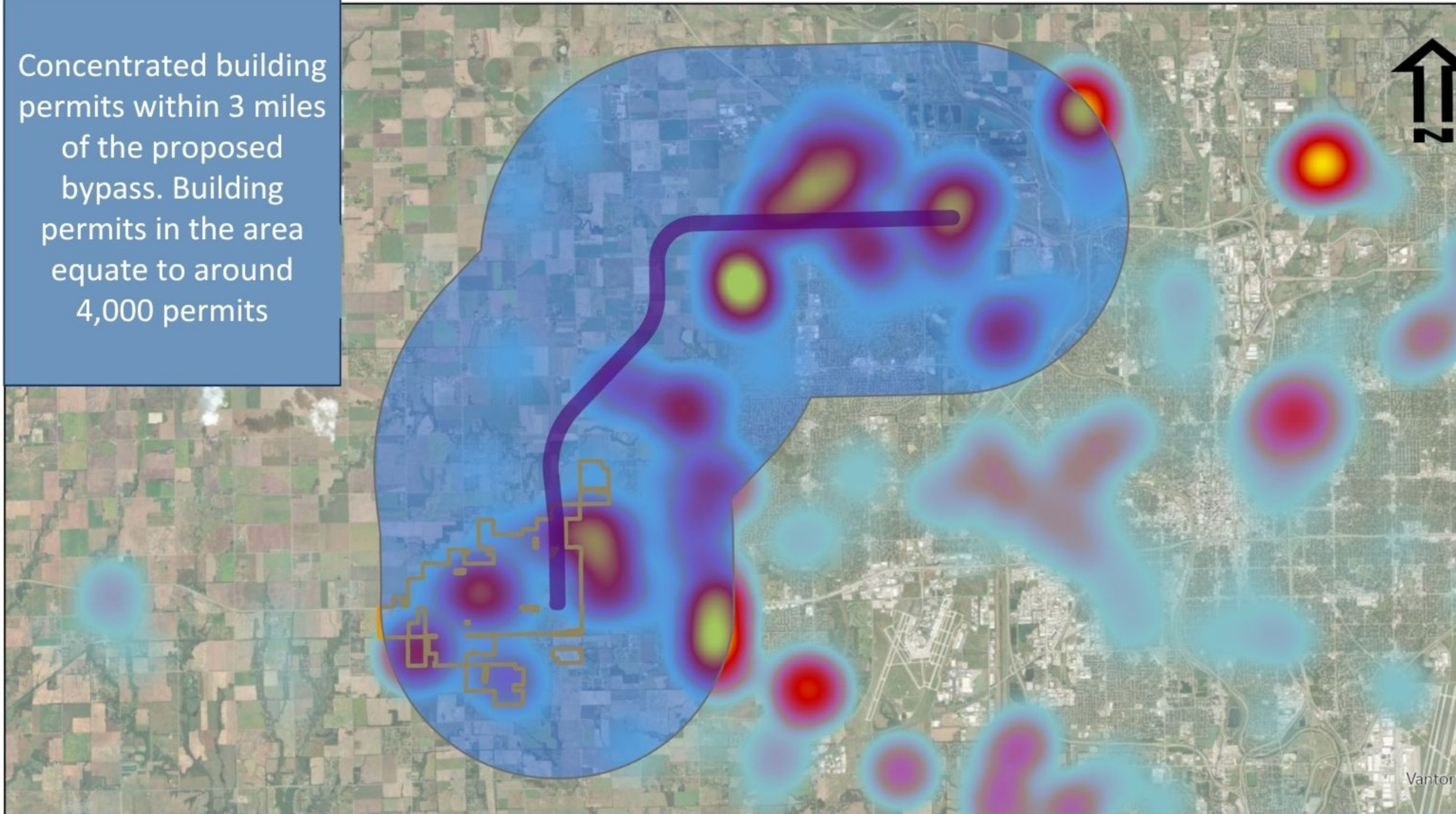
*Community Development Director
City of Goddard*



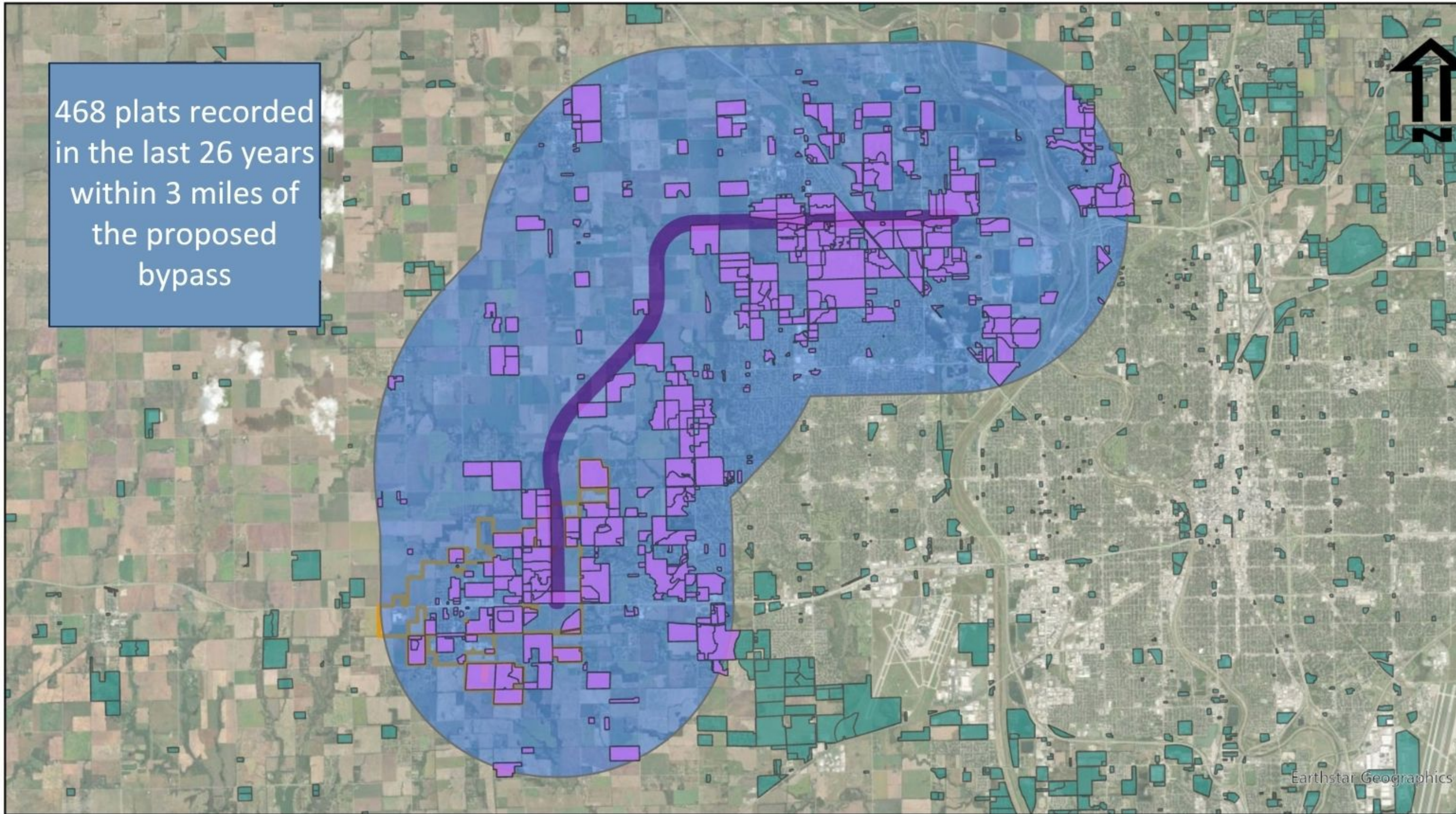


*Source - Sedgwick County GIS

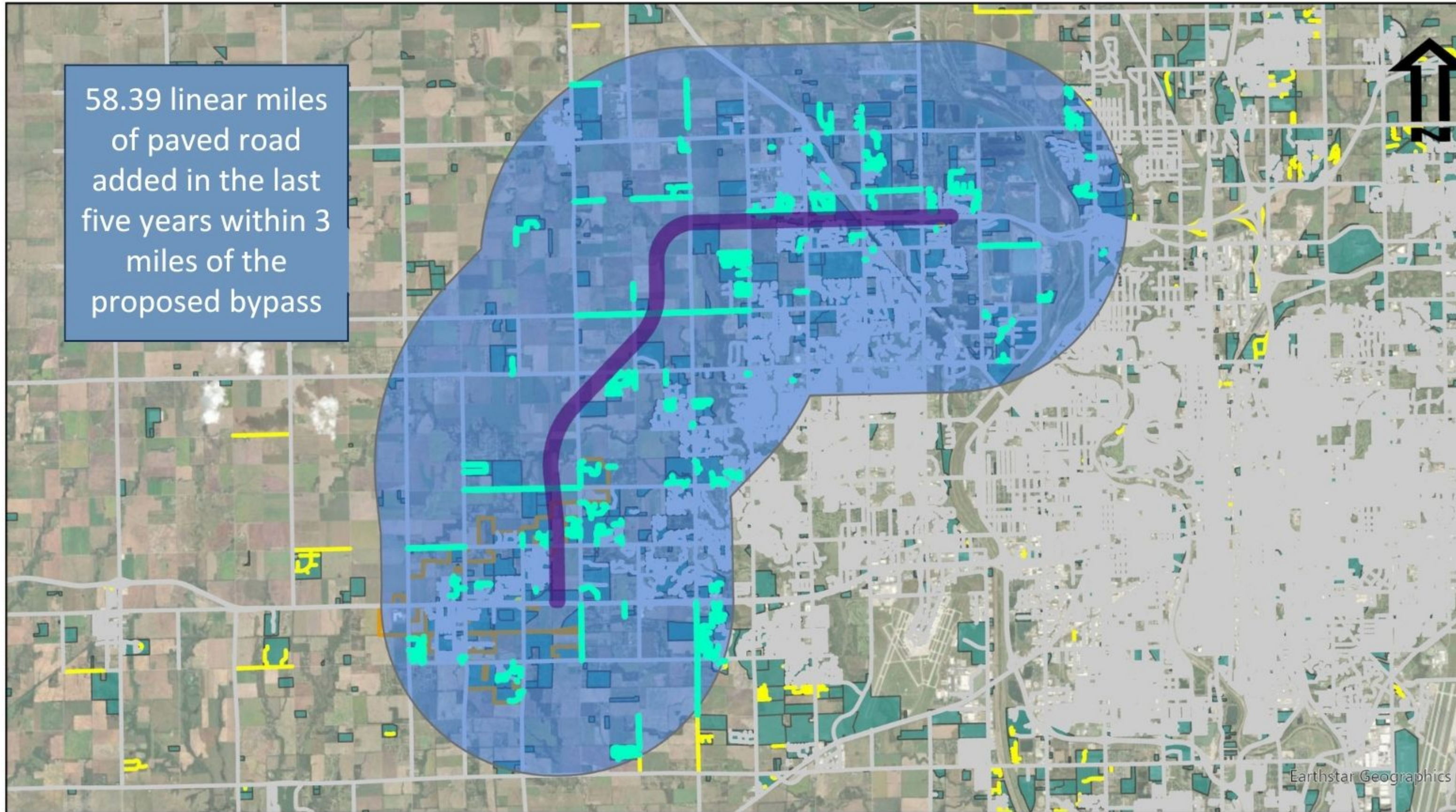
Concentrated building permits within 3 miles of the proposed bypass. Building permits in the area equate to around 4,000 permits



**Source - Sedgwick County GIS*



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Questions?