

Cadillac Lake.

Flood Protection. Wetlands Preservation. Economic Development.



The on-going project located near the intersection of Maize Road and 29th Street North is a multi-purpose project. Focused on increasing drainage capacity to provide flood protection to nearby neighborhoods, the project also includes a wetland preserve and a lesser amount of property dedicated to commercial development.

Learn the facts of this multi-purpose project and its many benefits.

What parcels will be used for what?

The majority of the property (54 acres) will be used for a wetland preserve and a detention facility to provide additional protection from flooding to the surrounding neighborhoods. This property lies on the east side of Maize Road. Approximately 14.8 additional acres on the west side of Maize will also be used for detention and additional wetlands preservation. Commercial development will occur on property directly abutting Maize on both sides (39 acres). (See attached)

Why do we need to create a detention basin here?

Runoff from the entire Cadillac Lake drainage basin flows to this location and then through Chadsworth and on to the south. The area provides some storage capacity for this runoff, but its function is uncontrolled and over time its capacity will be reduced by silt accumulation. While all new development in the drainage basin will be required to provide on-site detention, recent studies have concluded that the best way to control flows and provide protection to Chadsworth and other areas downstream is to create a supplemental detention basin to provide additional capacity at this location.

What effect will the detention area have on the wetlands?

While the wetlands located in the area are not high quality wetlands, they are wetlands nonetheless. The detention basin will assist in their preservation and maintenance along with creating additional opportunities for the preservation of the wildlife habitat. The project will abide by all US Army Corps of Engineers regulations regarding the preservation and enhancement of the existing wetlands as well as the replacement of impacted wetlands.

What are the economic development consequences of this project?

The land to be used for both the detention facility and the wetlands preservation area is being provided to the City of Wichita **at no cost** by the parties forwarding the commercial development.

They will also pay over 40% of the construction costs for the facility and for protecting the wetlands. In all, the private side will bear nearly 75% of the total project costs.

In addition, the proposed commercial development of property abutting Maize Road will have distinct economic benefits. Among them:

- Projected total jobs created:
Over 1,560
- Estimated construction costs:
Nearly \$31 million
- Estimated annual sales tax:
Nearly \$10.5 million
- Estimated annual property taxes:
\$885,000
- Total of above estimates:
Nearly \$42.4 million

Where can we direct questions?

Tim Austin, PE, can be reached at Poe & Associates at 685-4114. Tim can address questions regarding the detention basin, the wetlands and development.

Together, we can provide flooding protection, preserve the wetlands and bring new jobs to Wichita!