

LET'S TALK

Land Bank



COMMISSIONER INTRODUCTION



- **Elected Official Recognition**
- **Land Bank Timeline**
 - Phase 1: Demolition
 - Phase 2: Build Land Bank Market
 - Phase 3: Policy Update to Boost Reinvestment
 - Phase 4: Catalyzed Development
- **Engagement Efforts**
- **Staff Acknowledgment**





AGENDA



1. Public Engagement Summary
2. Review Current Land Bank Process
3. Overview of Current Policy
4. Design Guidelines
5. Open Discussion



ENGAGEMENT SUMMARY

1. What should be the purpose of the Land Bank?
2. What does the Land Bank do well?
3. What areas need to be improved?
4. What does success look like?

EISENHOWER
COMMUNITY CENTER
108 ENGAGEMENTS

WYANDOTTE COUNTY
HOUSING SUMMIT
50 ENGAGEMENTS

BEATRICE LEE
COMMUNITY CENTER
79 ENGAGEMENTS

ARGENTINE
COMMUNITY CENTER
51 ENGAGEMENTS



*Includes those who participated in a public meeting or viewed the event flyer.



HOW TO BUILD ON LAND BANK LOTS

- Making the Land Bank process easy
- Shrinking inventory
- Revitalizing communities

HOW TO BUILD ON LAND BANK LOTS

STEP 1
PICK A LOT TO BUILD ON



SCAN FOR THE MAP

STEP 2
GATHER YOUR INFORMATION + APPLY

You'll provide:

- Lot address
- Type of build (house, garage)
- Bed + bath count
- Square footage
- Pictures/plans
- Construction timeline



APPLY HERE

STEP 3
BEGIN THE OPTION PROCESS

Once your application is approved, you will **have an Option** on your chosen lot. The Option process allows one year to get financing and building plans in order. The UG will transfer ownership of the property to you once financing is secured and your project is moving forward with certainty.

We deed the lot to you after receiving:

- Approved building permit
- Planning approval (if needed)
- Cost + build estimates
- Proof of funds to cover the build

STEP 4
BUILD!

(913) 573-5472
LANDBANK@WYCOKCK.ORG
701 N. 7TH ST, 4TH FLOOR
WYCOKCK.ORG/LANDBANK



BUILDING INCENTIVES



- \$1 lots
- Waived electric & water connection fees
- Waived building permit & sewer connection fees
- Neighborhood Revitalization Act (NRA) – Property Tax Rebate





DISCUSSION



What prevents you from building on Land Bank parcels in Wyandotte County?

What would make it easier to build in Wyandotte County?



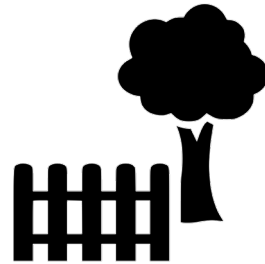
CURRENT LAND BANK POLICY

Buildable



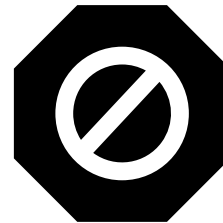
*Defined buildable;
Must build on the lot
for it to be able to be
sold*

Yard Extensions



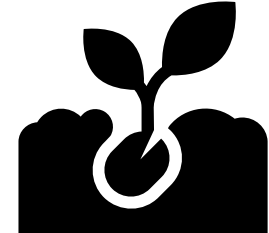
Only for unbuildable lots

Hold Areas Replaced with Options



*Past holds of large
areas didn't work*

Gardens

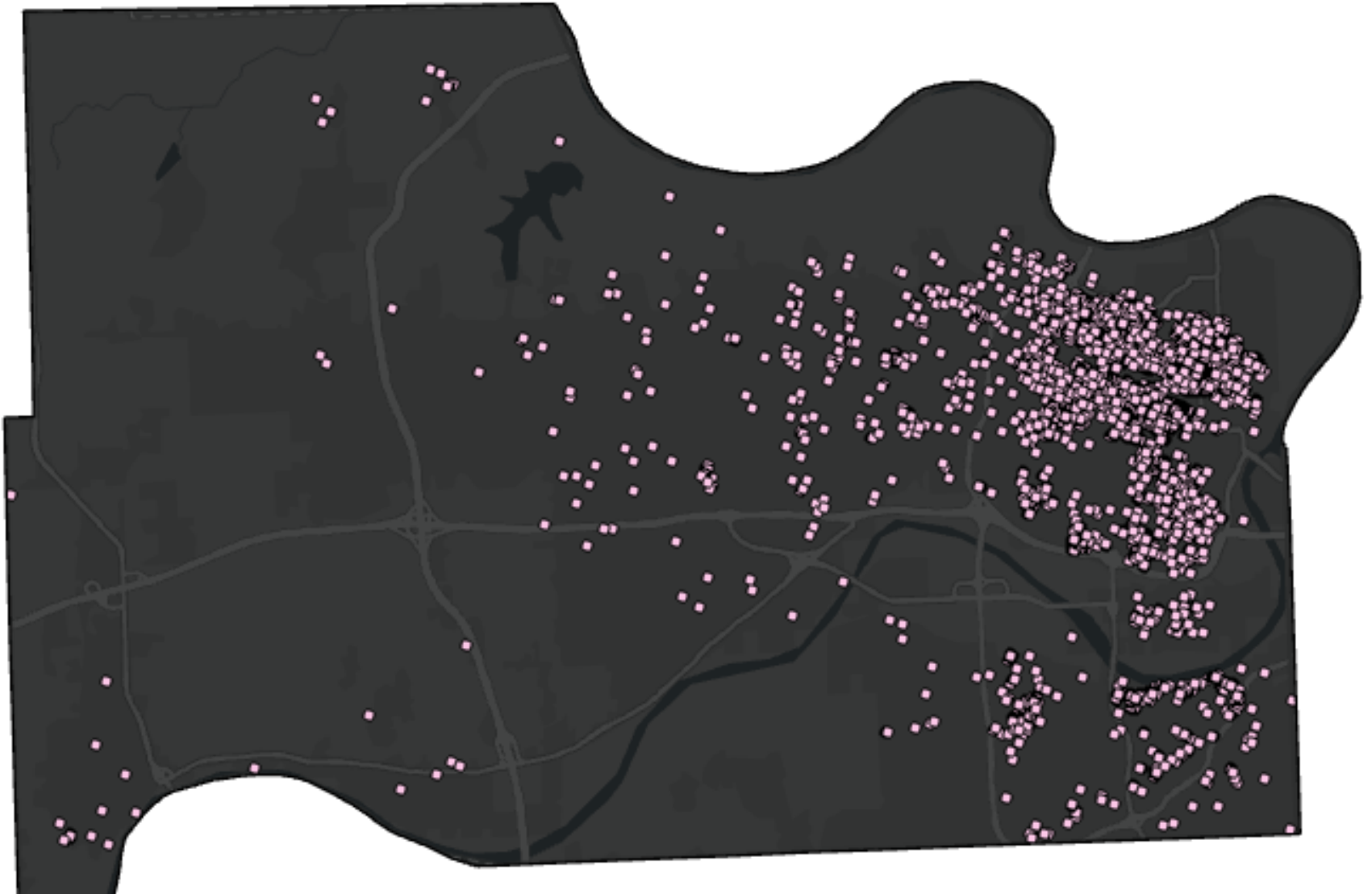


*Must be affiliated
with a larger
gardening group*



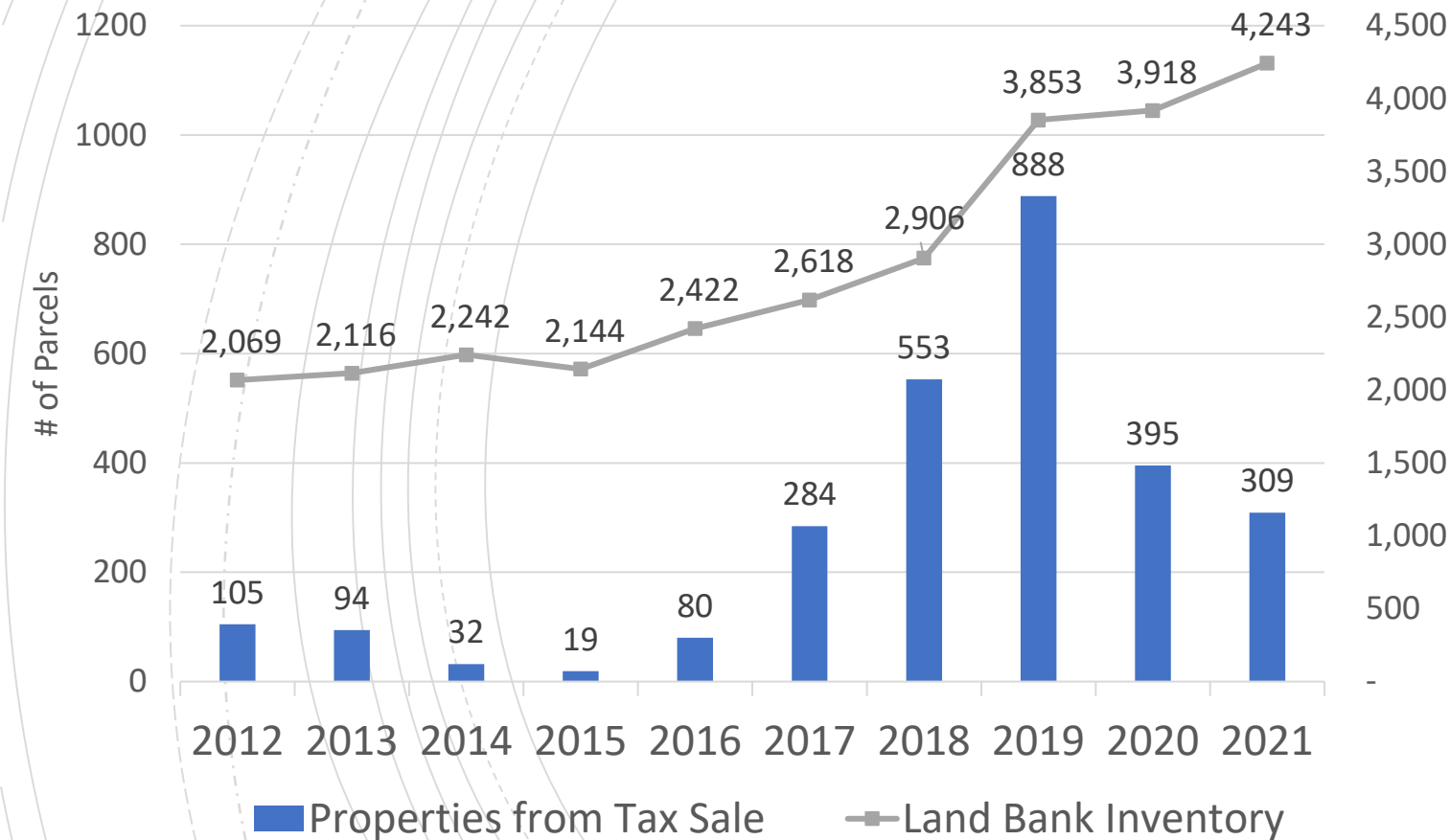
NUMBER OF LAND BANK PROPERTIES

Buildable
3,183
Unbuildable
696
Options
418
TOTAL
4,297

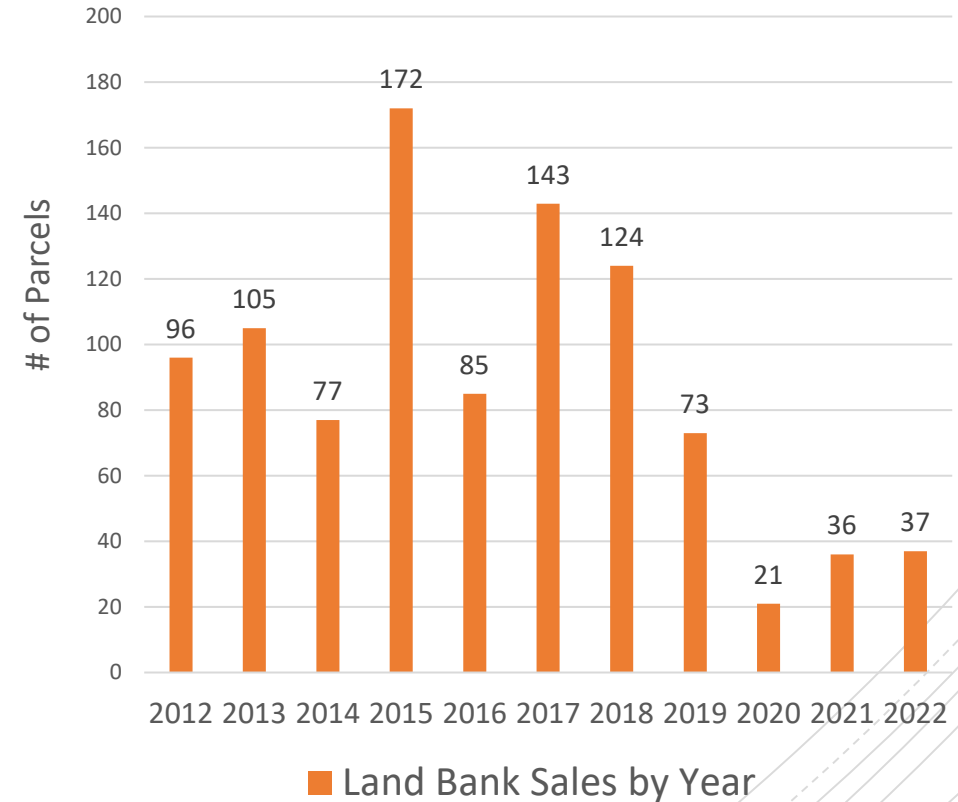




NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES



Land Bank Sales by Year





UG TAX ROLL



Vacant Lot Average Tax Roll

\$15

Annual Estimate

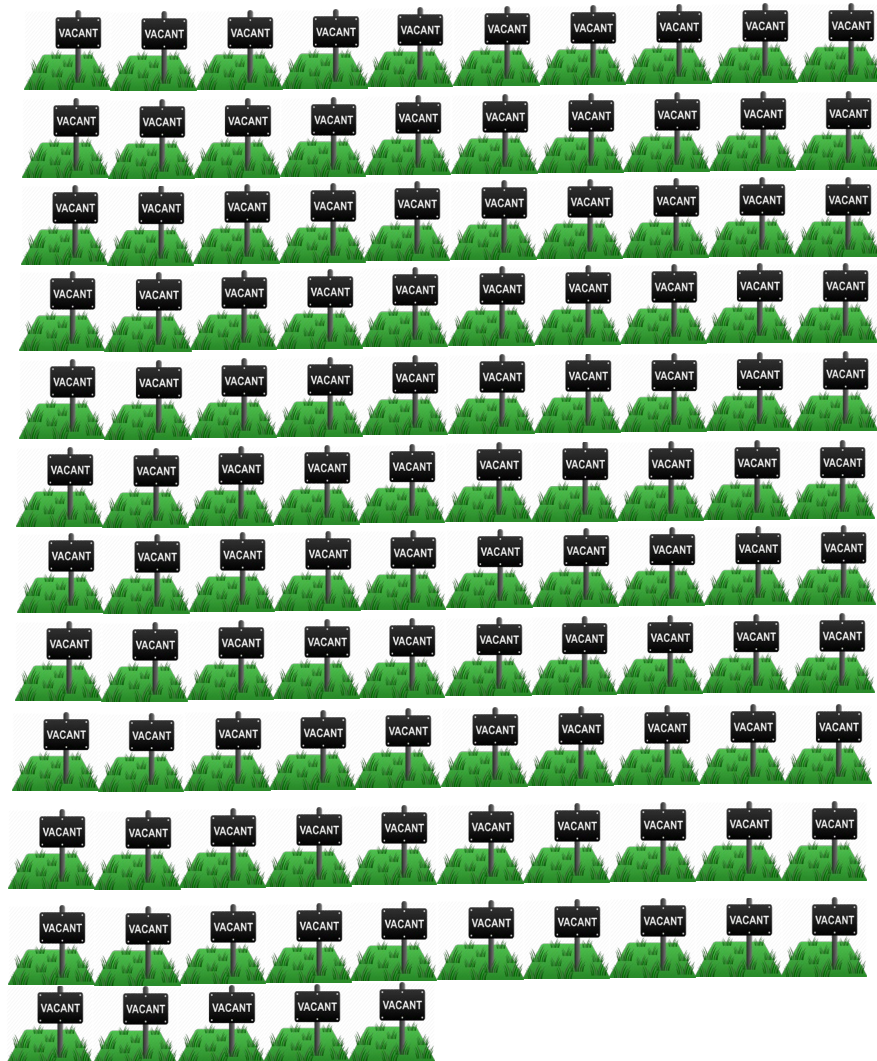


New Home UG Tax Roll

\$1,774

Annual Estimate

VACANT LOTS NEEDED TO EQUAL THE REVENUE FROM ONE HOUSE



115
VACANT
LOTS
=
1
NEW
HOME





WHAT IF ALL LAND BANK LOTS ARE ON THE TAX ROLL?



Vacant Lots Average Tax Roll

\$48,000

Annual Estimate

Buildable Lots
\$3,183



New Homes Tax Roll

\$5.6 Million

Annual Estimate



YARD EXTENSIONS SOLD

2017 - 2019



Yard Extensions Sold 2017 -2019

121

Yard Extensions with Improvements

1

**A Small Shed*

Late Paying Taxes

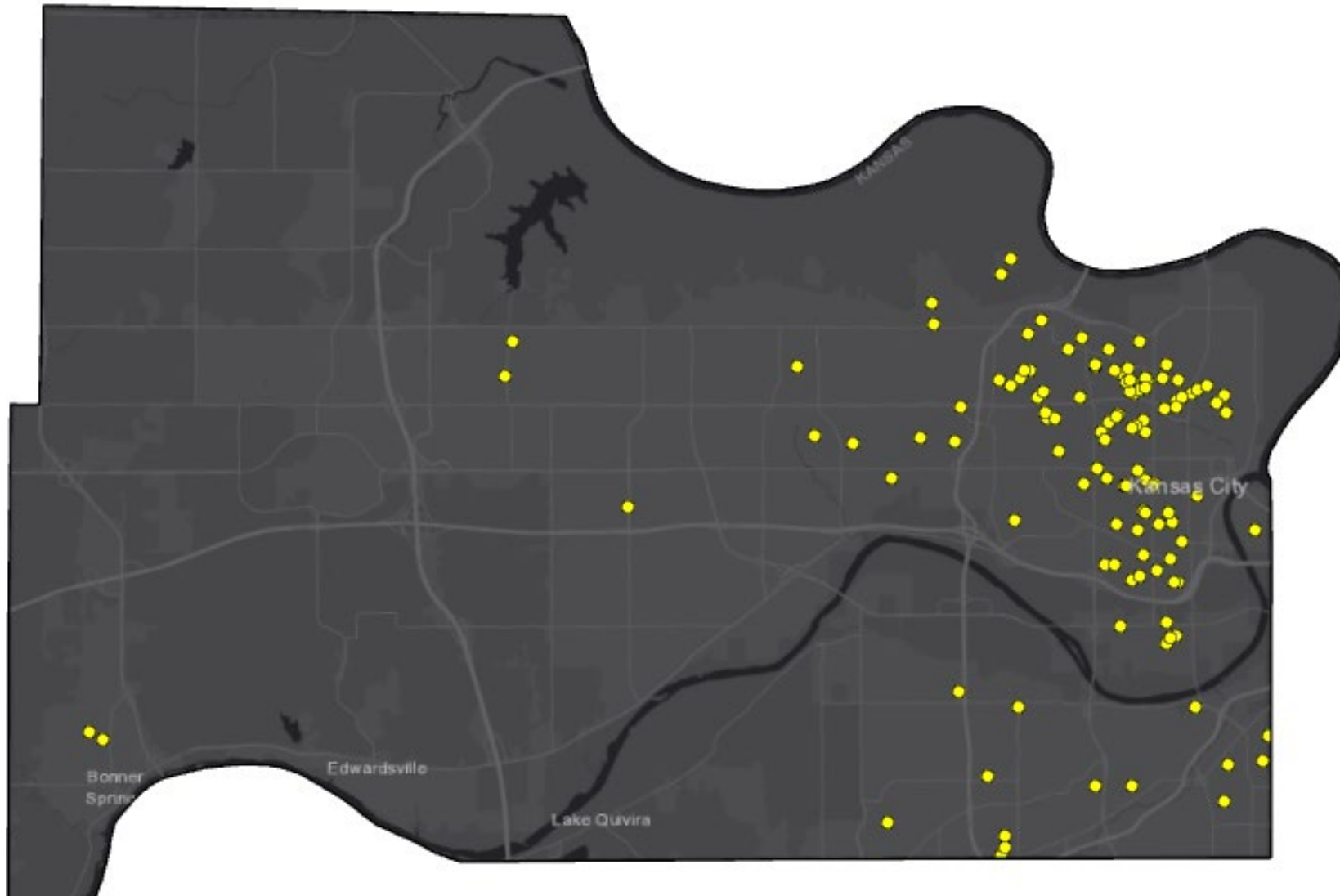
27

Late Paying Taxes

22%

County Delinquent
Rate

8%





DISCUSSION



Should developers be required to build a structure in order to obtain a Land Bank permit?



DISCUSSION

Is there a minimum buildable lot size for Land Bank lots?

An unbuildable lot is currently defined by:

- Area less than 2,000 sq. ft.
- Under 19.99 feet of frontage
- Floodplain presence
- Land locked
- Right-of-way
- Undermining
- Topography



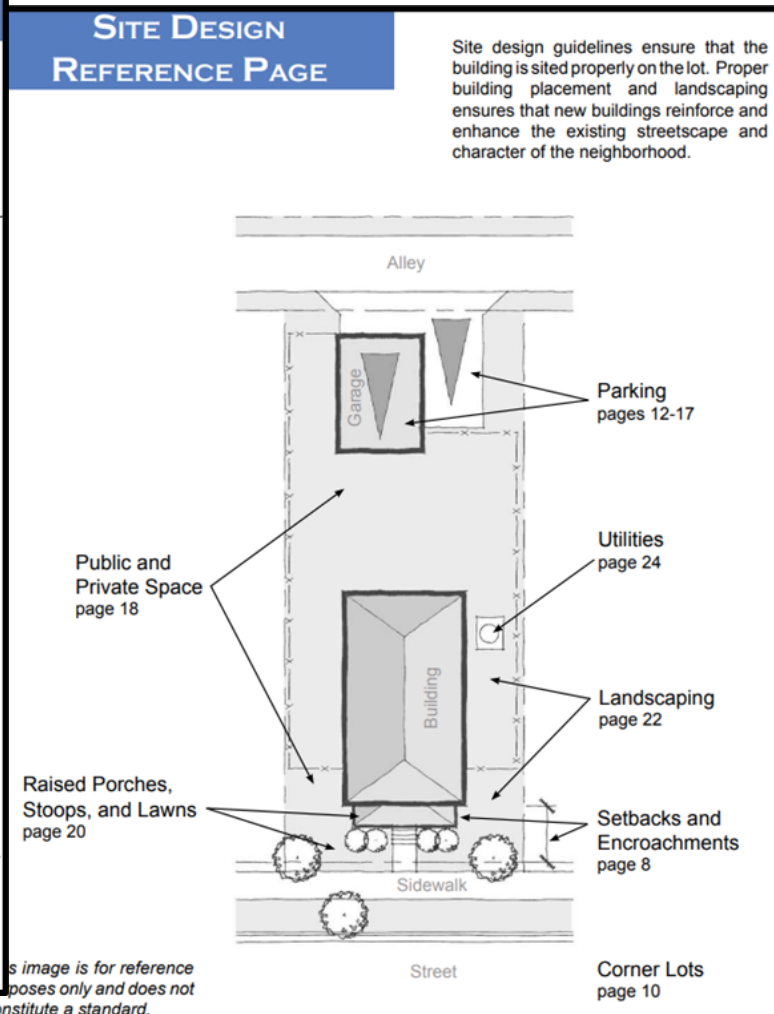
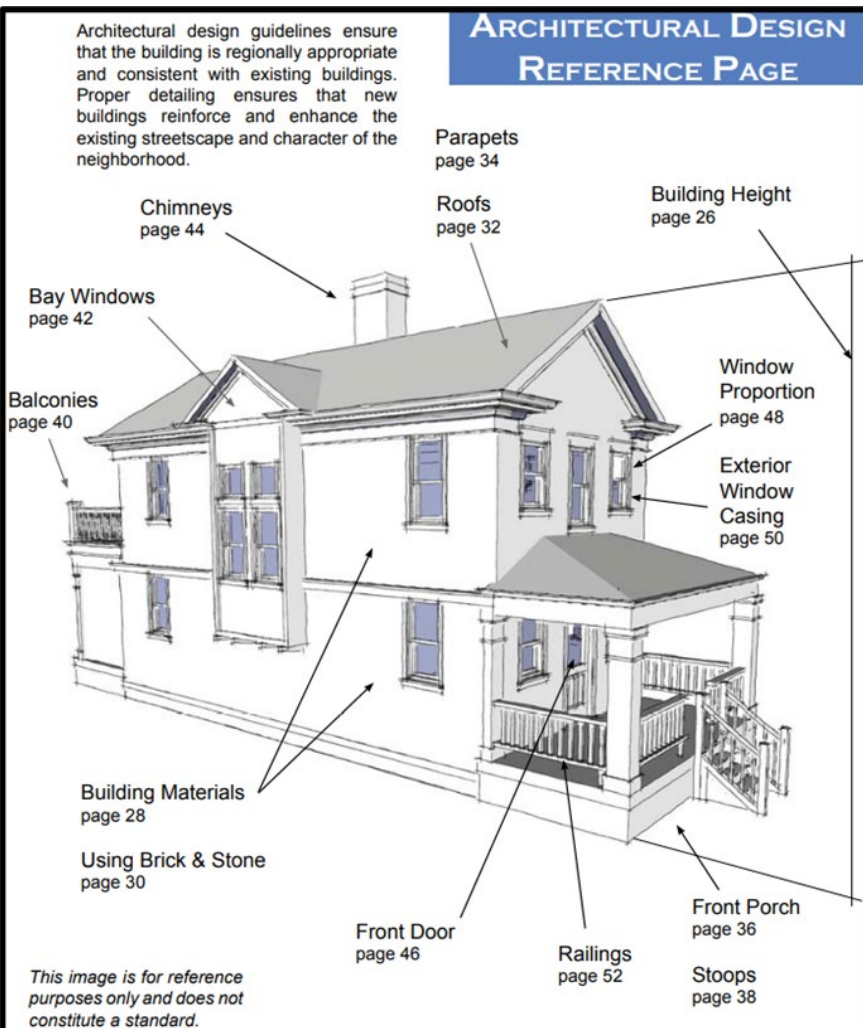
DISCUSSION



Should the Land Bank hold properties for new construction?

DESIGN GUIDELINES

Narrow Low Design Guidelines



Overview:

- Narrow lot design standards required for small parcels east of I-635
- New construction east of I-635 can opt-in
- Whether required or opted-in, standards that are not met require a variance

Pros and Cons:

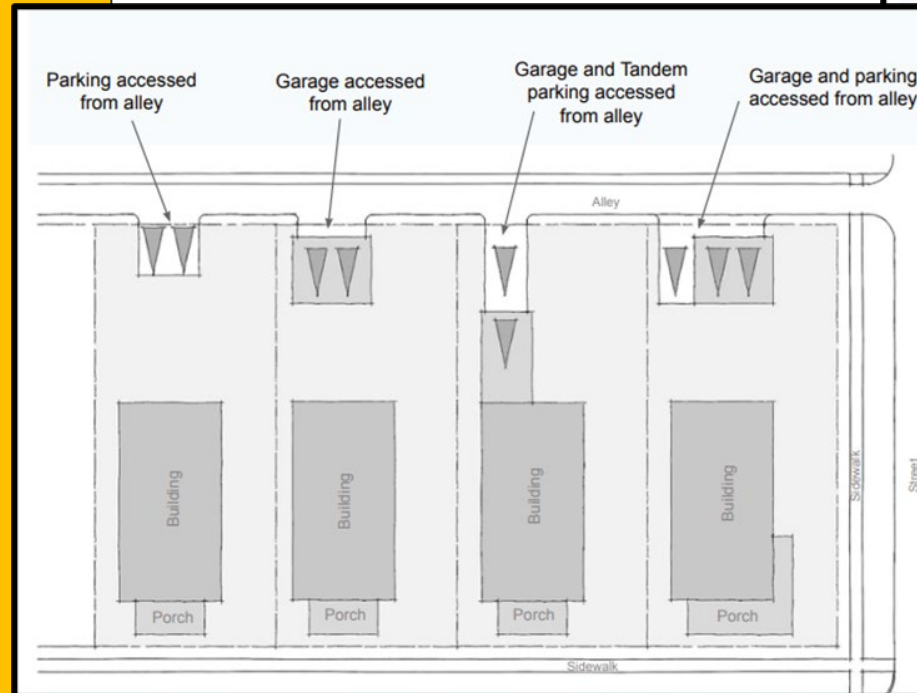
- Many design standards, many benefits, e.g. density bonuses

DESIGN GUIDELINES

Site Access

Site design considerations include:

- Alley access
- Curb cuts
- Garages
- Sidewalks



CORNER LOTS

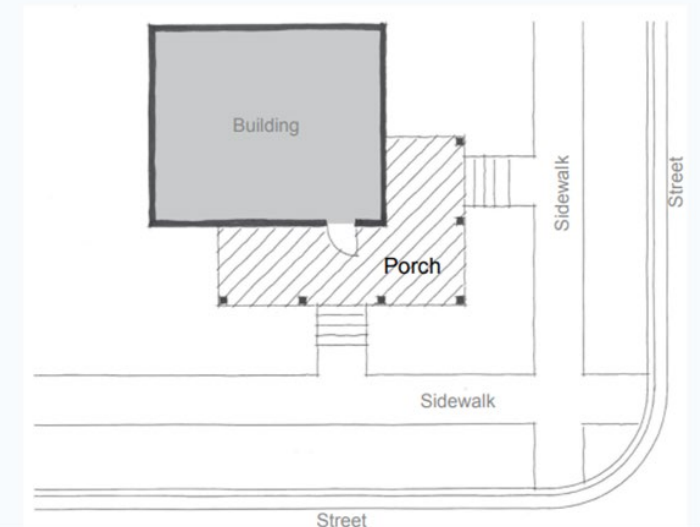
SITE DESIGN GUIDELINES

INTENT:

Buildings located on street corners should have facades that relate to both streets. Buildings should use porches, sun rooms, bay windows, additional entries, and other elements typically used only on front facades on both street-facing facades.

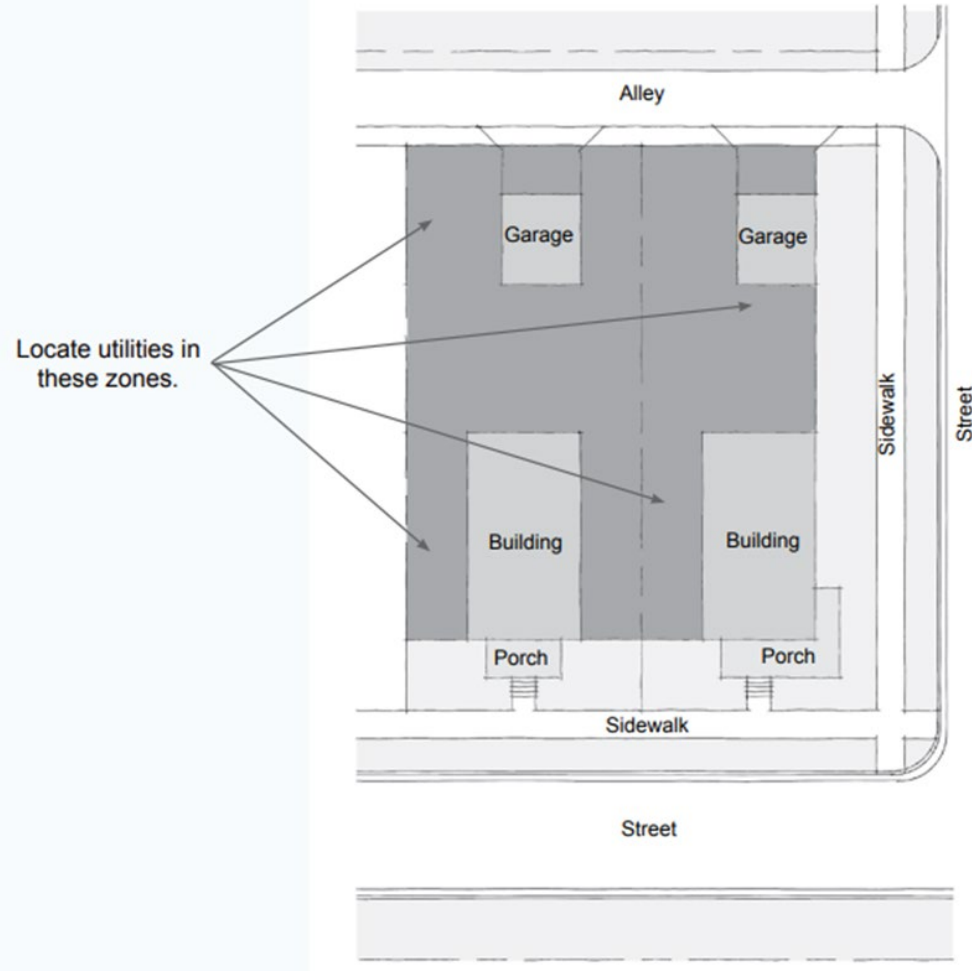
STANDARD:

Buildings located on corner lots shall use windows, porches, stoops, sun rooms, bay windows, or entrances on both sides. On corner lots, street facing facades shall contain a maximum of one main entry.



DESIGN GUIDELINES

Site Access



Additional site design considerations:

- **Sewer and stormwater infrastructure**
 - Managed by **Unified Government Public Works**
- **Water and electricity**
 - Managed by the **Board of Public Utilities**

Utilities may impact design!



WHAT ELSE?



Open Q & A