AGENDA

1. Engagement Summary
2. Open House Activities
   - How to build on a Land Bank lot
   - Gardens
   - Yard Extensions / New Construction
   - Neighborhood Character
   - What would you build on a Land Bank Lot?
3. Next Steps
ENGAGEMENT SUMMARY

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

1. What would make it easier to build in Wyandotte County?
2. Should the Land Bank hold properties for new construction?
3. Is there a minimum buildable lot size for land bank lots?
HOW TO BUILD ON LAND BANK LOTS

• Making the Land Bank process easy
• Shrinking inventory
• Revitalizing communities
BUILDING INCENTIVES

• $1 lots
• Waived electric & water connection fees
• Waived building permit & sewer connection fees
• Neighborhood Revitalization Act (NRA) – Property Tax Rebate
• Narrow Lot Design Guidelines opt in
CURRENT LAND BANK POLICY
GARDENS

Gardens

Must be affiliated with a larger gardening group
LAND BANK GARDENS

Victory Garden
- Small
- Adjacent to home

Community Garden
- Garden clubs
- Collective of Neighbors

Urban Farms
- Business
- Green houses
LAND BANK GARDENS
LAND BANK GARDENS
QUESTIONS

1. Should Land Bank parcels be used for gardens?
2. Should the UG require all Land Bank gardens to partner with an experienced nonprofit?
3. Should personal gardens be allowed on Land Bank parcels?
4. Should the Land Bank require that these personal gardens be directly next to the applicant's property?
CURRENT LAND BANK POLICY:
NEW CONSTRUCTION / YARD EXTENSIONS

**New Construction**

*Only lots with proposed development can be sold*

**Yard Extensions**

*Only for unbuildable lots*
NUMBER OF LAND BANK PROPERTIES

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildable</td>
<td>3,183</td>
</tr>
<tr>
<td>Unbuildable</td>
<td>696</td>
</tr>
<tr>
<td>Options</td>
<td>418</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4,297</td>
</tr>
</tbody>
</table>

[Map showing distribution of land bank properties]
Vacant Lot Average Tax Roll

$15
Annual Estimate

New Home Average 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 Average Tax Roll
$5.6 Million
Annual Estimate
VACANT LOTS DECREASE THE VALUE OF PROPERTIES WITHIN 500FT BY 6.5%.

“Vacant Land Management in Philadelphia”
Penn Institute for Urban Research
YARD EXTENSIONS SOLD
2017 - 2019

Yard Extensions Sold 2017 -2019
121

Yard Extensions with Improvements
1
*A Small Shed

Late Paying Taxes
27

Yard Extension Delinquent Rate
22%

County Delinquent Rate
8%
NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES

**Properties from Tax Sale**

- 2012: 105
- 2013: 94
- 2014: 32
- 2015: 19
- 2016: 80
- 2017: 284
- 2018: 553
- 2019: 3,853
- 2020: 3,918
- 2021: 4,243

**Land Bank Inventory**

- 2012: 2,069
- 2013: 2,116
- 2014: 2,242
- 2015: 2,144
- 2016: 2,422
- 2017: 2,906
- 2018: 888
- 2019: 2,242
- 2020: 2,618
- 2021: 2,906

**Land Bank Sales by Year**

- 2012: 96
- 2013: 105
- 2014: 77
- 2015: 85
- 2016: 143
- 2017: 124
- 2018: 73
- 2019: 21
- 2020: 36
- 2021: 37

- **Legend:**
  - Blue bars: Properties from Tax Sale
  - Orange bars: Land Bank Sales by Year
Annual Cost to Mow 1 Lot

$535

- 5 mowing rounds
- 2 rounds broadleaf spraying program
# NEW CONSTRUCTION/YARD EXTENSION COMPARISONS

<table>
<thead>
<tr>
<th>DEVELOPMENT OPTION</th>
<th>PROS</th>
<th>CONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hold for development</td>
<td>· Allows for more development</td>
<td>· Maintenance costs</td>
</tr>
<tr>
<td></td>
<td>· Group multiple properties for larger developments</td>
<td>· Zero tax collections</td>
</tr>
<tr>
<td>Yard extensions</td>
<td>· Reduces UG maintenance costs</td>
<td>· High tax delinquency rate</td>
</tr>
<tr>
<td></td>
<td>· Extends yards for additional uses (gardens? recreation?)</td>
<td>· No new construction</td>
</tr>
<tr>
<td>Garages</td>
<td>· New construction</td>
<td>· May not match the character of the neighborhood</td>
</tr>
<tr>
<td></td>
<td>· Additional tax revenue</td>
<td></td>
</tr>
<tr>
<td>New home</td>
<td>· Additional tax revenue</td>
<td>· May increase adjacent property values</td>
</tr>
<tr>
<td></td>
<td>· Population increase</td>
<td></td>
</tr>
<tr>
<td></td>
<td>· Built near already existing infrastructure (sewer, power)</td>
<td></td>
</tr>
</tbody>
</table>
1. When should the Land Bank continue to allow for hold, garages, or new construction (Home, Business)?
2. When should we allow for yard extensions?
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
NEIGHBORHOOD CHARACTER

Site Access

Site design considerations include:

• Alley access
• Curb cuts
• Garages
• Sidewalks
OTHER VACANT LOT USES

- Pocket park
- Playground
- Rain garden / storm water
- Green space
- Community spaces
- Farmer’s market
- Solar farms
- Skate park
- Mini golf
- Whiffle ballpark
- Public art spaces
- Dog park
Next Steps:

• Final Summary of Public Feedback
• Board of Commissioners Policy Update
• Comprehensive Plan Update
• Land Bank Strategy Development