



LET'S TALK

Land Bank



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?



*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
- Narrow Lot Design Guidelines opt in

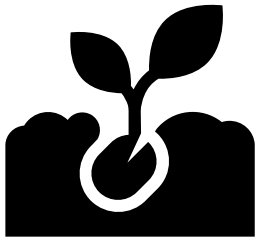




CURRENT LAND BANK POLICY GARDENS



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

Buildable

3,183

Unbuildable

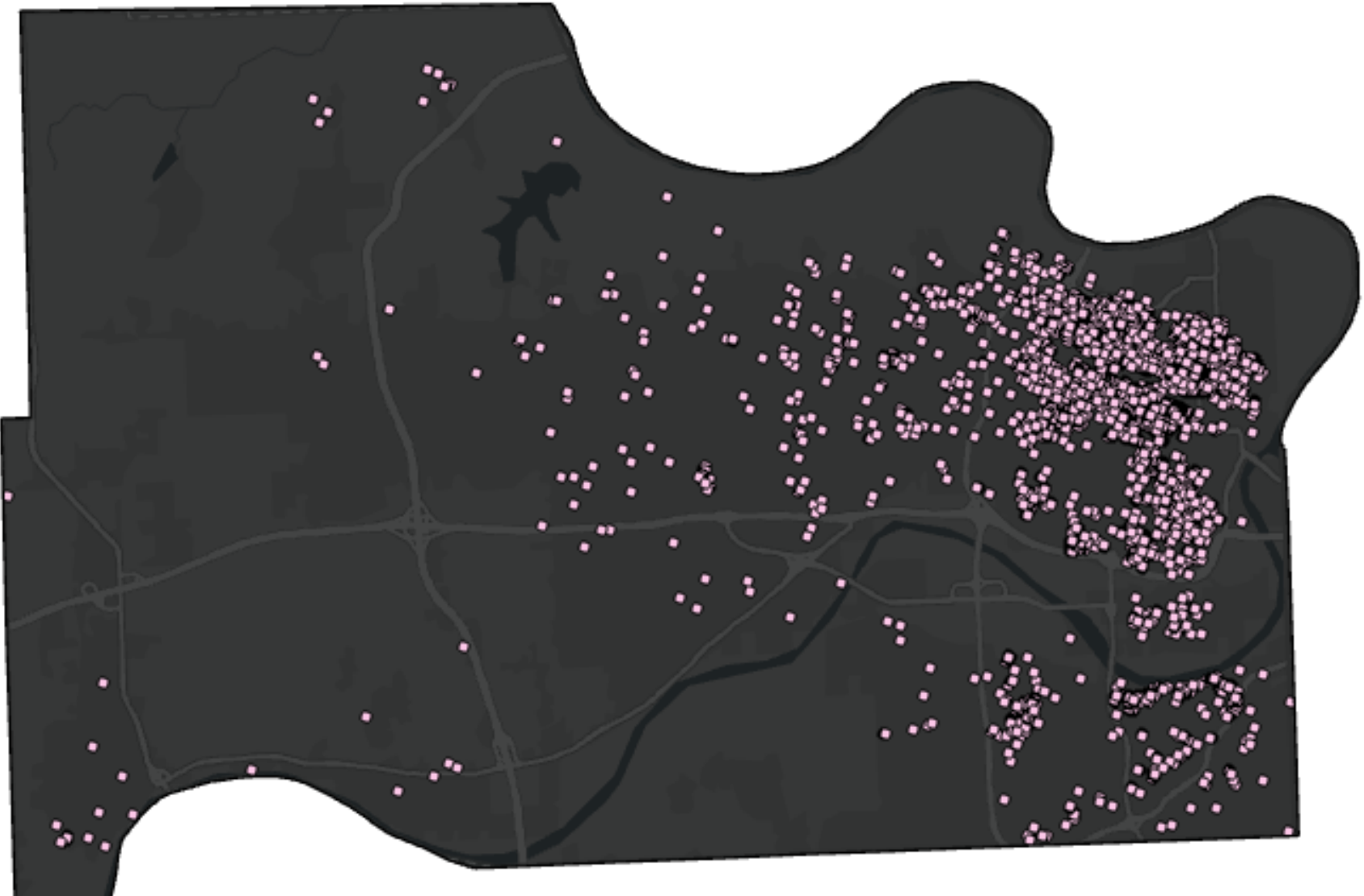
696

Options

418

TOTAL

4,297





UG TAX ROLL



Vacant Lot Average Tax Roll

\$15

Annual Estimate

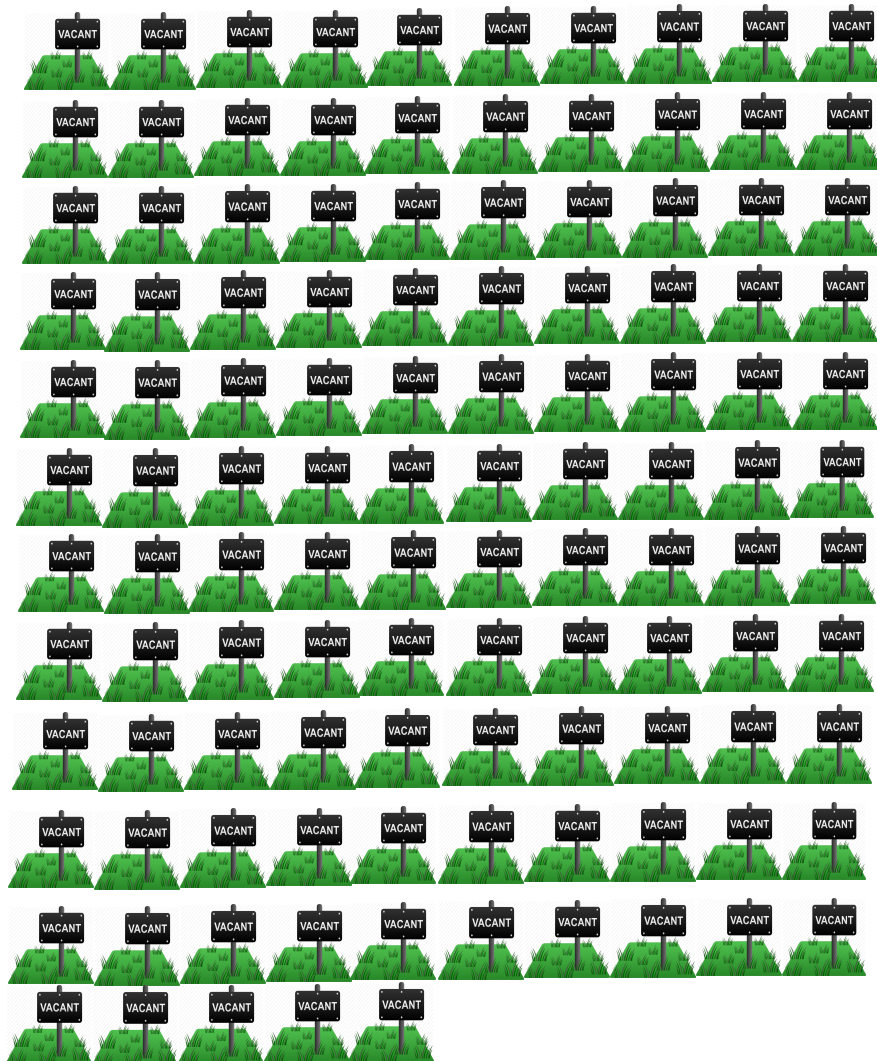


New Home Average Tax Roll

\$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

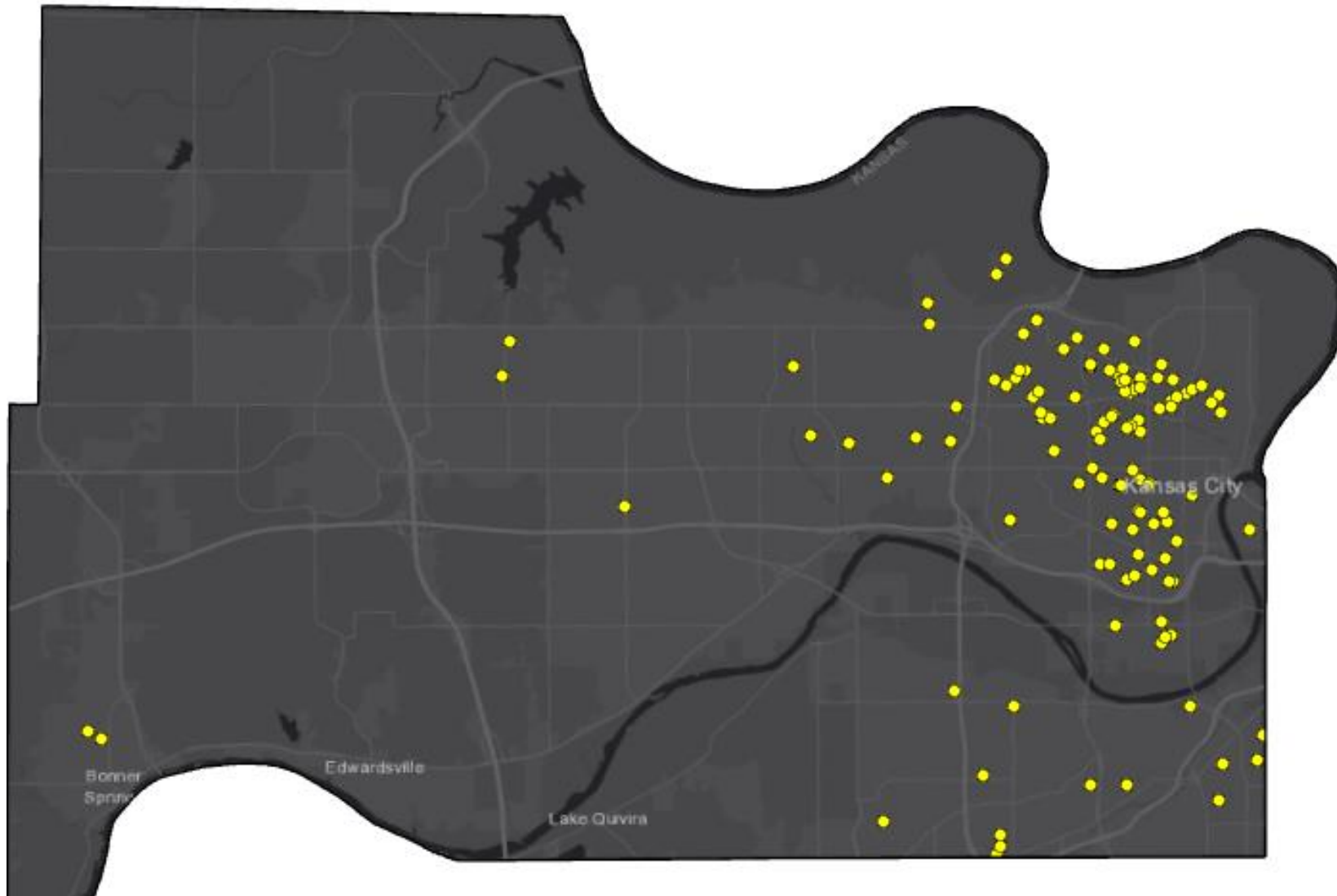
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Yard Extension
Delinquent Rate

22%

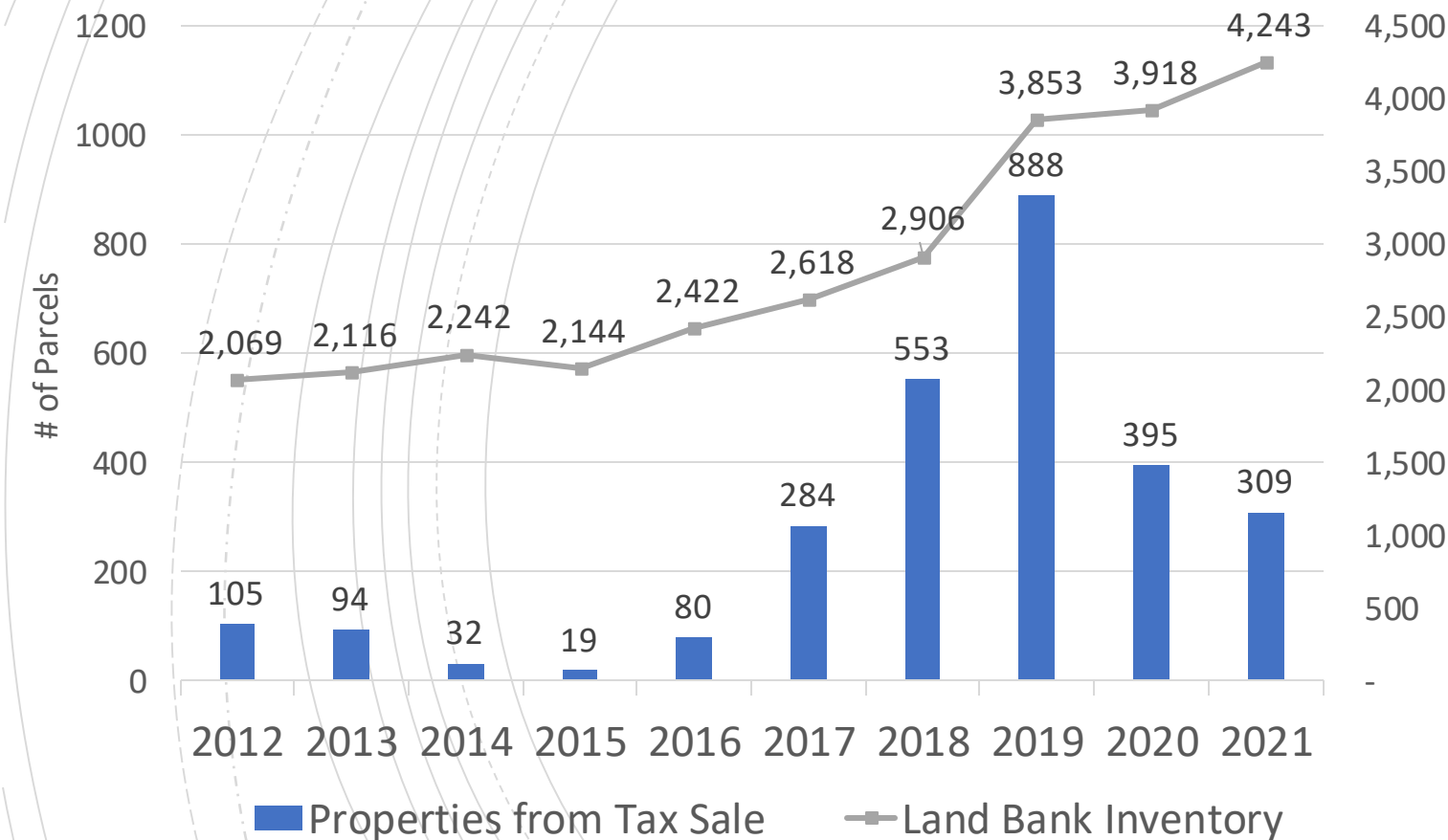
County Delinquent
Rate

8%

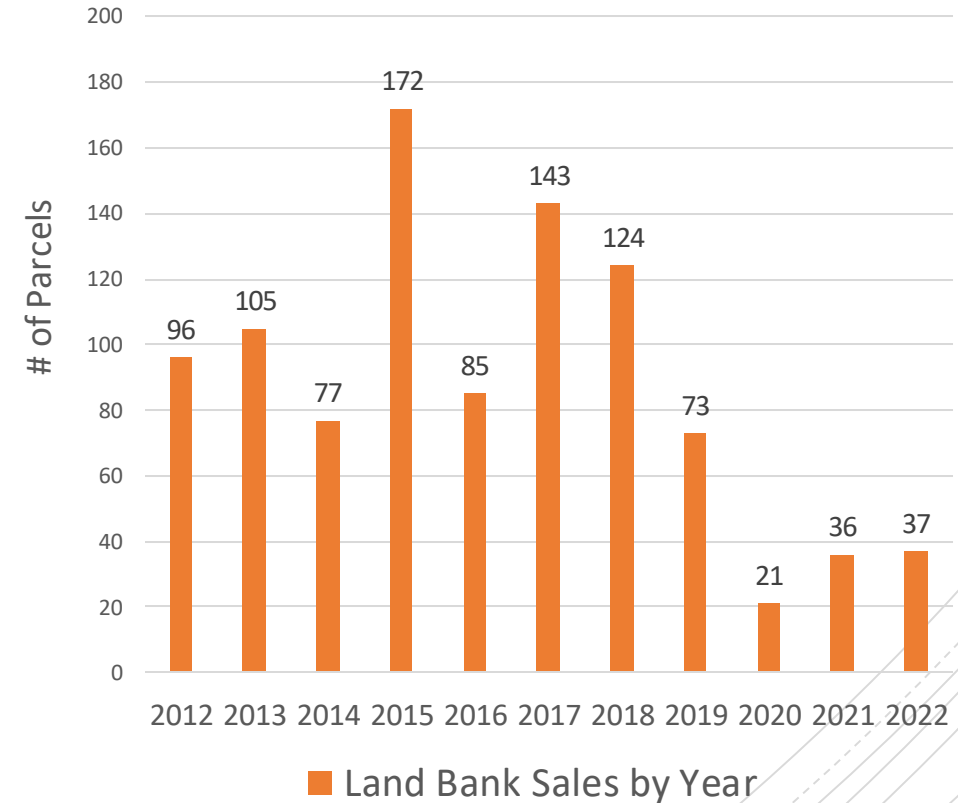




NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES



Land Bank Sales by Year





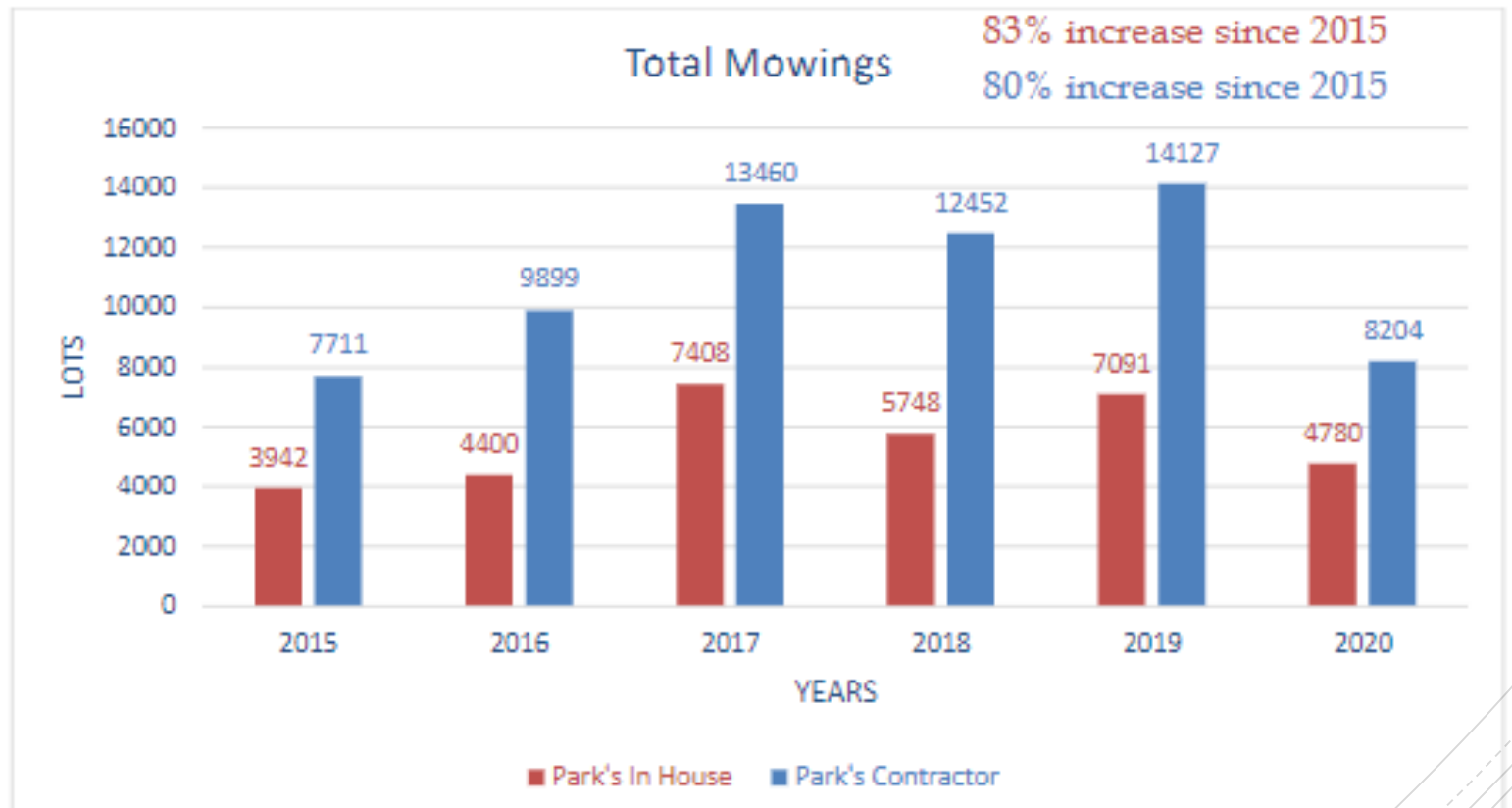
MOWING COSTS



Annual Cost to Mow 1 Lot

\$535

- 5 mowing rounds
- 2 rounds broadleaf spraying program





NEW CONSTRUCTION/YARD EXTENSION COMPARISONS



DEVELOPMENT OPTION	PROS	CONS
Hold for development	<ul style="list-style-type: none">• Allows for more development• Group multiple properties for larger developments	<ul style="list-style-type: none">• Maintenance costs• Zero tax collections
Yard extensions	<ul style="list-style-type: none">• Reduces UG maintenance costs• Extends yards for additional uses (gardens? recreation?)	<ul style="list-style-type: none">• High tax delinquency rate• No new construction
Garages	<ul style="list-style-type: none">• New construction• Additional tax revenue	<ul style="list-style-type: none">• May not match the character of the neighborhood
New home	<ul style="list-style-type: none">• Additional tax revenue• Population increase• Built near already existing infrastructure (sewer, power)	<ul style="list-style-type: none">• May increase adjacent property values



NEW CONSTRUCTION / YARD EXTENSIONS QUESTIONS

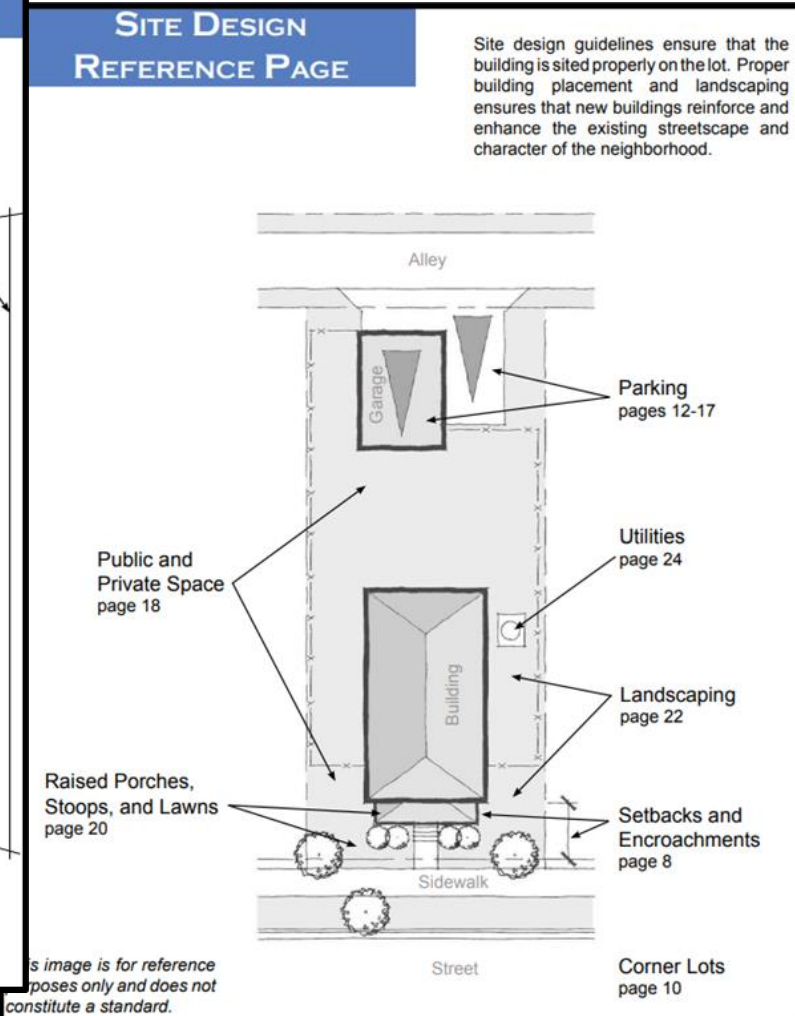
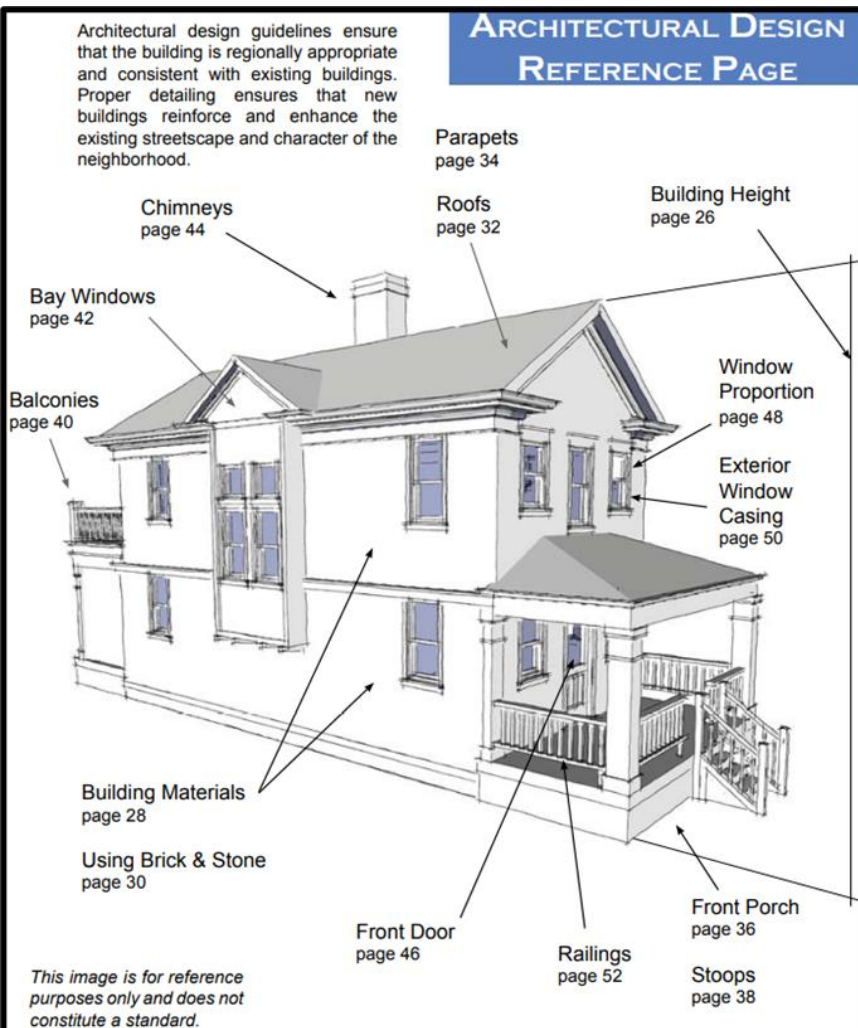


1. When should the Land Bank continue to allow for hold, garages, or new construction (Home, Business)?
2. When should we allow for yard extensions?



NEIGHBORHOOD CHARACTER

Current Policy



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



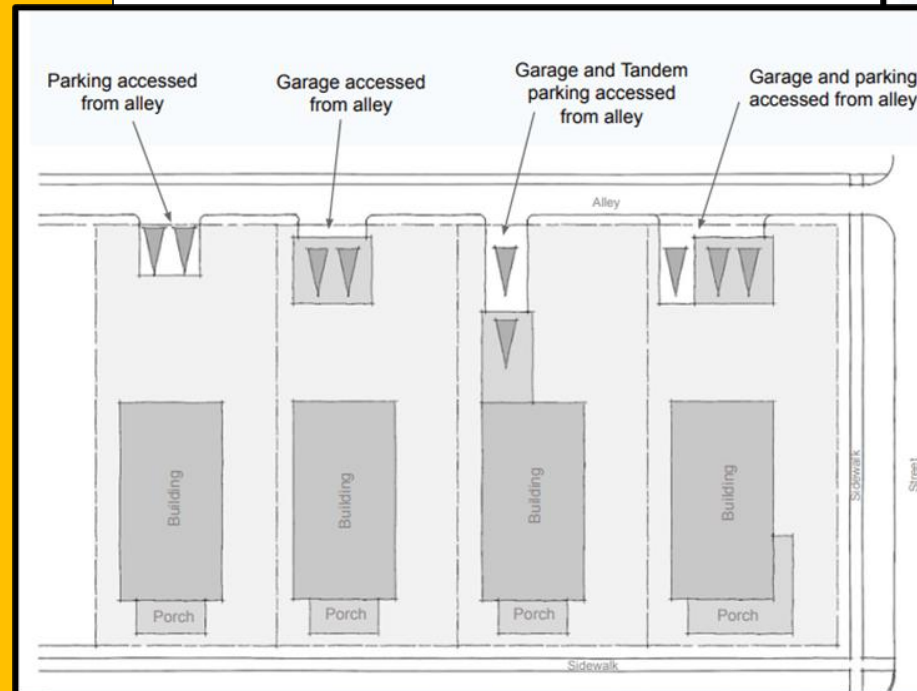
NEIGHBORHOOD CHARACTER

Site Access



Site design considerations include:

- Alley access
- Curb cuts
- Garages
- Sidewalks



CORNER LOTS

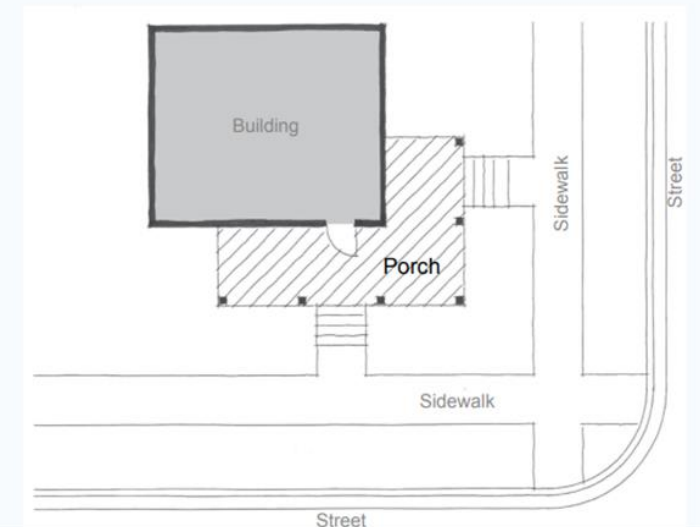
SITE DESIGN GUIDELINES

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.

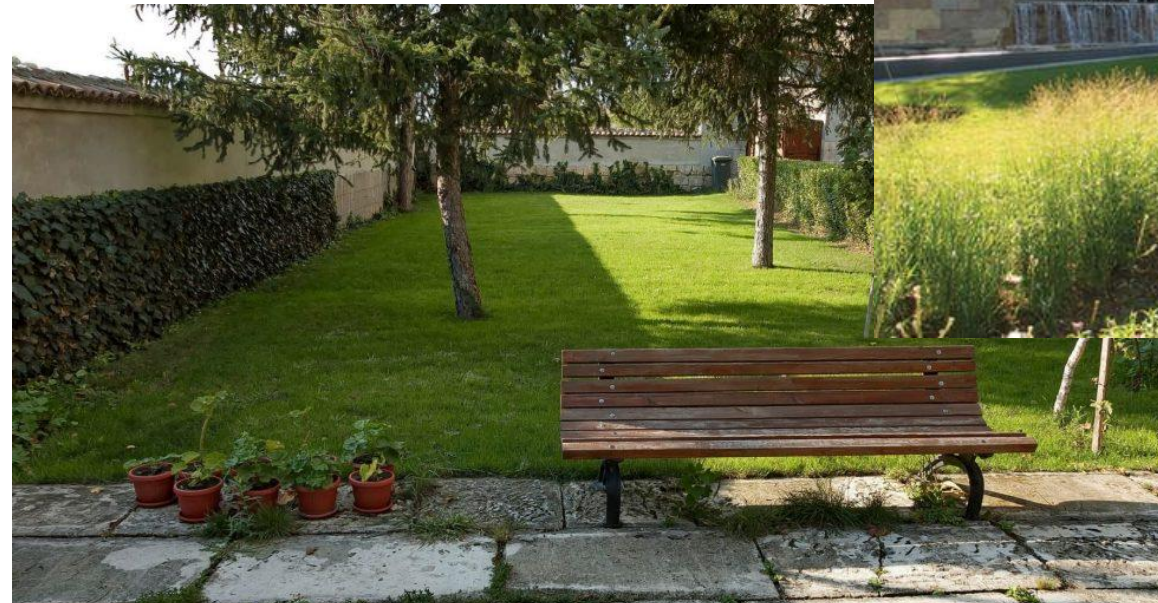




OTHER VACANT LOT USES



- 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





CLOSING REMARKS

Next Steps



Next Steps:

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

