



# Summary of Riverside Housing District Project

2050 W 11th St. N.  
November 9, 2020

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## Summary of the Project

The Riverside Housing District would provide improvements to a neighborhood trailhead park and the adjacent river path and offer other significant community benefits.

It would be located at 2050 W 11th St. N. on land purchased from a private entity. The City of Wichita does not own this property.

The costs of these improvements will be funded by the Tax Increment Financing District consisting of private, single-family homes, with no financial costs or property tax rate increases for the neighborhood.

Home builders may build up to 40 single-family homes with bungalow-type architecture.

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## Complaints about Property Prior to Proposed Development

This property has been a source of the following complaints for several years:

- Traffic during prior use
- Stickers in the grass, making even the City-owned parcels unusable for recreation
- “Runaway” kids hiding in neighborhood
- Blight, including trash, graffiti, break-ins and camping

# The Builders Listened and Revised Their Plans

There was early neighborhood concern because the initial project included a tower-style apartment building.

**Key point:** There is no requirement for builders to engage the neighborhood on a project such as this, however the builders were willing to attend numerous meetings to gather neighborhood feedback.

As a result of that feedback, they changed their concept from for-rent duplexes (and a potential apartment tower) to for-sale single-family homes.



## Neighborhood Meetings

There were at least seven neighborhood meetings:

- 2/12/19** Riverside Neighborhood Association meeting with builders
- 3/20/19** Amidon and 12th St. neighbors meeting with District 6 City Council Member, City Public Works Engineering, Metropolitan Area Planning Department
- 4/29/19** Amidon and 12th St. neighbors meeting with District 6 City Council Member and home builders
- 8/5/19** Neighbor living on Amidon meeting with District 6 City Council Member
- 6/17/20** Amidon and 12th St. neighbors meeting with District 6 City Council Member and home builders
- 7/14/20** Riverside Neighborhood Association meeting with builders
- 9/8/20** Riverside Neighborhood Association meeting with builders

# Benefits of the Project to the Neighborhood

- New trailhead park at approximately 12th St. and Amidon. (The Park Department will engage the neighborhood to gather input on desired park amenities.)
- The Tax Increment Financing (TIF) is projected to generate up to \$1M for trailhead and bike/pedestrian path improvements, 13th St. to the red pedestrian bridge at Central. These improvements will include trail lighting.
- Traffic calming pavement markings along Amidon (if there are enough funds generated by the Tax Increment Financing).
- A breakdown of the projected TIF Sources and Uses is shown below:

	Private Development	TIF Improvements	Total
<b>Construction</b>	\$8,025,000		\$8,025,000
<b>Site Infrastructure</b>	\$ 975,000	\$ 700,000	\$1,675,000
<b>Trail and Trailhead</b>		\$1,000,000	\$1,000,000
	\$9,000,000	\$1,700,000	\$10,700,000

- The proposed project aligns with the comprehensive plan for Wichita and the related *Places for People Plan*. It (adopted by the Wichita City Council in 2019) was developed through an intensive civic process with guidance from a citizen committee and the input of many neighborhoods. The plan recommends and encourages reinvestment in the mature neighborhoods of Wichita, in a way that is context sensitive to the surrounding areas.
- The proposed Riverside Housing District Project has been designed to reflect the context of the neighborhood in many ways, including:
  - houses that reflect the character of the surrounding homes;
  - public improvements to the existing path that will enhance walkability and bikeability;
  - increased housing diversity.

- The Riverside Housing District Project provides infill and reinvestment in the Established Central Area as opposed to spreading development out on the fringe of our community.

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## Tax Increment Financing (TIF)

These benefits to the neighborhood, along with infrastructure improvements to the sewer system, will be funded with Tax Increment Financing (TIF). An independent third-party study concluded the property met State requirements to be eligible to be a TIF district.

### How does TIF work?

TIF captures the incremental property taxes generated by the development for public improvements in the TIF district.

### What would be included in the TIF district?

The proposed TIF district would only include the new housing development, the city trailhead park, and the path.

### How is the TIF district funded?

The increased property taxes resulting from the proposed development will be used to pay the costs of the improvements within the district.

- There are no property tax rate increases associated with this project for the properties outside of the TIF district.

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## Zoning

**Key point:** If the property is not developed as planned with single-family homes, the current **B Multi-Family zoning** would allow up to 585 apartment units with no zoning changes.

- This 7.8 acre property could conceivably be developed as multi-family apartment buildings up to 55' tall with a maximum of 75 units per acre. That could be a 5-story building with as many as 585 apartment units.

The current owners/developers do not plan this sort of development. In fact, the neighborhood meetings were focused on preventing “overdevelopment” of this property. Nonetheless, if the property is not developed with the single-family homes, someone else could purchase the property for an apartment complex, a wireless communication facility, an asphalt or concrete plant or develop any of the options listed below (no zoning changes required).

### Permitted by-right in B Multi-Family Zoning:

#### Residential Uses

- Single-Family
- Duplex
- Multi-Family
- Accessory Apartment
- Assisted Living
- Group Home
- Group Residence, Limited

#### Public and Civic Uses

- Cemetery
- Church or Place of Worship
- College or University
- Community Assembly
- Day Care, Limited and General
- Golf Course
- Hospital
- Library
- Nursing Facility
- Parks and Recreation
- Recycling Collection Station, Private
- School, Elementary, Middle and High

#### Commercial/Industrial Uses

- Marine Facility, Recreational
- Medical Service
- Wireless Communication Facility
- Asphalt or Concrete Plant, Limited



Full zoning standards can be found at

[wichita.gov/zoningstandards](http://wichita.gov/zoningstandards)