



Chapter 8: Healthy, Livable Neighborhoods Offering a Variety of Lifestyle Options



For related guiding principles, goals, and policies, refer to: Chapter 3: A Coordinated and Efficient Pattern of Growth; Chapter 9: An Active Community Recognized for its Quality of Life and Strong Sense of Place.

Background and Intent

The City and Counties will promote neighborhoods that contain a mix of land uses and diversified housing options to serve a growing and changing population, including housing that is affordable. The City and Counties will work to maintain the quality and character of established neighborhoods throughout the Manhattan Urban Area and ensure that infill and redevelopment is compatible with existing neighborhoods and is appropriate in size, scale, design, and use. New neighborhoods should be located within the Urban Service Area Boundary or within the Blue Township Urban Growth Area, where residents of all ages, abilities, and financial means will have access to the full range of infrastructure, facilities, and services to lead active, healthy lifestyles.

Providing healthy, livable neighborhoods that offer a variety of lifestyle options is based on the following guiding principles:

- Expanded housing options to meet the needs of a changing community;
- Revitalization of established and core area neighborhoods; and
- Access to amenities that encourage active and healthy lifestyles.

The goals and policies in this chapter, in conjunction with the supporting policy documents identified at the end of this chapter and other goals and policies contained in this Plan, should be used to guide the design of new neighborhoods and the rehabilitation of existing neighborhoods within the Manhattan Urban Area.

Guiding Principles, Goals, and Policies (HN)

Guiding Principle HN-1: Expanded housing options to meet the needs of a changing community

GOAL HN-1.1: PROVIDE A GREATER MIX OF HOUSING TYPES TO MEET THE NEEDS OF RESIDENTS OF ALL AGES, INCOME LEVELS, AND ABILITIES



HN-1.1A: Mix of Housing Options

Encourage a mix of housing options—lot sizes, prices, housing types, density, and location—to meet the needs of all segments of the population—university students, families with children, persons on fixed incomes, single professionals, active retirees, and special populations (e.g., elderly or disabled residents) and to meet changing markets.

HN-1.1B: Core Area Housing

Expand housing diversity in core area neighborhoods and in the Central Core District (Downtown and Aggieville) where a range of services, employment, and entertainment options may be more readily accessed by walking, bicycling, or taking transit.

HN-1.1C: Housing for Older Adults

Support opportunities that allow older adults the ability to age in place.¹ Locate affordable and accessible housing options near transit and other services to meet the needs of older adults who do not drive and must make ends meet on fixed incomes. Collaborate with health and human service providers who offer services and support so older residents can remain in their homes instead of moving to assisted living or retirement centers.

HN-1.1D: Encourage Construction of Affordable Housing

Work with the private sector and non-profit agencies to ensure that sites that are potentially suitable for affordable housing are available in the Manhattan Urban Area. This should include sites at a variety of scales to accommodate both small infill projects and larger redevelopment or greenfield projects, and sites that

¹ Aging in place is the ability to live in one's own home and community safely, independently and comfortably, regardless of age, income, or ability level. (AARP)



are readily accessible using transit. Encourage innovative design in housing by promoting such programs as design competitions, financial incentives, or other mechanisms to reduce development costs.

HN-1.1E: Balance Housing Supply with Employment/Student Base

Ensure that the Manhattan Urban Area housing supply reflects to the extent possible, existing and planned employment concentrations, projected industrial/commercial development sites, KSU student population projections and spin-off research projections, Fort Riley troop levels, and the demand such uses bring for housing.

Guiding Principle HN-2: Revitalization of established and core area neighborhoods



GOAL HN-2.1: FOSTER THE STABILIZATION OF ESTABLISHED AND CORE AREA NEIGHBORHOODS

HN-2.1A: Neighborhood Stabilization

Undertake programs targeted towards the stabilization of established neighborhoods in and around the core area. Support the retention of existing housing stock in areas identified as stable (or in need of stabilization) as part of the Growth Opportunity Areas map and analysis (see Appendix A: Growth Opportunity Areas) and encourage ongoing maintenance and reinvestment in declining areas.

HN-2.1B: Code Enforcement

Enhance the physical quality of, and quality of life in, established and core area neighborhoods through active enforcement of public health, property maintenance codes, and safety violations in accordance with local building codes and other applicable ordinances as adopted by the City and Counties.

HN-2.1C: Enhance the Quality of Life in Existing Neighborhoods

Identify and foster initiatives to protect or enhance the quality of life in existing neighborhoods throughout the Manhattan Urban Area.

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HN-2.1D: Infrastructure Improvements

Support continued investment in and ongoing maintenance of infrastructure and amenities—parks, schools, sidewalks, and streets— in established and core area neighborhoods.

HN-2.1E: Infill Development

Encourage compatible infill development on vacant parcels within established and core area neighborhoods where infrastructure and services are readily available and where it would foster the stabilization or revitalization of an existing block or area. Infill development in these locations should be sensitive to the established character of the surrounding neighborhood.

HN-2.1F: Facilitate Neighborhood-Level Planning Efforts

Continue to work with neighborhood organizations and residents on an as needed basis to facilitate neighborhood-level planning efforts that respond to specific neighborhood issues and concerns.

HN-2.1G: Design Standards

Adopt design standards for infill development, remodels, and additions to existing structures to promote compatibility with existing neighborhood scale and character.

GOAL HN-2.2: ENCOURAGE INFILL AND REDEVELOPMENT IN TARGETED AREAS



HN-2.2A: Areas of Change

Direct infill and redevelopment to areas where these activities are anticipated, based on the Future Growth Opportunities map and analysis provided in Appendix A: Growth Opportunity Areas, the availability of utilities and services, and adopted area-specific plans. Key opportunity areas for residential infill/redevelopment include:

- Areas identified for Urban Core Residential and Residential High Density (M-FRO) east of the KSU Campus;
- Areas identified for Residential High Density west of the KSU Campus; and



- Areas within the Central Core District as identified in the Aggieville-Campus Edge and Downtown Tomorrow plans

In these locations, infill and redevelopment may range from a single lot to an entire block that has been consolidated into single ownership for redevelopment purposes. (See Chapter 11: Special Planning Area Policies for detailed Future Land Use maps on the areas identified above).

HN-2.2B: Design Standards

Adopt design standards that provide a clear, but flexible framework for infill and redevelopment in defined areas of change or other locations as appropriate. Key considerations include the relationship between the building and the street, parking location, provision of community gathering spaces, bicycle and pedestrian amenities, ground floor details, overall building massing and form, street and pedestrian connections, block patterns (for larger assemblages), and transitions to adjacent areas defined as likely to remain stable.

Guiding Principle HN-3: Expanded opportunities for residents to lead healthy and active lifestyles

GOAL HN-3.1: SUPPORT COMMUNITY HEALTH AND WELL-BEING



HN-3.1A: Pedestrian and Bicycle Networks

Enhance options for active transportation, such as pedestrian and bicycle travel. Ensure that sidewalks, trails, and bicycle improvements are provided as development occurs, and prioritize the construction of missing links to connect bicycle and pedestrian facilities, and traffic calming mechanisms in high-traffic areas.

HN-3.1B: Indoor and Outdoor Recreation

Encourage a variety of publicly and privately run indoor and outdoor recreation facilities and parks across the community and within individual neighborhoods to provide opportunities for physical activity and support healthy lifestyles.

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HN-3.1C: Local Food Systems

Support existing agricultural operations and the development of personal gardening and local food systems (such as community gardens, farmers markets, shared commercial kitchens, and food cooperatives/retailers) to expand access to healthy food options. Encourage public and private schools to allow community gardens and demonstration projects on school property and continue to support opportunities for farmers markets in Downtown and other activity centers.

HN-3.1D: Multi-Modal Accessibility

Support improvements such as transit service adjustments and bicycle and pedestrian linkages that increase opportunities for community members to access healthy foods, health care and social services, and parks and recreation facilities.

HN-3.1E: Coordination with Health and Human Service Providers

Identify opportunities for collaboration with public health organizations, health care and human service providers, school districts, and others leading the charge on community health and wellness issues that help advance current programs and efforts.

Related Plans and Policy Documents

The following previously developed documents may or may not have been formally adopted as a part of the Comprehensive Plan; however they provide important background information and policy direction with regard to housing and neighborhood issues. Refer to [Appendix B: Related Plans and Policy Documents](#) for additional information on each plan and links to the full documents.

- Riley County Community Needs Assessment (2014)
- Regional Housing Task Force Rental Summary (2011)
- Aggieville-Campus Edge District Plan (2005)
- Traditional Neighborhood Planning Initiative (2002)
- Downtown Tomorrow – A Redevelopment Plan for Downtown Manhattan, Kansas (2000)
- Strategic Park Plan (1999)
- Comprehensive Parks Master Plan (1992)