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## Chapter 1: Introduction

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### Plan Overview

The Manhattan Urban Area Comprehensive Plan (the Comprehensive Plan) is a joint planning initiative of the City of Manhattan, Pottawatomie County, and Riley County. The 2014 Comprehensive Plan update process—Manhattan Area 2035—was a coordinated effort of the City of Manhattan in partnership with Riley and Pottawatomie Counties and included major updates to both the Comprehensive Plan and Manhattan Area Transportation Strategy (MATS). This Comprehensive Plan updates and replaces the most recent plan, adopted in 2003, which had been amended several times to reflect the changing needs and aspirations of the community.

This updated Comprehensive Plan incorporates current issues and policy recommendations, as well as those of numerous City and County policy plans, into a single document. The Comprehensive Plan does not replace other recently developed and adopted plans and policy documents, but seeks to better integrate them. Some of the existing plans and policy documents that have been integrated with this Comprehensive Plan include the Aggieville Campus Edge District Plan -2005; US Corridor Management Plan - 2009; Gateway To Manhattan Plan - 2011; Eureka Valley - Highway K-18 Corridor Plan - 2013; and the Wildcat Creek Floodplain Management Plan - 2013. This Comprehensive Plan ensures that the needs of the growing community will be addressed, and that appropriate guidance is provided for future decision-making on issues such as land use, growth management, community design, natural resources and the environment, historic preservation, regional coordination, housing and neighborhoods, transportation, infrastructure and services, economic development and job creation, and other quality of life issues. The Comprehensive Plan is intended to provide policy guidance over the next ten to twenty years.

### Manhattan Area 2035—Reflections and Progress

#### Background

More than ten years have passed since the adoption of the 2003 Manhattan Urban Area Comprehensive Plan. The Manhattan Area 2035 process provided an opportunity for the community to revisit the Comprehensive Plan to evaluate key accomplishments as well as areas for improvement. It also provided an opportunity to review current trends and conditions, explore new issues and opportunities, and ensure recommendations contained in the updated plan were aligned with the community's vision and goals for the future.

## Major Factors Influencing the Plan Update

By 2035, the Planning Area population could grow to more than 80,000. Ongoing growth, land and infrastructure limitations, changing community demographics (e.g., more older adults and millennials), new employment and anticipated spinoff opportunities created by the National Bio and Agro-defense Facility (NBAF) and other University-related industries, ongoing uncertainty related to Fort Riley troop levels, increased demand for student housing, recent and ongoing Downtown redevelopment activity, and core area neighborhood stability were among the key issues and opportunities that influenced the Plan update.

### NOTABLE CHANGES: POLICY FRAMEWORK

Refinements to the guiding principles, goals, and policies were made throughout the plan in response to community input and new issues and opportunities that emerged through the process. Notable changes to the policy framework are summarized briefly below:

- Expanded policy emphasis on quality of life considerations such as neighborhood livability, housing diversity, infill and redevelopment, parks and recreation, pedestrian and bicycle connectivity, historic preservation, public safety, and community resiliency.
- Expanded policy linkage to the updated Manhattan Area Transportation Strategy (MATS).
- Linkages to and integration of recently adopted area and corridor plans.
- A simplified structure organized around the eight key objectives (Chapters 3-10).

### NOTABLE CHANGES: FUTURE GROWTH OPPORTUNITIES

While many aspects of the Future Land Use map remained stable, the following opportunity areas were identified through the Manhattan Area 2035 process and are proposed for consideration:

- ***Expanded Infill and Redevelopment Opportunities in the Core Area***—expanded opportunities for student-oriented housing are provided adjacent to the Kansas State University (KSU) Campus through a new “Urban Core Residential” designation of approximately five blocks and targeted expansion of the existing High Density Residential designation. Additional emphasis on infill and redevelopment is also encouraged within the Central Core District (includes Downtown and Aggieville), north of Bluemont Avenue along Tuttle Creek Boulevard, and in underutilized commercial centers.
- ***Proposed downzoning east of City Park***—in conjunction with the opportunities for infill and redevelopment outlined above, the Future Land Use map designation for an approximately 11 block area east of City Park is proposed to be changed from Residential Medium/High Density to Residential Low/Medium Density. This would be implemented through a change to the underlying zoning and is intended to promote the stabilization and revitalization of one of the City’s more intact core area neighborhoods.



- **Addition of the Blue Township Urban Growth Area**—the addition of an expanded area along the East US-24 corridor to the Comprehensive Plan, working in collaboration with Pottawatomie County, significantly expands long-term opportunities for urban residential development and supporting uses within the Manhattan Urban Area, addressing workforce housing and land supply considerations.
- **Expanded employment opportunities along the West US-24 Corridor**  
- New employment/service commercial opportunities in the West US-24 Corridor in Riley County are proposed to support ongoing economic development in the region and build on the area’s proximity to KSU and NBAF.

## Planning Area

The Planning Area boundary for the Manhattan Area 2035 effort contains approximately 93 square miles and includes the City of Manhattan, and areas within unincorporated Riley and Pottawatomie Counties that are influenced by proximity to the City. The boundary for the 2003 Comprehensive Plan included a smaller portion of Pottawatomie County. In 2014, the Planning Area Boundary was expanded to encompass a greater portion of the area influenced by the City of Manhattan, including expanded portions of Riley and Pottawatomie Counties. Specifically, as illustrated in Figure 1 below, the 2014 boundary has been modified to include areas north of Tuttle Creek Boulevard (US-24), a greater portion of Blue Township to the east of the City, and to square off the southern edge of the Planning Area.

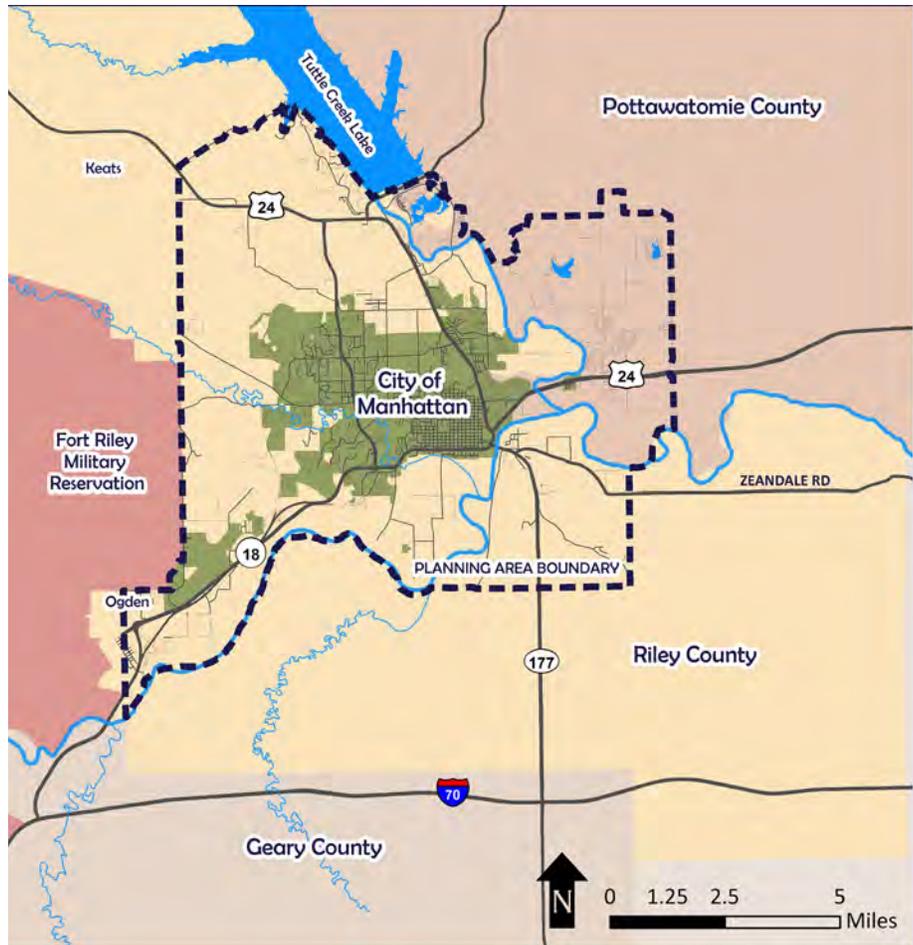


Figure 1-Planning Area boundary and regional context.

## Plan Jurisdiction

For purposes of this plan, the Manhattan Urban Area shall be defined as that area encompassed within the plan boundary. This document is the Comprehensive Plan for the Manhattan Urban Area, the City of Manhattan, Kansas and those portions of Riley and Pottawatomie Counties that lie within the plan boundary. This document is adopted pursuant to K.S.A. 12-747 and is the official policy guide for the Manhattan Urban Area. The Manhattan Urban Area includes the jurisdiction of the Manhattan Urban Area Planning Board and portions of the jurisdictions of the Riley County Planning Board and the Pottawatomie County Planning Commission.

## Planning Process

Ensuring equal and fair representation of a diverse community and providing adequate opportunity for community involvement were key considerations throughout the planning process. Public officials, staff, consultants, advisory committee members and the public collaborated over a period of 15 months from December 2013 through March 2015 to develop the updated Comprehensive Plan and MATS. The Project Management Team, consisting of consultants and staff from the City and Counties, were guided by a Project Advisory Committee.



Numerous opportunities were provided for the public and other stakeholders to participate throughout the process of developing the Comprehensive Plan. These opportunities are summarized briefly below.

## Web and Social Media



A project website at [www.manhattanarea2035.com](http://www.manhattanarea2035.com), served as the main hub for information about the Manhattan Area 2035 process. The website included information about community outreach opportunities, contact information, and provided access to meeting summaries and interim work products available for review and comment throughout the project. The website also provided interactive online engagement tools, an online public forum, and a direct link from the City and County websites. The City and Riley County's InTouch system of email notifications was also utilized

to keep residents informed of events as the planning process proceeded. City and County Twitter and Facebook accounts were also used to connect followers to the project website and announce public events and project news.

## Community Workshops and Forums



A series of community workshops and forums were held at key points during the planning process. The community workshops and forums were locally advertised events designed to provide citizens an opportunity to participate in hands-on plan development, review project materials and convey their questions and concerns to local staff and the consultant team. A total of 7 community

workshops and forums were held during the course of the project.

## Electronic Newsletters

Electronic newsletters or “E-blasts” were distributed at key points in the project to provide updated information about the process, dates and locations of upcoming community outreach opportunities, and contact information. Flyers and other informational displays were placed at City Hall, the Manhattan Public Library, Riley County administration buildings, the Pottawatomie County Administration building, and other locations on several occasions.

## Newspaper, Internet, Radio, and Television

Regular project updates were provided to the local media, and all meeting notices were printed in the newspaper and posted on the City’s local access Cable Channel 3 and the project website. In addition, members of the Project Management Team visited local radio talk shows on several occasions throughout the project to discuss the planning efforts and increase community awareness.

## Project Advisory Committee

A 20-member Project Advisory Committee (PAC) was appointed by the City and County Commissions and consisted of representative members of the community from a broad cross-section of interest groups, as well as elected and appointed officials. The Committee met regularly with the Project Management Team to discuss issues and ideas and provide input on draft work products, and served as a focal point for the development of the plan.

## Technical Advisory Committee

A Technical Advisory Committee (TAC) consisting of key representatives from the various service departments of the City and Counties met as needed to discuss specific issues throughout the planning process. The Committee primarily served as a technical resource for the Project Management Team to address specific questions or issues as they emerged during the process.

## Elected Officials and Planning Board Updates

The Project Management Team held meetings with members of the City Commission and both Boards of County Commissioners at key points in the planning process, to provide progress updates, present preliminary findings and alternative solutions, and receive policy direction.

# How to Use this Plan

## Organization

In addition to this introduction, the Comprehensive Plan is organized into a series of chapters—organized around the community’s eight key objectives—that address the various elements required by K.S.A. 12-747, as well as others needed to help support the Growth Vision and the unique needs of the City and Counties. Table 1.1 provides an overview of each chapter in the Plan. The chapters and maps contained in the Comprehensive Plan are interrelated and should not be used independently from other adopted elements of the Comprehensive Plan. The Comprehensive Plan consists of both written policy recommendations and maps, which should be used together when making decisions. The Plan must be reviewed annually at a public hearing and revised, as needed, to reflect changing conditions and the aspirations of the citizens of the Manhattan Urban Area.



<b>Table 1.1: Comprehensive Plan Overview</b>	
<b>CHAPTER(S)</b>	<b>TOPICS/ELEMENTS ADDRESSED</b>
<b>CHAPTER 2: GROWTH VISION AND KEY OBJECTIVES</b>	
Includes the Growth Vision, which reflects the community’s vision for the future, and eight key objectives which describe in greater detail desired outcomes the community wishes to pursue in order to achieve its future vision and serve as an organizing framework for Chapters 3-12.	
<b>CHAPTERS 3-10: GUIDING PRINCIPLES, GOALS, AND POLICIES TO ACHIEVE THE GROWTH VISION</b>	
<b>3—A Coordinated and Efficient Pattern of Growth</b>	Land use and growth management; also includes the Future Land Use map and Land Use Category definitions
<b>4—Preserve and Enhance Natural Resources and Promote Resiliency</b>	Natural resources and environment, hazard mitigation and community resiliency, green infrastructure, and sustainable development practices
<b>5—Efficient Use and Expansion of Public Facilities and Services</b>	Public facilities and services
<b>6—Active Community Involvement and Regional Cooperation</b>	Regional coordination, community involvement
<b>7— A Balanced Multi-modal Transportation System</b>	Multi-modal transportation; in conjunction with Manhattan Area Transportation Strategy (MATS), serves as the transportation element
<b>8— Healthy, Livable Neighborhoods Offering a Variety of Lifestyle Options</b>	Housing and neighborhoods
<b>9—An Active Community Recognized for its Quality of Life and Strong Sense of Place</b>	Historic preservation, community design, parks and recreation
<b>10—A Strong, Diversified Economic Base</b>	Economic development
<b>CHAPTER 11: SPECIAL PLANNING AREA POLICIES</b>	
Provides additional background and context and supporting policies to address area-specific considerations within the Planning Area. Area specific policies are provided for: Downtown Manhattan; Aggieville-Campus Edge; K-177/Gateway Corridor; West Anderson Corridor; West of Scenic Drive; Miller Parkway Corridor; Eureka Valley/Highway K-18 Corridor; Blue Township/East US-24 Corridor; West US-24 Corridor; and Blue River Valley.	
<b>CHAPTER 12: ACTION PLAN</b>	
Details recommended actions required to implement the Plan and establishes procedures for monitoring and amending the Plan.	
<b>APPENDIX A: FUTURE GROWTH OPPORTUNITY AREAS</b>	
Provides a discussion of criteria used to identify Future Growth Opportunities within the Manhattan Urban Area; includes Future Growth Opportunities map.	
<b>APPENDIX B: RELATED PLANS AND POLICY DOCUMENTS</b>	
Provides a brief summary of related plans and policy documents as referenced throughout the Comprehensive Plan.	
<b>APPENDIX C: SUPPLEMENTAL UTILITY PLANNING INFORMATION</b>	
Contains supplemental water/wastewater utility planning information for the West US-24 Corridor and the Blue Township/East US-24 Corridor.	
<b>APPENDIX D: GROWTH CAPACITY COMPARISON (2003-2015)</b>	
Contains a comparison of residential and non-residential growth capacity between the 2003 and 2015 versions of the Manhattan Urban Area Comprehensive Plan.	

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Table 1.1: Comprehensive Plan Overview	
CHAPTER(S)	TOPICS/ELEMENTS ADDRESSED
<b>APPENDIX E: TRENDS AND FORCES REPORT</b>	
Contains background information used to help inform the Manhattan Area 2035 process:	
<ul style="list-style-type: none"><li>• <b>Community Profile</b> – This section summarizes relevant data, existing conditions, and future projections across a range of topics. It is intended to provide a concise profile of planning-related issues and opportunities across the Manhattan Area.</li><li>• <b>Inventory Maps</b> – These maps supplement the data and analysis contained within the Community Profile and add geographical context to the discussion of current and future trends and forces.</li></ul>	

### Plan Components

The Comprehensive Plan’s policy framework is comprised of a hierarchy of information. Together these components help support and inform decision-making at all levels - linking broad concepts to recommended policies and detailed actions.



## Growth Vision and Key Objectives

The Growth Vision reflects the community's desired future. It is embodied in eight Key Objectives which describe in greater detail desired outcomes the community wishes to accomplish in order to achieve its vision for the future. These objectives also set the framework for the Plan's chapters.



## Guiding Principles

are statements of the community's core values that will be used to support the implementation of the Growth Vision and Key Objectives.



## Goals

provide general direction and targets to guide the community.



## Policies

provide specific guidance and positions for daily decision-making



## Actions

establish specific strategies (e.g., programs, funding mechanisms, regulatory tools) to advance the Growth Vision and Key Objectives

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