



Chapter 2: Growth Vision



Growth Vision

The Manhattan Urban Area Growth Vision is based on the premise that the health of the community and the quality of life of its residents are not dependent on any one factor. The underlying approach of the Growth Vision is an understanding that the community must seek a balance between environmental, economic, and social considerations. Each of these components is interrelated and essential to the continued health and sustainability of the community. Viewed together, they provide a basis for formulating the Growth Vision. The Growth Vision reflects the community's ideal future:

An economically vital community providing attractive growth opportunities to local, national, and global companies; diverse employment and affordable housing options; and robust quality of life programs to serve the Manhattan Urban Area. A caring community offering quality education; equal opportunities to seek a higher quality of life; and a community which recognizes the importance of conserving and enhancing its natural, historic, and cultural resources.

Key Objectives

The Growth Vision is embodied in the eight key objectives below, which describe in more detail the desired outcomes the community wishes to accomplish in order to achieve its ideal future. The Key Objectives provide an organizing framework for the Plan, which is comprised of a series of guiding principles, goals, and policies that will guide the City and Counties in their efforts to implement the community's vision.

A Coordinated and Efficient Pattern of Growth



The Manhattan Urban Area will have a compact development pattern that encourages growth to locate within the Urban Service Area Boundary and Blue Township Urban Growth Area, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment to the extent feasible. Targeted infill and redevelopment and ongoing revitalization will be encouraged around the KSU campus, in Downtown and Aggieville, along major commercial corridors, and in other areas of potential change. Greenfield development located within identified urban growth areas will occur in an orderly, contiguous manner, while lower density rural development will occur in a manner that protects natural features and maintains the open rural character of the Counties in areas that are not appropriate for urban development. The maintenance of viable agricultural operations outside of the Urban Service Area Boundary and Blue Township Urban Growth Area will also be encouraged.

Preserve and Enhance Natural Resources and Promote Resiliency



Residents of the Manhattan Urban Area feel strongly about conserving the area's natural amenities and scenic quality. The City and Counties will work to preserve and enhance natural features and resources that provide wildlife habitat, maintain environmental quality, and enrich the lives of residents through education, observation, and outdoor recreation opportunities. Preserving the area's natural features and resources will help maintain the community's identity and sense of place, as well as its desirability as a place to live, work, and visit. Ongoing coordination on hazard mitigation issues and limitations on growth in flood or other hazard prone areas will help minimize future property damage and potential loss of life and promote the overall resiliency of the community when faced with potential disasters.



Efficient Use and Expansion of Public Facilities and Services



The availability of water, wastewater, fire protection, police protection, parks and other utilities and services affects the safety and quality of life for residents and the economic stability of the Manhattan Urban Area. The development pattern promoted by this Comprehensive Plan will provide for long-term

development needs, while achieving a more cost-effective and efficient provision of infrastructure and public facilities. As the community continues to grow and as fiscal resources for facilities and services remain constrained, it will be increasingly important to maintain the right balance between the expansion of infrastructure facilities to serve new areas, with pressing needs for maintenance and upgrades of existing systems, and to promote continued collaboration among the many service providers within the Manhattan Urban Area.

Active Community Involvement and Regional Cooperation



The City and Counties will continue to foster coordination and cooperation between themselves, the Flint Hills Metropolitan Planning Organization, Flint Hills Regional Council, Kansas State University, Flint Hills Economic Development District, Flint Hills Regional Transit Administration, Fort Riley,

Manhattan Urban Area Planning Board, Riley County Planning Board, Pottawatomie County Planning Commission, area service providers, and others in the region on issues of shared significance. A range of opportunities for public participation in the planning process will be provided to promote increased awareness and civic engagement among all segments of the community—youth, college students, young families, retirees, and older adults.

A Balanced Multi-Modal Transportation System



Mobility, efficiency, and safety are important components of the Manhattan Urban Area transportation system. Current and future mobility needs will be addressed by considering land use decisions in concert with transportation decisions and establishing an efficient

transportation system with connected local and regional roads and viable transit alternatives. The City and Counties will ensure that streets are designed and

retrofitted in appropriate areas to promote a balance of travel modes—vehicles, bicycles, pedestrians, and transit.

Healthy, Livable Neighborhoods Offering a Variety of Lifestyle Options



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.

An Active Community Recognized for its Quality of Life and Strong Sense of Place



The Manhattan Urban Area’s unique natural setting, high-quality built environment, historic and cultural resources, parks and recreational facilities, and other assets enrich the lives of residents and appeal to visitors. The City and Counties recognize the role these amenities play in the quality of life of residents

and the community’s ability to attract new employers and employees and maintain a strong sense of place as it grows. An emphasis will be placed on the protection and enhancement of these resources to meet the needs of both current and future residents.



A Strong, Diversified Economic Base



The City and Counties will facilitate employment and commercial development opportunities that provide a variety of jobs and services to residents, support the retention and expansion of local businesses, and that make a positive contribution to the community and region. The City and Counties will

work with area partners to attract new local, national, and global employers to the Manhattan Urban Area by continuing to promote the community's unique Flint Hills setting, quality of life amenities, diverse lifestyle options, and educational and research resources, and by encouraging a balanced mix of housing options. The City and Counties will continue to coordinate with Fort Riley, Kansas State University, and other major institutions and employers to plan for future growth and regional fluctuations, as needed. This focus should be on diversifying the region's economy with more private primary employment to promote economic diversity and resiliency.

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