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## Appendix A: Growth Opportunity Areas

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### Where Are We Likely to Grow?

In 2012, the Manhattan Area had an estimated population of 61,006. Over the next ten to twenty years, the Manhattan Area could grow to a population of 79,640, an increase of nearly 19,000 people. Areas with the potential to accommodate future growth over the next ten to twenty years are identified on the Future Growth Opportunities map. This map identifies a range of opportunities for both Greenfield development and infill/redevelopment.

Two types of generalized areas are identified on the Future Growth Opportunities map—“Areas of Stability” and “Areas of Change.” Definitions for each type of area, and for variations in characteristics within each, and a discussion of the methodology used in identifying potential areas on the map are provided below.

#### Areas of Stability

Areas identified as “Areas of Stability” include both new and recently constructed development and established areas, as described below.

##### NEW OR RECENTLY CONSTRUCTED DEVELOPMENT

New or recently constructed development in which change will be limited to the completion of elements included as part of the current phase of a previously approved subdivision, Master Plan, or Planned Unit Development that are already under construction, or are about to initiate construction.

##### ESTABLISHED AREAS

Established areas meet a combination of the following criteria:

- Stable or increasing property values.
- Absence of or limited number of new building or tear-down permits in the past 10 years.
- Absence of vacant or underutilized land.
- Protective regulations, such as an historic district or the presence of a concentration of designated historic properties, in place that limit the degree to which alterations in the existing pattern may occur.
- Underlying zoning is consistent with built pattern.
- Identified through the Neighborhood Index analysis criteria as needing continued or increased stabilization.

In some areas, tools to protect the established character of a particular area are already in place (e.g., downzoning and/or Traditional Neighborhood Overlay in the past 10 years). In other established areas, protective measures to maintain stability over time may need to be explored as part of the process.

## Areas of Change

“Areas of Change” include both opportunities for Greenfield development and infill and redevelopment, as described below.

### NEW OR CONTINUED GREENFIELD DEVELOPMENT ANTICIPATED

The term “Greenfield development” typically refers to development on land that is currently vacant or used for agricultural purposes, and has not previously been developed. Within the planning area, Greenfield development opportunities encompass the following:

- Planned future phases of an existing subdivision, Master Plan, or Planned Unit Development (PUD); and
- Future growth opportunities in unincorporated areas of the planning area.

In some Greenfield development areas, future land uses have already been planned as part of the 2003 Manhattan Urban Area Comprehensive Plan, a subsequent corridor plan or neighborhood plan effort, or an adopted PUD, Master Plan or subdivision plat. In these instances, planned uses are proposed to be simply carried forward. In other instances, additional discussion is needed to determine an appropriate direction for the future.

### INFILL AND REDEVELOPMENT ANTICIPATED

Significant market-driven infill and redevelopment has occurred within core areas of the planning area over the past decade. Demand has been driven by a combination of factors, including: a constrained housing market (in terms of both cost and supply); high demand for alternative housing types, such as student apartments, townhomes, and other attached products; proximity to major community destinations such as K-State, Downtown, and Aggieville; and a shift in demographics and lifestyle preferences. Infill and redevelopment pressure will likely continue to increase over time as growth occurs and raw land within the planning area is absorbed.

This designation applies to areas with a combination of the following characteristics:

- Some pockets of vacant lots, surface parking, or potentially underutilized lots (e.g., low improvement to land value ratio, vacant buildings) that are suitable for infill or redevelopment;
- A built pattern that is less intense than the underlying zoning allows (e.g., single-family detached neighborhood with lot sizes far in excess of minimum lot size requirements or single-family detached neighborhood with zoning that permits attached units, such as duplexes or townhomes);
- Some building permit and/or tear down activity in past ten years;
- Some blocks have a higher percentage of rental vs. owner-occupied units;
- Desirable core area location and/or neighborhood character;
- Redevelopment plan, district plan, neighborhood plan that supports infill and redevelopment currently in place (e.g., Aggieville-Campus Edge District

Plan - areas rezoned with the Multi-family Redevelopment Overlay District (M-FRO) that are still redeveloping, and Downtown Tomorrow Plan);

- Consolidated ownership of contiguous tracts (e.g., already in place, or process to achieve has been initiated);
- Reserve infrastructure capacity exists or is anticipated as part of long-range plans or the Capital Improvements Program;
- Identified through the Neighborhood Index analysis criteria as transitional (see information box on page 5); and
- Relocation or planned relocation of a major use (e.g. school).

In some areas where infill and redevelopment are anticipated, future land uses have already been planned as part of the 2003 Manhattan Urban Area Comprehensive Plan, a subsequent corridor plan or neighborhood plan effort. In these instances, planned uses are proposed to be simply carried forward. In other instances, additional discussion is needed to determine an appropriate direction for the future.

## HOW WERE AREAS OF CHANGE DETERMINED IN CORE NEIGHBORHOOD AREAS?

A variety of data were evaluated in the process of analyzing and mapping potential areas of change in the Core Areas. Based on a block-by-block review of the information outlined below, preliminary maps were developed and then field verified and refined by City staff, to identify blocks that are more family/owner oriented and in need of continued stabilization and other areas which are predominantly student/rental oriented and have reserve infrastructure capacity to accommodate redevelopment at higher densities.

### NEIGHBORHOOD INDICATORS

Building on a Neighborhood Index scoring system developed in 2003, population density by block, number of children under 18 by block, number of family households by block, and number of owner-occupied households by block were evaluated using 2010 Census data.

### UNDERUTILIZED PARCELS AND BUILDING CONDITION

Using Riley County Assessor's Office data, the ratio of land value to improvement value was calculated for each parcel to identify parcels that were potentially being underutilized (value of the land is more than twice the value of the existing improvements). Areas with a high concentration of underutilized parcels were identified as having the potential for significant new development or redevelopment. Building condition was assessed through visual surveys.

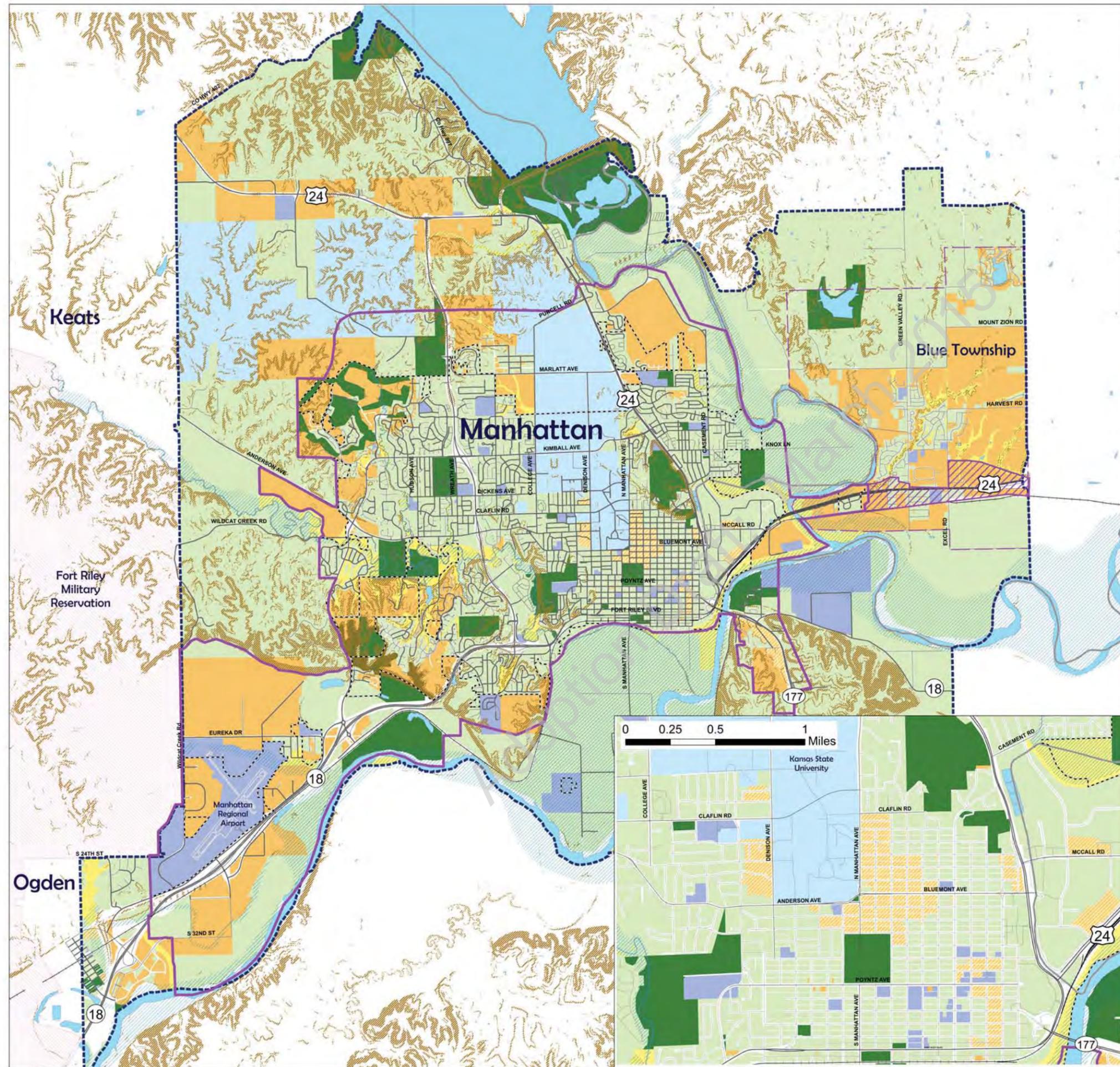
### AREAS WITH RESERVE INFRASTRUCTURE CAPACITY

Areas with reserve infrastructure capacity in water, sanitary sewer, storm sewer, and streets were identified that could support redevelopment at higher densities and/or mixed uses.

### REVIEW OF SURROUNDING DEVELOPMENT CONTEXT

A variety of other considerations were also reviewed, with an eye towards identifying areas that would be most likely to be able to support higher intensity development from an infrastructure and services perspective— parks, pedestrian -bicycle and vehicular street connectivity, water and sewer capacity, and schools. Constraints such as floodplain and publicly-owned lands were also reviewed.

# FUTURE GROWTH OPPORTUNITIES



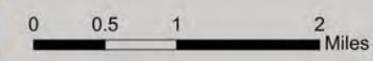
**Legend**

- Areas of Change**
  - New / Continued Greenfield Development Anticipated
  - Infill / Redevelopment Anticipated
- Areas of Stability**
  - Areas of Stability
  - Parks and Recreation
  - Kansas State University
  - Public / Semi-Public Space
  - Preserved Open Space
  - Environmentally Sensitive Areas
  - Flood Hazard Area (1993 Event)
  - Streams and Wetlands
- Comprehensive Plan Boundary
- Manhattan City Boundary
- County Line
- Urban Service Area Boundary
- Potential Future Urban Service Area
- Blue Township Urban Growth Area

\*Environmentally Sensitive Areas are areas identified in previous Comprehensive Plan efforts, consisting of steep slopes (>20%) and riparian corridors, and natural areas of the high priority for preservation identified by the Northern Flint Hills Audubon Society.

\*\*Flood Hazard Areas include designated FEMA floodway and areas inundated during the 1993 Flood Event where new development would be prohibited.

Source: City of Manhattan, Riley County, Pottawatomie County



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