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## Chapter 12: Action Plan

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### Overview

A key aspect of the Comprehensive Plan is how the eight key objectives will be carried out after it is adopted. This chapter recommends how the City and Counties may best implement these objectives and supporting goals and policies outlined in this Plan.

To effectively implement the goals and policies of the Comprehensive Plan, it is important to define a broad set of recommended actions as well as a set of priority initiatives. It is also necessary to determine the priority and timing of the actions so the City and Counties are able to allocate necessary resources. Moreover, routine monitoring and periodic amendments will help ensure that the Plan remains relevant. This Action Plan includes the following components:

- **Summary of Priority Initiatives:** this section outlines key priorities to help advance the community's vision in the immediate future and focus Plan implementation efforts on actions that will have the most impact.
- **Action Plan Matrix:** this matrix contains a comprehensive list of recommended actions to help support the implementation of each of the eight key objectives. The Matrix lists each of the actions required to implement the Plan, and indicates the relative priority of actions.

The Action Plan identifies a number of areas where the City and Counties' development regulations will need to be reviewed and revised as necessary, in order to be consistent with the goals and policies of the Comprehensive Plan. These regulations include each jurisdiction's zoning and subdivision regulations, roadway standards, and development review procedures. Revisions to development regulations and standards should be undertaken soon after adoption of the Comprehensive Plan, since the recommendations and policies contained in the Plan generally are advisory in nature and are most often implemented through various regulations and standards.

The Comprehensive Plan also identifies a number of strategies that will be carried out during day-to-day policy decisions made by the planning staff, Planning Boards, City Commission, and Boards of County Commissioners. These elected and appointed officials will continually make decisions regarding development proposals and plan amendments within the Manhattan Urban Area. The Comprehensive Plan serves to guide such policy decisions that will occur throughout the life of the Plan, and should be closely coordinated with the City and Counties' Capital Improvements Programs.

## Summary of Priority Initiatives

The Action Plan identifies five priority initiatives to help advance the community's vision in the immediate future (1-2 years) and to focus Comprehensive Plan implementation efforts. Efforts to advance these initiatives are already underway in several cases and several of the initiatives are overlapping in their scope and intent. A brief explanation of each priority initiative is provided below and are not listed in any particular order of importance. Additional detail regarding each initiative is provided in the Action Plan matrix.

### 1. Update Zoning and Development Regulations to Implement Key Plan Concepts and Promote Increased Predictability in the Development Review Process

In order for the growth and development framework outlined in this Comprehensive Plan to be effective, development regulations must be consistent with the goals and policies of the Plan. The Action Plan matrix identifies several specific changes to zoning and development regulations that need to be addressed to implement several key Plan concepts. These include:

- Rezoning of expanded High Density Residential area west of the KSU campus;
- Establishment of a new Urban Core Residential (UCR) District and design standards to address density, building design, lot coverage, parking requirements, and other considerations as needed;
- Revisions to the boundary and standards for the M-FRO District east of the KSU campus to ensure compatibility with the Future Land Use map and to provide additional flexibility for infill and redevelopment; Rezoning designated residential areas east of City Park to promote stabilization and ensure compatibility with Comprehensive Plan; and
- Establish a mixed-use zoning district to provide an alternative to the Planned Unit Development process.

In conjunction with the targeted updates noted above, a more comprehensive review of the City and Counties' zoning and development regulations should be conducted to identify potential barriers to Plan implementation and opportunities to streamline the development review process to the extent feasible. Additionally, ongoing coordination between City and County development review and approval processes will be essential in outlying areas of the Planning Area.

### 2. Conduct More Detailed Planning for the Blue Township Urban Growth Area

One of the major changes contained in this Plan update is a significant increase in growth in the Blue Township/East US-24 Corridor. This area contains a significant amount of the region's developable land supply, and is particularly well suited for residential development. While this area has seen substantial residential growth in recent years, infrastructure capacity is limited, and significant investments will be needed to accommodate the amount of development anticipated by this Plan. Growth in the area has occurred in an incremental way, without the benefit of an



overall coordinated plan for the area.

Accordingly, one of the key aspects of this Action Plan is the development of a detailed Area Plan for the Blue Township/East US-24 Corridor to more clearly define desired land use patterns, and to identify specific needs related to transportation systems and other infrastructure and services, and other quality of life amenities—water/wastewater/storm water infrastructure; streets/sidewalks; parks, trails/bikeways, and recreational facilities; schools; transit; and police and fire protection. This effort will need to consider the anticipated phasing/timing of development in concert with planning for water and sewer, transportation facilities, parks and trails, and other requirements.

This effort will also need to explore a range of financing options, such as benefit districts, excise taxes or impact fees, and identify the best combination of approaches that will support the implementation of necessary infrastructure and services to serve the area over time through an accompanying Capital Improvement Plan.

### **3. Continue to Promote the Revitalization of the Central Core District**

Over the past 10 years, change in the Central Core District, which includes both Downtown Manhattan and Aggieville, has been impressive. Downtown has seen an array of new housing and commercial development; and significant activity in the redevelopment area. This Action Plan recommends that the City continue to work with its public and private partners to encourage redevelopment of the commercial core. It also recommends that the Downtown Redevelopment Plan be updated to identify expanded opportunities on the periphery of the Downtown core area.

### **4. Continue to Focus on Workforce and Affordable Housing**

An important recurring theme throughout the preparation of the Comprehensive Plan update is the need for housing that is affordable to the region's workforce, as well as to meet the needs of the area's changing demographics. This includes a focus on housing for our growing senior population as well as expected growth in single-person households for professionals as well as increasing numbers of students. This Action Plan suggests a number of strategies to address this need, including:

- Review Zoning and Subdivision Regulations to determine if there are any barriers to achieving a mixture of housing types and densities in residential neighborhoods;
- Review, coordinate and streamline City and County development review and approval processes to the extent feasible, to increase predictability and efficiency and to reduce housing and development costs; and
- Continue to encourage the construction of affordable housing by working with private landowners to identify and maintain a range of available sites for affordable housing in the Planning Area; working with non-profit organizations and developers to increase supply of affordable housing; and providing incentives for the development of affordable housing.

### 5. Promote the Revitalization of Underutilized Areas

The Plan places an increased emphasis on encouraging the revitalization and/or redevelopment of underutilized areas over time to take advantage of existing infrastructure and promote the efficient use of available land. To support continued revitalization the Plan recommends that one or more mixed-use zone districts be developed to provide an alternative to the Planned Unit Development process for creative mixed-use developments. In addition, it recommends consideration of incentives to promote the adaptive reuse or redevelopment of underutilized sites (e.g., density or height bonuses, reduced on-site parking) that would be available either through the Planned Unit Development process or as part of a new mixed-use zone district as described above.



## Action Plan Matrix

The Action Plan Matrix, below, provides a detailed list of the actions needed to implement each of the Comprehensive Plan’s key objectives and accompanying guiding principles. The matrix indicates the type of actions that will be required to implement the goals and policies, and the priority of the actions to be initiated. City and County staff and planning officials will need to update this matrix on an annual basis, or as necessary, to keep the responsibilities and actions current.

The “**Priority**” column lists four possible time frames for implementing actions: **(1) - Immediate Priority**, to be implemented with adoption of the Plan or shortly thereafter. **(2) - High Priority**, to be initiated as soon as possible and completed within one to two years after Plan adoption. **(3) - Moderate Priority**, to be completed within three to five years after Plan adoption. **(O) - Ongoing**, are actions that occur continually.

Table 10: Action Plan

Guiding Principle/Action	Lead/Partners	Priority
<b>3: A COORDINATED AND EFFICIENT PATTERN OF GROWTH</b>		
<b>GUIDING PRINCIPLE GM-1: SUSTAINABLE USE OF LAND, INFRASTRUCTURE AND SERVICES, AND NATURAL RESOURCES</b>		
Utilize identified criteria for the Urban Service Area to: <ul style="list-style-type: none"> <li>Review and adjust boundaries on a periodic basis (annually/as needed); and</li> <li>Direct the timing of development in identified growth areas based on the criteria outlined in policy GM-1.1C.</li> </ul>	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning  <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, Riley and Pottawatomie Boards of County Commissioners, Riley County Planning Board, Pottawatomie County Planning Commission	O
Continue to coordinate efforts to manage rural development located outside the Urban Service Area by: <ul style="list-style-type: none"> <li>Reviewing and revising Intergovernmental Agreements with Rural Service Districts as needed; and</li> <li>Reviewing areas for future expansion outside of the Urban Service Area on a periodic basis.</li> </ul>	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning  <b>Involve:</b> City Commission, Riley and Pottawatomie Boards of County Commissioners, Rural Service Districts	O
Develop an annexation plan for areas in the Counties that are identified as suitable for urban growth, particularly areas that will need utilities from the City for development (e.g., Eureka Valley- Highway K-18 Gateway Corridor).	<b>Lead:</b> City Community Development  <b>Involve:</b> County Planning and Zoning Departments, City Commission, Boards of County Commissioners	2
<b>GUIDING PRINCIPLE GM-2: A BALANCED MIX OF LAND USES TO MEET THE NEEDS OF CURRENT AND FUTURE GENERATIONS</b>		
<b>RESIDENTIAL LAND USES</b>		
Develop new Zoning Regulations and Design Standards to address density, building design, lot coverage, parking requirements, and other considerations as needed to implement the new Urban Core Residential (UCR) District.	<b>Lead:</b> City Planning Division  <b>Involve:</b> Manhattan Urban Planning Board, City Commission, and stakeholders	1
Review and revise boundary and design standards for the M-FRO District to ensure compatibility with the Future Land Use map and to provide additional flexibility for infill and redevelopment.	<b>Lead:</b> City Community Development  <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, and stakeholders	1-2

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Guiding Principle/Action	Lead/Partners	Priority
Finalize the boundary and down zone the residential area east of City Park identified on the Future Land Use map to facilitate increased stabilization of this neighborhood.	<b>Lead:</b> City Community Development <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, and stakeholders	2
<b>COMMERCIAL/MIXED-USE LAND USES</b>		
Consider establishing one or more mixed-use zone districts to provide an alternative to the Planned Unit Development process for creative mixed-use developments.	<b>Lead:</b> City Community Development <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, Development Community	2
Explore a range of incentives to promote the adaptive reuse or redevelopment of underutilized sites (e.g., density or height bonuses, reduced on-site parking) that would be available either through the Planned Unit Development process or as part of a new mixed-use zone district as described above.	<b>Lead:</b> City Community Development <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, Development Community	2
<b>EMPLOYMENT LAND USES</b>		
Continue to develop and implement site layout and architectural design standards for Office/Research Park and Industrial development, including completion of Corridor Overlay Standards.	<b>Lead:</b> City Community Development, Riley County Planning and Development <b>Involve:</b> Manhattan Urban Planning Board, City Commission, Riley County BOCC, Riley County Planning Board	2
Review and revise Zoning Regulations and the Zoning map, as may be necessary, to align Comprehensive Plan policies and Future Land Use map changes for Office/Research Park and Industrial development, including zoning map changes to reflect Future Land Use changes along the West US-24 Corridor and ensure (throughout the Planning Area) that the long-term potential of designated employment areas is not precluded by the approval of potentially incompatible uses in the interim.	<b>Lead:</b> City Community Development, Riley County Planning and Development <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, Riley County BOCC, Riley County Planning Board	2
<b>4: PRESERVE AND ENHANCE NATURAL RESOURCES AND PROMOTE RESILIENCY</b>		
<b>GUIDING PRINCIPLE NRE-1: CONSERVATION OF ENVIRONMENTALLY SENSITIVE AREAS</b>		
Restrict development within identified environmentally sensitive areas and natural hazard areas by implementing regulations that: 1) identify and codify the location of these areas; 2) provide a higher level of floodplain protection; and 3) include criteria that prevent development from occurring in identified areas such as steep slopes and flood ways.	<b>Lead:</b> City Community Development, City Public Works, County Planning and Zoning Departments <b>Involve:</b> Manhattan Urban Planning Board, City Commission, Riley and Pottawatomie County BOCC, Riley County Planning Board, Pottawatomie County Planning Commission	2



Guiding Principle/Action	Lead/Partners	Priority
<b>GUIDING PRINCIPLE NRE-2: A CONNECTED, CONTINUOUS, AND PERMANENT NETWORK OF “GREEN INFRASTRUCTURE”</b>		
Continue to facilitate the creation of continuous, permanent, system of open space corridors by: <ul style="list-style-type: none"> <li>Establishing open space dedication requirements for private development;</li> <li>Creating an open space acquisition and improvement fund; and</li> <li>Continuing to use conservation easements and other private sector tools for Environmentally Sensitive Areas and open space preservation.</li> </ul>	<b>Lead:</b> City Community Development, City Parks and Recreation, Riley County Parks Division  <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, Riley County Planning Board, Pottawatomie County Planning Commission, Riley and Pottawatomie County BOCC, City Parks and Recreation Advisory Board and Riley County Park Advisory Board.	3
<b>GUIDING PRINCIPLE NRE-3: A SAFER AND MORE RESILIENT COMMUNITY</b>		
Continue to update and implement the Regional Multi-Jurisdiction Hazard Mitigation Plans for Riley and Pottawatomie County.	<b>Lead:</b> Riley and Pottawatomie County Emergency Management Departments  <b>Involve:</b> Riley County Police Department, Manhattan Fire Department, Fire Protection Districts	0
<b>5: EFFICIENT USE AND EXPANSION OF PUBLIC FACILITIES AND SERVICES</b>		
<b>GUIDING PRINCIPLE PFS-1: MAKE EFFICIENT USE OF PUBLIC RESOURCES BY LOCATING FACILITIES AND PROVIDING SERVICES IN AREAS PLANNED FOR FUTURE GROWTH</b>		
Develop a Capital Facilities Plan and financing mechanisms for the planning, construction, and maintenance of infrastructure needed to serve the Blue Township Urban Growth Area.	<b>Lead:</b> Pottawatomie County Public Works and Zoning, Pottawatomie BOCC  <b>Involve:</b> Flint Hills MPO	2
Continue to explore the use of benefit districts and other financing mechanisms to implement the secondary infrastructure in the K-177 Corridor needed to leverage initial City and Riley County investment.	<b>Lead:</b> Riley County Public Works, Riley County Planning and Development, City Community Development  <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, Riley County BOCC, Riley County Planning Board	2
<b>GUIDING PRINCIPLE PFS-2: EQUITABLY DISTRIBUTE THE COST FOR URBAN SERVICES OVER THE AREAS THAT ENJOY THE BENEFIT OF SUCH SERVICES AND AMONG THOSE ENTITIES RESPONSIBLE FOR EXTENDING SUCH SERVICES</b>		
Continue to explore opportunities, costs, benefits and coordination issues associated with becoming a regional utility provider.	<b>Lead:</b> City Public Works Department, City Manager’s Office  <b>Involve:</b> City Community Development, Service Districts	0
Expand the applicability of relevant construction and property maintenance codes and inspections to areas that may be annexed in the future through a collaborative process, including the Blue Township Urban Growth Area.	<b>Lead:</b> Pottawatomie County Zoning, Riley County Planning and Development, Pottawatomie and Riley Counties BOCC, Riley County Planning Board, Pottawatomie County Planning Commission  <b>Involve:</b> City Community Development, City Commission, Manhattan Urban Area Planning Board	0

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Guiding Principle/Action	Lead/Partners	Priority
<b>6: ACTIVE COMMUNITY INVOLVEMENT AND REGIONAL COOPERATION</b>		
<b>GUIDING PRINCIPLE RC-1: STRONG PARTNERSHIPS AND A COMMITMENT TO COLLABORATION AT THE LOCAL AND REGIONAL LEVEL</b>		
Continue to collaborate and cooperate with other governmental agencies within the region, with a particular emphasis on plans that address issues of shared significance, such as land use, transportation, the provision of infrastructure and services, housing, economic development, and conservation of natural resources.	<b>Lead:</b> City Community Development, Riley County Planning and Development, City Commission, Pottawatomie and Riley Counties BOCC, Riley County Planning Board, Pottawatomie County Planning Commission, Manhattan Urban Area Planning Board <b>Involve:</b> Flint Hills MPO and Regional Council, KSU, and Fort Riley	0
Work closely with Kansas State University to coordinate on such issues as the location of growth and development, provision of public facilities and services, conservation of natural resources, and revenue sharing.	<b>Lead:</b> City Community Development, Riley County Planning and Development, City Commission, Pottawatomie and Riley County BOCC, Kansas State University, Manhattan Urban Area Planning Board <b>Involve:</b> Manhattan Area Chamber of Commerce, Pottawatomie County Economic Development Corporation	0
Work closely with Fort Riley to coordinate on issues of mutual concern, particularly as it relates to growth and development issues in the western portions of the Planning Area, and to jointly implement recommendations in the Flint Hills Joint Land Use Study to promote compatible types of growth and development.	<b>Lead:</b> City Community Development, Riley County Planning and Development, City Commission, Pottawatomie and Riley County BOCC, Fort Riley leadership, Manhattan Urban Area Planning Board <b>Involve:</b> Manhattan Regional Airport	0
Expand membership and jurisdictional area of the Manhattan Urban Area Planning Board to include representatives from Pottawatomie County.	<b>Lead:</b> City Commission, Pottawatomie and Riley County BOCC, Riley County Planning Board, Pottawatomie County Planning Commission, Manhattan Urban Area Planning Board	2
<b>GUIDING PRINCIPLE RC-2: VARIED PUBLIC PARTICIPATION OPPORTUNITIES IN THE COMMUNITY PLANNING PROCESS</b>		
Continue to improve community access to web and social media-based engagement tools.	<b>Lead:</b> City Community Development, Riley County Planning and Development <b>Involve:</b> City Commission, Pottawatomie and Riley County BOCC, Riley County Planning Board, Pottawatomie County Planning Commission, Manhattan Urban Area Planning Board, Pottawatomie County Zoning	0





Guiding Principle/Action	Lead/Partners	Priority
Review, coordinate and streamline City and County development review and approval processes to the extent feasible, to increase predictability and efficiency and to reduce housing and development costs.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> Manhattan Urban Area Planning Board, City Commission, Riley and Pottawatomie Boards of County Commissioners, Riley County Planning Board, Pottawatomie County Planning Commission	1
<b>7: A BALANCED MULTI-MODAL TRANSPORTATION SYSTEM</b>		
<b>GUIDING PRINCIPLE MATS-1: A BALANCED, COHESIVE, INTEGRATED SYSTEM OF STREETS, SIDEWALKS, BIKEWAYS, AND PUBLIC TRANSPORTATION THAT MEETS THE MOBILITY NEEDS OF MANHATTAN AREA</b>		
Review and revise Zoning and Subdivision Regulations, as may be necessary, to ensure new development supports multi-modal transportation system by incorporating street connectivity standards and other mode-specific provisions.	<b>Lead:</b> City Public Works, City Community Development, City Commission, Manhattan Urban Area Planning Board, Riley County Planning Board, Pottawatomie County Planning Commission <b>Involve:</b> Flint Hills MPO, Manhattan Urban Area Planning Board	2
Coordinate with local, state, and federal agencies to identify funding sources and work towards the implementation of a complete area-wide transit system, based on the steps identified in the Transit Implementation Plan.	<b>Lead:</b> City Commission, Pottawatomie and Riley County BOCC, Flint Hills Regional Transit Administration, City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> K-DOT, Flint Hills MPO, Manhattan Urban Area Planning Board	0
Update and adopt Bicycle Master Plan.	<b>Lead:</b> City Public Works, City Community Development, City Parks and Recreation Department <b>Involve:</b> Flint Hills MPO, Bicycle Advisory Committee, Manhattan Urban Area Planning Board, Parks and Recreation Advisory Board, City Commission	2
Implement appropriate traffic calming techniques to reduce negative traffic impacts in neighborhoods.	<b>Lead:</b> City Public Works, City Community Development, City Commission <b>Involve:</b> Neighborhood organizations, Bicycle Advisory Committee	0
Identify a more stable funding source to support transportation infrastructure, both for necessary maintenance, system improvements, and new growth.	<b>Lead:</b> City Commission, City and County Public Works, Pottawatomie and Riley County BOCC <b>Involve:</b> Flint Hills MPO, Manhattan Urban Area Planning Board	0
Establish regular monitoring programs that track progress against performance targets for all transportation modes.	<b>Lead:</b> City Public Works, City Community Development, City Commission, Manhattan Urban Area Planning Board <b>Involve:</b> Flint Hills MPO, Bicycle Advisory Committee, Manhattan Urban Area Planning Board	2

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Integrate the soon-to-be-completed FHMPPO travel demand model into the Manhattan Urban Area’s transportation planning processes.	<b>Lead:</b> City Commission, Pottawatomie and Riley County BOCC, Flint Hills Regional Transit Administration, City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> K-DOT, Flint Hills MPO, Manhattan Urban Area Planning Board	2
Update engineering design standards to incorporate multi-modal considerations.	<b>Lead:</b> City Public Works, Riley and Pottawatomie County Public Works <b>Involve:</b> Flint Hills MPO, Bicycle Advisory Committee, Manhattan Urban Area Planning Board, Riley County Planning Board, Pottawatomie County Planning Commission, City Commission, Riley and Pottawatomie County BOCC.	2
<b>8: HEALTHY, LIVABLE NEIGHBORHOODS OFFERING A VARIETY OF LIFESTYLE OPTIONS</b>		
<b>GUIDING PRINCIPLE HN-1: EXPANDED HOUSING OPTIONS TO MEET THE NEEDS OF A CHANGING COMMUNITY</b>		
Review and revise Zoning and Subdivision Regulations, if necessary, to determine if there are any barriers to achieving a mixture of housing types and densities in residential neighborhoods.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> City Commission, Pottawatomie and Riley County BOCC	2
Continue to encourage the construction of affordable housing by: <ul style="list-style-type: none"> <li>• Working with private landowners to identify and maintain a range of available sites for affordable housing in the city, and facilitate getting sites pre-zoned;</li> <li>• Working with non-profit organizations and developers to increase supply of affordable housing; and</li> <li>• Providing incentives for the development of affordable housing.</li> </ul>	<b>Lead:</b> City Community Development <b>Involve:</b> City Commission, Manhattan Housing Authority	0
<b>GUIDING PRINCIPLE HN-2: REVITALIZATION OF ESTABLISHED AND CORE AREA NEIGHBORHOODS</b>		
Consider reinstating some type of Rental Inspection Program to maintain and enhance the quality of life in neighborhoods.	<b>Lead:</b> City Manager’s Office, City Code Services Division, City Community Development, City Commission <b>Involve:</b> Landlord Association, KSU	2
Place increased emphasis on active enforcement of public health, code enforcement, and safety violations in accordance with local building codes and other applicable ordinances.	<b>Lead:</b> City Community Development <b>Involve:</b> City Commission, City Manager’s Office	0



Guiding Principle/Action	Lead/Partners	Priority
Consider development of conservation district standards as another potential tool to protect key characteristics of stable core area neighborhoods.	<b>Lead:</b> City Community Development <b>Involve:</b> City Commission, Manhattan Urban Area Planning Board, Historic Resources Board, and Stakeholder Neighborhoods.	2
<b>GUIDING PRINCIPLE HN-3: EXPANDED OPPORTUNITIES FOR RESIDENTS TO LEAD HEALTHY AND ACTIVE LIFESTYLES</b>		
Review and revise Zoning and Subdivision Regulations, as may be necessary, to ensure that they do not create any unreasonable barriers to local food production.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> City Commission, Pottawatomie and Riley County BOCC	2
<b>9: AN ACTIVE COMMUNITY RECOGNIZED FOR ITS QUALITY OF LIFE AND STRONG SENSE OF PLACE</b>		
<b>GUIDING PRINCIPLE QL-1: A VARIETY OF HIGH-QUALITY RECREATIONAL OPPORTUNITIES IN THE FORM OF INTERCONNECTED PARKS, TRAILS, RECREATION FACILITIES, PUBLIC SPACES, AND NATURAL AREAS TO SERVE EXISTING DEVELOPMENT AND PLANNED GROWTH</b>		
Update the City's 1992 Comprehensive Parks Master Plan, evaluating park level of service standards and the community's needs for new or enhanced parks and facilities, trails, linkages, and open space, local preferences, and anticipated future needs.	<b>Lead:</b> City Parks and Recreation Department <b>Involve:</b> City Parks and Recreation Advisory Board, Riley County Park Advisory Board, City Commission, City Community Development, Riley County Parks Division, Riley County Planning and Development, Pottawatomie County Zoning, Riley County Planning Board, Pottawatomie County Planning Commission	2
Identify and pursue funding resources and partnerships with related organizations and agencies to acquire, develop, and/or improve parks, recreational facilities, trails, open spaces, and related amenities.	<b>Lead:</b> City Parks and Recreation Department <b>Involve:</b> City Parks and Recreation Advisory Board, Riley County Park Advisory Board, City Commission, City Community Development, Riley County Planning and Development, Pottawatomie County Zoning, Riley County Planning Board, Pottawatomie County Planning Commission	0
<b>GUIDING PRINCIPLE QL-2: SIGNIFICANT HISTORIC AND CULTURAL RESOURCES THAT CONTRIBUTE TO THE COMMUNITY'S IDENTITY AND HISTORY</b>		
Inventory local resources to identify historic and cultural assets.	<b>Lead:</b> City Community Development <b>Involve:</b> City Historic Resources Board, State Preservation Office	0
Identify and utilize incentives for the preservation and rehabilitation of historic buildings, districts, and sites.	<b>Lead:</b> City Community Development <b>Involve:</b> City Historic Resources Board, State Preservation Office	0
<b>GUIDING PRINCIPLE QL-3: A DISTINCTIVE BUILT AND NATURAL ENVIRONMENT THAT PROMOTES A SENSE OF PLACE</b>		
Implement adopted development standards for community gateways where they already exist and establish and new standards in remaining locations.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> City Commission, Pottawatomie and Riley County BOCC	2

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Develop appropriate criteria for ensuring that view sheds and ridgeline vistas are identified and treated in an appropriate manner during the master planning process in areas identified by more focused area plans.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> City Commission, Pottawatomie and Riley County BOCC	2
<b>CHAPTER 10: A STRONG, DIVERSIFIED ECONOMIC BASE</b>		
<b>GUIDING PRINCIPLE EC-1: STRENGTHENING MANHATTAN’S ROLE AS A REGIONAL CENTER</b>		
Monitor supply of finished sites and raw land suitable for residential, commercial, office/technological, industrial service and industrial development and periodically review and update the Future Land Use Plan map as appropriate.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> Manhattan Area Chamber of Commerce, Pottawatomie County Economic Development Corporation	0
Support efforts to expand public wireless access in and around the Downtown.	<b>Lead:</b> City Community Development, City Manager’s office <b>Involve:</b> Manhattan Area Chamber of Commerce, Downtown Manhattan, Inc.	2
Coordinate local and regional stakeholders to develop a unified campaign to leverage the Manhattan Urban Area’s unique regional research assets and to promote awareness at a national and international level.	<b>Lead:</b> Manhattan Area Chamber of Commerce, Kansas State University, Kansas State University Institute for Commercialization <b>Involve:</b> Pottawatomie County Economic Development Corporation, City Manager’s office, City Commission, Pottawatomie and Riley ounty BOCC , Downtown Manhattan, Inc.	1
<b>GUIDING PRINCIPLE EC-2: EXPANDED ECONOMIC DIVERSITY AND STABILITY</b>		
Review and update Zoning Regulations to accommodate anticipated research and industrial services associated with KSU and NBAF research activities.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning. <b>Involve:</b> Manhattan Area Chamber of Commerce, Pottawatomie County Economic Development Corporation, applicable Planning Boards	1
Review Zoning and Subdivision Regulations to determine if they adequately provide for contemporary home occupations and other non-traditional business models such as “pop-up” vendors and incubator uses.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> City Commission, Pottawatomie and Riley County BOCC	2



Guiding Principle/Action	Lead/Partners	Priority
Collaborate with other public and private partners to encourage redevelopment of the commercial core, as recommended in the Downtown Tomorrow Plan.	<b>Lead:</b> City Community Development <b>Involve:</b> City Commission, Downtown Manhattan Inc.	0
<b>CHAPTER 11: SPECIAL PLANNING AREAS</b>		
<b>BLUE TOWNSHIP/ EAST US-24 CORRIDOR</b>		
Conduct a more detailed area plan for the Blue Township/ East US-24 Corridor to more clearly define desired land use patterns, and to identify specific needs related to transportation systems and other infrastructure and services—water/wastewater/storm water infrastructure; streets/sidewalks; parks, trails/bikeways, and recreational facilities; schools; transit; and police and fire protection—and the anticipated phasing/timing of development, parks and trails, and infrastructure requirements and financing mechanisms.	<b>Lead:</b> Pottawatomie County Zoning, Pottawatomie Board of County Commissioners, Pottawatomie County Planning Commission <b>Involve:</b> City Community Development, Flint Hills MPO, Service Districts, City Commission, Manhattan Urban Area Planning Board, Riley County BOCC, Riley County Planning Board, Riley County Planning and Development, City Parks and Recreation Department, City Parks and Recreation Advisory Board	1
Explore a range of financing options, such as benefit districts, excise taxes or impact fees, identifying the best combination of approaches that will support the implementation of necessary infrastructure and services to serve the area over time (as identified through a more detailed area plan and accompanying Capital Improvement Plan).	<b>Lead:</b> Pottawatomie County Zoning, Pottawatomie Board of County Commissioners <b>Involve:</b> Flint Hills MPO, Service Districts	1
Establish additional intergovernmental/interlocal agreements, as needed, to support the implementation of a more detailed area plan for the Blue Township/East US-24 Corridor.	<b>Lead:</b> Pottawatomie County Zoning, City Community Development, City Commission, Pottawatomie County BOCC, <b>Involve:</b> Flint Hills MPO, Service Districts	1
Consider establishing joint County/City commercial development standards for the Blue Township/East US-24 Corridor that would apply regardless of whether the proposed development was located in the City of Manhattan or Pottawatomie County.	<b>Lead:</b> Pottawatomie County Zoning, City Community Development, City Commission, Pottawatomie County BOCC, Pottawatomie County Planning Commission <b>Involve:</b> Manhattan Area Chamber of Commerce, Pottawatomie County Economic Development Corporation	2
<b>WEST US-24 CORRIDOR</b>		
Establish additional intergovernmental/interlocal agreements, as needed, to address infrastructure and service needs for planned uses in the West US-24 Corridor.	<b>Lead:</b> Riley County Planning and Development, Riley County and City Public Works Departments, City Community Development, City Commission, Riley County BOCC <b>Involve:</b> Manhattan Urban Area Planning Board, Flint Hills MPO, Service Districts	0

**Chapter 12: Action Plan**

Guiding Principle/Action	Lead/Partners	Priority
Develop and adopt gateway design standards to address future growth in the corridor.	<b>Lead:</b> City Community Development, Riley County Planning and Development, Pottawatomie County Zoning <b>Involve:</b> City Commission, Pottawatomie and Riley County BOCC	2
<b>DOWNTOWN/AGGIEVILLE-CAMPUS EDGE</b>		
Promote the continued revitalization of the Central Core District, which includes both Downtown Manhattan and Aggieville.	<b>Lead:</b> City Community Development, City Manager’s office, Downtown Manhattan Inc. <b>Involve:</b> Aggieville Business Association, City Commission	0
Update the Downtown Redevelopment Plan to identify expanded opportunities for infill and redevelopment (with a particular emphasis on housing) on the periphery of the Downtown core area.	<b>Lead:</b> City Community Development, Downtown Manhattan Inc. <b>Involve:</b> City Commission, Manhattan Urban Area Planning Board	2
Conduct a study of the Bluemont Corridor to explore a range of possible futures (e.g., maintain current residential character, increase opportunities for higher intensity residential or mixed-use development). Key considerations include market context, relationship to/potential impacts on Aggieville and Downtown; traffic, curb cuts and turning movements; storm drainage and sanitary sewer capacity; parking; and the relationship to existing residential neighborhoods.	<b>Lead:</b> City Community Development, City Commission, Manhattan Urban Area Planning Board <b>Involve:</b> Aggieville Business Association, Downtown Manhattan Inc., KSU, School District, core area neighborhoods, City Public Works	2
<b>NORTH CAMPUS CORRIDOR</b>		
Update the Urban Area Comprehensive Plan to reinforce overarching goals and strategies that emerge from KSU’s North Campus Corridor Master Plan effort, as applicable to support the Growth Vision and Key Objectives established for the Manhattan Urban Area and regional economic development efforts.	<b>Lead:</b> City Community Development, Kansas State University <b>Involve:</b> City Commission, Manhattan Urban Area Planning Board	1