

428-7495

AN ADVISORY REPORT AND EVALUATION FOR THE
DEVELOPMENT OF THE COMMUNITY OF SOUTH MANHATTAN

by

GARY MICHAEL LANE

B. S., Kansas State University, 1971

A NON-THESIS PROJECT

submitted in partial fulfillment of the
requirements for the degree

MASTER OF REGIONAL AND COMMUNITY PLANNING

Department of Regional and Community Planning

KANSAS STATE UNIVERSITY
Manhattan, Kansas

1973

Approved by:


Major Professor

UNIV
ARCHIVES
LD
2668
P7
1973
L35
C.2

SOUTH MANHATTAN COMMUNITY HANDBOOK

PREPARED BY

GARY MICHAEL LANE

5-30-73

Preface

I was influenced to select this project by a personal realization that this community is in need of sound community planning. Being a resident of this area for a year and a half, I witnessed the situation from a resident's view.

Therefore, I have developed proposals for the South Manhattan Area which are directed towards achieving the basic aims of preservation of community assets, the provision of additional facilities and amenities, and the improvement of properties to a standard condition.

Specific objectives have been incorporated into this evaluation. They include the creation of residential neighborhoods as a basic aim of community planning, separation of through traffic from local neighborhood traffic, provisions of additional recreational facilities, parks, and playground space, and the consolidation of business and industrial centers.

I would like to thank the residents, City and Urban Renewal Officials, and , a special thanks to, Mr. John Selfridge for their input and guidance with respect to the development of this Handbook.

TABLE OF CONTENTS

Introduction -----	1
Community Goals and Desires -----	3
Zoning -----	9
Existing Land Use -----	13
Transportation -----	16
Residential Areas -----	18
Schools -----	24
Parks, Recreational Facilities and Playgrounds ----	26
Business -----	30
Industry -----	31
Population and Densities -----	36
Current and Proposed Public Improvements -----	39
Code enforcement -----	42
Major Points Of The Evaluation -----	43
Appendix A -----	46
References -----	47
" Annotated" Bibliography-----	48

INTRODUCTION

South Manhattan is a community comprising approximately nine percent of the total population in Manhattan, Kansas. The physical situation of this community is rapidly deteriorating and declining in its desirability as a residential neighborhood.

It may soon become a slum if this decline is not checked. The virtually unstable economic and physical development of this area is already endangered by the presence of blighting factors that are manifested in the form of progressive and advanced deterioration of structures, over-use of housing and other facilities, lack of physical maintenance on existing structures, obsolete and inadequate community facilities, and a lack of sound community planning.

South Manhattan shares the problems of middle-aged communities that have continued to grow: many private yards are too small; many houses and apartments are substandard; business districts are inefficiently arranged; railroads and throughfares dissect the neighborhood; industry is scattered; and parks are inadequate.

The general problems of blight and substandard conditions have not received adequate attention from the City. In fact, the deterioration of the area is such that even a casual visitor senses that there is a need for immediate action with respect to the improvement and maintenance of community facilities.

Therefore, it can be expected that the need for remedial action will increase between now and the time when sound community planning is undertaken. This means not only that the need for action is urgent, but also that the improvement program may have to be of larger dimensions than the proposals put forth here simply because the problem will have become more pronounced.

This report indicates a direction that should be taken in making corrections and improvements within the neighborhood. The purpose of the study is to furnish principles and general proposals as the first step in making specific recommendations and decisions. It will serve as a South Manhattan Community Handbook which can be used by residents as a guide to their own community's development.

COMMUNITY GOALS AND DESIRES

Residents of the community are not very willing to be interviewed because, for one thing, they are tired of just talking. They have been interviewed time after time, but any accomplishments from such efforts are not visible to them. Yet community goals are important. Therefore, the community goals and desires were discussed but only with three of the residents of the community. These people were selected because of the difficulty of the author with respect to interviewing. In addition, a proper study takes a long time and as a continual process, in many respects, is never completed. The three residents who were interviewed have been involved both with the community and with Planning. They were Mr. Murt Hanks, Mr. Tommy Starnes, and Mr. Marvin Butler.

Each was asked the questions listed below in order to get an idea of what types of reactions and input the residents of the community would have with respect to the existing conditions and the way they, as residents, would like their community to change for the best interest of all concerned. The questions are:

1. What do you as a resident of the community consider are the goals and desires of the total community? (listed below as 'Goals & Desires')
2. How do the residents feel they can achieve their goals and desires? (listed below as 'How To Achieve')
3. Have there been attempts to inform City Hall of these desires, and has City Hall reacted to these attempts by the residents? (listed below as 'City Hall Response')
4. Give any extra comments or recommendations that you think are necessary for proper community development. (listed below as 'Public Facilities')

Mr. Murt Hanks has been a resident of the community since childhood, and has been very influential in community affairs. At present, he is mayor of Manhattan.

The generalized answers are as follows:

Goals & Desires

Residents would like to preserve the community as a decent place to live, and have the opportunity to have the same quality of life as in comparison with other communities within the City of Manhattan.

How To Achieve

The residents believe that public agencies must bring public facilities up to standard, and provide a means to bring the quality of homes up to a standard. This can be achieved through the enforcement of codes. There is also a need for an increase in job opportunities and maintenance of existing improvements.

City Hall Responses

There have been many attempts to inform the City of the desires of the community, but the reaction to these situations were not very good.

Public Facilities

They have reacted to the community's complaints, but the improvements are not comparable to other improvements for other communities of Manhattan. The improvements have not been enough to show signs of their existence.

Community Development

There is a need for providing " on the job training " within the community with assistance from the federal government. For example, the Emergency Employment Act provides help by creating more employment opportunities for people of low income backgrounds.

Industries within the neighborhood are not hiring residents and they provide few potential opportunities.

There is need for :

1. more drainage facilities
2. more sidewalks on primary transportation routes
3. programs to be set up from funds with respect to Special Revenue Sharing. For example, legal counseling and day-care centers are needed at the present time.

Mr. Tommy Sternes is presently a masters candidate in Regional and Community Planning at Kansas State University, and is also Assistant Director at the Douglas Community Center. He has been a resident since childhood, and has also been influential in community affairs.

The generalized answers are as follows:

Goals & Desires

Preservation of the community and better public facilities are what the residents want and drastically need.

How To Achieve

They feel that their goals and desires can be achieved by increasing the job opportunities and the number of standard homes within the area. They also feel that existing public facilities are substandard, therefore, they need to be brought up to standards which means redevelopment in some instances. An example of this situation is the Douglas Community Center which is a gathering place for young, middle-aged, and old people has the type of recreational facilities which are for young children, therefore, people with other desires cannot participate.

City Hall Responses

The residents have made enough attempts to inform the city officials. They should realize that this is a problem area.

The City has shown no interest in recognizing that problems are in existence.

Public Facilities

Public facilities are not adequate because the City neglects to give residents of this community the proper services and maintenance as compared with other communities of Manhattan.

Community Development

Revenue Sharing money should be partially spent for improvement and maintenance of South Manhattan.

There is a need for:

1. more safety features on railroad track intersections
2. more sidewalks
3. more drainage facilities
4. recreational facilities
5. day-care, health, and welfare facilities
6. small loans with matching grants to improve and bring properties up to a standard condition.

Businesses and industries that are mixed with major residential areas should be eliminated. Others need to hire residents because there is a tremendous shortage with respect to employment.

The City needs to set up a program in the area which will seek out what the communities of entire Manhattan need with respect to the public facilities. Communities in the worst condition should be handled first.

Mr. Marvin V. Butler is presently a masters candidate in regional and Community Planning at Kansas State University and the Assistant Director of Manhattan Urban Renewal Agency. He has been involved with this community for a number of years.

The generalized answers are as follows:

Goals & Desires

Preservation of the community is what the residents want, and this is what they've always wanted. They are aware that the city has neglected the neighborhood with respect to public improvements, municipal services, and social services. Treatment of this area is not comparable to the consideration and treatment given to other communities of Manhattan.

How To Achieve

They feel they will never achieve their desires because too many attempts have already been made in the past. The residents have requested that the City give them standard services, but they have not received any form of consideration. The people are tired of attempting to inform the City of these situations because they are sure, from past experience, that they are wasting their time.

City Hall Responses

This question is answered in How To Achieve.

Public Facilities

City has done improvements but these are not adequate. The City did these improvements in order that it would receive the funds through Urban Renewal, but it should be remembered that these improvements probably would have never become reality without the existence of the Urban Renewal Agency.

Community Development

It is hard for the people of this area to benefit

from the Revenue Sharing funds that are being sent through the City. The City has already received General Revenue Sharing money, but none of it has been spent in the community.

Special Revenue Sharing funds will go to areas with the most political pull.

It is hoped that the City Commissioners will have the foresight to establish a Community Development Agency without any political ties. This agency would also view the city and provide important improvements in areas that need the most assistance.

ZONING

Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development density in each area so that property can be adequately serviced by such governmental facilities as the street, school, recreation, and utilities systems. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air, and privacy for persons living and working within the municipality.

Of major importance for the individual citizen is the part zoning plays in stabilizing and preserving property values.¹

Map 1 indicates how the City of Manhattan has zoned the South Manhattan Area. When compared with actual land use (Map 2), there is a mixture of land uses that produce a blighting effect especially since industry is allowed in a formerly residential neighborhood. For example, industrial clusters are located in the heart of the residential areas.

While it is true that industrial development, with jobs and outside money, is important to a community, existing community values, family and personal ties, prior development, and so forth are also important.

There must be a realization by the residents that the existing zoning within the South Manhattan

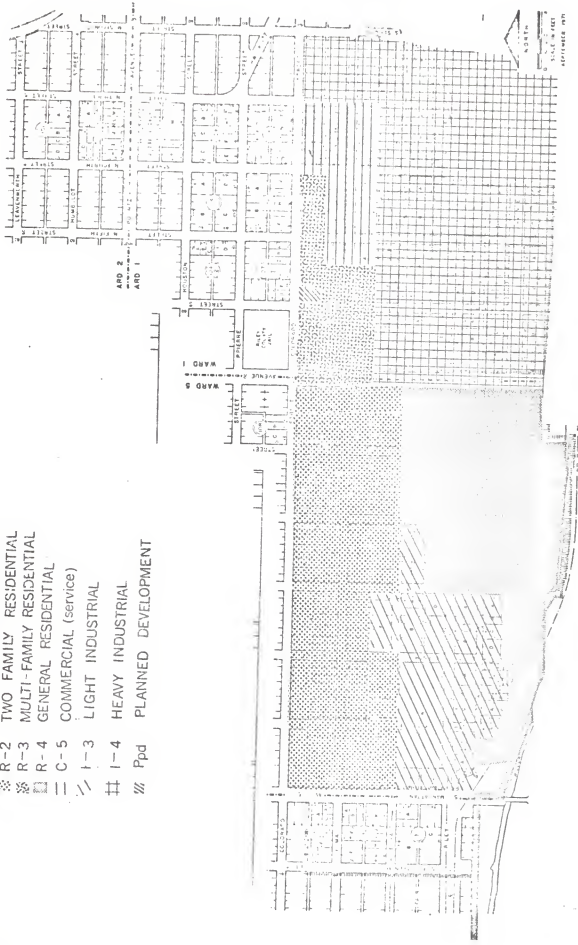
¹William I. Goodman and Eric C. Freund, Principles and Practice of Urban Planning, Institute for Training in Municipal Administration, 1963, 403.

Area should be modified in order to eliminate uses of the land that act as a blighting influence with respect to the residential areas.

Residential areas should be exclusive of heavy industrial and business uses of land. The industrial and business areas should be confined to compact areas with adequate landscaping, off-street parking, control of noise and dust, etc. to make them "good neighbors" to the residential development.

4-11-53 WPT

- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 TWO FAMILY RESIDENTIAL
- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 GENERAL RESIDENTIAL
- C-5 COMMERCIAL (service)
- I-3 LIGHT INDUSTRIAL
- I-4 HEAVY INDUSTRIAL
- Ppd PLANNED DEVELOPMENT



map 1

1975 EXISTING LAND USE

The South Manhattan Area, 177 acres in size, is bounded by Colorado Street on the north; South Manhattan Avenue on the west; Manhattan's Wildcat Creek Levee on the south and east.

The area is predominantly residential, with a little over one-half of the net area in this use. The approximate amounts of land devoted to various uses, exclusive of streets and allways (30% of total area or 52 acres) are shown below.

<u>Land Use</u>	<u>Acres</u>
Residential & Related Public/ Semi Public -	40
Service Commercial & Related Public/ Semi - Public	14
Industrial	18
Parks & Open Space	5
Vacant	26
Railroads	22
Schools	0
Net Total	125

Residential

Residential use of the land in South Manhattan consists largely of old and aging properties. The predominant dwelling types are single-family and two-family structures. Most of the residential areas consist of a mixture of these two types. Apartment buildings are scattered throughout the area with a heavier distribution appearing at the extreme southern end of South 14th Street.

There are two churches and one community center in this area. The churches are good examples of church architecture, but they suffer from lack of maintenance, and the community center is in need of new facilities.

Service Commercial (Business)

Business areas, as map 2 shows, are scattered along the major thoroughfares. There is an indication that more land is designated for business use than is needed, and that this use is too abruptly scattered throughout the area.

Industrial

Industrial areas are scattered throughout the entire neighborhood. Light and heavy industry predominates in the northeastern cluster. Several other clusters of light industry are scattered throughout the rest of the area. All industrial clusters are well served by transportation.

Parks & Open Space

One very small community park and a small football field are located in the South Manhattan Area. The park is associated with the Parks and Recreation Department of the City of Manhattan. Although a major portion of the area is lacking in community parks, the entire area is deficient in playground space.

Vacant Land

There is some vacant land in the area, which offers opportunities for new dwellings, but the supply is small in comparison with the need.

Schools

There are no schools located in this neighborhood.

Transportation

Unlike many other neighborhoods of Manhattan, South Manhattan is crossed by railroads. Two east-west lines cut through the center of the area. These railroads

fall within a block of each other between El Paso and Wiley Streets which is an area that is characterized by a heavy concentration of transportation facilities.

A large portion of Yuma Street is a heavily traveled truck route.

Streets in South Whittier follow the traditional gridiron pattern. This pattern suits the flat terrain and lends itself to the formation of suitable neighborhood planning units.

TRANSFORMATION

A chief objective in planning for South Manhattanites would be for heavy traffic to be restricted to major thoroughfares bordering the neighborhood. This proposal would both increase the efficiency of vehicle movement and remove heavy traffic from residential streets. The major transportation recommendations concern the improvement of the street system, including street maintenance and traffic routing.

In the future, the volume of automobile traffic that enters and crosses this community will be considerably affected by plans for the possibility of a new expressway. An expressway, which is presently being considered by the City will enable residents to reach other parts of Manhattan quickly and conveniently. The expressway shown in Map 3 is the one alternative that is likely to be the best expressway solution for residents of South Manhattan. It is anticipated that traffic capacities of Yuma Street, South Manhattan Avenue, and South Juliette Avenue will be increased.

Within the South Manhattan Area itself, the heaviest volume of traffic will be handled by major thoroughfares, which will be part of the City's preferential street system. These are also shown on Map 3. In addition to carrying heavy traffic into and out of the area, they will help keep through traffic that is not locally destined from intruding into the residential neighborhoods.

Parking

Present off-street parking facilities in South Manhattan show an imbalance between demand and supply. Certain industrial areas and other business areas are undersupplied with off-street parking and loading spaces. Decisions on future off-street parking areas

should be determined after careful study of the need and consideration of other factors, such as fees.

Unpaved Streets

At present, South Ninth Street south of Pottawatomie street, South Eleventh Street north of Riley Street, and South Twelfth Street south of Colorado are unpaved. For now, these streets certainly should be maintained the same as other streets throughout the City of Manhattan, but they should be paved as soon as possible. "As soon as possible" means in the next few years with Revenue Sharing funds or as part of the City's Capital Improvements Program.

Railroads

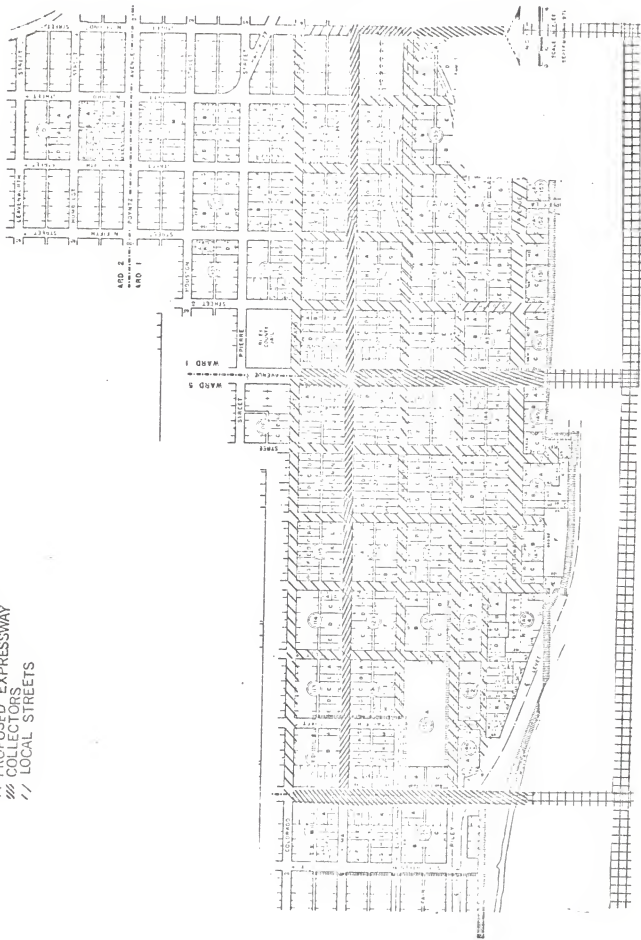
As the Land Use Map indicates, two sets of railroads cut across the area. These serve a number of industries located in the community. These lines are very unsafe because of the lack of sufficient warning devices, the hazardous trains, and for one company, poor track maintenance. Possible future consolidation and elimination of railroad lines may have an important effect on certain industrial and residential recommendations of this report which would call for revisions in them at that time.

I KANSAS TRANSPORTATION SYSTEM

++ PROPOSED EXPRESSWAY

/// COLLECTORS

// LOCAL STREETS



map 3

RESIDENTIAL AREAS

Being a deprived area, the South Manhattan community should receive various kinds of treatment to halt further deterioration and to become a more desirable residential community. Although it is evident that a few housing structures throughout the area have received good care in the past years, many are beginning to show the unmistakable signs of age and some have deteriorated irreparably. The recommendations for residential areas described here are not intended to specify precise action for specific properties but rather to serve as a broad guide for preparing detailed plans for individual parts of the area.

Maps 4 and 5 show the building conditions and types of residential structures in the community. Map 6 shows a proposed treatment of the residential areas. The delineation of areas shown in Map 6 represents a combination of considerations such as condition of structures, age of structures, and environmental factors. In the rehabilitation and redevelopment areas, the building conditions have been a determining factor. In addition, these two types of areas generally display a need for much repair and maintenance work.

Repair and Maintenance Areas: (Minor Rehabilitation Areas)

Repair and maintenance areas are regarded as needing some degree of extra maintenance work above that which is carried on regularly on any property that is kept in good and sound condition. Conditions in these areas do not at present appear to be severe enough to qualify them as rehabilitation areas. In repair and maintenance areas, a small percentage of the

structures may be subjected to replacement because of their conditions. Practically all of the area is found to require repair and maintenance work in varying degrees.

Rehabilitation and Improvement Areas:

(Major Rehabilitation Areas)

A higher percentage of structures that are subject to replacement are found in rehabilitation and improvement areas. In view of the relatively high proportion of poor properties and the environmental deficiencies that prevail, rehabilitation and improvement areas are subject to replacement and merit further consideration as to whether they should be included in the rehabilitation or the redevelopment category.

Potential Redevelopment Areas:

(Dilapidated Areas)

Redevelopment refers to areas that are considered to be potentially subject to general (not necessarily 100%) clearance and reuse. In view of the age of properties, the environmental factors present, and the probable time lapse prior to the implementation of a comprehensive planning study, the extent of the area falling in this category may be understated in this delineation.

Residential redevelopment areas are those where dilapidated properties are considered to be subjected to replacement. These areas are also characterized by adverse environmental features such as overcrowding of structures on the land; excessive dwelling unit density; obsolete building types that, through lack of maintenance, have a blighting influence; and incompatible land uses.

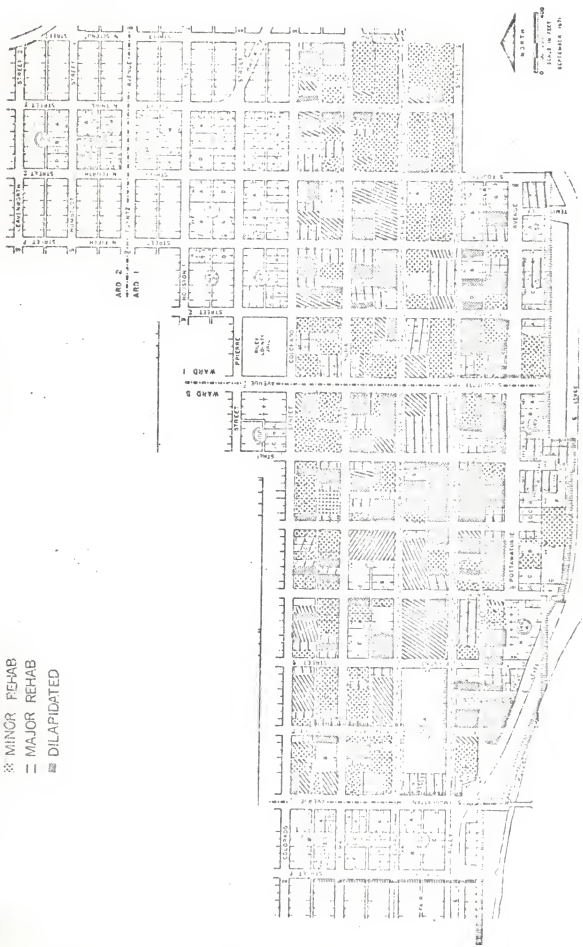
In carrying out the provisions of the plan, it will be necessary to displace a number of families because of specific renewal activities. To facilitate the relocation of these families to decent, safe, and

sanitary dwellings in conformity with acceptable standards, the programming of activities involving relocation is to be related to the availability of standard dwelling facilities within the financial means of such displaced families.

As redevelopment is proposed, community residents must investigate to find out what they will have to pay when a standard dwelling unit is available. The price, rent, and access of the dwelling unit must be within the financial means and suitable to the present community residents before one moves from existing home or housing unit.

In cases where there will not be a residential dwelling built, community residents must interview owners to discuss "good neighbor" policies. Policies such as, employment of residents in cases of business and industries, upkeep and maintenance of property, etc. should be discussed thoroughly, and agreements that are reached should be in writing.

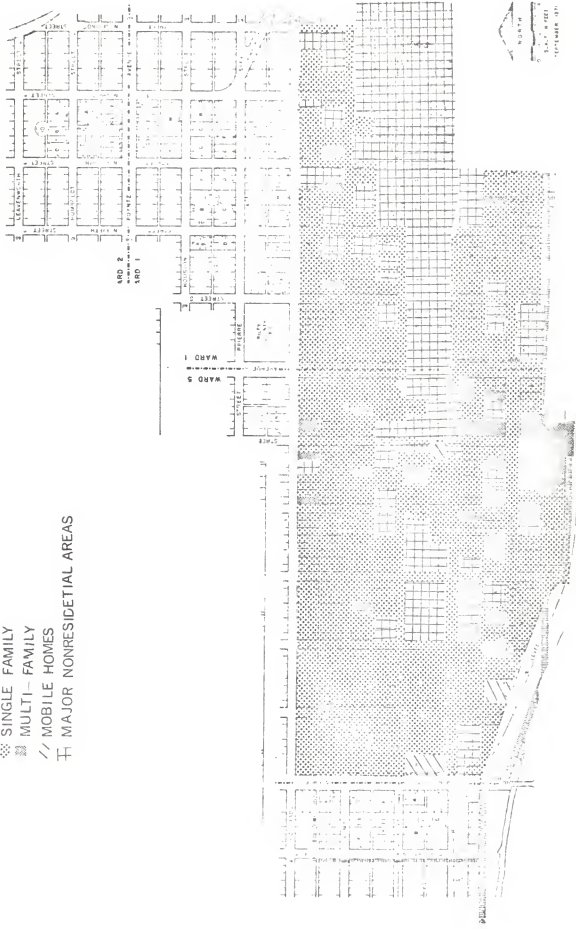
- ⊗ MINOR REHAB
- ▨ MAJOR REHAB
- DILAPIDATED



map 4

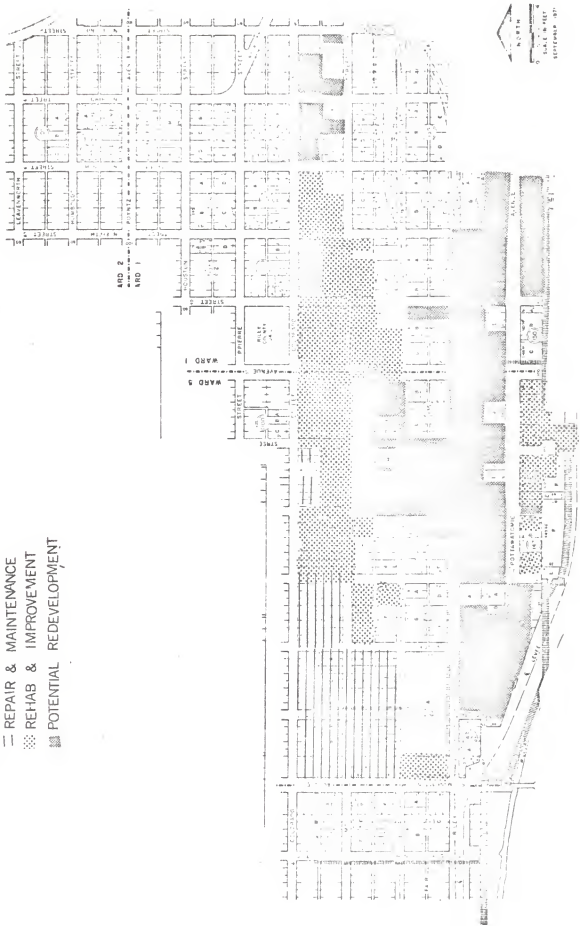
STRUCTURES

- ☐ SINGLE FAMILY
- ▨ MULTI-FAMILY
- // MOBILE HOMES
- ⊥ MAJOR NONRESIDENTIAL AREAS



PROPOSED TREATMENT OF
RESIDENTIAL AREAS

- REPAIR & MAINTENANCE
- ▨ REHAB & IMPROVEMENT
- ▩ POTENTIAL REDEVELOPMENT



map 6

SCHOOLS

Two public schools, Manhattan Junior High School and Theodore Roosevelt Elementary School, and one private school, Seven Dolores Grade School, are located in close proximity to the South Manhattan Area. (See Map 7)

Manhattan Junior High is located just north of the community, and Theodore Roosevelt Elementary School is northwest.

Both schools are fairly old structures, therefore, it is very probable that there will be a need for careful upkeep and maintenance of existing facilities in the future.

Recommendations:

This proposal does not recommend that any new schools be constructed in the South Manhattan Area because of the close proximity of the existing public schools.

If additional secondary schools are built in Manhattan, South Manhattan residents must insure equal quality for the schools their children attend. For example, the splitting of schools by grade rather than by geographic area should be considered very seriously by residents of South Manhattan.

SCHOOLS
SOUTH MANHATTAN AREA



PARKS, RECREATIONAL FACILITIES, AND PLAYGROUNDS

One of the causes of blight is the lack of desirable environmental features. Adequate parks and playgrounds are one of the most important contributors to a good environment since they not only improve appearance and provide light and air, but also offer opportunities for many kinds of leisure-time activities for people of all ages.

Community Parks

Located within the boundaries of the South Manhattan Area is one community park which is substandard in the quality of park maintenance when compared with Manhattan City Park and Cico Park which are two other parks within the city limits of Manhattan. This fact must continually be brought to the attention of public authorities until equality is reached.

Manhattan's City Park serves the adjoining neighborhoods and is too far in walking distance for small children from South Manhattan. Recent studies made by the Urban Renewal Agency of Manhattan show that this community urgently needs additional space for a quality community park.

It should be recommended that the area in the far Southeastern corner of the neighborhood be used as a park because of its beautiful natural setting.

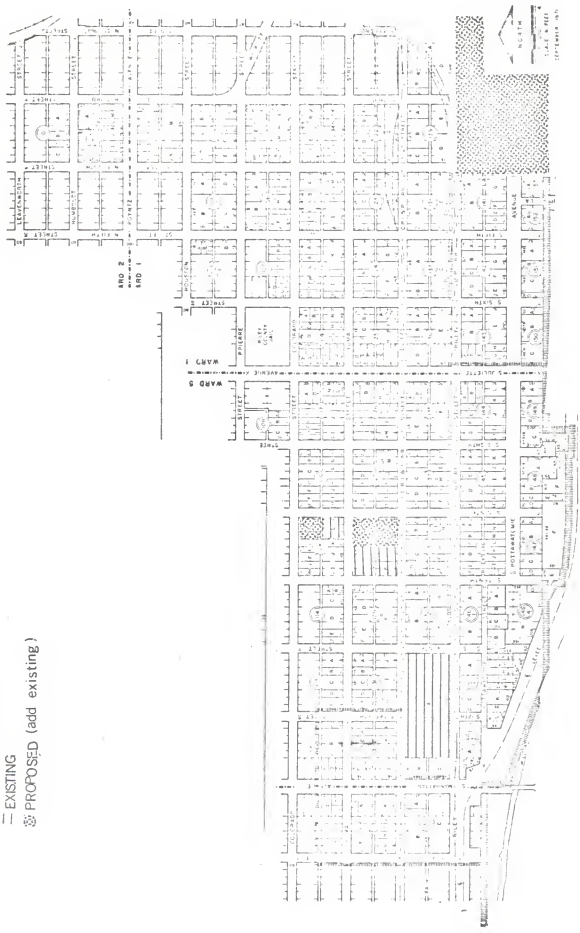
Community Playgrounds

Related to South Manhattan's deficiency in parks is its deficiency in playground space.

Current recreation and education standards should call for the joint planning of schools, recreation centers,

PLATINGS & COMMUNITY CENTERS

- EXISTING
- ⊗ PROPOSED (add existing)



map 8

and playground facilities. If possible, community parks should also be placed in close proximity because this arrangement avoids duplication of facilities and often makes it possible to provide better facilities in less space. But more important, if schools, recreation centers, playgrounds, and parks are combined or planned jointly, they can be used more often by more people of different ages.

It should be noted that the area known as Griffith Field is now being used for organized play. For instance, football and soccer teams use this as a practice field, yet, children of the community are scheduled such that they cannot enjoy this open space. That is, more formal recognition of South Manhattan's playground needs must be given by public authorities.

Community parks and playgrounds are shown in Map 3, as well as, two new proposed parks, and a recreation center and playground to replace substandard existing facilities.

Community Recreational Facilities

It should be noticed that the Douglass Center program has been developed for children under 18 years of age. There are no adequate facilities for those individuals that are older especially when the younger ages are involved in active programs. Also, the facilities which are being used are substandard compared to other recreational centers in the city and state.

The Douglass Center desperately is in need of more space and facilities to accommodate the different age groups of the community, and it is in need of new facilities that will replace outdated ones and bring the center up to reasonable standards.

Whatever city-wide recreational needs may be identified as, future recreation developments and programs must retain something like Douglass Center (or close to that location) and expand rather than contract programs for residents of South Manhattan.

BUSINESS

Business establishments in the South Manhattan Area are scattered along several streets. These are shown in Map 9. There is no concentration of businesses around any major intersection, and there is no main shopping section in the area. Most of the residents shop at the central business district of Manhattan and at small local stores.

The local shopping and service needs of the people of South Manhattan can be served better and more economically if less land is devoted to retail business than at present. Vacant store fronts, uses, run-down establishments, and land zoned for business but used for other purposes are some of the outward signs pointing to an excess of land over what is needed. Customers experience a lack of off-street parking and inconvenience of doing business in widely dispersed shops. When retail business areas are redeveloped, they should be designed in compact units along major thoroughfares.

Future Neighborhood Business Areas

It is proposed that local business areas be rehabilitated and redeveloped, and that they be consolidated into more compact areas with adequate off-street parking. These areas should be conveniently located on the peripheries of the neighborhood. They should contain the various kinds of retail stores and services which are usually purchased locally.

The general location of future neighborhood business areas are shown in Map 10. Their appropriate size should be studied in relation to the Central Manhattan Area.

INDUSTRIAL

Most of the industrial production in South Manhattan takes place in one major cluster of manufacturing establishments. (See Map 9) Most of the net land area used for industrial purposes is located in this cluster. In this entire group, there is little evidence of new construction activity. In addition, numerous smaller plants are scattered throughout the neighborhood. Many of these are situated on major thoroughfares, though a number are located in the midst of residential neighborhoods. Industrial plants generally occupy one or two story structures.

Residential properties of fairly poor quality (mostly old and crowded small houses) are mixed in with the manufacturing plants. This cluster is served by two railroad lines which dissect the neighborhood.

Although the industrial cluster contains a number of well established plants, the development on the whole is spotty with a mixture of residential and retail properties. Consequently, residential neighborhoods east of South Ninth Street appear to be adversely affected by its proximity to this industrial area.

Proposed Objectives for Industrial Areas

Renewal action in South Manhattan should place manufacturing uses in their proper relation to other uses and facilities and make it possible for industrial areas to operate more efficiently. Proposed industrial clusters are shown on Map 10.

The following aims have served as a guide in development of recommendations regarding industrial land:

I. Provide for plants of limited size

In general, demand for space in South Manhattan will come primarily from enterprises seeking to locate small or moderate size plants. Land should not be designated for plants that require large land areas because the smaller plants are apt to be more compatible with residential areas.

II. Eliminate plants in residential and retail business areas

Manufacturing plants located in residential neighborhoods frequently act as a blighting influence. When they are situated in the midst of retail business areas, they are likely to have an adverse effect on trade due to their essential incompatibility.

III. Reduce size of some industrial clusters - increase size of others

When possible, cut down size of the clusters in the residential neighborhoods, particularly where they split or interfere in other ways with suitable development of the neighborhood, and particularly where the industrial buildings are in poor condition. The industries that are well located should be improved to permit a greater manufacturing usage and an extension of the area.

IV. Remove incompatible uses from industrial areas

Eliminate residential, retail and other uses that interfere with the proper functioning of a manufacturing area.

V. Increase off-street parking and loading

Overflow parking from industrial areas and the interference of loading with traffic flow make the provision of off-street parking and loading facilities especially important.

VI. Increase Good Neighbor Policy

Since the residents of this area are affected by the existence of industrial related activities, there should be an attempt by them to question the existing and potential industries about the employment opportunities for residents and if they are going to provide maintenance and upkeep of the property. For example, there must be provisions for off-street parking, trash collection, fences, and landscaping in order that these companies will not act as a deteriorating influence with respect to residential properties.

If an agreement cannot be reached in regards to residents concerns, the community must provide enough pressure (in City Hall for example) until they get some results.

If results are not achieved, the community must provide more sterner or radical pressure.

In keeping with these aims, it is proposed that the industrial related land in the South Manhattan Area be concentrated in the eastern section of the community. The western section of the neighborhood would experience an appreciable decrease of industrial acreage and should be retained as residential land. In the other sections of the neighborhood, it is proposed that all manufacturing activities (mostly small scattered plants) be eliminated if they cannot meet the above good neighbor policies.

EXISTING BUSINESS & INDUSTRIAL AREAS

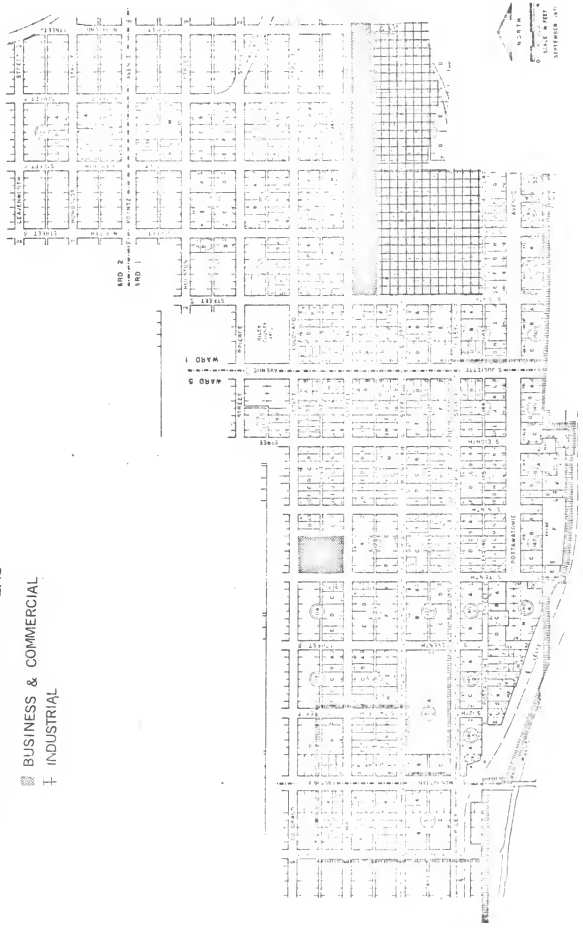
▨ BUSINESS & COMMERCIAL

▨ INDUSTRIAL



PROPOSED
BUSINESS & INDUSTRIAL AREAS

- ▣ BUSINESS & COMMERCIAL
- ⊥ INDUSTRIAL



POPULATION AND DEMISTICS

According to the 1970 Census (Block Statistics), the total population in the South Manhattan Area is 2,508. The community is a composition of different ethnic and age groups. The figures shown below indicate the percentage and the actual population of these groups as compared with the rest of Manhattan's population.

<u>Group</u>	<u>Percent South Manhattan</u>	<u>Population</u>
Non-white	40%	1,003
White	60%	1,505
Total	100%	2,508
Persons under 18 yrs.	41%	1,028
Persons 18-62 yrs.	46%	1,154
Persons 62 yrs. and over	13%	326
Total	100%	2,508

<u>Group</u>	<u>Percent Manhattan outside South Manhattan</u>	<u>Population</u>
Non-white	3%	827
White	97%	26,748
Total	100%	27,575
Persons under 18 yrs.	25%	6,894
Persons 18-62 yrs.	65%	17,924
Persons 62 yrs. and over	10%	2,757
Total	100%	27,575

(See also Appendix A for South Manhattan population)

It should be noted that the densities indicated are averages. So long as the average density of a planning unit is not exceeded, some parcels or blocks within that unit could be developed in densities higher than average. Areas along preferential streets and transportation lines are locations that are best suited for densities higher than the average.

This study recommends that a future density standard of eight units per acre be used. To get an idea of the type of density being referred to, one should visit the block of South Eleventh Street and Pottawatomie Street. The apartments located on this corner show this type of density.

By using the density standard of eight units per acre, multiply that by the total number of acres in the community (152 acres), and lastly multiply that times the average family size of four, the ultimate future population of the neighborhood can be determined. The projected future population is approximately 4,864 persons. This study advises that this population be considered the maximum for the future.

CURRENT AND PROPOSED PUBLIC IMPROVEMENTSScheduled Public Improvements

At this point in time, the City of Manhattan does not have any scheduled improvements for the South Manhattan Area.

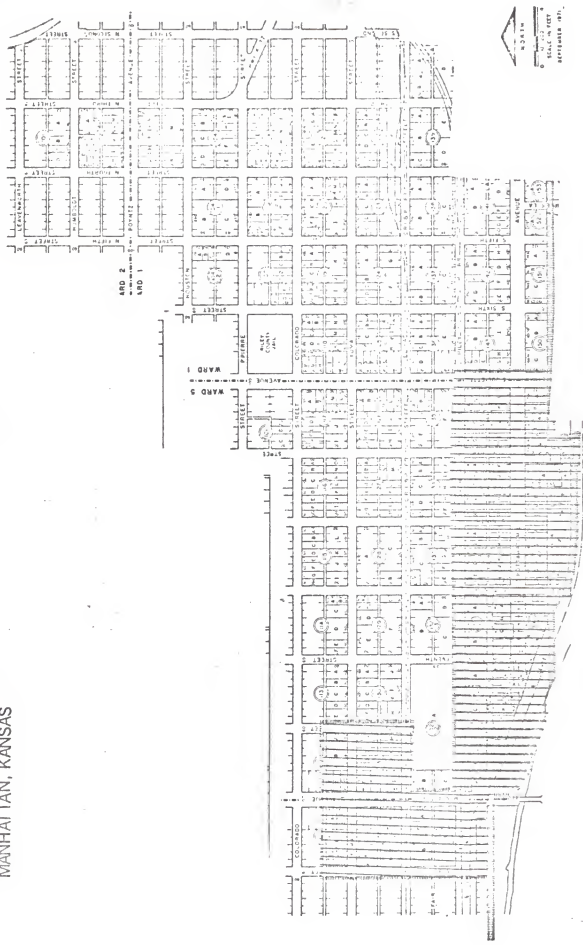
Someone in South Manhattan must follow up on this subject and inform at least South Manhattanites where and why improvements are being made elsewhere in Manhattan. Then South Manhattan must work on getting their projects into this program.

Urban Renewal Agency

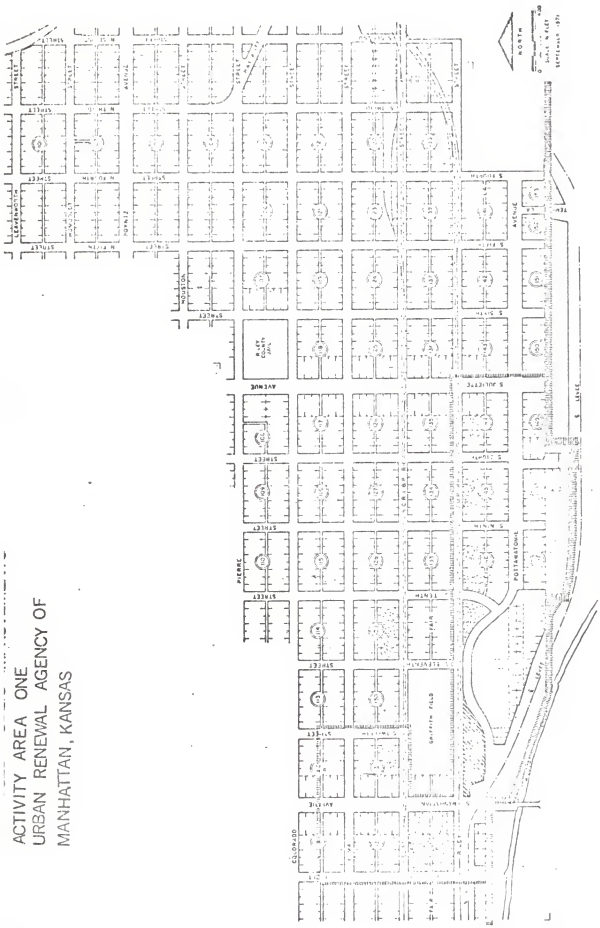
The Urban Renewal Agency has proposed public improvements in the form of installation of new sidewalks, additional street lighting, realignment of Pottawatomie Street, and an underpass under railroad tracks with the hope of increasing the housing in the area. (Urban Renewal will not be able to continue because federal funds have been eliminated.)

With the advent of Special Revenue Sharing, it is hoped that a portion of the money is used to replace diminished Urban Renewal funds. It should be the responsibility of the City to complete Urban Renewal plans now that they have been prepared. Map 12 shows the existing area within Urban Renewal's first phase, and Map 13 shows the Proposed Public Improvements as mentioned in paragraph one of this section.

URBAN RENEWAL AGENCY OF
MANHATTAN, KANSAS



ACTIVITY AREA ONE
 URBAN RENEWAL AGENCY OF
 MANHATTAN, KANSAS



CODE ENFORCEMENT

Because of the existence of blight in this area, there is a dire need for the development of a Code Enforcement Agency.

This agency should not be concerned only with the South Manhattan Area, but it should cover the entire City of Manhattan.

It should be noticed that if proper maintenance of new or improved facilities is not maintained, there will be deterioration of properties just as it has been in the past.

Residents must take the enforcement of codes very serious. There should be an attempt on the community's part to insure that these codes are first of all understood and then met by all residents, businesses, industries, and the City Hall itself.

MAJOR POINTS OF THE EVALUATION

These proposals for the future of the South Manhattan Area are directed towards achieving the basic aims of preservation of community assets, the provision of additional facilities and amenities, and the improvement of properties to a standard condition.

In a community as small and as varied as South Manhattan many different conditions exist. Consequently, different kinds of actions will have to be taken in different parts of the area. The qualities of residential neighborhoods vary, therefore, different degrees of conservation action are needed. Other measures, such as, improvement of street system and provision of public facilities apply throughout the area. No one proposal will achieve the basic aim of conservation. Only a comprehensive program that is updated annually will check the decline of this area and improve its desirability as a residential neighborhood.

The range of action programs needed to bring the entire South Manhattan Area up to good residential standards - both structural and environmental- includes maintenance of property standards at one end of the scale and clearance and redevelopment at the other. All action programs include housing codes, building codes, and zoning ordinance enforcement as well.

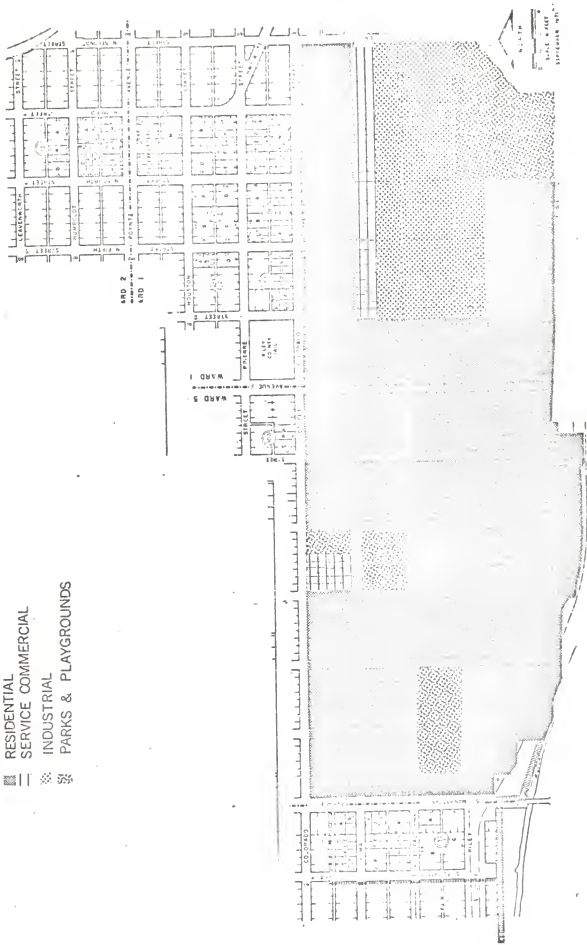
Specific objectives have been incorporated into this evaluation. They include the following:

- Creation of residential neighborhoods as a basic aim of community planning. -
- Separation of through traffic from local neighborhood traffic. -

- Provision of additional recreational facilities, parks, and playground space. -
- Consolidation of business and industrial centers. -

PROPOSED GENERALIZED LAND USE MAP

- RESIDENTIAL
- SERVICE COMMERCIAL
- ▨ INDUSTRIAL
- ⊞ PARKS & PLAYGROUNDS



APPENDIX A

Characteristics of Housing Units and Population

By Blocks: 1970

for

The Community of South Manhattan

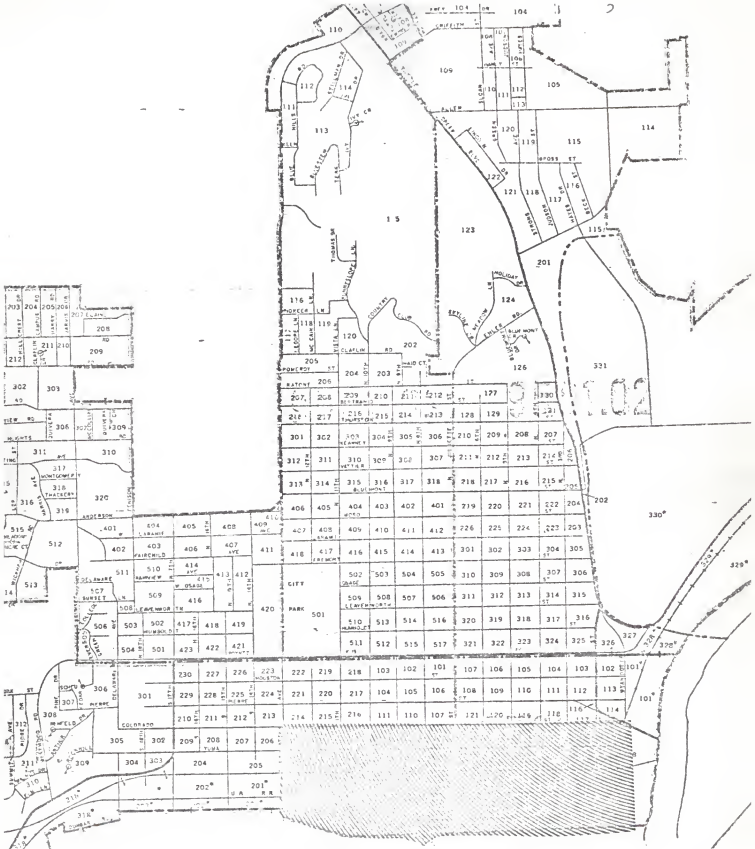
TABLE I

Characteristics of Housing Units and Population by
Flocks: 1970

Flocks within Flocks Numbering Areas or Census Tracts	Total Population	PERCENT OF TOTAL POPULATION		
		Negro	18 yrs. & under	62 yrs. & over
9501.01	933	17	31	15
102	2			
104	1			
105	1			
106	18		39	22
107	22		36	18
108	55		35	16
109	38		18	37
111	12			17
113	18	28	17	11
114	32		25	31
118	59		32	12
119	51		31	14
120	76	7	38	4
121	9		22	
122	61	39	28	13
123	39	28	28	15
124	52		19	10
125	36	58	28	33
126	38	24	37	11
127	18		39	17
130	18	44	44	11
131	4			
132	20	60	20	20
133	24	75	38	21
138	1			
140	26	31	19	12
141	18	22	39	11
142	67		42	5
143	17	59	77	

TABLE I. (CONT. ')

Blocks within Blocks Numbering Areas or Census Tracts	Total Population	PERCENT OF TOTAL POPULATION		
		Negro	18 yrs. & under	62 yrs. & over
9501.04	4359	11	28	11
102	53		32	13
105	63		35	14
106	39		41	10
107	24	25	17	29
108	49	10	27	20
109	59	22	29	10
110	53	6	34	19
111	47	13	26	28
112	38	97	61	8
113	64	80	23	11
114	52	4	19	21
115	35	11	34	9
116	51	18	45	4
117	36	22	31	8
118	21	67	57	5
120	53	76	43	11
121	25	16	32	16
122	7	100	71	
123	25	44	44	8
124	26	89	39	12
126	40		23	5
127	15	87	47	7
128	9	89	44	
129	21	100	52	
130	21	100	52	
131	27	85	33	14
132	32	41	44	4
133	51	41	22	13
134	55	38	29	2
135	26	73	54	
136	36	53	28	
214	29	41	31	10
215	79	4	29	5
216	87	6	28	6
217	87	20	37	5
218	53	13	40	11
220	43		16	21
221	63		29	11
222	61		26	12



SOUTH MANHATTAN AREA

REFERENCESFor Needed Information

Urban Renewal Agency of Manhattan, Kansas
Manhattan City Planning Department

Maps

Urban Renewal Agency of Manhattan, Kansas
(Oblinger & Smith Corporation)
Manhattan City Planning Department

"ANNOTATED" BIBLIOGRAPHY

Bellush, Jewel and Hansknecht, Mury, Urban Renewal: People, Politics, and Planning, Doubie Day and Company, Inc., Garden City, New York, 1967.

" This book should be reviewed because there is alot of information regarding communities that have experienced Urban Renewal."

Goodman, Robert, After The Planners, Simon and Schuster, New York, New York, 1971.

" This book should be read thoroughly before residents talk with city officials."

Goodman, William and Freund, Eric, Principles and Practice of Urban Planning, International City Managers Association, Washington D.C., 1968.

" This book provides general Planning Concepts, and it can be found in the City Offices, College of Architecture and Design, and the Library in Seaton Hall at Kansas State University."

The Zoning Plan of Manhattan, latest edition.

" This changes from time to time, but it represents the regulations that have to be followed."

U.S. Department of Commerce, Bureau of Census, Characteristics of Housing Units and Population by Blocks, U.S. Department of Commerce, Washington, D.C., 1970.