

imagine
HILLSBORO

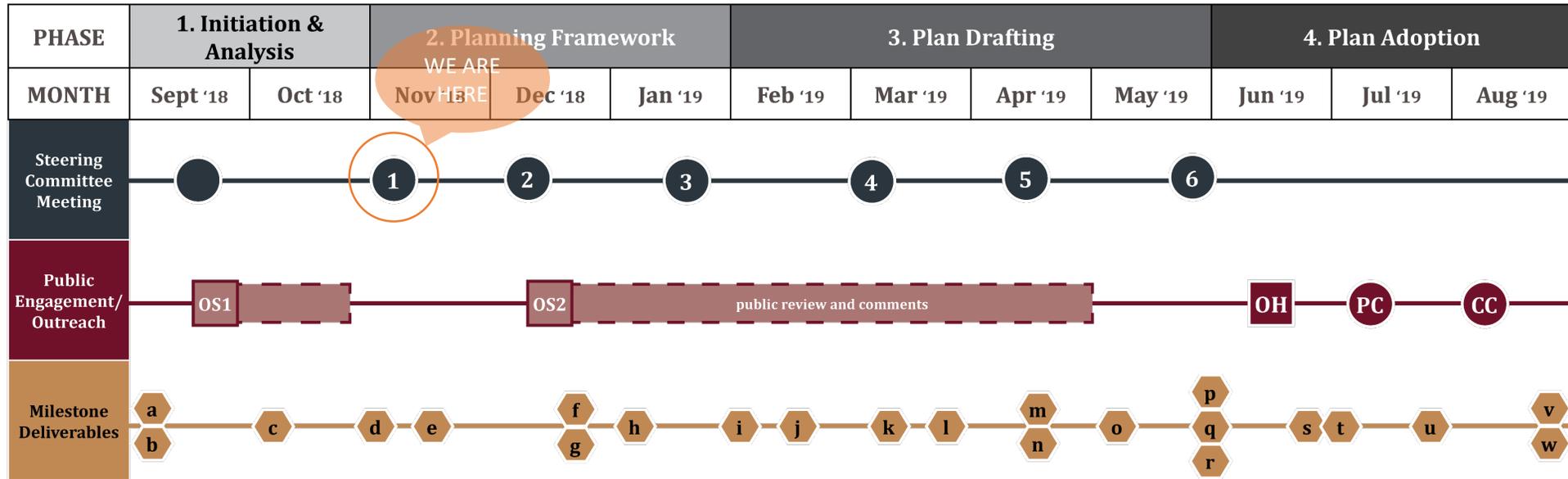


KEY ISSUES

STEERING COMMITTEE MEETING

MONDAY, NOVEMBER 5, 2018

PROCESS AND WORK SCHEDULE



STEERING COMMITTEE MEETING DATES

Meetings will take place on Monday's at 4:00 pm and held in the basement meeting room at the Highland County Courthouse unless otherwise indicated.

- Kick Off Meeting: September 17th
- 1. Key Issues, Round 1 and SWOT Activity: November 5th
- 2. Vision and Goals: December 17th
- 3. Plan Framework Map and Outline: January 22nd
- 4. Plan Element Review: March 18th (long meeting - 2.5 hours)
- 5. Plan Element Review #2: April 15th (long meeting - 2.5 hours)
- 6. Plan Implementation and Priorities: May 20th

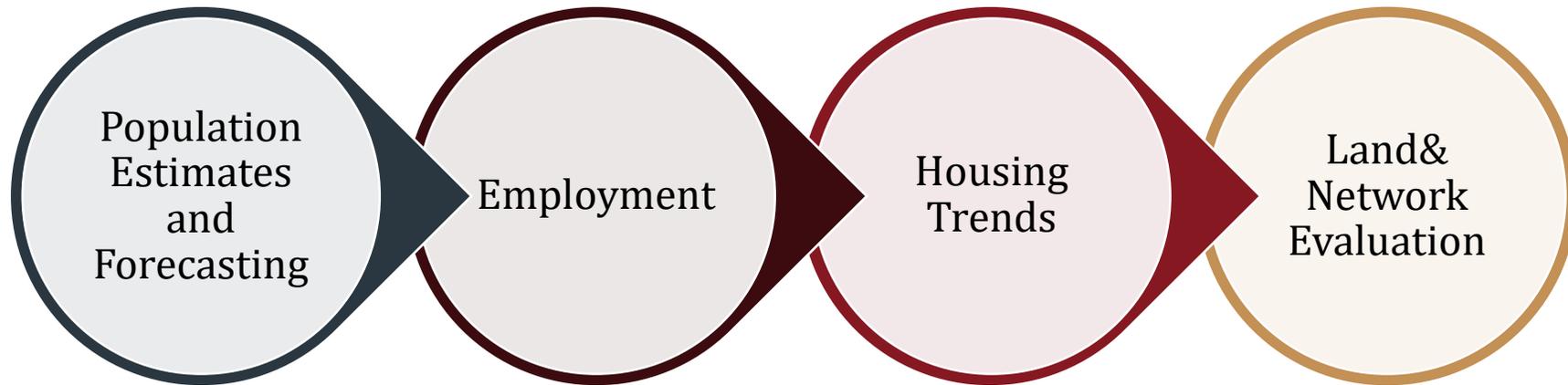
PUBLIC ENGAGEMENT/ OUTREACH DATES

- (OS1) Online Survey #1: Launched early/mid September Ends online October 22nd
- (OS2) Online Survey #2: Launch after draft vision and goals created
- (OH) Open House: June 19th or 20th
- (PC) Planning Commission: July 15, 2019
- (CC) City Council: August 12, 2019

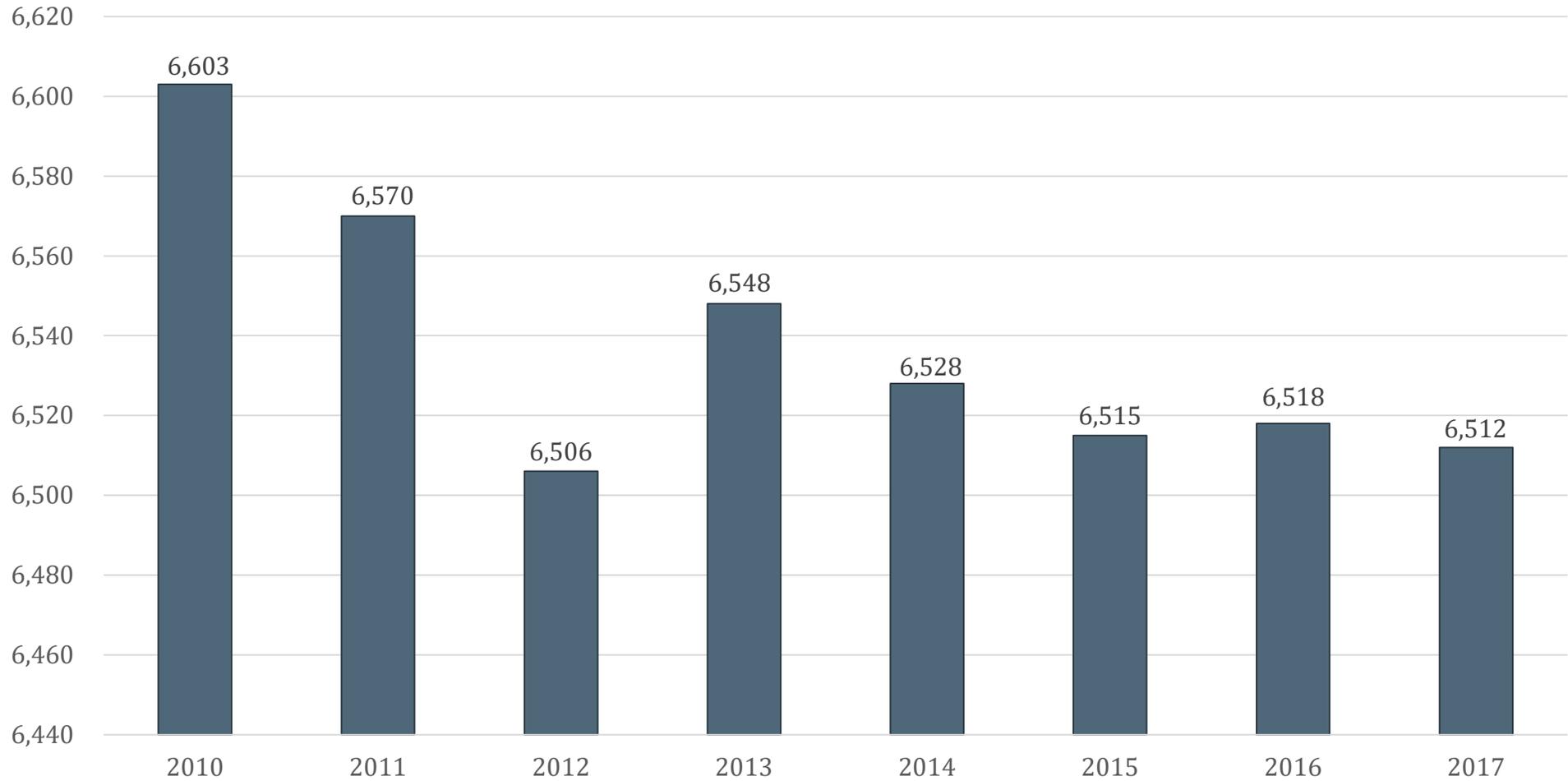
MILESTONE DELIVERABLES

- a. Survey and Publicity Flyer for Round 1 Input
- b. Branding, Website Content, and Structure, Survey Uploaded for Public
- c. Key Issues Summary Presentation and Round 1 Findings
- d. Draft Vision, Goals & Objectives (Post to Website with Comment Form)
- e. Steering Committee Presentation (Meeting 2)
- f. Plan Outline and Design Template
- g. Plan Framework Map (Post to Website with Comment Form)
- h. Steering Committee Presentation (Meeting 3)
- i. 1st Draft Plan Elements
- j. Present Plan Elements
- k. 2nd Draft Plan Elements
- l. Present Plan Elements
- m. 1st Draft Implementation Actions & Priorities
- n. 3rd Draft Plan Elements
- o. Present Plan Implementation
- p. 4th Draft Plan Elements
- q. Website Updates and Comments Forms
- r. Workshop Boards/Posters
- s. Consolidated Public Comments
- t. Planning Commission Presentation Draft with Comments
- u. Planning Commission Recommendation Draft (5th Draft)
- v. Final Adopted Plan (6th and Final Draft)
- w. Project Files

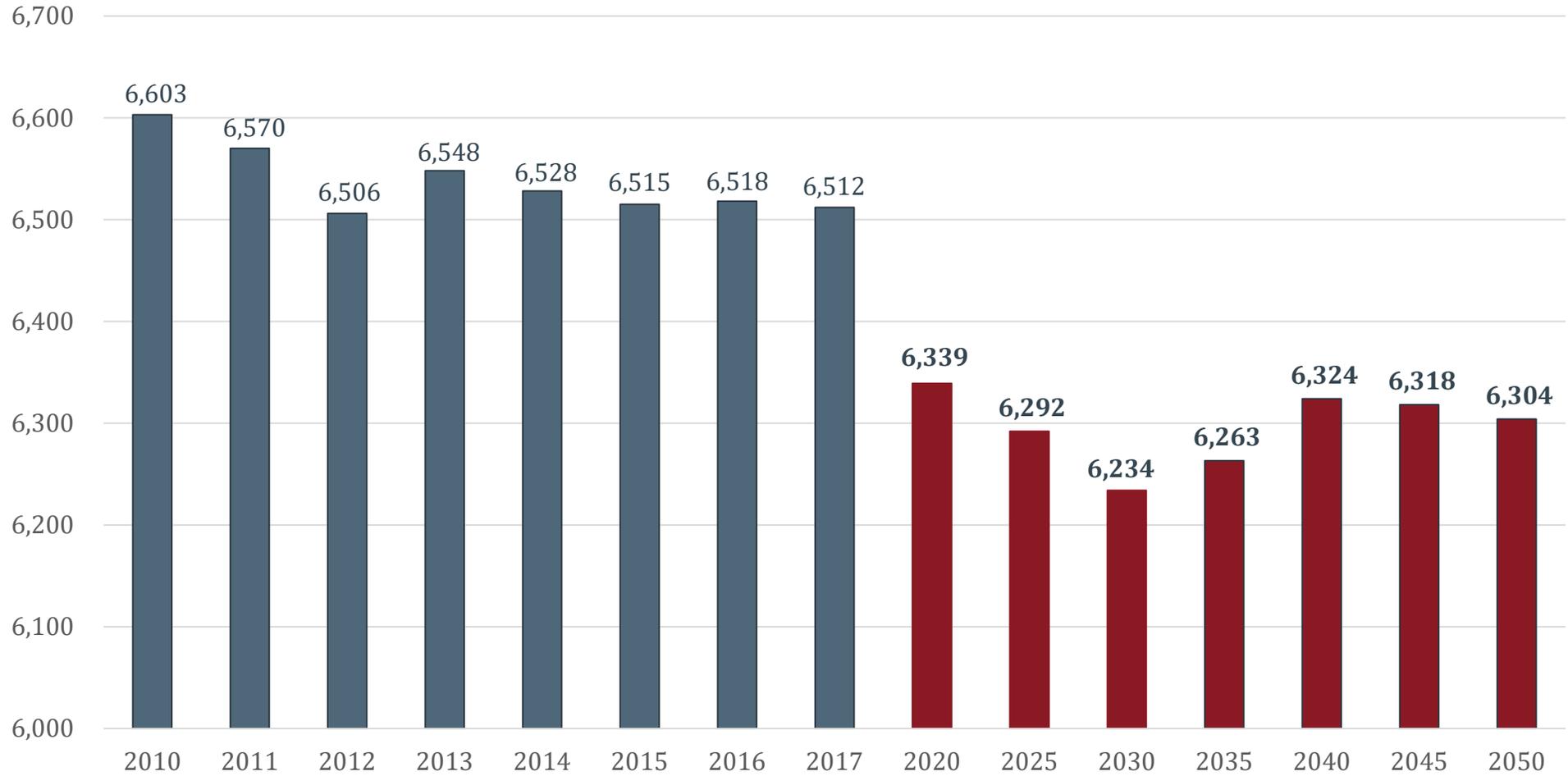
HILLSBORO TRENDS & FORCES



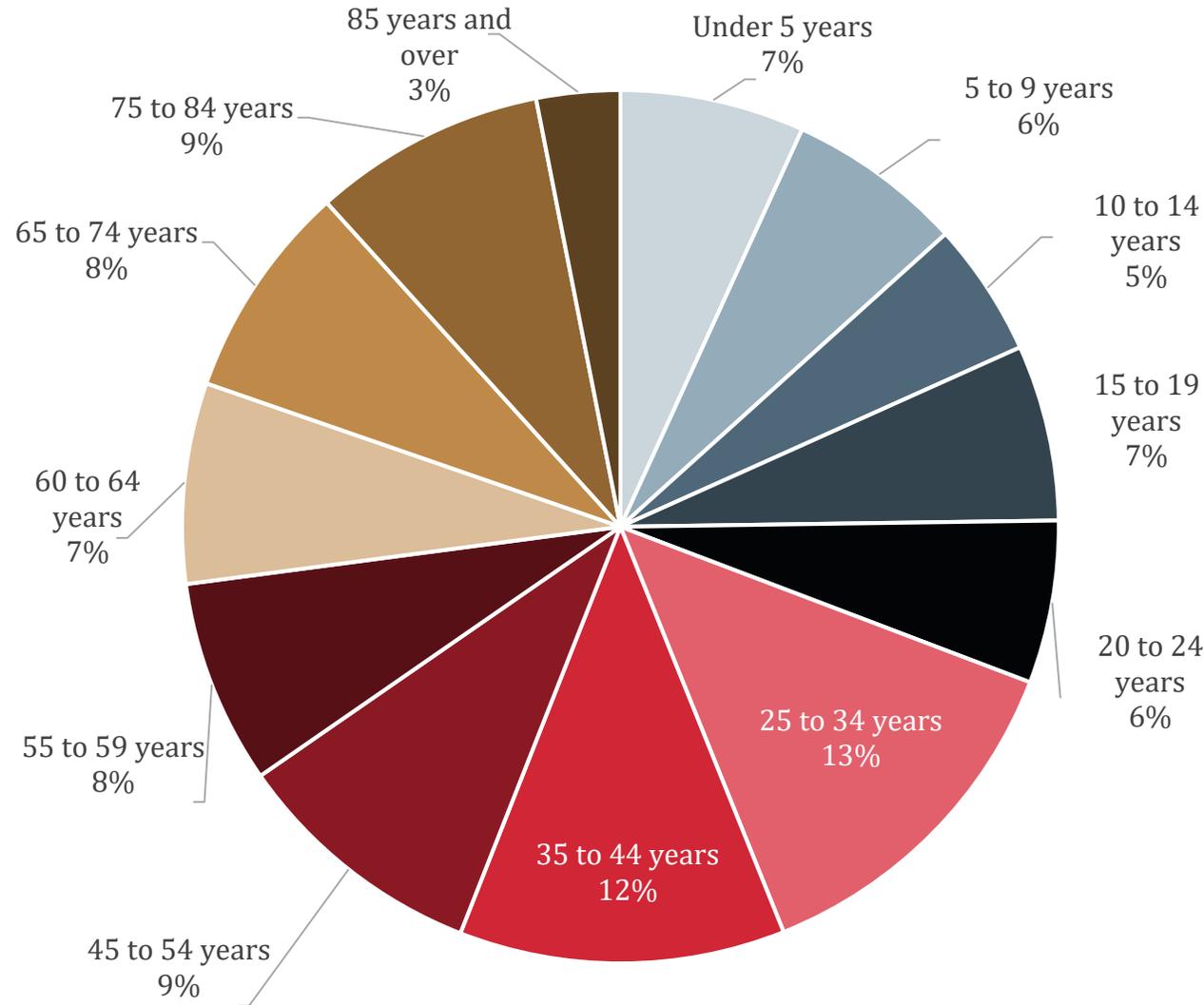
POPULATION ESTIMATES



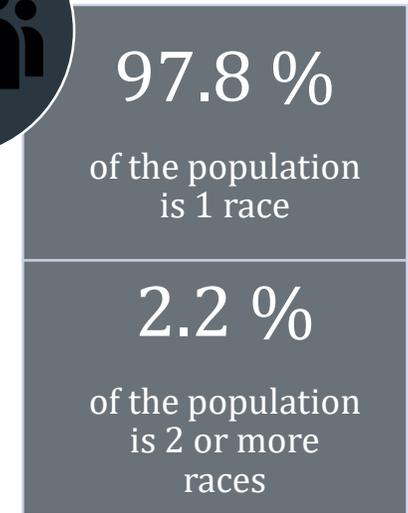
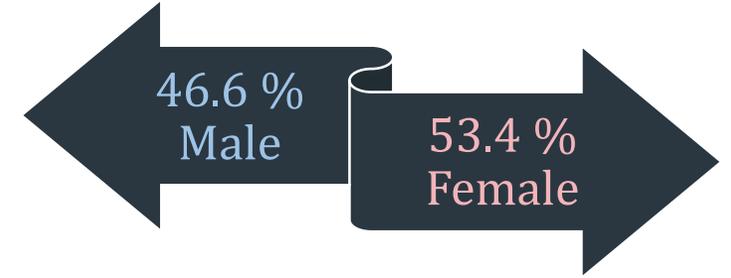
POPULATION FORECASTING



POPULATION BREAKDOWN



AGE BREAKDOWN
(2016 ACS DATA)



EMPLOYMENT

27.8%
Management, Business,
Science, and Arts

- Management, Business, and Financial
- Computer, Engineering, and Science
- Education, Legal, Community Service, Arts, and Media
- Healthcare Practitioner and Technical

25.8%
Sales and Office

- Healthcare support
- Protective Service
- Food Preparation and Serving Related
- Building and grounds cleaning and maintenance
- Personal care and service

22.3%
Service

- Sales and related occupations
- Office and administrative support

19.4%
Production, Transportation,
and Material

- Production occupations
- Transportation occupations
- Material moving occupations

4.7%
Natural Resources,
Construction, and
Maintenance

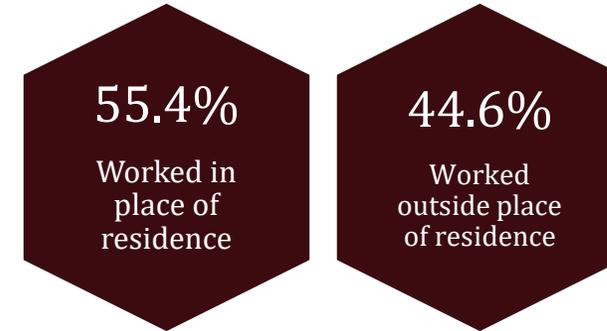
- Farming, fishing, and forestry occupations
- Construction and extraction occupations
- Installation, maintenance, and repair occupations

EMPLOYMENT

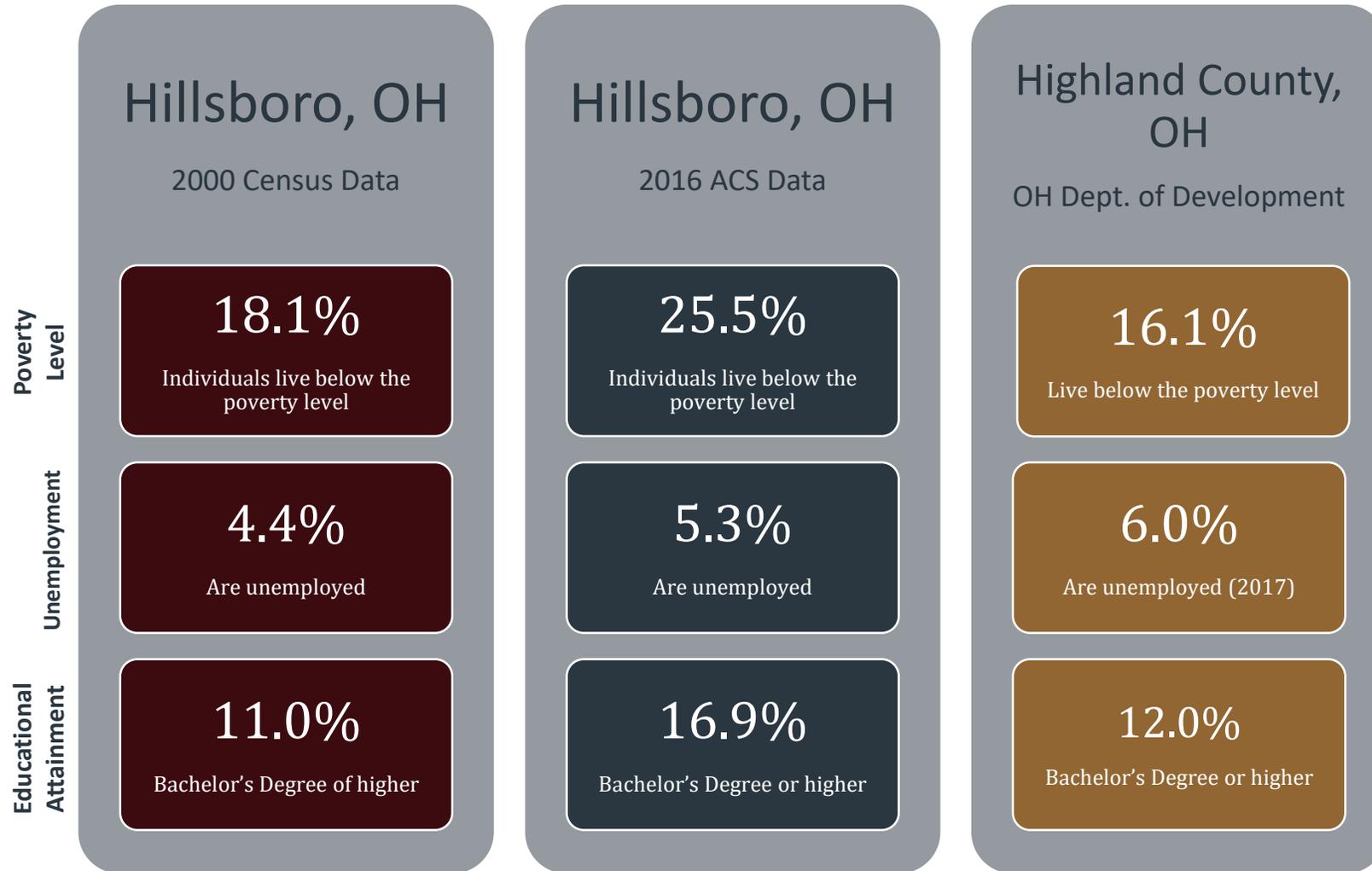
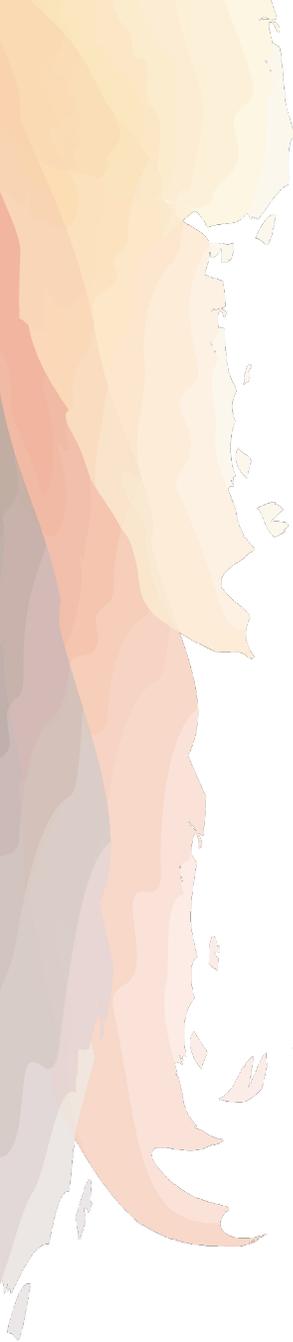
Major County Employers

- Adient/Johnson Controls
- Greenfield Exempted Village Schools
- Greenfield Research
- Highland District Hospital
- Hillsboro City Schools
- Huhtamaki Packaging Worldwide
- Illinois Tool Works/Hobart Corp
- Candle-Lite Inc
- PAS Technologies
- Toyo Denso Co/Weastec Inc
- Wal-Mart Stores Inc

Commute



UNEMPLOYMENT



HOUSING TRENDS

2010



2

Average household size for both owners and renters

FOR RENT

48.9%

Of the occupied homes are rented (51.1% owned)



\$92,500

Average Housing Value



13.4%

Housing units are vacant



\$40,531

Median household income



\$624

Average rent

2016

2

Average household size for both owners and renters

49.8%

Of the occupied homes are rented (50.2% owned)

\$85,000

Average Housing Value

14.1%

Housing units are vacant

\$43,819

Median household income

\$632

Average rent

County

2

Average household size for both owners and renters

29.7%

Of the occupied homes are rented (70.3% owned)

\$102,000

Average Housing Value

13.2%

Housing units are vacant

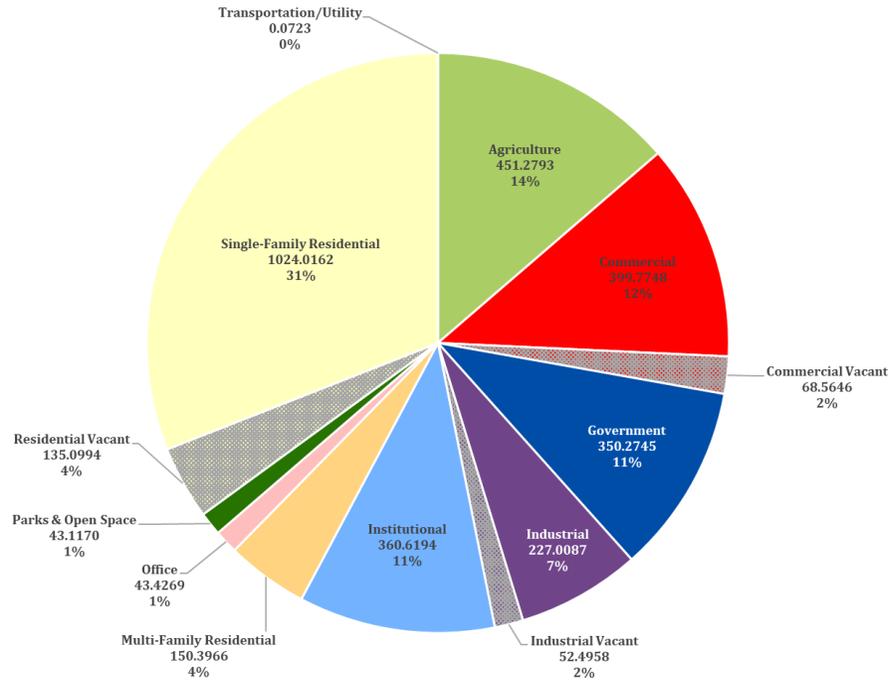
\$40,593

Median household income

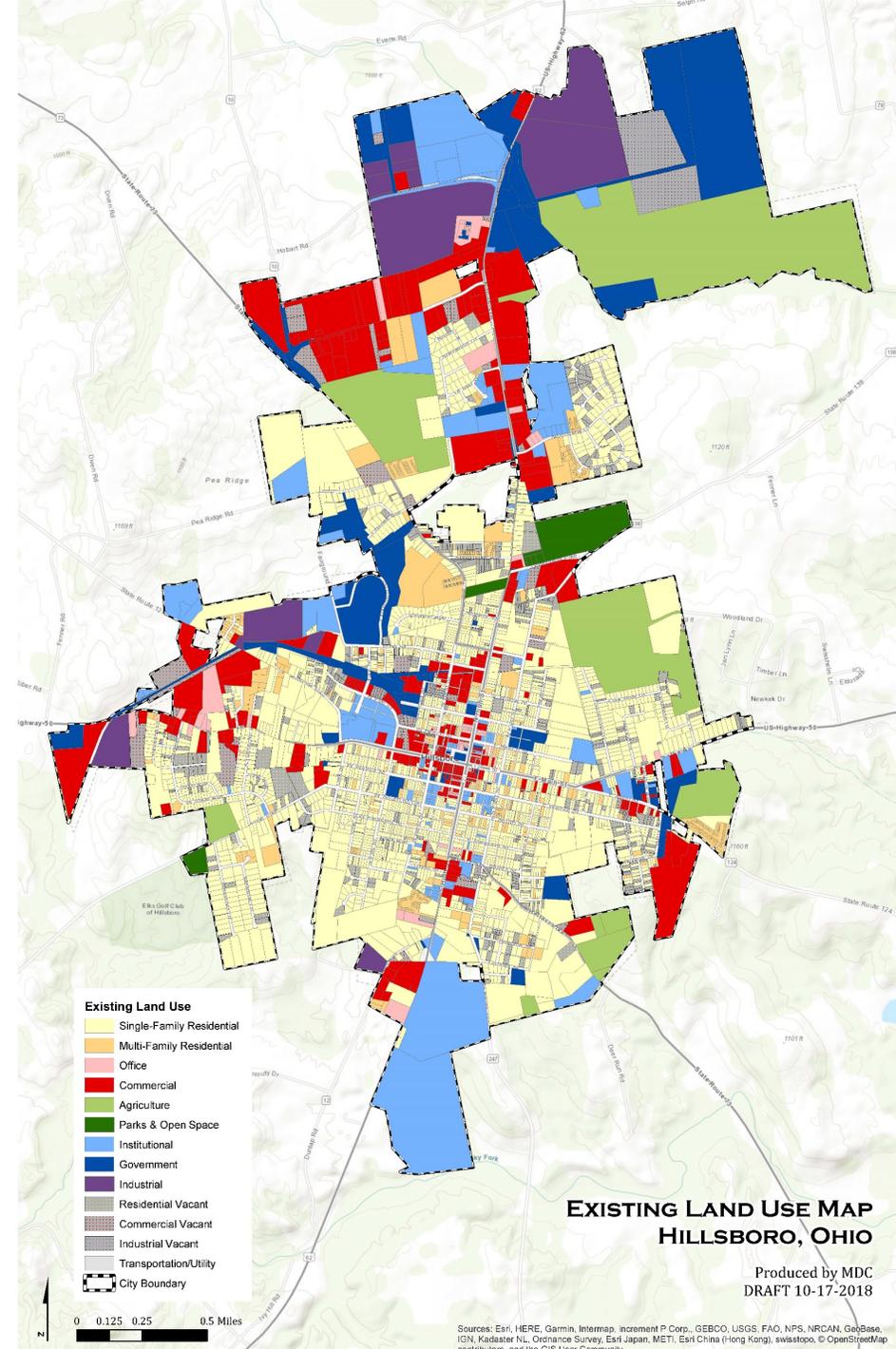
\$664

Average rent

LAND EVALUATION

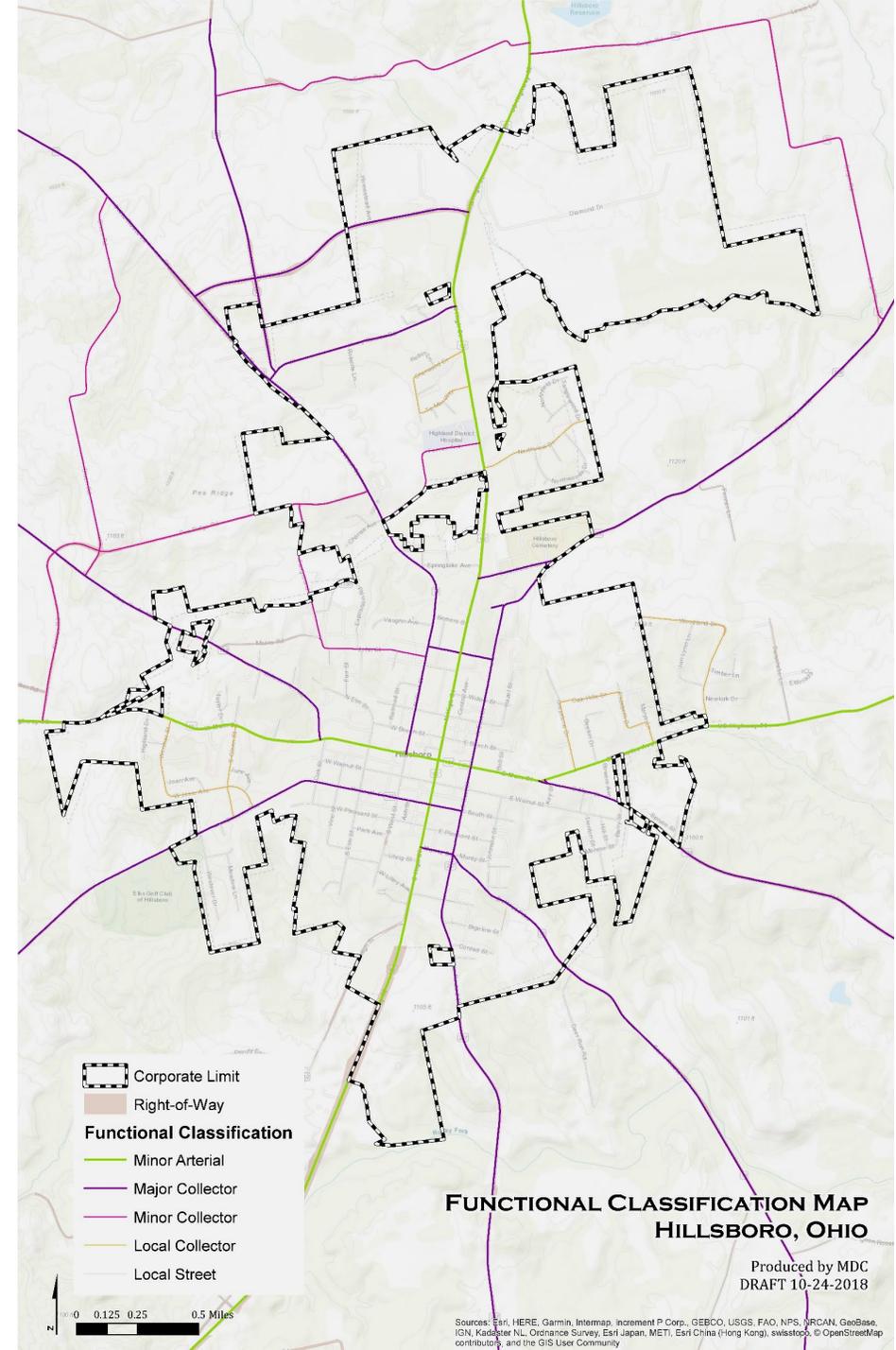


Land Use	Number of Parcels	Minimum Parcel Size	Maximum Parcel Size	Average Parcel Size	Total Acreage
Agriculture	28	0.00007	232.4361	16.1171	451.2793
Commercial	386	0.00030	23.6375	1.0357	399.7748
Commercial Vacant	85	0.00689	6.1400	0.8066	68.5646
Government	99	0.00084	93.1569	3.5381	350.2745
Industrial	15	0.03578	67.9168	15.1339	227.0087
Industrial Vacant	6	0.19188	29.4986	8.7493	52.4958
Institutional	151	0.00915	80.4630	2.3882	360.6194
Multi-Family Residential	424	0.00014	14.7793	0.3547	150.3966
Office	75	0.01260	8.4331	0.5790	43.4269
Parks & Open Space	8	0.22759	32.1289	5.3896	43.1170
Residential Vacant	549	0.00109	5.2147	0.2461	135.0994
Single-Family Residential	2095	0.00001	24.4066	0.4888	1024.0162
Transportation/Utility	1	0.07231	0.0723	0.0723	0.0723
Total	3922				3306.1456



TRANSPORTATION NETWORK, CONNECTIVITY

- Need for additional north/south connections
- Potential for “outer loop”
- Key thoroughfares
 - US 62
 - US 50
 - SR 73
 - SR 138
 - SR 124

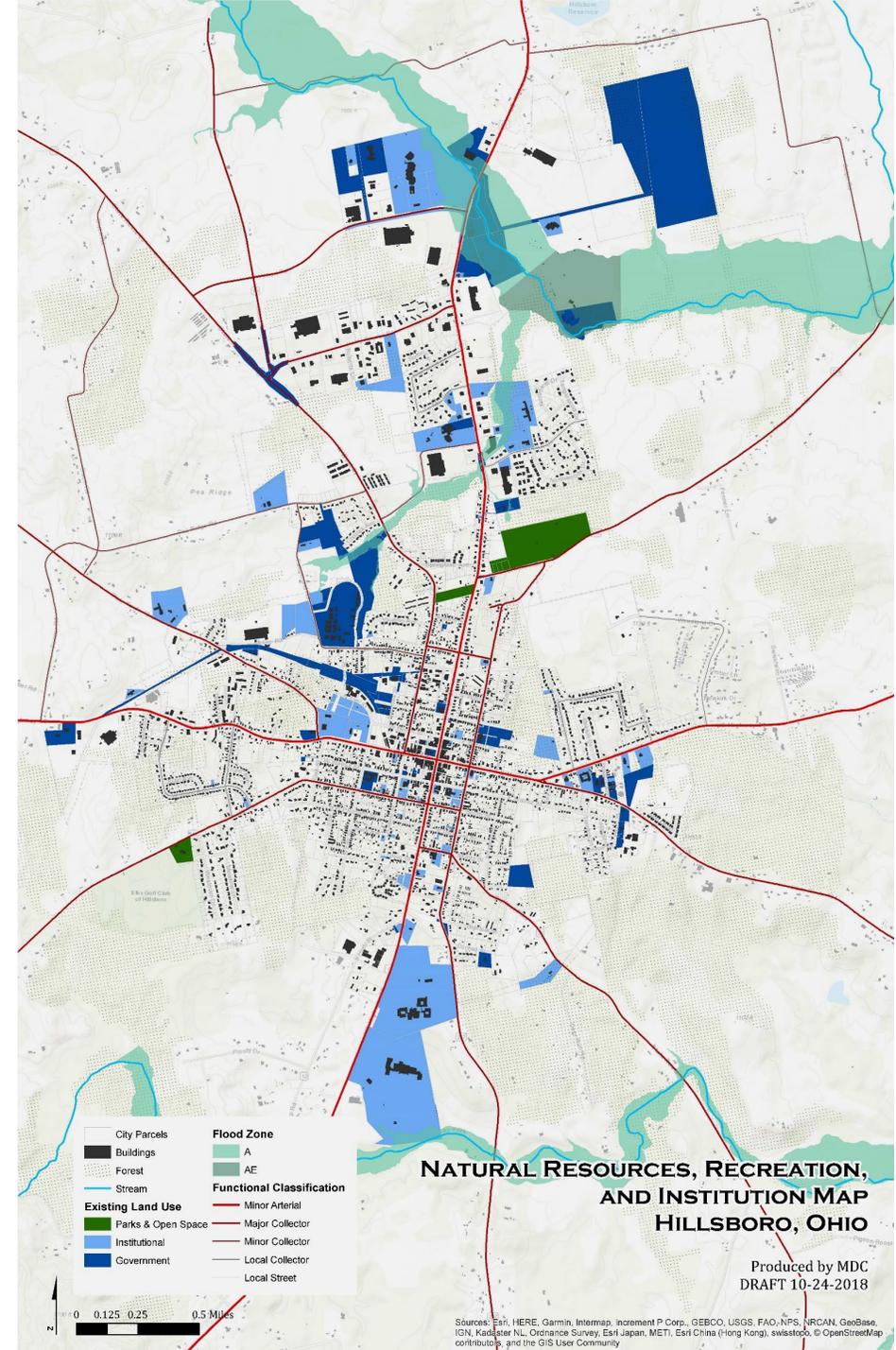


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kartchner N.C., Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

GREEN SPACE, PARKS & OPEN SPACE

- **Parks & Open Space:** 43.12 acres
- **Institutional:** 360.62 acres
- **Government:** 350.27 acres

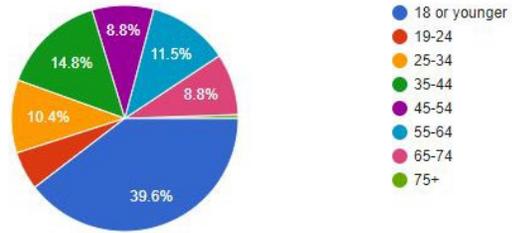
These uses tend to be destination type uses or have the potential to be destination uses in communities.



PUBLIC SURVEY RESULTS

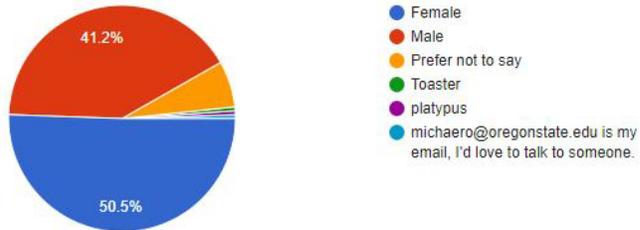
What is your Age?

182 responses



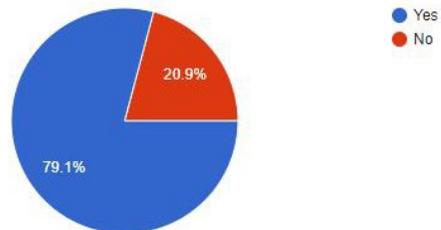
Are you

182 responses



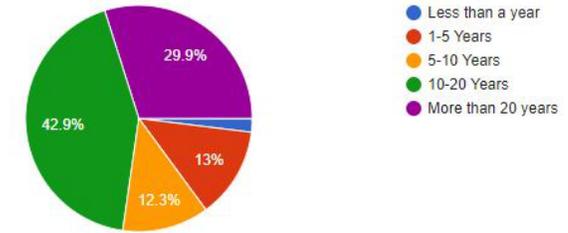
Do you Live in Hillsboro?

182 responses



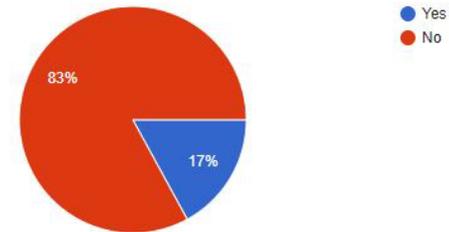
If you live in Hillsboro, how long have you been a resident?

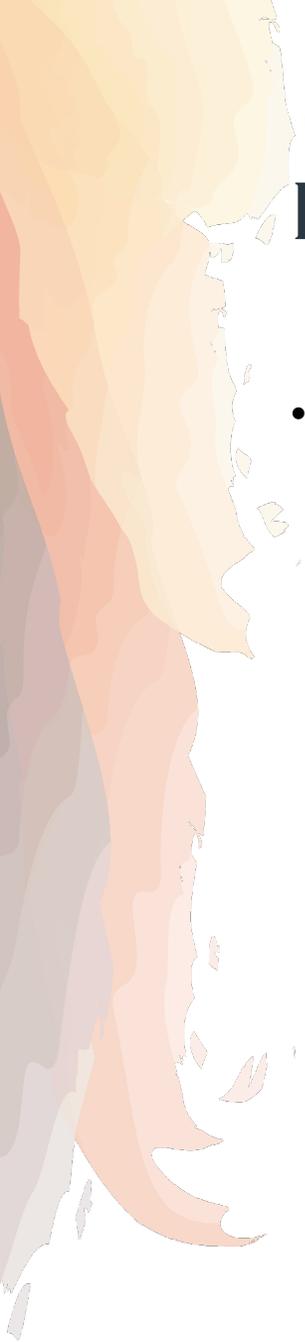
154 responses



Do you own or operate a business in Hillsboro?

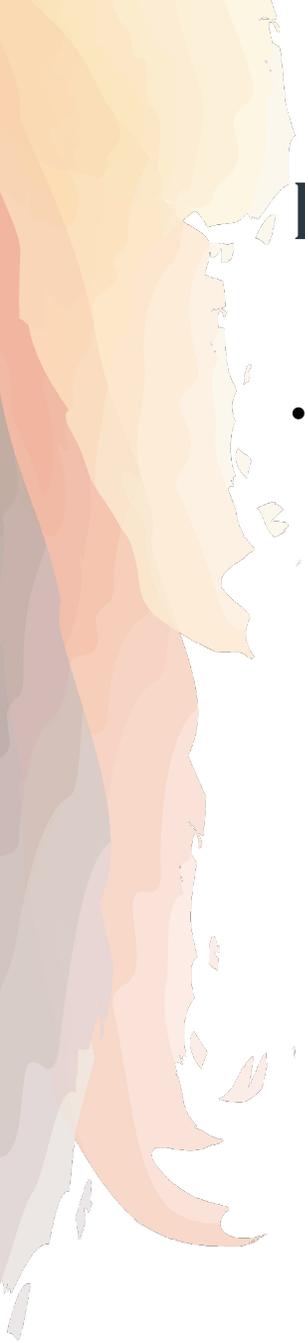
176 responses





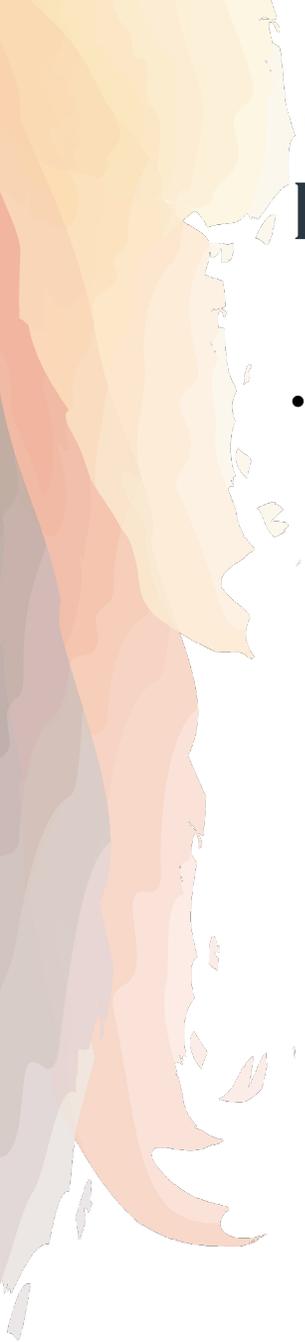
PUBLIC SURVEY RESULTS – COMMON RESPONSES

- **What do you love about Hillsboro, why do you call it home?**
 - Small-town feel
 - Sense of community, social connectedness
 - Rural character
 - Historic downtown
 - Access to major metro areas
 - Affordability



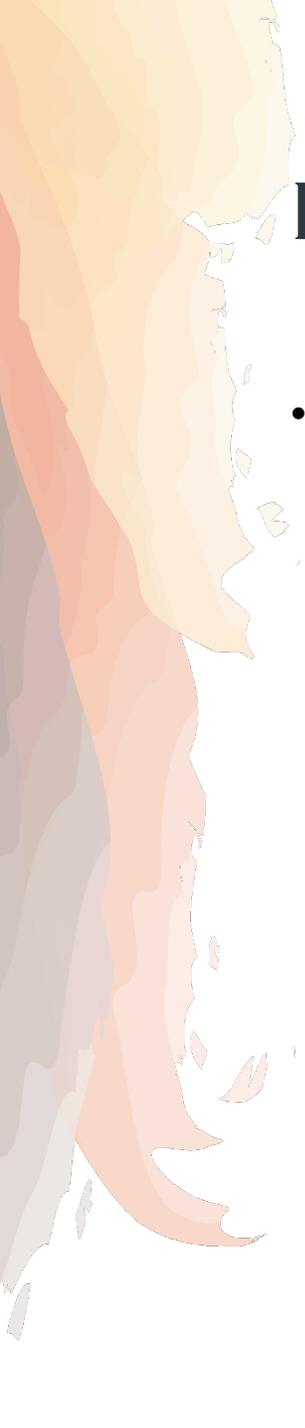
PUBLIC SURVEY RESULTS – COMMON RESPONSES

- **If you could visit Hillsboro 20 years from now, what would you hope you find?**
 - More community programming (events, festivals, etc)
 - Downtown/Uptown investment
 - More destination uses
 - Variety of uses
 - Parks/recreational amenities
 - Shopping centers/districts
 - Improved transportation infrastructure
 - Improved traffic flow
 - More sidewalks, bikepaths
 - Variety of employment options
 - Jobs requiring variety of skill sets
 - Rehab historic infrastructure for occupancy



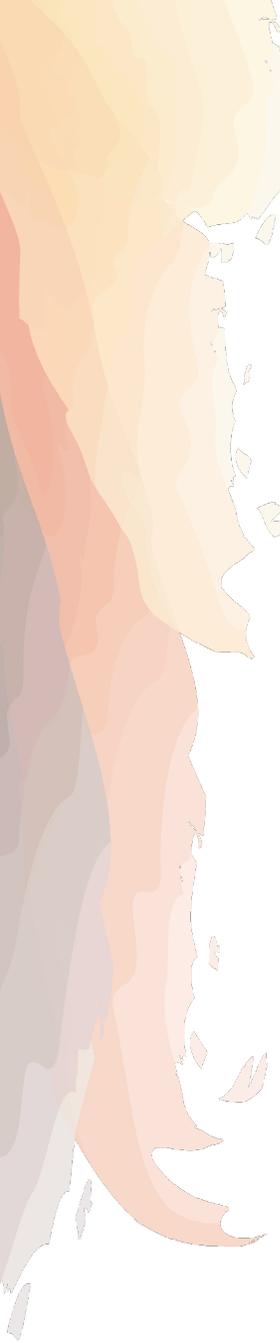
PUBLIC SURVEY RESULTS – COMMON RESPONSES

- **What do you think is the city's biggest opportunity?**
 - Schools
 - Major asset
 - Should be promoted and built around
 - Downtown/Uptown
 - It's small-town character
 - Historic building and architecture
 - Reinvestment opportunities
 - Connections/location to major city's
 - Rocky Fork Lake
 - Biggest amenity with regional draw
 - Find more ways to connect to city
 - The Festival of Bells and the Fair
 - Affordability
 - Overall redevelopment opportunities
 - Local businesses



PUBLIC SURVEY RESULTS – COMMON RESPONSES

- **What do you think is the biggest challenge facing the city?**
 - Things to do (entertainment outlets)
 - Employment opportunities
 - Variety in jobs
 - Traffic
 - Retaining population
 - Especially younger generations
 - Drug issue
 - Lack of variety in commercial uses/restaurants
 - Lack of parking in downtown



KEY FINDINGS: PRELIMINARY ISSUE IDENTIFICATION

- The City has a strong grid street network, but north-south travel is limited to US 62 which causes congestion and long travel times.
- Vacancy rates are rising slightly.
- With current trends, the City is slowly losing population and is anticipated to continue to do so.
- Housing remains relatively affordable and the schools are viewed as an asset.
- There is considerable desire for more variety in places to eat and improved retail and entertainment options.
- Appears to be a need to catalyze local investment in the city to reinvigorate businesses and entertainment that better meets the community's needs.



STRONG PLACES

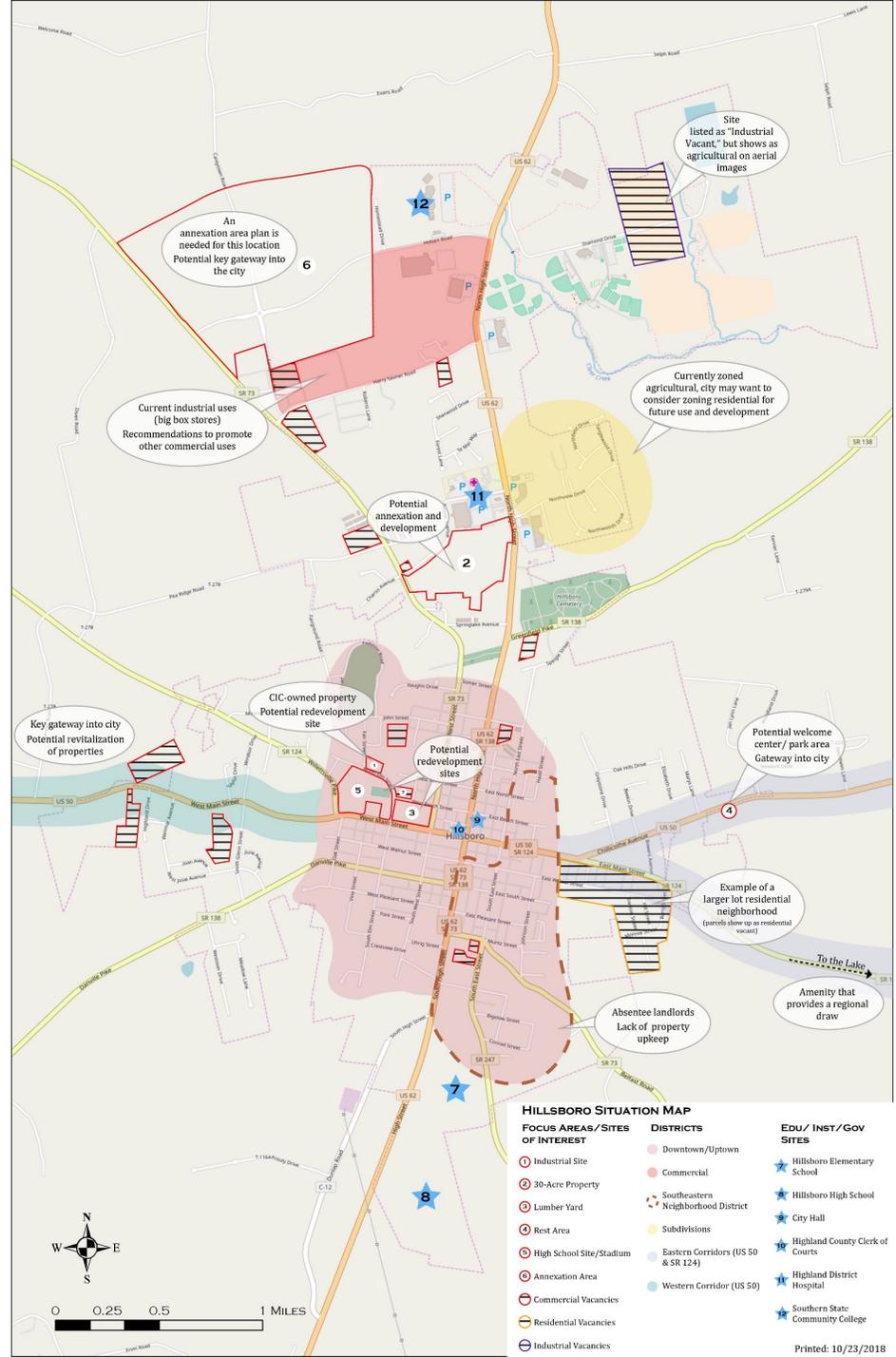
WEAK PLACES

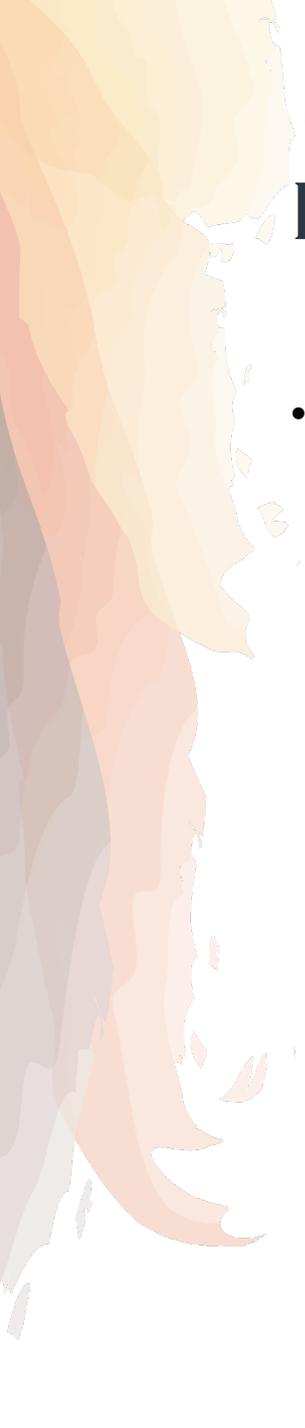
WHERE ARE THE PLACES THAT SERVE AS EXAMPLES OF WHAT IS WORKING WELL OR PLACES YOU LOVE?

WHERE ARE THE PLACES THAT NEED ATTENTION OR ACTION TO IMPROVE CONDITIONS?

SITUATION MAP

- Any additional.....
 - Areas of concern
 - Sites
 - Districts
 - Corridors
- Sites to remove/not needed





NEXT STEPS

- Prepare the vision and goals