Imagine Hillsboro - Comprehensive Plan 2019

Plan Draft Version 3- 6.25.19

Contents

Introduction

Planning Process

The purpose of this 2019 Comprehensive Plan Update is to come together to shape the future of the City of Hillsboro, imagine the possibilities for the city, and establish actions to realize that vision. The year-long process to prepare the city's first comprehensive plan has been community driven and provides clear and defined priorities and actions the city can take to meet its desired goals.

The planning process began with the appointment of a Steering Committee. This group of community members met on a regular basis and was tasked to review existing conditions, the community vision, and plan elements. The steering committee was comprised of individuals who were residents and business owners, as well as city officials.
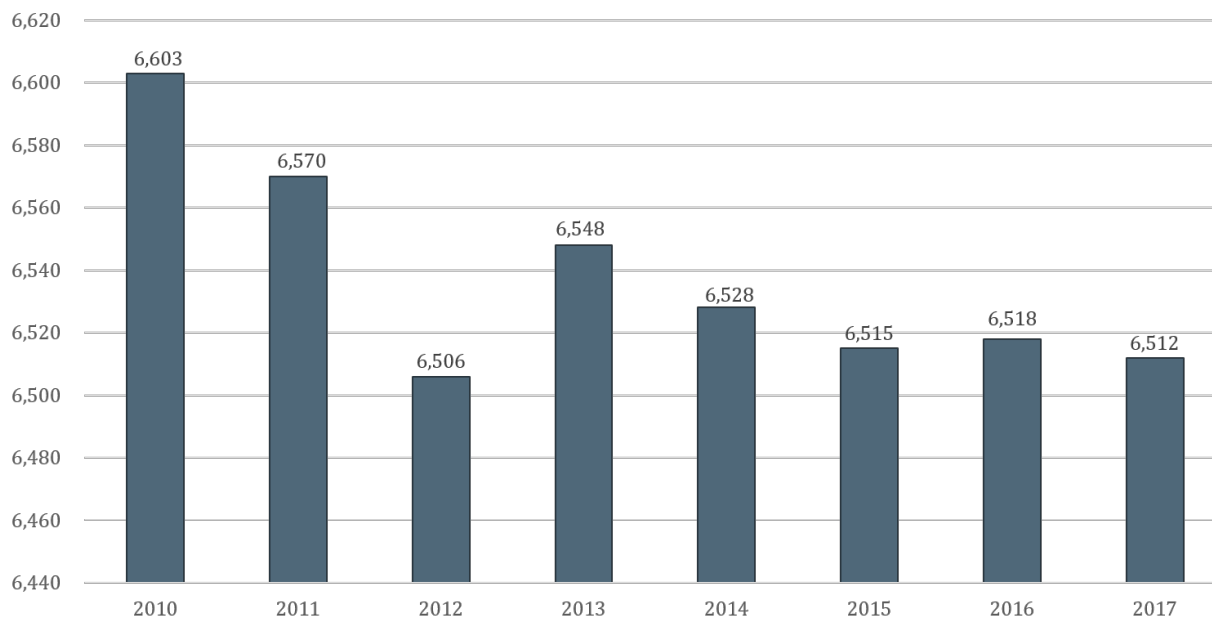
In addition to the work of the committee, two open public forums were conducted wherein the community was encouraged to engage in the planning process, review the progress of the plan, and provide critical feedback. From these events and accompanying online surveys, community input was analyzed and heavily influenced the content of the plan. This process ensured the comprehensive plan reflected the community's vision for how they "imagine" Hillsboro.
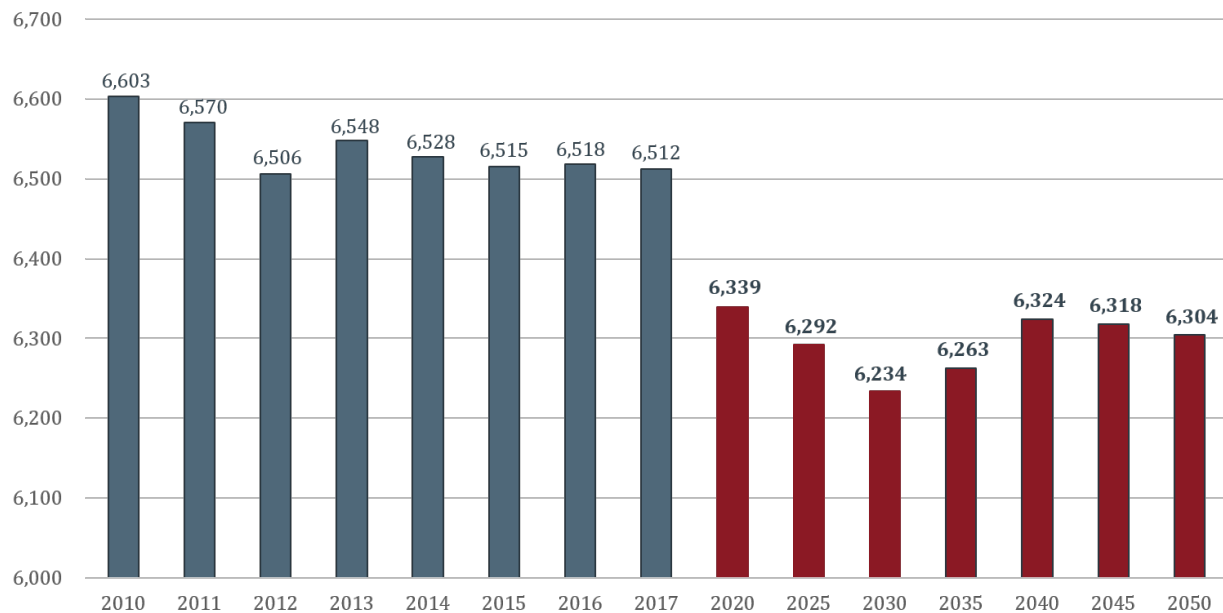
Trends and Forces

In addition to input from the city's residents and stakeholders, the planning process included a review of trends and forces that are influencing the future of Hillsboro and its community. The following summarizes trends that emerged from population forecasts, employment and housing trends, and evaluation of land use within the city.

Population is steadily decreasing.
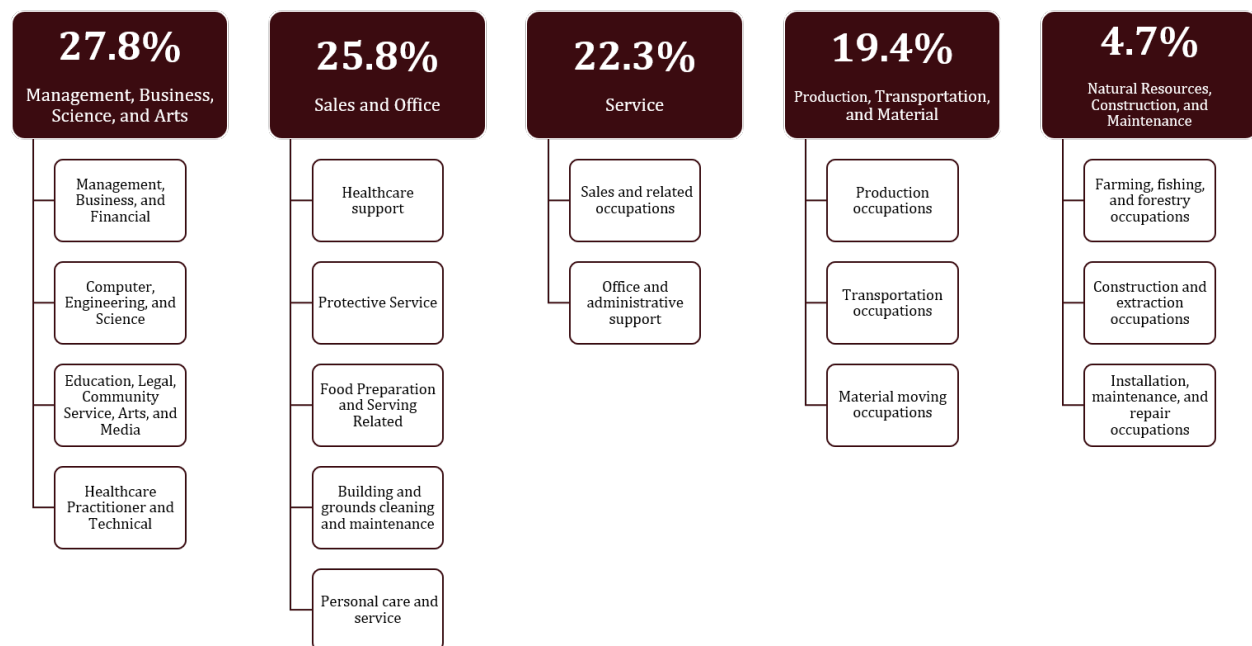
According to the United States Census Bureau's American Community Survey (ACS), the city's population currently sits around 6,500 people. Population forecasts project Hillsboro will experience a slow and steady decrease in population and reached around 6,300 people by 2050. Although the difference in population is only slight, the city should plan for ways to encourage occupancy in Hillsboro.

Employment is heavily oriented around industrial, service, and commercial business.

The community desires a variety of businesses and employment opportunities within the city. Current employment opportunities are heavily geared toward management, sales, and service industries which make up almost 76% of the employment provided within the city. Some of the major employers in the city include Adient/Johnson Controls, Greenfield Exempted Village Schools, Greenfield Research, Highland District Hospital, and Hillsboro City Schools. According to the ACS, the employment breakdown of the city is as follows:

	Hillsboro, OH	Hillsboro, OH	Highland County, OH
	2000 Census Data	2016 ACS Data	OH Dept. of Development
Poverty Level	18.1% Individuals live below the poverty level	25.5% Individuals live below the poverty level	16.1% Live below the poverty level
Unemployment	4.4% Are unemployed	5.3% Are unemployed	6.0% Are unemployed (2017)
Educational Attainment	11.0% Bachelor's Degree of higher	16.9% Bachelor's Degree or higher	12.0% Bachelor's Degree or higher

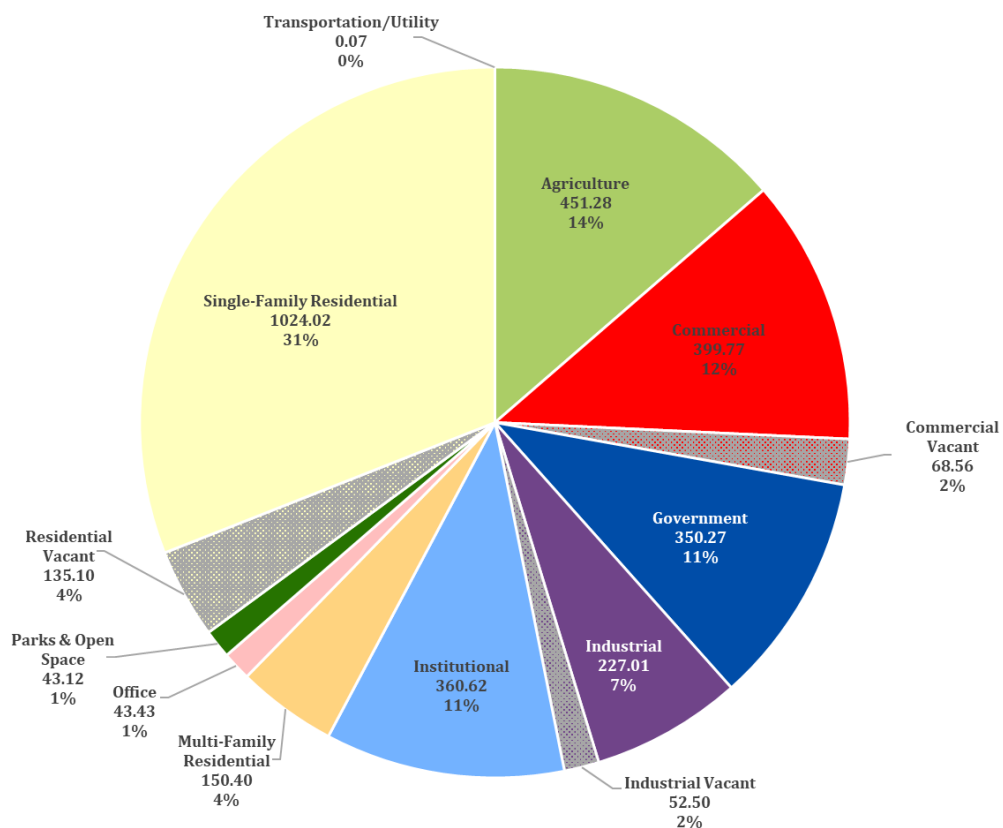## Housing

Housing and lifestyle choices continue to evolve as new generations emerge, and online retailers continue to influence and shape the commercial market. Pressure for cities to provide a variety of housing options continues to increase to encourage populations to stay or move to the area. Hillsboro is experiencing a rise in rental properties and decrease in homeownership. Housing values have also decreased while the number of vacant units continues to slowly increase.

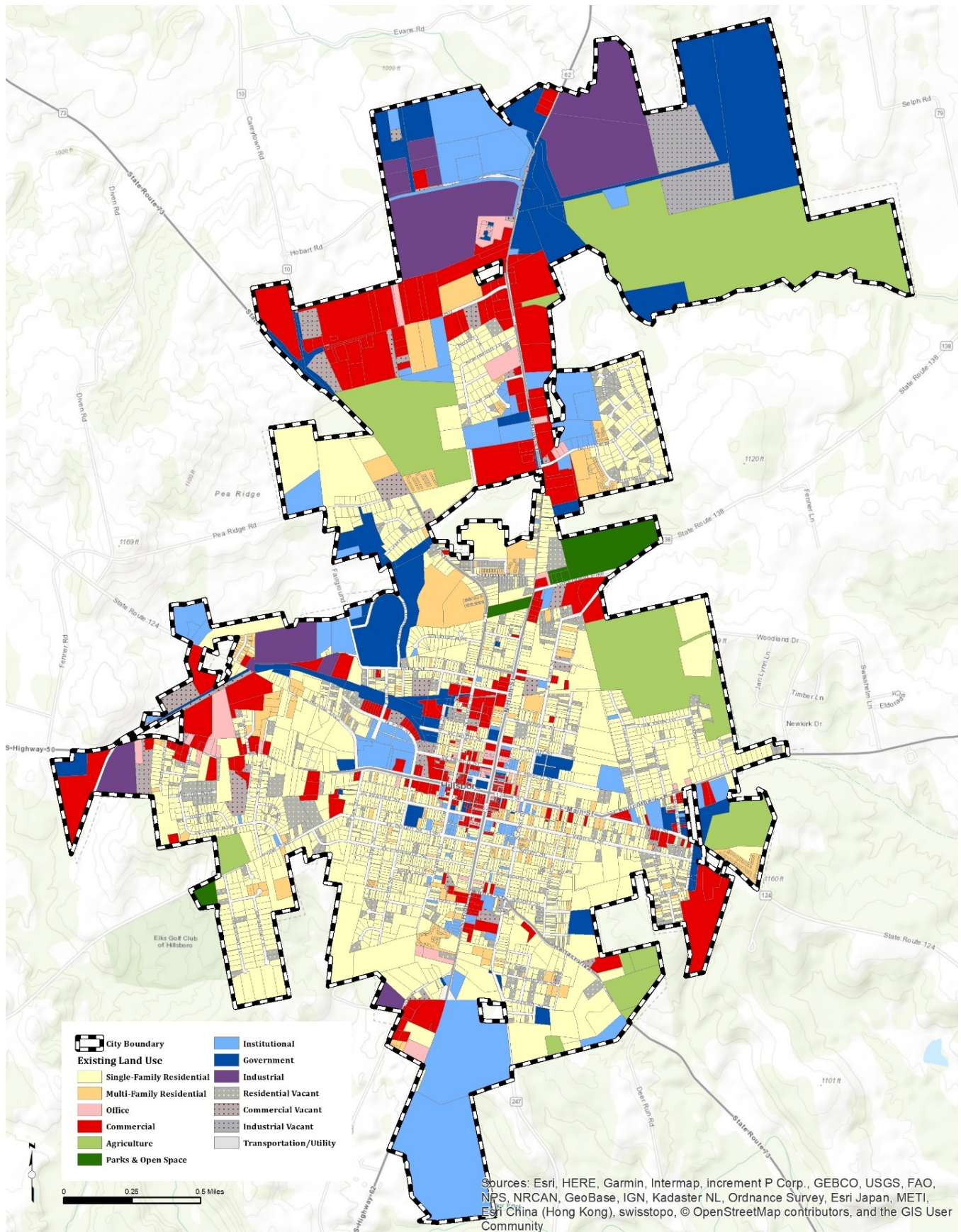|		FOR RENT			$	BILL $xxx
2010	2 Average household size for both owners and renters	48.9% Of the occupied homes are rented (51.1% owned)	$92,500 Average Housing Value	13.4% Housing units are vacant	$40,531 Median household income	$624 Average rent
2016	2 Average household size for both owners and renters	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 Use and Networks

Existing land use tell us how the makeup of the city may be influencing development patterns and other trends. Hillsboro is the urban core of Highland County with US and state routes all converging in the city center. The city services many people, not only within the municipal boundaries, but also throughout the county as far as employment, services, and other needs. Hillsboro's existing land use make up is as follows:

Land Use	Number of Parcels	Average Parcel Size	Total Acreage
Agriculture	28	16.12	451.28
Commercial	386	1.04	399.77
Commercial Vacant	85	0.81	68.56
Government	99	3.54	350.27
Industrial	15	15.13	227.01
Industrial Vacant	6	8.75	52.50
Institutional	151	2.39	360.62
Multi-Family Residential	424	0.35	150.40
Office	75	0.58	43.43
Parks & Open Space	8	5.39	43.12
Residential Vacant	549	0.25	135.10
Single-Family Residential	2095	0.49	1024.02
Transportation/Utility	1	0.07	0.07
Total	**3922**		**3306.15**

Legend

- City Boundary
- **Existing Land Use**
- Single-Family Residential
- Multi-Family Residential
- Office
- Commercial
- Agriculture
- Parks & Open Space
- Institutional
- Government
- Industrial
- Residential Vacant
- Commercial Vacant
- Industrial Vacant
- Transportation/Utility

N

0   0.25   0.5 Miles

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

Vision

The vision for Hillsboro was established based on information gathered from the trends and forces analysis, and the ideas shared during public engagement activities and steering committee meetings. Hillsboro's vision creates a desired image for what the community aspires to be.

imagine Hillsboro, *a flourishing city that honors its rural, hometown values, true to its historic identity with*

- *a robust and welcoming economy;*
- *transparent leadership and collaboration;*
- *great neighborhoods;*
- *a safe and healthy community; and*
- *access to local and global networks.*

Strategic Plan

The strategic plan includes the goals, objectives and implementation tactics which support the community's vision for the future. The goals and objectives were framed in accordance with information provided by the community and were created based on the issues and opportunities shared in the vision and values survey, public open house, and discussions with the steering committee throughout the planning process.

The following section is broken down as follows:

- Goal: A desired end state. Where we want to be when we've accomplished what we set out to do.
- Objective: A measurable, yet broad, action to achieve a stated goal.
- Implementation Tactic: Specific action associated with executing the stated objectives.

Goals, Objectives, and Implementation Tactics

The thematic goals and objectives helped to guide the creation of plan recommendations for Hillsboro. These statements were created based on the issues and opportunities shared by the community in the vision and values survey, and the discussion with the steering committee in November 2018 and January 2019. The implementation tactics are the specific programs, projects, and activities that will be needed to implement the objectives and ultimately reach the desired goals.

Economy

Goal

> **Hillsboro will have a robust and thriving economy that serves its citizens, welcomes businesses and organizations to grow and develop within the city, and increases economic development and redevelopment activities.**

Objectives

- Diversify employment opportunities
- Reinvent Uptown as a destination for both residents and visitors
- Support entrepreneurial enterprises
- Encourage residential development
- Support creation of a location-based economy from the rural, agricultural, historic, and recreational resources in the region
- Encourage business in the city and Highland County

Implementation Tactics

- Consider creating a Community Development Director position to oversee and manage physical development and economic development efforts for the city
- Establish an Uptown Development Corporation to catalyze redevelopment and reinvestment in Uptown and assist with redevelopment and business support in the district
- Collaborate with the Chamber of Commerce to create a business incubator
- Investigate Entertainment District designation for Uptown
- Pursue grants and funding through the Governor's Office of Appalachia -Currently the Area Development Grants and Distressed County Program may be options
- Connect interested businesses to potential funding sources such as through special bank offered programs, or non-profit organizations

Communication & Collaboration

Goal

Hillsboro will have open and transparent decision-making processes between the government and its residents.

Objectives

- Expand partnerships with local businesses
- Improve communication between citizens and leadership
- Enhance city branding efforts

Implementation Tactics

- Invest in and use a "One Call" system for important city news, information, and events
- Collaborate with the Chamber of Commerce to engage with the business community
- Continue efforts with dedicated public relations staff and coordination and sponsorship of community activities through website development and messaging
- Create standard protocols for posting important information and events-utilize technology and applications to notify citizens directly of important events
- Increase the city's official presence at local events like the Festival of the Bells and tournaments at Liberty Park
- Publicize and vet important changes/projects with the public before the initial public hearing with Council, consider public workshops, townhall meetings, or online information with significant direct outreach to residents.

Neighborhoods & Housing

Goal

Hillsboro will be a town of strong neighborhoods with good housing options, and active and involved citizens.

Objectives

- Emphasize care and upkeep of neighborhoods
- Address vacant and blighted housing
- Engage neighborhoods in community events and efforts
- Increase homeownership
- Increase supply of housing in the city including the Uptown area
- Improve public infrastructure in the neighborhoods
- Encourage and support citizen actions in their neighborhoods
- Promote neighborhood inclusion and involvement in public events

Implementation Tactics

- Establish a Neighborhoods and Housing Program under the supervision of the Community Development Director and Building Inspector to support redevelopment and upkeep of the city's housing stock
- Conduct a housing inventory and identify vacant and deteriorating properties for targeted improvement efforts
- Use the CDC to acquire and prepare lots and properties in the city to make them available to the private market for redevelopment using a combination of private funds, public money and grants such as HUD Grants or Area Grants from the Governor's Office
- Start an annual clean up day for the city
- Hold an annual "Best Garden" with awards in each neighborhood
- Coordinate with the Historical Society to do walking tours of neighborhoods

- Support and encourage neighborhood block parties and events through the Public Relations staff
- Establish a Community Reinvestment Area to direct state and federal incentives towards residential improvements (https://development.ohio.gov/bs/bs_comreinvest.htm)

Community
Goal

Hillsboro will be a safe and healthy community that promotes individual well-being, the pursuit of self-improvement, and encourages pride in being part of the community.

Objectives

- Reduce and eliminate illegal drug activity
- Support health equity through city programs and policies
- Encourage community pride and support
- Empower citizens and community organizations
- Support youth in academic and athletic events

Implementation Tactics

- Consider joining civil action against opiate producing pharmaceutical companies and local healthcare providers who over prescribe opiates
- Employ CEPTED-Crime Prevention through Environmental Design, by eliminating easily accessible secluded places within the city limits
- Collaborate with state and federal divisions to identify and apprehend dealers
- Catalyze community lead and neighborhood events through the city's public relations staff and campaigns
- Support local non-profits providing community services and facilities through policies and engagement of city officials in boards and committees
- Inspire neighborhood pride by completing pilot improvement projects like tree plantings, street improvements, or opening parklets
- Encourage tactical urbanisim projects that allow neighborhoods to take ownership and maintenance responsibilities for the public spaces around them
- Create an Imagine Hillsboro wayfinding and community identity campaign with streetscaping, banners, and special events and activities at community events.

Local Resources & Heritage
Goal

Hillsboro will be a place that embraces its environmental, historic, and local resources and preserves those resources to establish and build city identity.

Objectives

- Embrace recreational resources
- Preserve and enhance historic, small-town character
- Build upon and promote rural and agricultural heritage
- Protect historic buildings that hold significant value to the city

Implementation Tactics

- Develop, publish, and manage a community recreation and events program utilizing public spaces and parks
- Add recreation facilities and contact information to the City's website to reserve and use spaces

- Consider local designation of a historic district to better protect historic buildings from demolition or incompatible infill
- Collaborate with the Chamber to encourage farmers markets and other venues for sales of locally manufactured or produced goods
- Consider land use choices that support local business expansion over national chains
- Complete an Uptown Redevelopment and Preservation Study to identify critical buildings to protect and those which need to be demolished or redeveloped
- Design, install, and maintain welcoming gateway landscaping, signage and features at the major gateways into the community, at Liberty Park, and in the Uptown district.

Connectivity

Goal

Hillsboro will be an informed and connected city with access to resources that extend beyond municipal boundaries.

Objectives

- Strengthen and maintain high speed internet connections throughout the city
- Improve the speed and quality of the city's communications infrastructure
- Enhance regional connectivity to Cincinnati, Columbus, Dayton and Chillicothe areas
- Take advantage of new and innovative technologies to better connect the city with other areas

Implementation Tactics

- Study the possibility/feasibility of a city owned and operated fiberoptic/broadband network utility
- Collaborate with Southern State Community College, the School District, libraries, local businesses, and the county to identify areas where free public wi-fi can be provided

Mobility

Goal

Hillsboro will be a place with connected streets where it is easy to get around town on foot, bike, or in a car.

Objectives

- Improve the flow of traffic through and around town
- Support multimodal forms of transportation and transit (walking, biking, driving, bus, rideshare)
- Improve and maintain transportation infrastructure including trails, sidewalks, and roadways
- Collaborate with other communities to enhance roads and other venues of transportation
- Provide transit options for medical and retirement home facilities

Implementation Tactics

- Support regional and state efforts to improve multi-modal travel along US-62, US-50, and OH Rt-73
- Study, design, and build a western alternative route connecting US-50 to US-62 north of town
- Explore a city/county partnership for a locally based rural version of on-demand ride sharing through community organizations
- Reevaluate the design and traffic patterns of Main Street, N West Street and N High Street in the Uptown District and consider multi-modal complete street design features on major thoroughfares and new collectors and arterials
- Conduct a parking study and inventory in and around Uptown
- Identify missing pedestrian and bike links in the community and complete the network

- Conduct a recreational trail study to connect Uptown to Rocky Fork State park and the Buckeye Trail
- Use the Community Development position or the CDC to acquire and identify public parking areas and create clear wayfinding signage for patrons of Uptown

GEOGRAPHIC PLAN

The Geographic Plan offers a visual framework for targeted geographic recommendations. Each section includes a topical map and general recommendations for the city. Hillsboro has several networks that will be key to helping the city focus and implement recommended objectives and tactics.

Natural and Recreational Resources

Green spaces, parks, and open space all contribute to the well being of Hillsboro and its residents. The city has a variety of public spaces available to the residents and should be used to encourage community events for the city.

The following is the existing inventory of parks and open space, institutional, and government uses within the city. These land uses tend to be destinations or have the potential to be a destination. As a destination it means that they attract activity and usually require accommodations for parking, restrooms, and other amenities.
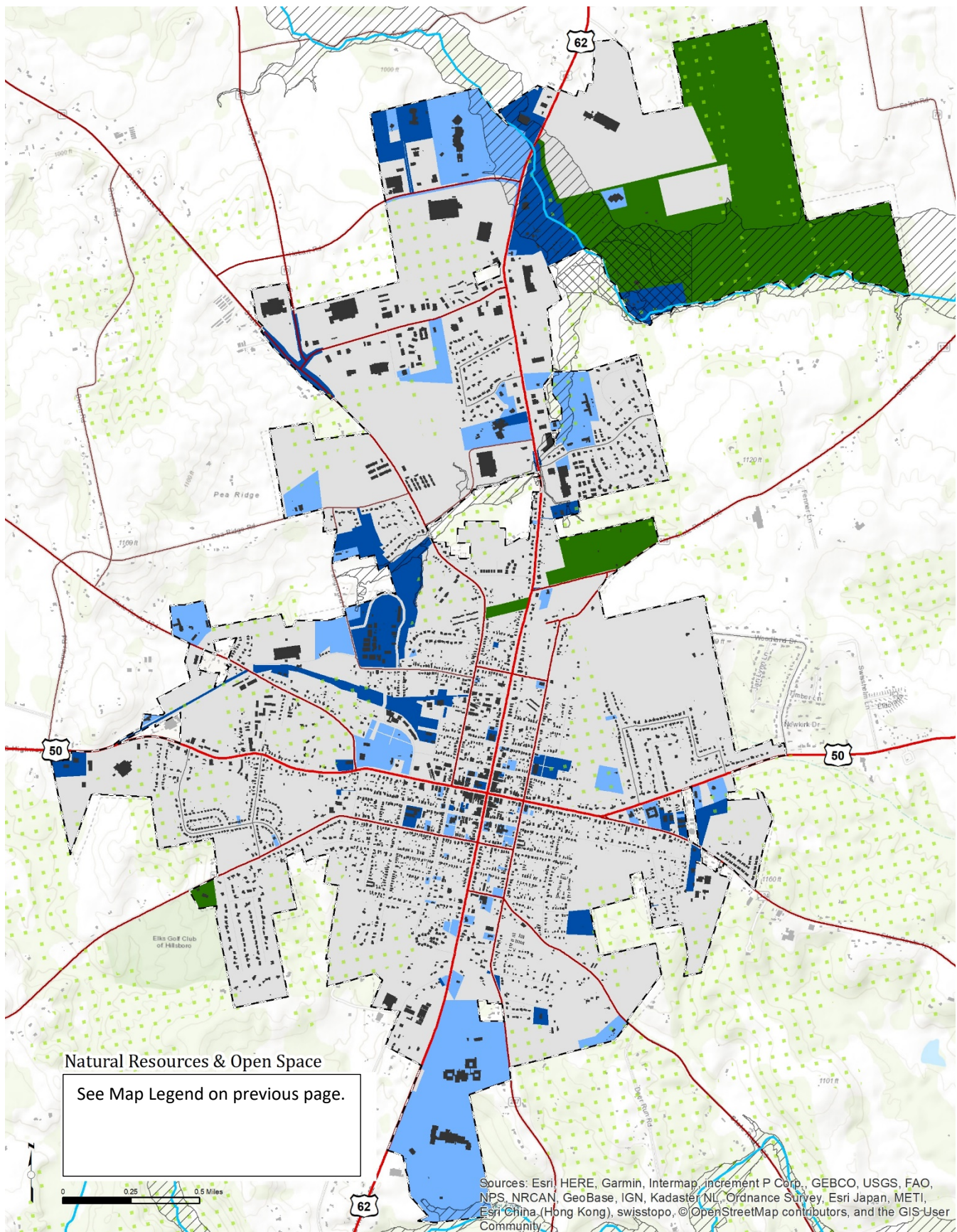
- Parks & Open Space: 43.12 acres
- Institutional: 360.62 acres
- Government: 350.27 acres

Recommendations

- Maintain public recreational facilities in Uptown to promote activity and community engagement.
- Focus on collaborative public events between the city, neighborhoods, school district, and other organizations.
- Identify land needs for future community facilities as new subdivisions or annexations occur.
- Acquire and devote land to parks and green space Old Town and require functional open spaces in new developments.
- Establish plans for recreational trails in Liberty Park and connecting Uptown to Rocky Fork State Park
- Continue to prioritize staffing and resources for a recreation coordinator
- Work towards providing improved staffing for services at Liberty Park, including making sure bathrooms are open and considering contracting with local vendors to provide food services near the ball fields on weekends and in the summer
- Add recreation information and park rental functions to the city's website

Map Legend (map on next page)

Natural Resources & Open Space

See Map Legend on previous page.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community
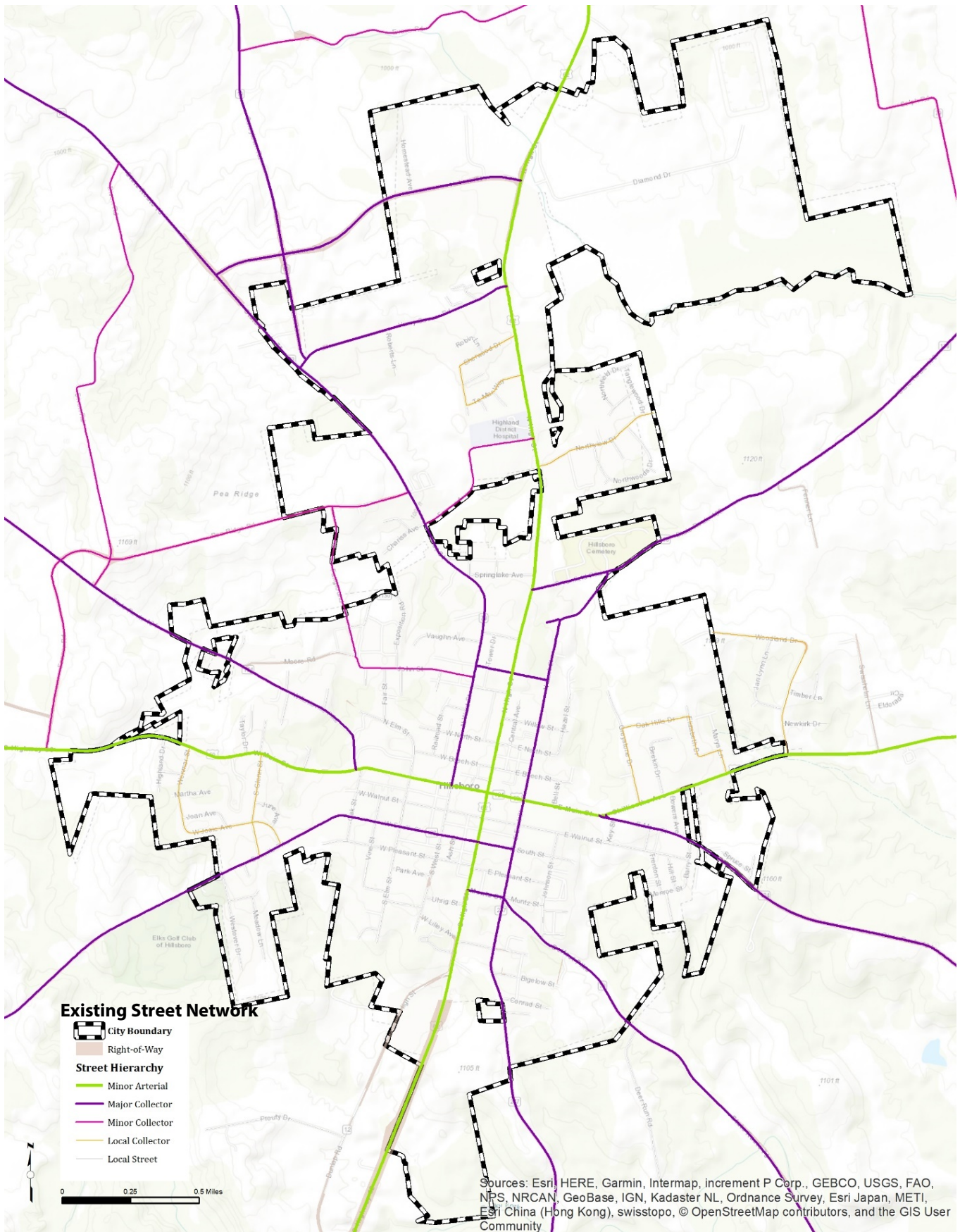
Transportation Networks and Connectivity

Hillsboro's orientation around two main thoroughfares provides connections to major neighboring cities such as Cincinnati, Dayton, Chillicothe, Wilmington, Washington Court House, and Columbus. US 50 being the east-west corridor and US 62 being the north-south corridor into the city - other key thoroughfares include State Route (SR) 73, R 138 and, SR 124. The city serves as Highland County's core employment center and attends to both city and county residents with government services. Transportation efforts should focus on managing traffic congestion along these corridors, researching alternative transportation routes, and encouraging the use of multi-modal networks including biking and walking, and transit services for care facilities.
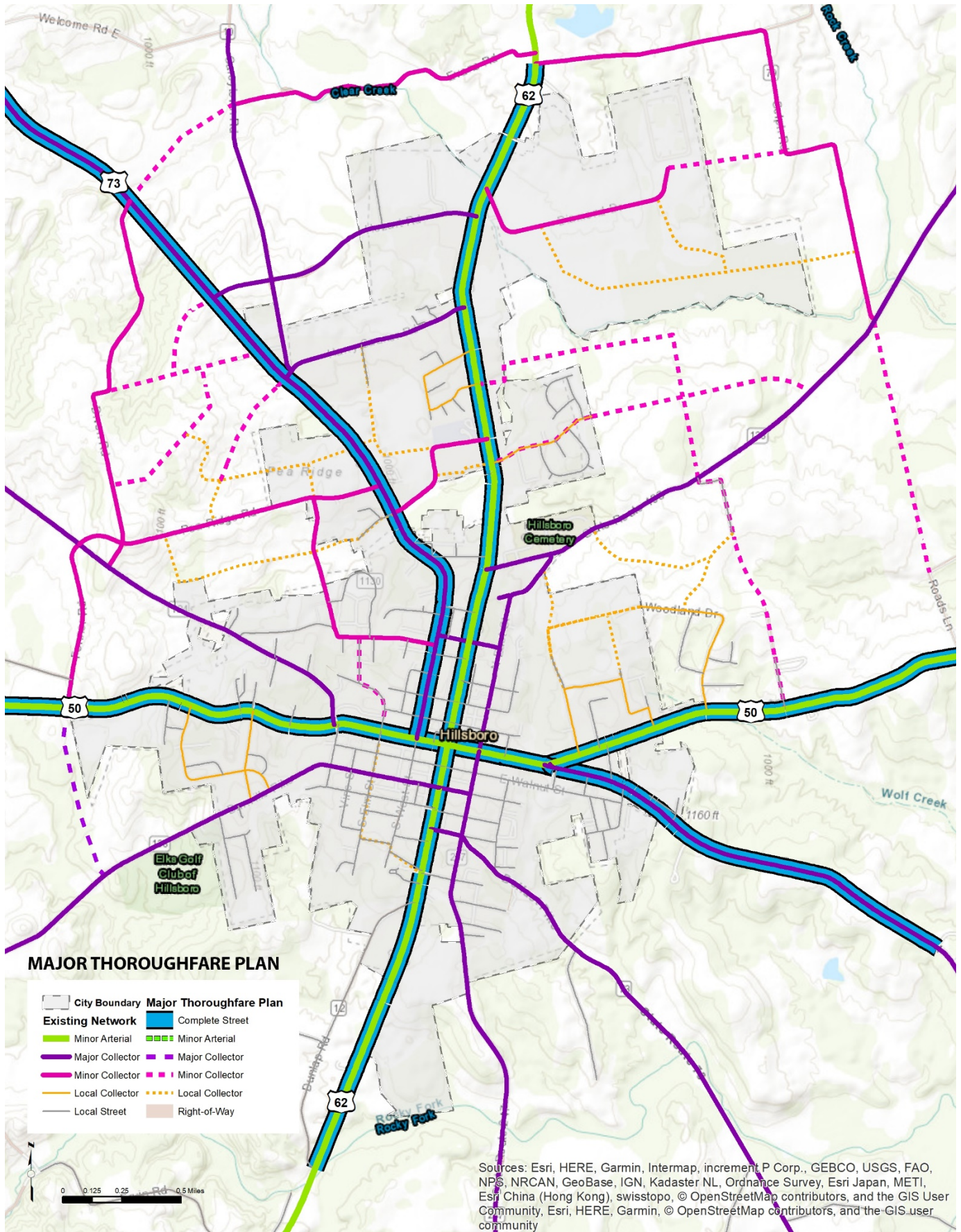
The plan includes the existing road network, a Major Thoroughfare plan and a Potential Bike and Recreation Route Plan.
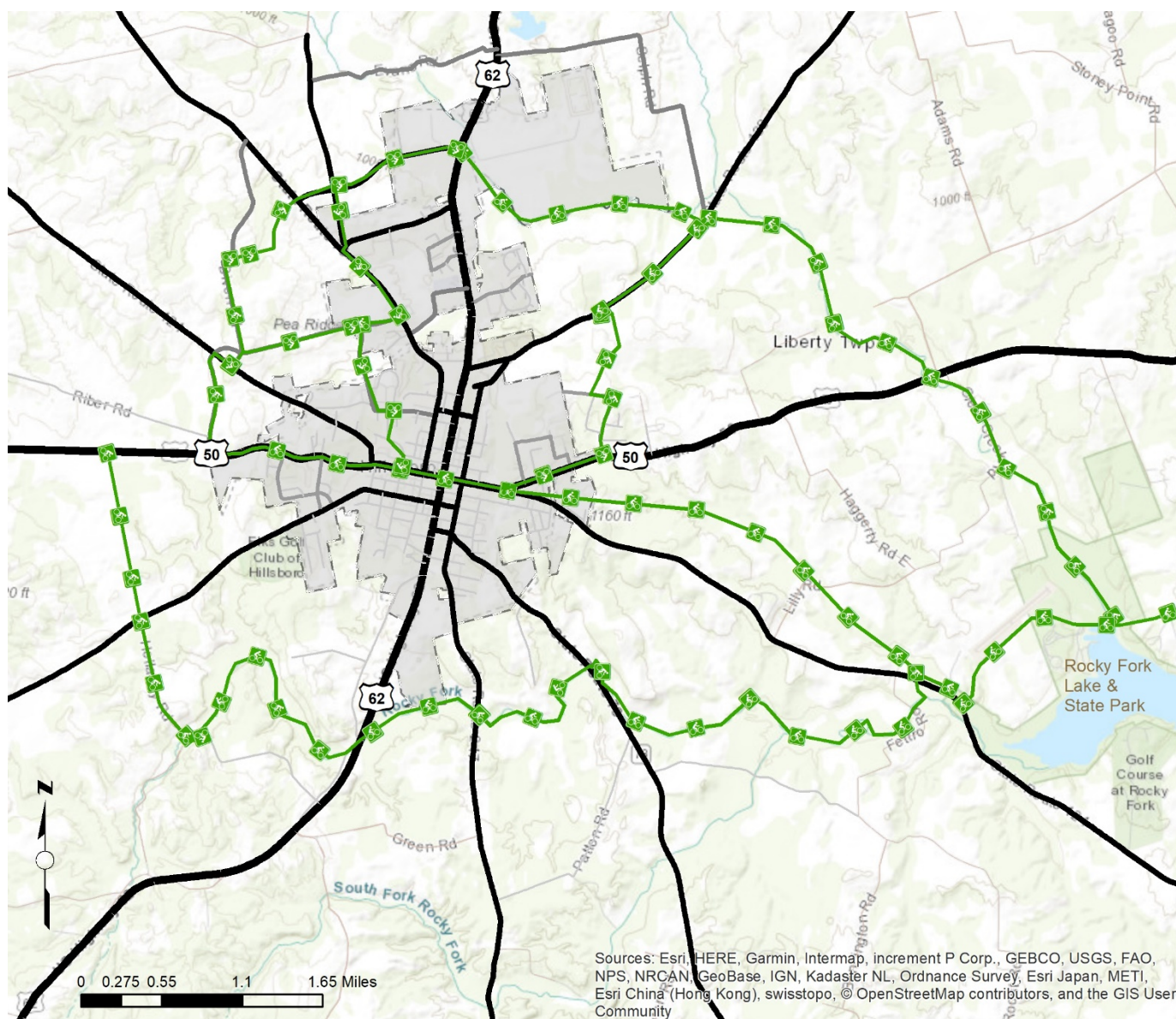
The alignment of all proposed rights-of-way (roads or trails) are conceptual (dashed lines on the MTP) and are provided for planning purposes only. Identification of a new road or trail in this plan does not imply that the city will be building that project. All new rights-of-way are subject to environmental impact assessments, civil engineering standards, and are contingent on agreement with property owners. This plan strongly recommends improvements to existing rights-of-way be prioritized over building new roads. New right-of-way adequate for new Major and Minor Collectors should be secured based on the MTP recommendations in the event of annexation or development requests from property owners. Speculative transportation improvements for economic development purposes should be approached with utmost caution and a full fiscal impact assessment should be completed by a reputable third party before using

Recommendations

- Evaluate the need for alternative transportation routes to relieve traffic congestion along US 62
- Use the Major Thoroughfare Plan Map and project list to evaluate future development
- Prioritize improvements to existing roadways before building new thoroughfares
- Incorporate bike trail, sidewalks, and street scaping in all modifications to existing roadways
- Coordinate major infrastructure improvement projects (i.e. waterlines, sewer lines, street scaping, sidewalks, burying utility lines etc.) with all roadway projects to reduce total costs for improvements.
- Develop a pedestrian network plan and upgrade sidewalk connections where missing to promote walkability.
- Install wayfinding signage to destination points and public spaces throughout the city and to direct traffic along alternative routes to reduce congestion through the center of town.
- Adopt streetscape and road type design cross sections to ensure all new roads and improvements are cohesive in function and aesthetics.

Existing Street Network

- City Boundary
- Right-of-Way

Street Hierarchy
- Minor Arterial
- Major Collector
- Minor Collector
- Local Collector
- Local Street

0   0.25   0.5 Miles

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

MAJOR THOROUGHFARE PLAN

City Boundary	Major Thoroughfare Plan
Existing Network	Complete Street
Minor Arterial	Minor Arterial
Major Collector	Major Collector
Minor Collector	Minor Collector
Local Collector	Local Collector
Local Street	Right-of-Way

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CONCEPTUAL BIKE ROUTE PLAN

[bike icon] —— Concept Bike Routes

Street Hierarchy

—— Minor Arterial

—— Major Collector

—— Minor Collector

—— Local Collector

—— Local Street

[■ tan] Right-of-Way

[■ gray] **City Boundary**

There is a big opportunity in connecting Hillsboro to Rocky Fork Lake and State Park. This plan recommends improving existing roadways to include bike routes when right-of-way width allows, and designing all new major, minor, or local collector streets with protected bike and pedestrian areas. Creation of a nature trail following the course of the Rocky Fork Creek on the south of the city and Clear Creek from the bridge on US 63 through the land in Liberty Park through Liberty Township to the State Park would provide a significant regional amenity that could boost recreation and tourism to the city and lake.

Most of the city's local streets are safe for on street biking however the major corridors will need improvements for recreational biking.

This effort would require collaboration with land owners, and significant capital investment to complete. A study should be completed and partnerships established to implement a trail network.

Planning Framework

As cities grow and develop, a consistent trend is to preserve history and character, but also to embrace new development. One way to address the different kinds of places this creates in the plan is to identify development form areas. Form areas allow for different recommendations based on the character and needs of the neighborhood. The boundaries are typically created by reviewing existing development patterns.
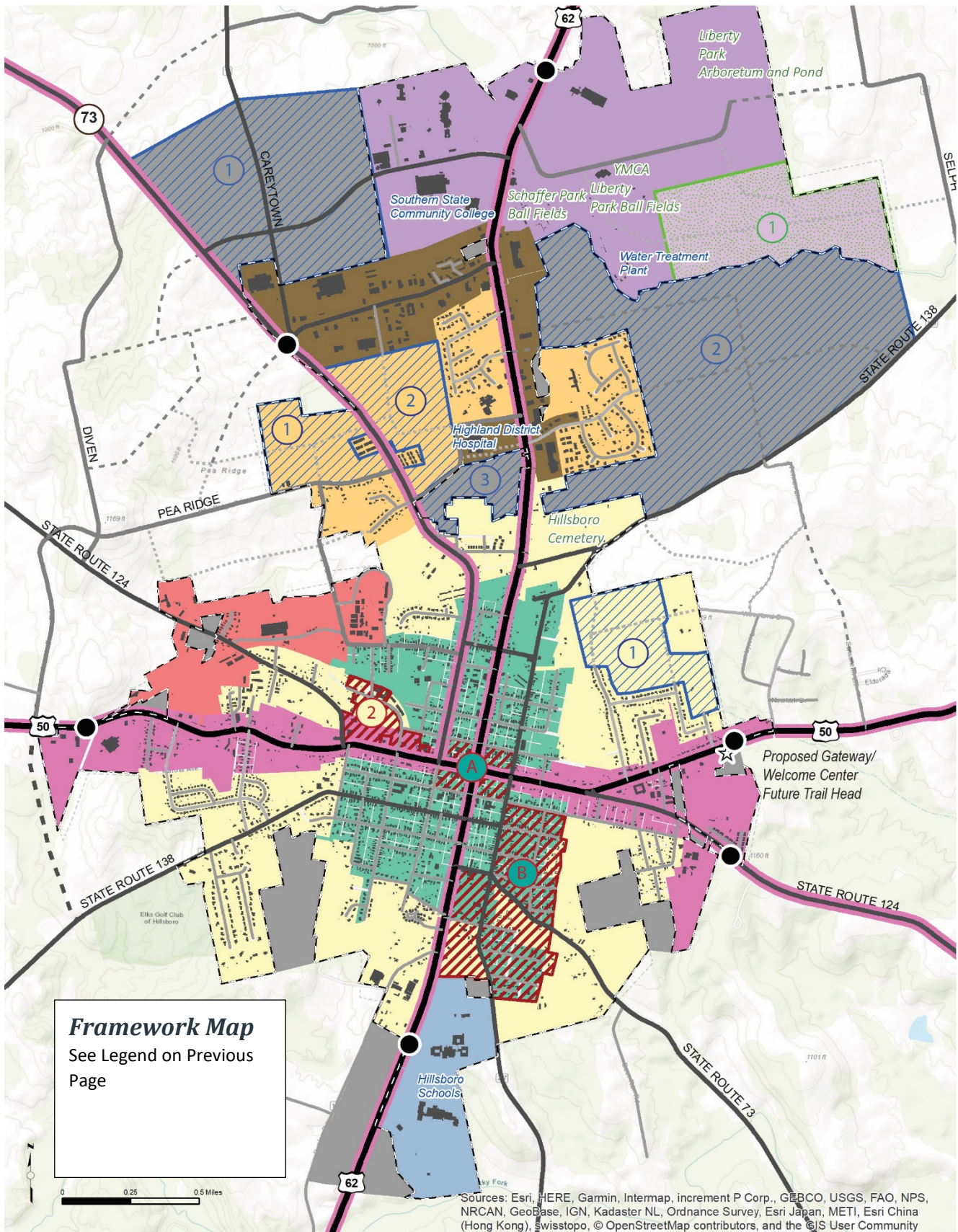
The 8 subareas identified are based on Hillsboro's historic maps, existing development pattern (buildings, blocks, streets) or "character & form," and the needs identified by the community in the vision and values survey and public open house. Unincorporated Areas of Interest are not official subareas but have been called out as areas the city should plan for due to their direct impact on the city. Planning recommendations can be found in each subarea.

The Investment Areas are either future growth locations or places identified for proactive redevelopment.

Legend for Map on following page

Framework Map

Type
- ● Gateway
- ☆ Welcome Center
- City Boundary
- Buildings

Existing Network
- Minor Arterial
- Major Collector
- Minor Collector
- Local Collector
- Local Street

- —— Local Streets

Major Thoroughfare Plan
- Gateway Corridors
- Minor Arterial
- Major Collector
- Minor Collector
- Local Collector

Investment Areas
- Potential Development Area
- Future Recreation
- Reinvestment Potential

Areas
- North Central Neighborhoods
- Traditional Neighborhoods
- Gateways and Corridors
- Willettsville Pike and Fair St District
- Northern Commercial Corridor
- Old Town Hillsboro
- Hillsboro Schools
- Northern Planning District
- Unincorporated Area of Interest

Framework Map
See Legend on Previous Page

Traditional Neighborhoods

These neighborhoods are the start of early subdivision style development, with streets that stem off larger connector roads and begin to form a more rural appearance with larger lots and more green space than found in the urban core. The framework of blocks form an irregular grid pattern and buildings are typically situated in either the front or center of the lot with the front yard being more shallow than the rear. As residents desired to move away from the urban core, they began to settle in traditional neighborhoods.

Quick Facts

Development Pattern: Early Suburban

Primary Zoning: Residence - A Zoning District, Residence - B Zoning District

Average Lot Size: 0.80 acre

Total Acres: 902

Public Comments/Concerns

- Upkeep in neighborhoods
- Walkability
- Maintain housing affordability

Recommendations

- Improve sidewalk conditions and connections
- Maintain and update utilities as needed
- Hold landlords accountable for the upkeep and maintenance of their properties
- Provide a variety of housing options that meet the needs and wants of the residents
- Focus on collaborative public events between city, organizations, and neighborhoods
- Encourage the incorporation of parks and green space in subdivision regulations
- Update and enforce property maintenance codes

Focus Areas

1. Develop with low to moderate density single-family detached or landominiums condos
2. Work with the schools and owners of property to consolidate land in this area to facilitate a mixed-use high-density development near the core of the city and as a welcoming presence to Uptown. Make improvements to enhance the capacity of N. Elm Street, Fair Street, and Route 414 to provide an alternative to West Street and N High Street. Provide signage directing people to the northern commercial district via this route.

North Central Neighborhoods

These neighborhoods consist of the typical subdivision style street networks with curvilinear cul-de-sacs and irregular blocks. The north central neighborhoods are farther removed from the urban core and have a different lot configuration than those of traditional neighborhoods. The houses generally sit more towards the center or back of the lot.

Quick Facts

- Development Pattern: Suburban
- Primary Zoning: Residence - A Zoning District
- Average Lot Size: 1 acre
- Total Acres: 373

Public Comments/Concerns

- Maintain housing affordability

Recommendations

- Provide a variety of housing options that meet the needs and wants of the residents
- Focus on collaborative public events between city, organizations, and neighborhoods
- Encourage the incorporation of parks and green space in subdivision regulations
- Incentivize area assets to encourage residential and commercial occupancy.

Focus Areas

1. Develop with interconnected streets, attached single-family homes, or landominiums with community open space and facilities like a club house, pool or other amenities
2. Develop this area with a moderate density mix of multi-family units, landominiums, and smaller detached single-family homes with 20% of the area dedicated to open space and recreation facilities

Old Town Hillsboro

Old Town Hillsboro can also be known as the Uptown District. A series of Hillsboro historical maps were used to define the boundary and generally holds true to the original boundaries of Hillsboro before development patterns began to change. Uptown is the activity district or a traditional central business district with a common block and grid street pattern, consistent setbacks from the street, and minor variation in lot and building sizes. The area is walkable with wide sidewalks, and side streets and alleys for additional access. The neighborhoods in this area also reflect the pattern of Uptown with a walkable street network, long, narrow lots. Narrow streets and on-street parking are common throughout these neighborhoods.

Quick Facts

Development Pattern: Commercial/Mixed use/Traditional Grid

Primary Zoning: Residence - A Zoning District, Business - C Zoning District, Historic and Business - G Zoning District

Average Lot Size: 0.24 acre

Total Acres: 393

Public Comments/Concerns

- No place to park
- Vacant store fronts (historic buildings and architecture are an opportunity and should be utilized/reinvestment opportunities)
- Need for improved transportation infrastructure
- Desire for more variety in commercial and retail uses (places to eat, improved retail, and entertainment options)
- More variety of uses in general
- Upkeep of South Eastern Neighborhood
- Walkability in residential areas
- Need to catalyze local investment to meet community needs

Recommendations

- Create a parking plan for the Uptown District to provide adequate parking for economic development opportunities
- Improve existing sidewalks and sidewalk connectivity in residential areas and Uptown District to promote walkability
- Improve existing road network
- Provide incentives to encourage local business to operate in the Uptown District
- Encourage a variety of uses, including entertainment and destination uses
- Hold landlords accountable for the upkeep and maintenance of their properties
- Focus on collaborative public events between city, organizations, and neighborhoods
- Develop hotspots and 5G in the area to encourage growth of businesses
- Provide funding or tax incentives to promote growth of businesses and residences in the area
- Explore options for entertainment district designation
- Conduct a blighted property survey and enforce blighted property codes

Focus Areas

A. Prepare a redevelopment plan for the central business district and government square portion of Old Hillsboro. Incorporate 2-4 story buildings, zero line setbacks, street scaping, and rear parking lots. Mitigate deteriorating and obsolete structures and consider façade preservation when feasible.
B. Conduct a building inventory and vacancy study for this area to identify possible reinvestment areas. Use Community Reinvestment Act Resources to support improvements to existing homes. Acquire and

demolish blighted structures and make land available to neighbors or as affordable infill sites for new homes.

Northern Commercial Corridor

The Northern Commercial Corridor consists of suburban style commercial uses including big box stores where the use is clearly oriented toward the street and is tailored to the automobile. Surface parking is located between the street and the buildings while buffering is used between the use and adjacent neighborhoods. Uses include shopping centers as well as standalone commercial buildings.

Quick Facts

Development Pattern: Suburban Commercial Corridor

Primary Zoning: Business - C Zoning District, Industrial - E Zoning District

Average Lot Size: 2 acres

Total Acres: 261

Public Comments/Concerns

- Desire for more variety in commercial and retail uses (places to eat, improved retail, and entertainment options)
- Promote other uses besides "big box" commercial
- Need to catalyze local investment to meet community needs

Recommendations

- Provide incentives to encourage local businesses to operate
- Promote more entertainment, shopping, dining, and destination uses
- Alleviate traffic congestion during peak business hours
- Encourage more entertainment uses such as shopping centers and hotels
- Promote walkability in the area through sidewalk connectivity

Gateways and Corridors

These areas serve as the entrance points or landmarks into the community. The boundaries were created by gathering the parcels with direct frontage along US 50 and US 62. Community character, assets, landmarks, and design should all be taken into consideration when planning for these areas.

US 50 is the main east-west entryway and first impression for the city. It has a clear development pattern where the buildings are clearly oriented toward the corridor and is based around the use of the automobile. Uses consist of commercial and retail uses with individual access points off US 50.

US 62 is the main north-south entryway into the city. Although its land use pattern is mainly residential frontages, it currently has more traffic than US 50. Traffic congestion is a main concern for this corridor.

Quick Facts

Development Pattern: Commercial/Mixed Residential

Primary Zoning: Business - C Zoning District, Residence - A Zoning District

Average Lot Size: 0.67 acre

Total Acres: 316

Public Comments/Concerns

- Overall appearance
- Revitalization of property frontages and uses
- What to do about the old high school stadium and adjacent lots
- Signage opportunities at municipal boundary
- Creating a welcome center off US 50 East as you enter into the city

- Need to find more connections to Rocky Fork Lake
- Traffic congestion along US 62

Recommendations

- Establish design standards for gateways and corridors (See Sample Gateway Designs Handbook)
- Create unique and welcoming landmarks, landscapes, and signage at key entry points into the city
- Encourage the use of directional signage along the corridor to promote key landmarks and entertainment uses
- Maintain US 50 and US 62 for traffic flow in and out of the city
- Encourage possible new roads that would connect US50 to roadways such as SR32 and SR73
- Evaluate the need for additional transportation routes to bypass US 62 and relieve traffic congestion

Willettsville Pike and Fair Street District

The Willettsville Pike and Fair Street District is generally centered around Moore Road if it extended fully from Hillsboro County Fairgrounds to US 50. The corridor consists of a variety of uses that abut each other without an interconnected street network or compatible use transition. The properties are organized around private streets, drives, or parking lots. The uses in this area consist of a mix of residential, industrial, and public uses.

Quick Facts

Development Pattern: Mixed Pattern

Primary Zoning: Business - C Zoning District, Industrial - E Zoning District

Average Lot Size: 2 acres

Total Acres: 149

Public Comments/Concerns

- Easily lost in this area
- Lack of parking at the Highland County Fairgrounds

Recommendations

- Encourage a more transitional blend of uses along the corridor
- Revitalize areas that once were industrial and commercial use
- Maintain water, sewer, and street repair and replace as needed.
- Improve signage to community destinations such as the Highland County Fairgrounds, and residential areas.
- Allow fairgrounds to become a year-round event center
- Provide additional parking to fairgrounds
- Make improvements to N. Elm Street, Fair Street, John Street and route 414/Fairground Road to provide an alternative route to the northern commercial district from the west.

Hillsboro Schools

This form area is specific to a campus style district for Hillsboro City Schools. The schools are a significant use to the city and the management of this area should be tailored uniquely to the needs of the institution.

Quick Facts

Development Pattern: Special District

Primary Zoning: Not included in zoning

Average Lot Size: 10 acres

Total Acres: 139

Public Comments/Concerns

- Schools are one of the city's major assets
- Promote and build around school district
- Traffic around schools

Recommendations

- Expand partnership with school district
- Be mindful of new development that will not cause further traffic concerns during morning and afternoon bus and vehicle commutes
- Possible new road to SR 247 to alleviate traffic to and from school in the morning and afternoon and during special events
- Provide an additional exit to and from the middle and high school
- Establish traffic control measures during school hours

Northern Planning District

The Northern Planning District is the location of a large portion of the city's industrial, institutional, and government uses. It consists of a large lot subdivision pattern with large buildings, private drives and parking lots, as well as some agricultural land.

Quick Facts

Development Pattern: Industrial

Primary Zoning: Industrial - E Zoning District

Average Lot Size: 11 acres

Total Acres: 773

Public Comments/Concerns

- Need to catalyze local investment to meet community needs

Recommendations

- Mindful of the adjacent unincorporated property (Carl Smith Rd corridor) that connects to Hobart Drive for future commercial and industrial development
- Have a plan of development for that area for future industrial, commercial and recreational uses
- Establish partnership with Weastec to allow use of property for events
- Improve facility management of Liberty Park
- Create a parks and recreation position to schedule and manage events
- Promote walkability through use of trails and sidewalk improvements

Focus Areas

1. This focus area is currently used for agriculture and is owned by the city. It is entirely located in the A flood zone making it not particularly well suited for residential development. Critical assets that provide opportunities in this site include extensive access to Clear Creek which could offer an excellent start to the City's Bike trail with a direct connection along the creek to Rocky Fork Lake. Consideration for establishment of a Nature Center, Camp, tournament facilities and/or other recreational/open space amenities could be a good use of this land. A connecting road between Diamond Drive and Selph Road would be desirable to improve access to this area.

Unincorporated Areas of Interest

The Unincorporated Areas of Interest are areas that are not under city jurisdiction, but the development that occurs in these areas can have direct impacts on the city. Some areas have formed "donut holes" in the municipal boundary due to the inability to annex certain properties as the city expanded. These areas should be highly considered for either annexation, or collaboration with the county to manage the development that takes place.

Quick Facts

Development Pattern: Varied

Primary Zoning: N/A

Average Lot Size: These areas were created using generalized boundary lines, not parcel or lot lines.

Total Acres: ~550 (using the drawn boundary lines)

Public Comments/Concerns

- Unwanted or incompatible development to adjacent uses
- Additional donut holes within the municipal boundary

Recommendations

- Collaborate with the county to manage future development
- Acquire/annex donut holes or areas with potential to become donut holes in municipal boundary
- Identify land use needs for future community facilities as annexations occur
- When topography allows, require new collector roads for any development within the Unincorporated Areas of Interest

Focus Areas

1. Reserve area for large format industrial or employment business uses. Design roadways to withstand heavy freight traffic.

2. Encourage integrated open space and low-density single-family development with potential clusters of condominiums or landominiums developments. Consider using conservation subdivision design to preserve significant trees and waterways with potential rural character preservation while reducing the needed infrastructure. Consulta a landscape architect or land use planner for development concepts.

3. Seek annexation and develop with compatible institutional, medical or business uses. Ensure effective access management to the site given its location with double frontage on major thoroughfares.

Implementation

Plan Maintenance

The comprehensive plan vision and goals must be monitored and updated as conditions evolve. This must involve not only the elected and appointed officials responsible for preparing the plan, but all citizens of the community, whose ideas and insights are essential to developing creative and realistic programs that will guide the city successfully through both present and future challenges.

As a document that has been through a public vetting process and adopted by the city council, the plan serves as the official policy guide for public and private interests in the City of Hillsboro. When projects are proposed that cannot be found consistent with the adopted plan, amendments may be necessary – or those projects should not receive support from the city without appropriate study.

The plan is only as effective as its implementation, so if the vision and goals are to be achieved, it is important to follow the recommendations and tactics of the plan in the way they have been written or to consider and address the broad impact an amendment may have on other parts of the plan.

Annual Review

- Meet to determine which workplan items and recommendations to work on over the upcoming year.
- Look back over the previous year and evaluate what the community accomplished and determine where there is a need for improvement or focus.
- Annual review allows for flexibility in determining the tasks the city will undertake based on budgetary constraints or changing community priority and input.
- Annual review would be well timed with the annual budgeting cycle to coordinate capital improvements and other programs with the goals of the plan.
- Publish an annual report for public review.

Five-Year Review and Update

Major changes can occur in a very short time, including changes in infrastructure funding availability, the transportation system, development methods, and even changes in elected officials, state law or other regulations can have a significant impact on the recommendations and relevance of this plan.

Ten-Year Update

- Over the next decade, the city should continue to work toward the overall vision and goals of the plan.
- The city should go through an extensive comprehensive planning process, like the one that led to this plan and its predecessors every ten years.

Initial Work Plan

Many of the plan recommendations imply that the city either continue or shift efforts in the everyday administration of city policies or suggest creation of programs and ongoing activities to achieve the goals of this plan. This initial work plan lays out the umbrella actions the city can take depending on resources. The timeframe and responsible party are listed with each action. This plan should be reviewed annually and updated as tasks are completed.

Administrative Policy/Practices/Regulations

- Establish Community Development functions within the city's staff and boards (Short-Term/*City Council/Mayor*)
- Enforce the city's annexation policy regarding service provision (Mid-Term/*City Council/Mayor-with Community Development Professional Support*)
- Establish a Parks & Recreation District with Staff (Mid-Term/*City Council/Mayor*)
- Use the included Major Thoroughfare recommendations to review new subdivision design (Ongoing/Planning Commission/Building Official)
- Update zoning designations in conjunction with the comprehensive plan recommendations (Short-Term/Planning Commission/City Council)
- Restructure the city's public works staff and missions to better address community beautification and public space maintenance and installation (Short-Term/*City Council/Administration*)

Programs or Initiatives

- Gateway Enhancement Program (Ongoing Short-Term/*Planning Commission/Public Works-with Community Development Professional Support*)

- Community Redevelopment Program (Ongoing Short-Term/*Community Development Professional/Building Official/Planning Commission*)

- Community Maintenance and Beautification Programs (Ongoing Short-Term/*Community Outreach Staff/Building Official-with Community Development Professional Support*)

- Community Building Events and Festivals (Ongoing Short-Term/*Community Outreach Staff/City Council*)

- Recreation Programs (Ongoing Mid-Term/Parks & Recreation Staff/Community Outreach Staff)

Plans/Studies

- Prepare and maintain a 5/10-Year Capital Improvement Plan based on the Comprehensive Plan (Short-Term/Public Works/City Council)

- Prepare and Implement an Uptown Redevelopment Plan (Short-Term/*Community Development Professional/Building Official/Planning Commission*)

- Develop a Gateway, Wayfinding, and Parking Strategy (Ongoing Mid-Term/Community Development Professional/Public Works/Planning Commission)

- Prepare a Bike and Pedestrian Plan (Long-Term/*Community Development Professional/Planning Commission*)

Capital Improvements

- Install and maintain gateway landscaping and signage (Ongoing Short-Term/*Community Development/Public Works*)

- Acquisition or lease of public parking lots in downtown (Ongoing Mid-Term/City Council/Public Works)

- Install and maintain wayfinding, and parking landscaping and signage (Ongoing Long-Term/*Public Works*)

- Make right-of-way improvements for bikes and pedestrians (Ongoing Long-Term/Public Works in collaboration with regional entities)