

*imagine*  
**HILLSBORO**



**2019 COMPREHENSIVE PLAN**

**Executive Summary**

Adopted: \_\_\_\_\_

City of Hillsboro, Ohio

## Plan Outline



Plan Visioning  
and Current  
Trends

1

Evaluation of current land use and demographic trends that are shaping Hillsboro. Key findings lead to the overall vision; the statement that serves as the desired, long-term outcome for the city.



Strategic Plan

2

Includes goals and objectives, and implementation tactics which support the community's vision. Goals and objectives were framed in accordance with community input and opportunities found through analysis of trends.



Geographic Plan

3

Visual framework that shaped targeted geographic recommendations. Planning topics and general recommendations are addressed as well as recommendations for key character areas.



Implementation  
Plan

4

Work plan to be used by the city to ensure future planning efforts and decisions are on track with recommendations set forth in the plan. Lays out the steps needed to be taken to move the city towards its vision.

## 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.

This executive summary pamphlet serves as an overview to key elements that can be found in the 2019 Comprehensive Plan. For more information including specific details and enlarged planning maps, please review the Imagine Hillsboro 2019 Comprehensive Plan full text document.

## OUR 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, home town 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.*

## OUR GOALS

The strategic plan includes thematic goals, objectives, and implementation tactics used 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 over the course of the planning process.

### **ECONOMY**

*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.*

### **COMMUNICATION & COLLABORATION**

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

### **NEIGHBORHOODS & HOUSING**

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

### **COMMUNITY**

*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.*

### **LOCAL RESOURCES & HERITAGE**

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

### **CONNECTIVITY**

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

### **MOBILITY**

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

*See full plan for list of planning objectives.*

# 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/character areas. Form areas allow for different recommendations based on the character and needs of a specific neighborhood, district, or corridor. The boundaries are typically created by reviewing existing development patterns.

## 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.

## 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.

## Willettsville Pike & Fair St. 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.



### **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.

### **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.

### **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.

*See full plan for form area recommendations.*

## PLANNING FRAMEWORK MAP

City Boundary	<b>Major Thoroughfare Plan</b>	<b>Character Areas</b>
Buildings	Gateway Corridors	North Central Neighborhoods
Gateway	Minor Arterial	Traditional Neighborhoods
Welcome Center	Major Collector	Gateways and Corridors
	Minor Collector	Willettsville Pike and Fair St District
	Local Collector	Northern Commercial Corridor
<b>Existing Network</b>	<b>Focus Areas</b>	Old Town Hillsboro
Minor Arterial	Potential Development Area	Hillsboro Schools
Major Collector	Recreation Development Area	Northern Planning District
Minor Collector	Reinvestment Potential	Unincorporated Area of Interest
Local Collector		
Local Street		

### 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.

### Gateways and Corridors

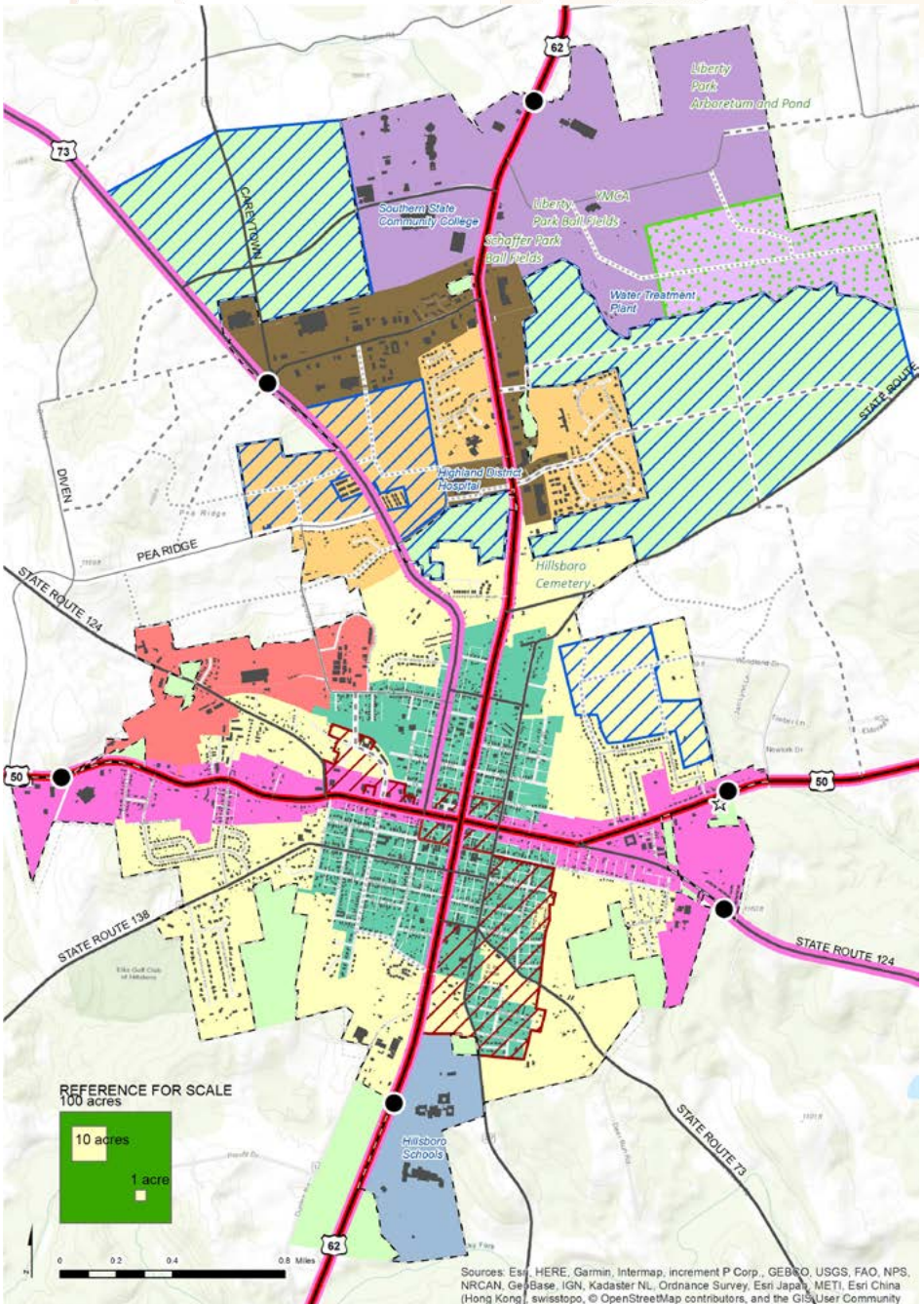
These areas serve as the entrance points or landmarks into the community. The boundaries were created by gathering the parcels with direct frontage along US 50 and US 62. Community character, assets, landmarks, and design should all be taken into consideration when planning for these areas.

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.

### 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.





*See full plan for detailed Planning Framework Map.*

# 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 available resources. The timeframe and responsible party are listed with each action. This plan should be reviewed annually and updated as tasks are completed.

## Key



RECOMMENDATION	TIMEFRAME	RESPONSIBLE PARTY
<b>Administrative Policy/Practices/Regulations</b>		
Establish Community Development functions within the city's staff and boards		<i>City Council/Mayor</i>
Enforce the city's annexation policy regarding service provision		<i>City Council/Mayor-with Community Development Professional Support</i>
Establish a Parks & Recreation District with Staff		<i>City Council/Mayor</i>
Use the included Major Thoroughfare recommendations to review new subdivision design		<i>Planning Commission/Building Official</i>
Update zoning designations in conjunction with the comprehensive plan recommendations		<i>Planning Commission/City Council</i>
Restructure the city's public works staff and missions to better address community beautification and public space maintenance and installation		<i>City Council/Administration</i>

RECOMMENDATION	TIMEFRAME	RESPONSIBLE PARTY
<b>Programs or Initiatives</b>		
Gateway Enhancement Program		<i>Planning Commission/Public Works-with Community Development Professional Support</i>
Community Redevelopment Program		<i>Community Development Professional/ Building Official/Planning Commission</i>
Community Maintenance and Beautification Programs		<i>Community Outreach Staff/Building Official-with Community Development Professional Support</i>
Community Building Events and Festivals		<i>Community Outreach Staff/City Council</i>
Recreation Programs		<i>Parks &amp; Recreation Staff/Community Outreach Staff</i>
<b>Plans/Studies</b>		
Prepare and maintain a 5/10-Year Capital Improvement Plan based on the Comprehensive Plan		<i>Public Works/City Council</i>
Prepare and implement an Uptown Redevelopment Plan		<i>Community Development Professional/ Building Official/Planning Commission</i>
Develop a Gateway, Wayfinding, and Parking Strategy		<i>Community Development Professional/ Public Works/Planning Commission</i>
Prepare a Regional Bike and Pedestrian Plan		<i>Community Development Professional/ Planning Commission</i>
<b>Capital Improvements</b>		
Install and maintain gateway landscaping and signage		<i>Community Development Professional/ Public Works</i>
Acquisition or lease of public parking lots in downtown		<i>City Council/Public Works</i>
Install and maintain wayfinding, and parking landscape and signage		<i>Public Works</i>
Make right-of-way improvements for bikes and pedestrians		<i>Public Works in collaboration with regional entities</i>



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