Hillsboro Boulevard

CORRIDOR VISION

JUNE 13 2016 WORKSHOP

- Approximately 2 miles long

HILLSBORO BOULEVARD

- Land preserved in perpetuity

HILLSBORO BOULEVARD

- Redevelopment potential?

HILLSBORO BOULEVARD

Have a Vision
Create a Plan
Form Partnerships
Find Funding
Implement

PROCESS

HILLSBORO CORRIDOR VISIONING STAKEHOLDER WORKSHOP NOTES

The Stakeholder Workshop associated with the Hillsboro Corridor Visioning took place on April 20th, 2016, in the City's Recreation Complex. Joining the City's staff were representatives of Dorsky + Yue, the City's consultant, staff from Broward County Parks and Recreation Department as well as the Environment Protection and Growth Management Department. The workshop began with an introduction by Sheila Rose, Director, Sustainable Development Department. She spoke about the need for a community vision for this corridor and the process of implementing that vision. Carol Morgenstern, Manager, Broward County Parks and Recreation, presented an insightful presentation about the history of natural preserves in the area and the County's management plan for them. This was followed by a presentation by Victor Yue, about existing conditions along the corridor and visual examples of successful place making elements which could be utilized to be in the future development along the corridor with the preserve areas. This included trail design, trail entryway features, sidewalk design, vehicular entryway features, street intersection design, site furnishings, banners, public art and some potential uses such as a 'health corridor' and mixed use development examples.

Some potential sites for development/redevelopment were highlighted. These are – existing Dearnes Hideaway and the approximately 1 acre vacant parcel to its west; the Market Place Plaza; the vacant building previously occupied by VCA animal hospital, Lauter Hillsboro Plat and the Living Hope church property. These properties suffer from vacancy, faulty lot layout, code violations, unsuitable use or offer potential for parcel aggregation for a relevant redevelopment.

Following the presentation, the workshop was opened to the attendees for their input. Below is a condensed list of commonly received through various outreach methods employed. It should be noted that no clear consensus related to a unified vision emerged. However, there will be another community workshop in approximately 5 weeks. At this community meeting, development alternatives will be presented based on the comments received. Attendees will be asked to provide feedback on which alternative they feel best embodies their vision.

Stakeholder desires for the corridor –

Corridor improvements

- Integrate water features with lots of greenery and natural parks and landscaping
- Public art along the corridor
- Separate multi-purpose trails form roads with landscaped strips
- Signage and identifying preserves' trail areas should be priority. Link parks and trails with maps

- Lighting that is of appropriate scale and intensity for sidewalks and trails. Dark skies lighting that protects neighborhoods and green areas from excessive glare
- Improve security in transition spaces between parks and neighborhoods
- Consolidate development drainage in wetland areas
- Relieve existing businesses on south side of Hillsboro Blvd.
- Add play area for kids and clean up the appearance of Saw Palmetto addition to make it a great area for families and kids, as well as residential communities around it. (suggestion from SpeakUp)

Desired uses

- Provide areas for kids' activities and after school programming for kids.
- Commercial properties should be assembled to provide for a "small Promenade", at neighborhood scale.
- Mixed use retail/office/residential area like the Promenade. This should have good connection to sidewalks as residents can walk to the location(suggestion from SpeakUp)
- Restaurants and healthy supermarkets such as Trader Joe's or Wholefoods.
- Space for community event for more than 150 people.
- Environment education center
- Class A office space.
- Consider brownfield designation where appropriate.
- Fresh produce or market next to Dearnes Hideaway. Alternate use for the Dearnes Hideaway.
- Artist village with a monthly art walk events. (suggestion from SpeakUp)
- Dog Park. (suggestion from SpeakUp)

Market Place

- Develop as a whole, like a smaller promenade with cafes and outside eating.
- Co-work/ office on Market Place Plaza
- Tie trails and parks to an assembled Market Place.
- Mixed use with upscale apartments and retail below.

- Preserve MarketPlace site should be downsized as a neighborhood center to provide neighborhood type services.

Existing issues –

- Potential homeless camps in the nature preserve along 39th street.
- Site line issue on the Hillsboro and 39th street intersection.
- High traffic and break-ins in the neighborhood behind Market Place Plaza.
- There was discussion of there being too many town homes in the area, however conversely it was stated that increasingly families do not want to live in large single family homes and take care of yards / landscaping etc.

http://coconutcreek.net/sd/hillsboro-corridor-visioning

Broward County Natural Areas

Along the Hillsboro Boulevard Corridor in Coconut Creek

Coconut Creek Greenway

0 500 1,000 2,000 3,000 Feet

Parks and Recreation Division
Planning and Development Group
Natural Resources and Land Management Section
954.357.8120

BROWARD COUNTY FLORIDA

Goals of Conservation Program

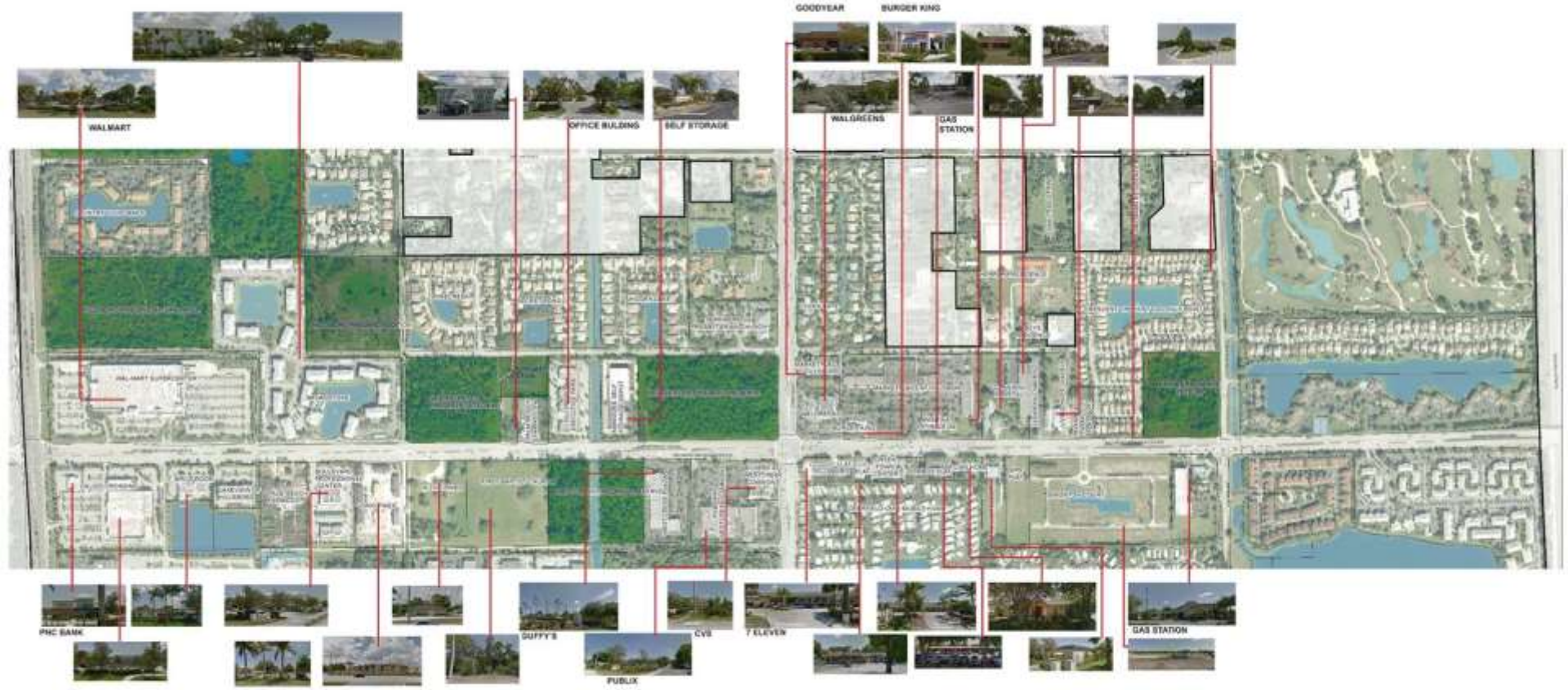
- Improve habitat and functional quality of natural areas
- Improve native plant and animal species abundance and diversity
- Protect cultural and archaeological resources and values
- Provide educational and recreational opportunities consistent with the resource

Broward
NATURE BOOK Club
Do you love reading about nature and the great outdoors!
Join us once a month on Wednesday, from 9:30 to 11 a.m. for a book discussion followed by a short naturalist-led hike. This season's theme is "Florida Authors."
Program is free, but R.S.V.P. by calling 954-357-5113 or emailing NaturalAreas@Broward.org
BROWARD COUNTY FLORIDA
BROWARD COUNTY
NATURE BLOCK PARTY
Saw Palmetto Natural Area
4856 N.W. 71st Place
Coconut Creek 33073
Fun Activities for the Whole Family
PARKS AND RECREATION DIVISION
Polliwogs
A science and nature program for preschoolers ages 3 to 5 and their parents.
First Wednesday of the month (except March)
9:30-11 a.m.
No program in June, July, and August.
SCHEDULE
This is an outdoor program, so come dressed in play clothes and closed-toe shoes.
Hillsboro Pineland Natural Area
BROWARD COUNTY FLORIDA
family
BROWARD COUNTY
FLORIDA
PARKS AND RECREATION

HILLSBORO BOULEVARD CORRIDOR REDEVELOPMENT

Coconut Creek
Florida

EXISTING CONDITIONS SITE PLAN



EXISTING TRAILWAYS

COUNTY OWNER LAND EXISTING TRAIL EXISTING INTERNAL TRAIL EXISTING TRAILHEAD

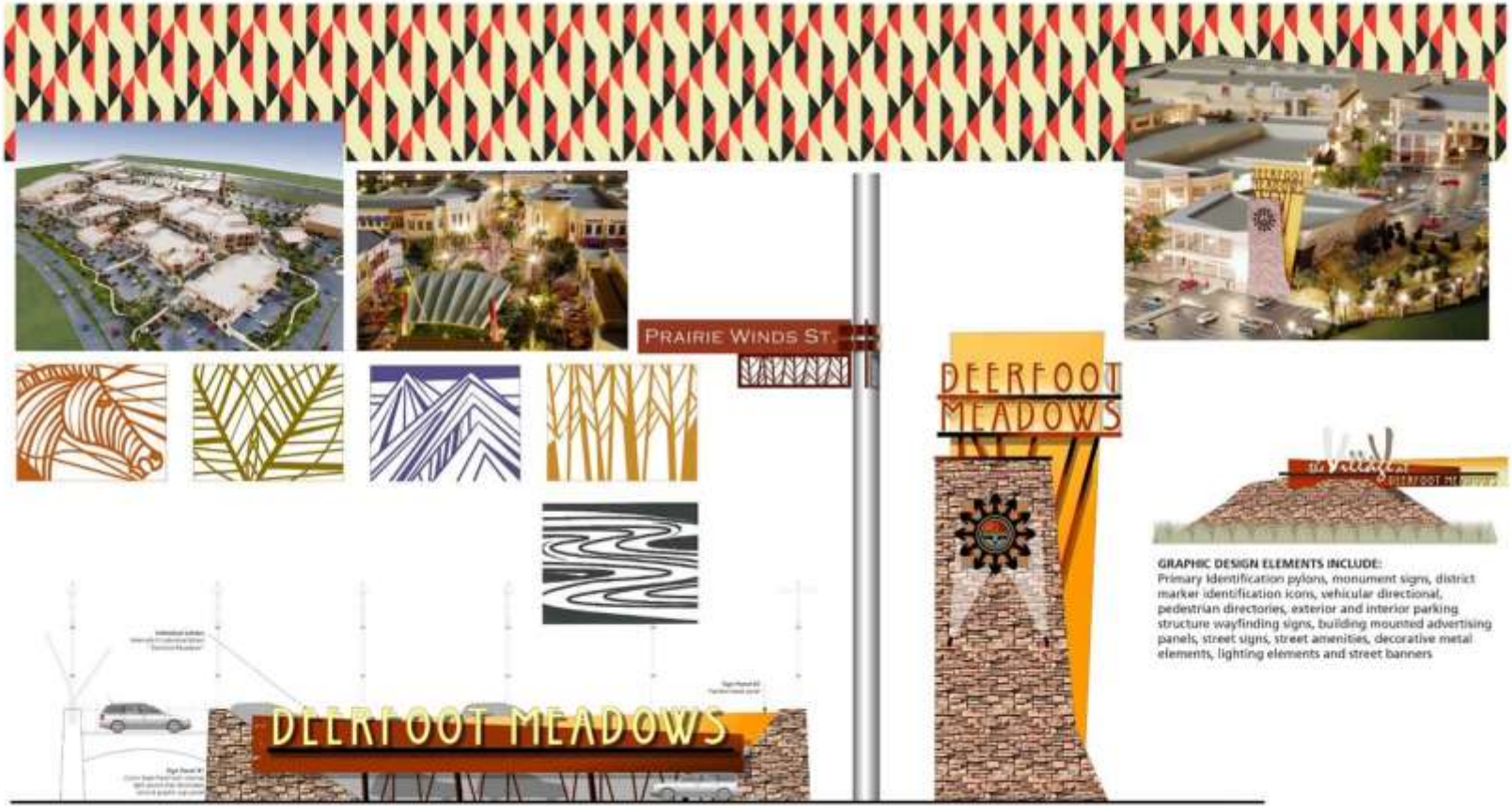
PROPOSED TRAILWAYS

COUNTY OWNER LAND EXISTING TRAIL EXISTING INTERNAL TRAIL EXISTING TRAILHEAD PROPOSED TRAIL PROPOSED ADDITIONAL TRAIL PROPOSED TRAILHEAD

Google earth

Google earth

KOHL'S

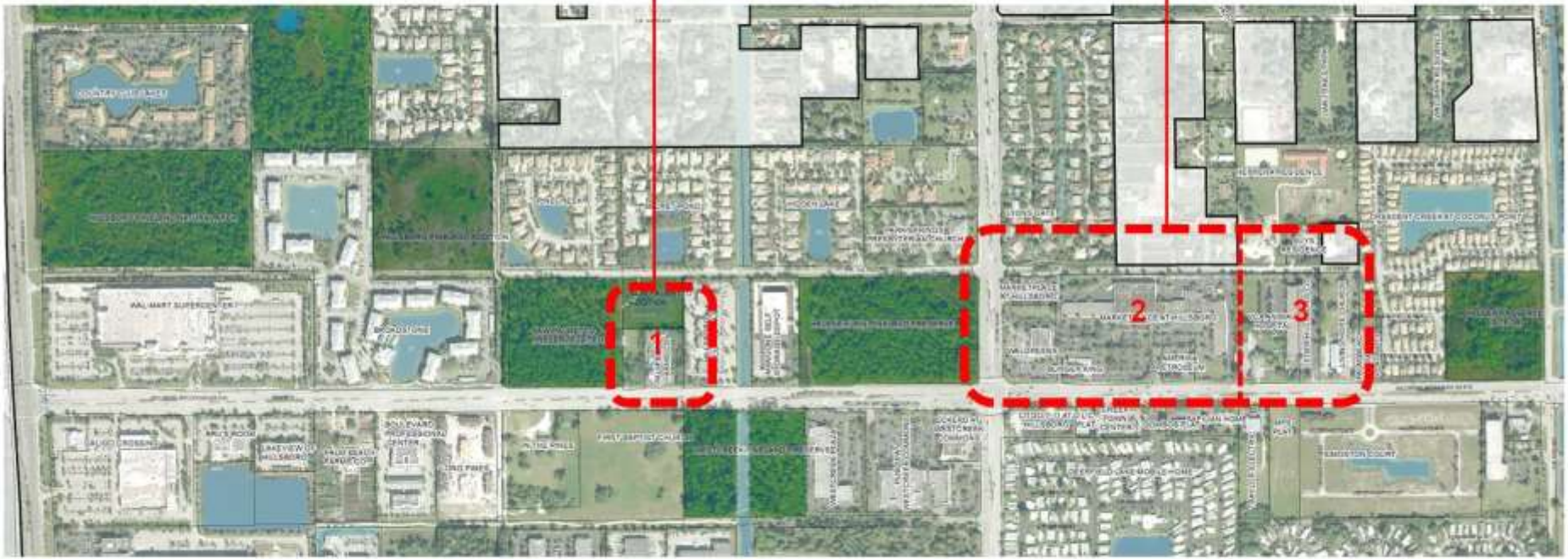


GRAPHIC DESIGN ELEMENTS INCLUDE:
Primary identification pylons, monument signs, district marker identification icons, vehicular directional, pedestrian directories, exterior and interior parking structure wayfinding signs, building mounted advertising panels, street signs, street amenities, decorative metal elements, lighting elements and street banners

WRIGLEY
VILLAGE
WRIGLEY
VILLAGE
WRIGLEY
VILLAGE

POTENTIAL REDEVELOPMENT AREA 1

POTENTIAL REDEVELOPMENT AREAS 2 & 3



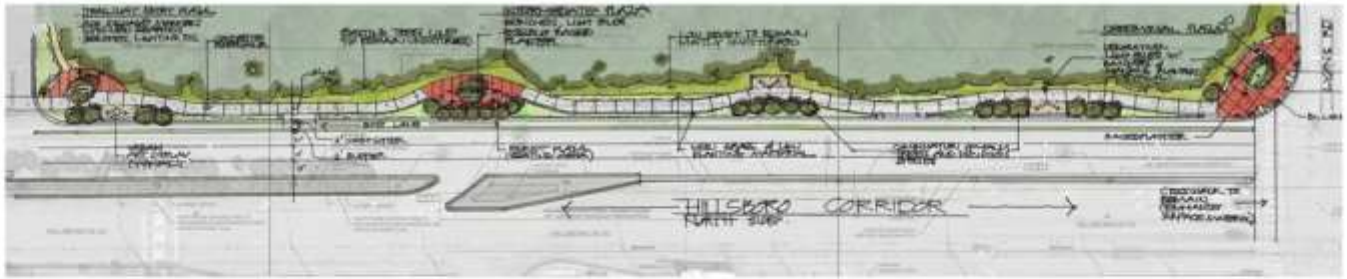
EXISTING CONDITIONS

FARMERS' MARKET

CONCEPT - WEST OF LYONS

WEST PARCEL			
USE	AREA SF	PKG RATIO PER 1,000SF	PKG REQ'D SPACES
MULTI-PURPOSE (2 LEVELS)	30,000	3.3	99
TOTAL PARKING REQUIRED			99 SPACES
TOTAL PARKING PROVIDED			102 SPACES

WEST PARCEL



PROPOSED STREETSCAPE

PROPOSED HILLSBORO CORRIDOR DEVELOPMENT

Coconut Creek, Florida

MARKETPLACE AT HILLSBORO
MARKETPLACE AT HILLSBORO
WALGREENS
BURGER KING
AMERIKA PETROLEUM
VCA ANIMAL HOSPITAL
LEDER HILLSBORO CO
LIVING HOPE CHURCH
PALM BEACH FARMS CO. PLAT NO 3
CREEK

planet
fitness

YOGA SURE

CHIROPRACTOR

CONCEPT - EAST OF LYONS

CONCEPT A

USE	AREA SF	PKG RATIO PER 1,000SF	PKG REQ'D SPACES
RETAIL	75,000	4.5	325
RESTAURANTS	11,000	10	110
RESIDENTIAL (28 town houses)	5.6 AC	1.5 space/unit	N/A*
PUBLIC PARK	3.0 AC	N/A	N/A
TOTAL PARKING REQUIRED			435 SPACES
TOTAL PARKING PROVIDED			491 SPACES

CONCEPT B

USE	AREA SF	PKG RATIO PER 1,000SF	PKG REQ'D SPACES
RETAIL	91,000	4.5	413
RESTAURANTS	11,000	10	110
CULTURAL CENTER	16,000	4.5	72
TOTAL PARKING REQUIRED			595 SPACES
TOTAL PARKING PROVIDED			629 SPACES

CONCEPT - EAST OF LYONS

CONCEPT C

USE	AREA SF	PKG RATIO PER 1,000SF	PKG REQ'D SPACES
RETAIL	71,000	4.5	325
RESTAURANTS	11,000	10	110
LIVE/WORK	36,000	4.5	162
RESIDENTIAL (10 town homes)	1.7 AC	1.7 spaces/unit	N/A*
RESIDENTIAL (170 apartments)	175,000	1.5 cm/unit	221
PUBLIC PARK	1.00 AC	N/A	N/A
TOTAL PARKING REQUIRED			786 SPACES
TOTAL PARKING PROVIDED			827 SPACES

CONCEPT D

USE	AREA SF	PKG RATIO PER 1,000SF	PKG REQ'D SPACES
RETAIL	71,000	4.5	325
RESTAURANTS	11,000	10	110
LIVE/WORK	36,000	4.5	162
RESIDENTIAL (170 apartments)	175,000	1.5 cm/unit	221
PUBLIC PARK	1.0 AC	N/A	N/A
TOTAL PARKING REQUIRED			866 SPACES
TOTAL PARKING PROVIDED			827 SPACES

DOBBY THE INTERNATIONAL
HILLSBORO CORRIDOR VISIONING
PROPOSED HILLSBORO CORRIDOR DEVELOPMENT
Coconut Creek, Florida
Coconut Creek
3

Urban Farming