



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 tie-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 Deenies Hideaway and the approximately 1 acre vacant parcel to its west; the Market Place Plaza; the vacant building previously occupied by VCA animal hospital, Leder 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 comments 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 from roads with landscaped strips
- Signage and identifying preserve/ 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.
- Reface 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 so 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 Deenies Hideaway. Alternate use for the Deenies 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.

