



massing.

Identify development node types and intensities.

Identify park and open space expansion or enhancement opportunities.

Specify pedestrian and vehicular linkages.

Recommend changes to the regulatory and policy framework required to implement the Master Plan.

Project Process

Project work began with a kick-off meeting with City staff in

September 2007 to review project process, protocol, and schedule; identify and review all available relevant existing information (including information on approved and anticipated private sector development projects); and obtain comprehensive City input.

The next step was to conduct multiple site visits to each neighborhood of the City to review current development patterns and land uses, economic and market factors, parking, pedestrian facilities, key gateways and corridors, character, and sense of place, and to develop a photographic inventory of existing conditions.

Work then began on an analysis of economic and demographic factors including population, employment, income, real estate activity and trends, household size, and other relevant economic factors identified.

EDAW also began creating a three dimensional model of the City which included all existing buildings, approved new developments under construction, and approved and planned developments.

Further analysis continued with a series of meetings in November 2007 with stakeholder groups identified by the City including residential, commercial, civic, religious, and homeowners groups as well as key developers.

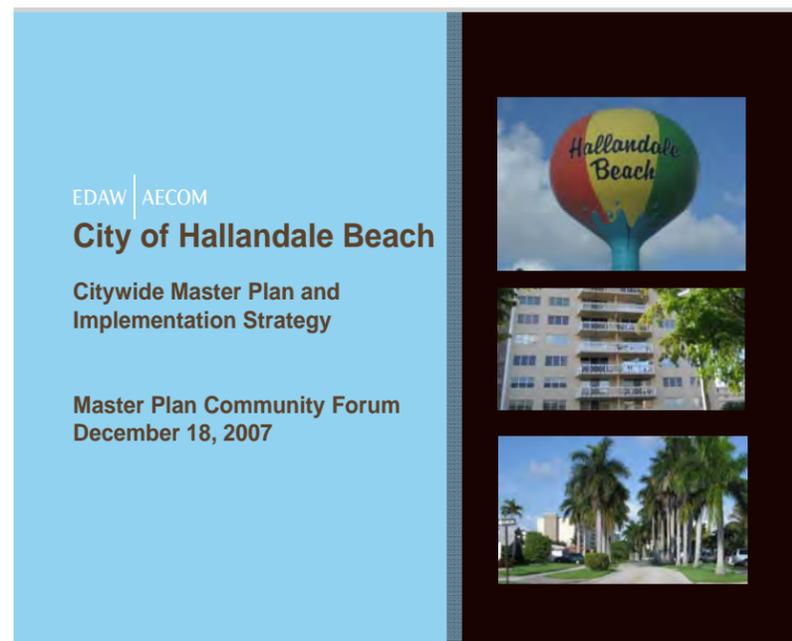
In October, November, and December of 2007, EDAW staffed an office in the ground floor of the Hallandale Beach City Hall building on Tuesdays to encourage input from residents who were interested in learning more about the Master Plan.

Project Objectives

The overall goal of the Hallandale Beach Citywide Master Plan is to guide anticipated private development, redevelopment, and public realm enhancements to encourage desired economic growth and achieve the vision of a pedestrian-oriented urban environment previously articulated by the City.

More specific Master Plan objectives include the following:

- Illustrate the desired physical form of the City including urban form organizational elements, building height, and



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City of Hallandale Beach
 Citywide Master Plan and
 Implementation Strategy
 City Commission Presentation
 February 27, 2007



Citywide Site
 Visit Existing
 Conditions Photo
 Documentation



On December 18th 2007, EDAW held the first Master Plan Community Workshop. Nearly 100 people attended the Forum which included an extensive visual presentation followed by questions and comments from the attendees.

On January 5th, 2008 EDAW held the second Master Plan Community Forum and again received comments and input from the residents.

EDAW completed further analysis related to the Master Plan objectives and continued to receive input from staff and residents. The three dimensional model of the City was completed, and used to test the impact of changes to development patterns and height limits on the urban form of the City.

On February 22nd, 2008, EDAW participated in an all day City Commission Workshop which began with presentations on the City's Transportation Master Plan and Water Supply Master Plans. Commissioners provided some input on the Master Plan.

On June 3rd, 2008, EDAW made a final presentation on the Master Plan to the City Commission in a public meeting, and the Master Plan document was subsequently finalized.