

Source	Date Rec'd	Comment
Let's Talk Hudson	4/27/2026	I think the two most important objectives here are to attract additional jobs to the area, and to avoid competition with the downtown/First & Main/existing retail & restaurant spaces. I doubt very much, for example, that the area can support a third grocery store without negatively impacting Acme and Heiman's. Non-retail employment should be the top priority.
Let's Talk Hudson	4/27/2026	I was wondering if data centers have been considered as an allowed use. I would advise the city to do some research and maybe reach out to other towns where the large scale data centers have been set up for experiences. My own research online has shown that they are loud, consume huge amounts of power and water resources, while employing only a small number of employees which limits the tax revenue. With the proximity to housing, we may want to consider not allowing them or limiting the size.
Let's Talk Hudson	4/27/2026	This is industrial property that must be utilized as such. Any residential or retail use is out of its character and use history. Retail will just move the business. This council is faced with pressure to develop this site and Clayton Crossings but the future retail and light industrial model is changing dramatically. The economy is unstable, show leadership do nothing until it is a much clearer path. Respectfully, Dick Radkewich Resident 146 Brandywine dr Hudson,, Ohio 44236
Let's Talk Hudson	4/27/2026	As a resident of Stoney Hill Drive I am curious about corresponding plans to alleviate traffic on route 91. Currently there is no convenient alternative to reach my neighborhood from the North, and I worry that the addition of large scale office/commercial/retail/housing spaces will negatively impact traffic and safety in and around our neighborhoods. Added to the new development on the west side of Route 91, I would expect substantial negative impacts on current residents. Though I understand the need to replace the taxes and ~600 jobs lost at the JoAnn site, I am skeptical that positives will outweigh negatives if this development/re-development does not weigh the comfort, safety and satisfaction of residents over the lure of added revenue.
Let's Talk Hudson	4/27/2026	No to District 11 and no to any re-zoning. Hudson does not need any more traffic or construction along Darrow Rd.
Let's Talk Hudson	4/27/2026	City Council needs to have a field trip and a council person stand at Prospect/91, Colony Dr/91, Boston Mills/303 and Oviatt/303 between 5:00PM and 6:00PM on any weekday. Spoiler alert...traffic will be backed up to each of those intersections. Hudson is constrained by two railroad underpasses that prevents us from expanding or moving more traffic through town. Building more residential and adding to the traffic and further depleting city resources is NOT what was prioritized by the residents in the Comprehensive Plan.
Let's Talk Hudson	4/27/2026	Why the rush to conquer District 11 . I feel we need to look at other possibilities for the large space . My people that work in this area , work shift jobs and ride the metro to work because they don't have cars , therefore they carry there lunch , they are not popping out for a half hr lunch ! No more fast food restaurants , and absolutely no Apartments . Keep the green space
Let's Talk Hudson	4/27/2026	Can we get an objective, comprehensive study on how this proposed development affects our historic downtown? I want to support this change, but I do not feel comfortable doing so with mere assurances that our downtown will not be effected. Please do a comprehensive objective, third-party study that can tell us if this will or won't be the case. Thank you so much, John Campanelli Aurora Street
Responded to E-News	4/27/2026	Like HHA's position, I do not want to see such rezoning take away from downtown businesses. They have a tough time already so why would one want to potentially damage it further? Commonsense.
Let's Talk Hudson	4/27/2026	We need to make this area like a Pinecrest,: shops, restaurants, office space and residential. We need to stop worrying about the impact on the historic district. Instead let us focus on making the area a compliment to downtown, run a shuttle between the two. Unfortunately downtown has several vacant spaces and without some competition they will remain that way. Additionally either the code to add businesses is too complex or the planning commission creates gridlock and nothing ever gets done. I will cite Phase II downtown development as the example. I have lived here 15 years and it feels like we have been working on this all 15 years.
Let's Talk Hudson	4/27/2026	I am strongly opposed to any zoning changes that would allow high density residential housing in District 11 such as apartment buildings. This is contradictory to the Comprehensive Plan and will create high demand for infrastructure and services that are disproportionate to the benefit to the community. The greatest housing interest from the Comprehensive Plan survey was for 1st floor living arrangements, NOT multi story apartments. Next on the list was Townhomes, then Condos. Lets stick to the priorities in the survey. The priority for District 11 should be manufacturing and light industrial. District 11 is ideally positioned for business that produces things that require many employees to get the work done. This is the foundation for income tax revenue that is the most financial benefit for the city. A strong effort needs to be made to encourage this type of business to locate there. Even if it includes incentives such as tax breaks and services. It is VERY important that District 11 does not compete with the Downtown business and cultural environment of Hudson. A vote to approve the District 11 proposal on May 5 is seriously premature and needs further community input and revisions.

Let's Talk Hudson	4/27/2026	I have always thought that redevelopment of that area would be good for the city especially if it included housing other than single family residences. But it needs to be done in a way that will beautify the whole area. We need green space and thoughtful use of the existing buildings so it looks less industrial than it does now. I'm sure there will be plenty of negative feedback from residents but the city must move ahead to develop the means to generate more tax income to finance the city business in the future. Steven L. Johnson M.D.
Let's Talk Hudson	4/27/2026	Just because citizens think there are enough single family homes, does not mean that they want a mixed use or apartments to replace the Joann's site. The city has repeatedly said they do not get tax revenue from homeowners but almost solely from income tax. Large white collar jobs would replace Joann's income, not retail and mixed use homes. Let the planning committee interpret the survey results not council.
Let's Talk Hudson	4/27/2026	Hi! Not so much a question as a suggestion. If possible, accessible homes for aging residents would really be ideal. I've seen many comments on residents wishing for that type of housing in Hudson. Additionally, with it being near commercial spaces, it would really be ideal because they could walk to stores and shops without having to drive. I think it would get a lot of support for this project. Thanks!
Let's Talk Hudson	4/27/2026	I would suggest this group study other comparable communities that have similar values to Hudson. As someone who lived in Columbus, Oh and worked in Dublin, OH for 13 years, that transformation of Dublin and other similar communities in Columbus (Hilliard, Upper Arlington, New Albany) has been leaps and bounds ahead of Hudson. If we focus on Dublin, OH, they took a former driving range and farm land near the heart of their historic downtown and transformed it into a space for everyone, while not destroying the businesses in their historic area. The area saw the development of many high end restaurants from Cameron Mitchell and others, Condo's, Apartments, vendor markets, clothing stores. It truly made Dublin a destination and place where residents didn't have to travel to Downtown Columbus or Easton/Polaris to get the amenities they seek. Many residents are here want to see Hudson thrive but feel stuck in their current homes without a place to retire to in their later years. So inclusion of first floor residences or patio homes should be a MUST. If this happens, then you encourage a new wave of residents to purchase homes and will have a younger demographic with families that need places to eat, grocery shop, wander, etc. I believe all of this can be accomplished without compromising what makes Hudson great, but also removing us from "stuck" ways and propelling the community forward for years to come. Thanks for your work, consideration, and openness to make tough decisions that may go against some legacy minds.
Let's Talk Hudson	4/27/2026	Hi everyone, I'm a Hudson resident and a commercial mortgage broker with an office here in town. My work involves placing commercial loans across east coast states. From an economic standpoint, I believe Hudson would be best served by maintaining the current zoning and prioritizing the attraction of a single, large tenant similar to Joann. The key reason is external revenue inflow. A national or regional company brings new dollars into Hudson from outside our local economy. That inflow expands the total economic base of the city, supporting local services, increasing tax revenue, and indirectly benefiting surrounding businesses. In contrast, a mixed-use redevelopment, while attractive on the surface, primarily redistributes spending that already exists within Hudson and nearby communities. It tends to circulate the same dollars rather than introduce new ones at scale. This isn't just a preference, it's a fundamental economic distinction: • Large tenant = net new capital entering Hudson • Mixed-use = redistribution of existing local spending Over time, communities that consistently attract external revenue sources tend to grow more sustainably than those that rely primarily on internal circulation. This is evident from how Hudson has grown during the years that Joann was in town. For that reason, I would strongly encourage the city to focus its efforts on attracting another large-scale tenant that can serve as an economic anchor for Hudson. Thank you for considering this perspective. Chris Duliga
Let's Talk Hudson	4/27/2026	Are you even remotely considering infrastructure prior to making decisions and how are you gathering your data?
Let's Talk Hudson	4/27/2026	I work near Van Aken and near Pinecrest. We very specifically do not want hoards of teens and out of town visitors to this kind of an area. It is extremely difficult to keep teens well behaved when it's not their own community who might recognize them and call their parents. Creating a live work play area in this area of town will cause additional stress on our police department- just ask Pinecrest and Van Aken. They've both had to limit visitors and enforce chaperone policies. Please keep this area for industry or offices or even better, turn it into a sports park similar to Spire or Cedar Point Sports Force. Include ice rinks for our local teams. Indoor and outdoor turf fields. It's an easy drive to the turnpike and Route 8 via Terex road, multiple tournaments would bring in families. Leave room for a hotel, there hasn't been one in Hudson in years. Just don't try to become Beachwood and Shaker. That's not what Hudson is or ever has been.
Let's Talk Hudson	4/27/2026	We really need a Trader Joe's and Whole Foods in the local vicinity and would not be opposed to a "Legacy" or "Pinecrest" style area- but really the need for a high end, healthy food store option is great on this area and we are behind other neighborhoods and States on this. Would also love and restaurant in the Bonefish/ Carrabbas brand as they have good goals and food options and promote safety for the community and patrons. Thank you
Let's Talk Hudson	4/27/2026	If there is residential property PLEASE have it be 1 story living. Residence have been asking for this for decades to stay in Hudson, but all that is ever built is multi story-please model it after homes near the old bus garage. Would love to have a larger Heinen's in that area or Trader Joes.

Let's Talk Hudson	4/27/2026	I do not believe ANY RESIDENTIAL USE should be considered for the District 11 development.
Let's Talk Hudson	4/27/2026	Comment: We are 20 year + residents of Hudson and we OPPOSE a retail district at 11, and we also oppose trying to recreate anything similar to Valor acres. We need to attract businesses to Hudson and we need to protect our struggling downtown. Dave Petno
Let's Talk Hudson	4/27/2026	I do not want proposed District 11.
Let's Talk Hudson	4/27/2026	Comment: Residents of Hudson have been in Hudson for 20 years or more and many are opposed to the proposed rezoning for District 11 should include the following: 1) No apartments of any kind. In the most recent Comprehensive Land Survey, over 2/3 of the respondents shared this opinion. 2) Any new residential construction should require first-floor living. This was noted by almost 3/4 of the Comprehensive Land Survey respondents. 3) Any new residential construction should be limited to two bedrooms. This will help reduce the potential impact on public school enrollment by controlling the number of new children/students living in District 11. 4) If possible, controls should be put in place to forbid the purchase of any added residences by investors, and require owner-occupants only.
Let's Talk Hudson	4/27/2026	In the paragraph titled "Why Residential Uses" above, the % for what residents said about types of housing needed is incorrect because two categories or answers on the chart were added together- those are: Almost Enough and Not Nearly Enough. Look on the chart, page 12 of the Appendix section of the Com Plan. Here are the real numbers of what people felt were not nearly enough of: Apartments 20%, Condos 29%, Townhomes 31% and Ranch 54%. It's incorrect to add category answers together.
Let's Talk Hudson	4/27/2026	Hudson has lost business and has empty storefronts. Until we figure out how to make our existing restaurants and businesses thrive and fill our empty retail space, the city should not take on this new project. We have no recreational draw from other areas to justify this development. Please don't do this. This new city council needs to operate within the bylaws and procedures of our city development. plan that already has taken citizen input rather than expect everyone to weigh all over again.
Let's Talk Hudson	4/28/2026	I oppose this plan. As a life long Hudson resident of 30 plus years this does not align with the values of Hudson, Ohio. I am deeply opposed to the addition of apartments, condos, multi family homes, ect.
Let's Talk Hudson	4/28/2026	I look forward to the APPROPRIATE development of the old Jo-Ann site. MORE IMPORTANTLY, is Council aggressively pursuing plans to leverage the high-value land that has sat idle in the center of Hudson for YEARS? Currently, that land is generating ZERO (property and income taxes) for our City. What is Council doing about this?
Let's Talk Hudson	4/28/2026	Follow the 10 year plan and don't allow apartments
Let's Talk Hudson	4/28/2026	• "Commercial-focused" is not guaranteed There is no requirement or minimum for commercial development — future plans could lean heavily residential. • "Residential is limited" is undefined No cap on units, no % limits, no density thresholds — "limited" is not enforceable language. • No fiscal impact analysis provided There is no data showing whether this generates more revenue than it costs in services. • Selective use of the Comprehensive Plan The City highlights mixed-use language but downplays the Plan's priority on strengthening the commercial tax base. • "Won't impact downtown" is speculation Retail, restaurants, and services are allowed — direct competition is absolutely possible. • Relies on future Council decisions Key details (density, mix, scale) are left to future approvals — nothing is locked in today. • Population impact not addressed No clear analysis of how many residents this could add or what that means for schools, traffic, or services. • Process concerns remain The Planning Commission was not allowed to complete its full review as required by the Charter.
Let's Talk Hudson	4/28/2026	I am concerned that City Council seems to be advocating or 'selling' this idea rather than listening to resident feedback. This needs to be tabled until the Planning Commission can update the land code so there is no ambiguous language that will open the City up to legal action. Council has a responsibility to listen to their own experts, but they are not. This is problematic. Additionally, there is no need for this development. Residential and commercial uses will not add to the tax base, and there are already enough empty storefronts and office buildings that need to be filled - no need to build more.
Let's Talk Hudson	4/28/2026	In a April 7th City Council meeting, after ten citizens spoke out against this rezoning (some members of the planning and comprehensive plan committees) Weinstein motioned to take that night an immediate vote with the motion quickly seconded by Goetz. Why the rush to vote and pass? Because the decision had already been made to rezone ; the decision made by Goetz, Bird, D'eramo and Weinstein only Sutton and Brezovec did not support an immediate vote. This rezoning proposal they do not want on a ballot in the Fall, as they knew it would not pass. Instead they tried to do an end run to ram their Zone 11 proposal through; this before the citizens "woke up." Hudson has spoken that a planned development with residential is not what citizens want, it is not supported by the comprehensive plan and the council has already not been transparent in their decision making by deliberately excluding previously involved planning commission members from their newly formed rezoning subcommittee. The new rezoning subcommittee members were limited to selected City Council members (you can guess who) to review rezoning proposals.
Let's Talk Hudson	4/28/2026	I am against this proposed change to the city's zoning. I think this plan is in direct conflict with our extant Comprehensive Plan and the proposed changes will likely have a negative impact on our city's downtown merchants. I urge a rejection of the proposal. --Joseph Boysel

Let's Talk Hudson	4/28/2026	What is the thinking about data centers or warehousing for immigrants in this space? If we are not going to want these kinds of (a) resource demanding (water and energy re data centers) and unhumane treatment (immigrant detention) we might want to rule them out for this District--the size of the space is very inviting for such uses.
Let's Talk Hudson	4/28/2026	Not a fan of creating a new zoning district that basically ignores the 2024 comprehensive plan. We need to address the vacant 1.6 million sf building and find a productive use for this facility or find a way to demolish it and start a new plan that addresses the entire site. Keep this area commercial/industrial. Not a desirable site for residential. Apartments are not good for the city or the school system as tax income generated usually falls short of the costs related to high density development.
Let's Talk Hudson	4/28/2026	Based on survey condos & first floor living were 51% & 74% of respondents ! In my opinion , that is the greatest need to retain long term homeowners that are elderly to stay in Hudson! Why do I see more townhouses being built with 2nd floor bedrooms like the Preserve of Hudson off Darrow Rd. across from Drug Mart & Zeppi's?
Let's Talk Hudson	4/28/2026	not been raised before it got to this point. My husband and I live on Barlow Rd., on the other side of Stow. We moved to South Hudson almost two years ago from the Pinecrest/Legacy/Eton area to get away from the traffic, the commercialism, the crime, etc. to move to a more rural spot with more land where we could raise our family away from the hustle and bustle. It seemed like the perfect fit because Hudson is such a charming, historic city with tons of parks, a downtown center, and still room for us to breathe. We now feel like the rug has been totally pulled from underneath us with the new rezoning. We DO NOT want townhomes, shopping, "eat, live, play." Here are some of our concerns: 1) The intersection of Terrex and 91 is already so busy and a disaster to get through during peak times, and this would create so much more traffic for us to deal with. We moved to our area of Hudson to get away from the hustle of downtown, shopping, etc. We joke that when we get off of 8 or back from running errands in Streetsboro or Stow, that coming back to Hudson and seeing actual space and not rows of shopping and ugly townhomes feels like a breath of fresh air. We DO NOT want the traffic that comes with a development like this. Not to mention, it's incredibly ugly. Have you seen what they've done with the high density townhomes in the old Geauga Lake space in Aurora? Horrible. 2) This plan is completely against the very fabric and character of Hudson. Hudson has such a unique position in the Akron area with its historic downtown that is a true central gathering place for us all. Why not lean into that being a draw for the city in the way that Chagrin uses their downtown? Many of those storefronts are highly underutilized as it is and many often sit vacant. Do we really need to jam Main St. with real estate offices instead of promoting and highlighting local restaurants and shops? We value the history of our city and adding a new, modern outdoor shopping area would forever change the very character of our city. In a world that is increasingly overstimulated, oversaturated with commercialism, and overdeveloped, Hudson stands as a reprieve and oasis of culture, history, and community. Creating a new outdoor shopping center is not "innovative" at all; in fact, it's incredibly base and average. What is really special is something that no town or developer can add, which is our history and character. 3) We were excited that Hudson was a city with a small town feel and incredibly safe- an amazing place to start and raise our family. Developments like Pinecrest, Legacy, Beachwood, etc. attract so much crime. It was one of the reasons we wanted to get as far away from that as possible. The argument that Hudson is "far enough away" is ridiculous, and you know it. Hudson is a short drive away from downtown Akron, and this plot is incredibly accessible via 8 or the bus route. This is certainly not something I want near our parks where our children play and our moms walk. It's gotten so out of hand at all these shopping centers that they have had to enact a curfew for teenagers. 4) We should not be drawing people away from shopping in First & Main. Re: my earlier point that storefronts are already vacant downtown. Retail is a dying breed in the times of online shopping. How many of these massive complexes go in only for retail stores to be closed later? Legacy is a perfect example of what a shiny, new
Let's Talk Hudson	4/28/2026	Please do not have something like Pinecrest. The main, if not the only, store I would be happy to see would be a specialty food store like Trader Joes or Whole Foods, I wonder if Mustard Seed Market from the Fairlawn area would want another store? I agree that a few other restaurant options would be great there. Maybe two healthy, quick lunch places, and two restaurants for lunch/dinner. One of the other ideas that I support is the Indoor Ice Rink. If there is any way that this could work I think it could be amazing for Hudson. I hear from many people over the years that indoor rinks are in very very short supply in our part of the region. KSU was a key place for people and families, but after covid they continued to dramatically cut back on the greater community use. Many families in Hudson would use an indoor rink, but also the people from many suburbs would use the rink for recreation during fall/winter/spring weekends and during breaks from school, and the option would be there to be available for youth hockey, as well as ice skating lessons, and higher level coaching possibly. After school, and summer use, would continue with ice skating lessons and figure skating coaching, more than the rec side, but I think the use for hockey has a lot of potential. All of these things with the indoor ice rink idea would bring many people into Hudson, from miles away, and they would be very likely to stop downtown and eat and shop, because they return again and again for their child's lessons and sports events, and rec ice skating time, in the indoor ice rink. I hope this idea has a chance. Thank you.

Let's Talk Hudson	4/29/2026	Comment: There should be NO NEW RENTAL PROPERTIES in Hudson. In order to: (1) preserve the amazing lifestyle and integrity of the Hudson community, and (2) help ensure that residents pay and appreciate the level of property taxes, especially those who use the Hudson School System, as many residents as possible should be home OWNERS, not renters. (I realize that property taxes for rental properties are probably passed on to renters, but the direct and obvious link is important.) Thank you, and best of luck going forward.
Let's Talk Hudson	4/29/2026	Hello! I currently live on Hudson Dr (5532) and I am curious how this rezoning would affect my street. Specifically, do you know if there are any plans to run public sewer through this area? We currently have a septic system because we were told there is no option to tie into the sewer system. I was curious if this rezoning would change things, especially if new businesses come to this area. Thank you so much!
Let's Talk Hudson	4/29/2026	Does changing the zoning for the JOANN complex/district 11 make it eligible to become a data center? Are there any city discussions being had about bringing data centers to Hudson?
Let's Talk Hudson	4/29/2026	current residents and for the future of Hudson to maintain the course that was set for the city several years back. The loss of Joann in that space is not trivial and is very indicative of the current climate in our nation, region, and community. Joann was a thriving business that had a national reach (AI tells me 850 locations). This is/was a significant contributor to the well being and stability to Hudson, OH. Cutting to the point, it would be foolish and ill advised to rezone this property for commercial / retail as the entire point of what I just wrote logically tells the point, that retail business is struggling and dwindling as I type this message. To replace a dead retail business with another retail business is a very unwise and poor decision. There are plenty of businesses that need a home and with the existing infrastructure and zoning in that location would do very well to relocate or start from scratch. Business in light manufacturing, food packaging, energy infrastructure, these are all areas that are better purpose for current residents and the future vision plan of the community. We are at a crossroads not only nationally but locally and if make poor decisions in these moments the impacts will be lasting for generations (really, no bombastic statement in that sentence). If something is not broke don't fix it, this is how all need to think during this time. Joann left us (not by choice) but by the climate was are currently existing. To repair that condition for now think about what can be like for like no time for pivoting and plotting and dreaming. Stay focused on the immediate transaction. The section of land is zoned as it is, find a business that is existing that would consider relocating or perhaps an international business that would like to set up within our community. That is a great location for a large scale operations and that needs to be the city's plan to bring that motivation to this hunt for success. Remember the numbers are deceiving, you look at the cost of housing to income only as a ratio you are missing an enormous factor. DEBT, unsecured DEBT. What is needed now is production and grand scale operations to drive and thrive this community to a sustainable and secure future. If you miss this opportunity, you most likely put the community into same model as the communities to the north and south. If retail is so great why is Twinsburg and Stow and Streetsboro not booming with sales tax receipts ???? The pillar to a stable community, worldwide, any country on the planet comes down to what metric ? Property ownership. When a community rental property rises above a specific percentage the community changes form into something it was not previously. Can look at the data yourself and plot this out and perform a statistical analysis and slide presentation. Hudson, OH already has existing rental property. More is not needed. Navigate this decision correctly as it is the community's future you risk. See what google AI says. https://share.google/aimode/vJprabr84XRd1wVHk That looks to be a factor of 10 increase. Do some research and make some calls. Kent State University and WRA have connections to advanced research worldwide. Have you made any contacts to these two organizations to seek support in an appropriate client
Let's Talk Hudson	4/30/2026	Thank you for the opportunity to share my thoughts. (I was a bit taken aback at the Open House. My council rep seemed to be trying to sell the idea of rezoning + used the scare tactics of claiming a data center could be installed if we don't change the zoning now!). Can we take our time on this so we have a better chance of getting it right? In general, the District 11 proposal does not align with the Comprehensive Plan, which serves as the City's operative growth policy. My opinion is that the May 19 vote should be "NO" and then send it back to the Planning Commission to complete updates to the Land Development Code and address inconsistencies in the language related to this project. These steps should occur before - not alongside - any rezoning decision. Thank you for taking the community's input (as was done so extensively with the Comp Plan process).
Let's Talk Hudson	4/30/2026	Please explain what is meant by limited residential uses? Additional residents in Hudson creates more traffic, crowded school system, limited bus system to schools, and a potential shift to urban status.

Let's Talk Hudson	4/30/2026	I own Jewelry Art and have been on Main Street since April 1991. I am proud that as a local business we have continued to thrive in our small community even in the face of adversity. I do know that some other store owners have struggled and have had to close their businesses. Historic Main Street and First & Main Shopping District are integral to the uniqueness of Hudson. Together with the other business owners, we have already seen a decline in foot traffic. It is extremely important to keep Historic Main Street and First & Main Shopping District not only alive but vibrant and healthy. Moving forward with allowing box stores, chain restaurants and specialty grocery stores would be detrimental to the health of our downtown district and the businesses that are already here and working hard to survive. Heinens is a specialty Grocery Store. Why would we allow competition to come in so close to draw away from Heinens and the newly renovated Acme? If the center of our town does not remain vital, Hudson will change forever. The excitement of this new addition would only last short term like we see nationwide and our beautiful town that stands out from the rest will forever be devastatingly changed with empty storefronts. I propose to use the land for Condominiums as we have a known shortage of downsizing options. Or a boutique hotel would serve the need of the area as well. Sincerely, Barbara Johnson
Let's Talk Hudson	4/30/2026	I would appreciate clarification on the actual income tax deficit resulting from the closure of Joann's. Understanding the specific financial impact is important when evaluating whether rezoning is a necessary or proportional response. As currently presented, the proposed rezoning appears to be more opportunistic for developers than beneficial for the residents of Hudson. Many of the amenities being cited already exist within Hudson or in nearby communities, raising questions about whether additional development meaningfully improves quality of life for current residents. Traffic congestion is already a significant concern, particularly along State Routes 303 and 91, which are two-lane roads that frequently experience backups. Increased density without corresponding infrastructure improvements will likely exacerbate these issues. Additionally, the recent housing survey did not include an option reflecting a preference for limiting further development. That perspective held by many residents deserves consideration. From both an infrastructure and school capacity standpoint, Hudson appears to be approaching its limits. Growth for the sole purpose of expanding the tax base should be approached cautiously. If growth is to occur, a more measured approach would be to focus on strengthening the downtown area rather than expanding outward. I would also strongly oppose the inclusion of lodging within the town, as it may introduce unnecessary risks to the character and safety of the community