

# Downtown Phase II Update

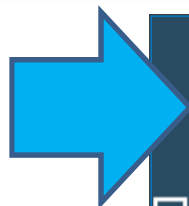
## City Council October 16, 2018

Presented by:  
Greg Hannan  
Community Development

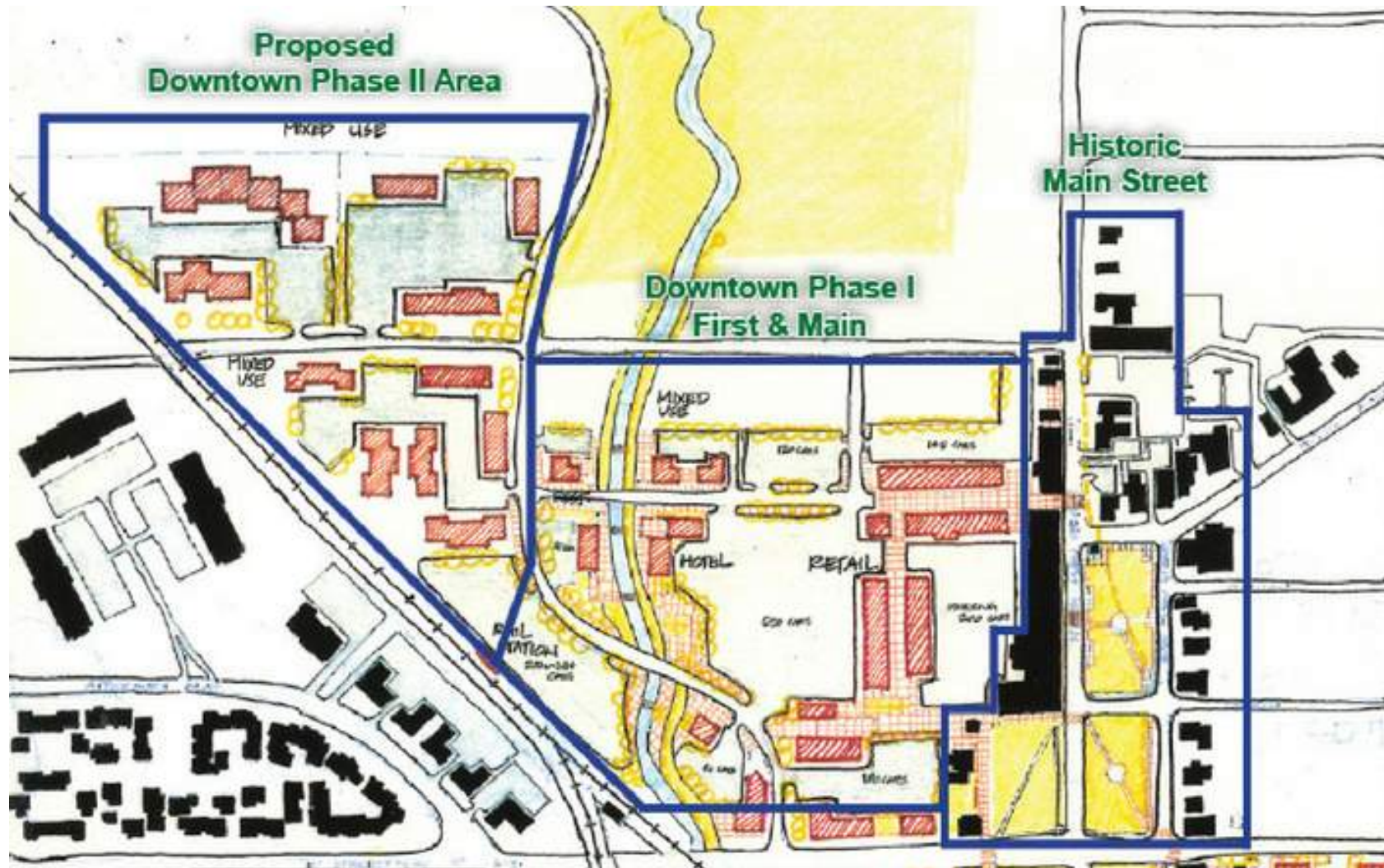








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# Guiding Principles



## Housing Diversity

Single family detached homes make up approximately 87% of Hudson's housing stock, and this composition can make it difficult to attract young families and young professionals or retain empty nesters and provide for seniors. Phase II represents an opportunity to provide a mixture of housing types and densities within a walkable environment, including both rental and owner-occupied units.



## Emphasis on Connectivity

The community has expressed an overwhelming desire for increased connectivity, including the addition of new sidewalks, trails, and bikeways. New development should enhance Downtown's walkability and bikeability and encourage multiple modes of transportation. It should also connect easily to the regional trail network.



## Quality of Office Space

Attraction and retention of well-paying employers is a priority. Phase II's location within a walkable environment with access to restaurants, bars, retail, and civic uses makes it an attractive environment for office development. High quality office space in Downtown Hudson is already in high demand. Phase II presents an opportunity to expand Downtown Hudson's office stock and generate additional tax revenue.



## Preservation of Hudson's Character

The First and Main development was constructed into a tasteful and attractive style in keeping with Hudson's local character, blending in well with Main Street. Throughout all outreach efforts, residents continually reinforced the need to safeguard Hudson's small town charm and Western Reserve architecture from incompatible development. Whatever is ultimately developed within Phase II, it is integral that its scale and style be compatible with the existing character of the area.



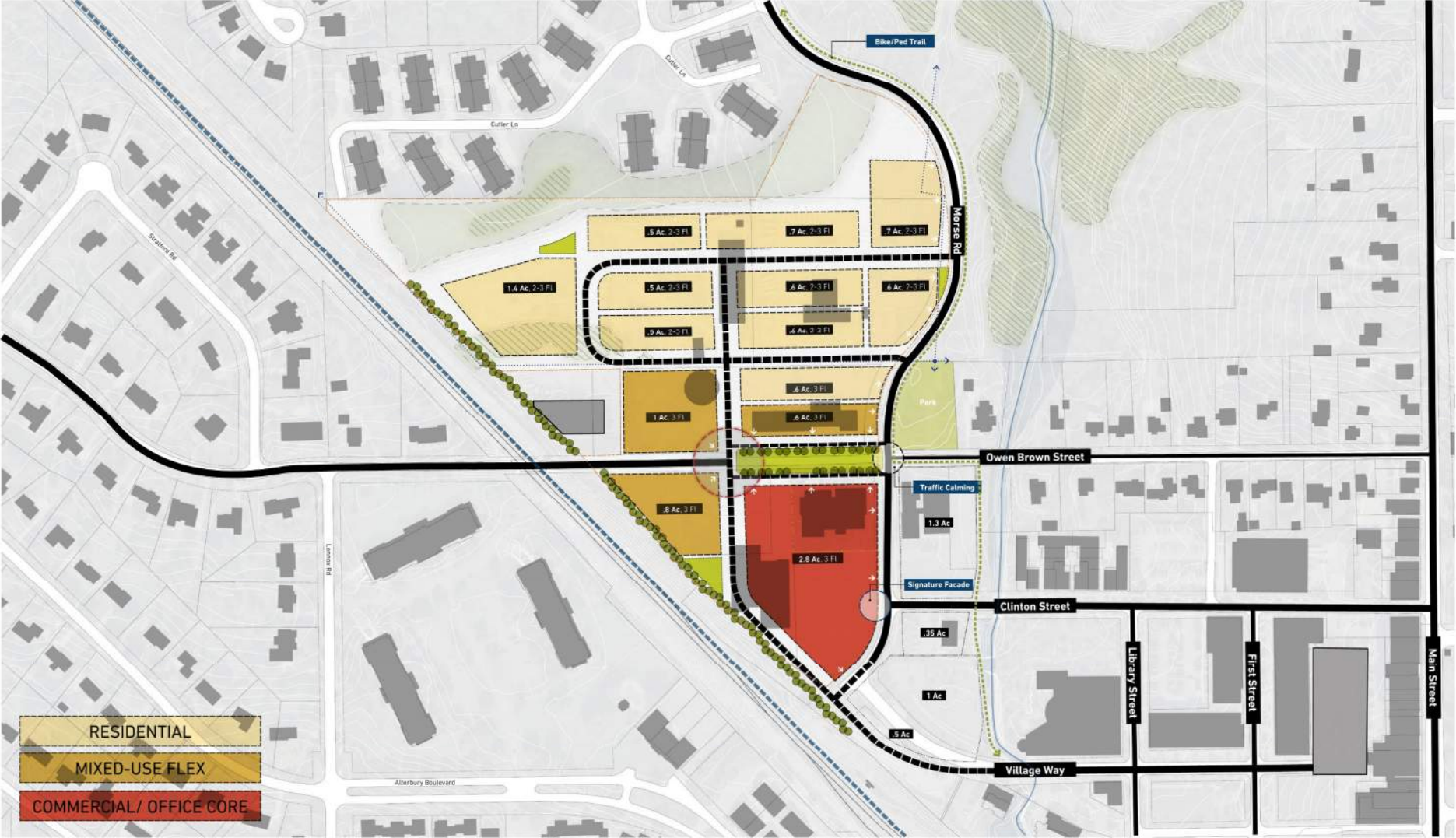
## Less Emphasis on Retail

Hudson already has a very sizable retail base for a city of its size and the regional market is relatively saturated. Retail and restaurant uses should be kept to a minimum within Downtown Phase II, and efforts should be directed towards supporting existing retail and dining within the Downtown area. However, a limited volume may be appropriate for ground floor uses within identified mixed-use buildings, if supported by the market.

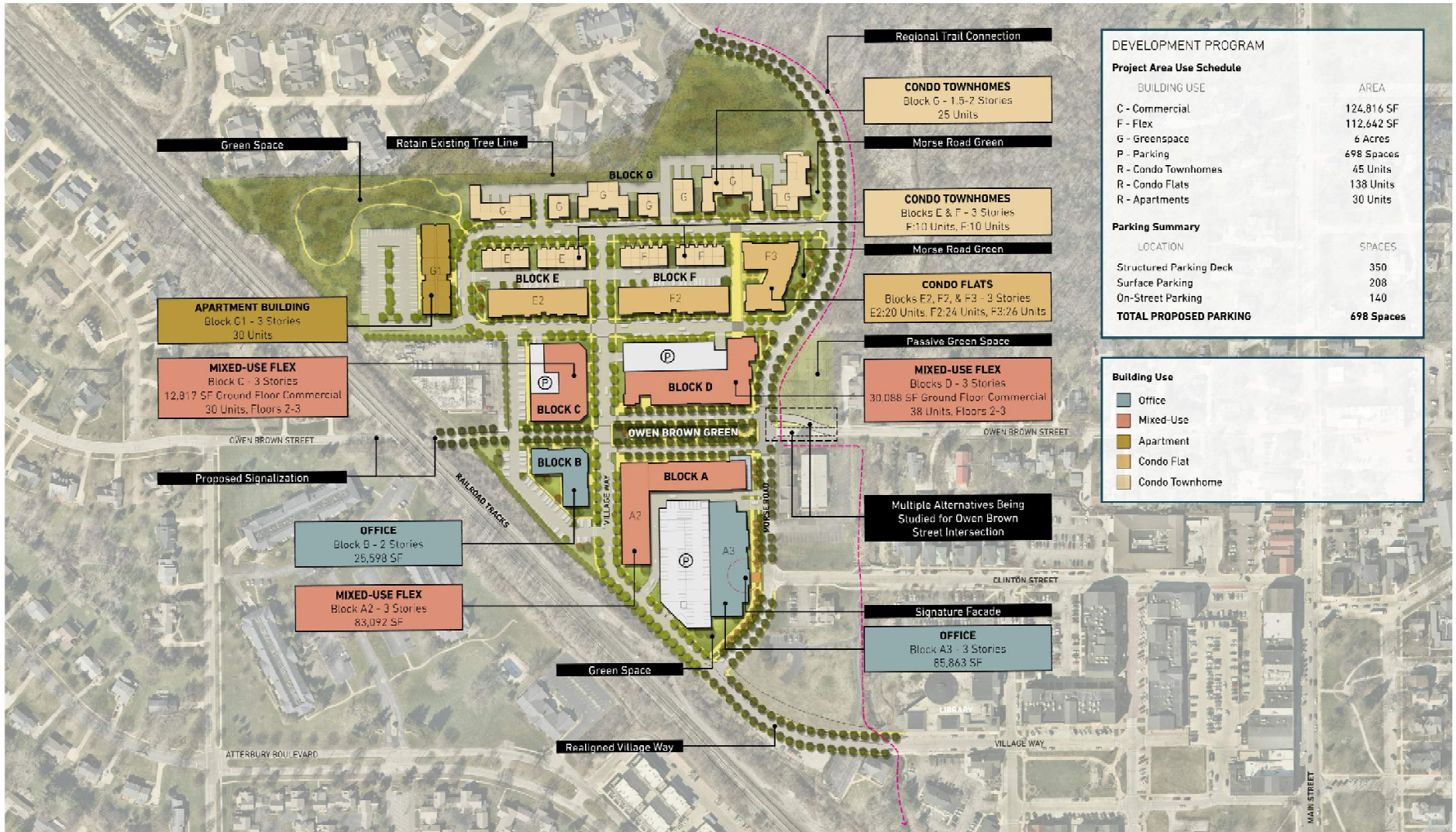


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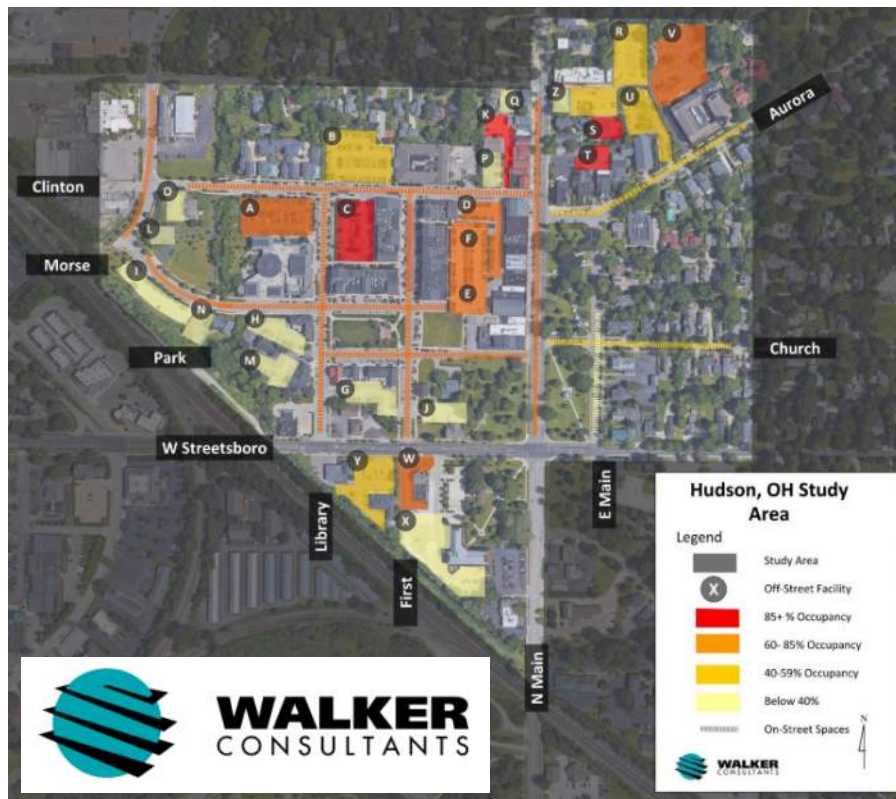








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**Vogt Strategic  
Insights**



## Traffic Impact Study

### Downtown Phase 2 Project Hudson, Ohio

March 2, 2018

Prepared for:  
City of Hudson  
115 Executive Parkway #400  
Hudson, Ohio 44236





Building Use Legend	
[Yellow]	43 Townhomes
[Red]	30 Apartments
[Red]	80 Condo Units (Levels 2-3, Buildings A2, C)
[Blue]	Office / Commercial
[Green]	Mixed Use - Office / Commercial / Residential
[Purple]	250 - 300 Space Parking (D-3 Levels)

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