



Asst. City Manager's Office - 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1775

Date: June 13, 2019

To: City Council & Mayor; City Manager

From: Thomas Sheridan, Asst. City Manager – Professional Services

C: Clerk of Council

**Re: Downtown Phase 2 – Public Comments
Council discussion and summary**

Please see the list of comments attached to this memo from the June 11, 2019 Council Workshop.

The summary of major comments:

- Reduce density of the residential and commercial.
- Residential only north of Owen Brown Street.
- Incorporate more single family residential into the plan. Mix-uses.
- Reduce the commercial buildings to two-story to eliminate the parking garage.
- Add more public/community space or community activities.
- Block C and D & G review /revise.
- Revise flexspace.
- Project must be economically viable for the City and the Developer.

If you require any other information, please to contact me.

Downtown Phase II – Follow-Up

Comments and notes from the Council Workshop on June 11, 2019

(Below is a compilation of the notes our administration took at the meeting last night. We believe we captured all the Council and Mayor's comments.)

- Review a 10% to 15% reduction in Commercial and Residential. Financial Impact to City?
- Review the Commercial % reduction “sweet spot” that would not require the parking garage?
- Timeline going forward. June 18th, July 9th meeting. *(See attached tentative timeline from Admin on next steps with the development and developer.)*
- **Building C**, 10,000 SF of office. Reducing this to townhomes or other housing types?
- Reduce overall density of commercial and housing. Add single detached. Townhomes 3-4 units connected at most.
- Increase micro lots north of Owen Brown.
- Single or 2 stories. Eliminate condo south of Owen Brown by 1/3 or remove 3rd floor.
- Flex space. Remove.
- Work around the 94 Owen Brown Windstream building and what that will look like.
- All or part Townhomes to single family.
- Impact on price points.
- Community space, outdoor. Ideas to bring Hudson community to it.
- Parking spaces under **Building A** on the first floor with offices or small retail in the front. Possibly keep 3 stories on this building if first floor parking.
- Block G, what is going in this area? Need to know. Do we move townhomes on Morse Road 50’ back and incorporate into the **Block G** and provide more Open Space in the northern residential area? Other ideas on this from developer?
- Public spaces. Play equipment into the plan. Bring people downtown or over from 1st and Main with children. Area for community should be incorporated.
- Boulevard at Owen Brown. Possible community space.
- Design the greenspace for residents of the development first.
- Vary housing stock. Need to know the Price Points.
- \$300k to \$400k price points is the goal.
- Looking for revenue to break even.
- Make more like a Village of Hudson, more Historic.
- Add Micro lots denser.
- Make more Authentic.
- Reduce every 5th Townhouse building.
- Smaller homes on small lots.
- Additional Community Space.
- Indoor/Outdoor vendors. Digital museums.
- Boulevard green space.
- Single family in **Building D**.
- Rentals yes or no by developer? Have language in the Development Agreement for developer.
- Original process, Comp plan. Retain community businesses in town.
- Different housing types. Micro, single, townhomes, condos, etc.
- Cost for LEED/Solar, environmental impact area within the development. Cost?
- What are the three biggest take-aways for Developer?

