



February 14th, 2021

City of Hudson - Architectural and Historic Board of Review

Re: Darrow Road Townhomes

Thank you for your consideration of the Drees Homes front access townhome products. We would enjoy highlighting some of the key elements of this product:

A brief comparison of front vs. rear access and their application to this project include:

Rear Access

- An urban commercial 'infill' design, where front access is typically in a commercial setting, where depth for driveways was impractical, and residential vehicular and foot traffic was prohibitive.
- Vertical footage more practical over horizontal, as tight infill locates squeeze living and sleeping areas upwards, often to 2 and 3 story designs, with rooftop outdoor living to avoid urban visuals and activities/noises.
- Rear access with front living forces all sleeping areas vertical, with entertaining and living on main floor, favoring a younger segmentation accepting of regular use of stairways to Owners sleeping areas.
- Forces an increase in impervious surfaces to the overall site layout while greatly reducing 'green space' and outdoor living enjoyment.

Front Access:

- Consistent with the overall lifestyle of the Hudson community, conforming to the available acreage and providing a suburban neighborhood feel to the streetscape and walkways.
- Allows backyards, both private and public, where the residents can continue their lifestyles outdoors with patios, decks and outdoor cooking without climbing 3 sets of stairs to a rooftop deck.
- Provides architectural options for Owners suites on the main level, with the option of additional upstairs living for visiting family members or other uses.
- Provides a maximization of open space to offer a more suburban feel and allowing outdoor living to be accessed directly from the main living floor.

We have also allowed for a visually selective curb appeal that focuses on the Western Reserve and Farmhouse styling of the Hudson community as a whole, with floor plans welcoming the segmentation of Hudson residents our research has identified.



Architectural Features:

- Elevations featuring reverse gables, eyebrows, garage lintels, single garage doors, posts and other architectural components bringing the existing community's personality into this townhome setting.
- A controlled blend of materials allowing continual textural changes without being eclectic, focusing on bringing the mix of midwestern styling into the community, without a singular identification, similar to the community as a whole.
- A very selective use of blended colors, offering both historical coloring and updated variants in order to give each home a personal touch, and each collection of adjoined homes a communal curb appeal, without duplication, avoiding a 'soup cans on a shelf' look.

Flexible Living Space:

- We offer multiple first floor Owners suites which are paramount to our Hudson residents looking to 'downsize' while staying in the community. These plans offer living upstairs as well, to accommodate family visits and private activity spaces.
- We provide plans geared towards 'mature singles', where they can choose a living style meeting their reduced needs, whether that includes family or not.
- Basements are standard in our townhomes, providing our residents with the 'cold storage' we are used to in Ohio, and allowing for downsizers to create spaces for their hobbies and entertainment, whether it be wine tasting, theater rooms, crafting corners or just simple quiet area.

Interchangeable Elevations

- The elevations shown can entertain multiple floor plans, so that the community can retain its exterior charm without concern for the interior lifestyle selected by the resident. The exteriors will maintain their individual and collective blend of Western Reserve and Farmhouse styling and textures, and the interior units will become a palate for each individual Owner.

We believe that with the above application of controlled exterior blending and interior customization brings a highly unique and attractive opportunity to the current residents of Hudson. This new community will also welcome back your relocating 'expatriates' who could not find the ideal lifestyle they needed when downsizing in previous years.

We welcome your input and support of the project and products being presented and look forward to continuing to provide unique upgraded home choices to the City of Hudson!

Drees Homes Cleveland – Land Development

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