



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

**City Council Special workshop of August 1, 2017
Downtown Phase II Concept Plan**

Testa Companies representatives would like to discuss with Council the public involvement process to develop the draft concept plan and the community feedback received to date before transitioning into formal design work. The public engagement process has included three public open houses, online surveys, 50 plus stakeholder interviews, roundtable meetings, and neighborhood meetings. The attached concept plan uses are summarized in the following table.

Use	Concept Plan	Comprehensive Plan
Office/Commercial	128,851 sf	135,750 sf
Townhome	46 units	44 units
Multifamily Use	168 units	144 units
Flex – Block A (hotel, office, multi-family)	66,290 sf	N/A
Flex Block B (Commercial, office, multi-family)	25,598 sf	N/A

Note: Flex space may be developed as commercial or residential. Testa Companies is also studying a hotel concept for this flex space.

Parking: The plan proposes 350 spaces within a three level parking structure on the southern block, 208 spaces within multiple surface lots, 128 on-street spaces, and spaces within enclosed garages (count TBD). The city will be initiating a parking study to determine the appropriate amount and location.

Hotel: Testa Companies is studying the market feasibility of a hotel in the development. The concept of a hotel was not listed in the Comprehensive Plan; however, the desire for a downtown hotel was a key discussion point of the existing conditions report within the Comprehensive Plan.

Street Network/Traffic: The concept plan proposed new public streets throughout the project. Significant traffic calming is accomplished with the widened boulevard and a realignment of Owen Brown Street at Morse Road.

Height/Scale: The development proposes multiple three story buildings along with some two story townhomes. The building height is intended to comply with District 5 regulations (45 ft max. height) and was reduced from the four stories proposed in the framework plan to be more compatible with surrounding development.