

# CITY OF HUDSON **COMPREHENSIVE PLAN**

2024



# ACKNOWLEDGMENTS

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Thank you to the Steering Committee members, stakeholders, community members, staff, and officials who invested their time and provided their various expertises in the creation of this Comprehensive Plan for the future of the City of Hudson.

## COMPREHENSIVE PLAN STEERING COMMITTEE

Rebecca Leiter | Chair

Jessie Obert | Vice Chair

Doston B. Jones

Skylar Sutton | Council Liaison

Marcia Carsten

Ashley Fink-Henry | Economic Growth Board Representative

Chris Foster | Council Liaison (Alternate)

Paige Giannetti

Brian Hetrick

Bob Kahrl | BZBA Representative

Jeffrey Keil

Barak Kraus

Josh Manley

Chelsea McCoy

Matthew Peter

Bill Sedlacek

Walter Selden | Parks Board Representative

Ron Stolle | Planning Commission Representative

John Workley | AHBR Representative

Todd Zedak

*\*Doston Jones served as chair until September 2023 and as member until February 2024.*

*\*Scott Ruffer served as member until he was appointed to Hudson City Council in February 2023.*

*Hudson City Council established a Steering Committee of 18 residents to provide primary guidance on the plan. The committee included 13 general residents who did not serve on other city boards during the planning process; five residents who represented the respective city boards on which they were serving at the time; and one City Council liaison.*

## CITY OF HUDSON STAFF

Thomas Sheridan | City Manager

Nick Sugar | City Planner

Greg Hannan | Community Development Director

Emily Fernandez | Community Project Planner

PREPARED FOR:



PREPARED BY:



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# COMPREHENSIVE PLAN STEERING COMMITTEE

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## REBECCA LEITER | COMMITTEE CHAIR

As a Hudson resident for over 50 years, Rebecca wants to help preserve the charm and sense of place that the city has to offer. She is a strong believer of getting community input on Hudson's future and wants to ensure we keep what makes Hudson such a great place to live and to do things that further enhance the quality of life.



## JESSIE OBERT | COMMITTEE VICE CHAIR

As a 30-year resident and realtor, Jessie brings her knowledge of Hudson to the Committee. Over the years, she watched the City's evolution from a township/village to an incorporated City. She is passionate about maintaining Hudson's charm and character while also being excited about opportunities for growth.



## DOSTON B. JONES | FORMER COMMITTEE CHAIR (SERVED AS CHAIR JAN 2023 - FEB 2024)

A 5-year resident of Hudson, Doston joined the Steering Committee to play an active role in helping shape the future of Hudson. His experiences as a public safety emergency responder, combined with his background as an attorney for a municipality, provide relevant skills and perspective.



## SKYLAR SUTTON | COUNCIL LIAISON

A life-long member of the community, Skylar has lived/worked in Hudson for over 36 years, is a Hudson City Schools graduate, and was first elected to Hudson City Council in 2019. As the Council Liaison to the Steering Committee he brings historical context, resident feedback, and a passion for the small town charm that makes Hudson such a great place to live.



## MARCIA CARSTEN

Marcia has been a member of the Hudson community since 1987. She worked on the merger of Hudson Village and the township and was on the city's first Charter Review Commission. She loves Hudson and is excited about bringing her historical knowledge and her passion for the environment to the Steering Committee.



### ASHLEY FINK-HENRY | ECONOMIC GROWTH BOARD

A 39-year resident, Ashley is an active member in community organizations including Rotary Hudson Clocktower and Leadership Hudson. She represents the Hudson Economic Growth Board because so much of what the board does is related to the comprehensive plan.



### CHRIS FOSTER | COUNCIL LIAISON ALTERNATIVE

Chris is the Ward 2 Representative and serving Council President. A resident since 1969, he has seen Hudson grow from a 5,000 person combined village and township to the city it is today while maintaining its historical roots.



### PAIGE GIANNETTI

Paige has lived in Hudson for 15 years and is active in a number of community organizations. She plans to bring her corporate background in research, development, and strategic planning to help create a comprehensive plan that keeps the city's current strengths and looks carefully at opportunities for the future.



### BRIAN HETRICK

As a 9-year Hudson resident, Brian joined the committee to contribute to the future of Hudson and ensure that his children and future generations find it a great place to live. Having lived in large and small cities, he brings both perspectives to the committee and is looking to maintain the small-town feel, while encouraging future investments in the community.



### BOB KAHRL | BZBA REPRESENTATIVE

Bob has lived in Hudson for 36 years. He joined the Steering Committee because he is interested in preserving the city's unique charm and applying his ability to ask probing questions and find concrete answers to the planning process.

# COMPREHENSIVE PLAN STEERING COMMITTEE

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JEFFERY KEIL

Jeffrey is a 31-year resident of Hudson. He has a good understanding of the character and history of the city and wants to contribute to helping identify long-term goals and objectives that will retain Hudson's proud heritage.



BARAK KRAUS

Barak has lived in Hudson for 12 years and is currently president of the Kiwanis. With his background in real estate, he joined the committee to bring his expertise and help determine the true desires of the people of Hudson, and ensure that those desires are in the plan.



JOSH MANLEY

As a 5-year Hudson resident, Josh was a visitor and lover of Hudson for many years before moving here to raise his family. He brings an entrepreneurial mindset to the Steering Committee and wants to be a part of making sure Hudson is a great place to live and raise a family.



CHELSEA MCCOY

Chelsea has lived in Hudson for over 3 years. She joined the committee because she loves this city and plans to live here for a very long time. She wants to help sculpt the future of Hudson for her young children and others. She welcomes the opportunity to be on this great committee.



MATTHEW PETER

Matt moved to Hudson in 2006 and was president of a local homeowners association for several years. He joined the Steering Committee to help ensure Hudson maintains its small-town character while still looking to grow the tax base to ensure a bright future for the community.



### BILL SEDLACEK

A 65-year resident, Bill is currently chair of the Hudson Community Foundation and volunteers for many community organizations. He is committed to preserving Hudson's heritage while ensuring it remains a vibrant community that is a great place to live, work and play in the 21st century.



### WALTER SELDEN | PARKS BOARD REPRESENTATIVE

Walter has lived in Hudson for 14 years and has served on the Hudson Park Board and Golf Course Committee. He describes himself as a simple guy who believes in common sense solutions for the common good of the wonderful Hudson community.



### RON STOLLE | PLANNING COMMISSION REPRESENTATIVE

Ron has lived in Hudson for 45 years and is currently serving as chairperson for the city's Planning Commission. He has been active in many community organizations and believes the comprehensive plan is an integral part of the work of the Planning Commission and that the plan document advises its members in their deliberations.



### JOHN WORKLEY | AHBR REPRESENTATIVE

John is a 23-year Hudson resident and an architect. He brings his planning and design expertise and wants to help make Hudson an even better place to live by helping solve issues confronting the City.



### TODD ZEDAK

Todd was born in Hudson and is a long-time resident. He hopes to capture the community's values about why they live in Hudson to allow the Steering Committee to make sound decisions for the future, since the final comprehensive plan should represent the needs and desires of the community and its future vision.

# PLAN OVERVIEW

## HISTORY OF HUDSON COMMUNITY PLANNING

Hudson Township, part of the Connecticut Western Reserve, was founded in 1799 by David Hudson. The community was an early leader in education with the Western Reserve College opening in 1826. Hudson had a strong role in the abolitionist movement as an active stop in the underground railroad and home to John Brown, a prominent abolitionist leader, in the early to mid-1800s.

Hudson began to expand community planning with the efforts of James T. Ellsworth. From 1910- 1925, Ellsworth funded public utilities, underground electric, tree plantings, and the iconic clock tower, to transform Hudson into a model town. The college facilities were reopened as the current-day Western Reserve Academy boarding school.

The community established its first zoning ordinance and master plans in the 1940s. Hudson became a national leader in historic preservation with the establishment of a national register historic district in 1973 and the Architectural and Historic Board of Review (AHBR) in 1975. The efforts of the 1990s established Hudson as a national leader in community planning. In 1994, Hudson Township and the Village of Hudson merged to establish the City of Hudson, a single government to manage growth and preserve the character of the community.

The 1995 Comprehensive Plan was completed shortly after the merger and created the vision for many key initiatives in the community. The plan established the framework for the First and Main development, a national model for traditional downtown development. The growth management program, also from the 1995 plan, established an allocation system to maintain residential development at sustainable level.

Hudson has sustained community planning efforts with Comprehensive Plans in 2004 and 2015. Both plans established strong priorities in historic preservation, non-vehicular connectivity, and open space conservation.

The 2024 Plan carries forward the values of the previous plans and offers insight on the community's preferred uses for several key undeveloped spaces. Housing stock, public green space, and recreational amenities were prominent discussion points throughout the planning effort.

The City of Hudson Charter requires that the next Comprehensive Plan be completed within ten years of the adoption of the previous plan. As the plan can take approximately two years to complete, the next effort is anticipated to commence between 2031-2032.

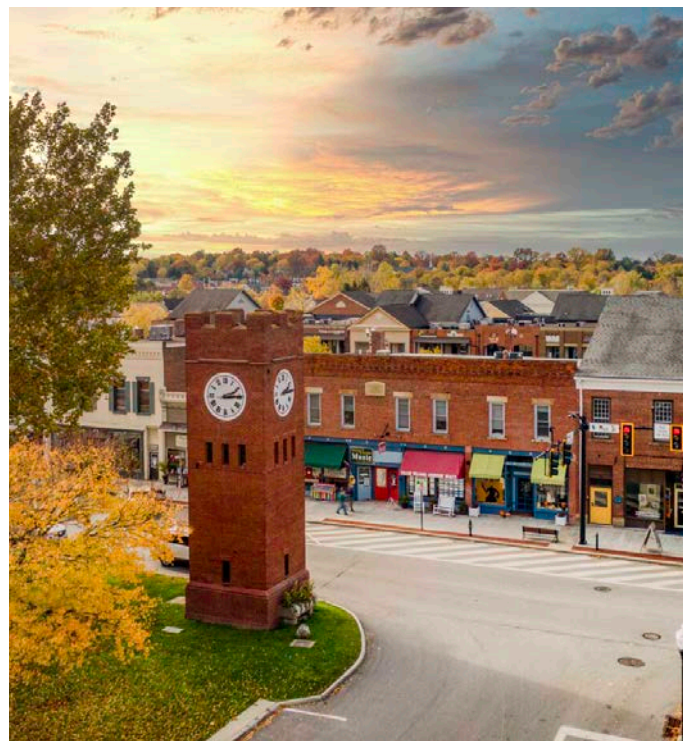


Image 1-1: Downtown Hudson, Ohio and the clock tower at the landmark on the green.



## ABOUT THE PLAN

In 2022, the City of Hudson partnered with OHM Advisors to create a new comprehensive plan that will guide the city in land use, zoning, housing, transportation and economic development over the next 10 years. As the City Charter requires, the existing comprehensive plan must be updated every ten years.

A comprehensive plan is the culmination of a community-driven effort to determine goals and a corresponding plan for the future, serving as a guide for policies, practices, and investments. The plan provides an opportunity to prioritize development and land use patterns, identify important and potentially transformative projects, and align resources to address growth and improve a community's quality of life. It also includes specific Focus Areas within the city, which are areas that show the greatest potential for development or redevelopment and could serve as a catalyst for other community initiatives.

Comprehensive planning involves an engaging process that brings people from various walks of life together to discuss their ideas and aspirations for the future. These aspirations may focus on anything from the environment, economy, infrastructure, education, and recreation, to any other issue that is important to the community. The planning process included extensive research to understand current conditions and develop a vision rooted in community feedback. The process also included abundant public input ensuring the plan recommendations are based on the values and aspirations of the community. It was created with guidance from city staff; the Steering Committee, which managed the planning process for the city; and city residents and business owners. The Steering Committee included broad representation from the community, including elected and appointed officials, local stakeholders from the public and private realms, and general community representatives.

Note: The comprehensive plan addresses city services and policies. It is not a plan for other semi-public entities such as schools, libraries, or non-city entities. These entities are considered when shaping the plan, but the plan is not for these entities as it relates to their future development.

## SCOPE

The Comprehensive Plan is a City of Hudson effort, driven by resident input, that focuses on determining goals to be implemented by the City at the direction of City Council. The Steering Committee acknowledges that schools (including Hudson City Schools, Western Reserve Academy, Seton Catholic School, and Hudson Montessori) were identified as valuable assets in the Community Survey. The Comprehensive Plan does not include goals for the schools because they are managed by boards and elected officials independent of the city government. The municipal government and Hudson City School District make ongoing efforts to communicate about shared initiatives, specifically through a joint informational group of Hudson City Schools and City of Hudson representatives called the HOME committee.

The Implementation Matrix within the Comprehensive Plan identifies potential project partners which may include schools, other entities, or even other communities, although the City of Hudson is the primary responsible party for implementation of all goals in this plan.

**The 2024 Comprehensive Plan is a vital community blueprint. It sets the direction for where and how the city should evolve over the next ten years. Within this broader goal, there are a number of community-wide objectives the plan identifies in the areas of land use, housing, community services, communication and collaboration, economic development and growth, and community arts and culture.**

## PLAN INPUTS

The comprehensive plan is a blueprint for future investment and prioritization. Many input layers from quantitative and qualitative analyses were considered, and extensive community involvement was conducted to create a thorough and community-informed vision. The following describes these inputs and how they informed the plan.

### *Existing Conditions*

Community existing conditions such as current land use, demographics, parks and open space, mobility, development character, community vision, and infrastructure were analyzed along with current market trends. The Steering Committee considered the key findings from this analysis when crafting the plan framework and recommendations.

### *Community Input*

Throughout the planning process, the Steering Committee led and facilitated public and stakeholder input sessions to gain insight into community values and aspirations for how and where the city should evolve. These sessions revealed important insights on the issues and opportunities within the community and preference for the future of Hudson.

### *Best Practices*

Another key plan input was the consideration of best practices. OHM Advisors and city staff offered professional knowledge and recommendations to the Steering Committee. This included incorporating best practices at the local, regional, and national levels. This information complemented the key findings from the existing conditions analysis and the public and stakeholder input, when forming the plan recommendations.



*The plan was created by integrating three key inputs including existing conditions, community input, and community planning best practices.*

## PURPOSE OF THE PLAN

**GUIDE** the community in evaluating proposed public, private, or joint projects.

**INFORM** current and prospective property owners and developers about desirable growth patterns.

**MEASURE** the progress and effectiveness of projects in Hudson to ensure they strengthen the community as a whole.

## PLANNING PROCESS

The 2024 Comprehensive Plan process spanned approximately two years, and included both technical research and public involvement. The result is an intuitive, informed, and proactive document.

The planning process was developed at the beginning of the project. This process helped guide project activities, many of which were carried out concurrently in order to maintain the overall project schedule.

### Investigate

During this initial step in the planning process, the scope of services was defined for the planning team, consisting of contracted planning consultants and key members of city staff. Members of the Steering Committee were nominated by City Council through a public application process and including Council-led interviews with every resident applicant. The team met to establish the project's goals and identify the preliminary priority projects.

### Inform

From winter through spring of 2023, the planning team collected and analyzed data about all aspects of the city and analyzed them alongside current market trends. This information provided an understanding of the current conditions in Hudson and informed the plan recommendations. The existing conditions and market analysis were reported to the Steering Committee for general feedback and confirmation.

### Engage

Concurrent with the existing conditions assessment, public engagement was conducted and input collected through public comment at Steering Committee meetings, focus group discussions, engagement at public events, public open houses, a statistically valid community survey, and online discussion forums on the project website.

### Develop

This step in the planning process involved developing recommendations for improvements in the city. The Steering Committee crafted an initial plan framework outlining the plan's vision, goals, and objectives. Focus areas in Hudson were identified and concepts created for each. There was also an iterative process allowing the Steering Committee and the general public an opportunity to review and provide feedback on a draft version of the plan. This was a key step in ensuring the plan was supported by the public and that its recommendations are successfully implemented in the future.

### Implement

Once the plan components were completed, compilation of the plan document began. The final plan is a concise, coherent, and easily understandable document. It is meant to be read and used by any Hudson community members and aid in the implementation of its recommendations.



# PROJECT TIMELINE

OCT. '22 - JAN. '23

## 1 INVESTIGATE

- Project kickoff
- Assembly and review of past planning documents
- Assembly and meeting of the Steering Committee
- 2 Steering Committee meetings

FEB. '23 - MAR. '23

## 2 INFORM

- Existing conditions analysis of the city
- City of Hudson tour and site visits
- 5 Steering Committee meetings
- 2 Subcommittee meeting

APR. '23 - JUL. '23

## 3 ENGAGE

- Statistically Valid Community Survey
- Community Workshop at Hudson High School
- 3 Subcommittee meetings
- 5 Steering Committee meetings
- 5 Pop-Up Engagement events
- 7 Stakeholder Focus Group meetings

AUG. '23 - FEB. '24

## 4 DEVELOP

- Vision and land use strategies developed
- Plan goals and objectives built
- Focus Area concepts created
- Community Open House at Hudson High School
- 3 Subcommittee meetings
- 13 Steering Committee meetings

MAR. '24 - MAY '24

## 5 IMPLEMENT

- Final plan development
- 4 Steering Committee meetings
- Adoption process commenced by Hudson Planning Commission
- Adoption process commenced by Hudson City Council

## PLAN CHAPTER OVERVIEW

As noted above, a number of key inputs were considered in order to complete the comprehensive plan. These included insights into the existing conditions and trends in the community, feedback from community members, and consideration of best practices in planning. The integration of these inputs informed the development of the plan framework and its goals, objectives, and recommended actions.

The plan is broken down into four core chapters. These include this chapter's Plan Overview along with chapters on Community Insights, Plan Framework (with Focus Areas), and Implementation. A description of each is outlined below.

### 1

#### PLAN OVERVIEW

This chapter shows what a community's comprehensive planning process looks like, what went into creating the plan and the timeline for its evolution, and how the City of Hudson can use the plan moving forward into developing its future.

### 2

#### COMMUNITY INSIGHTS

This chapter includes a summary of the insights about the future of Hudson which served as the building blocks for the plan framework. An examination of existing conditions and technical data informed the team's creation of key questions it posed to the community about the future, including: *Who will be living in Hudson in the future?*, *What type of housing will be available?*, and, *What economic opportunities will exist and how will they shape the community?* This chapter also includes an overview and summary of the community input received throughout the planning process.

### 3

#### PLAN FRAMEWORK (WITH FOCUS AREAS)

This chapter outlines the vision for the future of Hudson, the foundation of which is a set of community value statements and vision statement. These, combined with information gathered from the community insights, informed the creation of the plan goals and objectives along with the recommended actions to achieve them. The goals, objectives and recommended actions are broken down into the various plan elements of Future Land Use, Housing and Economy, Mobility and Infrastructure, Parks and Open Space, and City Services and Government. The chapter also identifies specific community Focus Areas with unique characteristics which make them important areas for plan implementation in the future.

### 4

#### IMPLEMENTATION

The final component of the plan comprises specific actions that help advance the recommendations in the plan. This is broken down into an easy to reference implementation matrix.

## HOW TO USE THE PLAN

The 2024 Comprehensive Plan is a living document which should be reviewed and updated annually as directed by city leadership and elected or appointed officials. The city will oversee the plan implementation and coordinate the efforts of the parties identified as being responsible for its implementation. As conditions change and various sections of the plan are implemented, the city might find additional projects and/or strategies with which to achieve its desired goals and objectives.

A comprehensive plan is a community’s “blueprint” for the future. It is the vision of what a community wants to become and a proposal for the steps needed to realize that vision. Specifically, the plan achieves the following:

- Documents and illustrates what the community looks like today and what direction it wants to go in the future; includes assessments of existing resources and issues, projections of future conditions and needs, and consideration of collective goals and desires.
- Translates the community’s values into specific actions. It is a policy guide which not only addresses land use and infrastructure, but also includes important social, natural resource, and economic values of the community.
- Covers an approximate time frame of 10 years; it is assumed that shorter-term reviews will keep it current with the changing needs of the community.
- Integrates with other municipal documents and initiatives.

## WHO WILL USE THIS PLAN?

The plan is intended to be used by a variety of audiences. The following are select groups that might most frequently utilize the plan:

- **Citizens:** Residents, business owners, and developers use the plan to submit development proposals to the city.
- **City Council:** Elected officials use it to guide policy decisions regarding land use, zoning, and development proposals.
- **Planning Commission, Board of Zoning and Building Appeals, and other city organizations and boards:** Citizens appointed by City Council who can use the plan to provide policy recommendations to City Council.
- **City of Hudson Staff:** Use the plan to communicate with the public and development community on the priority initiatives for Hudson.

**CITIZENS**  
(residents, business owners, developers)  
Use the plan to submit development proposals to the city

**CITY COUNCIL**  
(elected by citizens)  
Use the plan to guide policy decisions regarding land use, zoning, and development proposals

**PLANNING COMMISSION**  
(citizens appointed by City Council)  
Use the plan to provide policy recommendations to City Council

**CITY OF HUDSON STAFF**  
(Planning & Development Services)  
Use the plan to communicate with the public and development community on the priority initiatives for Hudson

## ADDITIONAL PLAN INTEGRATION METHODS

The following are some additional methods where potential projects from this plan can be implemented:

### *Annual Work Programs & Budgets*

Individual city departments and administrators should be cognizant of the contents of the plan when preparing annual work programs and budgets. Plan recommendations should be considered when reviewing budgets to layer city improvements with the recommendations outlined herein. In this way, the city can use public funds to help attract and elevate private investment, in turn creating opportunities for more revenue generating developments.

### *Development Approvals*

Development proposals, including rezoning, major site plans, and conditional use permits, should be a central means of implementing the plan. Decisions by elected and appointed officials should reference relevant plan recommendations and guidelines. City plans and codes should also reflect and support the plan vision and recommendations.

### *Capital Improvements & The General Fund*

The city's plan for capital improvements and use of the General Fund should be prepared consistently with the plan's policies and infrastructure recommendations. New improvements that are relevant to recipients of the General Fund as well as other tax funds such as street improvements should be considered as a means to implement the recommendations of this plan.

### *Economic Development Incentives*

Economic development incentives should be reviewed annually as directed by city leadership and elected or appointed officials to ensure consistency with the plan and current legislation. New state ordinances may develop that change the economic landscape for funding projects in Ohio. This plan should be leveraged to apply for funding which requires a set of guidelines or area plan.

### *Private Development Decisions*

Property owners and developers should consider the plan's goals and strategies in their land planning and investment decisions. Public decision makers will be using the plan as a guide in their development deliberations such as zoning matters and infrastructure requests. The city should use this plan as a tool to clearly communicate to property owners and developers the overall vision for growth in Hudson.

# COMMUNITY INSIGHTS

## OVERVIEW

This chapter contains the community insights that helped inform the development of the plan. The insights included an analysis of the existing conditions and market trends in the community, and community input contributed during the engagement process. These are both outlined in separate sections within this chapter. Each section includes an overview of what was learned (existing conditions), or heard (community input). The conclusion of the chapter includes key insights or takeaways considered during the planning process which informed the plan framework.

### *Study Area*

The legal boundaries of the City of Hudson bind the project study area. The map to the right displays the boundary and includes U.S. highways, state routes, and local corridors. The main vehicular routes in the area are Ohio State Routes 303 and 91, which intersect at the heart of the community in downtown Hudson. Interstate 480 crosses through the northeast corner of Hudson, while Interstate 80 (the Ohio Turnpike) passes through the northern portion of the city. State Route 8 passes through the southwest portion of the city, with exits at Seasons Road and OH-303 to access the community.

## CONDITIONS AND TRENDS

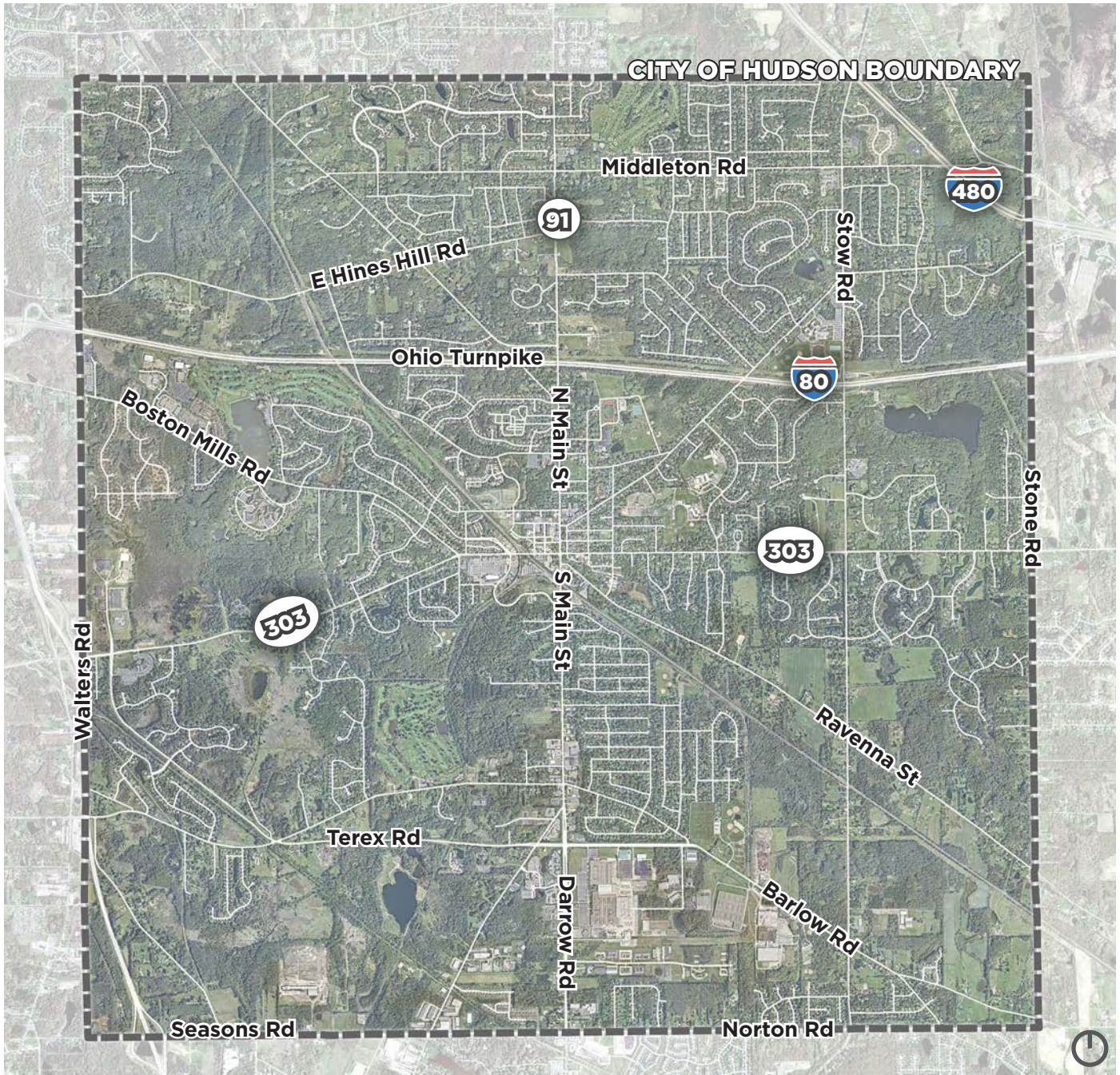
### *Overview*

This section outlines the key data that informed the plan framework, including existing land use, zoning, demographics, housing, and economy, along with current market trends. Analysis of this data provided a technical understanding of Hudson from which the plan's goals, objectives, and recommendations were developed. The project team presented the information alongside four questions for the Steering Committee to consider as they reviewed and analyzed the data. Those included:

1. *Who will be living in Hudson in the future?*
2. *Where will people want to live and in what housing typology?*
3. *What economic opportunities will be available in Hudson?*
4. *How will they shape the community?*

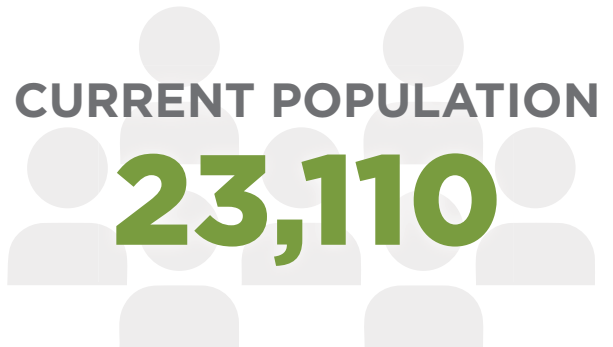


Study Area Map



### Population

Hudson’s 2020 U.S. Census population was 23,110, which represents relatively flat growth over the last two decades, which is in line with the State of Ohio. The median age was 43.1, higher than both Summit County and Ohio. In 2023 there were 8,295 households in Hudson, with approximately 60% of those households having no children. The top three household types in Hudson are “young professionals,” (professional couples with children), “empty nesters,” (professional couples with no children), and “seniors,” (single or married couples retired or planning for retirement).



### Hudson Population Trend

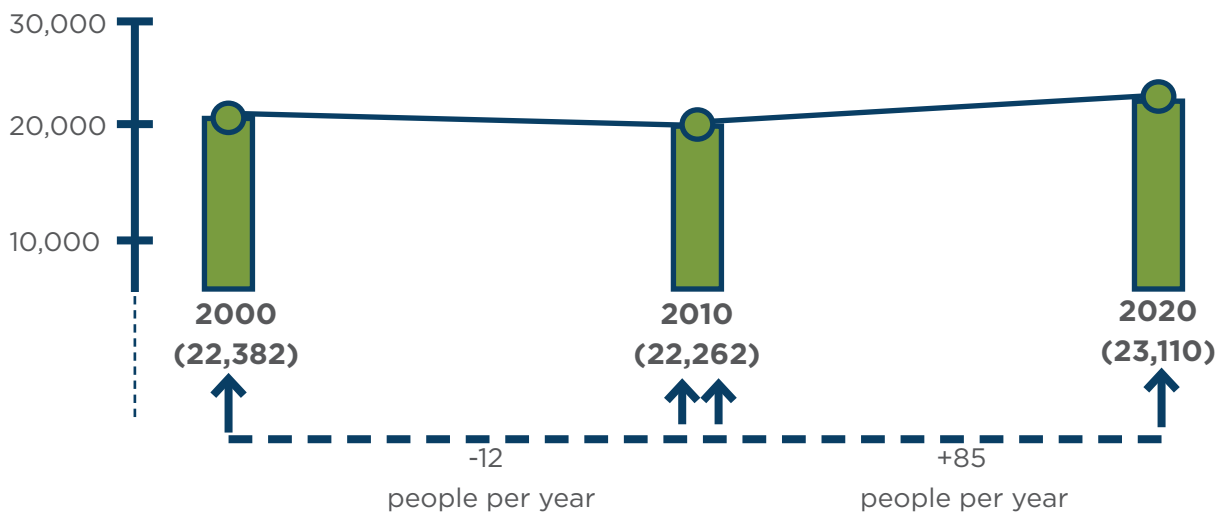


Figure 2-3: Population Trends (Source: U.S. Census)

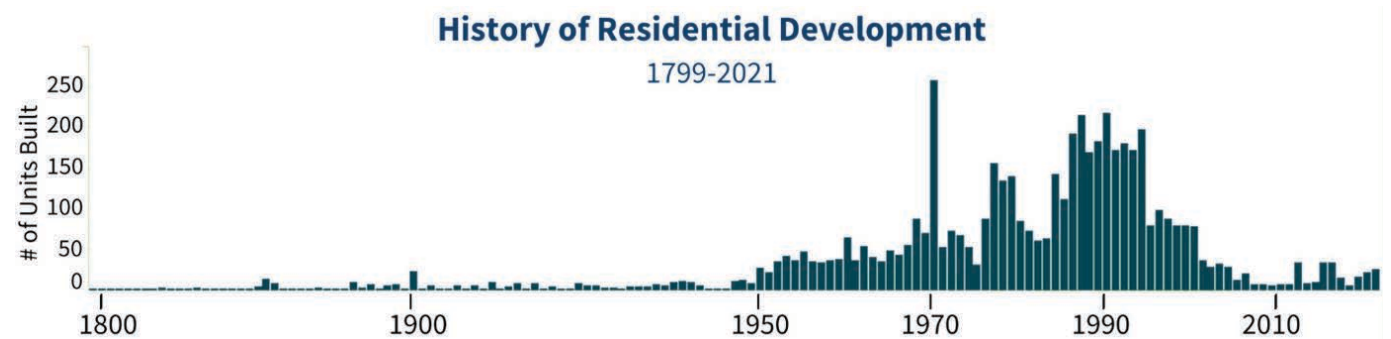


Figure 2-2: The graph depicts the start of new residential structures per year based on Summit County property records. It includes data through 2021. In both 2022 and 2023, five (5) new single-family homes were constructed. (Source: City of Hudson)

## Demographics

Hudson is home to a diverse range of residents, including:

**Families:** Hudson has a significant population of families, including both married couples with children and single-parent households. The town's excellent schools, safe neighborhoods, and family-friendly amenities make it an attractive place for families to settle down.

**Professionals:** Many professionals, including those working in nearby cities like Cleveland and Akron, choose to live in Hudson due to its convenient location, quality housing options, and quality of life. Hudson offers a relatively short commute to major employment centers while providing a more quaint, relaxed atmosphere.

**Seniors:** Hudson's neighborhoods, well-maintained parks, proximity to healthcare facilities and recreational opportunities make it an attractive place to retire in place.

**Students:** Hudson is home to a diverse student population, including those attending the local public schools as well as private institutions. The town's strong emphasis on education and extracurricular activities makes it an ideal place for students to grow and thrive.

**Other Citizens:** Hudson Citizens is the remaining group that does not fit into one of the previously prescribed categories above. The people within this category have situations that are either very unique or very general. For example, this group includes the highly educated (multiple degrees) and wealthiest consumers (highest spending power).

The following categories offer a different approach to evaluating Hudson's population. The categories integrate consumer traits with residential characteristics to identify distinct consumer markets with unique behaviors and interests. Categories are based on national market data available through Esri, the leading global supplier of geographic information system software.

## Demographic Segments

**Young Professionals** **45%**  
3,663 households of households

- Owner-occupied single family homes; mostly married couples with children
- Goal-oriented, well-organized, and routine is key to daily life

**Empty Nesters** **30%**  
2,420 households of households

- Married couples with no children or older children
- Well-connected, informed, and well-educated

**Seniors** **15%**  
1,208 households of households

- Single-person or married-couple households
- Reaching retirement and generous supporters of the community

**Other Citizens** **10%**  
1,208 households of households

- Individuals who don't fit in a prescribed category
- Unique situations or circumstances

Figure 2-4: Hudson Demographic Tapestry Segments (Source: ESRI Business Analyst)



**Median Age (2022)**

(42 for Summit County)

(40 for Ohio)

## Housing

*(Where will people want to live, and in what type of housing?)*

The 2023 median household income was \$154,403, and the median home value was \$389,694. Both values are nearly double than Summit County and Ohio. The Housing Affordability Index was 142: an index above 100 signifies that a family earning the median income has more than enough income to qualify for a mortgage loan on a median-price home, assuming a 20% down payment. Similarly, affordability can be looked at through income ratio. In Hudson, 64% of householders own a house that is valued at less than 2.9 years' worth of their household income. Assuming that a ratio of 2.6 is the threshold for affordability, 64% of householders in Hudson can somewhat comfortably afford their house, while for 36%, housing cost is a burden. When analyzing how household income is spent, 20% is spent on housing, below the 30% threshold for the maximum housing cost-to-income ratio.

Just over 88% of the occupied housing units in Hudson are owner-occupied, while approximately 87% of all housing units are single family detached. This is significantly higher (about 27% higher) when compared to homeownership rates of Summit County or Ohio. Looking closer at the age and construction period of the homes in Hudson, the majority were built between 1970 and 2000 (about 5700 units). Since 2010, there have been approximately 400 newly built single family units, and approximately 260 multifamily units.

### HOUSING AFFORDABILITY



- In Hudson, 64% of householders own a house that is less than 2.9 years of their income.
- Assuming that a ratio of 2.6 is the threshold for affordability, 64% of householders in Hudson can somewhat comfortably afford their house, while for 36%, housing cost is a burden.

### HOUSING OWNERSHIP



**88.5%**

66.9% Summit County  
66.8% in Ohio

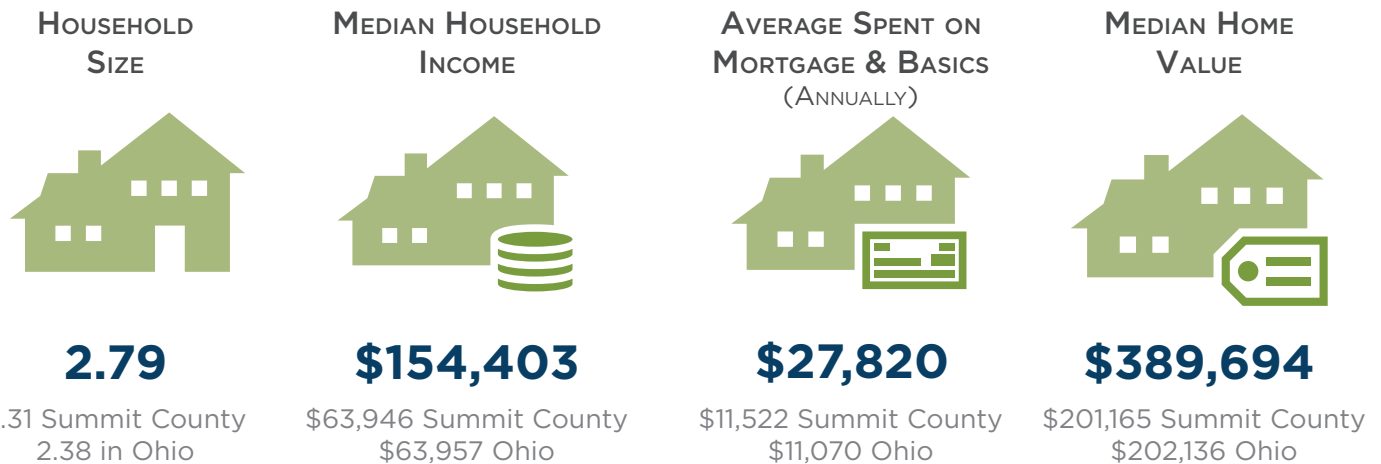
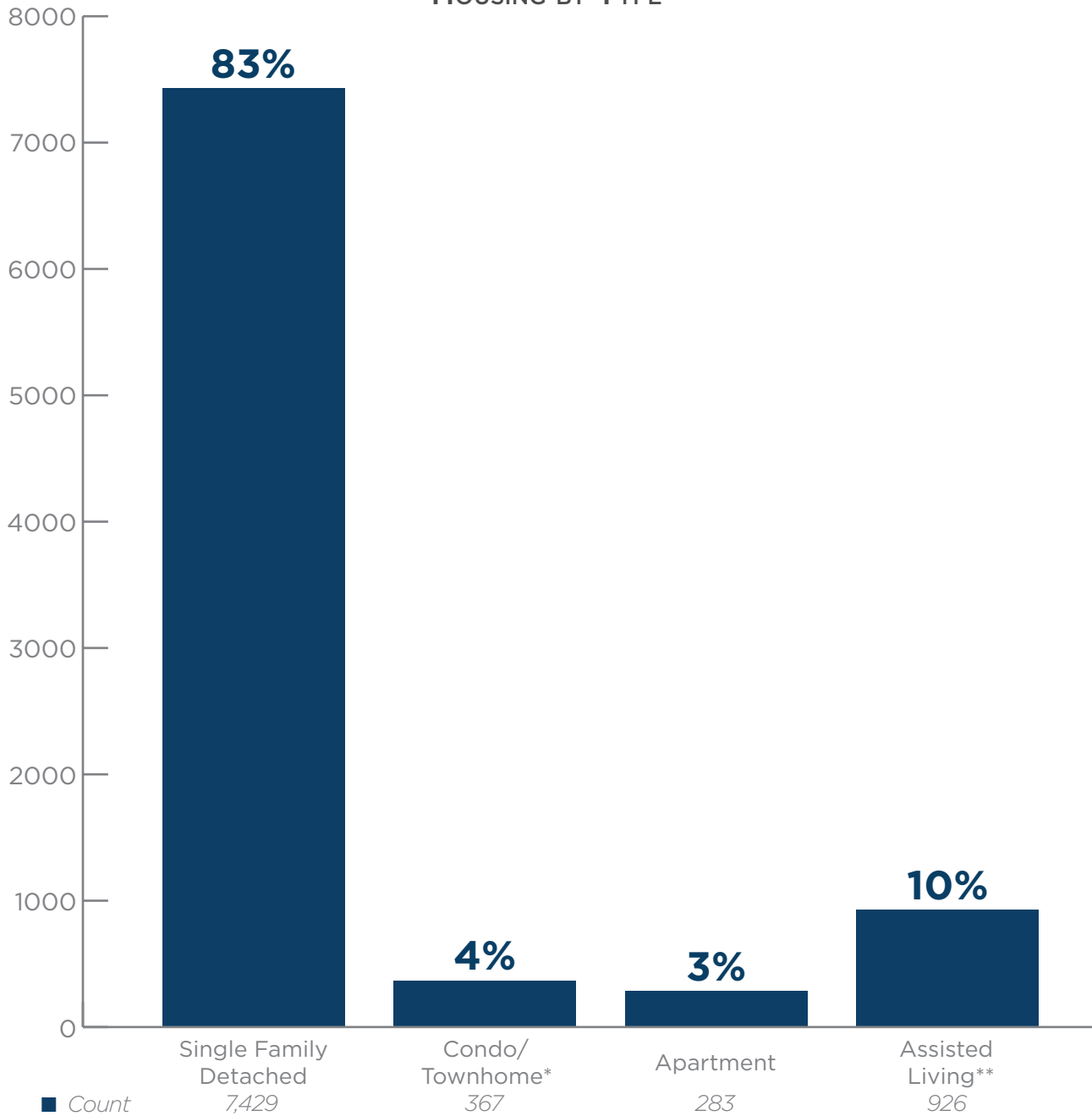


Figure 2-5: Infographic of Housing Statistics (Source: U.S. Census)

### HOUSING BY TYPE



*\*This category includes primarily condos, but also includes twelve (12) fee-simple townhome lots on Clinton St.*

*\*\*All units in communities that include assisted living units were classified as 'Assisted Living', although some units in those communities function as independent living.*

Figure 2-6: Housing by type (Source: City of Hudson)

*Economy*

*(What economic opportunities will be available in Hudson and how will they shape the community?)*

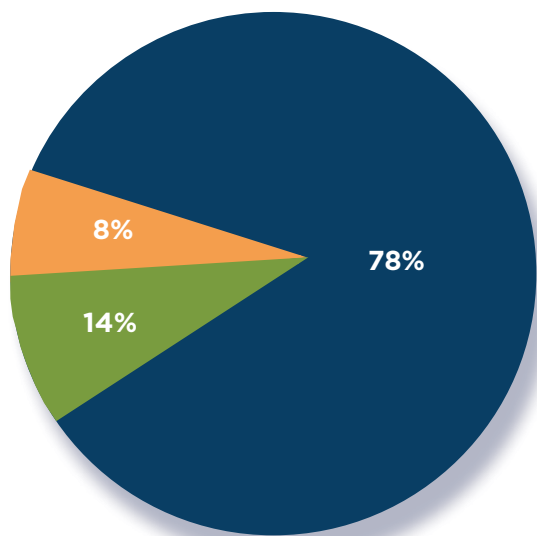
This section includes an overview of some key economic and fiscal data points. The purpose of the section is not to be a detailed economic analysis, but rather a synopsis of how Hudson generates and allocates revenue.

**CITY BUDGET**

The city’s general operating budget (General Fund) is the largest source of discretionary spending for projects City Council chooses to prioritize each year based on resident input. The city has various other funds that are non-discretionary, meaning the revenues in those accounts can only be used for specific, pre-determined uses. For example, the city has Enterprise Funds to hold user fees from electric and water utilities, which may only be spent on electric and water system improvements. The city also has Special Revenue Funds to hold income restricted for specific purposes such as cemetery maintenance or the residential leaf pickup program.

**INCOME TAX**

Income tax revenue accounts for 78% of the city’s General Fund, which funds maintenance projects such as road or sidewalk improvements and supports operations such as safety services, public works, and other administrative departments. The City of Hudson’s income tax rate is 2%. Only residents who work in Hudson or work in a city with a lower tax rate pay any income tax to Hudson. Residents who work in a different city with an income tax rate above 2% do not pay income tax to Hudson since they already pay it to the city in which they work.



The Future Land Use Map calls for Industrial or Light Industrial uses in some areas. Industrial uses contribute a large amount of income tax to the City’s overall revenue and are important for maintaining a strong tax base. A diversity of revenue sources ensures City revenue remains relatively stable even during significant market fluctuations.

- Income Taxes
- Property Taxes
- Other Revenues  
(permits, fees, fines and other investments)

Figure 2-7: City Revenues (Source: City of Hudson)

The growing remote work landscape has made it more important than ever to record where work is performed due to the impact on tax revenue. In 2020, the City of Hudson had higher income tax revenue than expected because more residents were working from home and paid their income tax to Hudson instead of the cities they would have reported to if they had been working in their typical facilities. The 2023 Comprehensive Plan Community Survey asked respondents to answer how they anticipate their household's remote work habits will change:

*In the next two years, do you anticipate the number of days people in your household work from home will: Stay the Same (78%); Increase (14%); Decrease (8%)*

These responses indicate that remote work will remain an important influence on city revenue.

### PROPERTY TAX

Property tax revenue accounts for 14% of the city's General Fund. The city only receives 6% of the total property taxes that property owners pay. Most of the revenue goes to Hudson Schools and Summit County. It's important for the city to maintain a strong working relationship with the schools when considering certain initiatives, such as tax incentives, that could impact property tax revenue.

### LOCAL ECONOMY

Hudson has a large portion of residents who work in management occupations, which contributes to a median household income more than twice that of Ohio or Summit County. Additionally, Hudson's Housing Affordability Index is 142, which indicates that a family earning the median family income has 142% of the income necessary to purchase a median-priced existing single family home. These statistics indicate that Hudson residents have significant discretionary spending power and can greatly shape the local economy through their purchasing decisions. Hudson residents are educated consumers. About 74% of Hudson residents have a bachelor's degree or higher, which is more than twice the percentage for overall Summit County residents (35%) or Ohio residents (30%). When analyzing further to graduate or professional level (advanced) degrees, Hudson has three times as many advanced degree-holders as the county or state, proportionate to population. Hudson's high educational attainment and spending power will continue to influence the types of goods and services that are attractive to residents.

## Hudson Employment

The Hudson economy employs approximately 11,000 people. The largest industries in Hudson, OH are:

1. Management Occupations (2,541 people)
2. Sales & Related Occupations (1,287 people)
3. Education Instruction, & Library Occupations (1,282 people)

For comparison, the following are the most common industries in which Hudson residents are employed (whether they work within Hudson or elsewhere):

1. Manufacturing (1,657 people)
2. Educational Services (1,522 people)
3. Professional, Scientific, & Technical Services (1,497 people)

## Where Do My Residential Property Taxes Go?

For every dollar paid



Figure 2-8: Hudson Property Tax Allocation (Source: City of Hudson)

## EXISTING ZONING

There are 10 different zoning classification in the City of Hudson. The residential zoning districts cover the majority of the land and are broken into four categories: rural residential, suburban residential, outer village residential, and historic residential. The village core district is located in the center of the community and includes the Historic Downtown District. The remaining zoning districts include commercial, industrial, and business park classifications, which are primarily located along key corridors such as Darrow Road, Hudson Drive, Terex Road, Seasons Road, and major transportation routes including State Route 8 and 303.

A strong understanding of these zoning designations is important to set a baseline for how land can be developed today. The zoning code designations, as outlined here, might not align with the Future Land Use map presented later in the plan. By including zoning here, the intention is to provide a reference point for how land may be rezoned in the future according to the city's legal processes for amending the zoning code. The existing zoning also represents a reasonably balanced land use tapestry that supports a diverse array of businesses, residential, and other land use types.



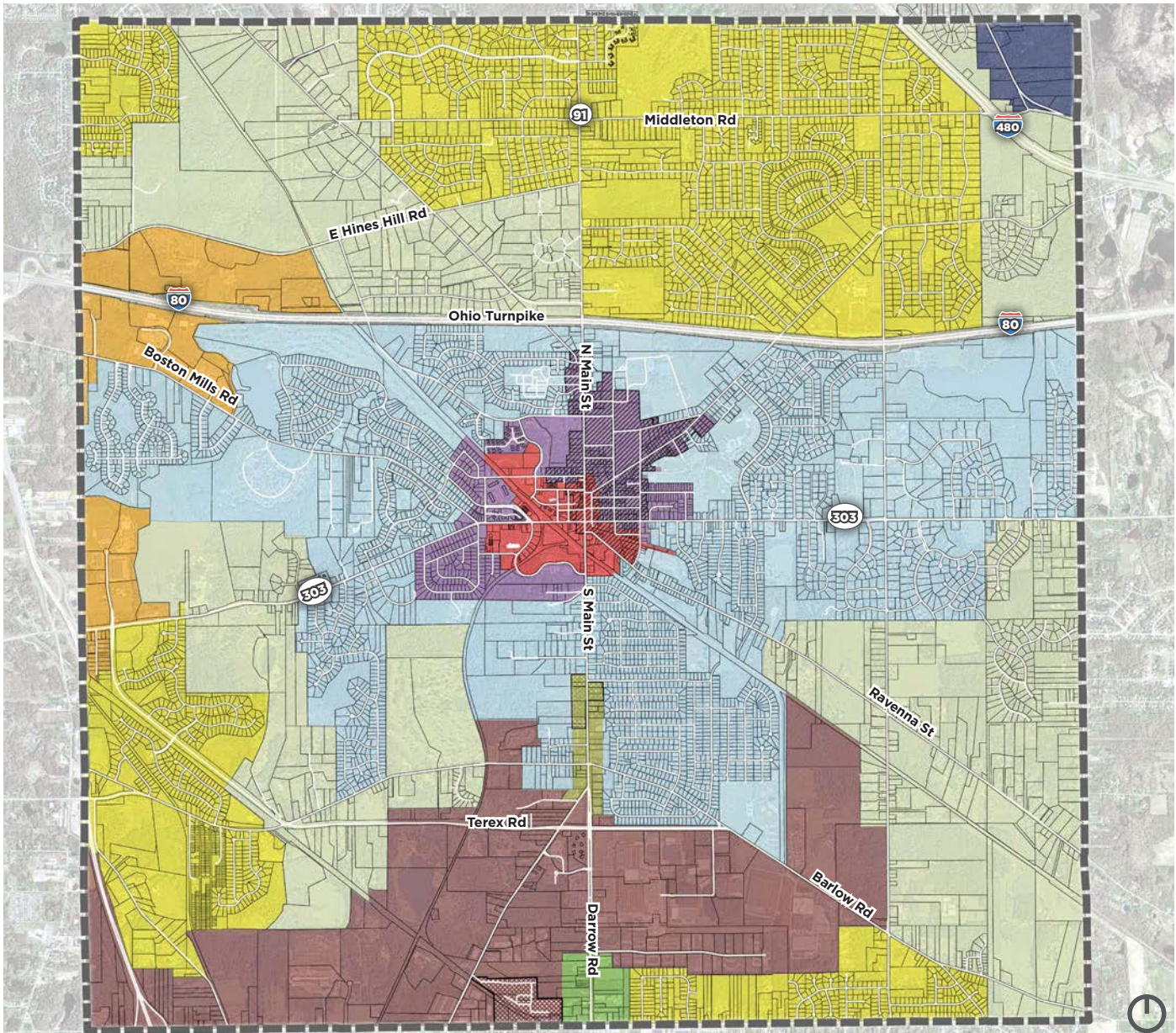
*Image 2-9: The Hudson Clock Tower, Landmark on the Green*
















*Image 2-10: Western Reserve Academy*



Existing Zoning Map



ZONING KEY

	1 - Suburban Residential Neighborhood		8 - Industrial/Business Park
	2 - Rural Residential Neighborhood		9 - Darrowville Commercial Corridor
	3 - Outer Village Residential Neighborhood		10 - Ravenna Road Corridor
	4 - Historic Residential Neighborhood		Historic District
	5 - Village Core District		District 7 Office Overlay
	6 - Western Hudson Gateway		District 8 Hike Bike Senior Housing Overlay
	7 - Outer Village Commercial Corridor		

## EXISTING LAND USE

Understanding current land uses in the city boundary provides a context that guides plan recommendations.

Approximately half of Hudson’s current land use is developed as single family residential neighborhoods. Commercial and office uses are located in the downtown core and major corridors such as State Route 303 and 91. Industrial uses are primarily concentrated in the southern and western portions of the city, near State Route 8. Parks and public/semi-public uses are scattered throughout the community. The remaining small pockets of vacant or underdeveloped land within the city is either vacant or undeveloped.

The following existing land use map is based on data from Summit County GIS and is provided for general resource information

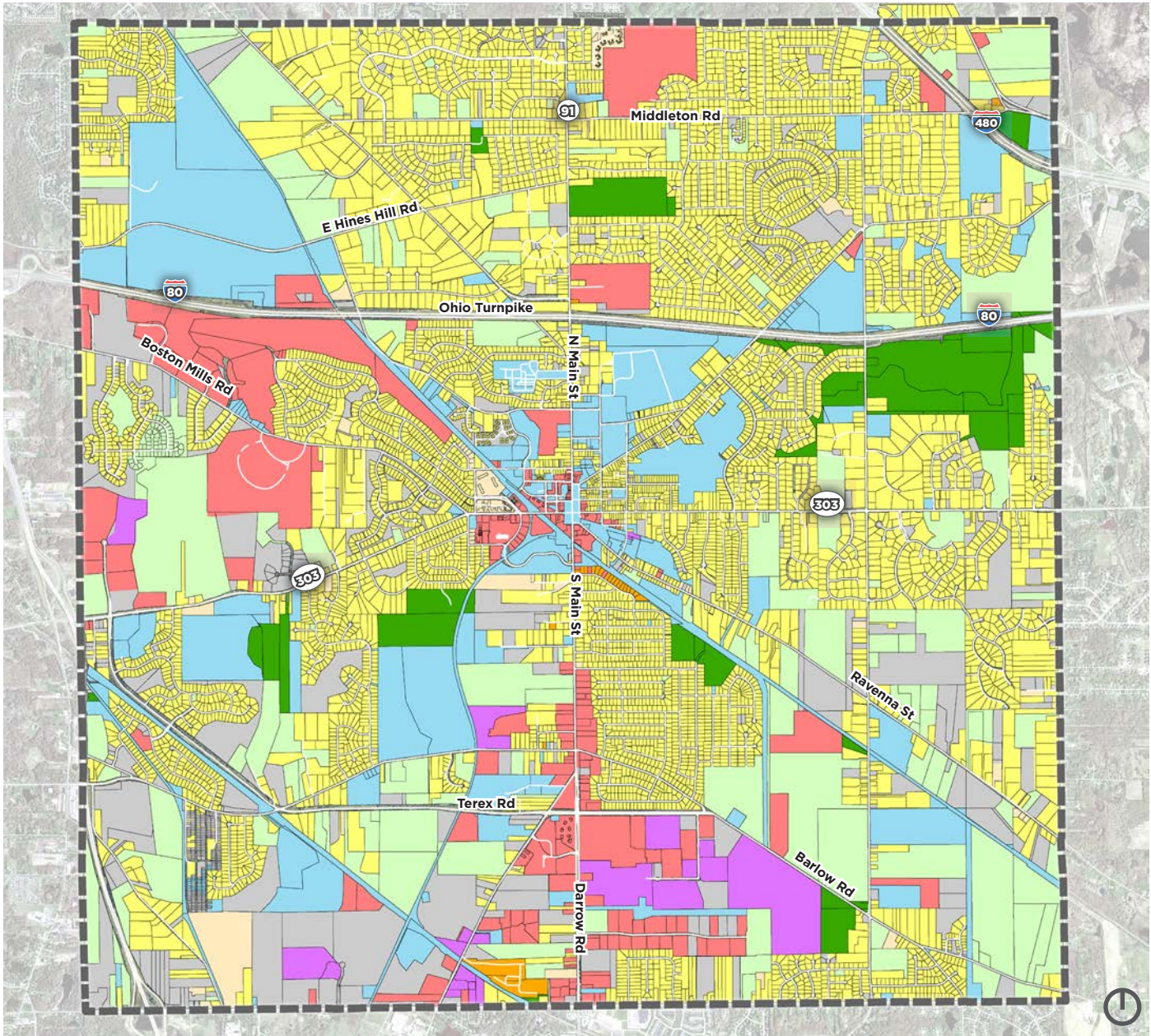


*Image 2-11: Local Neighborhood Church*












*Image 2-12: Hudson Springs Park*

Existing Land Use Map



EXISTING LAND USE KEY

	Single Family Residential		Public/Semi-Public
	Multifamily Residential		Open Space
	Apartments		Park
	Commercial		Vacant/Undeveloped/Underdeveloped
	Industrial		



*Click here to jump to the future land use map.*

## CONDITIONS AND TRENDS KEY TAKEAWAYS

Through a robust analysis of existing conditions and market trends, the planning team identified these key findings to help inform the identification of future land use districts and focus area concepts:

- Hudson’s population growth has been generally flat since the 2000 U.S. Census.
- In 2023, there were about 8,295 households in Hudson with approximately 60% having no children. The top three household types are “young professionals” (professional couples with children), “empty nesters” (professional couples with no children), and “seniors” (single or married couples retired or planning for retirement).
- The 2023 median household income was \$154,403, and the median home value was \$389,694. Both values are higher than Summit County and Ohio. The Housing Affordability Index was 142 meaning that a family earning the median income has more than enough income to qualify for a mortgage loan on a median-price home, assuming a 20% down payment.
- Hudson’s primary industries include educational services (14.5%), manufacturing (13.6%), health care and social assistance (12.9%), and professional, scientific, and technical services (11.8%).
- The most common job groups for people living in Hudson are management occupations (21.3%), education instruction and library occupations (11.8%), sales and related occupations (11.6%), and business and financial operations occupations (9.38%).
- City revenue is primarily driven by income tax (approximately 80%) at a current rate of 2%. Property taxes and other revenues make up the remaining 20% of the budget.



Image 2-13: The Hudson Clock Tower, Landmark on the Green



## COMMUNITY INPUT

### Overview

One of the key inputs that informs the plan's development is the ideas and aspirations of the public. OHM's planning team conducted an extensive public engagement effort to solicit ideas and develop the vision for the future of Hudson. These ideas, values, aspirations, along with the technical analysis above, provided the foundation of the plan framework.

Through the engagement process, community members contributed their ideas for how the city should address growth, development, and preservation in the future. The planning team engaged with the community using a variety of methods such as a statistically valid survey, pop-up events, online engagement stations, seven focus group conversations, and two community public meetings.

Understanding where Hudson is as a community and where it is projected to grow is a critical component of the overall analysis. The community input figures helped guide the Steering Committee in creating recommendations and action steps. The following pages are a brief sampling of the feedback analysis with the full analysis available in the appendix.

City staff and the planning team used a variety of outreach methods to effectively communicate opportunities for the public to engage in the process. An estimated 1,500+ people participated in public engagement efforts, generating thousands of ideas for how to shape the future of Hudson. Following the various formats of public engagement and community input, the information gathered was used to complete another refinement of the plan framework. This document outlines the public engagement process as well as key takeaways garnered from the ideas and aspirations of the community.



**This section of the plan contains references to data developed and considered during the planning process. The Appendix contains raw data for reference, specifically for the survey key findings.**



Image 2-14: Community Workshop Engagement Session



Image 2-15: Community Workshop Engagement Session

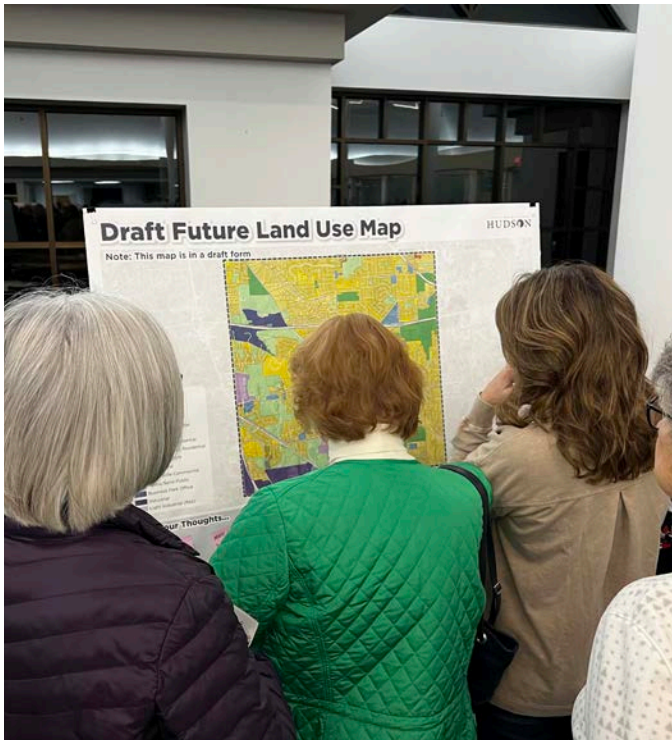


Image 2-16: Community Open House Session

## COMMUNITY SURVEY

- STATISTICALLY VALID - 614
- GENERAL SURVEY - 652

## POP-UP ENGAGEMENT

150+ Comments

## LET'S TALK HUDSON

(ONLINE ENGAGEMENT)

100+ Comments



Image 2-17: Community Open House Session

## COMMUNITY WORKSHOP

600+ Comments

## FOCUS GROUP CONVERSATIONS

7 Sessions  
50+ Participants

## COMMUNITY OPEN HOUSE

450+ Comments

## COMMUNITY SURVEY

### Survey Overview

Residents were asked to complete a survey indicating the characteristics in Hudson they value most and the areas they see as Hudson’s greatest challenges or opportunities, among other questions. Both a Statistically Valid survey and an identical General Survey were available to residents from May 30, 2023 to July 19, 2023. The Statistically Valid survey was a paper copy sent by regular mail to 3,000 households to obtain a statistically valid response. The General Survey, identical to the Statistically Valid survey, was available online and received an additional 652 responses. Between the statistically valid and general survey version, over 1,200 residents participated in the Community Survey.

### Statistically Valid Survey - 614 Responses

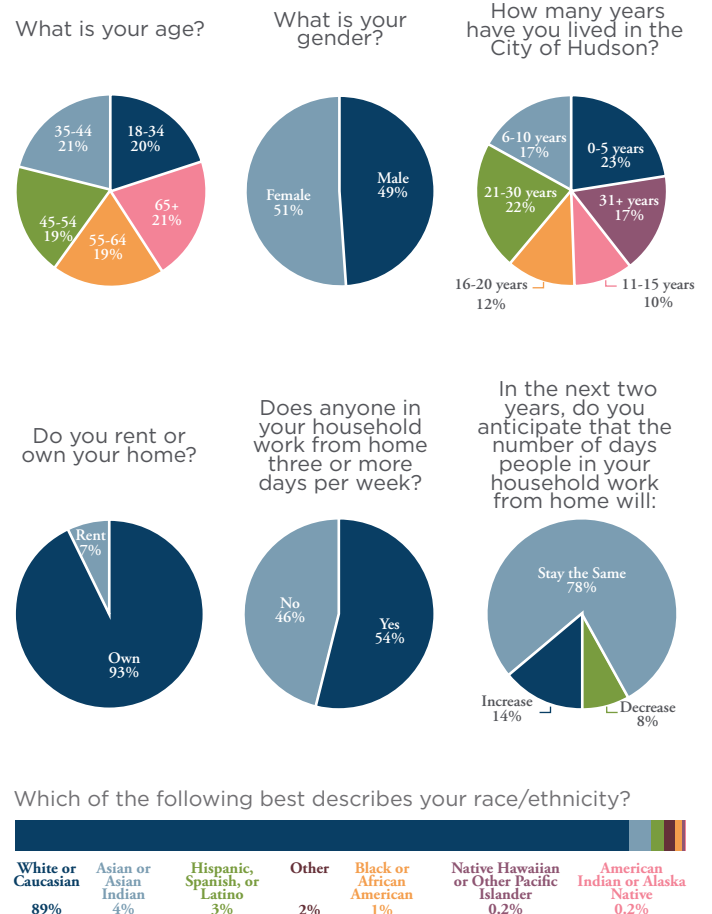
The Steering Committee worked with a national survey firm, ETC Institute, to develop and administer a statistically valid community survey. A statistically valid survey is completed with proper sampling methods, adequate sample sizes, and unbiased data collection to gauge overall community sentiment based on responses received from a representative sample of the community. The sample of households that received the survey in the mail were selected using a method called random sampling. Random sampling ensures that households have an equal and unbiased chance of being selected. Hudson’s response rate to the statistically valid survey was 20%, far higher than the typical community response rate of about 12-15%.

Due to the mathematically proven methodology, we can be highly confident that the results from the 614 residents who completed the statistically valid survey are an accurate representation of the community’s desires. The respondents reflect the ratio of ages, genders, races, and home occupancy types (rent/own) that would be found in the overall Hudson population. The graphs in the following column summarize demographic information of those who completed the statistically valid survey.

### General Survey - 652 Responses

For anyone who did not receive the statistically valid survey in the mail, a general survey was offered. The general survey is the exact same survey form with all the same questions and answer choices as the Statistically Valid Survey. The only difference is in how the survey was administered. The general survey was available online, so the respondents do not necessarily reflect the interests of the entire community.

Notably, the 652 responses to the general survey aligned very closely with results of the statistically valid survey. The results of the general survey provide additional confidence in the statistically valid survey results and can provide helpful supplemental information about residents’ interests.





## Survey Results

The following summary is based on the results of the **statistically valid survey**. The goal was to receive at least 400 completed surveys and was far exceeded, with a total of 614 households completing a survey. The results for the random sample of 614 households have a 95% level of confidence with a precision of at least +/- 3.9%.

**Quality of Life:** Most of the residents surveyed (94%) who had an opinion are “very satisfied” or “satisfied” with the overall quality of life in Hudson; 5% are “neutral” and only 1% are “dissatisfied.”

**Valued Aspects:** The aspects of life in Hudson that had the highest levels of value, based upon the combined percentage of “extremely valuable” and “very valuable” responses among residents who had an opinion, were: safety (95%), parks/open space (88%), downtown Hudson (85%), and Hudson public schools (83%).

**City Services:** The city services that had the highest ratings, based upon the combined percentage of “excellent” and “above average” responses among residents who had an opinion, were: overall appearance of downtown Hudson (92%), overall appearance of residential properties (90%), parks (88%), and safety services (84%). Based on the sum of their top three choices, the services in Hudson that residents thought should receive the most emphasis over the next two years were: 1) road conditions, 2) utility – fiber/broadband, and 3) parks.

**City Challenges:** Residents were asked to select three items that they felt were the most significant challenges facing the City of Hudson. The top responses were: traffic (53%), housing affordability (37%), infrastructure conditions (36%), and variety of housing options (33%).

**Growth Perceptions:** Residents were asked to rate the city’s current growth in various areas. Among those who had an opinion, 58% rated industrial growth as “just right,” and 57% rated residential growth as “just right.” 44% who had an opinion rated the growth of commercial – restaurants as “much too slow” or “too slow.” Additionally, 50% who had an opinion indicated they would like to see “far more” or “more” dine-in and carryout restaurants in the future.

**Housing Priorities:** About 73% of residents who had an opinion are “very supportive” or “supportive” of the city focusing on property maintenance/neighborhood preservation as a way to address housing priorities. Other actions that residents support include: providing a mix of housing to attract people at various life stages (55%) and encouraging senior housing options (50%).

**City Amenities:** Respondents were asked, “Please indicate if you or members of your household have a need for each type of amenity in the City of Hudson...” and were provided with a list of 15 options, including ‘Other’. The three amenities with the highest percentage of households that indicated a need for the amenity were: outdoor pool (55%), indoor pool (51%), and fitness studio/classes (50%). When ETC Institute analyzed the needs in the community, these same three amenities had a need that affected more than 4,000 households. ETC Institute estimates a total of 4,185 households in the City of Hudson that have an unmet need for an outdoor pool. Recreation facilities have been a topic in the community and led to a previous city staff led study and inventory. This inventory is included in the Appendix.

**Amenity Importance:** Based on the sum of respondents’ top three choices, the most important amenities to residents were: outdoor pool (44%), indoor pool (32%), and fitness studio/classes (28%).



**Satisfied with the  
Overall Quality of Life  
in Hudson**

*Key Survey Findings*

**Top 3 Reasons Residents Choose to Stay:**

- 1** Safety
- 2** Hudson Public Schools
- 3** Downtown Hudson

**Top 3 City Services that Should Receive More Emphasis:**

- 1** Road Conditions
- 2** Fiber/Broadband
- 3** Parks

**Top 4 Highest Rated Services Provided by the City:**

- 92%** Appearance of Downtown Hudson
- 90%** Appearance of Residential Properties
- 88%** Parks
- 84%** Safety Services

**Top 4 Aspects of Life that Residents Value:**

- 95%** Safety
- 83%** Hudson Public Schools
- 85%** Downtown Hudson
- 88%** Parks/Open Space

**Top 4 Challenges Facing the City:**

- 53%** Traffic
- 37%** Housing Affordability
- 36%** Infrastructure Conditions
- 33%** Variety of Housing Options

*Key Survey Findings*

**Top 3 Needed Amenities:**

- 1** Outdoor Pool
- 2** Indoor Pool
- 3** Fitness Studio/Classes

**Residents Rating of the City's Current Growth:**

- 57%** Residential growth is "just right"
- 44%** Restaurant Growth is "too slow"
- 32%** Retail Growth is "too slow"

**Top 5 Priority Investment for Amenities:**

- 1** Outdoor Pool
- 2** Indoor Pool
- 3** Fitness Studio/Classes
- 4** Weight Equipment/Training
- 5** Youth Services/Activities

**Preferred Actions to Address Housing Priorities:**

- 73%** Focus on Property Maintenance/Neighborhood Preservations
- 55%** Provide a Mix of Housing to Attract Various Life Stages
- 50%** Encourage Senior Housing Options

## POP-UP ENGAGEMENT

### Overview

During the community engagement phase of the comprehensive plan process, Steering Committee members conducted additional engagement sessions within the community. They attended five events in total: four farmers' markets and an Earth Day event. The "Pop-Up Engagement Sessions" aimed to receive high-level feedback and spread awareness of the comprehensive plan effort. Participants were asked, "What's your idea?" for Hudson. The following is a high-level summary displaying the raw data and most frequent comments.

*Reference appendix for number of comments received.*

### Earth Day

Members of the Steering Committee attended the Hudson Earth Day Celebration, asking residents to share their ideas about Hudson's future. The following are a summary of those ideas:

- Specialty spaces (dog park, butterfly garden, rain gardens, community gardens, etc.)
- Recreation/Community Center
- Senior housing
- Climate action plan

### Farmers' Markets

Members of the Steering Committee hosted an engagement booth at the farmers' markets throughout the season, asking residents to share their ideas about Hudson's future. The following are a summary of those ideas:

- Recreation/Community Center
- Community pool
- Senior housing
- Traffic improvements
- Active transportation (bike lanes, trails, etc.)
- Specialty spaces (dog park, hockey rink, petting zoo, etc.)
- Increased community events
- Train quiet zones



Image 2-18: Community Engagement, 2023 Farmer's Market



Image 2-19: Community Engagement, 2023 Earth Day Event

## LET'S TALK HUDSON ONLINE ENGAGEMENT

### Overview

A project website (Let's Talk Hudson: Comprehensive Plan, [www.hudson.oh.us/ComprehensivePlan](http://www.hudson.oh.us/ComprehensivePlan)) served as the informational center and additional community outreach tool for the planning process. The website contained a detailed outline of the project timeline, project documents, meeting agendas, committee meeting videos, background of the Steering Committee, and points of contact for interested community members.

Throughout the process, the Steering Committee made a concerted effort to keep residents informed and involved. Notifications on how to participate and offer input were regularly posted. After each activity, task, or phase, relevant documents (such as survey results, workshop memos, etc.) were made readily available for review and comment, ensuring transparency and fostering a sense of reassurance.

At peak engagement, the site received 347 unique visitors in a single day.

### Website Visitor Summary

(28 Sep'21 - 15 May'24)

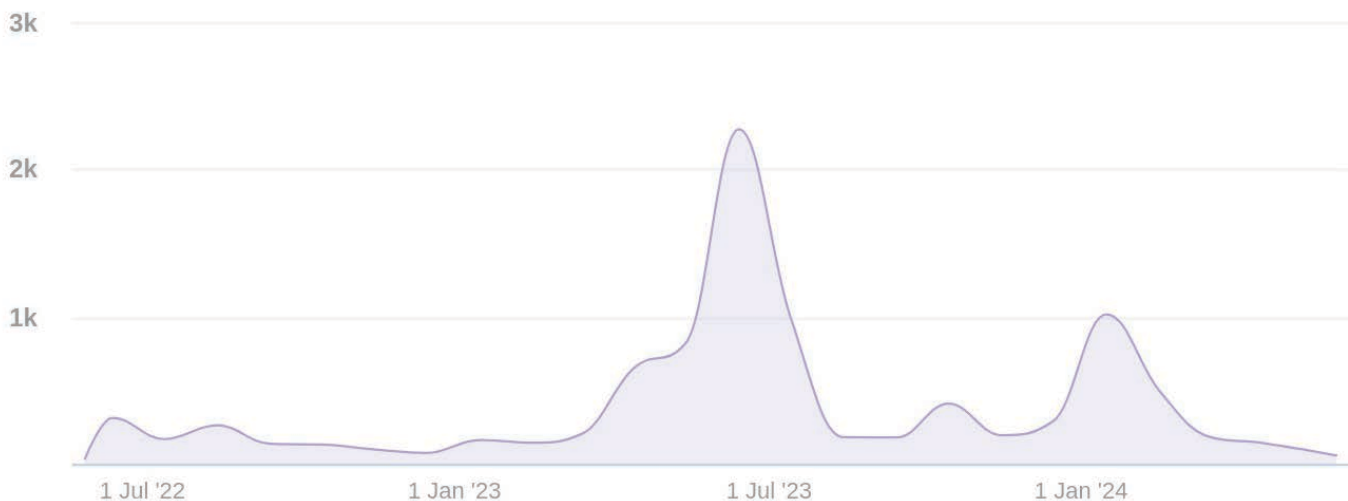



Figure 2-7: "Let's Talk Hudson" website visitor chart



**10,000**  
page views  
during project



**100+**  
comments,  
ideas, and  
insights

## COMMUNITY WORKSHOP

### Overview

The Steering Committee hosted a two-hour public workshop on Wednesday, June 7, 2023 in the media center at Hudson High School. Members of the consulting team and city staff assisted in the facilitation and recording of the comments from the attendees. Participants engaged in a series of activities designed to solicit specific feedback, to help inform the development of the plan. The following are the results of these activities.

Over two hours, the 150+ people attending participated in the various activities and stations. The primary questions included:

- What is something about Hudson that we should know about?
- In one word, how would you describe Hudson?
- What is your vision for Hudson in the next ten years?
- What are the biggest issues you see in your community?
- What are the greatest opportunities you see in your community?
- What are your preferred options for housing in Hudson?
- Where in Hudson should we focus on for this study?
- What type of land uses would you like to see in Hudson?



Image 2-20: Community Engagement Workshop



**9**

questions to consider



**150+**

people in attendance



**600+**

comments, ideas, and insights

The purpose of the Community Workshop was to complement the findings of the Community Survey.

## Community Workshop Key Themes

*Themes are in no specific order.*



### CITY SERVICES

Expand city services to provide more amenities for current and future residents



### SUSTAINABILITY

Consider sustainable efforts the city can pursue now and in the future



### MOBILITY

Alleviate traffic through alternative routes and modes of transportation



### INFRASTRUCTURE

Expand city water to all residents and maintain railroad bridges/underpasses



### HOUSING

Importance of providing a range of housing options, with an emphasis on first floor living (ranch)



### GOVERNMENT

Maintain government services, with a focus on quality and efficiency



### COMMUNITY CHARACTER

Preserving the small town's character and traditions



### COMMUNITY SPACE

Residents are seeking a place to gather that is for all ages



### ECONOMIC DEVELOPMENT

Looking to attract businesses and maintain current businesses on all scales

## FOCUS GROUP CONVERSATIONS

### Overview

As part of the comprehensive plan process, focus groups were conducted with various stakeholders, or those with particular interests or concerns in the City of Hudson, to ensure that all sectors and voices of the community were heard. The Steering Committee submitted a list of individuals to be considered as part of this engagement process. From that list, the committee narrowed them down into seven groups. Each group was invited to participate in a virtual, one-hour meeting facilitated by OHM Advisors, with a Steering Committee and city staff representative on the call.

The sessions began with an overview of the comprehensive plan process and engagement conducted to date, before a round of introductions. Thereafter, the OHM Advisors facilitator engaged the group using three questions:

- What are the critical issues facing Hudson as a community?
- What are the greatest opportunities for Hudson
- What is the one thing or big idea you would like to see in this plan?



**7**

selected focus groups

### Focus Groups

Downtown Merchants

Small Business

Large Business

Arts & Culture: Enrichment

Arts & Culture: Service

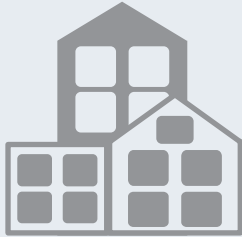
Hudson Youth

Miscellaneous



## Focus Group Key Themes

*Themes are in no specific order.*



### DOWNTOWN

Continued support to focus on the preservation and vibrancy of downtown



### INFRASTRUCTURE

Strong support for continuing to plan for broadband connectivity



### DIVERSITY

Importance of planning for a variety of people (age, race, etc.)



### VIBRANCY

High priority for a beautiful and vibrant community



### HOUSING

Importance of providing a range of housing options, with an emphasis on first floor living (ranch)



### PRESERVATION

Importance of preserving the small town's character and traditions



### COLLABORATION

Creating physical space to collaborate as well as shared programming through improved communication across networks



### CONNECTIVITY

A connected community with non-motorized infrastructure, safe streets, and pathways for youth who like to bike



### SMALL BUSINESS GROWTH

Supporting small business growth specifically by providing office space for a variety of business types

## COMMUNITY OPEN HOUSE

### Overview

The Steering Committee hosted a second community workshop open house on Wednesday, January 31, 2024, at the Hudson High School media center. Members of the consulting team and city staff assisted in facilitating and recording the attendees' comments. In three hours, over 200 participants engaged with 13 presentation boards presenting proposed plan elements to provide specific written feedback and comments on the subject matter that would help further inform the plan's development. The purpose of the open house was to add color to previous comments and feedback from the community survey.

The presentation boards included proposed plan elements in the following categories:

- Community Survey and Values Overview
- Draft Future Land Use Map
- Focus Areas
- Goals and Objectives

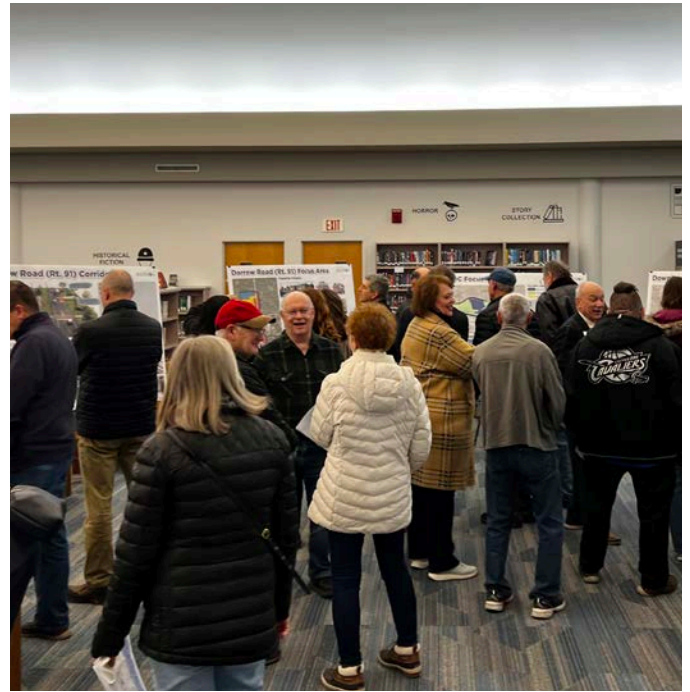


Image 2-21: Community Engagement Open House



**13**  
feedback  
boards



**200+**  
people in  
attendance



**450+**  
comments,  
ideas, and  
insights



## COMMUNITY INSIGHTS KEY TAKEAWAYS

This page summarizes the key takeaways and themes from thousands of ideas generated from the community engagement insights. These themes and takeaways together with the existing conditions and trends research informed the development of the plan framework.



A desire to not significantly change the types and characters of housing offered, with the exception of housing for residents to age in place that complements the form, character, and scale of Hudson.



Residents value the small-town character, open spaces, and existing neighborhoods.



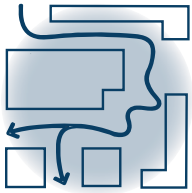
There is support for adding additional public amenities that promote healthy lifestyles, community gathering, and economic growth and development.



There is a desire to maintain and support a healthy downtown with a mix of uses, quality public spaces and amenities, with consideration for parking and traffic impacts.



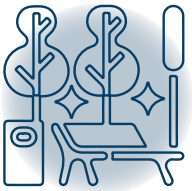
There is a desire to maintain a high level of government services, that maintain and support a safe, healthy, and prosperous community.



Strong support from residents to continue to plan for a connected community that includes motorized and non-motorized connections.



Local stakeholders expressed a desire to attract and retain businesses and workforce by promoting quality-of-life amenities and a full spectrum of office types.



Residents would like more space for parks and recreation which can accommodate expanded programming.



Residents desire more public gathering spaces, especially in Downtown Hudson.

# PLAN FRAMEWORK

## OVERVIEW

This chapter outlines the vision for the future of Hudson, the foundation of which is a set of community value statements and vision statement. The values and vision were built from the key findings from the technical analysis and community input. Together they informed the creation of the future land use plan, and goals and objectives along with the recommended actions to achieve them.

The goals, objectives and actions at the end of this chapter are broken down into the various plan elements including

Future Land Use, Housing and Economy, Mobility and Infrastructure, Parks and Open Space, and City Services and Government. Also included are Focus Areas. These are areas identified during the planning process as areas that have unique conditions and warrant more detailed recommendations, and are important areas that will shape the future of Hudson.

A comprehensive list of the plan's recommended actions can be found in Chapter 4 (Implementation), which should be used on a regular basis to implement and monitor the plan.

### Values and Vision

Valued aspects of life in Hudson that should be preserved and enhanced



### Goal

A desired outcome expressed in simple terms.



### Objective

A statement that serves as the framework for future decision making.



### Action

A Project, Policy, or Program that helps to achieve the objective.

*This graphic represents the hierarchy of the plan. The community values and vision led to the creation of the plan goals. Each goal has supporting objectives and actions. Collectively, this framework was developed by the Steering Committee.*

## A COMMUNITY LED EFFORT!

THIS PLAN'S CREATION WAS LED BY THE STEERING COMMITTEE, A GROUP OF COMMUNITY VOLUNTEERS WHO DEDICATED THEIR TIME TO PLAN FOR THE FUTURE OF HUDSON. THE COMMITTEE LED A COLLABORATIVE PROCESS INVOLVING THOSE WHO LIVE AND WORK IN THE COMMUNITY, CITY STAFF AND LEADERSHIP, AND PLANNING EXPERTS WHOSE GUIDANCE HELPED MANAGE AND BRING BEST PRACTICES TO THE PLANNING PROCESS. COLLECTIVELY THESE GROUPS WORKED TOGETHER TO CREATE A PLAN THAT'S ROOTED IN COMMUNITY VALUES, CONSIDERS MARKET CONDITIONS AND OPPORTUNITIES, AND INCLUDES RECOMMENDATIONS FOR PROJECTS, PROGRAMS, AND POLICIES TO GUIDE BOTH PUBLIC AND PRIVATE INVESTMENT IN THE COMING YEARS.



## COMMUNITY VALUES

As part of creating the plan the project Steering Committee developed a set of community value statements. These statements were created by the committee after considering the extensive community input conducted as part of this effort. These value statements reflect the character, traditions, and aspects of quality of life that make Hudson unique, and should be considered when making future decisions that affect the community. Future projects, programs, and policies that take shape should support these values, and not deteriorate them.

### 1 *Safety*

Safety is an important quality in the community. The community values feeling safe and having services that elevate the safety of all residents and businesses. This includes having safe neighborhoods, transportation systems, and public spaces, among other community characteristics.

### 2 *Hudson Public Schools*

The community places a high emphasis on education. Hudson public schools are consistently ranked highly and provide exceptional facilities, staffing, and student programs. Hudson families are highly engaged, and the school district is supported through a strong PTO.

### 3 *Downtown Hudson*

To many, downtown is the first vision that comes to mind when thinking of Hudson and Hudson's Historic District. Since the community's founding in 1799, Downtown Hudson has represented the center for community events, local commerce, entertainment, and arts and culture.

### 4 *Parks and Open Space*

The community's value placed on open space not only includes traditional park land and conservation areas, but also Hudson's park-like development pattern, represented by tree-lined streets, ample spacing between buildings, low-rise buildings, and open vistas.

### 5 *Sidewalks/Walkability*

The community maintains an ongoing Sidewalk and Trail Master Plan to create safe and practical community-wide bicycle and pedestrian connectivity to Hudson's neighborhoods.

### 6 *Shops and Restaurants*

Part of Hudson's charm stems from the existence of local shops and restaurants. Business owners are fixtures in the community. While keeping Hudson unique, they also support the community by frequently volunteering, sponsoring local community groups, and participating in festivals and events.

### 7 *Sense of Community*

Hudson residents take great pride in the overall sense of community, including social connections, shared values, local events, charitable organizations, volunteerism, and support networks.



## PLAN VISION, GOALS, AND OBJECTIVES

The vision for this plan was built from the community’s values. Together the vision and values informed the framework for the plan, and serve as a concise declaration that outlines the aspirations and future goals for the community.

The vision serves as a guiding beacon, articulating the desired future state and the core values that will drive actions and decision making. The vision is forward-looking, inspiring, and should provide a sense of direction for the community, city staff, and elected and appointed officials. It plays a critical role and should be used as follows:

**Setting Direction:** The vision statement sets the overarching direction for the comprehensive plan. It helps stakeholders understand the ultimate goals and objectives that the plan aims to achieve.

**Inspiration and Motivation:** The vision statement should inspire and motivate stakeholders to actively engage in the community. It creates enthusiasm and commitment towards realizing the shared vision.

**Alignment of Goals and Strategies:** The vision serves as a reference point to align specific goals, objectives, and strategies within the comprehensive plan. It ensures that all components of the plan are working towards the same vision.

**Communicating with Stakeholders:** The vision statement communicates the desired future state to a wide range of stakeholders, including residents, businesses, government agencies, and community organizations. It helps in garnering support and participation in the planning process.

**Evaluation and Accountability:** The vision statement provides a basis for evaluating the success of the comprehensive plan. By periodically measuring progress against the vision, Hudson can assess if it is moving closer to its desired future.

## HUDSON’S VISION

- **TO MAINTAIN A HIGH QUALITY OF LIFE FOR ALL RESIDENTS BY CONSIDERING THE VALUES OF THE COMMUNITY WHEN EVALUATING PROPOSED CHANGES WITH A LOOK TO THE FUTURE.**
- **TO PRIORITIZE SAFETY AND GREEN SPACE PRESERVATION.**
- **TO CONTINUOUSLY PROTECT AND ENHANCE THE CHARACTER AND AESTHETICS OF THE DOWNTOWN AND NEIGHBORHOODS.**
- **TO CREATE GROWTH AND DEVELOPMENT CONSISTENT WITH COMMUNITY VALUES AND A SUPERIOR QUALITY OF LIFE, WHILE ENSURING THE REQUIRED INFRASTRUCTURE IMPROVEMENTS (TRAFFIC, UTILITIES, ENVIRONMENT, ETC.).**

**Adaptation and Flexibility:** While the vision statement provides a long-term direction, it should also allow for flexibility and adaptation to changing circumstances. As the community evolves and new challenges emerge, the vision statement can be revisited and refined to ensure its relevance.

In summary, the community values and vision serve as a foundational element that guides decision making, inspires action, and fosters collaboration towards achieving a shared vision for the future of the community.

# FUTURE LAND USE

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## OVERVIEW

The Future Land Use map guides the direction for how land should be used and planned in the future. The map identifies future land uses for all areas within the city and provides a framework to guide future planning and land use policy decisions. It represents a continuation of past planning efforts but has been updated to accommodate changing market and demographic trends along with the evolving views of the community, and most importantly input from the project Steering Committee.

It is important to note that the map presented here is intended to guide future policy decisions, including zoning. While zoning is codified into law, a land use map is aspirational, representing the community's consensus on the intended land uses in future.

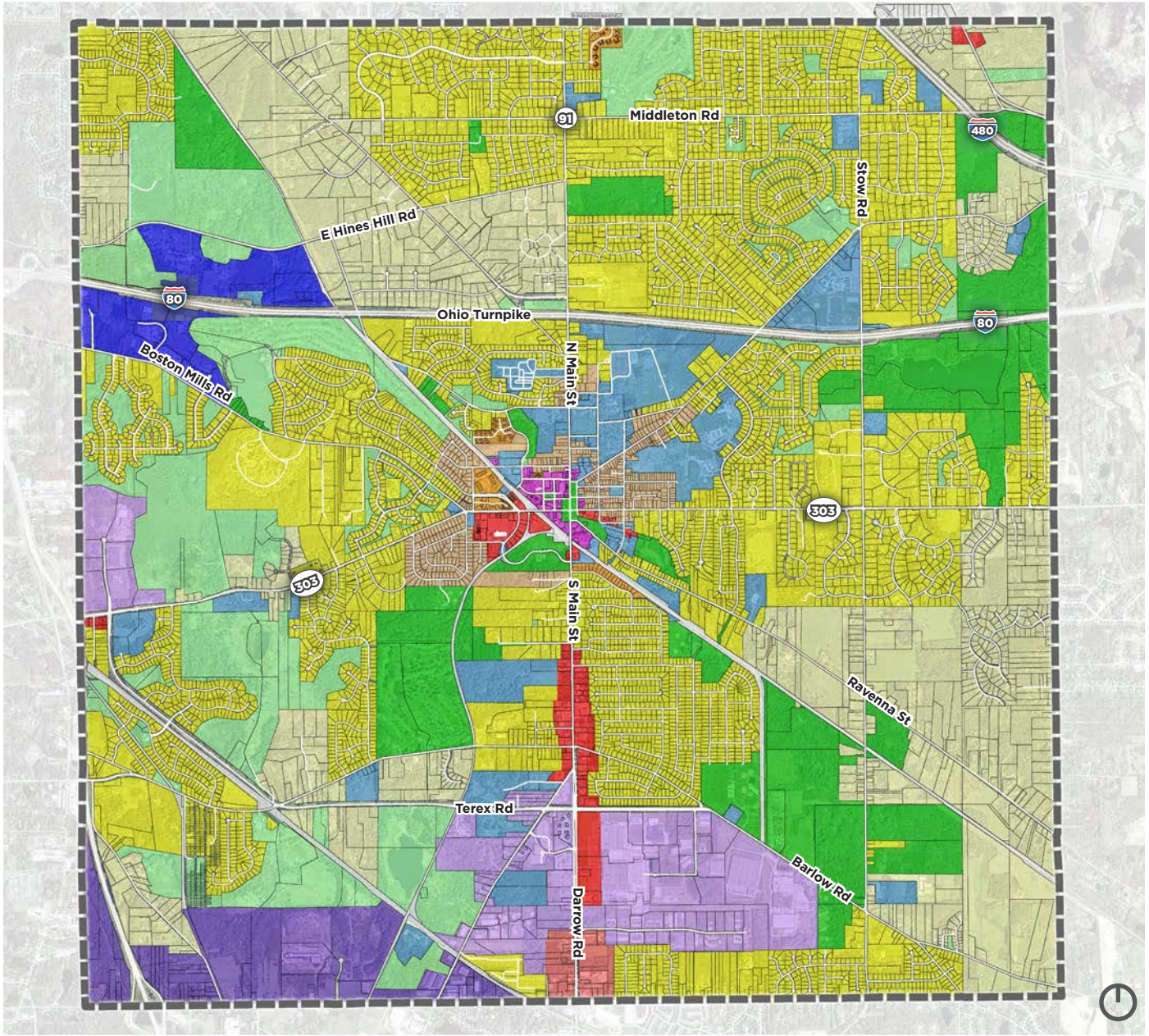
Overall the map supports a healthy balance of uses that continue to make Hudson an attractive place to live and work, all while preserving its small town charm and historic character. The backbone of the community is the single-family neighborhoods, with Downtown Hudson being the heartbeat. Commercial and office uses span the primary corridors, with employment areas (industry and office parks) clustered near primary transportation routes.

## FUTURE LAND USE DISTRICTS

The Future Land Use map contains a series of land use districts. Each district is a unique land use typology and has a prescribed set of characteristics. The following pages describe each land use typology.


As future zoning changes, these recommendations should be referenced. When reviewing this section, consider that the current zoning designation in the city may not align with the map presented here. The intention is to provide a reference point for how land *could be* rezoned or developed in the future. It is important to note that to rezone any property, potential applications would follow the city's legal process to amend the zoning code, which includes, but is not limited to, an application, a public hearing, and formal approval procedures.

Future Land Use Map



FUTURE LAND USE KEY

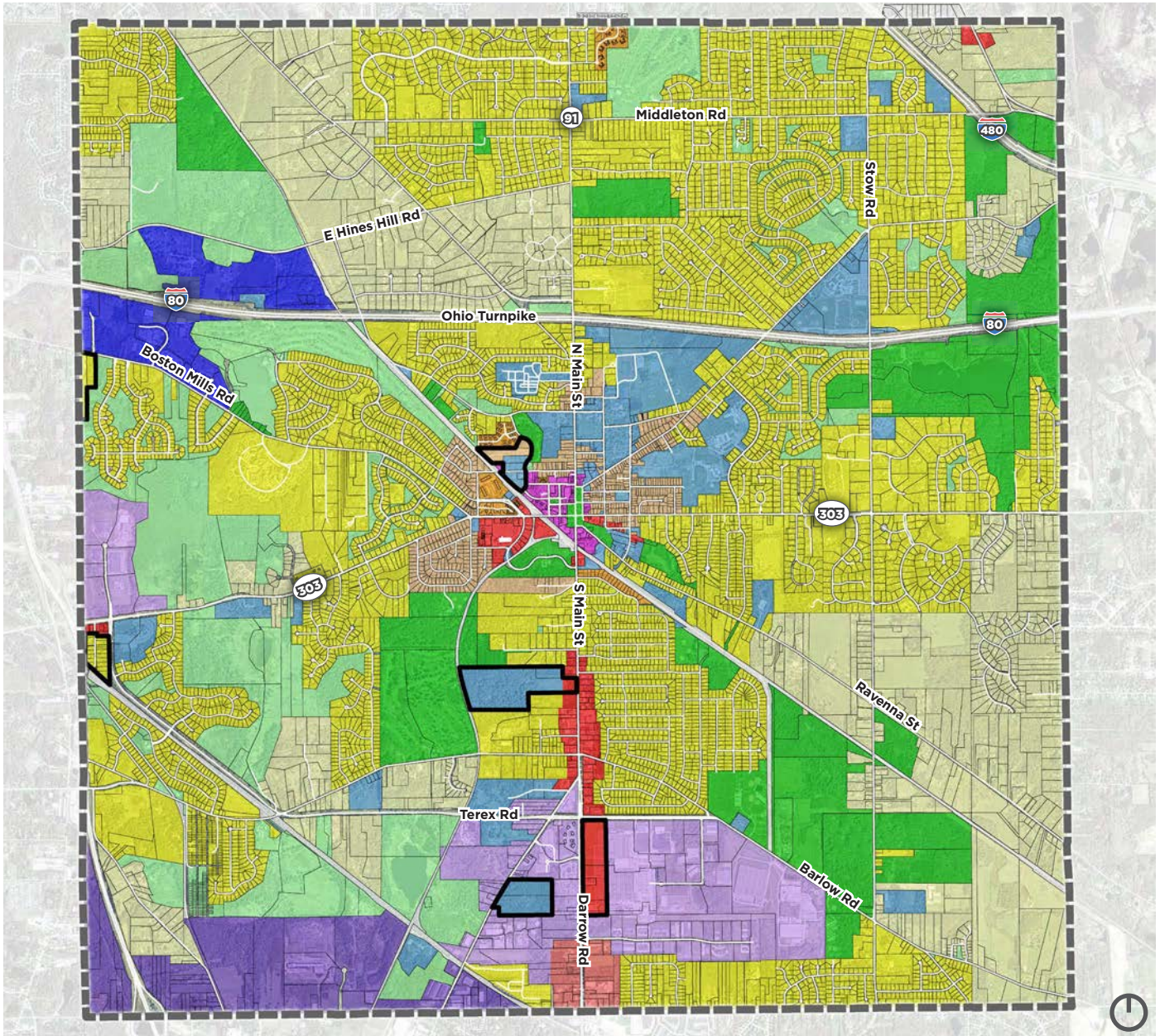
	Rural Residential		Commercial		Office Park
	Suburban Residential		Darrowville Commercial		Public/Semi-Public
	Medium Density Residential		Industrial		Open Space
	Higher Density Residential		Light Industrial Flex		Parks
	Downtown				

 [Click here to see the existing land use map.](#)

## FUTURE LAND USE CHANGES

The Future Land Use map was developed through the public input process and Steering Committee considerations. It reflects much of what currently exists and is being developed in Hudson. However, there are a few changes to note. Downtown Hudson has been identified as a mix of public space and residential to more accurately reflect the vision of the community. Existing residential properties that are currently zoned for light industry or office are being called to continue as residential, such as on Martin Drive. There are sites that have been identified as potential locations for city buildings called out as public/semi-public uses along Darrow Road and Hudson Drive. Parcels located along Darrow Road, south of Terex Road are shown as commercial to continue the expansion of the corridor to support the downtown.

Future Land Use - Land Use Changes Map



FUTURE LAND USE KEY

	Rural Residential		Commercial		Office Park
	Suburban Residential		Darrowville Commercial		Public/Semi-Public
	Medium Density Residential		Industrial		Open Space
	Higher Density Residential		Light Industrial Flex		Parks
	Downtown		Land Use Changes		

## FUTURE RESIDENTIAL USES OVERVIEW

Neighborhoods are one of the building blocks of the community. Neighborhood character, health, and qualities contribute to the city's success and overall quality of life. These typologies, together with the objectives and actions (recommendations) are intended to both preserve existing neighborhoods, provide opportunities to enhance the established residential neighborhoods, and in some cases create opportunities to diversify housing options available to residents at various stages of life, from young families and millennials, to empty nesters and seniors.



### *Rural Residential*

Single family, low-density development which preserves and protects the existing rural character and sensitive environmental areas such as woodlands, wetlands, agriculture, and floodplains. Development is typically characterized by single-family detached estate homes; however, rural conservation design and open space preservation techniques are also permitted.



### *Suburban Residential*

Single family moderate-density development which preserves and protects the existing community character. Development is typically characterized by single-family detached residential housing and traditional subdivision design with curvilinear street patterns and open space dedications; however, areas located further from the Village Core are more rural in character. Protection of remaining sensitive environmental areas will be a high priority.



### *Medium Density Residential*

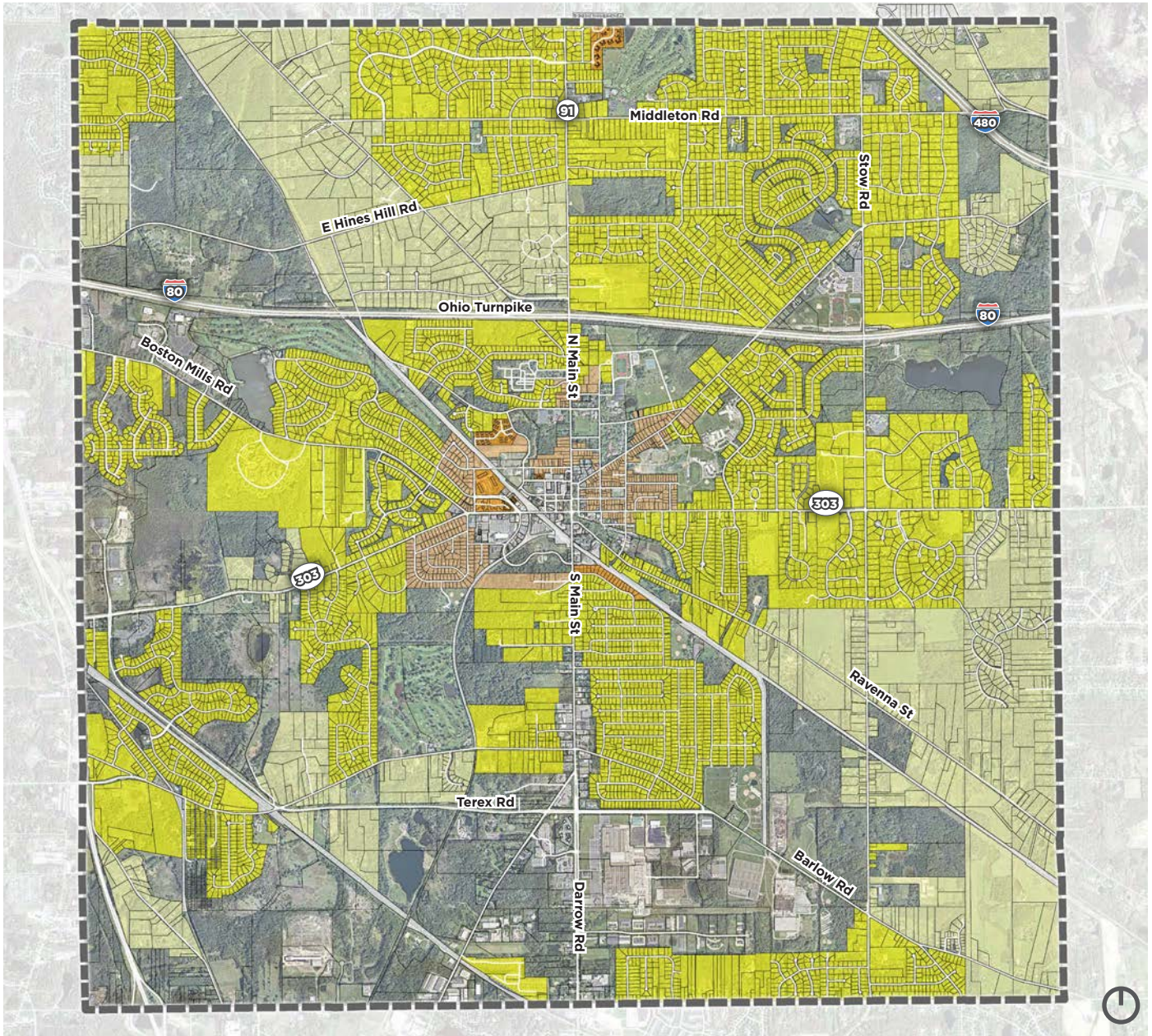
Single family development located within and adjacent to the Village Core. Development is generally compact, though should be compatible with existing residential neighborhoods and their historic character. Strong connections should be established, ensuring easy accessibility to downtown.



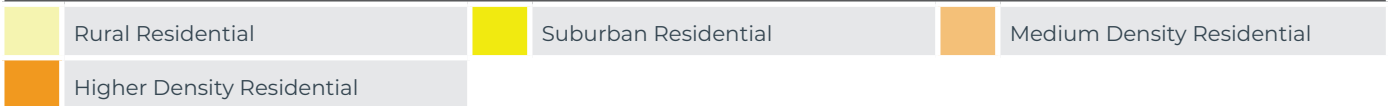
### *Higher Density Residential*

Higher density development that is typically adjacent to the Village Core. Uses include townhomes, duplexes, and multi-family. Though there are few potential development areas, traffic impacts and overall compatibility should be thoroughly examined when considering new development.

Future Land Use - Residential Uses Map



FUTURE RESIDENTIAL USES MAP



## FUTURE COMMERCIAL USES OVERVIEW

Retail, dining, entertainment, services, and other commercial uses are concentrated within the center of the community and along State Route 91. Downtown Hudson serves as the social hub and heart of the community, providing a range of options. It also serves as a regional draw with niche shops, dining options, and events. The typologies for these areas and the plan recommendations center on enhancing the downtown core and establishing the Darrow Road corridor (State Route 91) as a complementary commercial corridor with unique walkable characteristics and consideration for the history and culture of the community.



### *Downtown*

The historic and commercial center for Hudson and an area for compact and pedestrian-scale retail, services, mixed-use, and public uses. Typically, buildings are and should remain on zero lot lines with parking to the side and rear, with shared parking encouraged. New development should reflect appearance, form, pattern, and design of the historic district, and to the extent possible, preserve and protect natural landscape qualities and historic and cultural elements. Pedestrian connections within, and to and from the district should be a high priority.



### *Commercial*

Commercial uses include office, retail, service businesses, and other similar nonresidential development. The land use is intended for commercial uses that serve the immediate residential neighborhoods as well as the greater community and should have a distinct presence from the street and be highly attractive. Buildings should face the street with pedestrian connections to the street. Public amenities such as outdoor cafes, plazas, and green space should be integrated.

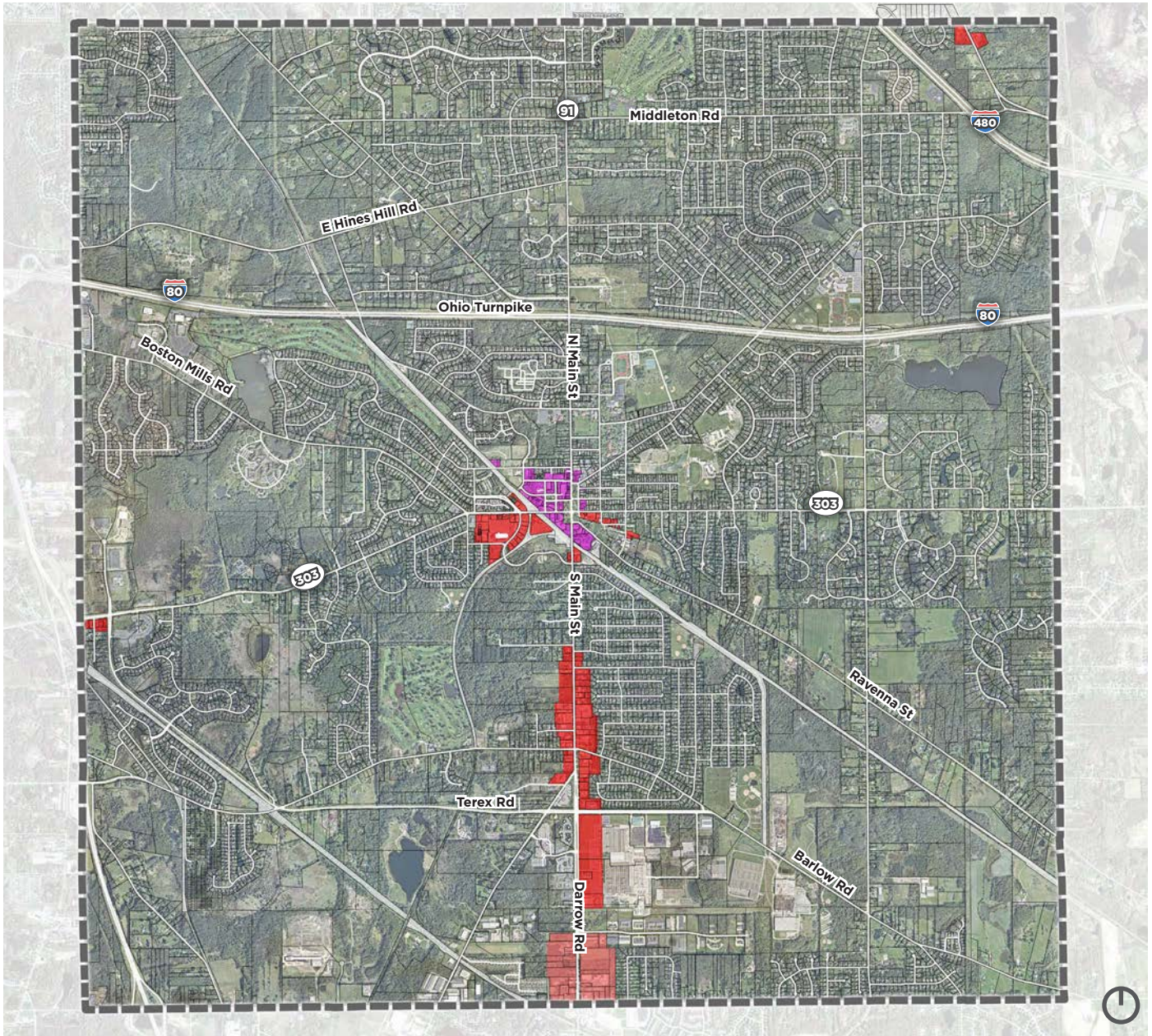


### *Darrowville Commercial*


An area of neighborhood-scaled retail and businesses in and around the boundaries of the historic Darrowville Village. Development in this area should consider and elevate the historic nature of the district, and include elements that define the southern gateway into the community.



Future Land Use - Commercial Uses Map



FUTURE COMMERCIAL USES MAP

-  Downtown
-  Commercial
-  Darrowville Commercial

## FUTURE INDUSTRIAL USES OVERVIEW

The industrial lands and business parks employ a variety of workers and help to broaden the city’s tax base. They not only supply local jobs but also increase the daytime population to support local retail and restaurants. These typologies and the plan recommendations include goals and objectives to expand uses in specific areas and create multi-modal connections to commercial centers for employees.



### *Industrial*

Industrial uses include a variety of research and development, laboratory, design, and technology use, with accommodations for more intensive industrial uses to accommodate future job growth in the community. High interconnectivity through public plazas, green spaces, and pathways within and around the site will create a campus of cross-collaboration. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network. Parking impacts should be minimized through landscape screening.



### *Light Industrial Flex*

Light Industrial Flex uses include a variety of research and development, laboratory, design, and technology use, with a focus on office and light industrial uses. High interconnectivity through public plazas, green spaces, and pathways within and around the site will create a campus of cross-collaboration. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network. Parking impacts should be minimized through landscape screening.



### *Office Park*

Office Park uses provide executive, management, administrative, or professional services. High interconnectivity through public plazas, green spaces, and pathways within and around the site should create a campus of cross-collaboration. Parks, public amenities, and pedestrian and bicycle access should be included. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network.

Future Land Use - Industrial Uses Map



FUTURE INDUSTRIAL USES MAP



## FUTURE PUBLIC SPACE USES OVERVIEW

Public spaces and buildings play a vital role in shaping the quality of life of residents. Parks provide opportunities for socializing, physical exercise, and interaction with nature. Establishing open spaces is also a means to preserve rivers, streams, and wooded areas, strengthen biodiversity and beautify the city's landscape. These typologies and the plan recommendations build on the ongoing efforts of the city and recommendations from the city's Park Master Plan to preserve natural areas, and create places for play and healthy lifestyles.



### *Public/Semi-Public*

These areas are intended to accommodate public and semi-public uses. Public space includes buildings and land owned by government agencies, such as City Hall or municipal cemeteries. Places of worship, educational institutions, libraries, and some other non-profit uses can also be included in semi-public space.



Facilities should be well designed and integrated into their surroundings. These areas should be connected to pedestrian and bicycle facilities in the area. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing community framework.



### *Open Space*

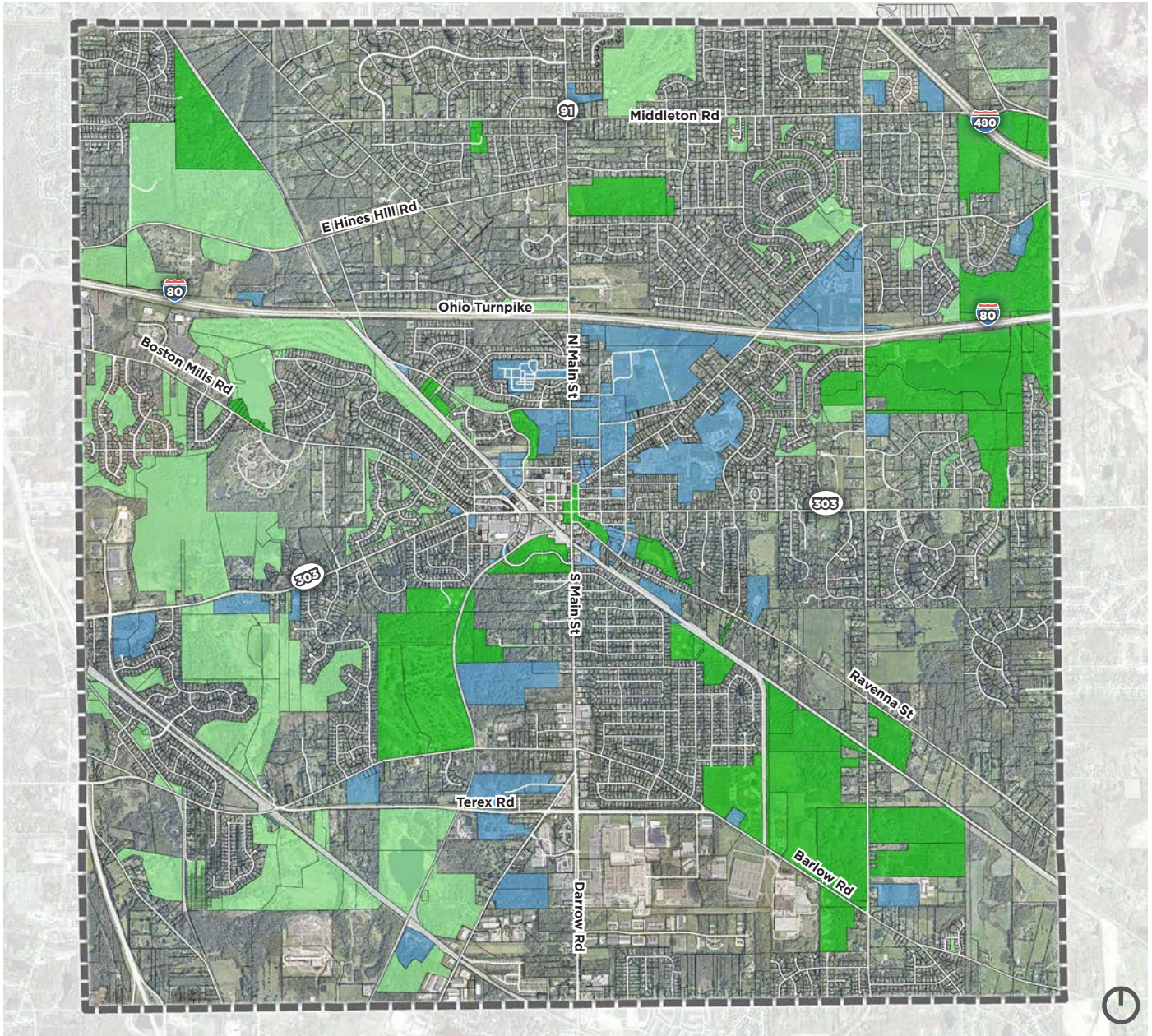
These are natural areas that can be left natural or set aside for conservation purposes, and/or may not be conducive for development due to the environmental features of the area. Pedestrian access is important to and from these areas. If development occurs in these areas, it should be low-impact, well-designed and integrated into the surroundings.



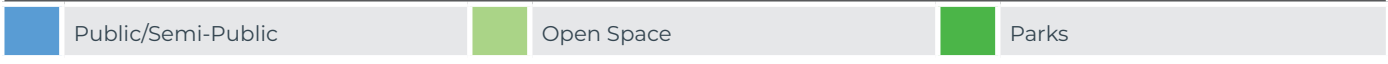
### *Parks*

These areas are used for active recreation, including parks, athletic fields, trails, and playgrounds. They can often be associated with city-owned facilities or amenities, and ownership varies between the city and county. Pedestrian access is important to and from these areas. These area should be connected to pedestrian and bicycle facilities in the area.

Future Land Use - Public Space Uses Map



FUTURE PUBLIC SPACE USES MAP

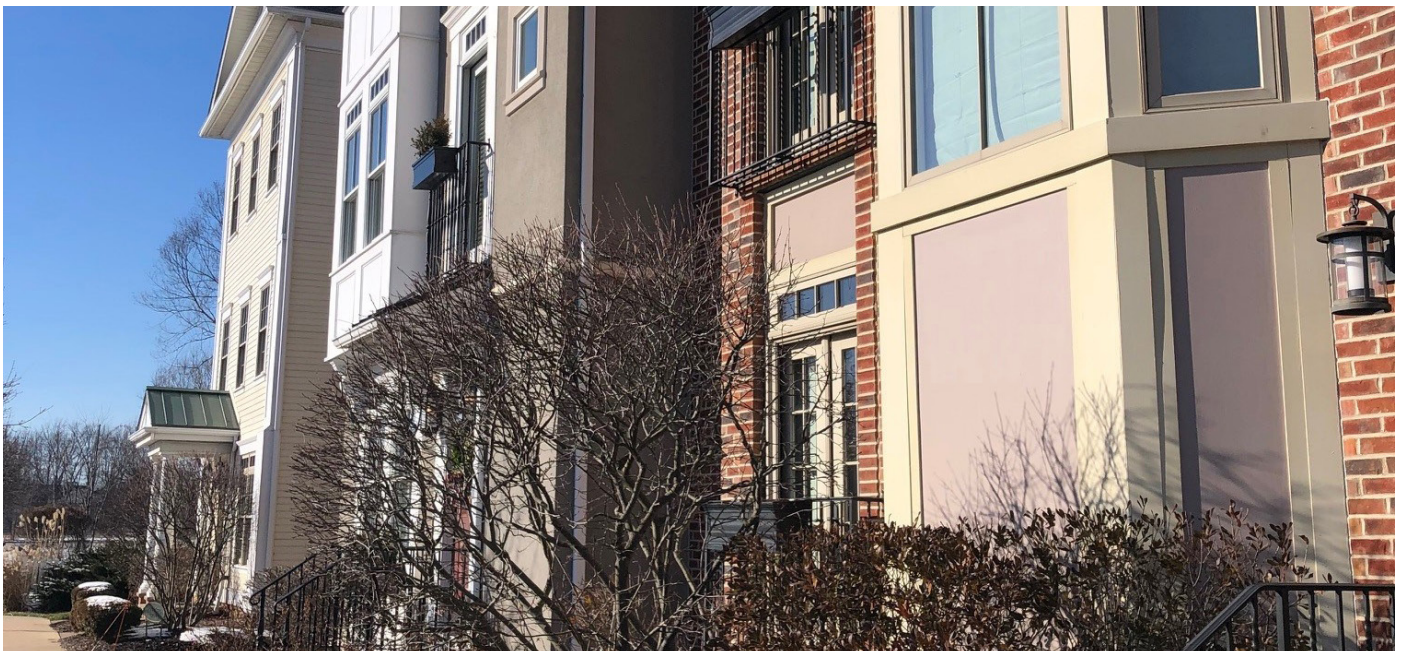


# FOCUS AREAS

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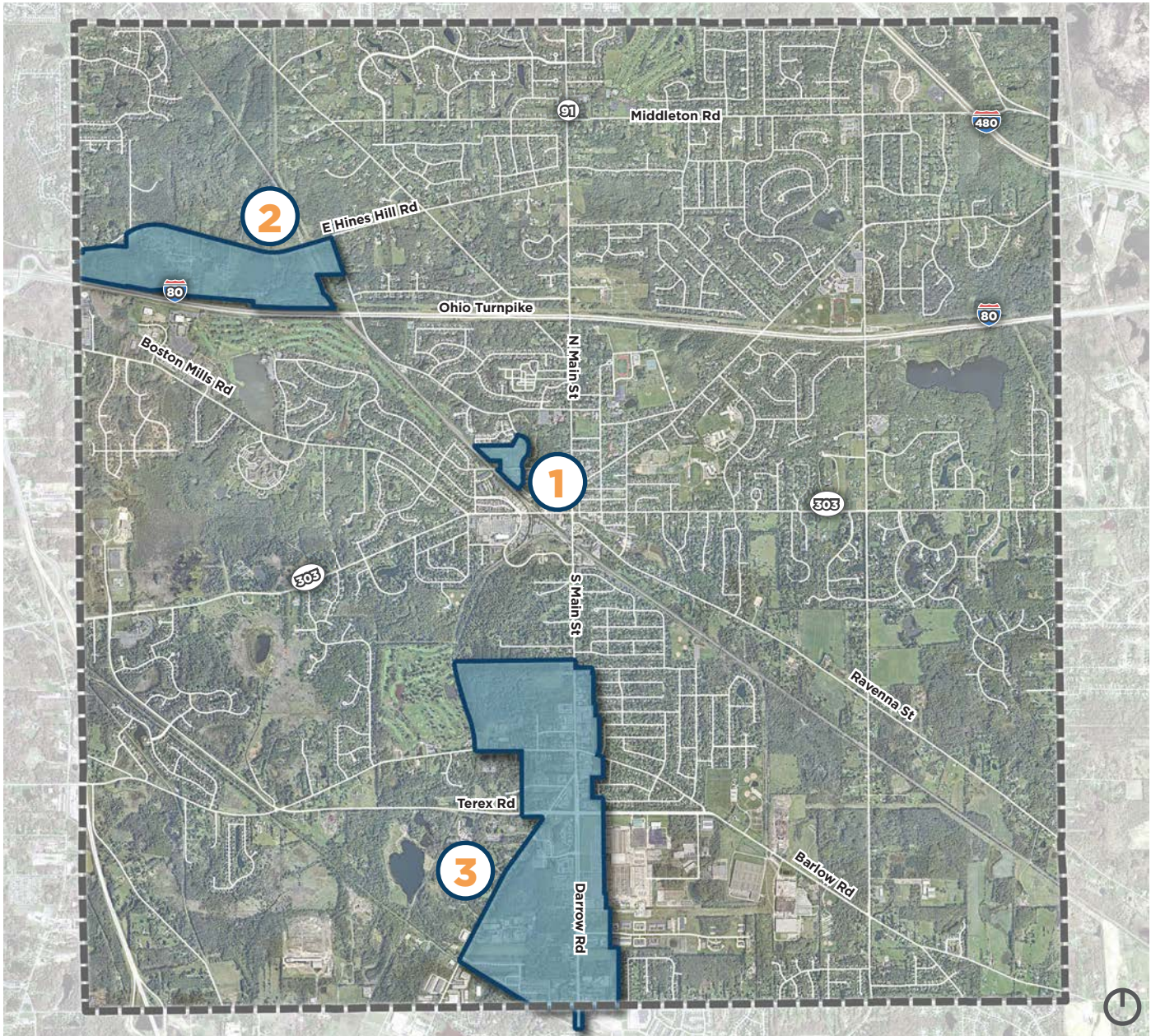
## OVERVIEW

This section outlines recommendations for the three (3) focus areas identified in the Future Land Use map. A Focus Area is defined as an area that has been identified as an important collection of parcels that are appropriate for development, redevelopment, infill, and can dramatically shape the quality of life and economic success of the community in the future. The concepts shown in this section are only conceptual and do not represent a specific development proposal or fixed plan for redevelopment. They are intended to communicate a vision for how the area *may* develop in the future. The areas were identified during the initial community engagement activities and further refined by the Steering Committee. The Focus Areas include historic Downtown Hudson, the Youth Development Center (YDC), and the Darrow Road Corridor.



*Image 3-1: Existing residential housing located in Downtown Hudson*

Focus Areas Map



**FOCUS AREAS**

The Focus Areas were identified to be historic Downtown Hudson, the Youth Development Center (YDC), and the Darrow Road Corridor, all of which were highlighted in various public engagement events and garnered a multitude of ideas for development which can be seen in the full public engagement analysis in the plan appendix.

- ① Downtown Hudson
- ② Youth Development Center (YDC)
- ③ Darrow Road Corridor

## DOWNTOWN FOCUS AREA

### Overview

The heart of the community is in the historic downtown of Hudson. Its walkability and unique charm is what draws visitors and residents alike to its shops, restaurants, and indoor/outdoor community gathering spaces. Community and Steering Committee members felt that more could be done to further enhance the space, specifically in the open and vacant space at the intersection of Owen Brown Street, and Morse Road.

### Vision

Like many other downtown centers in the region, Downtown Hudson faces challenges, including vacant storefronts, a limited variety of commercial spaces, traffic, and connectivity challenges for pedestrians. Parking is limited in some areas, and traffic is heavy during peak times at the intersection of OH-303 and OH-91. There is a strong desire to continue supporting the downtown's overall economic health. During the planning process it was discovered that commercial, intense residential, mixed use, and office were not desired uses for the area. The vision for downtown builds on the current scale and form of the area, and considers and respects open spaces and historic elements.

A community/recreation center was identified as a unique element that could be considered for this area in the future. These types of centers are places where people from the community can meet for social, educational or recreational activities, and would serve to bring the Hudson community together, creating another draw in the downtown area. Additional housing could serve as a typology that matches the surrounding context (along Owen Brown Street), and it is a desired housing typology. Both a community/recreation center and additional housing are additions to the downtown which the Steering Committee felt would complement the existing character, and support existing and future businesses. Based on community input regarding desire for gathering spaces and increased activities downtown, the Downtown Hudson Focus Area should be one of the locations evaluated in a Recreation/Community Center feasibility study.



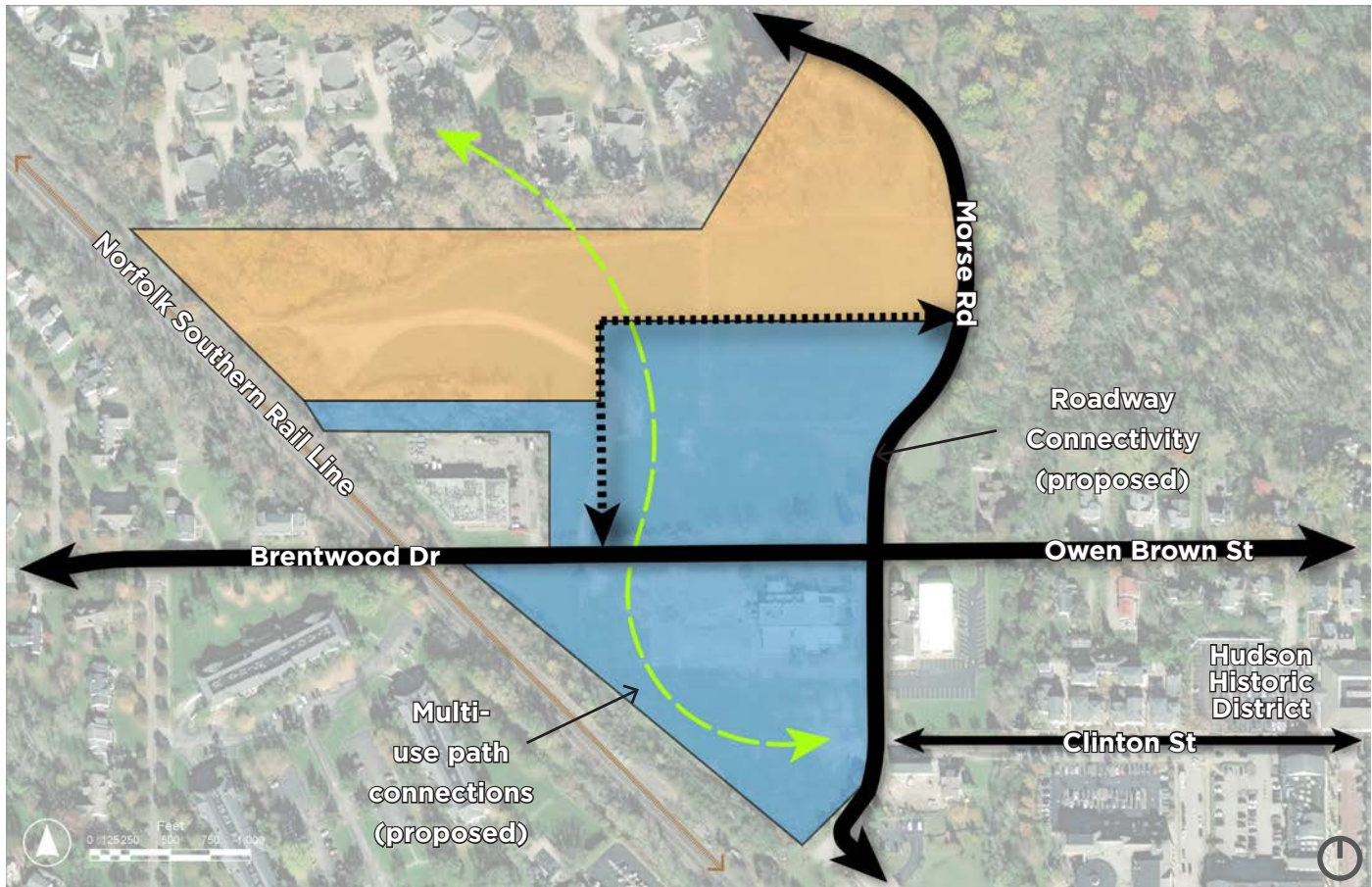
Image 3-2: Aerial view of Downtown Focus Area



Image 3-3: Example of Medium Density Residential



Downtown Focus Area



DOWNTOWN FOCUS AREA MAP



Image 3-4: Example of Public/Semi Public



Image 3-5: Example of Public/Semi Public

## YDC SITE

### Overview

Located in the northwestern part of the city, the Youth Development Center (YDC) site is a large undeveloped parcel of land. The site was identified as part of the 2015 plan as a priority, and is again being considered as a focus area as part of this update. Several conversations have explored the potential redevelopment of the site; however, development proposals have not advanced.

The site contains both environmental features and conservation easements which limit the development of the area.



Image 3-6: Aerial view of YDC Site

### Vision

The area should be maintained as passive open space with connections to adjoining parks and open spaces until a transformative, income generating user is identified for the site.

A variety of visions were considered for this site. This included office park, industrial, park space, and residential uses. While the office park use was ultimately recommended by the Steering Committee, flexibility should be given in identifying a transformative user. Such use should be developed for economic development purposes and generate revenue and jobs for the city.

The character images provide context to the aesthetic and development types identified by the Steering Committee.

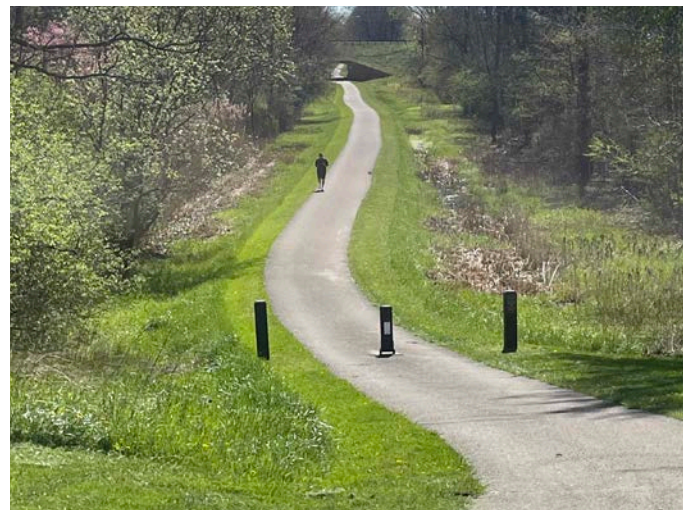
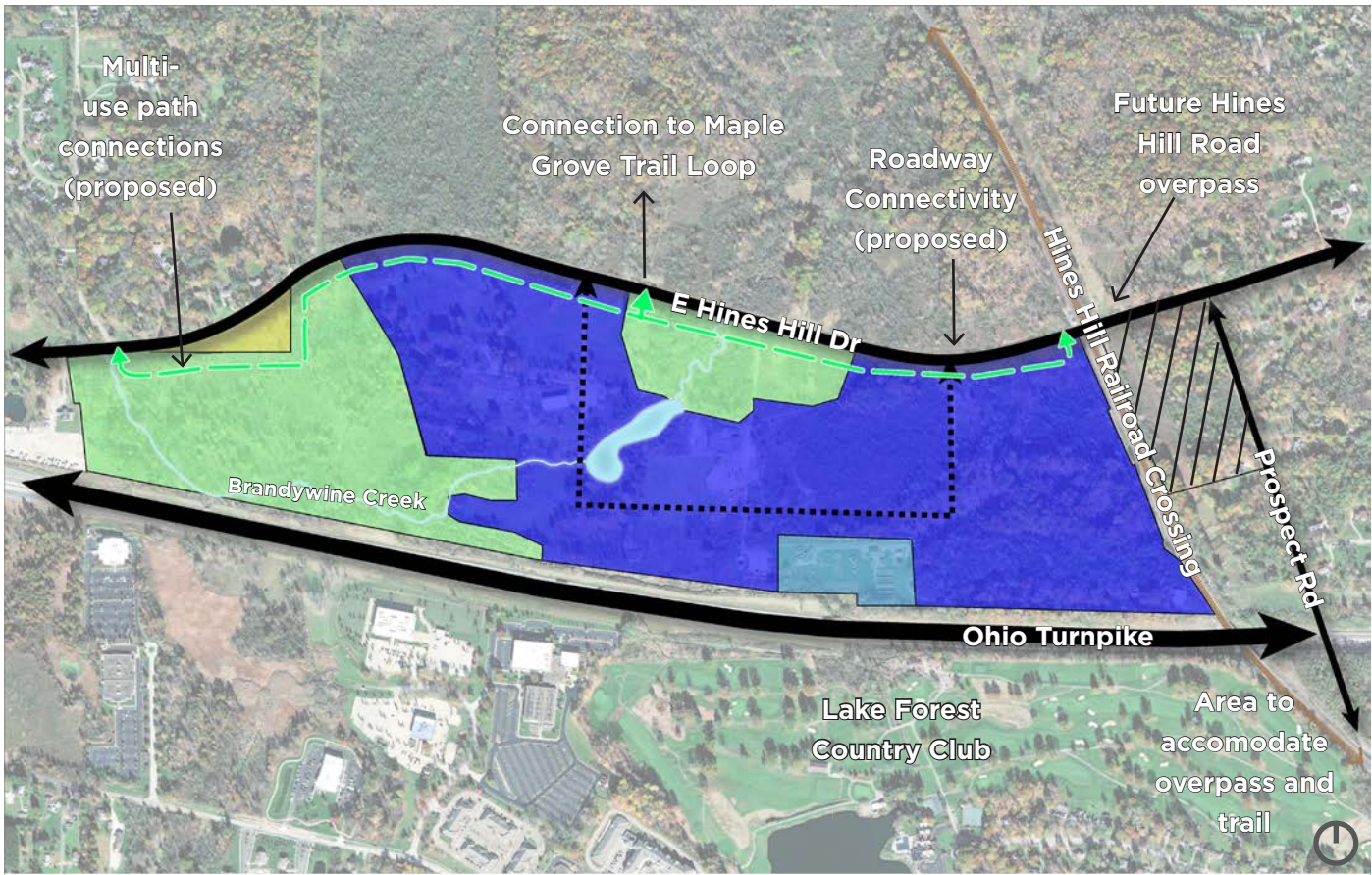


Image 3-7: Example of passive uses

YDC Site Focus Area



YDC SITE FOCUS AREA MAP





	Office Park		Open Space		Rural Residential
	Public/Semi-Public				



Image 3-8: Example of office park



Image 3-9: Example of office park

## DARROW ROAD CORRIDOR (RT. 91)

### Overview

The Darrow Road Corridor focus area begins on Rt 91 at Stoney Hill Drive and extends to the southern boundary of the city at the intersection of Rt 91 and Norton Rd. It currently provides a blend of commercial, office, and light industrial uses with no distinct character. The northern portion of the corridor from Stoney Hill Drive south to Terex Road contains neighborhood scaled retail and service businesses. The southern portion of the corridor contains a mix of large office and industrial facilities closer to Terex Road, including the 400-acre former Terex industrial plant. The southern gateway of the corridor contains Darrowville, a collection of historic structures which were previously part of an independent agricultural community at the Hudson-Stow border.

### Vision

The vision for Darrow Road is to enhance the mix of commercial and light industrial land uses while supporting new suburban residential use and public/semi-public space, creating a distinct mixed-use district that complements downtown Hudson. The Darrow Road focus area contains two sub-areas:

- Main Corridor
- Darrowville (Southern Gateway)

A public/semi-public land use site was identified for a potential community/recreation use that may be considered in the future, in addition to the area identified in the Downtown Focus Area. The character images provide context to the aesthetic and development type desired by the Steering Committee and community. Development within areas designated “Light Industrial Flex” should focus on a strong income tax base with the intent to limit large truck traffic.

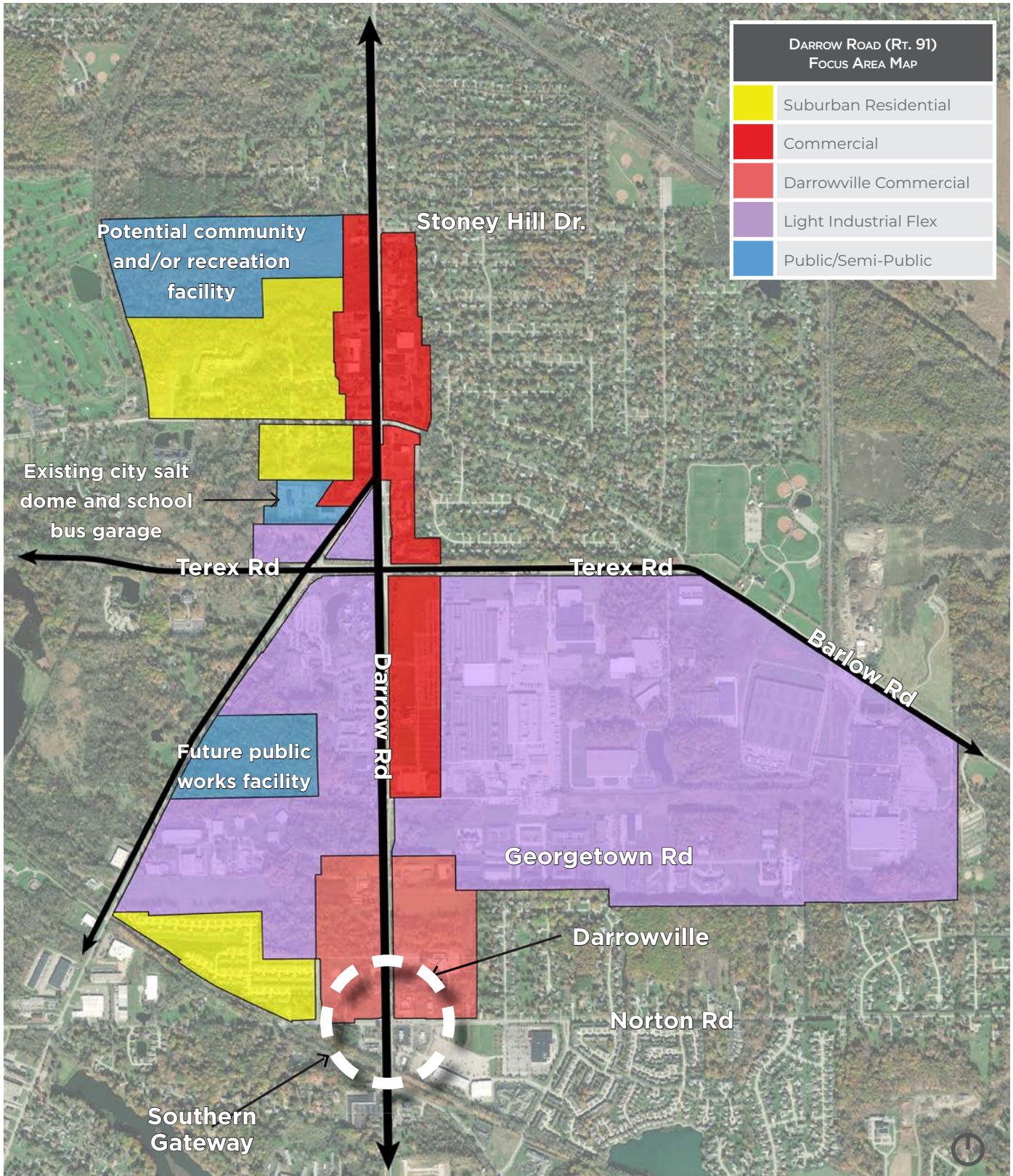


Image 3-10: Aerial view of Darrow Road Corridor Focus Area



Image 3-11: Example of an improved corridor

Darrow Road Corridor (Rt. 91) Focus Area



### Main Corridor

The primary portion of the Darrow Rd Corridor begins at Stoney Hill Dr and ends at Georgetown Rd. A blend of mixed-use and infill development should be supported in the area. Architectural guidelines should be considered that aid in maintaining and building the character of the corridor. Although most of the corridor is infill development, there may be opportunity for new development on the undeveloped land south of John Clark Lane. This land has frontage to Darrow Rd and was identified for future public/semi- public use, which could potentially include a community or recreation facility. The east side of Darrow Road, south of Terex Road, has the opportunity for new development to enhance the streetscape and soften the industrial scale of this portion of the corridor.

Further streetscape enhancements and improved connectivity are critical to the vision. Adding pedestrian scale lighting, enlarged and consistent landscape buffer zones, and amenities (benches, trash receptacles, etc.) encourages users to walk and feel secure. Providing multi-use paths and non-motorized connections for cyclists, joggers, etc. provides an active transportation link for the community and ties into the larger county's active transportation network. These improvements would enhance the look and feel of the corridor and extend the character of the downtown through the corridor and to the Southern Gateway.



Image 3-12: Example of streetscape enhancement

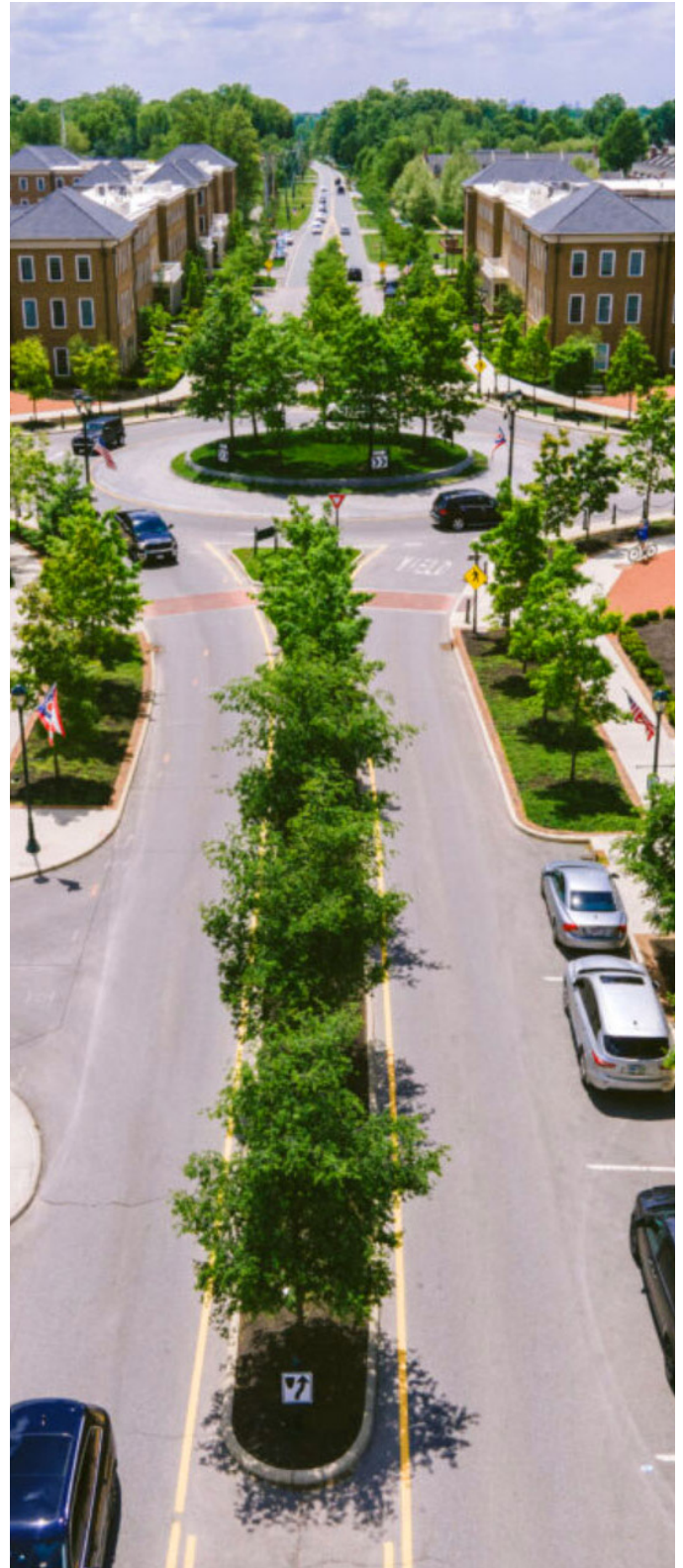
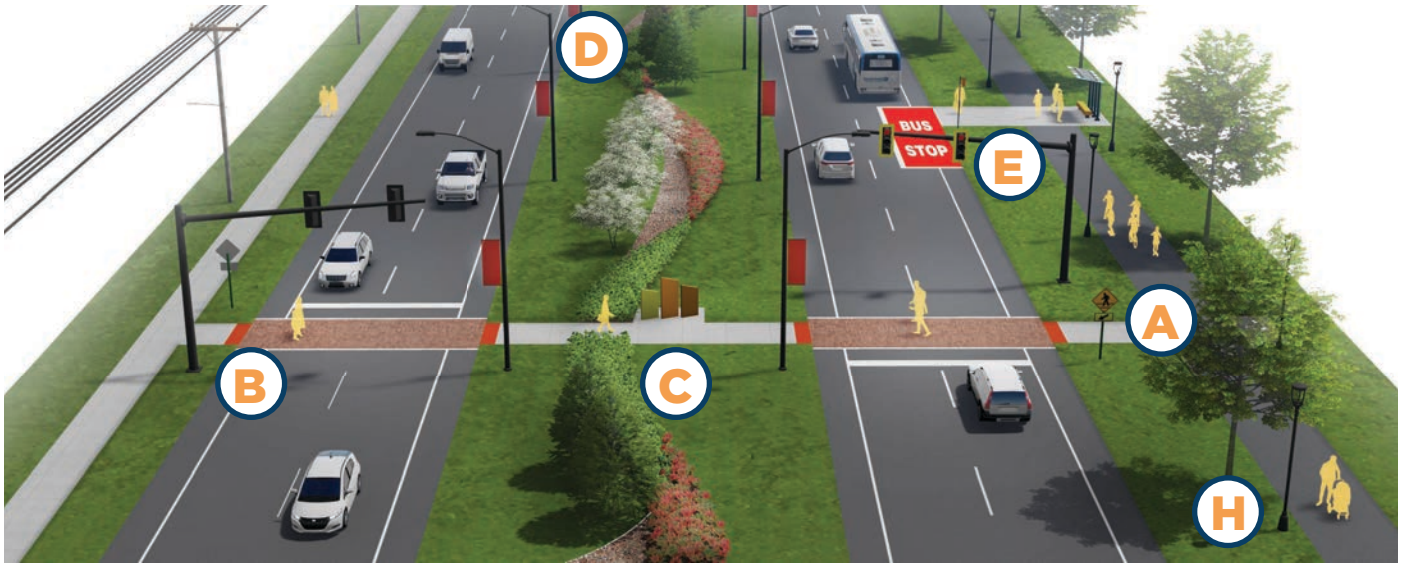
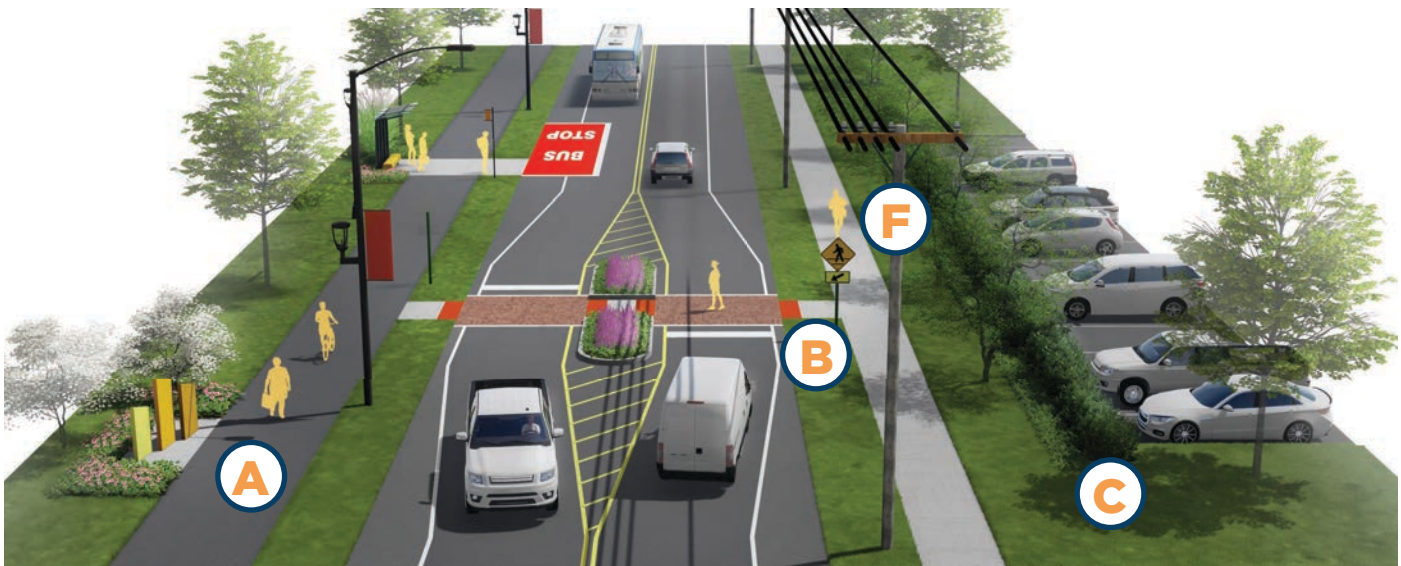


Image 3-13: Example of a streetscape enhancement

*Darrow Road (Rt. 91) Corridor*



*\*Note: Renderings are meant to illustrate concepts and do not represent final design treatments*



- A** Continuation of multi-use paths with pedestrian lighting and landscaping
- D** Consistent street lighting and banner signage
- F** Bury or relocate overhead wires where feasible
- B** Enhanced crosswalks and pedestrian islands for improved safety & visibility
- E** Options for enhanced transit waiting zones for users and service routes (marked bus stops)
- H** Plant street trees when possible
- C** Established landscape standards and design guidance that prioritize native species and habitat restoration
- D** Opportunity for public art installations

### *Darrowville (Southern Gateway)*

The area identified as Darrowville begins at Georgetown Road and ends at Norton Road. Darrowville was once an independent agricultural community, with several significant structures still intact today. Due to its history, this portion of the Darrow Rd focus area should be held to more stringent architectural standards than the main corridor, including protection for historic structures. Darrowville is envisioned as the Southern Gateway to Hudson. Creating the gateway involves enhancing the public realm along the right-of-way to include elements that communicate distinct entry into Hudson. This may include branded signage, specialty pavers, streetscape improvements, and other branding elements. The Steering Committee's desire was to have the gateway elements reflect New England Western Reserve characteristics. Darrowville should provide a preview of Hudson's architectural character and create a sense of being welcomed into a community of the highest quality.



*Image 3-14: Example of a streetscape enhancement*

[Click here to go back to the table of contents.](#)



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# PLAN GOALS, OBJECTIVES & RECOMMENDED ACTIONS

## OVERVIEW

This section includes the goals, objectives, and actions. They are organized by the five categories listed below. These categories represent key areas of focus from the public input process and can be found and reflected in the community. They were developed by the Committee and shared with the public during the process to gain their feedback on objectives and recommended action steps.

- 1 Land Use and Focus Areas
- 2 Housing and Economy
- 3 Mobility and Infrastructure
- 4 Parks and Open Space
- 5 City Services and Government

The goals are statements that describe the desired future condition of the community and are aligned with the community's values and vision. Objectives are key themes that outline actions to support the goals. Each objective is supported by a series of actions. The actions are projects, programs, or policies that help to achieve the related goal and objectives. The Action Items noted below are not exhaustive of all actions that may be required to fully realize the objectives and goals.

## Time Frame and Project Cost

The actions were assigned a time frame based on a number of factors including complexity of the project, funding, and local passion for specific projects that was noted during the planning process. Costs were also assigned for each action. Costs were identified based on a sliding scale, and no final cost for each action was identified as part of the planning process. Final costs would need to be further defined when implementing the action. Project costs could be paid from a variety of sources as noted below and would not necessarily be paid from the City's General Fund. The sliding scale for cost, and time frames, are illustrated below.

### Time Frame

Short Term - 1 to 3 years	Long Term - 7+ years
Medium Term - 4 to 7 years	Ongoing Projects

### Project Cost

\$ Lower cost, typically an administrative or staff action	\$\$\$ Higher cost, likely paid for from a variety of sources including grants, special revenues, enterprise funds, annual budget items, bonds, private funds, or through the Capital Improvements Plan
\$\$ Medium cost, likely paid for from grants, special revenues, or the annual budget process	

## Potential Project Partners

This list contains potential project partners that may be involved in the actions outlined below. The identified partners would likely be involved in implementation, but the list is not exhaustive, and partners may change as needs change. Ultimately, City Staff, with City Council direction, is responsible for implementing the goals, objectives, and actions. City Staff will provide an annual update to City Council with metrics to track implementation progress.

The partners include, but are not limited to:

### Hudson City Council

#### City Departments

- Communications Department
- Hudson Community Television (HCTV)
- Community Development - Code Enforcement
- Community Development - Economic Development
- Community Development - Community Relations
- Community Development - Planning
- Economic Growth Board
- Engineering Department
- Finance Department
- Fire Department
- EMS Department
- Information Technology Department
- Jobs Ohio
- Public Works - Service
- Public Works - Parks
- Public Works - Public Properties
- Public Works - Streets
- Public Works - Water

#### Boards and Commissions

- Architecture and Historic Board of Review
- Environmental Awareness Committee
- Planning Commission
- Parks Board
- Tree Commission

### Other

- Akron Metro RTA
- Akron Metropolitan Area Transportation Study (AMATS)
- Cuyahoga Valley National Park (CVNP)
- Destination Hudson
- Fairmount Properties
- Hudson Area Chamber of Commerce
- Hudson City School District
- Hudson City Schools - Hudson Community Education and Recreation (HCER)
- Hudson Garden Club
- Hudson Heritage Association
- Hudson Library and Historical Society
- Hudson Montessori School
- Jobs Ohio
- Nonprofits / Foundations
- Norfolk Southern Railway
- Ohio Department of Transportation (ODOT)
- Portage County
- Seton Catholic School
- Summit County
- Summit County Building Standards
- Summit County Department of Sanitary Sewer Services (DOSSS)
- Summit County Metro Parks
- Summit County Soil and Water Conservation District
- Team NEO
- Tinker's Creek Watershed
- Western Reserve Academy
- Western Reserve Land Conservancy (WRLC)
- West Creek Conservancy

## Goal 1: Land Use and Focus Areas

*A community that ensures the small-town character, open spaces, existing neighborhoods, and the downtown are preserved and enhanced, while thoughtfully planning for measured growth and development.*

**Objective 1.1:** Update city plans and policies to align with the future land use map.

Action Items	Time Frame	Potential Project Partners	Project Cost
1.1.1 Update the zoning code and map, as needed, to support the comprehensive plan and future land use map.	Short	Community Development - Planning, Planning Commission, City Council	\$\$
1.1.2 Review the Comprehensive Plan annually and provide an update to the community on implementation progress. Within the update, identify any significant social, economic, or environmental events that may presently affect the City.	Ongoing	Community Development - Planning, City Council, Boards and Commissions	\$
1.1.3 Align capital projects planning with the updates and recommendations of the comprehensive plan.	Ongoing	All City Departments, City Council	\$\$\$\$

**Objective 1.2:** Ensure measured future development will preserve parks and open spaces.

1.2.1 Limit new residential development in undeveloped areas while protecting open spaces, and being compatible in scale, density, and design to surrounding homes.	Ongoing	Community Development - Planning, Planning Commission, Architecture & Historic Board of Review	\$
1.2.2 Coordinate with local land trusts to conserve undeveloped land and open spaces in line with the future land use map.	Short	Community Development - Planning, Public Works - Parks, Parks Board, City Council, Western Reserve Land Conservancy, West Creek Conservancy, Summit Soil and Water Conservation District, Tinker's Creek Watershed, Summit Metro Parks	\$\$\$\$
1.2.3 Protect the existing tree canopy through increased oversight of private and public development proposals with expanded involvement of the City Arborist.	Ongoing	Community Development - Planning, Public Works - Service, Tree Commission	\$

<b>Objective 1.3:</b> Support new and repurposed development which aligns with the identified focus areas.			
<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
1.3.1 <u>Downtown Focus Area</u> : Progress development that supports existing downtown businesses by increasing foot traffic while minimizing vehicular traffic impacts. Maintain the existing character and charm of downtown.	Ongoing	Community Development - Planning, Planning Commission, Hudson Area Chamber of Commerce, Hudson Library and Historical Society	\$-\$\$\$
1.3.2 <u>Main Corridor Focus Area</u> : Progress development that is walkable, at a neighborhood scale and density, and creates an enhanced streetscape environment.	Ongoing	Community Development - Planning, Planning Commission, Public Works - Streets	\$-\$\$\$
1.3.3 <u>Darrowville Focus Area</u> : Progress development and streetscape enhancements that work to create a unique gateway into the community and respect the history and culture of the area. Study the feasibility of adding historic structures in this area to the city's local historic district and/or national register.	Ongoing	Community Development - Planning, Engineering Department, Public Works - Streets, Planning Commission, Architecture & Historic Board of Review	\$-\$\$\$
1.3.4 <u>YDC Focus Area</u> : Keep YDC as passive open space until a compelling business park office redevelopment presents itself under current D6 zoning, at which time a business park office redevelopment should be encouraged.	Ongoing	Community Development - Planning & Economic Development, Public Works - Public Properties, City Council	\$-\$\$\$
<b>Objective 1.4:</b> Celebrate and grow downtown Hudson as the cultural, community, and commercial/retail hub of the city. Enhance the vibrancy of downtown by leveraging the historic character, public greens, traditional design, and unique local businesses.			
1.4.1 Expand the DORA (Designated Outdoor Refreshment Area) boundary to include additional downtown properties within the state allowances.	Short	Community Development - Planning & Economic Development, Hudson Area Chamber of Commerce, Destination Hudson, City Council	\$
1.4.2 Expand downtown events that support local businesses and provide additional community activities year-round. Provide downtown amenities that complement these events and businesses including public restrooms and Wi-Fi.	Short	Community Development - Planning & Community Relations, Public Works - Public Properties, Information Technology Department	\$\$

<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
1.4.3 Develop and implement a downtown enhancement plan to encourage the engagement with public spaces, support public art, develop directional wayfinding, enhance and add year-round landscaping and other beautification measures, and honor the history of Hudson.	Short	Community Development - Planning, Hudson Heritage Association, Hudson Garden Club, Public Works - Public Properties, Fairmount Properties	\$\$
1.4.4 Increase safe paths to downtown through the planned Veterans Trail multipurpose path and ongoing pedestrian safety studies. Provide stronger connections to adjacent development including Evaporator Works.	Medium	Community Development - Planning, Engineering Department, Norfolk Southern Railway, Akron Metro RTA, Akron Metropolitan Area Transportation Study (AMATS)	\$\$\$
1.4.5 Improve awareness and advertising of community events, including those hosted by outside organizations.	Ongoing	Communications Department, HCTV, Community Development - Community Relations, Destination Hudson	\$
<b>Objective 1.5:</b> Continue to strengthen the local economy along major commercial corridors while protecting open space.			
1.5.1 Identify and progress a mix of uses, including residential, along the S.R. 91 and S.R. 303 corridors, where existing commercial centers exist.	Ongoing	Community Development - Planning & Economic Development, Planning Commission	\$
1.5.2 Prioritize development of existing industrial and commercial sites over new development.	Ongoing	Community Development - Planning & Economic Development, Team NEO, Jobs Ohio	\$
1.5.3 Work with adjacent communities along the Route 8 corridor to increase communication regarding development, infrastructure, and trails.	Ongoing	Community Development - Planning & Economic Development, Engineering Department	\$

## Goal 2: Housing and Economy

*High property ownership rates and quality housing.*

### Objective 2.1: Promote a mix of housing options.

<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
2.1.1 Update or amend zoning regulations to allow for desired housing types and density. Refer to the statistically valid community survey regarding desired housing types and density until the Land Development Code is updated.	Short	Community Development - Planning, Planning Commission, City Council	\$\$
2.1.2 Limit large scale living facilities based on emergency service needs.	Ongoing	Community Development - Planning, Fire Department, EMS Department	\$

### Objective 2.2: Strengthen existing residential neighborhoods.

2.2.1 Promote the long-term maintenance of housing by advancing programs such as a contractor registration program and point of sale inspections.	Medium	Community Development - Code Enforcement, City Council	\$\$
2.2.2 Consider the feasibility of establishing a city building department to assist in code enforcement and the overall preservation of the historic district and housing stock.	Medium	Community Development - Code Enforcement, City Council	\$\$
2.2.3 Ensure residential lighting is designed to an appropriate neighborhood scale when implemented.	Ongoing	Community Development - Planning, Public Works - Streets, Engineering Department, Planning Commission	\$
2.2.4 Study the implementation of traffic calming techniques in residential neighborhoods.	Short	Community Development - Planning, Engineering Department	\$\$
2.2.5 Periodically review the Architectural Design Standards to ensure high standards of design aesthetics and historic preservation.	Short	Community Development Department - Planning, Architectural and Historic Board of Review	\$

<b>Objective 2.3:</b> Promote retail and mixed-use developments in designated areas that align with the evolving workplace and economy.			
<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
2.3.1 Perform surveys of the business community to help determine the state of the evolving workplace and economy and consider implementing needs identified in, or responsive to, the survey.	Medium	Community Development - Planning & Economic Development	\$\$
<b>Objective 2.4:</b> Seek the adaptive reuse of existing office, commercial, and industrial centers.			
2.4.1 Develop a historical survey and study of the existing building stock for the Downtown and Darrowville focus areas in order to document opportunities and limitations for adaptive reuse.	Medium	Community Development, Hudson Heritage Association, Architecture & Historic Board of Review	\$\$
2.4.2 Expand relationships with owners of office, commercial, and industrial centers to monitor vacancy levels and assist in identifying suitable tenants or future owners/users.	Ongoing	Community Development - Planning & Economic Development	\$
<b>Objective 2.5:</b> Continue to promote new economic development along the Seasons Road corridor.			
2.5.1 Promote and prioritize industrial development along this corridor before further developing other industrial zoned areas.	Ongoing	Community Development - Planning & Economic Development	\$
2.5.2 Work with Ohio Department of Transportation to implement branding opportunities for Seasons Road interchange.	Long	Community Development - Economic Development, Ohio Department of Transportation, Communications Department, HCTV, Engineering Department	\$\$\$
2.5.3 Market possible development sites with appropriate partners.	Long	Community Development - Economic Development, Team NEO, Chamber of Commerce	\$



### Goal 3: Mobility and Infrastructure

*A community that is connected through multiple modes of transportation creating a safe, efficient, accessible, and attractive community.*

#### Objective 3.1: Ensure transportation infrastructure is suitable for traffic demand.

<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
3.1.1 Develop a citywide traffic study to be updated every 10 years and implement the action items outlined.	Medium	Community Development - Planning, Engineering Department, City Council	\$\$
3.1.2 Based on data, implement feasible improvements to reduce congestion and improve the quality of main corridors and intersections.	Medium	Community Development - Planning, Engineering Department	\$\$

#### Objective 3.2: Promote best practices in active transportation planning.

3.2.1 Review and update the Sidewalk and Trail Master Plan (connectivity) prioritizing future projects to improve bike and pedestrian safety and connections to residential neighborhoods, key destinations, public spaces, and the regional trail network.	Short	Community Development - Planning, Engineering Department, City Council	\$
3.2.2 Implement recommendations from the current Safe Routes to Schools Travel Plan.	Medium	Community Development - Planning, Engineering Department, Hudson City School District, City Council	\$\$
3.2.3 Incorporate standards which promote bike facilities (i.e., racks or shelters) for new development.	Short	Community Development - Planning	\$

<b>Objective 3.3:</b> Connect key corridors and destinations through non-motorized transportation in Hudson.			
<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
3.3.1 Continue the city’s Sidewalk and Trail Master Plan (connectivity).	Long	Community Development - Planning, Engineering Department, City Council	\$\$\$
3.3.2 Advance the Veterans Trail development to be a continuous off-road multipurpose path from the southern city boundary, through the downtown and linking to the Cuyahoga Valley National Park and Hike & Bike Trail along the Boston Mills Road and/or Hines Hill Road corridors.	Medium	Community Development - Planning, Engineering Department, City Council	\$\$\$
<b>Objective 3.4:</b> Create a traffic demand management policy to increase the efficiency of the local transportation systems and inform land use decisions.			
3.4.1 Perform a downtown parking and pedestrian safety study to better understand current conditions and develop solutions.	Medium	Community Development - Planning, Engineering Department	\$\$
3.4.2 Develop and implement appropriate traffic safety improvements to manage speed and increase safety.	Medium	Engineering Department	\$\$\$

## Goal 4: Parks and Open Space

*Safe and accessible parks and recreation services for a variety of people with broad programming options and optimized facilities and spaces, supported by public and private partnerships.*

### Objective 4.1: Continue the implementation of the City of Hudson Parks Master Plan.

<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
4.1.1 Continue the implementation of the City of Hudson Parks Master Plan.	Ongoing	Public Works - Parks, Parks Board, Community Development - Planning, City Council	\$\$\$
4.1.2 Develop an inclusive playground for all ages and abilities.	Medium	Community Development-Planning, Public Works - Parks, Parks Board, Nonprofits / Foundations, City Council	\$\$
4.1.3 Maintain and enhance existing park networks and programs.	Medium	Public Works - Parks, Parks Board	\$\$

### Objective 4.2: Capitalize on regional assets in attraction, retention, and tourism efforts.

4.2.1 Develop stronger connections and promotions with Cuyahoga Valley National Park (CVNP) to capitalize on CVNP as an asset in attraction efforts.	Ongoing	Community Development - Planning, Cuyahoga Valley National Park (CVNP), Hudson Area Chamber of Commerce	\$
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### Objective 4.3: Prioritize native species and habitat restoration in the design and maintenance of parks and open space.

4.3.1 Prioritize native species and habitat restoration in the design and maintenance of parks and open space.	Ongoing	Community Development - Planning, Public Works - Parks, Parks Board	\$
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### Objective 4.4: Provide recreational spaces downtown.

4.4.1 Provide recreational spaces downtown across all ages.	Medium	Community Development - Planning, Public Works - Parks, City Council	\$\$
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## Goal 5: City Services and Government

*A local government that works collaboratively and transparently with the community to provide an unmatched level of community services, leadership, and planning.*

**Objective 5.1:** Ensure availability of community space and programming that meets the needs of the community.

<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
5.1.1 Provide for unmet recreational amenity needs regarding community space and programming as identified within the community survey.	Long	Community Development - Planning, Public Works - Public Properties & Parks, Hudson Library and Historical Society, City Council	\$\$
5.1.2 Review and revise fee structures as needed to ensure community space is accessible to residents.	Short	Public Works - Public Properties, Community Development - Community Relations, City Council	\$
5.1.3 Raise awareness of existing community space at City Hall, Barlow Community Center, the library, and other spaces including information about availability and permitted uses. Maximize use of existing space.	Short	Public Works - Public Properties, Communications Department, Hudson Library and Historical Society	\$

**Objective 5.2:** Promote and implement activities that brand the City of Hudson.

5.2.1 Create gateways at each entry point of the city by installing branded signage that is appropriate in scale and reflects the character of Hudson.	Medium	Community Development - Planning, Engineering Department, Public Works - Streets, City Council	\$\$
5.2.2 Promote, support, and implement special events that brand the local community through celebration of seasons, holidays, and other important milestones.	Ongoing	Community Development - Community Relations, Communications Department, Destination Hudson	\$\$

<b>Objective 5.3:</b> Determine feasible solutions to expand city services (i.e., safety) and infrastructure (i.e., sewer and water) to all Hudson residents.			
<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
5.3.1 Determine and implement feasible solutions to expand city services (i.e., safety) and infrastructure (i.e., sewer and water) to all Hudson residents.	Long	Engineering Department, Public Works - Water, Fire Department, EMS Department, Summit County Department of Sanitary Sewer Services (DOSSS), City Council	\$\$\$
<b>Objective 5.4:</b> Continue to expand high-speed internet access to all parts of the community.			
5.4.1 Expand high-speed internet access to all of Hudson's residential neighborhoods.	Medium	Information Technology Department, Public Works, Engineering Department, Community Development, City Council	\$\$
5.4.2 Expand high-speed internet access to public spaces.	Short	Information Technology Department, Public Works - Public Properties, Community Development - Economic Development, City Council	\$\$
<b>Objective 5.5:</b> Provide additional public access restrooms downtown.			
5.5.1 Provide additional public access restrooms downtown.	Medium	Public Works - Public Properties	\$\$
<b>Objective 5.6:</b> Develop stronger connections between City Staff members and members of the Hudson community, as well as stronger connections between City Staff and the administrations of neighboring communities and counties.			
5.6.1 Develop and implement a communications strategy through various media resources, i.e., city website, newsletters, mailers.	Medium	Communications Department, HCTV	\$

<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
5.6.2 Make contact at least once each year with neighboring communities and Summit County regarding private and public projects that may affect Hudson and the adjacent communities.	Ongoing	City of Hudson, Summit County, Portage County, neighboring cities, townships, and villages	\$
5.6.3 Make contact at least once each year with each of the private and public schools in Hudson regarding private and public projects that may affect Hudson and adjacent communities.	Ongoing	City of Hudson, Hudson City School District, Western Reserve Academy, Seton Catholic School, Hudson Montessori School	\$
<p><b>Objective 5.7:</b> Develop and maintain a sustainability strategy and plan that improves efficiency, lowers cost, and is financially justifiable with no long term negative environmental or economic impacts.</p>			
5.7.1 Evaluate updates to the zoning code that promote sustainable land development practices.	Short	Community Development - Planning, Environmental Awareness Committee, Planning Commission, City Council	\$\$
5.7.2 Incorporate environmental stewardship and design into city facilities and services where financially justifiable.	Medium	Public Works - Public Properties, Environmental Awareness Committee, City Council	\$\$\$\$
5.7.3 Increase access to recycling and household hazardous waste disposal through residential pick-up, public drop-off locations, city-led initiatives, improved marketing or other methods.	Short	Public Works - Public Properties, Environmental Awareness Committee, City Council	\$\$
5.7.4 Protect and enhance the existing tree canopy along publicly owned properties and rights of way.	Ongoing	Public Works - Service, Tree Commission	\$

<b>Objective 5.8:</b> Determine feasible approach to creating and locating a community and/or recreational facility.			
<i>Action Items</i>	<i>Time Frame</i>	<i>Potential Project Partners</i>	<i>Project Cost</i>
5.8.1 Conduct a feasibility study for a community facility(ies) to determine an appropriate mix of the services identified in the community survey in addition to an appropriate location in the community. Consider a phased approach with a priority emphasis on an outdoor aquatics pool.	Short	Community Development - Planning, Public Works - Public Properties & Parks, Finance Department, City Council	\$\$
5.8.2 Perform a market analysis regarding recreational amenities that are already provided in or near Hudson but were identified as needs in the community survey. Determine if needs could be met through raising awareness of existing facilities or developing innovative partnerships.	Short	Community Development - Planning, Public Works - Public Properties & Parks, Hudson City Schools - Hudson Community Education and Recreation (HCER), Nonprofits / Foundations City Council	\$\$
5.8.3 Determine funding options for the development of a community facility(ies) that consider community input and support.	Short	Community Development - Planning, Public Works - Public Properties & Parks, Finance Department, Hudson City Schools - Hudson Community Education and Recreation (HCER) Nonprofits / Foundations, City Council	\$
5.8.4 Evaluate public-private partnerships between the City and Hudson City Schools, Hudson Community Education and Recreation, and Hudson Library and Historical Society for creation of community facility(ies).	Short	Community Development - Planning, Public Works - Public Properties & Parks, Hudson City School District, Hudson Library and Historical Society, Hudson City Schools - Hudson Community Education and Recreation (HCER), City Council	\$
5.8.5 Explore the feasibility and value of creating a parks and recreation department; this analysis should include detailed review of existing resources, including potentially merging with Hudson Community Education and Recreation (HCER).	Medium	Public Works - Parks, Finance Department, Hudson City Schools - Hudson Community Education and Recreation (HCER), City Council	\$\$



CITY OF HUDSON  
**COMPREHENSIVE**  
**PLAN**  
2024