

MEMORANDUM

TO: City of Hudson
Mark Richardson, Director of the Department of Community Development

FROM: Houseal Lavigne Associates
Dan Gardner, Principal
Matt Filter, Associate

DATE: June 22, 2015

RE: Downtown Phase II

This memorandum is divided into four sections:

- Follow up to our discussion regarding new direction from the DPAC and changes to the Phase II Plan
- Responses to comments received in June 17 email regarding the Downtown Phase II Land Use Framework
- A link to the updated Comprehensive and Downtown Phase II Plans
- Next steps and the proposed schedule moving forward

As discussed, our end goal is and always has been, to provide the City of Hudson with the best plan possible. Following the changes noted the process for both the Comprehensive Plan and Downtown Phase II will continue as originally scoped.

[Part 1. Follow-Up from the DPAC Meeting](#)

Per the DPAC meeting of June 11 and subsequent discussion with City staff, the following steps are identified to produce the updated Downtown Phase II document. Note that some of these are already in progress so as not to lose momentum.

- **Step 1. Bubble Diagram.** At the meeting of June 11, the DPAC directed several significant changes. In response to those changes and to ensure that everyone is on the same page, we prepared a less detailed initial graphic for review with City staff. A preliminary version was sent to the City for review on June 15th. An updated version of that diagram, based on staff comments received on June 17th, is included in the updated draft of the Downtown Phase II Plan linked from this memorandum. This will ensure that the time and resources expended on the final revised concept are efficiently utilized.
- **Step 2. Schematic Plan.** Following discussion and agreement on the bubble diagram, we will develop a new schematic plan and review with staff via email and the committee at the July meeting. Based on feedback received further revisions will be made to produce a final draft. In addition, site data and calculations will be revised based on Step 1 and 2 and all tables, charts and text will be revised accordingly throughout the document.
- **Step 3. Conceptual Rendering Model.** Draft revised site plan will be prepared based on input and feedback received. Following feedback, a massing model will be developed for additional review

and input. This will be followed by further refinement of site plan. Model will then be rendered with new/additional callouts and calculations.

The estimated cost for the above work is \$6,500. We have attempted to recapture efficiencies wherever possible. Cost is solely based on the estimated time necessary without contingency or markup.

Part 2. Response to July 17th Comments

We have prepared the following in response to questions/issues highlighted in your June 17 email concerning modifications to the Downtown Phase II Concept Plan.

- 1. Comment: We assume that the total number of units will decline due to the replacement of some of them with office, but we also assume that the proportion of multi-family to townhomes will remain approximately the same.**

Response: Yes. The revised Land Use Framework reflects this.

- 2. Comment: We would expect to see some of the townhomes replaced with one or two buildings of multi-family.**

Response: This is depicted in the revised Land Use Framework.

- 3. Comment: We question the large size of the townhome footprints; do they include the garages?**

Response: Yes.

- 4. Comment: What is the resulting approximate number of units?**

Response: Please note the following:

Callout 1 – 4 buildings with 4 floors each - totaling 140 Multi-family units

Callout 2 – 3 floors totaling 75 units

Callout 3 – 48 Townhomes

Callout 4 – 4 Townhomes

- 5. Comment: The size of the parking area west of the multi-family seems large.**

Response: The Land Use Framework has been revised accordingly.

- 6. Comment: The replacement of the multi-family on the north side of Owen Brown should be shown as first floor office with residential above.**

Response: Please note the following -

Callout 2 – Mixed Use Buildings (Approximate)

Ground Floor Totaling 45,000 square feet of office space

3 Upper Floors Totaling 75 Multi-family units

7. Comment: How much office would these buildings add?

Response: Please note the following (also note 3 of the sites are designated as “flex” –

Callout 2 – 1 Floor totaling 45,000 s.f. Office

Callout 5 – 2 Floors Totaling 37,000 s.f. Office

Callout 6 – 3 Floors Totaling 45,000 s.f. Office

Callout 7 – 2 Floors Totaling 10,000 s.f. Flex

Callout 8 – 1 Floor Totaling 1,750 s.f. Flex

Callout 9 – 2 Floors Totaling 10,000 s.f. Flex

8. Comment: The parking areas west of Morse Road are shown correctly accessed from a private drive entrance from Village Way rather than a curb cut north of Clinton. We suggest exploring utilizing the stub street area at the intersection of Morse Road and Village Way to link the underutilized valet parking area that could meet some of the demand of the phase II development.

Response: Land Use Framework revised to reflect this

9. Comment: The lot northeast of Morse Road/Village Way is accurately shown as a potential development site. It should also be shown with yellow coloring to conform to the wishes of the ad hoc committee.

Response: Land Use Framework revised to reflect this.

10. Comment: The lot to the east is incorrectly colored green. It should not be colored.

Response: Land Use Framework revised

11. Comment: The hike bike path should be colored and labeled.

Response: Land Use Framework revised

12. Comment: We believe the level of detail is what the ad hoc committee would prefer rather than the added detail on the original plan as long as the building footprints and parking areas are an accurate representation of the quantities listed in the accompanying tables. We understand added detail may be necessary to produce the Illustrative Concept.

Response: Agree. This level of detail won't be developed until the next stage of planning/design.

[Part 3. Link to Updated Comprehensive & Downtown Phase II Plans](#)

Below is a link to the updated Comprehensive and Downtown Phase II Plans. All Comprehensive Plan edits have been made. All Downtown Phase II Plan *text* edits have been made, however, several *visual* items are outstanding, as noted in Part 1. The Downtown Phase II document currently contains a hybrid bubble diagram/schematic plan. After approval of the latest Phase II layout and approach, a full schematic plan will be prepared prior to the joint DPAC/CPAC meeting in July. In the coming weeks after that meeting, an updated 3D model will be prepared.

Link: https://www.dropbox.com/sh/rz8hv6pphekmy45/AACx6mq897rarrN_SyOz3Jbja?dl=0

We would like to request that you provide us with any edits to these documents by the end of this week, Friday June 26. If there were any staff or committee edits that were not properly addressed, please let us know.

Part 4. Next Steps Timeline

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| • <u>Friday, June 26:</u> | City delivers any remaining edits to HLA |
| • <u>Between June 26 & July 8:</u> | HLA and City will coordinate on additional edits & delivery |
| • <u>Thursday, July 8:</u> | Updated Plans are put on website (not including 3-D model) |
| • <u>Wednesday, July 15:</u> | Joint DPAC/CPAC Meeting |
| • <u>Thursday, July 16:</u> | Open House |
| • <u>TBD (after July 16):</u> | Delivery of the 3-D model |