

This document lists the draft goals from the proposed Comprehensive Plan and includes the Planning Commission's recommendations, shown in stricken and underlined text.

DRAFT COMPREHENSIVE PLAN GOALS

CHAPTER 1 - INTRODUCTION – no goals and recommendations

CHAPTER 2 - COMMUNITY OUTREACH – no goals and recommendations

CHAPTER 3 – COMMUNITY PROFILE – no goals and recommendations

CHAPTER 4 – A VISION FOR HUDSON – no goals and recommendations

CHAPTER 5 - LAND USE AND DEVELOPMENT PLAN

COMMUNITY WIDE

Goal: Support a healthy balance of land uses that can continue to make Hudson an attractive place to live and work, and carefully manage new growth and investment to ensure preservation of the community's historic character and small-town charm.

Recommendations:

1. Support the creation and maintenance of stable residential neighborhoods, ranging from medium or large lot single family homes to small lot single family detached homes, duplexes, town- homes, condominiums, and apartments.
2. Enhance Downtown Hudson as the physical, cultural, and social heart of the community and an exciting mixed-use environment.
3. Concentrate commercial corridor uses at key nodes along Route 303 and 91.
4. Support the creation and maintenance of offices, industrial areas, and business parks of varying sizes that can accommodate a diverse array of industries, support well-paying jobs, and generate new tax revenue.
5. Support the creation and maintenance of an integrated network of parks and open spaces that preserve Hudson's rural heritage, protect the natural environment and health of the community, and allow for recreational opportunities.
6. Prioritize development in areas of Hudson that are already served by infra-structure and services before investing in underserved areas.
7. Prevent the premature or unnecessary conversion of farmland or rural residential areas.
8. Support the mission of the Western Reserve Land Conservancy and the usage of conservation easements to prevent development of environmentally sensitive and rural areas.
9. Direct new residential and non-residential development to areas planned for such uses within the Land Use Plan, so that future land patterns maximize the efficiency of public services and protect and reinforce existing land uses.
10. Continue to rigorously evaluate development proposals to ensure the intensity of any new development does not overburden existing and planned utility systems, water resources, schools, roads, and other infrastructure and taxing bodies.

11. Promote the use of Best Management Practices (BMPs) and Smart Growth planning and construction techniques for new development and redevelopment sites.
12. Continue to ensure new development reflects the scale of existing development within Hudson.
13. Continue to ensure that new developments utilize quality building materials and employ an architectural design that is in keeping with the existing character of the community.
14. ~~Pursue~~ Identify the highest and best use for the YDC site.

RESIDENTIAL AREAS FRAMEWORK PLAN

Goal: Preserve and enhance the character of Hudson's established neighborhoods while accommodating incremental residential development that can diversify and expand the local housing stock.

Recommendations:

1. Amend and adjust the Growth Management Residential Development Allocation System to balance continued management of new residential development with increased flexibility and responsiveness to market demands.
2. Protect and preserve historic and architecturally significant homes within the city core.
3. Evaluate the present boundaries of the historic district and expand the district if appropriate.
4. Continue to ensure that all residential development utilize high-quality materials (including construction, repair, alteration, or addition) and conform to an architectural design that is keeping with the existing character of the community.
5. Promote residential development and redevelopment of a variety of housing and dwelling unit types, tenures, and densities in accordance with the Land Use Plan.
6. Encourage housing development that provides diverse and affordable choices.
7. Support the development of "age targeted" housing units that allow Hudson's seniors to age in place and remain in the community.
8. Provide developers with the flexibility to cluster residential development in certain portions of a site, thereby leaving larger contiguous areas of stream buffers, wetlands, tree stands, and other assets undisturbed.
9. Continue to preserve natural features such as mature trees and green space by integrating them into the overall design of subdivisions.
10. Focus the development of higher-density or multi-family units within the greater Downtown area.
11. Evaluate changes to the Land Development Code that can allow greater flexibility in designing and developing higher-density homes such as duplexes and townhomes, in targeted areas.
12. Preserve existing housing through regular and enhanced code enforcement.
13. Work with the Ohio Turnpike and Infrastructure Commission to mitigate interstate noise pollution into adjacent neighborhoods.

COMMERCIAL AREAS AND EMPLOYMENT AREAS FRAMEWORK PLAN

Goal: Support and enhance Hudson's retail, office, and industrial areas to provide goods and services compatible with the desired character of Hudson, well-paying employment opportunities, and diversification of the tax base.

Recommendations:

COMMUNITY-WIDE

1. Market and promote Hudson's well-educated workforce, quality schools, ease of commuting, and high quality of life to prospective white collar employers.
2. Market and promote Hudson's interstate access, rail access, and available land to prospective industrial employers.
3. Evaluate opportunities to simplify existing regulatory and permitting processes to make them more predictable, streamlined, and business-friendly.
4. Support commercial redevelopment (catering to both the local and regional population) along Darrow Road that can ~~"make a statement"~~ demonstrate Hudson's high standards when entering Hudson from the south.
5. Continue enforcing existing architecture and site design regulations that ensure attractive properties and explore regulations that ensure the proper installation and maintenance of landscaping.
6. Where applicable, require the design of new developments to incorporate public amenities such as pocket parks, plazas, arcades, and connections to existing or proposed trails.
7. Continue to ensure that all development is effectively screened and buffered from adjacent residential uses.
8. Coordinate access with the intention of reducing curb cuts and promoting shared parking areas and internal cross access.
9. Support the recruitment of new employers and expansion of existing businesses by establishing a close working relationship throughout all design, permitting, and construction phases.
10. Host annual breakfasts or meetings that bring together city staff and members of the business community to discuss challenges, share ideas, and answer regulatory questions.
11. Maintain excellent relationships with major employers ~~such as Little Tikes and Jo-Ann Fabric and Craft Stores~~ to support their retention and expansion in Hudson.
12. Conduct exit interviews with businesses that choose to relocate from Hudson to better understand what influenced their decision.
13. Prioritize completion of existing vacant industrial and office parks, or redevelopment within existing industrial areas, before permitting green field development for industrial purposes.
14. Evaluate the economic benefit of expanding utility services to currently underserved areas as a method of incentivizing economic growth.
15. Maintain a centralized database of properties that are available for commercial or industrial development.

16. Invest in modern infrastructure such as broadband that can support innovative and technology-based industry within Hudson.
17. Work with neighboring communities, the Ohio Department of Transportation, and Ohio Turnpike and Infrastructure Commission to ensure that industrial tenants have efficient interstate access.
18. Support the designation of State Route 8 to I-380 to relieve Hudson of maintenance responsibilities.

DOWNTOWN

1. Maintain Downtown Hudson as an exciting mixed-use environment and the heart of the community.
2. Support the attraction and retention of a healthy mix of businesses that can contribute energy and vibrancy to Downtown Hudson.
3. Continue to support the Hudson Chamber of Commerce and Destination Hudson's efforts to market Downtown Hudson.
4. Work with developers and property owners to identify sites for redevelopment along the western fringe of the First & Main development to better integrate the existing Downtown with the proposed Downtown Phase II area.
5. Work with developers and property owners to identify sites for infill development that could continue the Clinton Street street wall from Main Street to Morse Road.
6. Implement the North Main Streetscaping Plan.
7. Establish a Downtown parking management plan that would account for the overall amount of parking needed to serve commercial uses, locations of point parking, the need for time limits, access management, and circulation.
8. Evaluate opportunities for infill development within Downtown, such as the "Building 7" site and appropriate surface parking lots.
9. Develop wayfinding signage that can direct visitors both to Downtown Hudson and within Downtown.
10. Continue to publicize and host festivals and events that draw residents and tourists to Downtown, such as movie nights, ice cream socials, concerts, parades, food festivals, and more.
11. Complete a continuous multi-purpose trail through Downtown to provide transportation alternatives and enhanced economic vitality.
12. Implement the Downtown Phase II Plan and transform the study area into a vibrant area of office, mixed-use, and residential uses.

CHAPTER 6 - DOWNTOWN PHASE II PLAN

Goal: Redevelop the “Downtown Phase II” study area as an integrated and walkable extension of the existing Downtown, comprised primarily of commercial office and residential uses.

Recommendations:

1. Continue to work with the Hudson School District to identify a suitable and cost-effective site for the relocation of their bus operations.
2. Continue to work with Windstream to relocate part of their communications operations to another suitable location, recognizing that the facility at the corner of Morse Road and Owen Brown Road will likely remain due to the housing of costly infrastructure.
3. Continue efforts to relocate the current Hudson Public Power and Public Works facilities to an alternate site.
4. Work with the Western Reserve Land Conservancy to evaluate opportunities for a nature trail or pathway through the City-owned property on the east side of Morse Road between roughly Prospect Street and Owen Brown Street.
5. Facilitate redevelopment of the area north of Owen Brown Street as a mixture of office space, live/work space, and dense residential units.
6. Facilitate redevelopment of the area south of Owen Brown Street as high-quality office space complementary to the area proceeding northward.
7. Evaluate opportunities to expand redevelopment eastward onto underutilized properties along the east side of Morse Road.
8. Support and/or facilitate parcel assembly within Downtown Phase II.
9. Support the usage of a “planned unit development” regulatory process for redevelopment within Downtown Phase II.
10. Ensure that new development is complementary to the existing size, scale, and fabric of the Downtown area.
11. Encourage architectural design that capitalizes on the terminating vista at the intersection of Clinton Street and Morse Road.

CHAPTER 7 - TRANSPORTATION AND MOBILITY PLAN

MOTORIZED MOBILITY

Goal: Provide a safe and efficient network of roads that meet the needs of Hudson's residents and businesses.

Recommendations:

1. Work cooperatively with both the State of Ohio and Summit County on road and bridge improvements, balancing regional priorities with local objectives.
2. Improve traffic flow during peak travel times by utilizing intelligent traffic signaling, infrastructure improvements, traffic guards, road connections, and other applicable tools.
3. Improve roadways within and along the perimeter of the central Downtown area to help manage traffic more efficiently.
4. Work with the Ohio Department of Transportation to fund maintenance and improvement of Routes 8, 91, and 303.
5. Identify and improve problematic intersections through signage, enhanced signalization, and realignment as needed (excluding the realignment of the Aurora Street, Main Street, and Clinton Street intersection).
6. Working with neighboring municipalities and neighborhood groups, establish mutually beneficial roadway connections between adjoining developments.
7. Identify and continue to support roadway extension projects that enhance circulation, including the Oviatt connector, ~~the South Hayden Ogilby connector~~, and improvements to Norton Road.
8. Work with Norfolk Southern to separate rail and vehicle crossings by grade at Stow Road and Hines Hill Road.
9. Continue to evaluate infrastructure improvements that could improve safety and traffic flow under the Owen Brown rail viaduct.
10. Implement high-quality gateway features at major entry points to the community to communicate a positive first impression and let travelers know they have entered Hudson.
11. Develop and install wayfinding signage at strategic locations that can direct visitors to Downtown Hudson and key community facilities.
12. Support the designation of State Route 8 to I-380 to relieve Hudson of maintenance responsibilities.
13. Re-evaluate existing policy to determine whether desired transportation projects should be funded locally when external funding is not available.
14. Budget for maintenance, repair, and upgrade of streets as a part of the Capital Improvement Plan, including for Norton Road.
15. Work with Akron Metro to increase the desirability of using public transportation as a viable method of transportation.
16. Work with Akron Metro to ensure Hudson's employment hubs are properly served, both by the location of bus stops as well as the frequency.

17. Work with Norfolk Southern and the Akron Metro Regional Transportation Authority to reinstate the currently inactive rail line running in a south- westerly direction from roughly the center of Hudson to the Stow border, providing industrial users along Season Road with rail access.

PEDESTRIAN & BIKE CONNECTIVITY

Goal: Establish a well-connected network of sidewalks, pathways, and trails that increase the safety and desirability of walking and biking.

Recommendations:

1. Continue implementation of the Connectivity Plan, with an immediate focus on constructing new pathways along major roads such as Route 91, Route 303, Middleton Road, Boston Mills Road, and Barlow Road and phasing in sidewalks to other underserved areas in the mid- to long-term.
2. Work with the Hudson School District and the city's private schools to ensure safe "walk to school routes" and identify critical gaps in the sidewalk system.
3. Continue to require the construction of side- walks and the accommodation of trails within new development.
4. Establish short trails or pathways between subdivisions that can increase access to parks and open space and reduce the need to walk or bike along busier roadways.
5. Continue development of bikeways or dedicated bike lanes along Route 91, Route 303, Terex Road, Barlow Road, Stow Road, Aurora Street, and Middleton Road.
6. Encourage, incentivize, or require business owners and developers to include bike infrastructure and other pedestrian enhancements into new developments.
7. Aggressively pursue development of the Veterans Trail.
8. Support development of regional trail connections that can better connect Hudson with Cleveland and Akron, such as a new trail connection between the Hike Bike Trail and the Towpath Trail.
9. Add pedestrian amenities, such as benches and trash receptacles, along trails and path- ways in appropriate locations and intervals.

CHAPTER 8 - PARKS, OPEN SPACES AND ENVIRONMENTAL FEATURES PLAN

Goal: Preserve and enhance an integrated network of parks, open spaces, and trails that strengthen the quality of life, protect the environment, and improve community health.

Recommendations:

1. Plan and budget for improvements to existing parks, and evaluate whether an update for the 2000 Parks Master Plan is needed to better assess future needs.
2. Thoroughly evaluate the feasibility and cost of constructing a Community Recreation Center that could serve all residents and increase the attractiveness of living in Hudson. An advisory committee of key stakeholders should be formed to further study the issue.
3. Support Summit County Metro Parks as it continues to develop additional park space within Hudson, such as TenBroeck Metro Park and Maple Grove Metro Park.
4. Work to establish Hudson as a regional recreation destination.
5. Work with the Parks Board, neighborhood groups and community leaders to identify locations for new neighborhood or pocket parks.
6. Explore ways to strengthen programs for the community's youth and senior citizens at parks, at the Barlow Road Community Center, and at identified common spaces.
7. Continue to require parkland dedication or a "Funds-In-Lieu-of-Parks Fund" contribution for all new residential developments, recognizing that a monetary payment is the preferred policy end due to an abundance of existing parkland.
8. Encourage or require private park or open space dedications within large industrial or commercial developments for employee usage.
9. Work with neighboring municipalities and Summit Co to develop regional trail connections, such as the Veterans Trail, that can increase connectivity both within Hudson and the greater region.
10. Establish local trails or pathways between subdivisions that can increase access to parks and open space and reduce the need to walk or bike along busier roadways.
11. Support the mission of the Western Reserve Land Conservancy and the usage of conservation easements to prevent development of environmentally sensitive and rural areas.
12. Minimize development impacts on natural features such as wetlands, ponds, and mature trees, where applicable.
13. As development and redevelopment occurs, incrementally bury overhead utility lines to avoid potential conflicts with trees as they grow and mature.
14. Evaluate changes to development regulations based on recommendations included in the Brandywine Creek Watershed Plan, such as establishing steep slope protections, developing a mitigation plan for wetland and riparian impacts, permitting flexible development by right, and implementing a low impact development ordinance.
- ~~15. Work with regional and local partners to prevent contamination of the four watersheds in which Hudson is located.~~
16. Minimize localized flooding in neighborhoods and commercial areas through investment in local detention facilities, green infrastructure, and traditional.

CHAPTER 9 - COMMUNITY FACILITIES AND SERVICES PLAN

Goal: Provide, or support the provision of, community facilities and services that strengthen the quality of life within Hudson and make it one of the best places to live in Ohio.

Recommendations:

1. Pursue the concept of a new Municipal Services Center (MSC) within a campus-like setting that can capitalize on synergies with the neighboring Barlow Community Center and Fire and Police stations.
2. Evaluate the consolidation of the City's Public Works facilities into a single, shared, weather-protected facility.
3. Evaluate opportunities for shared office space between the City and the administrative arm of the Hudson School District at the new MSC site.
4. Install fire hydrants in underserved locations.
5. Work with public safety providers to ensure that emergency vehicles can effectively service all areas of the City.
6. Relocate civic/public uses currently located within the Downtown Phase II study area to locations that are more suitable and cost-effective.
7. Support the operations of the Hudson School District, Western Reserve Academy, Hudson Montessori School, Hudson Library and Historical Society, and Seton Catholic School, including expansion or relocation, as necessary.
8. Maintain positive channels of communication with all public and quasi-public agencies and community service providers to ensure better coordination of projects and better coordinated long- range plans.
9. Continue to closely evaluate development proposals to ensure the intensity of any new development does not overburden existing and planned utility systems, water resources, schools, roads, and other infrastructure and taxing bodies.
10. Increase cooperation between the city's four water providers to ensure consistency of delivery and parity in consumer cost, including evaluating opportunities for consolidation or transfer of water lines/service areas.
11. Address any portions of the sanitary and stormwater sewer network that suffer from inflow and infiltration issues.
12. Fund and implement water infrastructure projects that can alleviate flooding and its impact on stormwater sewer system capacity.
13. Evaluate opportunities to better align, streamline, or consolidate garbage service within the city.

CHAPTER 10 - IMPLEMENTATION PLAN

Goal: Foster a culture of collaboration and communication in order to successfully implement the Comprehensive and Down- town Phase II Plans.

Recommendations:

1. Use of the Comprehensive Plan on a day-to-day basis to guide City policies and decision-making.
2. Review and update of the Land Development Code to reflect policies presented in the Comprehensive Plan.
3. Incorporate the Downtown Phase II Plan as a component of the Comprehensive Plan.
4. Enhance public communication regarding City planning efforts.
5. Expand the Capital Improvement Program to include improvements recommended in the Comprehensive Plan.
6. Regularly update the Comprehensive Plan.
7. Prepare an Implementation Action Agenda to guide implementation of the Comprehensive Plan.
8. Explore funding sources that can help finance the Comprehensive Plan's recommendations.