

Clinton Crossing Public Input Summary Site Plan Survey Round 2

Based on previous feedback from the July 1 open house and the *Site Plan Round 1 Survey*, the design consultants created 3 new site plans that were presented to the public at an event held along Morse Road, adjacent to the Clinton Crossing property. These plans included a combination of the preferred elements from each of the previous 17 plans. In an effort to encourage input from more community members, including families, this event was held outdoors near the Clinton Crossing site and included yard games, free shaved ice, and a food truck. Preliminary financial information and trip generation information was shared, along with 3D modeling of the site concepts. An estimated 200+ people attended. Following the event, 234 people completed the *Site Plan Round 2 Survey* to provide input on the revised site plans. The following information summarizes the *Site Plan Round 2 Survey*.

COMPREHENSIVE PLAN ALIGNMENT (RESIDENTIAL)

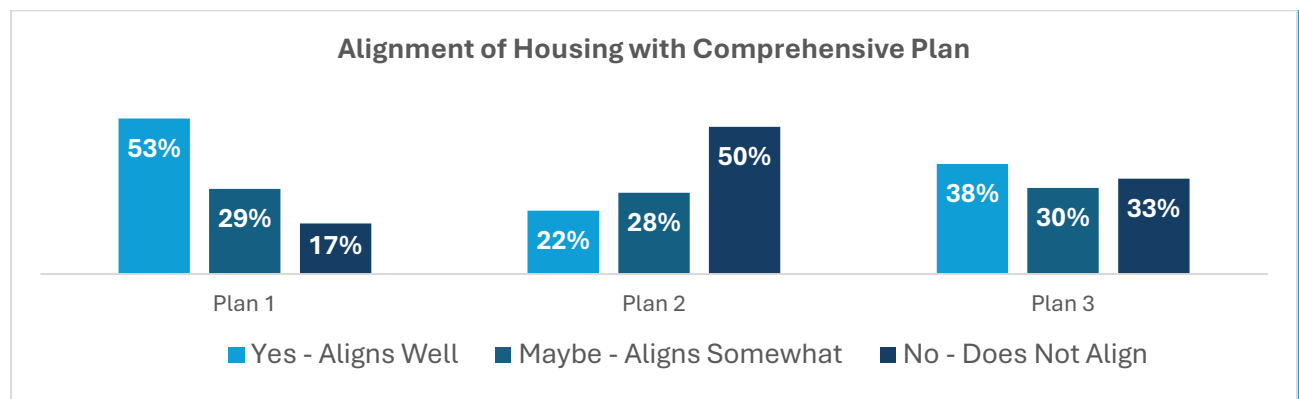
In the following question, respondents were asked ***“In your opinion, does the proposed mix of housing align with the Comprehensive Plan residential recommendation?”*** The Plan’s graphics and text definition for ‘Medium Density Residential’ were provided.

The Comprehensive Plan calls for ‘Medium Density Residential’ on this site, as defined below.



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.



Most agreed that Plan #1 housing aligned with the Comprehensive Plan and Plan #2 housing did not. Plan #3 housing was generally seen as aligned but had more mixed opinions.

GENERAL SITE PLAN PREFERENCES

Respondents were asked to select their preferred design for each of the following areas: North Side (residential), South Side (public/semi-public), and Overall Plan.

Plan #1



Plan #2

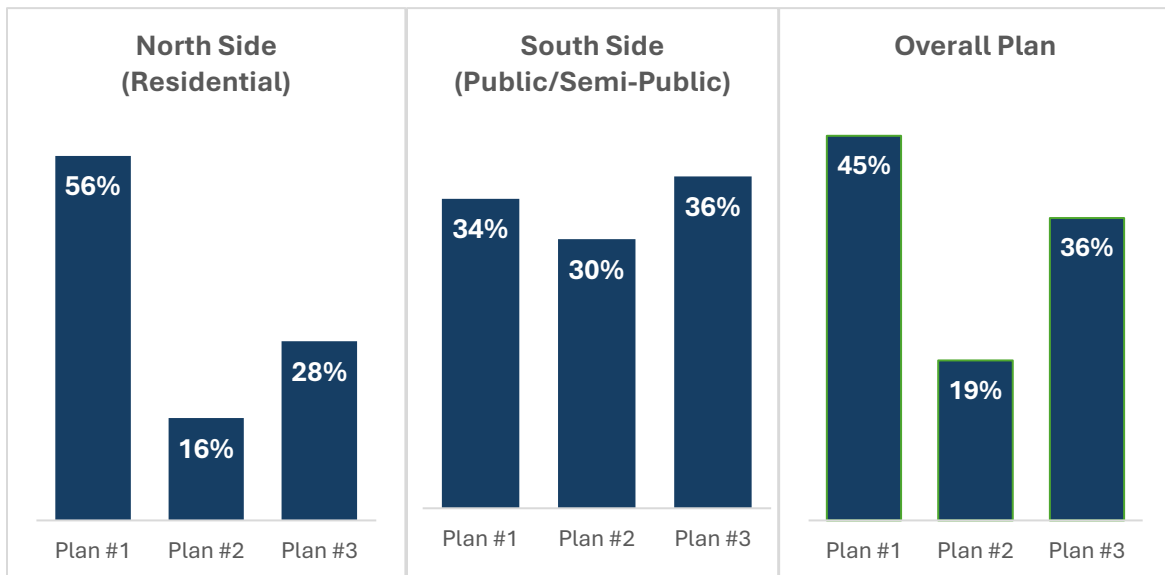


Plan #3

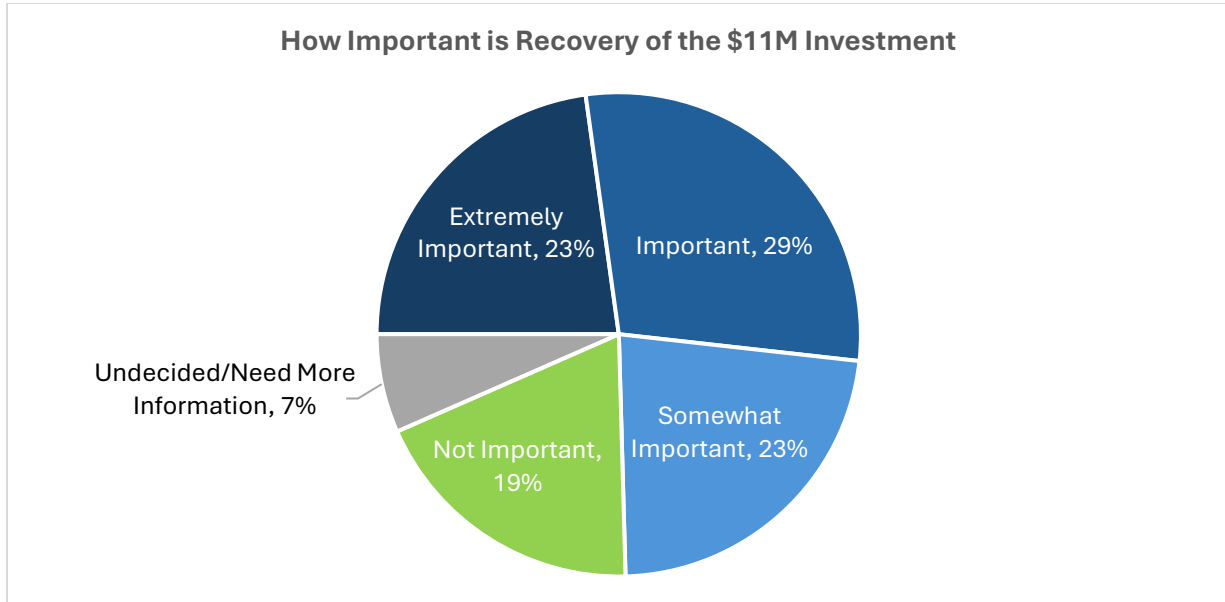


Residential: Single family, townhome, duplex Semi-Public: Community center with theater, flex space, market hall with coworking space	Residential: single family, townhome, apartment Semi-Public: grocery store, restaurant, community center, history/nature center (at north)	Residential: single family, townhome, duplex, quad Semi-Public: boutique hotel, flex space, market hall with coworking space
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The residential (north) portion of Plan 1 ranked highest and the semi-public (south) portion of Plan 3 ranked highest. Overall, Plan 1 ranked highest, followed by Plan 3, then Plan 2.

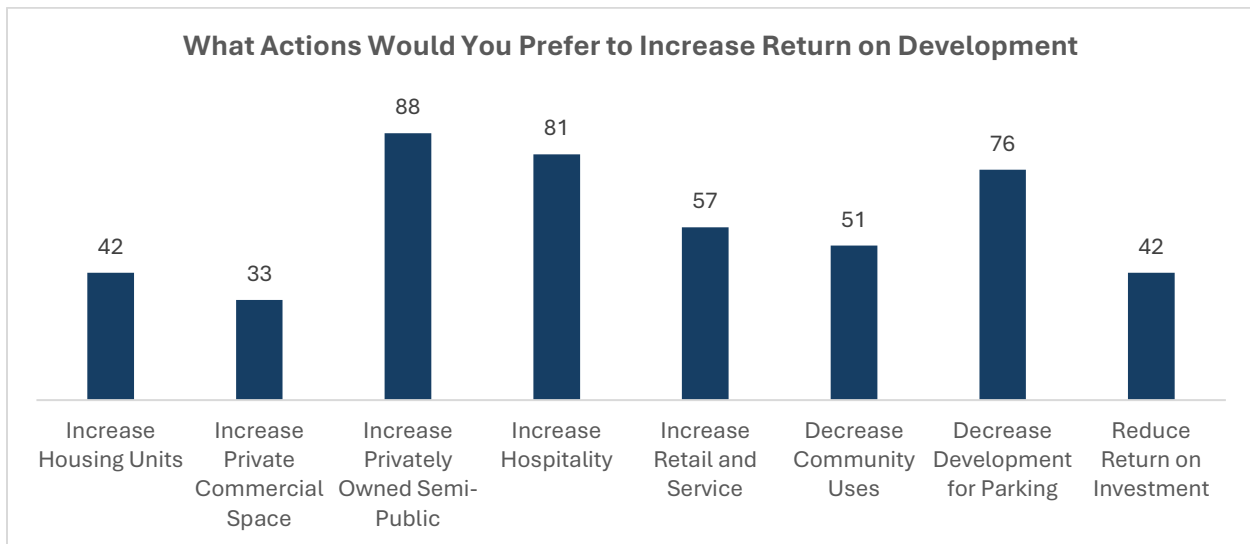


FINANCIAL PREFERENCES



The majority of respondents indicated that recovering the investment plan is Extremely Important or Important (52%).

The following question asked, *Which actions would you be most supportive of to offset the costs of public amenities on the site?* Respondents could select up to 3 choices.



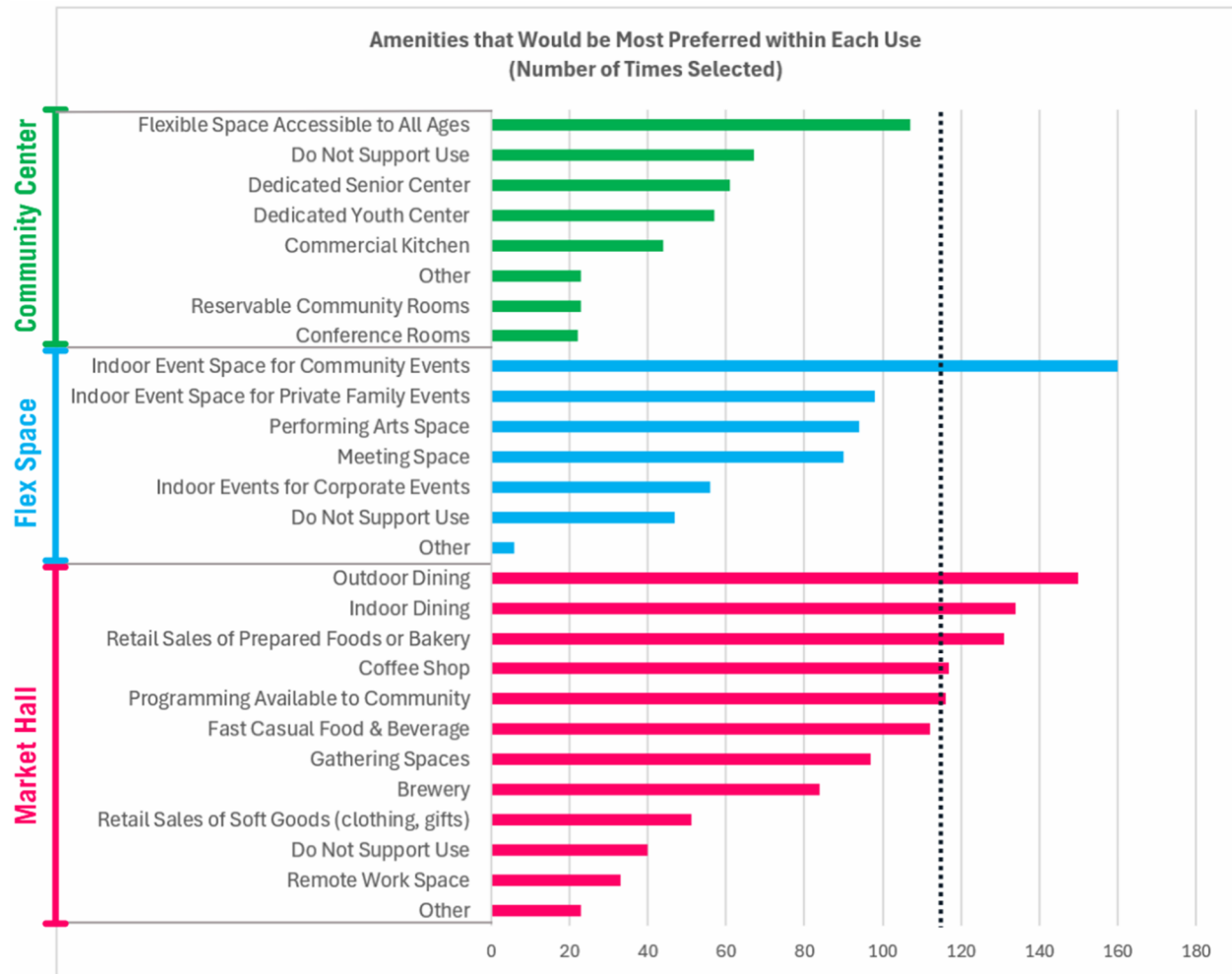
Of those who responded, the top preferences were to increase privately-owned semi-public uses, increase hospitality use (i.e. hotel), and decrease the total development level in order to avoid the need for a parking deck.

AMENITY PREFERENCES

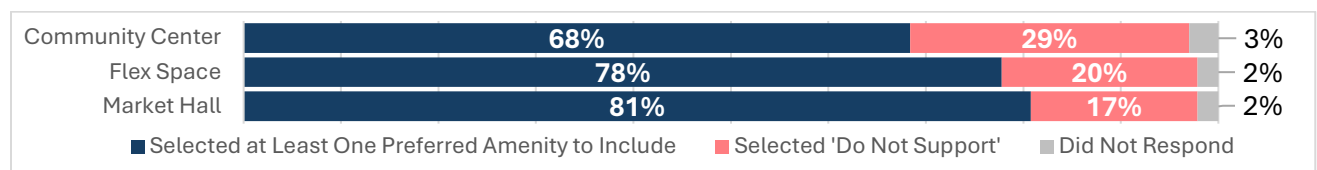
Flex Space, Community Center, and Market Hall were some of the most supported semi-public uses from *Site Plan Survey: Round 1*, but they could each include a range of activities and amenities. Additional feedback was sought to help interpret the preferred uses more accurately.

In the questions below, respondents were asked, *Which features would you prefer to see incorporated if the use is included in the final Clinton Crossing plan?* Respondents could select as many choices as they preferred.

Based on the number of people who responded to this question, a count of 115 indicates majority support (50% or more selected the option). Values past the dotted line indicate majority support.



Respondents also had an option to select that they do *not* support the above uses at the site, rather than selecting any amenities. The community center had the most responses of ‘Do Not Support’.



KEY THEMES

The quantitative analysis above provides a summary of the multiple-choice answers in the survey. Leveraging the CoPilot AI tool, a qualitative analysis was completed to summarize the key themes within the comments that respondents wrote in response to open-ended questions.

Greatest Concerns about Clinton Crossing

1. **Traffic and congestion** - Especially at railroad underpass, Owen Brown, & Main St.
2. **Density** - Concerns about overcrowding and overbuilding
3. **Green space** - Desire for parks, trees, trails, and natural areas
4. **Empty or underused commercial space** - Fears of vacancies or unsustainable uses
5. **Financial impacts** - Worry about tax increases, duplicated facilities, financial viability

Greatest Hopes for Clinton Crossing

1. **Stronger community gathering spaces** - Year-round indoor/outdoor places for families, seniors, teens, and events (market hall, rec center, flex space, public plaza)
2. **Preserving and enhancing Hudson's small-town charm** - Beautiful, historically-compatible design with walkability, character, and green space
3. **A more vibrant and active downtown** - Increased foot traffic, thriving local businesses, more things to do, and a development that strengthens the existing downtown
4. **More housing options for seniors and downsizers** - Smaller, high-quality, accessible homes (first-floor living), allowing older residents to stay in Hudson
5. **Amenities the community currently lacks** - Boutique hotel, larger/better grocery options, recreation center/pool, parks, trails, and everyday gathering areas

Input on Financial Considerations

- General support to find a balanced development approach that supports long-term community and financial value; comments that \$11M investment is a sunk cost and should not drive revenue-maximization
- Desire to avoid tax increases and limit spending on nonessential projects
- Concern that new housing will be expensive
- Boutique hotel generally viewed positively; coworking, market hall, and added retail seen by many as redundant or risky; larger grocery store feasibility viewed with mixed opinions
- Emphasis on doing the project "right" with quality design & sustainable uses

INCORPORATING THE RESULTS INTO PLAN REVISIONS:

Based on recurring themes, preferences, and objections across all three concepts, the following concepts would be expected to best respond to the overall sentiment of residents:

North Side – Community Oriented Housing Approach

1. **Single-Family & Townhomes:** Majority single-family homes and some townhomes, with a variety of layouts & focus on first-floor living. No duplexes, quads, or apartments.
2. **Green Space Enhancements:** Lower density overall, with more trees and green space including a park/playground use.
3. **Creative Street Layout:** Street layout combining Plan #1's grid-like accessibility to downtown with Plan #2 & #3's gentle curves to reduce speed and add charm.

South Side – Financially Supportive Community Uses at Moderate Scale

1. **Boutique Hotel (scaled carefully):** Must be modest in size, high quality, with possible event-flex space (small weddings, reunions, etc.)
2. **Market Hall (scaled down/refined use):** Should focus on year-round community use and programming
3. **Flex Space (multi-use, focused on community events):** Should not duplicate Barlow; could be integrated with the market hall or hotel, host indoor public events, & serve all ages

Overall Vision

A moderate-density, small-town-scaled, community-oriented district that:

- Adds needed senior-friendly and small-lot single-family housing
- Adds a carefully-scaled boutique hotel to drive economic activity
- Adds a flexible, vibrant market/gathering space without overbuilding
- Avoids peak traffic generators
- Protects green space and Hudson's historic character
- Reduces need for large parking structures
- Avoids high-density, oversized retail, and redundant facilities
- Keeps site walkable and connected to downtown via plaza and pathway design