



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

DATE: July 17, 2026
TO: Mayor Anzevino and Members of City Council
FROM: Greg Hannan, Community Development Director
CC: Thom Sheridan, City Manager, Brian Griffith, Asst City Manager
RE: Clinton Crossing Development

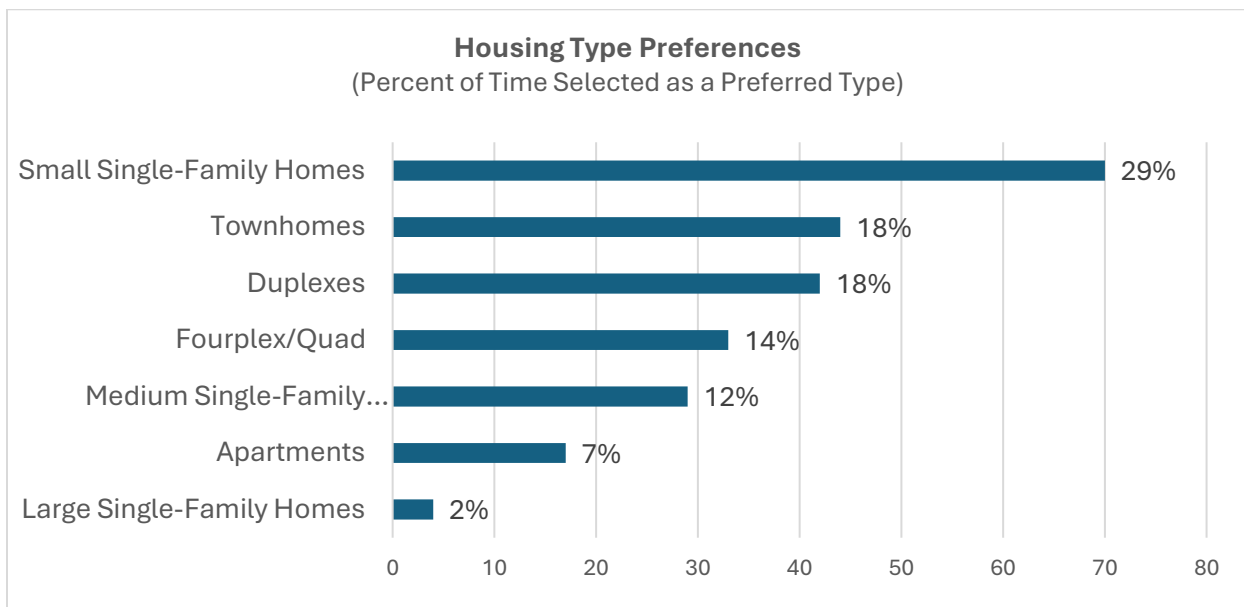
Attached is a summary of the Public Engagement completed to gain feedback on the 17 small group plans prepared as part of the June community charrette sessions. The engagement has been used to prepare three refined plans the RDL team is preparing for the July 22nd community session. The event will be from 5-8pm at the terminus of Village Way adjacent to the development site. The upcoming session will include detailed site plans and preliminary information on financial, parking, and traffic analysis specific to each plan. Staff will be present at the July 28th Council workshop to provide further update on the project and upcoming timeline.

Clinton Crossing Public Input Summary – July 2026

The project website has been available for about 4 months (March 2026) and several public engagement events have been held. From June 10-17, 125 participants created 17 site plans across 3 charrette sessions (interactive design exercises). On July 1, the plans were shared at an open house with about 125 attendees. Input was collected through visual ‘Pulse Check Boards’ at the open house and a survey that remained open for another week. Over 100 people completed the survey (*Clinton Crossing Site Plan Survey: Round 1*). The following information summarizes the survey and the Pulse Check Boards from the open house.

In the following question, respondents were asked “Which types of housing would you support on the site?” and were able to select as many options as they wished.

Top 3 Preferred Housing Types: Small Single Family, Townhomes, Duplexes

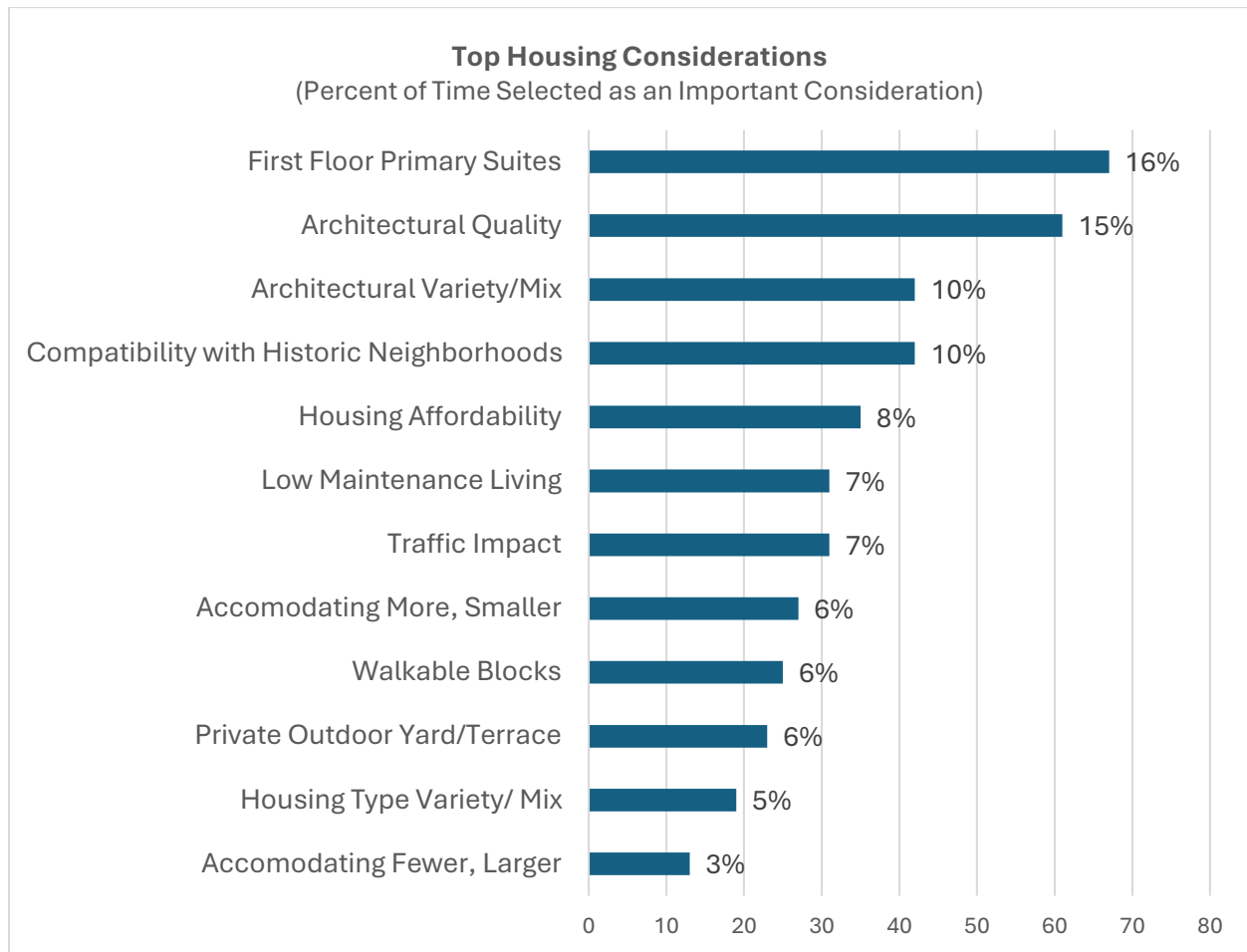


Single Family Homes Sizes (Sq Ft): Small (1,600-2,200); Medium (2,200-3,000); Large (Over 3,000)

Average Number of Residential Units in the Top 3 Preferred Plans: 72

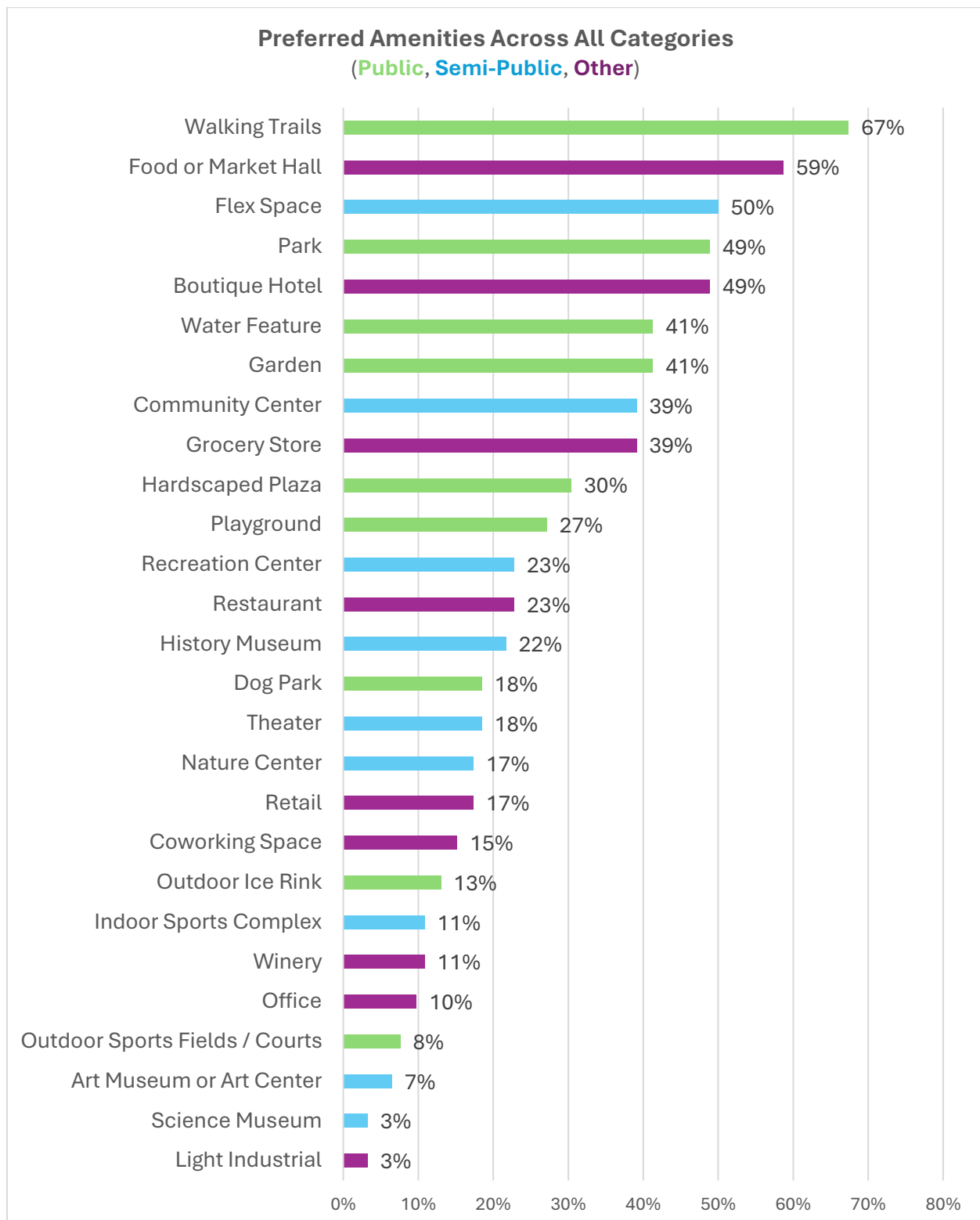
In the following question, respondents were asked “What housing considerations are most important to you?” and were able to select up to five (5) options.

Top Housing Considerations: First-Floor Primary Suites, Architectural Quality, Architectural Variety, Compatibility with Historic Neighborhoods

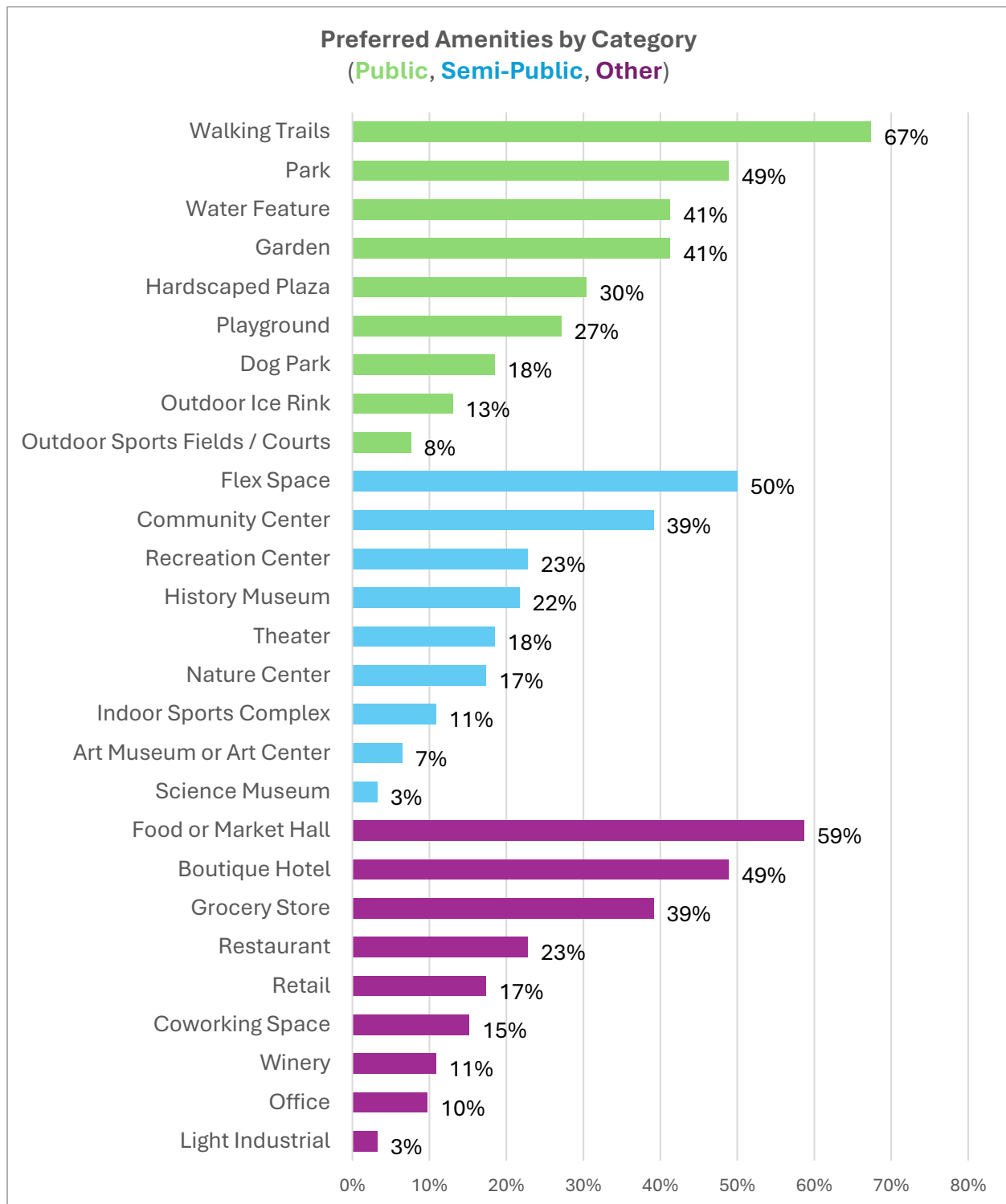


Continue to next page for Amenity data.

In the following question, respondents were asked, “Which of the following would you most like to see on the site?” and were able to select up to ten (10) total from across the categories listed below.



The following graphic includes the same data as the previous one, but is organized by use category (Public, Semi-Public, Other).



Preferred Amenities (Survey Data and Pulse Check Boards)

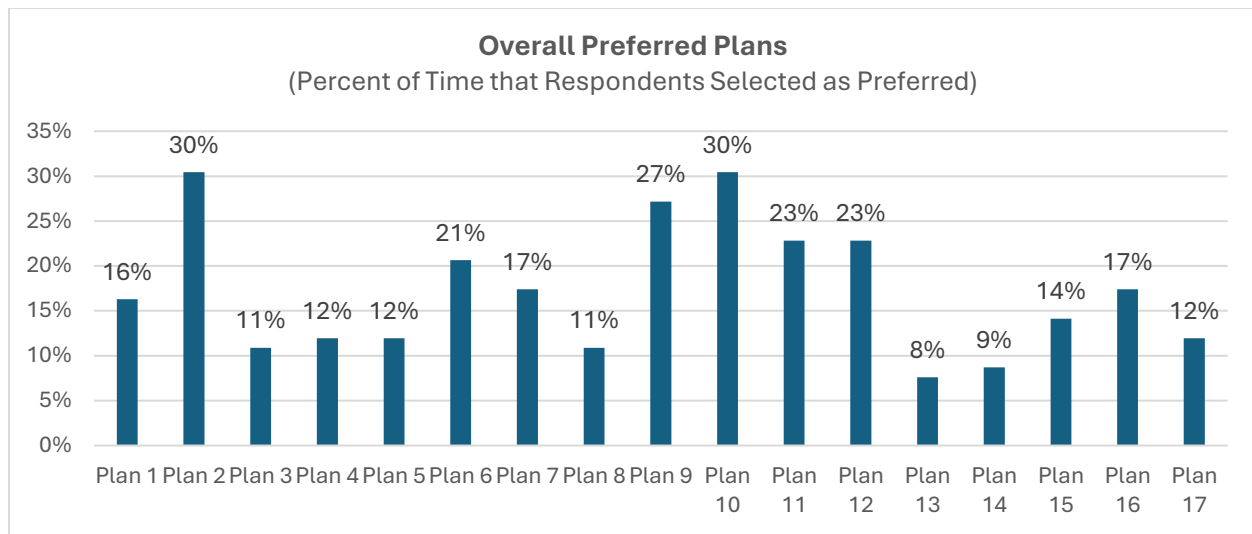
The following chart includes:

- the count of times that each amenity was depicted in the original 17 site plans
- the count and percent of times that respondents selected it in the survey
- the count and percent of times that it was selected as a Top Pick or a Veto on the Pulse Check Boards at the open house
- a Net Promoter Score that is calculated as the number of times an amenity was a Top Pick less the number of times it was a Veto on the Pulse Check Boards at the open house

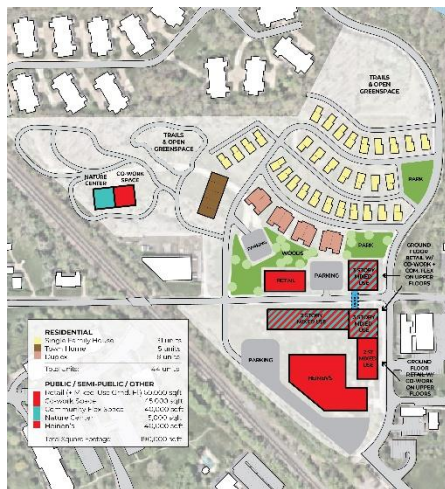
Amentity	Site Plans	Survey		Pulse Check Boards (Sticker Voting)				
	# Times Depicted in Site Plans	# Times Preferred	% Preferred	# of Times Top Pick	# of Times Veto	Top Pick (%)	Veto (%)	Net Promoter Score
Dog Park	4	17	18%	9	25	9%	28%	-19%
Garden	4	38	41%	5	1	5%	1%	4%
Hardscaped Plaza	16	28	30%	25	2	24%	2%	22%
Outdoor Ice Rink	2	12	13%	4	30	4%	34%	-30%
Outdoor Sports Fields / Courts	3	7	8%	0	30	0%	34%	-34%
Park	16	45	49%	5	0	5%	0%	5%
Playground	10	25	27%	2	0	2%	0%	2%
Walking Trails	8	62	67%	33	1	32%	1%	31%
Water Feature	10	38	41%	21	0	20%	0%	20%
Art Museum or Art Center	4	6	7%	1	6	1%	7%	-6%
Community Center	7	36	39%	31	10	33%	11%	21%
Flex Space	8	46	50%	35	4	37%	4%	32%
History Museum	2	20	22%	9	5	9%	6%	4%
Indoor Sports Complex	0	10	11%	2	40	2%	45%	-43%
Nature Center	1	16	17%	4	1	4%	1%	3%
Recreation Center	2	21	23%	5	14	5%	16%	-10%
Science Museum	1	3	3%	0	8	0%	9%	-9%
Theater	4	17	18%	8	1	8%	1%	7%
Boutique Hotel	9	45	49%	25	16	26%	16%	10%
Coworking Space	6	14	15%	1	0	1%	0%	1%
Grocery Store	3	36	39%	16	15	16%	15%	1%
Food or Market Hall	13	54	59%	44	2	45%	2%	43%
Light Industrial	1	3	3%	1	53	1%	52%	-51%
Office	1	9	10%	4	3	4%	3%	1%
Restaurant	4	21	23%	5	0	5%	0%	5%
Retail	4	16	17%	0	9	0%	9%	-9%
Winery	1	10	11%	2	3	2%	3%	-1%

Continue to next page for overall top-ranked site plans.

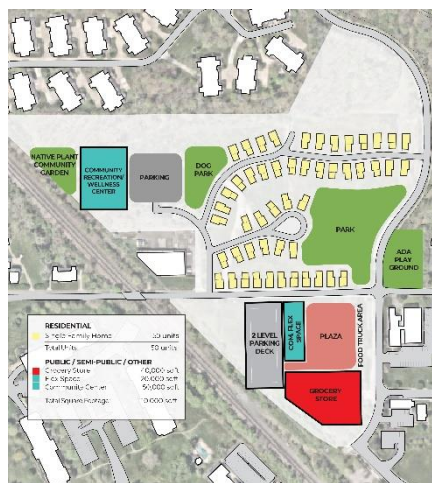
Top 3 Preferred Plans: #2, #10, #9



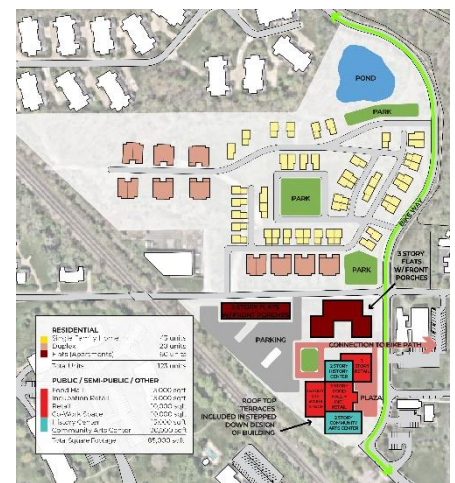
PLAN #2



PLAN #10



PLAN #9



Themes

Across various open-ended survey prompts, residents emphasized lower-density housing, smaller high-quality homes, and ample green space. Community-serving uses such as a community center, history/cultural space, or food hall drew interest but also skepticism regarding feasibility. There is strong concern about traffic, parking, rail underpass limitations, and maintaining Hudson's architectural character. Higher-density apartments, large mixed-use programs, large hotels, and industrial uses received resistance or skepticism. Overall, residents favor thoughtful, modest development that reinforces Hudson's identity and avoids overcrowding.

Housing

- Preference for smaller, high-quality homes; strong interest in ranch/first-floor living
- Support for single-family, townhome, duplex, quad; resistance to high-density apartments
- Desire for architectural compatibility with historic Hudson

Public Space/Semi-Public/Other Space

- Strong interest in green space, parks, trails, and preserving natural areas
- Mixed views on community center, rec center, ice rink, dog park, playgrounds
- Interest in history/cultural center, theater/lecture space, and flexible indoor areas
- Divided opinions on large grocery store
- Concern about duplicating existing retail or harming current downtown businesses
- Food hall repeatedly mentioned but with mixed confidence in long-term viability
- Widespread skepticism of hotel concepts (size, feasibility, fit)
- Strong opposition to industrial uses in this location

Character & Scale

- Strong desire to avoid overbuilding or "too many items on one site"
- Emphasis on maintaining Hudson's historic character and scale
- Calls for environmental sensitivity (stormwater, wetlands, pollution, sustainability)

Feasibility

- Questions about economic viability, operating costs, and long-term sustainability
- Concern about traffic flow, railroad underpass limitations, parking, and congestion
- Requests for restraint and thoughtful development aligned with the Comprehensive Plan