

996 Hines Hill Road

Timeline



1903-2008	Property owned by Cuyahoga County and operated as a juvenile reform program, primarily known as the Youth Development Center. Cuyahoga County discontinued program in 2008.
2009	City of Hudson, Western Reserve Land Conservancy, and Summit County Metroparks develop a capital stack to purchase the property to prevent residential development that would overwhelm the schools and reserve land for future income tax base development. One of the provisions in the YDC Purchase Agreement is that the property shall be used for public purposes for a period of five years (ending September 2014).
2010-2011	Ad Hoc YDC Utilization Committee was formed in 2010 with the objective of identifying and evaluating potential users and identifying non-tax sources of funding for each use. The Committee issued a Request for Interest in May 2010 and received fifteen responses, four of which were found to merit additional study. The Committee recommended pursuit of long-term leases with the four proposed users to City Council however three of the users were not found to be financially viable upon further study and the preservation of the historic buildings not economically feasible for the City.
2011	293 acres of the site are placed in Conservation Easement to preserve the natural elements.
2012	In November 2012, City Council held a workshop discussion regarding the future uses of the property following the public use restriction ending in September 2014. General alignment that the south side of Hines Hill Road would be attractive for commercial development, particularly for office uses. City Council highlights the desire to develop the property in the highest and best use for income tax base development. Consultants recommend the City bear the risk and cost of demolishing existing structures to make the site more attractive.
2013	At City Council's direction, all existing structures are demolished.
2016	The 2015 Comprehensive Plan is adopted including two sites designated as Flex, to indicate that future land use should be open to determination as the City's operational and community /market forces develop over time. 996 Hines Hill Road is included in Flex recommendation.
2018	City Council voted unanimously to rezone the parcels from District 2 - Rural Residential Conservation to District 6 Western Hudson Gateway to allow for commercial/industrial development. Commentary from Council upon passage reaffirms the intent upon purchase as not limited to park and recreation space.
2023	Economic Development Staff submit the site to the JobsOhio SiteOhio Program to be considered for authentication as shovel-ready for development.
2024	The 2024 Comprehensive Plan includes the site as a focus area with the resulting vision to be as follows <i>"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."</i> Additionally, JobsOhio and consultants, InSite, complete a site visit and tour and reaffirm the site is desirable for commercial/office development and accepts the site into the authentication pipeline.
2025	Economic Development Staff completes requirements for SiteOhio authentication, awaiting designation from JobsOhio and Ohio Department of Development. Updated site details have already been requested from two private developers and one local major employer.