



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

MEMORANDUM

To: Mayor Anzevino and City Council
From: Greg Hannan, CD Director, Emily Fernandez, Community Project Planner;
CC: Thom Sheridan, City Manager Brian Griffith, Assistant City Manager
Date: August 7, 2026
Subject: Clinton Crossing Project Update

The following provides a summary of the Clinton Crossing design advancement through the various engagement sessions. Staff is seeking Council feedback on the work to date for incorporation into the preferred plan to be presented at the August 22nd public engagement.

Engagement Timeline (attached):

- June 10th & 17th Charette session with 125 residents – 17 small group plans
- July 1st Community session - 120+ residents with 100+ survey responses.
- July 22nd Community session – 200+ residents attended with 233 surveys responses.
- August 10th PC/Council joint meeting - discuss the review and approval process
- August 22nd Community Session - Upcoming session will be hosted on the actual development parcel. A single plan will be presented with design information and financials

Survey Trends from July 22nd (see attached summary for additional information):

Residential (North of Owen Brown):

- Strong support for smaller single family (90%) along with secondary support for townhomes (79%). Duplexes, quads, or apartments did not obtain appreciable support.
- Support for curve like streets rather than grid like.

Non-Residential (South of Owen Brown)

- Strongest support for Plan # 1 and #3 although all three plans had appreciable support
- Support for a Hotel, Market Hall, Flex Space and Community space - these four uses were all within plans #1 and #3.

Additional Trends:

- Support for the development to recover the \$11 million investment, with just over 50% referencing such as ‘important’ or ‘extremely important’

- The three methods preferred to increase financial return were: increased private ownership of semi-public facilities, increased hospitality use (hotel), and decreased development to avoid need for a parking deck

There were several other uses that were not the overall highest preferences within the survey results for Clinton Crossing but that came up repeatedly in comments, including: Recreation Center, Nature Center, Senior Center, dog park, and community theater. Staff notes these lower-ranking uses may not be fully accommodated within Clinton Crossing but are relevant community priorities that could be considered for other locations during upcoming budget planning discussions.

Preferred Plan Framework

Staff anticipates the following will be incorporated into the August 22nd site plan:

Residential (North):

- 44-46 single family homes, 1800-2200 SF
- 18 townhomes, 1800-2200 SF

Public/Semi-Public (South):

- Market Hall – 15,000 sf
 - Potential for lofted coworking of 5-8k
 - Potential for programmable community space
- Hotel - 48-rooms three stories
- Community Flex facility for resident use and seasonal events

The plan presented on August 22nd will include expanded 3D digital modeling and additional imagery to illustrate the potential uses.

Financials:

Financial Consultants at Bricker Graydon Wyatt (BGW) evaluated the three proposed concepts from the July rounds of engagement and will update for the final proposed site plan. Early feedback includes the following:

- Assuming a full 20-year TIF period, all three scenarios likely recoup or significantly recover the \$11 million dollars of previous investment. Should any of the final uses be a City-owned building (community center, flex space), further study would be required to determine how the additional cost of construction could be recovered
- Publicly-owned uses do not create property tax as the City of Hudson is tax exempt, and in addition to capital costs they would likely require ongoing financial support for staffing, building maintenance, and overhead like utilities and insurance.
- Privately-owned uses like market hall, boutique hotel, and grocery store are property tax creators which could also be incorporated into a non-school TIF to recover initial investment.
- If a parking garage is a publicly built and owned structure that needs to be recaptured in the TIF, it nearly doubles the amount to recover and is unlikely to be recovered with this level of development.
- If a boutique hotel is included in the final concepts, it is recommended to institute a bed tax as an additional income source.

- For the uses proposed to date, single-family homes have the highest residential property tax potential per unit while boutique hotel has the highest commercial property tax potential. Incorporation of these uses may increase the likelihood of recovering the investment in the site.

Consultant Activities:

City staff are working with several consultants to provide additional insights and resources to the design work.

Parking: Walker Parking Consultants is providing parking demand studies for the Clinton Crossing site and a downtown-wide study to note any issues to address and how to integrate the project into the existing district.

Traffic: TMS Traffic Engineers will be commencing a detailed traffic impact study of the community's proposed plan to understand potential impacts and how to mitigate such.

Wetlands: EnviroScience has updated the previous wetland studies for the site

Financial: Bricker Graydon Wyatt is preparing financial projections to estimate property tax generation, TIF performance, and additional tools the city could consider to help support the ongoing maintenance and operations of the project site and larger downtown

Development Review: Panzica Construction is providing Owners representative guidance to provide insights on development feasibility

Hotel Feasibility: HVS Consulting and Valuation is completing a preliminary study to provide insights on the feasibility of a boutique hotel.

Market Hall Feasibility: Silverlode Consultants LLC, who completed an initial generalized market demand analysis in 2025, has being re-engaged to provide analysis on the upcoming preferred plan.

Upcoming Tasks:

- August 22nd On-Site 'Plan & Play Day' for preferred plan feedback
- September 8th Council workshop to review the engagement summary from August 22nd and to discuss the development RFP/RFQ process
- September 14th – Planning Commission introduction

Action Requested:

Staff is seeking Council feedback on the work to date for incorporation into the preferred plan to be presented at the August 22nd Community Session.