

DATE: August 5, 2026

TO: Mayor Anzevino, Members of City Council, Members of Planning Commission

CC: Thom Sheridan, City Manager, Brian Griffith, Asst. City Manager

FROM: Nick Sugar, City Planner, Greg Hannan, Community Development Director

RE: City Council and Planning Commission review of the Clinton Crossing Project

Clinton Crossing is the community-led development proposal for the 21-acre city owned property in which residents guide the designers in preparing the concept plan before a developer is engaged.

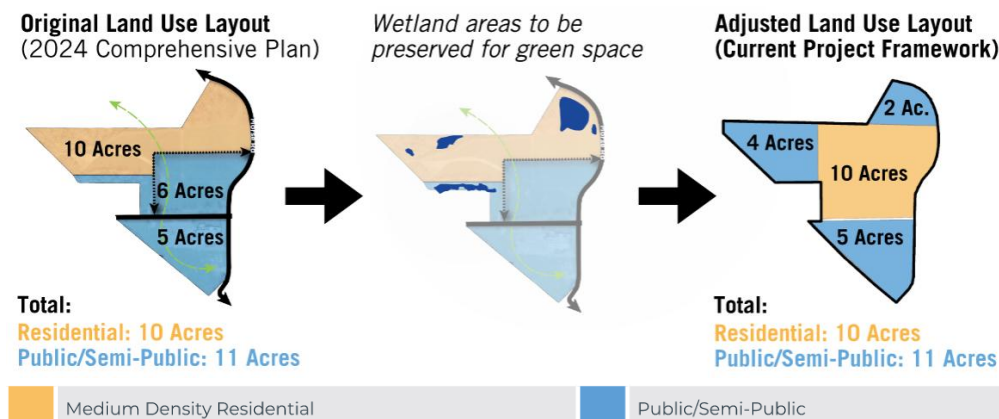
- A consultant team led by RDL Architects with support from OHM Advisors (led 2024 Comprehensive Plan) has advanced the community charrette and design process with city staff supporting the coordinating engagement activities.
- A Council subcommittee has met several times during the community engagement process to provide direction to staff and the design consultants.

The joint session is not intended to discuss the current plan in detail, but rather is intended to review the anticipated process. Staff will prepare code analysis in the coming weeks as the preferred concept plan is established by the community. The joint session will give an opportunity for members of the Planning Commission and City Council to discuss key impressions on the plan framework and regarding the upcoming development review process.

Comprehensive Plan

The area was included as a specific focus area in the 2024 Comprehensive Plan:

- The comprehensive plan identified a desire for a mix of “*Medium Density Residential*” and “*Public/Semi-Public*” land uses (pg. 65-65). The plan intentionally did not go into specifics beyond these generalized use categories.
- The 2026 community engagement process, the residential and public/semi-public use boundaries were proposed to shift to maintain the same intended acreage of each land use but account for site constraints like wetlands that are unbuildable.



- Those attending the public engagement sessions were informed of the Comprehensive Plan and its goals for the development area.
- The plan’s intent for housing is to be “*generally compact, though should be compatible with existing residential neighborhoods and their historic character. Strong connections should be established, ensuring easy accessibility to downtown*” (pg. 54).
- The plan included an action item to “*progress development that supports existing downtown businesses by increasing foot traffic while maximizing vehicular traffic impacts. Maintain the existing character and charm of downtown*” (pg. 77).

Timeline to Date

The Clinton Crossing Conceptual Plan has been the result of the following public engagement:

- June 10 and 17, 2026: three charette sessions with over 120 residents participating.
- July 1, 2026: July 1st Community session with 120+ residents to view the 17 plans, provide feedback on preferred uses, and complete a survey (over 100 survey responses)
- July 22, 2026: Three plans presented along with preliminary analysis related to parking, traffic, and financials. Over 200 residents attended with 234 completed surveys.
- August 22, 2026: RDL is currently working towards a single preferred plan for community engagement on August 22nd. Feedback on August 22nd will allow refinement of the plan for formal concept site plan review by Planning Commission.



Review Process

The upcoming concept site plan review is intended to serve as a final community step in establishing the plan before a developer is engaged. The Concept Site Plan review will strengthen the community voice into a formalized plan and give a future developer clarity regarding the community desires and provide a more predictable process. In the coming months, Council will engage a developer through an RFQ/RFP process to implement the plan. Staff anticipates the developer would advance through the full development review process in 2027.

Concept Site Plan: Within the Land Development Code (LDC) concept site plan is an optional review per 1204.04(b), at request of the applicant (City of Hudson), to request concept plan review and approval from the Planning Commission prior to a final application.

The Concept Site Plan review process is stipulated in Section 1204.04. The Planning Commission will evaluate the plan based on preliminary compliance with the following criteria:

- The development shall be consistent with the purposes and intent of this Code, and with the policies, goals, and objectives of any applicable community plan, including the City Comprehensive Plan, as amended from time to time.*
- The development complies with the use regulations as set forth in Chapter 1206.*
- The development complies with all applicable requirements set forth in Chapter 1207,*

"Zoning Development and Site Plan Standards," except to the extent modifications, variances, or waivers have been expressly allowed.

- d. The development complies with all applicable federal, state, or county development regulations, standards, and requirements, or plans, including but not limited to wetlands, water quality, and wastewater regulations.*
- e. The proposed development shall avoid or minimize land disturbance and grading and preserve the original contours and other natural topographical features of the site to the maximum extent feasible and shall incorporate measures to minimize soil erosion during all construction phases.*
- f. The development must protect and enhance historic structures, sites, and archeological features designated by federal, state, and local agencies, and the applicant shall commit, to the maximum extent feasible, to protecting and enhancing any such structures, sites, and features eligible for designation discovered during the development process.*

The Concept Site Plan review is a public hearing and will result in a decision by the Planning Commission. While the decision would not constitute a final decision on the site plan application, it would indicate preliminary approval, *conditioned upon review and satisfaction of the requirements for final site plan review by the Planning Commission or City Council*. Additionally, the public hearing would give residents the opportunity to provide input prior to a developer led site plan application.

Final Application: The final application process will be determined by the final design prepared by a development partner. The final application, anticipated to be submitted by the developer, could follow one of the following options:

Planned Developments (PDs): The process could follow a Planned Development application. PDs are described in Section 1204.02. They are generally described as *intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards*. Of note, the First & Main development followed a Planned Development review process. PDs are a good fit for projects with mixed uses, varying lot sizes, mixed housing types, and possible development agreements. The generalized meeting process is as follows:

1. Pre-application meeting with city staff
2. Preliminary Planned Development to Planning Commission
 - Public hearing and recommendation to Council
3. Preliminary Planned Development to Council
 - Public Hearing and final action
 - Approval valid for 12 months
4. Final Plan Development to the Planning Commission

Staff notes the Planning Commission has expressed interest in revising the Planned Development text and has established a subcommittee that has been meeting regularly to review.

Conventional Application: A conventional application could include the following:

Application Type	Summary	Review Board
Subdivision	A 3-step process that includes: 1. Compatibility Review 2. Prelim. Subdivision Review 3. Major Subdivision Review Primarily determines compliance with the subdivision standards of 1208	Planning Commission
Major Site Plan	Primarily determines compliance with the use regulations of 1206 and the site plan standards of 1207	Planning Commission
Variances	Required variances are TBD	Board of Zoning and Building Appeals
Conditional Use	TBD and will be based on final proposed uses	Planning Commission

Summary: A project of this scope may be better suited for a Planned Development process for the following reasons:

- Allows for the consolidation of applications/reviews
- Easier for the public to track
- Allows coordination between Planning Commission and City Council

If Clinton Crossing were to follow the PD review process, it would be beneficial to perform a code amendment in the coming months ahead of a developer led final application in Summer 2027.

Architectural Design

The comprehensive plan and recent community feedback have documented the intent for housing to be compatible with development along the historic block of Owen Brown St and the nearby Historic District streets such as Division St. and Church St. There was concern a new development would appear cookie cutter and mass produced rather than organic and developed over time. A successful method to support this would be the establishment of an architectural pattern book. A pattern book is a collection of designs, templates, and instructions used to design buildings and site layout. A pattern book would provide drawings depicting architectural styles of homes and limit each within the development to ensure:

- The final designs relate to a distinct architectural style
- Each style is not over repeated throughout the development

Staff anticipates a Clinton Crossing architectural pattern book would be established with guidance from Council, AHBR, and PC ahead of the developer submittals in 2027.

Engagement themes for the August preferred plan

The following have been noted as summary themes to help guide establishment of a single plan

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.
- Appreciable 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 and these three uses were both within plans #1 and #3.

Additional Trends:

- Support placed on the city recovering its \$11 million investment with just over 50% referencing such as important or extremely important
- The three major ways referenced to increase return were increased private ownership of semi-public facilities, increased hospitality, and decreased development to avoid need for a parking deck
- Several uses that may not be fully accommodated with Clinton Crossing but are relevant community priorities including Community Recreation Center, Nature Center, Senior Center, dog park, and community theater.

Preferred Plan framework

The following is the summary the design team is utilizing for the plan to be prepared for community engagement on August 22, 2026.

Residential (North):

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

Non Residential (South):

- Market Hall – 15,000 sf
 - Potential for lofted coworking of 5-7,000sf
 - Potential for programmable community space
- Hotel - 48-rooms three stories
- Community Flex facility of 5,000sf for resident use and seasonal events
- Central hardscaped plaza

Tentative Timeline going forward

1. PC/Council joint meeting: August 10 (process review)
2. Planning Commission project introduction for concept site plan review: September 14, 2026
3. Planning Commission public hearing: October 26th.
4. Planning Commission discussion and possible action: November/December.
5. Development partner recruited to implement the community plan: October-January.

Final Direction

Staff notes the following key discussion points for the join session

1. Confirmation to proceed with the concept site plan review
2. Advance LDC amendments relevant to the Planned Development process
3. Commence with preparing a development pattern book to guide architectural design
4. Discussion of the anticipated timeline for the coming months.