

Mixed Use Development Study

Background

Planning Commission requested information on the mix of uses and ratios that have been successful at other developments studied. Detailed information about the uses and designs incorporated into Valor Acres in Brecksville and The District in Solon are included below.

Summary of Site Specifications

Note, The District project in Solon is not yet parceled out. Acreage estimations below are based upon square footage information provided on the project website.

	Hudson District	Valor Acres	The District
Community	Hudson	Brecksville	Solon
Former Use	Joann HQ	VA Hospital	Liberty Ford
Total Project Acres	95	190	10
Uses By Acreage:			
Commercial/Industrial	<i>32 Existing</i>	160.4	-
Retail*	TBD	-	0.3
Lodging	TBD	0.5	0.5
Residential	TBD	21.1	8.2
Parking Deck	TBD	1.2	0.5
Park/Dedicated Green Space	TBD	6.8	0.5
Uses As % of Project Acres:			
Commercial/Industrial	TBD	84%	0%
Retail	TBD	0%	3%
Lodging	TBD	>1%	5%
Residential	<i>Proposed ≤ 20%</i>	11%	82%
Parking Deck	TBD	1%	5%
Park/Dedicated Green Space	TBD	4%	5%

* 77,000 SF of Retail and Restaurant Uses are planned for Valor Acres but only on the first floor of a commercial / industrial building. There are currently no planned standalone retail buildings. The Retail acreage above reflects the 13,600 SF standalone food hall planned for the site. An additional 38,000 SF of retail are planned for the first floor of residential buildings.

Summary of Housing By Project

	Hudson District	Valor Acres	The District
Multi-family	TBD	387	200
Townhomes	TBD	17	0
Single-Family Homes	Not Permitted	25	0
Total Housing Units	TBD	429	200
Apartment Building Stories	<i>Proposed ≤ 3</i>	5	5
Lodging Units	TBD	136	100

Valor Acres Development - Brecksville

The Valor Acres site in Brecksville was identified for study as it parallels the Hudson District (former Joann HQ site) as a large, legacy commercial building that was abandoned by its former user and surrounded by undeveloped land. This site is being developed as an office-led mixed use development to refill the income tax base and provide support amenities to the employers the community wishes to attract to the site.

The project uses a **layered zoning approach**: the base zoning is an **Office-Laboratory (O-L)** district for the main R&D campus, but an approved **overlay district**, including a [Local Business District \(LBD\)](#) and a [Community Entertainment District \(CED\)](#), allows for mixed-use elements like retail, restaurants, hotels, and residential (apartments/housing)



Apartment Building, Canvas at Valor Acres



Completed Townhomes at Valor Acres



Transition from three-story townhomes, five-story apartment building and then commercial/industrial use.



Office building w/ first floor retail/restaurant in mixed use portion of the site

The District Development - Solon

This development was selected for study as a compelling model of residential development over first floor retail with compelling green space. The development is in early phases of design so the imagery below are conceptual renderings.



Project Aerial



Dedicated green space.



Street-level Experience



Proposed Food Hall