

Connected to our past. Built for your future.

Downtown Phase II will be a vibrant, walkable development that will complement Hudson’s historic downtown with dynamic new uses, such as offices, condominium flats and multifamily units, a hotel, parking, and green space. Spanning the 20 acres west of First & Main, Phase II will transform three industrial-looking sites into an inviting neighborhood that will build on Hudson’s rich history. Phase II will connect to our past, and will be built with 21st Century innovative technology that will position Hudson for the future. Downtown Phase II will:

1. Increase economic vitality.

Removing “industrial-like” facilities from the downtown allows for a vibrant, walkable mixed-use district that builds on the success of First and Main. The expanded live-work-play environment will attract young professionals and workforce talent, creating jobs and increasing our tax base.

2. Expand housing choices.

Providing housing options for under-served young professional and empty nester demographics addresses a demand in the community. Hudson’s aging population and shrinking household size require new housing options to accommodate our residents. Downtown Phase II will create a thriving downtown center, where residents can live, work, enjoy the outdoors, and support Hudson’s local retail stores and restaurants.

3. Built for the future, connected to our past.

Downtown Phase II will incorporate the latest 21st Century technology — high-speed broadband internet, smart traffic signal and parking technology — while honoring the historical character and charm of our community. The blend of high-tech with Western Reserve charm will create an animated environment that will appeal to the City’s aging demographics and attract today’s younger workforce.

4. Connected to the community.

Walkable neighborhoods are in high demand. Today, there is a demand for smaller, more affordable housing options, connected to where people work, shop, dine, and relax. Nature trails and green-space will intertwine throughout the development, providing spaces for relaxation and recreation. Shopping, dining, services, events, and green spaces are all within a five-minute walk from where you work or live in Downtown Phase II.

GET the FACTS

What's the timeline for Phase II?

- Create the Vision. (1995-2015)**
 - 1995 & 2015 Comprehensive Plans, public engagement, community surveys & meetings
- Generate the Concept Plan. (2016-2017)**
 - Selected developer, public engagement, acquired land, planning & environmental studies
- Analyze the Plan. (2017-2018)**
 - Parking/traffic studies, market analysis, determine project & phasing, relocate Hudson Public Power
- Prepare for Development. (2018)**
 - Establish development agreement, City review process, relocate salt dome & bus garage, final plans for 1st building
- Project Construction. (2018-2021)**
 - Build in phases, 1st building scheduled to start summer/fall 2018.

Learn more about Hudson's Downtown Phase II at www.hudson.oh.us.

HUDSON
DOWNTOWN
PHASE II

“The opportunity exists to ... attract young professionals and empty nesters with price points below \$400,000. The housing needs to intermingle with the lifestyle and amenities that attract people to downtown Hudson. The plan needs to incorporate untethered downtown Hudson walkability.” ~ 2015 Hudson Marketing Research Study

20 Years in the Making — Phase II Planning Underway

Since 1995, the Hudson community has been planning the vision for Downtown Phases I and II. We have prepared a concept plan that will be analyzed and revised before it is finalized. The illustration below provides a summary of what has been completed, what's currently in progress, and the items that are to be completed in the future. Click on the image to enlarge. Be sure to sign up for Downtown Phase II updates as we move forward with this project. [Sign up here.](#)



Click on image to enlarge.

<p>CREATE THE VISION (1995 - 2015)</p> <p><i>Completed</i></p>	<p>GENERATE THE CONCEPT PLAN (2016 - 2017)</p> <p><i>Completed</i></p>	<p>ANALYZE THE PLAN (2017 - 2018)</p> <p><i>In Progress</i></p>	<p>PREPARE FOR DEVELOPMENT (2018)</p> <p><i>Future</i></p>	<p>PROJECT CONSTRUCTION (2018 - 2021)</p> <p><i>Future</i></p>
<p>1995 Comprehensive Plan set long-term vision for First & Main and Downtown Phase II.</p> <p>1996 Downtown Improvement Committee created.</p> <p>2004 First & Main opened.</p> <p>2015 Comprehensive Plan updated; vision for Downtown Phase II focuses on housing and office use through extensive public engagement.</p>	<p>2016 Tax Increment Financing (TIF) established with support of Hudson City Schools to fund relocation of public facilities.</p> <p>2016 Request for Qualifications (RFQ) issued for development partner.</p> <p>2016 Testa Companies selected as developer.</p> <p>2017 Extensive public engagement process - open houses, surveys, interviews, presentations, stakeholder meetings.</p> <p>2017 Land acquisition of Windstream property.</p> <p>2017 Planning and environmental studies to relocate Hudson Public Power, salt dome, and school bus garage completed.</p>	<p>October 2017 - February 2018 Traffic study to examine traffic compared to pre-development traffic.</p> <p>October 2017 - February 2018 Parking study to examine current and future parking needs for project and larger downtown.</p> <p>2017 - 2018 Prepare market analysis based on Concept Plan.</p> <p>2017 - 2018 Determine preliminary construction costs and project phasing.</p> <p>2017 - 2018 Relocate Hudson Public Power to Hudson Gate Drive.</p>	<p>2018 Public review process at Planning Commission, Architectural & Historic Board of Review, and City Council.</p> <p>2018 Establish development agreement.</p> <p>2018 Relocate salt dome and bus garage to Hudson Drive property.</p> <p>2018 Finalize plans for first building on site.</p>	<p>2018 - 2021 Final planning and phasing. Begin construction of first building in Summer/Fall 2018. Construction will be done in phases.</p>