

OHIO
HUDSON
DOWNTOWN
PHASE II

GET THE FACTS

What is Downtown Phase II?

- 125 town homes & condominium lofts.
- Class-A office space (138,000 sf).
- 250-300-space parking deck, hidden behind offices.
- Green space, park-like areas, access to trails.
- Smart technology/fiber.

Why Downtown Phase II?

- Protect, enhance, and add to the vibrancy of the downtown.
- Support First & Main / Main Street with people living, working, dining, and shopping downtown.
- Provide housing options for empty nesters and young professionals.
- Create Class-A office space in a walkable, downtown location.
- Generate up to \$1 million in new payroll taxes from high-wage jobs in the development, bringing new revenues for City services such as roads and safety.
- Generate up to \$1.8 million new property taxes from the development, a portion of which supports the schools.
- Replace industrial, tax-exempt properties (salt dome, Hudson Public Power, bus garage) with a live-work-play environment.

Will it increase my taxes?

No. It is not a tax increase. All City investment in the project will be funded by the property tax and income tax generated by the development.

Let your voice be heard.

Vote on May 7



Issue 11 on May 7

On May 7, Hudson voters will be asked to vote in the Primary Election on **Issue 11 for Downtown Phase II**. Like the issue voters passed for Phase I (First and Main), Issue 11 is an advisory vote.

A “yes” vote is in support of continuing with the City’s investment with Downtown Phase II.

A “no” vote is against continuing with the City’s investment in Downtown Phase II.

Learn more about Downtown Phase II and the vote:

<https://www.hudson.oh.us/794/Downtown-Phase-II>.

Learn more about the May 7th Primary Election and polling locations at the Summit County Board of Elections:

www.summitcountyboe.com/.

GET THE FACTS

[Click here to sign up for the latest updates.](#)

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Learn More: [Hudson Downtown Phase II](#)

Interested in Living in Phase II?: <https://www.hudson.oh.us/1059/Housing>

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Who will pay for Downtown Phase II?

There will be no increase in taxes for this project. It is a public and private development that will be paid for primarily by the developer. All City investment in the project will be funded by the property tax and income tax generated by the development.

What are the types of housing?

- **73-75 Town Homes (single-story and two-story units).** Includes two-car attached garages, high-end finishes, smart home technology, eco-friendly construction, direct sidewalk entrances.
- **50 Condominium Flats (above businesses).** Includes dedicated covered parking, single-floor living, access by a central elevator, smart technology.

The apartments originally proposed have been removed and replaced by 10-12 additional town homes.

Want to live in Downtown Phase II?

If you are interested in purchasing a home in Downtown Phase II, visit <https://www.hudson.oh.us/1059/Housing> to sign up to be the first to be notified when purchase information becomes available.

Is parking being considered?

Parking needs for Phase II would be met within the project site. A new parking structure (2-3 levels) to accommodate office parking would be hidden behind the office buildings, just like the First & Main parking terrace. The town homes and condos would have their own garages or dedicated parking spaces.



How much office space?

New office space is planned south of Owen Brown Street to help support the City's tax base with new, high-paying jobs and support the existing stores and restaurants with new customers who live or work downtown. A total of 138,000 sq. ft. of Class-A office space will attract future-friendly companies, high-tech firms, medical technology, and other high-wage businesses.

Is there more retail?

The goal has always been to support First & Main and Main Street businesses, not to compete. The retail/restaurant space proposed in Phase II is very limited and will be primarily service businesses and eateries to serve the new offices.



What's being done about traffic?

Traffic impact studies were performed to determine current and future traffic patterns. Any traffic impacts would be mitigated by adjusting signal timing and installing smart signal technology that uses cameras to monitor traffic in real-time and adjust signals to help keep traffic flowing. Other modifications would be made as needed. For more information on traffic and what would be done to control potential traffic impacts, visit <https://www.hudson.oh.us/1026/Traffic>.