



OHIO  
HUDSON  
DOWNTOWN  
PHASE II

May 28, June 2 and 4, 2019 Work Session Comments and Emails

# Housing

## Single Family

- ▶ Single Family Houses 0.2 Acres, no shared walls.
- ▶ More single family.
- ▶ One level single family, walkable neighborhood.
- ▶ Some single detached, concern with interior pockets in plan, mimic village.
- ▶ Rear-entry garage is ok.
- ▶ Solar roof and Tudor style homes.
- ▶ Make the housing ranch-style cluster homes on .2 acre lots, drop the number of units to 60-80.
- ▶ Small lot, no shared walls.
- ▶ Incorporate some detached units.
- ▶ Consider detached with rear alley and garage accessed by rear alley.
- ▶ Make the plan 100% residential featuring smaller high-quality homes.
- ▶ 1,600 sf houses with attached garages.
- ▶ Smaller, accessible homes.
- ▶ 1<sup>st</sup> floor master, 1,000 sf downstairs, cottage house/lot style, small lots.
- ▶ Small detached cottages.
- ▶ Cluster homes with fee simple ownership and an HOA.
- ▶ My vision would be similar to the Historic Village with SMALL lots.
- ▶ No shared walls – all detached.
- ▶ Detached – zero lot line or small lots.
- ▶ Micro lots.



# Housing

## Single Story

- No loft spaces.
- More 1st floor master with patio & fireplace.
- One story housing units (promote images).
- No stacked.
- Single floor homes.
- More housing for empty nesters (not less).
- No condo loft above business.
- 1<sup>st</sup> floor masters, connected is fine.
- One floor living.
- All 1<sup>st</sup> floor living.
- More single-story housing.
- No 3 story buildings.
- No units stacked above each other.
- Living spaces for empty nesters.
- Likes dwellings above offices.
- No homes above businesses.
- Likes dwellings above offices.

# Housing

## Townhomes – Condominiums – Villas

- ▶ Duplex instead of townhomes.
- ▶ More condo townhomes.
- ▶ Wants condo with garage to downsize.
- ▶ Condos should have windows on 3 sides.
- ▶ Like condo idea- need to downsize.
- ▶ Villas type housing for all North property.
- ▶ Remove townhomes at Block F.
- ▶ Attached is ok.
- ▶ Some office and town homes are okay, too many connected units.
- ▶ Does not like long façade of housing fronts all tied together.
- ▶ Okay with connected homes.
- ▶ We want condos – no small homes.
- ▶ Townhomes won't sell to empty nesters – empty nesters won't walk downtown.
- ▶ Increase housing unit total for condo flats and townhomes with first floor masters.
- ▶ The young and old want very little yard.
- ▶ Ok to build condo if it will generate income tax, don't overcrowd.
- ▶ Put condo where Hudson grade school was.
- ▶ No apartments or rental properties.
- ▶ Some attached housing – maybe attach garages.
- ▶ Not sure about the lofts – maybe not desirable.
- ▶ Poor concept for condos and flats.
- ▶ Perhaps build less condominiums above commercial spaces and replace with single floor standalone homes.
- ▶ Maybe attached only at garage. Condo/Townhouse option similar to Celebration, FL.

# Housing

## Rentals

- More rental units.
- No units built as rentals.
- No rentals.
- Suggest some rentals.
- No rentals at all.
- Okay with some rented.
- Less apartments.
- Wants apartments.
- Ok with well managed rentals.
- No rentals, is hallmark discrimination.
- Put apartments back in Block G.
- Apartment-type housing is OK.
- Remove apartment-type housing from the plan.
- No loft rental.
- Apartments need to be brought back into the plan.
- Need apartments and flats to attract singles and couples (young) which will attract high wage employers.

# Housing

## Pricing and Design

- ▶ Published pricing of homes.
- ▶ More housing so it stays affordable, for all age groups, keep prices \$200k-\$300k.
- ▶ Team focused- need to look to the younger generation, future for housing.
- ▶ Need pictures of interior layouts, exterior of homes architectural.
- ▶ \$300k-400k “affordable”
- ▶ 113 units will not be enough and demand will drive up the cost of units. See costs of Hudson Villas in the past year.
- ▶ Housing street design is great.
- ▶ Change interior hidden space of blocks and make it more like a traditional neighborhood street, would like a better mirror of the historic village houses.
- ▶ Price point \$300k-\$400k.
- ▶ Lower cost housing.
- ▶ Add additional affordable housing under 200K with communal green space and LEED design for the entire neighborhood -- make it a neighborhood of the future.
- ▶ Front porch/neighborhood style.
- ▶ Please include affordable housing so City employees and early career people can live where they work.

# Housing

## Pricing and Design

- ▶ Create a pocket neighborhood – accommodate varied types of housing in a walkable community building format.
  - ▶ Would allow proper scale and size to “pull” the village housing on the East side of town around to the North and West side.
- ▶ Vary the facades.
- ▶ More properties like the Villas.
- ▶ Sizes to meet the needs of empty nesters but also maintaining the charm and feel of the existing Village lifestyle.
- ▶ Sell land zoned for .25 acre lots.
- ▶ A2 is silly – homes above business.
- ▶ No front facing garages.
- ▶ Develop the ENTIRE LAND with residential options only.
- ▶ Units need to sit back from sidewalks with landscaping between.
- ▶ Characteristic of Western Reserve and Victorian. A variety of materials – stone/brick.
- ▶ Making the cost of homes too high discriminates against people with less income.
- ▶ Hudson is increasingly becoming a town for the wealthy
- ▶ Attention paid to not making the residential units affordable for most.
- ▶ Empty nester housing.
- ▶ Larger lots.
- ▶ Interested in senior citizen housing, would like to live downtown, do not want to live above a business.

# Commercial

- ▶ Reduce commercial.
- ▶ Scale down offices no stacked.
- ▶ Like plan, scale down, less office RR sound provisions.
- ▶ NO NEW OFFICE SPACE.
- ▶ Less commercial or no commercial.
- ▶ No retail and restaurant.
- ▶ Concerns about filling the commercial.
- ▶ Team focused- need to look to the younger generation future for commercial.
- ▶ Prefer two story offices.
- ▶ Some office and town homes are okay, too many connected units.
- ▶ Concentrate the commercial property to along the RR tracks to reduce noise.
- ▶ Very little office/retail.
- ▶ We don't need more office space!
- ▶ Eliminate all offices.
- ▶ No commercial.
- ▶ Minimal office space.
- ▶ Commercial site renderings.



# Commercial

- Office space concerns.
- Commercial properties would still be incorporated into the plan but now not squeezed.
- Re-consider offices, more working from home.
- Massing of offices is too much.
- Replace all office space with a hotel and bowling alley/ice rink/fitness centre but until that time grass out the area and halt all improvements.
- Incorporate restaurants into office building at base of Clinton.
- The mix of business and residences will very positively impact our community and the merchants.
- No residences above office/commercial.
- Hudson has a surplus of office space so we do not need more in Phase 2.
- Would like to see less office space and more residential Townhomes.

# Traffic, Access & Parking

## Railroad

- Traffic under culvert.
- Railroad underpass, no ingress/egress.
- Norfolk Southern Bridge needs to be widened.
- Against one lane & sidewalk under R.R. Bridge.
- Elevate sidewalks under R.R -will get soaked, gets wet there.
- RR sound provisions.
- Railroad culvert – elevated sidewalks – sidewalk in front of Versailles in residential & commercial.
- Sound barrier between residential & R.R (or use Office Structure).
- Concentrate the commercial property to along the RR tracks to reduce noise.
- I would love a pedestrian walkway under the rail line and sidewalk section in front of the apartments

# Traffic, Access & Parking

## Parking

- Eliminate large garage.
- James Ellsworth ped. friendly remote parking no garages.
- Make valet lot two story.
- Get rid of need for a parking garage.
- Ok with city garage.
- Pub parking garage at “valet” lot.
- Eliminate diagonal parking on N Main, 3 parking spaces in front of 3 Palms and 3 spots at D.O. Summers.
- No parking deck.
- Remote parking – pedestrian only!
- Make development pedestrian only.
- Eliminate parking lot.
- No parking garage.
- Design of parking garage is great.
- Don't mark on street parking spaces in residential.

# Traffic, Access & Parking

## Owen Brown

- Close Owen Brown (N Main to Morse).
- Close Owen Brown between Morse & West Village Way.
- Close Owen Brown at Morse Road.
- Close off Owen Brown.
- Keep everything South of Owen Brown as is.
- Prefer larger office buildings South of Owen Brown instead of other commercial buildings North of Owen Brown.
- Consider vacating Owen Brown at Morse – making it a 'T' intersection.
- I approve of the proposed plan with the possible exception of making Owen Brown a dead-end street.
- Gate Owen Brown and give residents transponders.
- Owen Brown residents – congestion concern.
- DON'T close Owen Brown! Why should you? I get traffic on Ravenna and don't complain.
- Roundabout at Owen Brown and Clinton.
- Make Owen Brown one-way (going into development).

# Traffic, Access & Parking

## Brentwood

- Traffic on Brentwood & Stratford need a four way stop.
- Concerned with Brentwood traffic increase. Would like a 4-way stop at Brentwood/Stratford.
- No 4-way stop at Stratford and Brentwood – stop people from using my street as a cut through, they are speeding and it's unsafe.
- 4 way stop Brentwood & Stratford.
- I live on the other side of the rail line on Brentwood and I am not afraid or put off by increased vehicular traffic.

# Traffic, Access & Parking

## Traffic - Miscellaneous

- ▶ Too many stop lights (?) ethics.
- ▶ Traffic needs reduced. A lot working from home.
- ▶ Traffic study, TRAFFIC IS AN ISSUE.
- ▶ Alternative street layouts.
- ▶ We have a traffic problem; this is too much density.
- ▶ Villas on private closed roads to thru traffic – a road around villa to thru traffic.
- ▶ Traffic is a large concern.
- ▶ Lower traffic.
- ▶ I feel that the traffic issues have been addressed.
- ▶ Don't widen the roads.
- ▶ Improve by making Ravenna St one-way (Eastbound only) up to PNC bank driveway.
- ▶ Completing the Oviatt extension over the tracks to Starbucks.
- ▶ Make sure to address the traffic issues early.
- ▶ Traffic is already troublesome three times daily (morning/evening rush hour and school letting out).

# Traffic, Access & Parking

## Traffic - Miscellaneous

- Make sure to address the traffic issues early.
- Traffic is already troublesome three times daily (morning/evening rush hour and school letting out).
- Perhaps vacancies on the main strip are due to people's frustration with enduring traffic.
- Figure out traffic issues on 91/303 at 4-7pm before you build more.
- Consideration of traffic as a result of additional residences.
- Those who want to downsize the project (to reduce traffic) are also recommending gymnasiums, meeting centers, etc. (all of which increase traffic).
- There needs to be a good "traffic" road plan, then a design of what is going in it.
- The care that has been taken with traffic concerns is impressive.
- Manage 303 and 91 traffic.
- Resolve traffic before proceeding.

# Traffic, Access & Parking

## Traffic - Miscellaneous

- Make sure smart signals work before proceeding -address traffic and test solution first, do we need this at all.
- Not convinced about smart signals.
- Bring in “smart” signal traffic light before you build – show us this works.
- Traffic means revenue.
- “Yes” on smart traffic.
- Narrower or a one-way loop through residential that has a golf cart lane on one side and a sidewalk on the other.
- No smart lights in the world are going to keep our lovely town from constant gridlock.



# Project Ideas & Concerns

## City Hall

- City Hall in Downtown – end of Clinton.
- Sell PASCO City Hall – put into office space.
- A1 A2 & A3 = CITY HALL.
- Relocate City Hall to Windstream Site.
- Back to basics, bring the townhall back downtown. Put it in Phase II.
- Sell PASCO building, move City Hall to Phase II.
- Phase II area is better for City space.
- We want the kind of town the people enjoy walking through, that kids are able to ride their bikes downtown.
- Put Town Hall where Farinacci Pizza is or near.
- Sell PASCO to high tech company and put City Hall here.
- Make a statement like James Ellsworth, reduce, recycle, repurpose the Windstream Building as City Hall.
- Sell the PASCO building and put it back on the tax rolls.
- Many Ohio towns have the town hall centrally located.
- The Terex Road location is being called the Hudson Out-Of-Town Hall.
- City Hall MUST be part of Phase 2. City Hall is NEVER revenue generating, remember Hudson is already producing income from our electric and water utilities.

# Project Ideas & Concerns

## Community Resources

- ▶ Community Center projects.
- ▶ Recompose part of the Library for Rec Center.
- ▶ Conference Center.
- ▶ Community room, public spaces need added.
- ▶ Land should be used for public not private use – Community Center, park environment.
- ▶ Add public restrooms.
- ▶ Rec center in project.
- ▶ Develop WRLC parcel for Hiking-Walking.
- ▶ Community garden, farm to table for restaurants.
- ▶ Prefer community gardens or community center.
- ▶ Hudson has more open space than any community in 40-miles radius.
- ▶ Build us a rec center.
- ▶ Add a community/rec center or other type of community space.
- ▶ Main concern is the overbuilding and congestion of such a valuable community space.
- ▶ We have no dog park.

# Project Ideas & Concerns

## Community Resources

- Environmentally conservational approach, return property to its natural state.
- Create a beautiful trail/park for running and hiking.
- A new community center with a community pool.
- Put in Bike n Hike path ASAP.
- Recreation facility, do not spend the planned \$250,000 on the skateboard park!
- From younger people, I am hearing about a Community Center.
- Connect with upgraded bike and walking trails into town through Cascade Park.
- Hudson has lots of parks – people are either lazy about visiting them or don't know. Publish this info out.
- "Rent" garden space to grown own food.
- The plan had nothing whatsoever for the community.

# Project Ideas & Concerns

## Density

- Scale down housing.
- Less dense.
- More residential.
- Reduced by half density detached homes.
- Reduce total scale – uses okay
- Lower density
- Scale down, less office.
- We have a traffic problem; this is too much density.
- Overall scale needs to decrease.
- Too dense.
- More open space.
- The density has been significantly reduced and is the type of housing needed in Hudson.
- It seems too many people will be crammed into the space available.
- Density is fine, let's do it!
- Far too much density.
- Residential is too dense.
- Some density reduction.
- Scale is issue.
- Reduce the density.
- Density of 3-5 unit/acre with common green space.
- Residential seems fine (density).
- Office/Commercial seems fine (density).
- Reduce the residential density North of Owen Brown by 10% and go for it!
- I support a highly dense residential component of Phase II.
- Likes housing side of plan, wants more transparency on look and density of commercial.
- Lower density 10-15%.
- Proposed changes to decreasing density - was essentially illegal and discriminatory.

# Project Ideas & Concerns

## Energy & Environmental Concerns

- ▶ Energy – Sustainable – Solar, GEO Thermal, Tesla Battery Solar Project.
- ▶ Incorporate removable energy.
- ▶ Use renewable energy – Geothermal, Solar.
- ▶ Solar roof.
- ▶ LEED design for the entire neighborhood -- make it a neighborhood of the future.
- ▶ Prioritize environmental criteria from developers and provide to the public.
- ▶ Environmental criteria should include: alternative, renewable sources of energy, solar and geothermal; solar canopies on parking facilities; charging stations for electric vehicles; permeable surfaces; recycling and composting locations; meet criteria and guidelines outlined in the Brandywine Creek Storm Watershed Study and Brandywine Creek Balanced Growth Initiative Watershed Plan.
- ▶ Storm water concerns.

# Project Ideas & Concerns

## Green Space

- More playground green space.
- More green space results in more traffic.
- Block F -create green courtyard.
- Shared green space.
- More green space.
- Additional park space that includes playground equipment that is accessible for kids with special needs.
- Maybe park should divide Residential and Commercial, unless only meant for residents.
- Cut out D1 and D2, put green space in their place.
- Eliminate townhouses between road A and B to make green space from Village Way to Morse Road.
- Convert Building C and the parking lot into green space.
- I'm very invested in donating to the green spaces.
- City park.
- Fewer units, green space in between.
- A couple picnic tables by the cleaned up creek – that could be the green space!
- Pocket park in middle between Roads A and B.

# Project Ideas & Concerns

## Miscellaneous

- ▶ Wegmans – grocery store.
- ▶ Thank you for great work so far in planning this project. I am disappointed that Council let a vocal FEW determine the fate of this project. This should have never been placed on the ballot.
- ▶ Misinformation has been rampant and 5,000 voting out of 22,000 is not a mandate.
- ▶ Develop the Industrial Park at Rt 303 and 8. It can handle the traffic.
- ▶ Construct another high-end grocery store such as a Whole Foods or construct a larger Heinen's.
- ▶ Grid pattern is essential.
- ▶ Disliked City brochures.
- ▶ A bakery and a drug store would be good additions.
- ▶ Hudson is a jewel let's keep it polished.
- ▶ Possibly a grocery store with adequate parking.
- ▶ A Food CO-OP with small restaurant incorporated. Food CO-OP being a grocery that sells organic produce and more natural products including bakery items, make-up, and other various health items for healthful living.
- ▶ Year-round indoor food court like Faneuil Hall in Boston.
- ▶ Build a castle or something like Stan Hywet.
- ▶ Don't ignore vote, voters spoke.
- ▶ Don't compete with others – don't have to compete and become more modern - drop VBB.
- ▶ Create lots and sell individual lots – City acts as its own developer.
- ▶ Small town feel.

# Project Ideas & Concerns

## Miscellaneous

- ▶ Create a pocket-home neighborhood reflective of New England.
- ▶ Preserve Hudson's character and maintain the quality of life of current downtown residents.
- ▶ Revenue stream not transparent.
- ▶ Stop spending my tax dollars on 'shiny' new toys. We don't need VBB.
- ▶ The concept that properties must be "revenue generating" is a stumbling block to the entire Phase 2 project.
- ▶ Don't want Hudson to become a Solon or Twinsburg.
- ▶ I volunteered to clean Brandywine Creek and no one called me back.
- ▶ If we are able to – some kind of attraction added to Phase 2. Ex: digital museum like in Switzerland. Can charge entry fees to offset cost.
- ▶ Don't need any more retail (dinosaur = bad investment – retail is online now = brick & mortar = obsolete).
- ▶ Phase 2 – build it and they will come.
- ▶ Millennials won't come to Hudson.
- ▶ We want the kind of town the people enjoy walking through, that kids are able to ride their bikes downtown.



# Timeline and Plan

- Council needs to move ahead.
- Timeline for decision making.
- Don't want it to be scrapped.
- Get project going.
- Plan too short.
- Faster to Develop the better.
- Start over more input – committee formed.
- Proceed with the current plan.
- START OVER.
- The current plan is basically fine, let's move forward and allow the plan to go through the rest of the process.
- Well thought out, with changes made to reflect the community interests.
- Hopefully City will proceed with current plan, as developed over past 3 years.
- Violently opposed and disappointed in direction of Hudson, more paths.
- Why there, wrong location.
- Move forward quickly to avoid issues with paying off debt already incurred.
- Move forward with the plan.
- Continue with the plans, and especially concentrate on developing sidewalks into downtown.
- Start over and do additional feasibility studies to determine what should go in the space.
- I recommend that Phase 2 proceeds with residential area as currently planned.
- This should start as soon as practicable with the office area to be addressed in the future.
- Please send final proposal to public for vote before telling us what will happen.

# Timeline and Plan

- ▶ We like the plan "AS-IS".
- ▶ Like plan.
- ▶ Remove Hudson Heating Building, move out land swap.
- ▶ Wrong location.
- ▶ Plan is poor.
- ▶ Supports plan.
- ▶ I voted for my council members to act on our best interest and am happy with all the work that has already gone into the plan, continue with the process.
- ▶ The City has my vote of confidence to do what is right for our beautiful community.
- ▶ Should vote on final plan.
- ▶ Put more money into the roads before proceeding with any downtown projects.
- ▶ We are now in debt on this project so must have a plan that generates revenue for the City if we like it or not.
- ▶ We are FOR the development, helps SUPPORT Phase 1 AND Main St and the overall community.
- ▶ There has already been a cost in studies and further studies will add more cost.
- ▶ The design should not be driven by an attempt to maximize tax dollars.
- ▶ Make Phase II as good as the clock tower (but maybe you want to spread that kind of decision out over a few years).

# Timeline and Plan

- ▶ Need a few tweaks but plan is basically ok.
- ▶ Move Road C toward railroad – put small green courtyard space at Village Way with space produced.
- ▶ No “retail form” architecture.
- ▶ Overall I support the Phase 2 Development.
- ▶ Not 3 story buildings or garage – 2 story buildings max.
- ▶ “Community building is key”.
- ▶ Does not require “jamming” everything into a confined area.
- ▶ We agree with plan as started.
- ▶ I’m totally in favor of Phase II, thank you for your efforts.
- ▶ The Phase II plan should go forward.
- ▶ If changes are suggested that would improve the plan, by all consider them.
- ▶ Merchants are hurting and need more customers new and old.
- ▶ We all need to patronize our local shops and 250 folks who could walk downtown would be a blessing!
- ▶ Phase II is an important next step to insure the vitality of our future.
- ▶ Doesn’t like project generally.
- ▶ We are happy with the current plans that have been presented for Phase II.
- ▶ Hudson does not need another misadventure like Youth Development Centre, Golf Course, Velocity Broadband etc. none of which have not produced profits but only cost resident’s dollars.
- ▶ I would like Council to please proceed as planned with Phase II. This is critical for the vibrancy of downtown, particularly Monday through Friday foot traffic.
- ▶ Certain people that are against this project have very specific self interests that should not deter it from moving forward.
- ▶ The market is good for construction right now, but who knows how much longer before it dips again?
- ▶ We need to start ASAP.

# Timeline and Plan

- Not a Hudson “feel”, too Crocker Park like.
- Lengthen deliberation process and make it transparent – City is devoting less than a week to review input.
- Cancel June 11 meeting and June 18 meeting.
- Love the idea and keep the forward momentum.
- Keep height restrictions in line with other downtown buildings.
- Keep working on the connectivity of downtown with paths/sidewalks.
- As is!
- Put a moratorium on Phase 2 spending for a year while the plans are revised not just tweaked.
- Less talk and nit picking – get it agreed to and start construction. I want to downsize our home and hope Phase 2 provides an opportunity.
- Please proceed with phase 2. Don't let a few haters stop progress.
- Develop the ENTIRE LAND with residential only.
- Educate some of the Council members on more specifics of projects.

# General

## ► Developer

- Stay away from selling the land to developer.
- Parcel to be paid for by developer.
- Testa is financially sound.
- On a personal note, I think blaming Testa is a shame.
- Do not make a “private” development – mesh with City.
- The developer needs to be present to discuss details of construction.
- I fear Testa will walk away soon and then no other developer will bother to work in Hudson for at least two decades.
- Be fiscally responsible and request current 2018-2019 financial statements.
- Need updated financials from Testa.

# General

## ► Questions and Information Requests

- How much in the flood plain?
- Are there sidewalks on Morse Road?
- What is sq. ft. of individual homes?
- I see the financial benefit of this massive build, but how will it change the tone/impression of our city center?
- Why need more office space?
- How will creating more congestion entice more customers downtown?
- What about safety zone along railroad?
- Do we need more restaurants?
- Why isn't the Owen Brown railroad bridge closed down?
- Please describe the concept of condo flats – square feet, bedrooms – are they all similar?
- How can we look at Sam Petros properties?
- Questions need or demand for condo flats.

# General

## ► Questions and Information Requests

- Need more info on sizes, layouts and pricing of the housing options.
- What is going in Block G?
- Can't control who buys units, will it really be downsizers and millennials?
- Remember the creek and the flood? The creek is no over grown, if we pave the area, where will the water go?
- What is up with the YDC?
- What is going on with Route 8?
- What is going on with the rug store?
- When did our downtown become the kind of place for cluster homes?
- I ask each of you to finish this statement and really think about Phase II. As a citizen of Hudson, I enjoy visiting the Phase II area of town to \_\_\_\_\_.