

## Honoring our Past. Building for the Future.

Downtown Phase II is designed to be a vibrant, walkable development to complement Hudson's historic downtown with dynamic new uses, such as offices, condominium flats and multifamily units, parking, and green space. Bringing new workers and residents downtown will support existing businesses and restaurants with new customers.

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.

Offering housing options for young professional and empty nesters 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.

Today, there's a demand for smaller, more affordable housing, connected to where people work, shop, dine, and relax. Nature trails and greenspace will be woven throughout the development, offering spaces for relaxation and recreation. Shopping, dining, services, events, and green spaces are all within a five-minute walk.

**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
- IN PROGRESS**  **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](http://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 unthethered downtown Hudson walkability.” ~ 2015 Hudson Marketing Research Study*

# 20 Years in the Making — Downtown Phase II

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 timeline 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 here to enlarge.](#)

<p><b>CREATE THE VISION</b> (1995 - 2015)</p> <p><i>Completed</i></p>	<p><b>GENERATE THE CONCEPT PLAN</b> (2016 - 2017)</p> <p><i>Completed</i></p>	<p><b>ANALYZE THE PLAN</b> (2017 - 2018)</p> <p><i>Completed</i></p>	<p><b>PREPARE FOR DEVELOPMENT</b> (2018 - 2019)</p> <p><i>In Progress</i></p>	<p><b>PROJECT CONSTRUCTION</b> (2019 - 2021)</p> <p><i>Future</i></p>
<p><b>1995</b> Comprehensive Plan set long-term vision for First &amp; Main and Downtown Phase II.</p> <p><b>1996</b> Downtown Improvement Committee created.</p> <p><b>2004</b> First &amp; Main opened.</p> <p><b>2015</b> Comprehensive Plan updated; vision for Downtown Phase II focuses on housing and office use through extensive public engagement.</p>	<p><b>2016</b> Tax Increment Financing (TIF) established with support of Hudson City Schools to fund relocation of public facilities.</p> <p><b>2016</b> Request for Qualifications (RFQ) issued for development partner.</p> <p><b>2016</b> Testa Companies selected as developer.</p> <p><b>2017</b> Extensive public engagement process - open houses, surveys, interviews, presentations, stakeholder meetings.</p> <p><b>2017</b> Land acquisition of Windstream property.</p> <p><b>2017</b> Planning and environmental studies to relocate Hudson Public Power, salt dome, and school bus garage completed.</p>	<p><b>October 2017 - April 2018</b> Traffic study to examine traffic compared to pre-development traffic.</p> <p><b>October 2017 - April 2018</b> Parking study to examine current and future parking needs for project and larger downtown.</p> <p><b>2017 - 2018</b> Prepare market analysis based on Concept Plan.</p> <p><b>2018</b> Determine preliminary construction costs and project phasing.</p> <p><b>2018</b> Relocate Hudson Public Power to Hudson Gate Drive.</p>	<p><b>Summer 2018 - Spring 2019</b> Public review process for Preliminary Plan at Planning Commission, Architectural &amp; Historic Board of Review, and City Council.</p> <p><b>2018 - Spring 2019</b> Relocate salt dome and bus garage to Hudson Drive property.</p> <p><b>January 2019 - April 2019</b> Establish Financial Agreement.</p> <p><b>January 2019 - April 2019</b> Public review process for Final Plan at Planning Commission, Architectural and Historic Board of Review, and City Council.</p>	<p><b>2019</b> Finalize plans for first building on site.</p> <p><b>2019 - 2021</b> Final planning and phasing. Begin construction of first building in Spring 2019. Construction will be done in phases.</p>