

Were Other Uses Considered for Downtown Phase II?

Originally planned at the time of Phase I (First & Main), Phase II was designed to replace industrial-like properties in the prime downtown location with offices and housing to support the successful First and Main stores and restaurants. Some uses considered were:

Recreation Center

- The size/scale of the building would be out of place in the downtown.
- It would significantly increase traffic. For example, the Macedonia Recreation Center attracts over 150,000 annual visitors.
- Rec center is a good suggestion for the community, but with land values and cost to demolish existing facilities, it does not work financially. It also would be property-tax exempt, which would not generate any tax benefit for the schools.

City Hall

- The City purchased an existing building at half the cost of building a new facility in Phase II.
- A city hall would be a larger building out of character for the look and feel of the downtown. And, there would be no room for community meeting rooms as in the Terex facility.
- The prime real estate location would generate no property tax and no additional jobs (income tax).

Community Gardens/Orchards

- The district is not zoned for agricultural use.
- As city-owned gardens, the land would generate no property or income tax, and would require general fund money to mow, maintain, etc., taking away from other services. And, there's a significant up-front cost to demolish structures and prepare the site.

Parks/Green Space

- Green space and pocket parks are already proposed in Phase II.
- Would mean a loss of property & income tax on prime downtown land and required additional annual costs for maintenance.
- The City has more than 1,100 acres of park land, exceeding its goal for the Parks Master Plan.

More Stores/Restaurants

- The goal of Phase II is to support existing stores/restaurants, not cannibalize their businesses by adding significant competition. Offices and housing would generate customers for the existing downtown.

DOWNTOWN PHASE II

OTHER USES?

RECREATION CENTER
Would be large-scale building downtown, take more land than available, require significant taxpayer funding, increase traffic, make prime taxable real estate tax-exempt without ability to recoup costs of construction, maintenance and operation.

CITY HALL
City was able to purchase a building at half the cost to build a new facility. No additional city trucks and traffic in First and Main. If city-owned property remains tax-exempt.

COMMUNITY GARDENS/ORCHARDS
Loss of tax revenue, area is not zoned for agricultural uses, city costs to build, mow, maintain. No revenue generation to support passive use.

PARKS/GREEN SPACE
Housing to include smart home technology and energy efficient and eco-friendly building techniques to leave a smaller environmental impact.

MORE RETAIL/RESTAURANTS
Residents in the proposed units would represent a 0.015% increase to Hudson's population.

Downtown Phase II
www.hudson.oh.us

Honoring our Past. Building for the Future.

GET THE FACTS

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

Contact Us: Phase2@hudson.oh.us

Request a Speaker: 330-342-9539

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