

Housing Styles Meet Demand for Empty Nesters & Millennials

Why Housing?

Downtown Phase II is designed to support the retail stores and restaurants in First and Main with new office workers and residents who will patronize the downtown stores and dining establishments.

The development responds to a demographic shift where more individuals are living alone, or without children, at both ends of the age spectrum. Market studies show a need for different types of housing to suit the changing needs of our community.

What Kind of Housing is Being Considered?

All proposed housing units would be market-rate, luxury units with high-end finishes and advanced smart/green technologies. Anticipated price points range from \$285,000 to more than \$500,000 for the townhomes.

- **Townhomes:** 75 luxury market-rate townhomes are being considered in the preliminary plan. These homes would include two-story design similar to First and Main, and single-story units with first floor masters similar to the Villas of Hudson and Hudson Commons. Each would include a two-car attached garage, high-end finishes, smart home technology, eco-friendly construction, and a direct sidewalk entrance.
- **Condominium Flats:** 50 upscale, eco-friendly condominium flats would be offered above some of the businesses, with dedicated covered parking and single floor living, accessed by a central elevator. Smart home technology and amenities would be included in the units.

The apartments in the original plan have been eliminated. The number of units has been significantly decreased from the original draft plan. The 125 proposed units would represent a population increase of less than 1.1%. The small percent of population increase is not projected to place an undue burden on infrastructure or the schools.

DOWNTOWN PHASE II

HOUSING STYLES

UPSCALE, MARKET-RATE HOUSING

All units are upscale, market-driven townhomes with high-end finishes. One & two-story designs with 1st floor masters like the Villas of Hudson. Proposed price points \$285,000 to over \$500,000.



CONDO FLATS

Chic single floor living with dedicated covered parking and a central elevator. Proposed pricing would be \$285,000 to \$500,000.



APARTMENTS

The apartments originally proposed have been eliminated from the plan.



SMART/GREEN TECHNOLOGY

Housing to include smart home technology and energy efficient and eco-friendly building techniques to leave a smaller environmental footprint.



POPULATION IMPACT

Hudson's population has declined since 2000. Residents in the proposed units would represent a 1.1% increase in population.



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