

We're Listening

The Green Meadow Proposed Site Use Plan



We understand that there were concerns with the size and density of the previous project. We want you to know we have listened to the planning board, board of selectmen and the community of Hudson. A great amount of time and effort was put into creating a new plan, one that incorporates your feedback and addresses your concerns.

The graphic above illustrates the newly proposed mixed-use development of our Green Meadow site, which is a vast improvement over the uses and size of the previous proposal. Please take into consideration that this plan may be amended but is representative of potential uses we are currently exploring. The plan was presented to the Hudson Planning Board and received positive feedback.

The current proposed uses for the site include:

- *Lifestyle Center*
- *Retail Anchor Stores*
- *Office Park*
- *Hotel/Convention Center/Retail*
- *Assisted Living Retirement Campus*

Additional Improvements as Compared to Previous Plan

- *By relocating and increasing the size of the Assisted Living Retirement Campus, this proposal would create a 1,000 ft. transition use between Fairway Drive residents and proposed retail.*
- *This proposal contains a 40% reduction in total retail space.*
- *Large, single tenant stores would be decreased by almost 60%, from an estimated 1.3 million sq. ft. to 550,000 sq. ft.*
- *Revised uses for site vastly improve and reduce traffic as compared to previous plan.*
- *Approximately 25% reduction in wetland impacts (a result of the revised roadway designs on the site).*
- *Creation of 20-acre riverfront park (5,100 ft. along Merrimack River).*
- *Over 100 acres of proposed open space/conservation areas (including the Riverfront Park).*
- *This proposal retains the Hotel/Conference Center/Retail site and relocates it away from the riverbank.*
- *The proposed office park has been reduced in size to respect wetland areas and their buffers.*

We would like to note that as proposed, this building and use design **meets current zoning and planning regulations** for Hudson. The previous proposal would have required waivers and variances to meet town requirements.

We truly believe the proposed project is a win-win for Hudson. The completed project will bring many economic benefits to Hudson while managing growth in one concentrated area and preserving the overall character of our community. And as we described to you in our last letter, it will also enable the construction of a bridge interchange and parallel road, which will alleviate current traffic problems and create capacity for the project.

We will continue to keep you informed.



Thank you,

David Friel

Phil Friel

Tom Friel