

*"Hudson embodies the very best principles and practices of Sustainable Urbanism to honor and integrate nature, local culture, and the built environment."*

– Hudson Founders

# Hudson

## Montgomery, AL

### PROJECT DETAILS

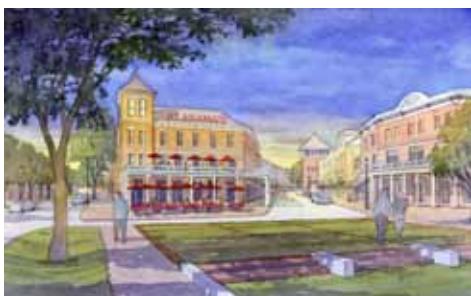
Project Area: 1,944 acres

Client: Hudson Land Co., Inc.  
Urban Villages, Inc.

Year Designed: 2007

Website: [hudsonalabama.com](http://hudsonalabama.com)

For more information, visit [doverkohl.com](http://doverkohl.com).



Entering Hudson's "Main Street", one finds a full mix of civic, commercial, and residential uses.



### The Project

The Plan for Hudson represents the best of sustainable planning and land stewardship practices, providing a compact urban form, light imprint infrastructure, local food production, and engagement with nature. Located in eastern Montgomery, AL, the Hudson site is immediately adjacent to Pike Road, an important regional north-south connection. The City of Montgomery SmartCode permits the development of the property as a new community, consisting of a series of neighborhoods that follow the rules of Traditional Neighborhood Design (TND).

The urbanized areas of Hudson town are conceived as a series of complete, connected neighborhoods of varying character. The placement and form of the neighborhoods were determined after careful study of the site's natural features, including the landscape, hydrology, and topography. The Plan includes an interconnected network of streets, which is important to mobility and circulation in the new town as well as the region. More than half of the acreage is in open spaces: preserved and restored prairie land, constructed wetlands, and organic farming. The working farm is planned to be one of the first amenities on site, illustrating the commitment of the town founders to sustainable practice and community building.

Andropogon Associates, Jeff Speck, Goodwyn, Mills & Cawood, Civitech, Hall Planning & Engineering, ECOS, Zimmerman/Volk Associates, Milesbrand, Chael, Cooper & Associates, Sottile and Sottile, and the Auburn University School of Architecture assisted in the development of the Plan.

### The Process and Plan Principles

In June 2007, an eight-day charrette was held to plan the future of Hudson. A team of town planners, landscape architects, architects, engineers, and marketing and "lifemaking" experts worked closely with the town founders, Hudson Land Co., Inc. and Urban Villages, Inc., to create a plan that would meet their vision for the community. From the onset, the founders envisioned Hudson to be a place that fosters connections among people, re-engages the natural world, and embodies the best practices of sustainable urbanism to honor and integrate nature, local culture, and the built environment. Development Standards were subsequently written in accordance with the City's SmartCode to ensure that construction will be in keeping with the vision set forth in the Plan.

### Status

The City of Montgomery Consolidated Review Committee reviewed and approved the application for the Hudson New Community Plan (SmartCode - Article 2) in December 2007.

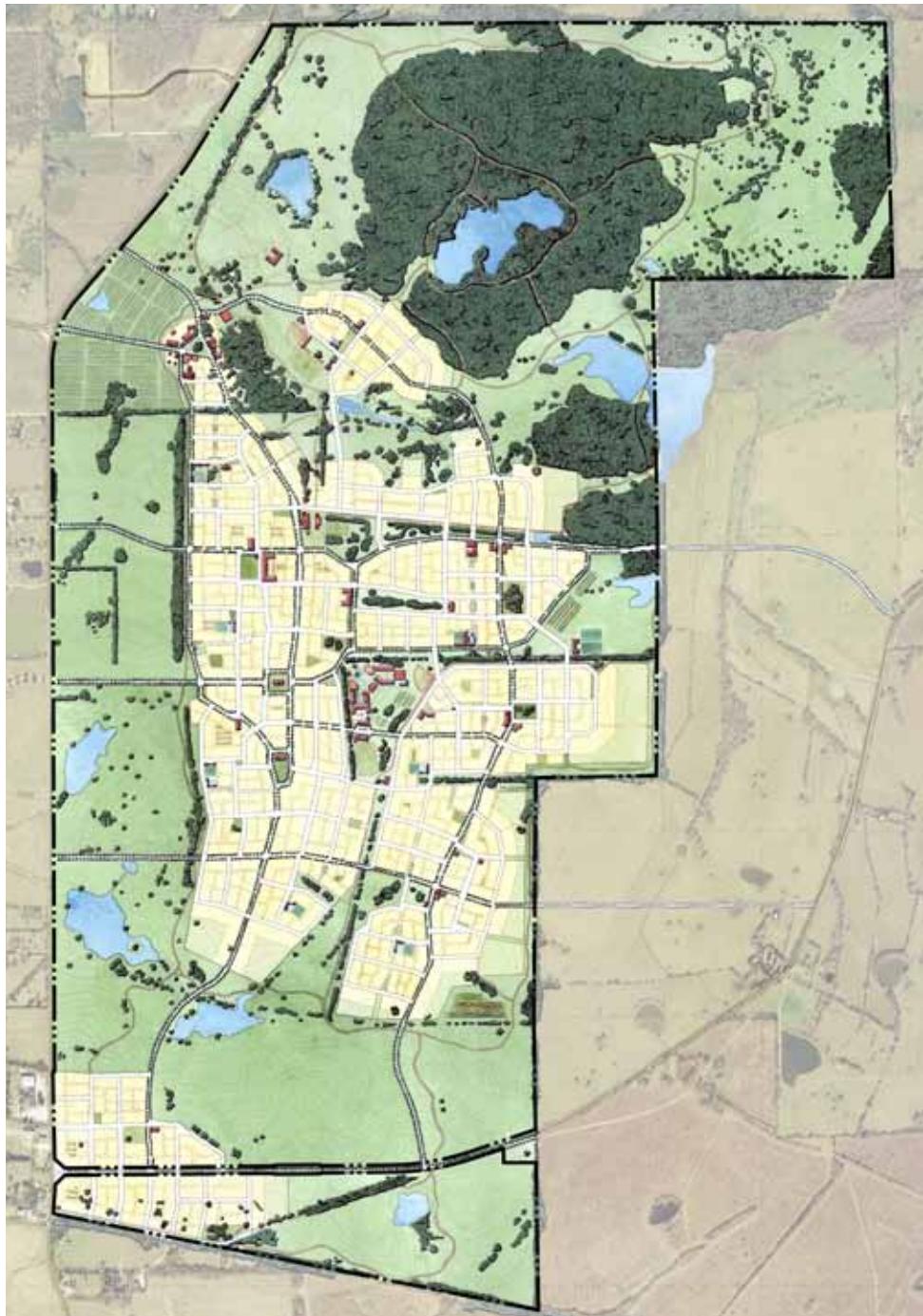


A landmark steeple is silhouetted on the skyline, rising above roofs and trees and giving an identity to the town. Prominently positioned and architecturally distinctive buildings such as this will become the heart and soul of the community.



A typical neighborhood center street features buildings whose heights are taller than the width of the street; the public realm thus takes on the feeling of a well-proportioned outdoor room.

# Connections to the Natural Environment



Hudson is designed as a compact, complete, connected new town comprised of distinct neighborhoods, with a developed area of 784 acres and the remaining 1,160 acres preserved as natural land. The neighborhoods are designed with a diverse mix of uses and housing types; each will have a recognizable center with a mix of civic, commercial, and residential uses at higher densities and an edge of predominantly residential character and lower density.

The memorable scenes of hedgerows, fields, and forests are the Hudson property's great inheritance, and they create recognizable rooms of varied characters. These lines of force offered natural boundaries and are evident in the Plan for the new town. The center of town will be located on the natural ridgeline and highest ground; this location gives prominence to the new community from many surrounding vantage points.

Hudson is also planned to have a surrounding greenbelt, which will give access to nature from all neighborhoods. Potential uses include areas dedicated to farming activities, such as horse or cattle operations, with another area specifically allocated as a Community Supported Agriculture (CSA) farm. CSA farms are gaining popularity across the US, providing an opportunity for consumers to connect with the source of their food. Incorporating a CSA into the town Plan allows for more than just easy access to fresh, local produce; it also provides opportunities for education, community interaction, and connections with the agricultural lifestyle. Other improvements are planned for the ponds and wetland systems, reforestation, and new sustainable infrastructure such as constructed wetlands for wastewater treatment.

The Plan creates a variety of places and experiences. The heart of town will include urban buildings and a mix of uses for residents to enjoy. In contrast, the greenbelt will provide the best natural elements found in rural Alabama, including rural prairie grasses, real natural habitats, and functional agriculture, which will serve generations to come. The juxtaposition of town and rural edge will allow residents ample opportunity to interact with each other and with nature.



Neighborhood homes facing the rural edge and a preserved hedgerow



A corner store located at a rural crossroads



A front porch facing neighborhood garden plots