

Phase One Summary Report



Prepared for:

City of Middletown

Planning, Conservation and Development Department

Prepared by:

Centerplan Development Company LLC

LeylandAlliance LLC

Tighe & Bond Inc.

Centerbrook Architects & Planners, LLP

LAZ Parking



June 1, 2014

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Office of the Mayor
City of Middletown
245 deKoven Drive
Municipal Building
Middletown, CT 06457

Re: **Urban Design/Development Consulting Services
For Middletown Downtown Area
Phase I Summary Report**

Mayor Drew,

Pursuant to the Work Program appended to our contract with the City of Middletown (hereinafter the "City") to perform certain Urban Design/Development Consulting Services (hereinafter the "Services"), Centerplan-Leyland Alliance hereby presents the City with this summary report of our activities and findings that comprised Phase I of the Services.

On May 6, 2014, Centerplan-Leyland Alliance had a kick-off meeting with the City. At this meeting we discussed our approach and the manner in which we could work with the City to obtain materials and data that would be pertinent and assistive to the Services. Following that meeting, Centerplan-Leyland Alliance, in conjunction with its architectural partner, Centerbrook, and engineering partner, Tighe & Bond, immediately began acquiring the necessary data from the appropriate City departments, utility companies, mapping services, etc.

Centerplan-Leyland Alliance also engaged RCLCO to perform a strategic market analysis to guide the planning portion of the Services and the ultimate recommendations to the City for highest and best uses of the subject properties. RCLCO, as will be discussed below, has been hard at work acquiring the requisite market information to complete its report.

At this time, Centerplan-Leyland Alliance provides the City with the following summary of each of the items that comprised Phase I of the Services:

- A. Data Collection
- B. Review Existing Conditions
- C. Base Maps
- D. Programming
- E. Strategic Market Analysis through RCLCO

An update on our progress on each of the above items is provided below.

- A. Data Collection –

Centerplan-Leyland Alliance, in conjunction with Centerbrook and Tighe & Bond, worked with the City Planning Department to obtain data with regard to the proposed College Street garage project, as well as any and all available information with regard to the properties located at 195

deKoven Drive and Metro Square. We obtained numerous items that will assist in proceeding forward, including topographic surveys, site plans, historical permits and approvals, etc.

We have pulled all Zoning regulations applicable to the subject properties. These will be reviewed during Phase II in conjunction with the guidance provided by RCLCO (see (E) below) to determine whether any proposed development would require variances or changes to the existing regulations.

Further items were obtained, but are covered below in the discussion of Base Maps and Existing Conditions.

It should further be noted that a meeting is being scheduled for the week of June 2nd to meet with URS, the party responsible for the new design of the College Street garage. This meeting will provide us with guidance as to the City's current design goals so that we can work within and around the same as we provide guidance on development with regard to the College Street garage and the property at 195 deKoven Drive.

B. Review of Existing Conditions –

Centerplan-Leyland Alliance has been in contact with the following parties to obtain necessary data for existing conditions mapping:

- a. City Engineering
- b. City Water & Sewer
- c. AT&T
- d. Comcast of Middletown
- e. Fibertech
- f. CL&P
- g. Yankee Gas

We anticipate receiving the requested data from all parties with the exception of Yankee Gas the week of June 2nd. Yankee Gas will not provide the requested plans but has verbally confirmed that there is sufficient gas infrastructure to serve project development at the subject properties.

C. Base Maps –

Once we receive all of the requested information in (B) above, we will be able to complete the base maps for the subject properties. We anticipate completing this process during Phase II of the Services.

D. Programming –

Centerplan-Leyland Alliance met with the City on May 6, 2014. Participants in the meeting from the City included the Mayor, General Counsel, the City Planner and the City Engineer. Centerplan-Leyland Alliance was joined by its architectural team at Centerbrook. The purpose of the discussion was to gain an understanding of the City's development preferences and goals for the subject properties. At this meeting we discussed current conditions at the subject

properties, the status of the redevelopment of the College Street parking garage, and the City's desire to see the subject properties reactivated in a manner that would bring additional people to the Main Street corridor.

Centerplan-Leyland Alliance shared the information provided to it by the City at this meeting to RCLCO to become a part of the strategic market analysis (discussed below).

E. Strategic Market Analysis –

Centerplan-Leyland Alliance has engaged RCLCO out of Bethesda, Maryland to perform a strategic market analysis of the subject properties as part of the Services being provided to the City. Following the May 6, 2014 meeting with the City and Centerplan-Leyland Alliance providing RCLCO with the information obtained at that meeting, RCLCO began its own fact finding, data collection, market research and market analysis.

RCLCO has focused its research and analysis to a combination of for-sale housing, for-rent housing, retail and a mix of all of the above into a mixed-use development. We met with RCLCO on May 30, 2014 to review the initial findings. Additional work is required to complete the analysis, but it does already appear that a mixed-use development of housing and retail would be a viable development at the subject properties.

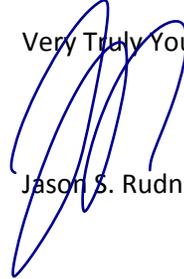
During the meeting, we provided RCLCO further insight into the market. At this time, RCLCO will be synthesizing the information provided with that which they had already garnered from its research to provide a final strategic marketing analysis which shall be delivered to Centerplan-Leyland Alliance by mid-June. The final strategic market analysis will be a deliverable to the City and shall shape the final development designs.

What to look for in Phase II Summary Report -

- Based upon the information received from RCLCO and the existing zoning regulations for the subject properties, Centerplan-Leyland Alliance will conduct a zoning review to determine what if any changes to existing regulations would be required to permit the highest and best uses available to be developed at the subject properties.
- Our engineering partner, Tighe & Bond, will conduct a Traffic and Parking review of the subject properties as well as the impact to the same based upon proposed developments.
- Upon receipt of all information requested during the Data Collection and Existing Condition Review in Phase I, we will conduct a review of existing infrastructure to determine if it is adequate for the developments that could be proposed.
- Based upon the initial feedback and information from RCLCO, and the meeting to be had the week of June 2nd with the City and URS, Centerplan-Leyland Alliance will begin drafts of concepts for the design of the subject properties.

As always, we very much appreciate this opportunity to work with the City. Everything that we have deduced thus far evidences that opportunities do exist to re-develop the subject properties in a manner that could draw people to the downtown of the City and re-energize these properties. We will supply you with the Phase II Summary Report at the end of June.

Very Truly Yours,



Jason S. Rudnick

Cc: Robert A. Landino
Howard Kaufman
Michiel Wackers
Brig Smith, Esq.