

Reuse Appraisal
Urban Renewal Project Number 2
Parcels A-8, A-12, A-13, A-14,
A-15 & B-2
Project No. Conn. R-105
Middletown, Connecticut

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June 26, 1970

Mr. Joseph A. Haze
Director of Redevelopment
Middletown Redevelopment Agency
Municipal Building
Middletown, Connecticut 06457

Re: Reuse Appraisal
Urban Renewal Project Number 2
Parcels A-8, A-12, A-13, A-14, A-15 & B-2
Project No. Conn. R-105
Middletown, Connecticut

Dear Mr. Haze:

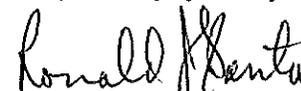
In accordance with the contract I herewith present this appraisal report.

I have appraised the parcels based on the uses permitted by the Urban Renewal Plan. The redevelopment parcels have been appraised assuming that all the existing buildings, that are to be acquired, will be demolished, that streets, sidewalks, gutters, curbs, water street lights and storm sewers are in and in good serviceable condition.

The undersigned does not have any interest direct or indirect, present or prospective, in any of the land in the Project Area.

It is my opinion that as of June 26, 1970, the value for all disposition parcels valued is ONE HUNDRED FORTY SEVEN THOUSAND SEVEN HUNDRED DOLLARS (\$147,700).

Very truly yours,



Ronald J. Santa

RJS:om

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SUMMARY OF VALUES

<u>Parcel No.</u>	<u>Use</u>		<u>Value Sq.Ft.</u>	<u>Value D.U.</u>	<u>Lump Sum Value</u>	
A-8	Res. Medium Density/ Neighborhood Retail	151,215	\$.56	\$ 650	\$ 85,000	
A-12	Residential-Med. Den.	8,230	\$.35	\$ 950	\$ 2,850	5700
A-13	Residential-Med. Den.	10,740	\$.35	\$ 950	\$ 3,800	5000
A-14	Residential-Med. Den.	28,375	\$.45	\$1,100	\$ 14,300	13000
A-15	Residential-Med. Den.	11,610	\$.35	\$ 950	\$ 4,750	9300
B-2	Res. Medium Density/ Neighborhood Retail	162,850	\$.23	\$ 500	\$ 37,000	25700 23,800

Handwritten notes and calculations:

5000
1-
9600

4600
3113800

PURPOSE OF THE REPORT

The purpose of this report is to evaluate each disposition site to establish the "fair value" of the land subject to the controls and restrictions set forth in the Urban Renewal Plan for the Urban Renewal Project Number 2.

ASSUMPTIONS

In preparing this appraisal certain assumptions and qualifications have been made with regard to prevailing conditions. Thus, in the event any of the following conditions are altered significantly, the fair value as indicated in the Summary of Values may be subject to change.

The assumptions made are:

1. That the economic conditions of Middlesex County and the nation as a whole will not suffer any major setback and will approximate the existing conditions.
2. The land will be offered for sale within a reasonable period of time.
3. The information furnished regarding dimensions and area of the subject parcels is accurate.
4. The rerouting, closing and widening of streets, that affect the subject parcels will be carried out prior to the conveyance of the property.

5. All improvements, on the land to be disposed of, will be razed and then filled to the existing grade levels.

6. Planned public improvements in and around the parcel area will be completed.

FACTORS INFLUENCING VALUE

Soil Conditions - The Agency has made limited test borings and reports indicate that soil will support bearing loads of the improvements planned without piling or other unusual foundation work. If future subsoil tests reveal conditions do exist, which will add to the normal foundation costs of the proposed construction, then the appraised values contained in this report should be adjusted.

Parcel Size - The specific size of each parcel are assumed to require minor revisions when surveys are obtained. It is assumed these adjustments will not exceed five per cent of the area recited for the redevelopment sites. If, however, variances exceed the five per cent specified then adjustments in the lump sum value by be necessary.

Shape - Some of the redevelopment sites are irregular in shape and may have an affect on unit values.

Vicinity Influences - There are no blighting conditions that exist outside the project area that will have an affect on value.

Topography - Some of the subject parcels have minor elevations variances and adjustments are made where necessary.

APPROACH TO VALUE

The basic approach to value is by means of the "market data approach". The residual technique of the "income approach" has been employed in field notes as a check on the market approach. The market data approach is the comparing of properties of similar characteristics which have been sold within recent years. The comparative process utilized in determining the degree of comparability between two properties as to there similarity with respect to many factors i.e. use, location, size, shape, topography, time of sale, etc. In addition to the normal adjustments previously recited, adjustments must be considered for the intangible differences that do not exist in the open market sales.

Some of the differences are:

- a. A redeveloper in the open market, within the framework of zoning ordinance and building code, may build what he pleases when he pleases. In an Urban Renewal Site a developer must agree to begin construction and complete construction within a given time.

b. A developer of project land must agree to the review of his plans by the redevelopment agency.

c. The regulations controlling land uses are usually more stringent and more restrictive than zoning ordinances.

d. The redeveloper is under constant scrutiny and surveillance. He operates in a transparent fishbowl.

Sale No. 1

Location	E/S Newfield Street & Stonycrest Drive		
Grantor	Enie S. DePatre - Whitney Hastings - Rena Porter Lord		
Grantee	Carabetta Enterprises, Inc.		
Date	6/7/66	- 5/13/66	- 5/13/66
Use	Residential		
Liber:	347 - Pg.551	- 347- Pg.290	- 347-Pg.529
Area	6.629 acres	- 6.795 acres	- 12.721 acres
Price	\$47,000	- \$42,500	- \$30,000
Price Per D. U.	\$454 (based on 263 units)		

The three parcels sold for a total price of \$119,500. Erected on the site are 221(d)3 units containing 151 apartments and a permit for 112 units has been issued.

The 12.721 acre site involves two parcels 5.435 acres and 7.286 acres. These two sites are divided by a Connecticut Light and Power Easement. The rear portion of 5.435 acres has not been developed. This site has no frontage on Newfield Street.

The site has rolling hills and is located in an outlying area. Two of the sites has frame houses that were demolished.

Sale No. 2

Location	471 Highland Avenue
Grantor	George Clemens
Grantee	Pallbec Builders, Inc.
Date	December 2, 1964
Use	Residential
Liber: 339	Page: 250
Size	149' x 220 irr.
Area	32,780 square feet
Price	\$5,500 + \$4,000 fill - Total Price \$9,500
Price Per D. U.	\$525

Erected on site 2 story brick garden apartments containing 18 units, 72 rooms.

The site required some fill in rear of site.

Sale No. 3

Location	South Main Street, 30' no. of Coleman Road
Grantor	Charles Berber Est.
Grantee	Anthony Perrotta & William A. McQueeney
Date	May 27, 1968
Use	Residential
Liber: 358	Page: 525
Area	10.3 acres
Price	\$90,000
Price Per D. U.	\$661 (based on 136 units)

Sale included a one family frame house and a small restaurant which are to be demolished.

The land is low and wet and required some fill.

Erected on the site is a four story brick apartment structure containing 91 units. The portion of land where the house and restaurant has not been developed yet. There is an estimated potential development of an additional 45 dwelling units.

Sale No. 4

Location	44 Camp Street, 243' No. of Washington St.
Grantor	Herman De Merchant
Grantee	Elmer M. Seaman & Harry Ginsburg
Date	March 19, 1968
Use	Residential
Lib: 357	Page: 440
Size	365' x 1004' irr.
Area	7.6 acres
Price	\$110,000
Price Per D. U.	\$1,145

Vacant land at time of sale. Lightly wooded and generally level.

Erected 3 story brick apartment house containing 96 units.

The general area contains newer private homes and is superior to the subject parcels.

Sale No. 5

Location	465 Highland Avenue
Grantor	Frank Czeepel
Grantee	Joan Apter
Date	February 28, 1964
Use	Residential
Liber: 337	Page: 353
Size	111' x 188' irr.
Area	18,648 Square feet
Price	\$14,000
Price Per D. U.	\$875

Vacant land at time of sale. Erected 2 story brick apartment house containing 16 dwelling units.

To meet parking requirements, developer had to build a ramp toward rear of property.

Sale No. 6

Location	400 Washington Street
Grantor	Donovan Enterprises, Inc.
Grantee	Louis E. & Victor Molans
Date	May 24, 1967
Use	Residential
Liber: 352	Page: 657
Size	80' x 281' irr.
Area	21,930 [±] square feet
Price	\$37,500
Price Per D. U.	\$1,171

Vacant land at time of sale.

Site is level in front and drops off at rear. No site improvements were required since the rear portion is used for parking.

Area is residential in character and is superior to subject.

Erected 3 story brick apartment house containing 32 apartments.

Sale No. 7

Location	S/E/C South Main Street & Mill Street
Grantor	Middletown Realty Corp.
Grantee	Irving Rutherford
Date	November 29, 1965
Use	Residential
Liber: 344	Page: 659
Size	86' x 105' irr.
Area	8,430 square feet
Price	\$25,000
Price Per D. U.	\$1,388

At the time of sale there existed two structures containing a meat market and 3 dwelling units.

Land is generally level at grade. It is located near the project boundary and Middlesex Memorial Hospital.

Erected 3 story brick apartment house containing 18 dwelling units.

Sale No. 8

Location E/S Bartholomew Rd., 600' So. Saybrook Road
Grantor Genieve Hagund
Grantee Michael Susman Trustte Summerhill Apts, Inc.
Date September 6, 1968
Use Residential
Liber: 360 Page: 505 & 507
Area 9.2 acres
Price \$50,000
Price Per D. U. \$335 (based on 149 units)

Vacan land at time of sale. Generally level and lightly wooded.

Area is residential in character with newer ranch homes and cape cods.

Erected 104 dwelling units of 221(d)3 housing on 6.34 acres. The remaining 2.86 acres can accomodate 45 more dwelling units.

Parcel A-8 - contains 151,215 square feet. It has a slight rise in elevation toward the westerly portion, it is irregular in shape and there are no known adverse subsoil conditions. Not to be acquired properties, in the immediate vicinity are residential in character.

The site is designated for Residential-Medium Density/
Neighborhood Retail Use. The permitted uses are as follows:

- a. Uses permitted in Residential Use Area - A.
- b. Neighborhood retail shops and personal service establishments such as, but not limited to, grocery store, drug store, laundry pick-up, shoe repair store, etc. The total floor space for such uses in the Use Area shall not exceed 20,000 square feet and no single establishments shall exceed 4,000 square feet.

It is proposed that this site be developed with 91 units in an eight story structure and 40 units in one and two story structures. The controls for the designated use vary. The site is further for Dormitories and Related Institutional Uses. The maximum residential density permitted shall be 100 persons per net acre. Maximum lot coverage is 30%. Building height may not exceed eighty feet or eight stories. Minimum front yard is

20 feet, side yards 15 feet and rear yard 20 feet. Off street parking shall be provided at a ratio of one parking space for every two persons. All parking areas shall be screened from the street by means of a substantial screen consisting of hedges walls or trees having a minimum height of five feet above the finished grade of the parking area.

To arrive at a value for this site I have relied on sales 3 and 4. The sales are adjusted as follows:

Sale 3			D. U. Price \$661
Urban Renewal	-20%		
Topography	+10%	-	Subject is irregular
Utility	-	-	Equal
Size	-10%	-	Subject is smaller
Location	-	-	Equal
Time	+10%		

Adjustment: -10%

\$661 x .90 = \$595 per dwelling unit adjusted value

Sale 4

D. U. Price \$1,145

Urban Renewal	-20%		
Topography	-	-	Equal
Utility	-	-	Equal
Size	-10%	-	Subject is smaller
Location	-10%	-	Subject is inferior
Time	-	-	Equal

Adjustment: -40%

$\$1,145 \times .60 = \687 per dwelling unit adjusted value

Based on these sales for which a direct comparison was made and the additional sales included in the report, the indicated value is \$650 per dwelling unit or a lump sum value, based on 131 units, of \$85,000 (rounded). The unit price per square foot is \$.56.

Parcel A-12 - contains 8,230 square feet. The site is generally level, it is rectangular in shape and there are no known adverse subsoil conditions. Behind the site is the Middlesex Memorial Hospital. The site is designated for Residential-Medium Density Use. Permitted uses generally include the following:

- a. One and two family homes.
- b. Multi family dwelling including public housing and moderate income housing.
- c. Public and institutional uses, such as schools, churches, student centers, faculty clubs and dormitories related to institutional uses, and related uses.
- d. Accessory uses such as off street parking, recreation and social rooms and open play and sitting areas.

Maximum density permitted within the use category Residential-Medium Density is 20 dwelling units per acre. Lot coverage is limited to 30%. No building shall exceed $2\frac{1}{2}$ stories or 35 feet in height. Front, side and rear yards are required as specifically spelled out in the Land Use Plan. Off street parking must be provided at a ratio of 1.5 spaces for each dwelling unit.

The subject site is suitable under the plan controls for the development of a small apartment house development. Sales 5, 6 and 7 all are small sites which have been developed with apartment house construction. The subject site could be developed with three unit dwelling. The sales indicated above are adjusted as follows:

Sale 5

D. U. Price \$875

Urban Renewal	-30%		
Location	+20%	-	Subject is superior
Shape	-	-	Equal
Size	- 5%	-	Subject is smaller
Topography	-	-	Equal
Utility	+15%	-	Had to build ramp

Adjustment: none

$\$875 \times 1.00 = \875 per dwelling unit

Sale 6

D. U. Price \$1,171

Urban Renewal	-30%		
Location	+10%	-	Subject is superior
Shape	-	-	Equal
Size	-10%	-	Subject is smaller
Topography	+10%	-	Sale slopes down in rear

Adjustment: -20%

$\$1,171 \times .80 = \936 per dwelling unit adjusted value

Sale 7

D. U. Price \$1,388

Urban Renewal	-30%		
Location	-	-	Equal
Shape	-	-	Equal
Size	-	-	Equal
Topography	-	-	Equal

Adjustment: -30%

$\$1,388 \times .70 = \971 per dwelling unit adjusted value

Based on the above sales, the indicated value of the subject site containing 8,230 square feet is \$2,850 or a unit value of \$.35 per square foot and \$950 per dwelling unit.

Parcel A-13 - contains 10,740 square feet. The site is generally level, it is rectangular in shape and there are no known adverse subsoil conditions. Behind the site is the Middlesex Memorial Hospital. The site is designated for Residential-Medium Density Use. Permitted uses generally include the following:

- a. One and two family homes.
- b. Multi family dwelling including public housing and moderate income housing.
- c. Public and institutional uses, such as schools, churches, student centers, faculty clubs and dormitories related to institutional uses, and related uses.
- d. Accessory uses such as off street parking, recreation and social rooms and open play and sitting areas.

Maximum density permitted within the use category Residential-Medium Density is 20 dwelling units per acre. Lot coverage is limited to 30%. No building shall exceed $2\frac{1}{2}$ stories or 35 feet in height. Front, side and rear yards are required as specifically spelled out in the Land Use Plan. Off Street parking must be provided at a ratio of 1.5 spaces for each dwelling unit.

The subject site is suitable under the plan controls for the development of a small apartment house development. Sales 5, 6 and 7 all are small sites which have been developed with apartment house constructions. The subject site could be developed with four unit dwelling. The Sales indicated above are adjusted as follows:

Sale 5			D. U. Price \$875
Urban Renewal	-30%		
Location	+20%	-	Subject is superior
Shape	-	-	Equal
Size	- 5%	-	Subject is smaller
Topography	-	-	Equal
Utility	+15%	-	Had to build ramp

Adjustment: none

$\$875 \times 1.00 = \875 per dwelling unit

Sale 6			D. U. Price \$1,171
Urban Renewal	-30%		
Location	+10%	-	Subject is superior
Shape	-	-	Equal
Size	-10%	-	Subject is smaller
Topography	+10%	-	Sale slopes down in rear

Adjustment: -20%

$\$1,171 \times .80 = \937 per dwelling unit adjusted value

Sale 7

D. U. Price \$1,388

Urban Renewal	-30%		
Location	-	-	Equal
Shape	-	-	Equal
Size	-	-	Equal
Topography	-	-	Equal

Adjustment: -30%

$\$1,388 \times .70 = \971 per dwelling unit adjusted value

Based on the above sales, as adjusted, the indicated value of the subject site containing 10,740 square feet is \$3,800 or a unit value of \$.35 per square foot and \$950 per dwelling unit.

Parcel A-14 - contains 28,375 square feet. The site is generally level, it is rectangular in shape and there are no known adverse subsoil conditions. Behind the site is the Middlesex Memorial Hospital. The site is designated for Residential-Medium Density Use. Permitted uses generally include the following:

- a. One and two family homes.
- b. Multi family dwelling including public housing and moderate income housing.
- c. Public and institutional uses, such as schools, churches, student centers, faculty clubs and dormitories related to institutional uses, and related uses.
- d. Accessory uses such as off street parking, recreation and social rooms and open play and sitting areas.

Maximum density permitted within the use category Residential-Medium Density is 20 dwelling units per acre. Lot coverage is limited to 30%. No building shall exceed $2\frac{1}{2}$ stories or 35 feet in height. Front, side and rear yards are required as specifically spelled out in the Land Use Plan. Off street parking must be provided at a ratio of 1.5 spaces for each dwelling unit.

The subject site is suitable under the plan controls for the development of a small apartment house development. Sales 5, 6 and 7 all are small sites which have been developed with apartment house constructions. The subject site could be developed with thirteen unit dwelling. The Sales indicated above are adjusted as follows:

Sale 5			D. U. Price \$875
Urban Renewal	-30%		
Location	+20%	-	Subject is superior
Shape	-	-	Equal
Size	+10%	-	Subject is larger
Topography	-	-	Equal
Utility	+15%	-	Had to build ramp

Adjustment: +15%

$\$875 \times 1.15 = \$1,006$ per dwelling unit adjusted value

Sale 6			D. U. Price \$1,171
Urban Renewal	-30%		
Location	+10%	-	Subject is superior
Shape	-	-	Equal
Size	+ 5%	-	Subject is larger
Topography	+10%	-	Sale slopes down in rear

Adjustment: - 5%

$\$1,171 \times .95 = \$1,112$ per dwelling unit adjusted value

Sale 7

D. U. Price \$1,388

Urban Renewal	-30%		
Location	-	-	Equal
Shape	-	-	Equal
Size	+10%	-	Sale slopes down in rear
Topography	-	-	Equal

Adjustment: -20%

\$1,388 x .80 = \$1,110 per dwelling unit adjusted value

Based on the above adjusted sales, the indicated value is \$14,300 or a unit value \$.45 per square foot or \$1,100 per dwelling unit.

The value for A-14 as subdivided into parcels 14a and 14b is as follows:

A-14a	-	\$4,750
A-14b	-	\$6,650

NOTE: The subdivision of Parcel A-14 into two sub parcels causes a loss in the total value in the amount of \$2,900. This results because when the site is subdivided one dwelling unit less can be developed on the subdivided site. In addition the smaller sites are penalized for size since larger parcels, up to a point, are more desirable.

Parcel A-15 - contains 11,610 square feet. The site is generally level, it is rectangular in shape and there are no known adverse subsoil conditions. Behind the site is the Middlesex Memorial Hospital. The site is designated for Residential-Medium Density Use. Permitted uses generally include the following:

- a. One and two family homes.
- b. Multi family dwelling including public housing and moderate income housing.
- c. Public and institutional uses, such as schools, churches, student centers, faculty clubs and dormitories related to institutional uses, and related uses.
- d. Accessory uses such as off street parking, recreation and social rooms and open play and sitting areas.

Maximum density permitted within the use category Residential-Medium Density is 20 dwelling units per acre. Lot coverage is limited to 30%. No building shall exceed $2\frac{1}{2}$ stories or 35 feet in height. Front, side and rear yards are required as specifically spelled out in the Land Use Plan. Off street parking must be provided at a ratio of 1.5 spaces for each dwelling unit.

The subject site is suitable under the plan controls for the development of a small apartment house development. Sales 5, 6 and 7 all are small sites which have been developed with apartment house constructions. The subject site could be developed with five unit dwelling. The Sales indicated above are adjusted as follows:

Sale 5			D. U. Price \$875
Urban Renewal	-30%		
Location	+20%	--	Subject is superior
Shape	--	--	Equal
Size	- 5%	--	Subject is smaller
Topography	--	--	Equal
Utility	+15%	--	Had to build ramp

Adjustment: none

$\$875 \times 1.00 = \875 per dwelling unit

Sale 6			D. U. Price \$1,171
Urban Renewal	-30%		
Location	+10%	--	Subject is superior
Shape	--	--	Equal
Size	-10%	--	Subject is smaller
Topography	+10%	--	Sale slopes down in rear

Adjustment: -20%

$\$1,171 \times .80 = \937 per dwelling unit adjusted value

Sale 7

D. U. Price \$1,388

Urban Renewal	-30%		
Location	-	-	Equal
Shape	-	-	Equal
Size	-	-	Equal
Topography	-	-	Equal

Adjustment: -30%

\$1,388 x .70 = \$971 per dwelling unit adjusted value

Based on the above sales, as adjusted, the indicated value for the subject site is \$4,750. The unit values are \$.35 per square foot or \$950 per dwelling unit.

Parcel B-2 - contains 162,850 square feet. It is generally level and there are no known adverse subsoil conditions. Not to be acquired residences exist along Broad Street and a modern police station on Church Street will remain.

The site is designated for Residential-Medium Density/Neighborhood Retail Use. Permitted uses generally include:

- a. Uses permitted in Residential Use Area - A.
- b. Neighborhood retail shops and personal service establishments such as, but not limited to, grocery store, drug store, laundry pick-up, shoe repair store, etc. The total floor space for such uses in the Use Area shall not exceed 20,000 square feet and no single establishment shall exceed 4,000 square feet.

The site is proposed for 60 dwelling units of Public Housing. The breakdown of units presently considered are 6-1 bedroom, 27-2 bedroom and 27-3 bedroom units. Residential Use Area A permits varying density and height limitations. The maximum density for this site which is designated for multi family residences is 20 dwelling units per acre. Maximum coverage is limited to 30% of the lot area. No building shall exceed $2\frac{1}{2}$ stories or 35

feet in height. Yard requirements are:

- Front Yard: 20 feet
- Side Yards: 15 feet each
- Rear Yard: 20 feet each

Since this intended use for this parcel is Public Housing, the value arrived at by the appraiser, is by means of the special appraisal technique as outlined in Appendix 5 RHA 7214.1. The value arrived at is the maximum price that would be paid for the property by a well informed prudently acting buyer who is motivated solely by the objective of meeting housing needs of low income families. The maximum price is the lowest price at which a suitable substitute property could be purchased.

The sales relied on for comparison purposes are sales 1 and 3. My analysis of the sales are as follows:

Sale 1		D. U. Price \$454
Urban Renewal	-20%	
Topography	+15%	- Subject is irregular
Utility	+15%	- utility easement
Size	-10%	- Subject is smaller
Location	-10%	- Subject is inferior
Time	+20%	-

Adjustment: +10%

\$454 x 1.10 = \$499 per dwelling unit adjusted value

Sale 3

D. U. Price \$661

Urban Renewal	-20%	-	Subject required fill
Topography	+10%	-	Equal
Utility	-	-	Subject is smaller
Size	-10%	-	Subject is inferior
Location	- 5%	-	
Time	+10%		

Adjustment: -15%

$\$661 \times .85 = \561 per dwelling unit adjusted value

Based on a permitted maximum development of 74 units,
the value for this site is \$500 per dwelling unit or a
total value of \$37,000.

C. LAND USE PLAN

1. Land Use Plan - Map No. 2-2, "Land Use Plan" shows the proposed:

- a. Thoroughfare and street rights of way.
- b. Commercial and residential uses.
- c. Public Uses.

2. Land Use Provisions and Building Requirements

The regulations and controls governing the use and development of real property in each separate use area are set forth below:

- a. Permitted uses in specific use areas as shown on Land Use Plan Map No. 2-2 are as follows:

1. Residential Use Area - A (Medium Density)

The only permitted uses in areas so designated on the Land Use Plan shall be as follows:

- a) One and two-family detached dwellings, (in rehabilitation areas only) and single-family attached dwellings.
- b) Multi-family dwellings including public housing and moderate income housing.
- c) Public and institutional uses, such as schools, churches, student centers, faculty clubs, and dormitories related to institutional uses, and related uses.
- d) Professional offices and offices of public, charitable, or institutional agencies if occupying a building constructed prior to adoption of this Urban Renewal Plan or if occupying

no more than 10% of the floor area of a building erected after adoption of this Urban Renewal Plan.

- e) Accessory uses such as, but not limited to, off-street parking, recreation and social rooms, and open play and sitting areas.

2. Residential Use Area - B (Medium Density/Neighborhood Retail)

The only uses permitted in the areas so designated on the Land Use Plan shall be as follows:

- a) Uses permitted in Residential Use Area - A.
- b) Neighborhood retail shops and personal service establishments such as, but not limited to, grocery store, drug store, laundry pick-up, shoe repair store, etc. The total floor space for such uses in the Use Area shall not exceed 20,000 square feet and no single establishment shall exceed 4,000 square feet.

3. Residential Use Area - C (High Density)

The only uses permitted in areas so designated on the Land Use Plan shall be as follows:

- a) Uses permitted in Residential Use Area - A except dormitories.

4. Commercial Use Areas

The only use permitted in the areas so designated on the Land Use Plan shall be as follows:

- a. Retail stores, including department stores.
- b. Personal service shops.

- c. Business and professional offices.
- d. Theatres.
- e. Bowling alleys.
- f. Newspaper and job printing.
- g. Hotels and inns.
- h. Restaurants, taverns, and grills.
- i. Public buildings and offices.
- j. Public parking lots.
- k. Residential Uses as permitted in Residential Use Area - C.

5. Public and Quasi Public Use Areas

The only uses permitted in areas so designated on the Land Use Plan shall be as follows:

- a. Places of worship, including parish houses or other residential use appurtenant thereto.
- b. Public and parochial schools.
- c. Funeral parlors.
- d. Public buildings such as a library, armory, or police station.
- e. Non-profit institutions, historical societies, etc.
- f. Public utility stations.
- g. Off-street parking areas.

6. Open Space/Park Use Areas

The only uses permitted in the areas so designated on the Land Use Plan shall be for public recreation purposes and public open space.

b. Regulations and Controls on Land Use

1. Regulations and Controls Applying to all sections of the Renewal Area

a. Urban Design Objectives

The design objectives which follow are set forth as a guide to both public and private agencies which will be engaged in development and/or rehabilitation of properties in this project area. All development proposals should take cognizance of these objectives as a primary goal of the Redevelopment Agency; they are specified to insure the creation of an environment, blending the existing and new developments into an harmoniously functioning area.

(1) Integration with Design

Buildings within the Renewal Area should be considered as integral parts of the overall site design and developed with appropriate consideration for both proposed and existing buildings with respect to height, mass, siting, location, materials, orientation, signs, lighting, and use. Design virtuosity should be discouraged in favor of consistency of scale and treatment.

(2) Functional Diversity

The Agency will encourage relative diversity of compatible functions throughout the Area within the general functional areas defined for the City. Large areas of single use development shall be discouraged.

(3) Preservation and Enhancement of the Area

Development should make maximum use of the existing differences in grade and present drainage patterns, avoiding regrading as far as possible.

(4) Liberal and Appropriate Landscaping

Planting of large trees and liberal landscaping appropriate to the overall landscape, drainage flood pattern, and microclimate, character of Middletown shall be encouraged.

(5) Pedestrian Circulation

Ease of pedestrian circulation is a major objective. Where natural routes cross development sites, developers shall be encouraged to provide controlled easements and access. These routes should serve to tie together the public open space system.

(6) Automobile Facilities

Parking and other automobile facilities should be designed as an integral part of site development with careful regard to topography, landscaping, sight-lines and access. Pedestrian access from facilities to uses served should be direct and not in conflict with vehicular movements in the Renewal Area. Parking shall be screened from street view.

(7) Servicing

Off-street loading facilities and service areas should be provided generally within structures and screened to eliminate direct view from surrounding uses and the street.

(8) Higher Density Development

Higher density development, in the form of either high-rise or high-land coverage low-rise should be situated close to areas of greatest natural amenity such as the river, associated flood plains, recreation and major open space areas, and where access and parking can be adequately provided.

b. Design Review Procedures

- (1) The Redevelopment Agency for the City of Middletown has developed an illustrative "urban design concept plan", supplemented with detailed drawings and text to serve as the basis for development plan review. This material is in sufficient detail to indicate suggested arrangement of buildings, parking areas, plazas, landscaping, exterior architectural facade, signs, desirable height and bulk relationships, and color and texture proposals.
- (2) This plan shall be kept up to date and modified from time to time as project development factors indicate a need for review of earlier proposals. It is intended that this plan serve as a continuing coordinating mechanism to assure superior urban design, and that it be responsive to modifications necessitated by technological advances, economic changes and new creative design ideas.
- (3) The Redevelopment Agency for the City of Middletown shall review all developers' proposals for compatibility with the urban design concept plan. In such review the Redevelopment Agency may draw upon such technical assistance as it deems necessary.
- (4) The Redevelopment Agency shall inform all proposed developers of the urban design requirements and objectives prior to the disposition of any project land.

- (5) As soon as possible after the selection of a developer the Redevelopment Agency shall inform him of required submission material in accord with its established review procedures.
- (6) For all proposed project development, the site plan, exterior design of all buildings, architectural treatment, landscaping, and other items related to design objectives, shall be subject to the approval of the Redevelopment Agency for the City of Middletown, which shall determine that the standards set forth in Section C (2) and the urban design concept plan have been substantially complied with.
- c. Unless paved, all areas which are visible from the street shall be landscaped. The term "paving" shall include any satisfactory combination of gravel and asphaltic material, or soil-cement material, or concrete, which shall meet the objective of creating a dust free and relatively durable surface.
- d. No use shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable feature so as to be detrimental to the public health, safety or general welfare.
- e. There shall be no restriction of occupancy or use of any part of the project area or any facility offered as a non-cash grant-in-aid in support of project activities on the basis of race, creed, color, or national origin.

- f. Each parking space shall be at least 180 square feet and at least 9 feet in width.
- g. No building used for residential purposes shall have its first habitable floor elevation below 32 feet above mean sea level of the U.S. Coast and geodetic datum.
- h. Requirements as to number of parking and loading spaces for such uses as churches, student centers, faculty clubs, and other specialized uses shall be determined by the LPA, based on the specific use proposed, prior to disposition. Following concurrence by the Department of Housing and Urban Development, these requirements shall be included in the disposition documents for the appropriate parcel.
- i. The LPA may establish such interim uses as it deems feasible and desirable in the public interest on property which has been acquired and not yet sold to a developer, providing such uses do not have an adverse affect on adjacent property.

2. Regulations and Controls Applying to Specific Use Areas as Designated on the "Land Use Plan"

The regulations and controls governing the use and development of real property in each separate use area are set forth below:

a. Residential Use Area - A (Medium Density)

One or Two Family Residences: (Rehabilitation Areas)

- (1) Minimum lot size shall be 10,000 square feet with frontage of at least 75 feet.
- (2) Maximum lot coverage shall be 30%.
- (3) Minimum yard size shall be:
Front Yard - 15 feet
Side Yards - 10 feet
Rear Yards - 25% of lot depth, but need not exceed 30 feet.
- (4) No building shall exceed three stories or 35 feet in height.
- (5) Off-street parking of at least one and one-half spaces per dwelling unit shall be provided. The number of garages constructed on any property shall not exceed the number of dwelling units on that property, except that three parking spaces shall be provided for each professional office.

Multi-family Residences and One-Family Attached Dwellings

- (1) The maximum density permitted shall be 20 dwelling units per net acre.
- (2) Maximum lot coverage shall be 30%.
- (3) No building shall exceed 2-1/2 stories or 35 feet in height. Neither the basement nor the half-story shall be occupied as living or sleeping quarters.

(4) Minimum yard size:

Front Yard: 20 feet

Side Yards: 15 feet each, except that no side yard is required for interior one-family attached dwellings.

Rear Yard: 20 feet.

(5) Usable Open Space. For every dwelling unit, other than one-family attached dwellings, there shall be provided at least two square feet of usable open space for every three square feet of dwelling unit area but in no case less than 250 square feet per unit. Such open space, the minimum dimensions of which shall be forty (40) feet, shall consist of an unenclosed portion or portions of the ground of a parcel or the roof of a parking area which is not devoted to driveways or parking spaces and is appropriately landscaped and free of structures of any kind; of which not more than 20% is roofed for shelter purposes only; and which is available and accessible to all occupants of the building or buildings on the lot for purposes of active or passive outdoor recreation. Not less than 20% of such open space shall be devoted to suitable paved and landscaped recreation areas.

(6) Garages or off-street parking spaces shall be provided in a ratio of 1.5 spaces for each dwelling unit and three spaces for each professional office. However, parking for housing for the elderly shall be provided in a ratio of one space for every four units. All parking areas shall be screened

from the street by means of a substantial screen consisting of any combination

of hedges, walls, or trees, having a minimum height of five feet above the finished grade of the parking area. No parking area may be located within ten feet of any parcel line or within any required front yard. The parking of motor vehicles is prohibited within 15 feet of any wall of a residential building.

Dormitories and Related Institutional Uses

The following controls shall apply to dormitories and related uses rather than those for multi-family residences:

- (1) The maximum residential density permitted shall be 100 persons per net acre. In computing residential density, adjacent parcels of land in the same ownership may be utilized to establish net lot area and required open space provided this land is designated as the dormitory site and not assigned to another use now or in the future without proper approval.
- (2) Maximum lot coverage shall be 30%.
- (3) Building height shall not exceed eighty feet or eight stories, or one foot for every foot of distance from the closest street or property line whichever is least.

(4) Minimum yard size:

Front yard: 20 feet

Side yards: 15 feet

Rear yard: 20 feet

- (5) Garages or off-street parking spaces shall be provided in a ratio of one space for every two persons occupying a dormitory unit. All parking areas shall be screened from the street by means of a substantial screen consisting of any combination of hedges, walls, or trees, having a minimum height of five feet above the finished grade of the parking area. No parking area may be located within ten feet of any parcel line or within any required front yard. The parking of motor vehicles is prohibited within 15 feet of any wall of a residential building. The above parking requirements may be fully or partially waived if it can be established that alternate parking space will be provided elsewhere on the campus and adequate means of enforcing parking regulations developed.

b. Residential Use Area - B (Medium Density/Neighborhood Retail)

1. Residential uses shall conform to the Land Use Controls for multi-family Residences in Residential Use Area - A.

2. Neighborhood Retail uses shall conform to the following controls:

- a. All permitted uses, other than off-street parking and loading, shall be carried on in buildings fully enclosed on all sides.
- b. Buildings shall be set back at least 20 feet from street and property lines.
- c. Maximum coverage shall be 50%.
- d. The maximum height of any structure shall not exceed 2-1/2 stories or 35 feet.
- e. Off-street parking spaces shall be provided as follows:

- (1) For places of assembly including restaurants, one space for every seven seats;
- (2) For other uses one parking space for every 300 square feet of ground floor area and every 500 square feet of second floor area.

(3) Where a parking lot abuts a street, the parking area must be separated from the street by a permanent curb at least eight inches in height and eight inches in width, and a landscaped buffer strip of at least five feet.

(4) At corners, no parking of vehicles is permitted within 30 feet of the intersection of the street lines.

f. All loading and unloading shall take place entirely on the parcel and shall be screened from view of adjacent properties by an opaque fence or even green hedge not less than 6 feet nor more than 10 feet in height. One off-street loading space (14 by 30 feet) shall be provided for each 10,000 square feet of building floor area or fraction thereof.

g. No free standing signs shall be permitted. One sign attached to the face of the building shall be permitted for each use facing each street from which access to the lot is provided announcing the name or insignia, or both of the establishments housed in the building. No sign shall exceed an area equal to the width at

the front wall of the use it identifies nor shall it exceed two feet in height. If illuminated at night, such illumination shall be indirect and with all light sources shielded from the view of adjacent lots and streets. No flashing lights shall be permitted. No sign may extend above the roof of a building.

c. Residential Use Area - C (High Density)

- (1) The maximum density permitted shall be 40 dwelling units per net acre except that housing for the elderly shall be permitted at a maximum density of 60 dwelling units per net acre.
- (2) Maximum lot coverage shall be 30%.
- (3) No building shall exceed ten stories or 100 feet in height.
- (4) Minimum yard size:

Front yard:	25 feet
Side yards:	10 feet each, with a combined total of 30 feet, except that no side yard is required for interior one-family attached dwellings.
Rear yard:	20 feet

(5) Usable Open Space. For every dwelling unit, other than one-family attached dwellings, there shall be provided at least two square feet of usable open space for every three square feet of dwelling unit area but in no case less than 250 square feet per unit. Such open space, the minimum dimension of which shall be forty (40) feet, shall consist of an unenclosed portion or portions of the ground of a parcel or the roof of a parking area which is not devoted to driveways or parking spaces and is appropriately landscaped and free of structures of any kind; of which not more than 20% is roofed for shelter purposes only; and which is available and accessible to all occupants of the building or buildings on the lot for purposes of active or passive outdoor recreation. Not less than 20% of such open space shall be devoted to suitable paved and landscaped recreation areas.

(6) Garages or off-street parking spaces shall be provided in a ratio of 1.5 spaces for each dwelling unit and three spaces for each professional office. However, parking for housing for the elderly shall be provided in a ratio of 1 space for every four units. All parking areas shall be screened from the street by means of a substantial screen consisting of any combination of hedges, walls,

or trees, having a minimum height of five feet above the finished grade of the parking area. No parking area may be located within ten feet of any parcel line or within any required front yard. The parking of motor vehicles is prohibited within 15 feet of any wall of a residential buildings.

d. Commercial Use Areas*

- (1) No building shall exceed a height of 100 feet, nor shall any building contain more than ten stories.
- (2) No yard set backs are required. However, side and rear yards, if provided, must be at least 15 feet.
- (3) At least 25% of each site area shall be devoted to landscaped areas, plazas, walkways, etc. either at grade or on the top level of parking structures. Such areas shall have access directly from the street or other pedestrian areas.
- (4) Off-street parking shall be provided as follows:
Retail and personal service uses - one space for each 100 square feet of net floor area.
Business and professional offices - one space for each 300 square feet of gross floor area.

* Residential uses shall conform to the controls for residential use area - C.

Inns, hotels, etc. - one space for each room.

Restaurants public assembly - one space for each 50 square feet of patron floor area or one space for each 7 seats whichever is greater.

- (5) Off-street loading facilities shall be provided as follows for individual uses or collectively for smaller uses not individually meeting the minimum required area.

Retail uses - One space for the first 10,000 square feet of floor area plus one space for each additional 20,000 square feet of floor area or major fraction thereof. Each such loading space shall measure no less than 14 feet by 40 feet.

Other uses - One space for each 50,000 square feet of floor area or major fraction thereof.

This requirement may be satisfied by the permanent designation of specific spaces in adjacent parking facilities including formal written commitments.

- (6) Signs may be erected, provided that:

- (a) Signs shall be applied to a wall of a building fronting on a street or on a parking area. No part of a sign applied parallel to the face of a building shall project more than 12 inches from the building and no part of a sign applied perpendicular to the face of a building shall project more than four feet from the face of the wall to which applied, where a building is set back from the street or parking area a distance

of fifteen (15) feet or more, one free standing ground sign with an area of not more than fifty (50) square feet may be erected not nearer than six (6) feet to any building.

- (b) Not more than one such sign on each wall shall be permitted for each tenant on the premises.
- (c) The aggregate area, in square feet, of all signs on any wall shall be not greater than two (2) times the length, in feet, of such wall.
- (d) No sign shall exceed two (2) feet in height.
- (e) Flashing, moving, or intermittently illuminated signs or advertising devices are prohibited.
- (f) Temporary signs made of cardboard, paper, canvas or similar impermanent materials may not be placed on the outside of any building.

e. Open Space/Park Use Area

- (1) No buildings other than those incidental to outdoor recreation purposes, such as restrooms, locker rooms, shelter areas, and equipment storage buildings may be erected in this area. Such buildings shall not cover more than 10% of the site or be closer than 25 feet to any street or property line.

f. Public and Quasi-Public Use Areas

- (1) The only structures included or permitted in this area shall be structures existing at the time of adoption of

this Plan, additions or modifications to such structures, and related parking structures.

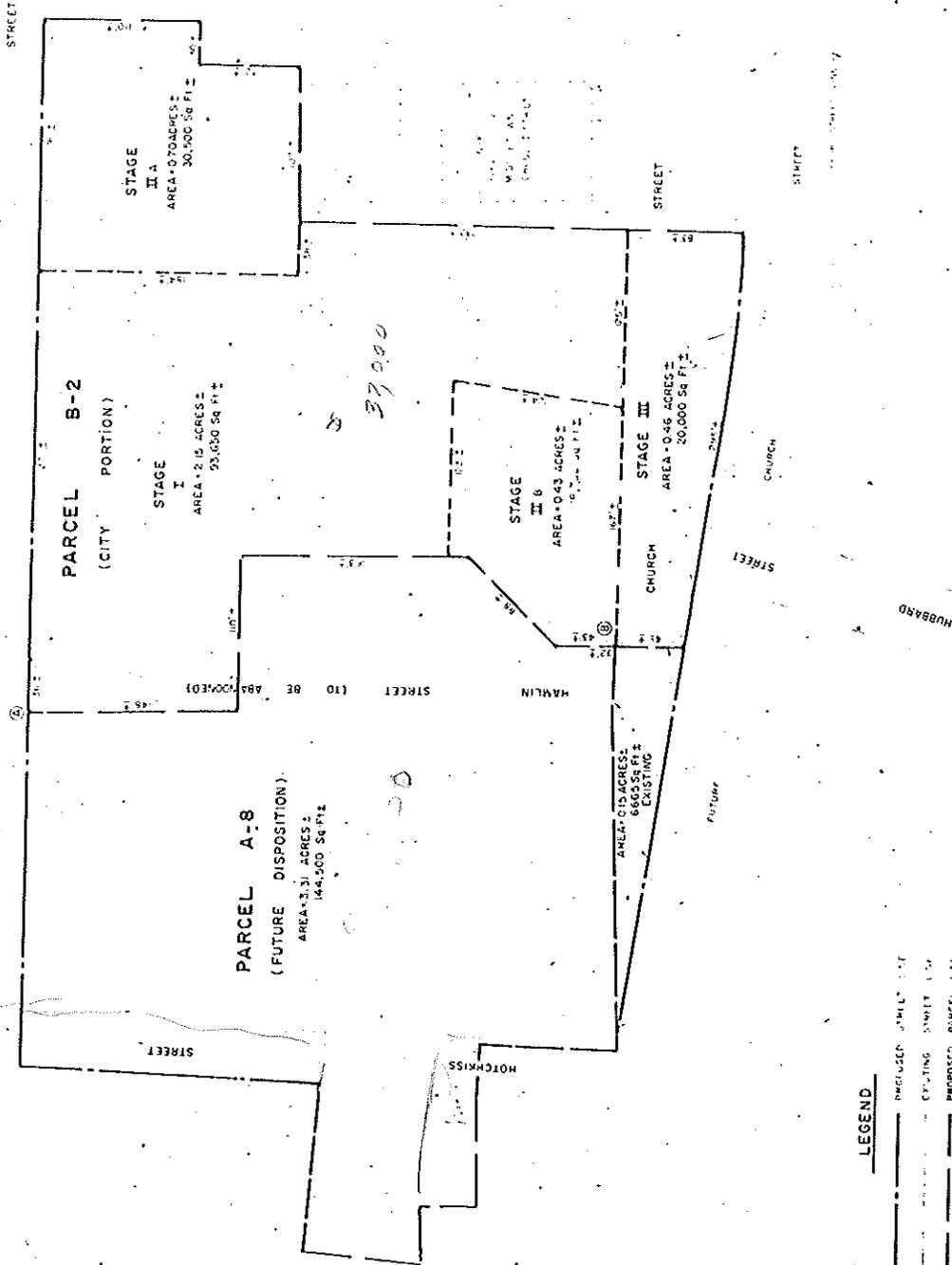
- (2) Any exterior modifications to existing structures which substantially change present height, coverage, or setbacks shall require prior review and approval of the Redevelopment Agency based on the specific proposed modification and its affect on adjacent uses.
- (3) The surface of the top level of new parking structures shall not exceed 15 feet in height as measured from the highest level of the adjacent street and shall not be closer than 15 feet to any street or property line.
- (4) Off-street parking areas shall be screened from the street and adjacent properties by any combination of hedges, walls, or trees having a minimum height of 5 feet above the finished grade of the parking area.

c. Duration and Effective Date of Regulations and Controls

- (1) Except as specified hereinafter, the foregoing regulations and controls contained in this plan shall be binding and effective by deed or lease upon all purchasers or lessees of land and their heirs or assigns, in the area of the City of Middletown, Connecticut covered by this Plan, from the original date of approval of this Plan by the governing body of the City of Middletown, Connecticut, for forty (40) years, unless amended as provided in Paragraph F.

STREET

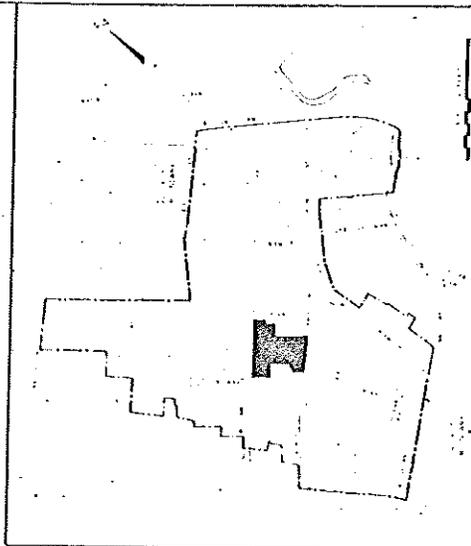
BROAD



LEGEND

- ENCLOSURE SHEET SET
- EXISTING STREET L&P
- PROPOSED PARCEL L&P
- EXISTING PARCEL L&P
- STAGES

PARCEL LOCATION KEY



MIDDLETOWN REDEVELOPMENT AGENCY
MIDDLETOWN, CONNECTICUT
URBAN RENEWAL PROJECT NUMBER 2

PRELIMINARY DISPOSITION MAP

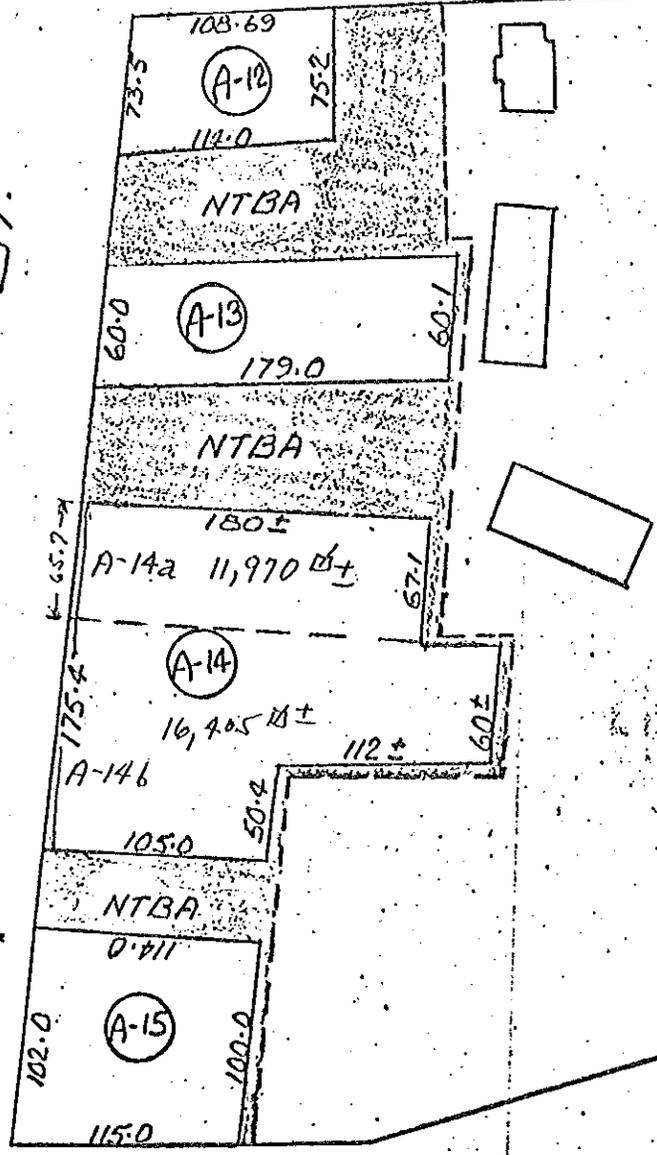
PARCEL B-2
(CITY PORTION)

CARR ENGINEERS, INC. CONSULTING ENGINEERS
100 N. MAIN ST. SUITE 200
MIDDLETOWN, CT 06450
DATE: MAY 26, 1970

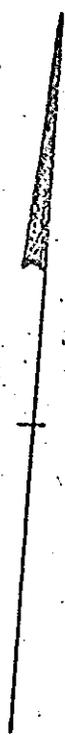
NOTE: LINE (A)-(B) FROM MAP BY JEROME FROZEN, A. ASSOCIATES
ENTITLED "TOUGHEAR SITE HOUSING" DTD MARCH 1970

SOUTH MAIN ST.

CRESCENT ST.



<u>PARCEL No</u>	<u>AREA Sq Ft</u>
A-12	8230
A-13	10740
A-14a	11970
A-14b	16405
A-15	11610



LAND USE PLAN

URBAN RENEWAL PROJECT NUMBER 2
REDEVELOPMENT AGENCY FOR THE CITY OF BRISTOLTOWN, CONNECTICUT

- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL - MEDIUM DENSITY/NEIGHBORHOOD RETAIL
- RESIDENTIAL - HIGH DENSITY
- COMMERCIAL
- PUBLIC & QUASI-PUBLIC
- OPEN SPACE/PARK
- PROJECT AREA BOUNDARY

