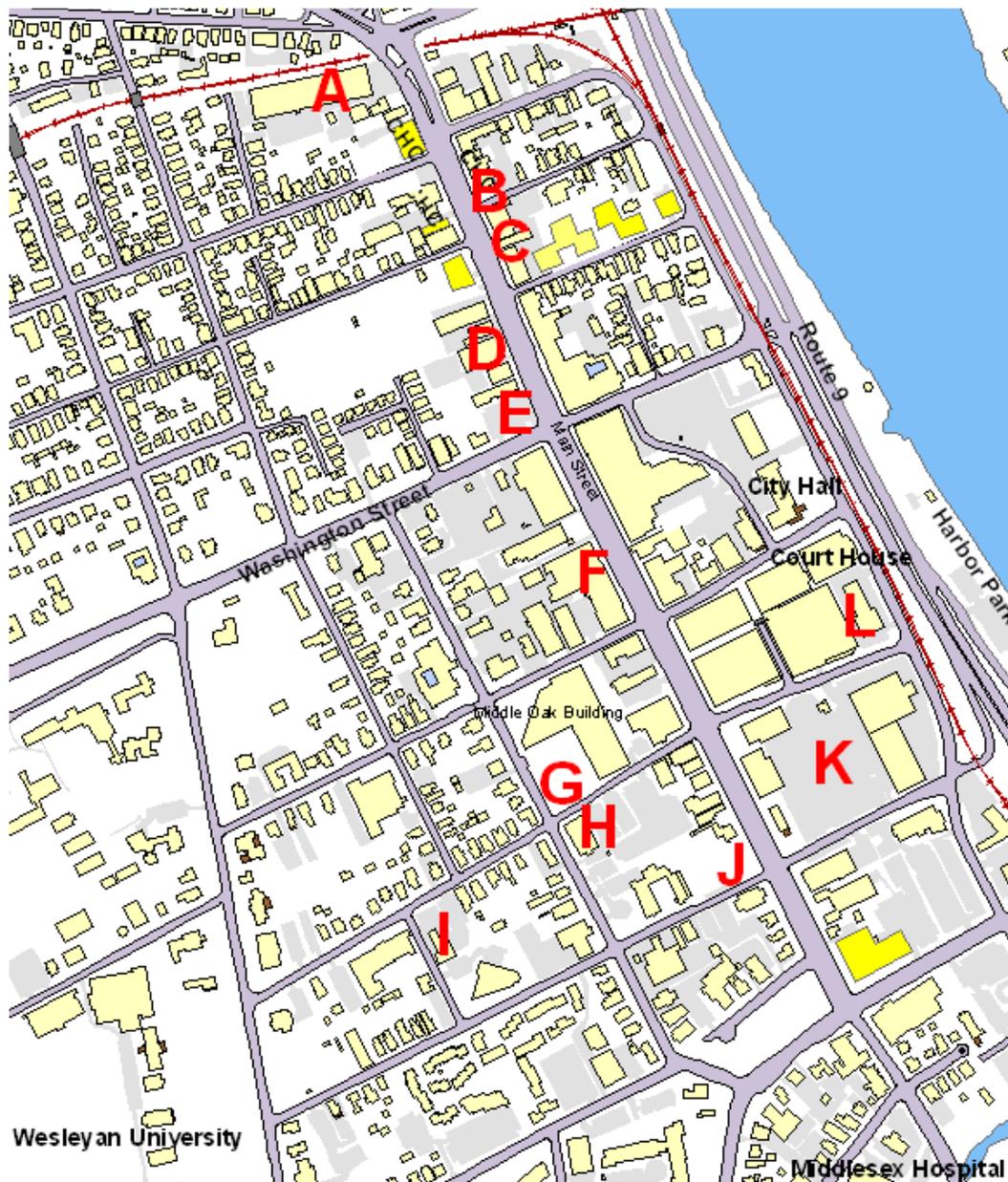


### Possible Development Sites in Downtown Middletown

- A. Trolley Barn- 725 Main Street
- B. North End City Lot- 622 Main Street
- C. Salvation Army Site- 515 Main Street
- D. North End Properties- 578-584 Main Street
- E. Private Parking Lot- 465 Main Street
- F. Bob's Building- 339 Main Street
- G. MiddleOak Lot- Corner of College and Broad Streets
- H. ATT Building- 70 Broad Street
- I. Wesleyan Lot- 56 Hamlin Street
- J. Spear Park- 40 Broad Street (Main Street Frontage)
- K. Metro Square- 130 Main Street
- L. Car Tune Lot- 195 DeKoven Drive



## A. Trolley Barn- 725 Main Street

Zone-	Central Business District
Acreage-	1.82 Acres
Existing Building Square Footage-	46,325 Sq. Ft.
Parking-	Potential Onsite and Adjacent City Parking Lot
Height Restrictions-	35 foot Minimum; 6 Story (84 ft.) Maximum
Ownership-	Privately Owned
Eligible Incentives-	Commercial Tax Abatement; Redevelopment Area Deferred Increase; Enterprise Zone Deferred Increase; Contaminated Property Redevelopment Abatement

Development Potential- The City has undertaken a brownfield redevelopment study and this property has been identified as a potential mixed use redevelopment site.



### **B. North End City Lot- 622 Main Street**

---

Zone-	Central Business District
Acreage-	0.07 Acres
Existing Building Square Footage-	0 Sq. Ft.
Parking-	None
Height Restrictions-	35 foot Minimum; 6 Story (84 ft.) Maximum
Ownership-	City Owned
Eligible Incentives-	Commercial Tax Abatement; Redevelopment Area Deferred Increase; Enterprise Zone Deferred Increase

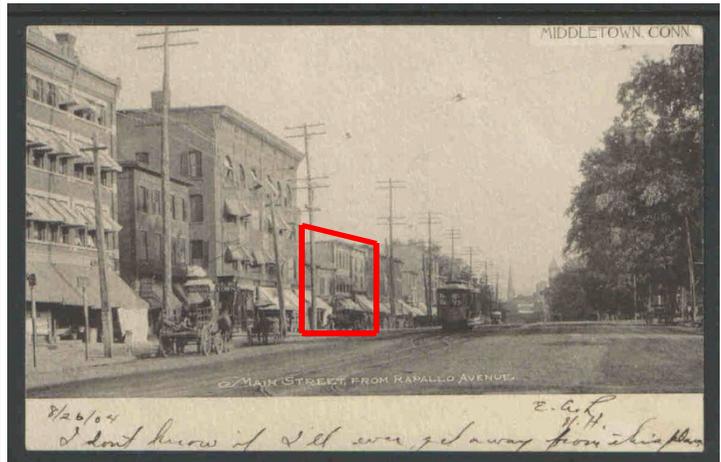
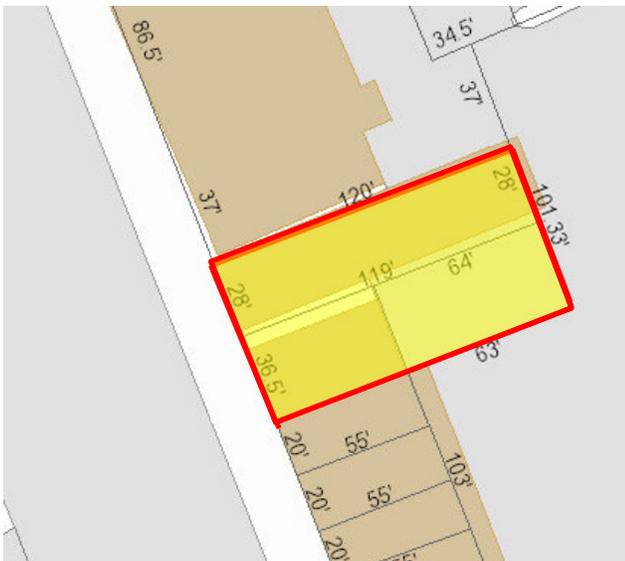
Development Potential- It is a City goal to in-fill the vacant properties on Main Street. This City-owned property has been used as a pocket park managed by the Community Health Center since the 1990s. The lease between the City and the Community Health Center has expired. The property did have a building on the site equal in height to its neighbor to the north.



### C. North End City Lot- 578-584 Main Street

Zone-	Central Business District
Acreage-	0.16 Acres
Existing Building Square Footage-	11,776 Sq. Ft.
Parking-	None
Height Restrictions-	35 foot Minimum; 6 Story (84 ft.) Maximum
Ownership-	Private Owner Ship Front Lots, City Owned Rear Lot
Eligible Incentives-	Commercial Tax Abatement; Redevelopment Area Deferred Increase; Enterprise Zone Deferred Increase

Development Potential- It is a City goal to populate the downtown with housing. The challenge is to find properties that could accommodate on-site parking. It may be possible to provide 20 parking spaces in the rear accessed by the City parking lot on Green Street. The two properties might be rehabbed or demolished to provide a larger building of 4 to 6 stories.



### D. Salvation Army Site- 515 Main Street

---

Zone-	Central Business District
Acreage-	0.67 Acres
Existing Building Square Footage-	11,200 Sq. Ft.
Parking-	Potential On-site Parking
Height Restrictions-	35 foot Story Minimum; 6 Story (84 ft.) Maximum
Ownership-	Privately Owned
Eligible Incentives-	Commercial Tax Abatement; Redevelopment Area Deferred Increase; Enterprise Zone Deferred Increase

Development Potential- The site was developed as a grocery store with development in the rear. The one story building is non-conforming for Main Street. The building is highly underutilized by the Salvation Army.

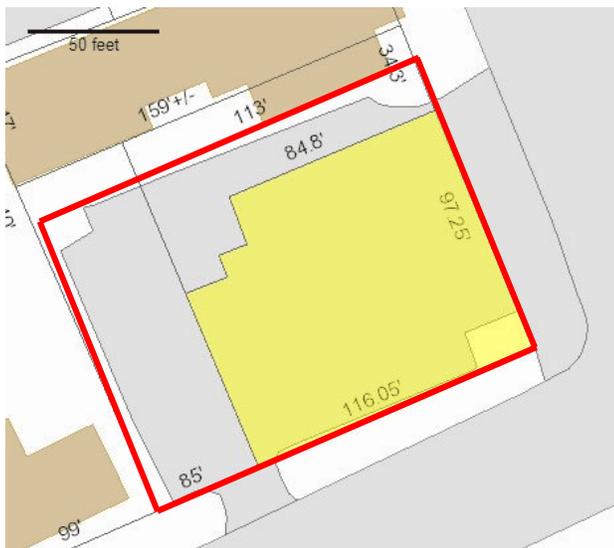


### **E. Private Parking Lot- 465 Main Street**

---

Zone-	Central Business District
Acreage-	0.55 Acres
Existing Building Square Footage-	0 Sq. Ft.
Parking-	Potential On-site Parking
Height Restrictions-	35 foot Minimum; 6 Story (84 ft.) Maximum
Ownership-	Privately Owned
Eligible Incentives-	Commercial Tax Abatement; Redevelopment Area Deferred Increase; Enterprise Zone Deferred Increase

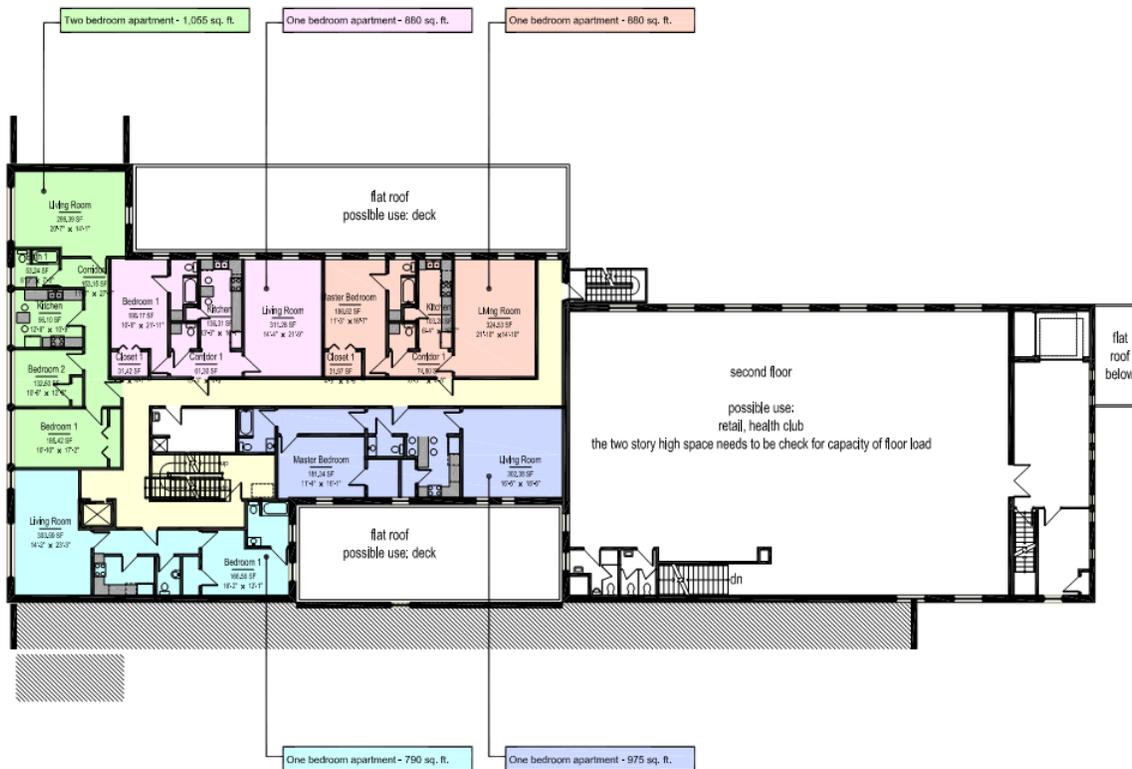
Development Potential- It is a City goal to in-fill the vacant properties on Main Street. The owner has expressed interest in a higher and better use.



### F. Bob's Building- 339 Main Street

Zone-	Central Business District
Acreage-	0.45 Acres
Existing Building Square Footage-	26,416 Sq. Ft.
Parking-	Adjacent to City Lot, potential on-site parking
Height Restrictions-	35 foot Minimum; 6 Story (84 ft.) Maximum
Ownership-	Privately Owned
Eligible Incentives-	Commercial Tax Abatement; Redevelopment Area Deferred Increase; Enterprise Zone Deferred Increase

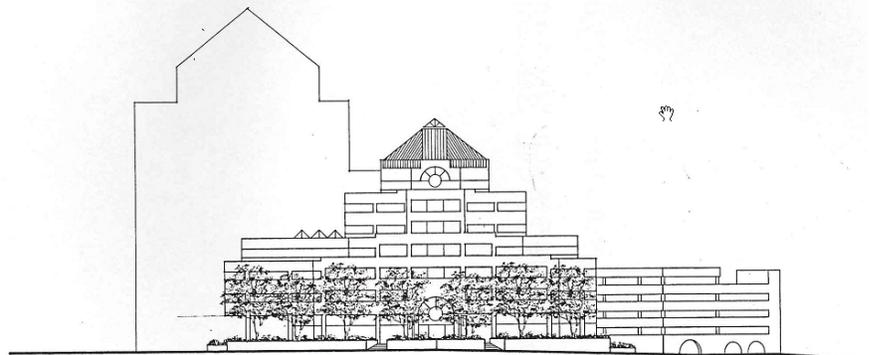
Development Potential- This prominent building on Main Street has the ability for mixed use redevelopment. The City had an architect review the feasibility to reuse the building for retail, restaurant, entertainment on the first floor and residential on the upper stories. The rear of the building has development potential or could be demolished to increase on-site parking.



## G. MiddleOak Lot- Corner of College and Broad Streets

Zone-	Central Business District
Acreage-	0.96 Acres
Existing Building Square Footage-	0 Sq. Ft.
Parking-	Adjacent to 1180 Space Parking Deck
Height Restrictions-	12 Story (168 ft.) Maximum
Ownership-	Privately Owned
Eligible Incentives-	Commercial Tax Abatement

Development Potential- The existing 12 story office tower and 7 story parking deck were constructed in the early 1990s. The parking deck has enough parking for a second 7 story office tower. The vacant parcel at the corner of College Street and Broad Street has the potential for commercial and residential mixed use development without the need to construct new parking.

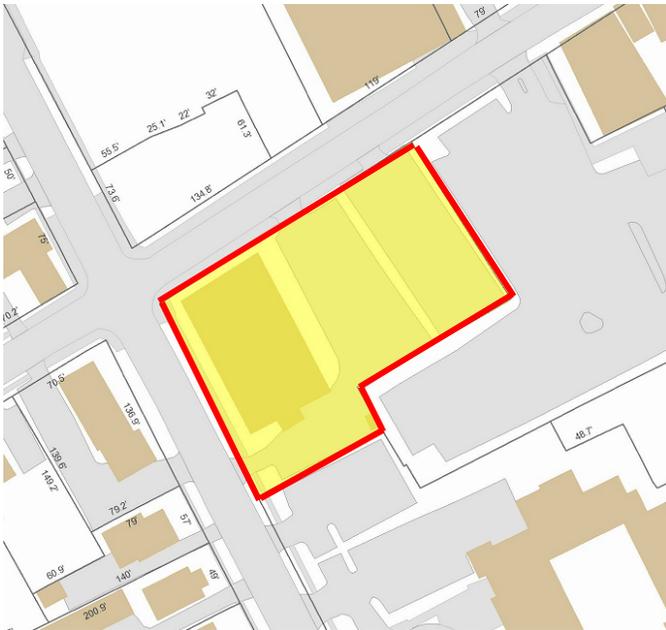


## H. AT&T Building- 70 Broad Street

---

Zone-	Central Business District
Acreage-	0.44 Acres
Existing Building Square Footage-	28,134 Sq. Ft.
Parking-	On-site Parking
Height Restrictions-	12 Story (168 ft.) Maximum
Ownership-	Privately Owned
Eligible Incentives-	Commercial Tax Abatement

Development Potential- The existing building houses very few employees and the functions as a central exchange for AT&T phone and data operations. It is speculated that the technological functions are not required at this location and can be accomplished in a small facility. This existing building could be reused maintaining its historic facade or development can occur on the two parking lots to the east of the building.



### **I. Wesleyan Lot- 56 Hamlin Street**

---

Zone-	Downtown Village District
Acreage-	0.81 Acres
Existing Building Square Footage-	11,644 Sq. Ft.
Parking-	Potential On-site Parking
Height Restrictions-	3 Story (36 ft.) Maximum
Ownership-	Wesleyan University Owned
Eligible Incentives-	Commercial Tax Abatement; Contaminated Property Redevelopment Abatement

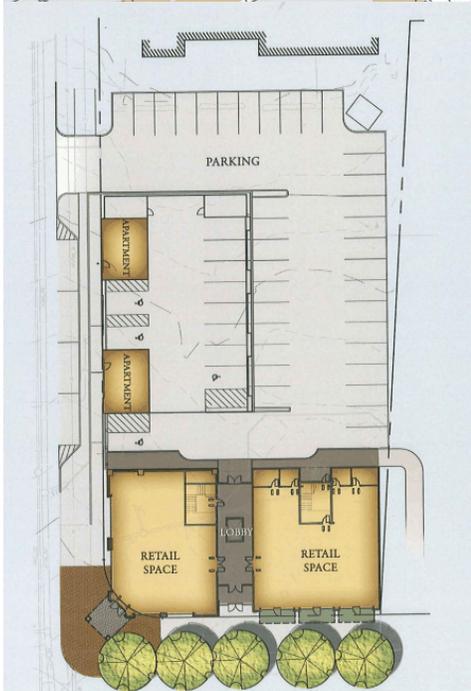
Development Potential- This property has the ability to be redeveloped as an adaptive historic reuse as a residential development. The adaptive historic reuse allows the waiver of some or all of the parking requirements. A high density residential development in conjunction with the University makes the most sense.



### J. Spear Park- 40 Broad Street (Main Street Frontage)

Zone-	Central Business District
Acreage-	0.89 Acres
Existing Building Square Footage-	4,000 Sq. Ft.
Parking-	Potential On-site or Off-site Parking
Height Restrictions-	35 foot Minimum; 6 Story (84 ft.) Maximum
Ownership-	Housing Authority Owned
Eligible Incentives-	Commercial Tax Abatement

Development Potential- It is a City goal to in-fill the vacant properties on Main Street. The Housing Authority has designed a redevelopment of Spear Park, which they own, for a 45,000 sq. ft. mixed use retail, office and residential development with on-site parking. There is the potential to develop parking across the street and increase the development on the Spear Park property.



### K. Metro Square- 130 Main Street

Zone-	Central Business District
Acreage-	7.9 acres
Existing Building Square Footage-	58,142 Sq. Ft.
Parking-	Potential On-site Parking and adjacent City 480 space parking deck
Height Restrictions-	35 foot Minimum; 6 story (84 ft.) Maximum on Main Street; 12 Stories (168 ft.) off Main Street
Ownership-	Privately Owned
Eligible Incentives-	Commercial Tax Abatement; Enterprise Zone Deferred Increase

Development Potential- This site could support much higher density development on a similar scale as Blue Back Square in West Hartford. With easy access to Route 9 and close to Route 66 and Route 17 and walking distance to Wesleyan University, this site has significant potential. It is also adjacent to site which will include a new 480 space parking municipal garage.



Blue Back Square- West Hartford



Metro Square- Middletown

### L. Car Tune Lot- 195 DeKoven Drive

Zone-	Central Business District
Acreage-	1.38 Acres
Existing Building Square Footage-	11,124 Sq. Ft.
Parking-	Adjacent to Proposed 480 Space Parking Deck
Height Restrictions-	12 Story (168 ft.) Maximum
Ownership-	Privately Owned
Eligible Incentives-	Commercial Tax Abatement; Enterprise Zone Deferred Increase; Contaminated Property Redevelopment Abatement

Development Potential- The City is redeveloping its 360 space parking arcade on a smaller footprint and going higher to create a 480 space parking deck with closer access to Main Street. This would create a development parcel on DeKoven Drive with views of the River. This site provides opportunities for office or residential development.

