

Urban Design proposal for new  
parking garage and redevelopment  
of Metro Square

- Most large, high density urban, mixed use development require parking structures and very few, if any, developments in Connecticut can afford to pay \$30,000 per space, not including land acquisition, for a parking structure.
- As Middletown proceeds with the design and placement of the parking garage, it is important to explain, understand and plan for how the garage will support and encourage private redevelopment.
- Metro Square has tremendous potential for high density, mixed use development. It is level, no wetlands and the only block without historic structures and, as far as I know, any significant environmental constraints.
- Larry McHugh, the Mayor and General Counsel have had productive discussions with the owner of Metro Square.
- A good, high density, mixed use development at Metro Square will require a well designed properly placed parking structure and a nice streetscape along Dingwall Dr.
- Its important that the city be proactive and plan the garages size and placement to support development at Metro Square.





# Blue Back vs. Metro Square, the Same,

- Same lot size
- Zoning allows same uses
- Zoning allows same density, same setbacks  
same height, same lot coverage;

But very different



### Metro Square (suburban)

- Lot area – 7.93 acres
- Building Area - 98,000 sq.ft.
- Assessed value Metro Square is \$4.8 million. (\$140,000 in taxes)

### Blue Back Square (urban)

- Lot area – 8.6 acres
- Building area - 570,000 sq.ft.
- Assessed value of Blue Back, on less acreage, \$68 million. (\$2 million in taxes)





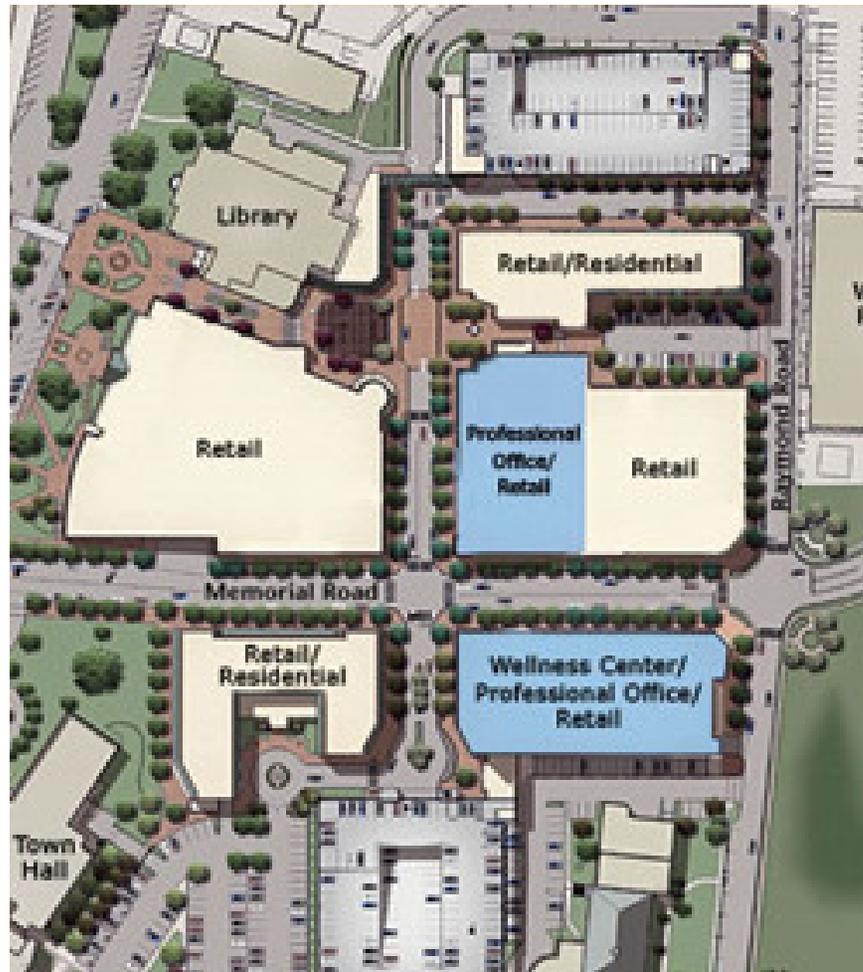
### Metro Square (Suburban)

Parking on site - (large surface lot) -338 spaces  
 Adjacent garage – 365 spaces  
 Middletown has \$6.9 million in federal funds for new parking garage.

### Blue Back Square (Urban)

- Street Parking on site (no surface lots) – 160 spaces
- 2 Adjacent Garages – 1,000
- Town of West Hartford bonded \$22 million for 2 garages with 1,000 spaces.





## Quotes from Blue Back developer

- “defining and promoting a vision for a better place, putting forward the community’s goals for the heart of the city. ”
- “Gives developers direction, it implies community consensus and is the best way to assure a result that matches the vision. ”
- “It is essential that the garage be placed and configured to best support future development.”
- when we first approached the Town of West Hartford, they had a vision plan documented on the sites we ultimately developed.
- The work they (West Hartford) had done in defining a vision for the area and building consensus around that vision was very important.

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# Proposal

EDC administered RFQ to retain a high quality urban design firm to develop a concept plan for the arcade block and the Metro Square block.

The plan will guide the city's investment in the parking garage and set the direction for the redevelopment of Metro Square.