

PRELIMINARY REPORT  
ON  
PROPOSED NORTH END RENEWAL PROJECT  
MIDDLETOWN, CONNECTICUT

June, 1970

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on  
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This report was prepared for the North End Project Area  
Committee by Raymond, May, Parish & Pine, Planning  
and Urban Renewal Consultants.

### General

The North End Project Area Committee (NEPAC) was formed to develop an improvement program for the North End. The Committee made a number of specific recommendations for actions that could be taken at once to improve the area. At the same time, the Committee began to explore means to generate a more substantial, long range improvement program. While doing so, some preliminary concepts for a North End urban renewal project were prepared. In order to assist NEPAC, the Middletown Re-development Agency retained the consultant firm of Raymond, May, Parish & Pine to work with the Committee for the purpose of delineating a specific urban renewal project. The consultants undertook some preliminary field inspections in order to gather basic data on existing conditions in the general area. This data was reviewed and discussed at several NEPAC meetings. Based on these discussions NEPAC has delineated a proposed urban renewal project for the North End which is described herein.

### Proposed Project Boundaries

The boundaries of the proposed urban renewal project are indicated on the attached map. The general boundary of the proposed project is as follows:

Northerly by a line from a point north of Bridge Street to North Main Street and North Main Street to Pease Avenue;

Easterly by Acheson Drive;

Southerly by Washington Street; and

Westerly by Main Street, a portion of Clinton Avenue and Pease Avenue.

Criteria for Selection of Proposed Project Area

The proposed urban renewal project described herein was selected by NEPAC for the following reasons:

- (1) The area bounded by St. Johns Square; Acheson Drive; Washington Street and Main Street is a very congested area with considerable mixed uses, overcrowded conditions, narrow streets and a substantial number of poor buildings.
- (2) The Portland Street and Bridge-Miller Street areas contain some of the worst housing conditions within the city. The bridge also has a blighting influence on these residential areas.
- (3) The northerly portion of the proposed project in the vicinity of North Main Street and Pease Avenue has been included since it offers the possibility of early development for housing to be used as a relocation resource with minimum displacement of families.
- (4) The Spring Street area has been included for the purpose of improving traffic flow in the area.

Although the proposed area is quite large, it offers the opportunity to solve a wide range of the North End's problems which no smaller segment could do individually. Various smaller areas were examined, but none provided the capability of improving traffic, providing new housing, eliminating blighted housing, and providing neighborhood facilities as part of a staged program.

#### Proposed Urban Renewal Treatment

The proposed urban renewal treatment for the area would be a combination of clearance and rehabilitation. The extent of each treatment can only be determined by more detailed planning studies which cannot be undertaken until a Survey and Planning Application is approved by the Department of Housing and Urban Development (HUD).

#### Basic Data on Proposed Urban Renewal Project

The proposed urban renewal project, as described on the attached map, contains approximately 75.3 acres.

There are approximately 199 principal structures within the proposed project area.

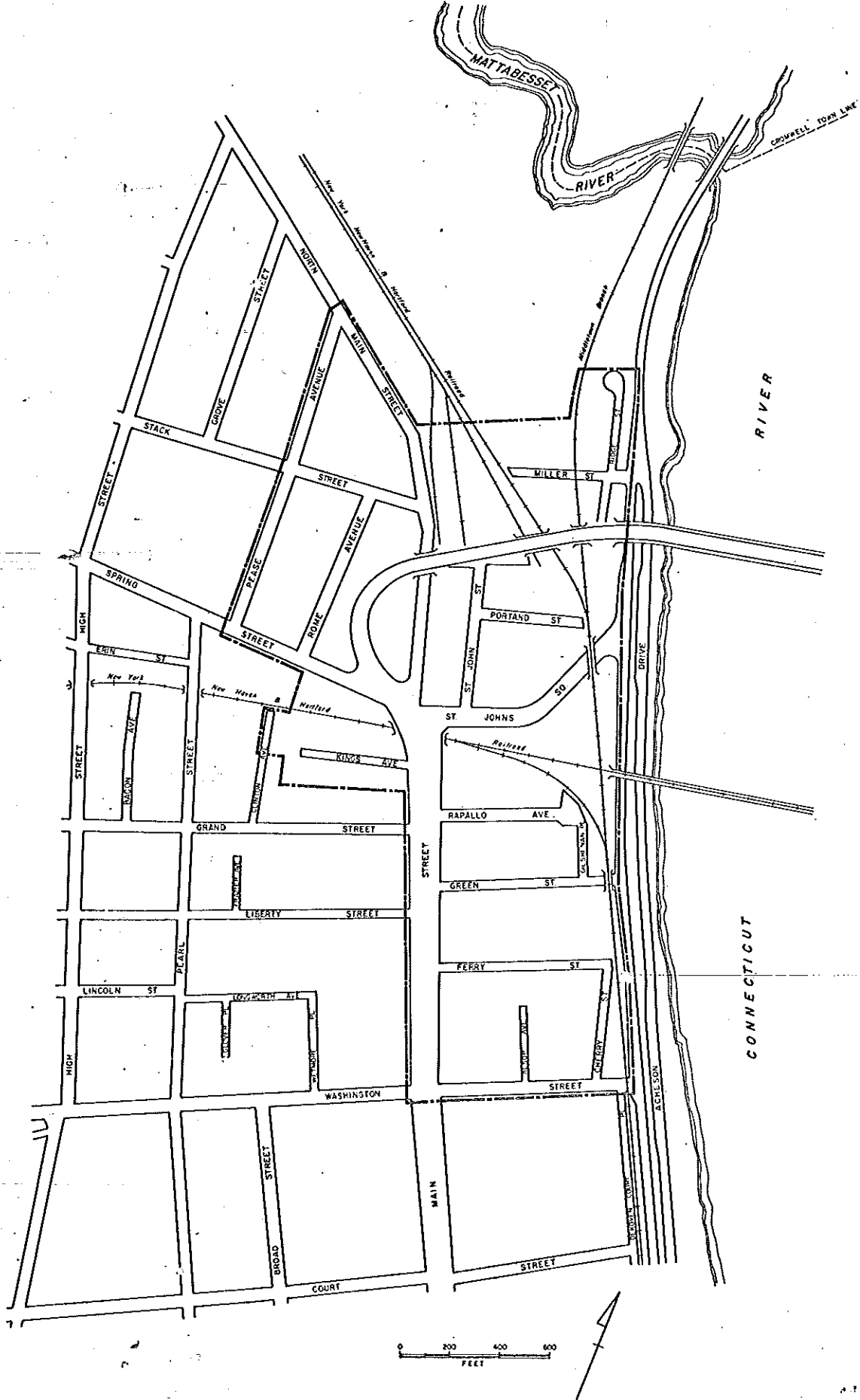
Based on exterior inspections undertaken by the consultants there are approximately 516 dwelling units and approximately 138 non-residential

concerns within the proposed project area. The non-residential classification includes businesses, industries, offices and public and semi-public uses.

Until more detailed plans are prepared it is not possible at this time to determine the extent of the relocation that would be generated by this project.

#### Next Steps in Planning Process

The NEPAC should arrange meetings with the Redevelopment Agency and Planning Commission to obtain their concurrence of the proposed project boundaries described herein. Once this concurrence is obtained then an informal meeting with HUD representatives should be arranged to get their concurrence on the proposed project boundaries. Based on HUD concurrence of the proposed project, and upon authorization from the Redevelopment Agency, the consultants will then prepare a formal Survey and Planning Application for the proposed project for necessary local formal approval and submission to HUD. Once HUD approves the Survey and Planning Application the Redevelopment Agency will obtain an advance of Federal funds to undertake detailed planning studies and develop a detailed plan for the project.



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 MIDDLETOWN, CONNECTICUT

PREPARED FOR NORTH END PROJECT AREA COMMITTEE  
 BY RAYMOND, MAY, PARISH & PINE, PLANNING CONSULTANTS  
 JUNE, 1970

NORTH END PROJECT AREA COMMITTEE  
MIDDLETOWN, CONNECTICUT

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