

MIDDLETOWN REDEVELOPMENT AGENCY  
SPECIAL WORKSHOP NOTES  
DECEMBER 14, 1992  
ROOM B-20 6:00 P.M.

PRESENT

D. Russell, Chairman  
E. Rak-Roberts  
J. Tine  
L. Russo  
J. Coughlin  
G. Woods  
H. Novicki (6:05)  
J. Guerin (6:07)  
T. Raczka (6:10)  
S. Gionfriddo (6:32)  
S. Shapiro (6:32)

ALSO PRESENT

Chief G. Aylward  
Dep. Chief J. Bibisi  
W. Warner  
L. Ozga  
W. Kuehn  
C. Wilcox  
S. Libby  
W. Corvo (6:32)

Chairman D. Russell mentioned this is not a formal meeting and introduced/invited Bill Warner to make the presentation.

A summary of Mr. Warner's presentation is attached to these notes.

A brief discussion followed Mr. Warner's presentation. S. Gionfriddo suggested we meet with Konover to discuss the possibility of a "turn key" new police station project.

D. Russell mentioned he wants to involve the Police Department's Building Committee in future urban renewal planning.

E. Rak-Roberts suggested we try to encourage the Post Office to relocate back downtown.



Linda A. Ozga

LAO/bds

SUMMARY OF PRESENTATION

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The purpose of the presentation was to generate discussion about the creation of a vision and master plan for the downtown area. The vision and plan must be bipartisan and have wide spread support to succeed. Any master plan should be based on a thorough understanding of the markets and market forces in the downtown area. Therefore a market analysis should be the first step in the formulation of a master plan.

The history and historic buildings in the downtown are a very important element. The first map displayed was an historic map of Middletown. It was noted that Middletown used to have direct access to the riverfront. This link should be reestablished. Middletown exists because of the river.

The second board displayed the seven subdistricts in the downtown area. It was noted that the downtown is divided into these unique district but they all interrelate to form a cohesive downtown.

The third board was an analysis of the distribution of ground floor space in the downtown. This was done to better understand the existing market. Mr. Warner then explained that the presentation was divided into 3 separate scenarios. Each scenario builds on the previous one. They are all interrelated. The first scenario included a transportation center in the northend, the preservation of historic buildings, the preservation of the Ferry and Green neighborhood, rezoning proposals and the construction of a formal pedestrian plaza at Columbus Plaza. The link to the river in the first scenario was improvements to the existing pedestrian tunnel to improve light and air circulation and safety. There were other boards displaying architectural renderings of the plaza and tunnel.

The second scenario included the same elements as the first. It also included an expanded Columbus Plaza to improve access from the new Courthouse facility, a recommendation for a community multi purpose center at the site of the existing Courthouse. As the link to the river a pedestrian plaza over Route 9. Once again there were other boards displaying architectural renderings of the plaza over Route 9 and aerial shots of the plaza area.

The third scenario included the same elements as the first and the second. It also has a much expanded transportation center and a proposal to underground Route 9. This proposal focused on a multi model transportation center for rail bus and barge, and the aesthetic contribution of an expanded linear park. The potentials with this proposal are tremendous as with the costs. It was recommended that this should be the ultimate vision for the city and the city should start now to develop a bipartisan vision and plan for the future. This should be promoted with congressmen so that monies might be available during the next round of federal transportation funding in 6 years.