

DRAFT

From: Paul Croce, Chairman, Middletown Planning Board

Suggested recommendations to TC re Middletown Center after hearing comments from residents

Excerpt from the Town's RFI:

5. Development Goals and Potential Uses

Vibrant Town/Community Center

A Town Center that offers common space for community gatherings, strong urban design, a Town "gateway," and improved pedestrian experiences. This

Center might also retain some level of municipal-related use.

Mixed-Use Development

Provide office or residential uses above retail, creating density, encouraging investment, and promoting alternative forms of transportation.

Affordable and Workforce Housing

Multi-family housing units, available for rent or purchase at affordable prices. See appendix C for a Housing Profile of Middletown.

Recommendations to TC

1. There is general concern about the traffic that will be added to West Main Road. A careful traffic study for this development should be submitted, and reviewed by an independent expert.
2. The Atlantic Beach District zoning overlay should be used as a basis for a Middletown Center zoning overlay.
3. There is very little support for the hotel among residents; however, if there must be a hotel in the Middletown Center development, it should be much smaller than that depicted in the concept submission and not be the prominent structure of the development.
4. The West Main-Coddington intersection, as the gateway to Middletown, should present the appearance of a Town Center, with the Library prominently as part of this gateway view.
5. The new library should be designed to meet the needs expressed by the Middletown Library staff and Board.
6. A Community Center building should be provided, or adequate space for community activities should be provided in the Library.
7. Open green space for community use should be provided.
8. Workforce housing and retail space providing services to local residents are seen as favorable.
9. Recreational facilities for the Town should be provided, such as a playground for small children (near the Library) and for court games (if not available elsewhere).
10. Indented bus stops, as proposed, should be provided.
11. The swimming pool and the bike lane on West Main and Coddington depicted in the concept submission do not seem to be popular or have high priority among residents.