

Urban Design Proposal
for new parking garage and the
eventual private development at
Metro Square

Proposal

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

The proposal will accomplish 3 goals:

1. Guide the city's investment in the parking garage;
2. Develop a concept plan to set the direction for the eventual private development;
3. Use the concept plan to promote a public/private partnership to the property owners and capable developers.

- Middletown has \$6.9 million for a new parking garage.
- The design and placement of the parking garage must support and encourage private development.
- After 25 years, I think downtown market is ready for large scale mixed use development.
- High density, urban development requires parking structures. In Connecticut, developments can not afford to pay \$30,000 per space for a parking structure.
- Most notable example is Blue Back Square where Town provided \$22 million to build parking garages. At Storrs Center the state paid millions for the parking garage, roads and other infrastructure.
- Metro Square has tremendous potential for high density, mixed use development.
- A good, high density, mixed use development at Metro Square will require a well designed, properly placed parking structure with sufficient parking on the city block.
- Development at Metro Square will require a public / private partnership, potentially including direct city and state grants, tax increment financing, tax abatements, parking agreements, general obligation bonds, revenue bonds etc..

Comparisons

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
- Single story, on site parking
- 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
- Multi-story, off site structured parking
- Building area - 570,000 sq.ft.
- Assessed value of Blue Back, on less acreage, \$68 million. (\$2 million in taxes)



Blue Back Square



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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Storrs Center site





New Haven Coliseum Site



Site in its current form
Existing Conditions

New Haven Coliseum Site



An activated, mixed-use destination urban village
Project Vision

Coliseum Site | New Haven, CT
NEWMAN ARCHITECTS  LiveWork
LearnPlay

Comparisons

<u>Site</u>		<u>Total Acres</u>		<u>Bldg. sq.ft.</u>		<u>Assesed value</u>
Metro Square		7.9		98,000		\$4.8 million
Blue Back Square		8.6		570,000		\$68 million
Storrs Center		6		350,000		
New Haven Coliseum Site		4.85		1,200,000		

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