

Where we were, where we are
and where we are going.

Where We Were - 1990

- Over development combined with poor quality development
- No limits on sewer expansion – suburban sprawl
- A dying downtown
 - large homeless population,
 - very poor discharge policies at CVH,
 - tragedy on Main St,
 - closing of Sears, Woolworths, Kabachnicks, Weathervane, Waldbums Food Mart, Kabels and a number of other small retailers.
 - A complete dependency on “Bobs”.
- Very little diversification in industrial base
- Over reliance on Aetna and Pratt and Whitney.
- Only 3.5% of the city was preserved as open space.
- Perception – a small blue collar city with big city problems with CVH
- Public had very little confidence in Middletown government, several active neighborhood groups

What We Did !

- Government reorganization to create Dept PCD
- “*Guiding the Future : A Plan of Conservation and Development for the Year 2000*”
- “*Downtown Visions: 2000 and Beyond*”
- Elected Planning and Zoning Commission
- Two open space referendums - \$8 million
- Very aggressive economic development
- Sewer service area with State DEP
- Moratorium on residential growth – supply and demand

Where We Are - 2007

- Controlled but steady residential growth
- Downtown has been revitalized – Bobs relocation
- Over 1 million square feet of new industrial development
 - Over 1,000 new jobs,
 - millions in new tax dollars
 - diversified industrial base
 - Aetna moving to Hartford
- Over 25% of our city is now preserved as open space.
- Confidence in government.
- Perception of Middletown - very positive
 - New York Times
 - Hartford Courant “Place” section
 - Boston Globe

Where we are going - 2012

- Preserve Rural – Suburban – Urban Character
- Continue to control residential growth – 6,000 acres available
 - Do not allow re-zonings or expansion of sewer service area
- Preserve Natural Resources
 - Better management and promotion of new open spaces
 - Preserve rural character, farmland preservation – farm viability study
- Guide Downtown Revitalization to the next level
 - Parking Study – potential investment of \$23 million in downtown
 - Plan for larger scale development – Downtown living
 - Investment in north end, former Bobs and Main Street Market
 - Lighting Arrigoni Bridge, South Cove development
- Urban neighborhoods – Middletown's Achilles heal
- Promote Commercial / Industrial Growth
 - Tremendous activity
 - Limited land for future development
 - Find creative ways to expand grand list
- Maromas – Middletown's future
 - Pratt and Whitney Kleen Energy, NRG
 - Creation of incredibly unique 2,000 acre open space corridor

**Middletown's Land Use Policy
has resulted in fiscally responsible
growth and a high quality of life.**

- Controlled residential growth
- Aggressive open space acquisition
- Aggressive pursuit of commercial and industrial development
- Continue to revitalize downtown and older neighborhoods.