



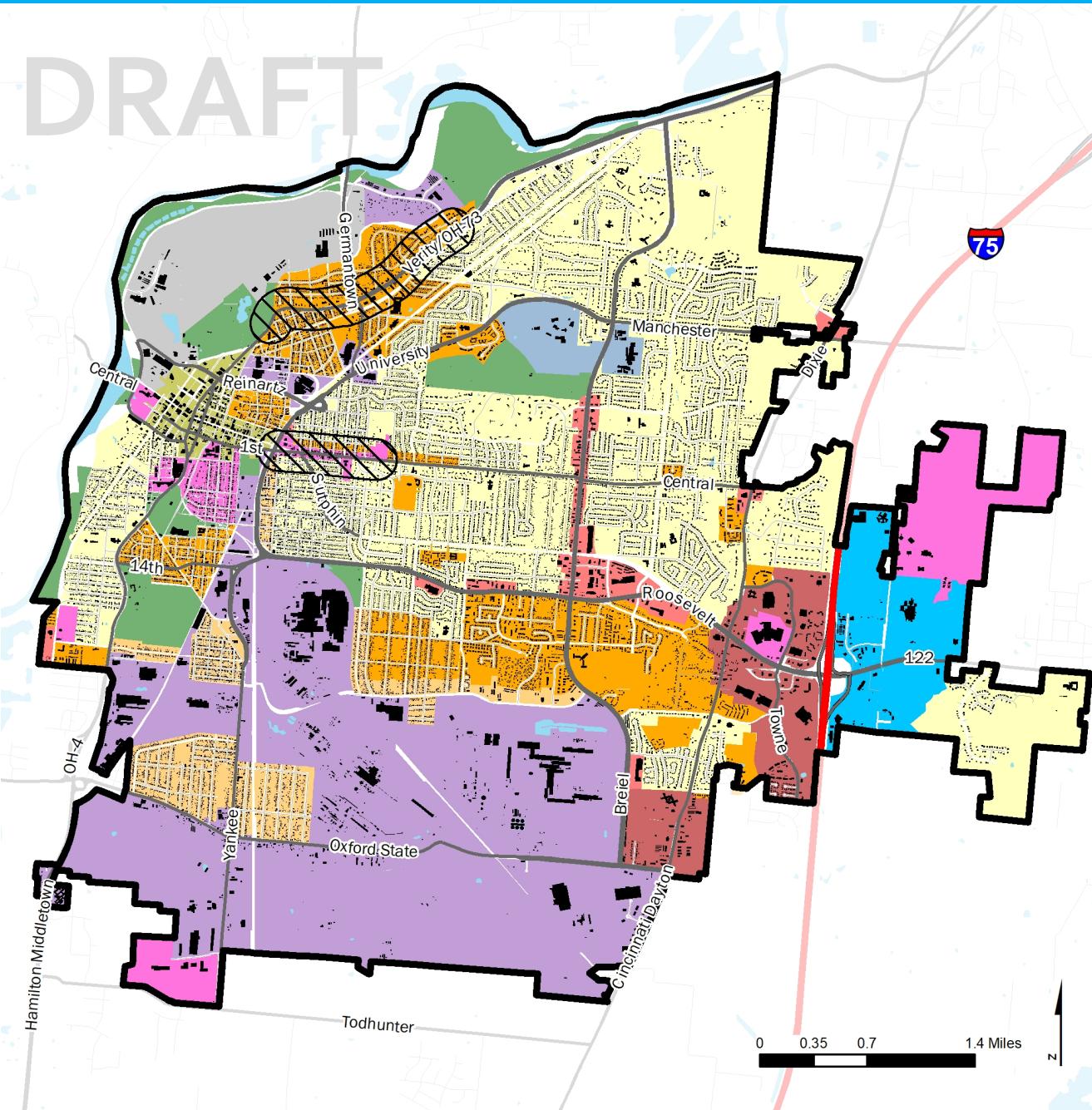
# DRAFT SPECIAL INTEREST AREAS

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Middletown Comprehensive Plan Update

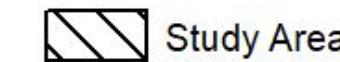
December 8, 2020

DRAFT



## Future Land Use

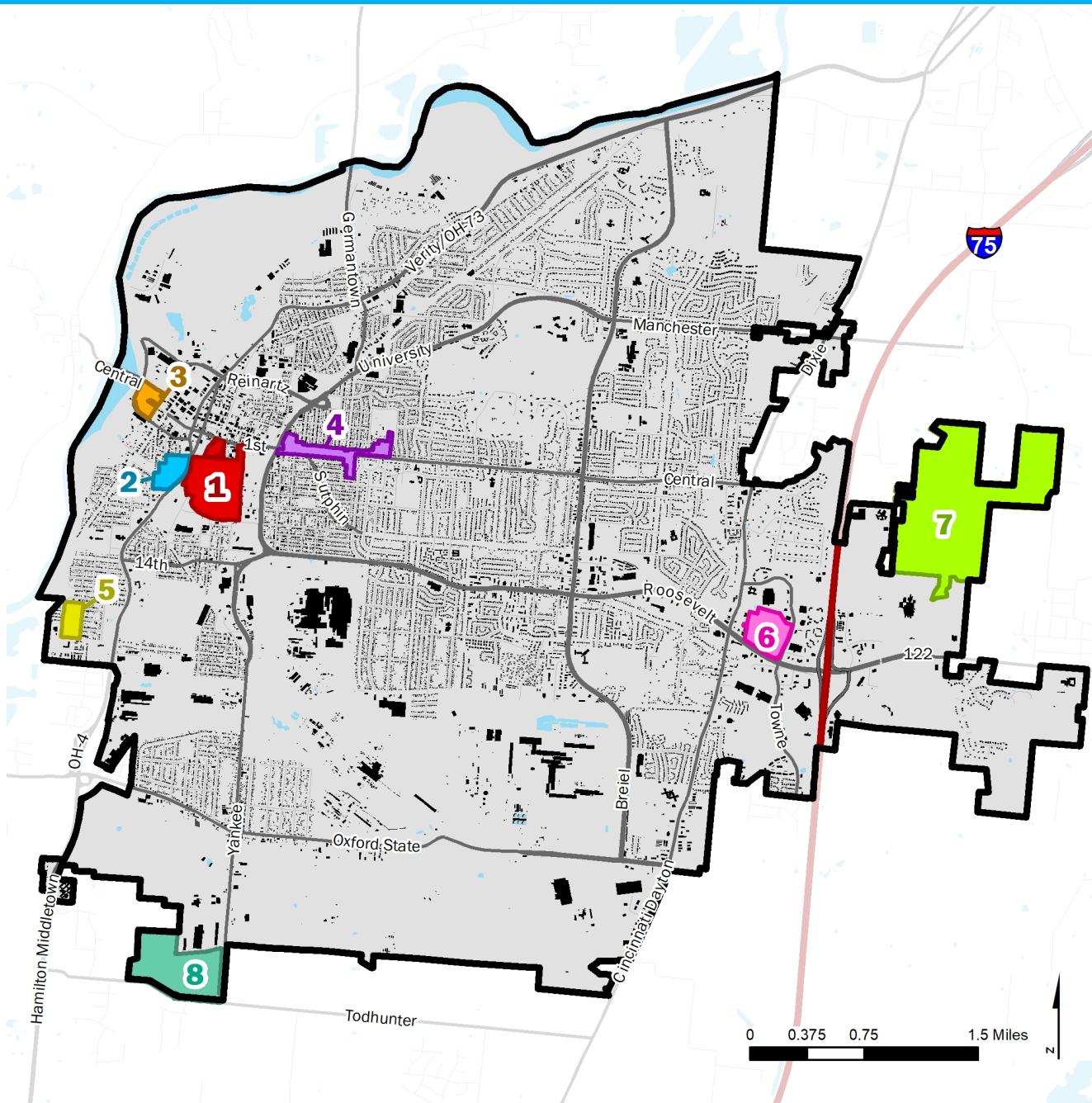
### Legend



### Future Land Use

- Civic/Institutional
- Industrial Buffer
- Industrial
- Employment Mixed Use
- Regional Mixed Use
- Neighborhood Mixed Use
- Open Space
- Single Family
- Mixed Residential
- Special Interest Areas
- Airport Plan
- Downtown Plan





# Special Interest Areas

## Legend

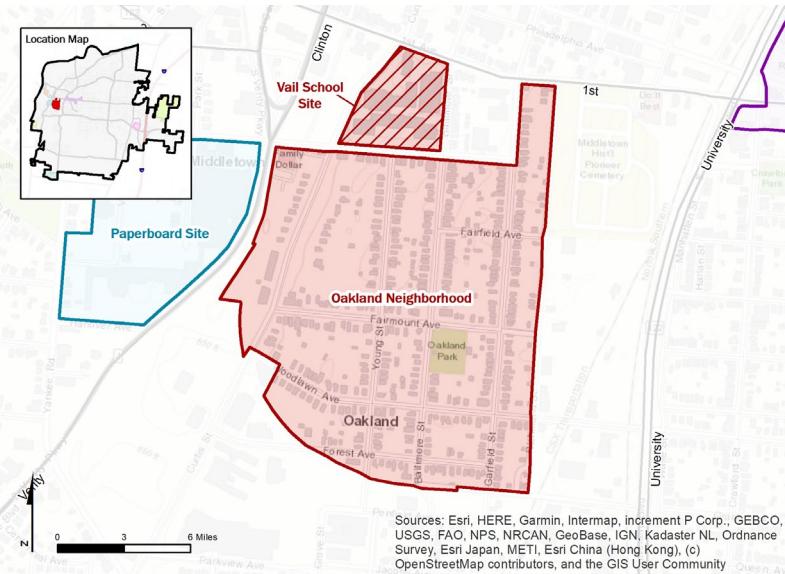
### Special Interest Areas

- Oakland Special Interest Area
- ★ Vail School Site - Oakland
- ★ Paperboard Site
- Riverfront Special Interest Area
- ★ Central Avenue Special Interest Area
- ★ S. Main Street Reinvestment Area
- Towne Mall Special Interest Area
- Undeveloped East End
- ★ Todd Hunter/Midd-Cities Industrial Site



Indicates the Special Interest Area also includes accompanying concept plans in addition to the Development Guidelines.





**The vision for the Oakland Neighborhood is a thriving revitalized residential area that is in close proximity to downtown. The goal for this neighborhood is to expand its pedestrian amenities and offer premiere residential and mixed uses on the old Vail School Site. The neighborhood will also be anchored by a reimaged Oakland Park that will act as a community gathering space.**

# Oakland Neighborhood (with Vail School Site)



# Vail School Site

## Concept 1

Townhome style residential development along Girard Avenue and 1st Avenue along with mixed-use or multi-family residential developments along the western edge of the development and in the center of the development.



# Vail School Site

## Concept 2

Townhome-style residential development along Girard Avenue and 1st Avenue, a senior living development along 1st Avenue, and mixed-use and multi-family residential along the central axis of the development.



# Vail School Site

## Concept 3

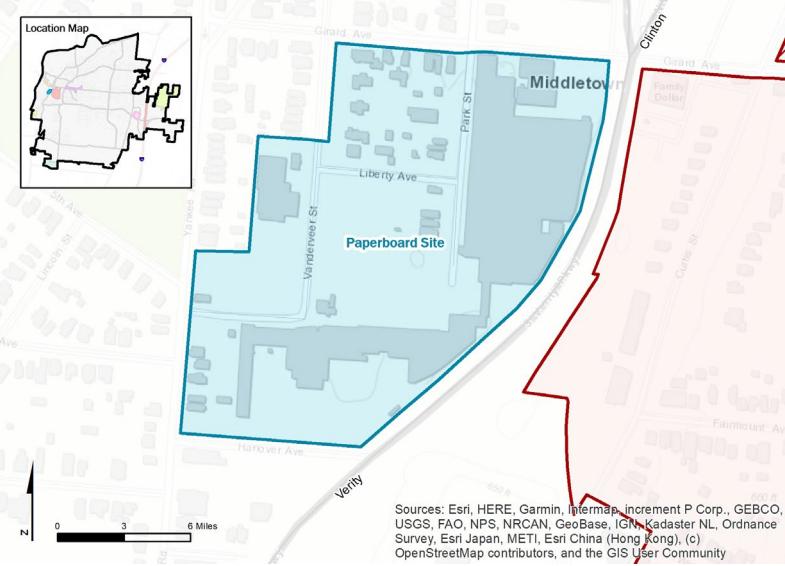
Townhome-style residential development along 1st Avenue and Curtis Street, mixed-use or multi-family residential in the southeast quadrant along Girard Avenue and Baltimore Street, and a senior living and a commercial use in along the central axis.



# QUESTIONS & DISCUSSION

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Oakland Neighborhood



# Paperboard Site



The vision for the Paperboard Site is a campus-style mixed use development that serves both as an employment destination within the city and may include a variety of modern residential housing options, commercial, and service uses.



# Paperboard Site

## Concept 1

Mixed-use and multi-family residential uses along Verity Parkway and on the western edge of the development with townhomes style residential along Liberty Ave and industrial or office uses along Vanderveer Street.



# Paperboard Site

## Concept 2

Mixed use buildings in the northern portion of the site, along Verity Parkway, office and industrial uses in the southern portion of the site and a senior living facility in the central area along Liberty Ave.



# Paperboard Site

## Concept 3

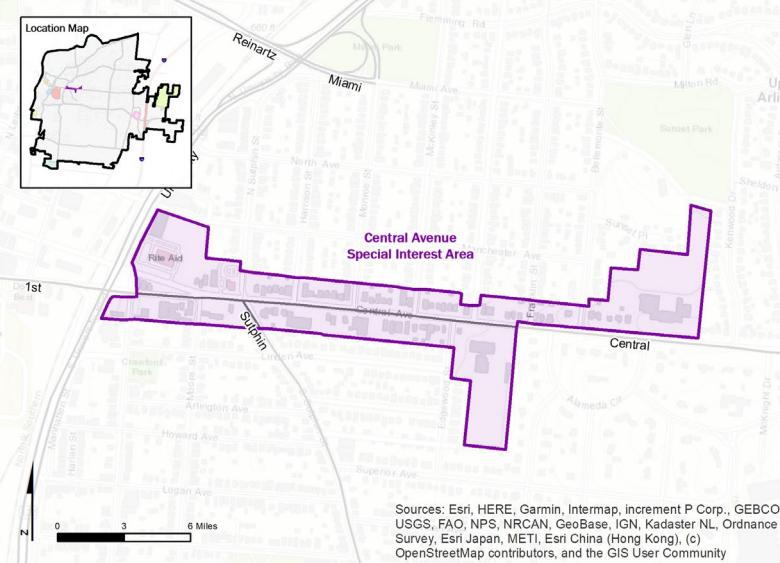
Mixed use and multi-family residential buildings in the northern portion of the site, along Verity Parkway, office and industrial uses in the southern portion of the site, and townhome style residential in the central area along Liberty Ave and Vanderveer Street.



# QUESTIONS & DISCUSSION

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Paperboard Site



The vision for the Central Avenue Neighborhood is to be a flourishing neighborhood-scale commercial corridor district that is walkable and is a destination location for the City. This corridor is envisioned to continue movement from the Downtown that serves and receives support from the surrounding neighborhoods. The corridor has two large-scale redevelopment opportunities through re-imagining the old Roosevelt School Site & former Lincoln School into a premier mixed residential developments.

# Central Avenue Neighborhood





## Central Avenue General Concept

Improved streetscaping and landscaping along Central Avenue with specific focus on key intersections and gateways leading into the district. Another important plan for this corridor is incorporating wayfinding signage to assist in movement to and from the downtown.

# Lincoln School Site

## Central Avenue

### Concept 1

Small-scale multi-family buildings in the northern portion of the site, along Central Avenue, single-family attached or multi-family uses in the southern portion of the site with shared green/common green spaces.



# Lincoln School Site

## Central Avenue

### Concept 2

Single-family attached or multi-family residential buildings in the northern portion of the site, along Central Avenue, multi-family residential in the southern portion of the site with a common green space off Edgewood Street.



# Lincoln School Site

## Central Avenue

### Concept 3

Small-scale multi-family buildings in the northern portion of the site, along Central Avenue, single-family attached or multi-family uses in the southern and eastern portions of the site with shared green/common green spaces throughout.



# Roosevelt School Site

## Central Avenue

### Concept 1

Small-scale multi-family residential and townhomes along Central Ave and the existing access drive on the east side of the site. Centralized shared parking and townhomes or duplexes along the northern portions of the property.



# Roosevelt School Site

## Central Avenue

### Concept 2

Multi-family residential buildings along Central Ave with shared parking and townhomes and duplexes in the central and northern areas of the property.



# Roosevelt School Site

## Central Avenue

### Concept 3

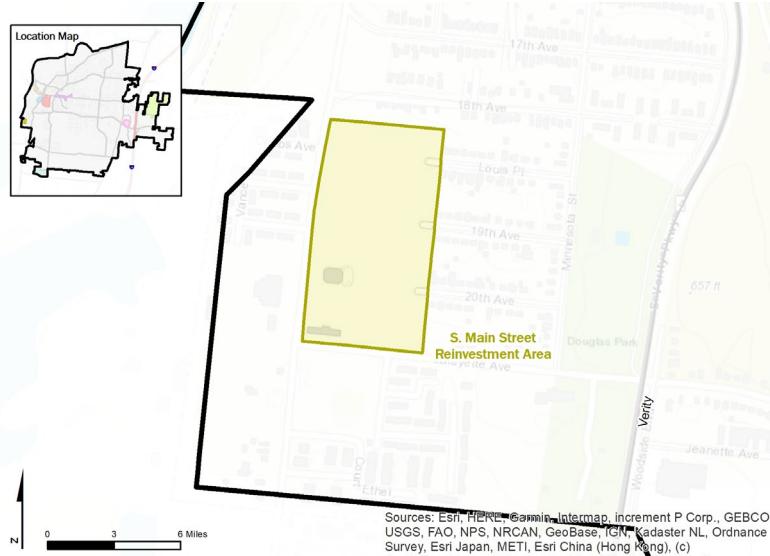
Multi-family residential buildings with a shared green space along Central Ave with shared parking and townhomes and duplexes in the central and northern areas of the property.



# QUESTIONS & DISCUSSION

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Central Avenue



# South Main Development Project



The vision for the South Main Development Project is a prosperous residential area with a variety of housing types that accommodate housing need and also includes limited small-scale commercial uses to service residents in the area.



# South Main Concept 1

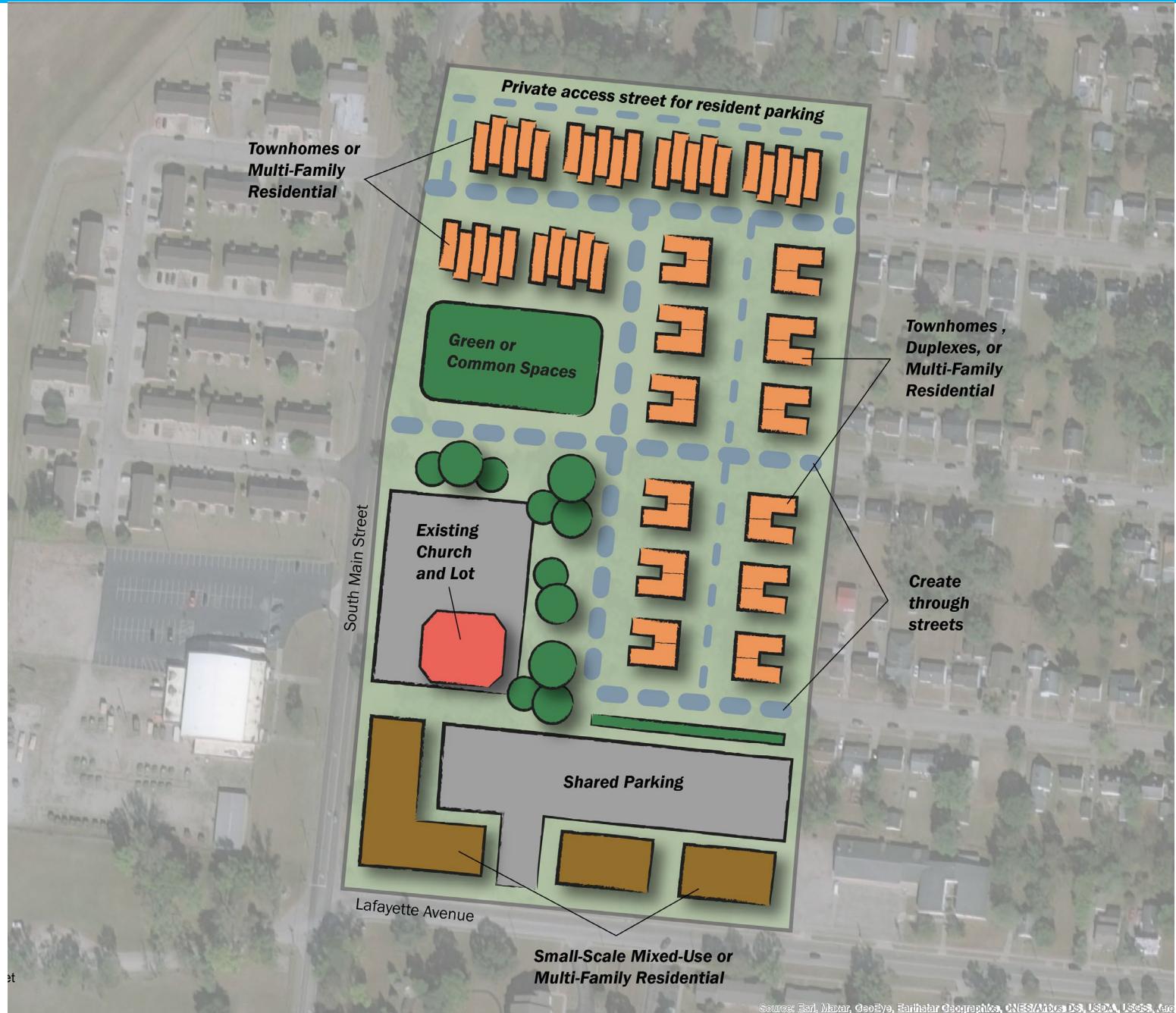
Single-family attached or multi-family residential uses on the northern half of the site with incorporated common green spaces. Southern half of the site includes multi-family residential with a small-scale commercial use such as a neighborhood convenience store or small-scale grocer. The existing church on the site is to remain.



# South Main

## Concept 2

Townhomes, duplexes, or multi-family in the northern and along eastern portion of the site with a reconnected street grid throughout. Southern half of the site includes small scale mixed use or multi-family residential with shared parking. The existing church on the site is to remain.



# South Main Concept 3

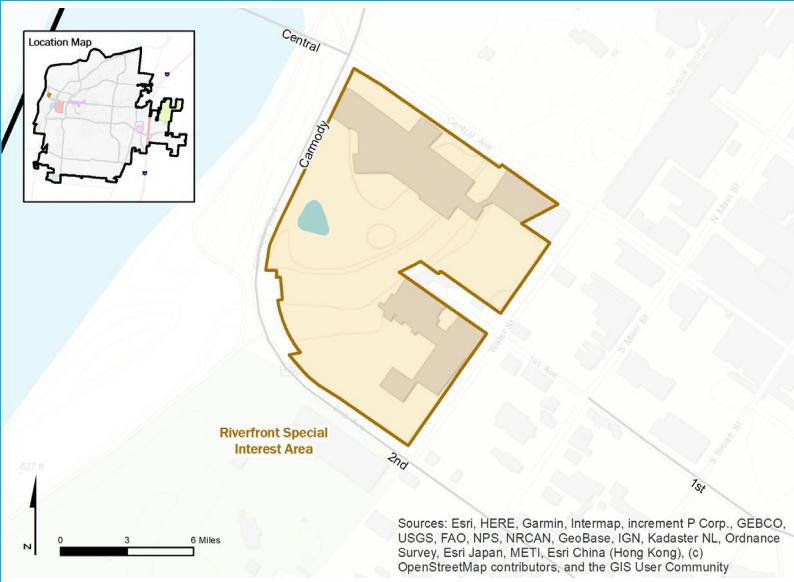
Townhomes, duplexes, or multi-family along eastern portion of the site with a reconnected street grid throughout. Eastern half and southern edge of the site includes small scale mixed use or multi-family residential. The existing church on the site is to remain.



# QUESTIONS & DISCUSSION

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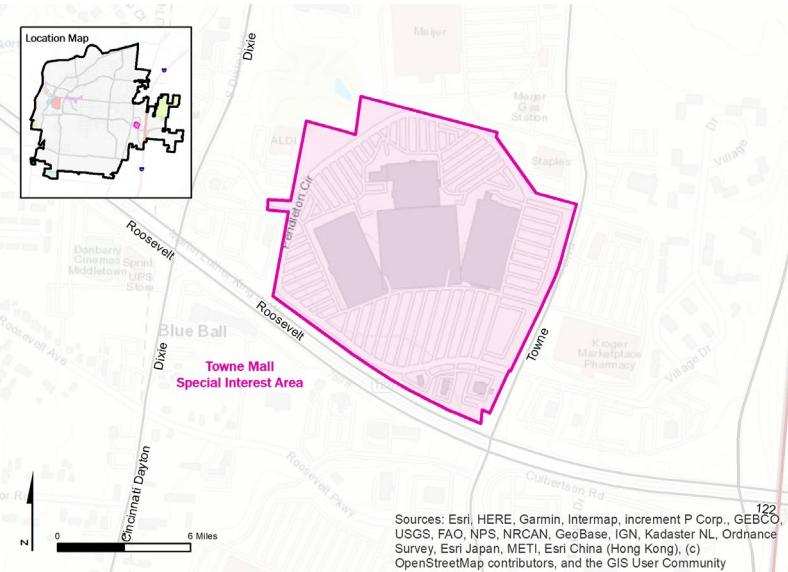
South Main Development Project



The vision for the Riverfront Area is to incorporate uses that preserve the natural amenities, support and encourage use of the recreational features of the Great Miami Riverfront, and also complement the adjacent areas including the downtown and surrounding single-family neighborhoods. This Riverfront Area is located within close proximity to the Forest Hills Golf Course as well as the Great Miami Bike Trail, which is valuable amenity to encourage connectivity around this site to Downtown Middletown.

# Riverfront Site

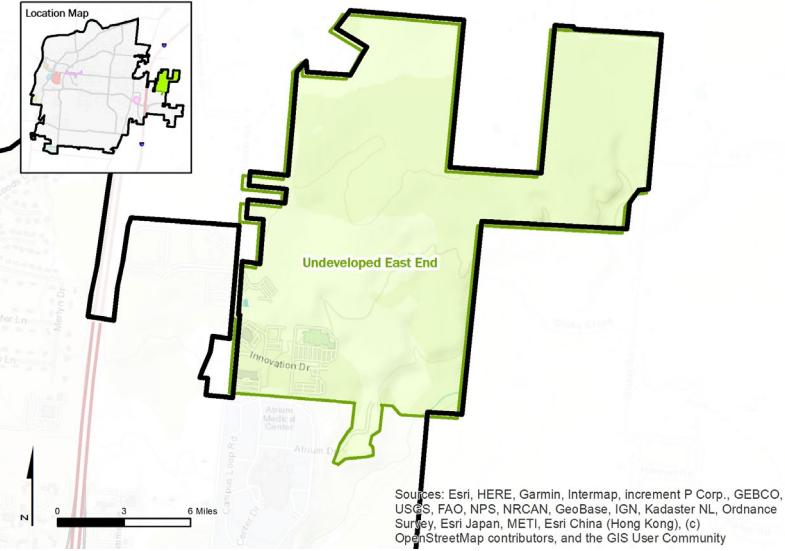




# Towne Mall



The vision for the Towne Mall Site is a revitalized mixed-use development that serves as an entertainment destination within the city and includes a variety of modern residential housing options, retail, commercial, and entertainment uses.

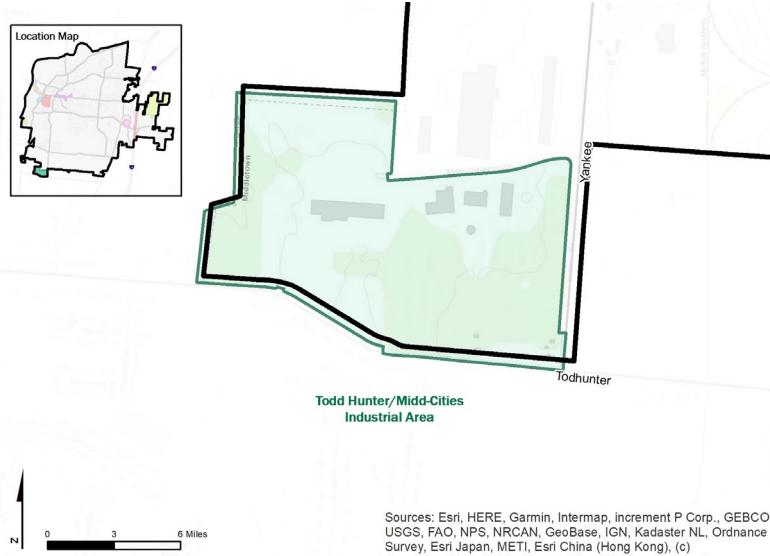


# Undeveloped East End



The vision for the Undeveloped East End is an emerging employment district with attractive office, high-tech industrial, and medical uses that also includes amenities for the employees of the district such as residential and commercial uses.





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

The vision for the Todd Hunter/Midd-Cities Industrial Site is an additional industrial district with attractive office, high-tech industrial, large-scale commercial, and medical uses that support current industrial uses already in the area.

# Todd Hunter/Midd-Cities Industrial Site



# QUESTIONS & DISCUSSION

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Riverfront Site

Towne Mall

Undeveloped East End

Todd-Hunter/Midd Cities Industrial Site