



Welcome to the
TOWN HALL at
TOWNE MALL



Thank you for attending!







Question 1. What amenities should be provided at the Towne Mall site?

- Athletic Facility
- Art installations
- Dog Park
- Gathering Space
- Educational Component
- Walking Paths
- Pickleball courts
- Water Park
- Bars & Taverns
- Park & Green Space
- Skate Park
- Farmers Market
- Entertainment
- Kids Play Area
- Bus Station
- Residential
- Shopping
- Restaurants
- Arcade
- Office Spaces
- Energy Efficient
- Wifi & Tech
- Landscaping
- Bike Paths
- Medical Offices
- Specialty Shops
- Bakery



Question 2. What types of services do you typically go outside of Middletown to find?

- Kid Friendly Activities
- Upscale Shopping
- Restaurants
- High-End Activities
- Entertainment Options
- Health Care
- Walking Paths
- Wellness Spa
- Movie Theater
- Outdoor Entertainment
- Big Box Stores
- Breweries
- Open Air Malls
- Community Center
- Wine/Bourbon Bar
- Outdoor Concerts
- Indoor Shooting Range
- Upscale Eateries
- Craft Stores
- Clothing Stores
- Shoe Stores
- Birthday Party Venues
- Gaming
- Tech Stores
- Book Stores
- Casino
- College Campuses
- Date Night Places
- Indoor Plays
- Dry Cleaning
- Sports Bars
- Hair Stylists
- Bulk Buying
- Artwork
- Public Art
- Comedy Club
- Healthy Food
- Antiques
- Sporting Goods
- Parks



Question 3. What location should the Towne Mall site take inspiration or considerations from?

Union Center Kettering Town & Country The Banks Cincinnati The WEB Tempe, AZ

La Cantera in San Antonio **Bridgewater Falls** The Village Huntsville, AL

Liberty Center Pigeon Forge Midtown Promenade Duke Energy Center **Dayton Arcade**

Lima Spring & Main Main Street Springboro **Krog Market** Kitchener Ontario's Downtown

King of Prussia Mall Danville Waterstone **Krog Market** Kitchener Ontario's Downtown

The Dayton Bike Yard Denver's Rhino District Gatlinburg, TN Factory 52 in Cincinnati Oakley Greens

Austin Landing Mason **Kenwood Mall** Covington Central Riverfront **Largo, FL**

Spooky Nook Summit park in Blue Ash **Indian Ripple** Downtown Miamisburg

Deerfield Crossing Heritage Bank Center **Findlay Market** Des Moines, IA **The Greene**

Beavercreek Area Mall Andrew J. Brady Music Center Dayton Mall Macon, GA

West Carrollton Centerville Grand Avenue Mall **Bridge Park Columbus** Daniel's Peace Park

City of Hamilton St. Louis City Museum **Blue Ash Rec Center** Old North Market Greenville, SC

Fairfield Commons 50 West Rookwood Commons Outlets at Castle Rock in Colorado

Mercato Céntrale in Rome Wright Station **Newport on the Levee** Scene 75

Deerfield Township Monroe Outlets **Newport on the Levee** Scene 75

Central Studio Skate Shop Pentagon City Kingdom Sports Center Asheville, NC Bethesda Row

Easton Mall Voice of America **The Rose Music Center**

Milwaukee's Highland Mall Austin, Texas Over The Rhine Downtown Lebanon

Streets of West Chester



Question 4. In what ways do you believe the redevelopment of the Towne Mall site will benefit the City of Middletown?

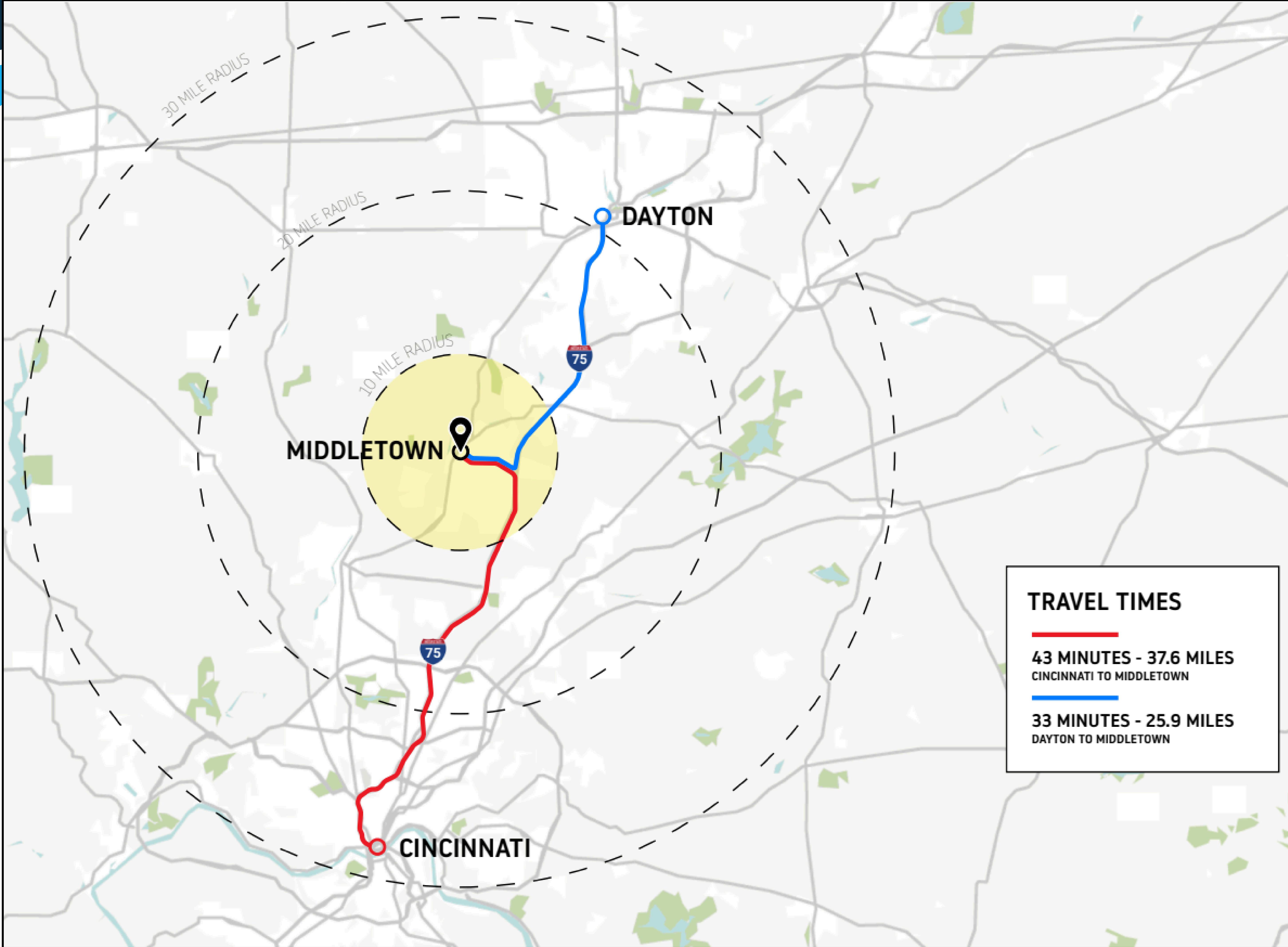
- Remove Blight
- Lift up the City
- Attract New Residents
- Sense of Pride
- New Entertainment
- Increased Reputation
- Tourism Tax Dollars
- Activities for All Ages
- New Jobs
- Bring People Together
- Raise Morale
- Keep Money in the City
- New Businesses
- Economic Growth
- Employment Options
- Excitement
- Safety & Security
- Sense of Community
- Bring in Revenue
- Keep Residents in the City
- Become a Better Place
- Easy Access to I-75
- Family Activities
- Higher Quality Shopping
- Destination Location
- Better Amenities
- Great Places to Dine
- Unique Experiences
- Added Culture
- Social Reform
- Bring back Joy & Fun
- Increased Property Values
- Boost Local Economy
- Better Front Door to City
- Remove Embarrassment
- Quality of Life
- Safe Place to Visit



Question 5. Additional Thoughts & Ideas

- Bring businesses that attract people
- Great location to attract people to the City
- The road around the Towne Mall is confusing
- Location to host outdoor concerts and events
- Have amenities for individuals with disabilities
- Inclusion of a water park
- Use this project to bring the community together
- This site shouldn't compete with Renaissance Pointe
- Inclusion of Police Station
- Rooting for the City
- Bring better lighting to site
- Please complete the project
- Make it fun for everyone
- Ice skating in the winter
- Excited to see what happens
- New signage
- New parking lot
- Select appropriate businesses
- More leisure and recreation
- Consider the environment
- Walkability to the site
- New revenue and jobs
- Great boost to the area
- Clean the physical area
- Bring new experiences
- Include Middletown history
- Transform our City
- Make it a destination
- Grow the City
- Traffic concerns
- Huge profits

Regional Vicinity Map





Site Information

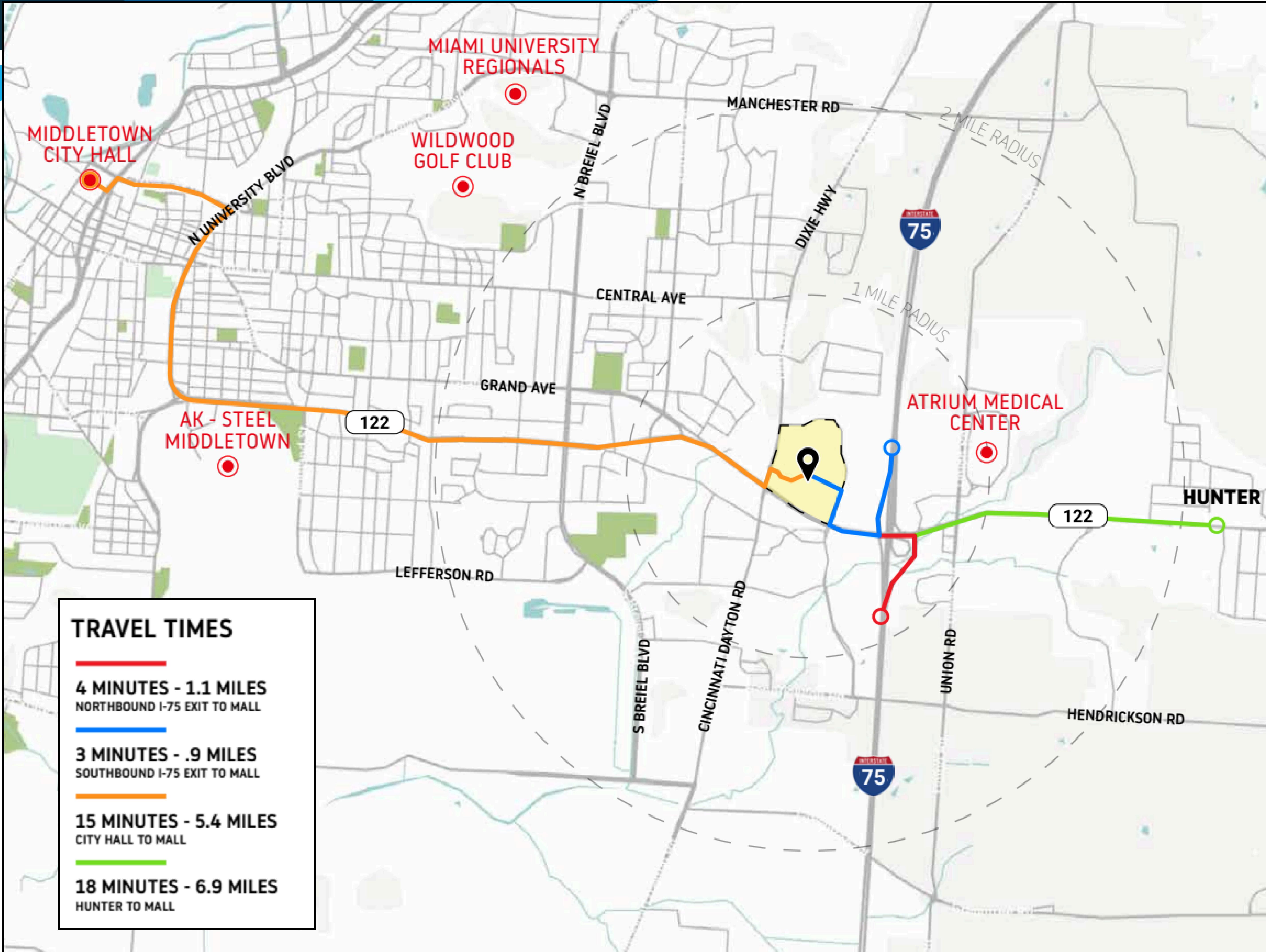
- **32 Acres**
- **Quick I-75 Access**
- **City Water & Sewer Services**
- **Planet Fitness to remain on the site**



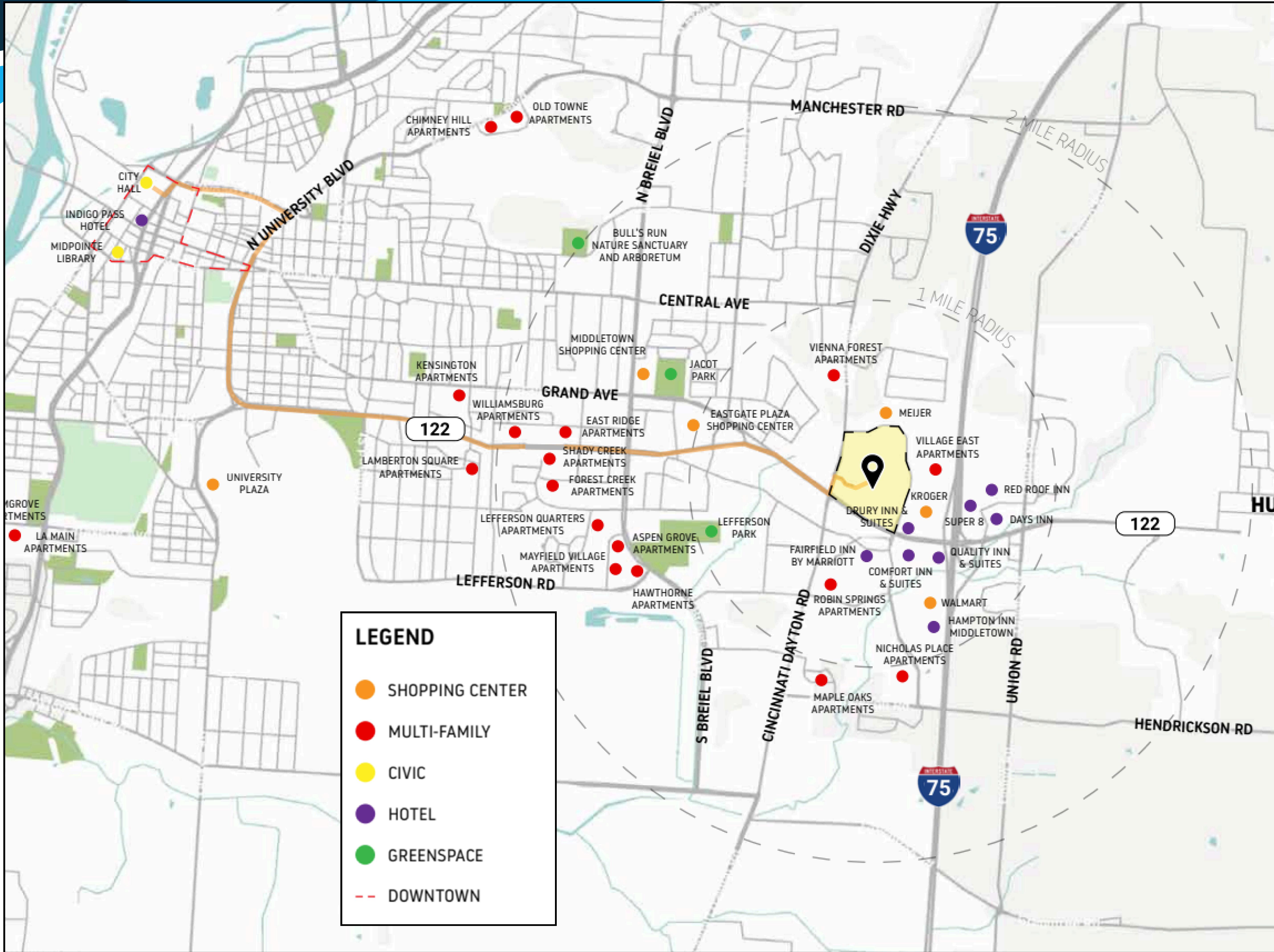
Front View of Property



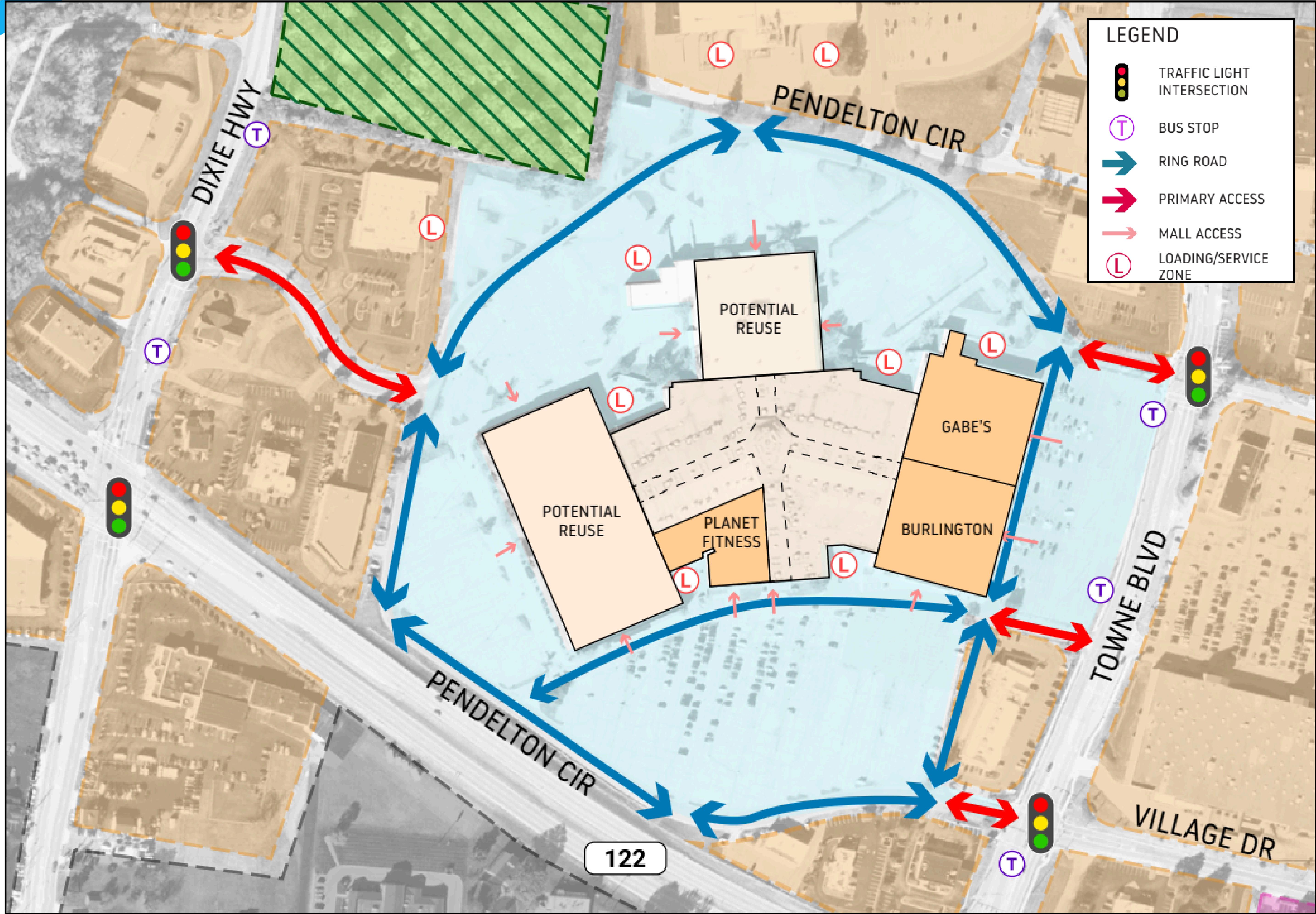
Local Vicinity Map



Local Program Map

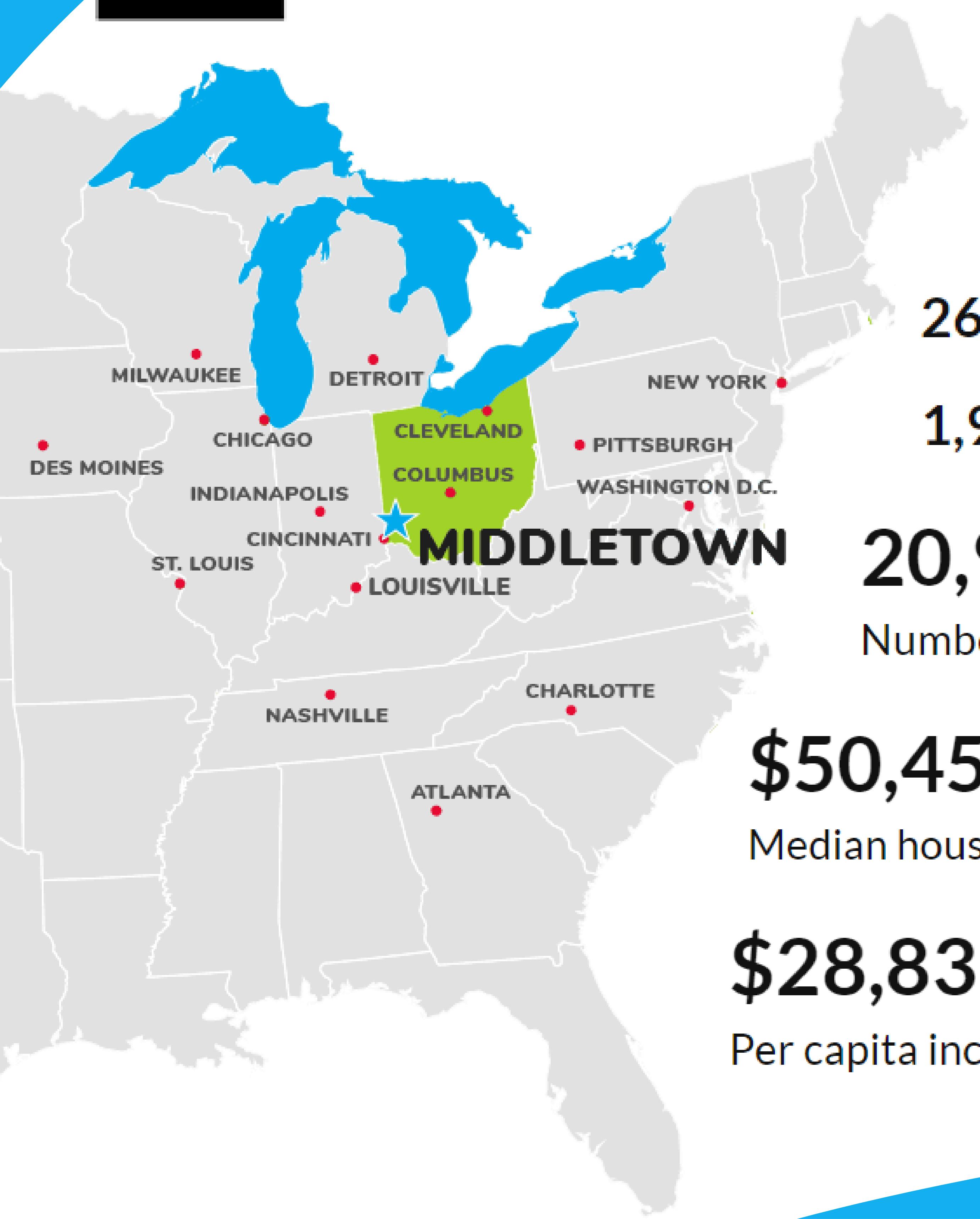


Current Site Circulation





Middletown Statistics



50,514

Population

26.2 square miles

Female

52%

1,929.4 people per square mile

20,941

Number of households

38.6

Median age

84.9%

High school grad or higher

16.1%

Bachelor's degree or higher

\$50,457

Median household income

\$135,200

Median value of owner-occupied
housing units

19.2%

Persons below poverty line

\$28,831

Per capita income

2.4

Persons per household

23.4 minutes

