

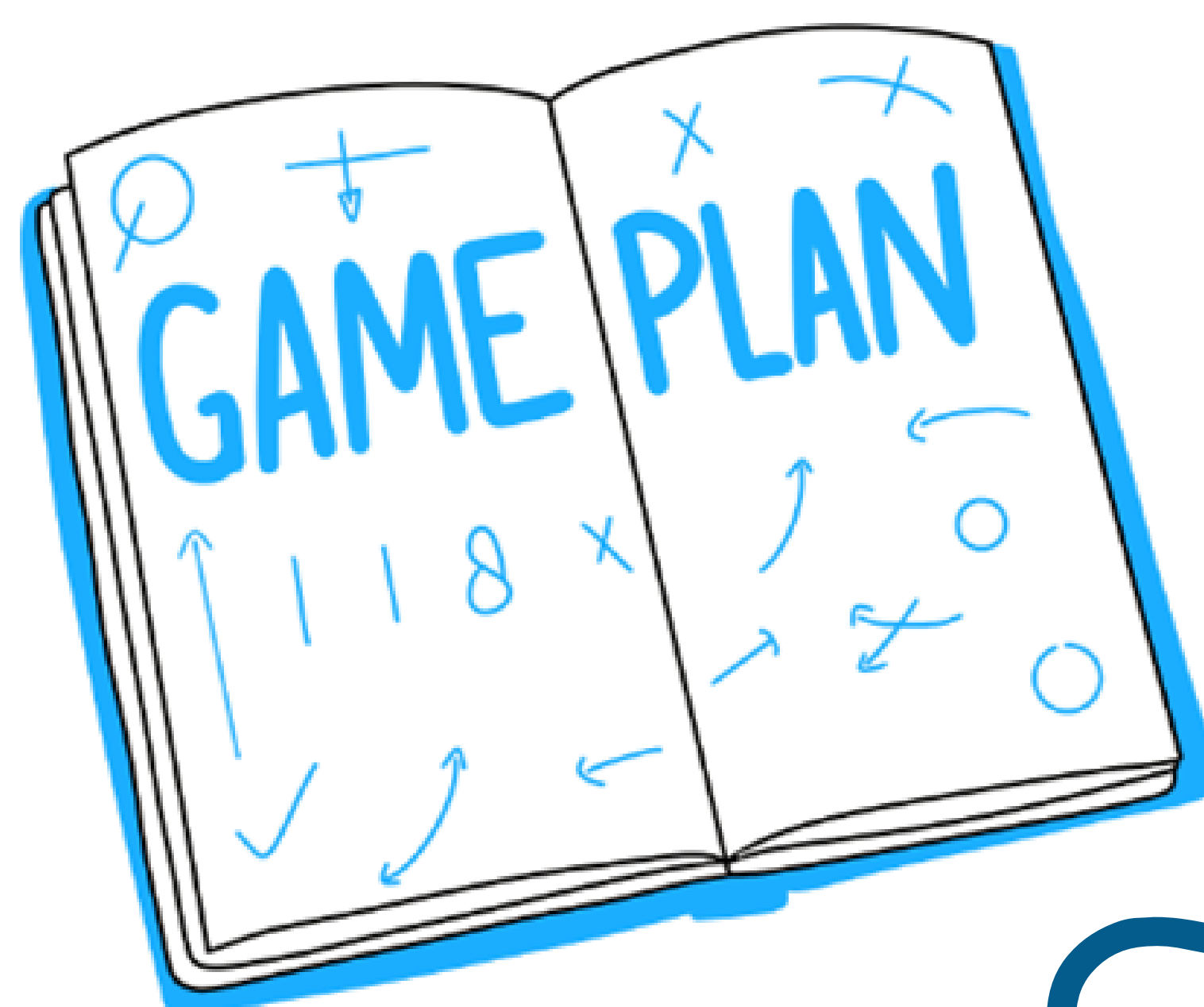


Welcome to the

TOWN HALL

at

TOWNE MALL



Thank you for attending!



Dollar General

ALDI

MEIJER

Sonic

AAA

Staples

ENTERPRISE

TOWNE
MALL SITE

BURLINGTON
GABES &
CHIPOTLE

Petco

Cinema 10
Middletown

S Dixie

PIERSON

STATE ROUTE 122

Pendleton Cir

Pendleton Cir

TOWNE BOULEVARD

KROGER

PNC, MATTRESS
FIRM & KFC

BOB EVANS

Drury Inn
& Suites



TOWNE MALL SITE



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 **Gatlinburg, TN** Factory 52 in Cincinnati Oakley Greens
The Dayton Bike Yard **Denver's Rhino District** **Austin Landing** Mason **Kenwood Mall** Findlay Market Des Moines, IA **The Greene**
Spooky Nook Summit park in Blue Ash **Indian Ripple** Downtown Miamisburg
Deerfield Crossing Heritage Bank Center **Andrew J. Brady Music Center** Dayton Mall **Macon, GA**
Beavercreek Area Mall **Bridge Park Columbus** Daniel's Peace Park
West Carrollton Centerville Grand Avenue Mall **Greenville, SC**
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 Centrale in Rome Wright Station **Newport on the Levee Scene 75**
Deerfield Township Monroe Outlets **The Rose Music Center**
Central Studio Skate Shop Pentagon City Kingdom Sports Center Asheville, NC Bethesda Row
Easton Mall **Voice of America** **Downtown Lebanon**
Milwaukee's Highland Mall Austin, Texas Over The Rhine
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**

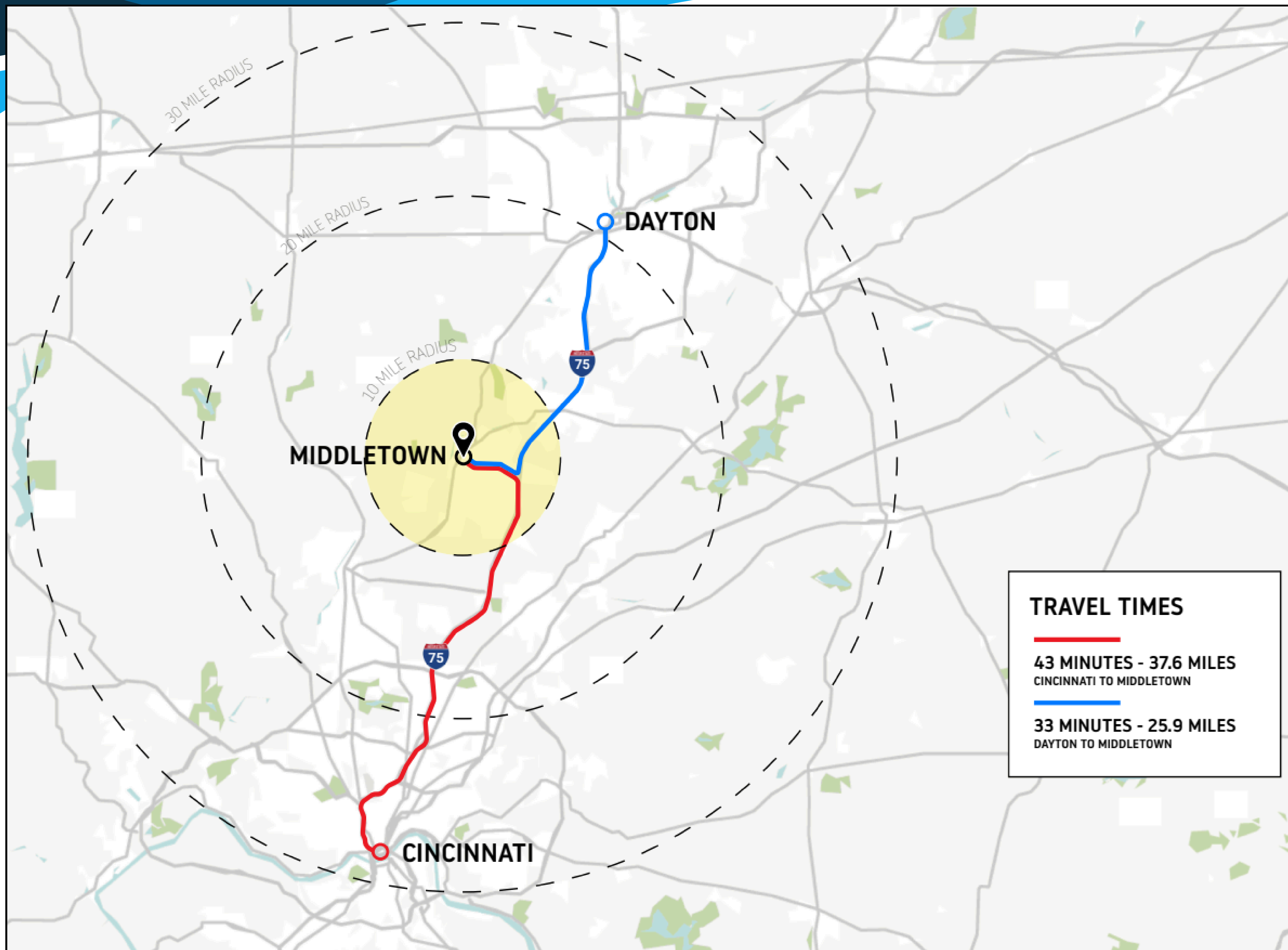


Question 5. Additional Thoughts & Ideas

- 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**

Rear View of Property

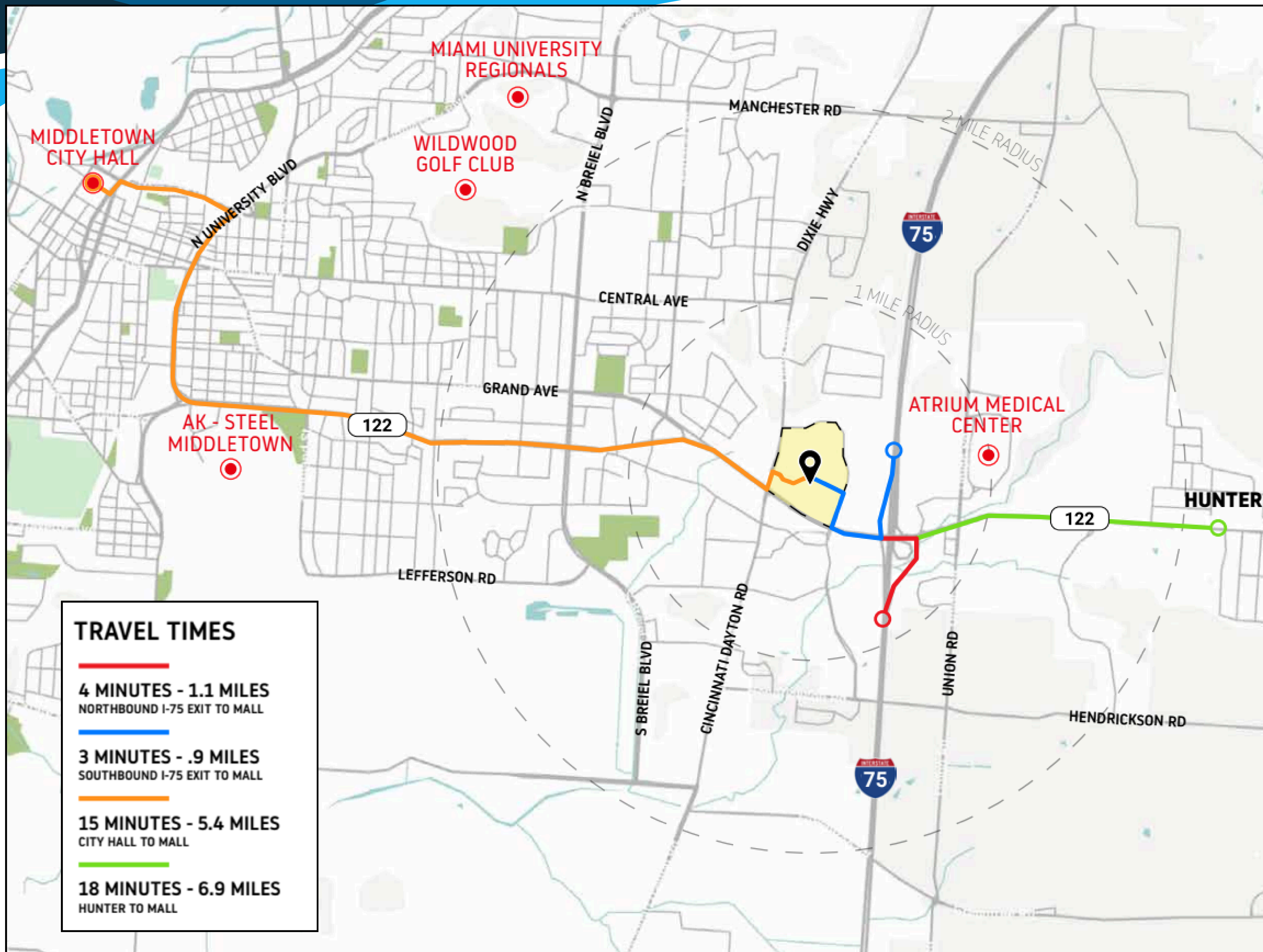


Front View of Property



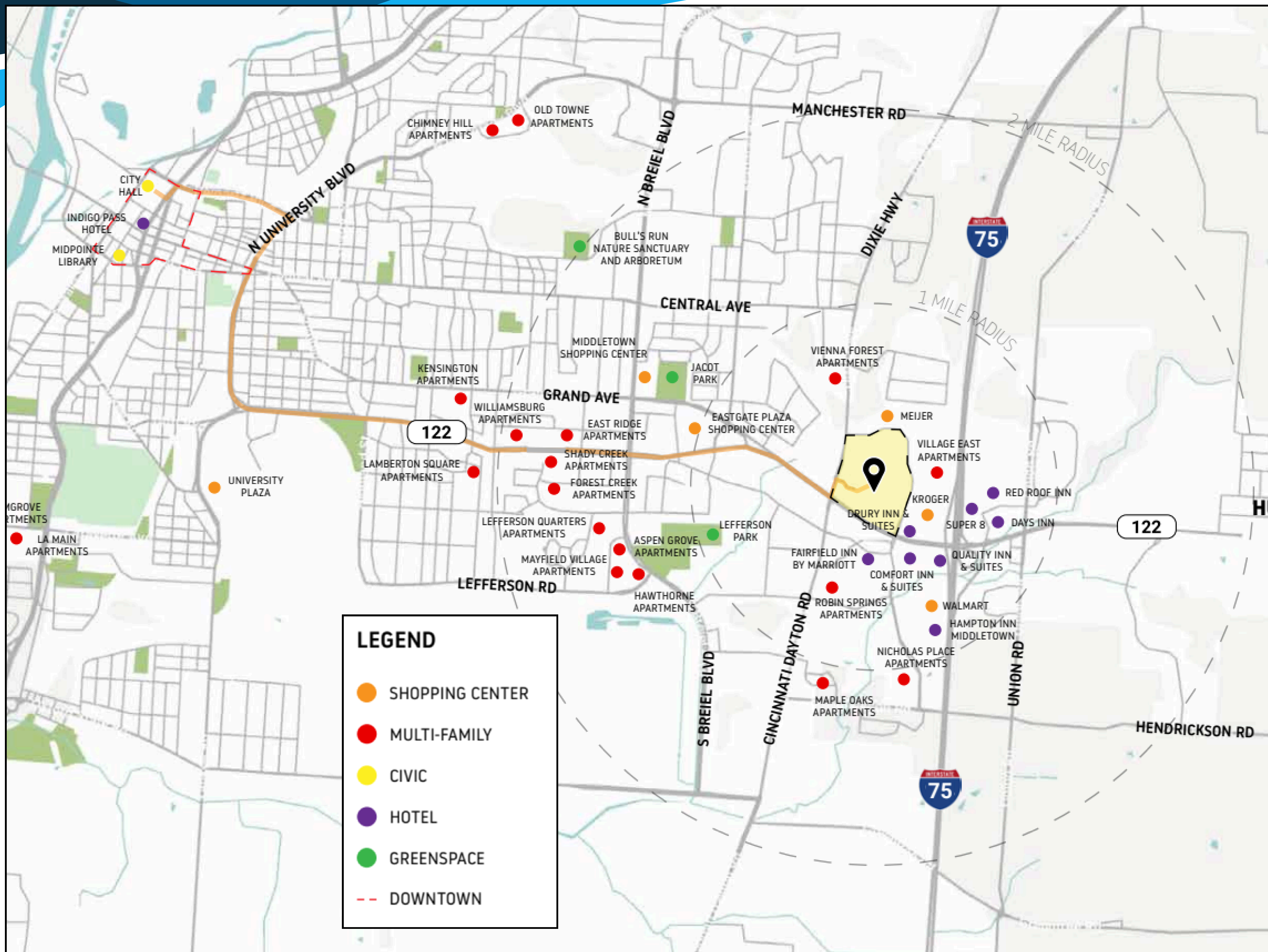


Local Vicinity Map



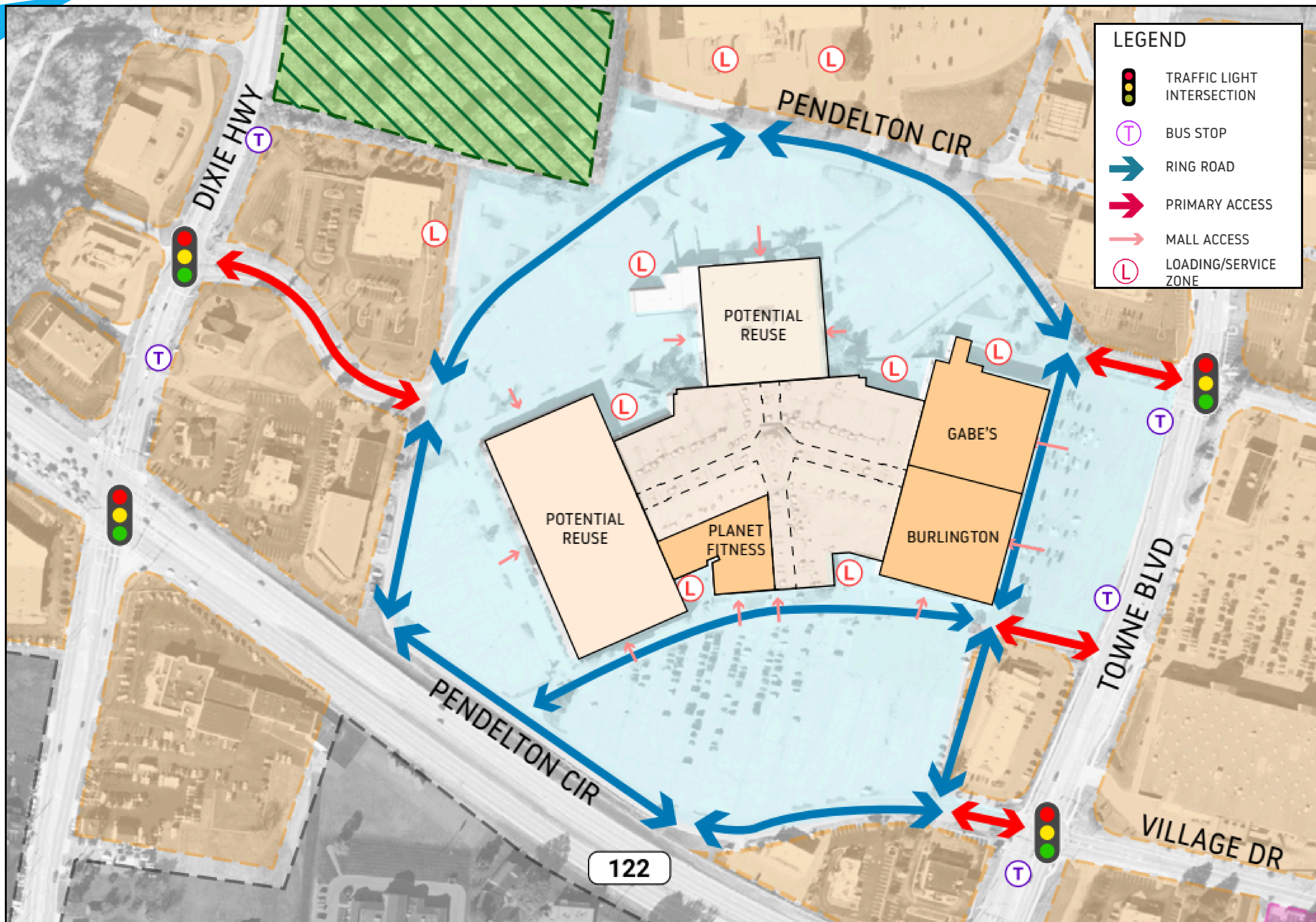


Local Program Map





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

Transportation to work

23.4 minutes

