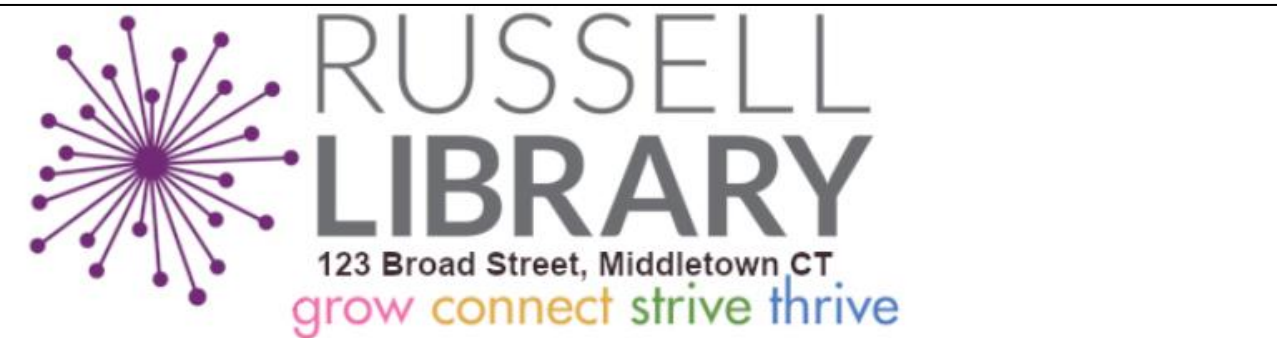


PHASE 1 FEASIBILITY STUDY FOR LIBRARY/CITY HALL
PROGRESS REPORT BY HMA2 ARCHITECTS. 08.29.23



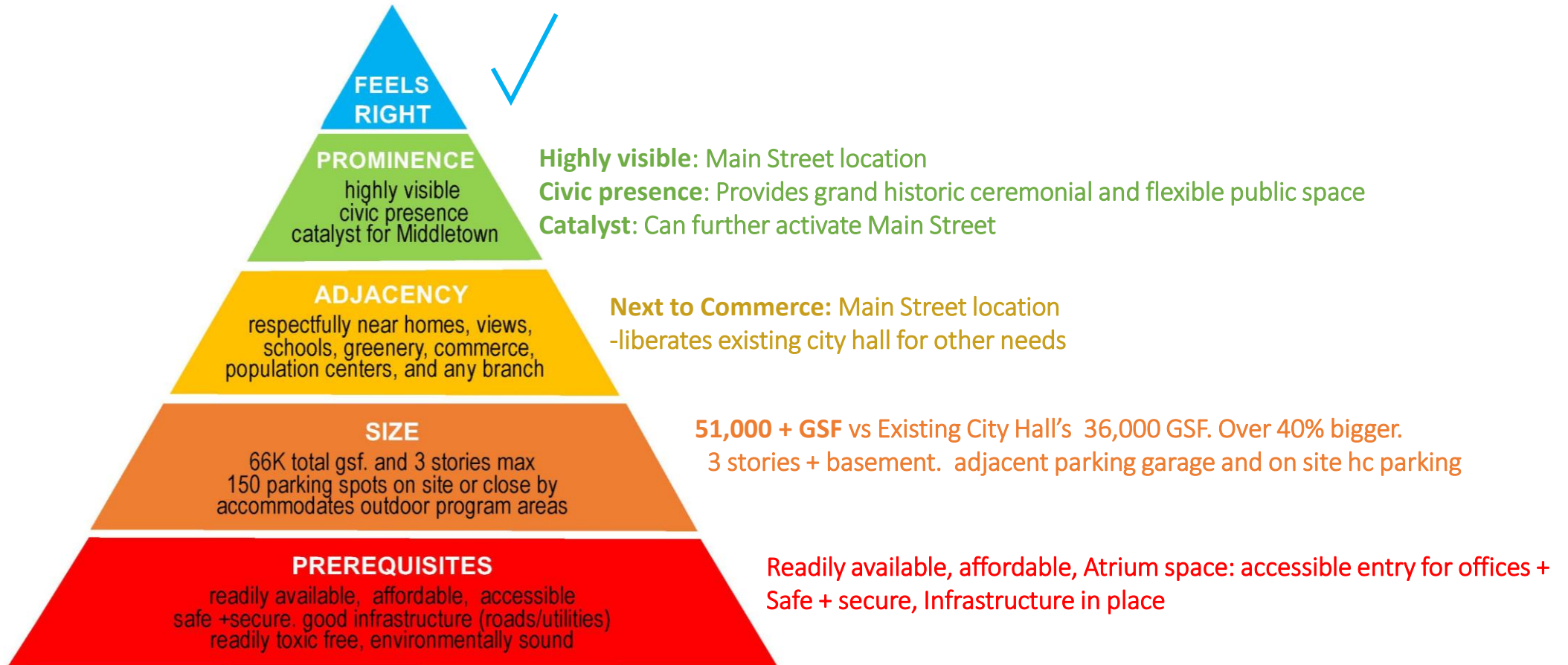
Scope of Work: Phase 1 Feasibility Study, Library/City Hall
Middletown, CT
March 9, 2023

PHASE 1 FEASIBILITY STUDY FOR LIBRARY/CITY HALL PROGRESS REPORT BY HMA2 ARCHITECTS. 08.29.23

The Vendor shall provide the following services to the City of Middletown/Russell Library:

	Projected % complete 08.29.23	Comments Note: • Vendor is identified as HMA2 • Most of the required services are achieved in 1,2, and 3, providing content to be summarized in 4, 5.
1. Meet with City and Library officials to become familiar with current services and spaces, and to define and clarify future service and space needs, including reviewing available written Library and City Hall building programs and needs assessments.	100%	HMA2 met with City and Library officials on several occasions on site and online to clarify and review future and space needs.
2. Working with City and Library officials, begin determining potential sites and funding options based on demonstrated needs.	100%	All potential sties have been reviewed and select sites have been examined more closely. Funding options: bonding, grants, private sources.
3. Meet with the Library/City Hall Feasibility Study Committee to report on this work and build understanding and develop shared expectations of next steps towards completing a full Feasibility Study.	100%	Based upon a "hierarchy of need" HMA2 first examined and showed the spatial feasibility to relocate City Hall functions onto the Citizens Bank site. Library needs for up to 70,000 gsf +/- 150 parking spots, and "green" space have been examined on potentially viable sites. Goal to narrow down to 2.
4. Produce a written report and presentation detailing next steps and estimated associated costs towards a full Feasibility Study for construction of a new Library and/or a new City Hall, as outlined in the Middletown Common Council resolution dated 11-07-2022.	95%	Full Feasibility Study: After conducting community input on site selections Architect team shall examine the 2 sites more with concept plans and construction cost budgets based on comparable facilities. Then a single selected site will be further developed with consultant teams, providing plans, interior and exterior renderings, and cost estimate. Cost for next phase of Feasibility Study shall not exceed \$200,000.
5. Report to the Middletown Common Council and Russell Library Board of Trustees, and/or committees and commissions thereof, to explain next steps and required resources and funding to continue the Library/City Hall Feasibility Study process.	Next step in process	Report based on completion of items 1-4.

HIERARCHY OF NEEDS
Addressed by Main Street Site
For City Hall



MAIN ST. – CITIZENS BANK SITES

225 Main Street

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,334	6,334
FUS	Finished Upper Story	2,340	2,340
BSM	Basement	6,334	0
FEP	Enclosed Porch	84	0
		15,092	8,674

233 Main Street

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	19,946	19,946
BAS	First Floor	12,044	12,044
BSM	Basement	1,332	0
CAT	Cath Ceil	1,012	0
FBM	Finished Basement	10,712	0
		45,046	31,990

Source: <https://gis.vgsi.com/middletownct/>

TOTAL GSF **51,376 GSF**

DEKOVEN DR. – EXISTING MUNICIPAL BUILDING

245 deKoven Drive

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	14,590	14,590
FLL	Finished LL	10,638	10,638
FUS	Finished Upper Story	10,638	10,638
BSM	Basement	1,189	0
CAN	Canopy	130	0
CRL	Crawl	2,763	0
PTO	Patio	1,161	0
UUS	Unfinished Upper Story	692	0
		41,801	35,866

TOTAL GSF **35,866 GSF**

MAIN ST. – CITIZENS BANK SITES

225 Main Street

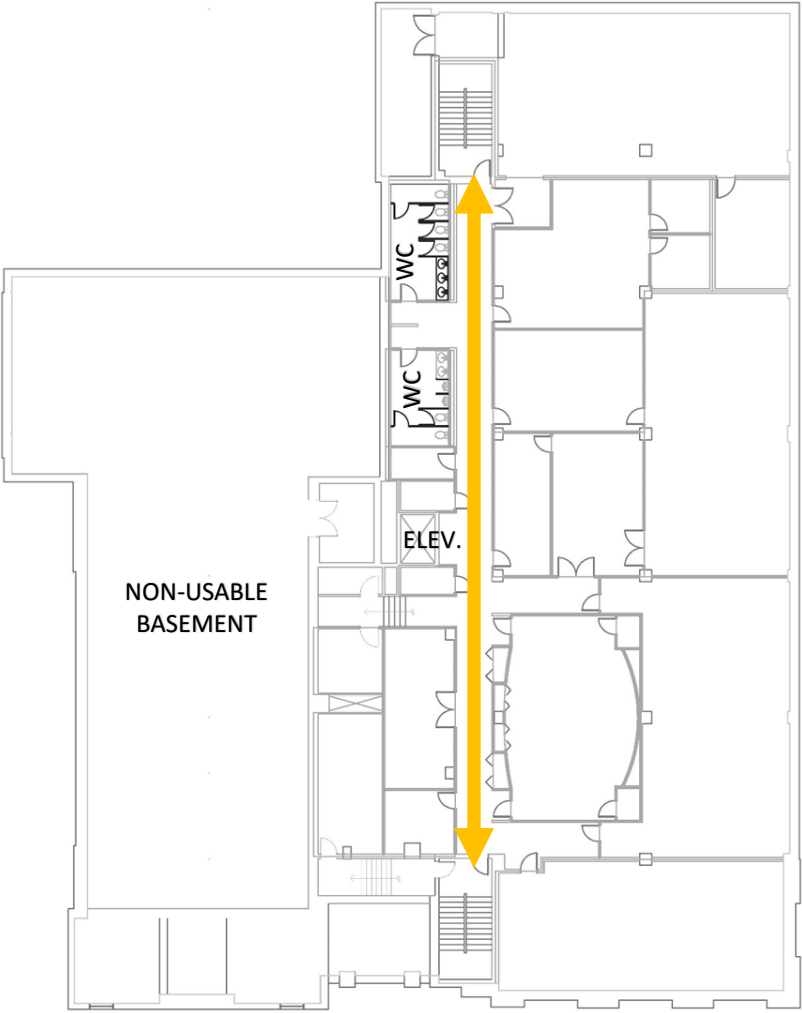
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,334	6,334
FUS	Finished Upper Story	2,340	2,340
BSM	Basement	6,334	0
FEP	Enclosed Porch	84	0
		15,092	8,674

Basement of historic bank building not very useful

233 Main Street

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	19,946	19,946
BAS	First Floor	12,044	12,044
BSM	Basement	1,332	0
CAT	Cath Ceil	1,012	0
FBM	Finished Basement	10,712	0
		45,046	31,990

Source: <https://gis.vgsi.com/middletownct/>



BASEMENT LEVEL 10,712 GSF

MAIN ST. – CITIZENS BANK SITES

225 Main Street

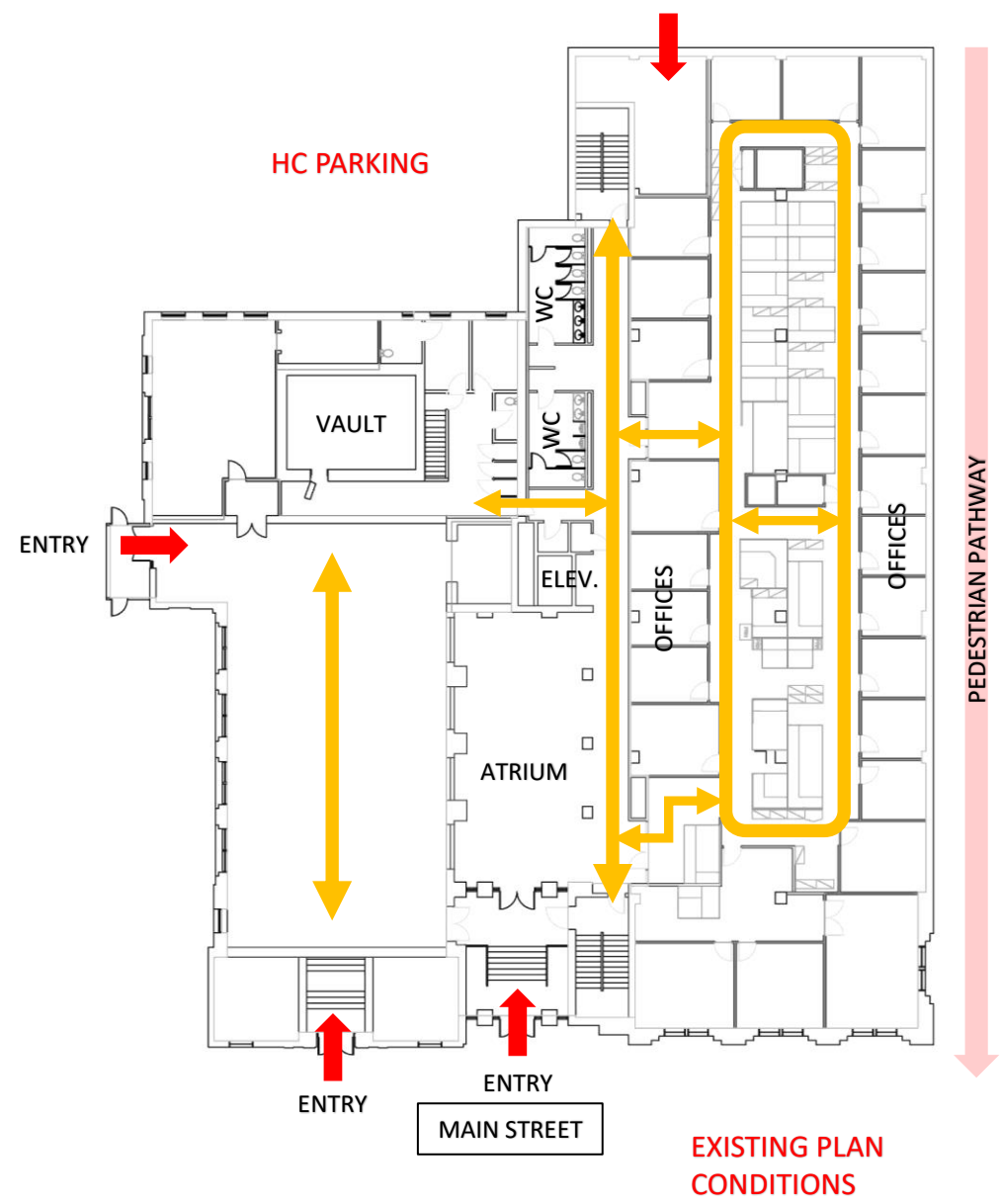
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,334	6,334
FUS	Finished Upper Story	2,340	2,340
BSM	Basement	6,334	0
FEP	Enclosed Porch	84	0
		15,092	8,674

233 Main Street

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	19,946	19,946
BAS	First Floor	12,044	12,044
BSM	Basement	1,332	0
CAT	Cath Ceil	1,012	0
FBM	Finished Basement	10,712	0
		45,046	31,990

Source: <https://gis.vgsi.com/middletownct/>

1ST FLOOR LEVEL 18,378 GSF



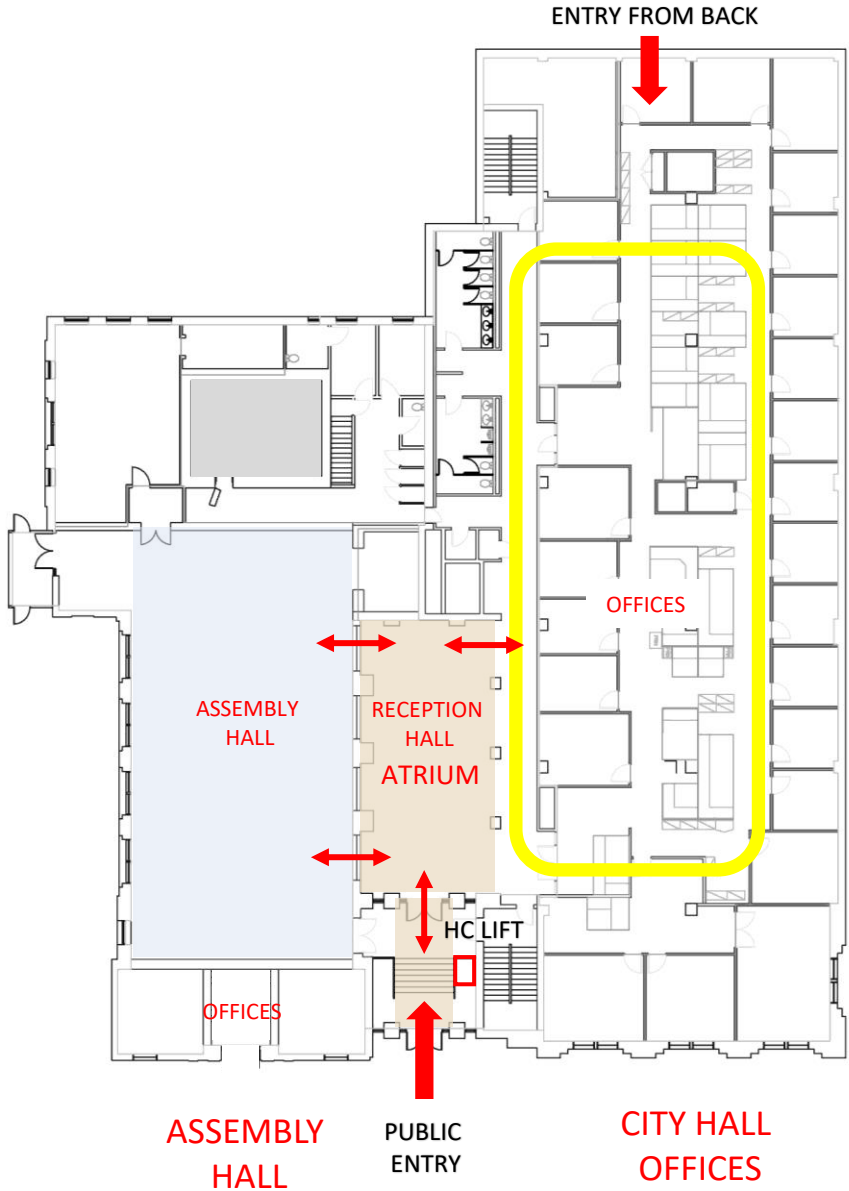
MAIN ST. – CITIZENS BANK SITES – PLAN CONCEPT



ASSEMBLY
HALL



RECEPTION
HALL
ATRIUM



PROPOSED PLAN CONCEPT GROUND LEVEL



CITY HALL

TRAI HANDSON RESTAURANT

Open NEW MANAGEMENT

MAIN ST. – CITIZENS BANK SITES

225 Main Street

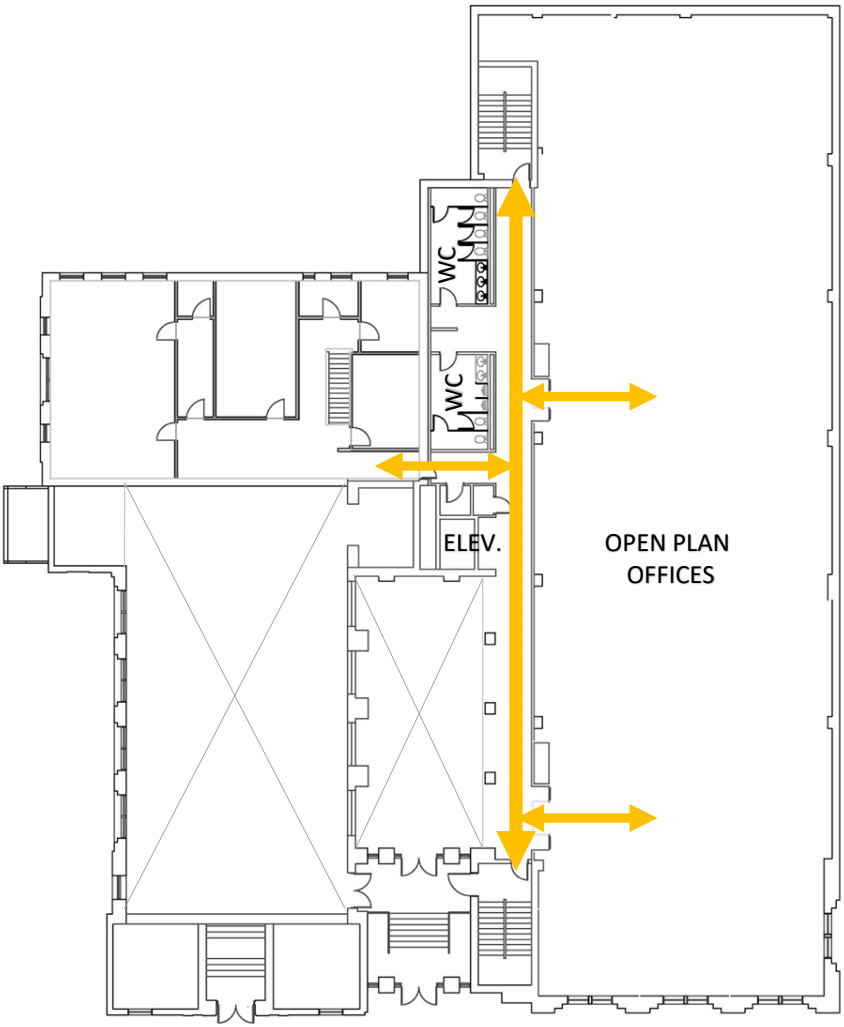
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,334	6,334
FUS	Finished Upper Story	2,340	2,340
BSM	Basement	6,334	0
FEP	Enclosed Porch	84	0
		15,092	8,674

233 Main Street

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	19,946	19,946
BAS	First Floor	12,044	12,044
BSM	Basement	1,332	0
CAT	Cath Ceil	1,012	0
FBM	Finished Basement	10,712	0
		45,046	31,990

This is the 2nd and 3rd floor combined

Source: <https://gis.vgsi.com/middletownct/>



2ND FLOOR LEVEL (ESTIMATED) 13,457 GSF

MAIN ST. – CITIZENS BANK SITES

225 Main Street

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,334	6,334
FUS	Finished Upper Story	2,340	2,340
BSM	Basement	6,334	0
FEP	Enclosed Porch	84	0
		15,092	8,674

233 Main Street

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	19,946	19,946
BAS	First Floor	12,044	12,044
BSM	Basement	1,332	0
CAT	Cath Ceil	1,012	0
FBM	Finished Basement	10,712	0
		45,046	31,990

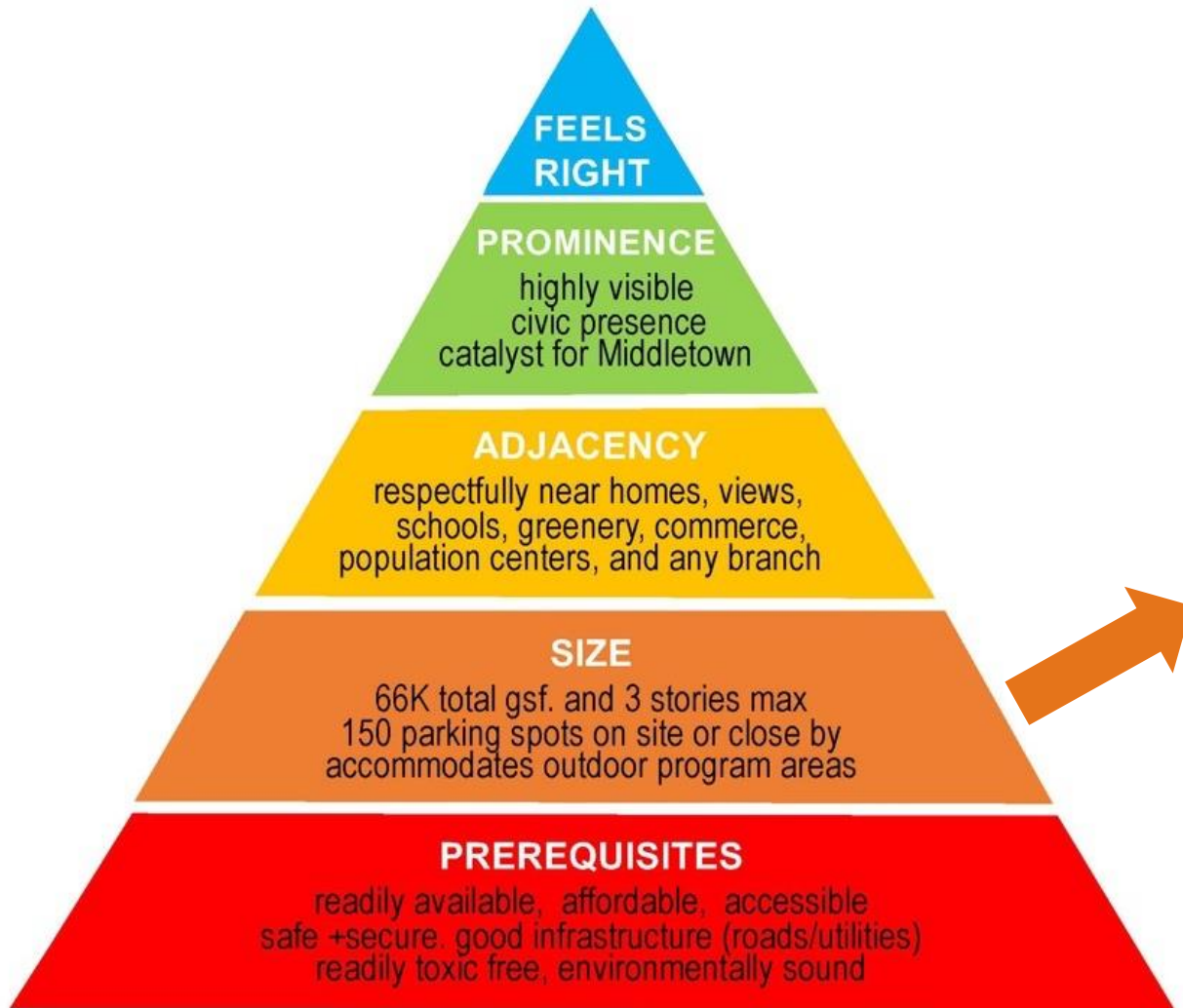
This is the 2nd and 3rd floor combined

3RD FLOOR PLAN NOT YET AVAILABLE

Source: <https://gis.vgsi.com/middletownct/>

3RD FLOOR LEVEL (ESTIMATED) 8,829 GSF

SITE SELECTION HIERARCHY OF NEEDS



SITE PLANNING SIZE and DESIGN CRITERIA

- | | |
|-------------------------|--|
| 1. LIBRARY BUILDING | UP TO 70,000 SF
WITH FLEXIBILITY
TO GROW/ADAPT |
| 2. PARKING FOR 150 CARS | WITH RAIN GARDEN
AND LANDSCAPING |
| 3. OUTDOOR GREEN SPACE | 16,000 SF +/- FOR
PUBLIC + PROGRAM
ACTIVITIES |
| 4. ACREAGE | 3 ACRES +/- |

SITE LIST

green shaded sites deserved study

comments

✓

- Current site 123 Broad ----- adapt 16,000 gsf historic portion. Demolish rest for public park.
- Jackson Corrugated (Riverbend) ----- remote and flood zone
- Riverfront area - new build ----- not readily available
- Blank site(s) - new build elsewhere ----- not readily available
- Middletown Plate Glass ----- too small
- Metro Square ----- not readily available for Library area needs
- 10 Main St. (Former Rite Aid) ----- size is OK, but likely too impractical/costly to rehab and expand
- Citizens Bank (if City Hall doesn't end up there) ----- City Hall plans to move there. Only enough area for City Hall

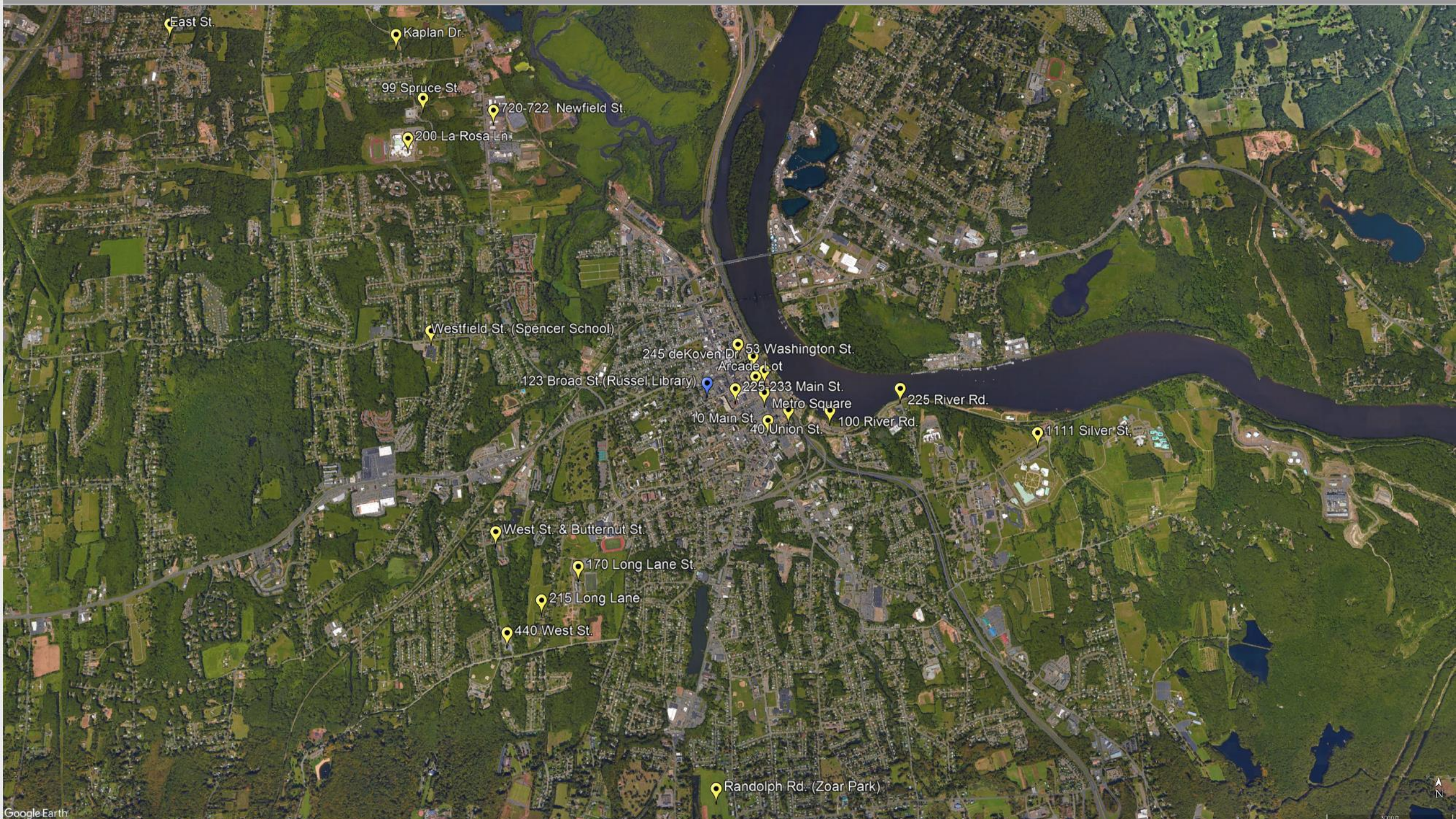
✓

- Current City Hall 245 deKoven Drive ----- workable only with adjacent Melilli public parking lot
- Melilli Parking Lot - near deKoven House ----- this lot just north of City Hall is part of 245 deKoven concept
- Attention to Detail 195 deKoven Drive ----- too small. Same size as 123 Broad Street site
- Arcade site ----- too small for what might be available in the future
- Keigwin Middle School site ----- unwelcoming presence for a library
- LaRosa Lane in front of MHS, behind the townhouses --- possible if readily available, but not publicly visible

✓

- Catalyst Church/Town and Country (Newfield St.) ----- big enough, readily available, near population, prominent
- Kaplan Drive ----- not readily available
- CJTS ----- not readily available as this campus school site is State owned
- Long Lane and Wadsworth St. ----- not readily available--Wesleyan Univ. owns. Not near activities.
- East St. - agricultural purposes only? ----- not readily available. agricultural use.
- West St. and Butternut St. ----- not readily available
- Westfield at Military Road/Spencer School ----- not readily available
- Zoar Park ----- not readily available

[illegible]



East St.

Kaplan Dr.

99 Spruce St.

720-722 Newfield St.

200 La Rosa Ln.

Westfield St. (Spencer School)

245 deKoven Dr. 53 Washington St.

Arcade Lot

123 Broad St. (Russel Library)

225-233 Main St.

Metro Square

10 Main St.

40 Union St.

100 River Rd.

225 River Rd.

1111 Silver St.

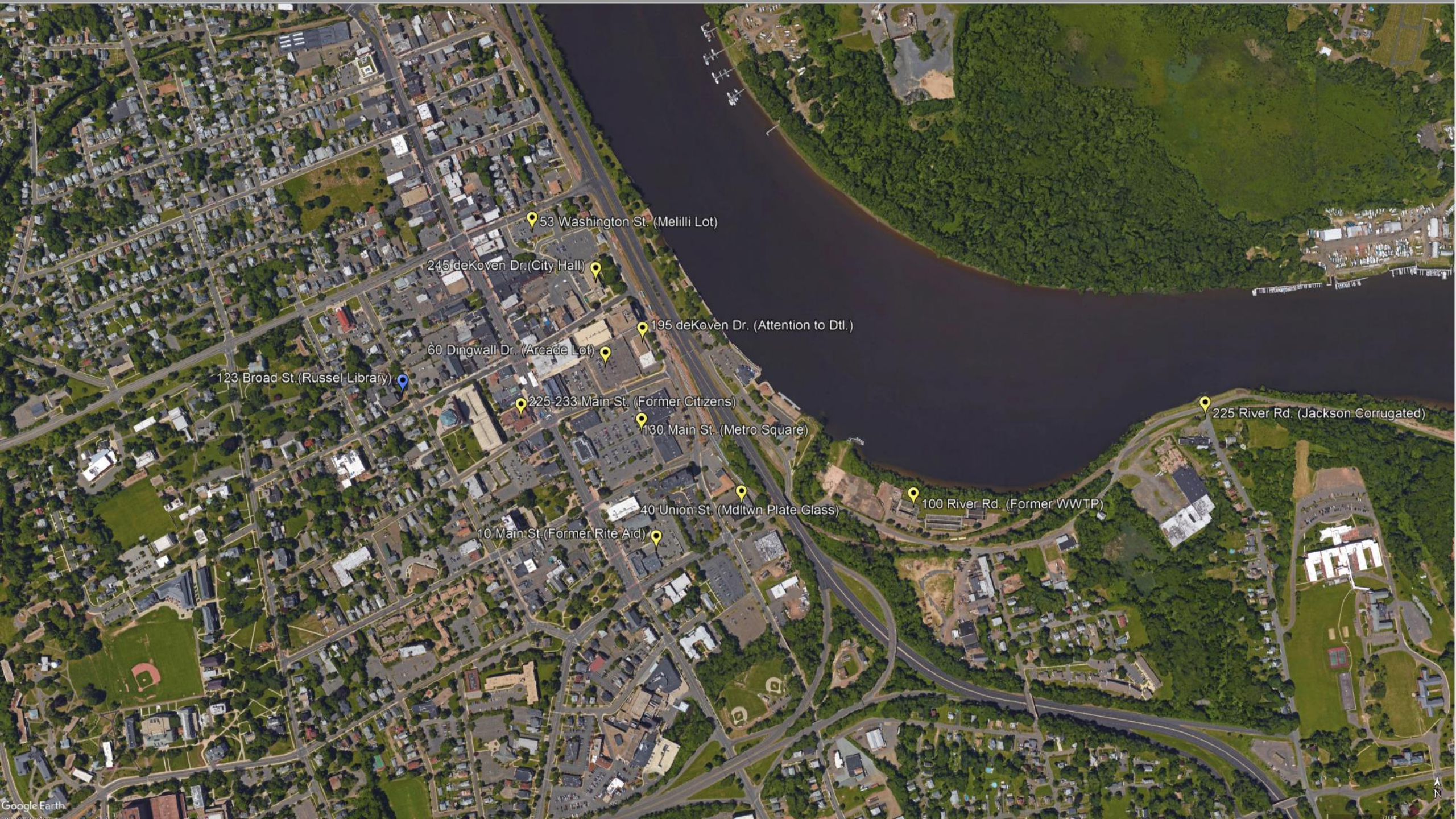
West St. & Butternut St.

170 Long Lane St.

215 Long Lane

440 West St.

Randolph Rd. (Zoar Park)



53 Washington St. (Melilli Lot)

245 deKoven Dr. (City Hall)

195 deKoven Dr. (Attention to Dtl.)

60 Dingwall Dr. (Arcade Lot)

123 Broad St. (Russel Library)

225-233 Main St. (Former Citizens)

130 Main St. (Metro Square)

40 Union St. (Mdltn Plate Glass)

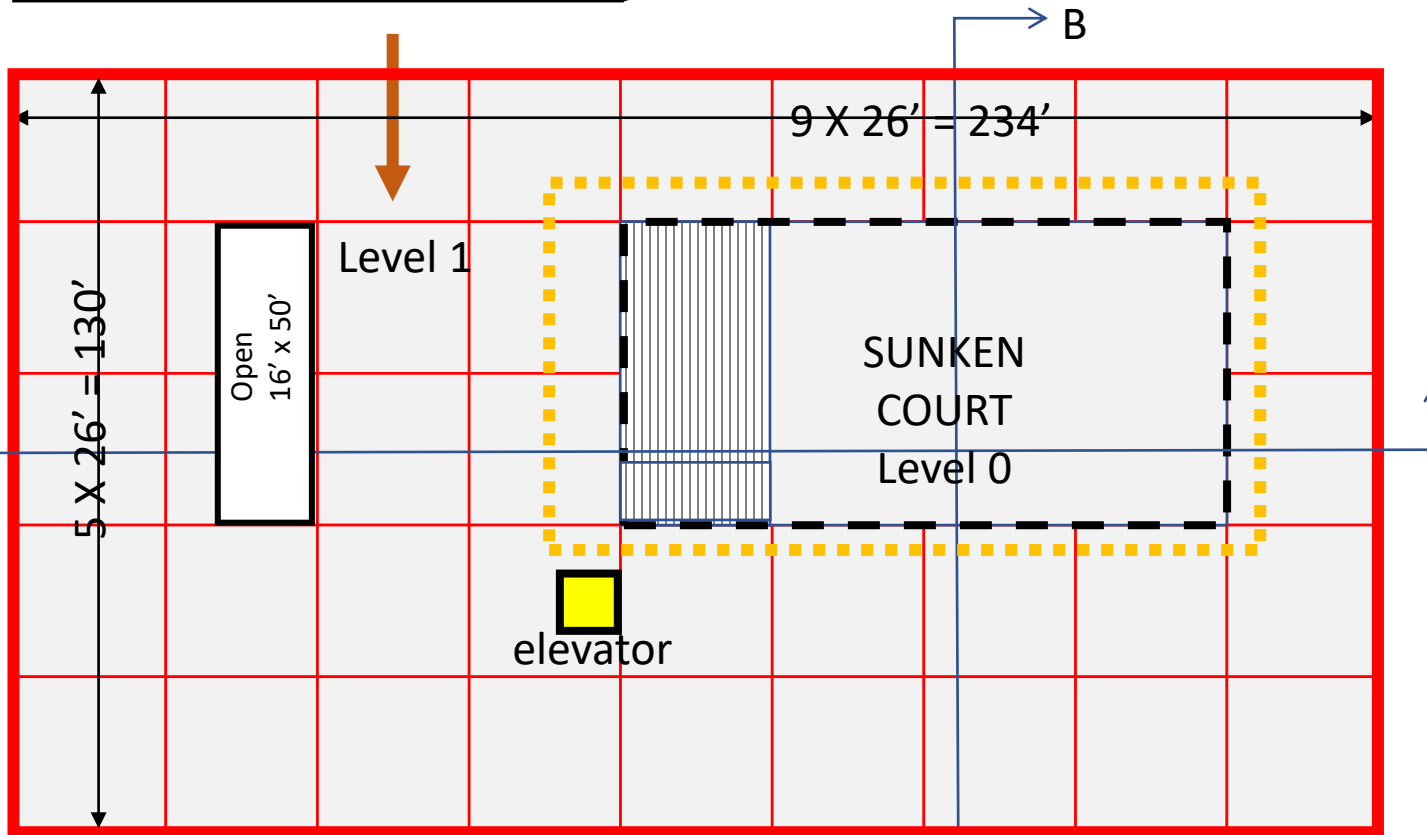
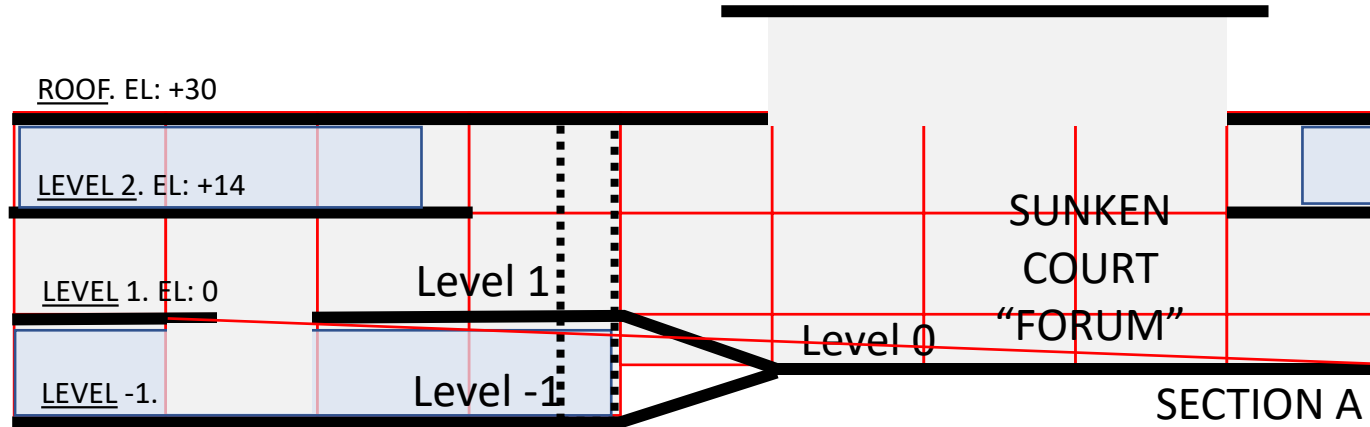
10 Main St. (Former Rite Aid)

100 River Rd. (Former WWTP)

225 River Rd. (Jackson Corrugated)

PROTOTYPE LIBRARY APPROXIMATE AREA

LEVEL 1 + 0	= 30,000 SF
LEVEL -1	= 17,000 SF
LEVEL 2	= 23,000 SF
TOTAL.	= 70,000 SF





Richland Library



Ferguson Main Library





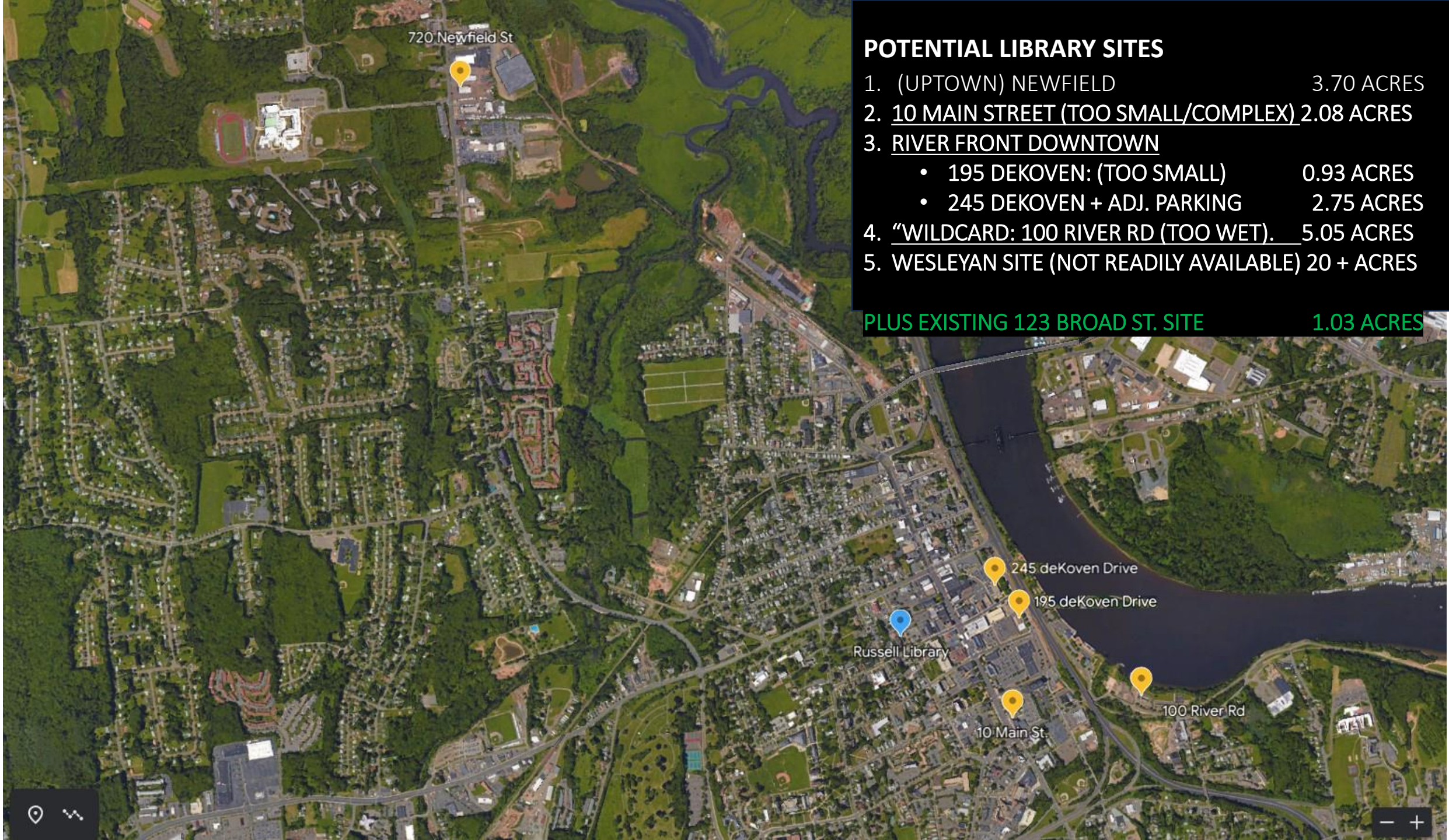
Dia Beacon, Beacon NY

EXAMPLES OF PARKING LOTS WITH RAIN GARDEN and LANDSCAPING



Parking lot Rain Garden Design

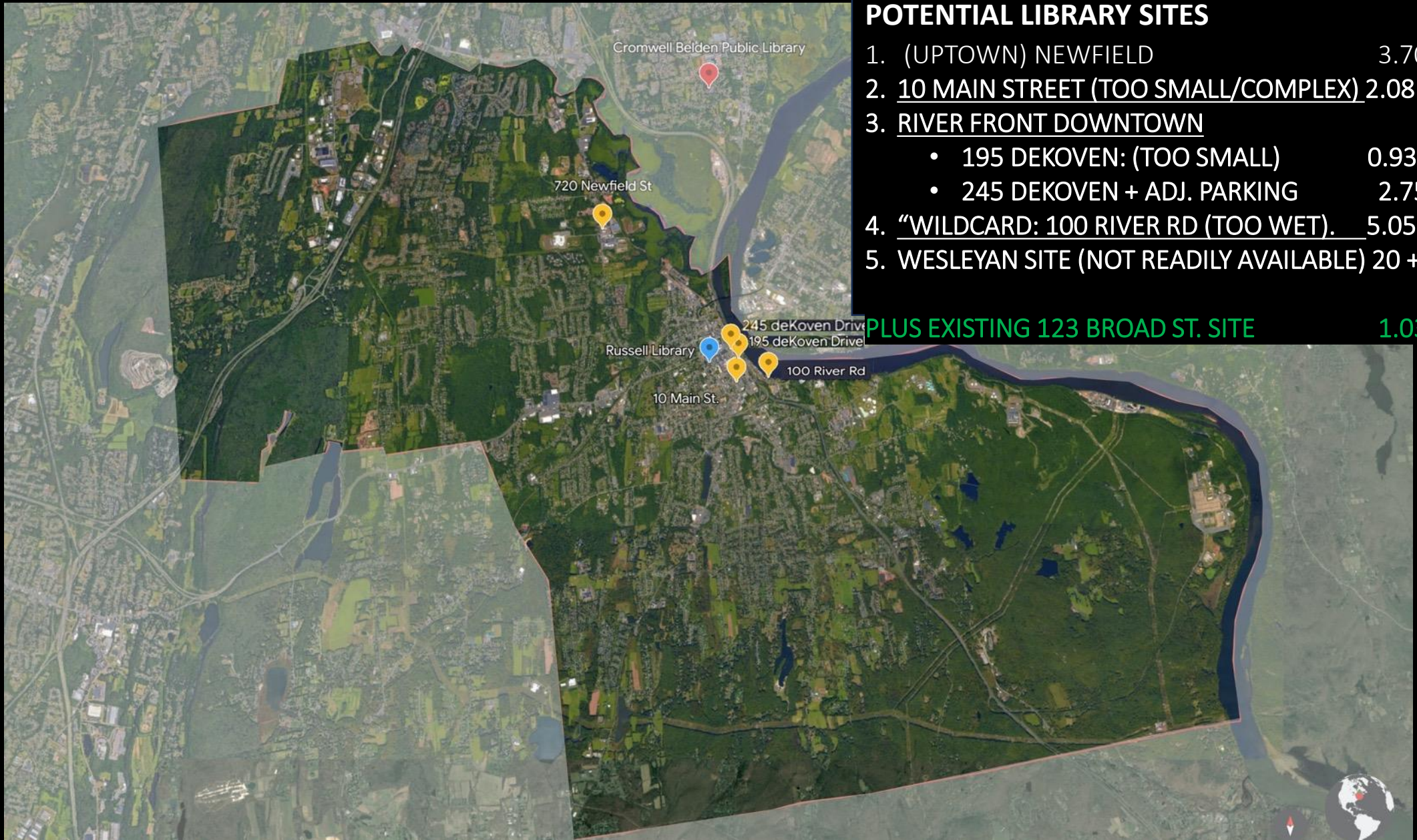




POTENTIAL LIBRARY SITES

1. (UPTOWN) NEWFIELD 3.70 ACRES
2. 10 MAIN STREET (TOO SMALL/COMPLEX) 2.08 ACRES
3. RIVER FRONT DOWNTOWN
 - 195 DEKOVEN: (TOO SMALL) 0.93 ACRES
 - 245 DEKOVEN + ADJ. PARKING 2.75 ACRES
4. "WILDCARD: 100 RIVER RD (TOO WET). 5.05 ACRES
5. WESLEYAN SITE (NOT READILY AVAILABLE) 20 + ACRES

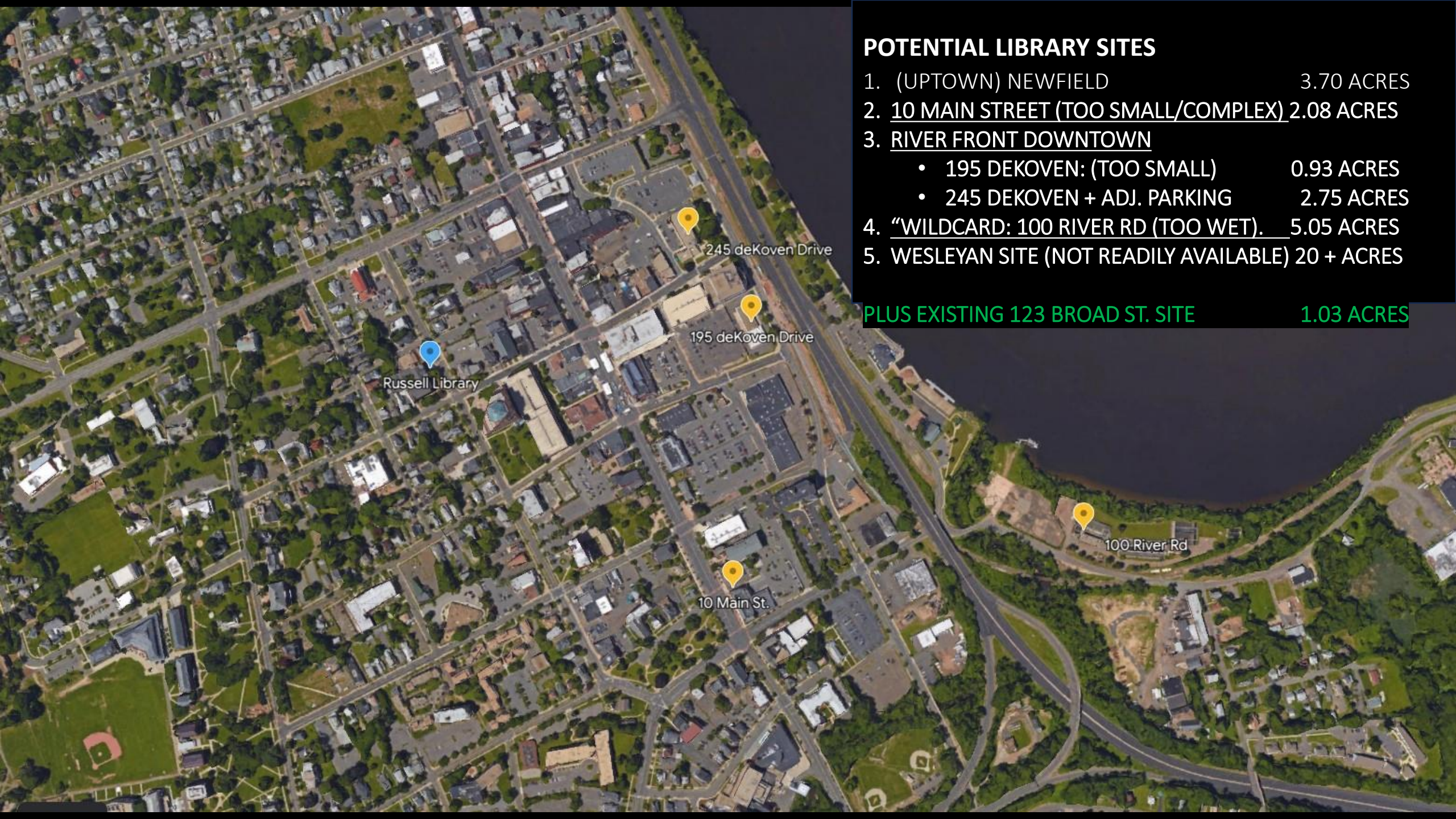
PLUS EXISTING 123 BROAD ST. SITE 1.03 ACRES



POTENTIAL LIBRARY SITES

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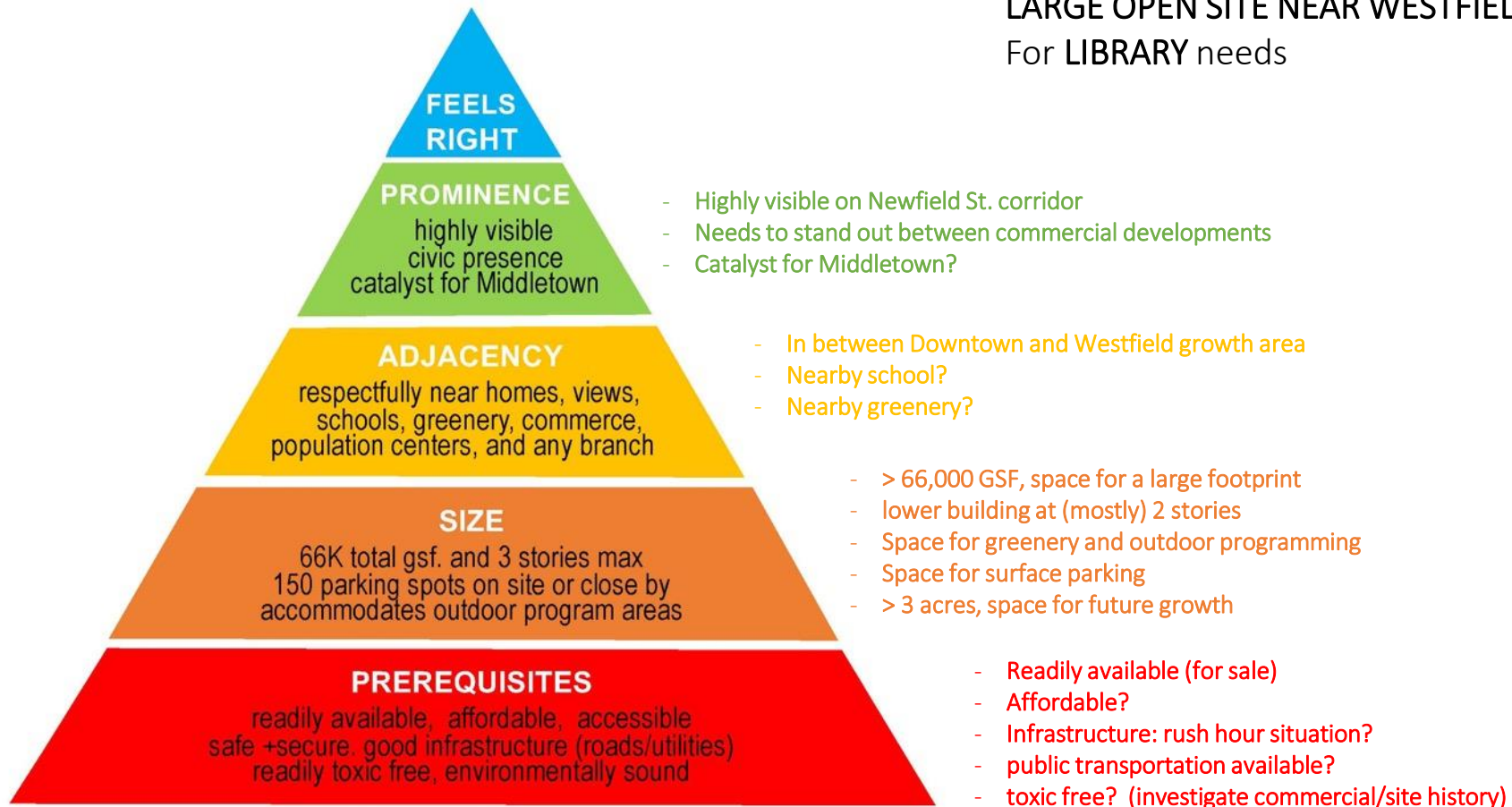
PLUS EXISTING 123 BROAD ST. SITE 1.03 ACRES



HIERARCHY OF NEEDS

LARGE OPEN SITE NEAR WESTFIELD –(such as 720/722 Newfield St.)

For LIBRARY needs



720 – 722 Newfield St.: 3.7 acres

750 Newfield St.
Dollar General

502 FT

137 FT

50 FT

31 FT

120 FT

184 FT

429 FT

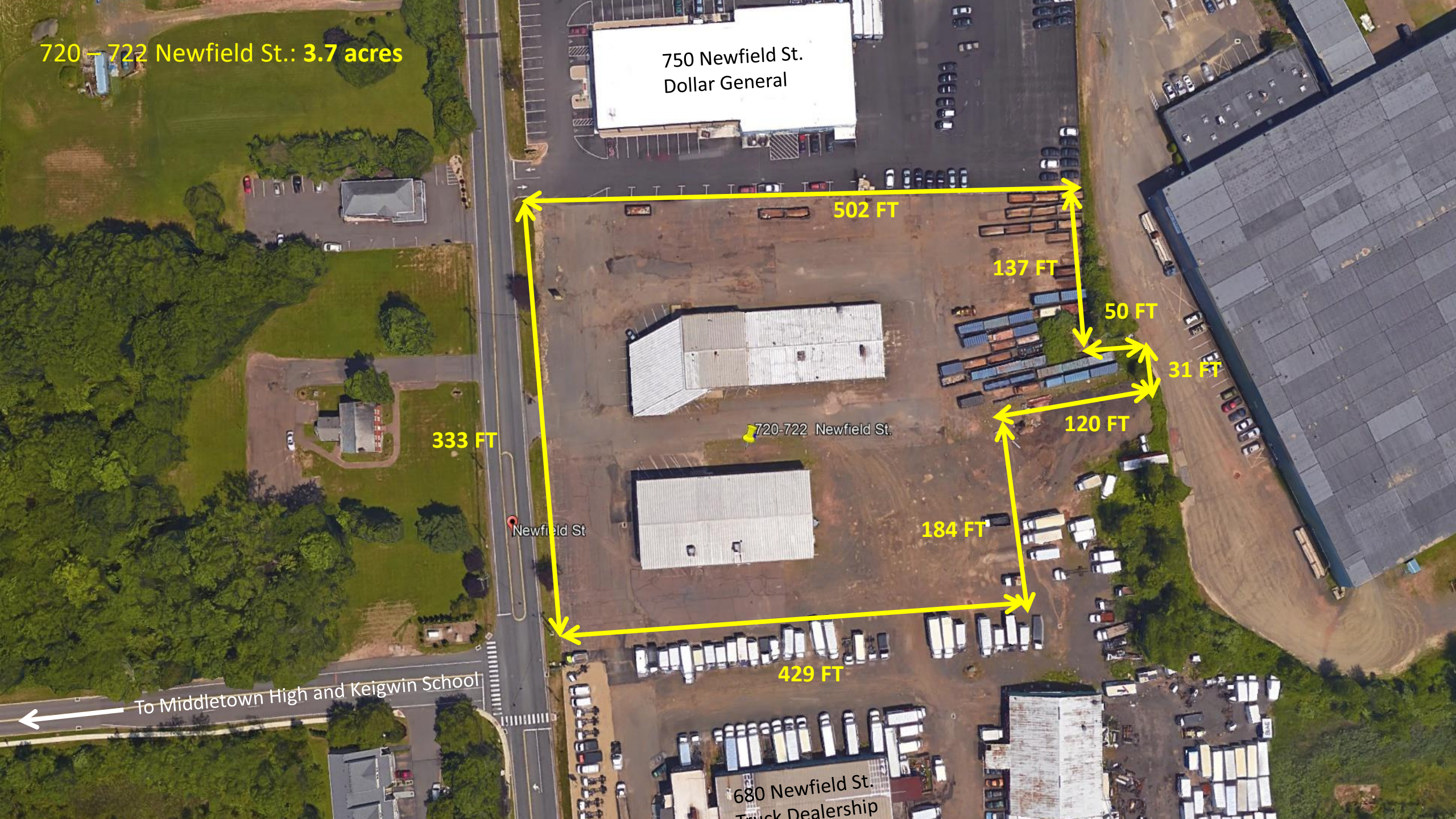
333 FT

720-722 Newfield St.

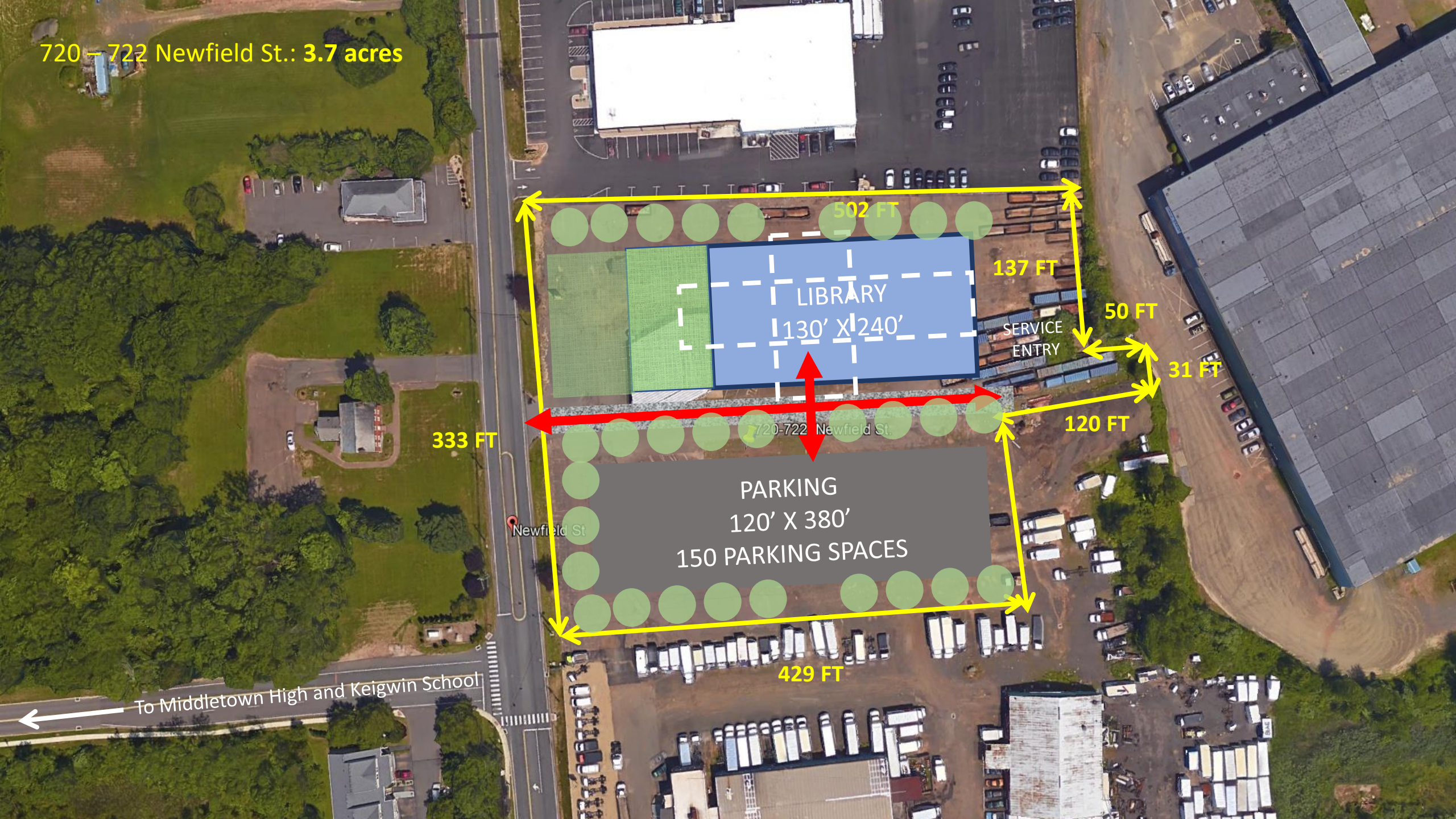
Newfield St

To Middletown High and Keigwin School

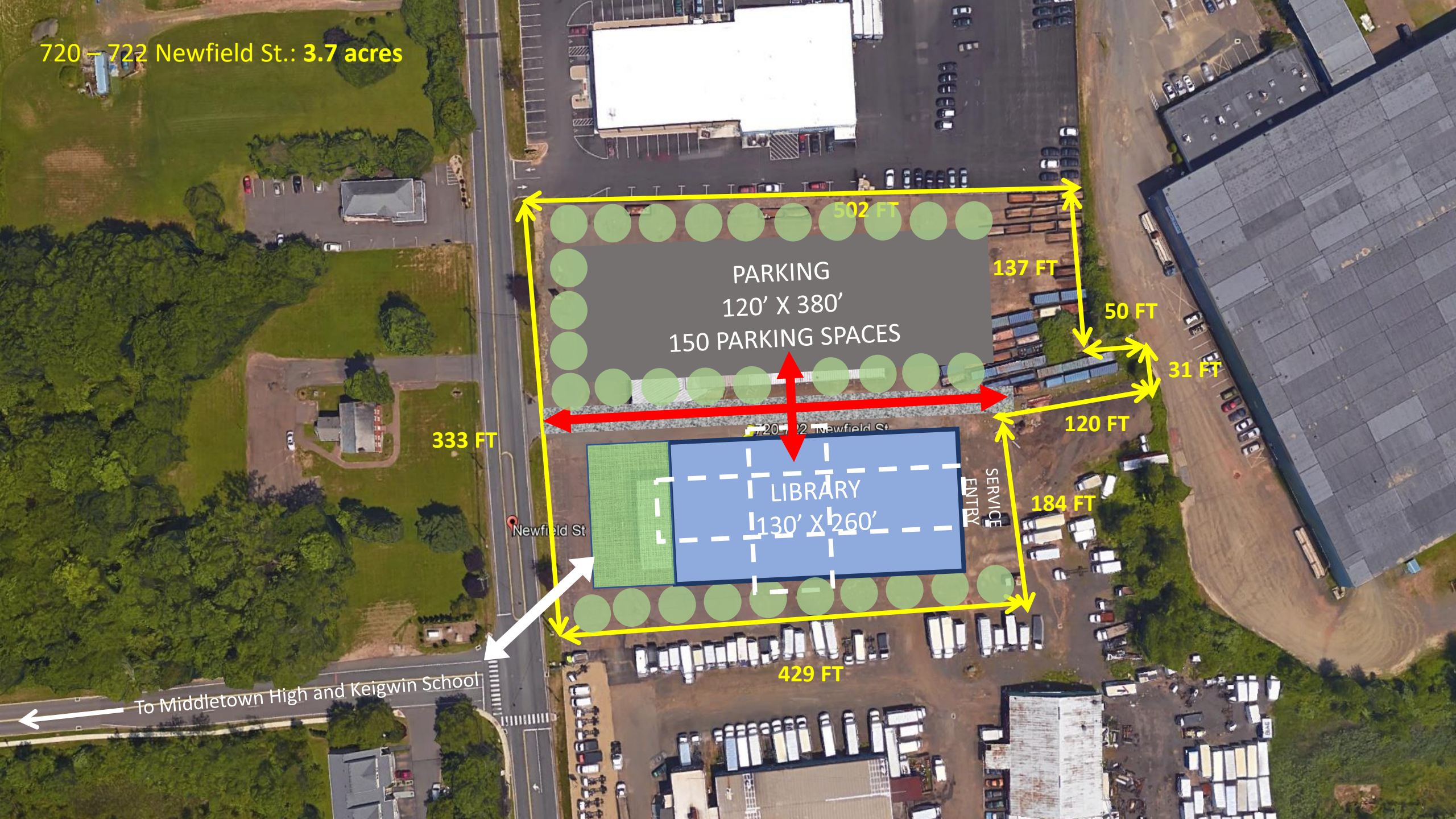
680 Newfield St.
Truck Dealership



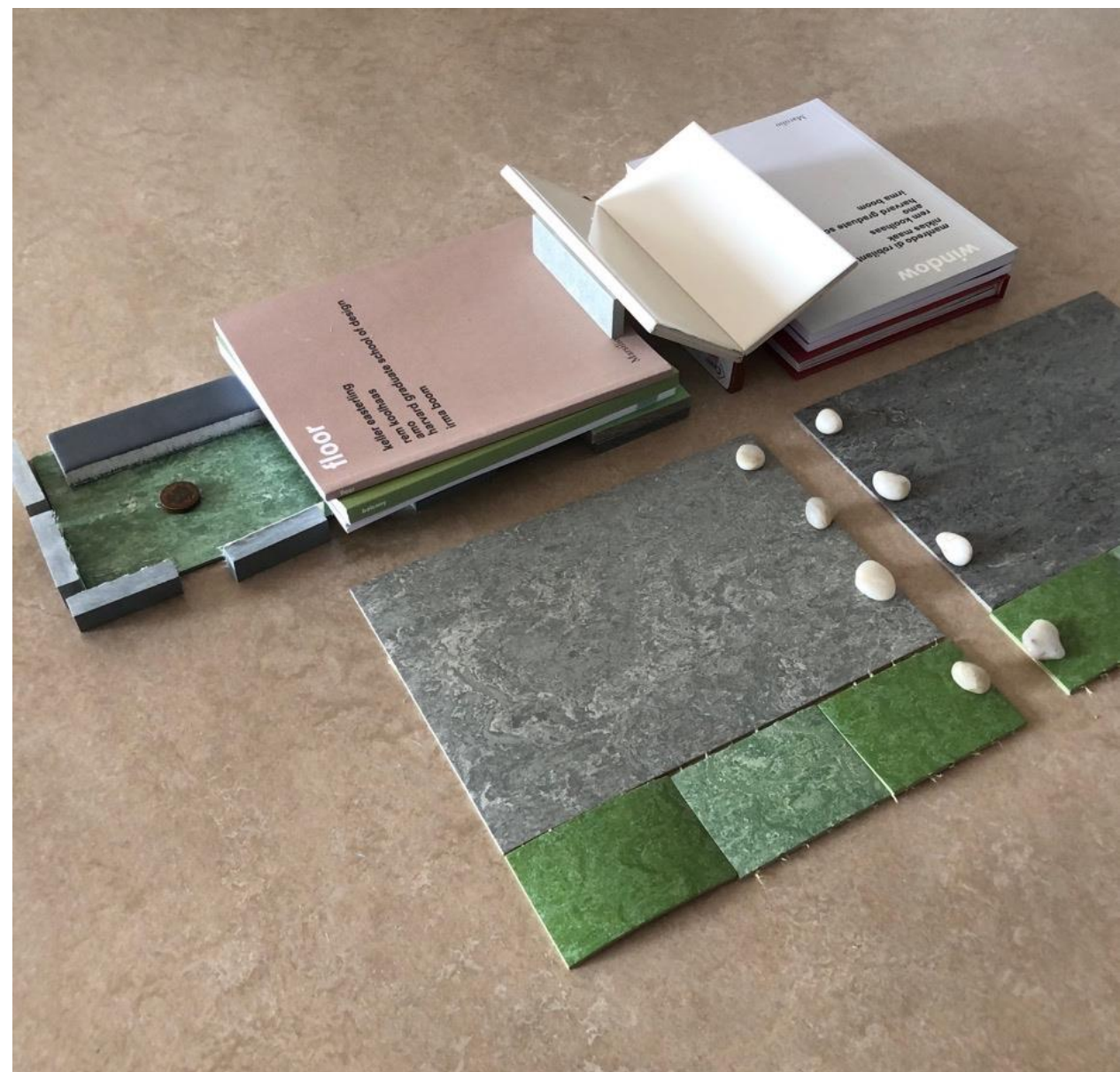
720 – 722 Newfield St.: 3.7 acres

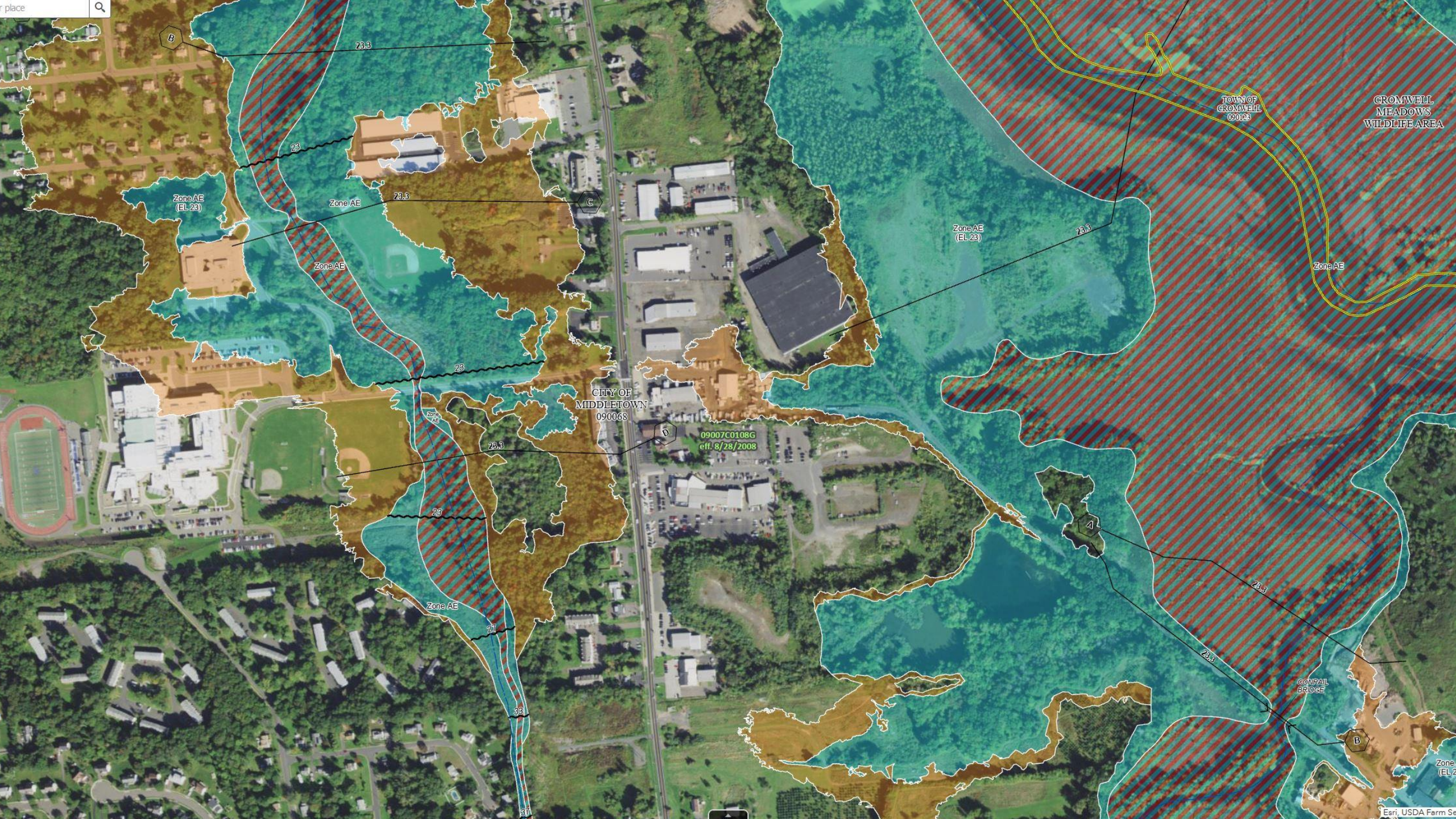


720 – 722 Newfield St.: 3.7 acres



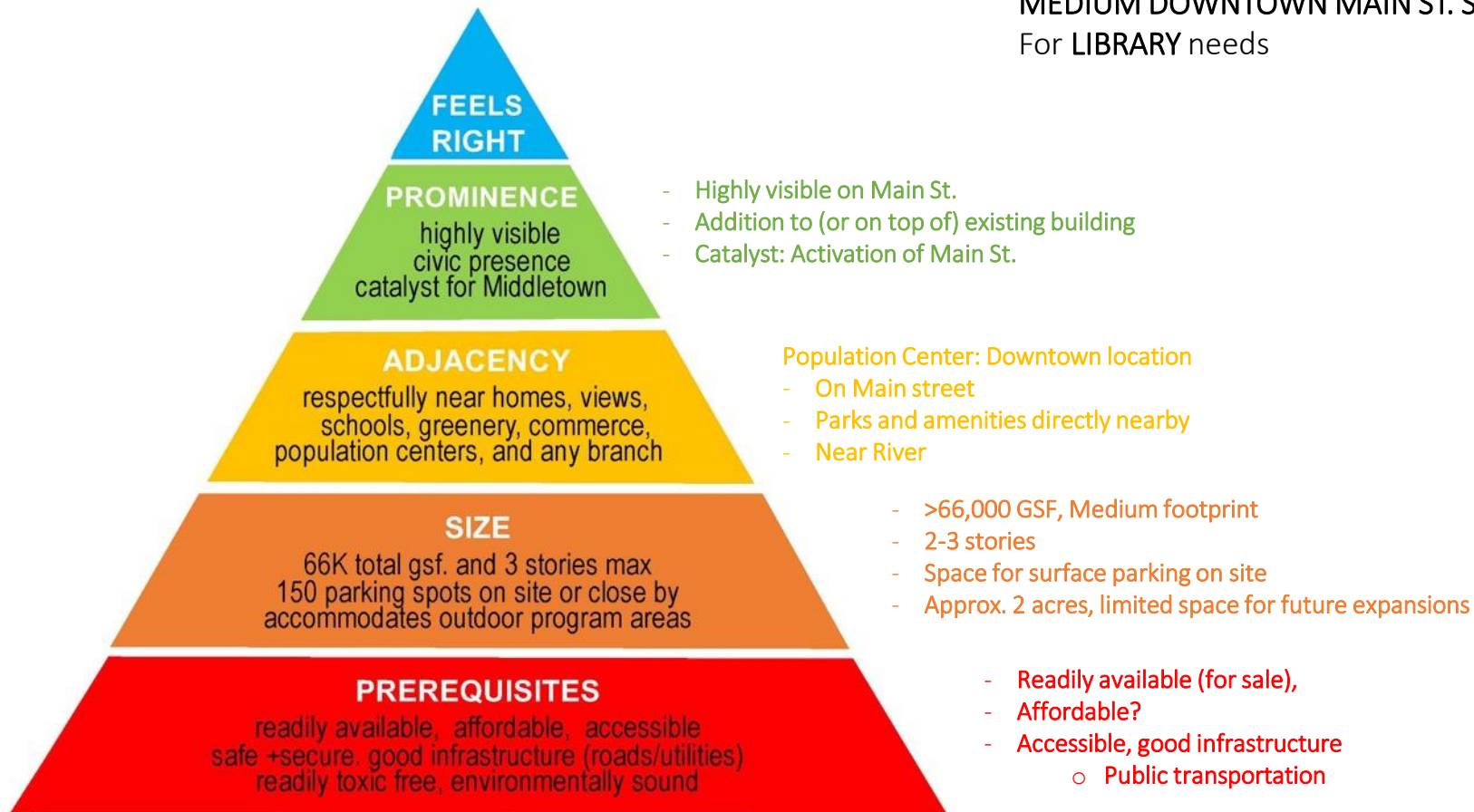






HIERARCHY OF NEEDS

MEDIUM DOWNTOWN MAIN ST. SITE – (such as 10 Main St.)
For LIBRARY needs







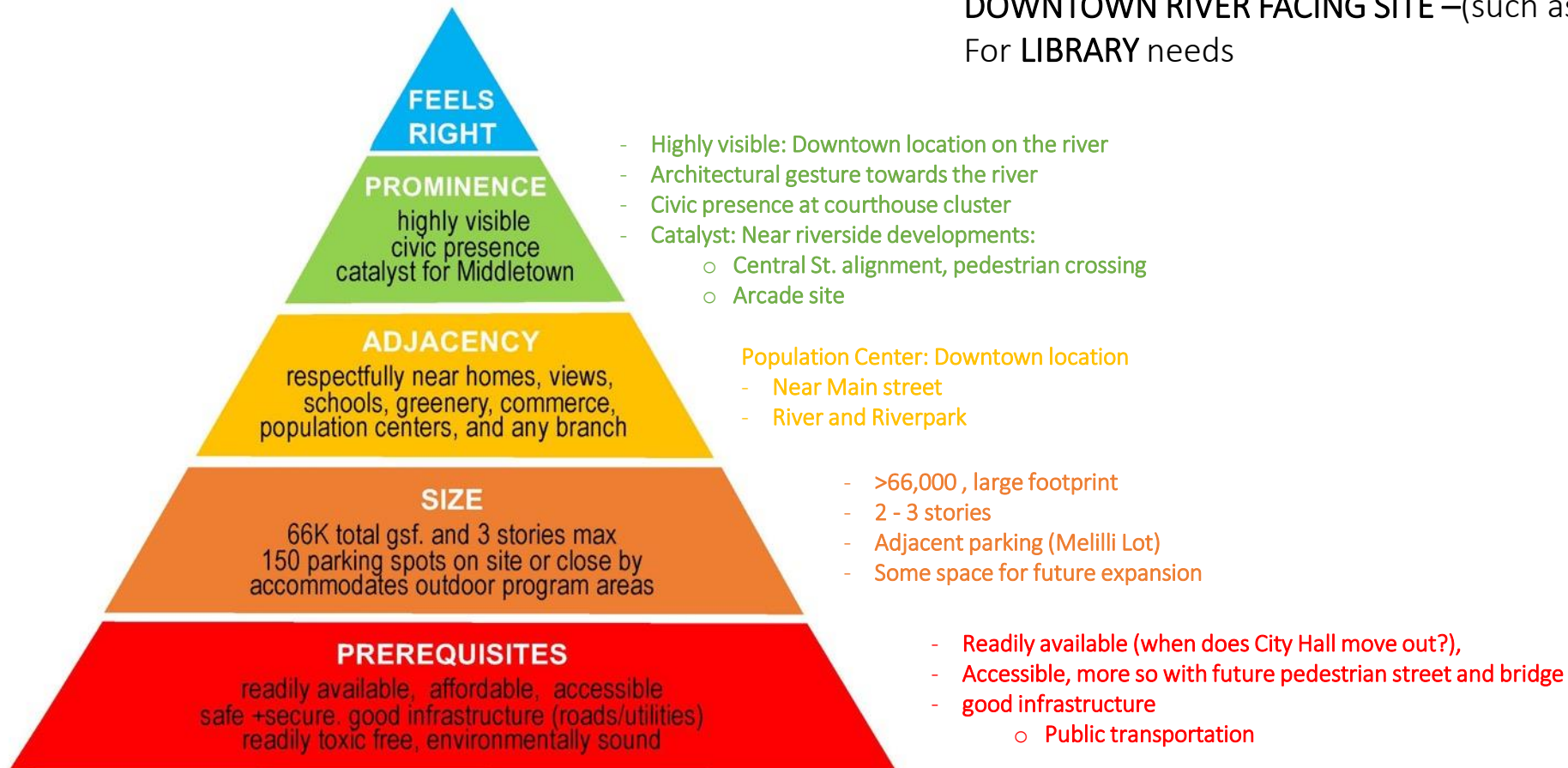




HIERARCHY OF NEEDS

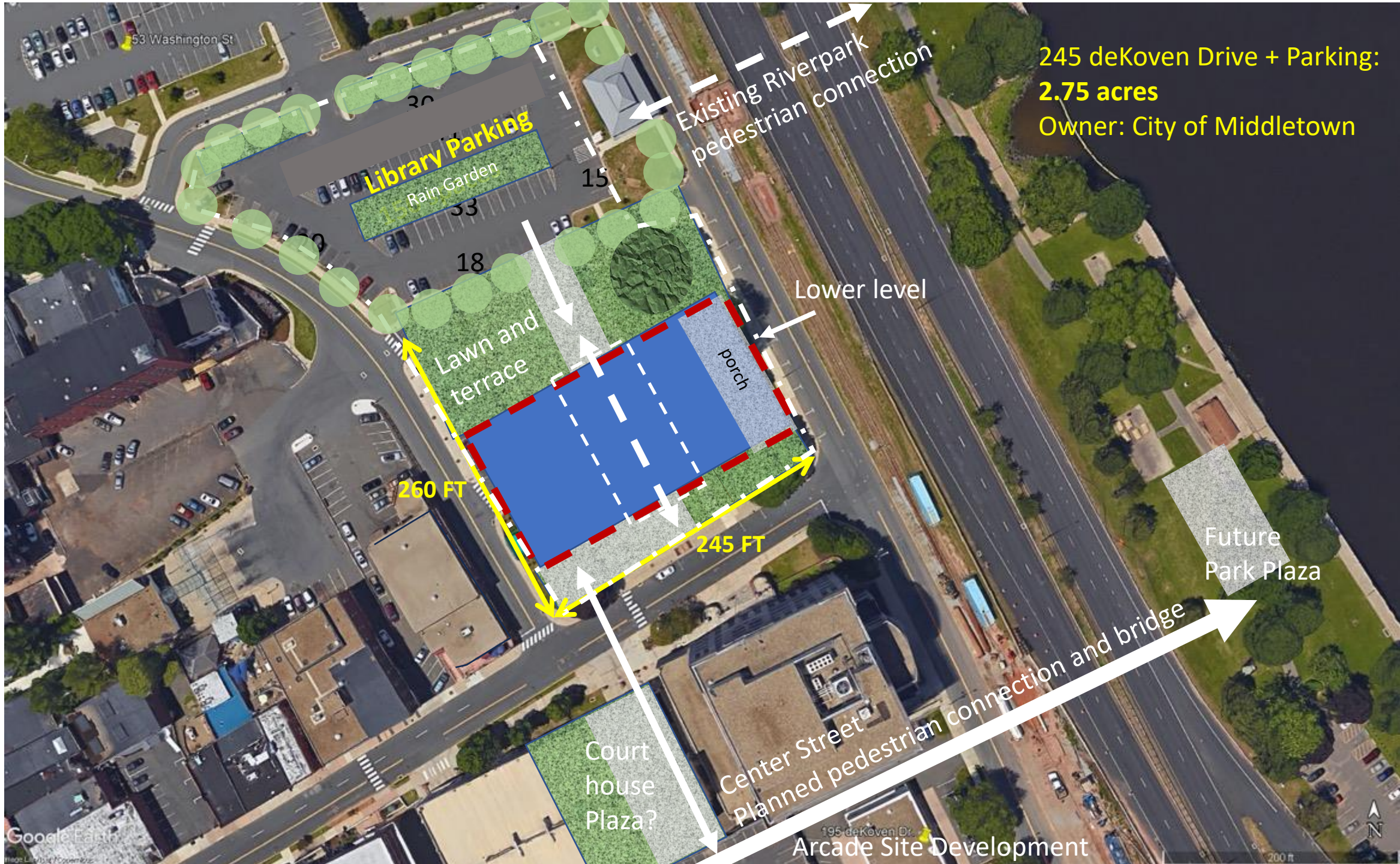
DOWNTOWN RIVER FACING SITE —(such as 245 deKoven St.)

For LIBRARY needs





245 deKoven Drive.:
1.6 acres for exs. Municipal building
+ 1.15 acres of adjacent parking.
TOTAL: 2.75 acres +/-
Owner: City of Middletown





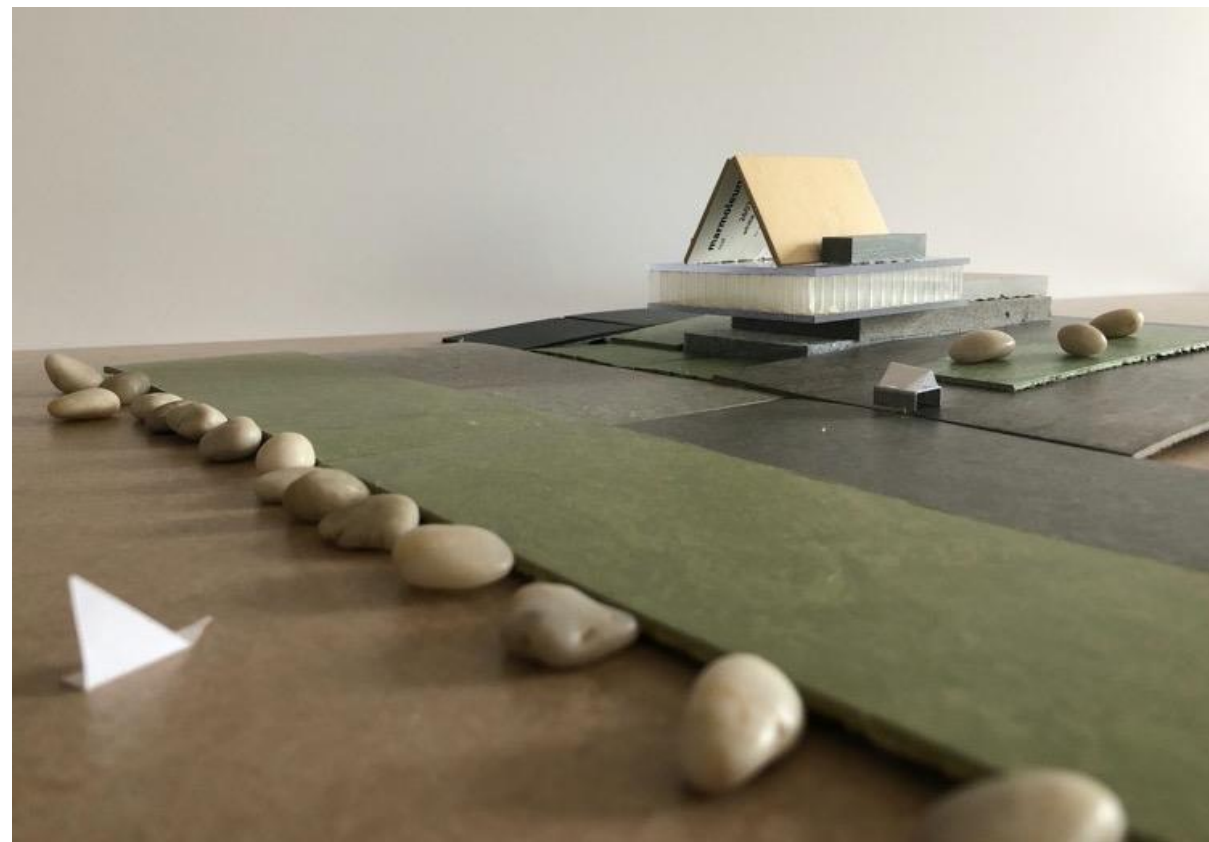
parking

Green

Library











Arcade
Development Site

Center Street
Pedestrian Bridge

City Hall Site

CENTER STREET PEDESTRIAN BRIDGE

Reconnecting Harbor Park with Main Street

The new pedestrian bridge restores the historic Center Street alignment between Court Street and Dingwall Drive, which was eliminated as part of urban renewal. It reconnects Main Street to Harbor Park along a bustling new pathway lined with active uses, lush landscape elements, public art, and “only in Middletown” views of the Connecticut River.

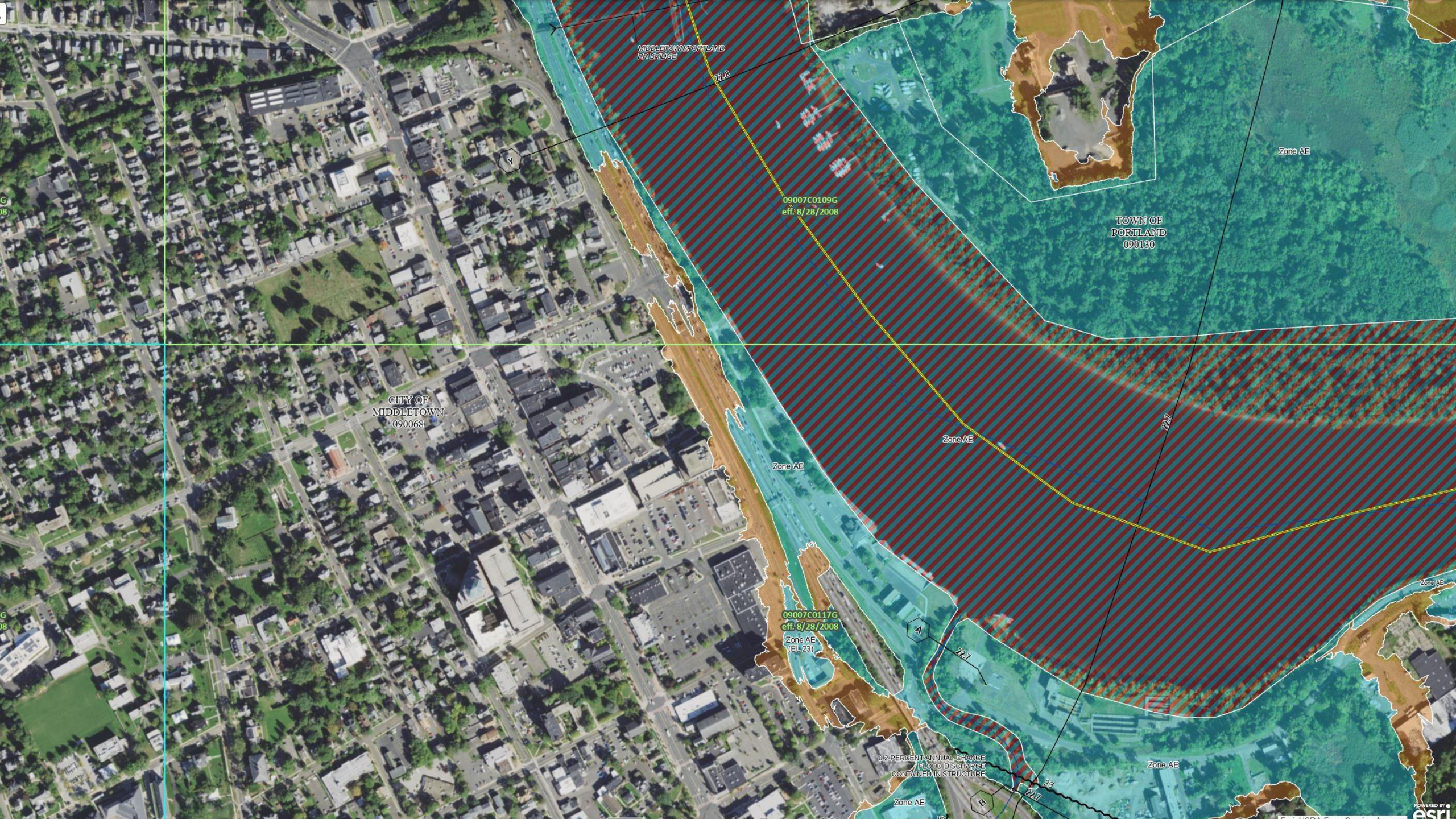


CENTER STREET PEDESTRIAN BRIDGE PLAZA

A New Riverfront Destination

The Center Street Pedestrian Bridge Plaza is a new hub for community events, people watching, and taking in the panoramic view of the Connecticut River. Lined with active landscape areas, flood-tolerant native planting, seating areas, and direct access to the Center Street Pedestrian Bridge via a monumental stair and universally accessible elevator, the Plaza promises to activate Harbor Park in new and exciting ways.





MIDDLETOWN PORTLAND
RR BRIDGE

22.8

09007C0109G
eff: 8/28/2008

TOWN OF
PORTLAND
090130

CITY OF
MIDDLETOWN
090068

Zone AE

Zone AE

Zone AE

22.7

09007C0117G
eff: 8/28/2008

Zone AE
(EL 23)

4

22.7

0.2 PERCENT ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED IN STRUCTURE

Zone AE

Zone AE

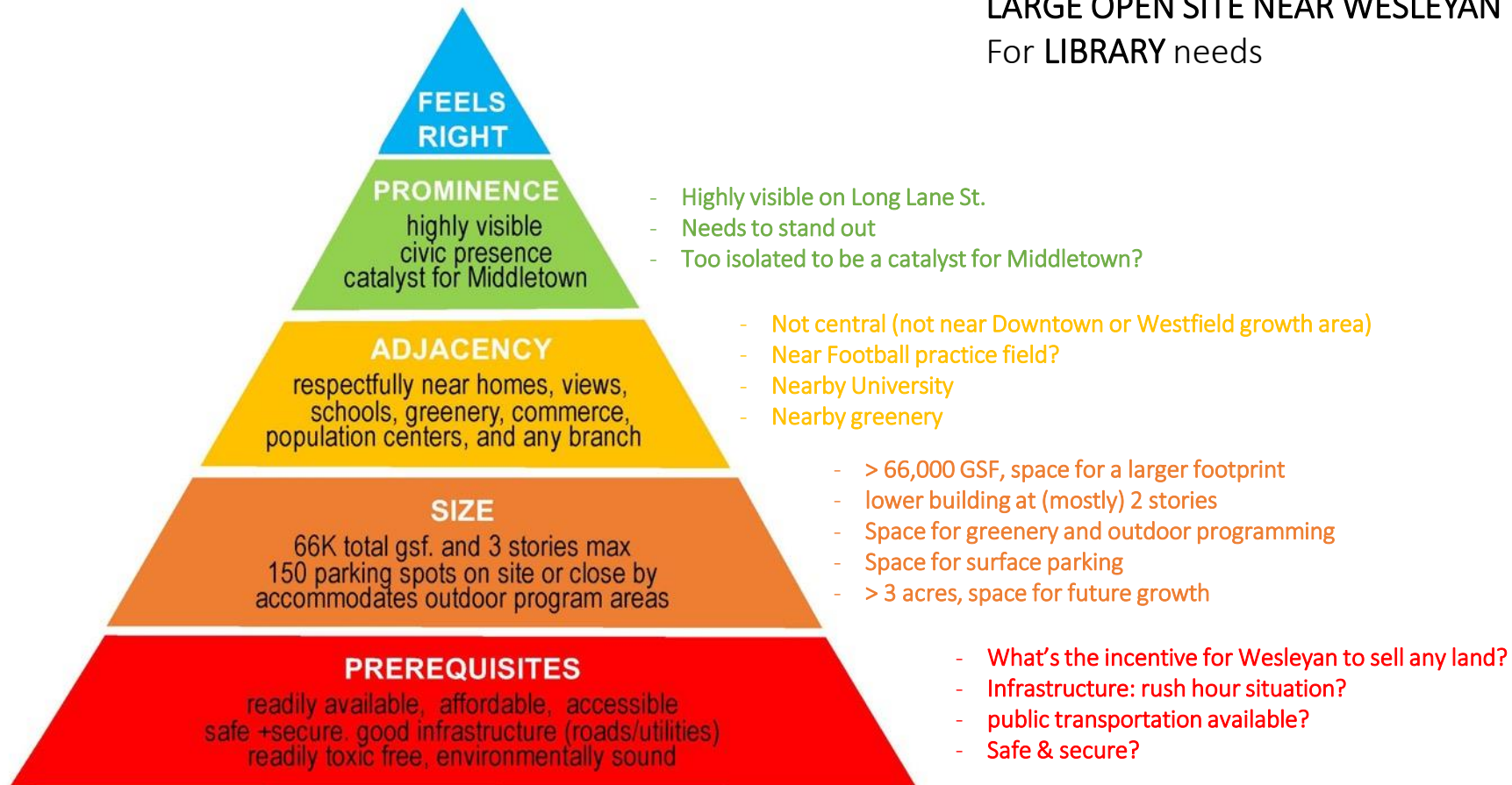
23

POWERED BY
esri

HIERARCHY OF NEEDS

LARGE OPEN SITE NEAR WESLEYAN – (such as along Long Lane St.)

For LIBRARY needs



Long Lane St. site 7.2 acres

150+ parking spaces

Footprint: 32,000 sf
(135 ft x 235 ft mass)

2.5 stories, Potential split levels

Includes an outdoor public gathering
and program space (80' x 235')







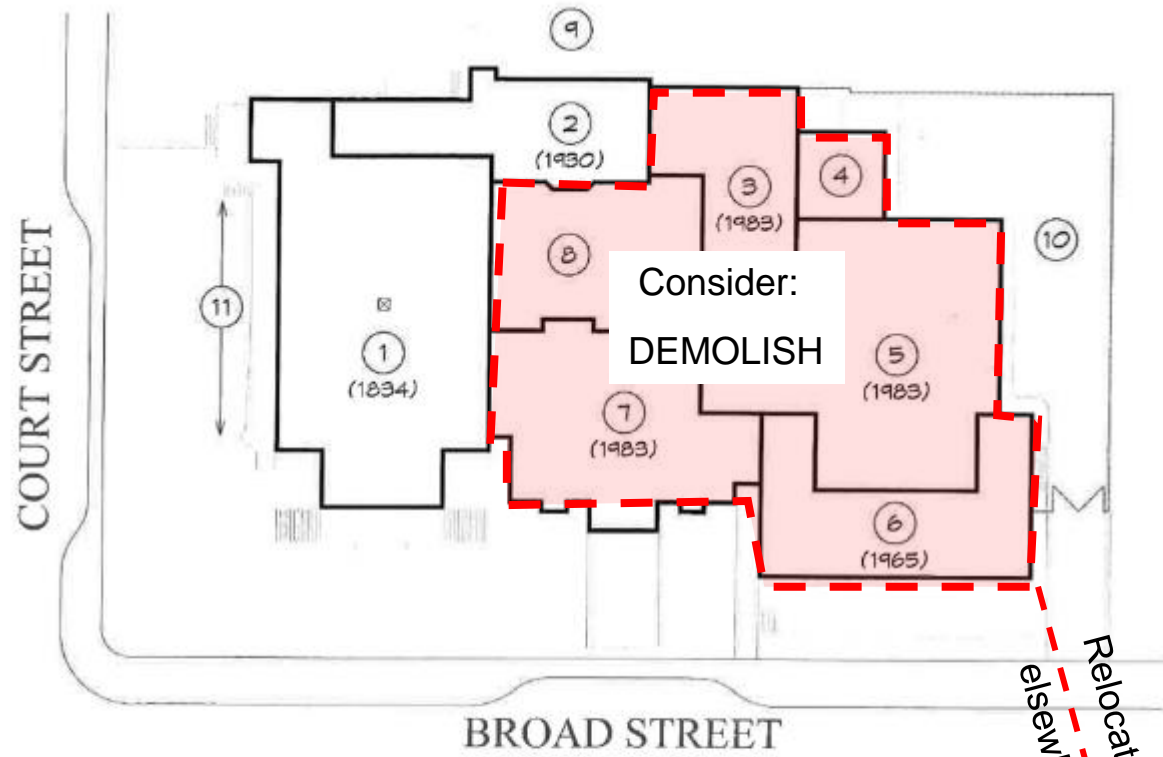


Existing Russell Library
123 Broad St.: 1.02 acres

274 FT

167 FT

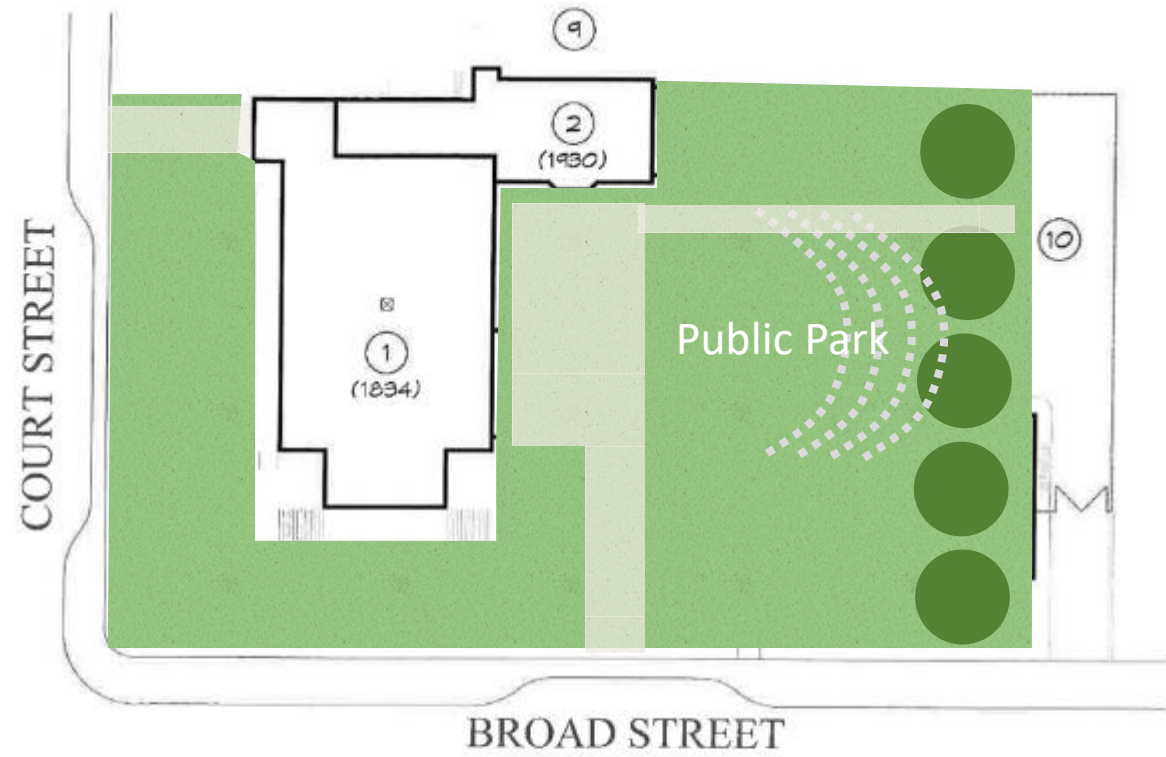
123 Broad St.



Demolish buildings built after 1930

- | | |
|---|-----------------------------|
| 1. Original Church Building | 7. Main Lobby / Circulation |
| 2. Hubbard Room | 8. Courtyard |
| 3. Children's Library, West | 9. West Parking Lot |
| 4. Mechanical Space | 10. North Drive |
| 5. Children's Library, North | 11. South Walk |
| 6. Bank Building / Children's Library, East | |

Relocate and build new library
elsewhere in Middletown

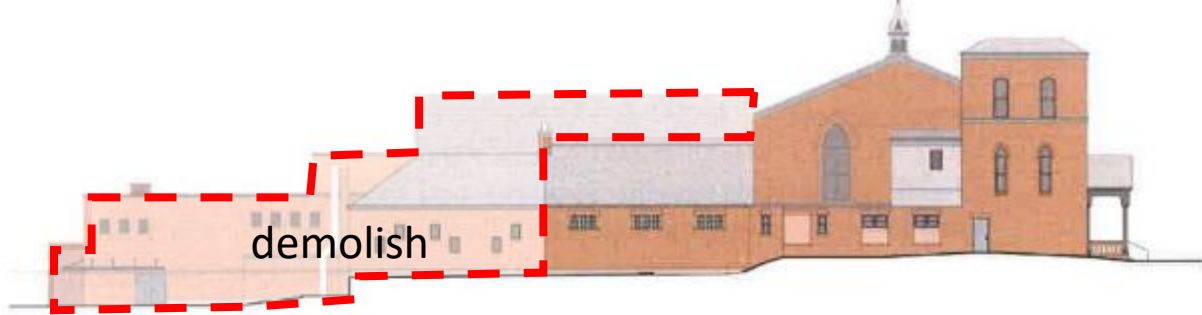


Renovate Church and Hubbard Wing: 15,000 sf
Build new park 25,000 sf

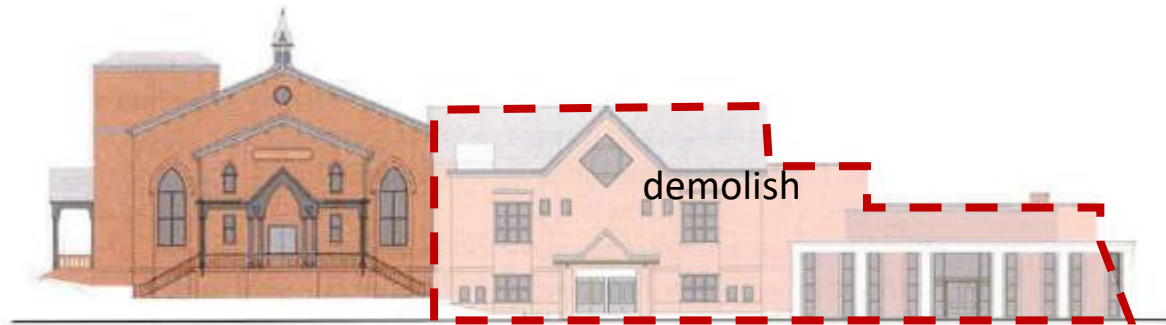
Repurpose



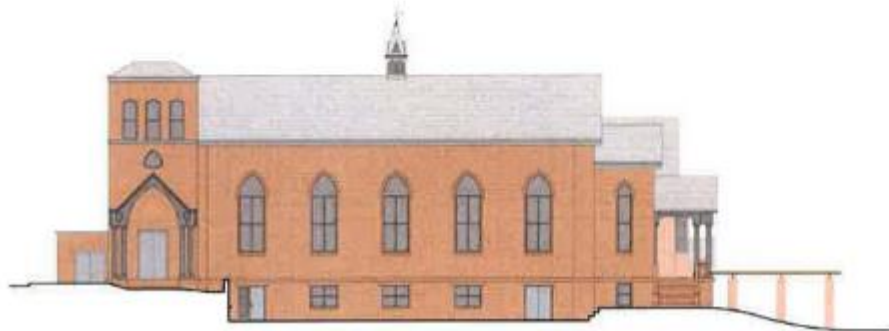
Repurpose



West Elevation



East Elevation

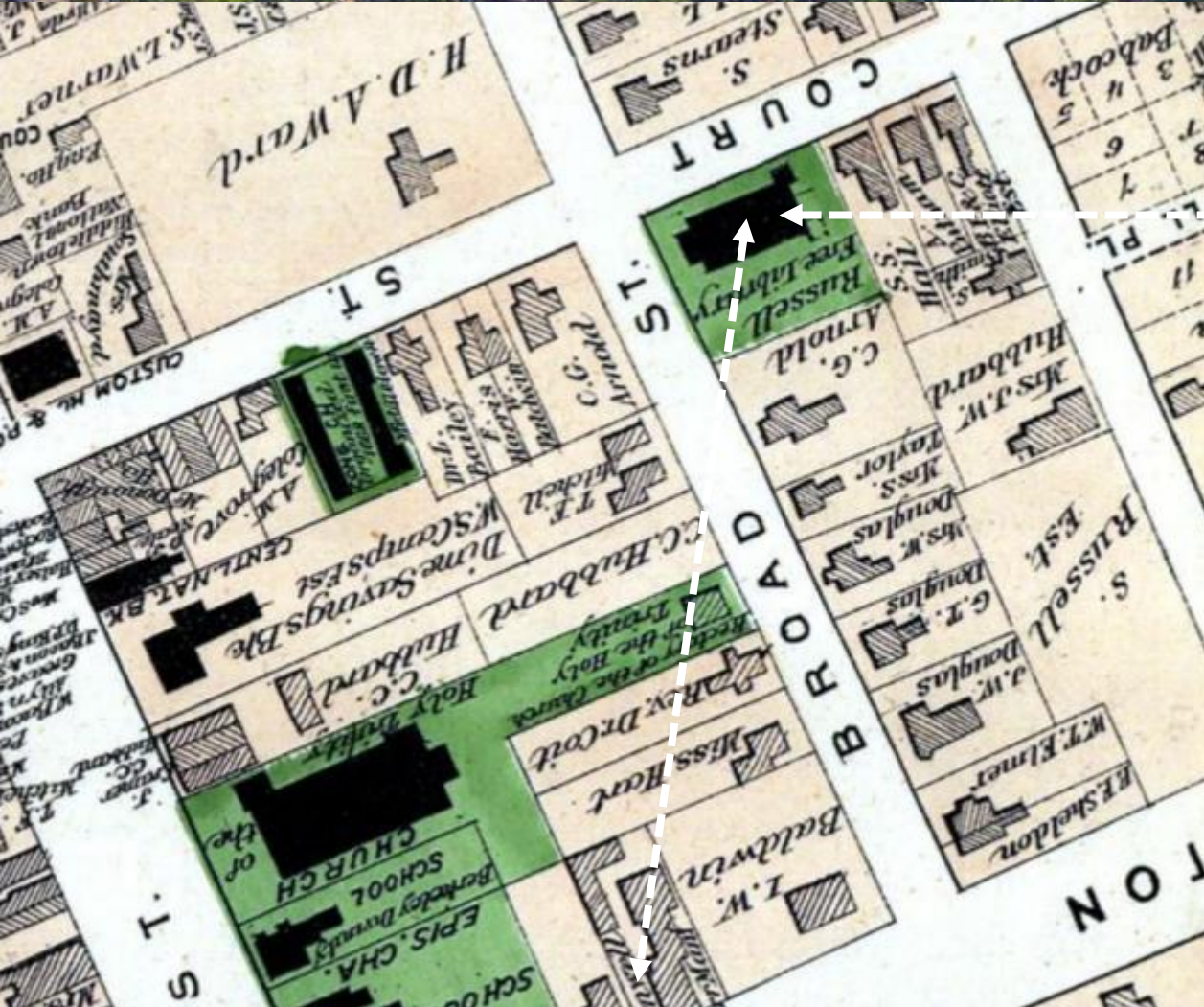


South Elevation

Demolish buildings after 1930



- Renovate Church and Hubbard Wing: 15,000 sf
- Build new park on remaining open site: 20,000 sf
- Renovate the 2 existing residential bldgs.



Middletown Map 1874



2025

Repurpose

195 deKoven Drive.: 0.93 acres

151 FT

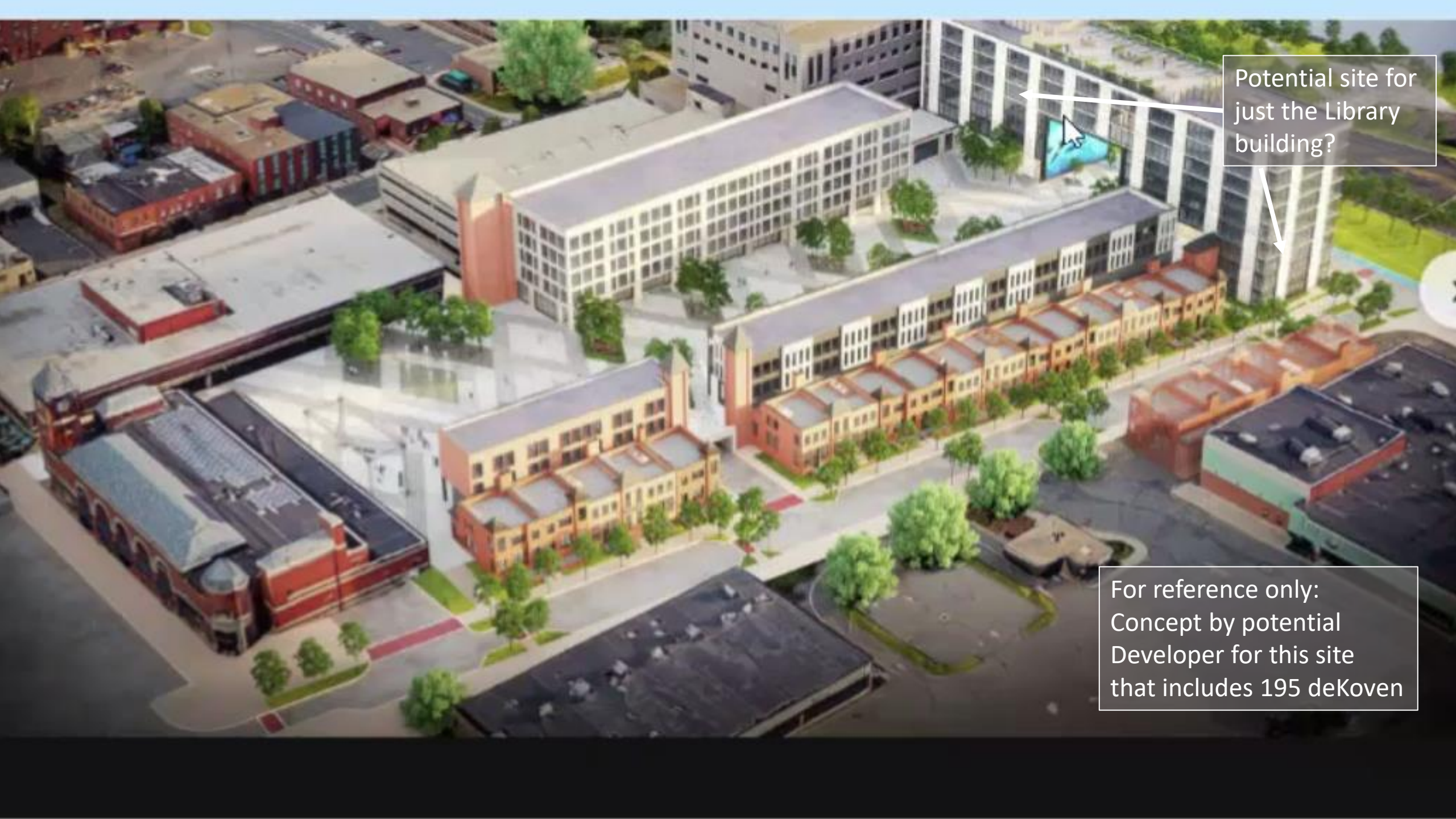
266 FT

195 deKoven St.

195 deKoven Drive.: 0.93 acres

151 FT

For reference only:
Overlay of proposal
from previous slides of
245 deKoven Drive scheme



Potential site for
just the Library
building?

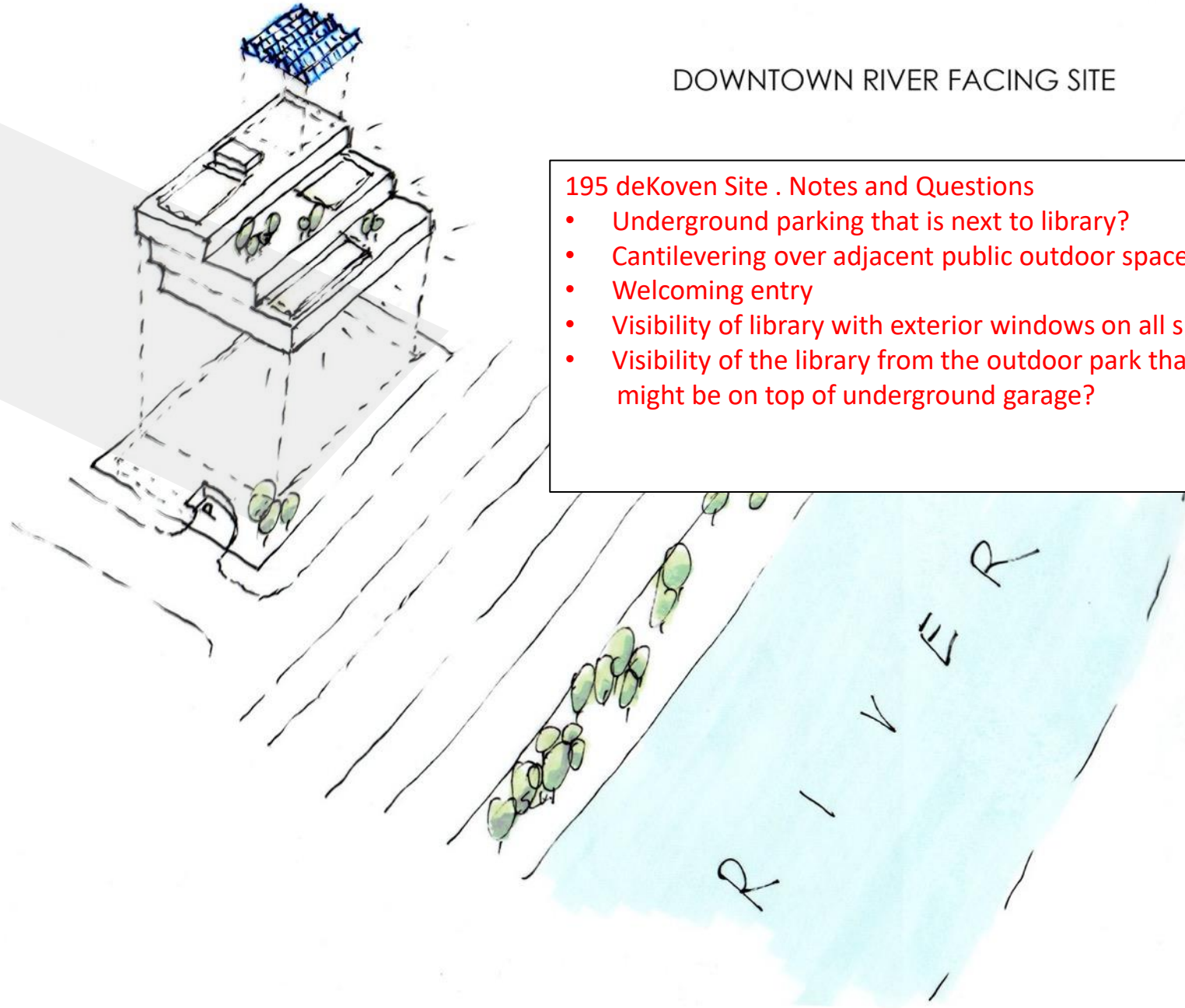
For reference only:
Concept by potential
Developer for this site
that includes 195 deKoven

Development
expectations
and criteria?

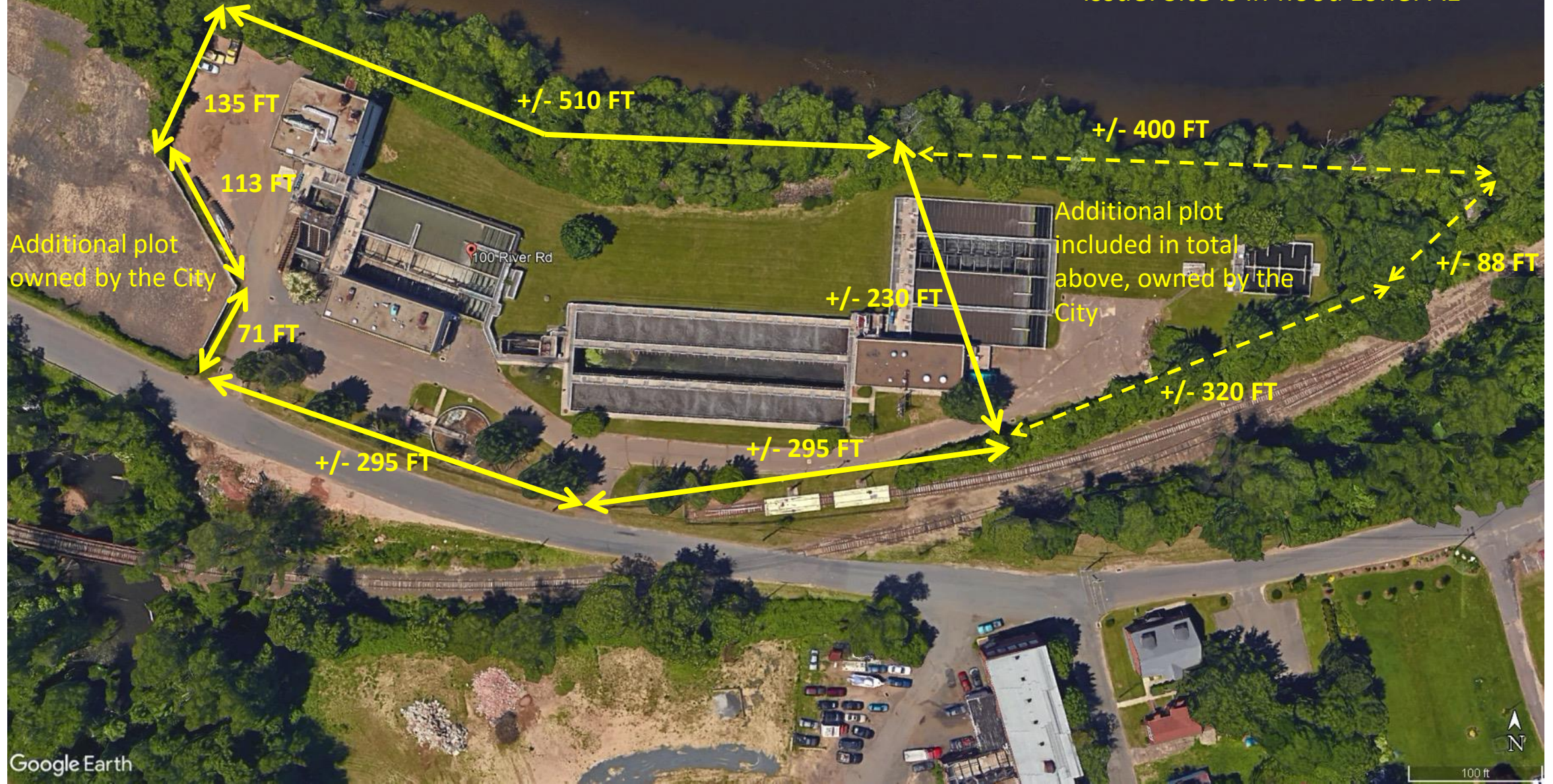
DOWNTOWN RIVER FACING SITE

195 deKoven Site . Notes and Questions

- Underground parking that is next to library?
- Cantilevering over adjacent public outdoor space?
- Welcoming entry
- Visibility of library with exterior windows on all sides?
- Visibility of the library from the outdoor park that might be on top of underground garage?

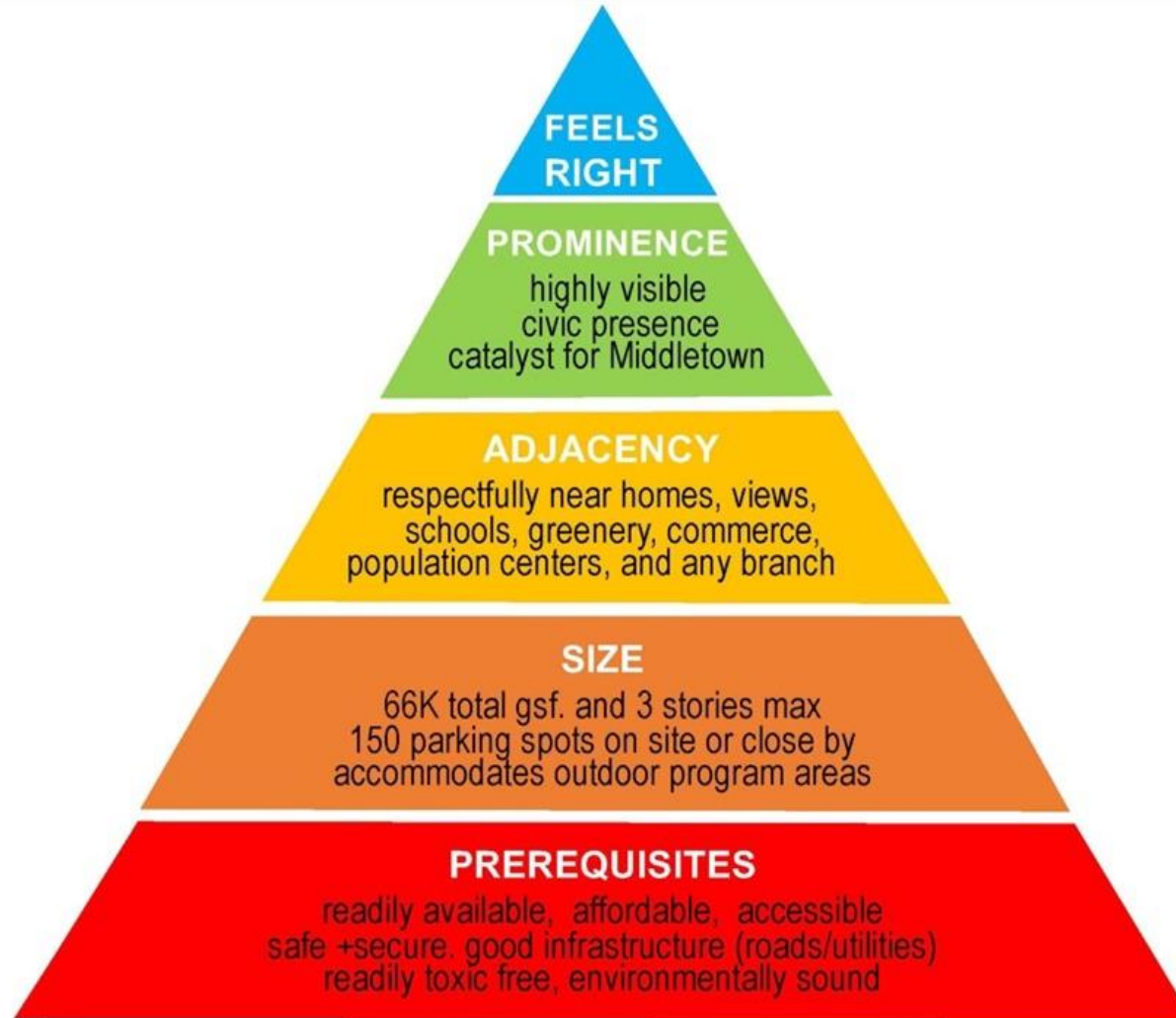


100 River Rd.: **5.05 acres**
Owner: City of Middletown
Issue: Site is in flood zone: AE



100 River Rd.: 5.05 acres
Owner: City of Middletown







FEASIBILITY STUDY + REFERENDUM SCHEDULE

NUMBER OF MONTHS

ARCHITECT TEAM
COSTS: \$200,000
(\$000's) approx.

SEPT 23

NOV 24

TASK

01 02 03 04 05 06 07 08 09 10 11 12 13 14

ARCHITECT TEAM INCLUDES:

1. Design Architect
2. Consulting Engineers
3. Cost Consultant

Architect services that are
part of the costs shown also
include participation with the
Library Team for:

1. Finalizing site selection
2. Program confirmation
3. Community Engagement
4. Pre-Referendum Public Info
5. Various trips and
"milestone" meetings in
Middletown and progress
zoom meetings



15

1. SITE SELECTION

50

3. FEASIBILITY STUDY INITIAL

25

4. COMMUNITY ENGAGEMENT

15

5. PROGRAM CONFIRMATION

60

6. RENDERINGS + DRAWINGS

25

7. COST ESTIMATES

10

9. PRE-REFERENDUM PUBLIC INFO

10. REFERENDUM VOTE

MILESTONES

A

B

A. Referendum question submitted to ballot

B. Referendum vote