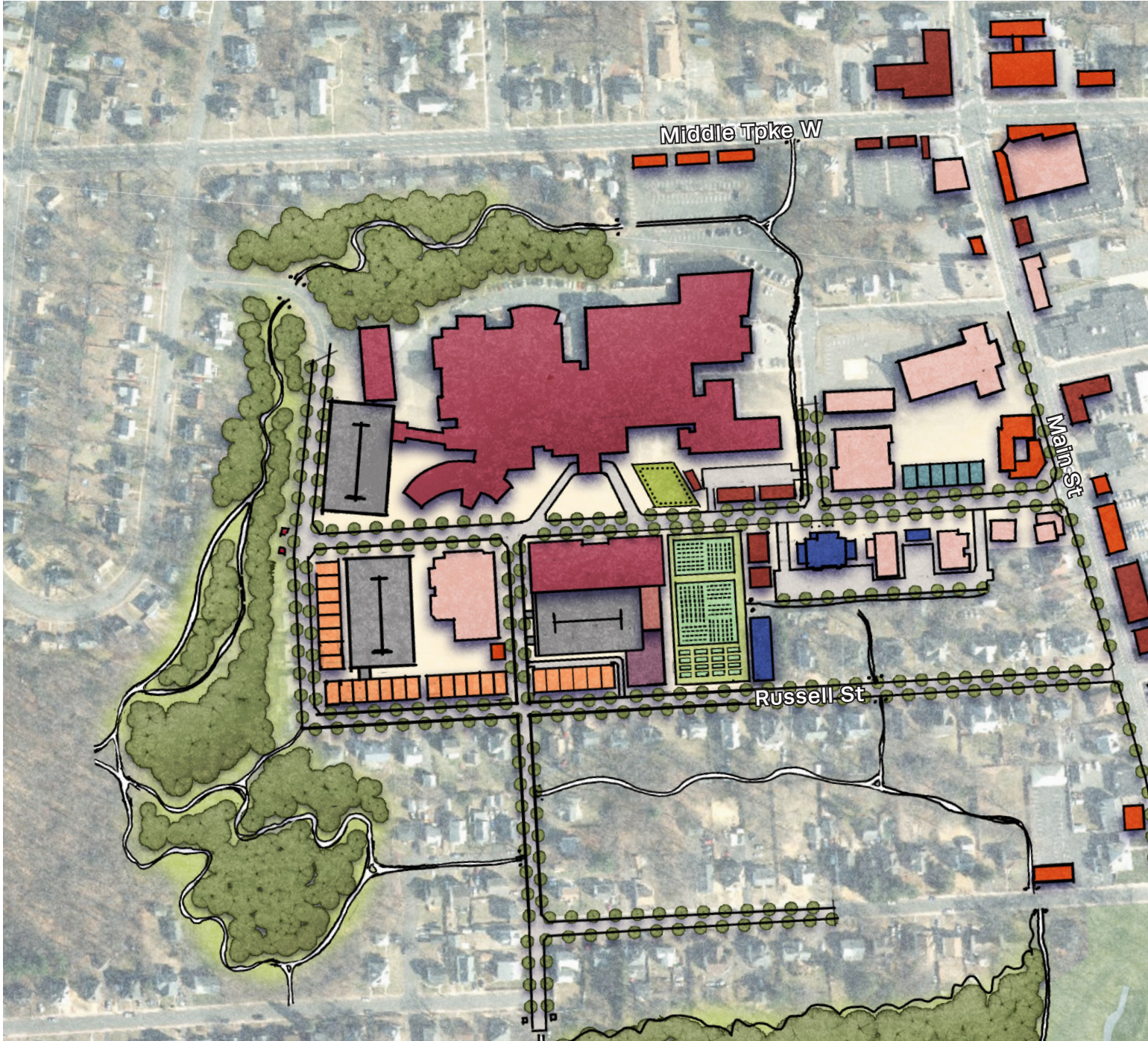


MIDTOWN WELLNESS DISTRICT



IMPORTANT NOTE: This is an illustration of one possible scenario representing the views of many of the participants and is not intended to be the only plan possible for these properties. The property owner and/or the Town will produce actual development plans through detailed study that will be reviewed during the official Town development review process before any action would be taken on the site. This illustrative plan is intended to help the community visualize possibilities and create a platform for dialogue about the ideas contained in the images.

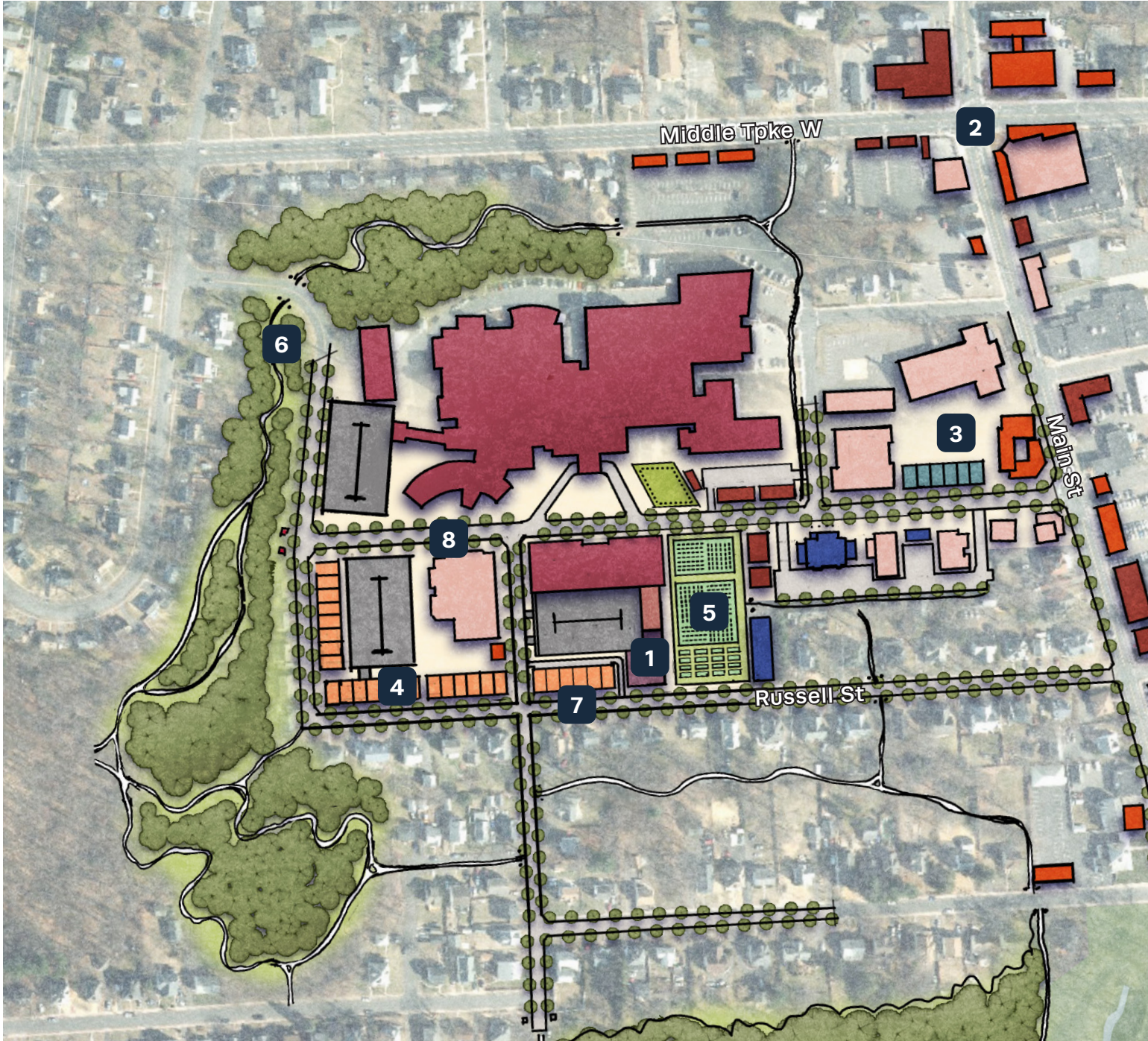


Midtown envisions Manchester Memorial Hospital and its surrounding areas as a wellness district, which promotes an active, healthy lifestyle. This is achieved through a new trail network that connects to Center Springs Park, additional civic spaces, and community gardens for locally-grown produce. Infill is encouraged where parking lots currently exist, improving the aesthetics of the “Mid-Town” area of Main Street leading into Downtown. The acquisition of Manchester Memorial Hospital by Yale New Haven Health in late 2022 also provides opportunities for additional community investment in this area.

Legend

- Multi-Family
- Townhouses
- Mixed Use
- Retail
- Hospital
- Hotel
- Live/Work
- Office Space
- Existing Buildings
- Parking Structure
- Agriculture
- Open Space
- Lot

MIDTOWN WELLNESS DISTRICT



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POSSIBLE IDEAS

- 1 A hotel is placed one block south of the hospital on Russell Street to provide accommodations for those seeking medical care along with their families.
- 2 Buildings at the corner of Main Street and Middle Turnpike are reoriented, creating a greater sense of place and a mixed-use center.
- 3 A street wall on Main Street is encouraged with parking behind.
- 4 Rowhouses that hide parking structures are included on Russell and Alpine Streets.
- 5 Agricultural space is placed directly across from the hospital, next to new mixed-use, multifamily, and office buildings, to allow residents to practice sustainable gardening and encourage healthy eating habits.
- 6 A new walking trail is created to promote physical and mental wellness through recreation and connect to existing civic amenities like Center Springs Park.
- 7 Multimodal pedestrian and bike facilities are provided along the Russell Street spine to provide active transportation alternatives to the District.
- 8 Secure bike parking and pedestrian amenities such as benches and wayfinding are located throughout the District.