

10.0 COMMUNITY FACILITIES



MIDDLETOWN PLAN OF DEVELOPMENT

10.0 COMMUNITY FACILITIES¹²

10.1 Introduction

Community facilities are physical aspects of local government which include land, buildings, and major equipment. These facilities include such governmental functions as education, public works, police and fire protection, recreation, and libraries. The location, capacity, and quality of community facilities are important considerations since they can

- direct and shape private development,
- have a stabilizing effect upon neighborhoods, and
- contribute significantly to the character of a community and its quality of life.

Community facilities are also important since they are one of the more effective ways in which a community implements its Plan of Conservation and Development.

The purpose of this report is to review the physical aspects of such services and facilities to ensure they are appropriately located and sized to meet future community needs.

The following process was used to develop the community facilities plan:

- Review of previous community facilities plans.
- Interview with department heads.
- Utilization of accepted standards to gauge levels of service provided by various departments.
- Field review of existing facilities.
- Presentation of existing facilities and proposed improvements

10.2 Population Projections

Population projections are important since they can help anticipate community needs or impacts. In 1995, the Connecticut Census Data Center prepared population projections for Middletown using the Cohort-Survival Method. Those projections estimate that the population growth rate will slow somewhat in the future.

Table 10.1
Middletown Population Projections

Type	Year	Population	Percent Change
Actual	1960	33,250	+11%
	1970	36,924	+06%
	1980	39,040	+10%
	1990	42,762	+2%
Projected	2000	43,460	+6%
	2010	46,200	+6%
	2020	49,050	+6%

¹² This chapter was written by Planimetrics in May, 1999.

Even with the slowing of the growth rate, there will continue to be an increase in Middletown's population. By 2001, it is projected that there will be an absolute increase in population of 2,701 over the 1997 population of 43,498. Evaluating these projections by age grouping helps assess the implications of demographic changes on municipal services and housing types. Of course, it must be remembered that these are projections and variations can occur, especially the further into the future.

For school-age children (ages 5-19), the projections suggest a peak around the year 2010. At that time, there will be about 27% percent more persons in this age group than in 1990. This projection tends to reinforce that used by the Superintendent of Schools as noted later in this report. For school enrollment planning, more detailed analysis should be performed.

The 20-34 age group generally consists of renters and/or first time homebuyers. This age group is expected to decline by about 34 percent to the year 2010 (due to the lull after the 'baby boom') and increase thereafter. This age group tends to be active in recreational pursuits. Its decline may tend, over time, to relieve some of the pressure on recreational facilities that Middletown has been experiencing.

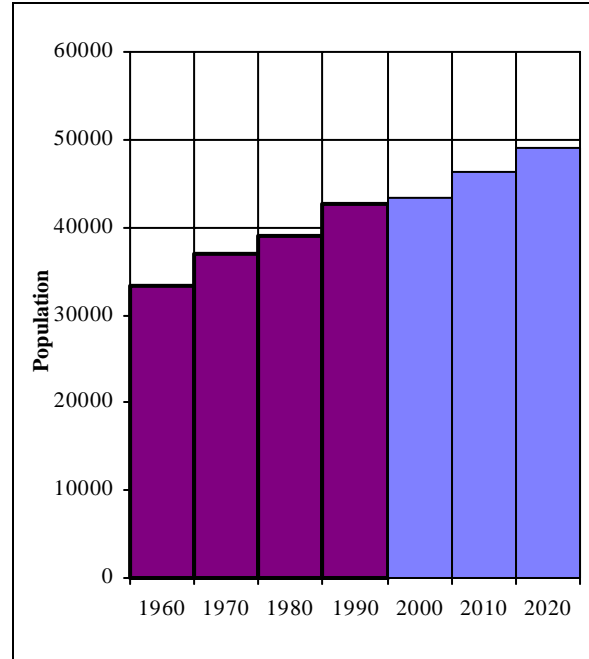


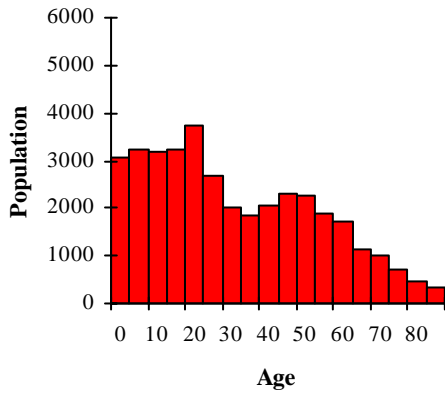
Table 10.2
Population Projections by Age Groups

Ages	1990 actual	2000	2010	2020
0-4	2,858	3,346	2,826	3,108
5-19	7,295	7,964	9,287	8,536
20-34	14,405	10,942	9,471	11,954
35-54	9,915	13,136	15,183	12,811
55-64	3,144	3,260	4,515	6,633
65 +	5,145	4,812	4,917	6,009
Total	42,762	43,460	46,199	49,051

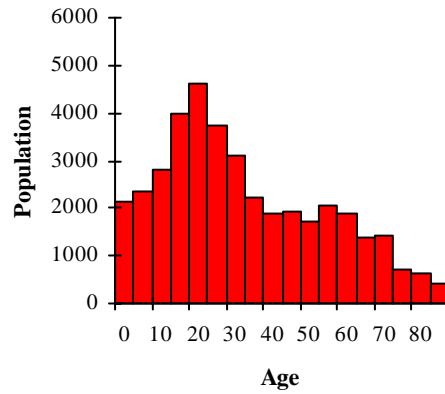
Caveats

Population projections are a translation of past events (social, economic, and physical) into future estimates. Changes in major inputs (such as birth rates, housing turnover, and migration) can materially affect the results and cause the projections to be revisited.

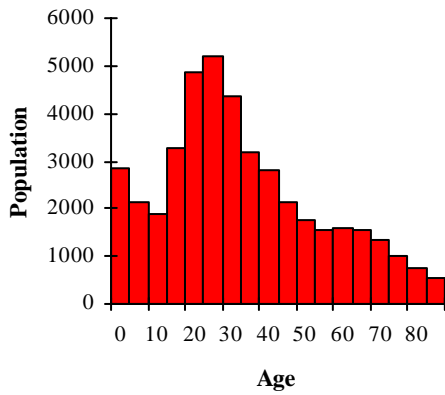
1970 Population (36,924 persons)
Median Age – 28.8 years



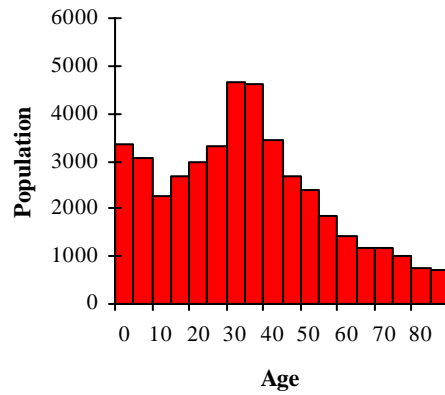
1980 Population (39,040 persons)
Median Age - 29.8 years



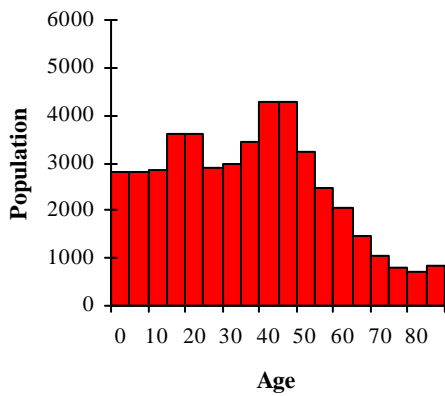
1990 Population (42,762 persons)
Median Age –34.4 years



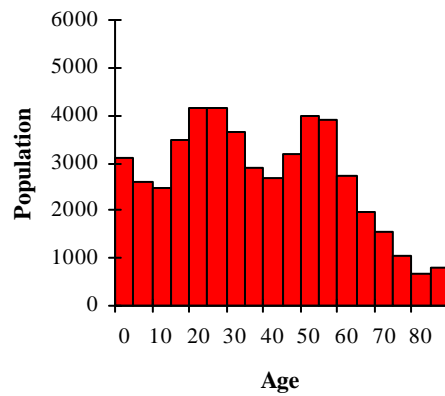
2000 Population (43,460 persons)
Median Age –31.2 years



2010 Projection (46,200 persons)
Median Age –36.6 years



2020 Projection (49,050 persons)
Median Age 37.2 years



The 35-54 age group is expected to peak around the year 2010 (due to the 'baby boom') and decline thereafter. This age group, moving into its peak earning years, generally seeks larger, up-scale housing, to the extent it can be afforded. The 55 and over age groups are expected to decline slightly to the year 2000 and grow moderately to the year 2020.

The charts on the following page show how the age composition of Middletown has changed, and is projected to change, over time.

10.3 Population Implications

Population characteristics at a point in time (and the extent of change over time) are typically the result of thousands of individual household decisions, lifestyle changes, and (to some extent) municipal policies and decisions. The nature of Middletown's population in the year 2000 and later years will be the sum total of all of these decisions.

Data generated in this section might best be viewed as a governmental market survey. It should be used to assess the overall needs for expanded or improved community facilities within Middletown throughout the planning period.

Overview

The city of Middletown has a substantial investment in community facilities. In the 1998 fiscal year, land and facilities owned by the City surpassed \$150,000,000 in value. These assets were distributed over 59 separate locations and included 137 buildings and other facilities. The facilities range in size from a 30,000 square foot high school to a public water supply well occupying less than 200 square feet. The following table summarizes the number and types of community facilities within the City. (Subsidized housing facilities are not included in this report since they are under the jurisdiction of the Middletown Housing Authority.)

**Table 10.3
Community Facility Summary**

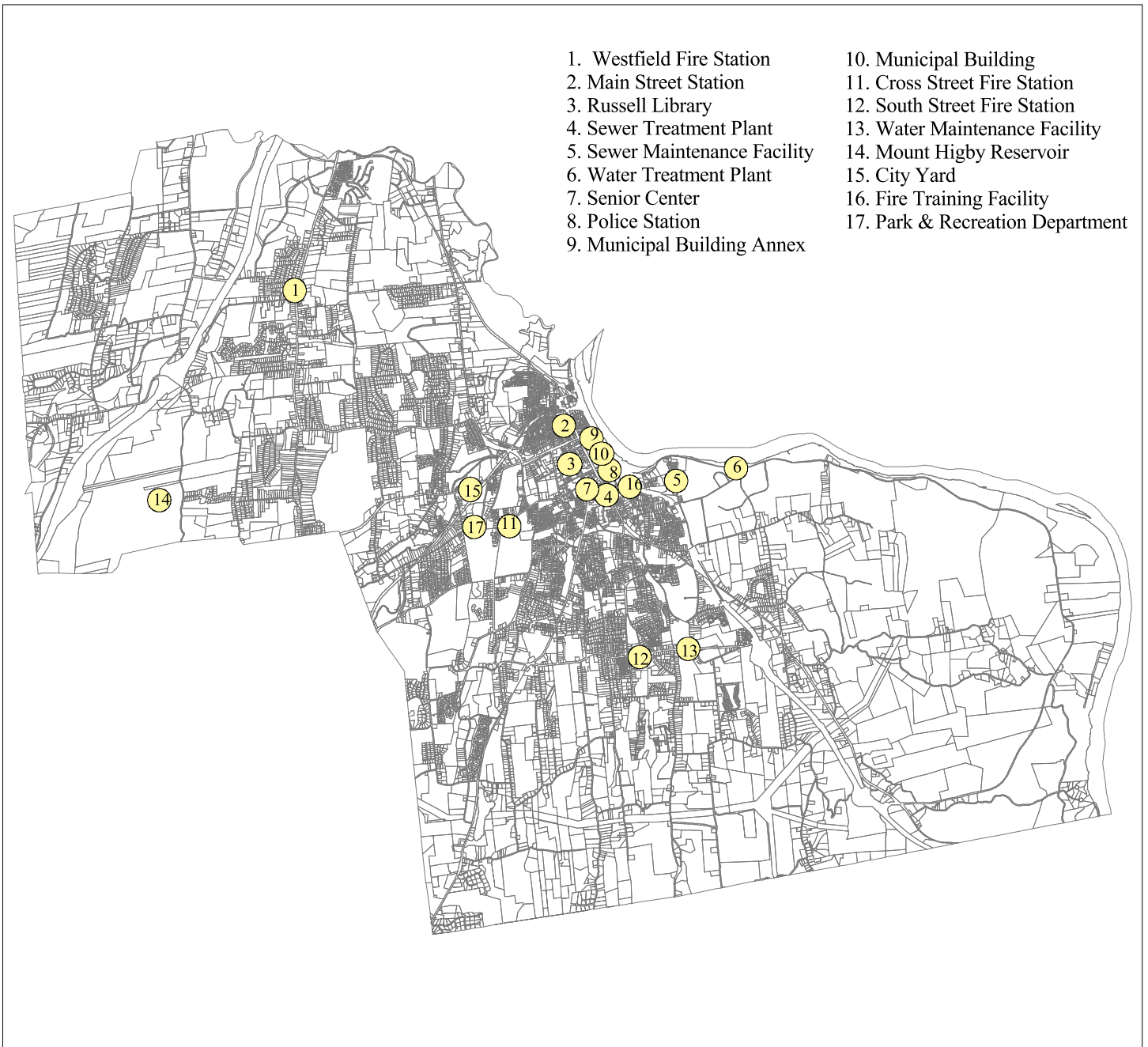
Type of Facility	Quantity
Banquet Facility	1
Bicycle Path	1
Education Admin. Bldgs.	4
Elementary Schools	8
Fire Station	4
Fire Training Center	1
High School	1
Hiking Trails	8
Junior High School	1
Library	1
Little League Facilities	5
Middle School	1
Multi-Purpose Parks	11
Municipal Building	1
Open Space Areas	16
Park & Rec. Admin. Bldg.	1
Parking Garage	1
Picnic Facilities	9
Playground Facilities	12
Police Station	1
Public Works Complex	1
Pump Stations	19
Senior Center	1
Sewage Treatment Plant	1
Storage (Former Court House)	1
Technical High School	1
Water Storage Tanks	3
Water Supply Reservoir	3
Water Supply Wells	10
Water Treatment Plant	2
Youth Center	1

10.4 General Government

A map showing the location of general government community facilities is presented in figure 10.1

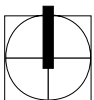
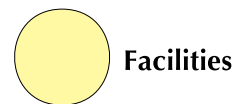
The Municipal Building, which contains the major portion of Middletown’s general government functions, is located at deKoven Drive. The building was built in 1958 and contains approximately 30,000 square feet of floor area.

The building currently houses the Mayor, the City Attorney, City Clerk, Planning Department, Building Official, Public Works, Health, Assessor, Tax Collector, Water and Sewer Departments, Finance Department, as well as other smaller departments. The building also houses the Council Chambers, which is used for a variety of meetings and has a capacity of 160.



**MIDDLETOWN PLAN OF DEVELOPMENT
 Middletown, CT**

Figure 10.1 Municipal Facilities



0 7000 14000 21000 Feet

BFJ Buckhurst Fish & Jacquemart, Inc.

Assessment

This concentration of community services located at the Municipal Building allows for close communication and coordination between departments. However the building is intensely used and facilities are relatively cramped. In addition, there is essentially no room for growth as the space is currently configured.

The City recognized the shortcomings of the existing building and appointed a building committee to recommend solutions, the funds for which are scheduled for referendum. Since the Building Committee was an on-going activity at the start of this facilities plan, it was decided that the facilities plan would not provide a detailed assessment of the municipal building. Suffice it to say that the relocation of the Water and Sewer Department, as recommended elsewhere in this plan, together with the recommended renovations, will free up substantial areas in the Municipal Building and enable the delivery of exiting services in a more economical and functional manner.

10.5 Police Department

The Middletown Police force consists of 100 full-time officers and 16 full-time civilians. Total staffing at the Department is at a ratio of 2.81 employees per 1,000 of population. According to the latest data from the Department of Public Safety, Division of Connecticut State Police, the average ratio for municipalities similar in size to Middletown is 2.18 employees per 1,000 population. The Department has a fleet of 43 vehicles, including staff cars, marked patrol vehicles, and an emergency rescue vehicle. The Department also maintains a marine patrol consisting of a scuba team and two boats.

Assessment

The Police Department is scheduled to occupy a new facility in the late fall of 1999. The facility is currently under construction, contains approximately 45,000 square feet and is located on Main Street at the site of the former Sears Store. The facility includes general offices, a community room, conference rooms, locker rooms, holding cells, and a booking area. The facility has space for the parking / storage of its motor vehicle fleet and its marine vehicles. The department also operates a sub-station at Industrial Park Place.

Radio communications are adequate in most parts of Middletown with the exception of the Maromas Road area on Aircraft Road where intermittent transmissions can occur. A planned update to the microwave system should remedy this problem. The department communication system utilizes the 3.5-megahertz band. The current trend in emergency communications, to include state police communications, is to utilize higher end, 800-megahertz frequencies.

Recommendations

The police department is about to occupy a new facility. This facility is adequately sized and located for the services to be provided.

Improved radio systems for patrol vehicles utilizing higher frequency bands would permit better coordination and communications with surrounding departments and state police vehicles. Within the planning period of the facilities plan, ten years, a transition to an 800-megahertz communications system should be made.

The existing police facility at Church Street will be vacated upon the department's relocation to the new facility. The Church Street facility contains approximately 16,000 square feet on 0.60 acres. Thirty parking spaces are on the site. The building has a large classroom area that can accommodate up to 40 people. The building was converted from its original use as a school to a police station. It contains 6 jail cells, locker and shower facilities for the officers, an exercise room, storage areas and administrative office areas. The building is of concrete masonry construction. Any re-use of the building would have to take into consideration the following:

- The second story of the building is not handicap accessible.
- A lead abatement program would be required for the area used for the indoor shooting range.
- With some renovations, the building would be suitable for the typical type of office space needed for most municipal departments.
- Uses that require more open areas, e.g., youth center or senior center, would require significant renovations.
- Heating and air-conditioning controls require modernization.
- The structure has a flat roof and leaks are an on-going problem.

The buildings downtown location is significant. The ultimate re-use of the site should be one which supports and strengthens the downtown area.

10.6 Water and Sewer Department

The Middletown Water Department is a self-supporting municipal department that provides water service to approximately 90% of the City's population. The Department also serves smaller portions of Cromwell and Middlefield. The system consists of three reservoirs, a well field with ten wells, two water treatment plants, pumping stations, and approximately 130 miles of water mains.

The sewer department operates a wastewater treatment facility, which serves two-thirds of the City and portions of a neighboring town. Other portions of Middletown are serviced by the Mattabassett treatment facility in Cromwell. The wastewater treatment plant is scheduled to be closed by the year 2005. At that time, the City will hook into and utilize the treatment facilities of the Mattabassett District. An independent consultant's report determined that lower costs would result by utilizing the regional facility, versus the continued operation of Middletown's wastewater treatment plant. Additionally, use of the Regional facility will be more beneficial to the environment in that there will be one less point of treated wastewater discharge into the Connecticut River.

The water and sewer departments operate as a single unit and have 38 full time employees and a director. Personnel and equipment are spread out over 6 locations as follows:

- Water Production Treatment - Higby Reservoir, 260 Meriden Road (471 Acres)
- Water Production Treatment, 566 River Road (8 Acres)
- Sewer Treatment Facility, 100 River Road (7.6 Acres)
- Sewer Maintenance Facility, 34 East Main Street (7.9 Acres)
- Water Maintenance Facility, 675 Randolph Road (1.1 Acres)
- Sewer and Water Administration - Municipal Building.

Assessment

The multiple locations utilized by the Water and Sewer Department are not conducive to an efficient and economical operation. A concentration of staff and equipment at a central location would offer

many advantages and could also address the deficiencies of existing undersized facilities. Principal defects of existing facilities are as follows:

- The East Main Street sewer maintenance facility does not have adequate room for equipment storage. Generators must be stored outside. This is also true of the sewage treatment facility.
- The Randolph Road water maintenance facility is a congested site under current operating conditions and there is no room for expansion. In order to get equipment under cover, there is a need to shuffle equipment around. The facility lacks showers, a safety requirement related to the type of work undertaken by the department. Additionally, this facility is in the middle of a residential neighborhood and its operations are not compatible with the neighborhood.
- The dispersion of staff at multiple locations adds difficulty to adequate staff coverage during vacations and/or sick days.

Recommendations

The Department has investigated a location for a maintenance depot. This is the ten-acre parcel on Berlin Street which the City acquired through tax foreclosure. It is the site of the former Kogul lumber buildings. The existing buildings are suitable for the storage of equipment and for the housing of staff. Some repairs and renovations to the buildings will be necessary. There will also be a need to improve the existing intersection just west of the entrance to the site. A traffic light and / or a better alignment of the streets will be required and should be done in conjunction with the establishment of the depot. This location could accommodate the water and sewer maintenance operations, as well as their administrative staff.

The surplus space and land resulting from the consolidation should be utilized as follows:

- The space in the Municipal Building should be re-allocated in accordance with the findings of the building committee.
- The property on Randolph Road should be sold and developed for residential use consistent with the surrounding neighborhood.
- A portion of the site on East Main Street utilized for the sewer maintenance operation must be retained to contain the master pump station for connection to the Mattabassett District. This area would be limited to the footprint of the existing building. The remainder of the site will be impacted by the proposed re-design of the Route 9 interchange. Basically, more area will be added to the Sewer Maintenance Facility site. This large parcel could provide additional parking for the little league facility.
- Upon decommissioning of the sewage treatment plant, the property on River Road should revert to recreational uses. This property will tie into 3 acres of land that the City has acquired to the west known as the Peterson property.

The Water Department has also proposed to improve water supply and pressure through the construction of new water tanks at Gleeson Road, Tower Road, and Talcott Ridge. These improvements will be located on land already owned by the Department and will be funded from their capital program.

10.7 Fire Department

Fire protection in Middletown is provided by the Middletown Fire Department and two other fire districts (4 stations total). The two fire districts, South Fire District and Westfield Fire District, are supported by district taxes and are not assessed in this report.

Fifty-one full time fire personnel and two civilian employees staff the Middletown fire department. Two stations are maintained by the department, one at Main Street and the other at Cross Street. The Department has a wide array of equipment for fire and emergency response. Equipment includes four pumpers, one tower unit, one marine unit, and six staff vehicles.

Assessment

The Main Street Station was constructed in 1899 and renovated in 1984. It houses two pumpers, living space for the fire personnel, administrative space for the Fire Chief and supervisory personnel, together with space for the Fire Marshall. A training room is located in the cellar of the building. The bearing capacity of the garage area of the building is limited to eighteen tons. The tower unit, because of this weight limit, is housed at the Cross Street station. Ideally, this unit should be at Main Street because of its location relative to the types of structures likely to need this apparatus in the event of a fire.

The Main Street property has limited areas for parking. There is not sufficient room to park staff vehicles under cover. More spacious living quarters are desired for fire personnel.

The Cross Street station was constructed in 1970 and added to in 1974. The building has four bays for fire apparatus, space for offices, the emergency operations center, day quarters, and living quarters for fire personnel. The building is currently being renovated to house the central dispatching facility for the City.

Parking on the site is tight and will become more so with the opening of the central dispatch facility. As with the Main Street station, staff cars are not kept under cover. More spacious living quarters are desired

In 1997, Middletown firefighters responded to 3,000 calls.

Recommendations

The Main Street Station is suitably located with respect to providing protection to the more densely developed areas of the City, as well as being able to assist in responses to the outlying areas of the district.

The somewhat crowded office conditions in the station, the lack of covered parking for staff vehicles, the inability to keep the tower unit at the Main Street Station, and the desire for more spacious living quarters are deficiencies, although not major deficiencies, of the site. However, the responsibilities, equipment needs, and personnel requirements of the Department will not remain static, they will grow and the deficiencies noted above will become more of a problem. Accordingly, expansion of the Main Street Fire Station should be undertaken during the planning period, (10 years). The property to the south is the most logical area for expansion of the station. Options for the use of this property would include structures for administrative offices, training areas, and bays for the tower unit and staff vehicles.

Possible improvements to the circulation / access to the site should also Main Street Fire Station be studied. Whenever the larger fire apparatus leaves or returns to the site, traffic on Main Street comes to a halt. New circulation/access patterns from the south and west should be explored. This could permit through access from the rear of the building. This would do away with the necessity of backing equipment into the station, thus minimizing traffic disruption on Main Street.

The Cross Street Station is suitably located to provide complimentary service for the Main Street Station and protection to the outer areas of the District. The current deficiencies of the facility include lack of parking and living quarters, which are considered too small.

In responding to the needs survey for the Community Facilities Plan, the Fire Department has proposed that the Cross Street Station be replaced with two smaller facilities. The current facility would be used for Emergency Management vehicles and operations, together with the central dispatch facility. One of the new facilities would be located at Wadsworth Street at either the Pine Street or West Street intersection. The other facility would be located in the area of Westfield and Newfield Streets. The rationale for relocation is to deal with space shortages at the existing site and provide quicker response time to outlying sections of the District.

Prior to a decision to relocate the existing Cross Street Station, it is suggested that other alternatives be explored. Namely, if and when the Main Street Station is expanded and renovated, the tower unit could be relocated there. This would free up some space for keeping staff vehicles under cover.

The site at Cross Street appears to have room for additional pavement to the west of the building. Additional pavement and parallel parking thereon could alleviate the shortage of parking space.

Finally, expansion of the building to a second story for more spacious living quarters should be considered. Even if it requires retrofitting the building to accommodate a second story, it would appear that this approach is more economical than new facilities at new sites. Eventually there may be a requirement for another fire station in the northern reaches of the district because of the growth pressures in that area. However, the current distribution of emergency responses does not warrant a new station.

Outlying Fire Districts

In addition to the municipal fire district just reviewed, there are two other fire districts supported by individual fire district taxes.

The South Fire District Station is located at 445 Randolph Road. The district has 23 fire personnel and 2 civilian employees. The District has a full range of emergency response equipment to include a marine unit.

The Westfield District Station is located at 653 East Street. The district has 75 volunteer fire personnel, a full time fire marshal, and a full time mechanic. As with the other stations, the District is well equipped to provide emergency response in a variety of environments.

Mutual aid agreements are in place for the multiple fire districts within the City.

10.8 Public Works

The Department of Public Works is responsible for the management, care, and maintenance of all public buildings, public highways, and the collection and disposal of refuse and solid waste. The department has 78 full time employees. Administrative staff are located at the Municipal Building. Line staff work out of the City Yard located at 485 Washington Street. The solid waste transfer and recycling center is located at North Main and Johnson Street.

Assessment

The City Yard contains 9.8 acres, houses all street and storm equipment, public works trucks, as well as maintenance materials, to include sand and salt. The sand and salt are stored in the open and are not protected from the elements. All city vehicles are serviced at this site. A portion of the yard, approximately 1 acre, is leased to a private party for truck storage. This area could be reclaimed for city use should the need arise.

The transfer station has facilities for recycling co-mingled containers, various grades of paper, corrugated cardboard, scrap metal, anti-freeze, waste oil, car batteries, tires, brush and leaves, and block styrofoam.

Recommendation

At the City Yard, there is a need for a storage building to protect salt and sand/salt mixtures from rain and from freezing. Keeping the materials dry insures that they are easily loaded and spread when needed. Additionally, proper grading and a systematic loading operation for these materials will insure that there is adequate protection of the environment. That is, sand will not be carried off as sediment to nearby streams during rainstorms, and salt will not get into the ground water.

Two storage sheds will be required to provide for the sheltering of sand and salt materials. In order to provide reasonable access to the buildings, and grading of the site, approximately 2 acres of land are required. Land to the east of the yard will have to be acquired in order to have the properly sized area. This land is appropriately located relative to the current City Yard and is a logical expansion of it.

The Transfer Station / Re-cycling Center is adequately sized and located to function properly over the planning period.

10.9 Education Facilities

School Facilities

In Middletown, as in most municipalities, schools are major community facilities. The school facilities in Middletown are listed in the table below, as are current enrollments and school capacities. The map showing school locations is in the map appendix.

The total current enrollment, 4,814 students, represents about 81 percent of school-age children in Middletown. The remainder attends non-public schools

Middletown uses a two-tier format where:

- Elementary students (grades K-5) attend neighborhood schools, and
- Middle/high school students (grades 6-12) attend community schools where all students in a particular grade attend the same school.

This format can provide important flexibility in responding to fluctuating enrollments by reconfiguring grade groups at community schools and redistricting neighborhood schools. Indeed, this strategy has been utilized in the past to deal with increased student populations.

School Capacity

School capacity is in some ways a subjective judgment. That is, each school system is different in terms of desirable class sizes and class space. For this reason, it is best to consider a range of capacity for a school building.

State standards provide a realistic benchmark for assessing school capacity and those standards have been utilized in looking at Middletown's school facilities. Note that there are two capacity figures referred to in the table - total capacity and effective capacity. Effective capacity is a figure that is 85% of total capacity. Total capacity is the sum of each classroom capacity. As noted in the following table, all elementary schools except for Bielefield have surplus space; that is, they are operating below building capacity. Enrollments at the middle schools are approaching effective capacity. And in the case of Middletown High School, enrollment has surpassed effective capacity and is now at 90 percent of total capacity. Consideration must also be given to adjunct programs which might be initiated at a given school building. These programs utilize classroom space and thus reduce surplus capacity.

Town-wide enrollment overall is at 93 percent of effective capacity and 79 percent of total capacity. Projections to the year 2003 indicate that enrollment will level off. However fluctuations in the population over a longer term may present space limitations in the future, especially at the middle school and high school levels.

Table 10.4
Middletown School Facilities

School	Grades	Built/ Modified	98-99* Enrolled	Capacity Effective - Total	Enrollment/ Capacity
Bielefield Elementary School 70 Maynard Street	K-5	1954/1966	339	332 – 391	102% - 87%
Farm Hill Elementary School 390 Ridge Road	PK-5	1990	329	439 – 516	75% - 64%
Lawrence Elementary School Kaplan Drive	K-5	1972	324	375 – 441	86% - 74%
MacDonough Elementary School 66 Spring Street	K-5	1925/1988	253	292 - 344	87% - 74%

**Table 10.5
Middletown School Facilities continued**

School	Grades	Built/ Modified	98-99* Enrolled	Capacity Effective - Total	Enrollment/ Capacity
Moody Elementary School 300 Country Club Road	K-5	1964/199 3	336	415 - 488	81% - 69%
Snow Elementary School 299 Wadsworth Street	PK-5	1997	340	446 - 525	76% - 65%
Spencer Elementary School 207 Westfield Street	K-5	1951/198 9	344	372 - 438	92% - 79%
Wesley Elementary School Wesleyan Hills Road	K-5	1972	341	399 - 469	86% - 73%
Keigwin Annex 99 Spruce Street	6	1973	355	425 - 500	84% - 71%
Woodrow Wilson Middle School Wilderman's Way	7-8	1973/197 5	750	765 - 900	98% - 83%
Middletown High School 370 Hunting Hill Avenue	9-12	1956/62/ 75/76/89/ 94	992	935 - 1,100	106% - 90%
Total	PK-12		4,814**	5,195 - 6,112	93% - 79%

Source: Superintendent's Enrollment Projection Report

*Enrollment as of September 8, 1998

**Not including placed out students

Physical Condition

The median age of all eleven schools is 26 years. However, four schools underwent renovations in the 1980s and 1990s. Middletown High was renovated on five separate occasions since being built. Expansion is limited on most school sites with the exceptions of Lawrence, Bielefield, Spencer, and Moody.

Enrollment History

As shown in the following table, enrollments in Middletown have fluctuated the last several years but for the most part been on the rise since 1989-90. In general, growth has been consistent across all grades with the exception of a decline in 1997-98. Note that total enrollment in 1997-98 was 12.6 percent higher than a decade ago, but 21.5 percent less than what it was 20 years ago.

Table 10.6
Historical Enrollments

Year	K-5	6-8	9-12	Total
1977-78	2,885	1,549	1,599	6,033
1978-79	2,692	1,500	1,577	5,769
1979-80	2,619	1,365	1,569	5,553
1980-81	2,506	1,319	1,525	5,350
1981-82	2,352	1,308	1,496	5,156
1982-83	2,221	1,344	1,355	4,920
1983-84	2,139	1,280	1,285	4,704
1984-85	2,051	1,182	1,191	4,424
1985-86	2,058	1,078	1,109	4,245
1986-87	2,110	1,056	1,139	4,305
1987-88	2,169	1,009	1,023	4,201
1988-89	2,245	955	921	4,121
1989-90	2,264	903	867	4,034
1990-91	2,351	972	804	4,127
1991-92	2,440	1,006	791	4,237
1992-93	2,455	1,049	807	4,311
1993-94	2,636	1,002	808	4,446
1994-95	2,669	1,024	858	4,551
1995-96	2,770	1,054	878	4,702
1996-97	2,791	1,109	920	4,820
1997-98	2,684	1,129	900	4,731

Over the past five years, enrollments have grown steadily with the greatest increases occurring at the high school (12 percent), followed by the middle school (11 percent), and the elementary schools (less than a quarter of a percent). These enrollment increases are due to the “baby boom echo” experienced during the 1980s when the number of women of childbearing age reached a peak.

School Enrollment Projections

Enrollment projections for Middletown have been prepared by the Superintendent’s Office. Enrollments are shown based upon both short- and long- term trends, that is, three and six year

persistence rates. (Persistence rates reflect the percentage of students retained as they move from grade to grade.) Overall projections indicate that enrollments will increase slightly and stabilize to the year 2003.

Table 10.7
Enrollment Projections Grades K-12
(3-year and 6 year persistence)

	Grades K-12	
Year	3 year	6 year
1998-99	4,704	4,704
1999-00	4,700	4,728
2000-01	4,645	4,715
2001-02	4,600	4,741
2002-03	4,574	4,709
2003-04	4,509	4,673

High School

The largest projected increase is at the high school level where enrollments are projected to increase from 903 students in 1997-98 to just over 1,000 by the 2002-03 school year (an 11 percent increase).

Table 10.8
Enrollment Projections Grades 9-12
(3-year and 6 year persistence)

	Grades 9 - 12	
Year	3 year	6 year
1998-99	983	983
1999-00	1,007	991
2000-01	1,019	1,003
2001-02	1,031	997
2002-03	1,018	990
2003-04	1,052	1,032

Middle Schools

With two facilities utilized at the middle school level, there appears to be adequate space for increasing enrollments in grades 6-8. The middle school age population is projected to increase from 1,106 students to about 1,200 students (9 percent). Limited expansion room exists at both sites.

Table 10.9
Enrollment Projections Grades 6-8
(3-year and 6 year persistence)

	Grades 6-8	
Year	3 year	6 year
1998-99	1,112	1,112
1999-00	1,105	1,115
2000-01	1,127	1,150
2001-02	1,162	1,214

2002-03	1,175	1,237
2003-04	1,111	1,178

Elementary Schools

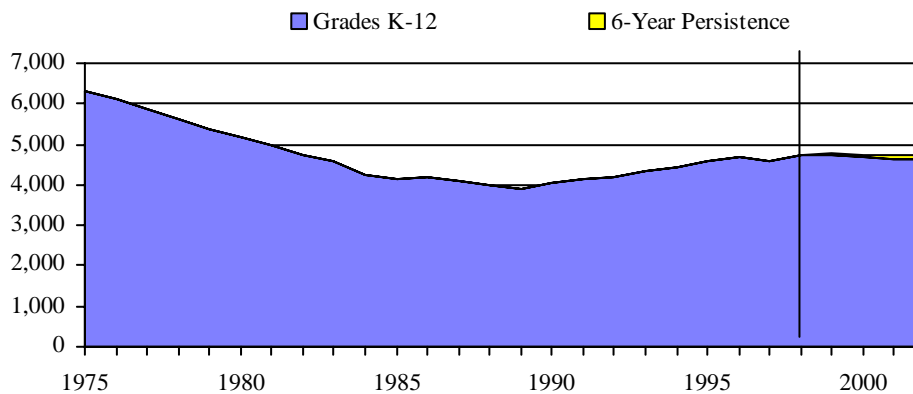
Total elementary enrollments are expected to fluctuate slightly between from 2,576 students to 2,500 students to the year 2003. Peak enrollment of over 2,600 students is expected to occur between 1999-2000. Declining enrollment is projected to 2003.

Table 10.10
Enrollment Projections Grades PK-5
(3-year and 6-year persistence)

Year	Grades K-5	
	3 year	6 year
1998-99	2,607	2,607
1999-00	2,588	2,622
2000-01	2,499	2,562
2001-02	2,407	2,489
2002-03	2,381	2,482
2003-04	2,346	2,463

Expansion potential is limited at MacDonough Wesley, and Snow schools. Elementary school enrollments are expected to decline to the year 2003.

Chart 10.1
Historic & Projected Total School Enrollments (Grades K-12)



Long Term Growth & School Needs

As shown in the following table, Middletown's enrollment ratio (pupils/population) decreased during the 1980s and has rebounded since 1990. The ratio was at its lowest in 1990 due to the “baby bust” and is now increasing again due to the “baby boom echo.”

Table 10.11
School Enrollment Ratios

Year	Middletown	State	Middletown/ State
1975	16.7%	20.9%	80%
1980	13.3%	17.2%	77%
1990	9.5%	14.1%	67%
2000 (proj.)	10.8%	16.4%	66%

It is considered unlikely that the ratio will increase to historically high levels (16.7% in 1975) because of declining birth rates at the state and national levels. However, stabilization of the enrollment ratio at 11 percent is a reasonable assumption based on recent population trends. If this were to happen, long-term school enrollment might behave as follows:

Table 10.12
Long Term Enrollment Scenario

Year	Population Projections	Ratio	Enrollment
2010	46,200	11%	5,082
2020	49,050	11%	5,396

Note that the enrollment scenarios are higher than the low-capacity estimate and approach the high-capacity estimate for the school system as a whole.

The Board of Education has taken into consideration the enrollment growth at the middle school and high school levels. Currently, the strategy under consideration to deal with increasing enrollments is to:

- Establish a magnet high school in a central location.
- Convert the existing high school to a middle school.
- Continue Wilson Middle School as a middle school.
- Keigwin School becomes surplus or is used as K-5.

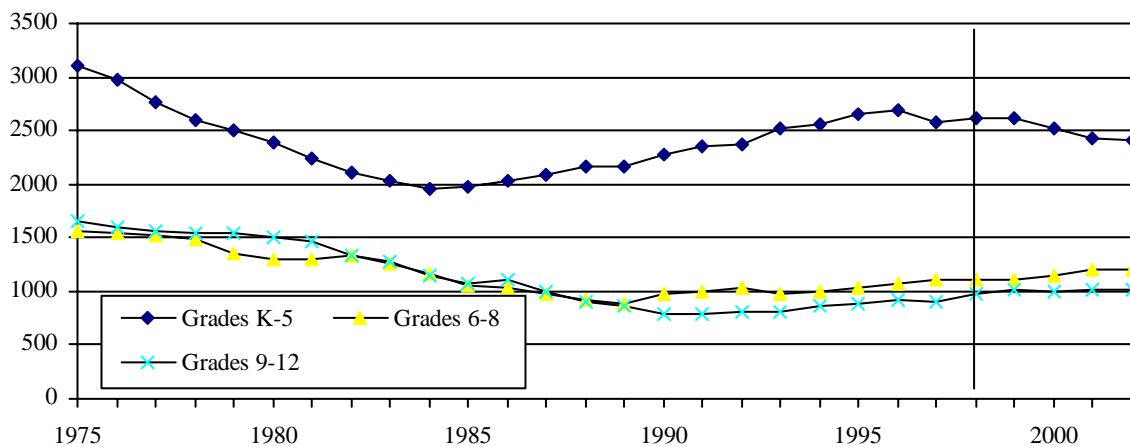
Trends noted in this section tend to support increased enrollments, with projected enrollment exceeding effective capacity and approaching total capacity. Clearly, as the total capacity of the school is approached, the quality of the learning environment suffers. It may well be that the functionality and quality of the existing high school building warrants a new building. That is, that the general layout of the building is obsolete relative to current teaching methods and standards. A detailed facilities study would have to be undertaken to determine the utility of the existing building. Such a study is beyond the scope of this plan.

A second consideration related to the construction of new high school is that it is proposed to be a magnet high school. Under this approach, there could be specialized curriculum, as well as unique teaching arrangements with local businesses, institutions, and Wesleyan University. Under current funding policies of the State, construction of this facility would be funded with 100% state funds. (The school would be designed for a capacity of 1,600, with 1,200 being Middletown students and 400 being out of district students.)

It should be noted that if a new high school were constructed, there would be a significant surplus capacity within the school system. The total capacity of the system would be 6,395 students, a figure well above the 4,673 projected for 2004 by the Board of Education. This capacity would also exceed the enrollment trend projection of 5,396 noted above for the year 2020.

The Board of Education’s long-range building plan contemplates code update and refurbishments to Bielefield, Lawrence, and Wesley Schools. These updates are scheduled to take place between 1999 and 2002.

**Chart 10.2
Historic & Projected School Enrollments by Grade**



References

Strategic School Profiles: 1996-97, Connecticut State Department of Education, 1997.
 Building Capacities Report, David Larson: Superintendent of Schools, 1998.
 Enrollment Reports, Middletown Board of Education, 1974-98.
 Enrollment Projection Report, Middletown Public Schools, October 1998.

10.10 Social and Cultural Activities

Library

Russell Library, located at the intersection of Broad and Court Streets, was established in 1875. It is funded primarily through City funds, but is also an association library incorporated as the Russell Library Company. The Mayor, with approval of the City Council, appoints six of the Library trustees, six are elected by the Russell Library Company, and one trustee is a Russell Family member.

The original library building was constructed in 1834 as Christ Episcopal Church. Renovations to the building for library use were undertaken in 1874, and expansions to the building took place in 1930, 1972, and 1983. The library contains 42,740 square feet. An annex building to the west of the library building was purchased in 1997. This building is used to house administrative staff, non-public library functions, and Literacy Volunteers of Greater Middletown, a separate organization.

The library provides a full range of public library services. Of the 43,000 Middletown residents, 30,800 have active borrower cards. The library has 163,000 volumes, 7,700 videos, 4,000 audiocassettes, and 3,800 CDs. In 1998-99, citizens borrowed 508,800 items from the library, public computers were used 32,500 times, and 16,700 people attended programs. An average of 1,000 people visit the library daily. Typically, one out of three visitors to the library is a non-residents. Clearly, the library serves as a regional facility. The library is open 69 hours a week during the school year, including Sunday afternoons. During the summertime, it is open 61 hours.

Assessment

The expansions to the library have resulted in a building configuration wherein services are provided on several levels thorough access by stairways, ramps, and an elevator. The differing levels impede efficient and in-depth service to the public and space utilization. As a partial solution to the space shortcoming, non-public services have been shifted to the annex building. This has freed up space to establish a public computer center equipped with personal computers and internet searching.

Structural and mechanical aspects of the building, which will need attention over the planning period, include the following:

- The HVAC system controls are not efficient and need to be standardized.
- A humidification system is needed to prevent damage to the building, furnishings, and the library collection.
- A chronic leaking problem in the rear basement wall needs to be repaired to prevent damage to equipment and the building.

The Library completed a Library Space Planning Analysis in 1997. This analysis examined 20-year projections of local and non-resident population related to library use, collection space needs, public electronic workstations, user seating, staff work space, and special use space. The analysis concluded that there would be a need for a total library space of 80,943 square feet. An acceptable rule of thumb for library space needs is that there should be one square foot of building for each person of the population to be served. The projected population for Middletown in 2020 is 49,050. The additional projected population of towns immediately abutting Middletown is approximately 70,000 people. Thus the increased space needs projected for the library are related significantly to its role as a regional facility and inefficient space. A space planning study will be completed in September of 1999.

Recommendations

Any discussion about expanding the existing library needs to take into consideration both the desirability and the limitations of the present site. The Russell Library is in an ideal location for the following reasons:

- It is within a block of the downtown area and reinforces its vitality.
- The current location has excellent access to mass transit facilities.
- The historic quality and design of the library building adds to the appeal and attractiveness of this section of downtown.

Since the library is in a built-up area, there are, as noted below, very limited possibilities for expansion.

- Expansions to the west up Court Street beyond the existing annex building would be difficult because of grade changes and potential disruption to an established neighborhood.
- Expansion directly to the north behind the annex building has some potential, but it is a rather small area.
- Other expansions to the north adjacent to the existing library building could require demolition of an existing building or buildings.

Because of the Library's key role in supporting the downtown area, it is not recommended that a new site or a branch site be considered. Rather, the Library should be vigilant for opportunities to acquire adjacent and or nearby properties to allow needed expansion.

The lack of adequate parking is also an issue for the library. Recently, the City acquired property across from the library to provide for 52 metered parking spaces. These spaces will serve both the library and the downtown area. There is additional land available east of the library for approximately 70 more parking spaces. This land has yet to be acquired.

Senior Center

The Middletown Senior Center is located at the Sbona towers elderly housing site on Broad Street. The area used for the center is leased from the Middletown Housing Authority. The center contains approximately 7,700 square feet on two floors. The building is handicapped accessible and is equipped with elevators.

Limited on-street parking is available to the site, and adjacent church parking lots are available weekdays.

Community gardens and a sitting park are located on the east side of the Senior Center site.

Assessment

The Senior Center is adequate for the programs currently offered. Crowding or lack of space has not been an issue. There are occasions when programs conflict due to the nature of the programs, i.e., the noise of card games or bingo infringing upon the quiet environment needed for meditative type exercises.

Recommendations

The population projections presented at the beginning of this report notes that the over 65 age group will grow by more than 20 % over the next two decades. The majority of this growth is forecast during the 2010 to 2020 period. During the planning period, the increase in the 65 and over age group is expected to be slightly more than 2 per cent - going from a population of 4,812 to 4,917. Thus, population increases in this age group are not likely to require expanded senior center facilities over the planning period.

The senior center has been expanding the range and type of programs offered to seniors. For instance, computer instruction and use is a relatively recent and very popular offering. Expanded programs could require additional space beyond that currently available. In order to meet such needs, the recommended strategy is to expand the existing facility. As with the library, the senior center tends to reinforce the vitality of downtown and should be kept close to it. In the event that such expansion is not feasible, alternative sites within a block or two of the downtown area, such as the former police station, should be explored.

Youth Center

A youth center is in the process of being established through leased space in the downtown area. The lease is for a two-year period. In a previous section, it was suggested that portions of the former police station might be suitable for housing the youth center. Depending upon the success of the rented facility and a demonstration for the need of an on-going facility, efforts over the next two years should be made to determine the appropriateness and feasibility of using the former police station for a youth center.

Long Hill Estate (Wadsworth Mansion)

Long Hill Estate, (also known as the Wadsworth Mansion), a historic property, contains a 25,000 square foot mansion and 104 acres of landscaped grounds. The City recently acquired this property and is in the process of renovating the building. The building will house offices for a non-profit organization and a banquet facility.

Court House Building

The former courthouse building just north of the Municipal Building is currently used for storage. This building is functionally obsolete and it is not feasible to renovate it. The current use, storage, is an extreme under-utilization of the site.

The site is a highly desirable one for a variety of reasons. It is convenient to downtown, has a view of and access, via a tunnel, to the river, and is visible from Route 9. It is suggested that a design competition be held to assist in determining the best uses and layout for this key parcel. A combination of office use and public park / public space use could take advantage of the unique characteristics of this site.

10.11 Parks and Recreation Department

The Parks and Recreation Department is headquartered at Butternut Park. The department has twenty-five employees, is responsible for the maintenance of all city owned park facilities and athletic fields, as well as for the maintenance of the majority of athletic fields on public school property. Other activities of the department include day programs, swim lessons, teen, adult, and senior programs, a variety of special events, staffing and maintenance of swimming pools, and staffing for the operation of seven summer camps. The majority of those registering for programs do so by mail.

Assessment

The existing office facility at Butternut Park is adequate for the needs of the Parks and Recreation Department. On-site parking is adequate.

Park and Recreational Facilities

The tables on the following pages list the open space, park, and recreational facilities throughout the city. Table 1 summarizes the recreational facilities available throughout the City. Table 2 presents a specific inventory of municipal recreational facilities to include the size of each facility and the activities conducted therein. Table 3 lists recreational facilities, which are

**Table 10.13
Summary of Recreational Facilities**

Type of Activity	Park	School	Total	Lights
Baseball				
Baseball Fields	2	2	4	1
Softball Fields	5	3	8	2
Little League Fields	7	6	13	
Court Activities				
Tennis Courts	4		4	
Basketball Courts	4	11	15	1
Field Activities				
Football Field	1	2	3	1
Soccer Fields	8	11	19	2
Running Track		2	2	
Multi-purpose Fields	1		1	
Water Activities				
Boat Launch	1		1	
Boat Launch (crew only)	1		1	
Pool- Outdoor	1		1	
Pool- Indoor		2	2	
Beaches	1		1	
Outdoor Activity				
Bike Path	1		1	
Horseshoe pits	2		2	
Hiking / nature trails	8		8	
Open Play Areas	12	9	21	
Play Equipment	14	9	23	

Skating Pond/Area	4		4	
Picnic Groves	9		9	
Miscellaneous				
Summer Camp	1		1	
Pavilions	6		6	
Senior Center			1	
Community Center				
Youth Center			1	

Note - . Some facilities overlap due to use in different seasons

available on school sites throughout the City. The City owns facilities at 35 different locations, totaling over 650 acres. Additionally, 11 school sites host a variety of athletic fields, little league fields, and playgrounds. The recreational facilities map in the appendix displays the locations of park and recreation facilities. As a general observation, the distribution and location of the facilities serves the residents of Middletown well.

**Table 10.14
Inventory of Middletown Park and Recreation Facilities**

Location	Acres	Existing Uses / Facilities
Alsop Property	15.20	open space
Bartholomew Playground	.40	playground/play area
Butternut Hollow	5.90	picnic facilities, playground/play area, fishing area, ice skating
Columbus Point	.75	picnic facilities, historical monuments
Cucia Park	4.40	picnic facilities, playground/play area, fishing area
deKoven/Green Street Playground	2.25	playground/play area
Dobson Circle	3.30	open space
Donovan Park	2.25	playground/play area, 1 little league/soccer field, (soccer for practice only) basketball court
Guida Conservation Area	100.0	hiking trail system, open space
Harbor Park	2.60	picnic facilities, fishing area, bulkhead dock, crew launch area/docks, rest rooms, crew boathouse, 2 pavilions
Hubbard Park	3.50	2 little league fields
Hubbard Tract	22.0	open space
Marzelak Park	.50	playground/play area
McCarthy Park	2.40	playground/play area, 1 multi-purpose field
McCutcheon Park	104.6	picnic facilities, 1 soccer/softball field, 1 little league field, 1 pavilion, swimming area, fishing area, horse shoe pits, boat launch area, rest rooms/bathhouse, day camp/rest rooms, hiking trail system

McCutcheon Wildlife Sanctuary	29.74	hiking trail system, open space
Middletown Nature Garden	17.90	picnic facilities, hiking trail system, open space
Newfield Meadows	144.0	open space
Palmer Field	6.70	baseball stadium (lit), 1 field for baseball/football/soccer, concession area, 1 field house, rest rooms, covered grandstand
Pat Kidney Field	9.00	tennis courts, playground/play area, basketball courts 3 fields consisting of: 2 hardball fields (1 lit), 2 softball fields, 2 soccer fields, 1 football field (football for practice only), rest rooms
Pillarella Field	2.10	1 little league field, open space
Plum Open Space	12.5	possible recreation

Table 10.15, continued
Inventory of Middletown Park and Recreation Facilities

Location	Acres	Existing Facilities
Ravine Park	8.80	Playground, fishing, ice skating, trail system, open space
Roosevelt Park	2.00	playground/play area, basketball court
Smith Park	80.00	picnic facility, 2 playground/play areas, basketball courts, 2 little league fields, shuffleboard courts, 2 soccer fields (1 lit), 1 softball fields (1 lit), 1 soccer/softball field fishing area, hiking trail system, horse shoe pits, rest rooms, open space, 1 pavilion
Spear Park	2.20	picnic facilities, historical monuments, fountain
Swales Pond	1.50	fishing area, ice skating
Town Farms Park	6.00	fishing area, open space
Tynan Memorial Park	30.16	hiking trail system, open space
Union Park at South Green	1.30	historical monuments
Veteran's Memorial Park	41.00	picnic facilities, 2 playground/play areas, fishing area, 1 outdoor swim/wading pool, hiking trail system, bath house/rest rooms, 2 pavilions
Veteran's Memorial Green	3.30	historical monuments
Westfield Falls	2.00	open space
Wilcox Island	16.50	open space
Zoars Pond	24.70	fishing area, ice skating

**Table 10.16
Recreation Facilities – Middletown Public School Sites**

School	Acres	Facilities
Middletown H.S.	12.6	2 tee ball fields, 1 running track, indoor/heated pool, football field
Woodrow Wilson M.S.	75.0	1 hardball field, 2 softball fields, 1 indoor/heated pool, 1 football field, 2 soccer fields, 1 running track, basketball baskets
Keigwin Annex	48	play area, basketball courts
Bielefield Elementary	5.0	playground/play area, 1 little league/soccer field, (soccer for practice only), basketball courts
Farm Hill Elementary	4.3	2 playground/play areas, basketball courts
Lawrence Elementary	61.0	playground/play area, 1 little league field, 1 soccer field, (soccer for practice only), basketball courts
MacDonough Elementary	1.34	See Donovan Park
Moody Elementary	33.0	See Smith Park
Snow Elementary	25.0	2 playground/play areas. 3 little league fields
Spencer Elementary	16.2	playground/play area. 1 little league/soccer field. (soccer for practice only). basketball baskets
Wesley Elementary	15.0	playground/play area. 1 soccer field. (soccer for practice only). basketball courts
Vinal Technical H.S.* *Regional Facility	33.1	1 soccer/hardball field. 1 soccer/softball field . 3 soccer fields.

Assessment

There is considerable demand for recreational facilities throughout the city. This is especially true as it relates to the need for and use of athletic fields as evidenced by the following:

- There are many more requests than openings for “company” use of athletic fields. There are simply more people wishing to participate in these activities than there are facilities to accommodate them. For instance, combined reservations for baseball, soccer, and football at Palmer Field went from 140 in 1996 to 207 in 1997.
- In order to meet the recreational needs of the community, athletic fields are under heavy use. There is often insufficient time for proper maintenance and for the fields to recuperate.
- Athletic fields need to be put to a variety of purposes, i.e., serving as practice fields for one sport and primary fields for another sport. Again, this doesn’t always leave sufficient time for maintenance.
- Not all high school sports teams have dedicated facilities resulting in less field maintenance and more sharing.
- Many soccer fields overlap other field uses such as little league and softball causing scheduling conflicts. Many of the soccer fields are practice only due to terrain and size limitations.

- There continues to be a substantial demand for soccer fields. Park and recreation department statistics show that reservations for soccer field use grew from 587 in 1996 to 1,143 in 1997, and these figures do not include practice sessions.

In order to address these issues additional athletic field space should be developed to meet local needs and allow for “rotation” of play fields.

Table -4 applies national recreational standards to each major type of recreational activity so as to indicate needs for additional facilities. (Note that where local experience is counter to the recommended standards, that is a need has been clearly demonstrated, the table reflects such a need.)

The analysis indicates that additional facilities may be needed in the near future for baseball, softball, and running tracks. The experience of the community to date also suggests additional facilities for soccer and little league. In the longer term, additional facilities may also be needed for a swimming pool, picnic areas, and tennis courts.

Recommendations

Overall, the City has an excellent array of recreation facilities for its residents. The City has 34 separate locations offering a wide range of recreational opportunities. Facilities are located close to residential areas creating an accessible and convenient network of parks and open spaces. In order to meet current and future demands for recreation within the City, the following should be considered:

**Table 10.17
Recreation Facility Needs Assessment**

Type of Activity	No. of Existing Facilities	Population Guideline Per Facility	Total Pop. Presently Served	Current Need	Ultimate Need	Notes
Baseball				Probable Strong Strong		
Baseball Fields	4	6,000	24,000			
Softball Fields	8	5,000	40,000			
Little League Fields	13	4,000	52,000			
Court Activities					Possible	Wesleyan courts on Vine St. also used
Tennis Courts	4	2,000	2,000			
Basketball Courts	15	4,000	60,000			
Field Activities				Probable Strong		2 fields belong to Board of Education 5 fields at Vinal Tech & 5 practice, 6 overlapping
Multi-purpose Fields	1	none				
Running Track	2	15,000	30,000			
Football Field	3	20,000	60,000			
Soccer Fields	19	5,000	95,000			
Outdoor Activity Areas				Probable		
Bike Path	1	n/a				
Hiking / nature trail	8	n/a				
Open Play Areas	12	n/a				
Play Equipment	23	n/a				
Skating Pond/Area	4	20,000	80,000			
Picnic Areas	9	4,000	36,000			
Water Activities				Probable	Possible	Access to Crystal Lake Access to CT River
Boat Launch	1	n/a				
Boat Launch (crew only)	1	n/a				
Beaches	1	15,000	15,000			
Swimming Pools	3	10,000	30,000			
Miscellaneous				Strong		18-hole public course in approval process near Mile Lane.
Community Center	No	25,000				
Summer Camp	Yes	n/a				
Golf course	1/2 (9 hole)	25,000	12,500			

Note: Facility needs are based on standards of the National Recreation and Parks Association. It can be expected that demands for different recreation activities (and facilities) will vary between different jurisdictions depending on local interests.
 Note: Current population estimate (1996) is 43,243 residents.

- **Renovate Veterans Park.** Smith Park and McCutcheon Park are large multi-purpose facilities serving the northern and southern areas of the city. Veterans Park is well located and of a sufficient size to offer the downtown neighborhoods attractive and functional recreational opportunities. Additional parking, better lighting, additional walking trails, picnic areas, pavilions, and compact sports activities, (horseshoes, bocce courts, volley ball) are appropriate to consider in renovating this park. Consideration should also be given to locating additional recreational facilities close to the downtown area for the convenience of downtown residents. Underutilized parcels could be devoted to recreational use on a temporary basis. For instance, unused portions of the Kogul Lumber property could be used for field sports and /or ice skating.

- Additional soccer fields are needed so as to allow reasonable use and adequate maintenance of these facilities. In the near future, a new high school with dedicated fields could do much to help in this area by alleviating pressure to “over use” existing school fields. In the interim, additional new fields should be considered with possible locations at property south of South Plumb Road, in the area south of Randolph Road on the east side of Arbutus Street, and at the Guida Conservation area.
- A separate little league facility is needed because of the overuse of fields located on school properties. Such a facility should be considered for the areas noted above for soccer fields as well as for the Hubbard tract adjacent to Spencer School. These general locations would be convenient to a large section of the city, and the size and shape of parcels in these areas lend themselves to ball field use.
- Continue extension of bike path in the Westlake area. Additional parking to support its use will be required. Cucia Park could accommodate a limited amount of expanded parking. The recreational area at Westlake PRD is under-utilized. Were the City to acquire this property, it could be utilized for a pavilion and parking area tied into the bike trail and additional recreation areas.
- Consider development of walking and bicycle, (non-motorized), trails in the Higby Reservoir area. Tynan Memorial Park provides access to the reservoir from Higby Road. The layout and use of this area would have to be consistent with its primary use as a water supply resource.
- The Park and Recreation Department has analyzed the conditions of all of the athletic fields for which it is responsible. This analysis provides a framework within which to provide needed improvements at existing fields to insure quality facilities for Middletown residents.
- The Planning and Zoning Commission adopted an Open Space Plan in 1994. This plan recognizes the value of preserving open space throughout the community. Such open space areas provide for passive recreational opportunities, as well as provide for the preservation of fragile environments. Open space acquisition programs should continue because of the inherent value of such space, because such preservation can be an important supplement to many aspects of the municipal park and recreation’s overall programs, and because of the positive fiscal benefits that accrue to the City through preservation of land as open space.
- Continue the acquisition of riverfront and river access properties. As noted in earlier sections of this report, the City has undertaken serious efforts to reclaim river front property for public use. The Peterson property is to be combined with other properties owned by the City to provide for a multi-purpose corridor along the Connecticut River. This area will provide river access, extension of a greenway/bikeway, and the opportunity to restore significant portions of the river’s edge to a much more attractive area.
- The standards noted in table 4 suggest that the City is under-provided with tennis courts. This has not been a problem because of the availability of Wesleyan’s facilities. This situation needs to be monitored both from the point of view of the number of courts available and their location throughout the City.
- Surplus areas include Marzalek Park and property on Dennison Road.