



PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Swanston Family Ventures, LLC and Connecticut Sports Group, LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 141 Stratford Ave., 255 & 363 Kossuth St., and 83 Howe St #153 Bridgeport CT 06605
4. Assessor's Map Information: Block No. See Attached Lot No.
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): See Attached
7. Existing Zone Classification: DX2 and RX2
8. Zone Classification requested: DX2, P1 and P2
9. Describe Proposed Development of Property: Master Plan Development for the development of a soccer stadium, mixed-use commercial retail and residential buildings, non-accessory parking garage and public open space.
Approval(s) requested: Master Plan Development and Coastal Site Plan Review

Signature: _____ Date: 10/13/2023
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
Print Name: Chris Russo

Mailing Address: 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-255-9928 Cell: 203-255-9928 Fax: 203-576-6626
E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

255 Kossuth LLC 10/13/2023
Print Owner's Name Owner's Signature Date
City of Bridgeport
Print Owner's Name Owner's Signature Date



54CITY OF BRIDGEPORT

Application Form

Municipal Coastal Site Plan Review

For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Zoning office.

Section I: Applicant Identification

Applicant: <u>Swanston Family Ventures, LLC and Connecticut Sports Group</u> Date: <u>10/13/2023</u>
Address: <u>c/o Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT</u> Phone: <u>203-528-0590</u>
Project Address or Location: <u>141 Stratford Ave., 255 & 363 Kossuth St. and 83 Howe St. #153, Bridgeport, CT 06605</u>
Interest in Property: <input type="checkbox"/> fee simple <input checked="" type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify) _____
List primary contact for correspondence if other than applicant: Name: <u>Chris Russo, Russo & Rizio, LLC</u>
Address: <u>10 Sasco Hill Road</u>
City/Town: <u>Fairfield</u> State: <u>CT</u> Zip _____
Code: <u>06824</u>
Business Phone: <u>203-528-0590</u>
e-mail: <u>Chris@russorizio.com</u>

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:
<input checked="" type="checkbox"/> Project location
<input checked="" type="checkbox"/> Existing and proposed conditions, including buildings and grading
<input checked="" type="checkbox"/> Coastal resources on and contiguous to the site
<input type="checkbox"/> High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
<input type="checkbox"/> Soil erosion and sediment controls
<input type="checkbox"/> Stormwater treatment practices
<input checked="" type="checkbox"/> Ownership and type of use on adjacent properties
<input checked="" type="checkbox"/> Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)
- Master Plan Development

Part I: Site Information

1. Street Address or Geographical Description:
141 Stratford Ave., 255 & 363 Kossuth St. and 83 Howe St. #153, Bridgeport, CT 06605
City or Town: Bridgeport
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
The Site is adjacent to the Pequonnock River upstream of Bridgeport Harbor.
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:
The Site contains an derelict former dog track with associated grandstand. A large portion of the Site is covered in broken pavement. The remaining portions of the Site are vacant.
The Site abuts I-95 and the Stratford Avenue bridge, vacant parcels and industrial buildings.
5. Indicate the area of the project site: 23.95 acres or square feet (circle one)
6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):
 - Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
 - Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.
 - Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.
7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) Yes No

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The Applicant is proposing a Master Plan Development for a proposed mixed-use project at the Project Location indicated above. It is important to note that this particular applications is with regards to the designated zones within the Project Location and the general layout of buildings, streets, walkways, parking etc. Subsequent applications will be filed regarding the specific site plans proposed at the Project Location, including details regarding grading, demolition, and stormwater management. The proposal in the Master Development Plan is to create multiple civic spaces open to the public, including but not limited to, large park areas and a waterfront boardwalk. In addition, the Applicant proposes construction of a soccer stadium that is shown in two (2) phases - one to support a smaller minor-league affiliated and a second phase to support a Major League Soccer team. In addition, the Applicant proposes multiple mixed-use commercial and retail buildings as well as a parking garage. This activity will require clearing, grading and demolition, which will occur in multiple phases over the course of several years.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

As stated above, site plan applications regarding specific details on site development, including stormwater management, will follow the current Application. However, the Project will have stormwater treatment that will adhere to Stormwater Best Management Practice. It will be a significant improvement to the Location, which has been vacant and derelict for years.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)			X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)			X	
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)			X	
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)			X	
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	X			
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	X			
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)			X	

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

Pequonnock River is adjacent to the Site. The project complies with CGS Sec. 22a-92(a)(1)

"...by promoting economic growth without significantly disrupting the environment...", with

CGS Sec. 22a-92(b)(2)(F) as it "...manage coastal hazard areas to minimize hazards to property."

and with CGS Sec. 22a-92(c)(2)(B) to "...maintain patterns of water circulation in the placement

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- 9 Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS Section 22a-93(16)
- 9 Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- 9 Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- 9 Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- 9 Boating - CGS Section 22a-92(b)(1)(G)
- 9 Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(c)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- 9 Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- 9 Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- 9 Solid Waste - CGS Section 22a-92(a)(2)
- 9 Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

No adverse impacts were determined on adjacent coastal resources. Stormwater treatment will be proposed which will help reduce erosion impacts as well as provide water infiltration. This project will be limited to the confines of the Site and will be completed within Sixty (60) months. All disturbed pervious areas will be loamed, seeded and planted upon completion of construction.

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	X	
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):

There is no proposed activity that qualifies as a water-dependent use. There is no water-dependent use currently at the Project Location as it is vacant with abandoned structures. However, the Application proposes significant public access to the waterfront and coastal waters with the addition of public open space areas and a waterfront boardwalk proposed. The Project will have multiple points of access to the open space areas where benches and trash receptacles will be available. The Application also proposes a soccer stadium, which will draw public from around the area to come enjoy the waterfront area.

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impacts were determined on adjacent coastal resources. Stormwater treatment is proposed which will help reduce erosion impacts as well as provide water infiltration. New lawn areas will also reduce erosion and provide storm water infiltration.

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

There will be no remaining adverse impacts resulting from the proposed activity.

Swanston Family Ventures, LLC

Master Planned Development Concept Submission for
255, 363 Kossuth Street, 83-153 Howe Street, & 141 Stratford Ave



Submission Date: October 13, 2023

DEVELOPMENT TEAM

APPLICANT/SPONSOR:

SWANSTON FAMILY VENTURES, LLC
9 West Broad Street, Suite 430
Stamford, CT 06902

CONNECTICUT SPORTS GROUP (CTSG)
9 West Broad Street, Suite 430
Stamford, CT 06902

LAND-USE COUNSEL:

RUSSO & RIZIO, LLC
10 Sasco Hill Rd
Fairfield, CT 06824

ARCHITECT:

ODELL, a LABELLA COMPANY
400 S. Tryon Street
Suite 1300
Charlotte, NC 28285

DEVELOPMENT MANAGER:

AMB COMPANY LLC
1629 K Street NW
Suite 300
Washington, DC 20006

**PRE-CONSTRUCTION
CONTRACTOR:**

TURNER CONSTRUCTION COMPANY
50 Waterview Drive
Shelton, CT 06484

EXHIBITS

EXISTING SITE PARCELS & ZONING	A
PHASE 1 AREA SITE PLAN	B
PHASE 1 SITE PLAN	C
PHASE 2 AREA SITE PLAN	D
PHASE 2 SITE PLAN	E
PHASE 1 STREET ELEVATIONS	F
PHASE 2 STREET ELEVATIONS	G

PREFACE

Swanston Family Ventures & Connecticut Sports Group (together, the “Applicant”) seeks zoning approval to redevelop the subject waterfront property into a vibrant, sustainable, state-of-the-art waterfront community under the City of Bridgeport’s MPD zoning approval process. The development site is one of the largest land parcels prime for redevelopment along Connecticut’s I-95 corridor. The Applicant’s redevelopment program is designed to transform the site from a vacant and underutilized property into an energetic development that will create a sports and entertainment district with an abundance of first-class quality amenities that include (i) commercial retail; (ii) public greenspace/parks; (iii) housing accommodations; (iv) sustainable waterfront condition; and (v) a sports and entertainment facility serving as the cornerstone of the project. The project will serve as a catalyst for economic growth, job creation, and an increased tax base for the City of Bridgeport.

The planned development will be one of the largest sports and entertainment anchored real estate projects in the state of Connecticut that, upon completion, will be considered one of the premiere regional sports and entertainment destinations along the east coast and northeastern regions. The project is anchored with a multi-purpose stadium capable of hosting large sports and entertainment events for the region. The development will also focus on improving the water-edge conditions and will deliver public amenities including greenspace plaza and parks. The project also incorporates quality residential assets that will deliver affordable and market rate housing, as well as a hotel to support the overall development project.

The first phase of the development project includes the construction of an interim modular stadium with the capacity to host sporting and private events.

The project seeks approval of eleven parcels under the master development site plan, consisting of the following:

Phase 1 Delivery:

1. 248,000 SF Modular Sports and Entertainment Stadium.

Phase II Delivery:

1. 357,476 SF Multi-Purpose MLS Sports and Entertainment Stadium;
2. Hotel with 260 keys and 260 parking spaces;
3. Entertainment/Fan Experience Entry space;
4. Site A: Mixed-use Building - 355 residential units, 10K retail SF, 406 parking spaces;
5. Site B: Mixed-use Building - 89 residential units, 8K retail SF; 144 parking spaces;

6. Site C: Mixed-use Building - 400 residential units, 8K retail SF, 342 parking spaces;
7. Site D: Mixed-use Building - 80 residential units, 8K retail SF; 141 parking spaces;
8. Site E: Mixed-use Building - 200 residential units, 10K retail SF; 323 parking spaces;
9. Greenway Park;
10. Fan Zone; and
11. Parking Garage - 602 parking spaces

I. Introduction

A. History of Site / Vision for Redevelopment

Based on historical records, the Site was the location of Bridgeport's Jai Alai between 1976 - 1995. It operated as the Shoreline Star Greyhound dog racetrack between 1995 - 2005. Its most recent use was as an off-track-betting parlor chain operated by Sportech.

Prior to the aforementioned uses, the Site was developed with multiple commercial and industrial facilities including, Wheeler and Howes Coal Yard, the W. Birdsey & Co. Corset Factory, the Howe Machine Co., the Bridgeport Corset Co. Factory, the Blum and Henius Manufacturing Co. (corsets), the American Graphophone Co., the New Howe Manufacturing Co., Maxan and Son Iron Works, Birdsey Somers and Co. (corset manufacturer), Frank Miller and Co. (coal yard), Salts Textile Manufacturing Company (plush and velvet goods), the Bridgeport Paper Box Co., Benham and Hawley Co., the Archibald McNeil and Sons Co. (coal yard), The Bridgeport Motor Co., Inc., Frisbie Pie Company (which included a gas tank and a fuel oil tank), the Salts Tex Looms, Inc. (plush and velvet goods), Kurth Volk, Inc. (printers), paints, the Metropolitan Body Co. (which included factory buildings and machine shops), The Consolidated Ashcroft Hancock Co., Inc./The Ashcroft Manufacturers Co. (manufacturer of gauges and valves), a brass foundry, Sober Howard, Inc. Trucking, Dyna Trucking, International Harvester Co., and Kenosha Auto Transport Corp. Railroad tracks were also historically noted north of the Site.

B. Project Vision

The Applicant seeks to transform the vacant, underutilized property into a revitalized waterfront property that accomplishes the following goals:

1. Develop a mixed-use development project establishing the City of Bridgeport as a regional sports and entertainment destination;
2. Provide quality housing for sale and for rent, offering market-rate and affordable housing options;

3. Deliver quality commercial and retail amenities that support local residents and the fan experience;
4. Deliver a 260-key hotel capable of supporting the project and the surrounding area;
5. Site cleanup and environmental abatement of a waterfront site that has a history of industrial and factory uses;
6. Restore and sustain the water edge condition;
7. Deliver an interim sports and entertainment facility in phase 1;
8. Deliver an MLS Soccer team and state-of-the-art MLS soccer stadium in phase 2; and
9. Enrich the community by providing local employment opportunities that will create temporary job opportunities during the construction and development phases as well as permanent job opportunities at project delivery and stabilization.

C. Site Address(es)

1. 255 Kossuth Street – M/b/l/u 36/804/1/X
2. 363 Kossuth Street – M/b/l/u 42/802/2/A
3. 83-153 Howe Street - M/b/l/u 36/811/2
4. 141 Stratford Ave – M/b/l/u 36/805/5/A

D. Current Owner/Applicant and Developer

<u>Address</u>	<u>Parcel IDs</u>	<u>Owner</u>
255, 363 Kossuth Street; 83-153 Howe Street Bridgeport, CT	(ID-804-1x), (ID-802-2a), (ID-811-2)	255 Kossuth, LLC 133 River Road, Mystic, CT 06355
141 Stratford Avenue Bridgeport, CT	(ID-805-5a)	City of Bridgeport, Connecticut

E. Requested Action

The Applicant seeks zoning approval for the Master Planned Development (“MPD”) site plan concept for the subject property. This includes approval for the right to develop the following elements:

1. Parking structure;

2. Sports stadium (Phase I - Temporary Modular Stadium Phase II - Permanent MLS Stadium);
3. 260-key hotel; and
4. Multi-family residential buildings with retail and associated parking.

Furthermore, the Applicant seeks a vote of approval from the Zoning Commission at the November 27, 2023 zoning hearing for the project's MPD concept site plan design.

F. Project's Goals, Objectives, and Benefits of Using the MPD Submission

The Applicant seeks to secure entitlement approvals through the City's MPD zoning approval procedural process. This zoning approval process provides an opportunity for an applicant to participate in a two-step streamlined public process to secure land entitlement approvals for future planned real estate development projects. Under this two-step process there is a (i) public hearing for a conceptual site plan approval, and (ii) a second approval hearing for the project's technical approval.

The Applicant's objective is to (i) maximize the zoning approval process and eliminate any potential zoning and or entitlement risks; (ii) gain feedback from the Zoning Commission, Public Residents and Community Stakeholders for any concerns related to the proposed real estate project and answer questions the commission or community have about the proposed project; (iii) consider project modifications that address valid concerns raised by the Zoning Commission and the public while maintaining the integrity and vision set forth for the project by the Applicant; (iv) clearly articulate the benefits the project will generate for the City of Bridgeport, the State of Connecticut, and the public at large.

G. Anticipated Development Timetable*

1. MPD Zoning Conceptual Hearing: 11/27/23
2. MPD Zoning Technical Hearing: 2nd Qtr. of 2024
3. Start Design Drawings: 3rd Qtr. of 2024 – 1st Qtr. of 2025
4. Submit for Building Permit Approval: 2nd Qtr. of 2025
5. Received Building Permit Approval: 4th Qtr. of 2025
6. Background/Commence Stadium Construction: 4th Qtr. of 2025
7. Phase I Completion Date: 3rd Qtr of 2026

**Dates are tentative and predicated on exercise of the Applicant's existing purchase option for the site and timing of local jurisdiction entitlement approvals through the MPD and building*

permit process. These dates are estimates based on assumptions related to the factors listed above.

II. The Project Site and Description

A. Project Description

The subject property's size is approximately 20-acres, including the main 17-acre former Shoreline Star site, along with several smaller, non-contiguous properties nearby totaling another 2.5 acres. The properties are within the boundaries of Bridgeport's designated Opportunity Zone districts.

Bridgeport MLS Stadium & Mixed-Use Development

The new MLS soccer Stadium in Bridgeport, Connecticut will be an innovative project that incorporates sustainability features and cutting-edge technology to provide a one-of-a-kind fan experience.

The stadium is part of a larger mixed-use district that overlooks the river and the city's skyline, creating a vibrant community hub. The sustainability features of the stadium include energy-efficient lighting, rainwater harvesting, and renewable energy sources. The stadium incorporates state-of-the-art technology such as augmented reality experiences from vendors like ARound, and mobile ticketing to enhance the fan experience (for more information about Around, please visit <https://aroundar.com/>). With its integration into the larger mixed-use district, the stadium provides a unique and sustainable destination for sports fans and community members alike. ARound delivers localized content for individuals via their smartphone, creating shared digital experiences for attendees. It allows teams to control and organize real-time augmented reality effects to coincide with on-field action and to heighten the energy in the stadium. It also streamlines virtual production to deploy live augmented reality swiftly and cost-effectively for on-air broadcasts and videoboards.

The Applicant desires to design and construct the modular stadium component of the project during the first phase of the project, followed by the larger, permanent stadium and mixed-use components during the second phase of construction.

Interim Modular Stadium Concept Details

Since its advanced ship-building industry in the mid-18th century, Bridgeport has been a city of industry, commerce, and collaboration. With the booming immigrant population that came with the industrial revolution in the 19th century, Bridgeport became a thriving industrial center, shipping products all over the globe with more

than 500 factories including giants like Wheeler and Wilson, Remington UMC, Bridgeport Brass, Columbia Records, General Electric, and the American Graphophone Company.

The proposed Bridgeport modular soccer stadium celebrates this history. On the main West Grandstand and Building, instead of hiding the modularity of the components, we join and offset modules of different colors to create solids and voids to highlight the stacking effect and industrial nature of the prefabricated "kit of parts." From the river-walk and downtown views on the west, these modules look like stacked containers at a port working together to create an elegant building topped by a crane-like roof canopy structure that silhouettes the skyline and honors the uniqueness of Bridgeport's history.

On the east, we've chosen to leave the steel structure that supports the grandstand, suites, and cantilevered roof canopy visible to showcase the industrial nature of the building. A perforated metal skin subtly blurs views to its bones.

On the north and south, scrim walls around the grandstands, serving as canvases for graphics and artwork by local artists that tell the story of Bridgeport and promote sport and entertainment. Many additional graphic sponsorship opportunities will be available around the stadium including the walls around the concourses and VIP areas. With upper-level suites, club seating, and a pitch-level club accessible directly from the riverwalk, there are also plenty of potential revenue generating unique VIP experiences.

On the west, we've seamlessly integrated 4 levels of the building, the team facilities, administrative offices, and suites. One of the features of the design that elevates the fan experience is the use of an upper and lower grandstand with a concourse in between, allowing fans to circulate and access concessions and facilities while enjoying constant views of the action on the field. This concourse wraps around to the South Grandstand, creating a party terrace on the south-west corner and a split level between the energy at the lower standing supporter level and upper spectator seating.

From its design to the fan experience, the Bridgeport modular soccer stadium will celebrate the unique history and people of Bridgeport Connecticut while providing a modern and exciting temporary sports and entertainment venue that can be relocated and reutilized to make way for a full MLS stadium.

MLS Stadium Construction & Design Concept Details

The MLS stadium will consist of 5 levels, including a poured-in-place concrete or CMU wall structure at the lowest service level, with parking and an elevated west sky park on the top level that is 80% green space and plantings with 20% hardscape. The primary structure will feature composite concrete floors and a steel structure. Interior westside premium glass walls will be a structural glazing system. All other interior walls are to be typical metal studs and gypsum board construction. The roof is constructed of painted, exposed trusses with an ETFE membrane roof. It has printed graphics and an optional PV inner layer for solar power collection. The roof is much of the stadium façade.

The restroom, concession, and other programmed buildings located on the 360-degree concourse will have metal stud construction with aluminum composite panels, corrugated metal panels, and a stone skin. The seating bowl will be poured in place when on grade and precast risers and treads on steel structure when above grade. All seating will be flip-up armchair stadium seats, with padded seats for the club and suites. A possible consideration will be to add in-seat heating capabilities to the project. LED video screens that encircle the opening in the roof, will be located above the north-end supporters (main video board), main west entry, and various ribbon boards in the stadium. A central commissary will supply food and beverage products to all typical concessions and to stadium club kitchens and pantries for catered dining.

Public Green Space and Plaza

Located south of the stadium, this public gathering space will be 40% hardscape with stone pavers and concrete and 60% green space that is inclusive of a turf mini-pitch. Site lighting will consist of pedestrian pole lights and bollard lights. There are two fountains located within the green space. One is a linear cascading fountain near the edge of the stadium, the other is a water jet fountain. Handrails will integrate LED lighting.

Hotel

Typical two-story concrete podium with retail and parking with cast-in-place structure and post-tension slabs for the 13 upper floors with a six-story atrium lobby. The façade will be stone, brick, aluminum composite panels, curtain wall, and storefront on the upper levels. The hotel will include meeting rooms and a flexible 12,000 sf ballroom designed for banquets, meetings, music events, eSports, etc.

Mixed-Use Buildings

Typical two-story concrete podium with retail and parking with cast-in-place structure and post-tension slabs for the 13 upper floors. For the shorter buildings,

5 stories above the podium will be constructed with wood. Podium bases will be masonry, storefront, and metal panel accents. The upper facades will be 30% masonry, 40% glazing, and 30 percent fiber cement and metal panels.

Waterfront Boardwalk

The proposed boardwalk would be a Trex Deck system with areas of green and stone hardscape. Pedestrian pole lighting and bollards extend down to the water's edge. The design will also include a new marina adjacent to the hotel/restaurant/stadium.

Harborside Brewery

Typical steel and composite slab construction with brick, stone, and storefront façade. The stadium connector will bridge from the 2nd level of the restaurant to the 2nd level of the Westside premium building. It is clad in aluminum composite panels with accent lighting.

III. Zoning Analysis

The Applicant proposes an MPD to encompass the properties located at 141 Stratford Avenue, 255 and 363 Kossuth Street, and 83 Howe Street #153 (the "Site"), which are under similar ownership by 255 Kossuth LLC. Only 141 Stratford Avenue is owned by a different entity, which is the City of Bridgeport. As detailed in the submitted materials, the Applicant has produced a comprehensive development plan that will create an interconnected system of uses, buildings, streets, and blocks that will provide access throughout the development for local residents, patrons, and employees. Particularly, the proposed MPD provides open space and waterfront access throughout for residents and visitors alike. It will feature unprecedented access to this section of waterfront, which has been sorely underutilized for decades. In addition, the proposed MPD provides a mix of zones – P1, P2 and DX2 – that will foster an environment for people to live, work, eat and play.

The Site consists of property greater than three (3) acres and therefore qualifies for an MPD. The Application encompasses properties under similar ownership and abutting properties controlled by the City of Bridgeport. The Applicant has met with both the Zoning Department and the Office of Planning and Economic Development to review this submission and the properties that will be encompassed by the MPD. The submitted materials include the total area of the MPD, ownership, intent of the development, and a description of the surrounding area in compliance with the submission requirements under the City of Bridgeport Zoning Regulations (the "Regulations"). The Application also includes the necessary plans and details, project phasing, proposed boundary lines, and a map detailing the mix of zones within the MPD.

The proposed MPD meets the intent of the MPD requirements under Sec. 5.10.1 of the Regulations and is consistent with the Plan of Conservation and Development (“POCD”) as permitted under Sec. 5.10.2.C of the Regulations. First, the blocks and streets under the proposed MPD create an interconnected system. Due to the large size of the proposed buildings, particularly the soccer stadium, the block sizes fit within the scope of those proposed buildings. It should be noted that while the soccer stadium creates a block greater than the typical block size stated under the Regulations, it promotes access to all sides. Public open space surrounds the stadium, including a large green to the south, a waterfront boardwalk and full access around the stadium. The proposed MPD also provides two (2) access points – from Kossuth Street and Burroughs Street - in conformity with the Regulations. These proposed streets connect and extend existing streets tying into the local roadway network. It also provides convenient access to the civic spaces within the proposed MPD. No dead-end streets are proposed. The submitted plans also provide necessary access for services such as refuse pick up and utilities. The proposed buildings meet the standards of the permitted building types within the applicable proposed zones. The proposed roadway and sidewalk network provide enough space to ensure safe access throughout the MPD for pedestrians, as well as required streetscape landscaping and on-street parking on both sides of the proposed streets. It provides for two-way traffic throughout the proposed roadway network as well as bicycle access.

The Application provides well over ten percent (10%) of the total area of the development as civic space. This civic space includes a large green to the south of the proposed soccer stadium and an additional green in the northwest corner of the Site. The location of these proposed greens on opposite ends of the Site ensures residents and visitors will be in close proximity to one of these civic spaces. In addition, the Application provides for connectivity between these greens with a greenway/harbor boardwalk along the length of the waterfront. This improvement will provide unprecedented access to this waterfront and will constitute one of the largest public access waterfronts within the City of Bridgeport. It will be a sufficient buffer to the proposed buildings and can be accessed at multiple points throughout the MPD.

The proposed zoning of the MPD conforms to the Downtown MPD requirements of Table 5-1 of the Regulations. As required, the Application proposes the DX2 Zone to constitute greater than twenty-five percent (25%) of the MPD lot area. The P1 Zone is proposed for the civic greens on the Site and the P2 Zone is proposed for the location of the soccer stadium.

For all these reasons, the proposed MPD meets the intent of the MPD requirements under Sec. 5.10.1 of the Regulations and is consistent with the POCD. It represents a complete revitalization of one of the most underutilized parcels within the City at one of its most unique locations due to its visibility and proximity to downtown, transportation and the waterfront.

IV. Parking & Traffic Summary

Traffic mitigation and a parking program are essential elements to the success of the project. The Applicant is committed to studying the vehicular and parking impact of the overall development and will engage with a traffic consultant during the technical review phase of the MPD entitlement process. Under the conceptual design the project will deliver over two-thousand

parking spaces for the overall development project. Each building parcel's design incorporates an on-site parking component allowing the mix of uses to essentially have a self-parking feature. The project will also deliver a parking garage facility that will increase parking capacity for fans during games and events held at the future stadium.

During the next phase of the approval process (the technical design MPD review), the Applicant will engage a traffic and parking engineer to prepare a comprehensive traffic and parking study to identify ways the Applicant can improve upon the conceptual design outlined in our submission. Moreover, the Applicant will include recommendations to the City of Bridgeport and State of Connecticut on any improvement(s) that can be made to reduce traffic congestion as a result of this development project. The Applicant will collaborate with the City of Bridgeport and the State of Connecticut's Department of Transportation to formulate plans for event-based traffic operations and average day traffic operations to mitigate roadway congestion. Based on the development team's experience in designing and developing projects of this nature, several items can be implemented that will be studied further at the technical design review, which could possibly include some of these standard Traffic Demand Management "TDM" strategies:

1. During game/event days advertise primary and vehicular routing to and from the stadium, alerting motorists of preferred driving routes that minimize congestion and avoid neighborhood streets.
2. Implement programs that pre-allocate parking for season ticket holders to reduce the amount of circulation looking for parking.
3. Study ways to spread out vehicular demand arriving at the stadium for weeknight events, which would overlap with the evening commuter rush hour.
4. Investigate partnerships with surrounding parking garages to allow ticket holders to have reserved parking spaces, thus reducing the amount of circulation looking for parking.
5. Investigate partnerships with Uber, Lyft, and the Taxi Commission and any other hired vehicle service and coordinate routing and pick-up/drop-off locations.
6. Identify a post-game roadway configuration plan to minimize vehicular congestion.
7. Implement traffic signal timing strategies (pre-game and post-game).
8. Implement parking restrictions on game/event days.
9. Implement a charter bus management plan.
10. Study implementing a public transit and shuttle busing program.
11. Study implementing a bike valet service for fans during game days.
12. Study implementing an emergency evacuation plan.

These are some potential vehicular and parking strategies that could be incorporated into the project's overall traffic and parking plan. The Applicant's objective is to engage a traffic and parking engineer to formulate an overall plan that accomplishes these core elements: (i) minimize the impact of parking availability and reduce traffic flow to adjacent residential neighborhoods; (ii) provide information and a roadway plan to help get patrons to/from the stadium efficiently; (iii) provide options to patrons that maximize the use of public transit; (iv) provide a framework for the enforcement of parking restrictions during game/event days; (v) reduce pedestrian-

vehicular conflicts at intersections as much as possible, which may include game/event day restrictions for vehicular traffic patterns on streets with high pedestrian volumes; and (iv) coordinate with the City of Bridgeport and the State of Connecticut to collectively implement traffic mitigation measures that reduce vehicular conjunction.

V. Community Benefit & Economic Impact for General Public, City of Bridgeport &

State of Connecticut:

Swanston Family Ventures is devoted to making a lasting impact with this project. This MPD will have positive economic impacts across various metrics, including employment, housing, and local and state tax revenues. The engagement and participation of local businesses for this real estate project is a top priority for the Applicant.

A. Local Community Benefits

The Applicant recognizes the positive impact the Bridgeport Stadium & Mixed-Use Development will bring to the Greater Connecticut community. Knowing that communities often define themselves by the places and spaces in which they gather, the Applicant's development team is dedicated to fostering relationships and partnerships that will amplify the positive effects of this project. The team is excited about the opportunity to utilize local businesses, create job opportunities, and collaborate with area stakeholders.

B. City of Bridgeport Benefits

Accelerating Workforce Opportunity

The project's preconstruction contractor, Turner Construction, is committed to making a lasting impact on the Bridgeport community by providing residents with a skill that leads to gainful and sustainable employment in Turner offices and job sites, where employees have an equal path to advancement and can work and grow in an environment free from bias. This will be accomplished through a holistic approach that touches all aspects of the employee experience.

Below outlines Turner Construction's approach to executing a successful Workforce Opportunity Program.

- Collaborate with Bridgeport's workforce engagement organizations to cultivate local participation.
- Establish, communicate, and track developers workforce engagement goals.
- Advance conversations with unions and Turner trade partners to expand their workforce with local residents and apprentices.

- Include language on workforce goals in subcontracts.
- Support increased availability of and recruitment for pre-apprenticeship programs
- Facilitate opportunities for local residents to receive information, training, case management, and referral resources.
- Co-host construction job fairs in partnership with Bridgeport organizations, such as the Bridgeport Regional Business Council, Housatonic Community College, and the US Department of Labor.
- Co-host pre-apprenticeship classes with unions and colleges to bolster success on apprenticeship aptitude assessments.

C. State of Connecticut Benefits

Turner Construction has a long and positive track record in the utilization of small, minority, and women-owned Underrepresented Business Enterprises (“UBEs”) on its projects and applies a 20% best effort UBE utilization goal on every project. The company has been recognized nationwide and has received well over 100 awards for leadership in the utilization of these types of businesses.

Keys to Success

Below are key strategies Turner and the Applicant will pursue to optimize diverse trade partner participation in the new mixed-use complex.

- Leverage Turner’s registry of minority, women, and local companies who are qualified, or in the process of becoming qualified UBE trade partners in CT.
- Organize bid lists identifying qualified trade partners in each trade.
- Where gaps exist, implement a plan to build capacity in the market and to match prime contractors with emerging contractors.
- Provide access for diverse businesses to receive customized operational and technical assistance based on Turner’s market leader relationships and expertise.
- Host ongoing education sessions at convenient times and locations for prime contractors and UBEs during preconstruction stage to communicate project goals.

- Promote and host a Turner School of Construction Management (“TSCM”) series – 100+ CT companies in the last decade have completed this award-winning program.
- Identify 10-12 UBE potential partners from the TSCM series and provide mentoring to scale-up in time for construction phase.
- Connect UBEs to essential business partners, such as banks, insurance companies, business development agencies, etc.
- Coordinate with Procurement team to break down packages and create accessible set-asides.
- During the preconstruction and construction phases, maximally engage local vendors and food establishments for materials, equipment rentals, supplies, and catering.

VII. Conclusion

For the foregoing reasons, the Applicant submits that the MPD conceptual site plan submission is consistent with the purposes and intent of the City of Bridgeport’s MPD Zoning process and procedures. The proposed project enhances the health, welfare, safety, and convenience of the citizens of Bridgeport, and provides significant public benefits while advancing mutual goals and policies shared by the Applicant, the City of Bridgeport, and the great State of Connecticut. The Applicant welcomes the opportunity to discuss the project’s benefits from a design, economic, environmental, and sustainability perspectives. Upon completion of the overall project, the City will have a regional sports and entertainment waterfront destination that will continue to propel the City of Bridgeport to new heights socially, economically and help to establish the City as a regional sports and entertainment hub. Accordingly, the Applicant, respectfully requests the Zoning Commission add this case to the public hearing scheduled for November 27, 2023

100' ABUTTERS TO 141 STRATFORD AVENUE, 255 & 363 KOSSUTH STREET AND 83 HOWE STREET #153, BRIDGEPORT, CT

LOCATION	OWNER	OWNER ADDRESS	CITY	STATE	ZIP
104 BURROUGHS ST	MAVI GROUP LLC	17 WOODLAWN RD	TRUMBULL	CT	06611
370 KOSSUTH ST #372	ST MICHAEL ARCHANGEL ROMAN	310 PULASKI ST	BRIDGEPORT	CT	06608
363 KOSSUTH ST	255 KOSSUTH LLC	133 RIVER RD	MYSTIC	CT	06355
1 NOBLE AV	CHEMICAL ABUSE SERV AGENCY INC	690 ARCTIC STREET	BRIDGEPORT	CT	06608
246 PULASKI ST #310	ST MICHAELS ARCHANGEL POLISH CENTRAL CONNECTICUT COAST MEN'S	310 PULASKI ST	BRIDGEPORT	CT	06608
401 KOSSUTH ST	CHRISTIAN ASSOC. INC.	1240 CHAPEL ST	NEW HAVEN	CT	06511
255 KOSSUTH ST	255 KOSSUTH LLC	133 RIVER ST	MYSTIC	CT	06355
487 EAST MAIN ST #489	HUTT STEPHEN J	PO BOX 268	WEST HAVEN	CT	06516
150 KOSSUTH ST	255 KOSSUTH LLC	133 RIVER ST	MYSTIC	CT	06355
142 HOWE ST	ILLAS-ILLAS ALFREDO	177 NORTH STATE ST	ANSONIA	CT	06401
503 EAST MAIN ST #519	EAST MAIN BPT LLC	320 QUINNIPIAC AVE SUITE 4F	NEW HAVEN	CT	06513
523 EAST MAIN ST #529	MONTONI ESTATES LLC	11 LARK LANE	SHELTON	CT	06484
83 HOWE ST #153	255 KOSSUTH LLC	133 RIVER RD	MYSTIC	CT	06355
533 EAST MAIN ST #539	533 EAST MAIN ST LLC	250 SKILLMAN ST UNIT 329	BROOKLYN	NY	11205
549 EAST MAIN ST #551	BETA68 INC	68 SEYMOUR ST	BRIDGEPORT	CT	06604
76 SEYMOUR ST #78	BETA68 INC	68 SEYMOUR ST	BRIDGEPORT	CT	06604
68 SEYMOUR ST	BETA68 INC	68 SEYMOUR ST	BRIDGEPORT	CT	06608-2324
46 SEYMOUR ST	VARGAS BILLING SERVICES LLC	46 SEYMOUR ST	BRIDGEPORT	CT	06608
141 STRATFORD AV	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604
100 KOSSUTH ST	255 KOSSUTH LLC	133 RIVER RD	MYSTIC	CT	06355
304 KOSSUTH ST	MAVI GROUP LLC	304 17 WOODLAWN RD	TRUMBULL	CT	06611
110 PULASKI ST	STATE OF CONNECTICUT	PO DRAWER A	WETHERSFIELD	CT	06109
90 PULASKI ST	STATE OF CONNECTICUT	PO DRAWER A	WETHERSFIELD	CT	06109
125 PULASKI ST	STATE OF CONNECTICUT	165 CAPITOL AVE	HARTFORD	CT	06106
155 PULASKI ST #157	MAPLEWOOD AVE LLC	4403 15TH AVE SUITE 215	BROOKLYN	NY	11219
202 NOBLE AV #204	MAPLEWOOD AVE LLC	4403 15TH AVE SUITE 215	BROOKLYN	NY	11219
44 CRESCENT AV #52	STATE OF CONNECTICUT	PO DRAWER A	WETHERSFIELD	CT	06109

CONNECTICUT SPORTS GROUP, LLC ACTIVE

750 E. MAIN STREET, SUITE 620, STAMFORD, CT, 06902, UNITED STATES

BUSINESS DETAILS ▼

Business Details ▲

General Information —

Business Name
CONNECTICUT SPORTS GROUP, LLC

Business status
ACTIVE

Citizenship/place of formation
Foreign/DE

Business address
750 E. MAIN STREET, SUITE 620, STAMFORD, CT, 06902, UNITED STATES

Annual report due
3/31/2024

NAICS code
711310

Business ALEI
2755921

Date formed
3/24/2023

Business type
LLC

Mailing address
750 E. MAIN STREET, SUITE 620, STAMFORD, CT, 06902, UNITED STATES

Last report filed

NAICS sub code

Principal Details —

Principal Name
ANDRE SWANSTON

Principal Title
MANAGER

Principal Business address
750 E. MAIN STREET, SUITE 620, STAMFORD, CT, 06902, United States

Principal Residence address
122 NOD HILL ROAD, RIDGEFIELD, CT, 06877, United States

Agent details

Agent name
COGENCY GLOBAL INC.

Agent Business address
29 WEST HIGH STREET, EAST HAMPTON, CT, 60424, United States

Agent Mailing address
29 WEST HIGH STREET, EAST HAMPTON, CT, 60424, United States

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Name History

None

Shares



None



01 Existing Site Parcels & Zoning

Legend

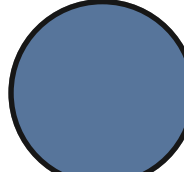
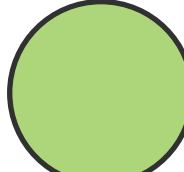
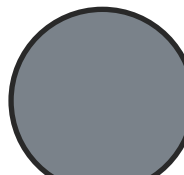
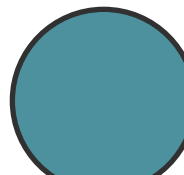
1. 255 Kossuth St. Parcel (ID-804-1x)
2. 141 Stratford Ave Parcel (ID-805-5a)
3. Abandoned R.O.W.
- to be included into development parcel
4. Highway I-95
5. 83 Howe Street Parcel (ID-811-2)
6. 363 Kossuth St. Parcel (ID-802-2a)
7. Pequonnock River
8. Parcel to be included with proposed riverwalk



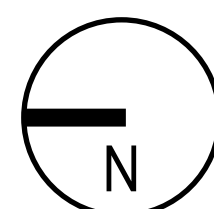
Legend

-  property line
-  footprint

Zoning Legend

-  DX-2
-  P-1
-  RX-2
-  P-2

0' 100' 200'



02 | Phase 1 Area Site Plan

Legend

1. Phase 1 Multi-Purpose Stadium
2. Phase 1 Fan Zone
3. Abandoned R.O.W.
4. Highway I-95
5. Parking Garage
6. Hotel & Conference Center
7. Brewery/Restaurant
8. Site A
9. Site B
10. Pequonnock River
11. Site C
12. Site D
13. Site E
14. Greenway Park
15. Greater Bridgeport Transit

Phase 1 Multi-Purpose MLS Stadium		
Stadium footprint	248,000	
building height		70'-0"
Fan Zone Brewery		
building footprint	4,289	
building Height		40'-0"

Parking Garage		
GSF	210,678	
building footprint	32,412	
Parking Total		602 spaces
building Height		55'-0"

Hotel & Conference Center		
building footprint	30,330	260 keys, 260 parking
Hotel	162,096	total est. total
Conference	18,840	
Rooftop	9,420	3,706 sf pool size
Stairs to District	3,000	
Restaurant/Brewery	5,282	
building Height		165'-0"

Site A		
Residential	355,062	355 units
Rooftop courtyards total	27,745	balconies included
Residential Parking		355 spaces
Retail	10,000	20 stalls, 50 parking spaces
Parking Total		406 spaces
building Height		156'-0"

Site B		
Residential	89,625	89 units
Rooftop courtyards total	11,625	balconies included
Residential Parking		89 spaces
Retail	8,000	18 stalls, 55 parking spaces
Parking Total		144 spaces
building Height		75'-0"

Site C		
Residential	430,527	400 units
Rooftop courtyard totals	16,185	balconies included
Residential Parking		342 spaces
Retail	8,000	18 stalls, no parking on site
Parking Total		342 spaces
building Height		156'-0"

Site D		
Residential	86,310	80 units
Rooftop courtyard total	12,340	balconies included
Residential Parking		80 spaces
Retail	8,000	18 stalls, 61 parking spaces
Parking Total		141 spaces
building Height		75'-0"

Site E		
Residential	207,445	200 units
Rooftop courtyard Site E	17,625	balconies included
Residential Parking		200 spaces
Retail	10,000	20 stalls, 123 spaces
Parking Total		323 spaces
building Height		133'-0"

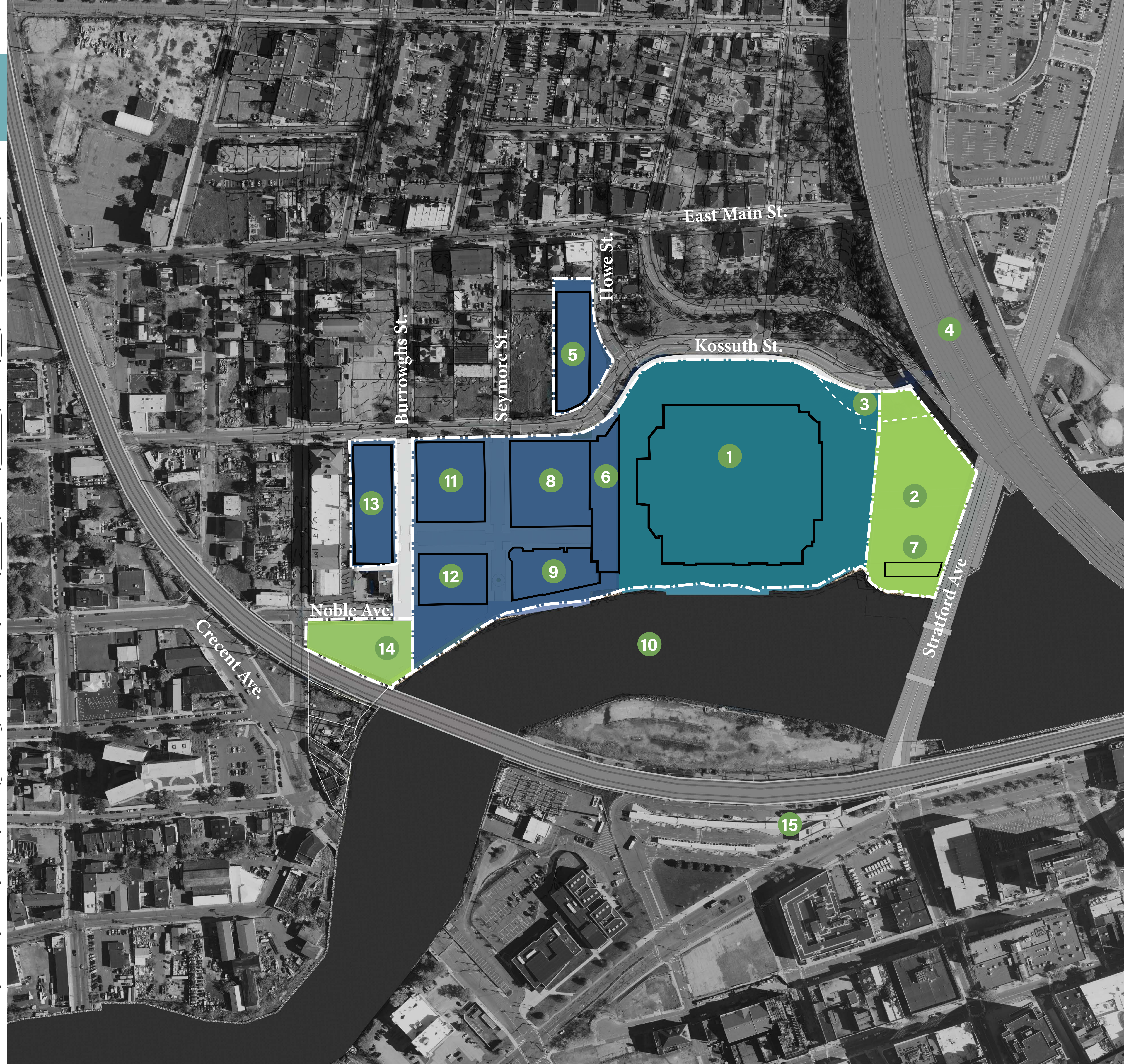
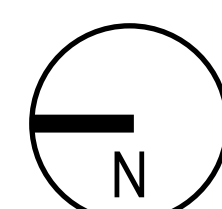
Legend

- property line
- footprint

Zoning Legend

- DX-2
- P-1
- RX-2
- P-2

0' | 100' | 200'



03 Phase 1 Site Plan



Legend

property line	parking garage entrance
footprint	main pedestrian entrance
building overhead	fire lane access (service road)
roofline	private road
build-to zone	public road



10' | 40' | 80'

04 | Phase 2 Area Site Plan

Legend

1. Phase 2 Multi-Purpose Stadium
2. Fan Zone
3. Abandoned R.O.W.
4. Highway I-95
5. Parking Garage
6. Hotel & Conference Center
7. Brewery/Restaurant
8. Site A
9. Site B
10. Pequonnock River
11. Site C
12. Site D
13. Site E
14. Greenway Park
15. Champions' Gateway Fan Entry
16. Greater Bridgeport Transit
17. Sidewalk Access Extension

Phase 2 Multi-Purpose MLS Stadium		
Stadium footprint		357,476
Parking		50+ parking spaces 4 coach bus spaces
building height		118'-0"

Fan Zone Brewery		
building footprint	4,289	
building Height		40'-0"

Hotel & Conference Center		
building footprint	30,330	260 keys, 260 parking
Hotel	162,096	total est. total
Conference	18,840	
Rooftop	9,420	3,706 sf pool size
Stairs to District	3,000	
Restaurant/Brewery	5,282	
building Height		165'-0"

Site A		
Residential	355,062	355 units
Rooftop courtyards total	27,745	balconies included
Residential Parking		355 spaces
Retail	10,000	20 stalls, 50 parking spaces
Parking Total		406 spaces
building Height		156'-0"



Site B		
Residential	89,625	89 units
Rooftop courtyards total	11,625	balconies included
Residential Parking		89 spaces
Retail	8,000	18 stalls, 55 parking spaces
Parking Total		144 spaces
building Height		75'-0"

Site C		
Residential	430,527	400 units
Rooftop courtyard totals	16,185	balconies included
Residential Parking		342 spaces
Retail	8,000	18 stalls, no parking on site
Parking Total		342 spaces
building Height		156'-0"





Site D		
Residential	86,310	80 units
Rooftop courtyard total	12,340	balconies included
Residential Parking		80 spaces
Retail	8,000	18 stalls, 61 parking spaces
Parking Total		141 spaces
building Height		75'-0"

Site E		
Residential	207,445	200 units
Rooftop courtyard Site E	17,625	balconies included
Residential Parking		200 spaces
Retail	10,000	20 stalls, 123 spaces
Parking Total		323 spaces
building Height		133'-0"

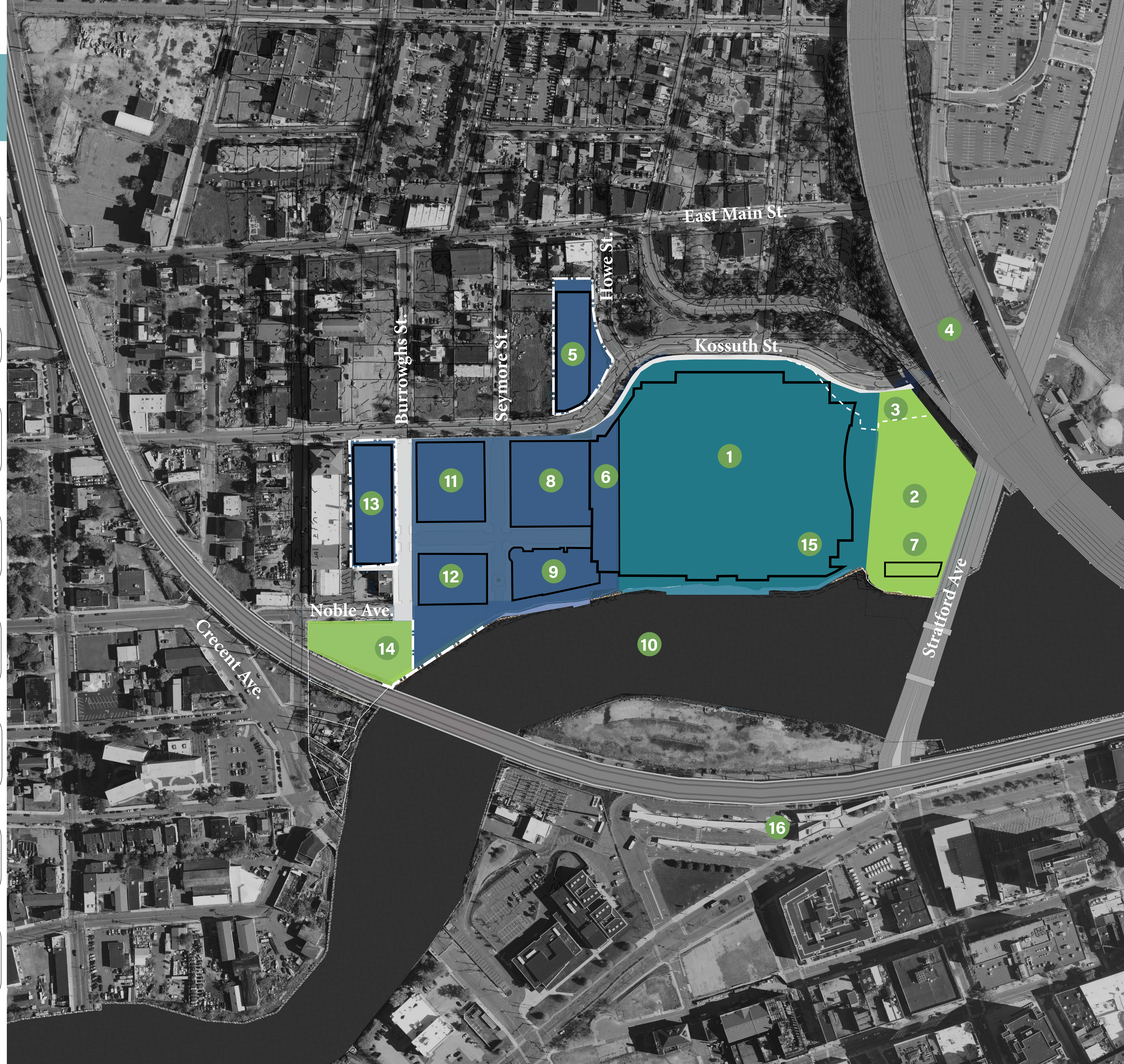
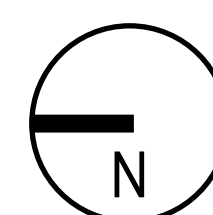
Legend

-  property line
-  footprint

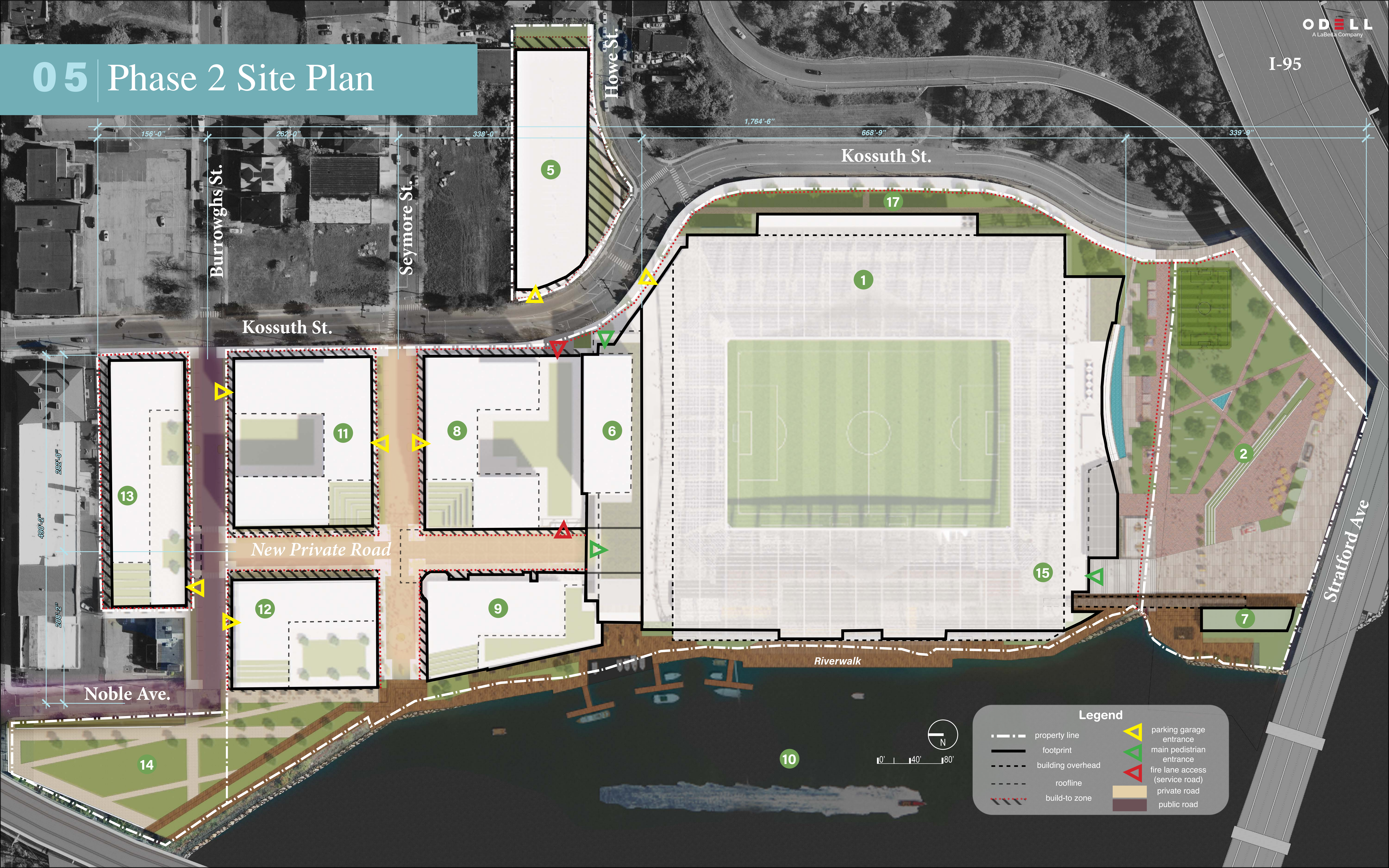
Zoning Legend

-  DX-2
-  RX-2
-  P-1
-  P-2

0' | 100' | 200'



05 Phase 2 Site Plan



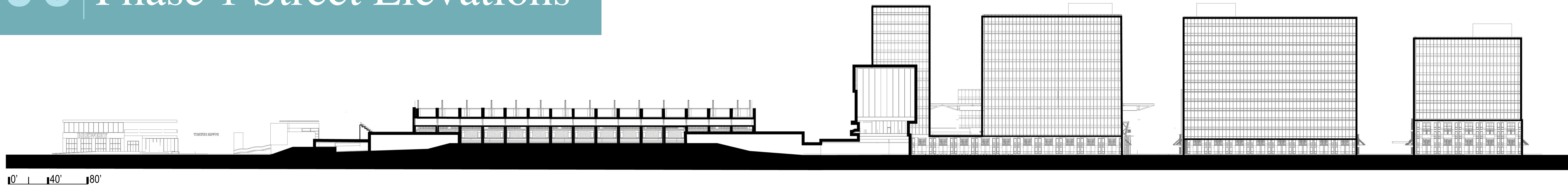
Legend

property line	parking garage entrance
footprint	main pedestrian entrance
building overhead	fire lane access (service road)
roofline	private road
build-to zone	public road

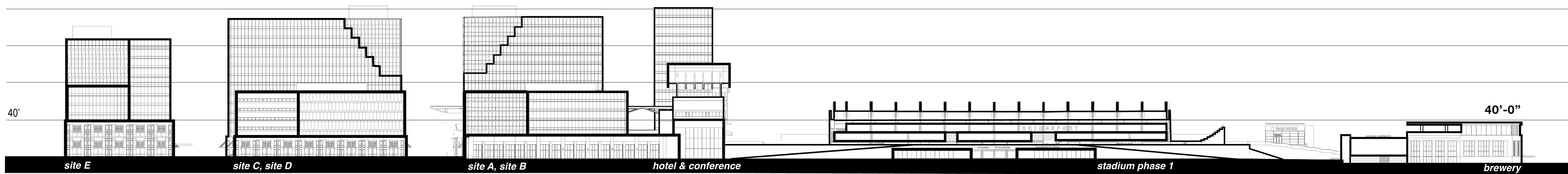


10' | 40' | 80'

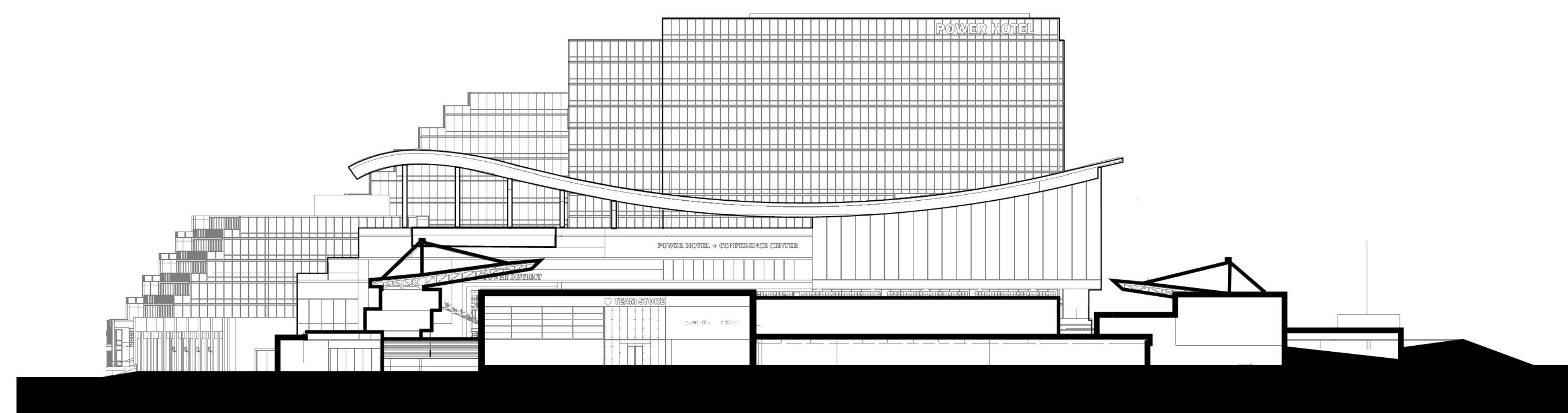
06 | Phase 1 Street Elevations



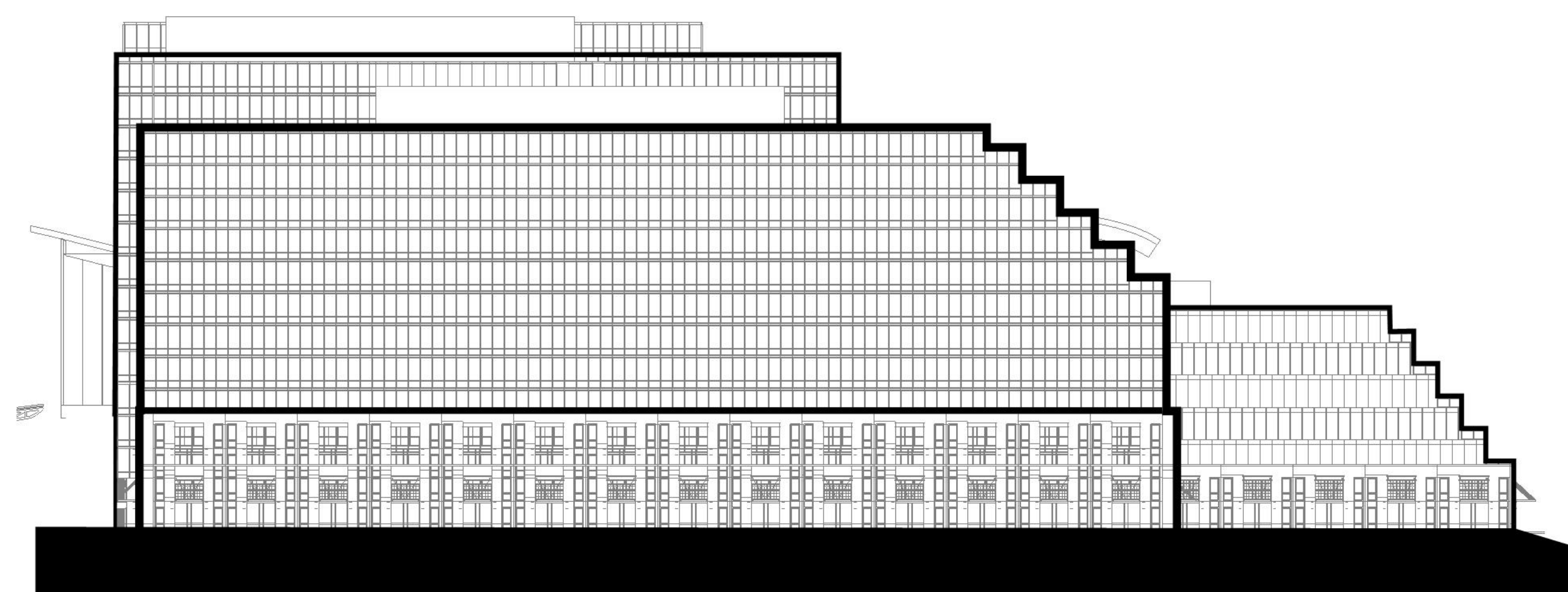
EAST | Kossuth Street Elevation



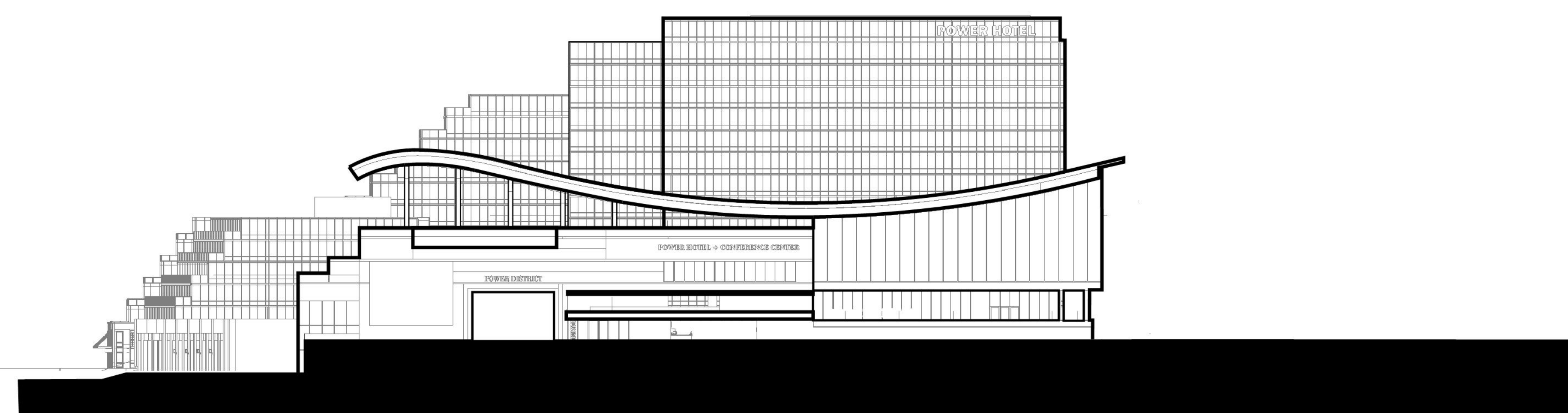
WEST | River Front Elevation



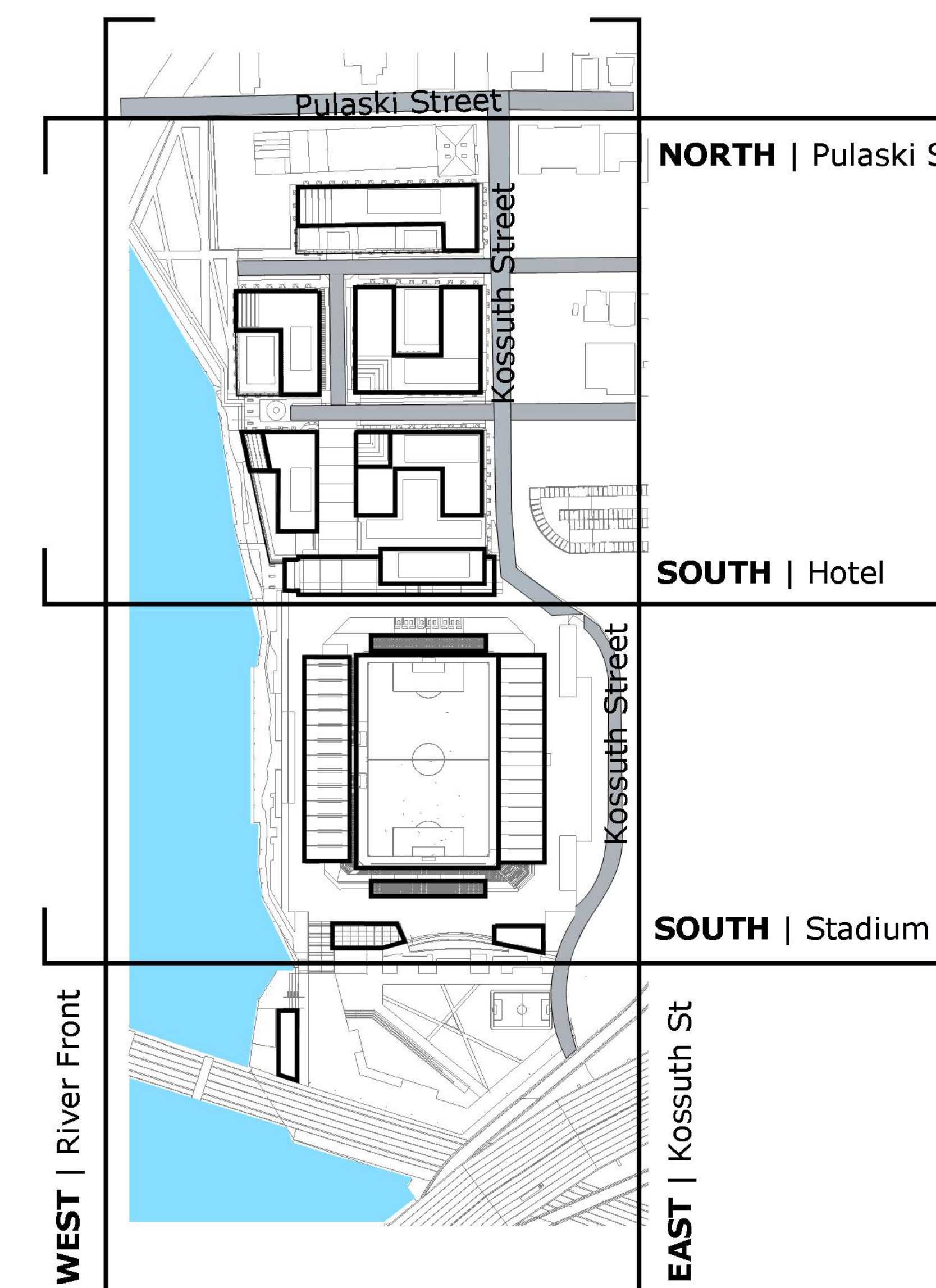
SOUTH | Stadium Elevation



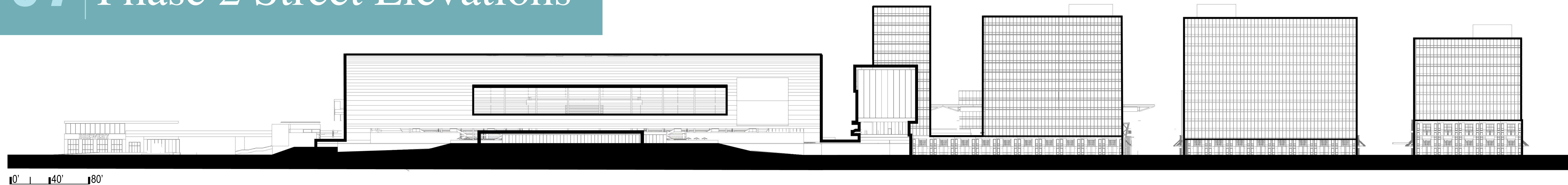
NORTH | Pulaski Street Elevation



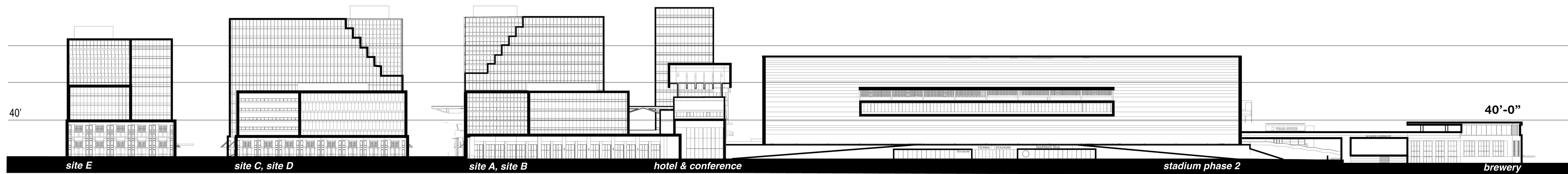
SOUTH | Hotel Elevation



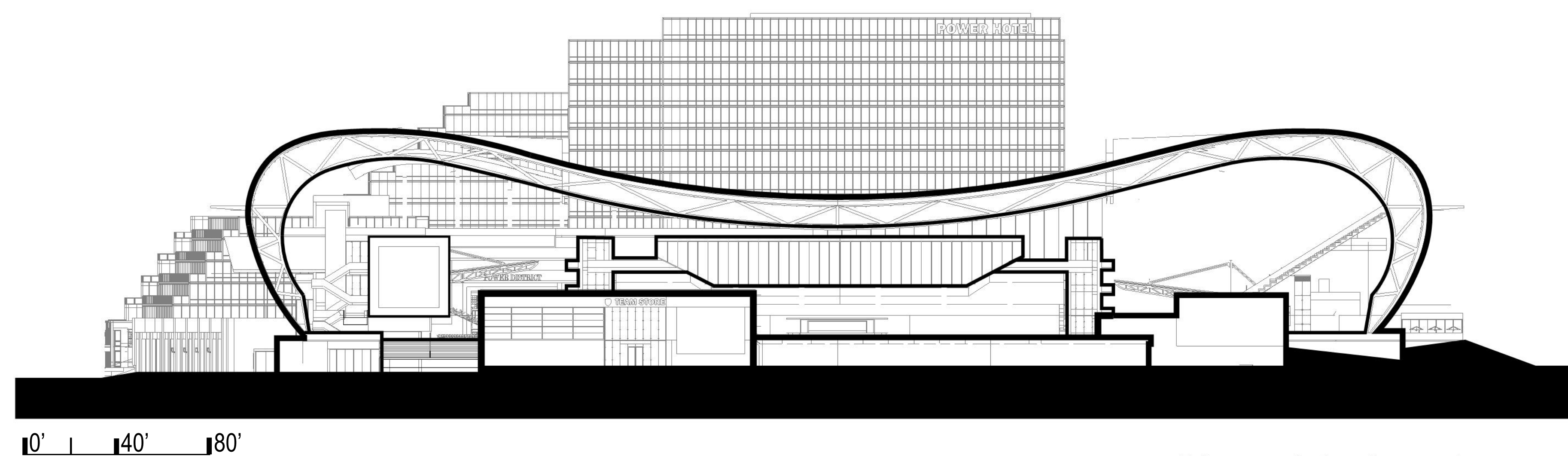
07 | Phase 2 Street Elevations



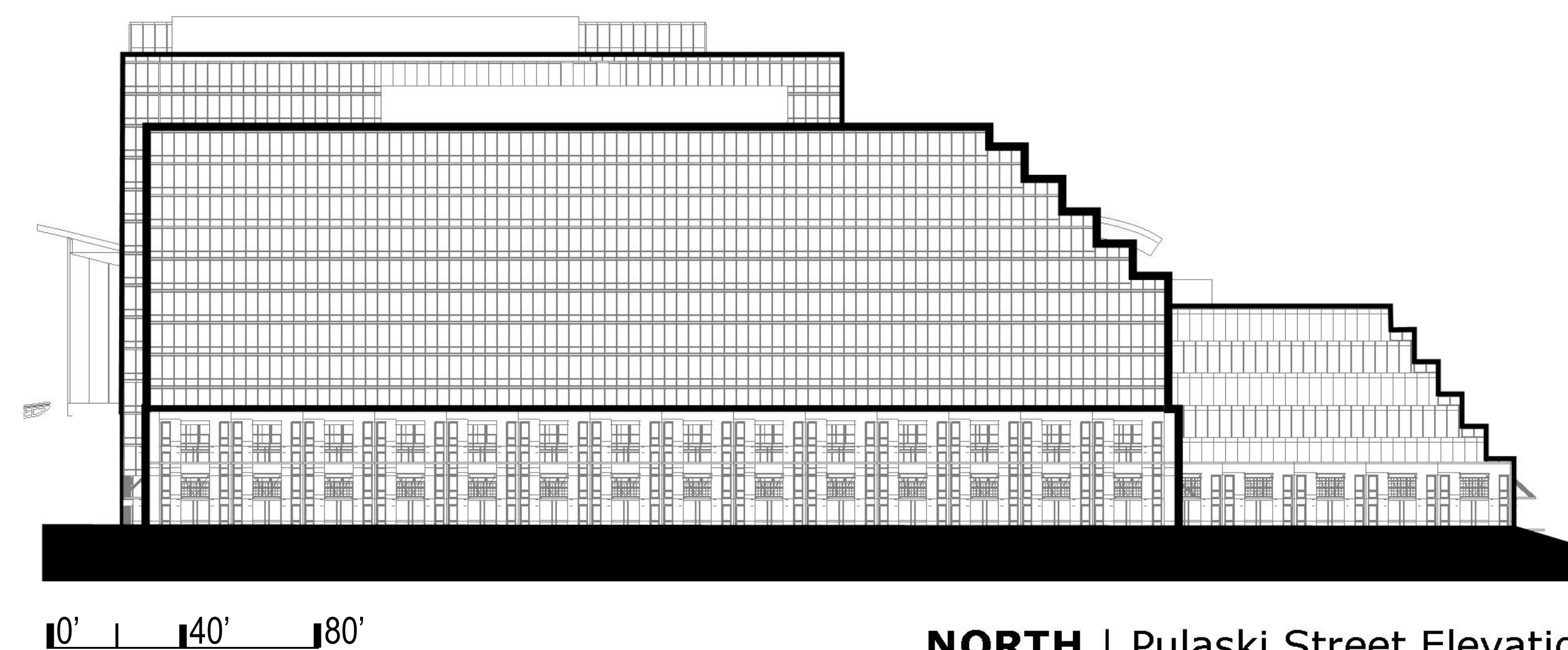
EAST | Kossuth Street Elevation



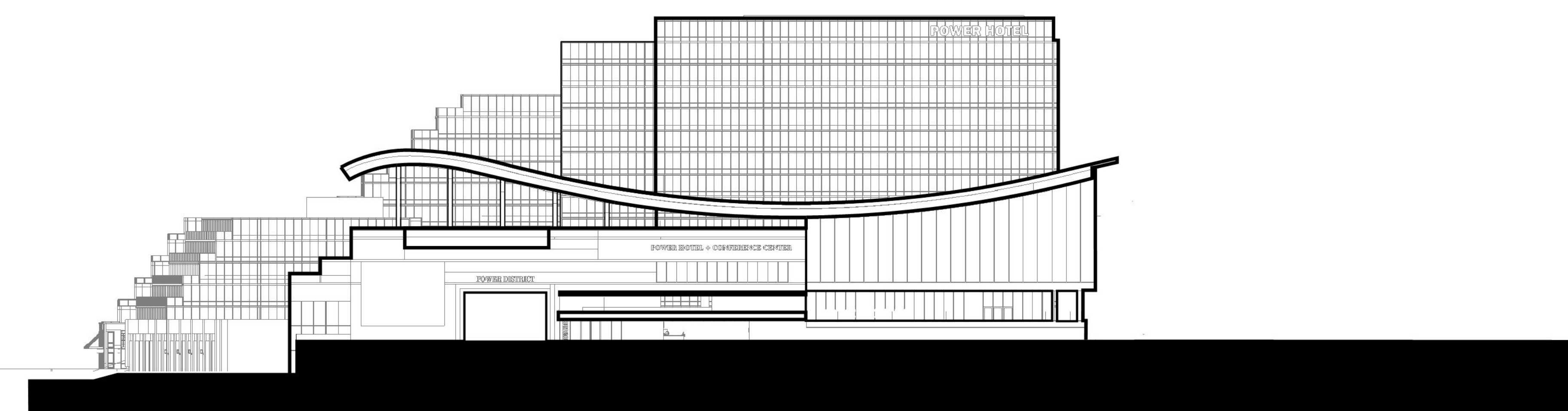
WEST | River Front Elevation



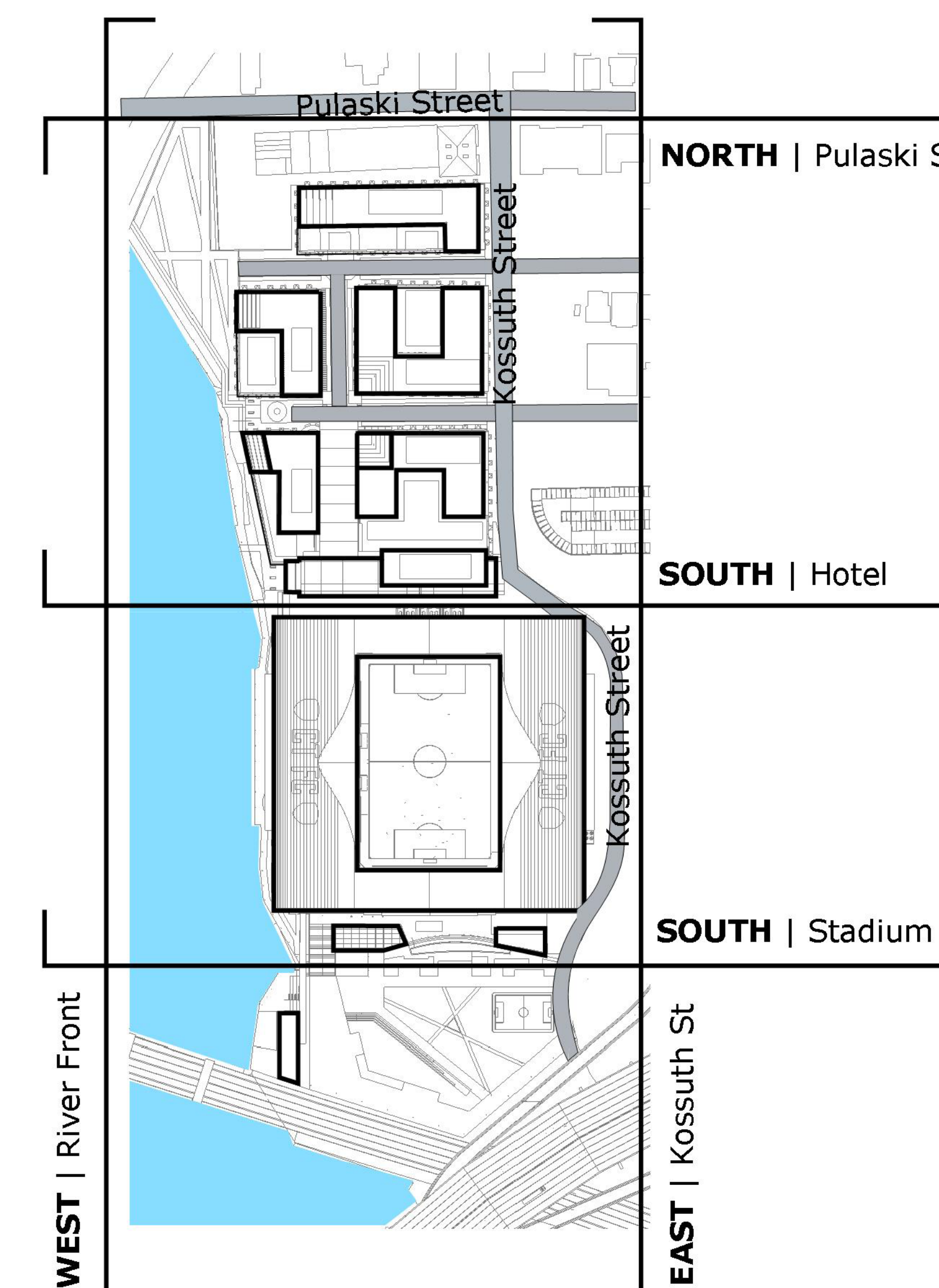
SOUTH | Stadium Elevation



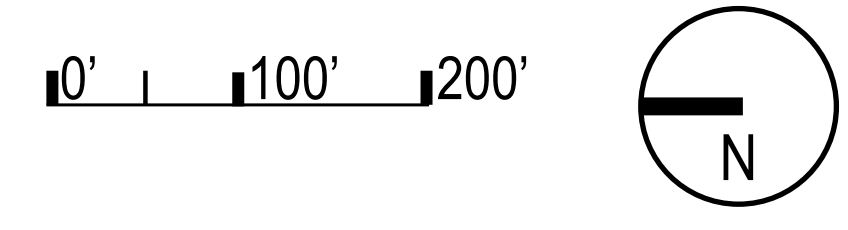
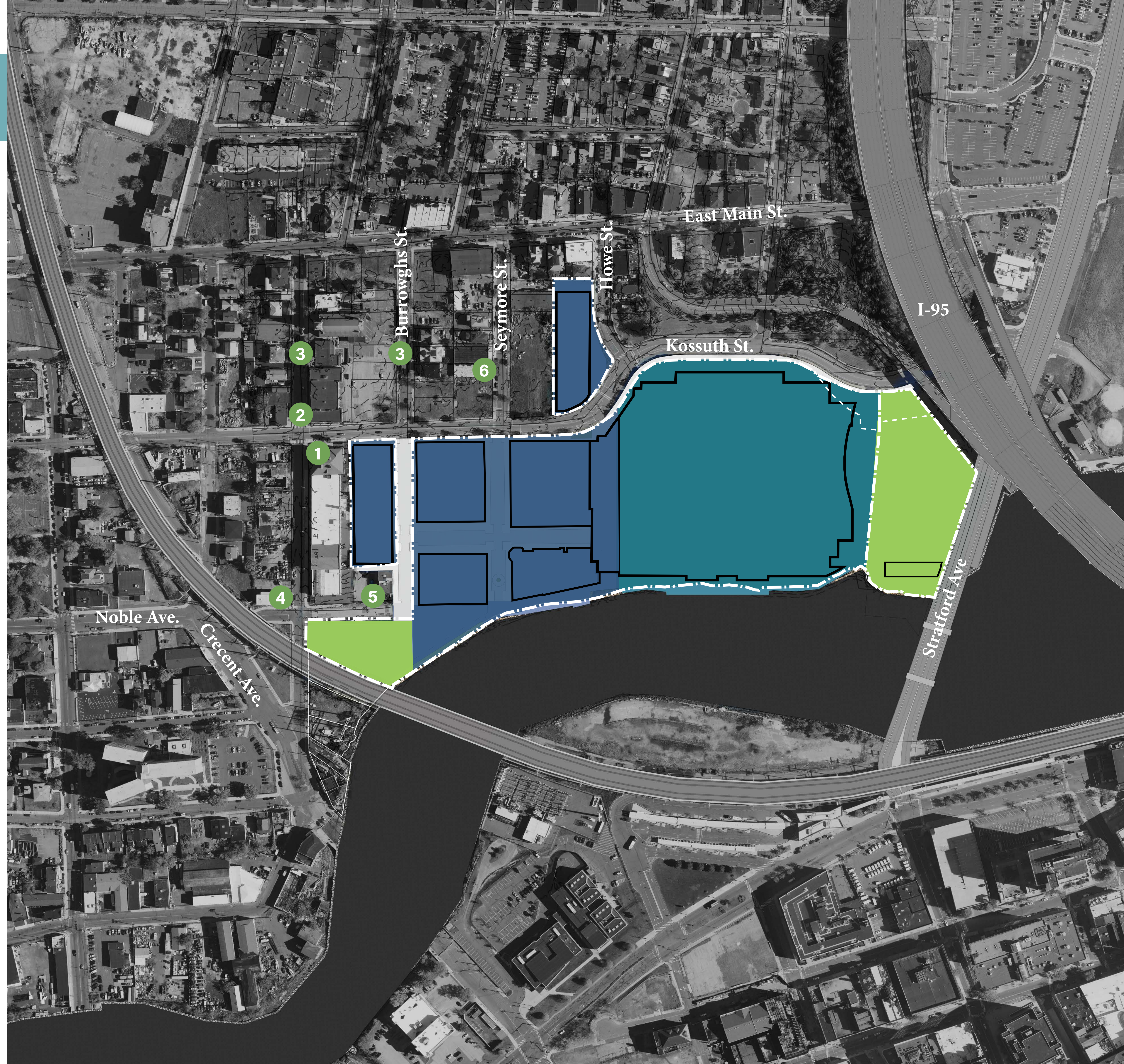
NORTH | Pulaski Street Elevation



SOUTH | Hotel Elevation



08 | Neighboring Context



Legend

- property line
- footprint

Zoning Legend

- DX-2
- P-1
- RX-2
- P-2



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Windward Development Associates, LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 400 Iranistan Avenue, Bridgeport, CT 06604
4. Assessor's Map Information: Block No. 21/401 Lot No. 1
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 589.21' x 919.16' x 585' x 828.92'
7. Existing Zone Classification: NX3
8. Zone Classification requested: RX2
9. Describe Proposed Development of Property: The Applicant proposes to change the Zone of the Property from the NX3 Zone to the NX4 Zone. No development is proposed in connection with this Application.
Approval(s) requested: Zoning Map Amendment

Signature: _____ Date: 10/26/2023
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
Print Name: _____

Mailing Address: Russo & Rizio, LLC 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-254-7579 Cell: 203-528-0590 Fax:
E-mail Address: chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Windward Development Associates, LLC 10/26/2023/
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date

PROPERTY OWNERS WITHIN 100' OF 400 IRANISTAN AVENUE

PROPERTY ADDRESS	OWNERS NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
310 IRANISTAN AV #320	PAMBIANCHI ROBERT P LIVING TRUST	310 IRANISTAN AVE #320	BRIDGEPORT	CT	06604
139 RIDGE AV	BRIDGEPORT CITY OF HOUS SITE DEV	EXEMPT PARCEL N/A	BRIDGEPORT	CT	00000
123 RIDGE AV #125	BRIDGEPORT CITY OF	EXEMPT PARCEL N/A	BRIDGEPORT	CT	00000
204 WALNUT ST	AL ROMO LLC	204 WALNUT ST	BRIDGEPORT	CT	06604-5351
99 RIDGE AV #103	AL ROMO LLC	99 RIDGE AV #103	BRIDGEPORT	CT	06604
95 RIDGE AV #97	AL ROMO LLC	95 RIDGE AV #97	BRIDGEPORT	CT	06604
91 RIDGE AV #93	EHEVARRIA JOSE M	91 RIDGE AV #93	BRIDGEPORT	CT	06604
81 RIDGE AV	EHEVARRIA JOSE M	81 RIDGE AVE	BRIDGEPORT	CT	06608
75 RIDGE AV #77	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604
67 RIDGE AV #69	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604
61 RIDGE AV #63	DOVER PARK PROPERTIES LLC	478 ALBANY AVE #1	BROOKLYN	NY	11203
45 RIDGE AV #51	5 STAR HOLDINGS LLC	45 RIDGE AVE	BRIDGEPORT	CT	06604
255 IRANISTAN AV #445	SEASIDE VILLAGE HOMES	43 SIMS STREET	BRIDGEPORT	CT	06604
29 RIDGE AV #35	LONG ISLAND SOUND LLC	PO BOX 29365	SAN FRANCISCO	CA	94129
129 COLUMBIA ST	ATTAR RYAN	3149 38TH STREET	ASTORIA	NY	11103
131 COLUMBIA ST #137	BRIDGEPORT CITY OF	45 LYON TERRACE	BRIDGEPORT	CT	06604
134 COLUMBIA ST #136	COLUMBIA COURT LLC	240 FAIRFIELD AVENUE 3RD FL	BRIDGEPORT	CT	06604
8 COLUMBIA CT #10	COLUMBIA COURT LLC	240 FAIRFIELD AVENUE 3RD FL	BRIDGEPORT	CT	06604
455 IRANISTAN AV	IRANISTAN AVE VENTURE LLC, ATTN: KEVIN R LLOYD	154 ADMIRAL STREET, PO BOX 1141	BRIDGEPORT	CT	06601
478 IRANISTAN AV	FRANCESCA NUNES	840 SOUTH AVE	BRIDGEPORT	CT	06604
119 JOHNSON ST #123	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604
109 JOHNSON ST #111	JOHNSON STREET DEVELOPMENT LLC	570 STATE STREET	BRIDGEPORT	CT	06604
840 SOUTH AV	FRANCESCA NUNES	840 SOUTH AVE	BRIDGEPORT	CT	06604
824 SOUTH AV	NUNES MARIA THERESA & MARIA FRANCESCA NUNES	840 SOUTH AVE	BRIDGEPORT	CT	06604
816 SOUTH AV	816 SOUTH AVE LLC	110 EDISON AVE	MT VERNON	NY	10050
750 SOUTH AV	FUTURE HEALTH CARE SYSTEMS OF CT	110 EDISON AVENUE	MOUNT VERNON	NY	10550
400 IRANISTAN AV	HOUSING AUTHORITY CITY OF BPT	376 EAST WASHINGTON AVE	BRIDGEPORT	CT	06608

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Vanessa@russorizio.com

* Also Admitted in NY
* Also Admitted in VT
+ Of Counsel

October 27, 2023

Paul Boucher
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Zone Change – 400 Iranistan Avenue

Dear Mr. Boucher:

Please accept, on behalf of my client, Windward Development Associates, LLC (the "Petitioner"), the following narrative and enclosed application materials as part of an application for a zone change for the property located at 400 Iranistan Avenue (the "Site") currently in the NX3 Zone to the proposed RX2 Zone.

Narrative

The Petitioner requests a zone change under Section 11.40 of the Zoning Code of the City of Bridgeport (the "Regulations") for the Site to the proposed RX2 Zone. The Site is the location of one of the most successful and transformative residential developments in the South End of the City. It has been a multi-phase project. While some phases have been completed, some phases still remain. This Petitioner worked with the City extensively on the development of this project, and particularly regarding its design and bulk. In addition, the Petitioner has been in front of the Planning and Zoning Commission for approval of the development. The Commission has approved multiple applications regarding this development. The result has been a truly successful residential development that has greatly added to the character of the neighborhood and provided quality housing to residents.

The Zone Bridgeport Regulations zoned the Site within the NX3 Zone, which made the proposed development, which was a continuation of the existing development, nonconforming as to their bulk, particularly their height, and the future proposed phases would not be compliant if they matched the existing development. Previously, the Site had been located in the R-C zone, which permitted the bulk approved and proposed for the Site. The project was also approved and intended for future phases of the development that would mirror the design of the first phases. The zone

change that occurred with the adoption of Zone Bridgeport severely impacted the Site in its planned multi-phase development. The buildings would have similar designs, but one part of the Site would be shorter than the other portion. Other standards also vary that would make the project appear oddly dissimilar. It would ruin the aesthetics of the project. To its north, the Site is bordered by industrial properties, I-95 and the railroad tracks. Approval of the Petition would not be spot zoning as it would eliminate the nonconformities for the future phases of development and the Site abuts the RX2 Zone. The portion of the project that has been developed is the RX2 Zone. This property is technically the same address as the Site, which essentially makes this a split-zoned development. The Regulations discourage split-zoning properties. The RX2 Zone is located directly across from the Site on the other side of South Avenue.

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The Petition is in conformity with the comprehensive plan as the Petition appropriately designates the Site within the Building Type and Zone to which it conforms under the Regulations as the project has been proposed for the Site. It will eliminate nonconformities, because the properties and development are split-zoned between the NX3 Zone and the RX2 Zone. It is a goal of the POCD and Regulations to reduce and eliminate nonconformities, not create them. The adoption of the Zone Bridgeport Regulations created a nonconformity. So, the Petition satisfies Sec. 11.40.7.B as it corrects an error that occurred when the Regulations were approved placing the Site partially in the NX3 Zone.

For the reasons stated above, the Petitioner respectfully requests approval of a zone change of the Site from the NX3 Zone to the RX2 Zone.

Sincerely,



Chris Russo

WINDWARD DEVELOPMENT ASSOCIATES, LLC ACTIVE

C/O JHM FINANCIAL GROUP, LLC 1266 EAST MAIN STREET SUITE 601, STAMFORD, CT, 06902,
United States

BUSINESS DETAILS

Business Details

General Information

Business Name

WINDWARD DEVELOPMENT ASSOCIATES, LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

C/O JHM FINANCIAL GROUP, LLC 1266 EAST MAIN STREET SUITE 601, STAMFORD, CT, 06902, United States

Annual report due

3/31/2024

NAICS code

Lessors of Residential Buildings and Dwellings (531110)

Business ALEI

1187969

Date formed

10/14/2015

Business type

LLC

Mailing address

C/O TOMASETTI KULAS & COMPANY 631 FARMINGTON AVENUE, HARTFORD, CT, 06105, United States

Last report filed

2023

NAICS sub code

531110

Principal Details

Principal Name
JOHN H. MCCLUTCHY JR.

Principal Title
Manager

Principal Business address
1266 EAST MAIN STREET, SUITE 601, STAMFORD, CT, 06902, United States

Principal Residence address
11 MOLLY LANE, DARIEN, CT, 06820, United States

Principal Name
TODD D. MCCLUTCHY

Principal Title
Manager

Principal Business address
1266 EAST MAIN STREET, SUITE 601, STAMFORD, CT, 06902, United States

Principal Residence address
22 Saddle Ridge Road, DARIEN, CT, 06820, United States

Principal Name
WINDWARD ASSOCIATES GP, LLC

Principal Title
Managing Member

Principal Business address
C/O JHM FINANCIAL GROUP, LLC, 1266 EAST MAIN ST STE 601, STAMFORD, CT, 06902, United States

Agent details



Agent name
TODD D. MCCLUTCHY

Agent Business address
1266 EAST MAIN STREET, SUITE 601, STAMFORD, CT, 06902, United States

Agent Mailing address
1266 EAST MAIN STREET, SUITE 601, STAMFORD, CT, 06902, United States

Agent Residence addresss
22 SADDLE RIDGE ROAD , DARIEN, CT, 06820, United States

Filing History



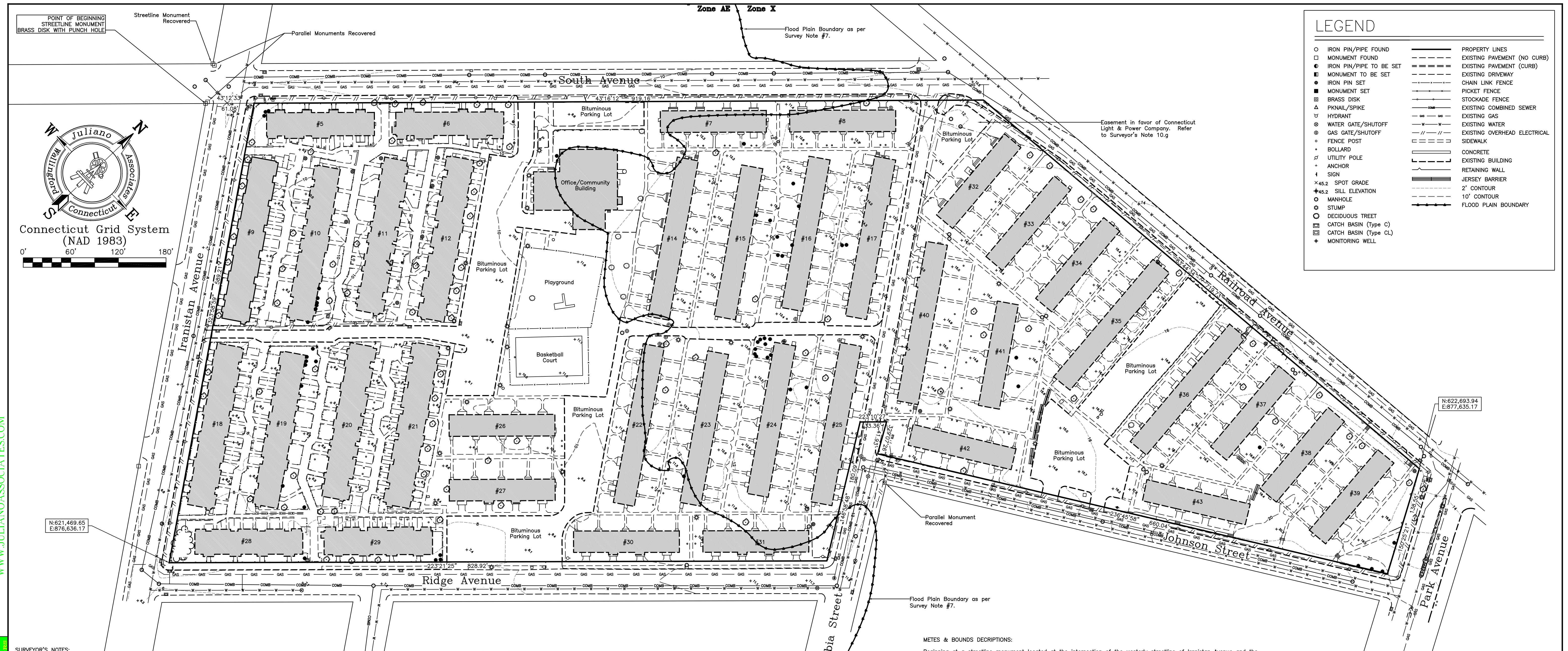
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**Business
Formation -
Certificate of
Organization
0005411900**

JULIANO ASSOCIATES, LLC
 405 MAIN STREET (YALESVILLE)
 WALLINGFORD, CONNECTICUT
 Voice 203-265-1489 Fax 203-949-1523
 WWW.JULIANOASSOCIATES.COM

19th Century Service

Project Name:
 21st Century Technology



LEGEND			
○	IRON PIN/PIPE FOUND	—	PROPERTY LINES
□	MONUMENT FOUND	- - -	EXISTING PAVEMENT (NO CURB)
●	IRON PIN/PIPE TO BE SET	- - -	EXISTING PAVEMENT (CURB)
■	MONUMENT TO BE SET	- - -	EXISTING DRIVEWAY
●	IRON PIN SET	- - -	CHAIN LINK FENCE
■	MONUMENT SET	- - -	PICKET FENCE
⊗	BRASS DISK	- - -	STOCKADE FENCE
⊗	PKNAL/ SPIKE	- - -	EXISTING COMBINED SEWER
⊗	HYDRANT	- - -	EXISTING GAS
⊗	WATER GATE/SHUTOFF	- - -	EXISTING WATER
⊗	GAS GATE/SHUTOFF	- - -	EXISTING OVERHEAD ELECTRICAL
⊗	FENCE POST	- - -	SIDEWALK
⊗	BOLLARD	- - -	CONCRETE
⊗	UTILITY POLE	- - -	EXISTING BUILDING
⊗	ANCHOR	- - -	RETAINING WALL
⊗	SIGN	- - -	JERSEY BARRIER
⊗	45.2 SPOT GRADE	- - -	2' CONTOUR
⊗	45.2 SILL ELEVATION	- - -	10' CONTOUR
○	MANHOLE	- - -	FLOOD PLAIN BOUNDARY
○	STUMP	- - -	
○	DECIDUOUS TREE	- - -	
□	CATCH BASIN (Type C)	- - -	
□	CATCH BASIN (Type CL)	- - -	
+	MONITORING WELL	- - -	

SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE SURVEY STANDARDS PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 EFFECTIVE JUNE 21, 1996 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY WHICH IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS AND PRINCIPAL IMPROVEMENTS (ONLY) ON AND ADJACENT TO THE PROPERTY AND IS ALSO A TOPOGRAPHIC SURVEY WHICH IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.
- THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY OF MAP REFERENCES 9a AND 9b.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2, VERTICAL ACCURACY CONFORMS TO CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2. AZIMUTHS AND COORDINATES AS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT STATE PLANE GRID SYSTEM (NAD 1983). ELEVATIONS AS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD 1988). DATUMS ESTABLISHED BY GPS.
- THE TOTAL AREA OF THE PROPERTY IS ± SQUARE FEET (± ACRES). THE AREA OF THE PROPERTY BOUNDED BY IRANISTAN AVENUE, RIDGE AVENUE, COLUMBIA STREET, AND SOUTH AVENUE IS ± SQUARE FEET (± ACRES). THE AREA OF THE PROPERTY BOUNDED BY COLUMBIA STREET, RAILROAD AVENUE, PARK AVENUE AND JOHNSON STREET IS ± SQUARE FEET (± ACRES).
- THE PROPERTIES ARE LOCATED WITHIN AN RESIDENTIAL - HIGH DENSITY (R-C) ZONING DISTRICT. MINIMUM LOT AREA - 9,000 SQUARE FEET. MINIMUM LOT FRONTAGE - 60 FT. MINIMUM LOT AREA PER DWELLING - 2,700 SQUARE FEET. FRONT LOT LINE SETBACK - 15 FT. SIDE LOT LINE SETBACK - 10 FT. REAR LOT LINE SETBACK - 20 FT. MAXIMUM BUILDING COVERAGE - 60%. MAXIMUM SITE COVERAGE - 70%. MAXIMUM BUILDING HEIGHT - 45 FT.
- THE PROPERTIES LIES WITHIN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAPS NO. 09001C04376, PANELS 437 OF 635 WITH AN EFFECTIVE DATE OF DEC. 17, 2010, REVISED TO JULY 8, 2013. BASE FLOOD ELEVATION: 12 FEET.
- THE CURRENT OWNER OF RECORD OF THE PROPERTY IS THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT. THE PROPERTY IS DESIGNATED ON THE CITY OF BRIDGEPORT ASSESSOR'S RECORDS AS MAP 21, BLOCK 401, LOT 1.
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
 - CITY OF BRIDGEPORT PIN MAPS: 400, 401, 403, & 405.
 - CITY OF BRIDGEPORT TAX MAP: 21.
 - CITY OF BRIDGEPORT SEWER MAPS: 5590-A, 5345-A, & 5030.
- BASED ON THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE INSURANCE POLICY ORDER NUMBERS: HART2019523 DATED OCTOBER 1, 2013, THE PROPERTY IS SUBJECT/PRIVILEGED TO:
 - DECLARATION OF TRUST FROM BRIDGEPORT HOUSING AUTHORITY TO UNITED STATES OF AMERICA SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED JUNE 17, 1941 AND RECORDED IN VOLUME 783 AT PAGE 347 OF THE BRIDGEPORT LAND RECORDS.
 - DECLARATION OF TRUST FROM BRIDGEPORT HOUSING AUTHORITY TO UNITED STATES OF AMERICA SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED MARCH 23, 1956 AND RECORDED IN VOLUME 1111 AT PAGE 148 OF THE BRIDGEPORT LAND RECORDS.
 - DECLARATION OF TRUST FROM BRIDGEPORT HOUSING AUTHORITY TO UNITED STATES OF AMERICA SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED JUNE 8, 1989 AND RECORDED IN VOLUME 2661 AT PAGE 17 OF THE BRIDGEPORT LAND RECORDS.
 - EASEMENT AGREEMENT IN FAVOR OF THE SOUTHERN CONNECTICUT GAS COMPANY DATED AUGUST 6, 1985 AND RECORDED IN VOLUME 1980 AT PAGE 166 OF THE BRIDGEPORT LAND RECORDS. ENCUMBERS ENTIRE PROPERTY.
 - NOTICE OF GRANT OF VARIANCES, SPECIAL EXCEPTION OR SPECIAL PERMIT ISSUED BY THE BRIDGEPORT ZONING BOARD OF APPEALS DATED JANUARY 19, 1999 AND RECORDED IN VOLUME 3356 AT PAGE 150 OF THE BRIDGEPORT LAND RECORDS.
 - NOTICE OF GRANT OF VARIANCES, SPECIAL EXCEPTION OR SPECIAL PERMIT ISSUED BY THE BRIDGEPORT ZONING BOARD OF APPEALS DATED JUNE 7, 1995 AND RECORDED IN VOLUME 3411 AT PAGE 274 OF THE BRIDGEPORT LAND RECORDS.
 - EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY AS SET FORTH IN A GRANT DATED NOVEMBER 1, 2006 AND RECORDED IN VOLUME 7340 AT PAGE 221 OF THE BRIDGEPORT LAND RECORDS.

SURVEYOR'S NOTES (continued):

- NOTICE OF GRANT OF VARIANCES, SPECIAL EXCEPTION OR SPECIAL PERMIT ISSUED BY THE BRIDGEPORT ZONING BOARD OF APPEALS DATED FEBRUARY 4, 1994 AND RECORDED IN VOLUME 3223 AT PAGE 230 OF THE BRIDGEPORT LAND RECORDS.
- IRANISTAN AVENUE, SOUTH AVENUE, RIDGE AVENUE, RAILROAD AVENUE, COLUMBIA STREET, JOHNSON STREET AND PARK AVENUE ARE ACCEPTED CITY HIGHWAYS. THE PROPERTY HAS DIRECT ACCESS TO SAID STREETS.
- THE LOCATIONS OF UNDERGROUND UTILITIES/IMPROVEMENTS AS DEPICTED HEREON ARE BASED UPON ABOVE-GROUND STRUCTURES, INFORMATION AS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND THE ABOVE REFERENCED MAPS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS AS DEPICTED AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. ALL UTILITIES SHOULD BE FIELD MARKED PRIOR TO THE COMMENCEMENT OF ANY DIGGING OR EXCAVATION.
- BASED UPON OUR VISUAL INSPECTION OF THE PROPERTY DURING THE COURSE OF THIS SURVEY THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK. THE SURVEY WITNESSED NO STREET OR SIDEWALK CONSTRUCTION REPAIRS DURING THE COURSE OF THE FIELD WORK AND IS UNAWARE OF ANY CURRENT OR CONTEMPLATED RIGHT-OF-WAY AND/OR ROADWAY CHANGES.
- BASED UPON OUR VISUAL INSPECTION OF THE PROPERTY DURING THE COURSE OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE CURRENTLY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- BASED UPON OUR VISUAL INSPECTION OF THE PROPERTY DURING THE COURSE OF THE SURVEY THERE ARE NO INLAND WETLANDS ON THE SUBJECT PROPERTY.
- THE SURVEYOR FOUND NO EVIDENCE DURING THE COURSE OF THIS SURVEY NOR WITHIN THE RECORD DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TO INDICATE THAT THERE ARE IMPROVEMENTS LOCATED WITHIN ANY OFF SITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY OTHER THAN THOSE NOTED ON THE SURVEY.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD AND FROM INFORMATION CONTAINED IN A FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. HART2019523 DATED OCTOBER 1, 2013, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY CONDUCTED OCTOBER 21, 22, AND 23, 2013 AND NOVEMBER 5, 7, 8, 11, AND 12, 2013.

METES & BOUNDS DESCRIPTIONS:

Beginning at a streetline monument located at the intersection of the westerly streetline of Iranistan Avenue and the southerly streetline of South Avenue, thence at an azimuth of 43°12'33", a distance of 61.08 feet to the TRUE POINT OF BEGINNING. Said point is the north westerly most corner of the property herein described.

Thence along the southerly streetline of South Avenue at an azimuth of 43°16'12", a distance of 919.16 feet to a point on the southerly streetline of Railroad Avenue;

Thence along the southerly streetline of Railroad Avenue at an azimuth of 83°44'34", a distance of 719.73 feet to a point on the westerly streetline of Park Avenue;

Thence along the westerly streetline of Park Avenue at an azimuth of 150°25'21", a distance of 138.55 feet to a point on the northerly streetline of Johnson Street;

Thence along the northerly streetline of Johnson Street at an azimuth of 236°45'58", a distance of 660.04 feet to a point on the easterly streetline of Columbia Street;

Thence an azimuth of 329°07'26", a distance of 41.93 feet to a point;

Thence at an azimuth of 223°10'27", a distance of 33.36 feet to a point on the westerly streetline of Columbia Street;

Thence along the westerly streetline of Columbia Street at an azimuth of 146°58'48", a distance of 180.09 feet to a point on the northerly streetline of Ridge Avenue;

Thence along the northerly streetline of Ridge Avenue at an azimuth of 223°21'25", a distance of 828.92 feet to the point on the easterly streetline of Iranistan Avenue;

Thence along the easterly streetline of Iranistan Avenue at an azimuth of 323°58'59", a distance of 589.21 feet to the TRUE POINT OF BEGINNING.

IMPORTANT! READ!
 WARNING AND DISCLAIMER OF LIABILITY
 UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, descriptions, or elevations of any underground structure.

The underground structures depicted hereon are for informational purposes only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document.

Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

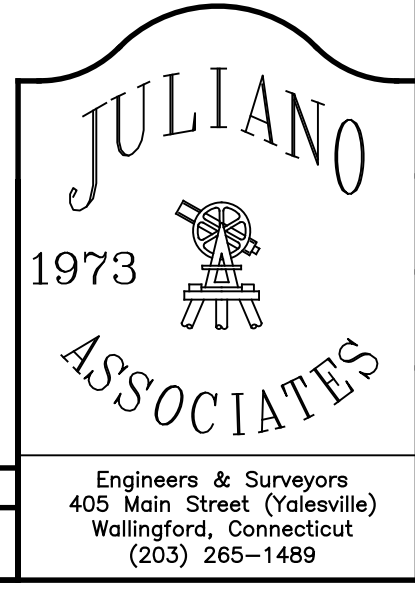
ALTA/ACSM Land Title Survey

Marina Village
 Land of the Housing Authority
 of the City of Bridgeport
 400 Iranistan Avenue
 Bridgeport, Connecticut

Drawn: CJULIANO	Date: 11/11/13	Scale: 1" = 60'
Designed: CJULIANO	Project no.: 13-162	Sheet: 1 of 1
Checked: CJULIANO	Revision: 0	
Released: CJULIANO		

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NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION
	REVISIONS

To: Housing Authority of the City of Bridgeport, United States Department of Housing and Urban Development, Connecticut Housing Finance Authority, First American Title Insurance Company, and Berchem, Moses & Devin, P.C.

I, Christopher S. Juliano, a Professional Land Surveyor duly licensed in the State of Connecticut (#19725) do hereby declare that to my knowledge and belief this map is substantially correct as noted hereon. This map and the survey on which it was based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", as adopted by the American Land Title Association (ALTA), the American Congress on Surveying and Mapping (ACSM) and the National Society of Professional Surveyors (NSPS), effective February 23, 2011 and includes items 1-5, 6(a), 8, 9, 11(a), 11(b), 13, 16-19, 20(a) and 21 of Table A thereof. The survey of the property depicted hereon was actually made upon the ground on October 21, 22, & 23, 2013 and November 5, 7, 8, 11, & 12, 2013.

Christopher S. Juliano, LS #19725



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Seaview Bridgeport, LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 837 Seaview Avenue, Bridgeport, CT 06607
4. Assessor's Map Information: Block No. 30/600 Lot No. 16/C
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 663.41' x 545.14' x 861.58' x 43.64' x 106.01' x 120.09' x 797.95 x 59.75' x 2.88' x 85.44' x 326.84' x 55.59' x 3.59' x 93.00' x 100.00' x 171.21' x 156.69' x 70.84' x 6.53'
7. Existing Zone Classification:
8. Zone Classification requested: I
9. Describe Proposed Development of Property: Construction of a retail gas stations with accessory convenience store, fuel pump canopies and two (2) retail take-out restaurants, one with an accessory drive-through facility
Approval(s) requested: Zone Change and Coastal Site Plan Review

Signature: _____ Date: _____
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
Print Name: Chris Russo

Mailing Address: 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-255-9928 Cell: 203-255-9928 Fax: 203-576-6626
E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Seaview Bridgeport, LLC 10/13/2023
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date



54CITY OF BRIDGEPORT

Application Form

Municipal Coastal Site Plan Review For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Zoning office.

Section I: Applicant Identification

Applicant: <u>Seaview Bridgeport, LLC</u>	Date: <u>10/20/2023</u>
Address: <u>c/o Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT</u>	Phone: <u>203-528-0590</u>
Project Address or Location: <u>837 Seaview Avenue, Bridgeport, CT 06607</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify) _____	
List primary contact for correspondence if other than applicant: Name: <u>Chris Russo, Russo & Rizio, LLC</u>	
Address: <u>10 Sasco Hill Road</u>	
City/Town: <u>Fairfield</u>	State: <u>CT</u> Zip _____
Code: <u>06824</u>	
Business Phone: <u>203-528-0590</u>	
e-mail: <u>Chris@russorizio.com</u>	

Section II: Project Site Plans

<p>Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Project location<input checked="" type="checkbox"/> Existing and proposed conditions, including buildings and grading<input checked="" type="checkbox"/> Coastal resources on and contiguous to the site<input type="checkbox"/> High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)<input checked="" type="checkbox"/> Soil erosion and sediment controls<input checked="" type="checkbox"/> Stormwater treatment practices<input checked="" type="checkbox"/> Ownership and type of use on adjacent properties<input checked="" type="checkbox"/> Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
--

Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

Part I: Site Information

1. Street Address or Geographical Description:
837 Seaview Avenue, Bridgeport, CT 06607
City or Town: Bridgeport
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
The Site is adjacent to Bridgeport Harbor.
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

The Site is predominantly vacant, except for an outdoor storage yard, an industrial building containing North Sails and various paved areas. Bridgeport Harbor lies to the West, Yellow Mill Bridge and I-95 are to the north, and then industrial building and properties as well as a multi-family residential development lie to the east and south.
5. Indicate the area of the project site: 28.3 acres or square feet (circle one)
6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):
 - Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
 - Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.
 - Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.
7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) Yes No

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The Applicant is proposing a Zone Change to the Industrial Zone and construction of a retail gas station with an accessory convenience store, fuel pump canopies and two (2) retail take-out restaurants, one of which will contain an accessory drive-thru facility, on a portion of the Site nearest Seaview Avenue. Said improvements will include clearing, grading, paving and stormwater management.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

Stormwater run-off from the building and the driveway and parking areas will be treated with a subsurface system. The primary stormwater treatment will be implemented as to Stormwater Best Management Practice.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)			X	
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X	X	X	
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	X	X	X	
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	X	X	X	
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	X	X	X	
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				X

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

Bridgeport Harbor is adjacent to the Site. The project complies with CGS Sec. 22a-92(a)(1)

"...by promoting economic growth without significantly disrupting the environment...", with

CGS Sec. 22a-92(b)(2)(F) as it "...manage coastal hazard areas to minimize hazards to property."

and with CGS Sec. 22a-92(c)(2)(B) to "...maintain patterns of water circulation in the placement

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- 9 Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS Section 22a-93(16)
- 9 Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- 9 Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- 9 Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- 9 Boating - CGS Section 22a-92(b)(1)(G)
- 9 Fisheries - CGS Section 22a-92(c)(1)(I)
- 9 Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- 9 Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- 9 Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- 9 Solid Waste - CGS Section 22a-92(a)(2)
- 9 Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- 9 Cultural Resources - CGS Section 22a-92(b)(1)(J)
- 9 Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

No adverse impacts were determined on adjacent coastal resources. Stormwater treatment will be proposed which will help reduce erosion impacts as well as provide water infiltration. This project will be limited to the confines of the Site and will be completed within an approximate twenty-four (24) months. All disturbed pervious areas will be loamed, seeded and planted upon completion of construction.

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

- Identify the adverse impact categories below that apply to the proposed project or activity. The **Applicable** column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	X	
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

- Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):

There is no proposed activity that qualifies as a water-dependent use. There is no water-dependent use currently at the Site. However, it should be noted that the proposed gas station includes a fuel canopy intended to provide fuel for recreational boats, so therefore, the Application indirectly supports water-dependent uses in a convenient location as there are multiple water access areas in the vicinity of the Site.

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impacts were determined on adjacent coastal resources. Stormwater treatment is proposed which will help reduce erosion impacts. New lawn areas will also reduce erosion and provide storm water infiltration.

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

There will be no remaining adverse impacts resulting from the proposed activity.

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* Also Admitted in NY

* Also Admitted in VT

+ Of Counsel

October 26, 2023

Paul Boucher
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Zone Change and Coastal Site Plan Review – 837 Seaview Avenue

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for a zone change and coastal site plan review under the Bridgeport Zoning Regulations (the “Regulations”) for the property located at 837 Seaview Avenue (the “Site”) to construct a retail gas station with an accessory convenience store, fuel pump canopy and diesel fuel pump canopy as well as two (2) accessory retail take-out restaurants, one of which will contain an accessory drive-through facility and associated Site improvements in the proposed I Zone.

Narrative

The Site is located adjacent to an exit ramp for I-95 to its north as it intersects Seaview Avenue. The Site abuts a large industrial building and property to its south where North Sails is located and a number of industrial properties are located in the vicinity. To the west and north of the Site lies vacant land that is a part of the future development of Steelpointe East. Bridgeport Harbor lies further west of the Site and abuts the overall Steelpointe East property.

The Site was approved under the former Regulations for a Planned Development District. In association with said approval, a General Development Plan was filed that included a number of developments within the larger development known as Steelpointe East. The Site is only a portion of said development. However, before this area was developed, the Regulations were adopted and replaced the former zoning regulations under which the PDD was created. Steelpointe East was not even located in a new zone, but simply considered a Legacy Zone under the Regulations. The Applicant is proposing to locate the Site in the I Zone under the current Regulations as that is the nearest zone to the Site and the principal proposed use of the Site – a gas station with accessory fuel pumps – is permitted in the I Zone.

The Site currently borders an existing private driveway to its south, which intersects at the intersection of Beardsley Street and Seaview Avenue. This is a full access intersection. The Applicant proposes to install a private drive along the northern side of the Site from Seaview Avenue and along the rear of the Site. These private drives will be a part of a larger roadway network to access the remainder of Steelpointe East. The northern driveway will be a right turn only entrance from Seaview Avenue. It will not feature an exit out onto Seaview Avenue. The Site itself will be accessed from two (2) entrance driveways off the northern private drive and a full access drive from the existing private driveway to the south.

Currently, the Site is vacant. The Applicant proposes to construct a 4,200 SF retail gas station with convenience store. Next door to the convenience store will be two (2) separate units, which will be occupied by a retail take-out restaurant, including a Dunkin' Donuts with an accessory drive-through facility. The gas station use will include a gas canopy and fuel pumps for Twelve (12) personal vehicles. In addition, the Applicant is proposing diesel fuel pumps and a canopy to accommodate commercial vehicles. The Petitioner proposes multiple parking areas along the northern and western sides of the proposed building as well as along the southern end of the Site for a total of Thirty-one (31) parking spaces. The drive-through facility will contain a stacking lane for Eleven (11) vehicles, which will wrap around the side and front of the proposed building. However, it is important to note that while the frontage of the Site is located along Seaview Avenue, the Site is surrounded by public and private driveways and is most visible from Interstate 95. The building is oriented towards Interstate 95 and the drive-through facility will be located mainly along the opposite façade from Interstate 95. A bypass lane will be located along the side of the stacking lane.

The Applicant proposes extensive landscaping along the perimeter and interior of the Site to significantly enhance the currently vacant Site and to screen the proposed stacking lane. A pedestrian access crosswalk will lead from the sidewalk on Seaview Avenue to the proposed building. The Applicant proposes two (2) freestanding signs. One compliant monument sign will be located at the Site's intersection with Beardsley Street and will feature the tenant names. The second sign will be a 36' pylon sign to display information regarding the gas prices for fuel at the gas station as seen at any typical gas station. The Site is uniquely situated as it is in the viewscape of vehicles located at ground level traveling along Seaview Avenue, but also those vehicles traveling on Interstate 95, which is at a considerably higher elevation than the Site. The proposed sign will ensure motorists traveling along both roadways will be able to view the sign. In total, the Application represents a tremendous redevelopment of the vacant Site. The East End neighborhood suffers from a significant lack of gas stations. Some residents travel to Stratford to be able to find a gas station. This Application will provide a use that is desperately needed in an economy and area that requires many people to use their personal vehicles. Most neighborhoods do not have to deal with this difficulty and the Application will go a long way to ensure the East End no longer has this difficulty.

Zone Change

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The Petition is in conformity with the comprehensive plan as the Petition appropriately designates the Site within the Industrial I Zone to which it conforms under the Regulations and the Site abuts the same Zone. The proposed gas station use and the existing North Sails industrial building are industrial uses. In conformity with Sec. 11.40.7.B of the Regulations, the Petition corrects an error as the Site was not located in a new zone when the Zone

Bridgeport Regulations were adopted. This Zone Change will place the Site within a zone and allow it to properly move forward under the Regulations.

Site Plan Review

The Petition satisfies Sec. 11.70 Site Plan Review standards of the Regulations as it fully complies with the standards of the Regulations and has received the necessary variances. The design of the proposed buildings and landscaping create a harmonious building-street interaction providing a tremendous improvement to the existing streetscape from the existing vacant site. The scale and proportion of the buildings conform to the I Zone Development Standards. The Petition proposes significant landscaping along the perimeter and street frontage. The proposed use will be a tremendous complement to the surrounding industrial, commercial and residential areas as a vital resource to the range of activities that occur in the area – whether it is diesel fuel for commercial trucks, marine fuel for recreational boats, or regular fuel for personal vehicles. It is located in close proximity to I-95, a major thoroughfare, and also multiple water access points. It is an ideal location for this use.

Coastal Site Plan Review

The Petition also complies with Section 11.80 of the Regulations regarding coastal site plan review. As stated above, the Petition fully complies with the site plan review standards of the Regulations. The Petition poses no danger or threat to coastal resources and it has no potential adverse impacts. The proposed area for development is located a significant distance from the shoreline. While the Application does not propose a water-dependant use, it will provide marine fuel for recreational boats in a convenient location in proximity to multiple water access points. The proposed building and Site improvements will all be constructed in accordance with current codes and regulations, including the appropriate stormwater drainage systems. Sediment and erosion controls, such as silt fencing and anti-tracking aprons, will be utilized during construction.

For the above-stated reasons, the Application satisfies all the applicable standards of the Regulations and the Applicant respectfully requests its approval.

Sincerely,



Chris Russo
Attorney for Applicant

SEAVIEW BRIDGEPORT, LLC ACTIVE

10 EAST MAIN ST SUITE 201, BRIDGEPORT, CT, 06608, United States

BUSINESS DETAILS ▼

Business Details ▲

General Information —

Business Name
SEAVIEW BRIDGEPORT, LLC

Business status
ACTIVE

Citizenship/place of formation
Foreign/DE

Business address
10 EAST MAIN ST SUITE 201, BRIDGEPORT, CT, 06608, United States

Annual report due
3/31/2024

NAICS code
Other Activities Related to Real Estate (531390)

Business ALEI
1133204

Date formed
2/26/2014

Business type
LLC

Mailing address
10 EAST MAIN ST SUITE 201, BRIDGEPORT, CT, 06608, United States

Last report filed
2023

NAICS sub code
531390

Principal Details —

Principal Name
ROBERT W. CHRISTOPH

Principal Title
MANAGER

Principal Business address
10 EAST MAIN ST SUITE 201, BRIDGEPORT, CT, 06608, United States

Principal Residence address
10 EAST MAIN ST SUITE 201, BRIDGEPORT, CT, 06608, United States

Principal Name
ROBERT W. CHRISTOPH JR.

Principal Title
MANAGER

Principal Business address
10 EAST MAIN ST SUITE 201, BRIDGEPORT, CT, 06608, United States

Principal Residence address
10 EAST MAIN ST SUITE 201, BRIDGEPORT, CT, 06608, United States

Agent details



Agent name
C T CORPORATION SYSTEM

Agent Business address
67 BURNSIDE AVE, EAST HARTFORD, CT, 06108, United States

Agent Mailing address
67 BURNSIDE AVE, EAST HARTFORD, CT, 06108, United States

Filing History



Business Registration - Certificate of Registration
0005049951

Filing date: 2/26/2014 Filing time:

Volume Type
B

Volume
1907

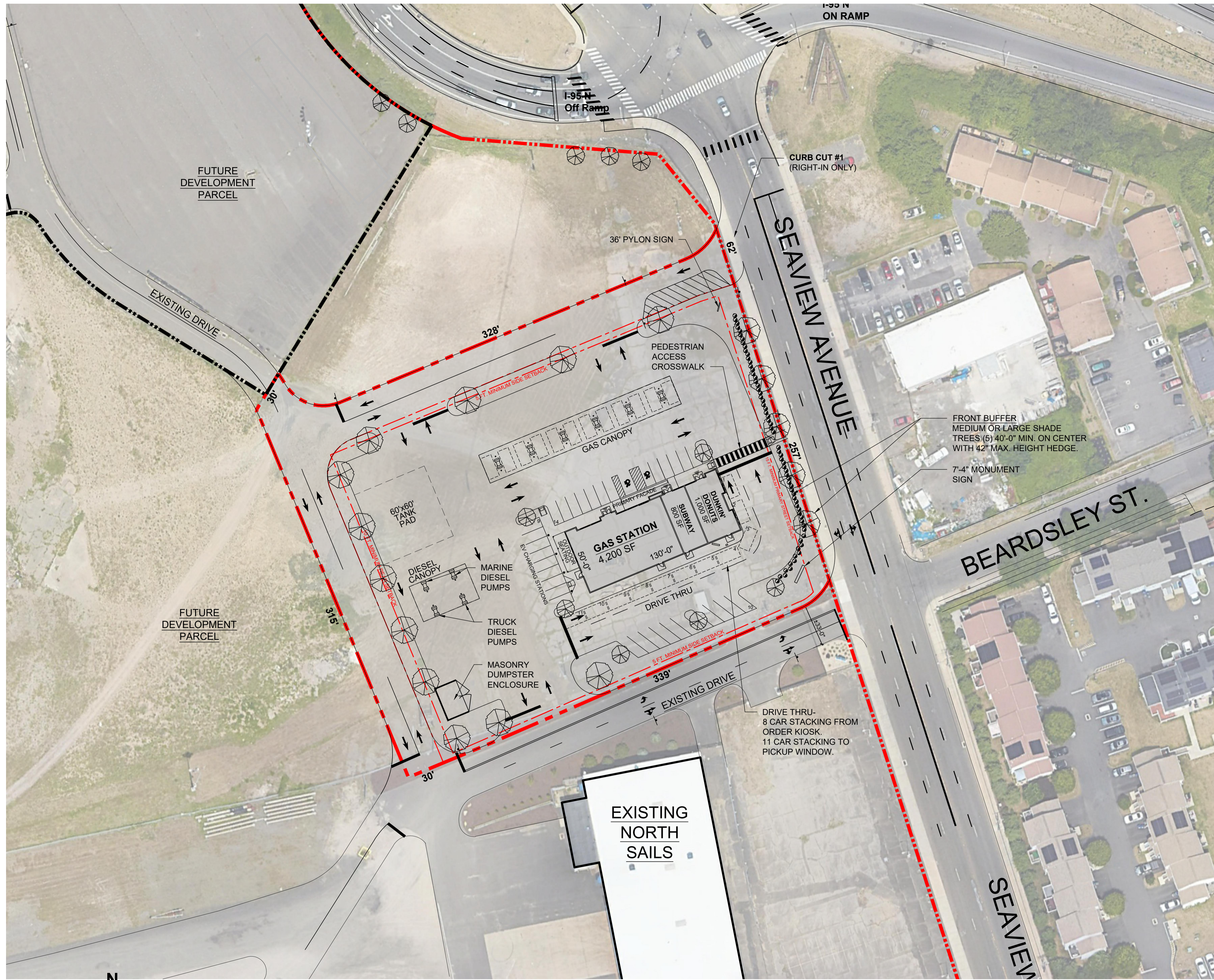
Start page
849

Pages
2

Date generated
2/26/2014

PROPERTIES LOCATED WITHIN 100' OF 837 SEAVIEW AVENUE

PROPERTY ADDRESS	OWNERS NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
601 SEAVIEW AV	BRIDGEPORT CITY OF PUBLIC WORKS	45 LYON TERRACE	BRIDGEPORT	CT	06604
730 SEAVIEW AV	BRIDGEPORT PORT AUTHORITY	330 WATER ST	BRIDGEPORT	CT	06604
738 SEAVIEW AV	CRIANDE PROPERTIES LLC	179 WILLIAM STREET	BRIDGEPORT	CT	06608
731 SEAVIEW AV	SEAVIEW BRIDGEPORT II LLC	10 EAST MAIN STREET	BRIDGEPORT	CT	06608
866 SEAVIEW AV	DOUBLE A STONE LLC	866 SEAVIEW AVENUE	BRIDGEPORT	CT	06607
868 SEAVIEW AV	DOUBLE A STONE LLC	868 SEAVIEW AVENUE	BRIDGEPORT	CT	06607
872 SEAVIEW AV #874	DOUBLE A STONE LLC	872 SEAVIEW AVE	BRIDGEPORT	CT	06607
886 SEAVIEW AV	DOUBLE A STONE LLC	886 SEAVIEW AVENUE	BRIDGEPORT	CT	06607
902 SEAVIEW AV #904	ROBINSON WESLEY	817 NAUGATUCK AVE	MILFORD	CT	06460
912 SEAVIEW AV #914	MACK CHAPMAN APT LLC	817 NAUGUTUCK AVENUE	MILFORD	CT	06460
	SEAVIEW GARDENS INC C/O CHANACA				
890 SEAVIEW AV	REAL ESTATE	919 STRATFORD AVE #6	STRATFORD	CT	06615
842 STRATFORD AV	PAD LLC C/O HOFFMAN INVESTMENT	PO BOX 3580	STAMFORD	CT	06905
837 SEAVIEW AV	SEAVIEW BRIDGEPORT LLC	10 EAST MAIN STREET	BRIDGEPORT	CT	06608
740 STRATFORD AV	SEAVIEW BRIDGEPORT LLC	10 EAST MAIN STREET	BRIDGEPORT	CT	06608

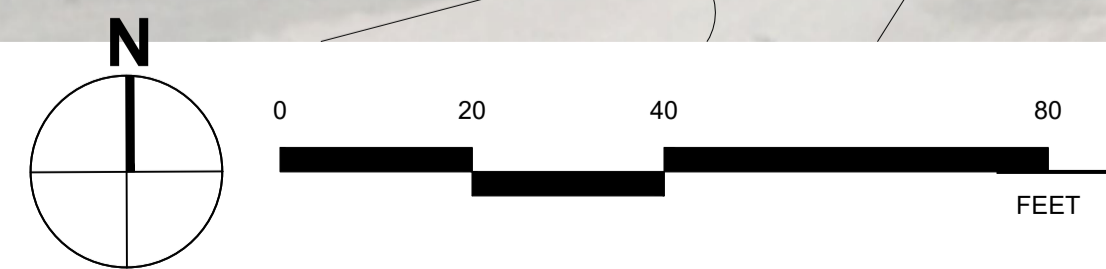


Bridgeport Landing Development LLC
BRIDGEPORT, CT

WORKSHOP BUILDING TYPE		
	REQUIRED (I ZONE)	PARCEL A FIRST CUT
BUILDING LOCATION		
MULTIPLE PRINCIPAL BUILDINGS	ALLOWED	-
LOT WIDTH	25 FT. MIN.	257 FT.
PRIMARY STREET WALL	NONE	NONE
PRIMARY STREET BUILD-TO-ZONE SETBACK	15 ft. min.	61 FT.
NON-PRIMARY STREET BUILD-TO-ZONE SETBACK	10 ft. min.	N/A
SIDE SETBACK	5 ft. min.	85 FT. & 135 FT.
REAR SETBACK	10 ft. min.	152 FT.
SITE COVERAGE	85% max.	77%
PARKING & ACCESSORY STRUCTURES		
PARKING & DRIVEWAY ENTRANCE	1 PER 300' OF STREET FRONTAGE	1
ALLOWED GARAGE DOOR LOCATION	ANY FACADE	N/A
SURFACE PARKING LOCATION	ANY YARD	ANY YARD
SURFACE PARKING STREET SETBACK	SAME AS BUILDING	75 FT.
SURFACE PARKING SIDE & REAR SETBACK	SAME AS BUILDING	SIDE: 19 FT. SIDE: 120 FT. REAR: 108 FT.
ACCESSORY STRUCTURE LOCATION	REAR, SIDE YARD	REAR & SIDE YARD
ACCESSORY STRUCTURE STREET SETBACK	SAME AS BUILDING	71 FT.
ACCESSORY STRUCTURE SIDE & REAR SETBACK	SAME AS BUILDING	SIDE: 50 FT. REAR: 27 FT.
HEIGHT		
HEIGHT	3 STORIES MAX.	1 STORY
GROUND STORY HEIGHT	10 FT. MIN. 24 FT. MAX.	24'
ALL OTHER STORIES HEIGHT	10 FT. MIN. 14 FT. MAX.	N/A
ROOFS		
ROOF TYPES	FLAT, PARAPET, PITCHED	FLAT, PARAPET & PITCHED
TOWER	NOT ALLOWED	INCLUDED
PRIMARY & NON-PRIMARY FACADES		
TRANSPARENCY: PRIMARY FACADES	12% MIN.	60%
TRANSPARENCY: NON-PRIMARY FACADES	-	-
BUILDING ENTRANCES LOCATION	ONE ON PRIMARY FACADE	3
ENTRANCE TRANSITION TYPE	-	-
GROUND STORY ELEVATION	-	-
HORIZONTAL DIVISIONS WITH SHADOW LINES	-	-
VERTICAL DIVISIONS WITH SHADOW LINES	-	-
FUEL PUMPS		
FUEL PUMP USE	ALLOWED	INCLUDED
CANOPY HEIGHT	18 FT. MAX	GAS: 18 FT. DIESEL: 20 FT.
MATERIALS	MATCH BUILDING	-
DRIVE THRU FACILITY		
DRIVE THRU USE	ALLOWED	INCLUDED
LOCATION	REAR YARD OR REAR OF BUILDING	FRONT OF BUILDING
STACKING	REAR OR INTERIOR SIDE YARD	INTERIOR SIDE YARD
ACCESSORY STRUCTURES/SIGNS	REAR OR INTERIOR SIDE YARD	INTERIOR SIDE YARD
STRUCTURE	CANOPIES AND ROOFS WILL MATCH BUILDING	-
STACKING REQUIRED	COFFEE SHOP: 8 (FROM ORDER BOARD)	8
LOCATION & DESIGN	STACKING & WINDOWS MAY NOT BE BETWEEN BUILDING AND FRONT STREET.	BETWEEN BUILDING & FRONT STREET.
BYPASS LANE	REQUIRED, 10 FT. MIN.	INCLUDED, 20 FT.
EV CHARGING		
PRIVATE EV CHARGING	ALLOWED	-
PUBLIC EV CHARGING	ALLOWED	INCLUDED
EQUIPMENT	DOES NOT IMPERE PEDESTRIAN, BICYCLE OR WHEELCHAIR MOVEMENT OR CREATE SAFETY HAZARDS ON SIDEWALK	INCLUDED
TRASH & RECYCLING		
LOCATION	REAR YARD	REAR YARD
OPAQUE SCREEN	MASONRY OR WOOD FENCE REQUIRED	INCLUDED
SCREEN HEIGHT	4 FT. MIN. OR COMPLETE SCREENING	INCLUDED

SIGNAGE		
	REQUIRED (I ZONE)	PARCEL A FIRST CUT
GENERAL SIGNAGE		
ALLOWED SIGNAGE	WALL SIGNS, PROJECTING SIGNS, FREESTANDING SIGNS	WALL SIGNS, FREESTANDING SIGNS
ILLUMINATION	INDIRECTLY OR INTERNALLY ILLUMINATED	-
ELECTRONIC DISPLAY SIGNS	APPROVED BY SPECIAL PERMIT	-
FREESTANDING SIGNS		
FREESTANDING SIGNS	1 PER 300 FT OF STREET FRONTAGE	266 FT FRONTAGE 2 SIGNS
FREESTANDING MAX SIGN AREA	NO MORE THAN 32 SF OR 1 SF LINEAR FT. WHICHEVER IS GREATER	266 SF ALLOWED Pylon 156 SF/SIDE MONUMENT 56 SF
FREESTANDING SIGN HEIGHT	8 FT. WHEN <25 FT FROM STREET LOT LINE. 25 FT. WHEN >25 FT FROM STREET LOT LINE.	Pylon HEIGHT: 36 FT. 15 FT FROM LOT LINE. MONUMENT HEIGHT: 7'-4" 15 FT FROM LOT LINE.
WALL & PROJECTING SIGNS		
WALL & PROJECTING MAX SIGN AREA	2 SF LINEAR FT. OF BUILDING FRONTAGE	130 FT. OF FRONTAGE 250 SF OF SIGNAGE
WALL & PROJECTING MOUNTING HEIGHT	BUILDING HEIGHT OR 25 FT. WHICHEVER IS LESS	24'

LANDSCAPING		
	REQUIRED (I ZONE)	PARCEL A FIRST CUT
FRONTAGE BUFFER		
VEHICULAR AREAS ALONG STREET FRONTSCAPES	REQUIRED ALONG PERIMETER OF ANY OFF-STREET SURFACE PARKING, DRIVEWAY OR LOADING AREAS	INCLUDED
BUFFER DEPTH	7 FT. DEPTH FROM STREET FACING LOT LINE	20 FT.
BUFFER LOCATION	EXTEND THE FULL WIDTH OF VEHICULAR AREA FRONTAGE	INCLUDED
FENCE	REQUIRED IN FRONTAGE BUFFER	-
FENCE LOCATION	2 FT. FROM BACK OF CURB OR EDGE OF VEHICULAR AREA.	-
FENCE HEIGHT	3 FT. MIN. 4 FT. MAX.	-
FENCE MATERIAL	SEE BRIDGEPORT ZONING REGULATIONS 7.100.3 C (2)	-
BUFFER LANDSCAPE	REQUIRED	INCLUDED
SHADE TREES	MED. & LARGE 40 FT. ON CENTER MIN. SINGLE ROW REQUIRED ON STREET SIDE OF FENCE	INCLUDED
HEDGE	24 IN. MIN. 36 IN. MAX.	INCLUDED
HEDGE SPACING	42 IN. MAX.	INCLUDED
HEDGE HEIGHT	42 IN. MAX.	INCLUDED
SIDE & REAR BUFFER		
BUFFER LOCATIONS	NOT REQUIRED WHEN ADJACENT TO SIMILAR ZONING.	ADJACENT TO I-ZONE
INTERIOR PARKING LOT LANDSCAPE		
APPLICABILITY	ALL PARKING WITH MORE THAN 10 SPACES	30 SPACES
TERMINAL END ISLANDS	LANDSCAPE ISLANDS REQUIRED AT END OF PARKING	INCLUDED
ROW ISLANDS	LANDSCAPE ISLAND REQUIRED EVERY 9TH PARKING SPACE.	INCLUDED
ISLAND SIZE	5 FT. WIDE MIN. 4 LENGTH OF SPACE	INCLUDED
ISLAND TREES	MEDIUM OR LARGE SHADE TREE PER ISLAND	INCLUDED
TREE CANOPY COVER	50 FT. RULE. EACH PARKING SPOT HAS TO BE WITHIN 50 FT. OF A TREE PLANTED OR WITHIN 5 FT. OF PARKING LOT EDGE.	INCLUDED
SHADING REQUIREMENT	TREE CANOPIES MUST COVER 30% OF INTERIOR PARKING LOT AT MATURITY. CANOPY OF ANY TREES ON THE LOT OR ADJACENT COUNT TOWARDS %.	34%



STEELPOINTE EAST - GAS STATION - CONCEPTUAL SITE PLAN

Architect

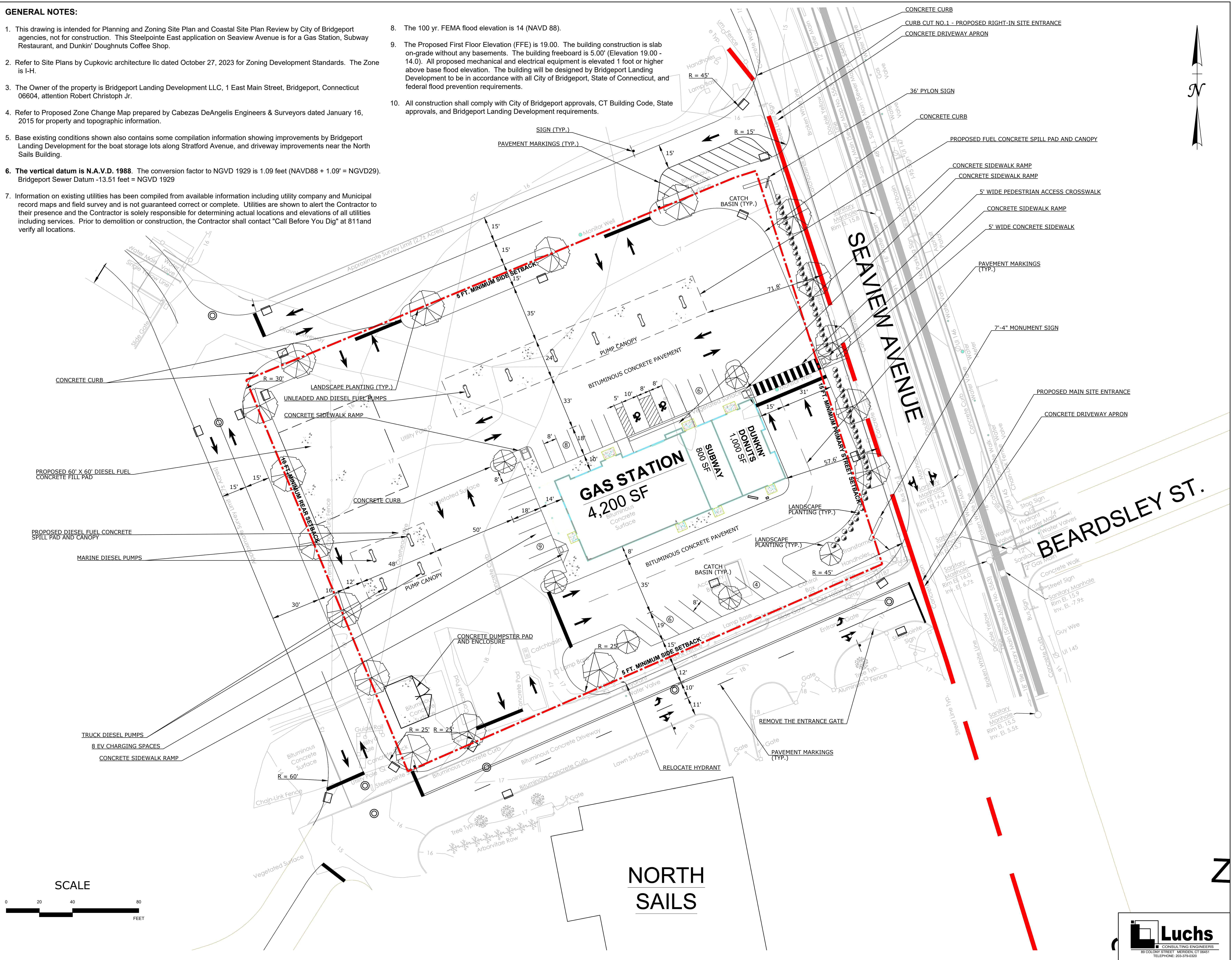
OCTOBER 27, 2023
23-017



GENERAL NOTES:

- This drawing is intended for Planning and Zoning Site Plan and Coastal Site Plan Review by City of Bridgeport agencies, not for construction. This Steelpointe East application on Seaview Avenue is for a Gas Station, Subway Restaurant, and Dunkin' Doughnuts Coffee Shop.
- Refer to Site Plans by Cupkovic architecture llc dated October 27, 2023 for Zoning Development Standards. The Zone is I-H.
- The Owner of the property is Bridgeport Landing Development LLC, 1 East Main Street, Bridgeport, Connecticut 06604, attention Robert Christoph Jr.
- Refer to Proposed Zone Change Map prepared by Cabezas DeAngelis Engineers & Surveyors dated January 16, 2015 for property and topographic information.
- Base existing conditions shown also contains some compilation information showing improvements by Bridgeport Landing Development for the boat storage lots along Stratford Avenue, and driveway improvements near the North Sails Building.
- The vertical datum is N.A.V.D. 1988. The conversion factor to NGVD 1929 is 1.09 feet (NAVD88 + 1.09' = NGVD29). Bridgeport Sewer Datum -13.51 feet = NGVD 1929
- Information on existing utilities has been compiled from available information including utility company and Municipal record maps and field survey and is not guaranteed correct or complete. Utilities are shown to alert the Contractor to their presence and the Contractor is solely responsible for determining actual locations and elevations of all utilities including services. Prior to demolition or construction, the Contractor shall contact "Call Before You Dig" at 811 and verify all locations.

- The 100 yr. FEMA flood elevation is 14 (NAVD 88).
- The Proposed First Floor Elevation (FFE) is 19.00. The building construction is slab on-grade without any basements. The building freeboard is 5.00' (Elevation 19.00 - 14.0). All proposed mechanical and electrical equipment is elevated 1 foot or higher above base flood elevation. The building will be designed by Bridgeport Landing Development to be in accordance with all City of Bridgeport, State of Connecticut, and federal flood prevention requirements.
- All construction shall comply with City of Bridgeport approvals, CT Building Code, State approvals, and Bridgeport Landing Development requirements.



PROJECT: Steelpointe East Gas Station
 CLIENT: Bridgeport, CT
 CLIENT: Bridgeport Landing Development, LLC
 BRIDGEPORT, CT

SEAL: [Blank Seal Area]
 DATE: [Blank Date Area]
 DESCRIPTION: [Blank Description Area]
 NUMBER: [Blank Number Area]

DATE: [Blank Date Area]
 DESCRIPTION: [Blank Description Area]
 NUMBER: [Blank Number Area]

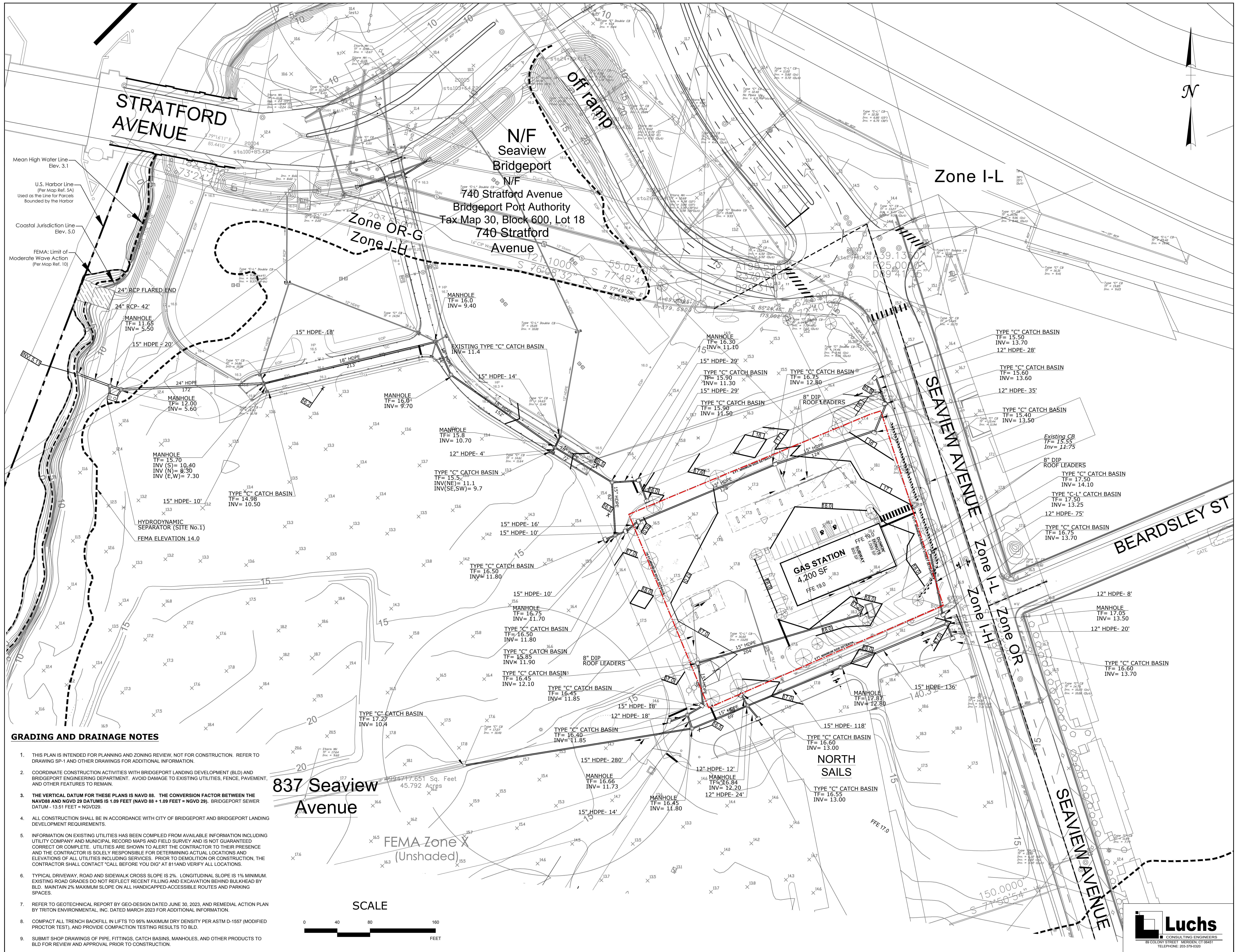
DATE: [Blank Date Area]
 DESCRIPTION: [Blank Description Area]
 NUMBER: [Blank Number Area]

DRAWING TITLE: Steelpointe East Gas Station
 SITE PLAN

DRAWN BY: SDM
 CHECKED BY: SDM
 SCALE: 1" = 20'
 ISSUE DATE: [Blank]

JOB NUMBER: 23-017
 DRAWING NUMBER: SP-1





GRADING AND DRAINAGE NOTES

1. THIS PLAN IS INTENDED FOR PLANNING AND ZONING REVIEW, NOT FOR CONSTRUCTION. REFER TO DRAWING SP-1 AND OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
2. COORDINATE CONSTRUCTION ACTIVITIES WITH BRIDGEPORT LANDING DEVELOPMENT (BLD) AND BRIDGEPORT ENGINEERING DEPARTMENT. AVOID DAMAGE TO EXISTING UTILITIES, FENCE, PAVEMENT, AND OTHER FEATURES TO REMAIN.
3. THE VERTICAL DATUM FOR THESE PLANS IS NAVD 88. THE CONVERSION FACTOR BETWEEN THE NAVD88 AND NGVD 29 DATUMS IS 1.09 FEET (NAVD 88 + 1.09 FEET = NGVD 29). BRIDGEPORT SEWER DATUM - 13.51 FEET = NGVD29.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRIDGEPORT AND BRIDGEPORT LANDING DEVELOPMENT REQUIREMENTS.
5. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AND VERIFY ALL LOCATIONS.
6. TYPICAL DRIVEWAY, ROAD AND SIDEWALK CROSS SLOPE IS 2%. LONGITUDINAL SLOPE IS 1% MINIMUM. EXISTING ROAD GRADES DO NOT REFLECT RECENT FILLING AND EXCAVATION BEHIND BULKHEAD BY BLD. MAINTAIN 2% MAXIMUM SLOPE ON ALL HANDICAPPED-ACCESSIBLE ROUTES AND PARKING SPACES.
7. REFER TO GEOTECHNICAL REPORT BY GEO-DESIGN DATED JUNE 30, 2023, AND REMEDIAL ACTION PLAN BY TRITON ENVIRONMENTAL, INC. DATED MARCH 2023 FOR ADDITIONAL INFORMATION.
8. COMPACT ALL TRENCH BACKFILL IN LIFTS TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557 (MODIFIED PROCTOR TEST), AND PROVIDE COMPACTION TESTING RESULTS TO BLD.
9. SUBMIT SHOP DRAWINGS OF PIPE, FITTINGS, CATCH BASINS, MANHOLES, AND OTHER PRODUCTS TO BLD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

837 Seaview Avenue



PROJECT: Steelpointe East Gas Station
 LOCATION: Bridgeport, CT
 CLIENT: Bridgeport Landing Development, LLC

SEAL: [Blank]
 DATE: [Blank]
 DESCRIPTION: [Blank]
 NUMBER: [Blank]

DATE: [Blank]
 DESCRIPTION: [Blank]
 NUMBER: [Blank]

DATE: [Blank]
 DESCRIPTION: [Blank]
 NUMBER: [Blank]

DRAWING TITLE: Steelpointe East Gas Station
 GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'
 SHEET NUMBER: 23-017
 DRAWING NUMBER: GD-1



CUPKOVIC architecture llc
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 216.524.9461 fax
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 info@cupkovic.com