

**Request for Proposals
Sale and Development of Real Estate
Offered by
City of Bridgeport, CT
86 Whittier Street
(Whittier School)**

Issue Date: Week of January 6, 2014
Submission Deadline: March 31, 2014, 4:00 P.M.

Overview

The Whittier School, constructed in 1912, is being offered for sale and development by the City of Bridgeport. The City, acting through its Office of Planning and Economic Development (OPED), seeks a qualified developer to purchase and improve the property. The City will consider all development proposals that contemplate a future use of the property compatible with the surrounding neighborhood. To be considered, developers must submit a development proposal in response to this Request for Proposals (RFP), in the manner prescribed herein. The City makes no representations or warranties as to the condition of the property, zoning, and zoning enforcement, and proposes to sell the property “as is, where is, with all faults.” The minimum purchase price offer is \$250,000.

Location/Neighborhood

The property is located on the western side of Whittier Street in the West End neighborhood of Bridgeport. Primary access to the neighborhood is via Fairfield Avenue, a two lane westbound artery. The property is located in an area characterized by residential development (single and multi-family housing), small retail establishments, and to the north, small scale industrial facilities. The site is located a tenth of a mile to Fairfield Avenue a thriving retail corridor with grocery store, restaurant, and amenities.

Property Description (All numbers are estimates or approximations)

The property consists of one tax parcel 1.24 acres in size, with 25,050 square feet of finished area on two floors. . Unfinished basement and storage areas comprise another 14,520 square feet. The building was constructed in 1912 as a school.

The overall site is generally level and consists of paved parking areas. The current zoning for the property is Residential High Density (R-C), a designation “intended to provide for high density neighborhoods with a safe and vital residential character by promoting a maximum variety of housing types, including multifamily dwellings, and by allowing a range of non-residential uses that will, when properly regulated, provide the services, recreational facilities, and opportunities for social interchange that enhance residential life.” Current zoning allows for 20 RU via special permit.

Environmental Conditions

The City has not commissioned its own environmental assessments, nor does it intend to, and has not conducted a search of federal and state regulatory agency records for this property. The property may be subject to the Connecticut Property Transfer Act (Transfer Act), Connecticut General Statutes Section 22a-134 et. Seq.. If, and to the extent that this property is a generator under such statute, the selected developer of the property will be required to comply with the Transfer Act as the responsible party, certify compliance with the Transfer Act to the Connecticut Department of Environmental Protection (DEP), implement any required remedial action plan, and indemnify the City of Bridgeport from any liability associated with compliance with the Transfer Act or enforcement actions brought by the DEP, the United States Environmental Protection Agency, or any other governmental agency having jurisdiction.

Site Access for Potential RFP Respondents

A walkthrough will be conducted for potential respondents during the month of January. Potential respondents interested in participating in the walkthrough should notify the Office of Planning and Economic Development at 999 Broad Street, Bridgeport, CT 06604, (203) 576-7221, with the name, address, and contact information of their representative no later than January 20, 2014. At the sole discretion of the Office of Planning and Economic Development, additional access to the site may be granted by appointment only.

Submission Requirements

Respondents must submit five (5) hard copies of their complete development proposal. All materials will become the property of the City of Bridgeport. All proposals must be submitted to the City of Bridgeport's Office of Planning and Economic Development at the address set forth above no later than 4:00 P.M. Daylight Savings Time on March 14, 2014. No submissions will be accepted after this date and time or at any other location.

Each submission must contain the following information:

A. Formal letter of interest on letterhead of principal developer, if a single entity, or the principal entity of the respondent, where the respondent is a team. Such letter should be addressed to:

Whittier School RFP Coordinator
Office of Planning and Economic Development
City of Bridgeport
999 Broad Street, 2nd Floor
Bridgeport, CT 06604

B. Identification of the Respondent/Business w/ Contact Information

The respondent should provide a description and general history of the individual, firm, or entity that is anticipated to become the owner of record, and/or will have primary responsibility for implementing the development proposal. The respondent's specific experience in implementing the type of project proposed should be highlighted.

C. Description of the Development Proposal

The respondent should provide a description of the development proposal, including the following:

- Purchase price offered.
- Development plan and timetable for the future use of the property.
- Estimated cost of improvements and approximate schedule for completion.
- Plans to attract tenants, if applicable; identify types of tenants to be sought, if applicable.
- Proposed sources and uses of funds.

D. Commercial or Trade References

The respondent must include a minimum of three (3) references that attest to their financial wherewithal or capabilities, including at least one reference from a lender or depository institution with which the respondent has a current relationship.

E. Litigation

The respondent (firms and principals) must identify and describe any current, pending or threatened litigation against them related to their business or real estate dealings. The respondent must attest to having no litigation pending or contemplated against the City of Bridgeport.

F. Obligations to the City of Bridgeport

The respondent must attest to having no outstanding or overdue tax, lien, or fine obligations to the City of Bridgeport.

The City of Bridgeport may elect to deem a submission non-responsive if the submission fails to comply with specific requirements of this solicitation. The City reserves the right to reject any and all proposals in its sole discretion, and to decline to offer or withdraw the RFP for this property.

Selection Process Schedule

The following schedule represents the anticipated timeline for the selection of development proposals, which may be altered by the City as the need arises:

RFP formally announced and distributed	Week of January 6, 2014
Formal Walkthrough (date to be determined)	Week of January 20-31, 2014
Deadline for receipt of proposals	March 14, 2014
City review of submissions	March 17- 31, 2014
Notification of results of selection process	April 3, 2014
Buyer due diligence period, Negotiations	April 3-May 4, 2014
Closing on sale of property	June 06, 2014

Selection Committee

All proposals will be reviewed and evaluated by a selection committee established by the City. Proposals will be reviewed and evaluated based upon information contained in the respective submission packages and their responsiveness to the submission criteria delineated below.

Proposal Evaluation Criteria

The committee shall consider the following information when evaluating submissions to determine the proposal that is in the best interests of the City:

- Quality of the development proposal, with specific attention to tenancy plans
- Financial capability of the respondent to consummate the purchase and proceed with the development proposal in a short timeframe, in particular the respondent's ability to implement the proposed with minimal or no government subsidy in any form.
- Qualifications of the respondent to implement its development proposal
- Compatibility of the development proposal with site planning considerations and existing land uses within the neighborhood
- Financial benefit to the City of Bridgeport, with consideration to purchase price offered and future property tax generation potential of the real estate and personal property.

The committee may request supplemental information when it determines the necessity, including business and personal financial statements from any of, all of, or none of the respondents. Financial statements and other business confidential information will not be subject to disclosure under Freedom of Information law. If information protected from disclosure under the Connecticut FOIA is to be kept confidential, a respondent should specify such information, place such information in a separate envelope appropriately marked, and submit such information with its proposal.

A respondent may be disqualified if any principal or officer of the respondent, or any member of its team, has been charged or convicted of a crime chargeable as a felony within the last five (5) years. An Ownership Disclosure and No Conflicts Form (attached) must be completed and submitted with the proposal for the respondent if the respondent is a team.

Sale of the Property is Subject to a Due Diligence Period and Negotiation of a Land Development Agreement

Upon written notification, the respondent recommended by the Selection Committee will have a period of approximately thirty (30) days within which to satisfy itself as to the suitability of the property for purchase and development, enter into a Land Development Agreement (LDA) and close on the sale with the City. OPED will seek the required approvals for the sale of the Planning & Zoning Commission. Respondents may be required to provide a 25% non-refundable sale deposit to the City during this period, subject to appropriate conditions.

The City will provide the selected respondent with appropriate access to the property under the terms of an Access Agreement, for appropriate inspections and testing. The selected respondent will be required to provide appropriate insurance and indemnification, and if necessary, restore the premises to its prior condition after such testing.

The LDA may include but not necessarily be limited to terms regarding building design standards, housing unit creation, job creation, investment, a schedule of development milestones, and reversion of title for material failure to perform. The LDA will be filed on the land records.

Questions regarding the process should be addressed in writing to OPED, Attention: Max Perez, Senior Economic Development Associate. All questions and answers will be distributed via e-mail to each potential respondent that provides contact information at the walkthrough, but no questions will be accepted less than seven (7) business days prior to the date for submission of proposals.

Attachments

The following documents are attached:

- Aerial Photo
- Tax Assessor's Map
- Tax Assessor's Card
- R-C Development Standards, excerpt from Zoning Regulations, City of Bridgeport, Connecticut

Parcel ID : 0208--09-----
GIS ID : 208-9
Owner Name : BRIDGEPORT CITY OF, EDUCATION
Property Location : 86 WHITTIER ST
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 06605
Account : EE-0005900
Land Area (Acres) : 1.23999082
Land Value : \$195,300
Building Value : \$1,611,490
Total Value : \$1,806,790
Land Use : Public School
Style : Schools
Rooms: Total/Beds/Baths : N/A
Year Built : 1912
Living Area :
Last Sale Date :
Last Sale Price : \$0
Qualified Sale? :
Book/Page : 0/ 0

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)



MBLU : 18/208/9/11
Location: 86 WHITTIER ST
Owner Name: BRIDGEPORT CITY OF, EDUCATION
Account Number: EE-0005900

Parcel Value

Item	Assessed Value
Improvements	1,611,490
Land	195,300
Total:	1,806,790

Owner of Record

BRIDGEPORT CITY OF, EDUCATION

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF, EDUCATION	0/0		0

Land Use

Land Use Code	Land Use Description
933	Public School

Land Line Valuation

Size	Zone	Assessed Value
1.24 AC	RC	195,300

Construction Detail

Building # 1

STYLE Schools	Stories: 2	Exterior Wall 1: Brick
Roof Struct: Flat	Roof Cover: Tar + Gravel	Interior Wall 1: Drywall
Interior Wall 2: Minim/Masonry	Interior Floor 1: Terrazzo Monol	Heating Fuel: Gas
Heating Type: Hot Water	AC Type: None	

Building Valuation

Living Area: 25,050 square feet **Year Built:** 1912

Extra Features

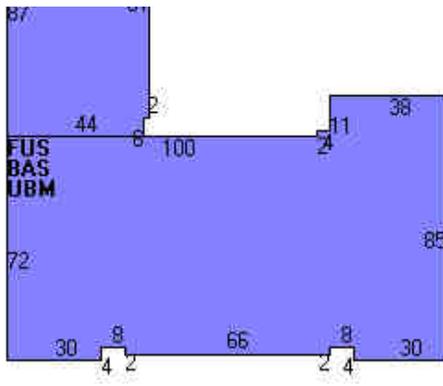
Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
PAV1	Paving Asph	20000 SF
FN5	Fence 10'	600 LF

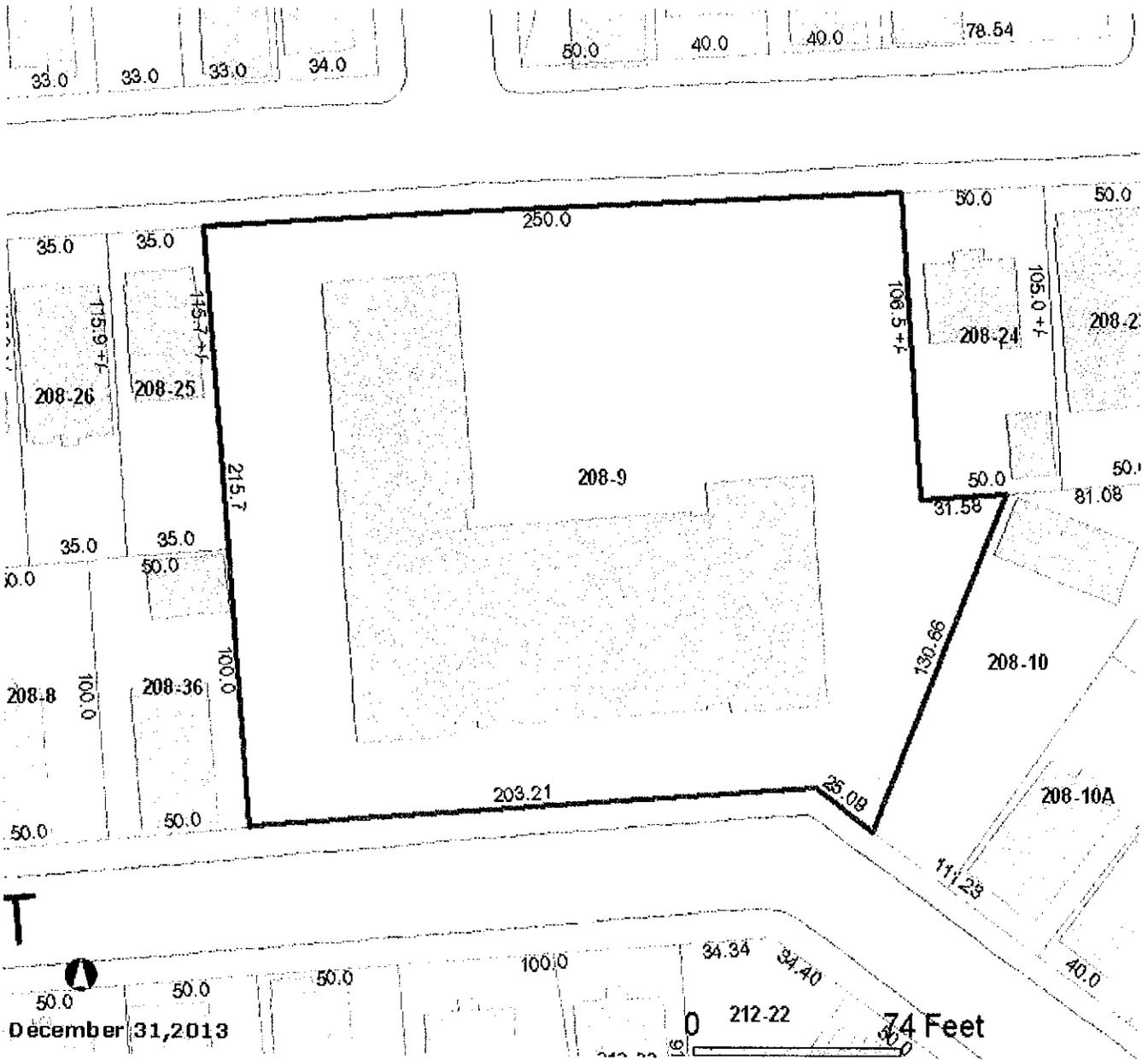
Building Sketch





Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	14520	14520
FUS	Finished Upper Story	10530	10530
UBM	Unfin Basement	14520	0





USE SCHEDULE - RESIDENTIAL ZONES

TABLE 1

NOTE:

For each listed use, refer also to Table 5 and Table 6, Use Classifications

PRINCIPAL PERMITTED and SPECIAL PERMIT USES	ZONES				
	R-AA	R-A	R-B	R-BB	R-C
RESIDENTIAL					
Single family dwelling	P	P	P	P	P
Two family dwelling	N	N	P	P	P
Three family dwelling	N	N	N	P	P
Multi-family dwelling	N	N	N	N	SP
Rooming or boarding house	N	N	N	N	SP
Residential only in adaptive reuse	SP	SP	SP	SP	SP

COMMERCIAL AND RETAIL					
Entertainment, restaurant or recreation trade	N	N	N	N	SP
Mixed uses in adaptive reuse	N	N	N	N	SP
Office	N	N	SP	SP	SP
Retail sales and services	N	N	SP	SP	SP

INSTITUTIONAL, PUBLIC AND QUASI-PUBLIC					
Community facility	SP	SP	SP	SP	SP
Community residential facility (1)	P	P	P	P	P
Congregate housing	N	N	N	N	P
Daycare center	N	N	SP	SP	P
Group living	N	N	N	SP	SP
Medical center	N	N	N	N	SP
Membership club	N	N	N	N	SP
Religious institution; house of worship	SP	SP	SP	SP	SP
School	SP	SP	SP	SP	SP
Social service provider	N	N	N	N	SP

PUBLIC OR MUNICIPAL					
Basic utility	P	P	P	P	P
Essential public service	P	P	P	P	P
Park and open area	P	P	P	P	P

ACCESSORY USES					
Accessory apartment in single-family house	P	P	N	N	N
Home office	P	P	P	P	P
Home business	SP	SP	SP	SP	SP
Stacked parking (2)	P	P	P	P	P

NOTES

- 1 Community residential facility does not include single-room occupancy facility, and all such facilities shall conform to Connecticut General Statutes Section 8-3e(a).
- 2 For single and two-family dwellings, stacked parking shall be allowed as a standard accessory use, if no more than two cars are so parked for each driveway serving the structure. See Section 11-1-7 and Table 7.

KEY: P Principal permitted use

SP Special Permit Use

N Use is prohibited

engine overhauls, automobile painting, and body fender work are conducted.

Exception: Repair and service of industrial vehicles and equipment, and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as Industrial Service.

Uses

Vehicle Service Station Uses:

- Car Washes
- Department of Environmental Protection vehicle emission test sites
- Gas stations
- Minor auto repair and tire sales
- Quick lubrication services
- Detailing

Vehicle Repair Facility Uses:

- Auto body shops
- Auto upholstery shops
- Tire sales and mounting shops
- Transmission or muffler shops
- Vehicle repair facility, heavy (heavy truck servicing and repair)
- Vehicle repair facility, light (light truck servicing and repair)

Accessory Uses

Offices, sales of parts, and vehicle storage.

6.6.6 Short-Term Lodging

Facilities offering transient lodging accommodations to the general public, where the average length of stay is less than 60 days.

Uses:

- Boarding, rooming or lodging houses and single room occupancy (SRO) hotels, where the average length of stay is less than 60 days
- Bed and breakfasts
- Hotels
- Motels
- Recreational vehicle parks

Accessory Uses

Coffee shops and dining areas primarily for use by guests or residents of the facility.

ADDITIONAL STANDARDS FOR SUPPLEMENTAL USES ON LOTS IN ALL ZONES
TABLE 7

RESIDENTIAL ZONES	R-AA	R-A	R-B	R-BB	R-C
Parking in front setback	Note 1	Note 1	Note 1	Note 1	Note 1
Drive-through facility	No	No	No	No	No
Outdoor display	No	No	No	No	No
Outdoor storage and activities	No	No	No	No	No
Trucks and equipment					
Light	No	No	Yes (1)	Yes (1)	Yes (1)
Heavy	No	No	No	No	No

NON-RESIDENTIAL ZONES	OR	OR-G	OR-R	I-H	I-L	MU-EM	MU-W	MU-LI	ZP
Parking in front setback	Note 1	Yes	Yes	Yes	Yes	No	Yes	No	n.a.
Drive-through facility	No	Yes (5)	Yes (5)	Yes (5)	Yes (5)	No	Yes (5)	No	n.a.
Outdoor display	Yes (2)	Yes (2)	Yes (2)	Yes (2)	Yes (2)	Yes (2)	No	Yes	Yes
Outdoor storage and activities	No	Yes (6)	Yes (6)	Yes (6)	Yes (6)	No	No (3)	No	No
Trucks and equipment									
Light	Yes	Yes	Yes	Yes	Yes	Yes	No (4)	Yes (8)	Yes
Heavy	No	No	Yes (7)	Yes	Yes	No	No (4)	No	Yes

NOTES:

- 1 For all residential zones, a vehicle may be parked in the front setback as long as the vehicle(s) is parked on the approved driveway. No advertising on any truck or equipment shall be allowed.
- 2 Outdoor display of plants and produce only. See Section 11-5.
- 3 Outdoor storage not allowed, except for water-dependent uses.
- 4 Trucks and equipment are not allowed except for water-dependent uses.
- 5 See Section 12-5, Drive-Through Facilities
- 6 See Section 11-6, Outdoor Storage and Activities
- 7 See Section 14-4 for special permit for heavy trucks.
- 8 Light trucks are allowed. No outdoor storage of equipment is allowed.

MINIMUM OFF-STREET PARKING REQUIREMENTS, NON-DVD ZONES

TABLE 8.A

See Table 8.B for DVD zones.

SF (square footage) means gross square footage or gross building area.

DU means dwelling unit.

USE	REQUIRED PARKING SPACES
RESIDENTIAL	
Single-family house	1.5 / du
Two-family house	1.5 / du
Three-family house	1.5 / du
Multi-family house	1.5 / du plus ten percent for visitor parking
College or university housing	0.33 / bed
Boarding or rooming house	0.5 / bed
Lodging house	0.5 / bed
OFFICE	
Non-medical office	3 / 1000 sf
Medical office	
Non-residential zones	4 / 1000 sf
Residential zones	4 / 1000 sf plus residential requirement
INSTITUTIONAL	
Community center	4 / 1000 sf
Day care	2 per classroom
High school	7 / classroom
Place of worship	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
School primarily serving children < age 16	2 / classroom
Senior citizen center	4 / 1000 sf
Zoological park	5 / acre, provided the zoological park is accessible by public transit
INDUSTRIAL USE	
Industrial service	Greater of 0.5 / employee on largest shift OR 1 / 1200 sf of building area
Manufacturing and production	Greater of 0.5 / employee on largest shift OR 1 / 1200 sf of building area
Marina	0.5 per slip plus 1 per every 2 employees
Resource production	Greater of 0.5 / employee on largest shift OR 1 / 1200 sf of building area
Resource extraction	Greater of 0.5 / employee on largest shift OR 1 / 1200 sf of building area
Warehouse	0.5 / 1000 sf and 0.5 / employee

(Continued on next page)

MINIMUM OFF-STREET PARKING REQUIREMENTS, NON-DVD ZONES
TABLE 8.A (continued)

See Table 8.B for DVD zones.

SF (square footage) means gross square footage or gross building area.

DU means dwelling unit.

USE	REQUIRED PARKING SPACES
COMMERCIAL	
Arena	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
Auditorium	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
Display store (furniture, carpet)	1 / 1000 sf
Entertainment	10 / 1000 sf
Financial institution, free-standing or as a ground-level service	4 / 1000 sf
Fuel sale/convenience store	5 / first 1000 sf
Health club	4 / 1000 sf
Heliport or helicopter landing area	Greater of 1 / employee OR 2 / 1000 sf of patron area; minimum 10 spaces
Hospital/medical center	1 / bed plus 0.5 / employee on largest shift
Hotel or motel	1 / bedroom plus 6 / 1000 sf of ballroom, meeting, and dining area
Nursing and convalescent home	0.25 / bed plus 0.5 / employee on largest shift
Recreation	10 / 1000 sf
Recreation facility	4 / 1000 sf
Restaurant (with wait staff)	10 / 1000 sf
Fast-food restaurant (no wait staff)	12 / 1000 sf
Retail sales and services	
50,000 sf or less	3.5 / 1000 sf
More than 50,000 sf, or shopping center use	4 / 1000 sf
Stadium	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
Theater	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
Vehicle repair facility,	
Fuel sales only	5 / first 5000 sf of building area plus 1 / each additional 1000 sf
Sales/Service/repair facility	10 / first 5000 sf of building area plus 1 / each additional 1000 sf

MINIMUM OFF-STREET PARKING REQUIREMENTS - DVD ZONES

TABLE 8.B

See Table 8.A for non-DVD zones.

SF (square footage) means gross square footage or gross building area.

DU means dwelling unit.

USE	NUMBER OF SPACES REQUIRED PER MEASUREMENT UNIT
RESIDENTIAL	
Residential use	0.5 / du PLUS ten percent for visitor parking
OFFICE	
Financial institution (if use has retail operations)	1 / 1000 sf
Medical office	3 / 1000 sf
Non-medical office (includes non-retail financial institutions such as brokerage and investment offices, and bank headquarters.)	2.25 / 1000 sf
COMMERCIAL	
Entertainment	
Auditorium	0.25 / seat OR 10 / 1000 sf; minimum 20 spaces, whichever is greater
Major entertainment facility (arena, stadium)	0.25 / seat OR 10 / 1000 sf; minimum 20 spaces, whichever is greater
Theater	0.25 / seat OR 10 / 1000 sf; minimum 20 spaces, whichever is greater
Marina	0.5 per slip plus 1 per every 2 employees
Recreation	
Park and open area	No parking space required
Outdoor commercial recreation	1 / 1000 sf plus 0.5 / each employee on largest shift
Recreation facility	1 / 1000 sf
Restaurant	No parking space required
Retail trade	
General sales and service (non-automotive)	2.0 / 1000 sf if larger than 2,500 sf and less than 50,000 sf
Sales and service, automotive	2.0 / 1000 sf if larger than 2,500 sf and less than 50,000 sf
Marine craft	2.0 / 1000 sf for any establishment larger than 2,500 sf and less than 50,000 sf
Any retail use 50,000 sf and larger	3 / 1000 sf
Health club	1 / 1000 sf
Short-term lodging (hotel)	0.75 space / bedroom plus 5 / 1000 sf of ballroom, meeting, and dining area and 0.5 / employee on largest shift
Vehicle repair facility	8 / first 5000 sf of building area plus 1 / each additional 1000 sf
INSTITUTIONAL	
Community facility (includes senior citizen center)	4 / 1000 sf
Health care	
Medical center	0.5 / bed plus 0.5 / each employee on largest shift
Nursing and convalescent home	1 per 6 beds plus 0.5 / employee on largest shift
Education	
College and university	1 / 3 beds
Day care center	2 per classroom
High school	4 / classroom
School primarily serving children younger than 16	2 / classroom
Religious institution; house of worship	0.25 / seats OR 10 / 1000 sf; minimum 20 spaces, whichever is greater
INDUSTRIAL	
Manufacturing and production, artisanal	1.0 per 3 employees on largest shift OR 1 / 1500 sf of building area, whichever is greater

REQUIRED ACCESSIBLE PARKING SPACES
TABLE 9

Total Parking Spaces in Lot	Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent of total number
1,001 and over	Two percent of total number PLUS 1 / each 100 spaces over than 1,000

ZONE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES
TABLE 3

DEVELOPMENT STANDARDS	ZONES									
	R-AA	R-A	R-A	R-AB	R-B	R-B	R-BB	R-BB	R-C	R-C
LOT				Notes 3						
Lot area minimum	11,250 sf	9,000 sf	7,500 sf	5,000 sf	9,000 sf	7,500 sf	9,000 sf OR 7,500 sf pre-existing lot	7,500 sf	9,000 sf	9,000 sf
Frontage minimum	90 ft	60 ft	75 ft	50 ft	60 ft	75 ft	60 ft	60 ft	60 ft	60 ft
Depth, minimum	100 ft	100 ft	n.a.	100 ft	n.a.	100 ft	n.a.	100 ft	100 ft	n.a.
Lot area per dwelling unit, minimum	n.a.	n.a.	100 ft	2,700 sf						
PRINCIPAL BUILDING SETBACK										
Front lot line, minimum from	20 ft	20 ft	20 ft	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Side lot line, minimum from	10 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	10 ft (1)
One side	10 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	Note 1
Both sides shall add up to	20 ft	20 ft	20 ft	20 ft	20% of lot width	20% of lot width	20% of lot width	20% of lot width	20% of lot width	Note 1
Rear lot line	20 ft	20% of lot depth	20% of lot depth	20% of lot depth	Note 1					
Minimum	20 ft	20 ft	20 ft	20 ft						
ACCESSORY STRUCTURE										
Setback minimum:										
Front lot line	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft	The lesser of 50% of lot depth OR 75 ft
Side lot line	10 ft	3 ft	3 ft	3 ft	3 ft	3 ft	3 ft	3 ft	3 ft	3 ft
Rear lot line	5 ft	3 ft	3 ft	3 ft	3 ft					
Corner lot	Note 2	Note 2	Note 2	Note 2						
Floor area maximum	Note 4	Note 4	Note 4	Note 4						
COVERAGE										
Building coverage, maximum	35%	40%	40%	40%	45%	45%	55%	55%	60%	60%
Not to exceed	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,375 sf	3,375 sf	4,125 sf	4,125 sf	5,400 sf	5,400 sf
Site coverage, maximum	60%	60%	60%	60%	65%	65%	70%	70%	70%	70%
LANDSCAPED AREA										
Minimum	40%	40%	40%	40%	35%	35%	30%	30%	30%	30%
HEIGHT										
Principal building, maximum	n.a.	n.a.	n.a.	4 stories or 45 ft						
To mid-point of highest roof	28 ft	28 ft	28 ft	n.a.						
To ridge	35 ft	35 ft	35 ft	n.a.						
Accessory structure, maximum										
Flat or rounded roof	12 ft	12 ft	12 ft	12 ft						
To ridge	15 ft	15 ft	15 ft	15 ft						

NOTES:
 1. Side setback shall be either ten (10) ft minimum or forty (40) percent of the principal building height, whichever is greater.
 2. Corner lots are required to provide two front yards and two side yards.
 3. R-A 5,000 sf lot minimum shall apply only to lawfully created lots that pre-exist the effective date of these Regulations. No new such lots shall be created.
 4. See Section 4-9-(1)(X2).
 Not applicable: n.a.

5. (a) Identify all officers, directors, managing or general partners, or managing members.

<u>Name</u>	<u>Address</u>	<u>Title</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(b) Identify owners of 5% or more interest in the Business:

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. Identify any parent organization of the Business.

Parent company's name _____, a

- | | |
|--|--|
| <input type="checkbox"/> a corporation | <input type="checkbox"/> a general partnership |
| <input type="checkbox"/> a limited liability company | <input type="checkbox"/> a sole proprietorship |
| <input type="checkbox"/> a limited liability partnership | <input type="checkbox"/> other _____ |

State of Incorporation or organization: _____

7. Has the Business, any parent company, or any of their respective officers, directors, owners, general partners, managing members, employees, or agents ever been convicted of, entered a plea of guilty, entered a plea of *nolo contendere*, or otherwise admitted to:

	<u>Yes</u>	<u>No</u>
a) the commission of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of such contract or subcontract?	☐	☐

- b) the violation of any state or federal law for embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property or any other offense indicating a lack of business integrity or business honesty which affects responsibility as a municipal contractor?
- c) the violation of any state or federal antitrust, collusion or conspiracy law arising out of the submission of bids or proposals to a public or private contract or subcontract?
- d) fraudulent, criminal or other seriously improper conduct while participating in a joint venture or similar arrangement.
- e) willfully failing to perform in accordance with the terms of one or more public contracts, agreements or transactions?
- f) having a history of failure to perform or a history of unsatisfactory performance of one or more public contracts, agreements or transactions?
- g) willfully violating a statutory or regulatory provision or requirement applicable to a public contract, agreement or transaction?

IF YOU ANSWER YES TO ANY PART OF PARAGRAPH 7, EXPLAIN ON AN ATTACHED SHEET.

8. Initial as appropriate below:

None of the persons listed herein is related by blood or marriage to any City of Bridgeport government official or employee. _____ (Initial)

OR

One or more of the persons listed herein is related by blood or marriage to a City of Bridgeport government official or employee. (Explain in detail below or attach additional sheet if necessary). _____ (Initial)

9. Read and initial at the end of the following paragraph:

BY INITIALING BELOW, THE UNDERSIGNED REPRESENTS THAT THERE EXISTS NO KNOWN OR SUSPECTED CONFLICTS OF INTEREST BETWEEN THE BUSINESS AND THE CITY OF BRIDGEPORT.
_____ (Initial)

