

**CITY OF BRIDGEPORT
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT**



**REPORT TO THE CITY COUNCIL
April 27, 2012**

**Mayor Bill Finch
Donald Eversley, Director**



OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

RESPONSIBILITIES

- Commercial, industrial & housing development, planning, zoning, building code
- Develops City development projects & initiatives
- Sells City property and collaborates on public-private projects
- Provides funding, technical, and land-use assistance to private projects
- Helps to encourage private development by leveraging City assets, beautification and improvement, efficiency and marketing

NEW INITIATIVES

- Downtown Farmers Market
- Bridgeport Arts Fest
- Downtown Thursdays
- Bridgeport Storefront Improvement Program
- Bridgeport Business Development Fund

Selling Bridgeport:

**“Connecticut's Hub for Entrepreneurship
and Innovation”**

- Great location in a vibrant region
- Convenient transportation and connections
- Diverse and skilled workforce
- Competitive cost of living and doing business
- Newly updated Master Plan and Zoning
- Safest big city in Connecticut, lowest crime in 4 decades

Key Strategic Themes

INVESTING IN DOWNTOWN

IMPROVING NEIGHBORHOODS

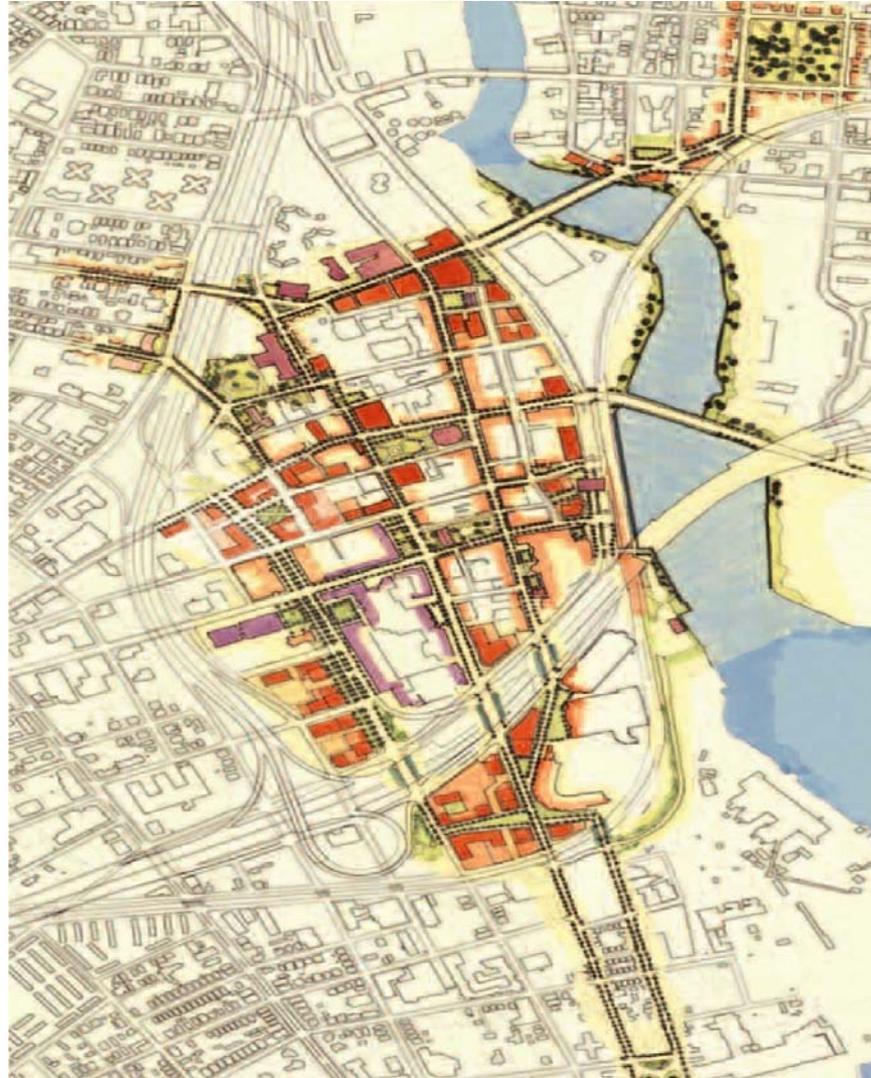
BUSINESS EXPANSION

TRANSFORMING BROWNFIELDS

GROWING THE CREATIVE ECONOMY

Downtown Village District

Dynamic new zoning rules encourage greater density, less parking, more adaptive reuse and transit-oriented development



\$

\$250 Million in Downtown Investment for projects started or completed in the last 4 Years

CitiTrust - \$43 M adaptive reuse project , 118 apts with 3-5 retail spots

Arcade - \$20 M adaptive reuse , historic atrium, 23 apts, 64,000 sf commercial

Loft 881 - \$7 Million adaptive reuse of medical building; 38 condos, 3,000 sf retail

State Juvenile Court Complex - \$40 M integrates Family and Juvenile Courts

Bridgeport Holiday Inn - \$10 M dollar renovation included new front and rear entry ways, the BLUE MARTINI lounge, and renovation of all 209 guest rooms

Bridgeport ITC Garage - \$20 million parking garage provides 1400 spaces for train station, downtown and the Webster Ban Arena & Ball Park at Harboryard

\$250 Million in Downtown (contin.)

77 Main Street – former long-vacant gas company building renovated for Casey Family Services in 2010, bringing over 40 new jobs to downtown

Housatonic Community College - \$55 Million expansion finished in 2008

Bijou Square - \$6 Million restoration of historic buildings for office, retail & Bijou Theater; \$25 Million new construction at 323 Fairfield for 84 apartments and 10,000 sq ft of retail space

333 State Street - adaptive reuse project to convert a former office building into 65 apartments

144 Golden Hill

Early 20th century
office building
converted into 36
rental apartments,
2nd floor
professional space
for doctors and
attorneys and 8
ground floor stores



CityTrust Building



- \$43 Million adaptive reuse project
- 118 residential units, full occupancy; Citibank, Amici Miei Café

The Arcade



- \$20 Million adaptive reuse project and historic atrium restoration
- 23 residential units, full occupancy; 64,000 sq ft commercial space
- Gumdrop Swap, Gofer Ice Cream, Toppings Cupcakes, MNC Construction, UB Design Services, Archichord Architects, Viva Cantina Restaurant, Banaland Design, Main Street Pharmacy and Unity Prevention Security

333 State Street



Adaptive reuse project to convert the former office building into 65 apartments. In May 2010, the construction resumed after a year delay during the lending crisis, with funding provided by CHFA and GE Money Bank.

Casey Family Services



This direct-service agency of the Annie E. Casey Foundation, Casey Family Services relocated to a newly renovated building at 777 Main Street in Jan. 2010, bringing over 40 new jobs to Downtown

Bijou Square: 271 & 277 Fairfield Ave



- \$ 6 Million restoration of historic buildings for office, retail & Bijou Theater
- Commercial tenants include Antinozzi Architects, Bijou Theater, Bare restaurant, Two Boots Pizza, Kuchma Corp, Abbate Marketing

Bijou Square: 274 Fairfield



Redevelopment of small manufacturing building into 4 large apartments, Bagel King and Epernay Cafe

Bijou Square: 323 Fairfield



In May 2010, the new-construction phase resumed after a year set-back during the lending crisis. \$25 Million new construction of 84 apartments and 10,000 sq ft of retail space – Moda Studio, Bijou Wine, Melt, New Robinhood Cleaners .



Bijou Square build-out plan (shaded tops indicate planned new construction)

Mechanics and Farmers Bank



City-owned property sold to developers for an adaptive reuse and historic renovation of 52,00 sf 1907-era bank building. The 2nd and 3rd floors will include 30 apartments and the first floor will feature 22,200 of offices for Fletcher Thompson Architects & Engineers and a 2,300 retail space.

570 State Street



Bridgeport Neighborhood Trust and Atlantic Engineering plan 30 units of new affordable housing on a vacant site former City-owned site @ State and West Streets

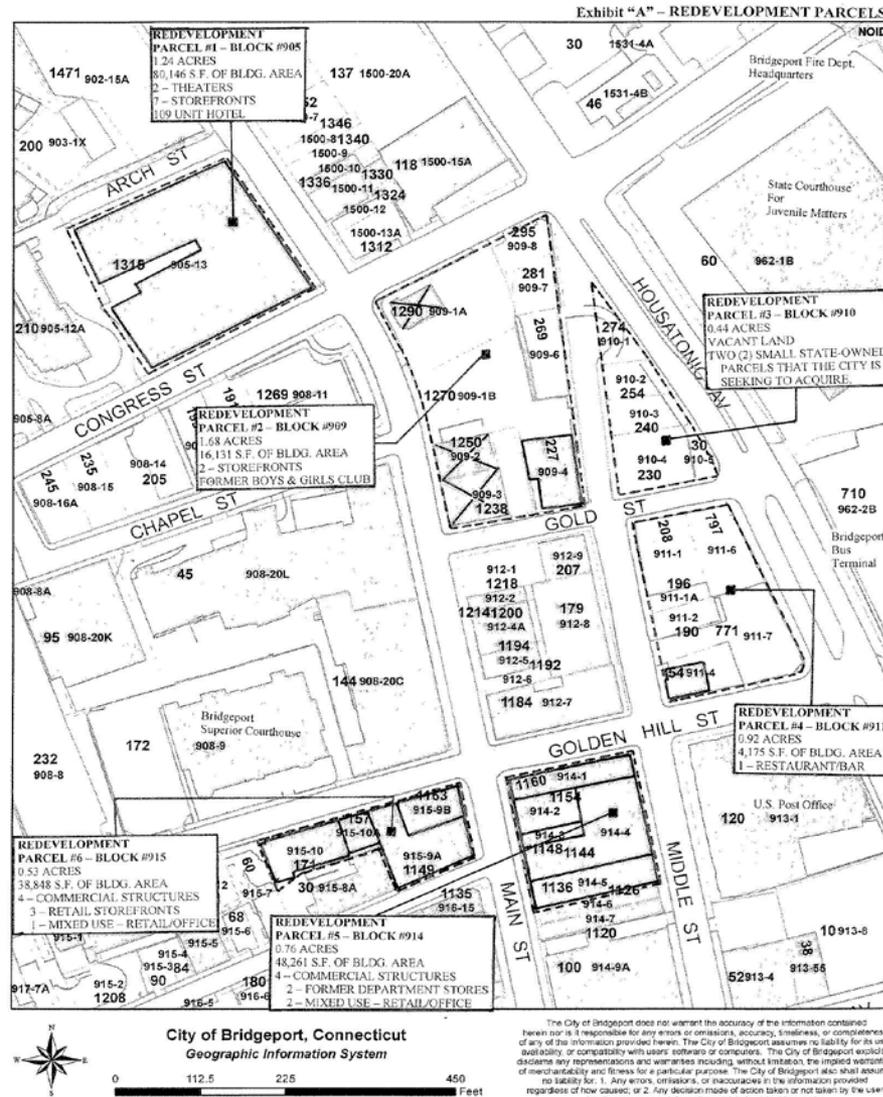
Downtown Village District North RFP

6 block development opportunity
released by City August 2012



Downtown Village District North RFP

242,629
square feet
(5.57 acres)
within 2-5
blocks
proximity to
all major
assets of the
central
business
district



Downtown Village District North RFP selected developers

- **SPINNAKER** - Rehab of Main Street mercantile buildings (including K&R, HL Green and Kaye's stores) to generate 30-40,000 square feet of commercial space, 50 residential units and 46 off-street parking spaces.
- **NAVARINO CAPITAL** — New construction (and rehab of the Davidson Fabrics/Boy's Club bldg) for 91,940 square feet of commercial space, 164 residential units and 132 off-street parking spaces on lot at Congress & Main Street.
- **COLORBLEND** — This end-user flower bulb importer will rehab of former Fairfield Uniform bldg at 1163 Main Street; 8,400 square feet of 2nd flr office space and a 1st flr gallery/museum/retail space to be called "The Tulip Museum".

DOWNTOWN NEW BUSINESS DEVELOPMENT

2008-2012

Tiago's Café	Services)	Café Lulu
Bare Restaurant	Archichord Architects	Casey Family Services
Moe's Burgers	Bananaland Design	Amici Mei Café
Epernay Café	Main Street Pharmacy	Bagel King
El Pueblito	24/7 Security	Melt
Gumdrop Swap	Wholesome Wave	QuestBack
Gofer Ice Cream	Bijou Theater	Artemis Landscape
Panda Chinese	Moda Studio	Architects
Toppings Cupcakes	Bijou Square Wine Shop	Cortina Pizzeria
Bob Abbate Marketing	Backstroke Boutique	Napoletana
Antinozzi Architects & Interiors	New Robinhood Cleaners	Elite Fitness
MNC Construction	Urban Spaces Realty	Barnum Publick House
SASD (UB Design	Total Lines Construction	

WEBSTER BANK ARENA AT HARBORYARD



The City-owned arena is home to Sound Tigers hockey club and the Fairfield University men's and women's basketball teams. Under new management (by an affiliate of the Islanders organization) in summer of 2011 and poised for dramatically expanded events and amenities.

IMPROVING NEIGHBORHOODS

- Anti-Blight - Cleaning lots, demolishing problem buildings
- NRZ Coordination
- Zoning Code Enforcement
- Building Code Enforcement
- Land Use Boards & Historic Districts Commissions
- Access to the waterfront
- Neighborhood Stabilization Program

ZONING ENFORCEMENT - Mark VI

1453-1481 Seaview Ave



Before



After

ZONING ENFORCEMENT - LaJoie Scrap Metal Central & Eagle Streets



Before



After

ELIAS HOWE SCHOOL



Elias Howe School – City property sold to developer for adaptive reuse conversion of obsolete school building into 37 one bedroom elderly housing units.

WEBSTER SCHOOL



Webster School – City property sold to developer for adaptive reuse conversion of obsolete school building into 19 new apartments.

235 WILLIAM STREET



Severely dilapidated 1880s era historic **Armstrong Rowhouses** redeveloped in collaboration with Habitat for the Humanity into 12 condo units for low-income buyers.

BARNUM SCHOOL



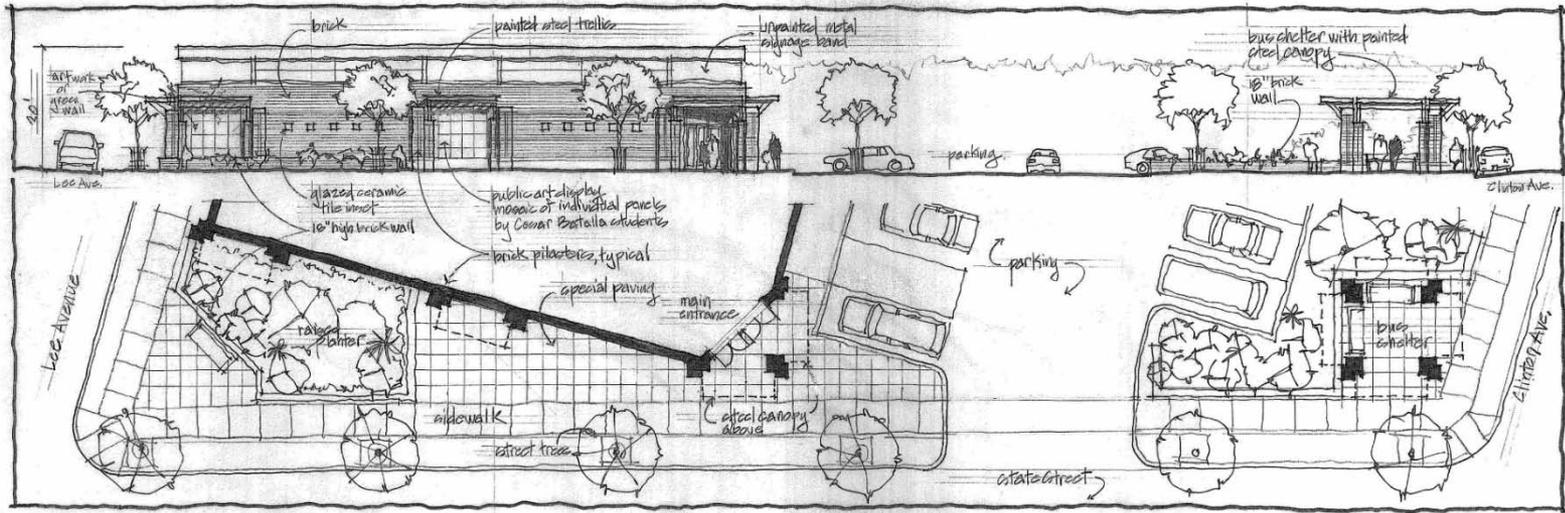
OPED was instrumental in the sale and expansion of the former Barnum School to Achievement First Charter Schools. The addition added new a gym, auditorium, classrooms and offices to the Bridgeport Academy Elementary School.

46 Albion Street



Blighted City property under agreement for sale to Housing Authority for new facility to include supportive low-income housing, and a medical/dental operated by South West Community Health Center.

State and Clinton Streets Retail Plaza



1163-1197 State Street
Bridgeport, Connecticut

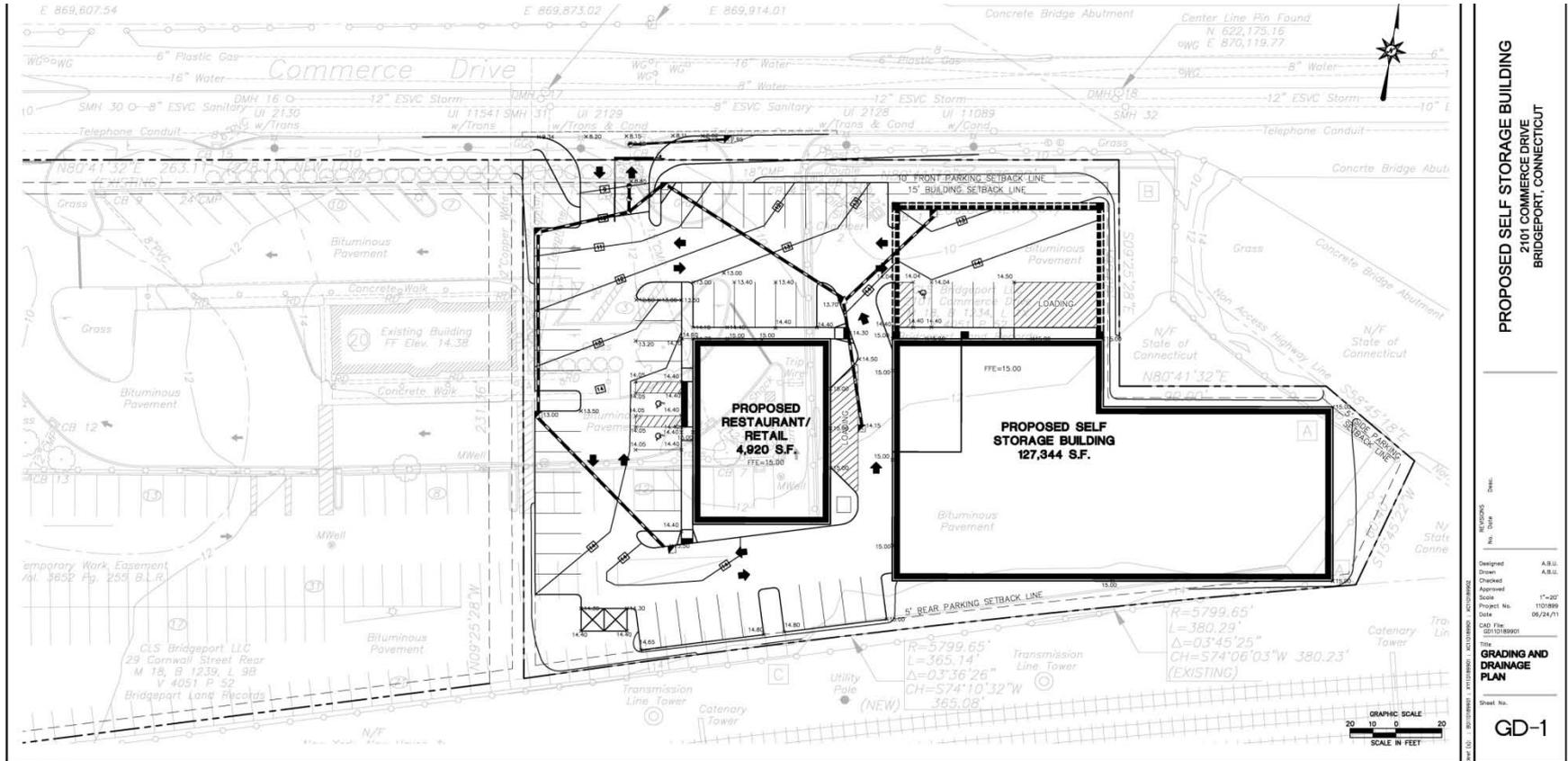
David Barbour Architects
202 Pearsall Place
Bridgeport, CT 06605
t 203 335 4474
f 203 335 5843
www.DavidBarbourArchitects.com

Concept Design

Date: 4/12

Drawing No. 1

2101 Commerce Drive



PROPOSED SELF STORAGE BUILDING
2101 COMMERCE DRIVE
BRIDGEPORT, CONNECTICUT

Checked: A.B.S.
Drawn: A.B.S.
Approved: A.B.S.
Scale: 1"=20'
Project No.: 1101889
Date: 06/24/11
CAD File: 01101889.dwg
Title: GRADING AND DRAINAGE PLAN

Sheet No.:
GD-1

New construction 127,000 sf self-storage facility and restaurant/retail building at the former CT Limousine location, between the I-95 overpass and Fairfield town line

Jewish Home for the Elderly 4128 Park Avenue



Proposed new construction of skilled nursing and independent living facility to be built on property presently home to the Jewish Center for Community Services (JCC). New facility will be 350,000 sf on 4 floors, 323-bed capacity for JHE and include a new JCC.

Neighborhood Stabilization Program (NSP I)

- Federal government (HUD) program established under Housing & Economic Recovery Act of 2008 → \$3.92 billion
- Purchase and rehab of foreclosed and abandoned properties (not foreclosure prevention)
- Primarily targeted to families at 120% of AMI
- 25% of funds must be for families at 50% of AMI
- Long term affordability
- Discounted purchase price requirements



NSP I RESULTS!

The program evolved from the application plan based on fast moving market conditions

- Bridgeport won **\$5.865 mm** competitive federal grant
- 32 properties improved
- **38 units of affordable housing funded**
- 15 units of new housing developed
- 2 riverfront public parks being developed on former brownfields
- 7 blighted abandoned buildings removed
- 3 historic properties preserved
- 6 developers (4 non-profit, 2 for-profit)
- 8 single family homes sold and occupied
- \$2.5 mm in non-NSP development funds and value leveraged
- \$1,000,000 in program income
- **NSP III** - Grant of \$1,808,347 has been awarded to the City for development of **16 units of affordable housing** in two micro-target areas, the Hollow and the East End: 12 units will pair six newly constructed ownership units with six newly constructed rental units; three units will be newly constructed rental housing, possibly in a mixed use building; and one unit will be rehabilitated rental housing.

CAPITALIZING ON BRIDGEPORT FOR BUSINESS EXPANSION



A new 2nd Price Rite store opened January 2010 at the former National Wholesale Liquidator's building located at 4425 Main Street. The 45,000 square foot store generated **over a hundred new jobs.**

FOOD BAZAAR

My home away from home



In May 2010 New York City-area grocery chain Food Bazaar opened its first CT store across the street from Home Depot on Reservoir Ave, off Exit 5 of Routes 8/25. The 61,000 square foot store specializes in seafood, fresh-cut meats and ethnic produce. Food Bazaar created **175 new jobs**.



Gault is a 140 year old fuel, masonry and energy company for the residential market, with 90 employees in Westport and Bethel.

In 2010, Gault announced plans to build a 36,000 square foot building at 315 Seaview Avenue on the East End to expand the space at its existing 60,000 sq ft building.

The facility will house offices, warehouse and maintenance operations and bring 40 to 50 new jobs to Bridgeport.

Colorblends



Colorblends grows flower bulbs in Holland and then sells and distributes millions of bulbs throughout North America from its 28,000 sq ft headquarters at 747 Barnum Avenue. Colorblends is planning to move its offices and “Tulip Museum” gallery to downtown.

Lecoq Cuisine



- Lecoq Cuisine Corporation is a wholesale, high-end French bakery that distributes product throughout North America.
- In 2005, Lecoq relocated from Stamford with 25 employees to an abandoned industrial building at the end of Union Ave in the East End. They refurbished the structure into 60,000 square feet of state-of the art commercial baking space.
- Company currently generates over \$10 million in sales, with **86 employees**. The company has plans for a \$10 million capital investment in facilities and machinery that will more than double their production output and generate many more jobs.

Medical Sector

As the center for hospital care in Eastern Fairfield County, Bridgeport's health care industry continues to grow, invest in state-of-the art facilities and generate quality jobs.

- **Bridgeport Hospital**, an employer of 2,600 people, has announced plans to invest \$70 Million in capital improvements to its 800,000 square foot complex and build off-campus facilities.
- **St. Vincent's Medical Center**, which employs more than 2,000, completed construction in 2009 on a \$145 Million expansion project, which added parking capacity, a 90,000 square foot addition to its emergency facilities, and the new \$50 million, 125,000-square-foot Elizabeth Pfriem Swim Center which will consolidate cancer prevention, diagnostic, treatment and survivorship services in one location; the most significant expansion project in the hospital's 106-year history.

STIMULATING THE CREATIVE ECONOMY

Bridgeport has nurtured a growing cluster of firms in media, design, advertising, and other creative fields.

These companies - like **Antinozzi Architects, Tarquin Studios, SUMO Web Works, Bananaland Marketing, Gulick Builders, Rampage, Borres Productions, Wooden Ages, Bridgeport Design Group, Toppings, Denyse Schmidt Quilts, Abbate Marketing, RCI Drums, NU Revealed, Archichord Architects, Artemis Landscape Architects (and soon Fletcher Thompson)** – employ young teams of talented people who could go anywhere, yet choose to be a part of a new exciting generation in Bridgeport.

EVENTS CREATE EXCITEMENT & BUILD COMMUNITY

- *Downtown Thursdays @McLevy*
- Bridgeport ArtsFest
- Bridgeport Art Trail



305 Knowlton Street



The 305 Knowlton Street Studio Space transformed a former factory into studios and workspaces of architects, filmmakers, fine artists, fine furniture makers and the 305 GALLERY.

TRANSFORMING BROWNFIELDS – RECENT SUCCESSES IN REMEDIATION & ADAPTIVE REUSE:

Bridgeport Regional Maritime Complex Shipyard



- 23 acre of the former CarTech steel plant was redeveloped into a modern shipyard, an industry leader in manufacture and service of marine vessels
- OPED handling RFP for new shipyard operator in 2012

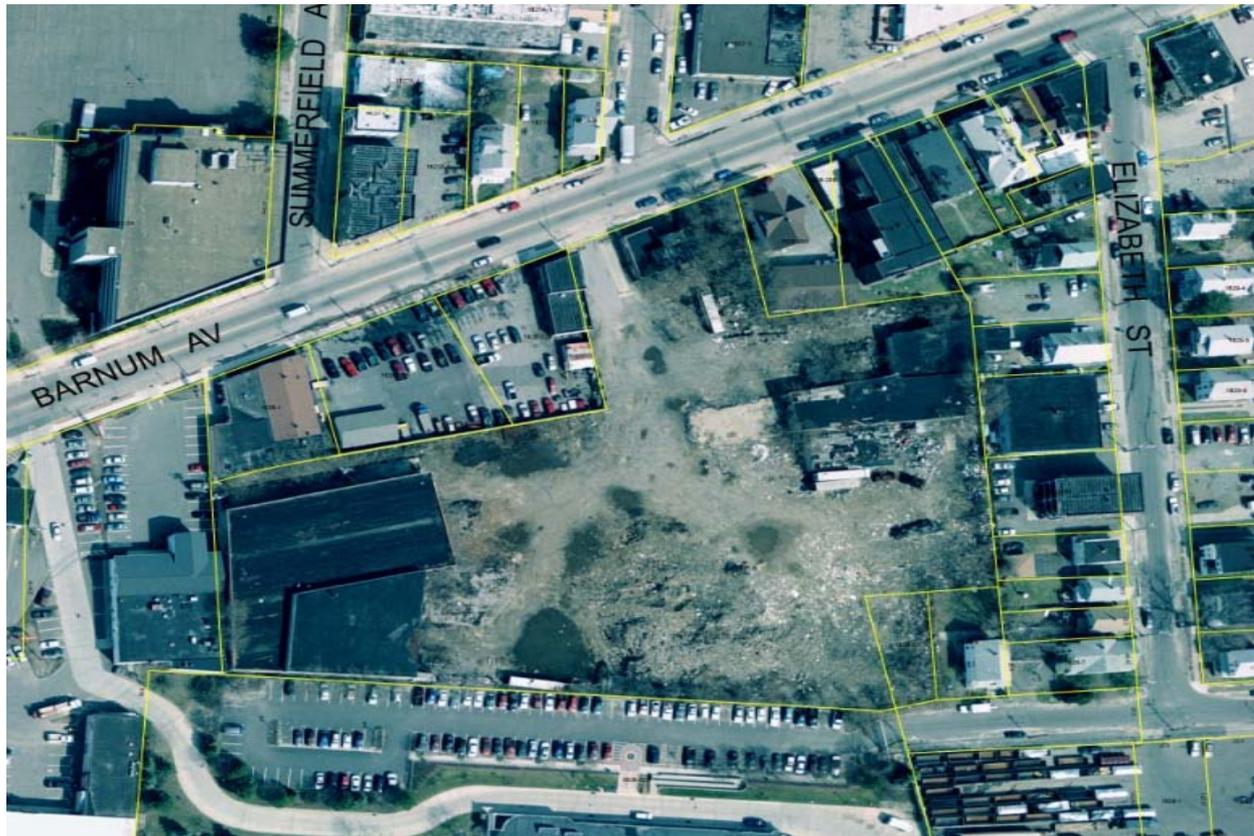
United Rentals



- United Rentals moved to Bridgeport from Fairfield and has completed construction on a 40,000 square foot facility at a remediated brownfield on Housatonic Ave just north of downtown – its largest site in New England.
- Annual new property tax revenue in excess of \$300,000

Barnum Avenue Business Park

1558 Barnum Avenue



- 81,000 square foot new industrial park, developed by NE Building Supply on a remediated site of former 70yr metal scrap yard
- Acquired by City via tax foreclosure
- A key EPA/City of Bridgeport collaboration success story (cleanup estimated at 300-800k ultimately cost \$2.3M due to PCB contamination)₄₈

Bridgeport Commerce Park (former American Fabrics)



- Sold to private developer after City foreclosure
- \$9 Million invested on demolition, remediation and construction to create 230,000 square foot newly renovated commercial/industrial campus for businesses and artists, completed in 2010.
- The complex is 80% occupied, with 70 businesses and **100 employees.**

Columbia Elevators



Port Chester NY company is moving its corporate headquarters and elevator cab manufacturing operation to Bridgeport, purchasing 40,000-square-foot former the Conco/Casco plant at 380 Horace Street.

The state provided \$2 million in bond financing to assist with brownfield remediation. Columbia has about 60 employees in Port Chester but the new facility will have a minimum **100 employees** with room to expand, when it opens in 2010. Columbia is a growing force in the elevator industry with 400% growth in the last decade.

B&E Juices



- In 2009 B&E Juices invested \$2.5 million in 4 acres and 30,000 sq ft bldg at the former Acme United scissors factory. The project included brownfield remediation and rehab for offices & warehouse.
- The company is the Fairfield County distributor of Snapple, Poland Spring, Monster Energy drinks, Gatorade and Orangina.

TRANSFORMING BROWNFIELDS – THE FUTURE:

744 acres



Lake Success 344 acres



General Electric 77 acres



E Bridgeport- Barnum Train Station

Transit oriented
development

Remgrit 26 acres

BHA-Father Panik
26 acres



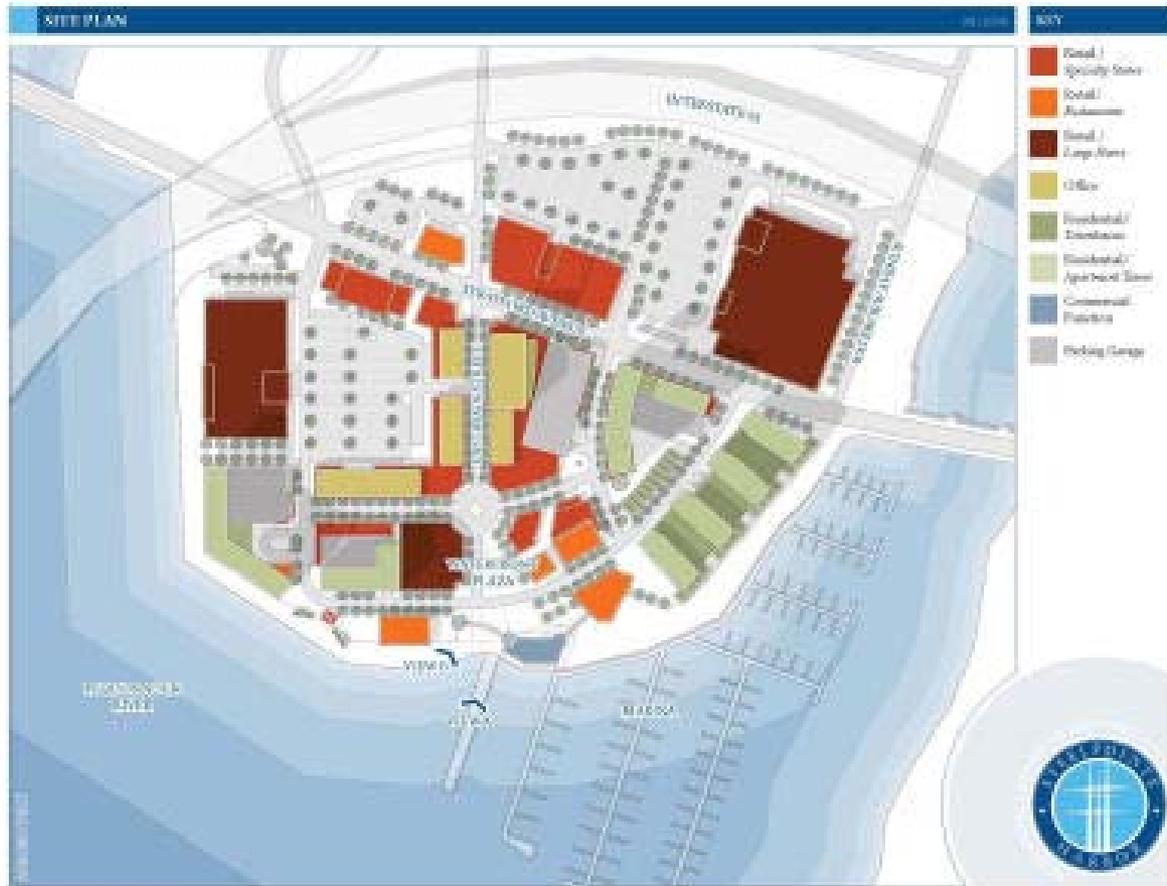
Carpenter Steel 16 acres remain



Steel Point 48 acres



Steel Pointe Harbor



Restructured plan for 2.8 million square feet of development: retail, residential, restaurant, marina and waterfront access. **\$13 M infrastructure project (funded by \$11.2 M federal TIGER grant) will go to bid spring 2012**

REDISCOVERING THE URBAN WATERFRONT

Pleasure Beach



Aerial Photo: Downtown Bridgeport and Pleasure beach

Pleasure Beach is a short distance from Bridgeport's East End. Vehicular and pedestrian access from Bridgeport was abruptly terminated in 1996 when a fire destroyed portions of the only physical connection to the peninsula inland.

Project Location

Originally thought of as an "Island" park, Pleasure Beach Park is the largest portion of a Connecticut barrier beach that extends as a peninsula from the Lordship area of the Town of Stratford to Pleasure Beach in Bridgeport Connecticut. Access to Pleasure Beach is by boat or a 2 ½ mile hike along Stratford's Long Beach. The park is surrounded on three sides by water: Lewis Gut to the north, Bridgeport Harbor to the west, and Long Island Sound to the south. Much of the land across Lewis Gut from Pleasure Beach and Long Beach is part of the Stewart B. McKinney National Wildlife Refuge.



Pleasure Beach (View East)



KNOWLTON PARK

RECAPTURING THE WATERFRONT

Another Sustainability & Pequannock River Watershed Initiative
by Mayor **BILL FINCH**



Fuss and O'Neil Landscape Architects and Engineers Tom Tavella, FASLA



PARK CITY
bldgapp.net



Pleasure Beach/East End Fishing Pier



City of Bridgeport Waterview Avenue Brownfield Cleanup & Steel Point Relocation



City of Bridgeport
Bill Finch, Mayor

Thomas McCarthy, City Council President
Manuel Ayala, City Council Member
Lydia N. Martinez, City Council Member

Office of Planning and Economic Development
Donald C. Eversley, Director

State of Connecticut
Daniel P. Malloy, Governor

Department of Economic and Community Development
Catherine Smith, Commissioner

Department of Energy and Environmental Protection
Daniel C. Esty, Commissioner

M. O. V. E. Yacht Club
Angelo Pierce, Commodore

Architect
Charles W. Jones, AIA
Site & Civil Engineers
TPA Design Group
Environmental Consultants
Fuss & O'Neill, Inc.
General Contractor

Site Contractor
Dalling Construction, Inc.



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THE GREEN ECONOMY

- **BGreen 2020**
- **Eco-Industrial Park**
- **Green Jobs**

ECO-INDUSTRIAL PARK

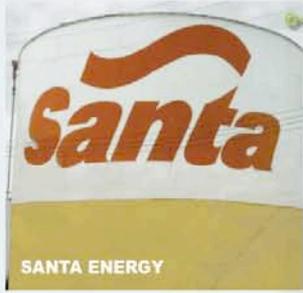
Bridgeport, CT



Facility Locations



PARK CITY GREEN



SANTA ENERGY



ENVIRO EXPRESS



ALGAE BIOFIELDS



FOOD COMPOST / DIGESTER



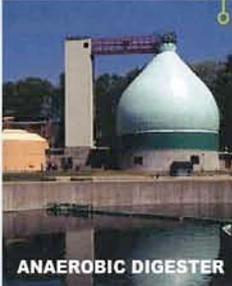
RSCO



SOLAR ARRAYS



PT BARNUM APTS



ANAEROBIC DIGESTER



FUEL CELLS



AQUACULTURE SCHOOL



SEWAGE TREATMENT



WIND TURBINES

Hornblower Hydrogen Hybrid

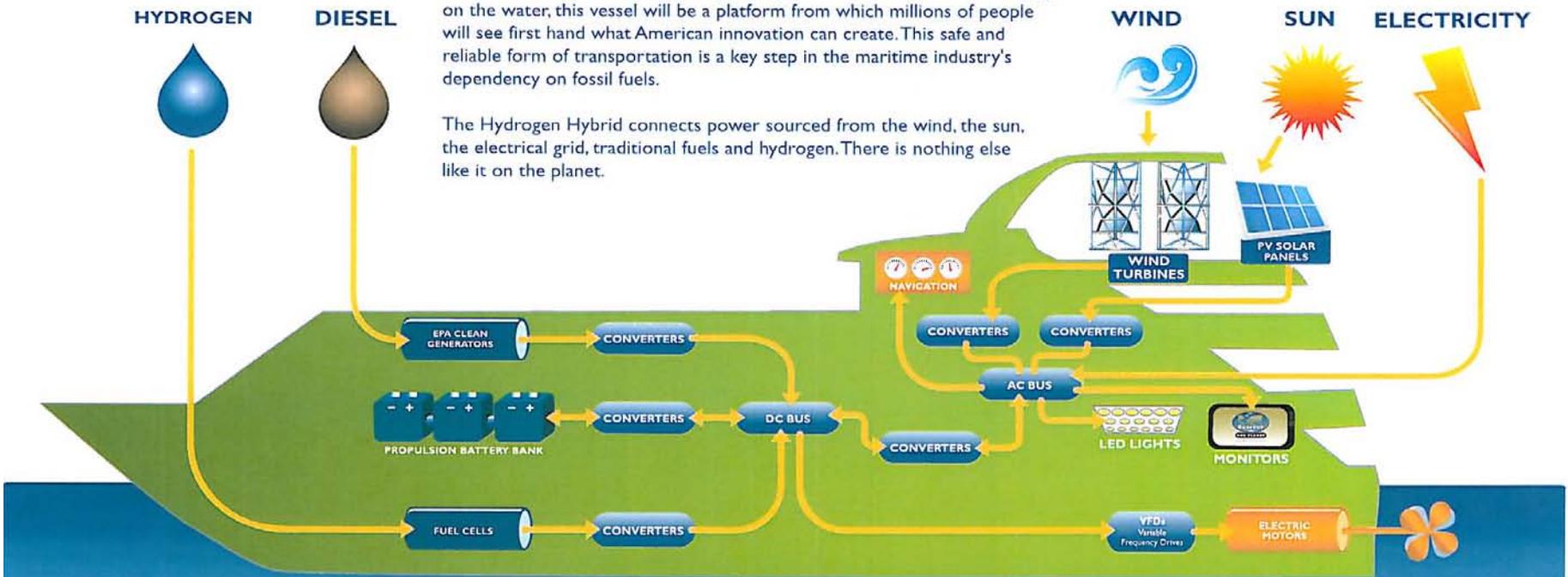


Green Jobs & Sustainable Transportation - 168-foot, 600-passenger multiple energy source hybrid craft built in Bridgeport in 2011 as a Statue of Liberty ferry/cruise vessel

About This Boat

The Hydrogen Hybrid is a revolutionary vessel that marks the first major technological advancement since the introduction of the diesel engine in 1908. In addition to demonstrating the capabilities of new, clean technology on the water, this vessel will be a platform from which millions of people will see first hand what American innovation can create. This safe and reliable form of transportation is a key step in the maritime industry's dependency on fossil fuels.

The Hydrogen Hybrid connects power sourced from the wind, the sun, the electrical grid, traditional fuels and hydrogen. There is nothing else like it on the planet.





CITY OF BRIDGEPORT



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click “economic development”