

Bridgeport Harbor Station

Site Reuse & Planning Study

Public Workshop #2

November 13, 2024

Meeting Overview

01

Project Overview

02

Community Engagement Recap: What We've Heard

03

Inventory & Analysis: Key Findings

04

Preliminary Redevelopment Opportunities

05

Share Your Feedback!

06

Next Steps

01

Project Overview

Project Purpose

“...explore ways in which PSEG’s redevelopment or reuse of the site....can reinforce City and Community objectives for the South End and environs.”

- Assess market conditions to inform reuse planning
- Identify a range of reuse alternatives
- Identify process and costs associated with site redevelopment and reuse
- Consider feedback and insights of key stakeholders and community members

01 PROJECT OVERVIEW

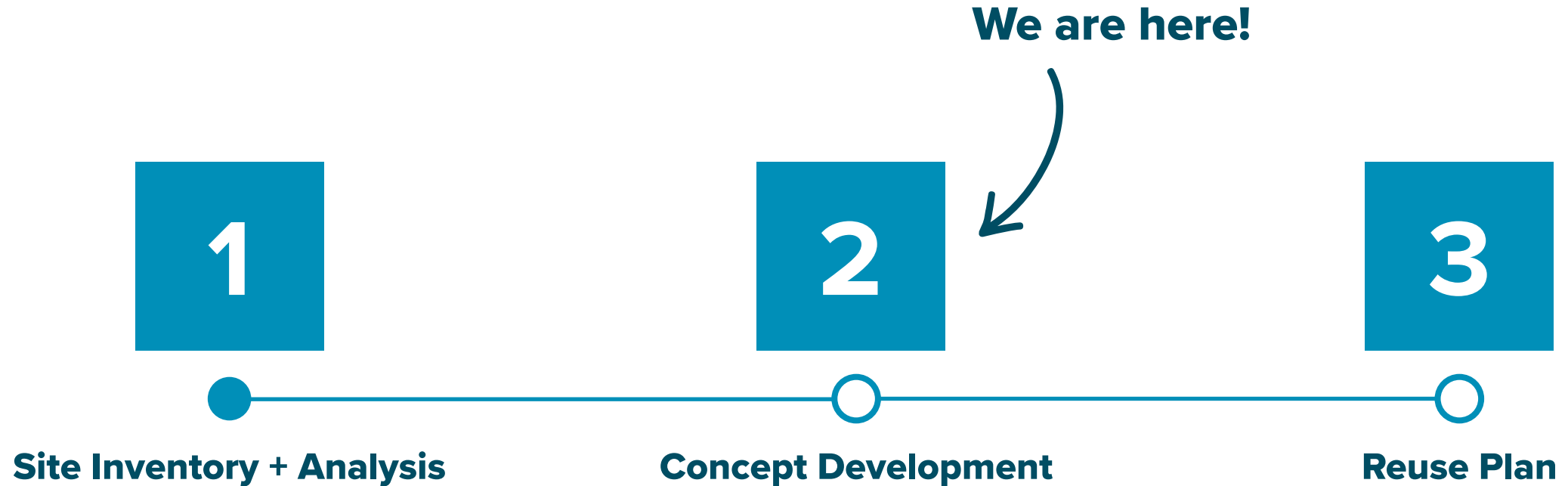
Study Area

Site Characteristics:

- Site owned by Bridgeport Harbor 1-4 LLC a subsidiary of PSEG
- Located at 1 Atlantic Street in Bridgeport
- ~40-acres
- 3 Parcels
- Includes Bridgeport Harbor Station Units #1-4



Where are we now?



02

Community Engagement Recap: What We've Heard

Community Advisory Committee (CAC)

A core group of South End community leaders and engaged residents

2
Meetings
Conducted



Role of the CAC:

- Represent community concerns, needs, and desires
- Advise project team
- Assist with promotion of public events

What we've heard:

- Celebrate local culture
- Environmental justice & equity
- Need transitional housing solutions
- Maintain waterfront public access

Stakeholder Interviews

The stakeholder interviews are still on-going!

COMPLETED

- South End NRZ
- Bridgeport Landing Development
- Bridgeport Regional Business Council
- City of Bridgeport
- University of Bridgeport
- Resilient Bridgeport (various state agencies)
- Vidal Wettenstein
- Hodson Realty
- Cushman Wakefield



Public Meeting #1

Public Meeting #1

Saturday, March 23rd
@ Metro Arts Studio

30+
attendees



WHAT WE HEARD:

What is Bridgeport's greatest asset?

- People (diversity + culture)
- Transit options (train, plane, boat, highways)
- Location (NYC, Boston, coastal)
- Waterfront

What does it need?

- Mixed-use with affordable housing
- Mixed retail and dining options
- Jobs
- Better connectivity (downtown, ferry, train station)
- Access to the waterfront

South End Day Pop-Up

Sunday, August 25th
@ Seaside Park



20+
attendees

WHAT WE HEARD:

What would you **like** to see?

- People (diversity + culture)
- Tax-Paying Businesses
- Low income Housing
- Entertainment

What would you **not like** to see?

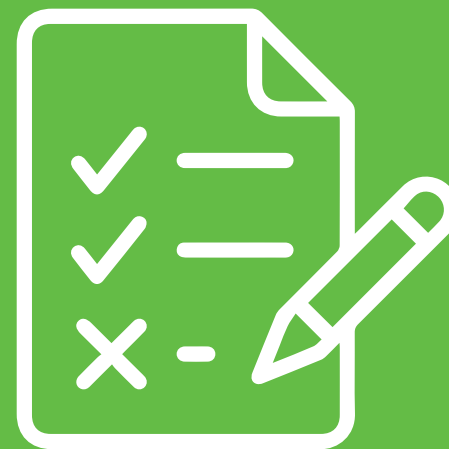
- Casinos
- Litter

Community Survey

The survey is still live! There have been 66 participants to date

KEY THEMES

- Over 65% of survey respondents feel there is a **lack of adequate affordable housing** in Bridgeport
- Nearly half of survey respondents felt **multi-family housing** (apartments, condos) **options** were lacking in Bridgeport
- Over 50% felt **cafes and coffee shops and retail** are missing and nearly 60% would like to see more **sit-down restaurants**
- Over 60% felt **access to the waterfront is limited**



02 COMMUNITY ENGAGEMENT RECAP

Project Newsletter

UPDATE INCLUDED

- Provided an interim update on project status between community meetings
- Shared via email to mailing list, CAC and TAC
- Posted on project website(s)

May 2024

Brought to you by:   

Bridgeport Harbor Station Reuse Study

Keeping Up With the Project

Since publicly kicking off the project in early 2024, the project team has been working closely with key stakeholders and community members to advance key tasks that will inform the identification of site alternatives. This newsletter provides a brief update on project status and what's coming next!

 **Analysis Conducted**

Market Analysis

Camoin Associates, a national expert in market and economic conditions, is finalizing a market analysis report that assesses local and regional market conditions and trends, to inform the identification of realistic reuse scenarios. The analysis delves into the conditions of the following markets:

 Industrial/
Flex Space

 Hospitality

 Office

 Retail

 Residential

 General

Markets

Physical Conditions Analysis

The existing site conditions and community profile analysis was conducted to understand the physical conditions of the Bridgeport Harbor Station site and surrounding context. A series of preliminary opportunities and constraints were identified that will be considered as reuse alternatives are explored.

 Surrounding
Destinations

 Economic
Development

 Community
Enhancement

 Waterfront
Location

Opportunities
to leverage

 Access &
Connectivity

 Flood
Vulnerability

 Environmental
Remediation

Constraints to
mitigate

For more information about the study, please visit:
www.bridgeportharborstationreuse.com or engage.bridgeportct.gov

Community Survey
The survey is live! **Scan the QR code** provided to take a brief online survey. Your input will directly shape the direction of this planning study.



Project-specific information can be accessed through two online project sites!
For more information about the study, please visit:
www.bridgeportharborstationreuse.com OR www.engage.bridgeportct.gov
*Both sites contain identical, up-to-date project information that are updated at key project milestones.



What's Next?

Over the course of **Summer 2024**, the project team will be working on the following:

- ✓ Develop a series of site plan and land use alternatives
- ✓ Attend community meetings to solicit feedback
- ✓ Host CAC Meeting #2 (date TBD)
- ✓ Host public design workshop (date TBD)

*Please check the website(s) for upcoming meeting dates and the latest project information.

02 COMMUNITY ENGAGEMENT RECAP

Project Websites

01

www.bridgeportharborstationreuse.com

02

engage.bridgeportct.gov

Key Themes

KEY THEMES

- **Entertainment**
- **Housing**
- **More “commercial” amenities (i.e., restaurants, coffee shops, retail etc.)**
- **Access to waterfront**
- **Celebrate culture and history**
- **Neighborhood connectivity**



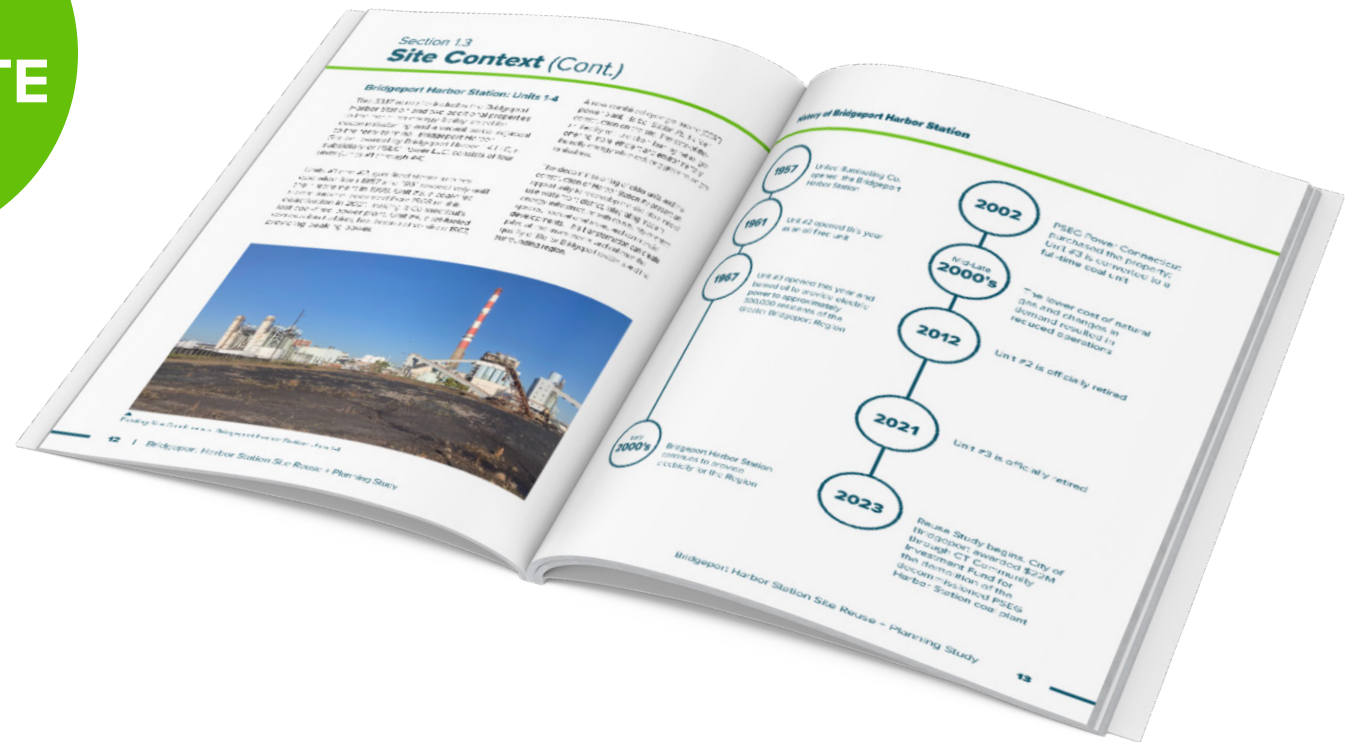
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Inventory and Analysis: Key Findings

Existing Conditions

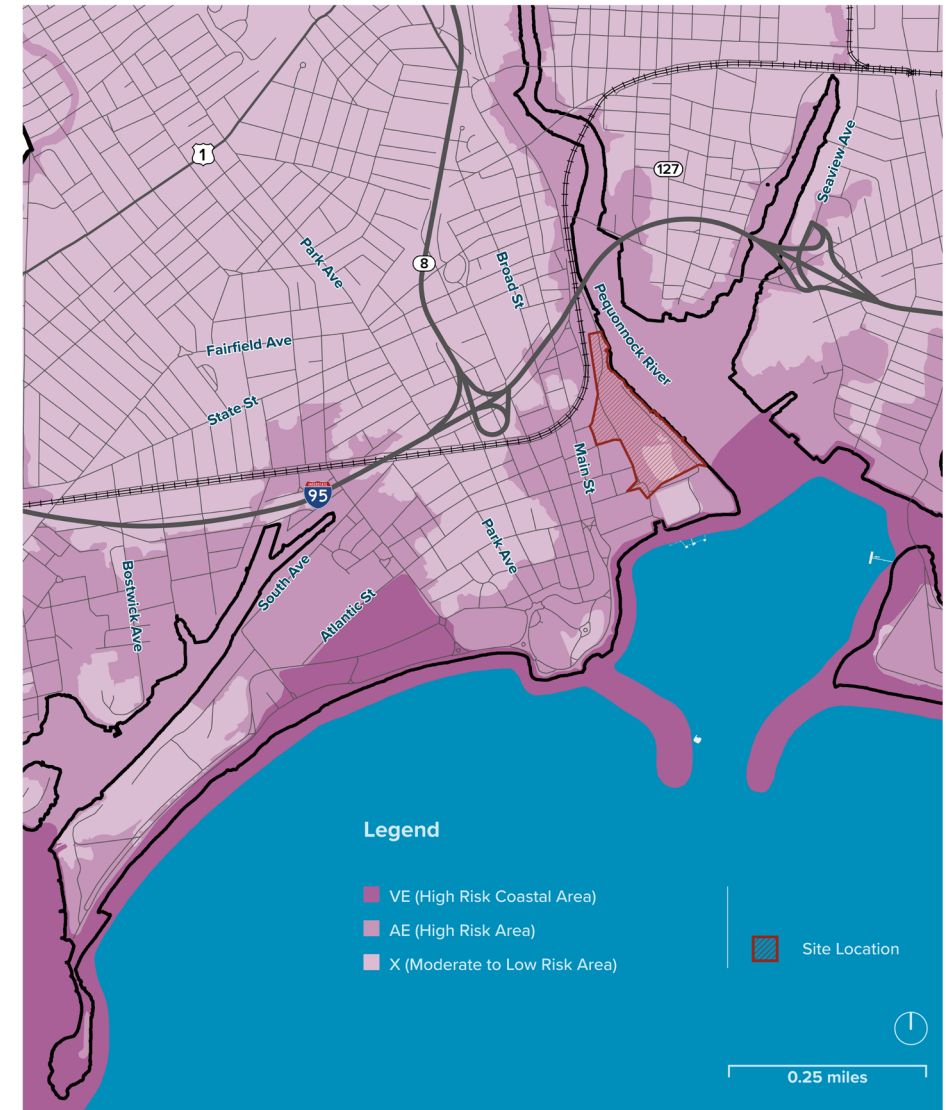
DRAFT
COMPLETE

An analysis of existing assets, opportunities, and challenges will serve as the basis for the identification of strategic redevelopment projects.



Topics Covered

- Community Profile
- Zoning
- Land use
- Land Ownership
- Community Services
- Historic + Cultural Resources
- Recreational Assets
- Transportation Systems
- Natural Systems
- Utility Infrastructure
- Environmental Conditions



Data Source: The City of Bridgeport

▲ Natural Systems: **Flood Hazards**

Key Findings

KEY OPPORTUNITIES

- Unlock **Waterfront Access** for public use and recreation
- Leverage the **Strategic Location** to attract residents, tourists, and businesses
- Support **Economic Development Opportunities** that benefit communities of the South End
- Enhance neighborhood walkability and non-motorized transportation infrastructure for better **Connectivity**
- Focus on **Community Enhancement** that has the potential to improve quality of life for South End residents and visitors alike
- Understand **Environmental Conditions** to inform reuse planning and required mitigation activities
- Preserve and restore **Historic and Cultural Heritage** in the South End

Key Findings

KEY CHALLENGES

- High **Flood Vulnerability** given Bridgeport Harbor Station's proximity to the coastline and low elevation
- Existing infrastructure limits **Access and Connectivity** to the waterfront and nearby community assets
- Additional **Environmental Remediation** may be necessary in specific areas of the site due to its prior use



Market Analysis: Key Findings

Overview

- People
- Economy
- Housing
- Retail
- Industrial / Flex
- Office
- Lodging



Market Analysis Trends

03 INVENTORY AND ANALYSIS: KEY FINDINGS

Population + Age

Total Population + Households

Population	2000	2010	2020	2023
Bridgeport	139,799	144,409	148,654	149,242
MetroCOG	307,637	317,738	325,960	327,756
Connecticut	3,405,565	3,574,097	3,605,944	3,610,650
Percent Change	2000 to 2010	2010 to 2020	2020 to 2023	2000 to 2023
Bridgeport	3.3%	2.9%	3.3%	6.8%
MetroCOG	3.3%	2.6%	3.2%	6.5%
Connecticut	4.9%	0.9%	1.0%	6.0%
Households	2000	2010	2020	2023
Bridgeport	50,405	51,326	54,261	55,097
MetroCOG	111,469	113,844	117,433	119,127
Connecticut	1,301,670	1,371,087	1,418,069	1,433,356
Percent Change	2000 to 2010	2010 to 2020	2020 to 2023	2000 to 2023
Bridgeport	1.8%	5.7%	1.5%	9.3%
MetroCOG	2.1%	3.2%	1.4%	6.9%
Connecticut	5.3%	3.4%	1.1%	10.1%

Source: Esri



KEY FINDINGS:

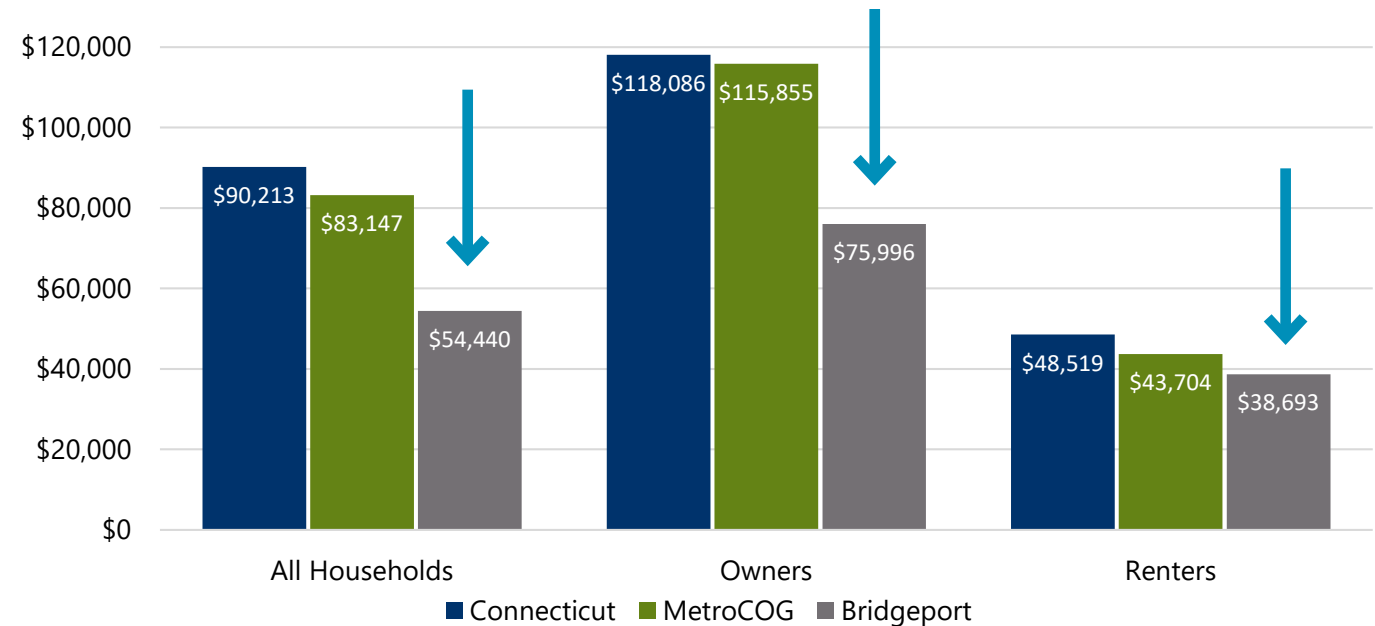
- Bridgeport has **high proportion of young adults** ages 20-39 (30%)
- Bridgeport's Median Age: 34.6 – **younger** than the **MetroCOG (38.9)** and **State of Connecticut (42.0)**

Economic Characteristics

KEY FINDINGS

- Bridgeport's median household income is about **\$54,440 in 2022**
- Bridgeport's **median household income** is **lower** than the MetroCOG and Connecticut
- Bridgeport **owners earn significantly** less than owners at the MetroCOG and state level

Median Household Income by Own or Rent Status - 2022



Source: American Community Survey report 2503

Economic Characteristics

KEY FINDINGS

- Healthcare and Social Assistance and Government jobs **accounts for 38% of employment in Bridgeport**
- Bridgeport's other top industries include **Retail Trade, Manufacturing, Education**
- Employment **declined by 2.5%** from 2018-2023, compared to 1.9% growth for the MetroCOG and -0.9% for Connecticut

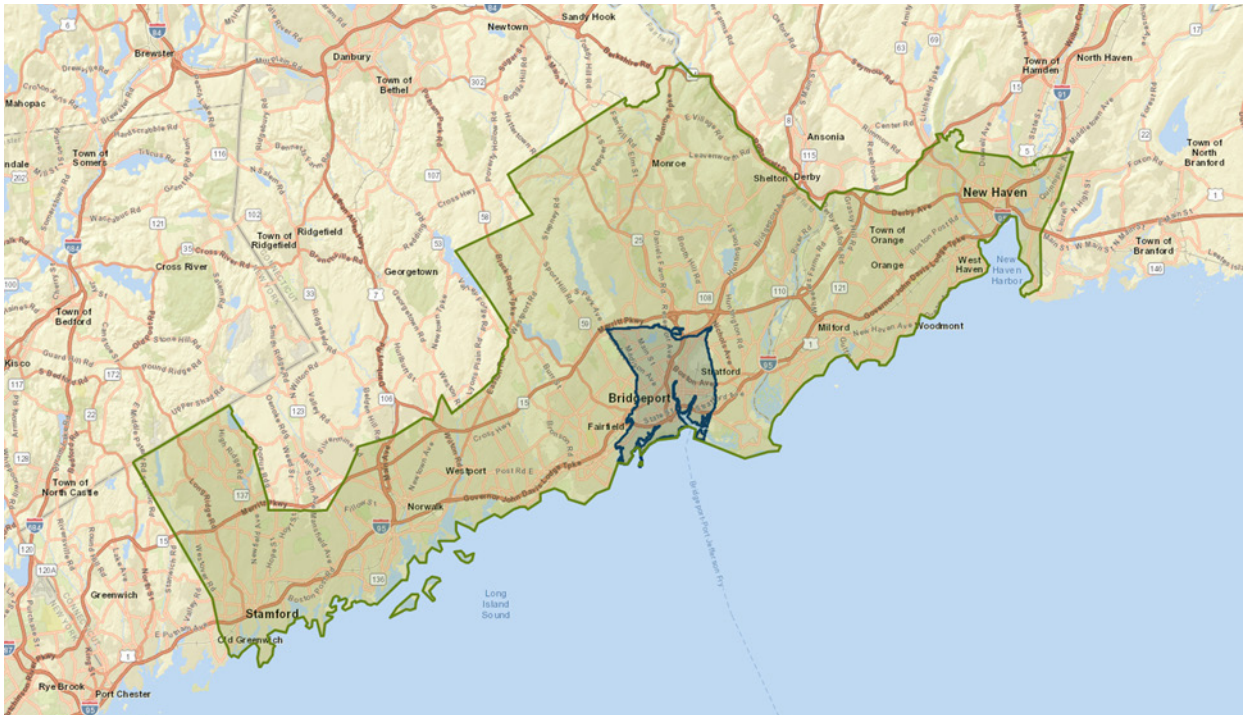
Employment by Industry in Bridgeport - 2023

	2023 Jobs	Percent
Health Care and Social Assistance (62)	11,674	24.2%
Government (90)	6,786	14.1%
Other Services (except Public Administration) (81)	3,896	8.1%
Retail Trade (44)	3,864	8.0%
Manufacturing (31)	3,299	6.8%
Educational Services (61)	2,705	5.6%
Admin & Support and Waste Mgt & Remediation Svcs (56)	2,357	4.9%
Accommodation and Food Services (72)	2,247	4.7%
Construction (23)	2,212	4.6%
Finance and Insurance (52)	1,855	3.8%
Professional, Scientific, and Technical Services (54)	1,561	3.2%
Wholesale Trade (42)	1,336	2.8%
Transportation and Warehousing (48)	1,229	2.5%
Information (51)	1,021	2.1%
Arts, Entertainment, and Recreation (71)	682	1.4%
Real Estate and Rental and Leasing (53)	675	1.4%
Utilities (22)	372	0.8%
Management of Companies and Enterprises (55)	326	0.7%
Unclassified Industry (99)	44	0.1%
Mining, Quarrying, and Oil and Gas Extraction (21)	42	0.1%
Agriculture, Forestry, Fishing and Hunting (11)	26	0.1%
Total	48,208	100.0%

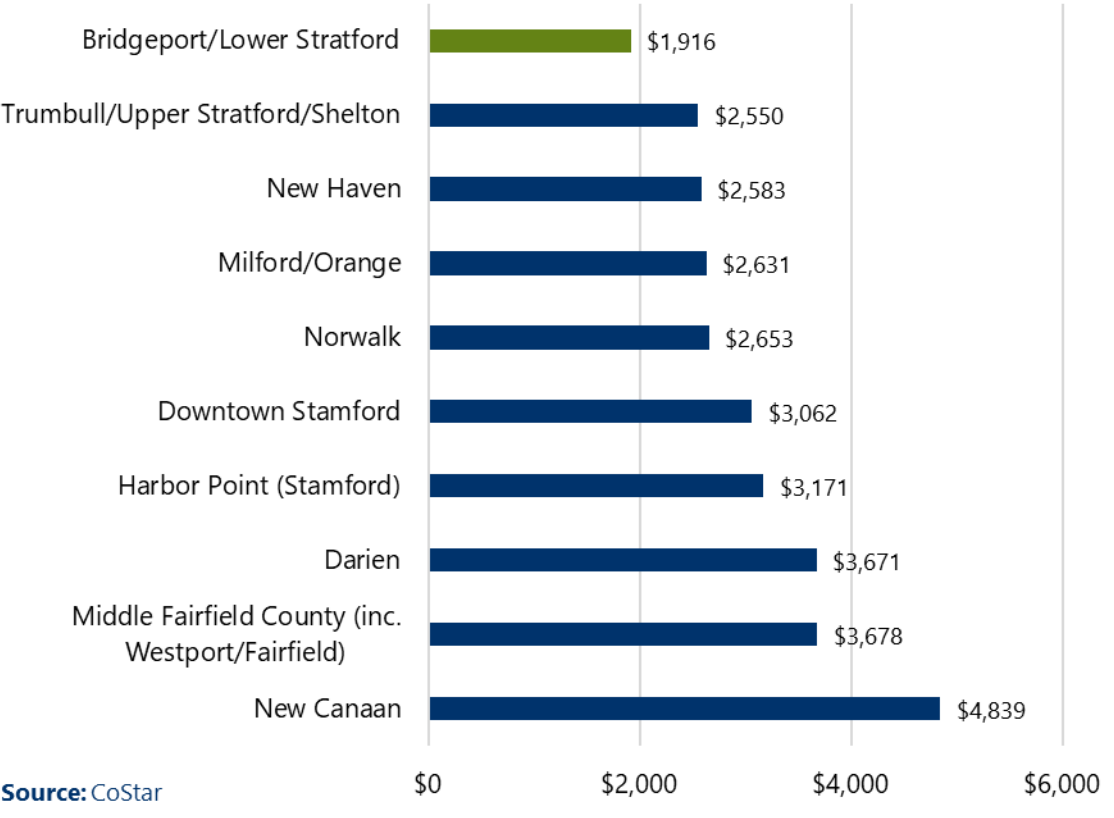
Source: Lightcast

03 INVENTORY AND ANALYSIS: KEY FINDINGS

Housing Market Area



Multifamily Asking Rents for 4 & 5 Star Properties, 2024 Q1



03 INVENTORY AND ANALYSIS: KEY FINDINGS

Residential Market Opportunities

There is potential for the development of **11,000 total housing units** in Bridgeport over the next five years at **all price points**, including market-rate and below-market units.

Bridgeport Rental Demand Capture Potential by Affordability		
Household Income	Affordable Rent Level	Five-Year Capture Potential
Less than \$15,000	Under \$375	1,331
\$15,000-\$24,999	\$375 to \$624	698
\$25,000-\$34,999	\$625 to \$874	612
\$35,000-\$49,999	\$875 to \$1,249	838
\$50,000-\$74,999	\$1,250 to \$1,874	1,194
\$75,000-\$99,999	\$1,875 to \$2,499	806
\$100,000-\$149,999	\$2,500 to \$3,749	1,274
\$150,000 or More	\$3,750 or more	1,390
Total		8,143
\$100,000 or higher		2,664

Bridgeport Owner Demand Capture Potential by Affordability		
Household Income	Affordable Purchase Price*	Five-Year Capture Potential
Less than \$15,000	Under \$53,000	82
\$15,000-\$24,999	\$53,000 to \$88,999	29
\$25,000-\$34,999	\$89,000 to \$123,999	51
\$35,000-\$49,999	\$124,000 to \$176,999	80
\$50,000-\$74,999	\$177,000 to \$265,999	233
\$75,000-\$99,999	\$266,000 to \$354,999	204
\$100,000-\$149,999	\$355,000 to \$531,999	637
\$150,000 or More	\$532,000 or more	1,959
Total		3,275
\$100,000 or higher		2,596

***Note:** Assumes 10% downpayment, 15% tax and insurance escrow, and 7.0% mortgage rate

Source: Camoin Associates

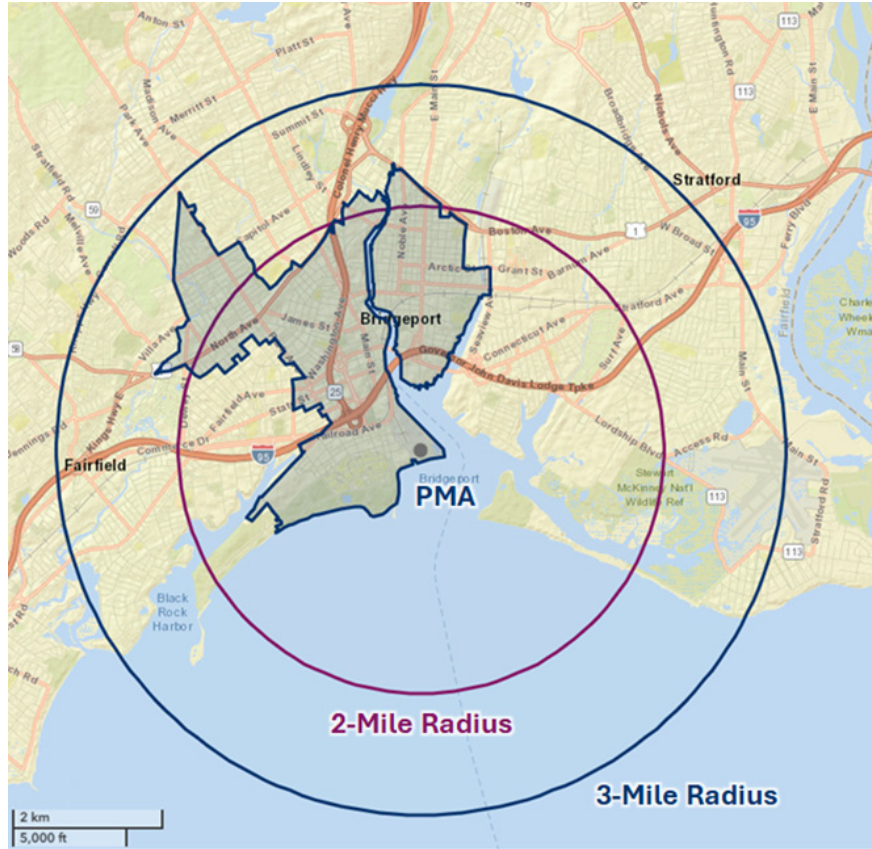
Residential Market Opportunities

KEY FINDINGS

- Strong demand for **workforce and affordable housing types** including rental apartments, senior housing, and student housing
- Competition for higher-end luxury apartments from nearby Steelpointe development, but potential for non-luxury market-rate rentals
- Environmental cleanup concerns and less compatible land use with surrounding industrial areas and Station Unit 5

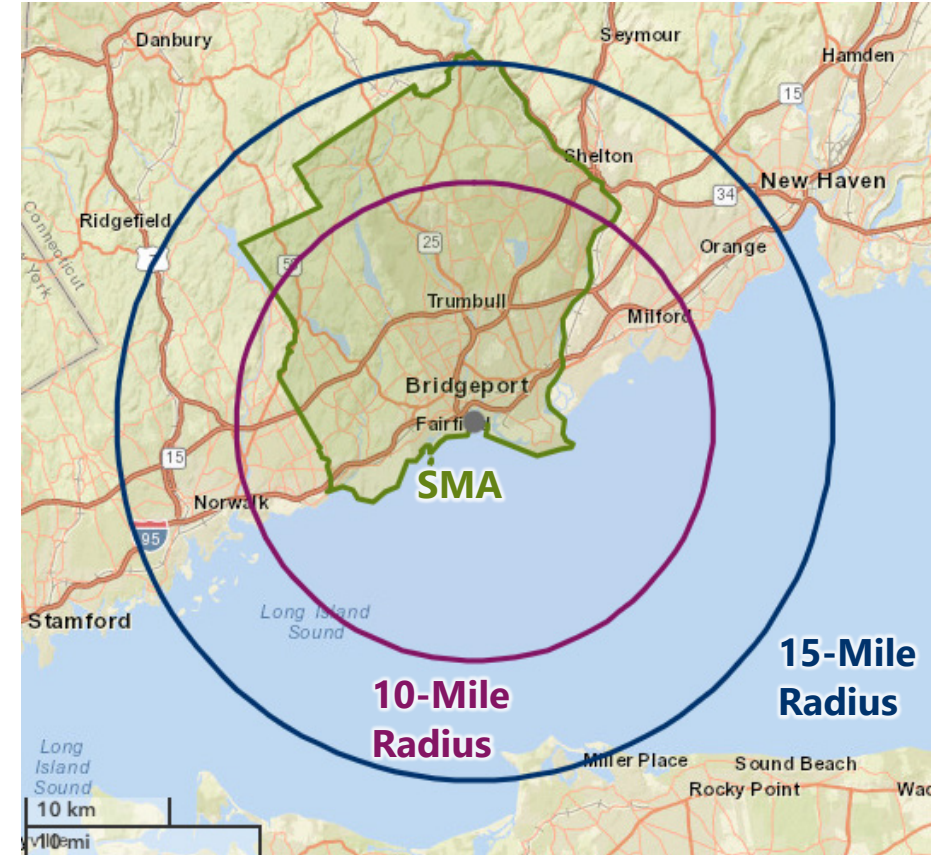
Retail / Entertainment Market Opportunities

Primary Market Area



“Everyday” local needs (grocery, pharmacy, personal care, banks, etc.)

Secondary Market Area



Wider region that Bridgeport draws from as a retail destination

03 INVENTORY AND ANALYSIS: KEY FINDINGS

Retail / Entertainment Market Opportunities

Retail potential in the SMA includes not only Food and Beverage businesses, but also consumer goods retailers

Limited Service Restaurants	21.8	Sporting Good Retailers	1.4	Pet and Pet Suppliers Retailers	0.9
Drinking Places (Alcoholic Beverages)	3.7	Pet Care Services (except Veterinary)	1.4	Used Merchandise Retailers	0.8
Full Service Restaurants	2.5	Wineries	1.3	Hobby, Toy, and Game Retailers	0.7
All Other General Merchandise Retailers	2.3	Shoe Retailers	1.3		
All Other Miscellaneous Retailers	2.3	Jewelery Retailers	1.0		
Cosmetics, Beauty Supplies, and Perfume Retailers	1.7	Furniture Retailers	0.9		

 Examples of Limited Service Restaurants:

Fast food restaurants, cafes, and quick-serve establishments

Retail Market Opportunities

Bridgeport is suitable for multiple retail uses. While the bulk of patrons would be expected to come from the SMA, depending on the scale and uniqueness of entertainment and recreational offerings, the draw area could extend substantially beyond these boundaries

HIGHEST
POTENTIAL

Food + Beverage

Clothing + Accessories

General Merchandise

Sporting Goods

Furniture Retailers

Retail Market Opportunities

KEY FINDINGS

- **Strong consumer spending potential** in the broader area **extending 15 miles** from the site.
- Desirable location for a **destination retail/entertainment/recreation use** that draws from a wide area.
- **Demand for restaurants and retail/entertainment options** from arena/amphitheater is not being met during peak hours.
- Some potential to serve the **everyday needs** of nearby city residents.
- A critical mass of **complementary destinations and supporting uses** will be essential for activating the site 24/7, year-round.

Industrial / Flex Market Opportunities

KEY FINDINGS

- Space for **tech and advanced manufacturing sectors** are a potential market opportunity as well as **general flex space** suitable for a variety of users.
- Limited warehouse/distribution space options are drawing users to neighboring communities.
- Potential for offshore wind ancillary use or other specialized industrial users that would benefit from direct water access.

Office Market Opportunities

KEY FINDINGS

- **Limited traditional office** development potential, given high existing vacancies and low growth anticipated for office-utilizing employment sectors.
- **Potential medical office opportunity** as Bridgeport supports a strong healthcare cluster and a growing elderly population.

Medical Office-Utilizing Industries: Historic and Projected Employment, Bridgeport

NAICS	Description	Current Jobs	Historic (2013-2023)		Projected (2023-2033)	
		2023	Change	Pct. Change	Change	Pct. Change
6211	Offices of Physicians	1,811	400	28%	525	29%
6212	Offices of Dentists	447	49	12%	78	17%
6213	Offices of Other Health Practitioners	309	54	21%	147	47%
6214	Outpatient Care Centers	386	243	169%	192	50%
6215	Medical and Diagnostic Laboratories	90	22	33%	8	9%
6219	Other Ambulatory Health Care Services	156	31	24%	54	34%
Total		3,200	798	33%	1,003	31%

Source: Lightcast

Medical Office-Utilizing Industries: Historic and Projected Employment, MetroCOG

NAICS	Description	Current Jobs	Historic (2013-2023)		Projected (2023-2033)	
		2023	Change	Pct. Change	Change	Pct. Change
6211	Offices of Physicians	4,271	845	25%	996	23%
6212	Offices of Dentists	1,380	58	4%	187	14%
6213	Offices of Other Health Practitioners	1,083	214	25%	392	36%
6214	Outpatient Care Centers	940	507	117%	426	45%
6215	Medical and Diagnostic Laboratories	256	42	20%	21	8%
6219	Other Ambulatory Health Care Services	267	28	12%	59	22%
Total		8,197	1,694	26%	2,081	25%

Source: Lightcast

Hospitality Market Opportunities

- Bridgeport is poised to grow its position as a key entertainment center within Connecticut.
- The highly limited inventory of existing lodging facilities in the city shows that the hotel market is yet to be proven.
- A hotel would likely not be viable as a standalone use on the site but could succeed among a mix of complementary uses that drive visitation to the site.

Bridgeport and MetroCOG Hospitality Market Comparison - 2023

Year	Buildings	Rooms	Occupancy Rate	Average Daily Rate
Bridgeport	1	25	58.4%	\$94.78
MetroCOG	9	851	59.6%	\$147.04
Share/Difference	11.1%	2.9%	-1.2%	64.5%

Source: CoStar

In Summary..

HIGH
POTENTIAL

HIGH
POTENTIAL

HIGH
POTENTIAL

Use	Market Potential
Residential	High
Retail & Entertainment	Moderate to High
Commercial Office	Limited
Medical Office	High
Hospitality	Moderate
Industrial	Moderate

04

Preliminary Redevelopment Opportunities

Key Site Considerations

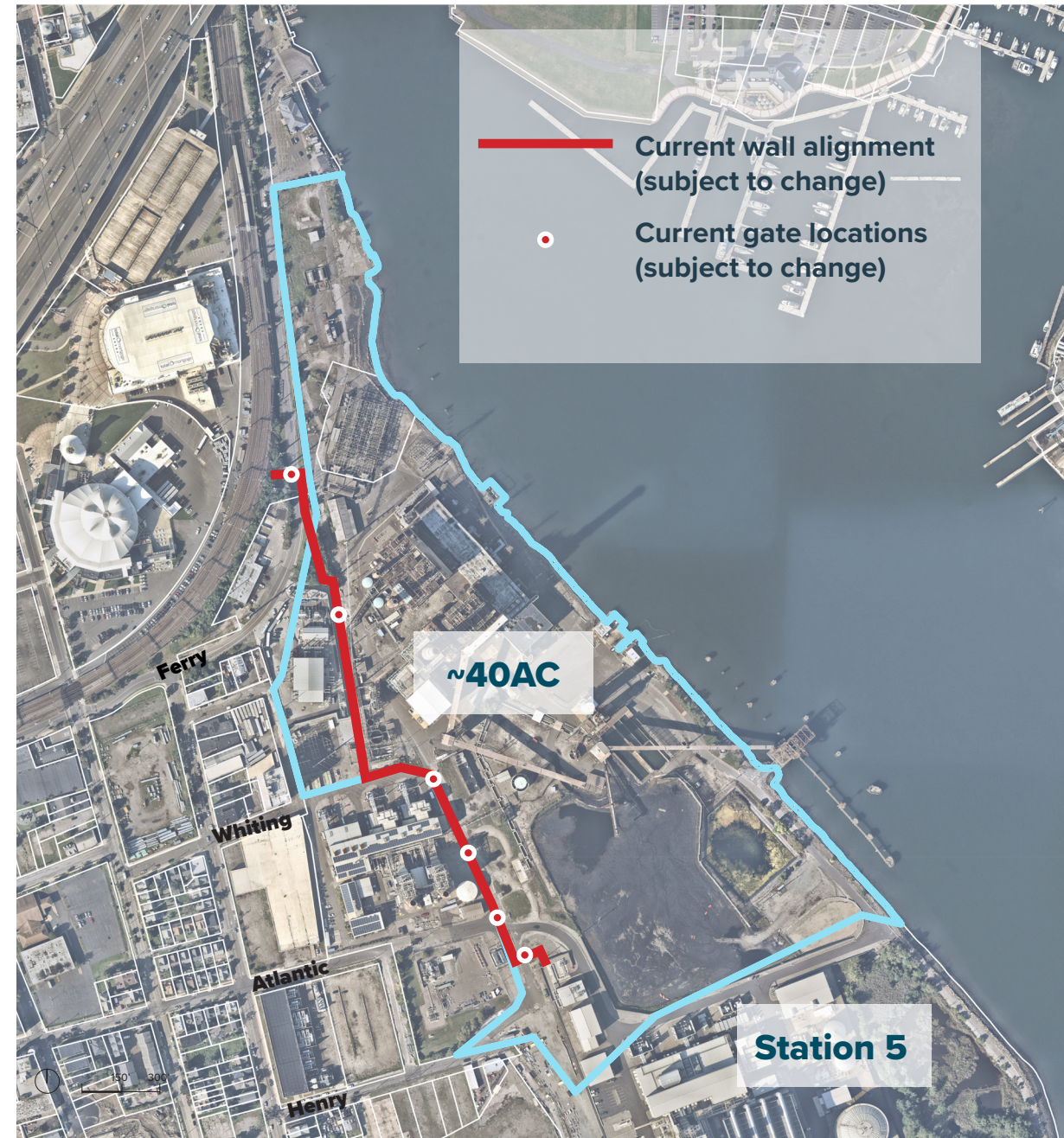
- 01 Resilient Bridgeport and how it impacts the site**
- 02 Environmental conditions within the site**
- 03 Flood mitigation and protection for future land uses**
- 04 Neighborhood connectivity**
- 05 Celebrate South End history and culture**

04 Preliminary Redevelopment Opportunities

Resilient Bridgeport

What we Know:

- Focus is to improve the South End's resilience to potential flood disasters
- Proposed design solutions include, flood barriers, pump station, elevated roadways, and a robust stormwater channel
- A proposed 8-foot flood wall along western site boundary impacts connectivity and integration of site with several properties



Environmental Considerations

Preliminary Recommendations:

- Cap contaminated soils
- Conduct regular inspections/monitoring
- Establish building restrictions to maintain contamination containment and preventing soil exposure
- Follow FEMA's flood rules regarding regrading or terracing
- The Licensed Environmental Professional (LEP) assessment indicates that the majority of the site has redevelopment potential, subject to specific environmental requirements



Initial environmental assessments, indicate that there are no significant environmental obstacles that would prevent future development or require notable land use restrictions, though mitigation will likely be required.

Flood Mitigation

Alternatives for Further Study:

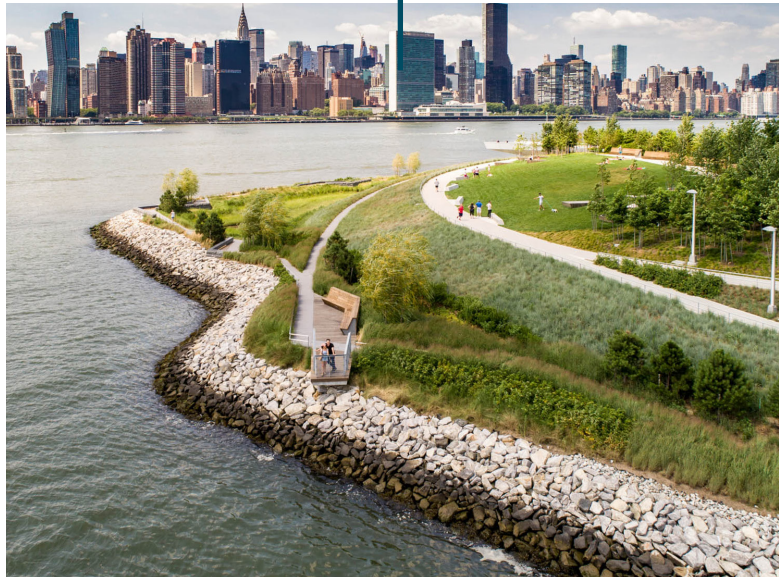
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Raise the site
(all or portion)



02

Implement levee system
along waterfront



03

Construct buildings above
floodplain elevation



Connectivity Elements: Streetscape + Railroad Underpass Improvements



Proposed streetscape improvements:
pedestrian/bicycle site access



Proposed underpass
improvements

Resilient Bridgeport:

----- Current wall alignment
(subject to change)

• Current gate locations
(subject to change)

Proposed streets to be
raised (subject to change)

Connectivity Elements: Streetscape Improvements



A. Minor Improvements



B. Major Improvements

Connectivity Elements: Railroad Underpass Improvements



Proposed Improvements

Connectivity Elements: Establishing a Linked Waterfront



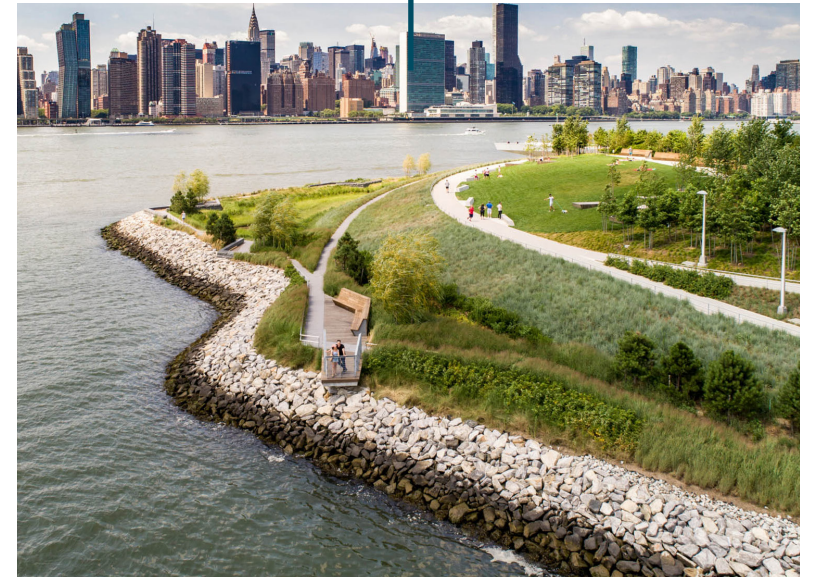
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Promenade



02

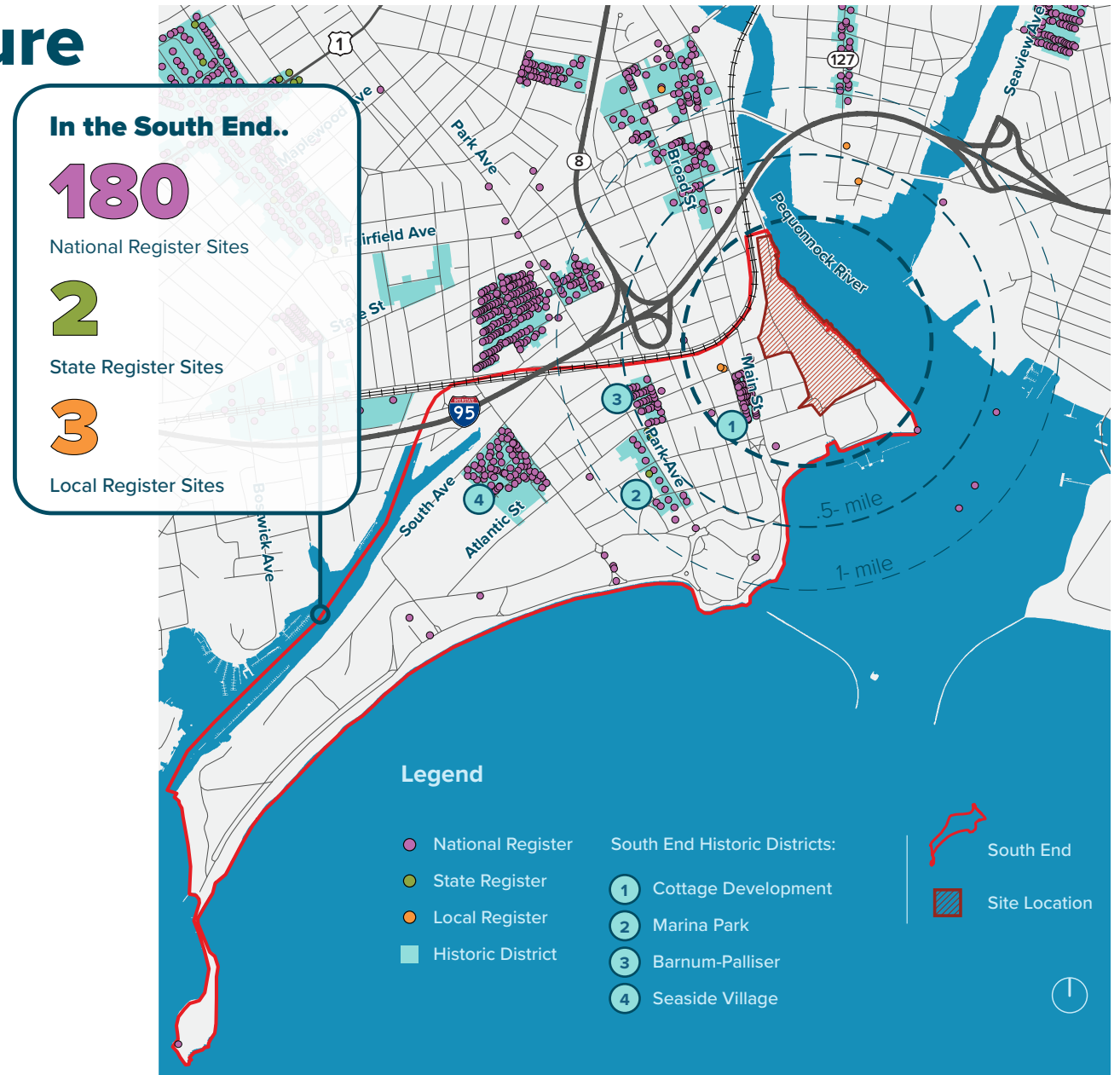
Levee



South End's History & Culture

Findings + Preliminary Recommendations:

- The site is within one mile of three Historic Districts and multiple State and Local Register properties
- Proposed streetscape improvements aim to complement and enhance the existing historic fabric while creating seamless pedestrian connections to the South End historic districts
- Site recommendations aim to integrate sensitively with the South End's historic and cultural character



Preliminary Land Use Scenarios

Options:

- 01 Traditional Mixed-Use**
- 02 Residential Mixed-Use**
- 03 Entertainment Destination**
- 04 Recreation Destination**



Alternatives Removed:

- Light Industrial
- Housing Only
- Office + Employment Center

Preliminary Land Use Scenarios



- A selected developer for the site will ultimately make decisions on layout and land use mix – **This Document will Provide Guidance on Community Vision**
- Ongoing projects, such as Resilient Bridgeport, are still evolving and changes could impact future site development



Alternative concepts were evaluated and eliminated through multiple rounds of stakeholder input, including scenarios focused exclusively on housing and employment uses

04 Preliminary Redevelopment Opportunities

Traditional Mixed-Use

A vibrant mixed-use district integrating residential living with green spaces and services:

- Residential spaces and hospitality options
- Local shops and essential services, limited office
- Recreation facilities linked by multi-use paths and trails
- Vibrant playgrounds and gathering spaces



Traditional Mixed-Use

Key Features:

- Concentrated area of mixed-use development in the northern part of the site
- Dense recreation amenities in the south
- Primary road access along the western edge and along the waterfront
- Pedestrian access along corridors and throughout the site
- Park-like corridors
- Continuous public waterfront access

**Note: Site plan rendering undergoing final refinement*



04 Preliminary Redevelopment Opportunities

Residential Mixed-Use

A mixed-use community offering **diverse housing options, local amenities, and integrated green spaces**:

- Diverse range of housing types (e.g., single-family homes, townhomes, row houses and multifamily with integrated commercial spaces and services)
- Create an expanded, dense community fabric within the South End
- Network of green spaces and green infrastructure systems, promoting a sense of community while mitigating potential flood impacts



04 Preliminary Redevelopment Opportunities

Residential Mixed-Use

Key Features:

- Concentrated area of mixed-use development in the northern part of the site
- Diverse housing throughout the site
- Commons-like layout with integration of green spaces
- Multi-access road network
- Park-like corridors
- Continuous public waterfront access

**Note: Site plan rendering undergoing final refinement*

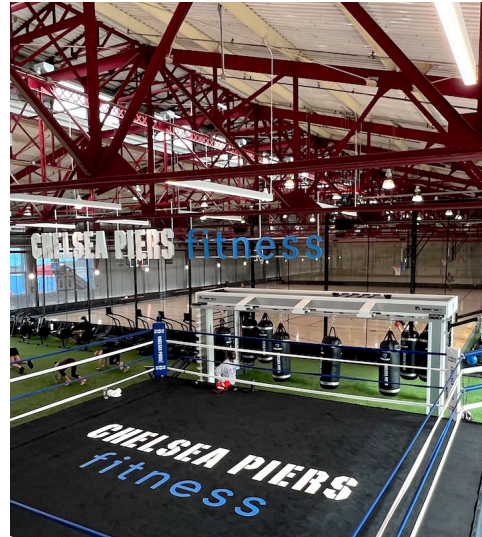


04 Preliminary Redevelopment Opportunities

Recreation Destination

This concept focuses on creating a comprehensive **activity hub** for **South End residents and visitors**:

- State-of-the-art indoor recreation facilities to serve the South End and greater Bridgeport area
- Vibrant commercial component featuring hotels, restaurants, and shops, establishing a fully integrated activity hub
- Hospitality and service offerings
- Supports both residents and visitors



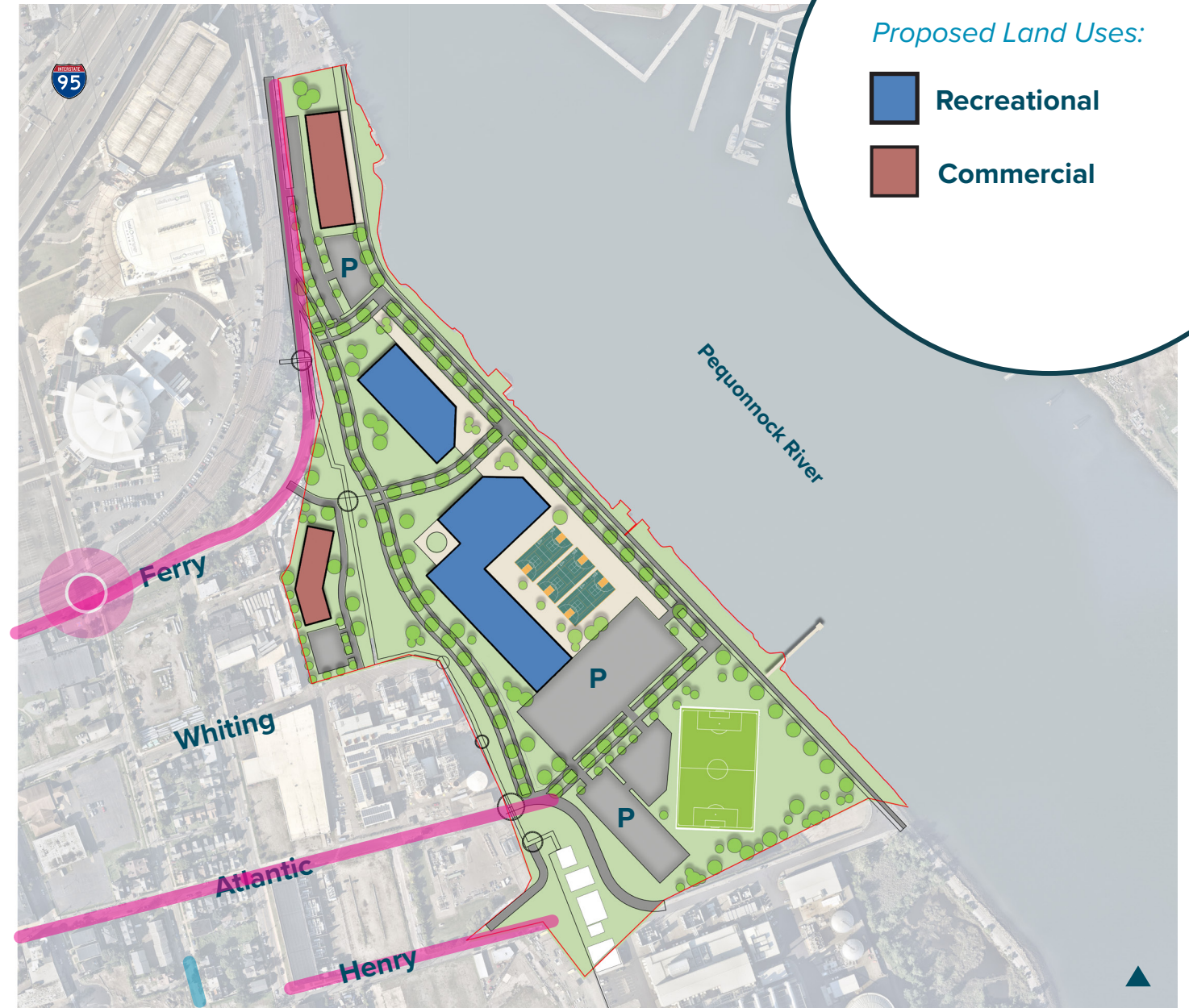
04 Preliminary Redevelopment Opportunities

Recreation Complex

Key Features:

- Commercial services supportive of visitors to recreation complex
- Majority of site dedicated to recreation facilities (outdoor fields, various sports courts, running tracks, various indoor facilities)
- Corridors to create park-like setting
- Continuous public waterfront access

**Note: Site plan rendering undergoing final refinement*



04 Preliminary Redevelopment Opportunities

Entertainment Destination

This concept envisions a comprehensive **entertainment destination**:

- Augment and connect with the existing entertainment offerings in the area to establish a full-scale, year-round entertainment hub
- Vibrant commercial component featuring hotels, restaurants, and shops, establishing a fully integrated activity hub
- Hospitality and service offerings



04 Preliminary Redevelopment Opportunities

Entertainment Destination

Key Features:

- Commercial, entertainment, and recreational uses mixed throughout the site
- Primary road access along the western edge of the site, maximizing waterfront access
- Park-like corridors
- Continuous public waterfront access

**Note: Site plan rendering undergoing final refinement*



05

Share Your Feedback!

Visit the Stations!

01 Land Use Preference Exercise

02 Site Preferences

03 General Comments

06

Next Steps

What's Next?

01 **Advance land use alternatives:**

- Identify preferred alternative(s)
- Graphic representations

02 **Advance technical analysis and concepts for consistent design elements**

03 **Community engagement:**

- CAC #3 (TBD)
- Website Updates

04 **Draft Plan** (December 2024)

Thank You!

www.bridgeportharborstationreuse.com