

Remington site may get \$500m makeover

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BRIDGEPORT — A \$500 million waterfront project that promises to bring a mix of housing, stores, restaurants and possibly a marina to the site of the former Remington shaver factory overlooking Seaside Park is on the drawing boards.

Mayor John M. Fabrizi and Economic Development Director Nancy Hadley say that 60 Main Street LLC, an affiliate of Westport Property Management, plans to submit a detailed application for the South End property within a month.

The partnership bought the 12-acre Remington property a year ago. The site faces Long Island Sound at the foot of Main Street at the eastern end of Seaside Park.

"This project will be a phenomenal catalyst not only for Bridgeport as a whole, but also for the city's South End," Fabrizi said. "It will meld into the beauty of Seaside Park with public access to the water and a mix of high-rise residential and retail uses."

He said the development may also entail a marina and a terminal for a contemplated high-speed ferry to link Bridgeport to New York City.

A possible scenario for the development includes four high-rise residential buildings surrounded by townhouses, for a total of about 1,000 residential units, the city officials said.

But those details are among several concepts being considered for the application to be unveiled next month.

Stephen P. Grathwohl, a principal in Westport Property Management, declined to comment until a finished plan is filed with city land-use boards.

Hadley said the plan is being drawn up by Ehrenkrantz, Eckstut & Kuhn Architects of New York City, which prepared the plans for mixed-use developments at Battery Park City and Baltimore's inner harbor.

Fabrizi said the South End project will complement the planned \$1.3 million mixed-use development envisioned for Steel Point on Bridgeport Harbor and another \$400 million to \$500 million mixed-use project at the former Pequonnock Apartments site near the Arena at Harbor Yard.

The three projects could be linked to the downtown and its intermodal transportation center by a trolley network to reduce motor vehicle traffic through downtown, the mayor said.

Hadley said the Planning and Zoning Commission last year approved an amendment to the city's zoning regulations that will be used when considering the application for the Remington site. The amendment provides guidelines for mixed-use projects on waterfront properties of 10 acres or more.

While the property offers panoramic views of Long Island Sound and direct access to Seaside Park, it is bounded on the east by a massive power plant on the harbor and to the north by the Main Street substation site for a 345-kilovolt electric transmission line running from Middletown to Norwalk.