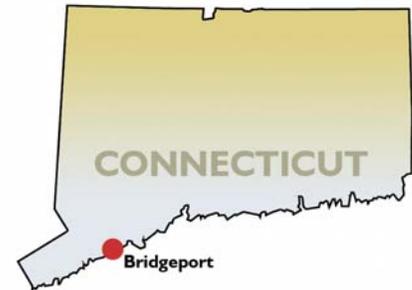


SEAVIEW INDUSTRIAL PARK - BUNNELL BLOCK

Bridgeport, CT
Revolving Loan Fund Grant

Blighted Neighborhood Makeover: Revamping Industry in the City of Bridgeport

ADDRESS:	440 & 480 Bunnell Street, Bridgeport, CT 06607
PROPERTY SIZE:	4.04 acres
FORMER USES:	Plastic manufacturer and industrial
CURRENT USES:	Industrial park
EPA GRANT RECIPIENT:	PROJECT PARTNERS:
The City of Bridgeport provided a \$350,000 Brownfields Cleanup Revolving Loan Fund loan to the Bridgeport Economic Development Corporation (BEDCO) for cleanup activities at two properties in the Seaview Industrial Park.	City of Bridgeport; Grow Bridgeport Fund, LLC; State of Connecticut Department of Economic and Community Development (DECD); Economic Development Administration (EDA); and Bridgeport Economic Development Corporation (BEDCO)



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:
Envirofacts - www.epa.gov/enviro/html/bms/bms_query.html
Enviomapper - www.epa.gov/enviro/bf

PROJECT BACKGROUND:

The Seaview Industrial Park once housed various manufacturing companies as well as residences. Since the early 1990s, Bridgeport lost a major section of its manufacturing industry to overseas competition, resulting in a 50 percent reduction in manufacturing jobs and an increase in abandoned properties and blighted neighborhoods. The EPA Brownfields funding was used to address the 4.04-acre Bunnell Block of the Seaview Industrial Park, which consists of two properties: an abandoned industrial building and the Enterprise Plastics manufacturing company. A Phase II environmental site assessment of the two properties in 2002 found petroleum, lead and polycyclic aromatic hydrocarbons (PAHs) contamination in the soil.



The Seaview Industrial Park during construction.

KEY ACCOMPLISHMENTS:

- Removed 120 tons of contaminated soil
- Leveraged \$7.8 million for cleanup and redevelopment activities; \$6 million in redevelopment funding leveraged through the sale of Industrial Revenue Bonds (IRBs)
- Leveraged 230 jobs for cleanup and redevelopment activities

OUTCOME:

The two blighted buildings were demolished and 120 tons of hazardous materials and 1,145 tons of non-hazardous materials were removed from the two properties. Cleanup of the properties was completed in February 2005. The Seaview Industrial Park is projected to be completed in 2008 and will consist of eight build-to-suit light industrial buildings. It will leverage an additional 100 new jobs and \$2 million in annual payroll. Only two of the eight properties located in the Seaview Industrial Park were addressed by the EPA Brownfields funding. Currently, one of the properties is being built and the other is still finalizing reconstruction plans. The redevelopment of the Seaview Industrial Park positively affects the community by removing blight, improving roads, and upgrading the sewer and water systems, ultimately creating an aesthetically pleasing industrial neighborhood admired by the community.