

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

PETITION OF BRIDGEPORT ENERGY II
LLC FOR A DECLARATORY RULING
TO APPROVE THE INSTALLATION
AND OPERATION OF A 350 MW PEAKING
FACILITY AT THE EXISTING BRIDGEPORT
ENERGY FACILITY IN BRIDGEPORT, CT

Petition No. 841

February 25, 2008

PRE-FILED TESTIMONY OF STEPHEN GRATHWOHL

Q1. In what capacity do you appear before the Siting Council in this matter?

A1: I am testifying on behalf of 60 Main Street, LLC, Hiram Adelman, and Brook Merrow, who are collectively the owners of property located at 60 Main Street in Bridgeport. I am the President of Westport Property Management, LLC. Westport Property Management is managing the development process for the owners of the 60 Main Street and has authority to speak on the owners' behalf.

Q2. Please summarize your professional background.

A2. I am the President of Westport Property Management, LLC. I have an MBA degree from Pace University. I have been involved in real estate development and the land use approval process for 30 years. As stated, Westport Property Management, LLC manages the property located at 60 Main Street in Bridgeport.

Q3. Please summarize the status of 60 Main Street LLC's development of the property located at 60 Main Street.

A3. 60 Main Street owns a significant expanse of property of approximately 12 acres across from the Bridgeport Energy Facility (specifically, parcels numbered 37, 51, 57, and 97 Henry Street as well as parcels numbered 12, 50, 76, 60, 110 and 122 Main Street, Bridgeport, CT (collectively the "Property"). They are developing this immediate area by adding much-needed community improvements - including residential apartment units, commercial space and appurtenant parking areas. They have been working closely with the City of Bridgeport to procure the appropriate approvals.

To date, 60 Main Street LLC has received approvals from the Bridgeport planning and zoning commission for a zone change and site plan approval. Based on those approvals, 60 Main Street LLC intends on developing the Property, which is immediately adjacent to the proposed peaking facility, with a high rise, residential condominiums, commercial uses and a proposed marina. The total cost of the project will exceed \$700 million. Photographic renderings of the proposed development are attached hereto as Exhibit A.

The proposed development of the Property is one of the most unique development proposals in the City of Bridgeport, is a cornerstone to the redevelopment plans in Bridgeport and has received overwhelming support from the City. The development will provide public access to the waterfront as well as a public marina. In addition, the development will provide an increased tax base for the City of Bridgeport as well as new jobs.

Q4. What are the aspects of the proposal that 60 Main Street LLC finds objectionable?

A4. While 60 Main Street LLC acknowledges the existence of the generating facility currently at the proposed site, it does object to expansion of that facility that is not in keeping with the surrounding area. The proposed project will be highly visible not only from the Property but also from the University of Bridgeport and from Seaside Park, both landmarks in this waterfront area of Bridgeport. Therefore, 60 Main Street LLC objects to the fact that the Applicant has made no attempt to camouflage or stealth the proposed structure to ensure that the proposed structure will not have a negative visual impact on the surrounding, mixed use area. The proposal does not contain any visual mitigation efforts which could include architectural walls or buildings enclosing the structure as well as landscaping buffers.

Q5. Are you aware of similarly-sized projects that have utilized visual mitigation?

A5. Yes. Attached as Exhibit 2 are photographs of stealthed facilities of similar size and scope to the proposed structure. Considering the redevelopment occurring in this area of Bridgeport, including at the Property, 60 Main Street LLC believes that visual mitigation is possible and should be required.

The statements above are true and complete to the best of my knowledge.

02/25/08
Date

[Signature]

Subscribed and sworn before me this ^{25th} ~~26th~~ day of February, 2008

By: [Signature]

Commissioner of the Superior Court
Notary Public

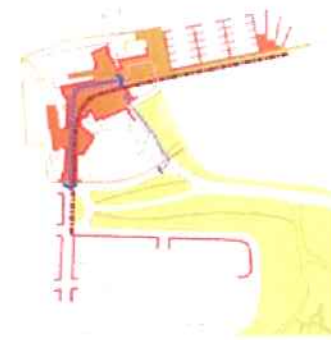
TINA CODELLA
NOTARY PUBLIC
My Comm. Expires 12/31/2012

EXHIBIT A

General Development Plan Submission
August, 2007

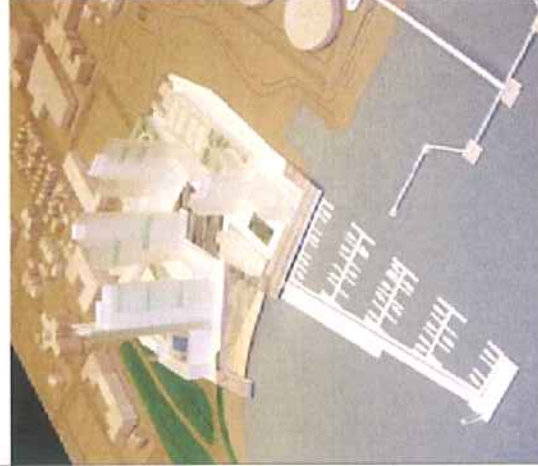
60 Main Street

Bridgeport, Connecticut



Drawing List

- T-1 Title Sheet
- T-2 Design Principles
- T-3 Design Precedents
- A-0 Context Plan
- A-1 Conceptual Land Use Plan
- A-2 Land Use Intensity Plan
- A-3 Phasing Plan Summary
- A-3.1 Phasing Plans 1-4
- A-4 Design and Development Standards
- A-5 Design and Development Standards
- A-6 Circulation & Parking Plan
- A-7 Conceptual Landscape Plan
- A-8 Conceptual Rendering - Park Edge View
- A-9 Conceptual Rendering - Ferry View
- A-10 Conceptual Rendering - Aerial View
- A-11 Conceptual Rendering - Park View
- G-1 Site Plan Development
- G-1 Grading, Storm Drainage and Stormwater Detention Plan
- W-1 Proposed Water Supply Plan
- SS-1 Sanitary Sewer Plan
- E-1 Erosion and Sedimentation Control Plan
- E-2 Erosion Control Notes, Narrative and Details



Title Sheet

August 23, 2007

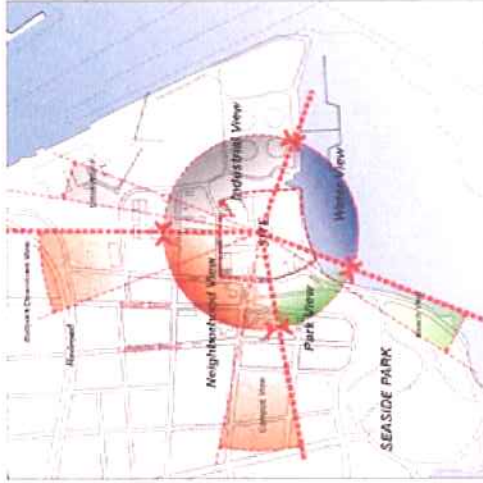
60 MAIN STREET BRIDGEPORT WATERFRONT DEVELOPMENT

Elmencrutz Eckstut & Kuhn Architects

SHEET T-1



▲ **1. PARK EXTENSION** - Extending Seaside Park into the site establishes an important park destination with retail and amenities for the public while creating a park atmosphere to both residents and visitors.



▲ **2. MAXIMIZE VIEWS** - With immediate views to the Long Island Sound, Seaside Park, UJR Campus, the South End community, and ballpark with downtown beyond, the residential tower composition utilizes the site's location to its fullest potential.

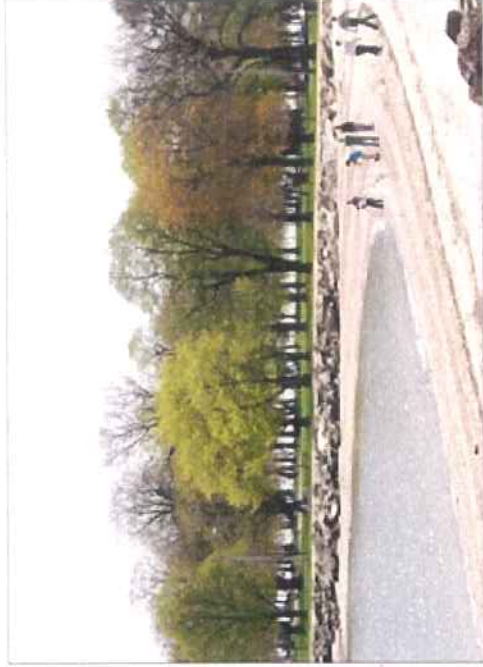


▲ **3. ICONIC BRIDGEPORT IDENTITY** - Revising Bridgeport's skyline, the residential towers with glowing green beacons redefine Bridgeport's marker on the horizon and re-establishes the "Park City" identity.



▲ **4. MULTIPLE ENVIRONMENTS** - From beach to boardwalk, neighborhood street to town square, and residential sleep to garden roof decks, the design provides varying public and private spaces for both residents and community.

▶ **5. WATERFRONT AMENITIES & PUBLIC ACCESS** - With amenities of beach boardwalk, marina, and waterfront restaurant and banquet hall, the design allows the public to re-engage the water with a variety of users.





BEACH



POCKET PARK



CONTEMPORARY LANDSCAPE



MARINA



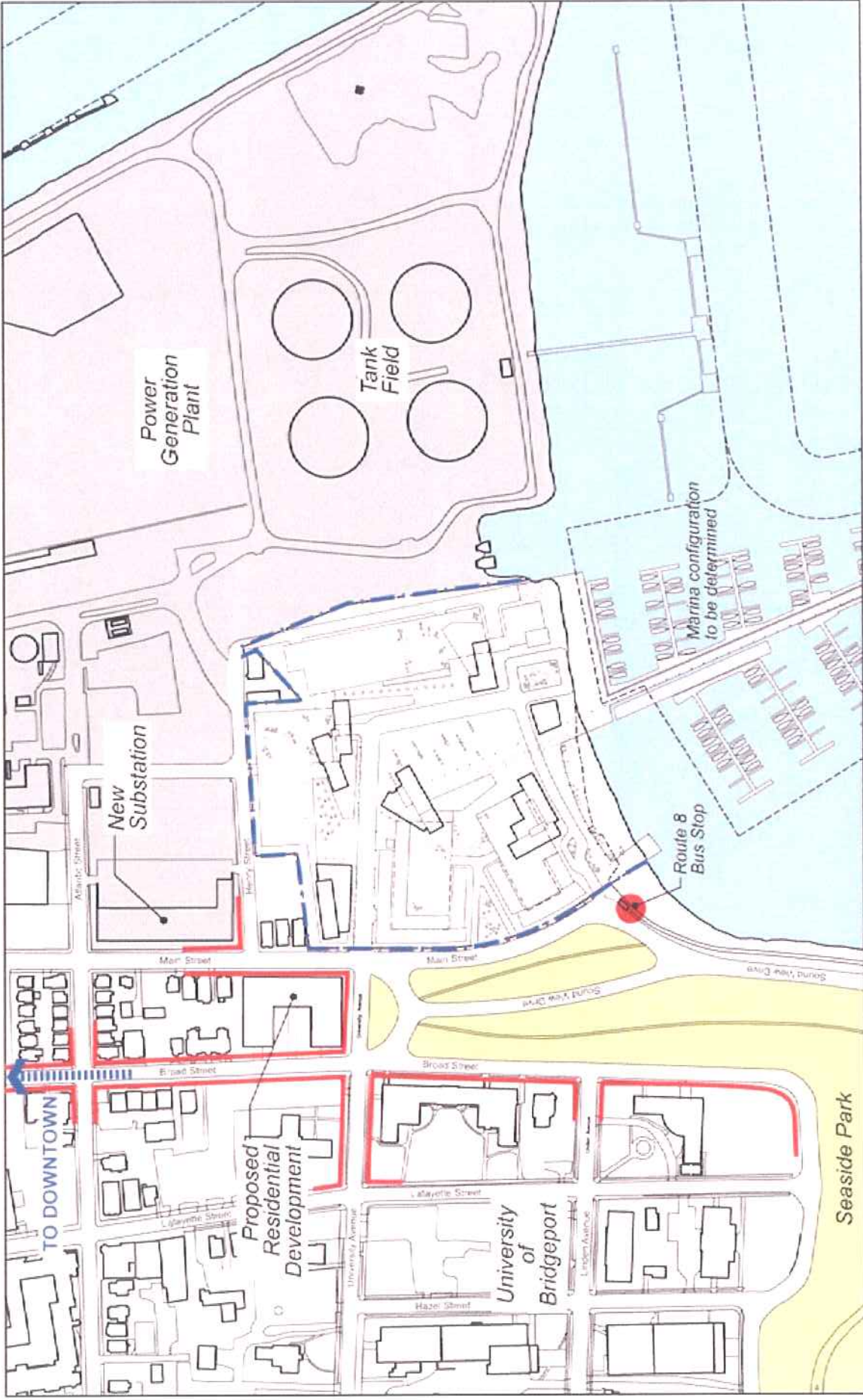
FINE DINING

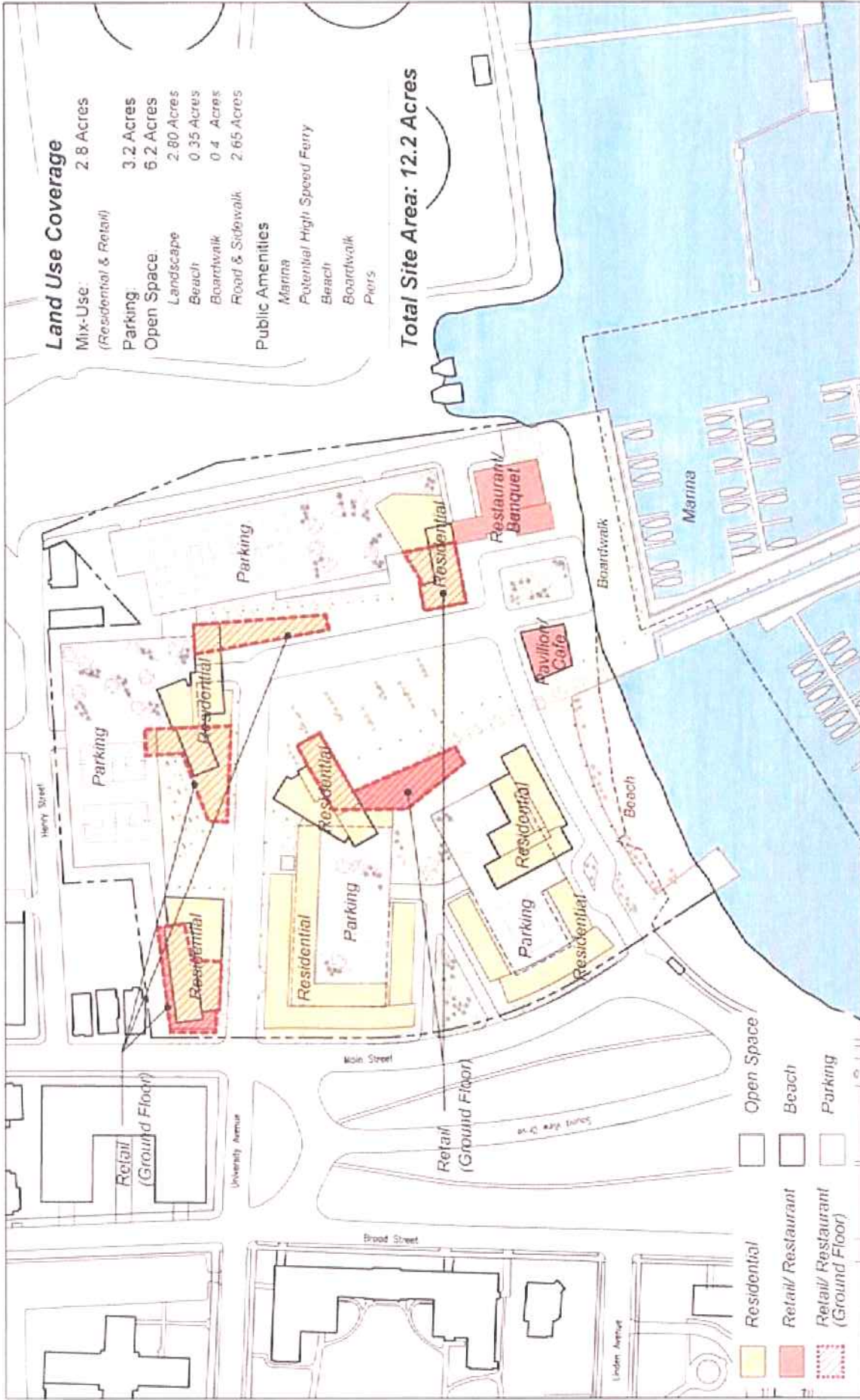


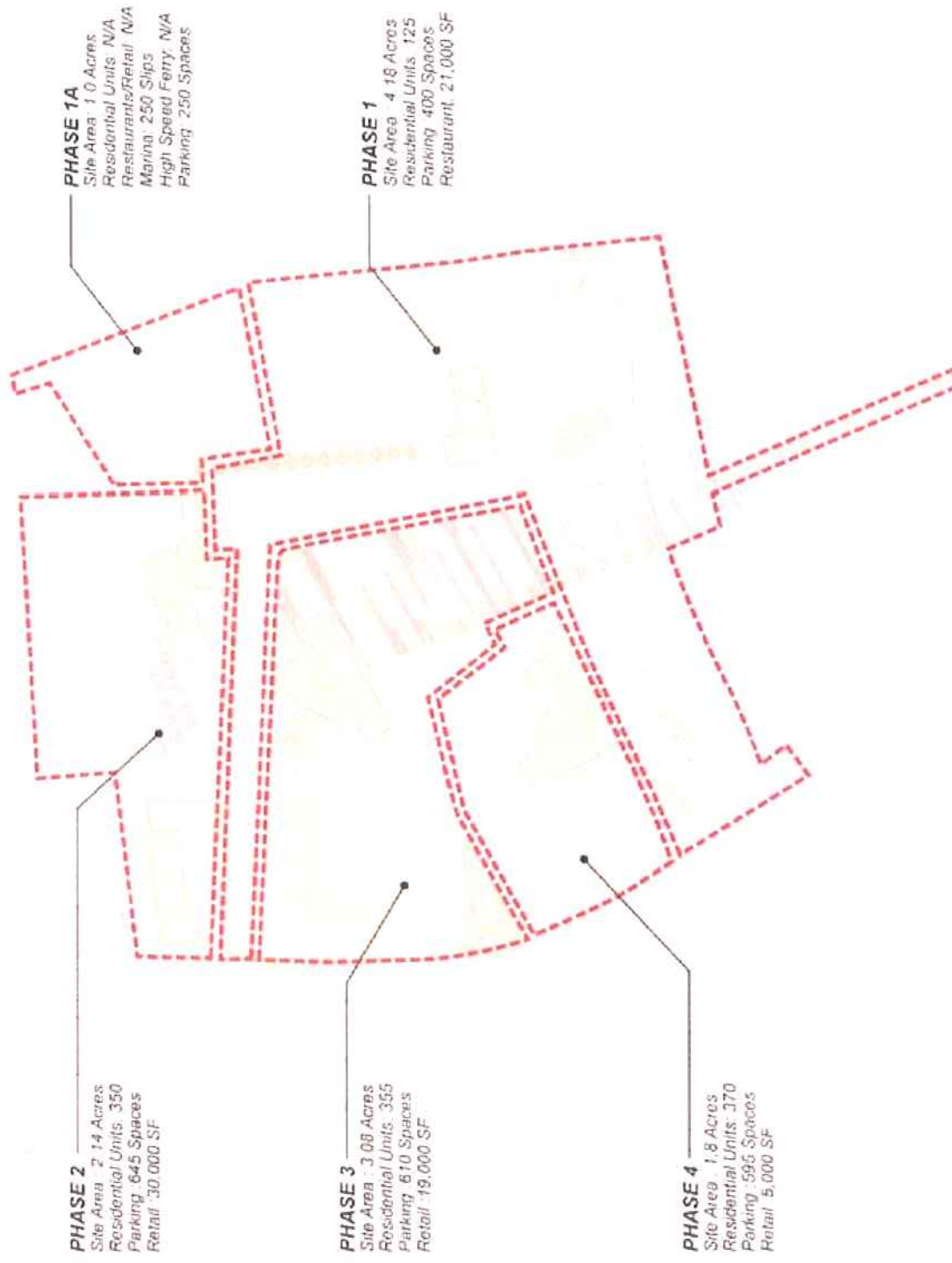
ROOF TOP GARDEN



BOARDWALK



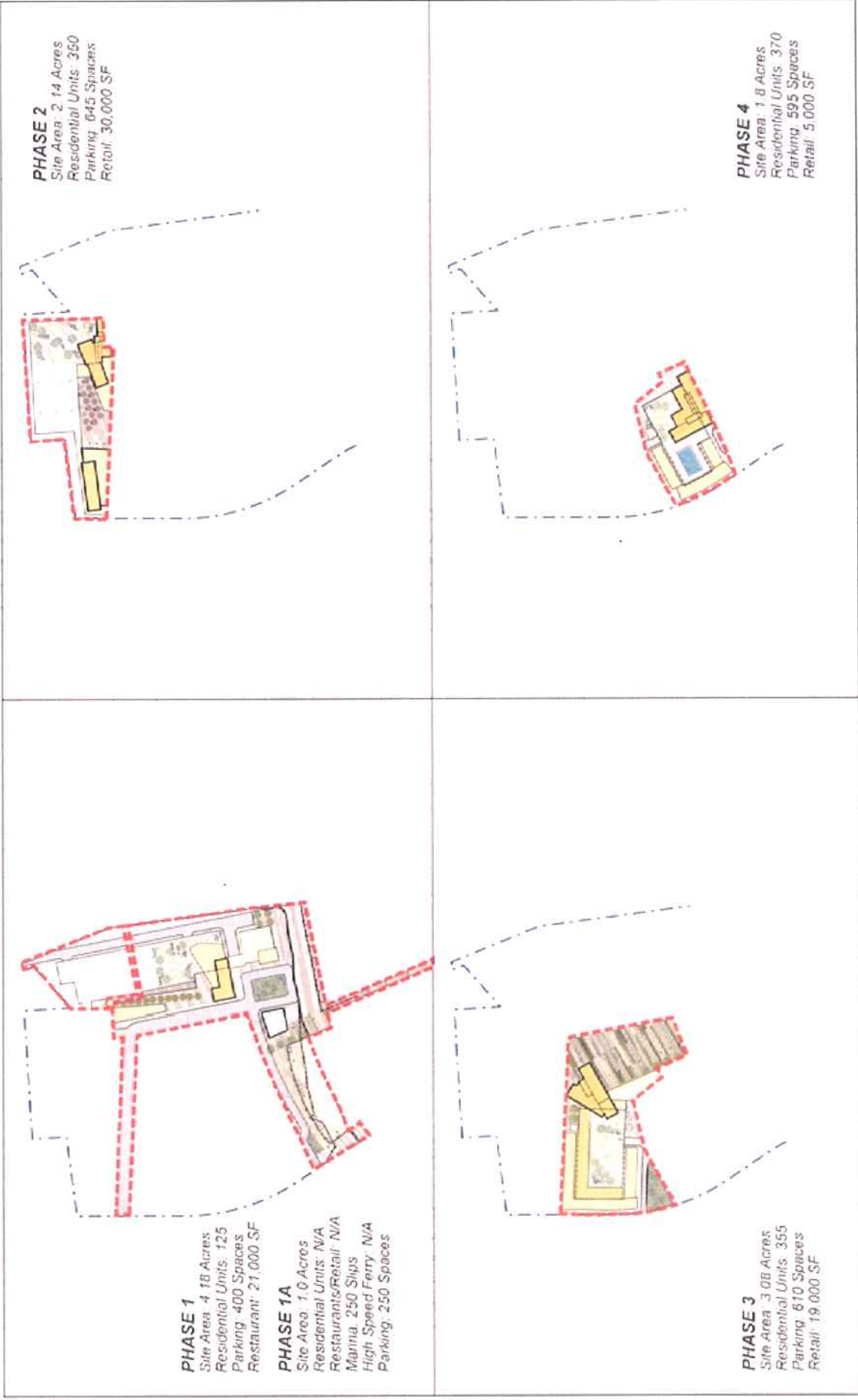




SUMMARY PHASING



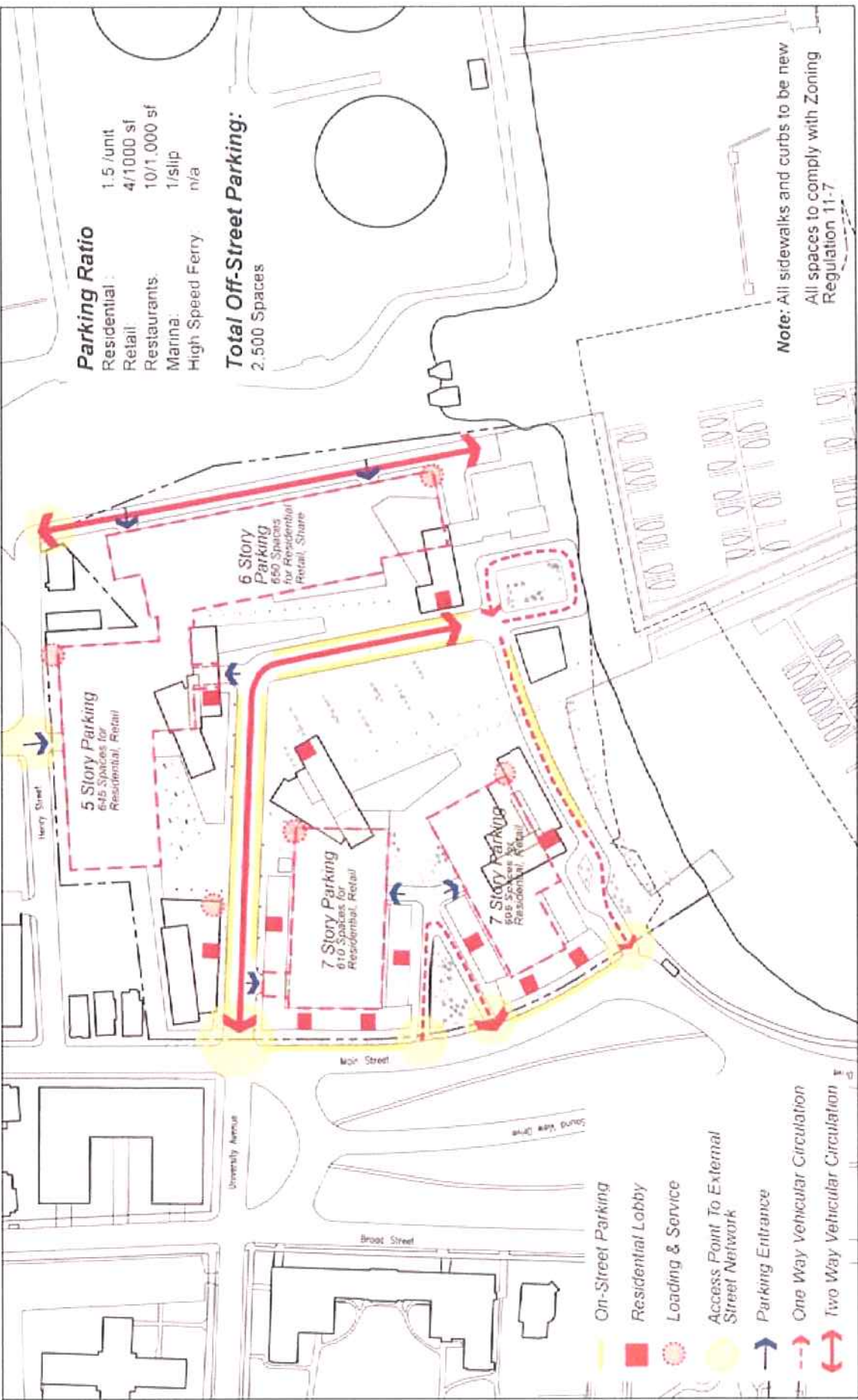
August 23, 2007

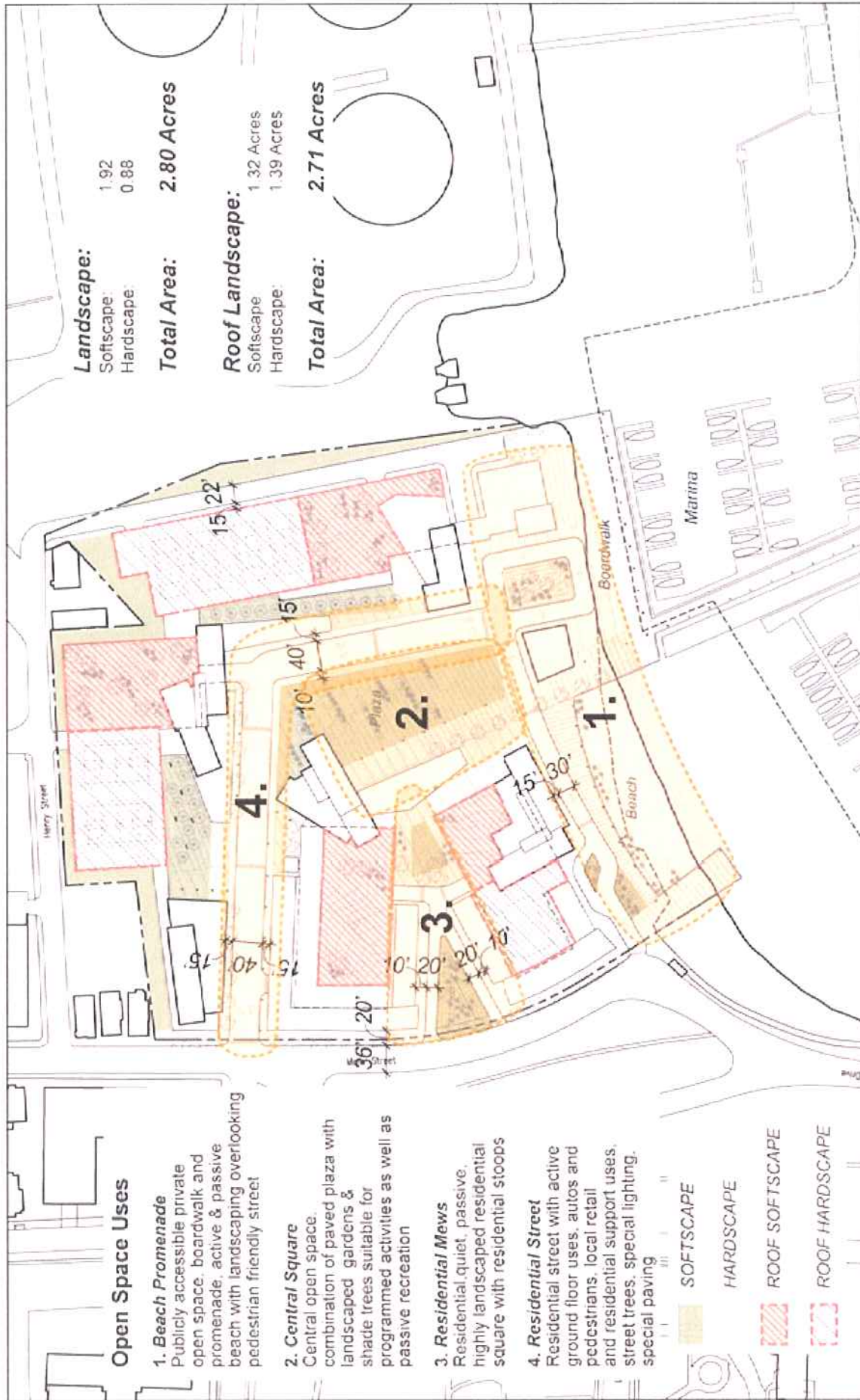


Zoning Criteria	REQUIRED	PROPOSED			
		Phase 1/1A	Phase 2	Phase 3	Phase 4
Min. Lot Area (Acres)	10	5.18	2.14	3.08	1.80
Min. Frontage	200'	-	-	-	-
Min. Setbacks	15'	-	-	-	-
Street Setback	0'	-	-	-	-
Lot Line Setback	30'	-	-	-	-
Mean High Water Setback					
Max. Building Coverage	70%	35%	65%	49%	66%
Max. Site Coverage	85% Max.	67%	88%	78%	95%
Min. Landscape Area	15%	43%	24%*	34%*	26%*
Max. Building Heights: Principal Building	50 Stories/ 500' abv. Grade	18 Stories/ 200' abv. grade	25 Stories/ 270' abv. grade	30 Stories/ 320' abv. grade	38 Stories/ 400' abv. grade
Parking Requirement					
Residential (1.5 /Unit)	1800	190	525	530	555
Retail (3/1,000SF)	216	0	120	80	40
Restaurant(10/1,000 SF)	210	210	0	0	0
Marina	n/a	250	0	0	0
High Speed Ferry	n/a	tbd**	tbd**	tbd**	tbd**
Total Parking	2226	650	645	610	595
					2500

* includes roof landscaped areas

** high speed ferry parking to be determined and included in proposed structures







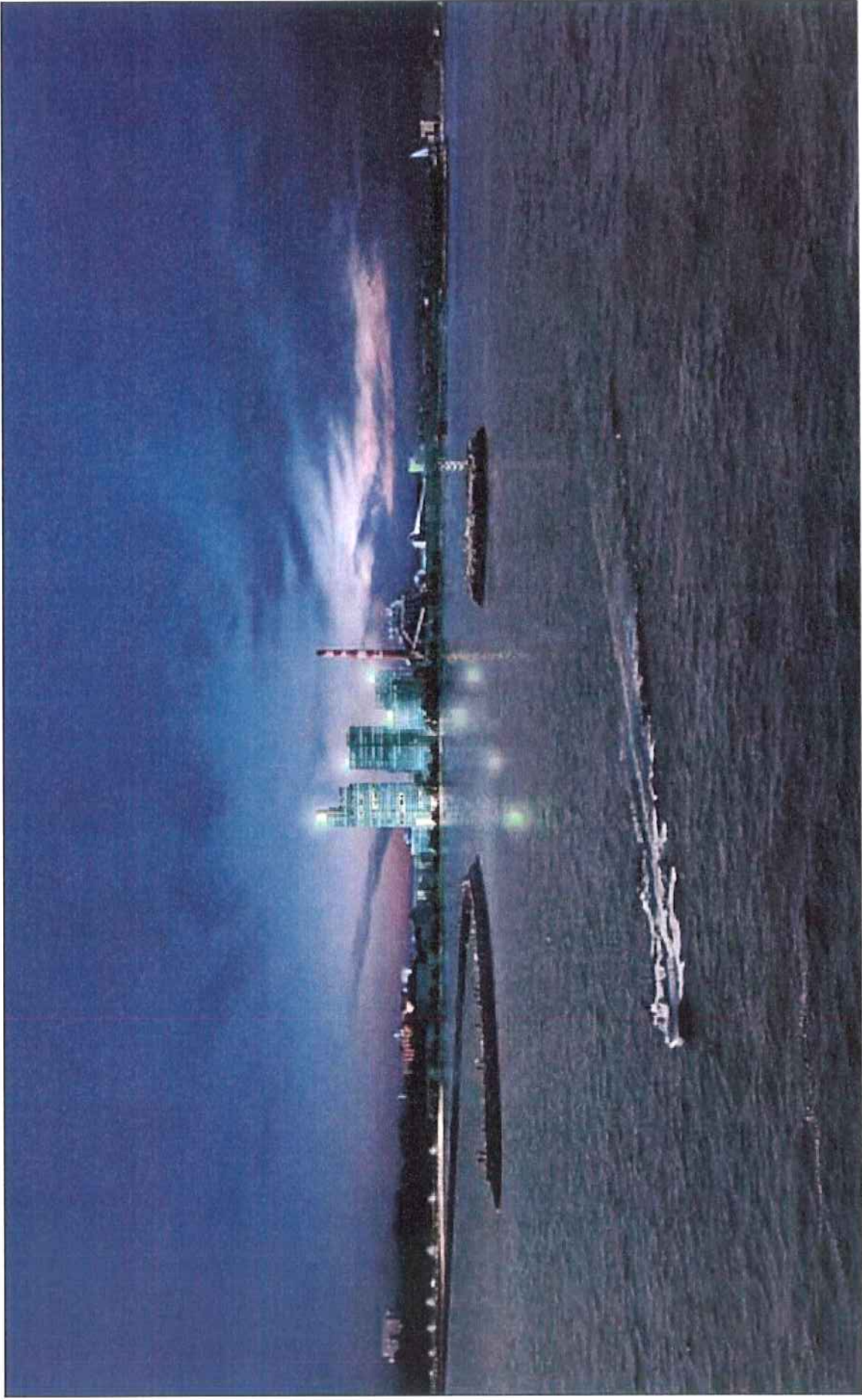

 Park Edge Rendering

August 23, 2007

60 MAIN STREET BRIDGEPORT WATERFRONT DEVELOPMENT


 Ehrenkrantz Eckstut & Kuhn Architects

SHEET A-8





Aerial Rendering

August 23, 2007

60 MAIN STREET BRIDGEPORT WATERFRONT DEVELOPMENT

Ehrenkrantz Eckstut & Kuhn Architects

SHEET A-10



Park View Rendering

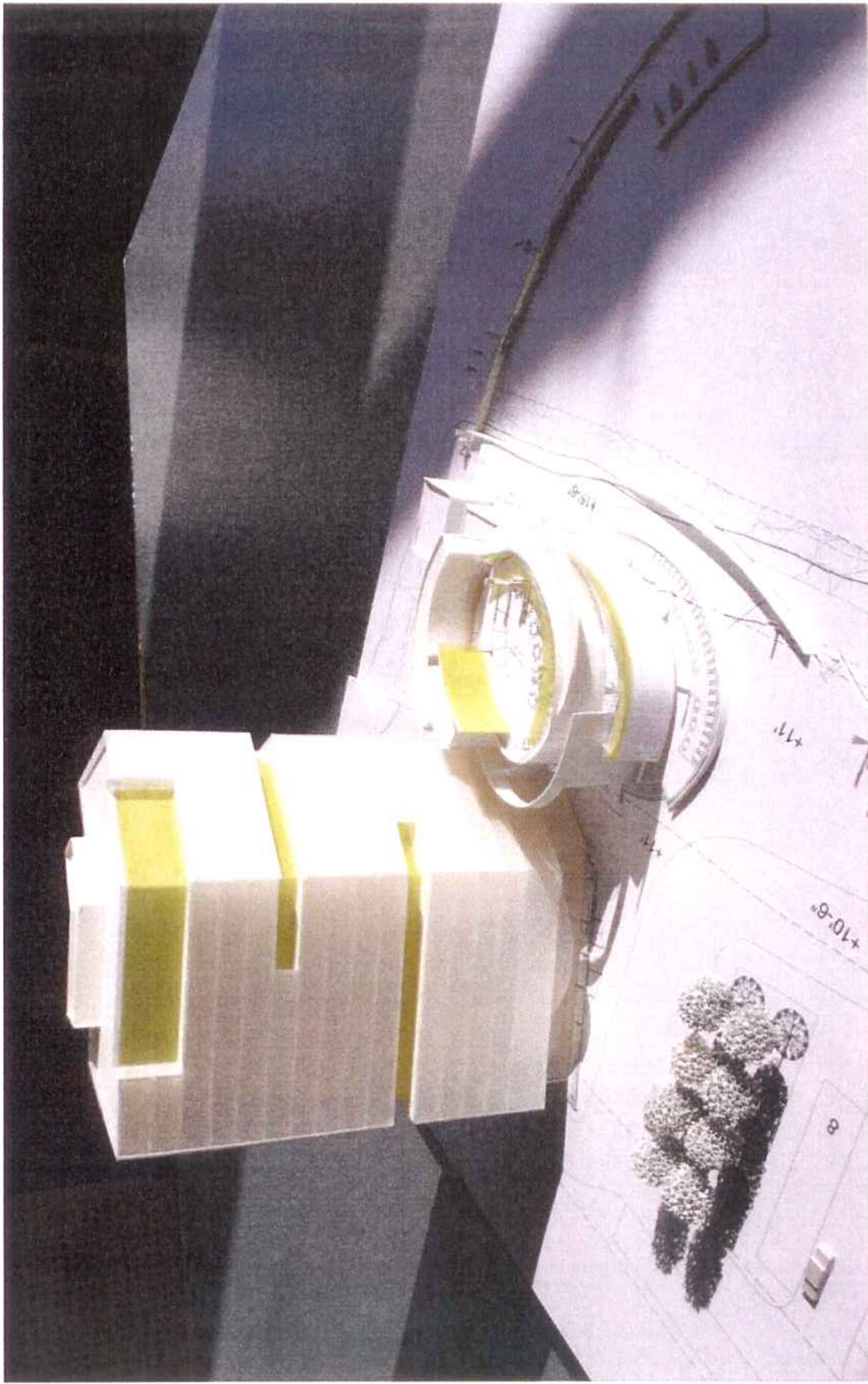
August 23, 2007



60 MAIN STREET BRIDGEPORT WATERFRONT DEVELOPMENT

Ehrenkrantz Eckstut & Kuhn Architects

SHEET A-11



Option A Study Model

1-25-08

Floukerman Takami & Kahn Architects

60 Main Street Phase I

EXHIBIT B



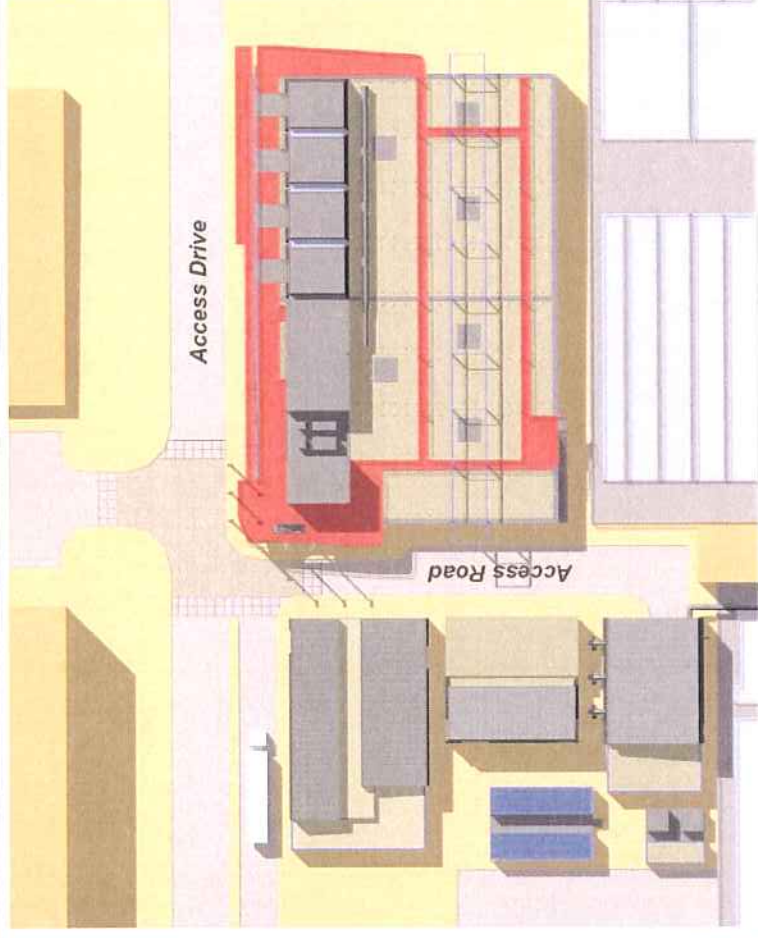
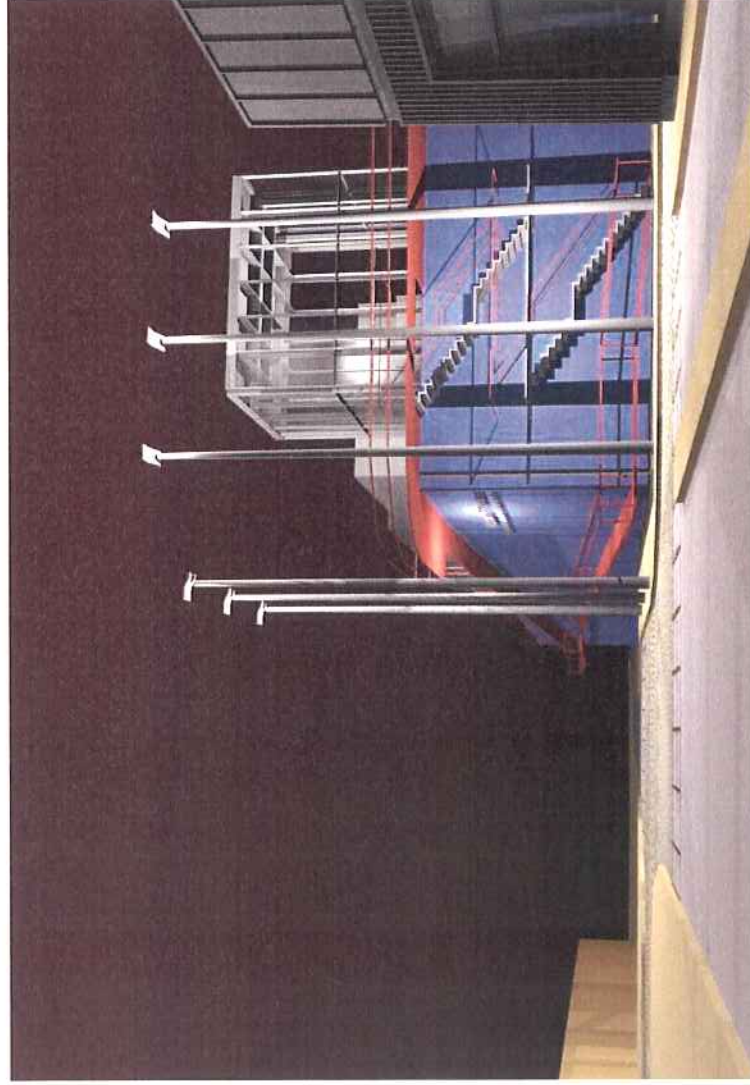
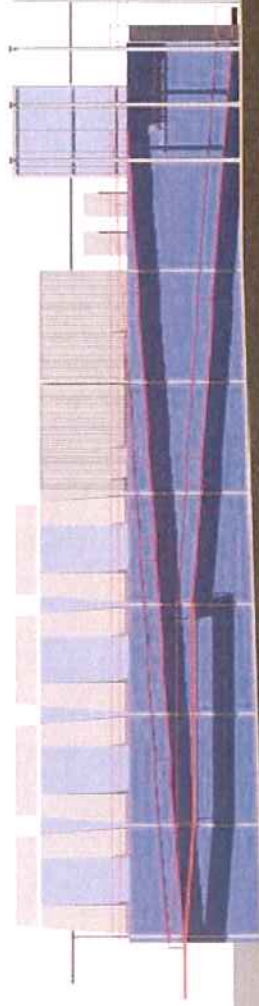
Morton Street



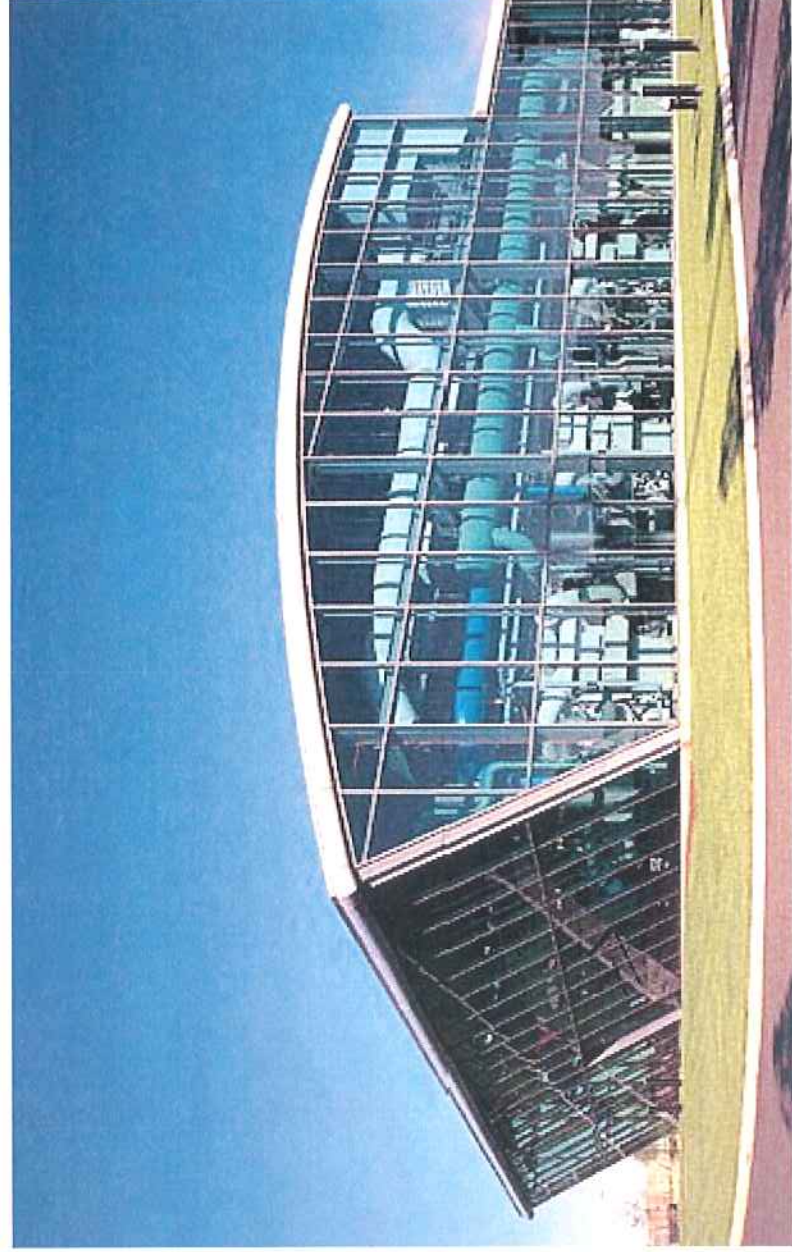
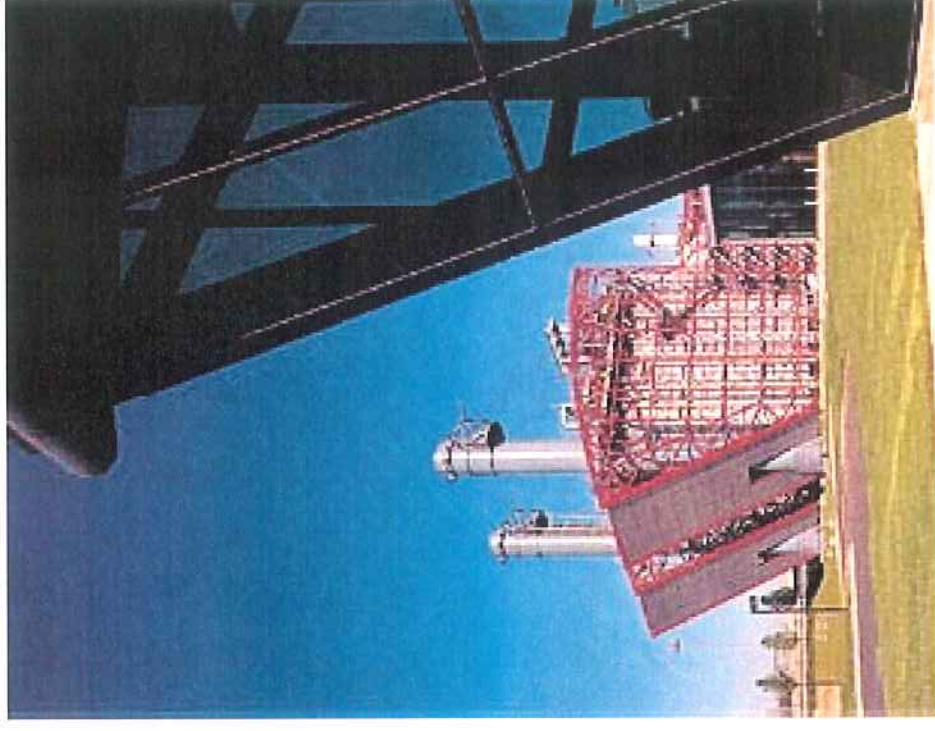
Owl's Head



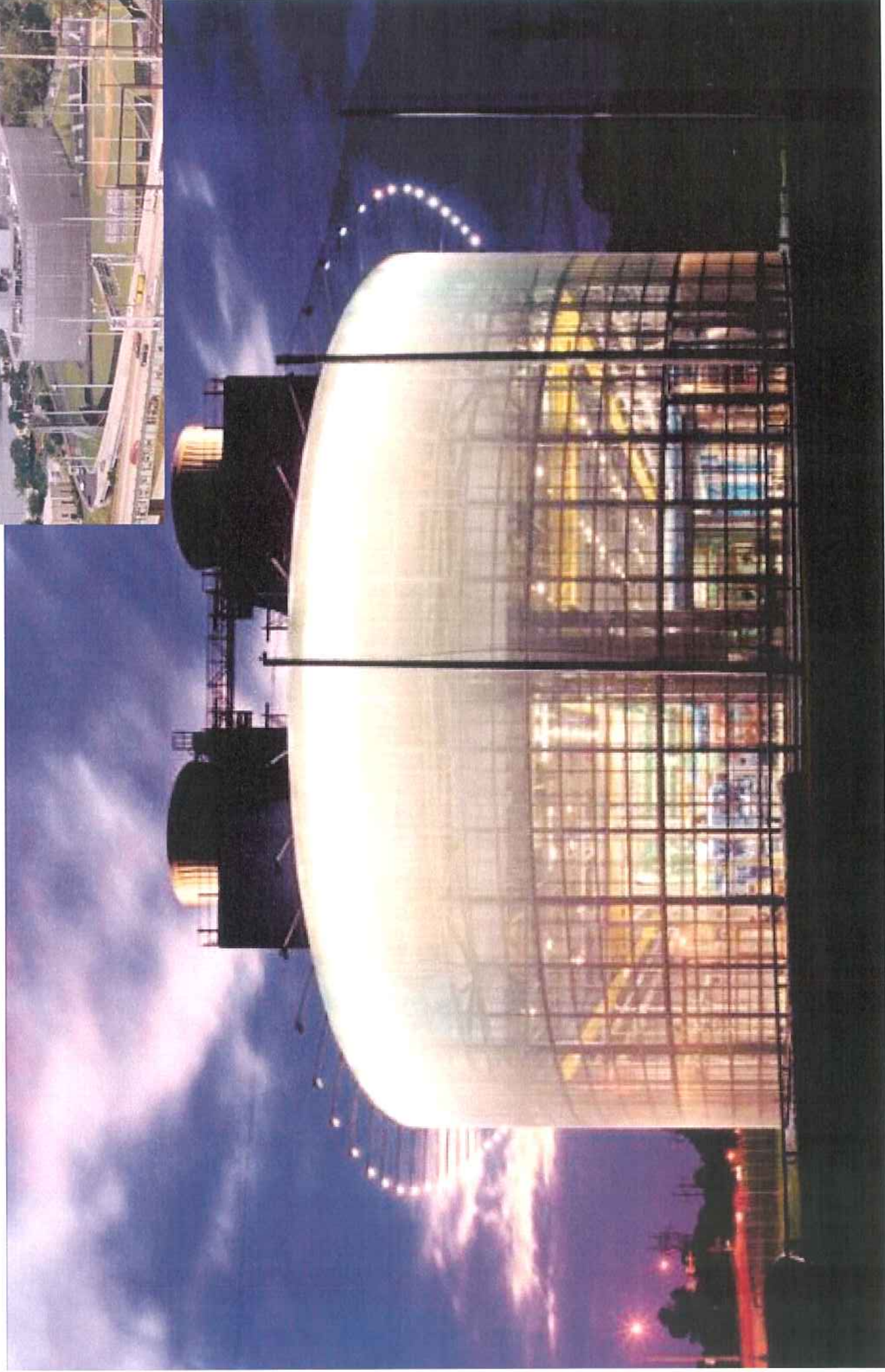
Sharon Plant



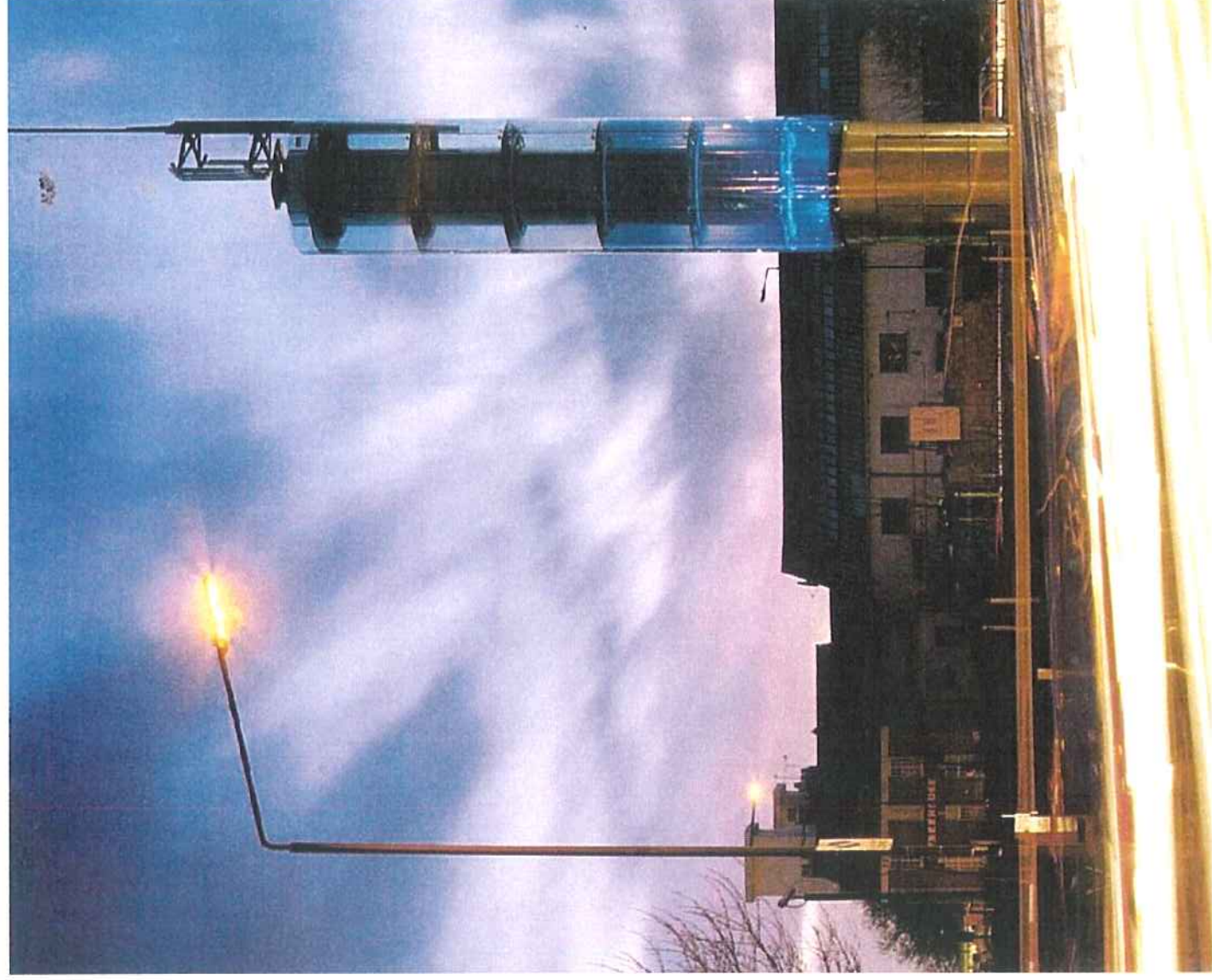
Substation, JFK Airport



Chiller Plant, University of Pennsylvania



Thames Water Tower, London



Solar Plant, Seville, Spain



Power House, Hamborn, Germany

