



To: . Mithila Chakraborty, Ph.D., Department of Housing
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Date: 7/16/2025

Subject: Scoping for Winward Apartments

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for Winward Apartments. The proposed address for the project is 20 Johnson Street, Bridgeport, CT 06604. Windward Development Associates II, LLC ("Windward"), in collaboration with The Housing Authority of the City of Bridgeport ("HACB") d/b/a Park City Communities ("PCC"), with support from the City of Bridgeport, is spearheading the revitalization of Marina Village. Originally constructed in the 1940s, Marina Village was a 406-unit public housing development spanning 38 buildings in Bridgeport's South End neighborhood. Over the decades, the property has become run down and obsolete, adversely affecting the surrounding area. This revitalization project aims to replace these blighted structures with safe, sustainable, and resilient housing, addressing the critical shortage of affordable housing in Bridgeport.

The proposed Phase II development will transform approximately 1 acre of the larger 16-acre site into a mixed-use, mixed-income community. This phase will include a four-story building featuring approximately 51 affordable housing units in a variety of configurations, including 1- to 3-bedroom flats and townhouses. Designed for energy efficiency and cost-effective construction, the building will provide modern living arrangements with contemporary finishes. Residents will also benefit from access to amenities such as a community health facility operated by Southwest Community Health Center and well-appointed community spaces.

The revitalization project integrates long-term urban planning objectives, including rezoning efforts in collaboration with the City of Bridgeport, to allow for increased density and mixed-use development. This includes the creation of commercial and retail spaces alongside housing for residents at multiple income levels. These efforts are part of a broader master plan aimed at stabilizing the neighborhood and fostering economic growth, attracting future public and private investment.

The overall project will leverage a diverse array of funding sources, including Low Income Housing Tax Credits (LIHTCs) from CHFA, CT DOH Flex funding, HUD support, and other local and state contributions. Additionally, \$10 million in HUD Rebuild by Design funds will support the construction of a state-of-the-art resiliency center nearby, providing critical resources such as a

food bank and community space. Together, the housing and resiliency center will serve as cornerstones of the community, enhancing safety and quality of life while promoting sustainable development.

By creating a vibrant, sustainable, and inclusive community, the Windward Apartments project will not only address the health and safety concerns of its residents but also catalyze positive change in the South End neighborhood, benefiting the entire Bridgeport community.

The following comments are submitted in response to the scoping requirements of the [Connecticut Environmental Policy Act](#). Scoping is the gathering and analysis of information that a state agency will use to establish the scope of environmental review of a proposed project. Scoping is done in the early planning stages of a project and DEEP is a commenting agency. Contact information is included as well as any necessary links to DEEP's webpages.

1. Effect on water quality, including surface water and groundwater

Melissa Mostowy, Water Planning and Management Division, Melissa.Mostowy@ct.gov

The proposed project is located within Aquarion Water Company's service area, so public water supply will be available for the development site if needed. Otherwise, it is unlikely that the site will require more than 50,000 gallons of water per day, the jurisdictional threshold of the Water Diversion Program, so no new sources will need to be developed.

Melissa Fahnestock, Water Planning and Management Division, Melissa.Fahnestock@ct.gov

The proposed construction site is not located in an [Aquifer Protection Area](#) or a parcel prioritized for source water protection as shown on the [Parcel Prioritization for Source Water Protection Viewer](#), indicating that the property is not in a surface water or groundwater protection area. However, the site is located in an area of coarse-grained deposits with a thickness of 0-50 feet per the [CT Surficial Aquifer Potential Map](#) and has the potential for water supply development. To ensure protection of this potential groundwater source, it is recommended that the construction company implement Best Management Practices (BMPs) from the [Connecticut's Aquifer Protection Area Program Municipal Manual](#) entitled BMPs for Temporary Construction Operations in Aquifer Protection Areas found in [Section 14.4.8 of the Appendices of the Municipal Manual](#).

Marlene Krajewski, Water Planning and Management Division, Marlene.Krajewski@ct.gov

This project will increase the amount of impervious surface at the site in the form of buildings and parking lots. The proposed project site lies approximately 0.6 miles north of the Bridgeport Estuary portion of Long Island Sound (LIS). The Bridgeport Harbor (CT-W1_001-SB) and Bridgeport Estuary (CT-W3_002, CT-W3_003) are identified as impaired for shellfish harvesting as a result of elevated bacteria levels ([CT Statewide Bacteria TMDL](#)). In the [Long Island Sound Comprehensive Conservation and Management Plan \(2025\)](#), objectives in the Clean Waters and Healthy Watersheds section focus on improving water quality in the LIS watershed by reducing

nutrients, pathogens, and contaminants through green infrastructure and nature based solutions. To reduce further impairment to the Bridgeport Estuary, CT DEEP recommends incorporating the use of Green Infrastructure and/or Low Impact Development in this project to minimize/reduce the impact of polluted stormwater from reaching receiving surface waters. To minimize the water quality impacts of the development, proper management measures for stormwater and sediment should be taken.

2. Effect on flooding, in-stream flows, erosion, or sedimentation.

Susan Jacobson, Land and Water Resources Division, Susan.Jacobson@ct.gov

Flood Management Certification: - If proposed activities are being funded or conducted by a state agency AND are being conducted within a FEMA designated floodplain, the applicant should consult with the DEEP's Land and Water Resources Division for information on how to comply with the States Flood Management Statutes and Regulations. For information on identifying if the site is in a flood zone, please see FEMA's website: [FEMA Flood Map Service Center](#). For information on Flood Management Certification, please see DEEP's website: [Flood Management Certification Fact Sheet](#).

3. Effect on natural communities and upon critical plant and animal species and their habitat; interference with the movement of any resident or migratory fish or wildlife species.

Robin Blum, NDDDB program, Wildlife Division, Robin.Blum@ct.gov

Impacts to state listed species are not expected and no consultation with the NDDDB program is required. This comment does not address impacts to non-listed wildlife species.

Bruce Williams, Fisheries Division – HCE program, Bruce.Williams@ct.gov

Fisheries Resources – No impacts to fisheries resources are expected and no further consultation with Fisheries is required.

4. Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment.

No comments submitted at this time.

5. A substantial increase in the type or rate of energy use as a direct or indirect result of the action.

No comments submitted at this time.

6. Effect on air quality.

No comments submitted at this time.

7. Effect on existing land resources and landscapes, including coastal and inland wetlands

Danielle Missell, Land and Water Resources Division, Danielle.Missell@ct.gov

The site does not appear to have any wetlands. If wetlands are present and proposed to be filled state permits may be required. The site is within the Coastal Boundary; this would need to be noted in any DEEP application.

8. Adequacy of existing or proposed utilities and infrastructure.

No comments submitted at this time.

9. Effect on greenhouse gas emissions as a direct or indirect result of the action.

No comments submitted at this time.

10. Effect of a changing climate on the action, including any resiliency measures incorporated into the action.

No comments submitted at this time.

11. Additional Comments/ Concerns:

No additional comments or concerns submitted at this time.

List of permits:

Federal Section 404 Clean Water Act, Inland, Water Quality Certification (WQC)

☐ Required for this project.

☒ Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. Wetlands and Watercourses should be clearly field delineated by a qualified soil scientist. If work is being proposed in a wetland or watercourse (crossings, fill, structures, culverts etc.), contact the [Army Corps of Engineers](#) to determine if it is within their jurisdiction.

☐ Not required.

State 401 Water Quality Permit

☒ Required. (if a federal 404 WQC is required, a state 401 is also required because the programs are tied together)

☒ Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. For a pre-application meeting, contact: Susan.Jacobson@ct.gov.

☐ Not required.

General Permit for Stormwater and Dewatering Wastewaters from Construction Activities (Construction Stormwater GP). Note: Without detailed plans, several options might be checked, please review these options to determine which is applicable for the project.

☐ If between one and five acres of disturbance and approved at the local level, not required to register with DEEP.

☐ If five or more acres of disturbance and approved at the local level, must complete registration form and Stormwater Pollution Control Plan to DEEP at least 60 days prior to the initiation of construction. Registrations shall include a certification by the Qualified Professional who designed the project and a certification by a Qualified Professional or regional Conservation District who reviewed the SWPCP and deemed it consistent with the requirements of the general permit. In addition to measures such as erosion and sediment controls and post-construction stormwater management, the SWPCP must include a schedule for plan implementation and routine inspections. For further information, contact the division at 860-424-3025 or DEEP.StormwaterStaff@ct.gov

☒ Projects exempt from local permitting (conducted by government authorities) disturbing over one acre must submit a registration form and Stormwater Pollution Control Plan to DEEP at least 60-90 days, as identified by the permit, prior to initiating construction.

Christopher Stone, PE., Water Permitting & Enforcement Division, Chris.Stone@ct.gov

The project description says this project will be "approximately 1 acre". If the project disturbs over one acre, they will need to register for the Construction General Permit. If it disturbs under an acre, the project is not subject to DEEP permitting.

The Construction Stormwater General Permit registrations must be filed electronically through [DEEP's ezFile Portal](#). Additional information can be found online at: [Construction Stormwater GP](#).

Thank you for the opportunity to review this project. These comments are based on the reviews provided by relevant staff and offices within DEEP during the designated comment period. They may not represent all applicable programs within DEEP. Feel free to contact me if you have any questions concerning these comments.

cc: Eric Hammerling, Office Director, DEEP/ERSI