



State of Connecticut

Environmental Review Checklist

Last Updated 02/25/2020

Instructions for Use:

The Environmental Review Checklist (ERC), as defined in Sec. 22a-1a-1(9) of the Regulations of Connecticut State Agencies (RCSA), is intended to assist state agencies in (1) determining whether a proposed action or category of actions requires public scoping, or (2) in recording an agency's initial assessment of the direct, indirect, and cumulative environmental effects of a proposed action at the completion of public scoping.

For the purposes of CEPA, an Action is defined in Sec 22a-1a-1(2) of the RCSA as an individual activity or a sequence of planned activities initiated or proposed to be undertaken by an agency or agencies, or funded in whole or in part by the state.

Completion of the ERC is only *required* as part of a sponsoring agency's post-scoping notice in which the agency has determined that it will not be preparing an EIE (Sec. 22a-1a-7(d) of the RCSA).

In all other instances, the sponsoring agency has the option to use this form or portions of it, in conjunction with the applicable Environmental Classification Document (ECD), as a tool to assist it in determining whether or not scoping is required and to document the agency's review. This can be especially useful for an agency administering a proposed action that is not specifically represented in the ECD or which may have additional factors and/or indirect or cumulative impacts requiring further consideration.

Even if an agency ultimately determines that public scoping is not necessary, as a matter of public record OPM highly recommends that the agency internally document its decision, and its justification.

In completing this form, include descriptions that are clear, concise, and understandable to the general public.

Note that prior to reviewing a proposed action under the Connecticut Environmental Policy Act (CEPA), Connecticut General Statutes (CGS), Section 16a-31 requires agencies to review any proposed actions for the acquisition, development or improvement of real properties, or the acquisition of public transportation equipment or facilities, and in excess of \$200,000, for consistency with the policies of the State Plan of Conservation and Development (State C&D Plan).



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PART I – Initial Review and Determination

Date: 6/17/2026
Name of Project/Action: Windward Apartments
Project Address(es): 20 Johnson Street, Bridgeport, CT 06604
Affected Municipalities: Bridgeport

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: DOH 25-0107-015
Project Funding Source(s)/Program(s), if known: State fund

Identify the Environmental Classification Document (ECD) being used in this review:

☒ Generic, or ☐ Agency-Specific

☐ An environmental assessment or environmental impact statement is being prepared pursuant to NEPA and shall be circulated in accordance with CEPA requirements.

☐ The proposed action requires a written review by the State Historic Preservation Office (SHPO) and/or Nation Tribal Historic Preservation Office (NATHPO). Include SHPO/NATHPO reviews as an attachment or indicate the status of those reviews:

☒ Based on the analysis documented in this Environmental Review Checklist (ERC), and in consideration of public comments, this agency has determined that the preparation of an Environmental Impact Evaluation (EIE) for the proposed action is not warranted. Publication of this document to the Environmental Monitor shall satisfy the agency's responsibilities under [Section 22a-1a-7 of the Regulations of Connecticut State Agencies](#) (RCSA).

Completed by: Mithila Chakraborty, Ph.D., Environmental Analyst II

Note that prior to commencing a CEPA review, Connecticut General Statutes (CGS) Section 16a-31 requires state agencies to review certain actions for their consistency with the policies of the State Plan of Conservation and Development (State C&D Plan). Completion of this ERC assumes the agency has determined this proposed action to be consistent with the State C&D Plan.

PART II – Detailed Project Information

Description of the Purpose & Need of the Proposed Action:

The 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 quality affordable housing in Bridgeport.

Description of the Proposed Action:

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.

Project Phasing Overview:

The Windward redevelopment is being executed in up to five distinct phases:

Phase I has been completed and is fully leased. It includes 54 high-quality residential units along with key community amenities such as a medical facility operated by Southwest Community Health Center, leasing offices, a gym, and other shared community rooms designed to support resident wellness and engagement.

Phase II is currently in the closing process and pre-construction phase. This phase will deliver 51 affordable units within a single, energy-efficient elevator building. The building will include a mix of 1-, 2-, and 3-bedroom units with modern finishes, along with additional resident amenities and programming space.

Phase III is in the planning stages and is expected to include 78 residential units across five newly constructed buildings. This phase will continue the master plan's emphasis on high-quality design and diverse unit configurations.

Phase IV will also include 78 units in five buildings, further expanding the community and continuing the site's transformation into a vibrant, mixed-income neighborhood.

Phase V, the final phase, is anticipated to deliver 90 residential units across five buildings, completing the overall redevelopment vision for the Windward site and contributing significantly to the affordable housing stock in Bridgeport.

Alternatives Considered:

No Action Alternative.

Public concerns or controversy associated with the proposed action:

NA

PART III – Site Characteristics (Check all that apply)

The proposed action is non-site specific, or encompasses multiple sites;

☐

Current site ownership:

- ☐ N/A, ☐ State; ☐ Municipal, ☐ Private,
☐ Other: Please Explain.

Anticipated ownership upon project completion:

- ☐ N/A, ☐ State; ☐ Municipal, ☐ Private,
☐ Other: Please Explain.

Locational Guide Map Criteria:

<http://ctmaps.maps.arcgis.com/apps/webappviewer/index.html?id=ba47efccdb304e02893b7b8e8cff556a>

Priority Funding Area factors:

- ☐ Designated as a Priority Funding Area, including ☐ Balanced, or ☐ Village PFA;
- ☐ Urban Area or Urban Cluster, as designated by the most recent US Census Data;
- ☐ Public Transit, defined as being within a ½ mile buffer surrounding existing or planned mass transit;
- ☐ Existing or planned sewer service from an adopted Wastewater Facility Plan;
- ☐ Existing or planned water service from an adopted Public Drinking Water Supply Plan;
- ☐ Existing local bus service provided 7 days a week.

Conservation Area factors:

- ☐ Core Forest Area(s), defined as greater than 250 acres based on the 2006 Land Cover Dataset;
- ☐ Existing or potential drinking water supply watershed(s);
- ☐ Aquifer Protection Area(s);
- ☐ Wetland Soils greater than 25 acres;
- ☐ Undeveloped Prime, Statewide Important and/or locally important agricultural soils greater than 25 acres;
- ☐ Category 1, 2, or 3 Hurricane Inundation Zone(s);
- ☐ 100 year Flood Zone(s);
- ☐ Critical Habitat;
- ☐ Locally Important Conservation Area(s),
- ☐ Protected Land (list type): Enter text.
- ☐ Local, State, or National Historic District(s).

PART IV - Assessment of Environmental Significance – Direct, Indirect, And Cumulative Effects

Required Factors for Consideration (Section 22a-1a-3 of the RCSA)	Agency's Assessment and Explanation
Effect on water quality, including surface water and groundwater;	The proposed action will not result in any impact on groundwater and surface water quality. Water Planning and Management Division, DEEP, commented: “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.” “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.” “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.” DOH encouraged the development team to follow DEEP’s recommendations. To ensure protection of potential groundwater sources, Viking Construction, the project’s General Contractor, will implement Best Management Practices (BMPs) from the Connecticut Aquifer Protection Area Program Municipal Manual, specifically Section 14.4.8: BMPs for Temporary Construction Operations in Aquifer Protection Areas. Additionally, Windward Development Associates II, LLC will make best efforts to incorporate Green Infrastructure (GI) and Low Impact Development (LID) strategies to reduce the volume and improve the quality of stormwater runoff. These measures are intended to help minimize the impact of surface water/stormwater. The Windward phase II site is not located within a FEMA-designated floodplain, but the overall site portions is in coastal floodplain. The applicant has coordinated with DEEP’s Land and Water Resources Division and has obtained Flood Management Certification for the project (201900277-FM: Winward apt phase II, phase III construction of 3 multifamily residential buildings; 202503903-FM: for construction of 5, 6, 7, 8 buildings).
Effect on a public water supply system;	The project will not have any negative impact on the public water supply system.
Effect on flooding, in-stream flows, erosion or sedimentation;	The Windward phase II site is not located within a FEMA-designated floodplain, but the overall site portions is in coastal floodplain. The applicant has coordinated with DEEP’s Land and Water Resources Division and has obtained a Flood Management Certification for the project (201900277-FM: Winward apt phase II, phase III construction of 3 multifamily residential buildings; 202503903-FM: for construction of 5, 6, 7, 8 buildings).
Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings; A. Alteration of an historic building, district, structure, object, or its	No direct, indirect, or cumulative impacts.

setting; OR B. Disruption of an archeological or sacred site;	
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;	No direct, indirect, or cumulative impacts.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	Based on the type and the nature of the development, the use of pesticides, toxic or hazardous materials are not anticipated.
Substantial aesthetic or visual effects;	The project is not expected to cause substantial aesthetic or visual impacts in the area.
Inconsistency with: (A) the policies of the State C&D Plan, developed in accordance with section 16a-30 of the CGS; (B) other relevant state agency plans; and (C) applicable regional or municipal land use plans;	Proposed project is consistent with the State C&D Plan Growth Management principles #1 (Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure); Growth Management Principle #2 (Expand Housing Opportunities and Design Choices to Accommodate a variety of Household Types and Needs); and Growth Management Principle #3 (Concentrate Development around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options).
Disruption or division of an established community or inconsistency with adopted municipal and regional plans, including impacts on existing housing where sections 22a- 1b(c) and 8-37t of the CGS require additional analysis;	No direct, indirect, or cumulative impacts.
Displacement or addition of substantial numbers of people;	No direct, indirect, or cumulative impacts.
Substantial increase in congestion (traffic, recreational, other);	No direct, indirect, or cumulative impacts.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	No direct, indirect, or cumulative impacts.

The creation of a hazard to human health or safety;	No direct, indirect, or cumulative impacts.
Effect on air quality;	The proposed project is not a commercial or industrial facility. The proposed project is residential apartments. During construction there can be a little air dust issue, but no direct, indirect or cumulative impacts are anticipated. DOH advised clients to adopt best management practices to reduce potential air quality impacts.
Effect on ambient noise levels;	No direct, indirect, or cumulative impacts.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	As per DEEP Land resource division “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.” The project site does not contain mapped inland wetlands and is located outside the Coastal Boundary. As such, no inland or coastal wetland permits are required.
Effect on agricultural resources;	Not any adverse impact on agricultural land is anticipated.
Adequacy of existing or proposed utilities and infrastructure;	Existing utilities are present on site and in the area.
Effect on greenhouse gas emissions as a direct or indirect result of the action;	Not any adverse impact is anticipated.
Effect of a changing climate on the action, including any resiliency measures incorporated into the action;	Based on the scope of the project, no climate change impacts are anticipated.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	Not any adverse impact is anticipated.
Cumulative effects.	Based on the scope of the project, the proposed project is not anticipated to result in any cumulative impact on the environment. The project will provide additional affordable housing.

PART V - List of Required Permits, Approvals and/or Certifications Identified at the Time of this Review

General Permit for Stormwater: The project was approved locally and less than 1 acre was disturbed

PART VI – Sponsoring Agency Comments and Recommendations

Based on the environmental assessment of the proposed project, DOH recommends that the project proceed as proposed and preparation of an Environmental Impact Evaluation (EIE) is not warranted.

PART VII - Public Comments and Sponsoring Agency Responses:

DEEP comments are received and addressed in the ERC.