



# BLUEWATER

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## PROPERTY GROUP

WATERBURY / NAUGATUCK INDUSTRIAL PARK  
PROJECT FUSION  
September 2024

NEW YORK | PHILADELPHIA

# AGENDA



- 
1. Project Overview
  2. Project Benefits
  3. Engineering & Design
-

# PROJECT TEAM

## DEVELOPER

**BLUEWATER**  
PROPERTY GROUP

## TENANT



## PROJECT TEAM

**LANGAN**



Robinson+Cole

**PULLMAN  
& COMLEY** | Pulling  
Together,  
Succeeding  
Together

**HALEY  
ALDRICH**



schæfer



OSTERGAARD  
ACOUSTICAL  
ASSOCIATES



Kimley»»Horn

H A R G I S



# RENDERING



# PROJECT OVERVIEW

## RETAIL DISTRIBUTION FACILITY

Proposed design is a fulfillment facility utilizing high-tech sortation equipment and high-quality building materials

## OPERATIONS

Bulk items received and stored for order fulfillment. Orders picked, packed & shipped to localized delivery centers on a 24/7 basis

## BUILDING SPEC

The prototype design for the baseline proposal includes 650,000 sf footprint, multi-level storage platforms with height totaling not more than 130', including office, employee support areas, and a parking garage

## BUILDING MATERIALS / DESIGN

Pre-cast concrete and insulated metal panel exterior with steel frame structure. Advanced fire protection and life safety systems subject to strict Performance Based Design Criteria. Typical exterior building lighting, landscaping and building signage. All-electric building with solar ready roof design

# PROJECT BENEFITS

## INCREASE TO TAX BASE

The primary project proposed typically is assessed at over \$150 million with additional investment in personal property to be negotiated in a fixed assessment agreement

## PERMANENT JOBS

Approximately 500 - 1,000 permanent full time equivalent jobs with benefits, educational, and growth opportunities, pending final facility plan

## CONSTRUCTION JOBS

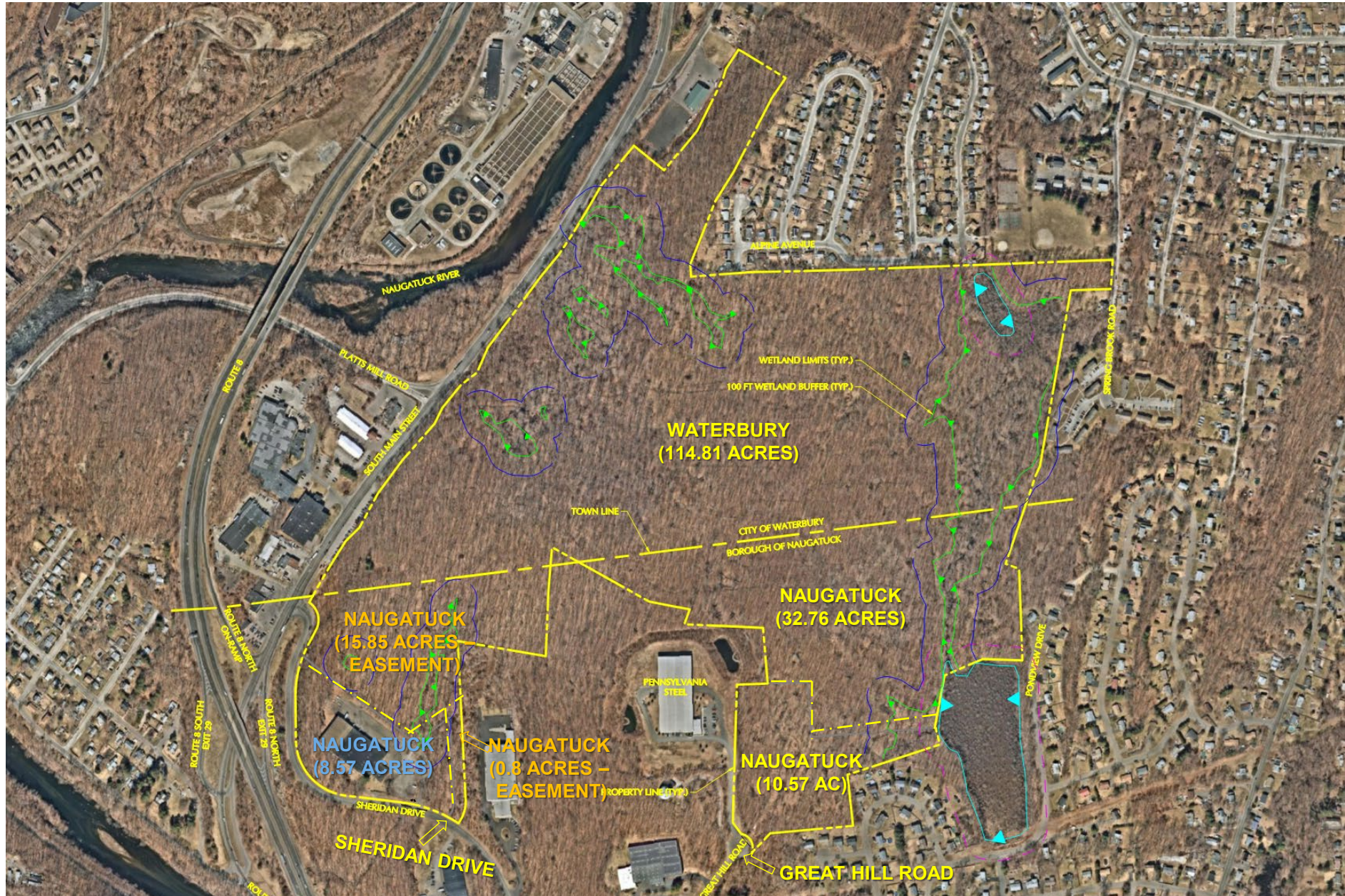
300 + construction jobs through construction schedule

## OTHER BENEFITS

Roadway Improvements, indirect employment, local procurement, and ancillary economic output due to employment and construction



# SITE OVERVIEW





[illegible]



# STORWATER



LEGEND	
	SEDIMENT FOREBAY
	RAIN GARDEN
	BIOFILTRATION BASIN
	PREFORMED SCOUR HOLE
	HYDRODYNAMIC SEPARATOR
	STORMWATER CONVEYANCE PIPE
	UNDERGROUND DETENTION SYSTEM
	UNDERGROUND WATER QUALITY DETENTION
	MEDIA FILTER SYSTEM
	DRAINAGE SWALE
	LEVEL SPREADER
	EMERGENCY SPILLWAY

**NOTES**

1. AT THE EXPENSE OF THE OWNER, FOR THE FIRST THREE YEARS AFTER THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE, NO LESS THAN TWICE PER YEAR, A LICENSED PROFESSIONAL SHALL INSPECT AND CERTIFY THAT THE LEVEL SPREADERS ARE FUNCTIONING AND BEING MAINTAINED AS DESIGNED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE MANSFIELD INLAND WETLANDS AGENT ON OR ABOUT APRIL 30 AND SEPTEMBER 15. SHOULD LEVEL SPREADERS NEED TO BE REPAIRED, THE OWNER MUST REPAIR THEM IMMEDIATELY AND SUBMIT A REPORT OF COMPLIANCE, CERTIFIED BY A LICENSED PROFESSIONAL, TO THE INLAND WETLANDS AGENT.

2. A STORMWATER MAINTENANCE AGREEMENT MUST BE DEVELOPED BY THE APPLICANT AND SUBMITTED TO THE TOWN ENGINEER AND INLAND WETLANDS AGENT FOR REVIEW AND APPROVAL.

Date	Description	No
Revisions		
Signature _____		
Dot _____		
<b>LANGAN</b>		
Langan CT, Inc. 555 Long Wharf Drive, 9th Floor New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
<b>PROJECT FUSION</b>		
SOUTH MAIN STREET NAUGATUCK WATERBURY CONNECTICUT		
Drawing Title		
<b>LONG TERM O&amp;M FIGURE</b>		
Project No. <b>140239801</b>		Drawing No.
Date <b>06/26/2024</b>		
Drawn By <b>RS</b>		
Checked By		

150 0 50 100 150  
SCALE: 1" = 150' FEET

**FIG.01**

# SOIL EROSION & SEDIMENT CONTROL

A phased soil erosion and sediment control plan has been prepared for project construction. The plan is consistent with state guidelines.

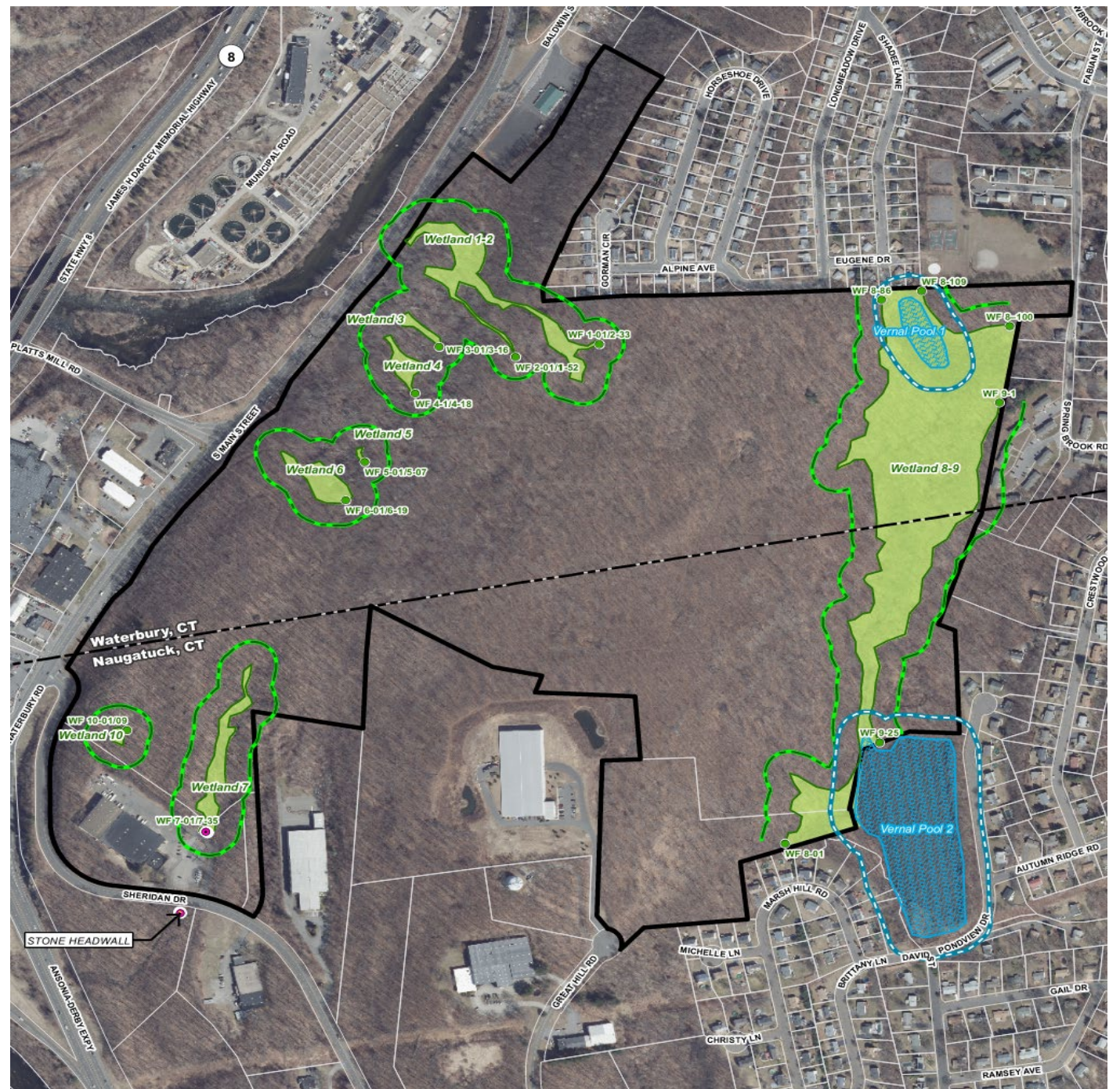
A CTDEEP construction general permit registration is required.

The plan will be reviewed by a third party reviewer.

Project construction will be monitored to ensure compliance with all requirements.



# WETLANDS





Date	Description	N
Revisions		
Signature	Du	
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SOUTH MAIN STREET		
<b>WATER/SEWER</b>	<b>CONNECTICUT</b>	
Drawing Title		
<b>REGULATED</b>		
<b>ACTIVITIES FIGURE</b>		
Project No.	Figure	
140239801	<b>FIG. 01</b>	
Date		
09/26/2024		
Drawn by		
RAW		
Checked by		
RS		



# WETLAND MITIGATION PROPOSED

Alternative design to eliminate direct wetland impact

Buffer enhancements to Wetlands 7, 8 & 9

Providing a Conservation Easement of +/- 30 acres

Monitoring and Reporting during and post-construction

Establishing a Resource Protection Plan

Developing Erosion and Sediment Control plans

Preparing a Wetland Mitigation Plan

**THANK YOU!**