

**Proposal for the Development of Mystic Education Center  
& Associated Property**

**Master Planned Development  
for the Oral School  
&  
77-Acre Property**

**Oral School Road  
Groton, Connecticut**

**By**

**Respler Homes, LLC  
February 15, 2018**

## **Executive Summary**

Respler Homes LLC, is presenting this proposal in response to an RFP issued by the town of Groton, along with the State of Connecticut issued in December 2017, soliciting Proposals from qualified and experienced development teams that will best serve the economic and community development interests of the town and state. The site, located at 240 Oral School Road (property ID 261906386767 E) and 0 Oral School Road (property ID 261906297210 E), is owned by the State of Connecticut. Acreage for 240 Oral School Road is 77.39 acres, with about 40 acres of the parcel's highland being developable. The lower 37 acres is intended for passive recreation and conservation use. Acreage for 0 Oral School Road is 7.89 acres.

Respler Homes LLC with Jeffrey Respler at its helm, has a winning record of taking on challenging projects. For the past 8 years, Jeffrey has successfully acquired distress housing developments and turned them around. His success lies with innate ability to see opportunities with a creative vision, tenacious attention to details, and the fortitude to work through challenges that are always arising this business. He currently has four developments in Connecticut at various stages of completion.

The proposal that we (Respler Homes LLC) put forward is a comprehensive redevelopment and expansion of uses for the property that addresses multiple needs for the community of Groton. The proposal seeks to create a small integrated village that captures the essence of the historic Oral School, the waterfront and the views.

The village is a powerful icon in the minds of most New Englanders. The

village has almost universal positive connotation as a place of connection at an intimate scale. The village transcends urban and rural experience. Urbanites tend to see their cities as collections of villages, and try to make their downtowns feel more like a village.

We will exploit the iconic power of the village in the development of historic Oral School. Groton is in global competition for young, mobile talent, where individuals who are 22 to 36 years old, are actively searching to make their mark during the upcoming decade. In the front half of this decade of intense mobility, most young people flocked to big cities. Starting around age 27, many of them are downshifting to smaller cities and towns, where they feel they can have greater individual impact.

Our development strategy is to play on the strengths as places of connection at an intimate scale to empower and fully engage the creative energies of all residences, and to attract young newcomers looking to make their mark. Our place is distinctive, capturing the cultural & historical nature of the Oral School, with specialty shops, restaurants and creative workspaces. Our places will have soul. We will protect and deepen the soul of the Oral School with tenants that nourish residents hearts and minds with historic preservation and other resources to create the school as a village center. Our Oral School development program, is integrating contemporary live-work-play trends into the village concept we are creating.

We look to have the Oral school building redeveloped into a multi-use commercial building with about 100,000 square feet of rentable space that would augment and serve between 725 - 850 new multifamily living units placed on the surrounding property. The millennials and GenerationZ tenants lifestyle's "LIVE-WORK-PLAY" within a contiguous community will be its calling card. This building will serve to provide synergistic services and space for residents of the village.

We are anticipating including some of the following services in the Oral School Building:

1. Micro-hotel of about 30-40 rooms utilizing the most modern building at the southwest end of the building, This hotel will serve the resident's visitors of the village and businesses that will be located in the office, high-tech, and shared office space of the Oral School Building
2. Quality coffee house/internet cafe,
3. Small market with quality organic foods, other products that residents may need on short notice and pre-prepared meals for takeout.
5. Shipping Mailing Office Service store such as a FedEx, UPS or Mailbox Etc.
6. Small Pharmacy
7. Shared Office space for Long or Short term rentals complete with administrative services, answering service and conference room facilities.
8. High Tech R&D space
9. Quality renovated office space.
10. Daycare Center

The unifying idea being, village residents will have easy access, community is created and prospective oral school tenants will be attracted to being located close to potential employees. Companies looking to be have a location near Electric boat will find the location ideal as employees can live nearby and the firms have easy access to both, the Rhode Island and Connecticut Electric Boat's facilities.

The development program that Respler Homes LLC is offering will address the

# Who Are Gen Z?

BORN AFTER 1995  
Also known as **Post-Millennials**  
or the **iGeneration**

Currently: **25.9%\***

By 2020: **33%\***

(\*)US population



## What Does **Gen Z** Want in an Apartment Rental?



### COMMUNITY SPACES

- Common areas for collaboration
- More coffee-shop-type lounging and conversation areas



### DIGITAL CONNECTIVITY

- Smart home features
- High-speed Wi-Fi access
- USB ports/charging stations



### A GOOD DEAL

- They're value-conscious renters who are used to a culture of instant coupons and online flash sales.



### EXPANDED WORLDVIEW

- Environmentally responsible buildings and amenities
- Companies that demonstrate social responsibility

market demands of these new employees, keeping the payroll associated with these new employees within the town. This proposal provides multiple benefits directly to the town of Groton, These benefits include a contemporary multifamily housing that meets the needs of millennials/GenX-ers in a small village setting with immediate access to services that these generations strongly desire. The development of this community is informed by the historic qualities of the original Oral School, the proximity to Mystic Seaport and the hilltop views that overlook the Mystic River.

The Electric Boat Co, located within the town of Groton is experiencing significant growth in employment while at the same time experiencing a substantial number of retirements. This new employment is being driven by the expansion of the United States Navy Submarine Fleet, for which Electric Boat's is the sole designer and manufacturer. Electric Boat anticipates hiring an additional 14,000 new workers over the next 10 years. This is in addition to 5,500 new employees Electric Boat committed to hiring over the last two years. The vast majority of these new employees are and will be of the millennial and GenZ Generations. Both groups have housing and community needs that are significantly different from that of prior generations.

These preferences include, living units with access nearby to congregate for coffee, purchase quality healthy organic food, restaurants, and other shopping services. Of equal importance is a location with easy access to work, mass transportation and recreation. Oral School more than satisfies these requirements, Interstate 95 is nearby, Amtrak's Acela train provides timely travel to both Boston and New York City, and Electric Boat, the Navy's Submarine base, both major employers are ten minutes away.

We envision the Oral School being the epicenter of the village. A hub of economic and social activity within walking distance to apartment homes. Our

program is about creating a village of about 725 - 850 high tech energy efficient apartments, commercial uses for the historic Oral School, rehabilitating the Pratt Recreational center, creating outdoor recreation area's near the waterfront with some mix of either soccer fields, basketball courts, baseball fields and picnic areas. All of which will address the lifestyle needs of this generation of employees in an idyllic setting.

One of the significant benefits of our proposal is that Groton will see an increase in tax revenues once the redevelopment has been completed of about \$3,780,000. Capturing for the first time in years the direct benefit of the increase and changing characteristics of employment at Electric Boat. Conversations with the Parks and Recreation Department have us proposing another significant benefit, we will renovate the Pratt Building recreation facility which contains a deep water pool, theater, gymnasium and fitness facility. We propose to lease for a nominal fee, (\$1.00 per year) the complete facility to the town for recreational uses by the Parks and Recreation department. We ask in return that the residents of the community receive free passes to the facility. If the town has other suggestions on how this could be accomplished we would be happy to consider. On the lower 30 acres of conservation land we will look to create some additional recreation area that we will share with the towns parks and recreation department. We will build some combination of soccer/lacrosse fields, outdoor basketball court and baseball field along with a picnic area and parking. Community residents will have access to a canoe, kayak, windsurfing launch area on the Mystic River.

The Village at the Oral School, as proposed, will directly generate about 340 full-time equivalent new jobs, with an average annual income of \$63,000 per year. The majority of the jobs created will be associated with the leased commercial space in the historic oral school, and in the operations of the village. In the greater community of Groton secondary employment can be expected to grow by an

additional 530 jobs, each with an estimated annual income of \$43,000.

Our proposal seeks to create and utilize Tax Incremental Financing district for Infrastructure improvements including: Roads, Utilities, a parking garage for the Oral School, rehabilitation of the existing Pratt Recreational Facility and Structural improvements to the existing Oral School so that it is suitable structure for contemporary uses. Further we will explore the possibility of extending Groton's enterprise zone to the Oral School Property building. This would create an additional incentive employers to utilize Office, HighTech and Research&Development space in the Oral School building. We will seek to subdivide the property to accommodate the varied programs available. Doing so in concert with the stakeholders involved in the project. The Oral School and associated parking garage will be one parcel, the Pratt Recreational Facility another and then subdividing the balance to phase in the construction of the multifamily housing units.

Executing a re-development program for the Oral School will take a experienced accomplished team of allied professional working cohesively. Jeffrey Respler has assembled such a team. Jeffrey Respler and his wholly owned firms have extensive development experience in Connecticut. Jeffrey's successful residential developments are the result of his crafting solutions in response to very challenging market conditions as created by the financial crisis. Jeffrey masterfully executed his business plan for each project with diligent attention to design details and costs. Allowing him to bring renewed projects to the market at prices that are sustainable. Each of his ongoing four residential developments he purchased starting in 2010, are structured so that home purchasers, lenders and other stakeholders were secured with the knowledge and financial structure that the projects would be completed. This strategy has proved very successful as he has sold an average of 6 homes each month with an average volume of



\$3,000,000. Jeffrey integrated the ownership, construction, and development companies for each project under one umbrella LLC secured by the underlying real estate which had no or nominal financing liens. His management team for this project includes David Kramer, a seasoned veteran in the multifamily industry. David has owned and managed thousands of multifamily units, and regularly consults to institutional investors.

### **Environmental Remediation Team Leader**

Given the history of Oral School Property, Martin Brogie, will be included on Jeffrey's team as the lead person responsible for handling the ground and building environmental rehabilitation. Martin Brogie is a Licensed Environmental Professional, Asbestos Inspector and Soil Scientist with expertise in conducting and managing environmental site assessments, field investigations, remediation projects, and building decontamination and demolition projects as well as wetland characterization, restoration and permitting. He has completed numerous investigations, remediation projects, and closure documents under the Connecticut Transfer Act, Voluntary Remediation Program, and Brownfield's Remediation and Revitalization Program including those receiving USEPA and DECD Brownfield's Assessment and Clean-up grants. He has authored several, awarded USEPA and DECD Assessment and Clean-up Grants and has provided municipal Brownfield's project and program management throughout Connecticut. Martin has been a member of the Connecticut Brownfield's Legislative Working Group for the last 7 years and has been actively involved in the development of new and revised Brownfield's legislation in Connecticut. He recently managed 2 USEPA Brownfield's Clean-up Grants and authored a 1.8 million dollar DECD Brownfield's Remediation Grant which was awarded to the Town of Somers.

### **Site Engineering Team**

Truly building a community begins with understanding both a sense of place

and the people who live, work and play in it. Fuss & O'Neill has decades of technical knowledge gathered from planning, landscape architecture and urban design work in communities throughout the East Coast. They approach every engagement with a keen appreciation that each community has its own distinct vision, that requires a fresh perspective to bring it to life.

Fuss & O'Neil Engineering has a national reputation for creating spaces beginning under the ground, with their brownfield remediation practice, through to road design with their road & traffic engineering group, and the actual layout of the village with their site engineering team. Realizing the maximum impact in real estate requires a multidisciplinary team that can integrate varied technical solutions into a comprehensive redevelopment plan consistent with the vision of the stakeholders. Their staff is experienced in working together with redevelopment teams in the development of comprehensive planning, design, and permitting strategies. Fuss & O'Neill is recognized for their ability to integrate multi-discipline teams to plan and design urban and suburban development and redevelopment in a holistic way that enhances communities and brings the stakeholders visions to life. Their transit-oriented development and urban redevelopment projects (frequently on brownfield's sites) are successful applications of sustainable and low impact design (LID) principles. Whether they are designing special places for work, living or playing, they understand how to maximize the economic, social and environmental values of sites for their stakeholders.

Their experts seamlessly weave the technical, regulatory, financial, and aesthetic aspects of redevelopment into the existing urban fabric to deliver the best solutions and maximize the long-term value of redevelopment projects.

Fuss & O'Neils Transportation Engineering & Permitting team excels in resolving complex infrastructure and permitting challenges. They believe that

successful projects must be designed with sensitivity to the community, diligence to technical and functional criteria, and awareness of cost. Services include traffic signal systems, traffic calming, modeling, parking studies, traffic impact analysis for development projects, and maintenance of traffic during construction. Permitting services cover the CT State Traffic Commission, ConnDOT, in addition to encroachment and street access permitting. The village is incorporating a green infrastructure approach to support sustainability, maintain healthy waters, and provide long term sustainability of social, environmental , and economic priorities. Since the 1980s, Fuss & O'Neil have been perfecting the planning, design, and implementation of infiltration and vegetative treatment systems, and are leaders in the use of low-impact development (LID) and other green infrastructure.

Jeffrey's choice of William Crosskey AIA, and his firm brings a depth of talent to the program that will see the Oral School preserved and integrated into the village created in a unique and sustainable fashion. Crosskey Architects has a team of thirty unique individuals specializing in Historic rehabilitation and the design of multifamily housing, healthcare and educational facilities. The firm is known for quick response and careful consideration of each project. Their excellent work and attention to detail can be discerned from their client list, with a breadth far greater with repeat business than overall volume of clients. With over 30 years of experience, Bill has worked on many types of projects: urban, rural, new construction, renovation, affordable, market rate, mixed income, special needs, and senior housing. He has experience with funding sources such as DECD, CHFA, and HUD. Projects range in size from two units to over 600; recent projects include master planning for large-scale urban projects in Hartford and Norwalk. Bill has served as Architect of Record and/or Historical Architect for dozens of properties on the National Register of Historic Places. His meticulous attention to detail and ability to work closely and easily with others keeps these complex projects running smoothly throughout all phases. Bill's preservation

awards are a testament to the quality of his work. He is NCARB Certified and a LEED Accredited Professional since 2008. With Bill's expertise, the Oral School's historical architecture will be preserved and the development of multifamily house will be designed/built with the story of the Oral School imbued through out.

### **Planning / Site Narrative**

This redevelopment / development proposal is anticipated to be one of the first of many such initiatives in the region. Providing the talent, infrastructure and operational capacity for growth will be critical for Electric Boat and economic development across the region for many years. The Respler Homes Plan helps the region reach both of these goals in the near term. Ours is not simply a housing proposal. It embraces the notion of a community where live, work and play coexist in a neighborhood environment. Our program targets the millennial and genZ age groups as well as offering much needed flex and support space for adjunct nonresidential expansion. Augmenting the primary target uses will be a plethora of neighborhood support uses and services that are intended to round out the overall development into a truly unique mixed use initiative that will support enhanced housing choice and economic diversity. It is intended that the Town, residents and on site workforce share the unique qualities of the site and of the Respler Homes proposal.

The Oral School property is well positioned with excellent highway access, it is buffered via topography and vegetation from adjacent lower density residential areas, it abuts both a large park and generally un-developable open space to the east and affords stunning views of the of the Mystic River corridor. The master plan for the property is one in which the recreational amenities, the existing historic building and campus serve as both as place to work, ancillary community uses, and thus become the organizing central elements of our

program. **The Existing campus buildings are expected to include the following uses:**

1. Incubator / R&D / Flex commercial space
2. Shared office space
3. Convenience / neighborhood commercial space
4. Nursery / day care
5. Cafeteria / food service or restaurant with internet café's
6. Common indoor gathering
7. Possibility of a boutique hotel
8. Renovated indoor aquatics, court games, work out space and theater in the Pratt building

The existing historic buildings will be the epicenter of the plan and be surrounded by communal open space. This open space not only highlights the importance of the historic buildings but also acts as flex recreation space in the heart of the community. In the near term phases of redevelopment, some of this adjacent open space may be used on a temporary basis to support the parking needs of existing building tenancy depending on absorption timing.

We are proposing approximately 725 - 850 residential, for rent units on the site. The configuration of these units will be predominantly one and two bedroom units with the possibility of some three bedroom town house buildings on the southern side of the site. The proposed buildings will be between two and four stories in height and are oriented to maximize views to the sites established open spaces system and or the river corridor. They are also oriented to mitigate adjacent neighborhood visual impacts and to minimize view impacts from offsite areas. Higher density and taller buildings are generally

located to the northern sections of the property adjacent to the park and the historic Oral School, while lower density and net lower roof elevation buildings are located in southern sections. All ground floor units will have direct access to the street grid providing activity to the public realm and many units will include under building parking areas. Buildings are arranged to create “blocks of walkability”. The street system becomes the public realm connection to the many common amenities and open spaces throughout the property. Access to the property will be via a substantially improved Oral School Road. From the signalized intersection of Cow Hill Road and Oral School Road (currently state controlled), Oral School Road will be completely renovated and expanded as the gateway to the new mixed use development. From the subject site south, Oral School Road will be unchanged, yet designated as limited access for existing residences and emergency services. Various techniques will be explored during the design process to implement this initiative if desired.

For the residential land uses we have established an initial parking ratio of approximately 1.3 spaces per unit. This may be adjusted based on final program and design. Our parking management goal is to minimize large surface parking lots particularly along the active street system. Total residential parking illustrated is approximately 925 spaces and is accommodated by on street parallel parking (+/- 100), under building parking (+/- 420) and surface lots (+/-405). For nonresidential uses, a target parking ratio of 2 spaces per 1000sf has been utilized for planning purposes. This ratio will be justified by on site workers and very likely a lower demand based on final existing building uses. A component of the future building parking plan includes a parking structure located close to the jobs created in the rehabilitated existing buildings. This consolidation of employee parking allows the creation of substantial open space around the “campus” of existing buildings. This will be

a very favorable configuration for the solicitation of historic tax credits and a primary component of stormwater mitigation.

The integration of diverse recreational offerings that cater specifically to the intended users is at the heart of this proposal. Open spaces are in close proximity to all components of the sites live, work and play environments. The open spaces surrounding the existing structures and the natural beauty of a renovated fishing pond area form the central and connected nuclei of the system. While the central campus areas are larger flex spaces, the pond area will be comprised of play yards, walking paths, fishing piers, benches etc. Active recreation is reserved primarily in the all season recreational Pratt building and in the lower sections of the property to the east. The eastern portion of the property is encumbered by conservation easement and controlled by the CT DEEP. We believe this area holds substantive potential benefits for the development and the Town. The eastern section of the site abuts River Road (a scenic designated roadway) which has a direct connection to the public launch and the river. We understand, and have experience in working with state agencies to build consensus on the highest and best use of these portions of the property. In addition to path connectivity from the proposed development to this area, there are opportunities to help the Town expand its own recreational and leisure time offerings. Although this proposed program will likely be modified based on stakeholder input, our plan illustrates active recreational fields, small concert / entertainment areas, court sports, a rehabilitated launch area and parking. As illustrated, a proposed 150' buffer preserves River Road's scenic road status. It is anticipated and assumed in this proposal that, our team will continue to work with the town and the state on the shared programmatic use of the Pratt Building amenities and lower area opportunities.

Finally, this is broad idea supported by a solid program and master development plan. As with any initiative that includes such a diverse spectrum of stakeholders and market based opportunities, the plan itself should be considered a “living document”. It is likely that the specifics of the initiatives proposed herein may be modified over time predicated on specific needs; however the positive implications of the greater idea will provide a solid growth foundation for the region into the future.

## **Subsurface Environmental Conditions & Hazardous Building Material Narrative**

Through a partnership between the Town of Groton and State of Connecticut the environmental concerns on the property have been to some degree evaluated and identified. However no testing for lead or PCB's has been conducted. The environmental challenges toward redevelopment of the Site are primarily centered on the past institutional uses. These include releases of petroleum hydrocarbons and other potentially hazardous substances to the subsurface at underground storage tanks, emergency generators, electrical transformers, maintenance storage areas, and training areas. In addition, the buildings and associated equipment (boilers, elevators etc.) may contain one or more of the following constituents of concern including asbestos, lead paint, polychlorinated biphenyl's (PCBs) and mercury.

The assessment evaluations performed by the State on behalf of the Town have positioned the property to achieve the regulatory cleanup objectives required for redevelopment. Action has been taken by the State to partially abate old mechanical and electrical equipment, as well as known issues related to asbestos,



lead paint, PCBs, and other hazardous materials. Additional abatement of hazardous building materials is anticipated. An inventory has revealed the presence of seventeen (17) Areas of Environmental Concern (AOCs) with at least 11 of the AOCs containing concentrations of the constituents of concern above State soil cleanup criteria. We understand at this time that no action has been taken to remediate the release areas.

The approach to achieving the regulatory cleanup objectives is to continue to leverage the progress made to date through the formation of a public-private partnership. The State, Town, and developer will work collaboratively to develop remedial and abatement strategies that cost-effectively achieve regulatory objectives in a manner that is protective of human health and the environment. A key strategy will be to maximize the development tools and incentives offered by the Connecticut Office of Brownfield Remediation and Development (OBRD). According to the provisions of Public Act 15-193, the DECD, in consultation with the DEEP, will market ***and remediate*** this property. “Here is the language from the Act: (c) The Department of Economic and Community Development shall solicit proposals from companies interested in purchasing any of the state-owned brownfields on the priority list developed pursuant to subsection (b) of this section. The Commissioner of Economic and Community Development (1) shall review proposals, match up to five of the state-owned brownfields with companies, and sell, notwithstanding chapter 59 of the general statutes, prepermitted, cleaned sites to the selected companies, and (2) may remediate [one of] the brownfields on said priority list without identification of a specific commercial purchaser.”

OBRD was established to provide a “one stop” state resource for information on the programs and services available for brownfield redevelopment in

Connecticut. OBRD is a part of the Connecticut Department of Economic and Community Development (DECD) with a staff comprised of engineers, real estate development professionals, and financial professionals. OBRD’s purpose is to provide financial and technical services to municipalities, economic development agencies, brownfield owners, and developers to foster the redevelopment and reuse of brownfields. OBRD has grant and loan programs available that can be used to address project financial gaps as further described below.

The OBRD’s Municipal Grant Program (<http://www.ct.gov/ctbrownfields/cwp/view.asp?a=2620&q=416724>) provides grants of up to \$4 million to municipalities and economic development agencies. The eligible uses of the funds consist of hazardous material abatement, subsurface environmental investigation, subsurface remediation, institutional controls, building and structural issues, attorney’s fees, planning & engineering consulting services. The grants under this program are made periodically by DECD on a competitive basis through an application process. DECD recently announced the grant funding rounds for 2017-2018 as follows:

Funding Round	Issuance of Notice of Funding Availability	Applications Due	Approximate Amount
Round 12	February 2018	March 2018	\$5 million
Round 13	September 2018	October 2018	\$5 million

Leveraging the existing public-private partnership to position for receipt of a grant for funding the remaining MEC redevelopment project cleanup and abatement activities could serve as a vital tool to fill the financial funding gap for the environmental cleanup costs.

The overall approach to achieving environmental cleanup goals will be to establish a strong working relationship with the Town, State, Community, and Developer stakeholders to cost effectively integrate the environmental remediation into the overall site design.

### **Traffic & Transportation Narrative**

The former Oral School site offers a number of unique challenges related to access that this proposal will outline and discuss. The site is well situated to the major traffic arterial in the region, I-95, making it an excellent site to handle the volume of traffic it is proposed to generate. The size of the development will necessitate a full Traffic Impact Study, required both for Town and State permitting, the findings of which will largely determine what off-site improvements will be required to accommodate the site traffic.

Perhaps the most straightforward aspect of the transportation improvements required to fully utilize the site is Oral School Road itself. Formerly serving a State run school facility, Oral School Road is still a State roadway from the site north to Cow Hill Road (State Road 614). This section of the roadway has historically been the primary access to the site, and in order to continue to exist as such, options regarding the ownership of the roadway will be resolved as part of our planning and design process. Oral School Road will need to be improved to meet modern standards and increased site use. The proposal includes the complete reconstruction to the existing roadway from Cow Hill to the proposed site entrances. The southern portion of Oral School Road, from the site south to Cow Hill Road, is also largely

substandard and will not be used by daily traffic to and from the site. This section of roadway will be used to serve existing residences and as an emergency access alternate access to the Oral School development. .

The northern end of Oral School Road meets Cow Hill Road at a State operated signalized intersection. The Traffic Impact Study will analyze the operations at this intersection and determine whether improvements are required, such as phasing changes or additional turn lanes in order to maintain acceptable levels of queueing and delay. The findings of that analysis will be submitted to the Connecticut Department of Transportation (CTDOT) Office of the State Traffic Administration (OSTA) as part of their review process, required for any development greater than 100,000 square feet in size.

The Traffic Impact Study will also review operations at both of the unsignalized I-95 ramp intersections with Mystic Street (State Road 614). The proposed development will add a number of left turns at both intersections during the morning peak hour related to commuters heading either north towards Mystic or more importantly south towards Electric Boat's facilities. Should the study determine that off-site improvements are required to any State owned roadway, from roadway widening to a new traffic signal, the project will require OSTA Certification as a Major Traffic Generator. Fuss & O'Neill will guide the applicant through the State's three step certification process, if necessary, and insure an efficient resolution. It is expected that at a minimum, signal modifications, intersection realignment adjustments and turning lanes would be the focus of offsite traffic improvements.



Jeffrey Respler  
Respler Homes LLC  
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Current Projects that Jeffrey's integrated development, construction and marketing company are actively managing towards completion.

**Estates of Berlin** – A 154 Unit active adult condominium community in Berlin Connecticut, predominantly single-family homes with one phase of town houses.

Jeffrey purchased this project out of Bankruptcy in 2010. Challenging market conditions, resulting from the financing crisis of the time period required his creating a corporate structure that provided comfort to potential home buyers, home lenders, the town and other stakeholders. He created an integrated development, construction and marketing company with direct ownership of the underlying real estate with no financing.

Site development costs at the time of acquisition were unmanageable, one of the primary factors in driving the development into bankruptcy. The site is located on Berlin Mountain with bedrock just below the surface. Extensive blasting had increased site



development costs dramatically. Costs using conventional practices would have been enormous making the project nonviable for other developers. Jeffrey creativity turned the blasting problem into a revenue stream mitigating a significant portion of the increased costs.

Same type of typography as the Mystic Oral School. Jeffrey has the blasting and crushing experience to move the product once crushed. This project required the construction of roads and associated infrastructure as each phase has been completed. Jeffrey's firms own all the construction equipment to handle all infrastructure requirements from Excavators to loaders to vibrating steam rollers etc.

Jeffrey, with his architect, redesigned each home model to allow open, airy homes with wide hallways and dramatic cathedral ceilings. Our attention to fung shei and detailed attention to elevations gave his product the edge in the market, as homeowners fell in love with his project.



### **Pond Spring Development, LLC. - Beacon Fall,**

A 92 Unit Active Adult Condo Development. All duplexes. Purchased out of bankruptcy and revitalized turned it into a thriving condo. Project was stuck in the market because of its bankruptcy history and a prior developers bad performance. Jeffrey and his architect redesigned the homes, eliminating walk through bedrooms, a lack of storage and enlarging the garages to accommodate 2 cars and storage. All this along with some creative marketing has turned around what was a floundering development.



### **West River Farms. - East Windsor, Connecticut**

A 69 Unit Subdivision. We have installed all infrastructure for Phase 1 and currently finishing up Phase 2. Opening for sales in March of this Year. All single family homes. Jeffery needed to be creative with infrastructure costs and with designing single family homes that would sell for under 300 thousand dollars, and still have the feel and qualities of a larger home. This difficult feat was accomplished by leveraging his experiences with his two other two Connecticut projects. He has succeeded in creating beautiful middle-income homes! His team cut infrastructure costs by utilizing his in house site construction firm cutting costs by over 20% allowing him bring a very competitive product to market in a challenging business environment

Project Contact List  
Respler Homes LLC

**Developer - Point Person for Project**

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**Site Planning & Engineering**

Fuss & O'Neil Engineering  
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**Environmental Remediation Management**

Martin Brogie  
Martin Brogie, Inc.  
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**Architectural Services & Historic Preservation Tax Credits**

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Crosskey Architects  
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Hartford, CT 06103  
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# **Martin Brogie, Inc.**

## ENVIRONMENTAL SERVICES

- Environmental Site Investigations
- Building Contaminant Surveys
- Wetlands Consulting
- Remediation Contract Management

Martin Brogie is a Licensed Environmental Professional, Asbestos Inspector and Soil Scientist with expertise in conducting and managing environmental site assessments, field investigations, remediation projects, and building decontamination and demolition projects as well as wetland characterization, restoration and permitting. He has completed numerous investigations, remediation projects, and closure documents under the Connecticut Transfer Act, Voluntary Remediation Program, and Brownfields Remediation and Revitalization Program including those receiving USEPA and DECD Brownfields Assessment and Clean-up grants. He has authored several, awarded USEPA and DECD Assessment and Clean-up Grants and has provided municipal Brownfields project and program management throughout Connecticut. Martin has been a member of the Connecticut Brownfields Legislative Working Group for the last 7 years and has been actively involved in the development of new and revised Brownfields legislation in Connecticut. He recently managed 2 USEPA Brownfields Clean-up Grants and authored a 1.8 million dollar DECD Brownfields Remediation Grant which was awarded to the Town of Somers.

EDUCATION  
B.S., Natural Resource Management  
and Engineering, University of  
Connecticut

EXPERIENCE IN THE INDUSTRY  
28 years

REGISTRATIONS AND LICENSES  
Licensed Environmental Professional,  
CT No. 312  
Licensed Asbestos Inspector No. 275

CERTIFICATIONS  
Certified Soil Scientist

### BROWNFIELDS PROGRAM EXPERIENCE

**Connecticut DECD Funded Brownfields Assessment and Remediation, Hockanum Mill, Rockville, CT.** Served as Project Manager for the investigation and remediation of an 1850s era textile mill in downtown Rockville. The project services have included the completion of a detailed site history and regulatory review which were incomplete in a recent Phase I report. Ongoing services include implementation of Phase II and Phase III field investigations, a groundwater compliance monitoring program, and development of a remedial action plan. The project is being funded through the DECD Municipal Brownfields Assessment Grant Program and a 2 million dollar loan to the property owner through DECD.

**Connecticut DECD Funded Brownfields Assessment and Remediation, Somersville Mill, Somers, CT.** Assisted the town in acquiring a DECD Assessment Grant for a burned down 110,000 square foot textile mill complex located along the Scantic River. Served as Project Manager and hazardous building materials inspector for the completion of a Phase I, Phase II and Hazardous Building Materials survey for the site. Recently prepared and submitted a DECD Remediation Grant application for 1.8 million dollars to complete building debris removal, river sediment remediation, soil remediation, and floodway expansion.

**USEPA Brownfields Revolving Loan Fund Project – Investigation, Remediation, Decontamination and Demolition, Machine Facility, Berlin, CT.** Coordinated building characterization sampling for a 14,000 square foot machine shop facility constructed in several phases from the 1930s to the 1960s. Characterization sampling included an asbestos survey, lead

assessment, PCB caulk sampling, floor chip sampling, and floor drain tracing/outfall sampling. Provided decontamination contractor coordination, demolition oversight, and environmental control management. Completed Phase II and III Investigations, Remedial Action Plan, Remediation Oversight and Closure. Project was part of a site wide remediation effort converting industrial land to residential use. The project is being funded through a Federal USEPA RLF administered by a regional agency.

**USEPA Brownfields Assessment & Clean-up Programs, City of New London, New London, CT.** Served as Program Manager for 5 years assisting with state and Federal grants and providing project management and implementation. Organized and presented at community outreach meetings, neighborhood meetings, and City Council meetings. Participated in adult education seminar for economic development and completed technical presentations regarding investigation findings to students at the New London Science and Technology Magnet School. Completed Phase I, II and III assessments/investigations and Remedial Action Plan (RAP) for two adjoining former industrial commercial properties within the designated Fort Trumbull Municipal Development Plan district. Worked with a Landscape Architect and the property owners to develop a conceptual site development plan to which the RAP was tailored. The plan recognized on-site solid waste closure requirements, stormwater management areas, and the restoration of a drainage swale. Prepared and obtained USEPA Clean-up Grants for the two parcels. Currently implementing the remediation plan which includes installation of a solid waste landfill cap and the restoration of a tidal wetland and storm water enhancements. Project elements include: Local, state and Federal wetland permits, development of plans and specifications, bid documents, and contract management. Currently implementing remediation construction with contractor/developer.

**USEPA Clean-up Grant - Willimantic Whitewater Partnership – Whitewater Park – Willimantic, CT.** Provided, pre-purchase, in-kind Phase I and Phase II Investigation services for this former textile mill turned gasoline station and fuel oil depot. Provided hazardous materials survey for demolition of select buildings and structures and provided demolition oversight. Authored a \$200,000 USEPA Clean-up grant for the property which was awarded. Provided wetland delineation, and permitting and construction support for remediation grant implementation.

**Naugatuck USEPA Brownfields Assessment Project, Borough of Naugatuck, Naugatuck, CT.** Served as Project Manager for the Assessment Program which consisted of an expansive Phase I, II, and III investigation and Remedial Action Plan for the former Goodyear Rubber facility located in downtown Naugatuck. The approximate 11.3 acre property is currently owned and occupied by General DataComm (GDC), a communications hardware manufacturer and distributor occupying a four story, 375,000 +/- square foot warehouse, manufacturing and office building originally constructed in the 1950s as a rubber shoe/sneaker warehouse and retail sales storefront. The Site has a significant industrial use history dating from the 1860s until circa 1985 when all but one of the former factory buildings were demolished. Extensive building

demolition debris, a TSCA-regulated PCB release, and a site redevelopment concept plan were considered in the detailed RAP which provided costing for various remediation alternatives.

**Brownfields Remediation and Revitalization Program Closure Site – Windsor Locks, CT.** Completed review of previous Phase I, II and III documents, developed and implemented supplemental Phase III investigation and RAP under BRRP for aerospace industry machining facility. Completed remedial action, groundwater monitoring and site Verification.

**Windham Mills, Windham Mills Development Corp., Willimantic, CT.** Served as Project Manager and Field Supervisor for this CTDEEP Urban Sites funded project that included: building contaminant characterization, decontamination and demolition; completion of Phase III Field Investigation and Remedial Action Plan (RAP); fuel oil and PCB-contaminated soil removal; Environmental Land Use Restriction implementation; and acquisition of a Covenant Not to Sue. Coordination with CTDEEP, DECD, CTDOHS, OSHA and EPA was required throughout this project. The project also included a landfill investigation and preparation of a CTDEEP approved landfill closure plan. State and Federal Army Corps of Engineers wetland delineations were required for the project in association with the landfill closure.

**EPA Brownfields Pilot, City of Norwich, Norwich, CT.** Served as Project Manager and conducted field services assessing several abandoned industrial facilities targeted for redevelopment. Services included Phase I and II site assessments, and planning and presenting a community outreach seminar that described the project process and its findings. Served as CTDEEP and EPA liaison.

**Assessments and Order Resolution, Capehart Mill, Norwich, CT.** Conducted site assessment services for this large textile mill complex in association with a Brownfields Assessment Grant. Managed a USEPA Order against the site resulting from potential asbestos exposure. Developed a sampling plan, solicited contractor's bids, and provided oversight and documentation services for the removal of regulated materials from the property and the implementation of an institutional control. Provided all technical consulting support services for the resolution of the Order.

## CONNECTICUT PROGRAM AND CONTRACT EXPERIENCE

**Pesticide Remediation Management, Union School, Town of Union.** Sensitive CTDEEP referral project consisting of the investigation and remediation of extensive quantities of pesticide contaminated soil that impacted a school drinking water supply well. Initial tasks included review of previous assessments and investigations and the completion of supplemental investigations around and under a 1950-1970s school building. Prepared contract documents for the remediation and disposal of the contaminated soil and the removal/disposal of the building floor, foundation and other structures. Organized a public bid process and assisted in the selection of a contractor. Provided contractor oversight, confirmation soil sampling, disposal coordination and closure reporting. Special CTDEEP approval was sought to avoid disposing soil as hazardous waste under the "Contained In Policy".

**Industrial Demolition/Ballpark Development Project, City of Bridgeport, Bridgeport, CT.** Conducted and managed all environmental services for building characterization and decontamination/demolition, soil and groundwater characterization, RAP preparation and cost estimating for construction of facilities associated with the new baseball park in a formerly industrialized area of downtown Bridgeport. Services included geotechnical exploration and preparation of plans, specifications and bidding documents.

**Town of Plainfield Landfill and Highway Garage, Town of Plainfield, Plainfield, CT.** Provided extensive soil and groundwater assessment services for a historic landfill and transfer station site where wetlands were filled and impacted with contaminants. Delineated current and historic wetland boundaries and developed wetland mitigation and restoration plans that included the removal of solid waste and impacted sediments from the wetland area. Provided investigation and closure services for various items associated with a CTDEEP Hazardous Waste and Wetlands Enforcement Order which ultimately will incorporate the former Solid Waste Closure of a historic landfill.

**Transfer Act Site, Confidential Client, Willimantic, CT.** Provided Phase I Site Assessment, Phase II and III field investigations, underground tank removal, and Transfer Act Form/ECAF filing for 70-year old gasoline station and repair body shop. The remediation phase, including the implementation of an ELUR has recently been initiated.

**Transfer Act Site, Evans Development, Norwich, CT.** Provided Phase II and III field investigative services, RAP preparation, soil removal oversight, Transfer Act Form/ECAF filing, and post remedial groundwater monitoring for complex commercial property on Main Street in Norwich. Served as verifying LEP and received a decision of no audit from CTDEEP.

**Voluntary Remediation Program, Confidential Client, Franklin, CT.** Serving as Project Manager since 2005 and providing site investigation services, potable well sampling, remediation costing and strategy development, and CTDEEP interface for a significant gasoline release in a GA groundwater area. Upcoming work to include deep monitoring well installations, plume delineation, remediation system design, and ELUR implementation.

**Site Assessment & Investigation, Connecticut Department of Transportation, Various Locations, CT.** Task Manager for all environmental site assessment and investigative work. Duties included review of proposed roadway construction plans, development of scopes of work, managing field staff, providing report technical review, and providing guidance on regulatory issues.

## **PUBLICATIONS**

Vintage Power Plants – Characterization, Decontamination and Demolition. GEI Consultants, Inc. 2000

WASTE DYNAMICS NORTHEAST - March, 1999 - "Aesthetics, space needs play key role in rehab decisions"

URBAN LAND INSTITUTE - Brownfields Redevelopment InfoPacket No.388 - "Structural Issues, The Environment Within"

## **PRESENTATIONS**

Mills Work – A Conference on Mill Reuse – “Assessment, Decontamination and Demolition”

Thirty-First Mid-Atlantic Industrial and Hazardous Waste Conference – “Brownfields Redevelopment and Financing: The Windham Mills”

University of Connecticut – 2014 Conference on Natural Resources “Brownfields to Greenfields – 3 Sites Along the Willimantic River”

Utility Solid Waste Action Group – 2015 Power Plant Decommissioning Workshop “Vintage Power Plant Characterization, Decontamination and Demolition: Requirements, Options & Strategies”

## **PROFESSIONAL ASSOCIATIONS**

Environmental Professional Organization of Connecticut, Member

Urban Land Institute, Member

Northeast Economic Developers Association, Member

Society of Soil Scientists of Southern New England, Member

International Council of Shopping Centers, Environmental Committee Member



FUSS & O'NEILL

*Mystic Education Center RFP 18-25  
240 Oral School Road, Groton, Connecticut  
Fuss & O'Neill Reference No. 2018-0074.A10*

**Planning / Site Narrative**

This redevelopment / development proposal is anticipated to be one of the first of many such initiatives in the region. Providing the talent infrastructure and operational capacity for growth will be critical for Electric Boat and economic development across the region for many years. The Respler Homes Plan helps the region reach both of these goals in the near term. Ours is not simply a housing proposal. It embraces the notion of a community where live, work and play coexist in a neighborhood environment. Our program targets the millennial and gen z age groups as well as offering much needed flex and support space for adjunct nonresidential expansion. Augmenting the primary target uses will be a plethora of neighborhood support uses and services that are intended to round out the overall development into a truly unique mixed use initiative that will support enhanced housing choice and economic diversity. It is intended that the Town, residents and on site workforce share the unique qualities of the site and of the Respler Homes proposal.

The Oral School property is well positioned with excellent highway access, it is buffered via topography and vegetation from adjacent lower density residential areas, it abuts both a large park and generally undevelopable open space to the east and affords stunning views of the of the Mystic River corridor. The master plan for the property is one in which the recreational amenities, the existing historic buildings and campus as work place and ancillary community uses, become the organizing elements of our program.



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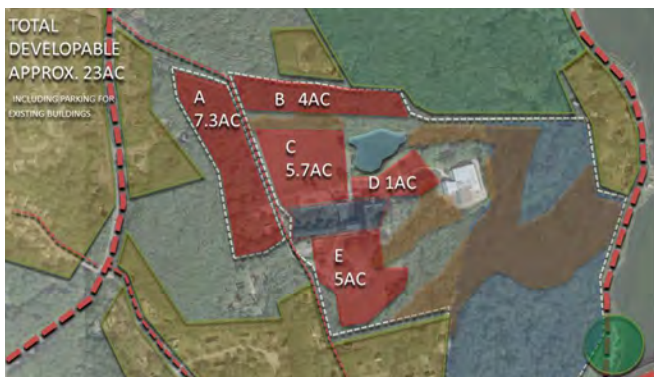
Connecticut  
Massachusetts  
Rhode Island  
South Carolina

The existing campus buildings are expected to include the following uses:

1. Incubator / R&D / Flex commercial space
2. Shared office space
3. Convenience / neighborhood commercial space
4. Nursery / day care
5. Cafeteria / food service or restaurant with internet café's
6. Common indoor gathering
7. Possibility of a boutique hotel
8. Renovated indoor aquatics, court games, work out space and theater in the Pratt building



The existing historic campus and buildings will be the epicenter of the plan and be surrounded by communal open space. This open space not only highlights the importance of the historic buildings but also acts as flex recreation space in the heart of the community. In the near term phases of redevelopment some of this adjacent open space may be used on a temporary basis to support the parking needs of existing building tenancy depending on absorption timing.



We are proposing approximately 725 residential, for rent units on the site. The configuration of these units will be predominantly one and two bedroom units with the possibility of some three bedroom town house buildings on the southern side of the site.

The proposed buildings will be between two and four stories in height and are oriented to maximize views to the sites established open spaces system and or the river corridor. They are also oriented to mitigate adjacent neighborhood visual impacts and to minimize view impacts from offsite areas. Higher density and taller buildings are generally located to the northern sections of the property adjacent to the park while lower density and net lower roof elevation buildings are located in southern sections. All ground floor units will have direct access to the street grid

providing activity to the public realm and many units will include under building parking areas. Buildings are arranged to create “blocks of walkability”. The street system becomes the public realm connection to the many common amenities and open spaces throughout the property. Access to the property will be via a substantially improved Oral School Road. From the signalized intersection of Cow Hill Road and Oral School Road (currently state controlled), Oral School Road will be completely renovated and expanded as the gateway to the new mixed use development. From the subject site south, Oral School Road will be unchanged, yet designated as limited access for existing residences and emergency services. Various techniques will be explored during the design process to implement this initiative if desired.

For the residential land uses we have established an initial parking ratio of approximately 1.3 spaces per unit. This may be adjusted based on final program and design. Our parking management goal is to minimize large surface parking lots particularly along the active street system. Total residential parking illustrated is approximately 925 spaces and is accommodated by on street parallel parking (+/- 100), under building parking (+/- 420) and surface lots (+/-405). For nonresidential uses, a target parking ratio of 2 spaces per 1000sf has been utilized for planning purposes. This ratio will be justified by on site workers and very likely a lower demand based on final existing building uses. A component of the future build parking plan includes a parking structure located close to the jobs created in the rehabilitated existing buildings. This consolidation of employee parking allows the creation of substantial open space around the “campus” of existing buildings. This will be a very favorable configuration for the solicitation of historic tax credits and a primary component of stormwater mitigation.



The integration of diverse recreational offerings that cater specifically to the intended users is at the heart of this proposal. Open spaces are in close proximity to all components of the sites live, work and play environments. The open spaces surrounding the existing structures and the natural beauty of a renovated fishing pond area form the central and connected nuclei of the system. While the central campus areas are larger



flex spaces, the pond area will be comprised of play yards, walking paths, fishing piers, benches etc. Active recreation is reserved primarily in the all season recreational Pratt building and in the lower sections of the property to the east. The eastern portion of the property is encumbered by conservation easement and controlled by the CT DEEP. We believe this area holds substantive potential benefits for the development and the Town. The eastern section of the site abuts River Road (a scenic designated roadway) which has a direct connection to the public launch and the river. We understand, and have experience in working with state agencies to build consensus on the highest and best use of these portions of the property. In addition to path connectivity from the proposed development to this area, there are opportunities to help the Town expand its own recreational and leisure time offerings. Although this proposed program will likely be modified based on stakeholder input, our plan illustrates active recreational fields, small concert / entertainment areas, court sports, a rehabilitated launch area and parking. As illustrated, a proposed 150' buffer preserves River Road's scenic road status. It is anticipated and assumed in this proposal that if selected, our team will continue to work with the town and the state on the shared programmatic use of the Pratt Building amenities and lower area opportunities.

Finally, this is broad idea supported by a solid program and master development plan. As with any initiative that includes such a diverse spectrum of stakeholders and market based opportunities, the plan itself should be considered a "living document". It is likely that the specifics of the initiatives proposed herein may be modified over time predicated on specific needs; however the positive implications of the greater idea will provide a solid growth foundation for the region into the future.