

FACTS About Remington Woods

LOCATION AND SIZE OF REMINGTON WOODS

344 acres in Bridgeport and 78 acres in Stratford, Connecticut. 422 acres in total.

DESCRIPTION

Remington Woods is the largest urban, privately owned, undeveloped land remaining in Fairfield County, Connecticut. Statistics show that Fairfield County is short on open space. Formerly used as a munitions testing site, the Woods is now an attractive open space with trees, plants, all kinds of wildlife, a twenty-three acre lake called Lake Success and many inland wetlands. It is surrounded by a metal fence and is NOT open to the public.

OWNERS

Sporting Goods Properties, a subsidiary of DuPont Corporation. 2.7 acres have been donated to Stratford, CT toward a road to the site. The entire parcel was formerly owned by Remington Arms Corporation.

PROBLEMS WITH THE SITE

Though much of the site is not polluted, Remington Woods is a "brownfield" which DuPont is remediating to meet industrial standards. No major highway provides access to the site. The owners want Remington Woods to be returned to productive use, but remain concerned about third party liability.

CURRENT PROPOSED USES FOR THE SITE

1. DuPont, Bridgeport and Stratford government officials and the Bridgeport Regional Business Council have proposed a large corporate office/industrial development to help drive economic growth in Bridgeport/Stratford.
2. The Friends of Remington Woods propose to protect the land as open space or as a green development to attract tourism. The Friends propose considering the following ideas: a biodiverse park with botanical gardens; an arboretum; a major ecosystem demonstration; environmental research labs; a natural habitat zoo where animals run free; a cutting edge multi-media center for inventive presentations by Fairfield County residents; an observatory; a Remington Arms/Frederick Law Olmsted museum; a restaurant.

Since there are many scattered city sites which can respond to economic development, The Friends believe that a huge centralized office proposal is not an enlightened approach. On the other hand, capitalizing on the enormous public interest in the environment, each of the Friends proposals will add desirable open space and could provide the major tourist attraction currently sought by the State of Connecticut. And what an enhancement for Bridgeport/Stratford and Fairfield County.

ACCESS TO THE SITE

The business/industrial development proposal requires the development of a four-lane highway from I-95 north to the site. Federal Highway "Environmental Justice" requirements will have to be addressed, costs will be astronomical and achievement far out. Most of the employees will be white collars from the suburbs and their commuter traffic hours will put unconscionable stress on I-95 and on Bridgeport's high air pollution and health problems. However, the Friends proposals should only require the use of existing roads, ferries and an improved existing Seaview Avenue because both local users and tourists from New York, Boston and Long Island will arrive and leave throughout the day.

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EMPLOYMENT

The Friends believe that their proposals are more likely to offer greater employment opportunities to Bridgeport/Stratford citizens.

INTENSITY OF DEVELOPMENT

Unlike the industrial office development, The Friends will limit green development proposals to those which preserve contiguous open space for a large percentage of the property.