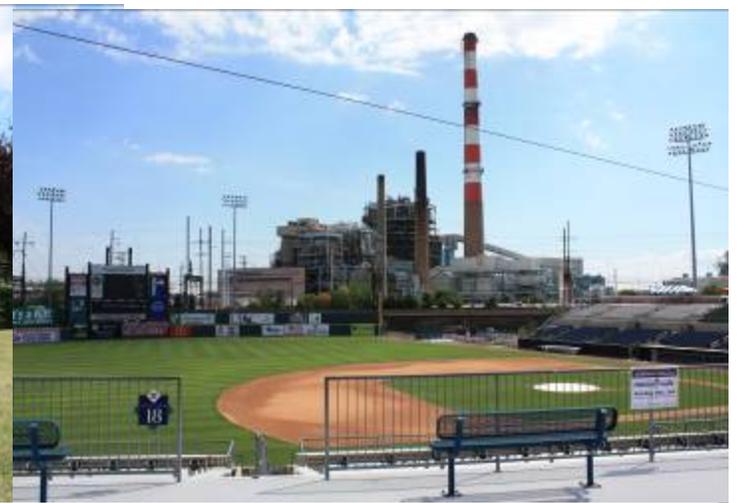


Bridgeport, CT

Sustainable Design Assessment Team



What is an SDAT?

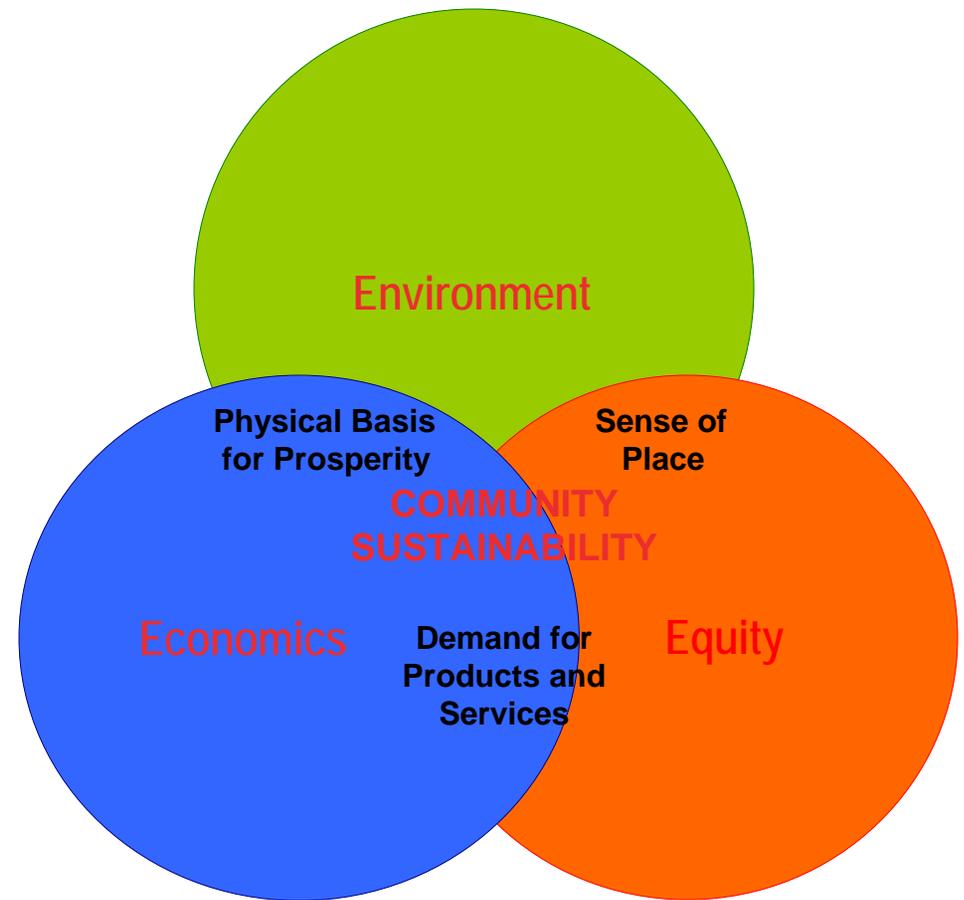
The **Sustainable Design Assessment Team** program provides broad **assessments** to help frame future policies and sustainability solutions.



Three Elements of Sustainability

- **Environmental Stewardship**
- **Social Equity**
- **Economic Development/Growth**

All planning decisions must be assessed based on all three elements- advances in only one, to the detriment of the others, is not sustainable.



SDAT Principles:

- Multi-Disciplinary Team
- Objective Outsiders
- Community Participation



Bridgeport SDAT Team

- Sanford Garner, AIA, NOMA, LEED-ND
- Carol Mayer-Reed, FASLA
- Paul Fontaine, AICP
- Matt Leighninger
- Alan Steinbeck, AICP
- Ken Bowers, AICP



Bridgeport SDAT Observations



Bridgeport SDAT Observations

- Bridgeport has an image problem



Bridgeport SDAT Observations

- The “Bones” of a great City are there



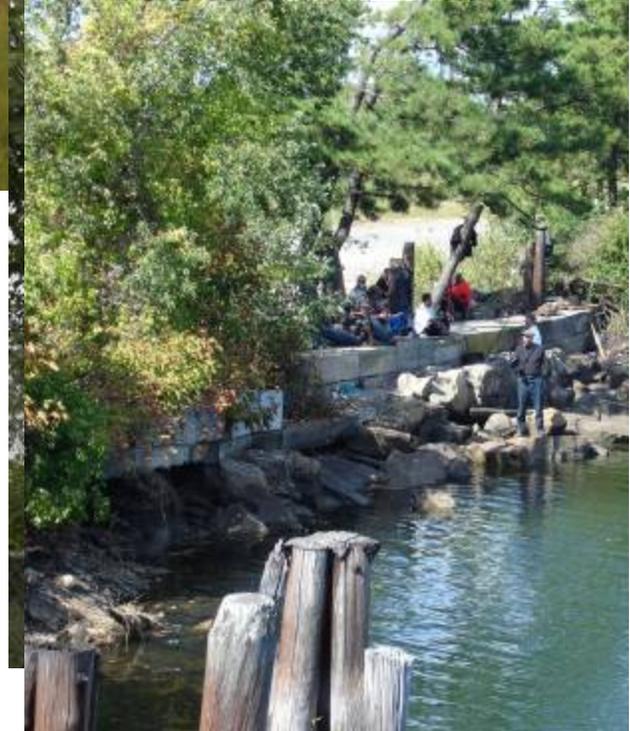
Bridgeport SDAT Observations

- Finish what you start



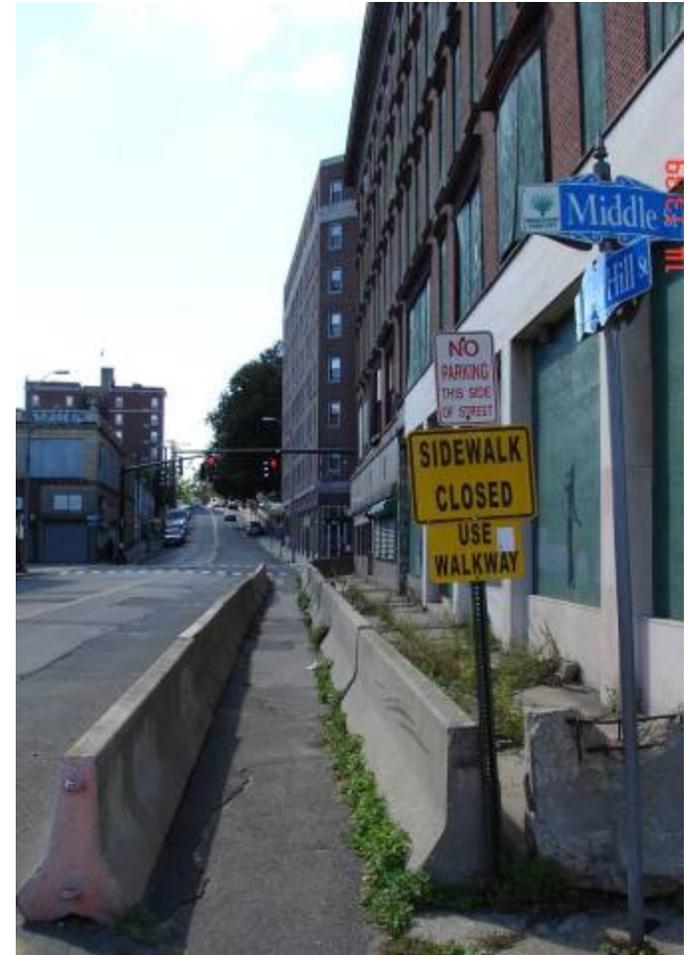
Bridgeport SDAT Observations

- Resources are in poor condition and reasonably inaccessible



Bridgeport SDAT Observations

- Downtown Bridgeport is in Limbo



Ken- Path to Revitalization



An Economic Development Paradox

Bridgeport has:

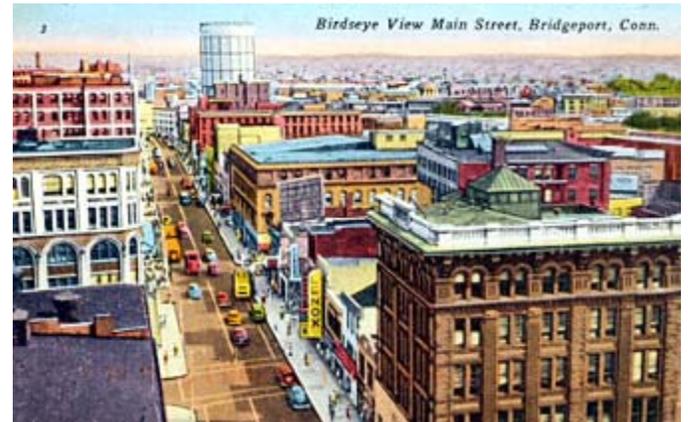
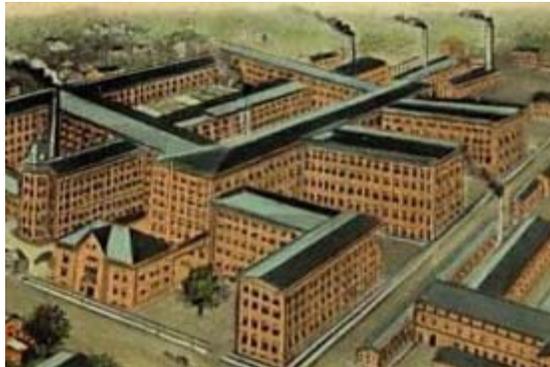
- More housing than jobs
- More rental than ownership housing
- An eroded commercial tax base
- A large inventory of vacant industrial land and buildings

Bridgeport's best short term strategy is:

- Build more rental housing



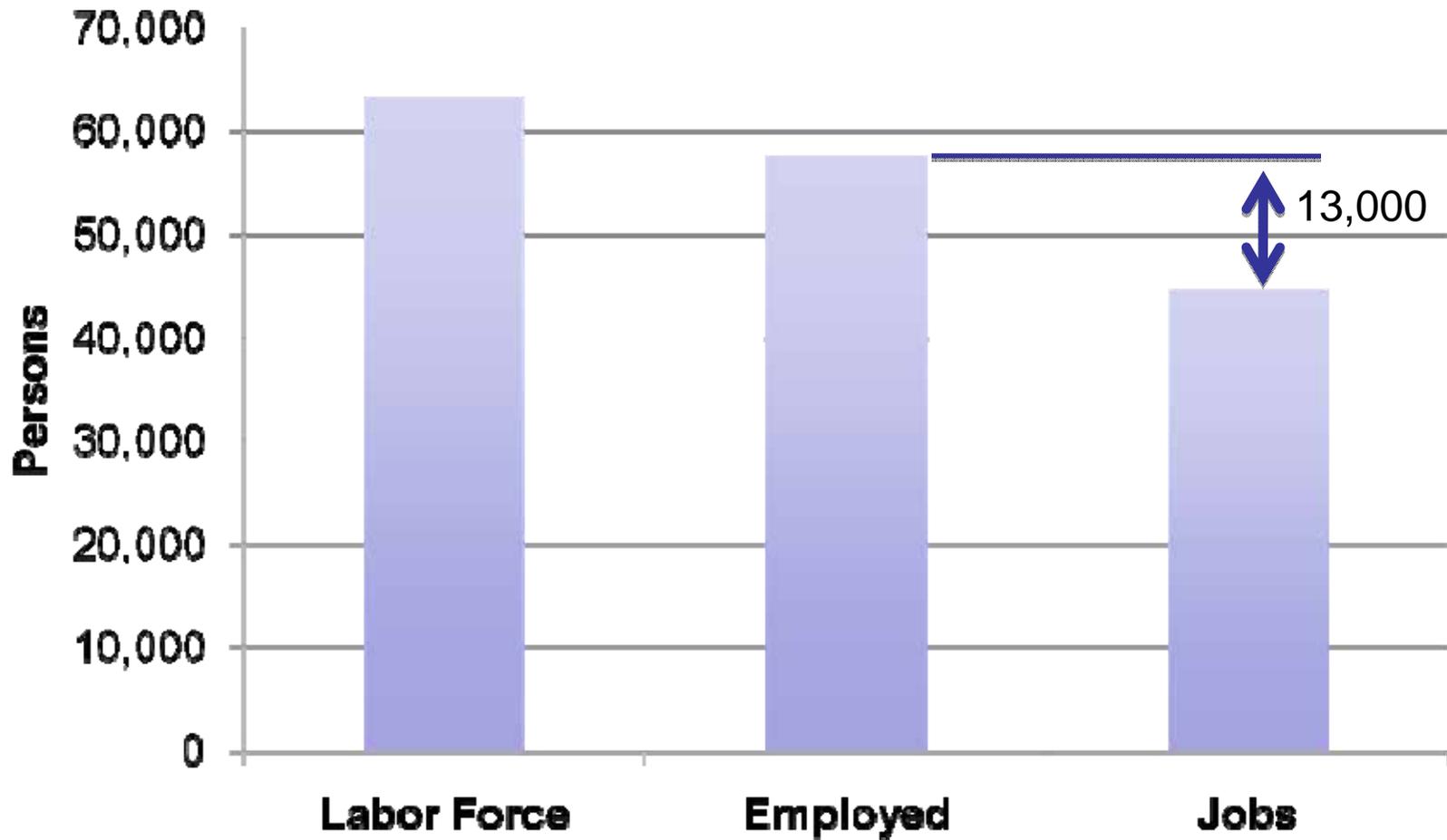
Original Recipe for Bridgeport



A New Recipe



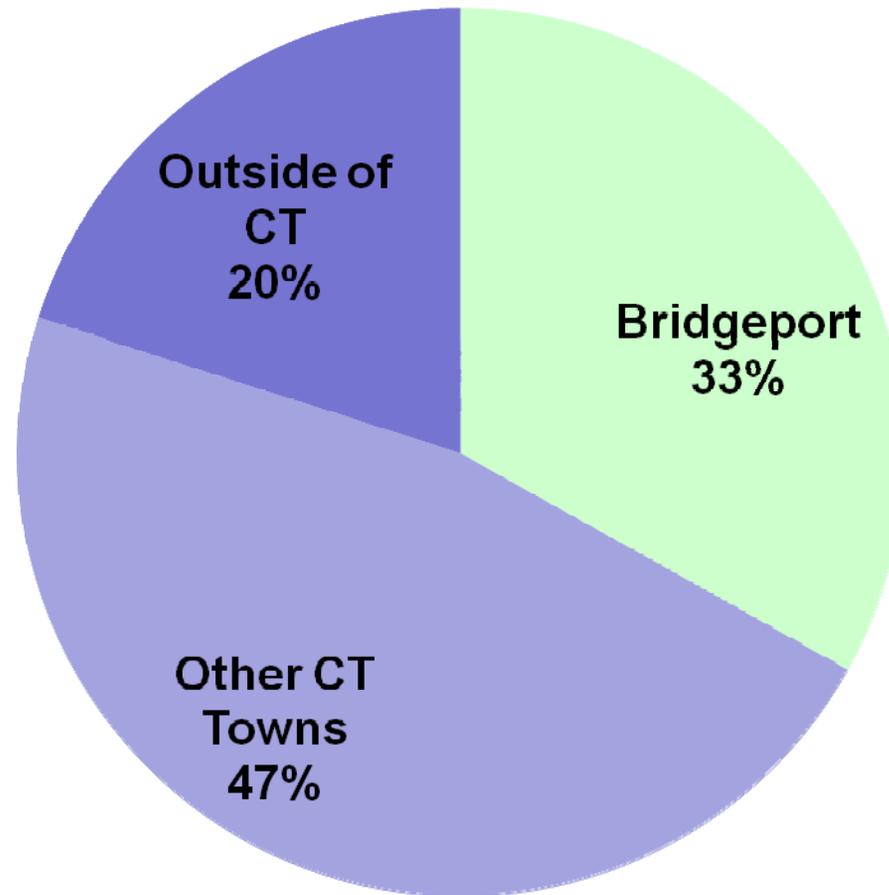
Bridgeport Labor Force & Jobs



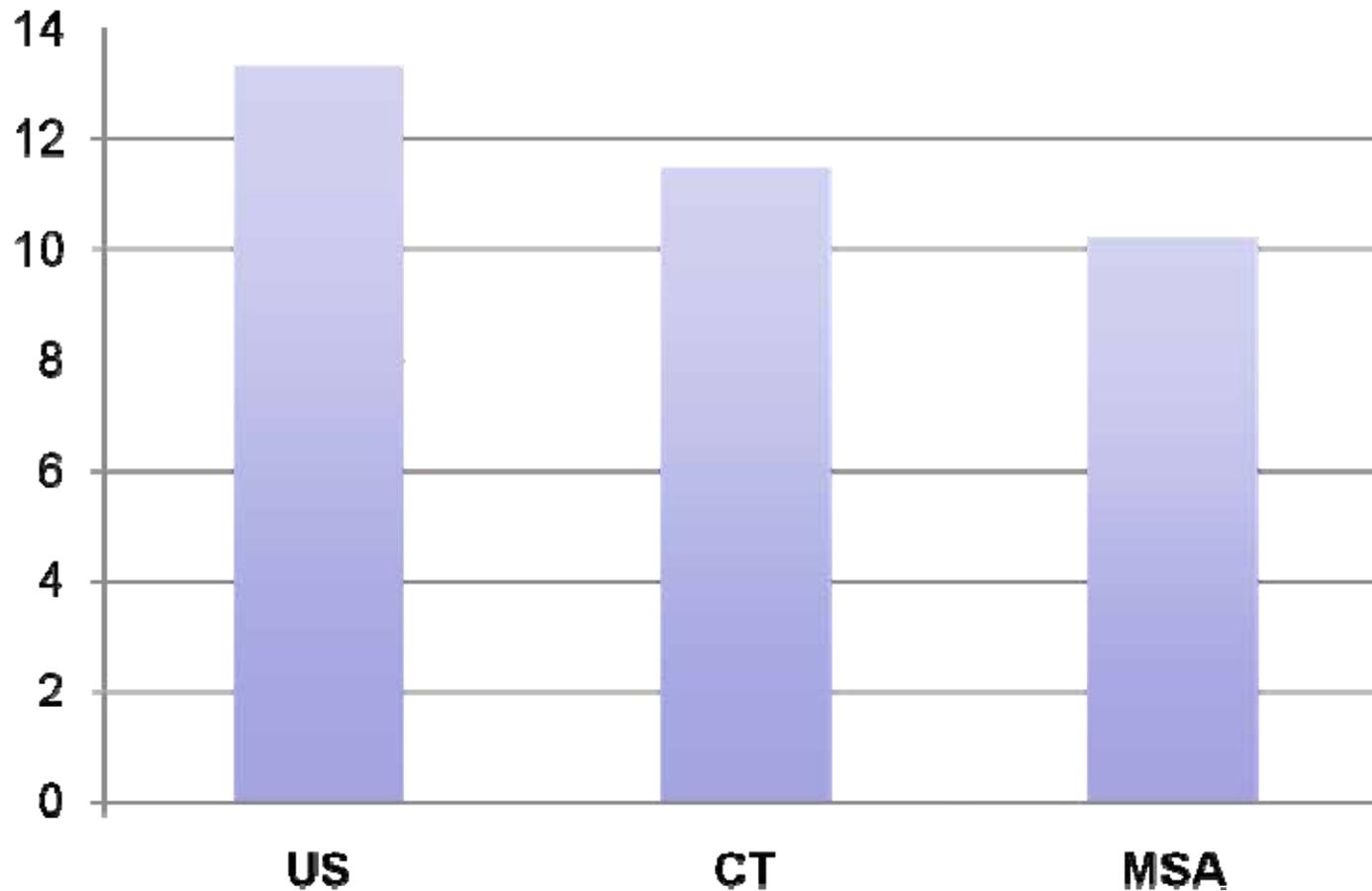
Bridgeport has nearly **13,000** fewer jobs than employed workers



Where Bridgeporters Work



Percent of Population Age 25 – 34

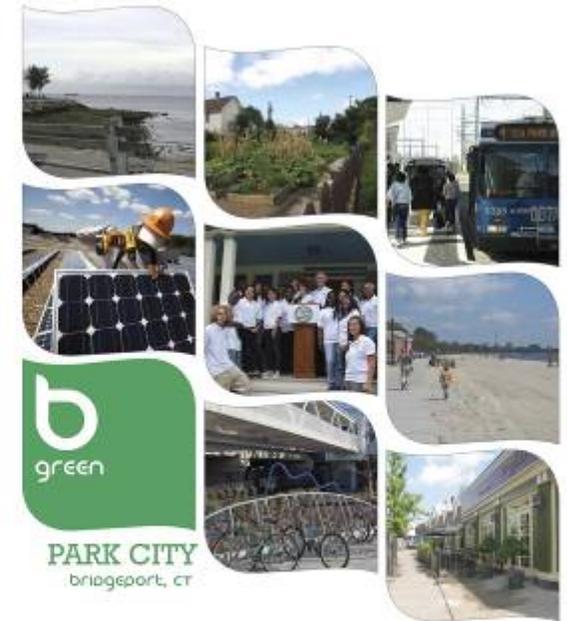


32,000 people aged 25 – 34 would have to move to the region to match the national norm



Relationship to B Green

- Bridgeport living is green living
- Young people are more likely to base lifestyle choices on environmental impacts
- Pedestrian, bike and green infrastructure all serve as residential amenities



BGreen 2020
A Sustainability Plan
for Bridgeport, Connecticut





Apartments are Taxable Development

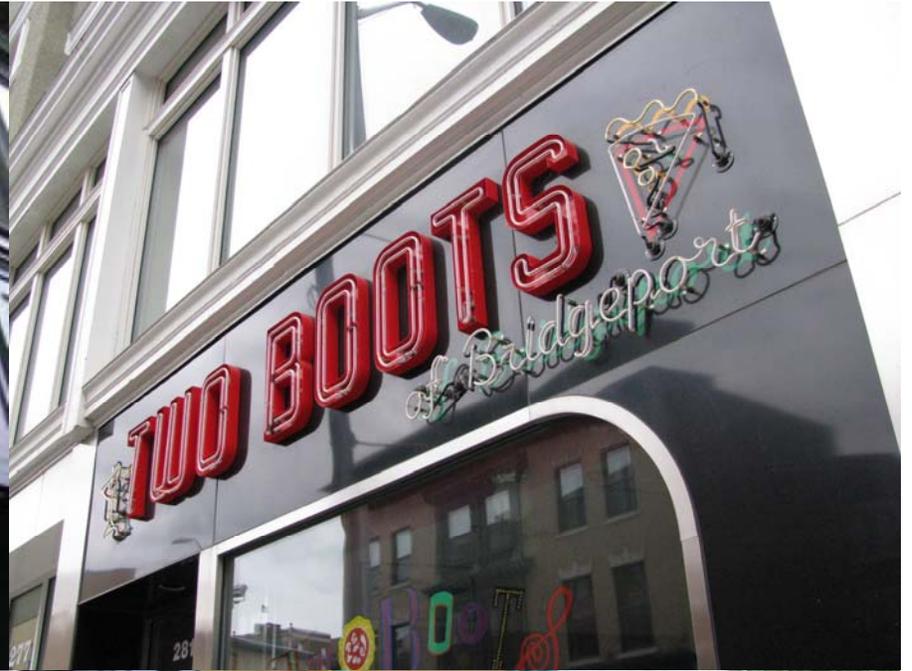
City Trust Building

- 118 Units on 1.28 acres
- \$8.1 Million assessed value
 - \$48/SF
- \$320,000 in annual taxes









Parking Reform



Each dollar of office rent premium creates \$4.2 Million in building value

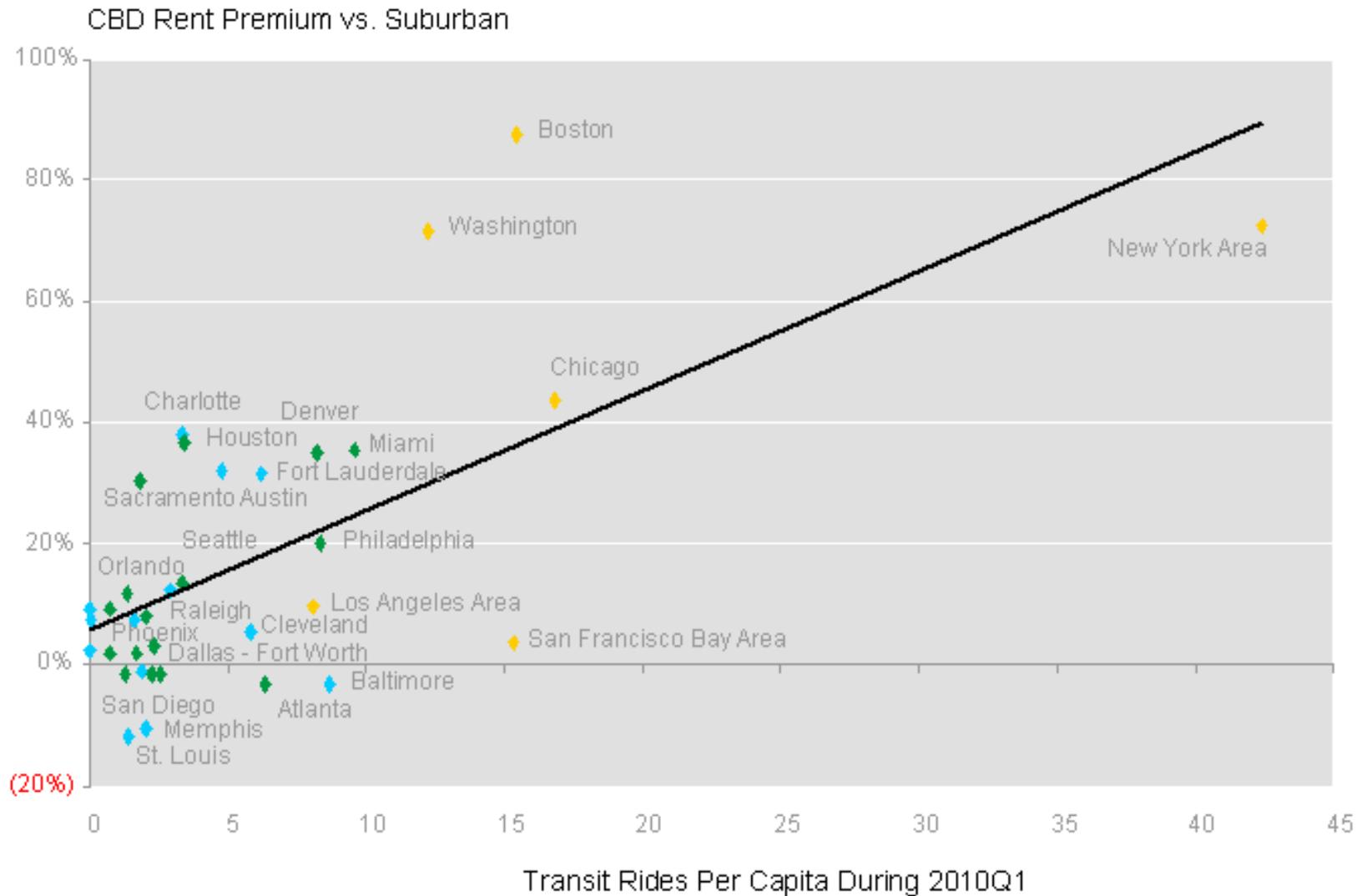


Future Growth Industries

- Health Care
- Finance & Insurance
- Professional & Technical Services
- Information Services
- Arts & Entertainment



EXHIBIT 1: HIGHER PUBLIC TRANSIT USE INCREASES THE CBD OFFICE RENT PREMIUM

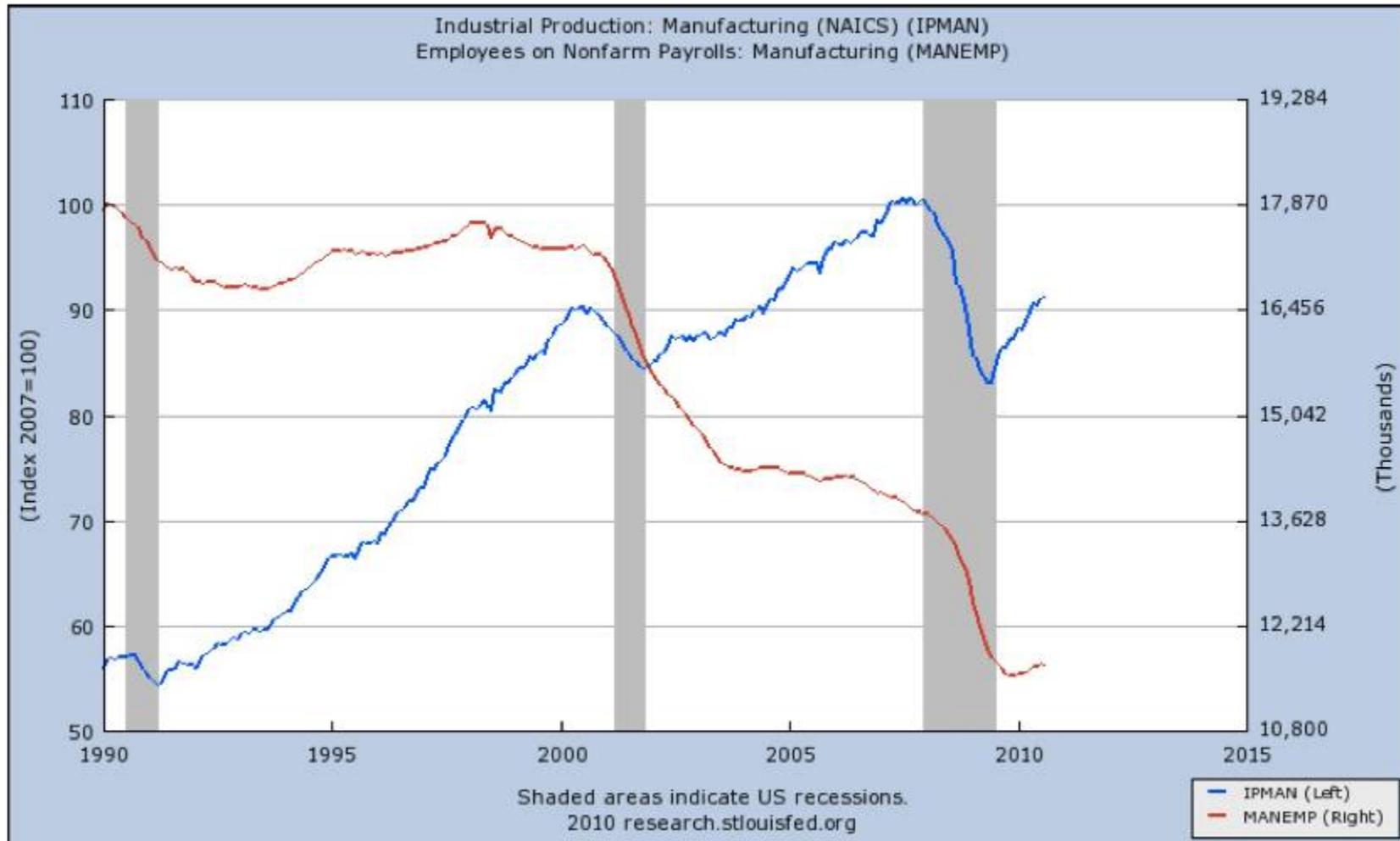


Transit = Lower Costs

- 3 spaces/1,000 SF, at \$20,000/space, adds \$60 per square foot to CBD office construction costs
- In transit-rich locations, parking can be cut by half, lowering the parking cost to \$30 per square foot
- Rising demand helps create offsetting revenue



Trends in US Manufacturing



Selected Industrial Developments

Business	Industry	Employees
Derecktor Shipyards	Shipbuilding	400
Columbia Elevators	Elevators	100
West End Industrial	Incubator	
DRS Vermont	Electrical	95
Lecoq Cuisine	Food products	86
B&E Juices	Distribution	
Bridgeport Commerce Park	Incubator	85



Vision for Revitalization

- Lead with downtown housing
- Revive the ground floor downtown economy
- Leverage transit and amenities to boost the office economy
- Grow downtown south and east to the water
- Maximize the value of waterfront sites
- Retrofit for modern industry where you can
- Improve housing quality in the neighborhoods



Short Term To Do List

- ✓ Downtown Vision
- ✓ Master Plan
- ✓ Zoning reform
- Parking management reform
- Bring car sharing to Bridgeport
- Regulatory reform
- Incentive program design



Paul- Urban Design



URBAN DESIGN: Bridgeport 1960

- Thriving Industry
- Successful Downtown
- Available Land
- Active Waterfront



URBAN DESIGN: Bridgeport 1900 +

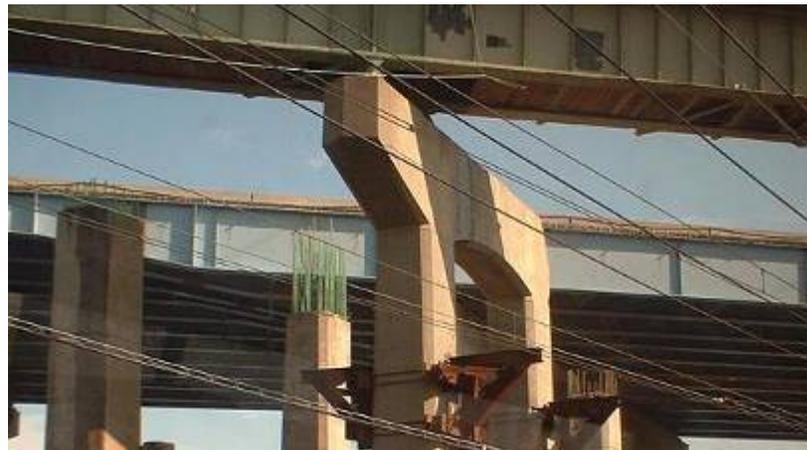


URBAN DESIGN: Bridgeport 2010

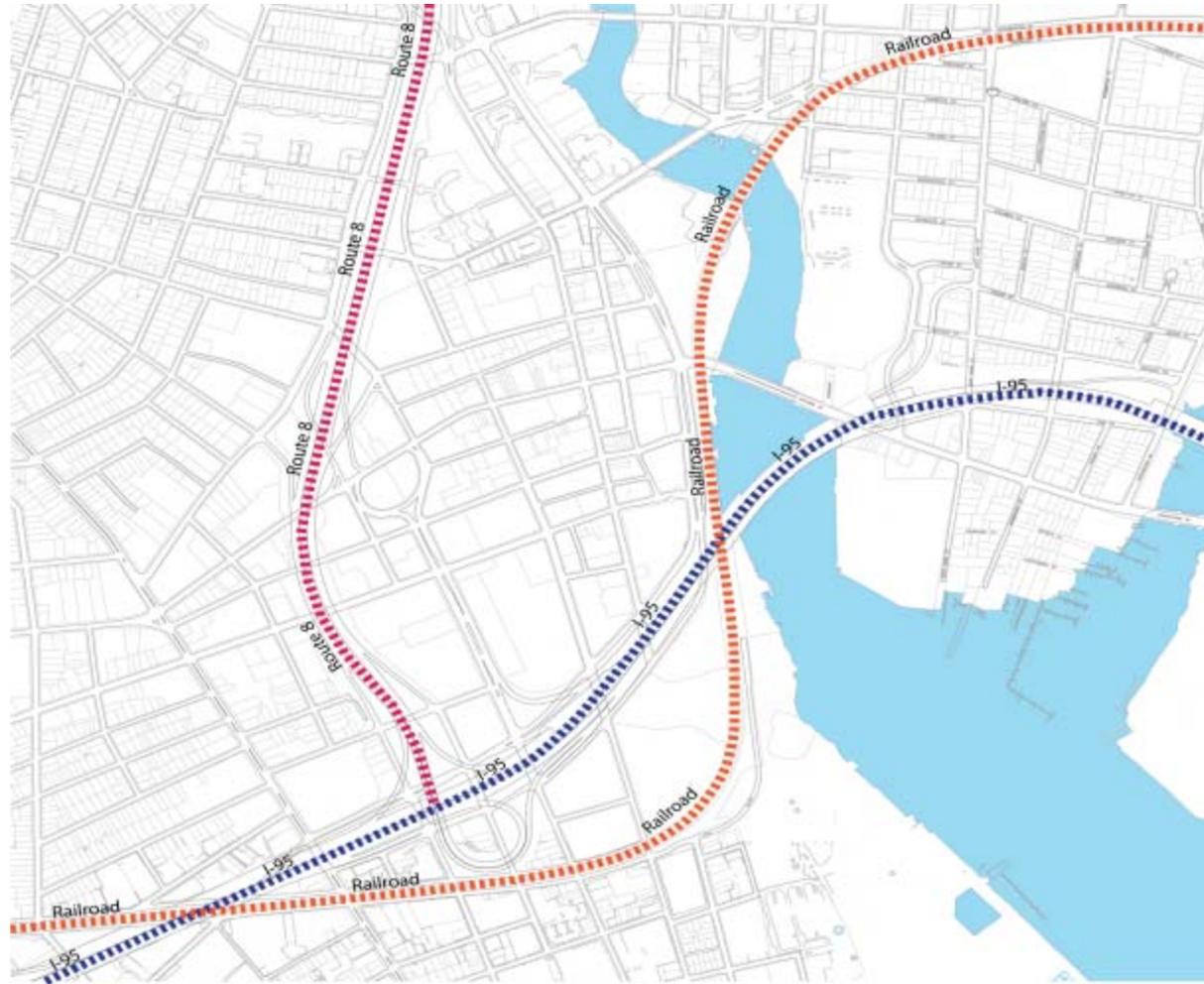
- Minimal Industry / +15% Unemployment
- 50% vacant downtown
- + 95% Built Out
- Polluted waterways



URBAN DESIGN: Bridgeport 2010



URBAN DESIGN: Bridgeport 2010



URBAN DESIGN: Bridgeport 2010

- Moving in the right direction
 - Newly rehab buildings downtown
 - LEED Certified Schools
 - BGreen Plan, ULI Report
 - Green Demonstration Projects
 - New Zoning Ordinance and Master Plan



URBAN DESIGN: Bridgeport 2010



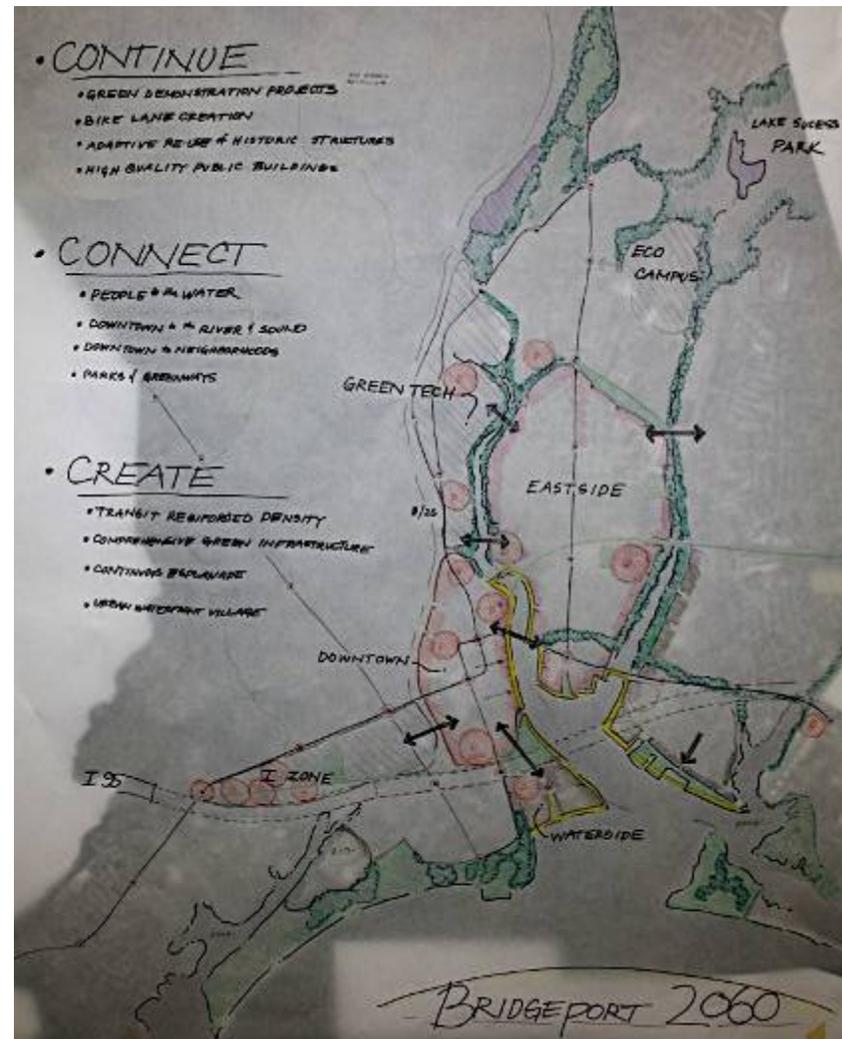
URBAN DESIGN: Bridgeport 2060

- High Speed Rail / I 95 coupling & realignment
- 300,000 population
- Comprehensive Green Infrastructure in place
 - clean water = food: oysters, mussels, fish
 - landfills = bio energy
 - waterways = greenways, parks, habitat

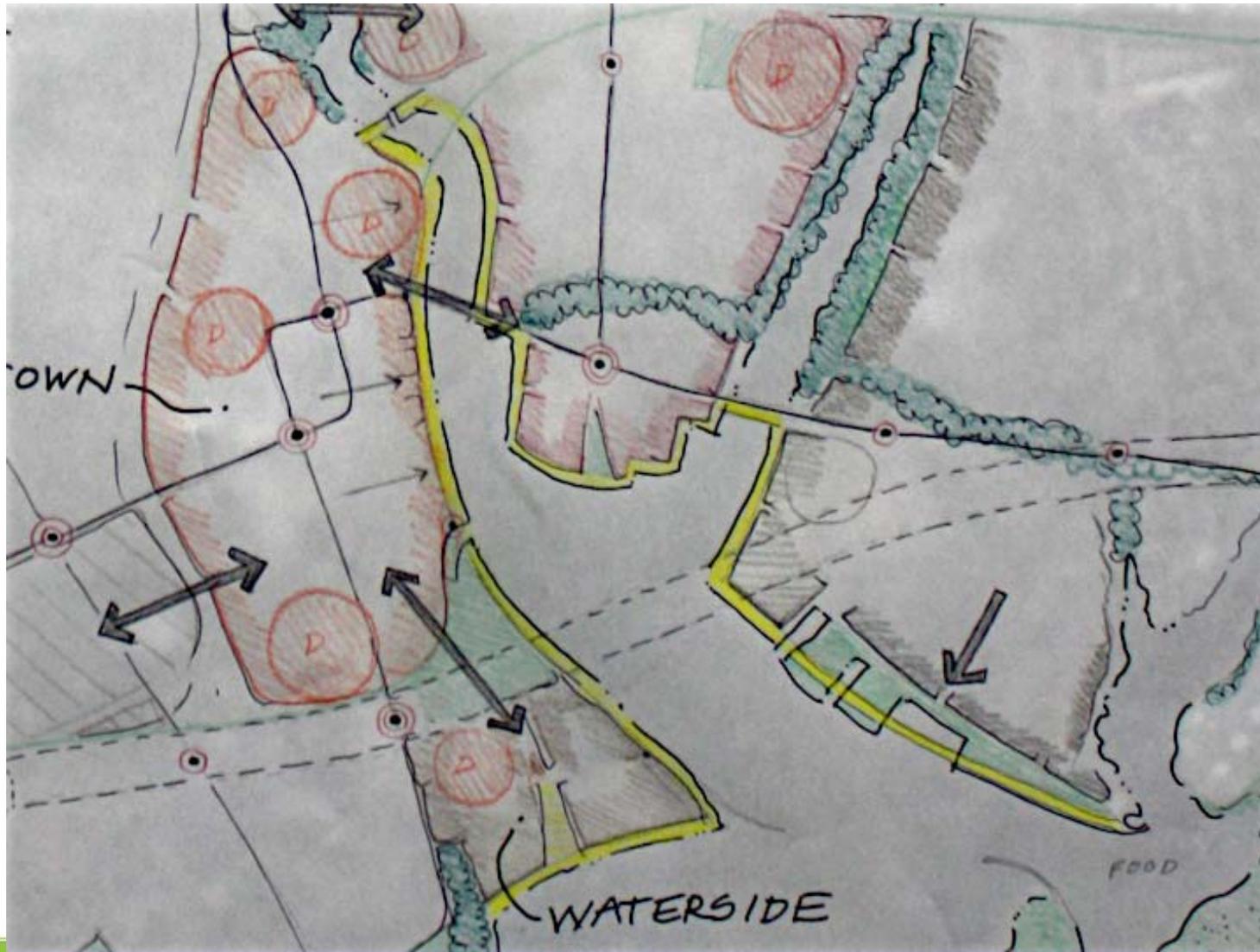


URBAN DESIGN: Bridgeport 2060

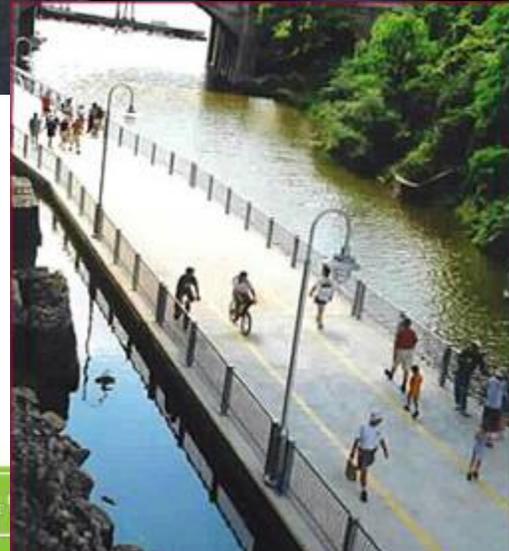
- Vision Plan



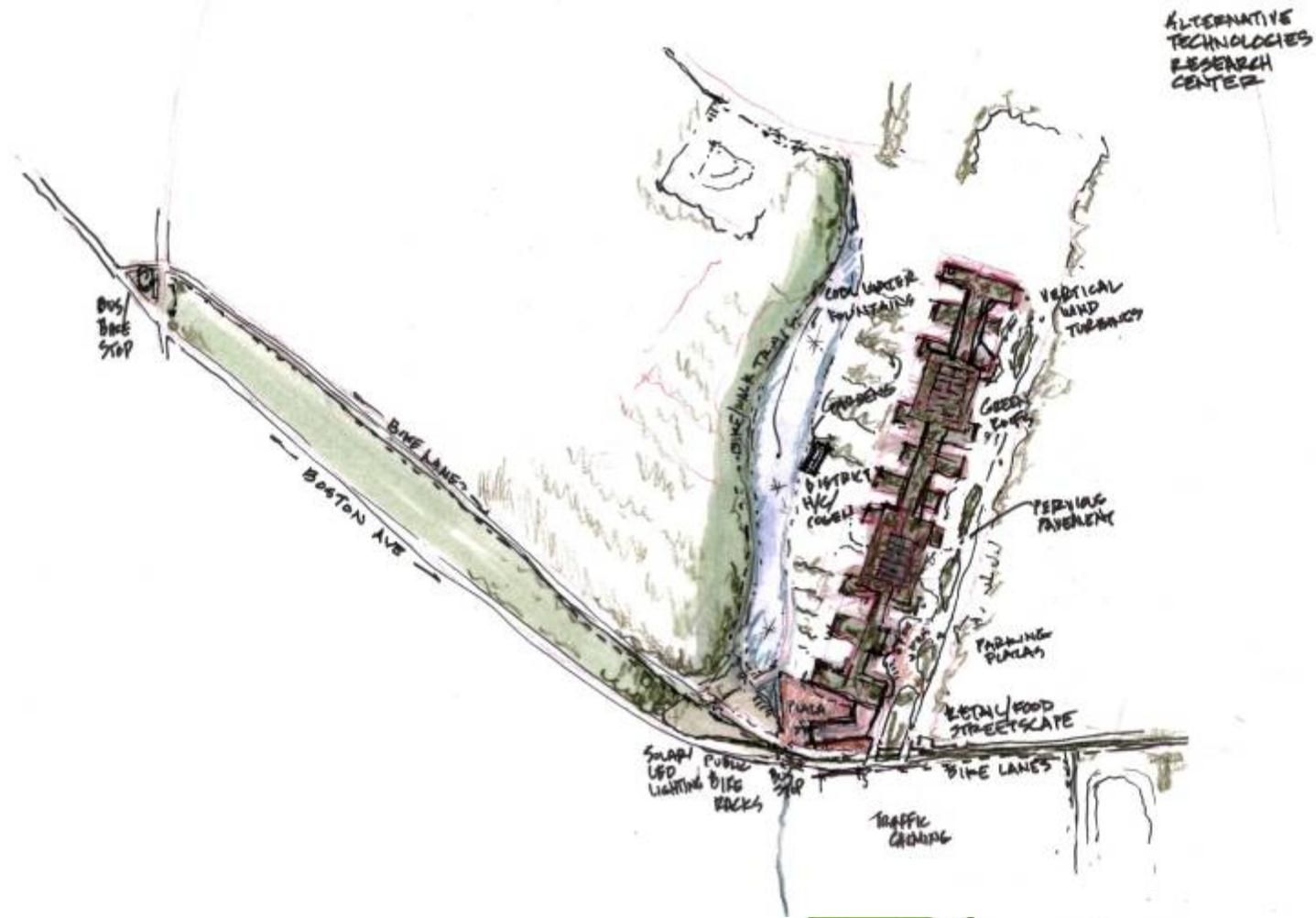
URBAN DESIGN: Bridgeport 2060



Ideas



Mill Green / GE location



sketch of site



ALTERNATIVE TECHNOLOGIES RESEARCH CENTER



Walkways





Gray Buildings © 2008 Sanborn

Image © 2010 DigitalGlobe



ty Date: Oct. 1, 2006

41°10'34.25" N 73°11'15.24" W elev 76 ft

Eye alt 257



Gray Buildings © 2008 Sanborn

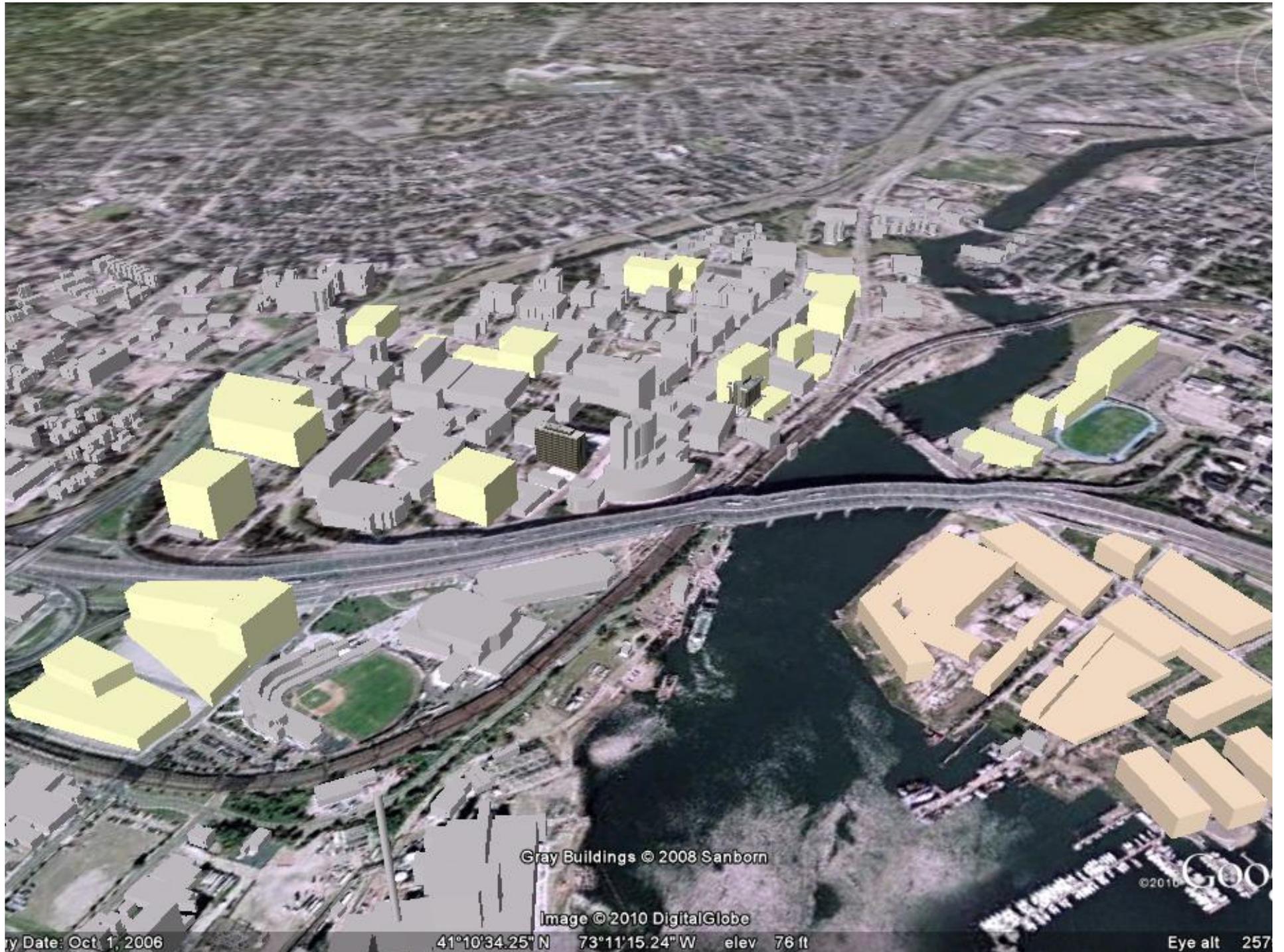
Image © 2010 DigitalGlobe



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41°10'34.25" N 73°11'15.24" W elev 76 ft

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Gray Buildings © 2008 Sanborn

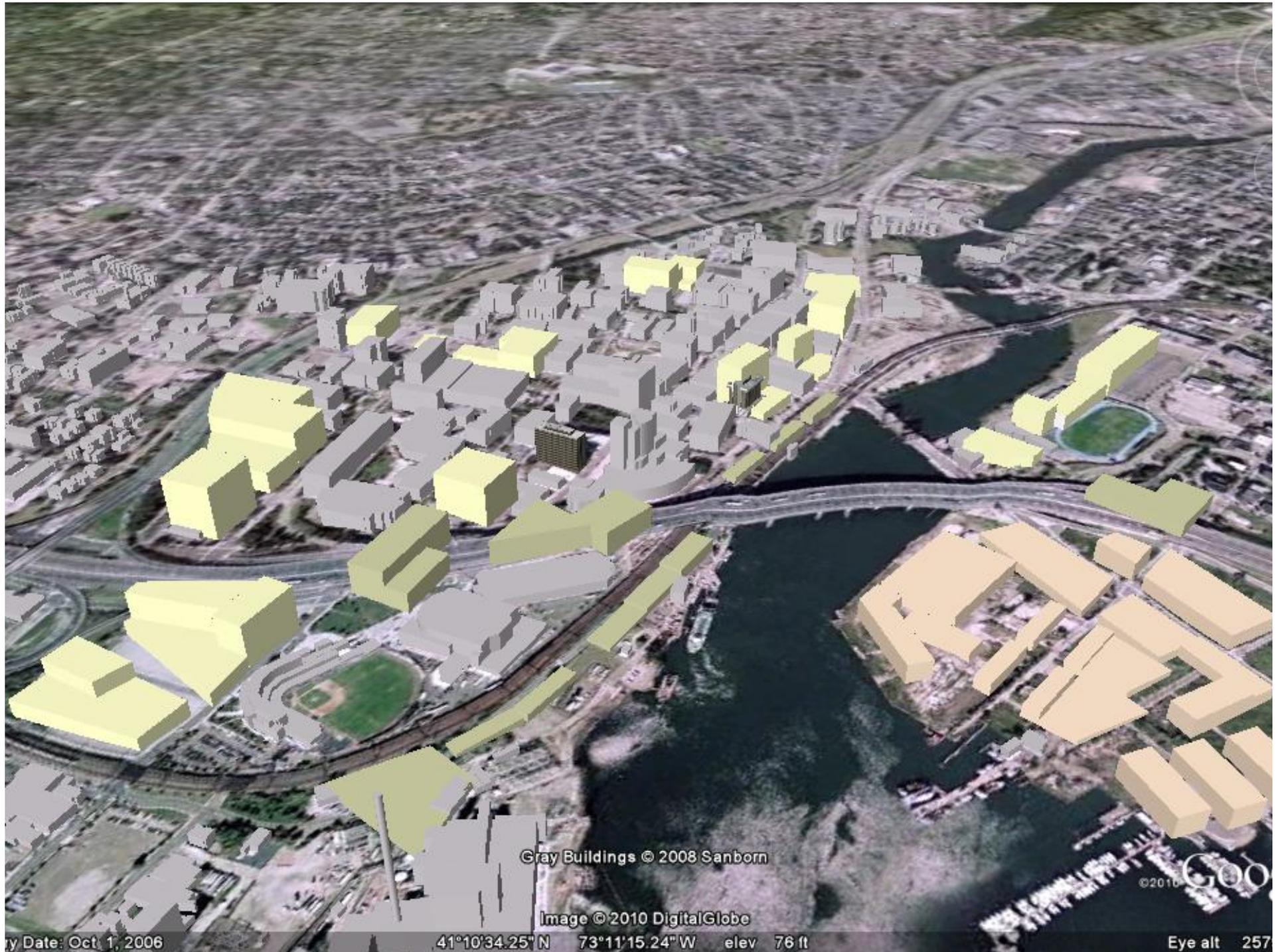
Image © 2010 DigitalGlobe

ty Date: Oct. 1, 2006

41°10'34.25" N 73°11'15.24" W elev 76 ft



Eye alt 257



Gray Buildings © 2008 Sanborn

Image © 2010 DigitalGlobe

ty Date: Oct. 1, 2006

41°10'34.25" N 73°11'15.24" W elev 76 ft



Eye alt 257





URBAN DESIGN: Bridgeport 2010

- Next Steps:
 - THINK BIG
 - Create Legacy Group: Lean On Leaders
 - Define Priority Projects Lists
 - Attend ICSC



Alan- Mobility







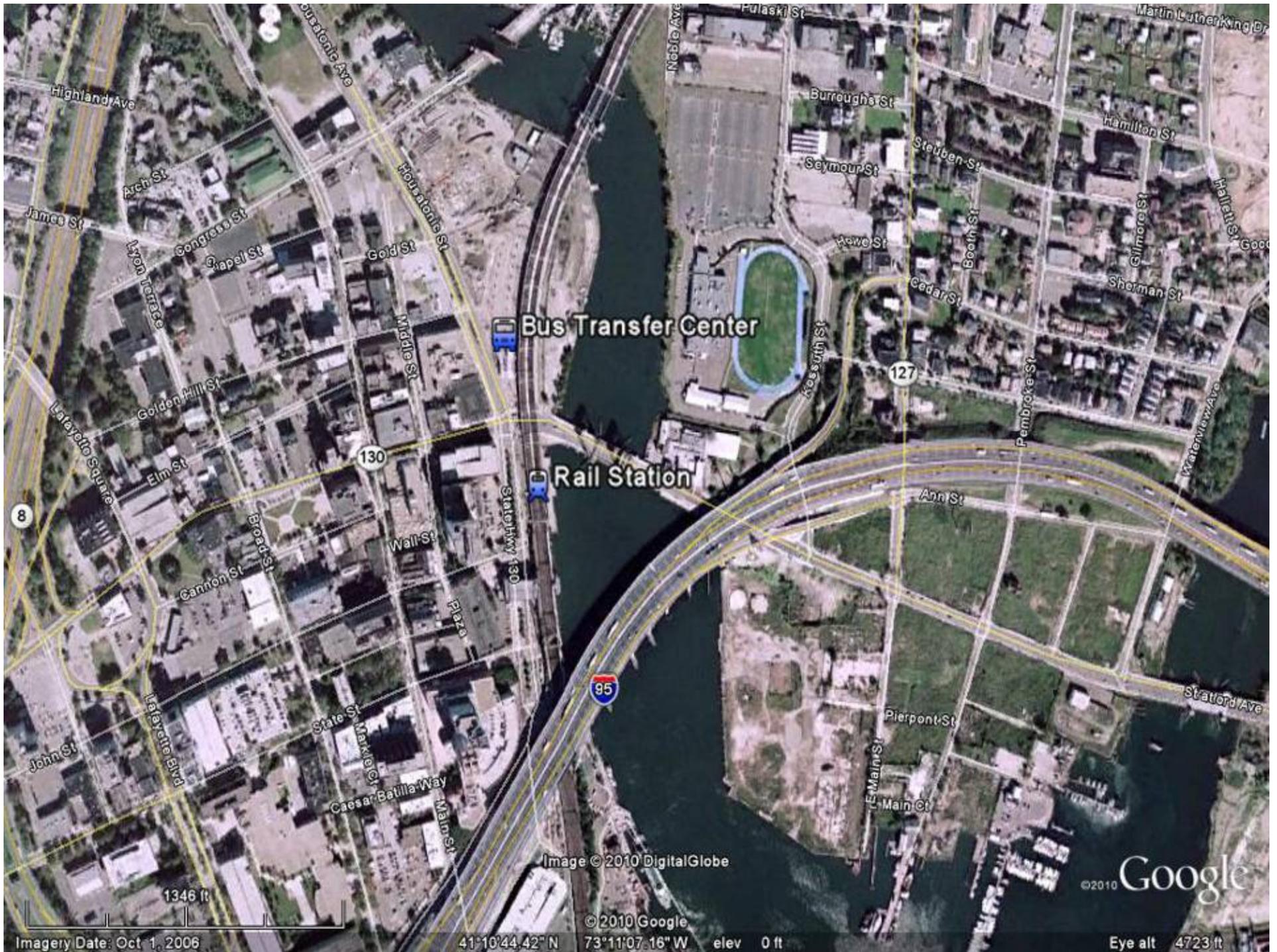


MTA Metro-North Railroad





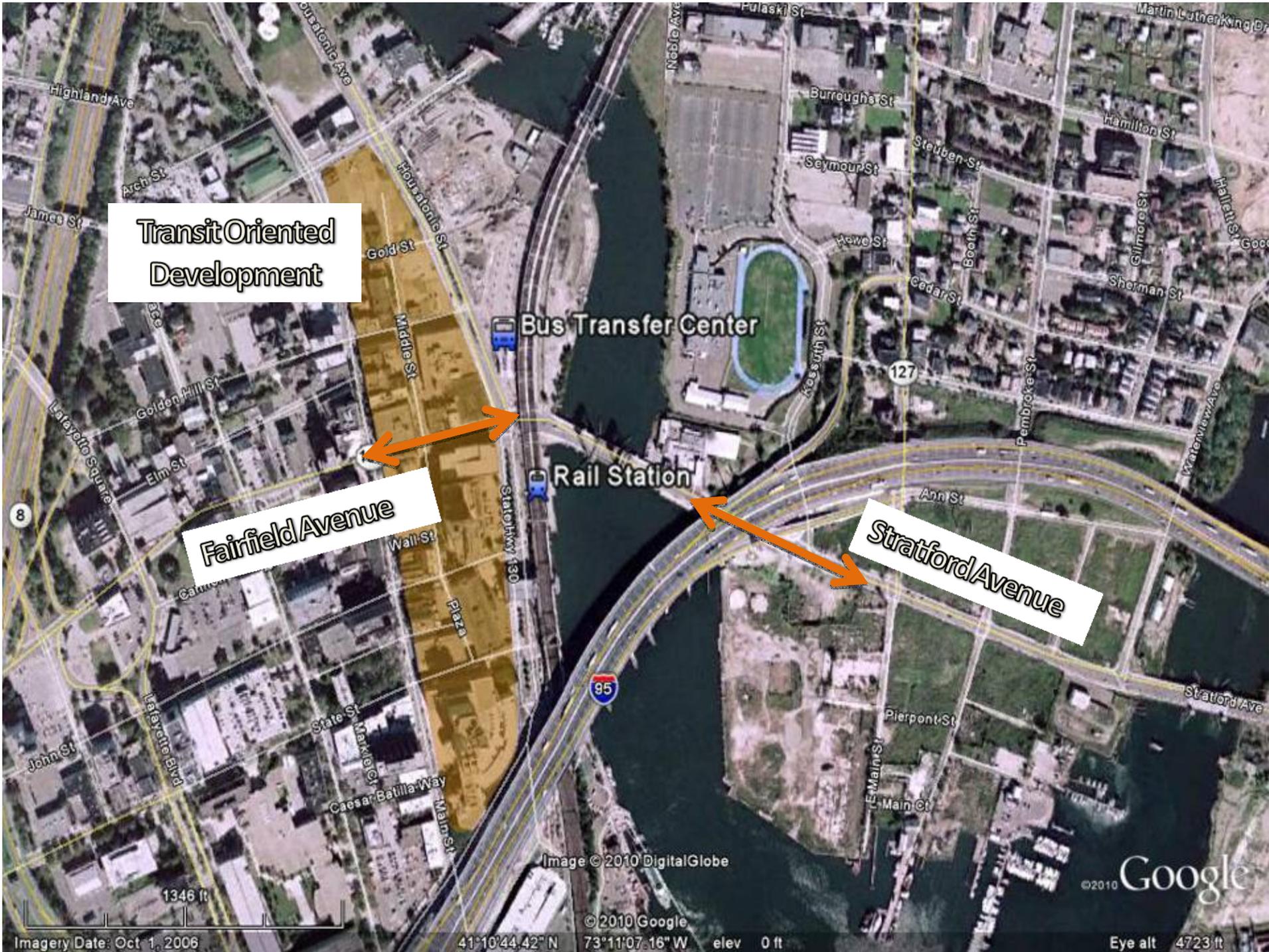




Imagery Date: Oct 1, 2006

41°10'44.42" N 73°11'07.16" W elev 0 ft

©2010 Google
Eye alt 4723 ft



Transit Oriented
Development

Fairfield Avenue

Stratford Avenue

Bus Transfer Center

Rail Station









14 1340







Image © 2010 DigitalGlobe

© 2010 Google

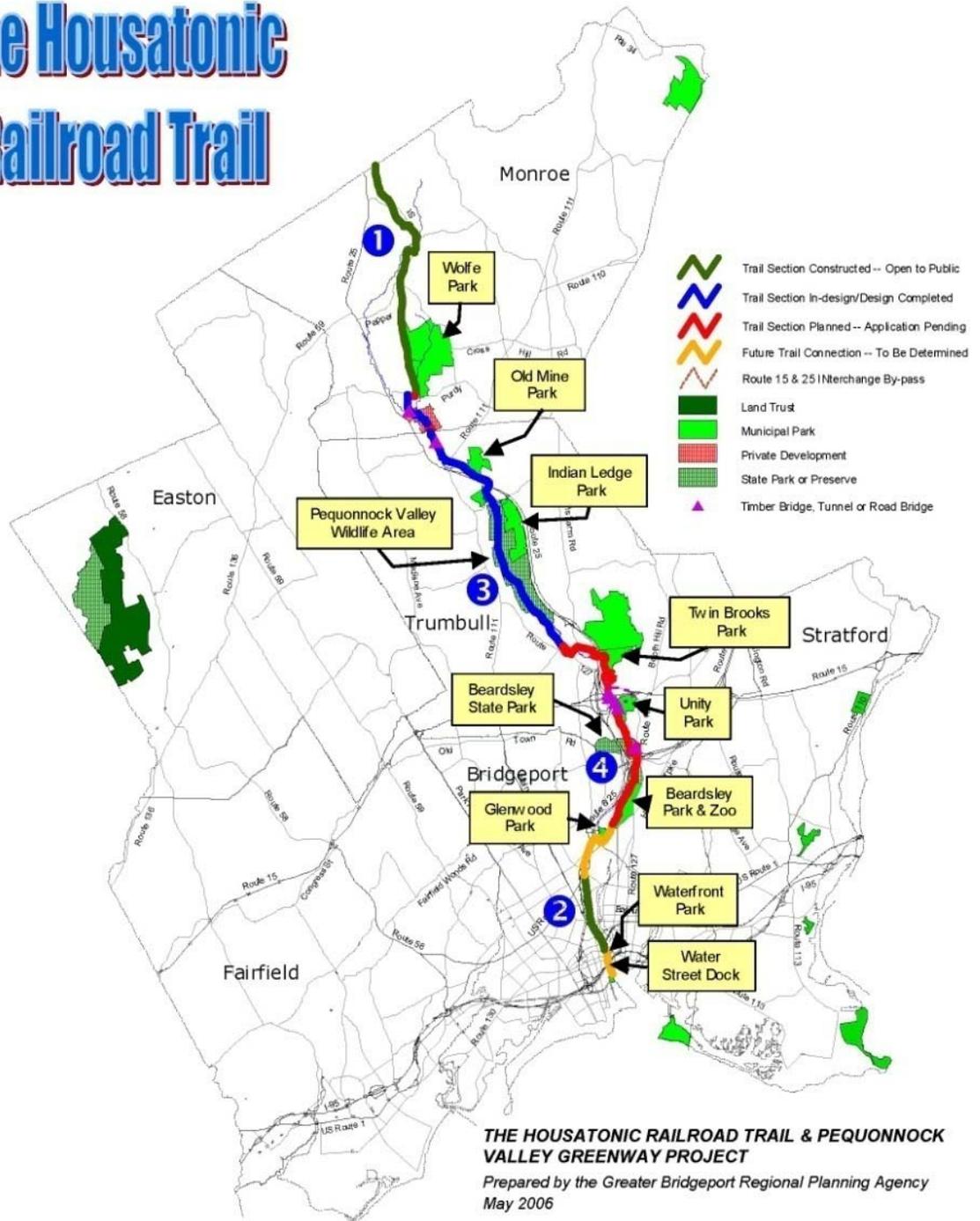
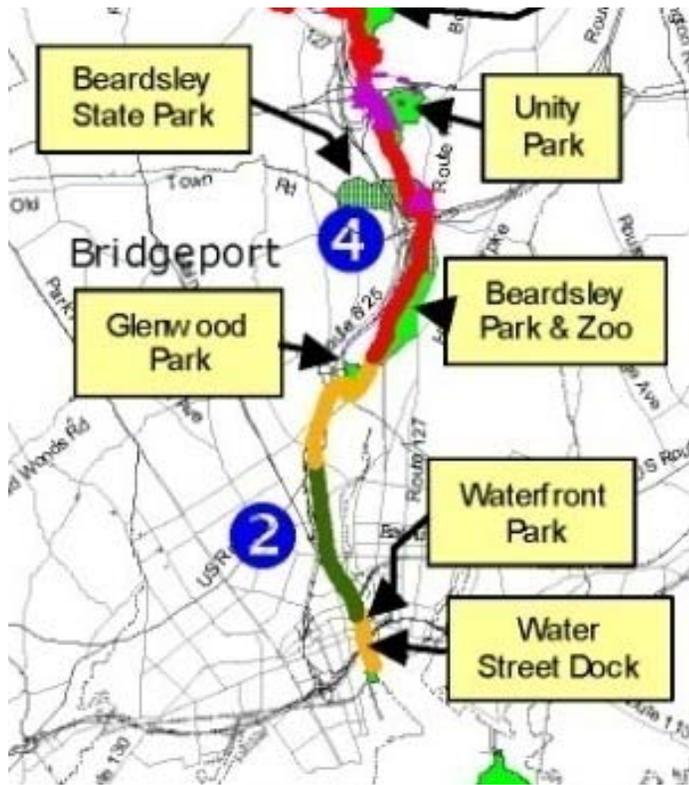
Imagery Date: Oct 1, 2006

41°10'44.42" N 73°11'07.16" W elev 0 ft

Eye alt 4723 ft

The Housatonic Railroad Trail

-  Trail Section Constructed -- Open to Public
-  Trail Section In-design/Design Completed
-  Trail Section Planned -- Application Pending
-  Future Trail Connection -- To Be Determined
-  Route 15 & 25 Interchange By-pass
-  Land Trust
-  Municipal Park
-  Private Development
-  State Park or Preserve
-  Timber Bridge, Tunnel or Road Bridge



-  Trail Section Constructed -- Open to Public
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-  Timber Bridge, Tunnel or Road Bridge

THE HOUSATONIC RAILROAD TRAIL & PEQUANOCK VALLEY GREENWAY PROJECT
 Prepared by the Greater Bridgeport Regional Planning Agency
 May 2006

Boston Avenue
to East Main
Street

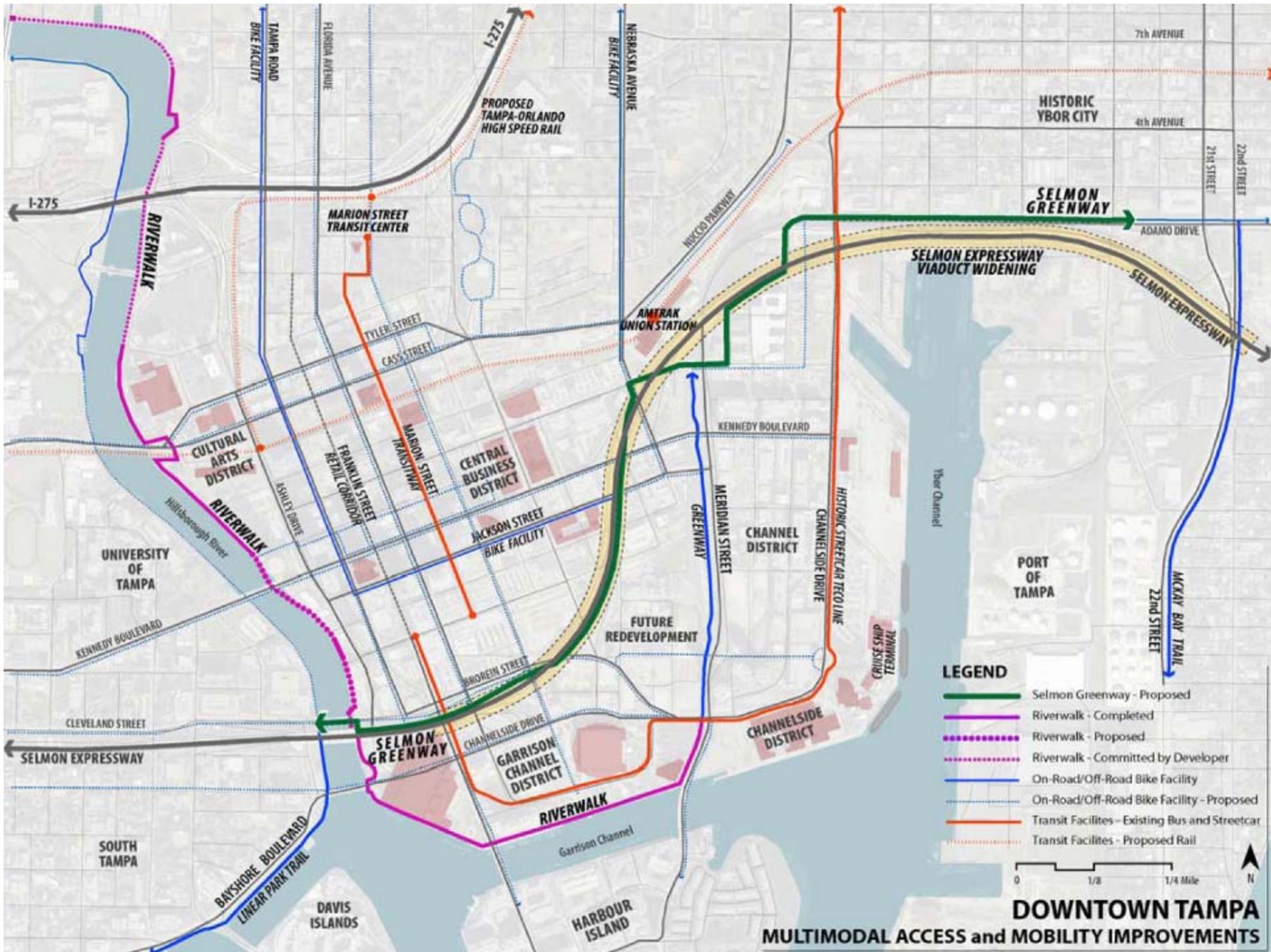
East Side to
Boston Avenue

Downtown
Riverwalk

Steel Pointe

Rail Trail

Connect Downtown
to Soundview





Carol- Connections



BRIDGEPORT SUSTAINABILITY THROUGH CONNECTIONS

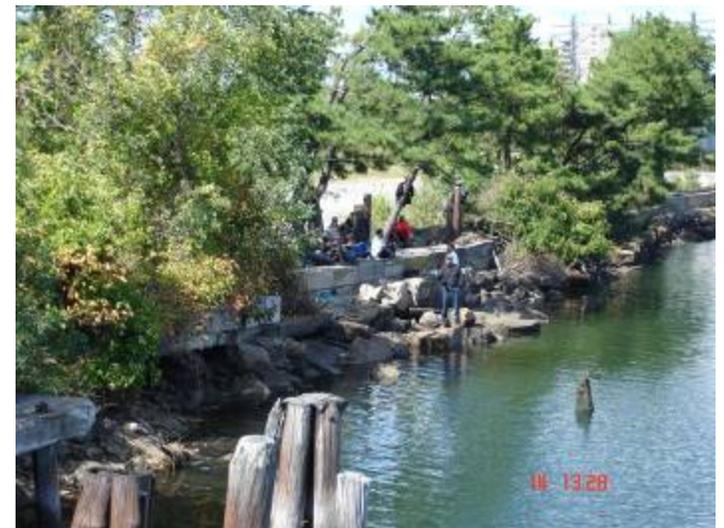
Improved urban connections will:

- enhance alternative transportation modes with multi-use trails
- broaden recreation opportunities & contact with water & nature
- promote social sustainability through public spaces
- enhance visual quality of city at large & small scales



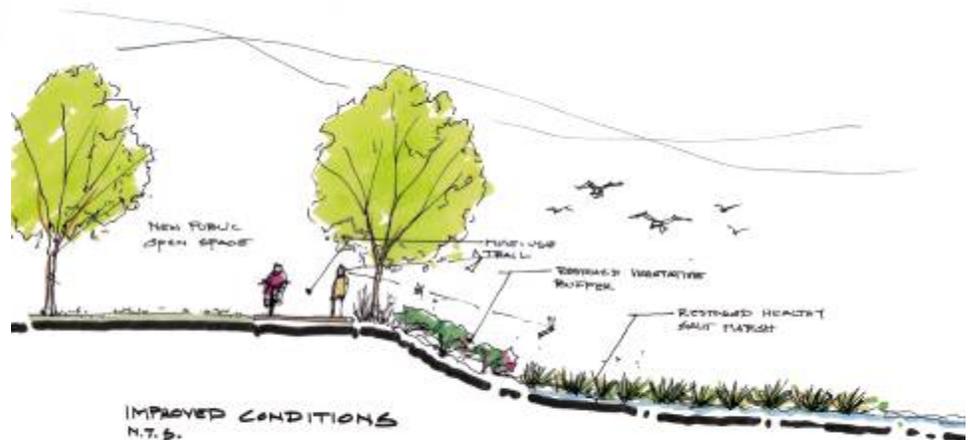
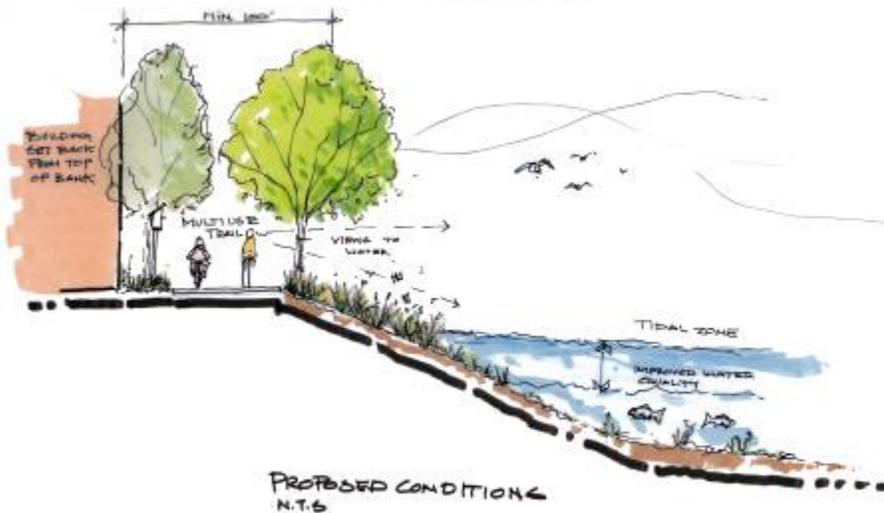
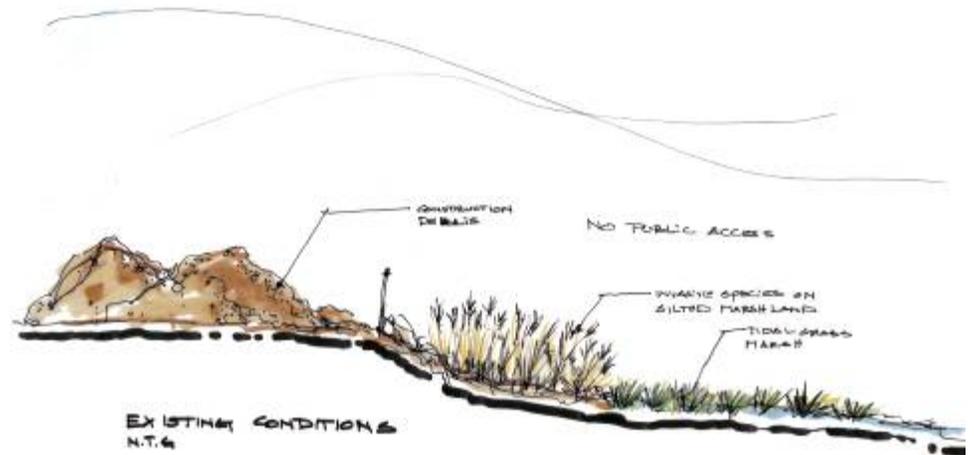
Improved North-South Greenways can:

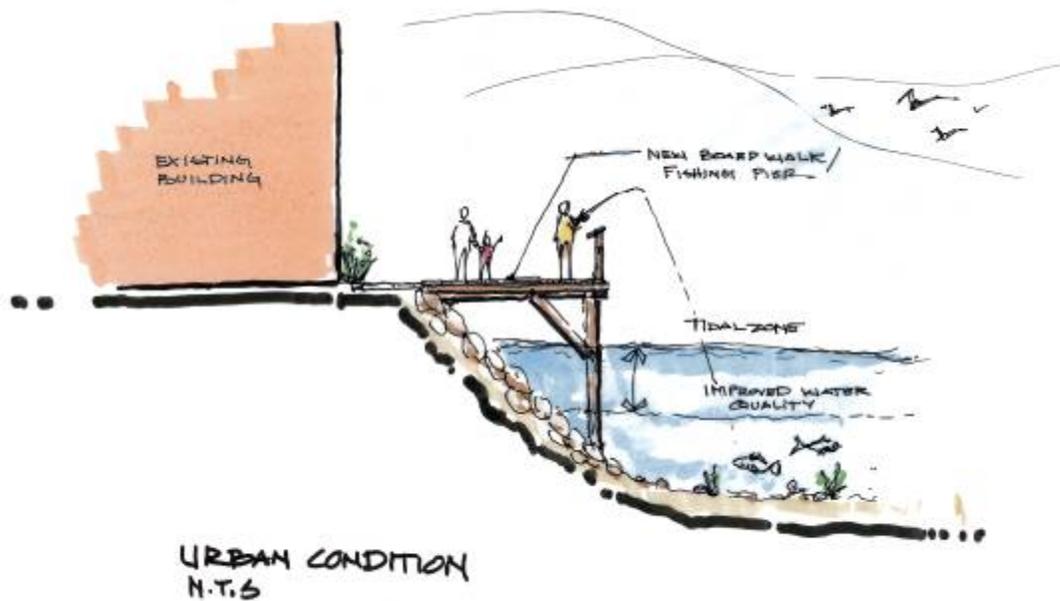
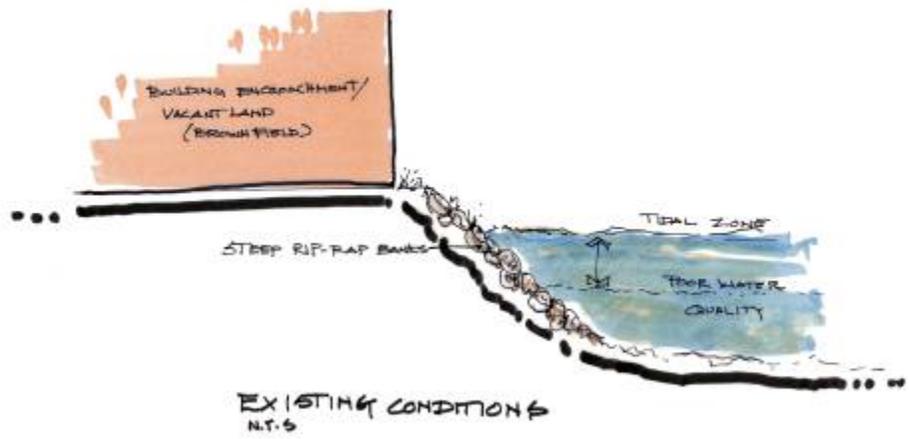
- store stormwater & improve water quality
- incorporate multi-use trails
- enhance human health & interface with nature
- support urban wildlife with native vegetation



Improved North-South Greenways

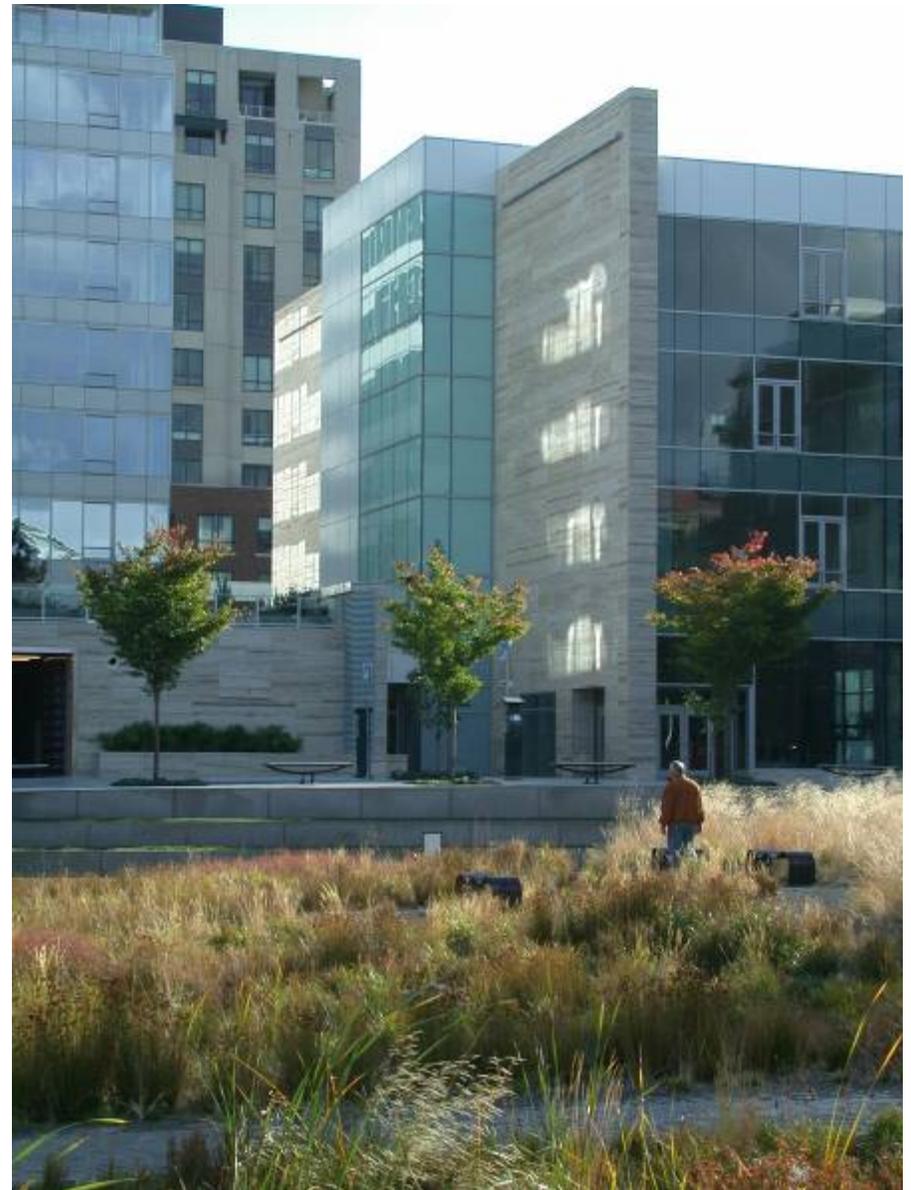
- Rooster River
- Pequonnock River
- Yellow Mill Pond Creek





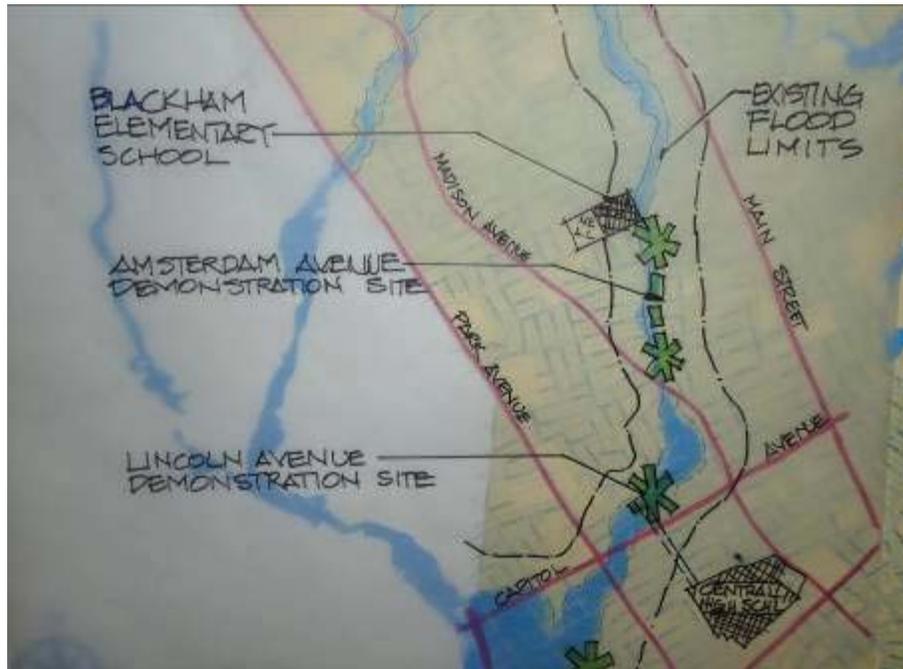
Stormwater opportunities:

- store stormwater to reduce flooding
- create multi-use municipal ponds
- Infiltrate where possible



Greenway & stormwater opportunities:

- B Green 2020 Report Initiatives
- Rooster River Stewardship Project school & community projects
- Education & public engagement



Stormwater opportunities:

- Require new private development to store run-off
- Disconnect downspouts where possible
- Provide incentives for green roofs
- Infiltrate where possible



Use vegetative treatment to improve water quality

- Develop rain gardens
- Reduce paving
- Incorporate landscape standards & bioswales in parking lots
- Provide incentives for greenroofs



Improve streets & streetscapes to increase neighborhood vitality



Develop multi-modal East-West on-street bikeways

- Design complete streets for vehicles, pedestrians & bikes



Develop downtown walking loops to waterfront & river overlooks



Overcome physical & psychological barriers of freeways & riverfront industrial encroachment



Create neighborhood sustainability

Make vibrant sidewalks & plazas as focal points in neighborhoods

Create gathering places & outdoor cafes



Express cultural diversity through art & music

Express rich history of neighborhoods

Support micro-businesses



Improve visual quality & image of city at the large scale over time

- Consider overall impressions of city from I-95 & train
- Re-purpose historic & former industrial buildings
- Develop post-industrial brownfields



Improve visual quality & image of city at smaller scale in short term

- Demonstrate more welcome & avoid being a “City of Bars & Fences”





14 13:46

Matt-Civic Engagement



The context:

How have citizens* changed?

- More educated
- More skeptical – different attitudes toward authority
- Have less time to spare
- Use the Internet to learn and connect

* “citizens” = residents, people



The context:

How have citizens* changed?

...and here in Bridgeport: “We used to have a politically illiterate citizenry. Now we have a politically active citizenry.”

- participant in the public meeting on 9/13/10

* “citizens” = residents, people



Emerging democratic principles

- Large, diverse critical mass of people (or sometimes a representative sample)
- Size (of group) matters
- Process matters – facilitation, guides, personal experience, range of views
- Different levels of action: volunteerism, small-group change, organizational change, policy change
- Online as well as face-to-face



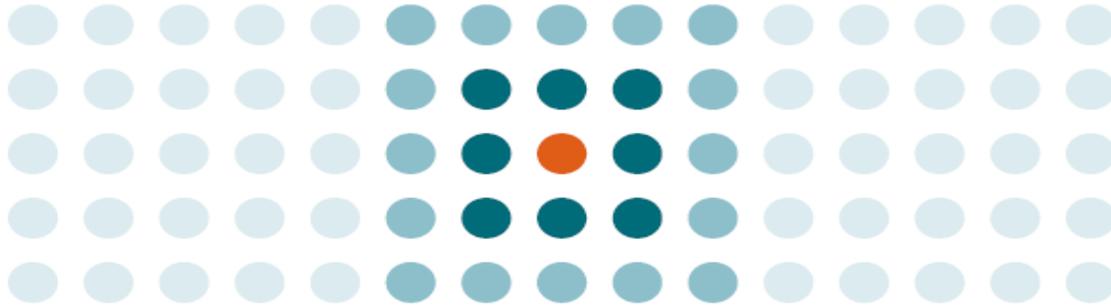
In other (fewer) words:

- Critical mass
- Structured
- Deliberative
- Action-oriented
- Online and F2F





CENTER *for* ADVANCES
in PUBLIC ENGAGEMENT



CASE STUDIES IN PUBLIC ENGAGEMENT / NO. 1 / 2007

Transforming Public Life:

A DECADE OF CITIZEN ENGAGEMENT IN BRIDGEPORT, CT

by Will Friedman, Alison Kadlec, and Lara Birnback

 PUBLIC AGENDA



Recommendations: Community Organization

- Strengthen Communications
- Make sure all active East Side groups on NRZ
- NRZ as voice with City
- Cleanup efforts
- Block Watches
- Youth Activities
- Senior Services



Killeen Partners . PRE/View Landscape
Architects . David Barbour Architects

View Fullscreen
Share Presentation

meta twitter share email



18 / 52

view on
slideshare



I. Purpose and Background of NRZ Strategy

WHAT IS AN NRZ?

The Neighborhood Revitalization Zone (NRZ) process was established by the Connecticut General Assembly in 1995. The legislation outlined a process that encouraged stakeholders in a community to collaborate with all levels of government to improve neighborhoods that were affected by adverse or blighted conditions. The legislation requires the neighborhood to work together to determine its priorities and create a plan to revitalize the area. Once this plan is developed, submitted, and approved, the neighborhood can be designated an NRZ, or a Neighborhood Revitalization Zone. One main benefit of becoming an NRZ is the ability to bypass often onerous regulations and rules that might otherwise impede an implementation process.¹

TYPICAL NRZ PLANNING STEPS

Typically, the NRZ planning process includes the following steps:

- **Assembling the community and the planners.** During this stage, the community leaders, associations, property owners, businesses, agencies, organizations, and residents all come together to start to work on the planning process. With the help of planning consultants, the community starts to identify the highest-priority development needs in the neighborhood and the projects that will revitalize their local area. In this neighborhood, the West Side / West End stakeholders have been assembled and meeting regularly since fall 2006.
- **Learning about the needs and priorities of the community and seeking input.** The planners and the stakeholders work together to create venues for public input and gather data and information to inform the highest priority projects that will be included in the plan. Input is sought through workshops, surveys, interviews, informal conversations, and data analysis. The West Side / West End process consisted of extensive data collection and analysis, a series of individual interviews and surveys, four public workshops to seek input, and one two-day design charrette.
- **Developing and refining recommendations.** After data has been collected and input has been incorporated, the planning consultants develop a draft set of recommendations which is then refined by the community stakeholders.



Neighborhood Tree Planting



Common weaknesses of neighborhood councils

- Formed in the image of government (bylaws, Robert's Rules, voting, etc.)
- Older, higher-income people over-represented
- Meetings often poorly run (they lack facilitation, small-group discussion, background materials, groundrules set by participants)



Common weaknesses of neighborhood councils *(cont'd)*

- Usually no online dimension
(neighborhood online forum or listserv)
- Often no role for kids, teenagers, young adults
- Lots of politics, not enough fun
- Participation usually wanes over time

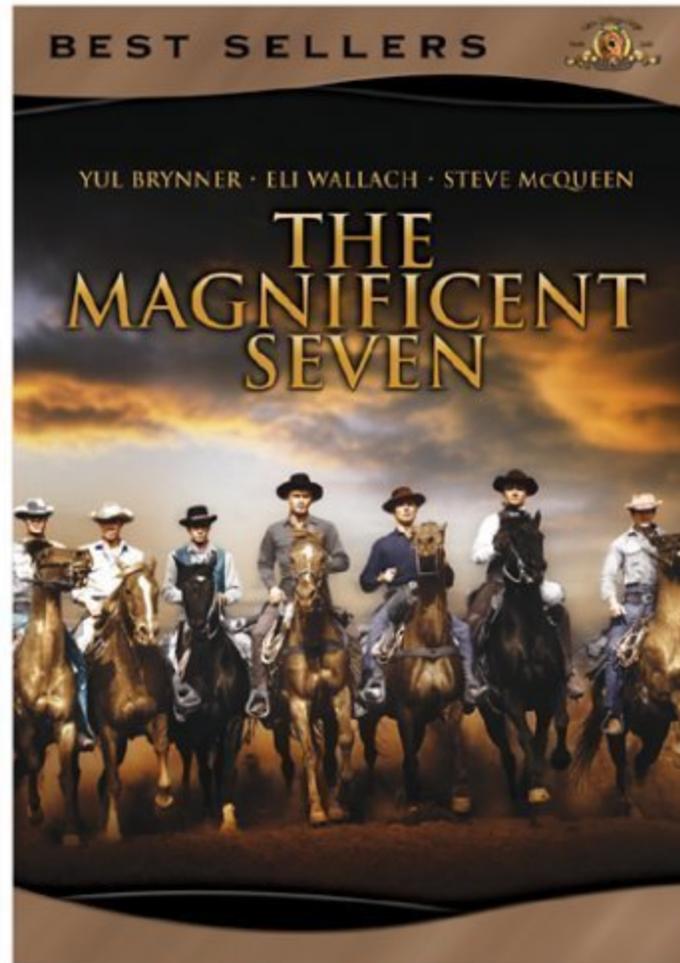


Breakdowns in neighborhood governance lead to:

- Not In My BackYard conflicts
- Development that doesn't reflect what residents want
- Gentrification and displacement
- Mistrust between citizens and government



7 Magnificent suggestions



#1 Convene the mavens

- 2007 report names “deliberative mavens” with experience in public engagement (mostly on school issues)
- Bring together those people, along with NRZ and other leaders, in a city-wide committee to promote/guide/advise public engagement on all issues
- (This replaces cross-NRZ committee?)
- Include teenagers, college students





#2 Transform the NRZs

- Reconstitute NRZ committees as independent groups with official role in policymaking and central role in community-building
- Call them “neighborhood roundtables,” or “front porch forums,” or something catchy
- Issues: land use, schools, race, economic development, youth issues...
- Ask school system, faith community, nonprofits, businesses to help support



[Neighborhood Area Map](#)
[Neighborhood Areas](#)
[Frequently Asked Questions](#)
[Contact SNI Staff](#)

Get Involved:

[Attend a Neighborhood Meeting](#)
[Blight Buster Volunteer Opportunities](#)
[Citywide Volunteer Opportunities](#)
[Events and Meetings](#)

SNI Programs & Resources:

[Neighborhood Development Center](#)
[East San Jose Weed & Seed](#)

Learn More:

[Monthly Project Reports](#)
[Neighborhood Project Facts](#)
[Project Areas Maps](#)
[Publications & Plans](#)
[Redevelopment Q&A](#)
[SNI Business Plan](#)
[SNI Siefel Report \(large 5MB file\)](#)

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Strong Neighborhoods Initiative

What is Strong Neighborhoods Initiative (SNI)?

Established by the **City Council** in 2002, the Strong Neighborhood Initiative is a comprehensive neighborhood revitalization program led by the **City of San Jose**, the San Jose Redevelopment Agency, and the community to build clean, safe and attractive neighborhoods with strong, independent, and capable organizations.



The core Strong Neighborhoods strategy is to provide meaningful and visible change in each neighborhood through five initiatives.

Affordable housing
Cleaner neighborhoods
Safer and more attractive residential streets
Vital business districts
New parks and community centers

These initiatives emerged from the Strong Neighborhoods planning processes whereby neighborhood improvement plans for each neighborhood established key priorities throughout the project area.

COMMUNITY UPDATES:

01/15/10
Weed & Seed Program - 2010 Steering Committee Meeting Schedule

#3 Equip neighborhood leaders *and* City Hall to work with public

- Provide training in recruitment, facilitation, meeting design, issue framing, action planning, etc.
- Neighborhood leaders and city employees go through training together
- Appeal to national nonprofits like Public Agenda (NYC), Everyday Democracy (Hartford) for free assistance



CITYMAYORS GOVERNMENT



Rochester (New York State) skyline with the Erie Canal in the foreground

Rochester gives its citizens the power to shape their city

By [Tony Favro](#), USA Editor

2 April 2006: One of the boldest and most successful experiments in citizen empowerment in the United States has been underway in Rochester, New York, for over ten years. Through the Neighbors Building Neighborhoods, or NBN, process, Rochester residents plan for the future of their city and help establish the city's budget priorities.

Rochester, a nineteenth-century Erie Canal boomtown, is on the southern shore of Lake Ontario in Upstate New York. The city (population 220,000) boasts one of the finest park systems in the US; major museums; numerous historic sites owing to its past as a center of the women's rights and antislavery movements; and dozens of active neighborhood associations. The Rochester metro area (population 1.1 million) contains a dense concentration of universities and high-tech industries.

Rochester, like many American cities, cannot expand its political boundaries to capture suburban growth. Over the past five decades, the loss of jobs and middle-class residents to the suburbs has stressed city neighborhoods, despite their natural and historic assets. Regional mechanisms to aid the urban core have proven inadequate.

The continual challenge to Rochester is to revitalize the city, which despite its considerable assets, is poor and has limited public resources to work with.

Citizen empowerment as the central strategy

As a primary strategy, the city decided to tap into the energy and knowledge of its citizens. When Bill Johnson was elected mayor in 1994, one of the first initiatives of his administration was Neighbors Building Neighborhoods, or NBN.



How good is your Mayor? [You decide](#)

How good is your mayor?

City Mayors provides [Mayor Monitor](#) (MM) to allow residents and non-residents to rate the performance of mayors from across the world as well as highlight their 'best' and 'worst' decisions. Mayor Monitor uses the widely understood one-to-ten rating system, where '1' signifies an extremely poor performance and '10' an outstanding one. In addition to rating mayors' performances, citizens are invited to highlight the best and worst decisions by city leaders.

Over time, Mayor Monitor will provide a valuable track record of mayors' successes and failures as well as their popularity among residents and a wider public. The results will be published on the City Mayors website and updated monthly.

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- [Mayor Monitor](#)
- [Directories](#)
- [Events](#)
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- [Elected US mayors](#)
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- [British Columbia's local & regional government](#)
- [Federated local government](#)
- [USA: Demolition as planning tool](#)

#4 Establish online forums

- Create simple online exchanges (can be email listservs)
- Not a replacement for face-to-face meetings
- Models, examples at www.e-democracy.org



Front Porch Forum ^{beta}

[Home](#) • [Take a Tour](#) • [Join](#) • [Testimonials](#) • [Press](#) • [FAQ](#) • [About Us](#) [Log In](#)

Connect with your neighbors...

What's New?

- [Knight News Challenge winner](#)... Front Porch Forum!
- [FPF now in 40 Vermont towns!](#) We're a proud partner in [e-Vermont](#).
- [Post a message](#) to your nearby neighbors!
- About 20,000 households subscribe to FPF in our pilot region, including nearly half of Burlington, VT.

How Does it Work?

Your neighborhood's forum is only open to the people who live there. It's free and requires no work from you. Simply [join](#) and receive occasional email newsletters written by your neighbors. Contribute messages as you like. It's all about helping neighbors connect.

Join your Neighborhood Forum

Sign up for Front Porch Forum or request that we expand to your area.

Address:

City:

State:

Already an FPF member? [Log in >>](#).

 [Why do we need this information?](#)

People Love Their Neighborhood Forum



#5 Incorporate engagement into CitiStat system

- Break all neighborhood plans down into measurable benchmarks
- Start to gather process information (# of people at meetings, demographics, structure of meetings, satisfaction surveys), and establish benchmarks
- Make everything publicly available online



#6 Create neighborhood micro-grant program

- Small, matching grants that require sweat equity, other contributions from residents
- Funding not necessarily from government









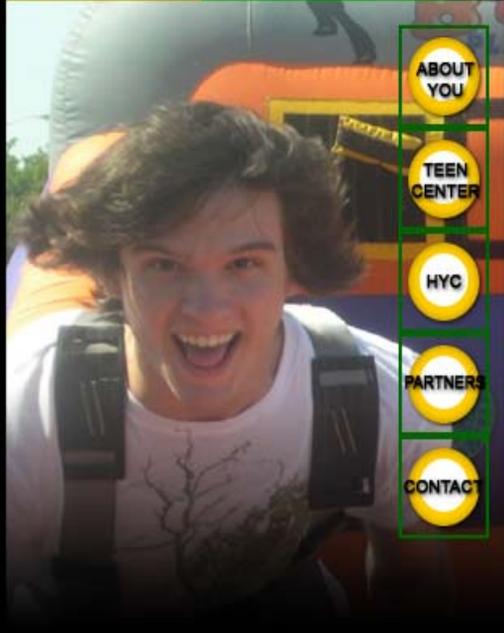
#7 Create a Bridgeport youth council

- Give young people an official, advisory role in local policymaking
- Link with schools, clubs – youth councilmembers should think of themselves as engagement leaders, not representatives



Hampton's Youth Space

Are You In The Game?



- ABOUT YOU
- TEEN CENTER
- HYC
- PARTNERS
- CONTACT

YOUth Matters

[New Volunteers needed!](#)

[New Leaders needed!](#)

[Click HERE to download the application!](#)



[BUILD A DREAM. LEAVE A LEGACY.](#)

Hampton Youth Commission - 5th Floor City Hall - 22 Lincoln Street - Hampton, VA. 23669 (757-728-3285)



Better engagement = successes + new questions and challenges

- Questions about how City Hall works
“We had to make our City Hall a flatter, less hierarchical organization in order to respond effectively to citizens, and support their problem-solving efforts.”
 - Mark Linder, asst. city manager, San Jose, California
- Questions about demographics of City Hall workforce



Thank You Bridgeport!

- Mayor and City Staff
- Local Steering Committee
- Community Members
- Stakeholders
- Designers and Volunteers





Communities by Design

<http://www.aia.org/about/initiatives/AIAS075426>

