

AGENDA

SPECIAL CITY COUNCIL MEETING

MONDAY, MARCH 22, 2010
(RESCHEDULED FROM MARCH 15, 2010)
7:00 P.M.

CITY COUNCIL CHAMBERS, CITY HALL - 45 LYON TERRACE
BRIDGEPORT, CONNECTICUT

Prayer

Pledge of Allegiance

Roll Call

MINUTES FOR APPROVAL:

Approval of City Council Minutes: February 16, 2010

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 39-09(S)** Communication from Central Grants & Community Development re Supplemental Information concerning Item 39-09, Program Year 36 Annual Action Plan: CDBG, ESG, HOME, HOPWA, referred to Economic and Community Development and Environment Committee.
- 44-09** Communication from OPED re Disposition of City Owned Properties by Auction Sale to Abutter or Bridgeport Housing Authority and request for Public Hearing Ordered concerning the same, referred to Economic and Community Development and Environment Committee.
- 45-09** Communication from Mayor re Proposed Five-Year Capital Plan for fiscal years 2011-2015, referred to Budget and Appropriations Committee.
- 46-09** Communication from OPED re Disposition of City Owned Property 751 Kossuth Street to The Boys and Girls Clubs of Bridgeport, Inc. (BGC), referred to Economic and Community Development and Environment Committee.
- 47-09** Communication from OPED re Disposition of City Owned Properties to Habitat for Humanity, referred to Economic and Community Development and Environment Committee.

COMMUNICATIONS TO BE REFERRED TO COMMITTEES CONTINUED:

- 48-09(a)** Communication from Neighborhood Revitalization re Approval of East Side Neighborhood Revitalization Zone Plan Resolution, referred to Economic and Community Development and Environment Committee.

- 48-09(b)** Communication from Neighborhood Revitalization re Proposed amendment to the Municipal Code of Ordinances to add new Chapter 8.77 East Side Neighborhood Revitalization Zone, referred to Ordinance Committee.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- *41-09** Contracts Committee Report re Collective Bargaining Agreement with Nurses Local 1199, July 1, 2008 thru June 30, 2012.

THE FOLLOWING NAMED PERSONS HAVE REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, MARCH 15, 2010, AT 6:30 P.M., RESCHEDULED TO MARCH 22, 2010 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME

SUBJECT

Marilyn Moore
666 Cleveland Avenue
Bridgeport, CT 06604

Termination of Dr. Marian Evans

Cecil C. Young
99 Carroll Avenue
Bridgeport, CT 06607

Unethical tactics used by City Officials

**CITY OF BRIDGEPORT
CITY COUNCIL
PUBLIC SPEAKING
MARCH 22, 2010**

ATTENDANCE: 130th - Susan Brannelly, Martin McCarthy
131st - Denise Taylor-Moye
132nd - M. Evette Brantley, Robert Walsh
133rd - Thomas McCarthy, Howard Austin
134th - Michelle Lyons,
135th - Richard Bonney
137th - Manuel Ayala, Lydia Martinez
138th - Robert Curwen
139th - Andre Baker, James Holloway

ATTEST
CITY CLERK

10 MAR 25 AM 9:35

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CITY CLERKS OFFICE

CALL TO ORDER

Council President McCarthy called the meeting to order at 6:30 p.m.

THE FOLLOWING NAMED PERSONS HAVE REQUESTED PERMISSION TO
ADDRESS THE CITY COUNCIL ON MONDAY, MARCH 15, 2010, AT 6:30 P.M.,
RESCHEDULED TO MARCH 22, 2010 AT 6:30 P.M., IN THE CITY COUNCIL
CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME

SUBJECT

Marilyn Moore
666 Cleveland Avenue
Bridgeport, CT 06604

Termination of Dr. Marian Evans

Ms. Marilyn Moore came forward and addressed the Council Members regarding her concerns about the Mayor's statements in the paper regarding Dr. Evans. Ms. Moore said that she would like the Mayor to apologize and then went on to list a number of Dr. Evans' attributes and pointed out that she was a role model. Ms. Moore then turned in copies of Chapter 2. 86 Social Services Commission from the Bridgeport Code of Ordinances to Mr. White for distribution to the Council members.

Cecil C. Young
99 Carroll Avenue
Bridgeport, CT 06607

Unethical tactics used by City Officials

Mr. Young came forward and said that there were unethical tactics used by the City Officials who were spreading misinformation that he had resigned from his position

rather than being terminated. He pointed out that all the Council Members were Americans, regardless of their ethnicity. He then asked why the Council Members were not responding to his issues.

Council President McCarthy announced that there was one additional speaker signed up.

Mr. Isa Mujahid came forward and said that he was present in support of the reinstatement of Dr. Marian Evans as Director of the Health Department. He said that he was a City employee and a resident. Mr. Mujahid then listed a number of Dr. Evan's attributes and pointed out that she was from Bridgeport and came back to Bridgeport to work. Mr. Mujahid said that he worked at the Health Department and was very upset when Dr. Evans announced that she had been terminated.

Council President McCarthy closed the public portion of the meeting at 6:53 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

**CITY OF BRIDGEPORT
CITY COUNCIL
SPECIAL MEETING
MARCH 22, 2010**

CALL TO ORDER

Mayor Finch called the meeting to order at 7:05 p.m.

PRAYER

A short prayer was offered by one of the audience members.

PLEDGE OF ALLEGIANCE

Council Member Holloway led those present in the Pledge of Allegiance.

ROLL CALL

Ms. Hudson called the roll. The following Council Members were present:

130th - Susan Brannelly, Martin McCarthy
131st - Denise Taylor-Moye
132nd - M. Evette Brantley, Robert Walsh
133rd - Thomas McCarthy, Howard Austin
134th - Michelle Lyons,
135th - Richard Bonney
136th - Angel dePara
137th - Manuel Ayala, Lydia Martinez
138th - Robert Curwen,
139th - Andre Baker, James Holloway

Ms. Hudson stated that a quorum was present.

MINUTES FOR APPROVAL

Approval of City Council Minutes: February 16, 2010

**** COUNCIL MEMBER BONNEY MOVED TO APPROVE THE MINUTES OF
FEBRUARY 16, 2010.**

**** COUNCIL MEMBER MCCARTHY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

COMMUNICATIONS TO BE REFERRED TO COMMITTEES

**** COUNCIL MEMBER HOLLOWAY MOVED THAT THE FOLLOWING
COMMUNICATIONS TO BE REFERRED TO COMMITTEES:**

**39-09(S) COMMUNICATION FROM CENTRAL GRANTS & COMMUNITY
DEVELOPMENT RE SUPPLEMENTAL INFORMATION CONCERNING ITEM
39-09, PROGRAM YEAR 36 ANNUAL ACTION PLAN: CDBG, ESG, HOME,
HOPWA, REFERRED TO ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE.**

**44-09 COMMUNICATION FROM OPED RE DISPOSITION OF CITY
OWNED PROPERTIES BY AUCTION SALE TO ABUTTER OR BRIDGEPORT
HOUSING AUTHORITY AND REQUEST FOR PUBLIC HEARING ORDERED
CONCERNING THE SAME, REFERRED TO ECONOMIC AND COMMUNITY
DEVELOPMENT AND ENVIRONMENT COMMITTEE.**

**45-09 COMMUNICATION FROM MAYOR RE PROPOSED FIVE-YEAR
CAPITAL PLAN FOR FISCAL YEARS 2011-2015, REFERRED TO BUDGET
AND APPROPRIATIONS COMMITTEE.**

**46-09 COMMUNICATION FROM OPED RE DISPOSITION OF CITY
OWNED PROPERTY 751 KOSSUTH STREET TO THE BOYS AND GIRLS
CLUBS OF BRIDGEPORT, INC. (BGC), REFERRED TO ECONOMIC AND
COMMUNITY DEVELOPMENT AND ENVIRONMENT COMMITTEE.**

**47-09 COMMUNICATION FROM OPED RE DISPOSITION OF CITY
OWNED PROPERTIES TO HABITAT FOR HUMANITY, REFERRED TO
ECONOMIC AND COMMUNITY DEVELOPMENT AND ENVIRONMENT
COMMITTEE.**

**48-09(A) COMMUNICATION FROM NEIGHBORHOOD REVITALIZATION
RE APPROVAL OF EAST SIDE NEIGHBORHOOD REVITALIZATION ZONE
PLAN RESOLUTION, REFERRED TO ECONOMIC AND COMMUNITY
DEVELOPMENT AND ENVIRONMENT COMMITTEE.**

**48-09(B) COMMUNICATION FROM NEIGHBORHOOD REVITALIZATION
RE PROPOSED AMENDMENT TO THE MUNICIPAL CODE OF**

ORDINANCES TO ADD NEW CHAPTER 8.77 EAST SIDE NEIGHBORHOOD REVITALIZATION ZONE, REFERRED TO ORDINANCE COMMITTEE.

- ** COUNCIL MEMBER DEPARA SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***41-09 CONTRACTS COMMITTEE REPORT RE COLLECTIVE BARGAINING AGREEMENT WITH NURSES LOCAL 1199, JULY 1, 2008 THRU JUNE 30, 2012.**

- ** A MOTION WAS MADE TO APPROVE THE CONSENT CALENDAR AS PRESENTED.**
- ** COUNCIL MEMBER CURWEN SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Council President McCarthy said that Council Member Blunt had an accident was not able to attend. Council Members Paoletta, Silva, and Vizzo Paniccia were not able to attend due to conflict in scheduling.

Council Member Holloway asked Council President McCarthy about Council members who have already had diversity training with the City having to repeat the training Council President McCarthy said that it would be good to attend.

- ** COUNCIL MEMBER CURWEN MOVED TO SUSPEND THE RULE TO REFER AN ITEM TO THE ECDCE COMMITTEE.**
- ** COUNCIL MEMBER DEPARA SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Council Member Curwen said that he would like to have a resolution referred to the ECDCE Committee that would encourage everyone in Bridgeport to replace gas powered lawn mowers with electric lawn mowers. It is being done in California. Council Member Holloway asked if it would be applicable to just residential lawn mowers or also to commercial mowers. Council Member Curwen said that there are electric commercial mowers available.

- ** COUNCIL MEMBER BRANTLEY MOVED TO REFER THE ISSUE OF ENCOURAGING EVERYONE IN BRIDGEPORT TO REPLACE GAS POWERED LAWN MOWERS WITH ELECTRIC LAWN MOWERS TO THE ECDCE COMMITTEE. (ITEM # 53-09)**
- ** COUNCIL MEMBER DEPARA SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Mayor Finch said that he had felt very proud as he watched the House of Representatives pass the Health Care legislation the previous evening.

The Mayor then read a statement regarding the Chrome Engineering site and informed those present that the EPA would be removing about 600 tons of heavy metal contaminated soil. There will be approximately five men in white suits taking soil samples. There will be additional truck traffic on the nearby streets. The removal of the soil will take about a month. Mayor Finch said that the City had waited a long time for this to be done.

Council President McCarthy said that he would like to acknowledge the presence of Ms. Lubinacci and Ms. Petronelli, two of Bridgeport nurses, who were present in the audience.

ADJOURNMENT

**** COUNCIL MEMBER HOLLOWAY MOVED TO ADJOURN.**

**** COUNCIL MEMBER AUSTIN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services



City of Bridgeport, Connecticut
**DEPARTMENT OF CENTRAL GRANTS AND
 COMMUNITY DEVELOPMENT**

999 Broad Street
 Bridgeport, Connecticut 06604
 Telephone (203) 332-5662
 Fax (203) 332-5657

BILL FINCH
 Mayor
 TO:

COMM#39-09S Referred to ECD&E Committee on 3/15/10
 Carried over to Special Meeting on 3/22/2010
 Honorable Members of the Bridgeport City Council

ANDREW J. NUNN
 CAO
 (Cancelled)
 ALANNA C. KABEL
 Deputy CAO of Central Grants
 and Community Development

FROM: Alanna Cavanagh Kabel, 
 Deputy CAO for Central Grants & Community Development

RE: Program Year 36 Annual Action Plan:
 Community Development Block Grant Program,
 Emergency Shelter Grant Program,
 Home Investments Partnerships Program,
 Housing Opportunities for Persons with AIDS Program,

DATE: March 10, 2010

As a follow-up to my February 10th memo, attached please find Program Year 36 funding recommendations for the upcoming fiscal year as approved by the Citizen's Union. These recommendations are based upon the following estimated amounts of anticipated federal funds:

Community Development Block Grant Program	\$3,554,413
Emergency Shelter Grant Program	\$154,971
HOME Program	\$1,651,598
HOPWA Program	\$914,776

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 CITY CLERK

The City began its citizen participation process for the PY36 Programs without its final allocation figures from HUD. HUD advised the City to use a 7% CDBG increase and the HOME, HOPWA and ESG amounts identified above for planning purposes.

The City advertised the availability of funding on December 30, 2009 and January 7, 2010, conducted two technical assistance workshops on January 21st and January 22nd and accepted applications through February 12, 2010. The Citizens Union held Public Hearings on February 23rd and February 24th and began their deliberations on March 2nd and adopted the attached Proposed Plan on March 3, 2010.

The ECDE Committee of the City Council will conduct their Public Hearings on the Proposed Plan at 6PM on March 18, 2010 for City Departments and at 6PM on March 23rd (Applications #1-45) and at 6:30PM on March 25th (Applications #46-90) for Outside Agencies in the City Council Chambers, City Hall, 45 Lyon Terrace.

Staff will be available at all upcoming meetings to answer any questions and to provide you with additional information as it becomes available.

For your consideration, attached please find the revised resolution authorizing the approval of the Program Year 36 Annual Action Plan. The City's deadline for submittal to HUD is May 14, 2010.

Thank you for your consideration.

Cc: Adam Wood, Chief of Staff
Andrew Nunn, CAO
Kelly McDermott, Senior Manager
Tom White, Legislative Services

**CONSOLIDATED PLAN 2008-2013
PROGRAM YEAR 36 ANNUAL ACTION PLAN:**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
EMERGENCY SHELTER GRANT PROGRAM
HOME PROGRAM
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM
DRAFT RESOLUTION**

WHEREAS, the City of Bridgeport, Connecticut is required to prepare and submit to the U.S. Department of Housing & Urban Development (HUD) a Five Year (2008-2013) *Consolidated Housing and Community Development Plan* which presents a vision statement of guidance, “to develop viable urban neighborhoods through the comprehensive funding of programs that have the largest benefit to the City, and aid in the provision of a suitable living environment and expanded economic opportunities principally for low and moderate income persons”; and

WHEREAS, the City of Bridgeport has developed its (2008-2013) *Consolidated Housing and Community Development Plan* in accordance with HUD regulations and through a collaborative process whereby it has established a unified vision for its community development actions for the next five years; and

WHEREAS, the City of Bridgeport has identified the following eight areas of the City where slum and blight are to be addressed in accordance with the 2008-13 Consolidated Plan: Boston Avenue/Mill Hill; Downtown; East End; East Side; Enterprise Zone; The Hollow; South End and the West Side/West End; and

WHEREAS, the City of Bridgeport has also developed a proposed *PY36 Annual Action Plan* and anticipates the following allocations of federal funds from the U.S. Department of Housing & Urban Development for FY 2010-2011:

Community Development Block Grant Program	\$3,554,413
Emergency Shelter Grant Program	\$154,971
HOME Program	\$1,651,598
HOPWA Program	\$914,776

WHEREAS, four Public Hearings were held, two by the Citizens' Union on February 23rd and February 24th, and three by the Economic and Community Development and Environment Committee of the City Council on March 18th, March 23rd and March 25th, and a Draft Proposed Plan was developed and published for comment on March 12, 2010 and the thirty-day comment period ended on April 16, 2010 and _____ citizen comments were received on the Draft Proposed Plan; and

WHEREAS, the City Council of the City of Bridgeport accepts the *PY36 Action Plan* (as attached) as part of the City's *2008-2013 Consolidated Housing and Community Development Plan* in order for the City to apply for, and receive, funds under the following four formula grant programs: Community Development Block Grant (CDBG) Program; HOME Investment Partnerships (HOME) Program; the Emergency Shelter Grant (ESG) Program and the Housing Opportunities for Persons with AIDS (HOPWA) Program; and

now, therefore be it

RESOLVED, that the Mayor of the City of Bridgeport and/or the designated individual is hereby authorized and empowered to sign the required certifications and any necessary documents and/or agreements required by the Secretary of the U.S. Department of Housing and Urban Development to accept and execute the Community Development Block Grant Program, Emergency Shelter Grant Program, HOME Program, Housing Opportunities for Persons with Aids Program and to present to HUD for approval.

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

Updated - Citizen's Union Deliberations
 March 2, 2010 and March 3, 2010

<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
<u>PUBLIC SERVICES</u>							
<u>15% Maximum of CDBG Allocation (\$533,162)</u>							
AHCoA (formerly Acorn)		\$0	\$0	\$0	\$80,000	\$0	
ASPIRA	\$7,000	\$7,000	\$7,000	\$24,000	\$5,000		
Barnum Museum Foundation Inc.	\$0	\$0	\$0	\$15,000	\$0		
Bethel Recovery Center, General Operation Program				\$28,000	\$0		
Blessed Sacrament - Summer Camp	\$0	\$0	\$0	\$15,000	\$0		
Bpt Housing Authority, Summer Program	\$0	\$0	\$14,000	\$13,000	\$0		
Bpt Housing Authority, Unique and Unified	\$0	\$0	\$10,000	\$20,000	\$0		
Bridgeport Community Landtrust	\$0	\$0	\$0	\$17,200	\$0		
Bridgeport PAL	\$12,000	\$12,000	\$12,000	\$20,000	\$10,000		
Bridgeport Tabernacle Church	\$0	\$0	\$0	\$33,500	\$0		
Bridgeport YMCA, Security System	\$0	\$0	\$0	\$8,630	\$0		
Bridgeport YMCA, South End Community Center	\$20,000	\$10,000	\$12,000	\$43,000	\$0		
Burrroughs Community Center	\$0	\$2,500	\$2,500	\$10,000	\$0		
Center for Women & Families (new program request)	\$0	\$0	\$0	\$26,013	\$10,000		
CG&CD, ACT Program Match	\$65,818	\$100,000	\$100,000	\$35,000	\$34,182		
Child Guidance Center - Hispanic Family Outreach	\$5,000	\$5,000	\$5,000	\$40,000	\$0		
Child Guidance Center - SIHRY	\$10,000	\$10,000	\$10,000	\$40,000	\$8,000		
Children in Placement	\$0	\$0	\$0	\$22,500	\$0		
City Lights, Public Art Program	\$0	\$0	\$0	\$50,320	\$0		
COB Dept on Aging, Senior Center Program	\$37,000	\$30,000	\$34,111	\$39,000	\$35,000		

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

Updated - Citizen's Union Deliberations
 March 2, 2010 and March 3, 2010

<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
COB Human Services, East Side Senior Center Program	\$30,000	\$0	\$0	\$25,000	\$0		
COB Human Services, East Side Senior Center Rental	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000		
COB Human Services, Persons with Disabilities	\$25,000	\$25,000	\$25,000	\$38,886	\$38,886		
COB Human Services, Veterans Program	\$32,000	\$35,000	\$35,000	\$63,000	\$35,000		
COB Human Services, Youth Service Bureau Match	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000		
COB ONR, East End NRZ	\$0	\$0	\$5,000	\$15,000	\$0		
COB Public Facilities, Mayor's Conservation Corps	\$0	\$0	\$95,000	\$100,000	\$60,794		
COB Public Facilities Parks & Rec - Senior Lifestyle	\$0	\$0	\$0	\$15,000	\$0		
COB Social Services, Emergency Relocation and Rental	\$53,000	\$40,000	\$40,000	\$61,866	\$40,000		
Connecticut Legal Services	\$0	\$0	\$10,000	\$20,000	\$0		
Divine Mortgage, Foreclosure prevention	\$0	\$0	\$0	\$30,000	\$0		
Fairfield 08	\$0	\$0	\$0	\$15,000	\$15,000		
FSW, Inc	\$0	\$0	\$0	\$25,000	\$25,000		
GBAPP - Mi Casa	\$12,000	\$0	\$0	\$23,400	\$0		
Groundwork Bridgeport	\$0	\$0	\$0	\$14,500	\$14,500		
Hall Neighborhood House - Ella Jackson Senior Center	\$35,000	\$15,000	\$20,000	\$70,000	\$12,000		
HEROS	\$0	\$0	\$0	\$114,833	\$0		
IDEA - Extended Day/Summer Camp	\$0	\$0	\$0	\$375,000	\$0		
La Casa del Inmigrante/House of the Immigrant	\$0	\$0	\$0	\$32,900	\$0		
North End Community Council	\$0	\$0	\$0	\$50,000	\$0		
Operation Hope	\$0	\$0	\$0	\$14,528	\$0		
Original Works Inc.	\$0	\$0	\$5,000	\$35,000	\$20,000		
Pivot Ministries, GED program (new program request)	\$0	\$0	\$0	\$16,800	\$8,800		
Playhouse on the Green, Community Theater	\$0	\$0	\$0	\$30,000	\$0		

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

Updated - Citizen's Union Deliberations
 March 2, 2010 and March 3, 2010

<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
Playhouse on the Green, Project Broadway	\$0	\$0	\$10,000	\$30,000	\$20,000		
Ralphola Taylor Community Center YMCA	\$15,000	\$10,000	\$10,000	\$57,953	\$10,000		
RYASAP, Block by Block	\$5,000	\$5,000	\$10,000	\$30,000	\$10,000		
RYASAP, Safe Asleep	\$25,000	\$2,500	\$10,000 (Not Accepted)	\$75,000	\$26,000		
Sickle Cell	\$0	\$0	\$5,000	\$20,000	\$0		
Southwestern AHEC, Give Kids a Smile	\$0	\$0	\$0	\$5,000	\$5,000		
Southwestern AHEC, Youth Health Corps	\$0	\$0	\$0	\$5,000	\$0		
The First Tee Program	\$0	\$0	\$0	\$15,000	\$0		
The McGivney Community Center, Inc	\$12,000	\$5,000	\$5,000	\$12,000	\$10,000		
United Cerebral Palsy, Montana Center	\$0	\$0	\$0	\$55,443	\$0		
United Cerebral Palsy, Skyward Day Program	\$0	\$0	\$0	\$37,246	\$0		
United Congregational Church	\$0	\$0	\$0	\$8,000	\$0		
Village Initiative Project College Prep	\$0	\$4,944	\$0	\$76,500	\$0		
Witness Project of CT, Inc.	\$0	\$0	\$0	\$55,160	\$0		
TOTAL				\$2,328,178	\$533,162	\$0	\$0

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

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<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
<u>HOUSING</u>							
Bpt Housing Authority, Environmental Rehabilitation	\$0	\$0	\$0	\$449,000	\$0		
CG&CD, Homeowner Rehab Program	\$50,000	\$25,000	\$25,000	\$500,000	\$0		
CG&CD, Housing Program Delivery	\$120,000	\$136,235	\$136,235	\$140,322	\$110,000		
CG&CD, Lead Free Families Program	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000		
COB Health Dept, Lead Poisoning Program	\$157,000	\$152,000	\$152,000	\$155,000	\$113,065		
COB Housing Code, Enforcement	\$456,300	\$472,000	\$472,000	\$150,987	\$95,000		
COB ONR, Citywide NRZ Housing Enhancement Program	\$0	\$0	\$0	\$325,000	\$0		
Marrakech Inc., East Main Street Project	\$0	\$0	\$0	\$25,000	\$0		
Mutual Housing, Maplewood Court	\$0	\$0	\$35,000	\$80,000	\$0		
Third Stone Ridge Cooperative	\$0	\$0	\$115,855	\$140,000	\$0		
HOUSING SUB TOTAL				\$1,990,309	\$343,065		\$0
<u>PUBLIC FACILITIES/Infrastructure</u>							
ABCD - Freeman Homes	\$0	\$0	\$0	\$300,000	\$0		
Ark of Christ, Sprinkler System	\$0	\$0	\$0	\$35,000	\$8,000		
Bethel Recovery Center, Facility Repairs	\$0	\$0	\$0	\$25,000	\$0		
Bridgeport Community Landtrust, Urban Gardens	\$15,000	\$10,000	\$10,000	\$36,000	\$12,000		
Cardinal Sheehan Center, Building Repairs	\$0	\$20,000	\$0	\$28,905	\$28,905		
COB Fire Dept, Fire Rescue Vehicle	\$0	\$0	\$0	\$550,000	\$0		
COB Public Facilities - Tennis Court Improvements	\$0	\$0	\$0	\$300,000	\$150,000		
COB Public Facilities Parks & Rec, Adopt-a-Tree	\$0	\$0	\$35,000	\$35,000	\$35,000		

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

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<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
COB Public Facilities Parks & Rec - Public Park Improvements	\$0	\$0	\$0	\$87,000	\$50,000		
COB ONR, Public Facilities Enhancement Program	\$0	\$0	\$0	\$1,062,700	\$243,065		
COB ONR, NRZ Neighborhood Program	\$0	\$0	\$0	\$226,000	\$40,000		
Friends of the BPT Public Library - Reading Garden	\$0	\$0	\$0	\$54,000	\$0		
Hall Neighborhood House - HVAC Unit	\$0	\$0	\$25,000	\$20,000	\$20,000		
Hall Neighborhood House - Roof Replacement	\$0	\$0	\$0	\$20,000	\$20,000		
Liberation Programs, Roof Replacement	\$0	\$0	\$0	\$100,000	\$0		
Regional Network of Programs Inc., Prospect House Shelter Bathroom Renovation	\$0	\$0	\$25,000	\$34,000	\$19,160		
Public Facilities Improvements SUBTOTAL				\$2,913,605	\$626,130		
<u>ANTI-BLIGHT / SLUM ELIMINATION</u>							
COB OPED, Demolition	\$0	\$0	\$0	\$750,000	\$60,000		
Anti-Blight SUBTOTAL				\$750,000	\$60,000		\$0
<u>ECONOMIC DEVELOPMENT</u>							
Community Capital Fund	\$0	\$0	\$0	\$250,000	\$80,000		
COB OPED, Storefront Improvement Program	\$0	\$0	\$0	\$200,000	\$100,000		
COB OPED, Business Development Fund	\$0	\$0	\$0	\$500,000	\$163,065		
Economic Development SUBTOTAL				\$950,000	\$343,065		\$0

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

Updated - Citizen's Union Deliberations
 March 2, 2010 and March 3, 2010

<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
PLANNING/ADMIN							
MAX=20% CDBG ALLOCATION							
COB CG/CD Administration	\$672,915	\$650,592	\$662,739	\$710,883	\$685,883		
COB ONR, NRZ Planning and Development Project				\$57,000	\$20,000		
COB ONR, Citywide NRZ Economic Enhancement & Training Programs				\$175,000	\$5,000		
Planning/Admin SUBTOTAL				\$942,883	\$710,883	\$0	\$0
SECTION 108							
Section 108 Loan Repayments	\$983,272	\$983,272	\$985,507	\$938,106	\$938,106		
Section 108 SUBTOTAL				\$938,106	\$938,106	\$0	\$0
GRAND TOTAL CDBG						\$0	\$0

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

Updated - Citizen's Union Deliberations
 March 2, 2010 and March 3, 2010

<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
EMERGENCY SHELTER GRANT							
<u>CANNOT EXCEED \$154,971</u>							
COB Human Services, Veterans Disability Food Pantry							
ABCD - Emergency Energy Assistance	\$25,000	\$32,500	\$39,968	\$25,000	\$5,000		
ABCD - Emergency Rental Assistance	\$15,000	\$20,000	\$29,986	\$50,000	\$20,000		
ABCD - St. Stephen's Food Pantry	\$11,000	\$10,000	\$14,990	\$40,000	\$10,000		
Alpha Community Services	\$28,234	\$34,720	\$40,206	\$50,000	\$20,000		
Ark of Christ	\$0	\$0	\$5,000	\$30,000	\$0		
Bethel Recovery Center	\$0	\$5,000	\$14,990	\$30,000	\$5,000		
Blessed Sacrament - Nutritional Feeding Prgm	\$0	\$0	\$10,000	\$15,000	\$5,000		
Bridgeport Tabernacle Church	\$0	\$0	\$0	\$58,800	\$5,000		
Catholic Charities - Merton House	\$0	\$0	\$14,990	\$25,000	\$5,000		
East End Community Council -EECC Program	\$5,000	\$5,000	\$15,000	\$39,000	\$5,000		
Frank Habansky Food Pantry Inc. - Black Rock FP	\$0	\$0	\$14,990	\$9,200	\$5,000		
GBAPP - ESG	\$10,000	\$10,000	\$10,000	\$32,747	\$10,000		
Healing Tree Kings Pantry	\$9,000	\$5,500	\$14,990	\$30,000	\$10,000		
La Casa del Inmigrante/House of the Immigrant	\$0	\$0	\$0	\$15,617	\$5,000		
Mt. Aery Development Corp	\$0	\$0	\$0	\$168,594	\$7,971		
North End Community Council - Food Bank				\$13,000	\$5,000		
Refocus Ministries, Support Services	\$0	\$0	\$0	\$10,000	\$0		
Regional Network of Programs Inc.	\$0	\$5,000	\$8,000	\$54,403	\$0		
United Congregational Church	\$0	\$0	\$15,000	\$20,000	\$5,000		
CG&CD, Administration	\$7,248	\$7,248	\$7,233	\$7,500	\$7,000		

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

Updated - Citizen's Union Deliberations
 March 2, 2010 and March 3, 2010

<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
<u>HOPWA</u>							
<u>CANNOT EXCEED \$914,776</u>							
AIDS Project Danbury	\$90,097	\$60,097	\$66,642	\$114,001	\$100,000		
Alpha Community Services			\$17,742	\$35,200	\$35,200		
Ark of Christ	\$0	\$0	\$0	\$25,000	\$0		
Bethel Recovery Center	\$0	\$0	\$0	\$40,000	\$0		
Catholic Charities - Scattered Site Housing		\$217,463	\$241,145	\$217,463	\$200,000		
Mid Fairfield AIDS Project		\$122,408	\$130,194	\$139,000	\$139,000		
Refocus Ministries		\$100,776	\$85,277	\$85,277	\$85,277		
Regional Network of Programs Inc.		\$81,935	\$105,345	\$130,634	\$128,912		
St. Luke's Community Services		\$165,191	\$182,968	\$218,882	\$200,000		
CG&CD, Administration		\$23,130	\$25,618	\$26,387	\$26,387		
TOTAL				\$1,031,844	\$914,776	\$0	\$0
<u>HOME ALLOCATION PLAN</u>							
<u>CANNOT EXCEED \$1,651,598</u>							
Administration (10%)				\$165,160	\$165,160		
DUNA Payment Assistance				\$500,000	\$500,000		
Home Ownership Production				\$350,000	\$350,000		
Rental Production				\$636,438	\$636,438		
Home Allocation - SUBTOTAL				\$1,651,598	\$1,651,598	\$0	\$0
Estimated Program Income (sales of ACAPs Clifton, James, Orchard, Holly)				\$865,043	\$865,043		\$0

Program Year 36 Funding Requests and Allocations
 Department of Central Grants and Community Development

Updated - Citizen's Union Deliberations
 March 2, 2010 and March 3, 2010

<i>Program Year 36 Funding Requests and allocations</i>	<i>PY33 Award</i>	<i>PY34 Award</i>	<i>PY35 Award</i>	<i>Year 36 Requested</i>	<i>Year 36 Citizen Union Recommend</i>	<i>Year 36 ECDE Recommend</i>	<i>Final Council Approval</i>
Home Program TOTAL				\$2,516,641	\$2,516,641	\$0	



City of Bridgeport, Connecticut
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
DEPARTMENT OF CITY PLANNING

999 BROAD STREET
 BRIDGEPORT, CONNECTICUT 06604
 TELEPHONE: (203) 576-7221
 FAX: (203) 332-5611

BILL FINCH
 Mayor

DONALD C. EVERSLEY
 Director of
 Planning and
 Economic Development

COMM#44-09 Referred to ECD&E Committee on 3/15/10 (Cancelled)
 Carried over to Special Meeting on 3/22/2010

MICHAEL P. NIDOH
 Director of Planning

City Clerk
 45 Lyons Terrace
 Bridgeport, CT 06605

February 26, 2010

Re: **A Resolution Concerning Disposition of City Owned Property by Auction process. Ordering a Public Hearing Relative to the Same**

Dear City Clerk:

The City of Bridgeport is preparing to dispose of the following thirteenth properties, listed below. The Planning & Zoning Commission gave its approval for such disposition at its meeting of November 30, 2009. The City Hall Committee gave its approval on February 4, 2010. The properties include are most of which are severely bighted and deteriorated or consists of vacant lots, both buildable and non-buildable, on properties that at one time or another have had accumulations of rubbish and debris, fire damage, building and fire code violations and the continuance of various neighborhood nuisances; as follows:

Disposition of City-Owned Parcels by auction or sale to Abutter or to Housing Authority of the City of Bridgeport

NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
115	Dodd Avenue	Lot	2737-1B	Sell
90	Gilmore Street	Lot	847-2A	Sell
216	Cloverhill Street	Lot	2797-45	Sell
129	Hollister Avenue	2-Fam	635-19	Sell
33	Lee Avenue	Lot	1809-05	Sell
311	Pitt Street	Lot	2741-14	Sell
109	Washington Ter	Lot	1059-14	Sell
415	Carroll Street	1-Fam	633-37	Sell
267	James Street	Lot	1036-15	Sell

RECEIVED
 CITY CLERKS OFFICE
 10 MAR -9 AM 8:58
 ATTEST
 CITY CLERK

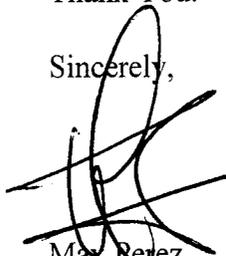
NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
145	Andover Street	Lot	308-36	Sell
117	Andover Street	Lot	308-28	Sell
308	Albion Street	Lot	308-28	Sell
202	Hewitt Street	Lot	714-06	Sell

Attached, please find individual parcel locator maps and parcel data sheets for all of these disposition parcels, and a resolution to effectuate the sale that requires Council approval.

Since there is a requirement that a Public Hearing be conducted by the Legislative body of the City of Bridgeport prior to any vote to approve or disapprove the sale, disposition or transfer of real property owned by the municipality; and since the City Clerk shall cause notice of such public hearing to be published in a newspaper of general circulation, and order the posting of the property in conformance with the City Ordinance and State Statute, I have attached a Resolution for your referral.

Thank You.

Sincerely,



Max Rejez

Senior Economic Development Associate

- CC: Mayor Finch
 Andrew Nunn, CAO
 D. Eversley, Director OPED
 Edward Lavernoich, OPED
 Alanna C. Kabel, DCAO
 Atty. R. Liskov, City Attorney

WHEREAS, over time by foreclosure and other conveyances, a substantial amount of property has come to ownership of the City of Bridgeport, most of which is severely bighted and deteriorated or consists of vacant lots, both buildable and non-buildable, on properties that at one time or another have had accumulations of rubbish and debris, fire damaged, building and fire code violations and the continuance of various neighborhood nuisances; and

WHEREAS, the Bridgeport City Council has the legal authority to dispose of city-owned property; and these listed properties were approved for disposition by the City Planning and Zoning Commission on November 30, 2009; and subsequently approved for disposition by City Hall Committee on February 04, 2010 and,

WHEREAS, it is essential that the sale of city –owned property adhere to a transparent and open process for all residents and businesses to participate, wherein a public auction for some buildable properties is the best way to achieve those means; and

WHEREAS, certain city-owned property is located between two abutting property owners and located on small silvers or non-buildable lots, of which the best use of such parcels would be to transfer the abutting property owner for the highest offer, increasing their land size while returning to the tax roles and decreasing the City's responsibility in maintaining said parcels; and

WHEREAS, it is important that prior to the locally advertised public auction, permission to sell upfront such city-owned properties to the highest and best offer; and should said property not close within the time set by auction guidelines, said property shall be offered to the next highest and best offer for a swift transaction; NOW,
THEREFORE BE IT

RESOLVED, that the City Council authorizes the Mayor and/or the Director of OPED to execute any contracts or agreements, or to take any other such necessary actions consistent with and to effectuate the purposes of this resolution said authorization conditional upon the contingency that all abutting property owners be notified of the potential sale or auction of this property by certified mail:

- (1) Offer the following properties to members of the community through a transparent public auction process, accepting the highest and best price for each property at the following locations;

Disposition of City-Owned Parcels by auction or sale to Abutter or to Housing Authority of the City of Bridgeport

NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
115	Dodd Avenue	Lot	2737-1B	Sell
90	Gilmore Street	Lot	847-2A	Sell
216	Cloverhill Street	Lot	2797-45	Sell
329	Hollister Avenue	2-Fam	635-19	Sell
33	Lee Avenue	Lot	1809-05	Sell
311	Pitt Street	Lot	2741-14	Sell
129	Washington ter	Lot	1059-14	Sell
415	Carroll Avenue	1-Fam	633-37	Sell
267	James Street	Lot	1036-15	Sell

NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
145	Andover Street	Lot	308-36	Sell
117	Andover Street	Lot	308-28	Sell
308	Albion Street	Lot	308-28	Sell
202	Hewitt Street	Lot	714-06	Sell

Attached please find individual parcel locator maps and parcel data sheets for all of these disposition parcels.



MBLU : 75/ 2737/ 1/B / /
Location: 115 DODD AV
Owner Name: HAZARD RUSSELL C
Account Number: RH-0033000

Parcel Value

Item	Assessed Value
Improvements	0
Land	34,270
Total:	34,270

Owner of Record

HAZARD RUSSELL C

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
HAZARD RUSSELL C	1296/ 340	9/30/1964	0

Land Use

Land Use Code	Land Use Description
100	Vac Res Land

Land Line Valuation

Size	Zone	Assessed Value
0.11 AC	RA	34,270

Construction Detail

Building # 1
STYLE Vacant Land

Building Valuation

Living Area: 0 square feet **Year Built:**

Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

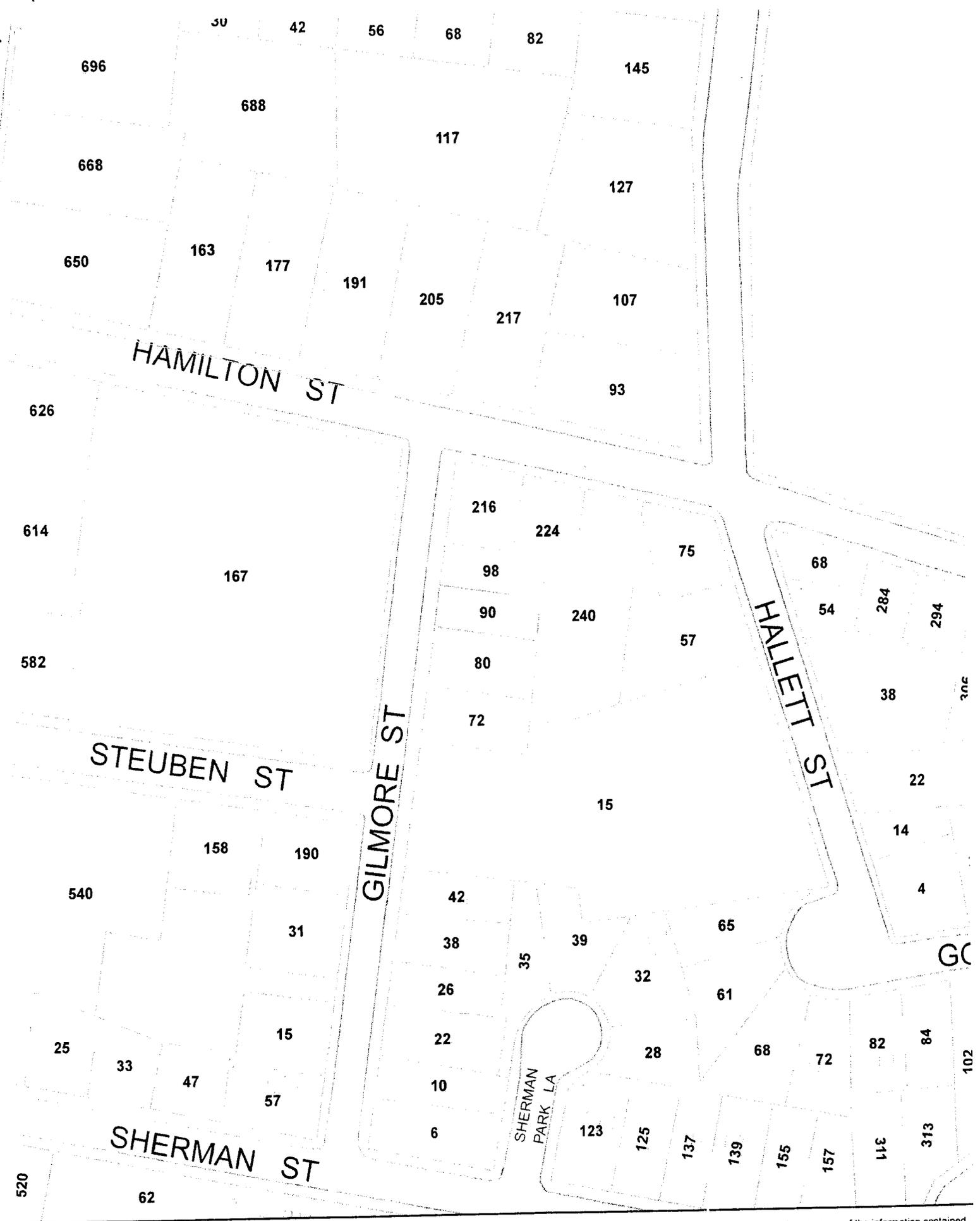
Building Sketch

Vacant Land, No Sketch

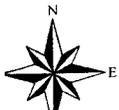
Parcel ID : 0847--02A-----
GIS ID : 847-2A
Owner Name : IGLESIA DE CRISTO INC
Property Location : 90 GILMORE ST #92
Co-Owner :
Owner Addr : 240 HAMILTON ST
Owner City : BRIDGEPORT, CT 06608
Account : R--0099900
Land Area (Acres) : 0.07472452
Land Value : \$7,920
Building Value : \$0
Total Value : \$7,920
Land Use : Religious Lnd
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 4/18/2006
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 6928/ 176

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)



City of Bridgeport, Connecticut
Geographic Information System



0 100 200

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MBLU : 83/ 2797/ 45/ 11
Location: 216 CLOVERHILL AV
Owner Name: PACIFIC MANAGEMENT LLC
Account Number: R+-0000180

Parcel Value

Item	Assessed Value
Improvements	0
Land	46,330
Total:	46,330

Owner of Record

PACIFIC MANAGEMENT LLC

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
PACIFIC MANAGEMENT LLC	5067/ 181	10/17/2002	11,000
NATIONAL TAX ASSISTANCE CORP	5057/ 280	10/7/2002	0

Land Use

Land Use Code	Land Use Description
100	Vac Res Land

Land Line Valuation

Size	Zone	Assessed Value
0.24 AC		46,330

Construction Detail

Building # 1
STYLE Vacant Land

Building Valuation

Living Area: 0 square feet **Year Built:**

Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch

Vacant Land, No Sketch

RESERVOIR AV

BROOKSIDE AV

OAKLEAF ST

CLOVER HILL AV

RESERVOIR AV

VOIGHT AV

1748

121

105

154

111

1732

95

126

140

1775

1720

85

95

10

1710

75

86

85

24

1700

65

76

75

1692

55

66

65

1663

1682

43

56

55

9

1661

1680

39

40

45

1649

1644

216

180

15

25

1635

1644

29

25

35

1631

CLOVER HILL AV

35

37

1627

217

5

45

1625

1612

203

195

185

175

165

155

145

135

47

1615

1610

200

184

170

160

150

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1585

1598

206

200

184

170

160

150

140

89

508

1564

1552

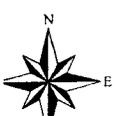
177

165

157

145

135



City of Bridgeport, Connecticut
Geographic Information System

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MBLU : 38/ 635/ 19/ / /
Location: 329 HOLLISTER AV
Owner Name: QUINTO VINCENT
Account Number: RA-0013088

Parcel Value

Item	Assessed Value
Improvements	97,850
Land	35,260
Total:	133,110

Owner of Record

QUINTO VINCENT

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
QUINTO VINCENT	5577/ 1	11/21/2003	0

Land Use

Land Use Code	Land Use Description
102	Two Family

Land Line Valuation

Size	Zone	Assessed Value
0.30 AC	RBB	35,260

Construction Detail

Building # 1		
STYLE Two Family	Stories: 2.25	Occupancy: 2
Exterior Wall 1: Clapboard	Roof Structure: Gable	Roof Cover: Asphalt Shingl
Interior Wall 1: Plaster	Interior Flr 1: Hardwood	Heat Fuel: Gas
Heat Type: Forced Air	AC Type: None	Total Bedrooms 4
Total Full Baths 2	Total Half Baths 0	Total Rooms 10
Fireplaces 0	Bsmt Garages 0	

Building Valuation

Living Area: 2,388 square feet
Year Built: 1897

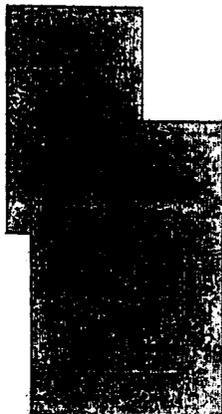
Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
GAR1	Garage	270 SF

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	959	959
BSM	Basement	679	0
CRL	Crawl Space	280	0
EAF	Fin Expansion Attic	679	509
FOP	Open Porch	185	0
FUS	Finished Upper Story	920	920

Extra Features

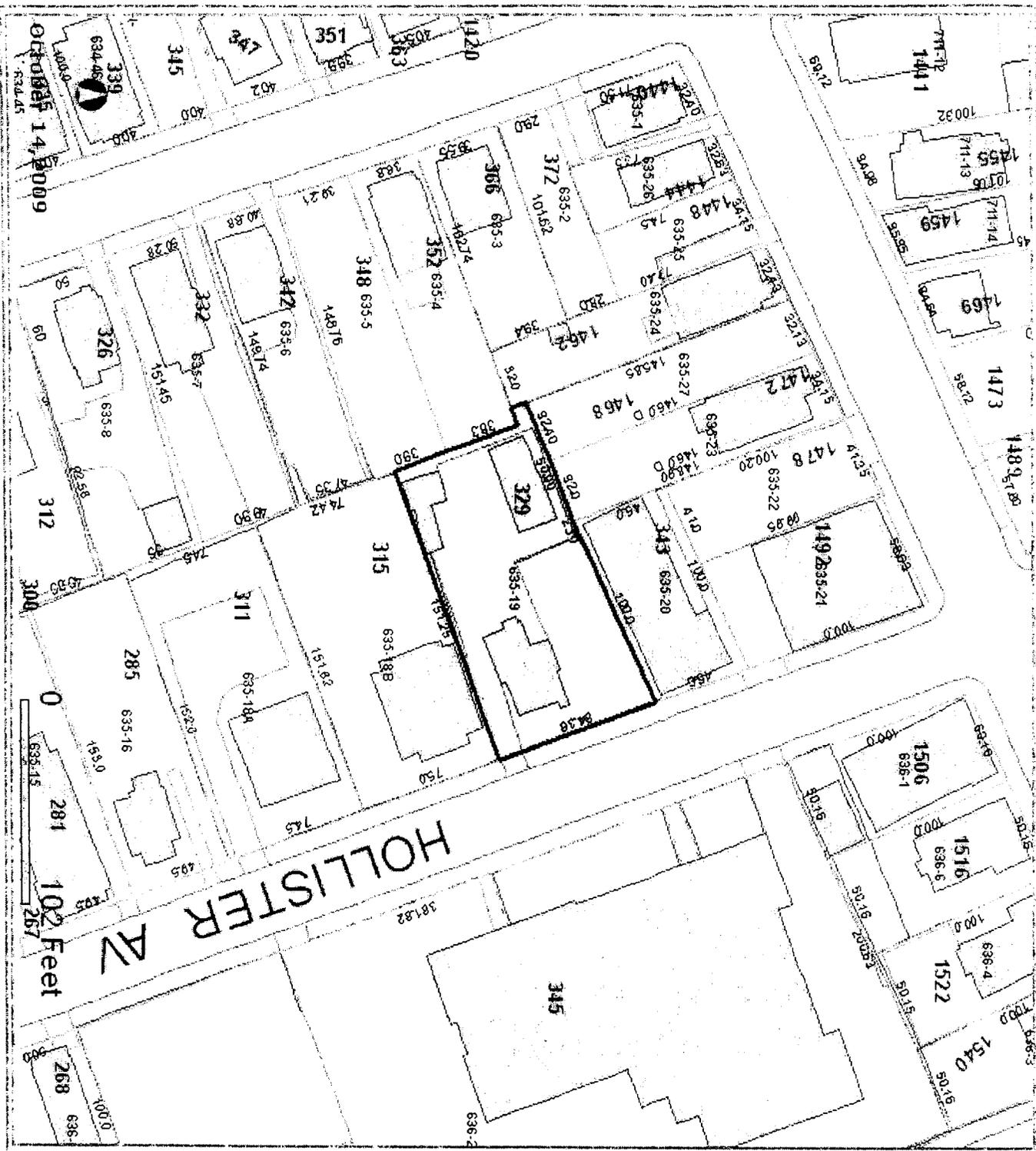
Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch

Vacant Land, No Sketch



October 14, 2009

0 102 Feet

Disclaimer
 City of Bridgeport, CT, makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The City of Bridgeport, CT, shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.



Locus Map



City of Bridgeport, CT
 Enterprise GIS

329 Hollister Avenue
 635-19

Powered by Vision Appraisal Technology



MBLU : 20/ 1151/ 31/ / /
 Location: 33 LEE AV #35
 Owner Name: BRIDGEPORT CITY OF
 Account Number: EB-0011000

Parcel Value

Item	Assessed Value
Improvements	250
Land	19,720
Total:	19,970

Owner of Record

BRIDGEPORT CITY OF

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	0/ 0		0

Land Use

Land Use Code	Land Use Description
921	Mun Lnd Res

Land Line Valuation

Size	Zone	Assessed Value
0.07 AC	RC	19,720

Construction Detail

Building # 1
 STYLE Vacant Land

Building Valuation

Living Area: 0 square feet
 Year Built:

Extra Features

Code	Description	Units
	No Extra Building Features	

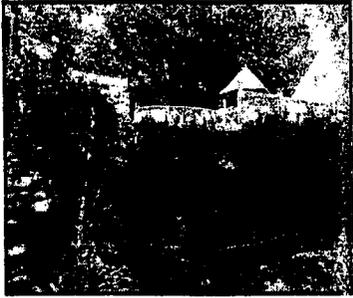
Outbuildings

Code	Description	Units
FN1	Fence, Chain	64 LF

Building Sketch

Vacant Land, No Sketch

311 PITT ST



Click to enlarge

MBLU : 74/ 2741/ 14/ / /
Location: 311 PITT ST
Owner Name: SUSARA THADDEUS & MARIA CYD V
Account Number: RD-0155980



Parcel Value

Item	Assessed Value
Improvements	0
Land	4,280
Total:	4,280

Owner of Record

SUSARA THADDEUS & MARIA CYD V

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
SUSARA THADDEUS & MARIA CYD V	7897/ 203	9/22/2008	0
VINARAO MAURO J	7897/ 200	9/22/2008	7,000
BRIDGEPORT CITY OF	7601/ 139	8/16/2007	0
DOW ROBERT L	1529/1067	3/4/1975	0

Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
921	Mun Lnd Res

Land Line Valuation

Size	Zone	Assessed Value
0.11 AC	RA	4,280

Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Outbuildings		



Extra Features [\(click here for a list of codes and descriptions\)](#)

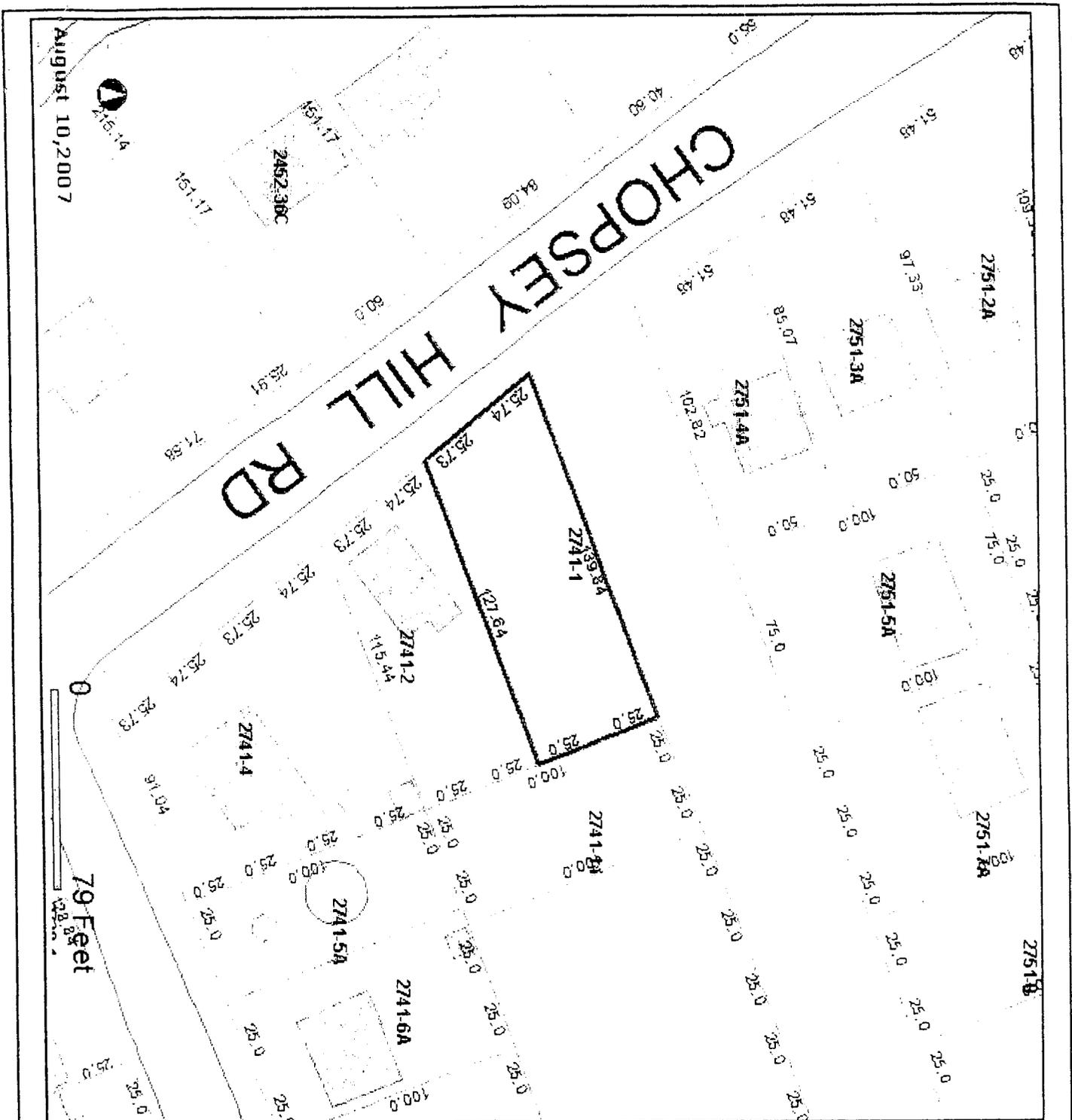
Code	Description	Units
No Extra Building Features		



Building Sketch [\(click here for a list of codes and descriptions\)](#)

Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by **Vision Appraisal Technology**



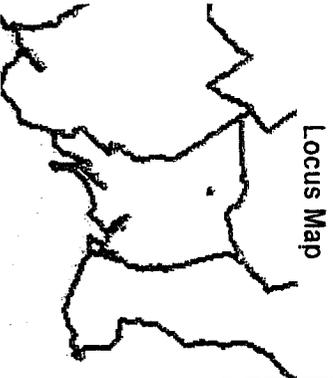
August 10, 2007



79 Feet

seal

846 Chopsey Hill Road
2741-01



Disclaimer

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Parcel ID : 1059--14-----
GIS ID : 1059-14
Owner Name : BRIDGEPORT CITY OF
Property Location : 129 WASHINGTON TR #131
Co-Owner :
Owner Addr : 45 LYON TER
Owner City : BRIDGEPORT, CT 06604
Account : E--0008780
Land Area (Acres) : 0.14343434
Land Value : \$29,040
Building Value : \$0
Total Value : \$29,040
Land Use : Mun Lnd Res
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 8/30/2002
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 5019/ 266

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)

129 WASHINGTON TR #131



Click to enlarge

MBLU : 34/ 1059/ 14/ / /
Location: 129 WASHINGTON TR #131
Owner Name: BRIDGEPORT CITY OF
Account Number: E--0008780

**SEARCH FOR SIMILAR
SALE PROPERTIES**



Parcel Value

Item	Assessed Value
Improvements	0
Land	29,040
Total:	29,040



Owner of Record

BRIDGEPORT CITY OF



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	5019/ 266	8/30/2002	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
921	Mun Lnd Res



Land Line Valuation

Size	Zone	Assessed Value
0.14 AC	RB	29,040



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Outbuildings		



Extra Features [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Extra Building Features		



Building Sketch [\(click here for a list of codes and descriptions\)](#)

Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by Vision Appraisal Technology

Parcel ID : 0633--37-----
GIS ID : 633-37
Owner Name : CASON JOHN W
Property Location : 415 CARROLL AV
Co-Owner :
Owner Addr : PO BOX 9291
Owner City : BRIDGEPORT, CT 06601-9291
Account : RC-0008605
Land Area (Acres) : 0.11983471
Land Value : \$30,840
Building Value : \$66,470
Total Value : \$97,310
Land Use : Single Family
Style : Colonial
Rooms: Total/Beds/Baths : 6 rooms/3 bdrms/1 baths
Year Built : 1882
Living Area : 1201
Last Sale Date : 12/21/1993
Last Sale Price : \$12,000
Qualified Sale? : U
Book/Page : 3204/ 178

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)

415 CARROLL AV



Click to enlarge

MBLU : 38/ 633/ 37777
Location: 415 CARROLL AV
Owner Name: CASON JOHN W
Account Number: RC-0008605



Parcel Value

Item	Assessed Value
Improvements	66,470
Land	30,840
Total:	97,310



Owner of Record

CASON JOHN W



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CASON JOHN W	3204/ 178	12/21/1993	1;
PEOPLES BANK	2897/ 32	4/26/1991	
BAILEY TREVOR ANTHONY EST	2731/ 82	11/3/1989	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
101	Single Family



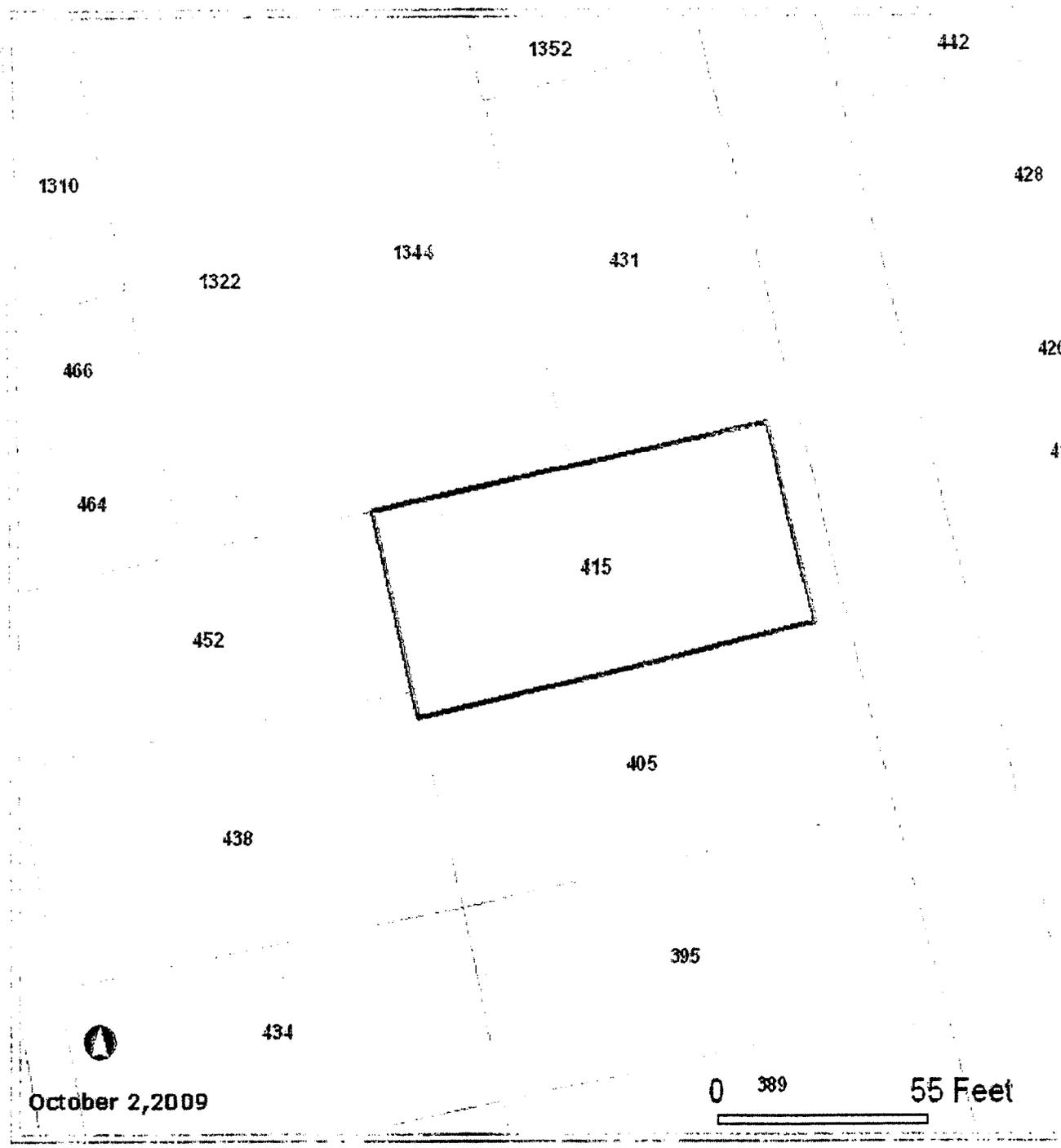
Land Line Valuation

Size	Zone	Assessed Value
0.12 AC	RBB	30,840



Construction Detail

Item	Value
STYLE	Colonial



October 2, 2009

0 389 55 Feet

Powered by Vision Appraisal Technology



MBLU : 34/ 1036/ 15/ / /
Location: 267 JAMES ST
Owner Name: LINTON JOSEPH EST (MAMIE
Account Number: RL-0078700

Parcel Value

Item	Assessed Value
Improvements	0
Land	16,490
Total:	16,490

Owner of Record

LINTON JOSEPH EST (MAMIE
LINTON EXEC) & GEORGIE CURETON

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
LINTON JOSEPH EST (MAMIE	3649/ 72	12/11/1996	0
LINTON JOSEPH EST	3285/ 122	7/8/1994	0
LINTON JOSEPH EST	3084/ 170	1/7/1993	0

Land Use

Land Use Code	Land Use Description
100	Vac Res Land

Land Line Valuation

Size	Zone	Assessed Value
0.06 AC	RC	16,490

Construction Detail

Building # 1
STYLE Vacant Land

Building Valuation

Living Area: 0 square feet
Year Built:

Extra Features

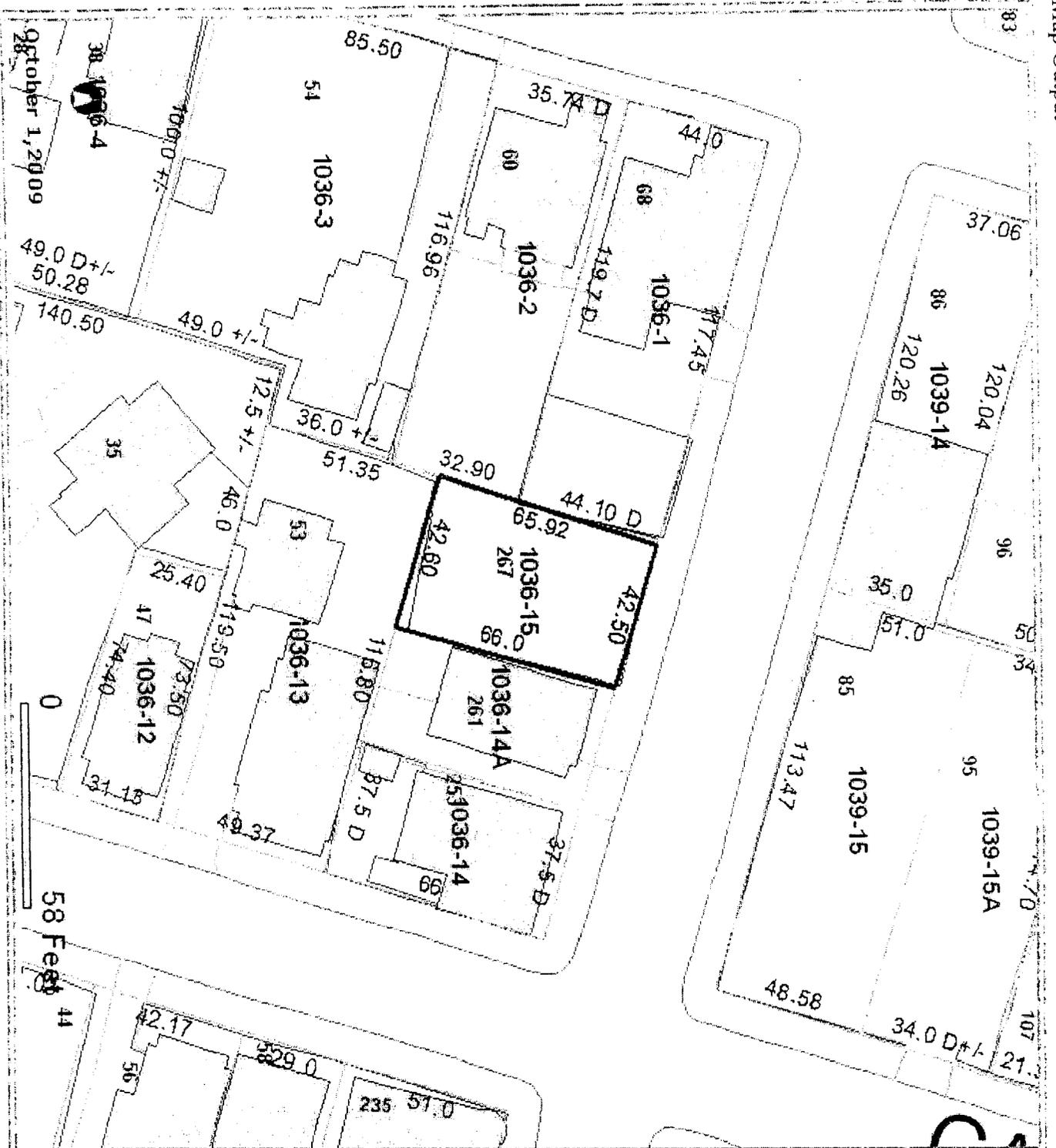
Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch

Vacant Land, No Sketch



City of Bridgeport, CT
Enterprise GIS



267 James Street

1036-15

Locus Map



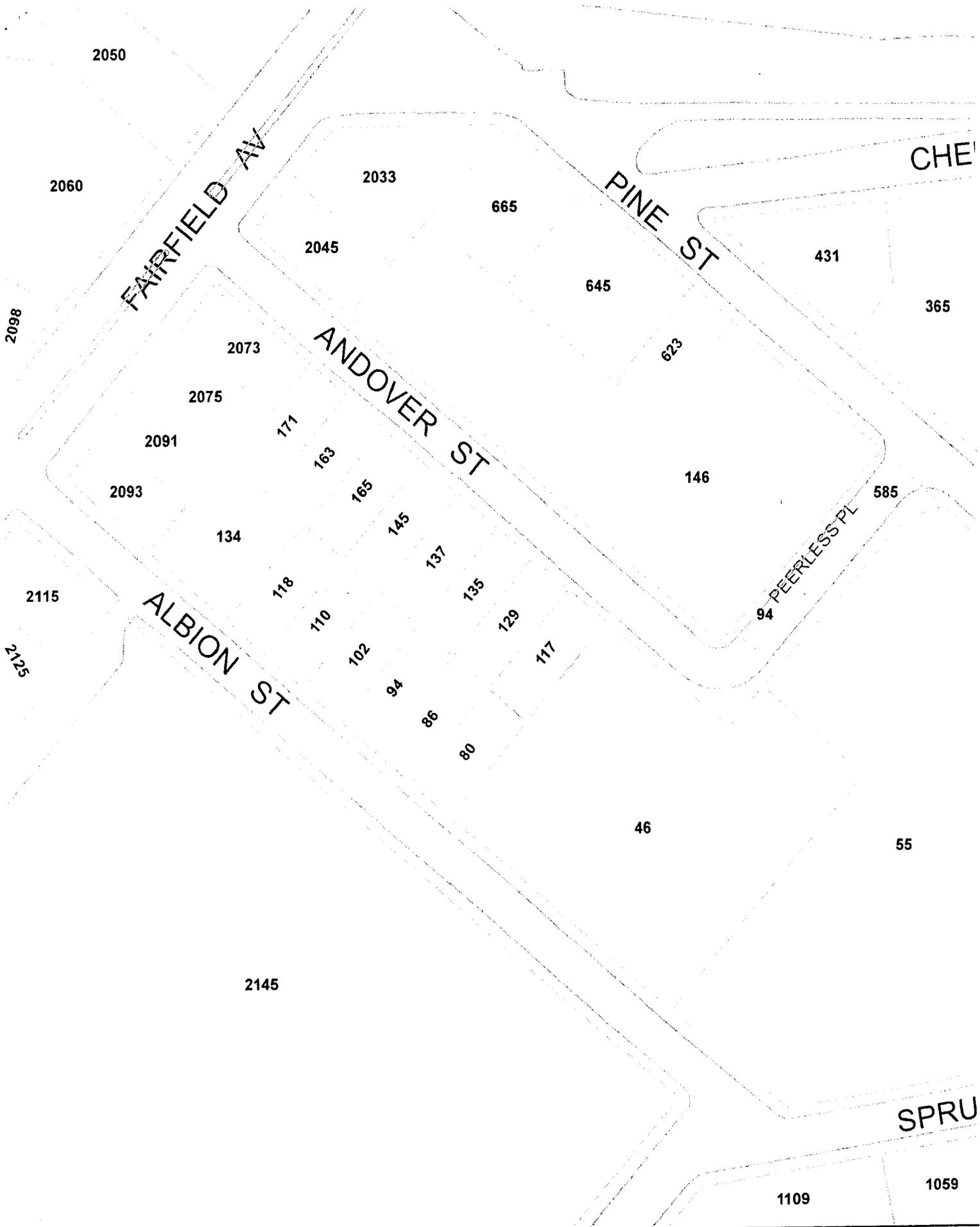
Disclaimer

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Parcel ID : 0308--28-----
GIS ID : 308-28
Owner Name : CITY OF BRIDGEPORT-FORECLOSURE
Property Location : 117 ANDOVER ST
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 06604
Account : EA-0000091
Land Area (Acres) : 0.09182736
Land Value : \$48,560
Building Value : \$0
Total Value : \$48,560
Land Use : Mun Lnd Com
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 8/24/1978
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 1589/ 542

[View On-Line Vision Property Assessment Record](#)

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City of Bridgeport, Connecticut
Geographic Information System



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117 ANDOVER ST



Click to enlarge

MBLU : 19/ 308/ 28/ //
 Location: 117 ANDOVER ST
 Owner Name: CITY OF BRIDGEPORT-FORECLOSURE
 Account Number: EA-0000091

SEARCH FOR SIMILAR SALE PROPERTIES



Parcel Value

Item	Assessed Value
Improvements	0
Land	48,560
Total:	48,560



Owner of Record

CITY OF BRIDGEPORT-FORECLOSURE



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CITY OF BRIDGEPORT-FORECLOSURE	1589/ 542	8/24/1978	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
920	Mun Lnd Com



Land Line Valuation

Size	Zone	Assessed Value
0.09 AC	ILI	48,560



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Outbuildings		



Extra Features [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Extra Building Features		



Building Sketch [\(click here for a list of codes and descriptions\)](#)

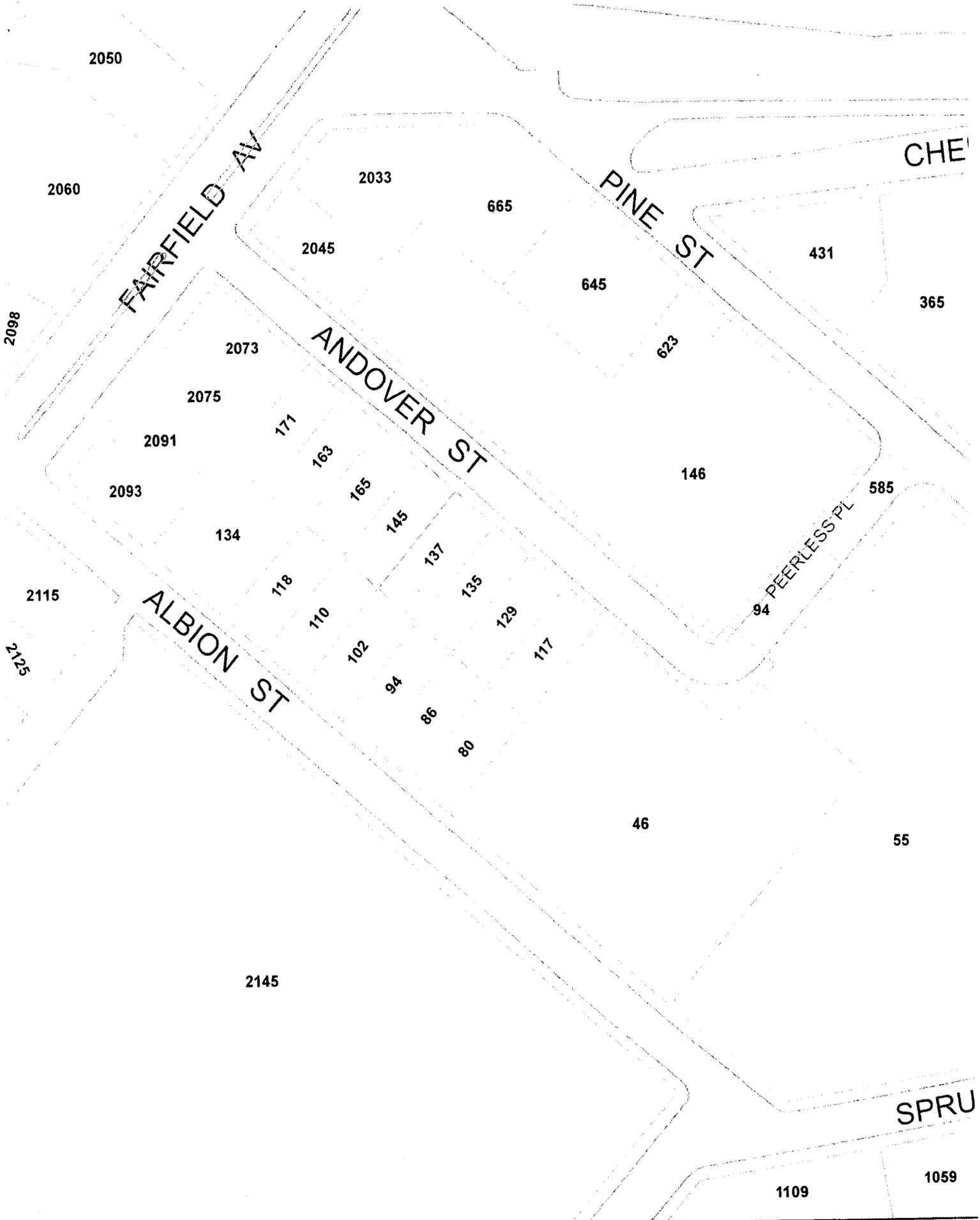
Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by **Vision Appraisal Technology**

Parcel ID : 0308--36-----
GIS ID : 308-36
Owner Name : BRIDGEPORT CITY OF
Property Location : 145 ANDOVER ST #151
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 00000
Account : EB-0000101
Land Area (Acres) : 0.09182736
Land Value : \$48,560
Building Value : \$0
Total Value : \$48,560
Land Use : Mun Lnd Com
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 2/27/1985
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 1851/ 114

[View On-Line Vision Property Assessment Record](#)

[View LOCAL LIVE Bird's Eye Imagery](#)



City of Bridgeport, Connecticut
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145 ANDOVER ST #151



MBLU : 19/ 308/ 36/ //

Location: 145 ANDOVER ST #151

Owner Name: BRIDGEPORT CITY OF

Account Number: EB-0000101

Click to enlarge

SEARCH FOR SIMILAR SALE PROPERTIES



Parcel Value

Item	Assessed Value
Improvements	0
Land	48,560
Total:	48,560



Owner of Record

BRIDGEPORT CITY OF



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	1851/ 114	2/27/1985	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
920	Mun Lnd Com



Land Line Valuation

Size	Zone	Assessed Value
0.09 AC	ILI	48,560



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Outbuildings		



Extra Features [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Extra Building Features		



Building Sketch [\(click here for a list of codes and descriptions\)](#)

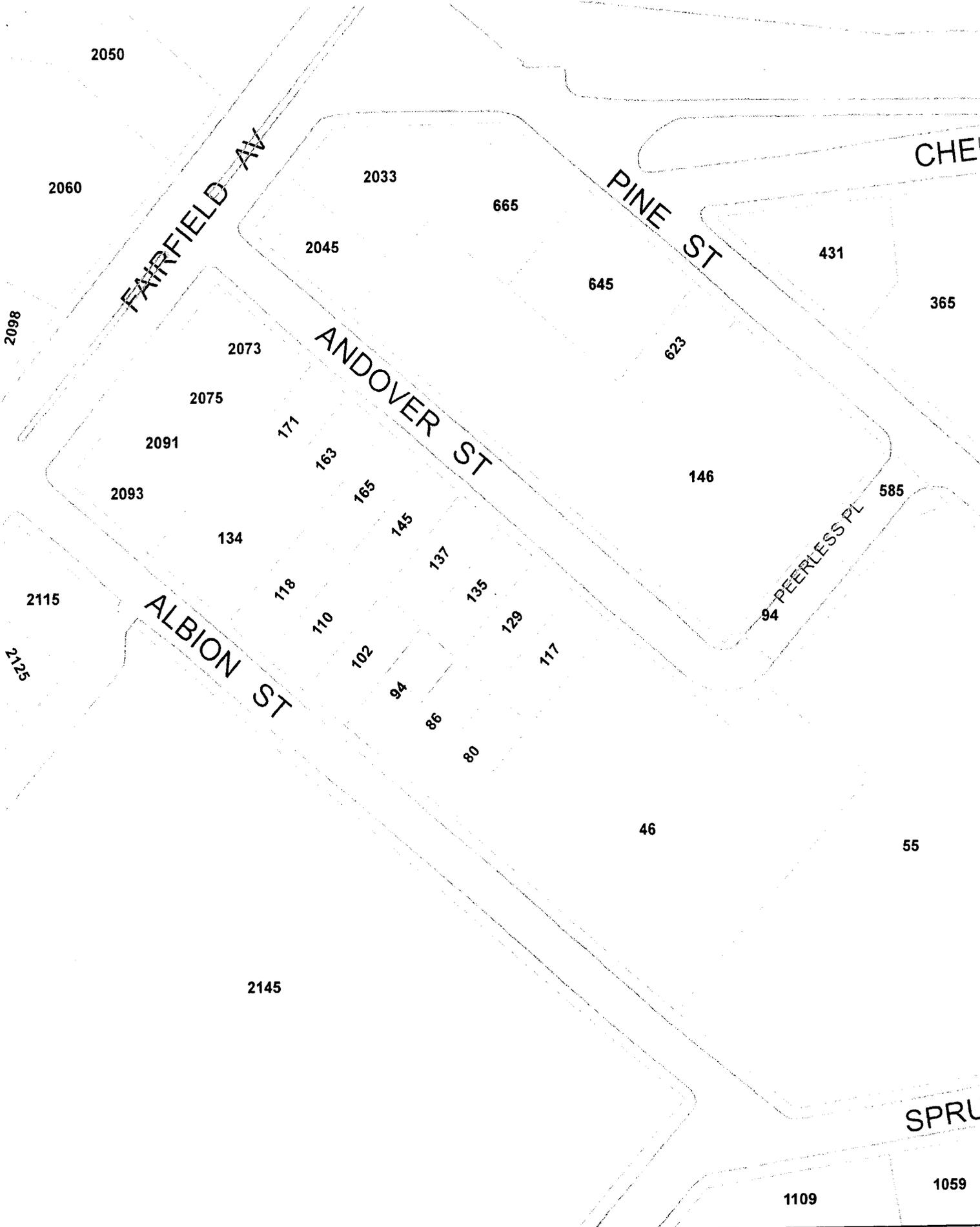
Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by **Vision Appraisal Technology**

Parcel ID : 0308--07-----
GIS ID : 308-7
Owner Name : CITY OF BRIDGEPORT
Property Location : 94 ALBION ST
Co-Owner :
Owner Addr : 45 LYON TERRACE
Owner City : BRIDGEPORT, CT 06604
Account : RG-0019240
Land Area (Acres) : 0.09182736
Land Value : \$48,560
Building Value : \$38,860
Total Value : \$87,420
Land Use : Retail
Style : Store
Rooms: Total/Beds/Baths : N/A
Year Built : 1950
Living Area :
Last Sale Date : 6/26/2009
Last Sale Price : \$56,263
Qualified Sale? : U
Book/Page : 8046/ 206

[View On-Line Vision Property Assessment Record](#)

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94 ALBION ST



Click to enlarge

MBLU : 19/ 308/ 7/ / /
Location: 94 ALBION ST
Owner Name: GARCIA CARLOS M JR
Account Number: RG-0019240

**SEARCH FOR SIMILAR
SALE PROPERTIES**



Parcel Value

Item	Assessed Value
Improvements	38,860
Land	48,560
Total:	87,420



Owner of Record

GARCIA CARLOS M JR



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
GARCIA CARLOS M JR	1583/ 490	5/31/1978	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
217	Retail



Land Line Valuation

Size	Zone	Assessed Value
0.09 AC	ILI	48,560



Construction Detail

Item	Value
STYLE	Store
Stories:	1
Exterior Wall 1:	Brick

Exterior Wall 2: Concr/CinderBl
 Roof Struct: Flat
 Roof Cover: T+G/Rubber
 Interior Wall 1: Drywall
 Interior Floor 1: Vinyl/Asphalt
 Heating Fuel: Gas
 Heating Type: Forced Air
 AC Type: None



Building Valuation

Item	Value
Living Area	1,440 square feet
Year Built	1950



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Outbuildings		

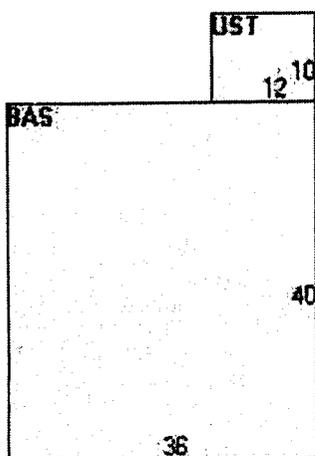


Extra Features [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Extra Building Features		



Building Sketch [\(click here for a list of codes and descriptions\)](#)



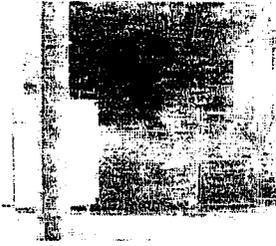
Subarea Summary [\(click here for a list of codes and descriptions\)](#)

Code	Description	Gross Area	Living Area
BAS	First Floor	1440	1440

UST	Unfinished Utility Storage	120	0
	Total	1560	1440

Online Database for Bridgeport, CT Powered by **Vision Appraisal Technology**

Powered by Vision Appraisal Technology



MBLU : 38/ 714/ 6/ 11
Location: 202 HEWITT ST #204
Owner Name: BRIDGEPORT CITY OF
Account Number: RA-0070790

Parcel Value

Item	Assessed Value
Improvements	0
Land	27,500
Total:	27,500

Owner of Record

BRIDGEPORT CITY OF

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	7684/ 30	11/20/2007	0
ARROYO FELIPE & LUZ MARIA	0/ 0		0

Land Use

Land Use Code	Land Use Description
921	Mun Lnd Res

Land Line Valuation

Size	Zone	Assessed Value
0.08 AC	RC	27,500

Construction Detail

Building # 1
STYLE Vacant Land

Building Valuation

Living Area: 0 square feet **Year Built:**

Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

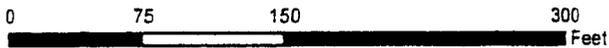
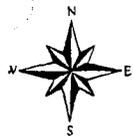
Code	Description	Units
	No Outbuildings	

Building Sketch

Vacant Land, No Sketch



City of Bridgeport, Connecticut
Geographic Information System



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OFFICE OF THE MAYOR
CITY OF BRIDGEPORT, CONNECTICUT

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE (203) 576-7201
FAX (203) 576-3913

mm. 45-09 Referred to Budget and Appropriations Committee on March 15, 2010 (Cancelled)
BILL FINCH Carried over to Special Meeting on March 22, 2010.

Mayor

March 2, 2010

Mr. Robert Curwen, Chairman
Mr. Angel DePara, Co-chair
Budget and Appropriations Committee

Members of the City Council:

I am pleased to present herein the proposed Five-Year Capital Plan (CP) for fiscal years 2011 through 2015, inclusive.

The Capital Plan serves several important functions. It allows for critical review of major expenditures and helps to avoid the pitfalls associated with impulsive planning and limited forethought. By scheduling expenditures, it allows for a more even distribution of costs, thereby providing greater budget stability, something I am committed to improving upon every year. In addition, the Capital Plan provides for a thorough assessment of the state and efficiency of our facilities; significant neighborhood improvement programs to clean up and beautify our city and a timely replacement of essential equipment and facilities.

In developing this plan, my administration attempted to identify capital projects that represented major, non-recurring expenditures and to prioritize them according to several criteria. First, in order to be eligible for inclusion, we considered projects that: (1) are purchased or undertaken at intervals of not less than five years; and (2) have a useful life of at least five years. In establishing priorities, we considered the following additional factors: (1) projects designed to address safety concerns, eliminate hazardous conditions or reduce the City's liability exposure; (2) assessment of, maintenance of, and major repairs to existing City infrastructure or facilities; and (3) projects that are environmentally sound, to reduce the city's carbon footprint and promote energy efficiency, while improving neighborhoods.

As you can see in the attached plan, we are seeking authorization for \$6 million to conduct a major blight removal, demolition and clean up campaign citywide. This funding is essential to significantly combat blight compounded by the subprime mortgage crisis and to improve environmental health conditions. We also seek to continue to fund new recycling and energy conservation initiatives to bring long-term savings to the city. The Council's support of past initiatives such as the new toter program resulted in large savings in tipping fees and productivity. Now is time to focus on this issue even more by converting our recycling to a single stream system.

RECEIVED
CITY CLERK'S OFFICE

10 MAR -2 PM 4:38

RECEIVED
CITY CLERK'S OFFICE

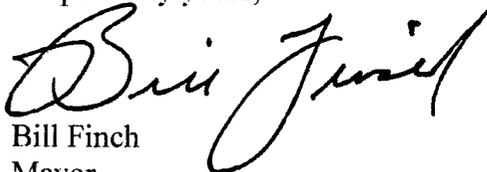
We also seek approval for a historic neighborhood improvement program that will invest \$1 million in neighborhood beautification projects, \$3 million in sidewalk replacements and street scapes and \$950,000 in NRZ priority projects to revitalize and beautify our city's biggest assets, our neighborhoods. The harsh winter has taken a toll on our city's streets and sidewalks, and repaving and maintenance are necessary both from a structural and safety point of view. We are seeking \$2.5 million in roadway paving in the coming year.

This year, we have added two significant public work projects which will preserve the historic Freeman Homes and open up waterfront access on Pleasure Beach, leveraging federal dollars already obtained through the federal appropriations process.

In addition, we have included \$2.4 million to move forward with much needed WPCA sewer separation projects. We also seek approval for funding major renovations at Dunbar, Black Rock and Central High School totaling \$24 million (our local match to achieve these important Board of Education priorities).

As stated above, the Capital Plan is an important part of the overall budget process. We have tried to balance the immediate and long-range capital needs of the City with our financial resources. We believe the plan herein effectively balances all competing requirements. In keeping with my administration's commitment to an open government, we welcome dialogue on the plan, and look forward to the opportunity to discuss these projects in greater detail.

Respectfully yours,



Bill Finch
Mayor

cc: Andrew Nunn, Chief Administrative Officer
Michael E. Feeney, Finance Director
Thomas Sherwood, OPM Director

PROJECT DESCRIPTION	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	TOTAL
	Capital Plan RECOMMEND	Capital Plan RECOMMEND	Capital Plan PLANNED	Capital Plan PLANNED	Capital Plan PLANNED	Capital Plan PLANNED	Capital Plan 2010-2015
Board of Education							
Central High School Renovations		16,000,000					16,000,000
Dunbar Renovation		4,000,000					4,000,000
Black Rock School		4,000,000					4,000,000
Security Vehicles (replacement)		25,000	25,000	25,000	25,000	25,000	125,000
Asbestos Removal	350,000						350,000
HVAC Replacement		300,000	300,000	300,000	300,000	300,000	1,500,000
Maintenance Vehicles	555,000						555,000
Electrical Upgrades	250,000	400,000	400,000	400,000	400,000	400,000	2,000,000
Special Education Buses	150,000		300,000	300,000	300,000	300,000	1,200,000
TOTAL BOE	1,305,000	24,725,000	1,025,000	1,025,000	1,025,000	1,025,000	28,825,000
Economic Development							
City / Neighborhood Beautification	500,000	1,000,000	500,000	500,000	500,000	500,000	3,000,000
Neighborhood Revitalization Zones- Infrastructure		950,000					950,000
Freeman Homes		600,000					600,000
Neighborhood Revitalization Zones- Housing/Admin		469,500					469,500
City Wide Waterfront Development	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000
Blight Removal / Demolition Clean Up	250,000	6,000,000	500,000	500,000	500,000	500,000	8,000,000
TOTAL OPED	750,000	9,269,500	1,250,000	1,250,000	1,250,000	1,250,000	13,669,500
Public Facilities							
Roadway Paving, Culverts, Intersections	3,050,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	12,500,000
Public Facilities Equipment	655,000	500,000	757,500	350,000	350,000	350,000	2,307,500
Municipal Bldg. HVAC / Heating / Elec	500,000		500,000	500,000	500,000	500,000	2,000,000
City Wide Building & Security Improvements	850,000	850,000	250,000	250,000	250,000	250,000	1,850,000
Energy Conservation / Conversion Program	300,000	250,000	200,000	200,000	200,000	200,000	1,050,000
Recycling TOTER Program		1,500,000					1,500,000
Sidewalk / Streetscape Replacement Program	750,000	3,000,000	500,000	500,000	500,000	500,000	5,000,000
Parks Maintenance Equipment	225,000		150,000	270,150	50,000	50,000	520,150
Federal Energy Renewal / Source Program Match		500,000					500,000
Pleasure Beach Water and Park Accessibility		2,000,000	300,000	250,000	250,000	250,000	3,050,000
TOTAL PUBLIC FACILITIES	6,330,000	11,100,000	5,157,500	2,500,000	4,600,000	4,600,000	28,277,650
Other Departments							
Burroughs Library Upgrades			1,500,000		175,000		1,675,000
EOC Capital Maintenance Program			225,000		225,000		450,000
Fire Apparatus Replacement Program	550,000		1,000,000		650,000		1,650,000
Library Computers	50,000						50,000
WPCA Sewer Separation Program	495,000	2,405,500	330,000	250,000	250,000		2,985,500
IT Telephony & Computer Replacement Program	250,000	250,000	250,000	250,000			750,000
TOTAL OTHER	1,345,000	2,655,500	3,305,000	2,275,000	175,000	175,000	7,835,500
TOTAL ALL DEPARTMENTS	9,730,000	47,750,000	10,737,500	2,275,000	7,050,000	7,050,000	78,607,650

153117
KALIA

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DAI133R



City of Bridgeport, Connecticut
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE: (203) 576-7221
FAX: (203) 332-5611

BILL FINCH
Mayor

Donald C. Eversley
Director

COMM#46-09 Referred to ECD&E Committee on 3/15/10 (Cancelled)
Carried over to Special Meeting on March 22, 2010.
March 9, 2010

The Honorable City Council
City of Bridgeport
45 Lyon Terrace
Bridgeport, CT 06604

RE: Disposition of 751 Kossuth Street

Dear Honorable Body:

Please find attached for your review and consideration a resolution concerning the granting of 751 Kossuth to the Boys and Girls Clubs of Bridgeport, Inc. (BGC), for the expansion of the operations of the Jerome Orcutt Club. The property will be used for outdoor recreational activities, to be specified in a plan that the BGC must submit to the City prior to the contemplated transfer.

A plot map from the City's Geographic Information System that highlights the location of the property is attached.

A representative of this office, as well as the Boys and Girls Clubs, will be in attendance at your meetings on this matter to address any questions you may have. Thank you for your attention.

Sincerely,

Edward P. Lavernoich
Deputy Director

RECEIVED
CITY CLERKS OFFICE

10 MAR -8 PM 4: 39

ATTEST _____
CITY CLERK

**A Resolution by the Bridgeport City Council Regarding the
Disposition of 751 Kossuth Street**

WHEREAS, 751 Kossuth Street (the Property) is a small parcel with a history of illegal dumping and property tax delinquency; and

WHEREAS, the City of Bridgeport, acquired the Property via property tax foreclosure in 2007; and

WHEREAS, the Property shares a boundary with the Jerome Orcutt Club (Orcutt), operated by the Boys and Girls Clubs of Bridgeport, Inc. (BGC), located at 88 Park Street, with a mailing address of 102 Park Street; and

WHEREAS, Orcutt's operations serve a significant number of the City's youth, yet there is no outdoor activity area; and

WHEREAS, the BGC has expressed a strong interest in incorporating the Property into Orcutt's operations; and

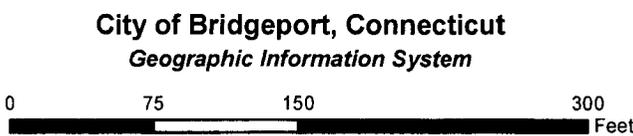
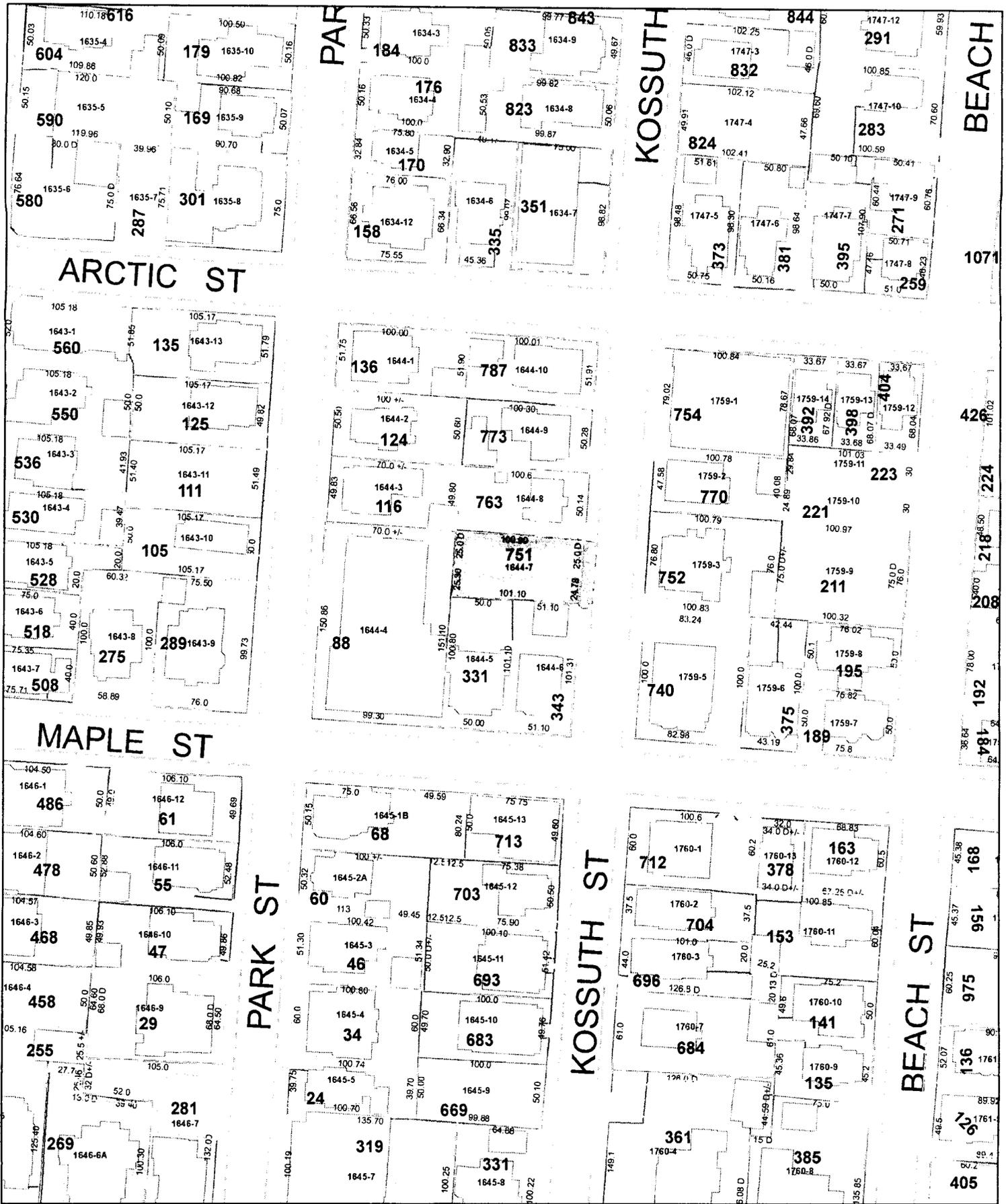
WHEREAS, it is in the best interests of the City to support the work of BGC; and

WHEREAS, BGC seeks no warranties from the City regarding the environmental condition, survey boundaries, physical condition or title of the Property; and

NOW, THEREFORE, be it resolved that, the Bridgeport City Council authorizes the Mayor to take all necessary actions on behalf of the City of Bridgeport to transfer the ownership of the Property to the BGC for a price of \$1; and

FURTHER BE IT RESOLVED that the transfer of the property to the BGC is subject to:

- 1) BGC first providing the City with a mutually acceptable site plan for the Property; and
- 2) The City's rights of reversion, to be exercised at the sole discretion of the City at such a time when BGC ceases continuous operations of Orcutt, and/or BGC fails to adequately secure, maintain, and utilize the Property in accordance with the aforementioned site plan.



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BILL FINCH
Mayor

City of Bridgeport, Connecticut
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
DEPARTMENT OF CITY PLANNING

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE: (203) 576-7221
FAX: (203) 332-5611

DONALD C. EVERSLEY
Director of
Planning and
Economic Development

MICHAEL P. NIDOH
Director of Planning

COMM#47-09 Referred to ECD&E Committee on 3/15/10 (Cancelled)

Carried over to Special Meeting on March 22, 2010.
City Clerk
45 Lyons Terrace
Bridgeport, CT 06605

February 25, 2010

Re: A Resolution concerning City Owned Property Disposition to Habitat for Humanity and Ordering a Public Hearing relative to the same

Dear City Clerk:

It is my understanding that the City of Bridgeport has agreed to dispose of five (5) city-owned parcels to Habitat for Humanity of Coastal Fairfield County. These five parcels are currently four vacant lots of varying sizes and a one family home identified as follows:

1. 204 Wells Street Vacant Lot (2102-10)
2. 1307 Pembroke Street Vacant Lot (1731-43)
3. 595 Hallet Street Vacant Lot (1751-16)
4. 683 Kossuth Street Vacant Lot (1645-10)
5. 156 Beach Street Vacant Lot (1761-2)

Attached, please find individual parcel locator maps and parcel data sheets for all of these disposition parcels, and a resolution to effectuate the sale that requires Council approval.

The purpose of this is to authorize the Office of Planning and Economic Development to transfer these properties to Habitat for Humanity, consistent with their mutual agreement. All parcels are being offered for sale in an "as is/where is" condition and will remain in their current land use classification as part of this sale. Any changes sought for infill housing purposes is fully supported by the City. Currently Habitat for Humanity plans to develop single family affordable homes on these sites.

Since there is a requirement that a Public Hearing be conducted by the Legislative body of the City of Bridgeport prior to any vote to approve or disapprove the sale, disposition or transfer of real property owned by the municipality; and since the City Clerk shall cause notice of such public hearing to be published in an newspaper of general circulation, and order the posting of the property in conformance with the City Ordinance and State Statute,

RECEIVED
CITY CLERKS OFFICE
13 MAR -9 AM 10:25
CITY CLERK

- 204 Wells Street Vacant Lot (2102-10)
- 1307 Pembroke Street Vacant Lot (1731-43)
- 595 Hallet Street Vacant Lot (1751-16)
- 683 Kossuth Street Vacant Lot (1645-10)
- 156 Beach Street Vacant Lot (1761-2)

I have attached a Resolution for your referral.

Thank You.

Sincerely,

A handwritten signature in black ink, appearing to be 'Max Perez', written over a horizontal line.

Max Perez
Senior Economic Development Associate

CC: Mayor Finch
Andrew Nunn, CAO
Edward Lavernoich, OPED
Alanna C. Kabel, DCAO



BILL FINCH
Mayor

City of Bridgeport, Connecticut
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
DEPARTMENT OF CITY PLANNING

999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE: (203) 576-7221
FAX: (203) 332-5611

DONALD C. EVERSLEY
Director of
Planning and
Economic Development

MICHAEL P. NIDOH
Director of Planning

WHEREAS, over time, by foreclosure and other conveyances, a substantial amount of property has come to ownership of the City of Bridgeport, most of which is severely blighted and deteriorated or consists of vacant lots, both buildable and non-buildable, on properties that at one time or another have had accumulations of rubbish and debris, fire damage, building and fire code violations and the continuance of various neighborhood nuisances; and

WHEREAS, the City owns five such properties as follows:

1. 204 Wells Street Vacant Lot (2102-10)
2. 1307 Pembroke Street Vacant Lot (1731-43)
3. 595 Hallet Street Vacant Lot (1751-16)
4. 683 Kossuth Street Vacant Lot (1645-10)
5. 156 Beach Street Vacant Lot (1761-2)

WHEREAS, The City proposes to transfer the five above-listed properties to the Habitat for Humanity of Costal Fairfield County so that Habitat for Humanity may develop these properties as single family or two-family affordable homes; and

WHEREAS, all parcels are being offered for sale in "as is/where is" condition and will remain in their current land use and zoning classification as part of this sale, and will be subject to the City's standard reverter clause to ensure that development of the sites takes place as per plans and within a reasonable time; and

WHEREAS, Habitat for Humanity of Costal Fairfield County is entering its 25th year and, has completed constructed of 132 houses in Bridgeport Property taxes paid by Habitat homeowners exceed \$400,000 per year and

WHEREAS, Habitat for Humanity will fund the development of these sites with privately raised funds and/or, in part, with funds to be provided by the Neighborhood Stabilization Program (NSP), with it being the specific requirement for receipt of any funding from NSP that Habitat for Humanity may only use such funds for development on sites that have been previously acquired by the City via foreclosure, and that have passed the NSP mandated environmental checklist review, and then only for the

development of homes affordable to people earning no more than 50% of the area's median income; and

WHEREAS, Selection as a Habitat homeowner is based on ability to repay a zero interest mortgage loan, the need to move out of substandard housing and the willingness to partner by investing 500 hours of sweat equity and

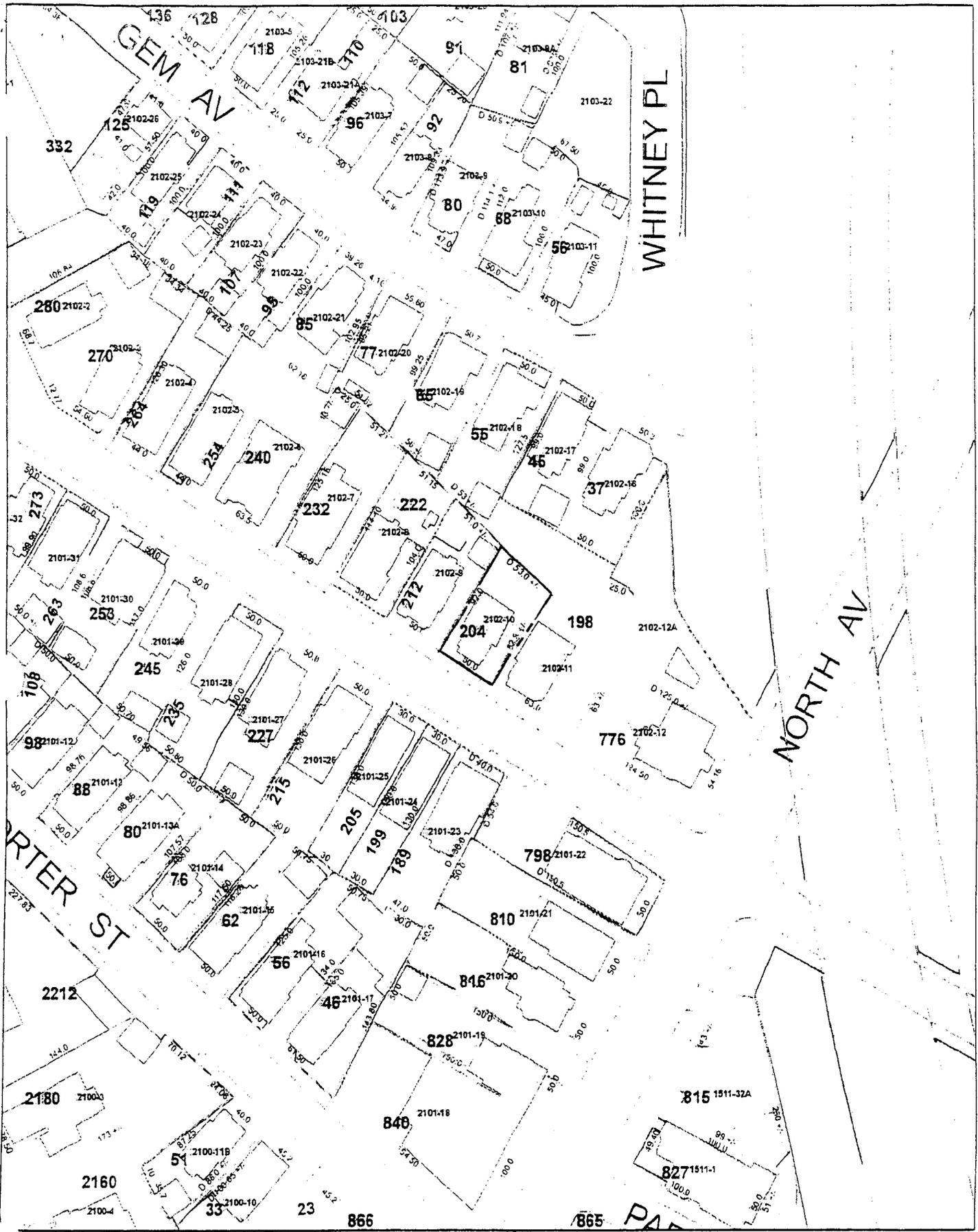
WHEREAS, Habitat brings together large numbers of volunteers, with diverse backgrounds, in a unified effort, to produce a highly beneficial, visible civic result; and

WHEREAS, the five properties were approved for disposition by the City Planning and Zoning Commission on November 30, 2009; and by the City Hall Committee on February 4, 2010; and

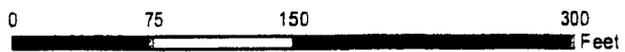
SO, THEREFORE BE IT RESOLVED that the City Council authorizes the transfer of the following five properties to Habitat for Humanity of Costal Fairfield County for the total price of \$5.00 (five dollars and no cents):

1. 204 Wells Street Vacant Lot (2102-10)
2. 1307 Pembroke Street Vacant Lot (1731-43)
3. 595 Hallet Street Vacant Lot (1751-16)
4. 683 Kossuth Street Vacant Lot (1645-10)
5. 156 Beach Street Vacant Lot (1761-2)

BE IT FURTHER RESOLVED that the City Council authorizes the Mayor and/or the Director of OPED to execute any contracts or agreements, or to take any other such necessary actions consistent with and to effectuate the purposes of this resolution:



City of Bridgeport, Connecticut
Geographic Information System



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MBLU: 47/ 2102/ 10/ / /
Location: 204 WELLS ST #206
Owner Name: BRIDGEPORT CITY OF
Account Number: R*-0020655

Parcel Value

Item	Assessed Value
Improvements	32,380
Land	40,420
Total:	72,800

Owner of Record

BRIDGEPORT CITY OF

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	7888/ 309	9/4/2008	0
PHAM ALEXANDER MINH & PEOPLES BANK	3280/ 130	6/29/1994	59,900
	3190/ 205	11/17/1993	0

Land Use

Land Use Code	Land Use Description
915	Mun Res Bldg Mdl 03

Land Line Valuation

Size	Zone	Assessed Value
0.10 AC	RC	40,420

Construction Detail

Building # 1		
STYLE Two Family	Stories: 2.25	Occupancy: 2
Exterior Wall 1: Clapboard	Roof Structure: Gable	Roof Cover: Asphalt Shingl
Interior Wall 1: Plaster	Interior Fir 1: Carpet	Heat Fuel: Gas
Heat Type: Forced Air	AC Type: None	Total Bedrooms 4
Total Full Baths 2	Total Half Baths 0	Total Rooms 10
Fireplaces 0	Bsrmt Garages 0	

Building Valuation

Living Area: 2,796 square feet **Year Built:** 1892

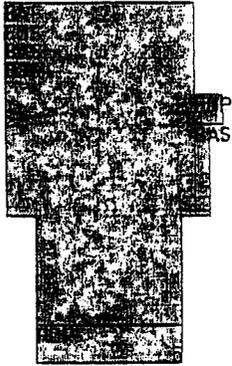
Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

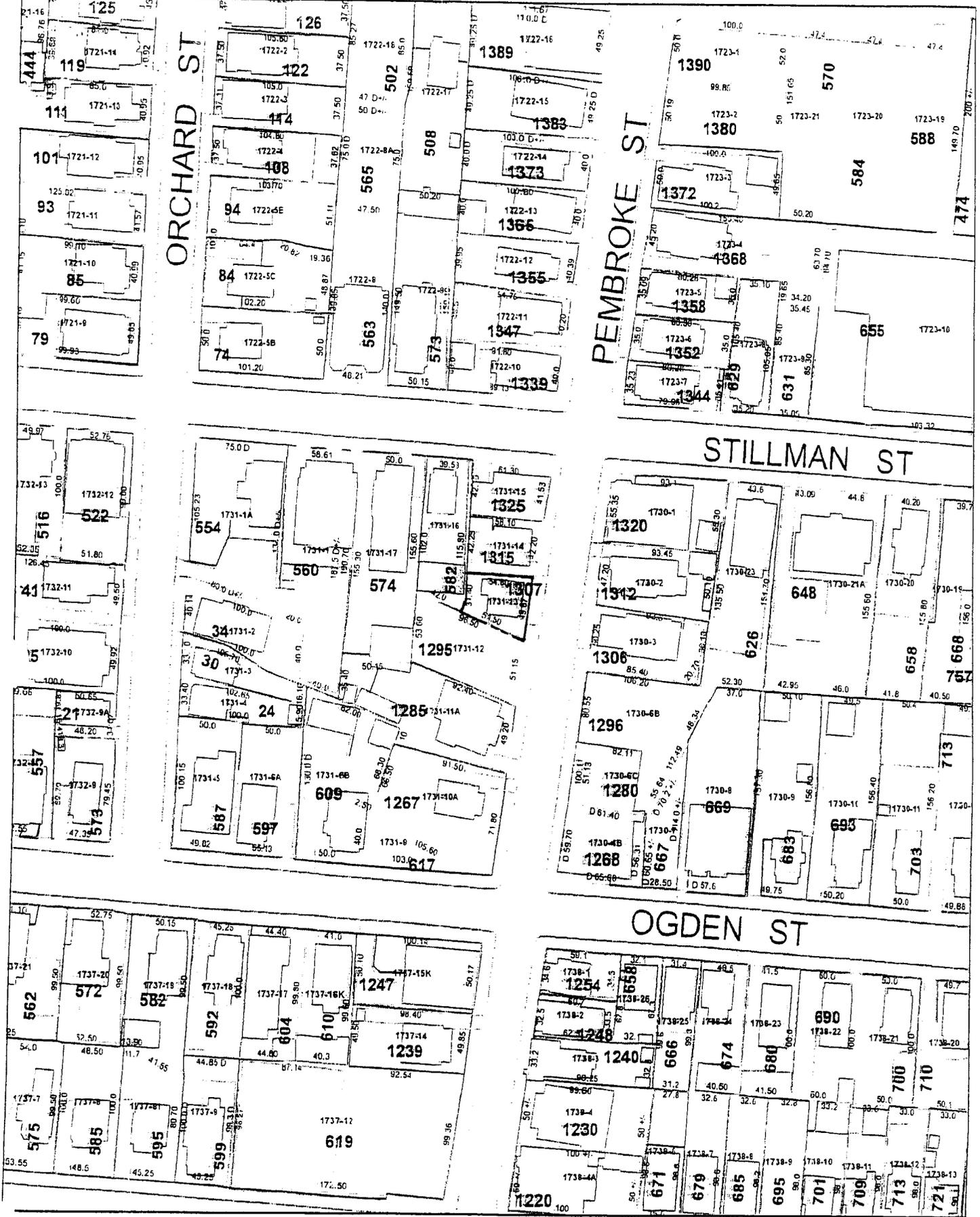
Code	Description	Units
	No Outbuildings	

Building Sketch

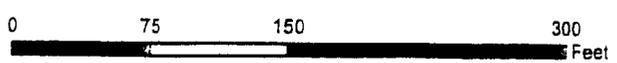


Subarea Summary

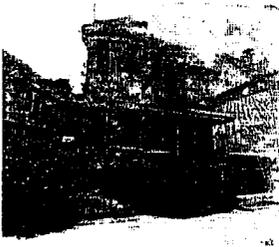
Code	Description	Gross Area	Living Area
BAS	First Floor	1032	1032
BSM	Basement	1008	0
EAF	Fin Expansion Attic	1008	756
FOP	Open Porch	116	0
FUS	Finished Upper Story	1008	1008



City of Bridgeport, Connecticut
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MBLU : 48/ 1731/ 13/ / /
Location: 1307 PEMBROKE ST
Owner Name: LINDSAY FOREST
Account Number: RL-0076940

Parcel Value

Item	Assessed Value
Improvements	74,600
Land	23,550
Total:	98,150

Owner of Record

LINDSAY FOREST

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
LINDSAY FOREST	0/0		0

Land Use

Land Use Code	Land Use Description
101	Single Family

Land Line Valuation

Size	Zone	Assessed Value
0.05 AC	RC	23,550

Construction Detail

Building # 1		
STYLE Conventional	Stories: 2.25	Occupancy: 1
Exterior Wall 1: Asbest Shingle	Roof Structure: Gable	Roof Cover: Asphalt Shingl
Interior Wall 1: Plaster	Interior Fir 1: Carpet	Heat Fuel: Gas
Heat Type: Forced Air	AC Type: None	Total Bedrooms 3
Total Full Baths 1	Total Half Baths 1	Total Rooms 8
Fireplaces 0	Bsmt Garages 0	

Building Valuation

Living Area: 1,489 square feet **Year Built:** 1907

Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

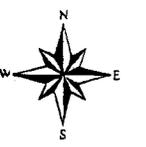
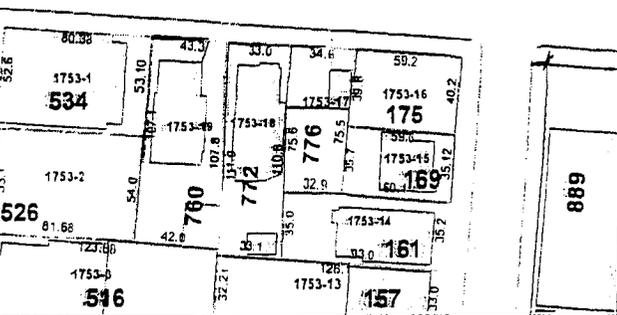
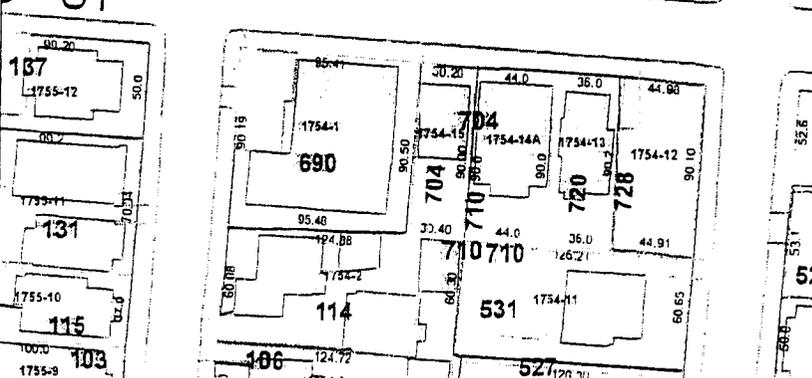
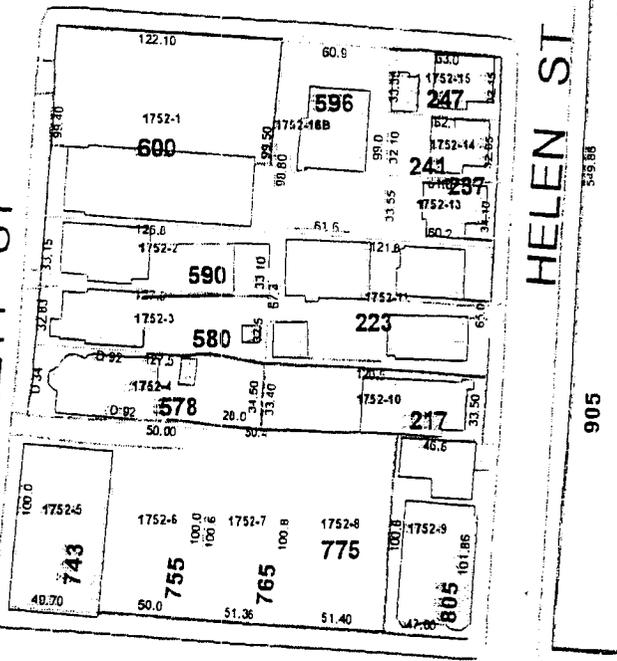
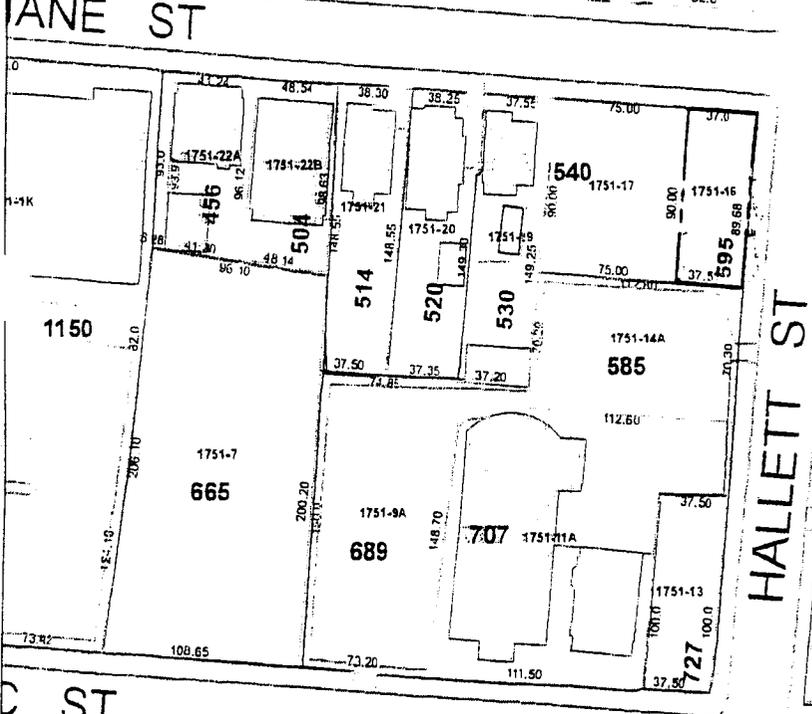
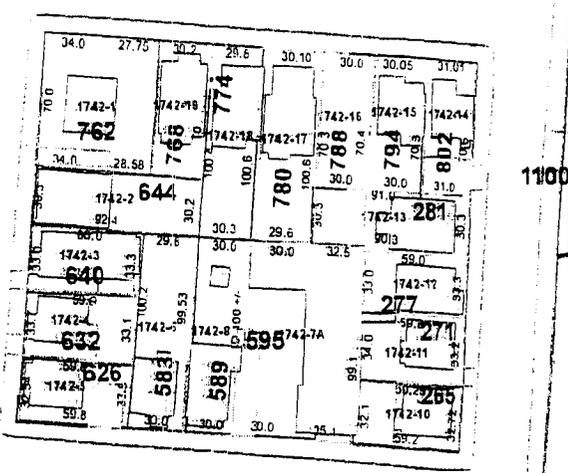
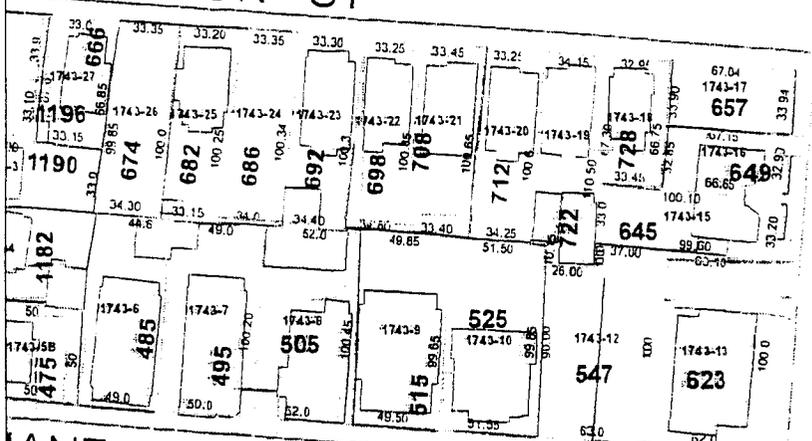
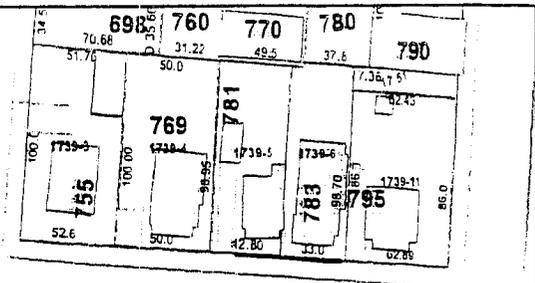
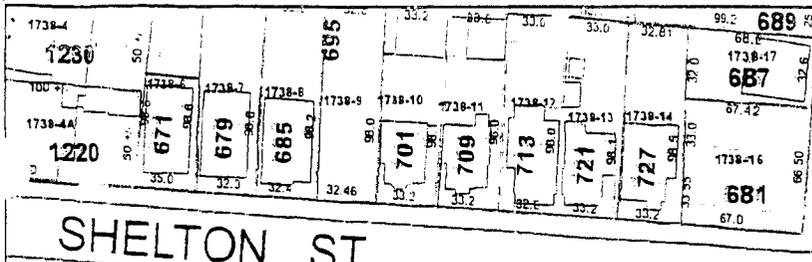
Code	Description	Units
	No Outbuildings	

Building Sketch

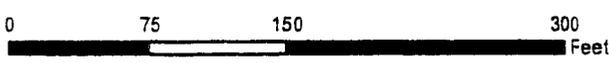


Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	607	607
BSM	Basement	607	0
EAF	Fin Expansion Attic	550	275
FOP	Open Porch	119	0
FUS	Finished Upper Story	607	607



City of Bridgeport, Connecticut
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MBLU : 48/ 1751/ 16/ / /
Location: 595 HALLETT ST #611
Owner Name: VIDA IGLESIA DE DIOS NUEVA
Account Number: RV-0135410

Parcel Value

Item	Assessed Value
Improvements	0
Land	9,730
Total:	9,730

Owner of Record

VIDA IGLESIA DE DIOS NUEVA

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
VIDA IGLESIA DE DIOS NUEVA	2941/ 78	10/3/1991	0

Land Use

Land Use Code	Land Use Description
100	Vac Res Land

Land Line Valuation

Size	Zone	Assessed Value
0.08 AC	RC	9,730

Construction Detail

Building # 1
STYLE Vacant Land

Building Valuation

Living Area: 0 square feet **Year Built:**

Extra Features

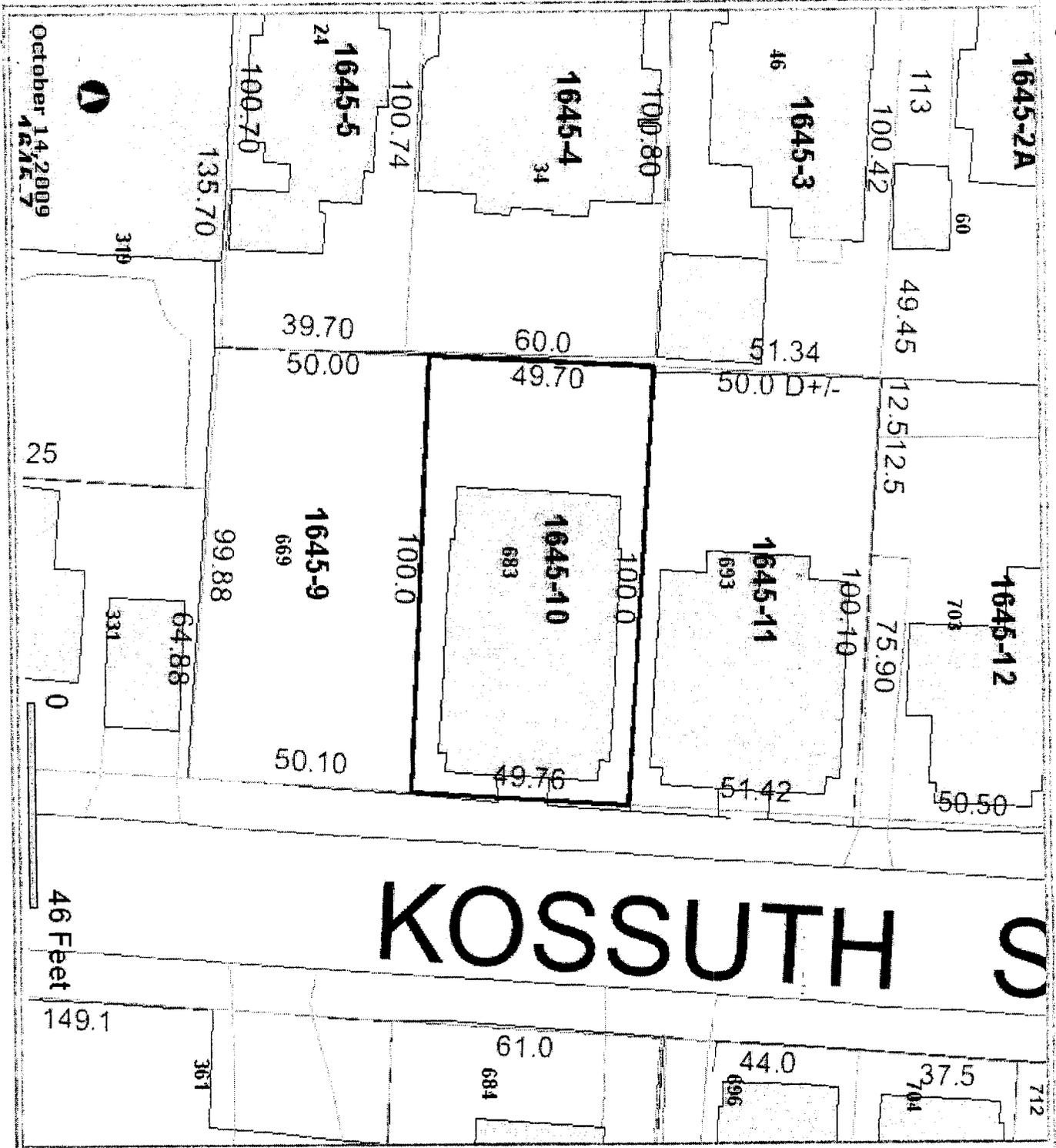
Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch

Vacant Land, No Sketch



City of Bridgeport, CT
Enterprise GIS



683 Kossuth Street
1645-10

Locus Map

Disclaimer

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Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1911	1911
FOP	Open Porch	498	0
FUS	Finished Upper Story	3486	3486
PTO	Patio	55	0
UBM	Unfin Basement	1911	0

Qualified Sale?Type mismatch

Parcel ID : 1761--02-----
GIS ID : 1761-2
Owner Name : CITY OF BRIDGEPORT
Property Location : 156 BEACH ST #158
Co-Owner :
Owner Addr : 45 LYON TERRACE
Owner City : BRIDGEPORT, CT 06604
Account : RA-0011230
Land Area (Acres) : 0.09437557
Land Value : \$13,140
Building Value : \$0
Total Value : \$13,140
Land Use : Vac Res Land
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 7/20/2009
Last Sale Price :
Qualified Sale? :

189

184

1001

163

168

153

156

975

141

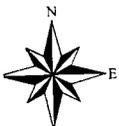
BEACH ST

135

136

955

126



City of Bridgeport, Connecticut
Geographic Information System

0 25 50 100 Feet

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CITY OF BRIDGEPORT
DEPARTMENT OF NEIGHBORHOOD REVITALIZATION
999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604



BILL FINCH
Mayor

DONALD C. EVERSLEY
Director of OPED

THOMAS K. COBLE
Division Director
Neighborhood
Revitalization/Anti-Blight

ANGIE STALTARO
Neighborhood Coordinator

JACKIE RICHARDSON
Coordinator/Inspector
Specialist

COMM. # 48-09(a) East Side Neighborhood Revitalization Zone
Plan Resolution, referred to ECD&E 03/15/10
COMM. # 48-09 (b) New Ordinance - East Side Neighborhood
Revitalization Zone, referred to Ordinance * 3/15/10
March 8, 2010 * Carried over to Special Meeting March 22, 2010

~~JENNIFER EDWARDS~~
Administrative/Inspector
CANCELLED

The Honorable Bridgeport City Council
C/o Office of the City Clerk
45 Lyon Terrace
Bridgeport, CT. 06604

RE: East Side Neighborhood Revitalization Zone Plan
Joint Referral: Ordinance Committee
Economic & Community Development & Environmental Committee

TEST
CITY CLERK
10 MAR 10 PM 2:50
RECEIVED
CITY CLERKS OFFICE

Dear Honorable Body,

Enclosed, please find for your review the draft for a Neighborhood Revitalization Plan prepared by the East Side Planning Committee. Since the CT. General Statutes requires such a plan and its boundaries to be adopted by local ordinance, we are respectively requesting both a joint referral to the Economic & Community Development and Environment Committee and Ordinance Committee as well as your favorable consideration of the Plan and accompanying resolution adopting the required ordinance..

During the 1993 legislative session, the Connecticut State Legislature adopted Public Act 340, "An Act Establishing a Neighborhood Revitalization Process," which became Connecticut General Statute, Section 7-600 through 7-619. On May 6, 1996, the City Council passed a resolution (Item #111-95), to establish the new model for economic revitalization of neighborhoods where a significant number of properties are foreclosed, abandoned, blighted or pose a public safety hazard. The resolution also encourages groups of residents, property owners and business organizations to establish strategic plans for their areas and for the City Council to formally adopt the individual and specific Neighborhood Revitalization Zone (NRZ) plans upon submittal from the neighborhoods in the form of an ordinance.

Page 2

East Side Neighborhood Revitalization Zone Plan
Joint Referral

Since September 2005, various organizations on the East Side, including the Washington Park Association, East Main Street Revitalization Association, LESDCO, McGivney Community Center, Bridgeport Hospital, City and interested residents, businesses and stakeholders, have met to formulate a comprehensive neighborhood revitalization plan. The public formally approved the plan during public hearings held at various locations throughout the East Side, on March 14th, 2009 and, on March 3rd 2010.

Also enclosed, please find a Resolution of the City Council, adopting this plan as an ordinance, along with the draft ordinance. The City Attorney's Office has reviewed and approved the draft documents.

Should you have further questions, please contact my office at 576-7765.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. K. Coble', with a stylized flourish at the end.

Thomas K. Coble
Deputy Director Neighborhood Revitalization Division

Cc: Donald Eversley
Angie R. Staltaro
Samuel Shaw

COMM. # 48-09 (a) East Side Neighborhood Revitalization Zone Plan
Resolution - Referred to ECD&E on 03/15/10 CANCELLED
Carried over to Special Meeting March 22, 2010

EAST SIDE NEIGHBORHOOD REVITALIZATION ZONE

WHEREAS, The Connecticut State Legislation adopted CGS Section 7-600 through 619, "Neighborhood Revitalization Zones" (The Statute); and

WHEREAS, The Statute establishes a model for the economic revitalization of neighborhoods where a significant number of properties are foreclosed, abandoned, blighted, substandard or pose a public safety hazard; and

WHEREAS, The Statute contemplates that groups of residents, property owners, and business organizations in particularly distressed neighborhoods will develop strategic plans and work with local, state, and federal governments to revive the area; and

WHEREAS, The City of Bridgeport is suffering from foreclosed, abandoned, vacant, and deteriorated properties which have become serious blights in our neighborhoods; and

WHEREAS, The Statute allows the municipality to establish one or more Neighborhood Revitalization Zones and authorizes municipalities to rethink government procedures, rules, and regulations in order to build self-reliant communities; and

WHEREAS, The City Council, on May 6, 1996, adopted the resolution 111-95 to establish one or more Neighborhood Revitalization Zones and expressed the City's support for their redevelopment through authorities granted to the City by State Statute; and

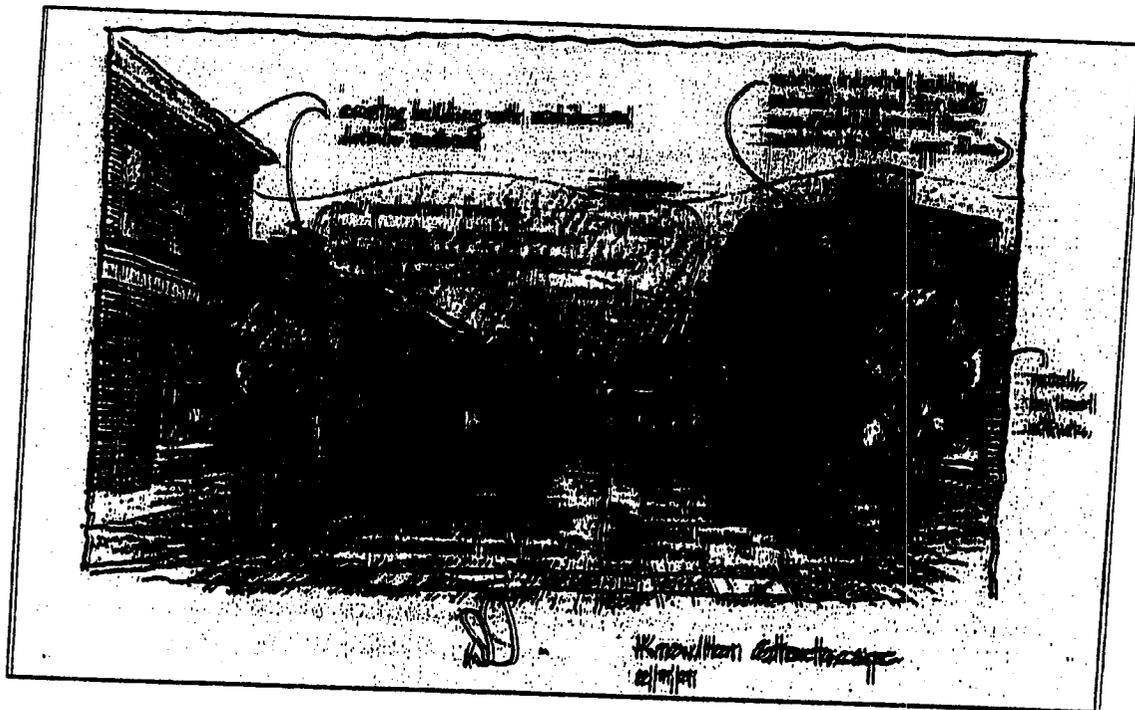
WHEREAS, The City Council, on March 21, 2007, adopted the boundaries of a Neighborhood Revitalization Zone for the East Side Neighborhood;

NOW, THEREFORE BE IT RESOLVED, That the East Side Neighborhood Revitalization Zone Plan be adopted pursuant to CGS Section 7-600 through 619, and City Council Resolution 111-95; and

BE IT FURTHER RESOLVED, That the City Ordinance is amended to reflect this designation in accordance with State Statute.

PROPOSED

East Side Neighborhood Revitalization Zone Strategic Plan



January 2010
Prepared for the East Side Neighborhood
Revitalization Zone Planning Committee

*Prepared by
Killean Partners LLC - PIRE/View Landscape Architects - David Bambara Architects*

East Side Neighborhood Revitalization Zone Strategic Plan

The Honorable Bill Finch, Mayor, City of Bridgeport

City Council 2010

Marty McCarthy (130)
Susan Brannelly (130)
Anderson Ayala (131)
Denese Taylor-Moye (131)
Robert Walsh (132)
M. Evette Brantley (132)
Howard Austin, Sr. (133)
Thomas McCarthy (133)
Michelle Lyons (134)
AmyMarie Vizzo-Paniccia (134)
Warren Blunt (135)
Richard Bonney (135)
Angel dePara Jr. (136)
Carlos Silva (136)
Manuel Ayala (137)
Lydia N. Martinez (137)
Robert P. Curwen, Sr. (138)
Richard M. Paoletto, Jr. (138)
James Holloway (139)
Andre F. Baker Jr. (139)

East Side NRZ Planning Committee

RESIDENTS

- Paul T. Barnum,
Chairman
- Ann Brignolo
- James Brown
- Ralph Buccitti
- Luisa Lugo
- Lydia Martinez
- Carmen Nieves
- Aidee Nieves
- Jeannine Quinones
- Maria Valle
- Raul Ruiz
- Angel DePara Sr.

Non-Profit, Business, Churches

- Maureen Linderfelt
- Karen McIntosh
- Joseph Braca
- Thomas Burns
- Patricia Fernandez
- Joseph Peloso, Jr.
- Lud Spinelli
- Joseph Kolar
- Angle Staltaro
- Kevin Reed
- Carmen Ayala
- Lourdes Delgado
- Angel Reyes

The East Side NRZ Planning Committee adopted the NRZ Strategic Plan on January 13, 2010



Killeen Partners, LLC
50 Second Avenue
West Haven, CT 06516
(203) 260-9050
David_Killeen@comcast.net

STAFF

Dave Killeen, Killeen Partners, LLC
Stuart Sachs, PRE/View Landscape Architects
David Barbour, David Barbour Architects
Beverly Hoppie, Home Ownership Education Director, Bridgeport Neighborhood Trust, and Community Outreach Coordinator
Samuel Shaw, City Planning Department
Angie Staltaro, Office of Neighborhood Revitalization
~~Workshop Facilitators: Susan Ball, Courtney George, Karen (McIntosh) King
Steve McKenzie, Dave Moore, Patrick Schmincke~~

ACKNOWLEDGMENTS

Direct technical assistance was provided throughout this planning process by Samuel Shaw, Project Planner with the Bridgeport City Planning Department. This Plan would not have been possible without his data collection support, mapping assistance, and guidance along the way. Angie Staltaro, of the City's Office of Neighborhood Revitalization (ONR), provided ongoing support of the NRZ Planning Committee and the East Side Neighborhood through her tireless community organizing efforts. We are also grateful to other City staff who helped shape and guide this Plan including Don Eversley, Director of Economic and Community Development; Tom Coble, Director of the Office of Neighborhood Revitalization; Bill Coleman, Office of Economic Development; and Lynn Haig, Senior Planner, City Planning Department.

DEDICATION

This Plan is dedicated to the memory of Anthony Ball, East Side NRZ Facilitator, who initiated this NRZ process and gave vision and hope to the neighborhood. Those who were involved in this process were saddened by his premature death. As we completed the work he started, we all found that his spirit guided us through this project.

EAST SIDE NRZ STRATEGIC PLAN

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D	Cost Estimates for East Side NRZ Projects

I. Purpose and Background of NRZ Strategy

City of Bridgeport officials and East Side neighborhood stakeholders joined together in 2005 to begin the development of this NRZ Strategic Plan as a mechanism for revitalizing the East Side, a neighborhood that possesses significant opportunities but also faces significant challenges. Neighborhood and City leaders agreed that the Neighborhood Revitalization Zone Process, established by the CT General Assembly in 1995, offered the appropriate vehicle through which a partnership could be forged to stabilize and improve the neighborhood. Through this process, various stakeholders (residents, businesses, non-profit organizations, community groups and City officials) were able to gain a voice in determining priorities and developing a plan of action for revitalizing the neighborhood.

The NRZ planning process officially begins with the adoption of a municipal resolution establishing the NRZ and creating the boundaries for that NRZ. The City of Bridgeport adopted a resolution endorsing the concept of Neighborhood Revitalization Zones on May 16, 1996. The City Council then adopted a resolution establishing the East Side Neighborhood Revitalization Zone and its boundaries on February 5, 2007. (Resolution #278-05. See appendix).

While the State legislation created a mechanism for City and neighborhood leaders to work together creatively, there was no specific provision for funding of projects or programs identified within the NRZ Strategic Plan. The East Side neighborhood has received a variety of federal, state and local funds for revitalization projects in the past and is expected to continue receiving such funding in the future, as available. The NRZ Strategic Plan should not be viewed as one that abandons past revitalization efforts to start anew. Instead, it should be viewed as a "road map" to build on these efforts and to help guide limited resources towards the successful revitalization of the East Side neighborhood.

In addition to creating a strategic approach to revitalizing the neighborhood, there are specific tools the legislation established to assist in the revitalization process. Upon adoption of the NRZ strategic plan:

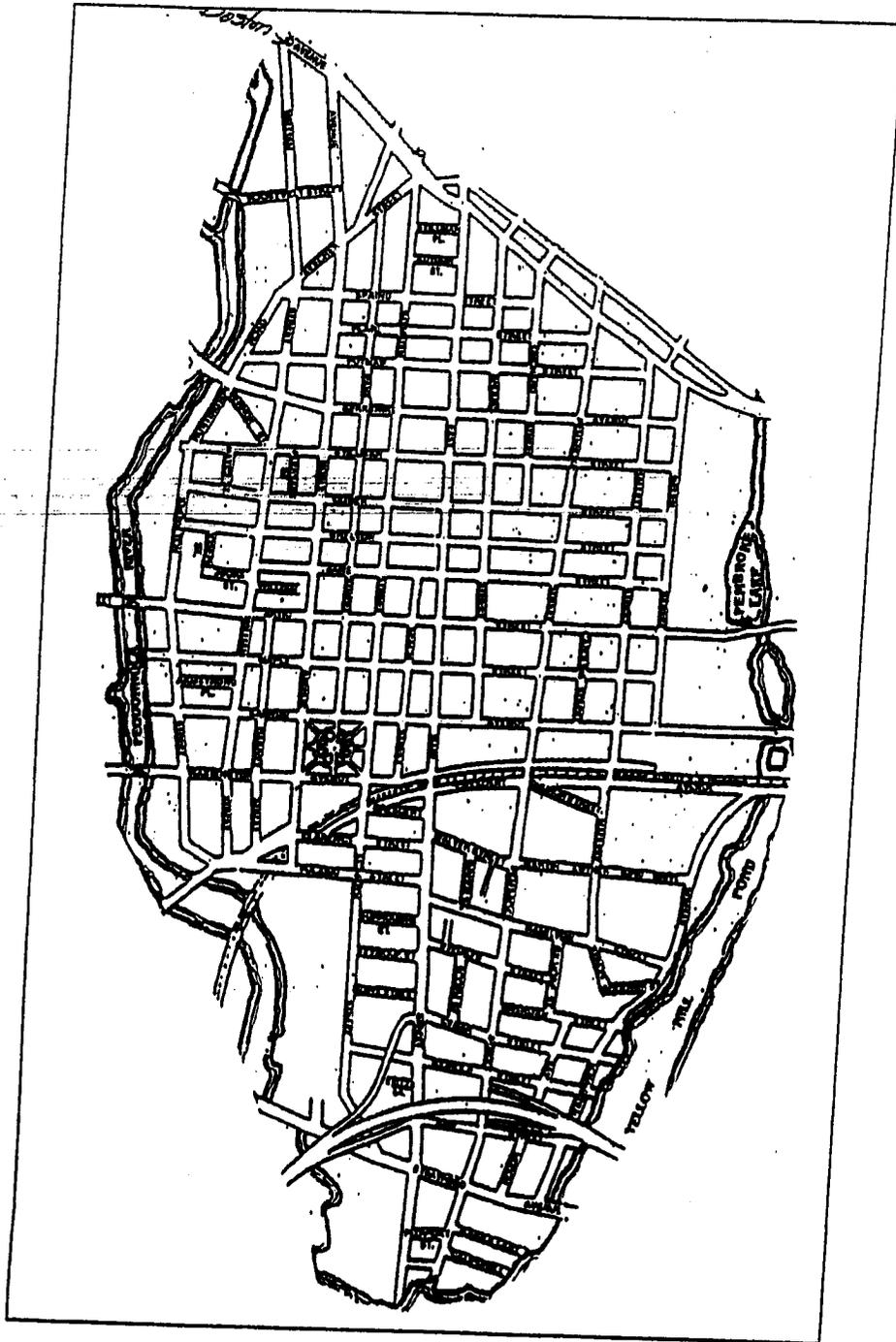
- the NRZ may request a waiver of state and local environmental, health and safety codes and other regulations that have been identified in the strategic plan as barriers to neighborhood development;
- the NRZ may recommend that the Mayor enter into tax agreements and allocate municipal funds to achieve the purposes of the plan;
- the NRZ may petition the judicial branch (local superior court) for appointment of a receiver of the rents for any deteriorated property;
- municipal corporations may be authorized, in accordance with established procedures, to take abandoned or blighted property in an NRZ, through eminent domain.

a. NRZ Neighborhood Boundaries

The detailed boundaries for the East Side NRZ are contained in the City's February 2007 resolution, a copy of which is contained in the appendix to this

Proposed East Side Neighborhood Revitalization Zone Strategic Plan Page 2

Plan. The boundary map is provided below. In summary, the boundaries include:
Blocks 800 to 864; 1600-1665, 1668, 1700-1777, 1802, 1804, and 1808.
Census Tracts : 0735, 0736, 0738, 0739, and 0740



EAST SIDE NEIGHBORHOOD REVITALIZATION ZONE BOUNDARIES

b. East Side NRZ Strategic Planning Process

The first community meeting involving East Side stakeholders was convened on Tuesday, September 27, 2005 at Luis Munoz Marin School. Approximately 70 people attended the session, which was facilitated by NRZ Consultant Tony Ball. To formalize the partnership of local stakeholders, the East Side NRZ process has been overseen by the NRZ Planning Committee, which had broad representation of each stakeholder group.

The East Side NRZ met on a monthly basis throughout the planning process. The meeting format was designed to allow all stakeholders the opportunity to participate and to identify issues they felt needed to be addressed in the revitalization strategy. Decision-making was achieved predominantly through consensus-shaping, and meetings were kept relatively informal to encourage participation even by those who were able to attend only a few of the meetings. The East Side NRZ Bylaws are included as an Appendix to this Plan. These Bylaws were adopted by the East Side NRZ Planning Committee on February 8, 2006.

SUBCOMMITTEES

The NRZ formed the following subcommittees to carry out its mission:
Housing Subcommittee (affordability, new construction; anti-blight, predatory lending), Chairman: Keith Cryan

Infrastructure Subcommittee (sidewalks, streets, traffic patterns, gateways, streetscapes, parking, bridges (Congress Street Bridge) and utilities - Records of meetings unavailable.

Economic Development Subcommittee (small businesses, job creation and retention, Steel Point), Chairman: Thomas Corso

Services Subcommittee (Public safety, education, public transportation, child care, health), Chairman: Ludwig Spinelli

Zoning Subcommittee - Records of meetings unavailable.

These subcommittees met regularly from 2005 to 2006. While there were no final reports issued by the subcommittees, minutes from the subcommittee meetings provided guidance and direction to the NRZ strategy throughout the planning process. Much of the work of subcommittee members was crucial to the design of the Community Charrette and the Neighborhood Workshop, as well as the Final Plan. Subcommittee recommendations have been referenced in various parts of this Plan, where appropriate.

CHARRETTE

One of the most significant early initiatives of the East Side NRZ was to hold a Community Design Charrette, a community meeting focused on addressing design issues in the neighborhood revitalization process. Eight design professionals (architects, landscape architects and engineers) provided technical assistance to small group sessions that were focused on design themes for three distinct sections of the neighborhood (waterfront/Knowlton Street, Upper East Side industrial area, and the Lower East Side). The charrette was conducted as a weekend-long event from May 5 to May 7, 2006 at two local East Side schools (Garfield School and the Luis Munoz Marin School).

The neighborhood charrette was an intensive, open and inclusive process in which all community stakeholders came together to help visualize change for the neighborhood. Nearly 200 residents, businesspeople, City officials and institutional representatives provided input on the designs and plans they considered appropriate for the East Side. The event was supported by the City of Bridgeport and numerous businesses interested in the revitalization of the East Side. Several important areas of concentration began to emerge from that charrette:

1. Cleaning up and beautifying the East Side
2. Providing increased public access to and better use of the waterfront
3. Making Streetscape and Gateway Improvements
4. Improving industrial areas and creating residential buffers
5. Promoting the establishment of a new East Bridgeport Train Station

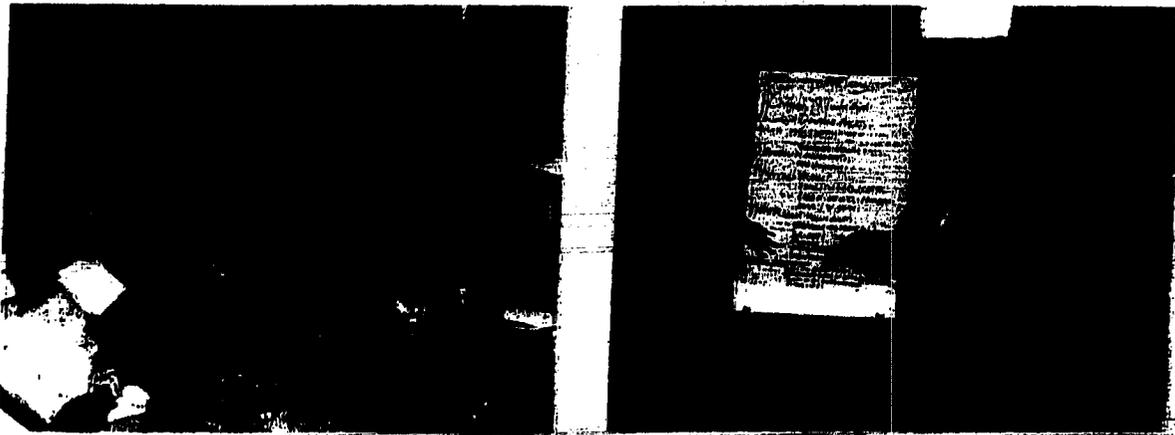
CONSULTANT SUPPORT

Over the subsequent years, the NRZ Planning Committee and its subcommittees continued to meet to address the various issues that had been identified through the charrette process. Unfortunately, the momentum of the NRZ process suffered when NRZ consultant Tony Ball passed away prematurely in 2007.

In 2008, the City secured funding to hire a team of consultants to assist the Planning Committee in completing the East Side NRZ Strategic Plan (Killeen Partners LLC; PRE/View Landscape Architects; and David Barbour Architects). The consultant team familiarized themselves with the work that had been completed, conducted additional assessments, and began formulating the strategy that could bring the various pieces of the neighborhood plan together.

NEIGHBORHOOD WORKSHOP

To reenergize the NRZ process, a Neighborhood Workshop was conducted at the Achievement First Bridgeport Academy on March 14, 2009. The session enabled neighborhood stakeholders to review the elements of the NRZ strategy and to help rank the relative importance of the various plans under consideration. With approximately sixty-five (65) people in attendance, there was clear indication of support for the continued development of an NRZ Strategic Plan for the East Side. Participants vocalized their priorities for the NRZ Strategy. The Consultant team met with the NRZ Planning Committee in May 2009 to validate the reported results of the workshop and to receive further guidance on the priorities for the Plan.



Residents, businesspeople, non-profit organization representatives and other neighborhood leaders reviewed the various projects under consideration and ranked them in order of importance. Reports were given from each of the discussion groups.

II. COMMUNITY PROFILE: Neighborhood Assessment and Profile

This section assesses the various neighborhood conditions that most directly affect a successful Neighborhood Revitalization Zone Strategic Plan. Included are population and housing profiles, neighborhood assets, and overall condition assessments, as well as an identification of opportunities available to the neighborhood. This section does not attempt to be an exhaustive statistical study of the East Side. Instead, it identifies major neighborhood characteristics and trends that must be recognized in the revitalization plan.

1. Demographic and Economic Trends

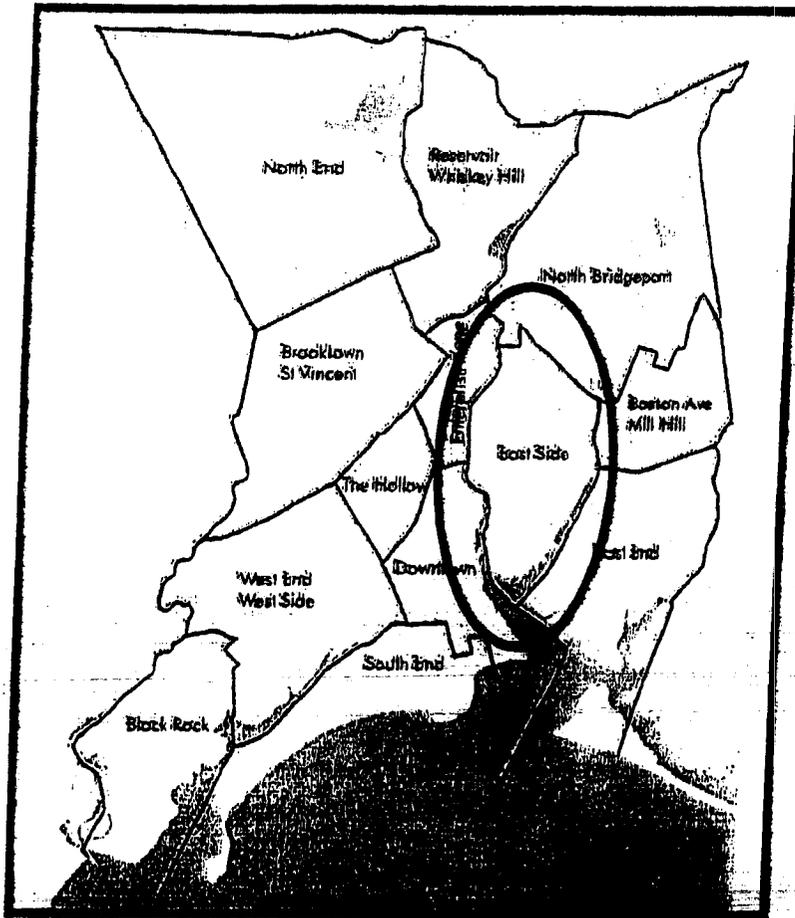
a. Neighborhood Boundaries, Census Tracts

The East Side is one of eleven residential neighborhoods in Bridgeport, strategically located adjacent to Downtown and the Enterprise Zone. The East End neighborhood, located to the East, completed an NRZ Planning Process in recent years as well. As noted earlier, the East Side Neighborhood was composed of five Census Tracts in the 2000 U.S. Census: 735, 736, 738, 739, and 740.

Since the next official U.S. Census will not be taken until 2010, after the scheduled completion of this planning process, this study will use readily available public estimates of current population and housing characteristics at the zip code level for comparative purposes. The boundaries of Zip Code 06608 closely resemble the boundaries of the East Side neighborhood (The 2000 population count for the five census tracts was 13,095, while the 2000 population count for zip code 06608 was 13,400). Data reported here are from the 2000 U.S. Census unless otherwise noted. Sources for recent population estimates and projections include The Bridgeport Master Plan of Conservation and Development 2008, "Bridgeport 2020: A Vision for the Future" prepared by BJB Planning, the Connecticut Economic Resource Center, Inc. (CERC) 2009 and City-Data.com.

The East Side covers a land area of approximately 1.684 square miles. Population Density in the neighborhood is high (urban), though it is slightly lower than for the City as a whole: 7,971 people per square mile in the East Side compared to 8,721 people per square mile for the City of Bridgeport. Existing development patterns show an infrastructure that is designed to support a higher density pattern. The lower density is due to high levels of vacancy that are discussed later.

Politically, the East Side neighborhood is contained within City Council District 137.



Map illustrating Neighborhoods of Bridgeport, Connecticut
(East Side is highlighted)

Source: City Master Plan, BJJ Planning.

b. Population Characteristics and Trends

There were 13,095 people living in the East Side in 2000, a decline of 4,379 persons from the neighborhood's population in 1990 - a total reduction of 25% in a ten year period! The major cause of decline was associated with the demolition of Father Panik Village and the clearing of the Steel Point Redevelopment Area, both of which were located in the lower East Side (Tract 740).

Recent estimates of population for the East Side (Zip Code 06608) show that the population has stabilized in the last seven years and is starting to grow once again. The next chart shows that the estimated East Side population for 2007 is 13,423, a meaningful increase of 2.5% since the 2000 Census. The City population was estimated to decrease 1.9 % by City-Data.com. The City's recent Plan of Conservation and Development also showed a similar population decline. Meanwhile, CERC estimates Bridgeport's population at 144,515, an increase of

3.6%. CERC also projects City growth for the next five years at an annual rate of .4%.

Estimated population
2007
East Side, Bridgeport, CT

	East Side	%	Bridgeport	%
		Change		Change
Total Population 2000	13,095	-25%	139,342	-1.5%
Total Population 2007	13,423	+2.5%	136,695	-1.9%

This increase in total East Side population is no doubt a result of significant efforts to construct new infill housing within the neighborhood and to rehabilitate housing stock that had been previously vacant. A stable population base will be an important factor in the neighborhood's overall revitalization.

At a statewide level, Connecticut's population of just over 3.4 million in 2000 was estimated to increase almost 3% for the same period.

The East Side has played an historic role for new immigrants, and that role continues to this day. The East Side population is predominantly characterized as Hispanic or Latino (67% of the population), followed by non-Hispanic Black (24%), White non-Hispanic (6%) and Asian (3%). Within the Latino population, an increasing number of residents are recent arrivals from Mexico, the Dominican Republic, Central and South America, as opposed to Puerto Rico. Approximately 15% of the East Side residents were foreign-born as of 2000.

The population of the East Side is considerably younger, on average, than residents of the City of Bridgeport and the State of Connecticut as a whole. In 2000, the median age for the East Side population was 25, compared to 31.4 for the City as a whole and 37.4 for the State.

Race, Ethnicity
2000
East Side, Bridgeport, CT

	East Side	%	Bridgeport	%
White	4,399	33.59	63,018	45.2
Black	3,308	25.26	42,478	30.4
Amer. Indian/Eskimo	21	0.16	59	0.3
Asian	189	0.67	4,492	3.2
Hawaiian/Pacific Islander	0	0	59	0.1
Other	4,081	30.68	20,519	14.7
Multi-Racial *	1,097	8.4	8,477	6.1
Hispanic **	8,711	66.52	44,568	31.9

* Multi-Racial is defined as persons having identified two or more races as a person's racial background in response to the U.S. Census.

**Hispanic is defined as being an ancestry or origin rather than a race. Persons who identified themselves as Hispanic also needed to identify a racial background in the U.S. Census.

c. Household Characteristics

As of 2000, there were 4,018 households in the East Side, with an average of 3.26 persons per household, higher than the citywide household average of 2.7 persons. This also represented a slight increase in the East Side average household size of 3.23 persons in 1990.

The largest household type in the East Side is single female-headed household with children (32%), followed by couples with children (20%) and couples without children (14%). For Bridgeport as a whole, single person households were dominant (29%) followed by couples without children (over 18%) and couples with children (under 18%). The largest East Side household type in 1990 was also single female-headed households with children (29%), followed by single persons (21%).

East Side Household Types Census Tracts 735, 736, 738, 739 & 740 Years 1990 - 2000						
	2000	%	Bridgeport	%	1990	%
# Households	4018		50,305		5408	
Ave. Persons per Household	3.26		2.7		3.23	
Household Type:						
Single Persons	783	12	14,568	28.9	1165	21.4
Couple with Children	735	19.8	8,984	17.9	1136	20.1
Couple without Children	497	13.5	9,172	18.2	655	11.9
Single Male with Children	189	0.8	1,482	2.9	345	11
Single Female with Children	1061	31.8	7,346	14.6	1516	29.2
Grandparents with Children	309		1,757			
					N/A	

d. Household Income

According to the 2000 U.S. Census, median family income (MFI) in each East Side Census Tract was substantially lower than in both Bridgeport (\$39,571) and Fairfield County (\$77,690):

Census Tract	735	736	738	739	740
MFI (\$)	26,338	19,464	19,674	24,583	25,625

More than a third (34.1%) of East Side households was below the poverty level, according to the 2000 Census, compared to a 7.9% poverty rate in the state and a 6.9% rate in Fairfield County.

Recent estimates suggest that income levels in the East Side continue to trail significantly behind income levels for the City and for the State as a whole. Estimated median household income in 2007 was \$44,216 for the City of Bridgeport compared to \$65,967 for the State of Connecticut. Median household income in the East Side for the same period was just \$27,586 or 62% of City income levels and 42% of State income levels.

e. Social Issues

The Services Subcommittee met on several occasions and identified the following issues for consideration in the NRZ Strategic Plan:

1. Public Safety Issues and Community Policing (Fire and Police) - These discussions focused on the need for block watches and close coordination with the Fire and Police Departments. The Committee specifically raised the concern that the current inoperable condition of the Congress Street Bridge (stuck in an open position) has affected service levels for the East Side. Public safety vehicles must take alternate routes that increase response time considerably. There is also a concern that East Side businesses have been harmed since this direct connection with downtown was severed.
2. After School Activities and Youth Recreational Needs—The Committee believed that the lack of quality youth activities in the neighborhood has increased the likelihood that youngsters would become involved in mischievous or even criminal activity. The Committee supports the creation of after school activities and youth recreation programs to provide an alternative to hanging around on a street corner.
3. Senior Needs and Resources - While the population of the East Side tends to be younger in general, it was noted that elderly residents here were more likely to defer maintenance on their properties due to income limitations. They were also more likely to leave a rental apartment vacant for periods of time in order to avoid costly repairs and the administrative responsibilities of being a landlord.
4. Single Parent Households - The high level of single parent households (predominantly single female with children, 31%) could represent a need for expanded social services, especially when coupled with other poverty indicators.
5. Job readiness - There is a real need to establish programs and to reinforce school curricula to help East Side students prepare themselves sufficiently for careers that will sustain them in future years.

The following statistics demonstrate the degree to which Spanish is spoken as the primary language in the household - 59% speak Spanish, while English is spoken only in 30% of the households.

Table A - Population & Race (continued)						
	2000	%	Bridgeport	%	1990	%
Language Spoken in Household:						
English	1197	29.9	28,034	55.7	522	44.1
Spanish	2484	58.9	13,749	27.3	631	53.3
Asian/Pacific Island	46	0.6	1,065	2.1	0	0
Indo-European	274	9.8	6,783	13.5	N/a	

2. Physical Development and Existing Conditions

**A. Housing Stock and Current Conditions
(Blighted Buildings/Lots)**

Overview

As of 2000, there were a total of 4,577 dwelling units in the East Side neighborhood. The large majority of housing in the neighborhood is multi-family (67%) and located within buildings containing three to six units. Housing density in the East Side, at 2,717 dwelling units per square mile, is high and typical of an urbanized neighborhood in spite of the large sections of vacant land in the neighborhood.

Age of Housing Stock

The housing stock on the East Side is considerably older than average. Over 90% of the neighborhood's housing units were built before 1980 and, much of it dates back to the late 1800s. Only 11.4% of existing units were built in the last 20 years. Due to the age of the housing stock, there is a particular concern about the health hazards of lead poisoning since lead was commonly used in paint until 1978. These hazards are particularly acute for children who live in these homes and can become exposed to lead in paint that is chipping or peeling.

Building Quality/Condition

To determine overall condition and occupancy level of the East Side, the City hired an independent consultant to complete a comprehensive property inventory (CityScan). Conducted from March to April 2006, the inventory was a systematic review of all properties within the neighborhood, to determine current conditions and identify vacant and blighted properties. The following building conditions were reported:

Total Number of East Side Properties Scanned = 2,666

All Properties/Residential Use = 1,799 (67.5%)

All Properties/Mixed Use = 81 (3%)

All Properties/Commercial = 185 (7%)

All Properties/Other = 67 (2.5%)

Total Number of Vacant Lots = 534 (20%)

Total Number of Blighted Buildings = 93 (3.5%)

Blighted Buildings/ Residential Use = 77 (83%)

Total Number of At-Risk Buildings = 84 (3.2%)

At-Risk Buildings/ Residential Use = 69 (83%)

Total Number of Well-Maintained Buildings = 1,955 (73.3%)

While there are a number of dwellings that do not fully comply with local housing codes on the East Side, almost all dwellings possess basic modern facilities. Only 3% were identified as lacking plumbing or kitchen facilities in 2000.

The map on the next page illustrates the locations of vacant properties that were identified during the CityScan process (lots in yellow are City-owned). Concentrations occur in the industrial areas on the Upper East Side and extensively throughout the area cleared for the Steel Point redevelopment project. The map shows vacant properties scattered through virtually every part of the East Side. While almost 75% of the buildings inventoried were well-maintained, there are a significant number of properties that are either vacant, blighted or at risk. The concern is that if nothing is done to stem the decline, the blighted conditions will likely spread to other parts of the East Side neighborhood, making it increasingly more difficult to achieve a successful neighborhood revitalization.

Blighted Buildings/Lots

Blight Indicators (2005-2006)

Number of blighted property citations:	239
Number of City foreclosures:	2

As noted earlier, 83% of the properties that were identified as blighted or "at-risk" by CityScan were residential. While it was decided not to publish a map of the blighted properties located in the neighborhood, the large number of residential properties that are blighted is a potential threat to confidence levels for individuals and business owners who plan to invest in the neighborhood.

Housing Value

Between 2004 and 2006, the average sales prices on the East Side :

Single Family	\$150,578
Multi-family	\$240,510

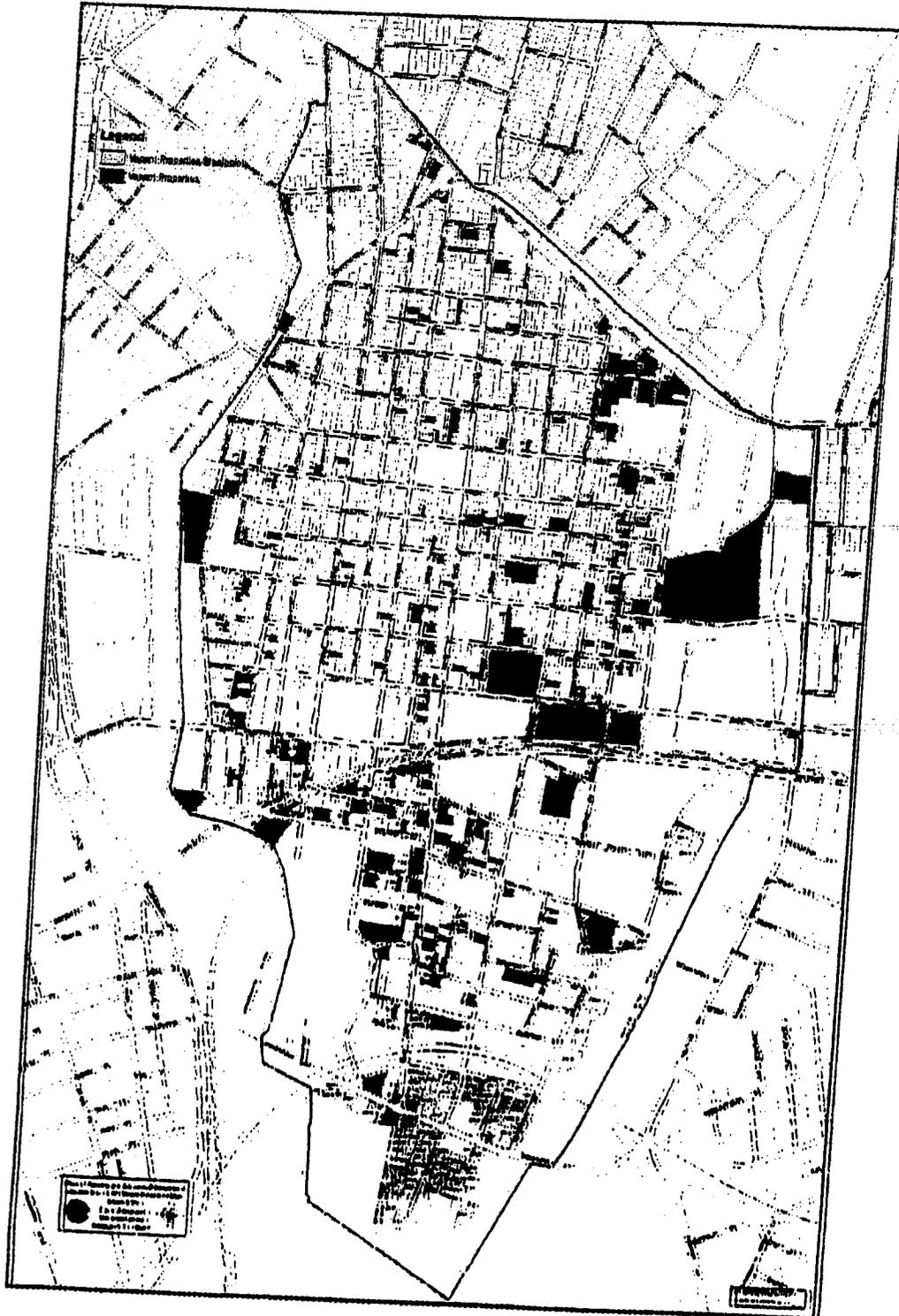
Housing prices have fluctuated dramatically. By 2007, the median price of a home on the East Side was \$197,749. The recent economic downturn clearly had an impact, but its affect is turning around. By the beginning of 2009, housing prices dropped below \$100,000 as a result of high foreclosure rates. Fortunately, by the fall of 2009, median sales prices were rising above \$150,000 once again.

Ownership/ Investment

Levels of home ownership currently are very low on the East Side:

Owner-Occupied Units	20.5 %
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Renter-Occupied Units 66.8 %



Vacant Properties on East Side.

Source: CityScan 2006, City of Bridgeport Planning Department

For the State as a whole, the average level for renter-occupied units is 33% --half that of the East Side. Low home ownership levels typically results in a less stable neighborhood. Aside from the value of their security deposit, renters are generally free to move from one address to another or from one neighborhood to another with little risk and little obligation (aside from social connections such as school and church). On the other hand, a property owner is invested in their home, and their equity is at stake (this includes down payment, principal payments, and investments in maintenance and property improvements). Homes that are owner-occupied are generally better maintained than renter-occupied units. In the extreme, absentee property owners (landlords) can defer maintenance of their properties for long periods of time, drawing income from rents while their properties continue to deteriorate. This condition is a significant threat to the revitalization of the East Side neighborhood.

Compatibility with surrounding Land Uses

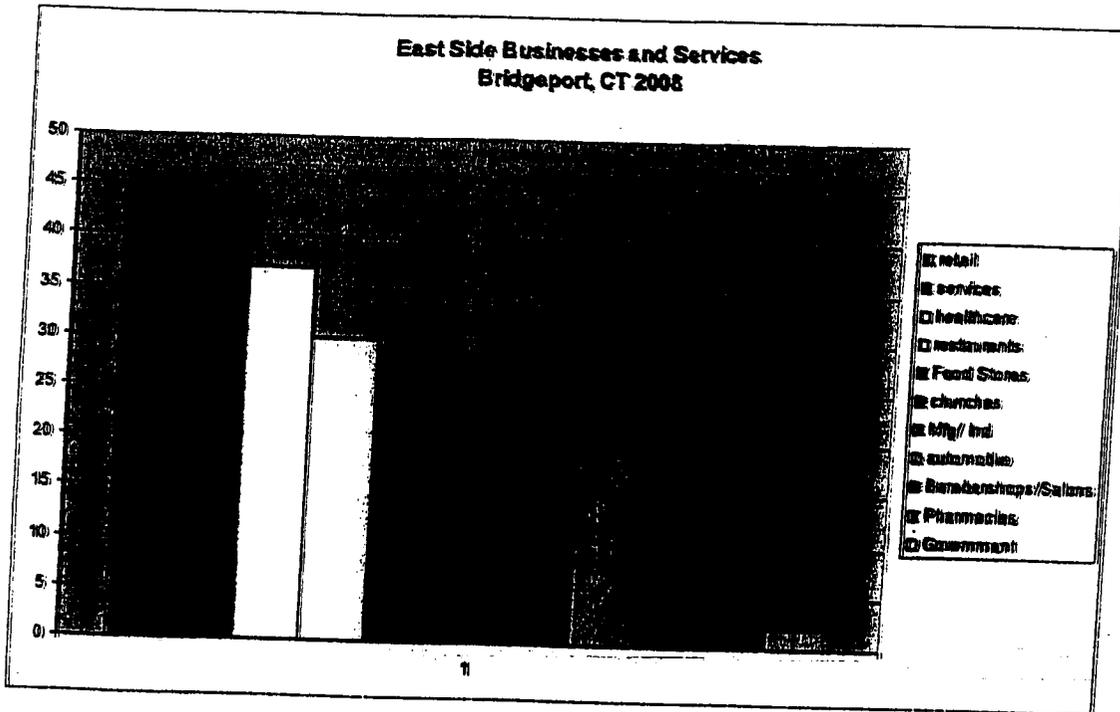
In some parts of the East Side, commercial and industrial uses have expanded and their operations have impacted the quality of adjacent residential areas. This has happened especially in sections of the neighborhood where deteriorated residential buildings have been razed, allowing for business expansion. This situation is also compounded by the fact that current zoning regulations enable a variety of commercial uses (Home offices are permitted and offices, retail sales and services are medical centers are allowed as Conditional or Special Permit Uses) within the R-C Residential Zone, the predominant zoning classification throughout the East Side.

During the charrette process, stakeholders identified industrial buildings and transportation features such as Interstate-95 as imposing to the neighborhood character of the East Side as well.

B. Business Profile and Conditions

The chart on the next page provides a summary of the approximately 300 businesses that were operating in the East Side as of 2008. Predominant business uses are retail uses (44), service uses (43), healthcare (37), restaurants (30) and food stores (28). Manufacturing or industrial uses have dropped dramatically over the year, which is evidenced by the extensive vacancies that can now be seen in the East Side. Only 24 industries were counted in 2008.

Retail uses are concentrated along East Main Street and Boston Avenue to the north. Convenience stores are scattered throughout the neighborhood.



Top industries in 06608 by the number of employees in 2005:

- Administrative and Support and Waste Management and Remediation Services: Janitorial Services (250-499 employees: 2 establishments, 5-9 employees: 1 establishment, 1-4 employees: 2 establishments)
- Administrative and Support and Waste Management and Remediation Services: Security Guards and Patrol Services (500-999: 1)
- Health Care and Social Assistance: All Other Outpatient Care Centers (100-249: 1)
- Educational Services: Elementary and Secondary Schools (50-99: 1, 20-49: 1, 1-4: 1)
- Wholesale Trade: Home Furnishing Merchant Wholesalers (50-99: 1)
- Health Care and Social Assistance: Outpatient Mental Health and Substance Abuse Centers (20-49: 1, 10-19: 2)
- Construction: Finish Carpentry Contractors (20-49: 1, 10-19: 1)

Vacancy/Underutilization

The great majority of the 185 vacant commercial properties identified through the CityScan inventory process were industrial buildings of varying sizes. Stakeholders are concerned about large vacant industrial buildings located on the East Side, especially the Remgrit buildings located along Helen Street on the eastern edge of the Upper East Side. This complex occupies 16.7 acres and includes over 340,000 square feet of industrial floor space, constructed since 1915. Once productive employment centers, these industrial buildings are currently vacant. Until recently, Habitat

Proposed East Side Neighborhood Revitalization Zone Strategic Plan Page 17

for Humanity used some of this industrial space for limited warehousing purposes, but it was recently relocated to a facility on Barnum Avenue. Some of these historic industrial buildings possess significant architectural character, most notably the Shot Tower Building.

Remgrit industrial building located below.
Shot Tower Building at right.



Local Economic Conditions

Unemployment levels in 2005 were at a very high 16.2% in the East Side compared to 10% for the City as a whole and approximately 6% for the County. The nation's recent economic downturn has most certainly had a devastating impact on neighborhoods such as the East Side.

According to the City's recent update to the Plan of Conservation and Development (2008), "The concentration of Bridgeport's residents in lower skilled occupations has resulted in declining real incomes over the past fifteen years." A comparison of average annual wages in 2005 for Bridgeport residents showed them to be significantly lower than for the Bridgeport-Norwalk-Stamford region (\$44,119 compared to \$68,746).

Incomes below poverty level: 16% for Bridgeport; 5 % for the Region.

The lack of significant economic generators or uses on the East Side threatens its ability to be self-sufficient. The revitalization strategy should seek to increase local business on the East Side and also enable residents to access employment opportunities within the City and region. An important element of that movement should focus on increased job training, particularly for specialized skills, and recruitment within the area. The Greater Bridgeport OIC would be a supportive partner in this area.

Economic Development Subcommittee

The Economic Development Subcommittee met on several occasions during the NRZ Planning Process. The Subcommittee reviewed 17 development projects under consideration for the East Side and helped rank priorities for this Plan. The group also kept abreast of the Steel Point redevelopment project (later called the Steelpointe Harbor Project) and informed the NRZ Planning Committee of areas for coordination. Areas of concern identified by the Subcommittee:

- Disposition of large vacant land parcels and industrial sites;
- Programs for job development/creation;
- East Main Street Façade Improvement Program;
- ACME United remediation of Knowlton Street property;
- The Asbestos Abatement program (Pomfret an example of "Best Practices").

The Subcommittee recommended that the NRZ track job training and referrals of new jobs. One significant opportunity exists with the Steel Point redevelopment project. There was also a strong interest in supporting small businesses as a critical component of the revitalization strategy.

C. Infrastructure

a. Transportation - Fixed Rail

The East Side is bisected by the Connecticut Metro North/Amtrak railroad line which distinctly defines the Upper East Side and the Lower East Side. New Haven Metro North Line carries approximately 87 trains through Bridgeport daily, and Amtrak operates ten trains through the area daily. An additional 12 trains run along the Waterbury branch of Metro North daily.

b. Transportation - Roadways

Connecticut Turnpike (Governor John Davis Lodge Turnpike, I-95 crosses through the East Side neighborhood (length: .81 miles) in both directions (north-south). There are two entrance/exit ramps serving the neighborhood.

Boston Avenue (US Highway 1) forms the northern boundary of the East Side. Boston Avenue runs in an east-west direction (Length: 1.12 miles)

Stratford Avenue (State Highway 130) runs in an east-west direction (.77 miles)

East Main Street is the most significant local road serving the neighborhood. Measuring 1.57 miles in length, the north-south road serves as the main commercial corridor serving the East Side neighborhood, a role it has historically filled since the inception of the neighborhood.

In general, the neighborhood is accessible by a network of major and local roads and by an extensive system of bus routes managed by the Greater Bridgeport Transit Authority.

One significant issue is the Congress Street Bridge, which connected the East Side neighborhood to the downtown area until the bridge became stuck in an open position over five years ago.



c. Transportation - Ferry Service

Year round ferry service operates from nearby downtown Bridgeport to Port Jefferson, Long Island. The service provided over 1.5 million passenger and vehicle trips in 2005.

d. Public Utilities

Due to an extensive network of public water lines (Aquarion Company of Bridgeport) and public sewer lines (maintained by the City of Bridgeport) that service all sections of the East Side neighborhood, the neighborhood is able to support large areas of high density development of various types (residential, commercial, manufacturing, mixed-use).

As with many older urban cities and neighborhoods throughout the country, the conditions of the existing infrastructure serving the East Side vary considerably. One of the biggest issues for Bridgeport is the fact that a majority of their storm and sanitary sewer systems are combined. While the City's two wastewater treatment plants are sufficient to handle sanitary sewer discharge demands, they cannot handle the combined flow of sanitary and stormwater discharges, resulting in occasional release of partially treated and disinfected wastes into local waterways and Long Island Sound. The City is currently engaged in a Phase II CSO elimination project to address the issue on a citywide basis.

e. Sidewalks and Bicycle Trails

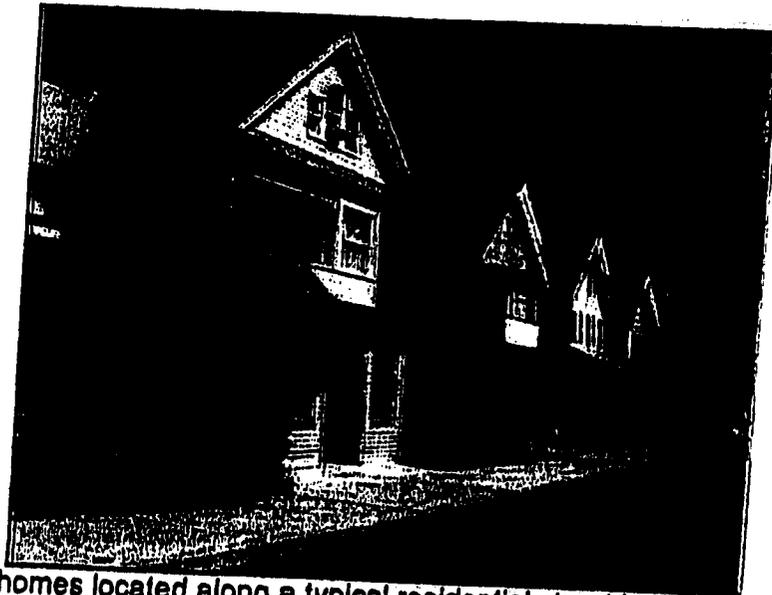
There is an extensive system of sidewalks throughout the East Side, but many of the sidewalks in the neighborhood are in need of repair, as reported in the CityScan inventory. Currently, there are no specific bicycle trails within the neighborhood. Additionally, the roads are not marked in any way to designate bike routes, and there are no intersection improvements that would enhance bicycle crossings.

f. **Home Utilities**

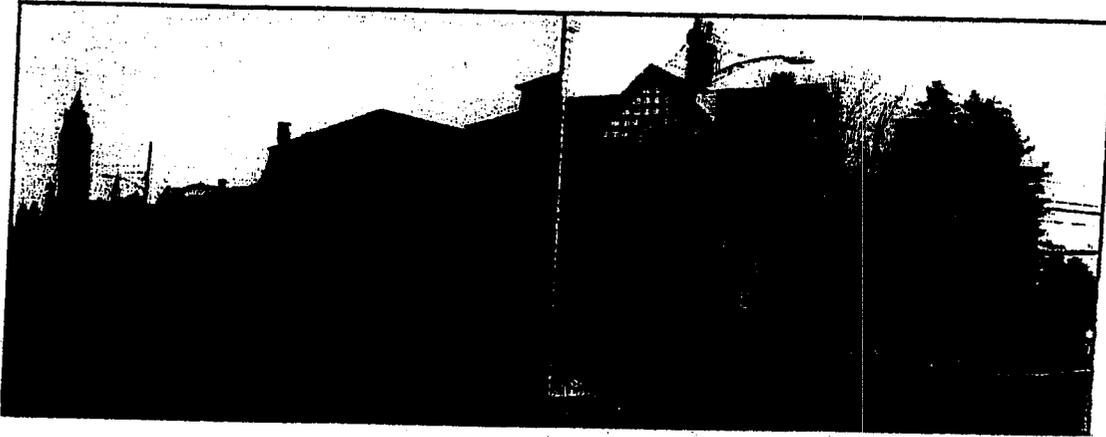
The great majority of homes (72%) are heated with gas, 18% are heated with oil and approximately 6% are heated by electricity. Only 3% used bottled gas.

D. Architecture

In 1851, East Bridgeport was developed as a planned residential and manufacturing suburb radiating out from a five-acre central square (Washington Park). Largely influenced by the efforts of then-Mayor P.T. Barnum and his industrial acquaintances, much of the East Side's early layout is still evident in the neighborhood's existing street and development patterns.



Victorian homes located along a typical residential street in the East Side date back to the late 1800s.



High-style Victorian houses and churches flank all sides of Washington Park.

The map on the next page illustrates the location of inventoried historic structures throughout the East Side neighborhood. Historic structures are highlighted in gold. The great majority of historic properties are located in the Washington Park area and along East Main Street.

E. Neighborhood Resources/Assets

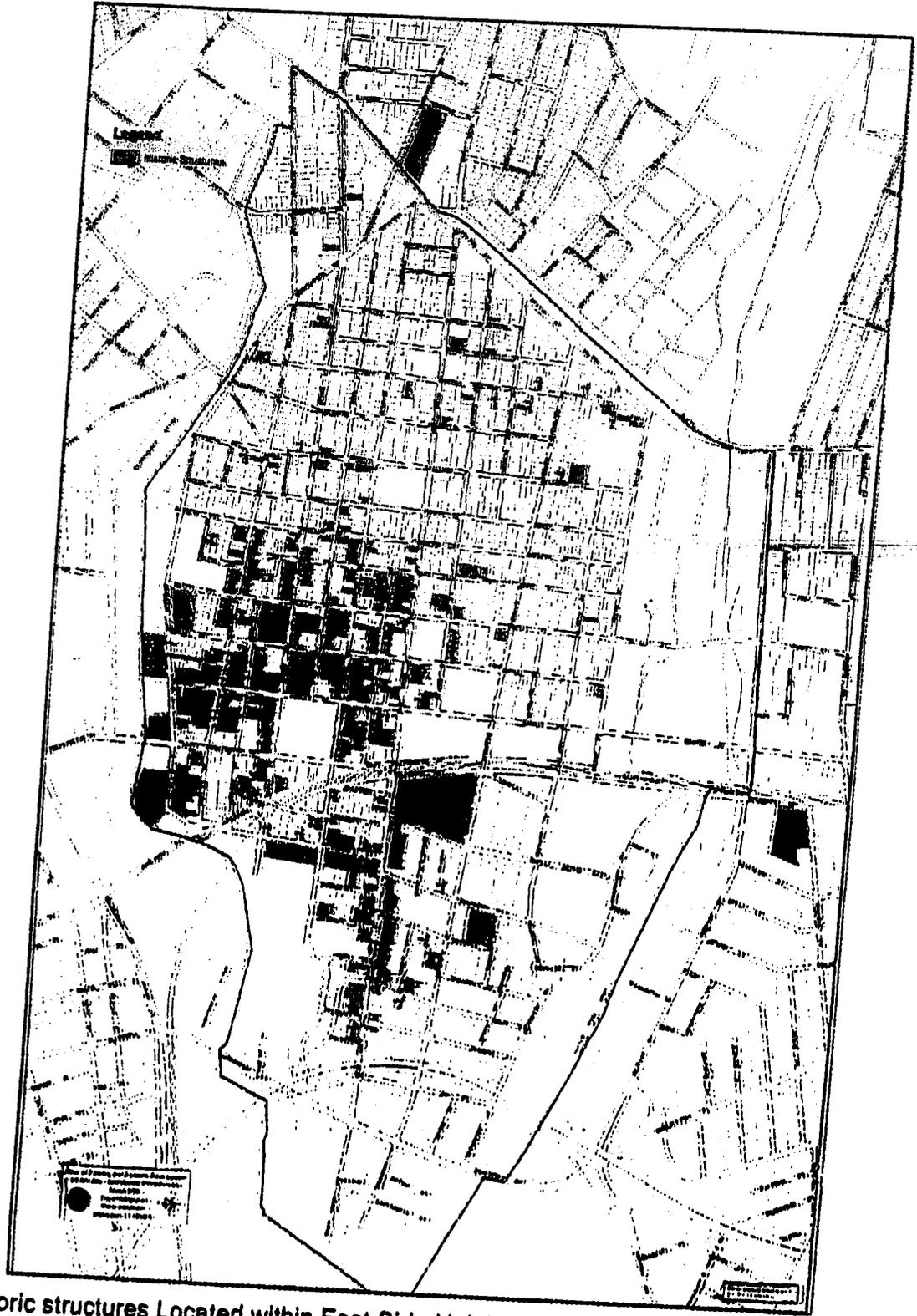
a. Human Resources

i. Health Services

Optimus Health Care, Inc. (formerly the Bridgeport Community Health Center) is located on Barnum Avenue. The nonprofit health center is the largest provider of primary health care services in Southwestern CT and has 12 service delivery sites located in the Cities of Bridgeport and Stamford, and the Town of Stratford. The Health Center operates a satellite office on East Main Street. The East Side neighborhood is located in close proximity to Bridgeport Hospital as well.

ii. Human Services

There are approximately eighteen organizations that provide a variety of social and support services to East Side residents, including Hall Neighborhood House and the McGivney Community Center and the Spanish American Development Association. There are a number of halfway houses and programs providing drug treatment in the East Side as well. Numerous social service agencies operating in Bridgeport provide a wide variety of social, educational and training services, however many of these agencies have limited resources with which to assist East Side residents. This situation has become particularly acute with the economic recession of 2008 to 2009, during which nonprofit organizations have found contributions dropping off significantly.



Historic structures Located within East Side Neighborhood; Source: City of Bridgeport Planning Department

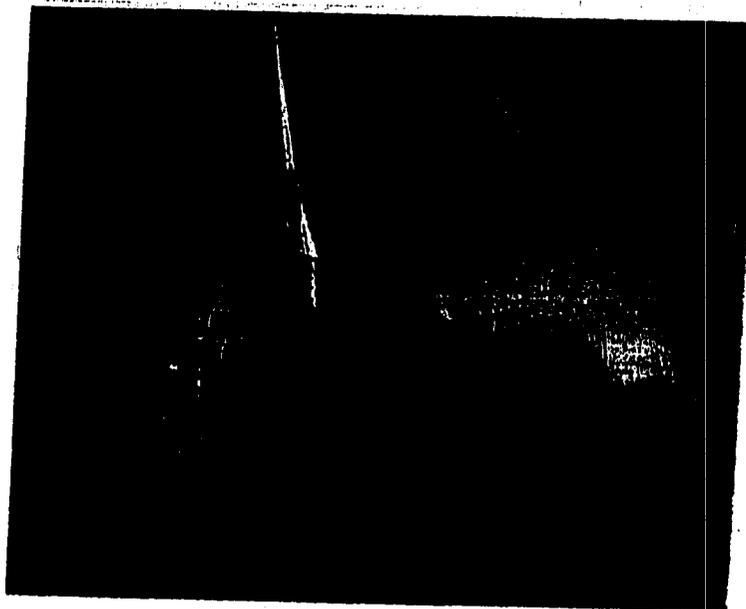
The Hall Neighborhood House's main building is located at 52 George E. Pipkin's Way Hall. The organization offers a host of community resources and programs that service the demands and needs of the community, including:

- Early Childhood Education
- Youth Services, Counseling and College Prep
- After School Recreation
- Performing Arts, Music & Dance
- Senior Citizen Support Services
- Affordable Housing, Home Ownership Counseling
- Job Training and Entrepreneurial Development

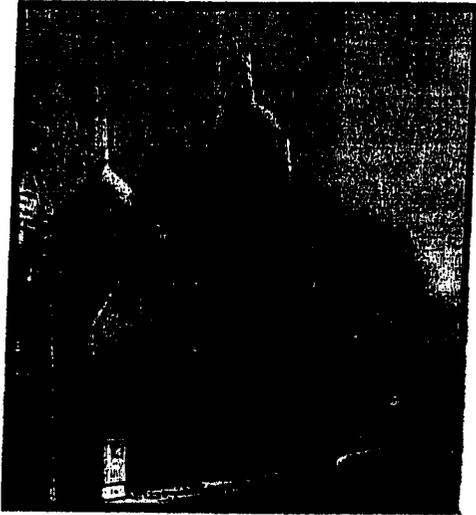
As a settlement house, Hall Neighborhood House's mission is to provide quality human services to a diverse population of children and families and to develop a blueprint for financial stability, programmatic excellence and the creation of new initiatives to strengthen the organization and better serve the community.

The McGivney Community Center is a non-profit organization founded in 1992 by a group of concerned businessmen and community leaders. It was founded to provide youth with an educational "safe haven" from the dangers of the streets. The Center provides young people with After-School and Evening Programs, as well as a Summer Camp.

iii. Religious Institutions



Churches, synagogues and other religious organizations are an anchor of the East Side community. There are numerous denominations serving the neighborhood's diverse population.



Religious institutions are an important element of the social fabric of the East Side neighborhood. Over thirty separate churches and temples were identified in a 2008 survey of the neighborhood, including various Hispanic denominations, Roman Catholic, Episcopal, Pentecostal, and Russian Orthodox churches. These churches help promote communication throughout the community in the various languages of the community. They also provide a wide range of services to support the social health of the neighborhood (e.g. food banks, serving dinners, counseling, etc.). They often play an important role in promoting civic programs and neighborhood improvement projects as well.

iv. Education

Almost 54% of the adult East Side population has not completed high school. Only 28% have high school diplomas and, while 15% have taken some college classes, only 3.3% of the population possesses a college degree.

Statistics also demonstrate that many of the students from the East Side are ranking low in their studies. In 2006, only 5.42% of fourth graders and 7.90% of sixth graders have met Connecticut Mastery Test Goals.

Average SAT Scores for 2006 were also low for the East Side: Verbal (374) and Math (370).

Public Schools serving the East Side Community:

- Barnum & Waltersville Elementary School was recently completed on the lower East Side. The school replaces the two separate elementary schools as follows:
 - WALTERSVILLE SCHOOL (Students: 500; Location: 150 Hallett ST., Grades: PK - 08)
 - BARNUM SCHOOL (Students: 750; Location: 495 Waterview Avenue; Grades: PK - 08)
- Luis Muñoz Marin School (Students: 900; Location: 479 Helen Street, Grades: PK-08)
- Achievement First Bridgeport Academy: the public charter school began operations at the former Holy Rosary School on East Washington Avenue. In the last year, the school purchased the former Barnum School on Noble Avenue and Garfield School on Stillman Street. The Barnum School has become the Middle School, Grades 5-7, 232 students. The School is expected to convert the the Garfield School to its elementary school. They are expected to open kindergarten classes for 84 students by the Fall 2010. Prospective students must live in the East Side, the East End or the West End.
- Harding High School, located on Central Avenue in the East End serves the East Side neighborhood as well

F. Neighborhood Organizations and Activities

A number of community organizations, neighborhood groups and nonprofit organizations have been operating for years on the East Side. These groups are vital to the success of the neighborhood revitalization strategy since they focus leadership and available resources towards the improvement and growth of the neighborhood. Among these groups are:

- ◻ The East Side Community Council
- ◻ Washington Park Association
- ◻ East Main Street Revitalization Association (EMSRA)
- ◻ Lower East Side Development Corporation (LESDCO)
- ◻ Hall Neighborhood House
- ◻ Habitat for Humanity
- ◻ Bridgeport Neighborhood Trust
- ◻ McGivney Community Center

Each organization has demonstrated leadership in securing grants and identifying programs to address neighborhood issues, ranging from redevelopment projects to neighborhood cleanups and beautification programs.

G. Existing Land Use Profile and Patterns

1. Overview

Vacant land is the predominant land use in the East Side, accounting for over 26% of total land area in the neighborhood, followed closely by two-to-four family (multi-family) residential uses, which comprise almost 22% of the neighborhood. Industrial uses occupy just over 15% of the neighborhood's land area, and commercial uses account for about 10% of the land area.

Summary: While more detailed descriptions of each use are provided on the following pages, the following is a summary of current land uses in the East Side, as shown on the map of existing land uses shown on the next page:

- Single Family Residential Use (7.0%)
- Two-to-Four Family Residential Use (21.9%)
- Five + Family Residential Use (5.6%)
- Commercial Use (10.5%)
- Mixed Use (2.6%)
- Light Industrial Use (7.8%)
- Heavy Industrial Use (7.7%)
- Utility (.03%)
- Parks/Open Space/Cemeteries (2.6%)
- Institutional (7.8%)
- Vacant Land (26.4%)

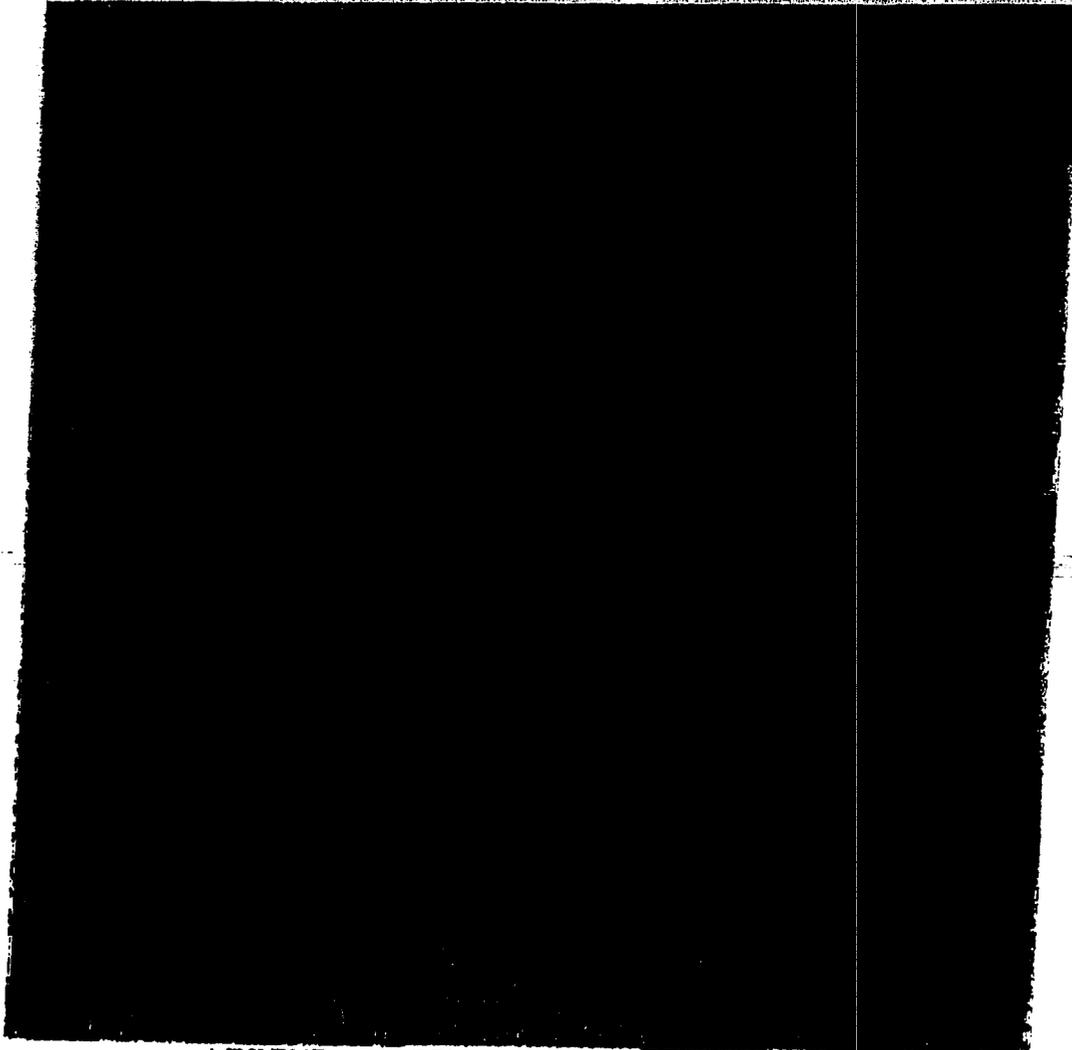
** Approximately 17.4% of the neighborhood is classified as Brownfields

2. Commercial

Commercial uses account for just over 10% of the developed land areas in the East Side. Commercial uses are concentrated along the East Main Street commercial corridor, along Boston Avenue, and along Knowlton Street. Commercial uses are mostly retail, grocery and convenience stores and service uses such as beauty parlors and nail salons.

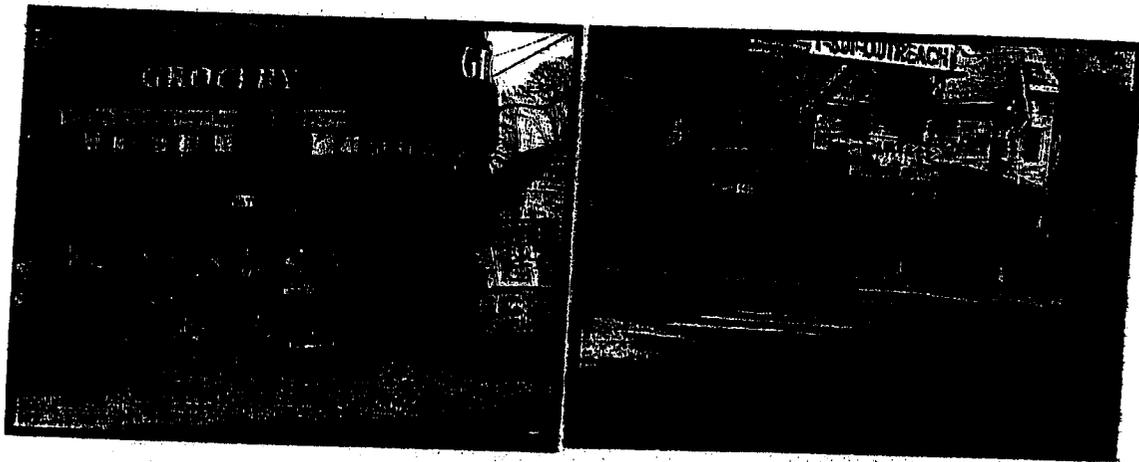
The largest single piece of commercial property is the Shoreline Star property located on Kossuth Street, which is 16.13 acres in size. While it is the largest commercial property, it has been largely underutilized since the days it was used as a dog track. Today it used for Off Track Betting.

Existing Land Use, City of Bridgeport - Plan of Conservation and Development 2008



LEGEND - EXISTING LAND USE - East Side Neighborhood

- 1 Family
- 2-4 Family
- 5+ Family
- Commercial
- Mixed Use
- Light Industrial
- Heavy Industrial
- Utility
- Park/Open Space/Cemeteries
- Institutional
- Vacant
- Water



-Colorful Bodegas line the Streets of the East Side... adding to the ethnic character and appeal of the neighborhood-

3. Industrial

Industrial uses are concentrated on the eastern edge of the Upper East Side, and currently along Knowlton Street. As noted from the CityScan results, a large number of industrial/business uses (185) are currently vacant. One of the largest employers in the neighborhood is the Prime Resources Corporation on Boston Avenue, employing 440.

4. Residential

Single family Residential uses are concentrated in the upper East Side area. On the lower East Side, single family residential uses are primarily located within residential redevelopment areas built over the last ten years to replace the previous Father Panik Housing Development.

5. Open Space/Parks

There is a relatively small amount of dedicated open space or parks currently located in the East Side (2.6% of the neighborhood and approximately 1.1% of the City's open space). The primary park serving the neighborhood is Washington Park, approximately five acres in size. There is also the waterfront park located along Yellow Mill Pond on Waterview Avenue (James Brown Park, Marin-Garfield Park, William Barnum Park and Friendship Park (across from Garfield School)).

6. Current Development Controls and Regulations

a. **LAND USE REGULATIONS: Current Zoning Map - Planning and Zoning**

Current Zoning Districts - As noted earlier, the majority of the East Side is located within the R-C Residential High Density Zoning District. Other Zoning Districts within the East Side neighborhood (illustration next page):

1. OR-N (Office/Retail Neighborhood) - This is the zoning classification currently established for the majority of East Main Street in the Upper East Side and along upper Noble Avenue)
2. MU-P (Mixed Use Perimeter) - This zoning classification currently applies to East Main Street within the lower East Side and Boston Avenue around its intersection with East Main Street. The purpose of this zone is to promote mixed use development in between major industrial and commercial areas and residential neighborhoods.
3. I-HI (Heavy Industrial) - Land along the western shore of the East Side as well as the eastern edge of the Upper East Side are zoned Heavy Industrial. All of the waterfront property along the Pequonnock River is zoned Heavy Industrial, preventing the suitable use of this area for waterfront purposes.

B. CURRENT ZONING REGULATIONS

The current Zoning Regulations were adopted in August 1996 and have been amended through July 2007.

Current Zoning Regulations restrict waterfront uses along the neighborhood's waterfront. Regulations for the R-C High Density Residential District allow residential development at a rate of 2700 sq. ft. per dwelling or up to 16 dwelling units per acre.

c. COASTAL MANAGEMENT REGULATIONS/FLOOD PLAIN BOUNDARIES

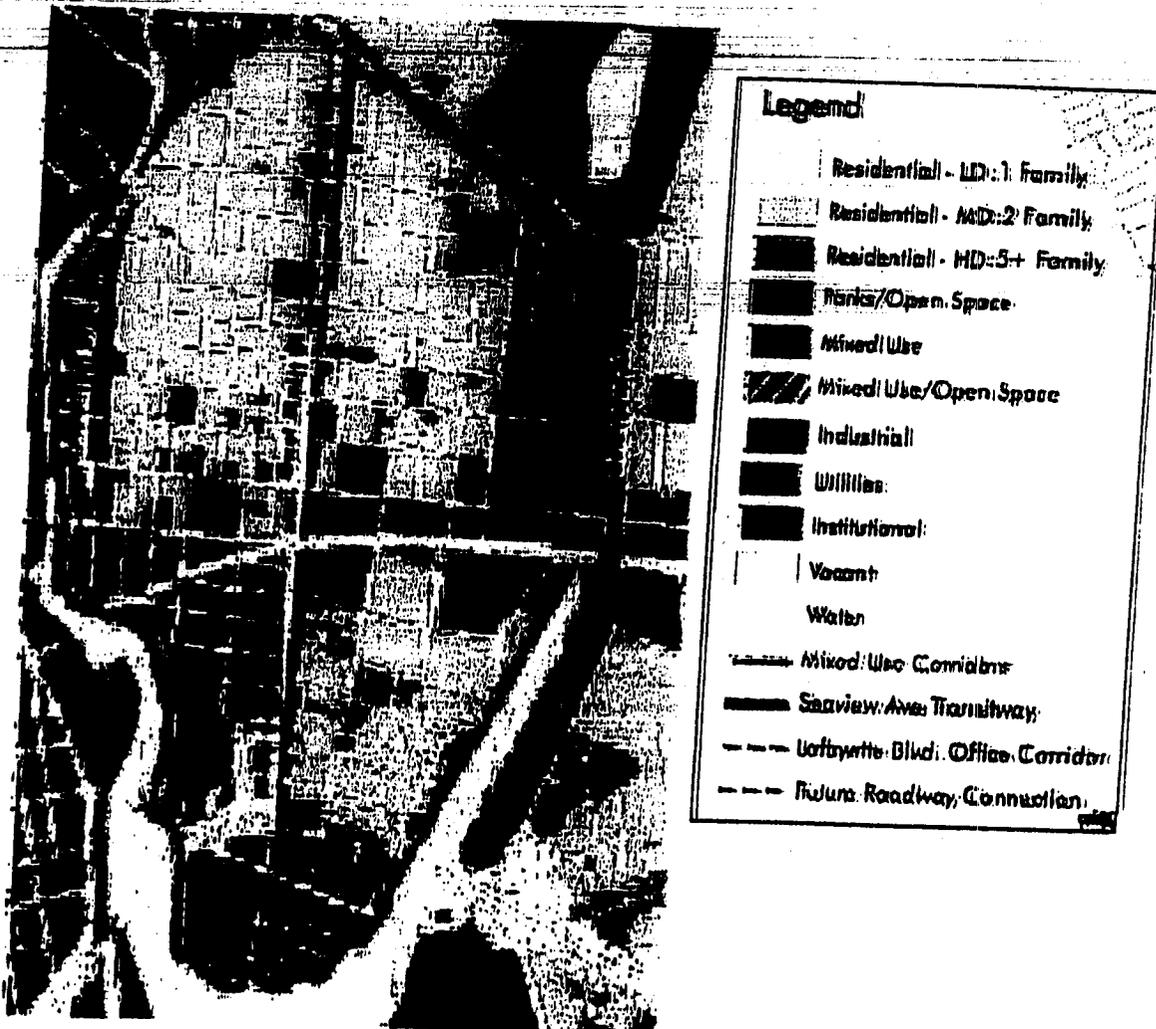
The City's current Coastal Site Plan Review procedures are outlined in Article 14.3 and Implement Sections 22a-105 through 22a-109 of the CT General Statutes. There are no specific additional local requirements for implementing the State's coastal policies. Flood hazard areas (100-Year Flood Boundary) are located along the western and eastern shores of the East Side neighborhood, and there is one additional low-lying area prone to flooding that is located between East Main Street, Boston Avenue, Stillman Street and Huntington Road.

CITY PLAN OF CONSERVATION AND DEVELOPMENT 2008

The City Council and the City Planning and Zoning Commission recently adopted an updated Plan of Conservation and Development, which was prepared by Buckhurst Fish and Jacquemart PC, New York, NY. The Plan was prepared as a major rewrite to the existing Plan and was developed with significant input from the Community. The Citywide plan provided a great deal of direction for the development of the East Side NRZ Strategic Plan. In general, the closer the neighborhood can align itself to the development directions of the City as a whole, the more successful the revitalization strategy will be.

The Land Use Plan would encourage the creation of greenways and public access along the waterfront throughout the East Side neighborhood. The Land Use Plan also recommends increased flexibility within the current industrial areas along the waterfront to encourage mixed-used developments (residential, retail/commercial services and office uses).

Land Use Plan



g. Proposed Amendments to Zoning Map and Zoning Regulations

The proposed amendments to the Zoning Map and Zoning Regulations currently under consideration by the Planning and Zoning Commission would help implement significant recommendations of the City's new Plan of Conservation and Development, including the following changes:

- Light Industrial Areas along the Pequonnock River would be replaced with Mixed Use/Light Industrial Zoning Districts and OR-G Districts (Office and Retail)
- Mixed Use - Perimeter Zones would be deleted from the zoning regulations.
- There are no significant changes within the residential zones.
- There are no significant changes within the industrial zones.

h. Impacts on Neighborhood Development

In the context of this NRZ Strategic Plan, the amendments to the City's Plan of Conservation and Development, Zoning Map, and Zoning Regulations should have a positive impact on the directions envisioned by the neighborhood's stakeholders, especially with regard to waterfront development and access. The City's long-range plans also foresee the medical industry and related services as being an area of growth for the City over the next 10 to 20 years. That direction is seen as playing a positive role in the East Side's revitalization as well.

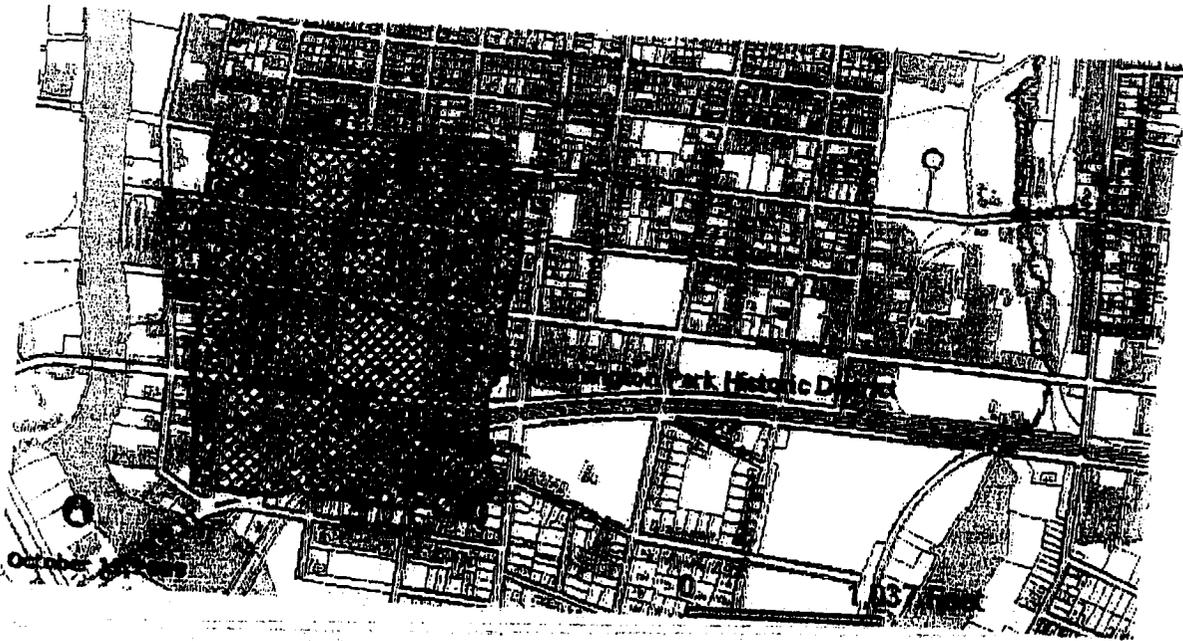
2. HISTORIC DISTRICT REGULATIONS

a. Local Historic District

Pembroke City Historic District; bounded by Crescent Avenue; East Main Street and Pulaski Street. The local historic district is adjacent to both the East Bridgeport Historic District and the East Main Street Historic District. This is one of five (5) local historic districts. It is also located on the National Register of Historic Places

b. National Register of Historic Places

1. East Bridgeport Historic District - this area was designated in 1979 and includes approximately 250 buildings. The total area is 938 acres in size. Railroad Tracks, Beach, Arctic Street, and Knowlton Street.



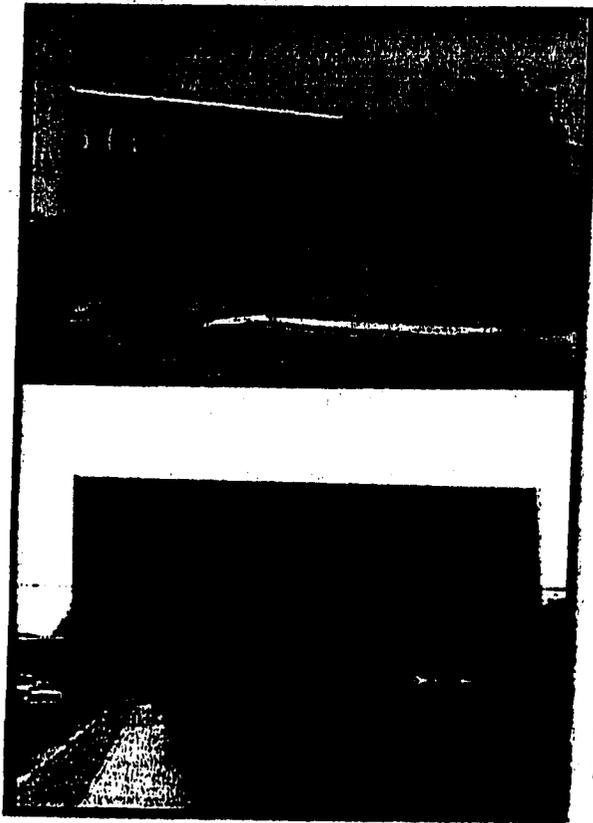
- 2.. East Main Street Historic District, Listed in 1985; 160 acres in size, includes 33 buildings.

Local and national historic districts can each play an important role in the revitalization strategy, but design is directly regulated in a local historic district (Pembroke City Historic District). Any proposed modification to a building within the local historic district must receive a Certificate of Appropriateness from the Historic District Commission before a building permit can be obtained. The Commission must determine that proposed improvements, visible from the street or public right-of-way will not negatively affect the historic character of the building and property.

Listing on a National Register of Historic Places makes the property eligible for certain tax credits and grants, although many of the grant programs are available primarily to buildings that are open for public access and use. When historic funds are used for building improvements, the design must be approved by the State or Federal agencies, depending on the funding source.

III. REINVESTMENT/DEVELOPMENT CLIMATE IN THE EAST SIDE

Investment and reinvestment in the neighborhood are direct indicators of potential for revitalization of the neighborhood. There has been a significant level of reinvestment in the East Side over the years. The degree of success the East Side will have in achieving its full revitalization will depend largely on the degree to which property owners continue to make investments in their properties and in their neighborhood. The East Side NRZ effort has been underway since 2005, and its efforts have been bolstered by the individual investments of residents and business owners within the community. The nonprofit sector has played a lead role in these revitalization efforts and should be seen as a continuing force to rebuild the East Side as a viable neighborhood. Some substantial revitalization projects have already been completed within the neighborhood, and the revitalization strategy should be designed to build on the strength of these efforts. The following are some good examples of the kind of work that has been realized to date:



East Main Street Mews; 588-612 East Main Street. (Pictured at left, before; and after renovation at left, below).
(Mixed-Use)

Conversion of 6 historic buildings (Victorian row structure) into 20 apartments and four retail stores. 16 of the 20 apartments were income restricted/affordable apartments for families whose incomes were below 60% of the Area Median Income. Four were market rate units. Project was completed in late 2007 with occupancy in early 2008.

1001-1007 East Main Street
(Mixed-Use)

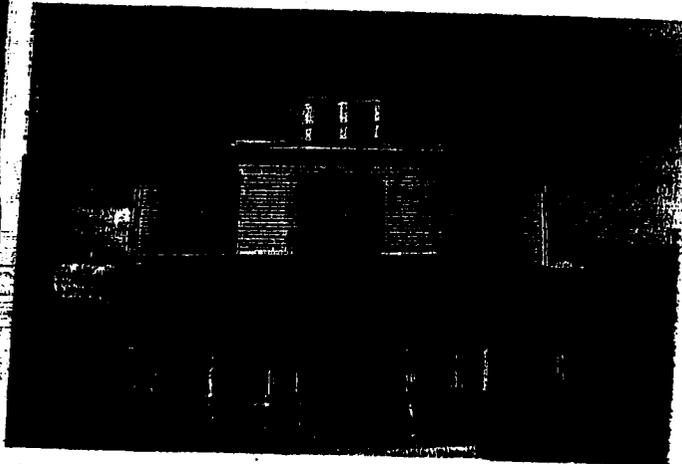
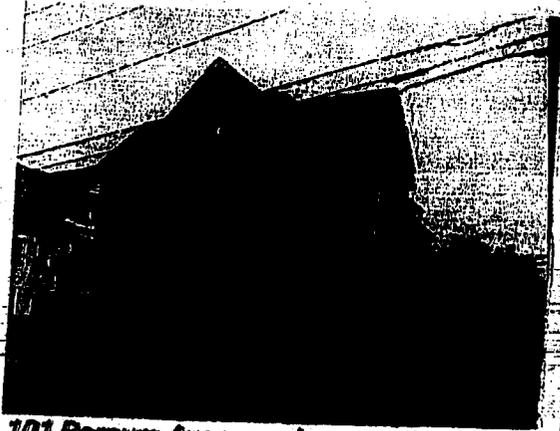
Anti-blight Action: Rehabilitation into four 3-bedroom units with restaurant on lower level (El Flamboyán Restaurant)
September 2007

Proposed East Side Neighborhood Revitalization Zone Strategic Plan Page 35

1131 Noble Avenue - Rehabilitation, four (4) dwelling units, private. \$400,000.

1055-1069 Pembroke Street - 25 units, affordable. \$5 Million investment, \$700,000 HOME funding. Webster Bank. ChFA, FHLB, LISC.

101 Barnum Avenue - Four-unit historic renovation. Four condo units were created, each Affordable at below 80% AMI. \$1.1 Million. Funding sources: DECD, CHFA, CT CDFI Alliance. 15 year deed restriction. Start: 2007. End: 2008. Bridgeport Neighborhood Trust, Mutual Housing of Southwestern CT.



101 Barnum Avenue, above, as it appeared before renovation and, at left, after renovation. This renovation created quality affordable housing, improved the neighborhood, and serves as a very good example of the importance of historic preservation.

235-237 William Street - Historic Renovation that converted original 21-unit structure into a 12 unit historic development. Financing: CT Historic Homes Rehabilitation Tax Credit Program, Federal Home Loan Bank, Bridgeport HOME funding, private donations, corporate sponsorships; \$1.2 Million. Partnership between Mutual Housing Association and Habitat for Humanity of Coastal Fairfield County.

665-679 Arctic Street Areyto Apartments. 20 one bedroom apartments, income restricted, for formerly homeless individuals with mental illness and/or substance addictions. \$6,082,723. Funding: 3 year PILOT. Begin: 2007. End: 2008

52 George E. Pipkin Way - Hall Commons Senior Housing. 41 units HUD Section 202 Senior Housing; Section 8 Rents. Funding: HUD, \$6 Million. Hall Neighborhood House.

Achievement First - Charter School, 409 East Washington Avenue
Completed Fall 2008 to house 84 fifth graders, with plans to expand to 720 students, level K-8. \$1.5 million over next 9 years, City of Bridgeport.

Bridge Academy Charter School, 401 Kossuth Street; Connecticut Coast YMCA Day Camp. \$3.3 Million state and private funding. Opened September 2005

Killian Partners LLC - PPE/View Landscapes Architects - David Bandman Architects

Proposed East Side Neighborhood Revitalization Zone Strategic Plan Page 36

Barnum and Waltersville Elementary Schools
252 Hallett Street, corner of Martin Luther King Drive.

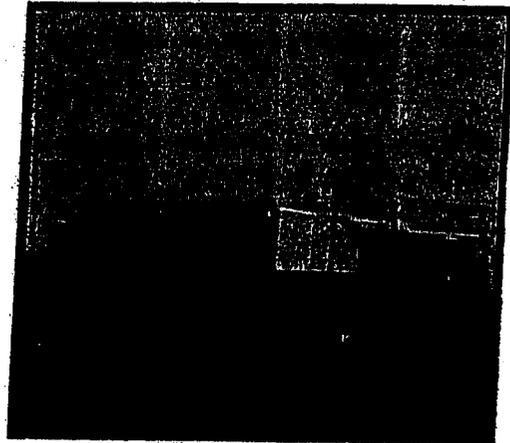
New elementary school was completed for August 2008 occupancy. The 172,000 square foot building was designed to accommodate 1,250 students. Total investment: \$58.3 Million

New Marin-Garfield Fire Station; 950 Boston Avenue. \$5.5 Million, Federal and City bond funds. Begun May 2004, occupied April 2007

New Marin-Garfield Park - Between Boston Avenue and Marin Garfield School; new play fields and playgrounds including new turf and watering system, completed Fall 2006. \$1.8 Million; Federal and State.

574 Stillman Street - Caroline House, Literacy Program for women and children,.

2326 East Main Street The Montano Center, state-of-the-art Interactive Learning Center for individuals with physical and cognitive limitations. \$100,000 (\$50,000 CDBG).



BLIGHT ENFORCEMENT

The City's Office of Neighborhood Revitalization (ONR) has been instrumental in promoting the renovation and reuse of a number of East Side properties in recent years, including the following:

192 Beach Street - private demolition, pre-fab construction; warning issued: 7/05/06; In compliance as of 11/6/2006

66 Barnum Avenue - anti-blight & Condemnation Board - Construction by new owner. WarningL 6/12/05; In compliance as of 6/20/07

1568 East Main Street - warnings issued June 2005, compliance in February 2007

304 Kossuth Street - Anti-Blight and Condemnation Actions

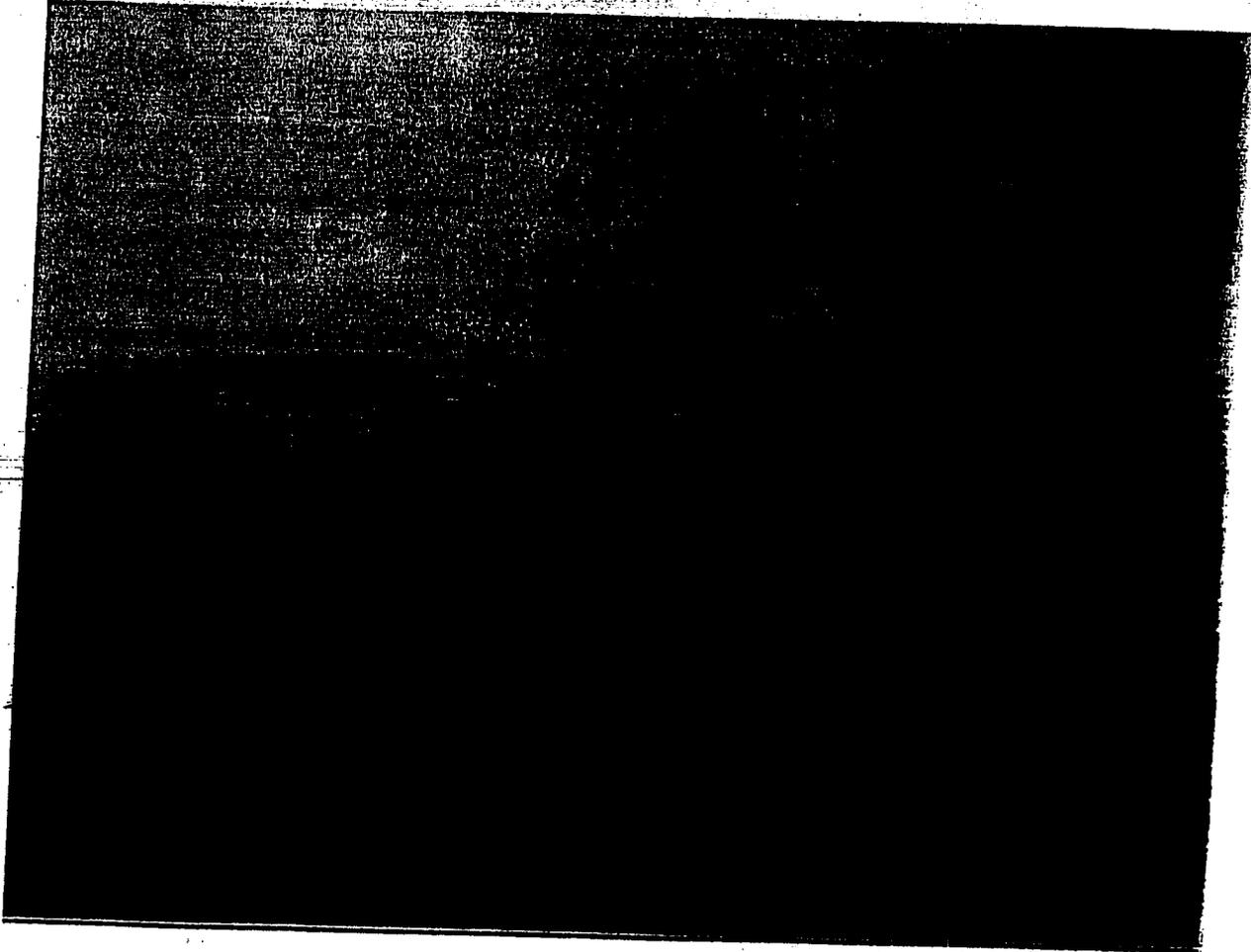
616 Kossuth Street - Mutual Housing Association Conger House LLC Supportive Housing; Warning issued: June 2006, In compliance as of May 2007; 8 rental apartments and two large community spaces to serve 16 homeless individuals with a permanent disability. \$1.4 Million (\$387,000 HOME funding). Mutual Housing Association of Southwestern Connecticut.

343 Maple Street - Anti-Blight Action. Warning issued: May 2005; In compliance May 2006.

Examples of this type suggest the need for continued use of blight enforcement to counteract neighborhood decline. During the Committee process, concerns were raised about the need to refine the definition of blighted properties and to make sure that long-term blights (e.g. 291 Harriet Street), are resolved.

Planned and Proposed Developments

Steel Point Redevelopment



Original Plan for redevelopment of the 52-acre Steel Point site.

The most significant development plan on the books that would directly influence the East Side revitalization strategy is the Steel Point Redevelopment Area. The project involves the development of a new mixed-use community with a waterfront pedestrian promenade, dedicated open space and a marina on a 52-acre peninsula on the lower section of the East Side, along Bridgeport Harbor. The developer, Bridgeport Landing Development LLC reached an agreement with the City on the development of Steelpointe Harbor in November 2007. The original concept included a 732,400 square foot retail center; 90,000 square feet of waterfront retail space, over 2,000 units of residential development (including 300 units that would be income restricted in perpetuity).

Proposed East Side Neighborhood Revitalization Zone Strategic Plan Page 38

The agreement with the developer was recently revised due to market conditions and other factors. The Economic and Community Development and Environment Committee and the City Council have recently approved a new agreement with the developer, and the City Planning Department has provided the following update on the status of the project and key elements to be included in the plan:

1. Presently submitting regulatory applications PDD, GDP & CAM
2. LDA recently completed
3. Public Board Walk
4. Parking
5. Restaurants
6. Big box anchors/ increase in retail square footage
7. Residential units 1200 +/- market rate
8. Additional offsite affordable rehab and infill.

The site has been cleared for demolition over the last 3 years. The future development of a project of this size could have dramatic impacts on the East Side revitalization strategy.

Waterview Avenue Marina Project

As an indicator of the potential for additional waterfront development in the East Side, the MOVE Yacht Club is being relocated from California Street in the Steel Point Redevelopment Area to Waterview Avenue. The Yacht Club building and marina were recently approved by the Planning and Zoning Commission, and the Common Council approved the abandonment of a portion of Nichols and Cedar Streets to support the development. The proposed marina retail complex will include the following components:

1. The square footage of the site is 46,180 sq ft or 1.06 AC +/-
2. There will be approximately 12 slips
3. Include three - four retail operations related to marine activity
4. Will Not include a large scale repair operation.
5. Restaurant will not be a component
6. Winter dry storage of boats will not be included (denied because it diminished available retail parking requirements so as to not meet minimum zoning reqs.).
8. Slips will be connected with a ramp
9. Embankment will be contained with rip-rap.
11. Boat launch will be provided for "private" club member use. (Possible "for fee" use for general public.)

IV. Summary of Development Issues and Opportunities Facing the East Side Neighborhood

DEVELOPMENT ISSUES

The following issues are seen as requiring the greatest attention in the NRZ Strategic Plan:

1) Population Loss

Total East Side population dropped almost 25% from 1990 to 2000, primarily the result of concentrated efforts to redevelop large sections of the lower East Side (Father Panik Village and the Steel Point area). Among other factors, this dramatic reduction in population has caused significant change that has had a marked impact on the overall condition of the East Side neighborhood.

2) High Levels of Vacancy and Vacant Land

~~Vacant land is the highest existing land use on the East Side (26%).~~ This is a serious issue for the neighborhood and for the City. Large vacant lots are a blighting influence and become targets for illegal dumping. These lots do nothing for building the tax base of the community.

3) Neighborhood Ranking - Quality of Life

~~The East Side was ranked last among the City's neighborhoods~~ in terms of quality-of-life in the City of Bridgeport's recently-updated Plan of Conservation and Development (effective March 17, 2008). "The neighborhood has some of the highest crime rates and lowest income levels in Bridgeport."

4) Unemployment Rates are high

The East Side's unemployment rate (16.2%) has been higher than that of the City (10%) and the State (6%).

5) Income levels are low

As of 2007, median household income in the East Side was \$27,586 compared to \$44,216 for the City of Bridgeport as a whole and \$65,967 for the State of Connecticut. 34.1% of the neighborhood's households were below poverty level, while only 7.9% of the State's households were below poverty level.

6) High level of single parent households

31.8% of the households in the neighborhood were female headed, single parent, households, more than twice the rate for the City as a whole.

7) Education levels and skill levels are low

Only 28% of the adult East Side population has graduated from high school.

8) Home Ownership Levels are Low

Only 20.5% of the dwellings in the neighborhood are owner-occupied. For the state as a whole, home ownership rates are above 75%.

9) Property taxes are high

Property tax rates in Bridgeport have been raised as a concern to attracting new business development in the community.

10) Crime levels are high

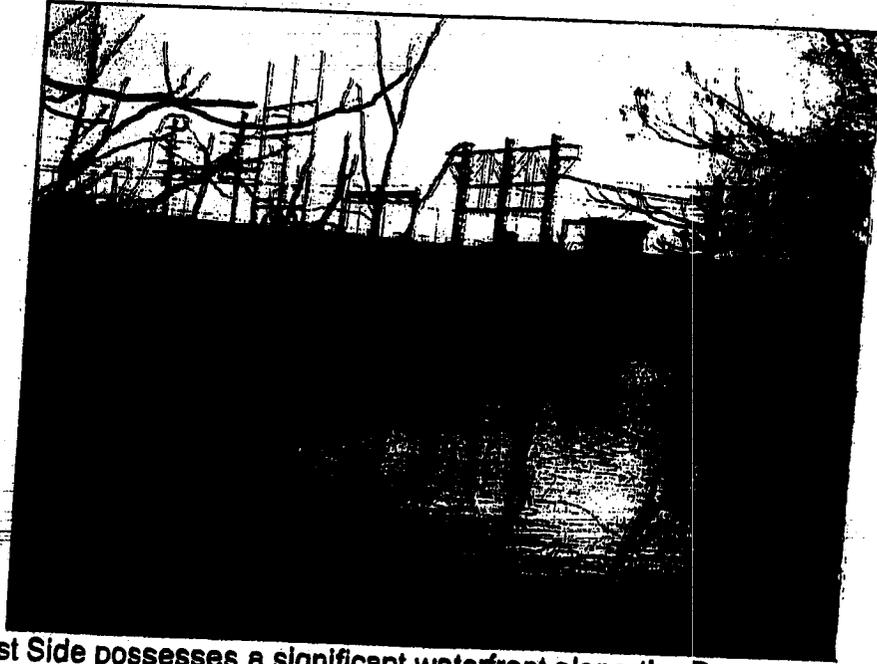
According to Bridgeport Police Department, the East Side neighborhood ranks as one of the highest for incidences of crime.

11) Brownfields

A high percentage of industrial buildings are classified as brownfields (17.4% of neighborhood), pointing out the importance of incorporating cleanup strategies into revitalization plans.

DEVELOPMENT OPPORTUNITIES

A. Waterfront



The East Side possesses a significant waterfront along the Pequonnock River to the west and Yellow Mill Pond to the east. Much of the waterfront along the Pequonnock River on the Upper East Side (Knowlton Avenue) has been developed for industrial and other commercial uses, none of which are water dependent uses, as defined by the CT Coastal Management Act; there are a small number of docks located along the Congress Street Bridge Plaza Area.

While the waterfront could provide access for passive recreation, fishing and various forms of boating, none of those uses currently exist since most of the waterfront is blocked from public access. On a citywide basis, it has been recognized that much of the riverfront has been zoned and developed for industrial purposes. This led to a primary recommendation of the City's recent Master Plan to move industrial zones away from the waterfront to make the waterfront available for more appropriate uses. The largest singular piece of waterfront property is the Shoreline Star property on the lower East Side.

B. Waterfront Access

While there is an extensive waterfront in the East Side, there are very few opportunities for public access to the waterfront for the residents of the neighborhood currently, and the neighborhood needs more spots for fishing. Along Knowlton Street, even some of the public rights-of way to the waterfront are blocked by industrial uses that have incorporated these rights-of-way into

their operations. The waterfront park on Waterview Avenue has the potential for providing public access for the neighborhood, however, access for driving through and parking within the Park is restricted, and the park is not currently inviting for public use.

C. Transportation Infrastructure

Proximity to fixed-route rail lines offers the greatest long range opportunity for the revitalization of the East Side neighborhood. Parts of the East Side are already within walking distance of the existing train station in downtown Bridgeport, creating the potential for Transit Oriented Development (TOD) in the neighborhood -- high density mixed use village developments that enable residents the potential for connecting with employment centers in the broader region. Proximity to the major highway infrastructure and ferry service to Long Island is another key asset for future revitalization of the East Side.

D. Proximity to Downtown

The East Side neighborhood is convenient to the downtown, providing opportunities for employment and access to some of the region's most important cultural assets.

E. Historic Properties

The substantial supply of historic buildings in the East Side provides an asset to the revitalization strategy. Redevelopment can achieve a high standard of architectural design and character and incorporate architectural elements that enhance an overall revitalization initiative.

V. NRZ Vision Statement, Goals and Objectives

An effective plan must include a statement or description of the desired result the plan intends to achieve - a "vision statement" that describes the successful result of the plan. This is especially important for an NRZ strategic plan, which emphasizes follow-up and implementation. This section is devoted to the long range vision statement for the East Side NRZ Plan, along with a series of goals and action steps help the neighborhood move towards that vision.

VISION STATEMENT

This NRZ Strategic Plan envisions the East Side as a vibrant, culturally diverse neighborhood, one that is considered a community of choice for residents and business owners alike, and one which possesses an active waterfront, a healthy supply of diverse jobs, quality housing choices, and a full range of neighborhood amenities.

Making the East Side a Self-Sufficient or "Sustainable" Community

In recent years, there has been increasing emphasis among planning professionals and City and neighborhood leaders around the need to move distressed neighborhoods beyond just a physical revitalization - and towards the attainment of being livable or "sustainable communities". Sustainable communities are ones that not only look good, they function effectively. They are healthy, long-term neighborhoods of choice that can be independent and durable. Being a sustainable community requires the physical improvement of the neighborhood at a minimum. Every abandoned, blighted or under maintained property in the neighborhood is a sign of "disinvestment" to the outside community. A vacant building is a tangible symbol that there is no demand for that building. In the East Side, stakeholders are especially concerned with the deteriorated condition of streets and sidewalks and the general lack of street trees. Beyond these physical improvements of the neighborhood, the East Side NRZ has to address the need to create a stable economic base within the neighborhood, providing good jobs and job training and a positive business climate, and the addition of neighborhood amenities that will make the neighborhood livable -- and desirable.

The concept of sustainability is especially relevant to the East Side neighborhood. The East Side NRZ Strategy should be viewed as four progressive steps or levels. These steps should be viewed as building blocks that can lead to the effective revitalization of the neighborhood. The East Side NRZ Steering Committee should continually review its efforts within each of these steps and develop an annual work plan to assure that any effort builds on the strategy and to make sure that all levels of the strategy are being addressed to the extent feasible.

GOALS

1. To reduce the number of blighted properties in the neighborhood until they are eliminated.
2. To encourage prompt rehabilitation of at-risk properties, while taking steps to preserve properties that have historic character.
3. To reduce litter, improve maintenance and encourage efforts to beautify the overall appearance of the East Side neighborhood
4. To rehabilitate and adaptively reuse buildings that lack code compliance in order to provide quality mixed-income housing
5. To increase affordable housing options for East Side residents
- ~~6. To increase levels of home ownership~~
7. To improve the levels of security in the East Side neighborhood.
8. To increase public access to the neighborhood's waterfront
- ~~9. To increase educational levels and skill levels in the neighborhood for children as well as adults.~~
10. To increase employment opportunities for the East Side.
11. To strengthen the influence that community organizations have in the redevelopment of the East Side neighborhood.
12. To create a business environment that is conducive to attracting continued investments in commercial, industrial, and mixed use developments throughout the neighborhood.
13. To increase the availability of youth activities and elderly services for East Side residents.
14. To increase communication by using the media that is available to the community (making sure that communication is sent out in English, Spanish and other languages that will be understood by a majority of the neighborhood's residents).
15. Since the East Side has such a high percentage of children with elevated blood lead levels, the neighborhood should consider making lead education and poison prevention a priority/goal.

Objectives

1. The general appearance of the East Side needs to be softened and beautified with trees, landscaping and buffer plantings that balance expansive views of buildings, roads, highways, paved parking lots and other impervious surfaces. Streetscape improvements throughout the neighborhood are seen as very important to this effort.
2. The East Side NRZ Planning Committee sees its most significant revitalization opportunity as the development of the neighborhood's waterfront for public access and for mixed-use communities (pedestrian walkways, restaurants, shops, boating, etc.).
3. To help increase employment and income levels on the East Side, the NRZ Planning Committee is interested in encouraging job training/career development for East Side residents with a focus on the health-related field, which is envisioned as a growth industry for Bridgeport.
4. Support the efforts of the Bridgeport Public Library to begin work to identify and negotiate a replacement for the Old Mill Green library branch with a larger, more modern, permanent library.
5. In addition to the major areas of focus above, the following recommendations are viewed as supporting the long-range vision for revitalization of the neighborhood:
 - a. Promoting the adaptive reuse of industrial buildings, especially along the eastern edge of the neighborhood (e.g. Remington)
 - b. Continued commitment to the East Main Street Revitalization effort and enhancement of the neighborhood's gateway areas.
 - c. Creation of a Congress Street "Village" area, once the Congress Street Bridge has been replaced.
 - d. Development of a new East Bridgeport Train Station off of Barnum Avenue central to the East Side and East End neighborhoods
 - e. Bringing into the neighborhood (or linking to) training for East Side residents and creating a community center for such services and other community needs.
 - f. Recognize and support events on the East Side such as the East Main Street Festival and other community events, with an emphasis on using Washington Park.

VI. NRZ PLAN RECOMMENDATIONS

Guiding Principles

1. **EFFORTS SHOULD BE CONCENTRATED TO BUILD A STRONG INVESTMENT CLIMATE.** The revitalization of the East Side neighborhood will not be an easy task. The issues facing the neighborhood are significant, and those who have been working here to stabilize and revitalize the neighborhood over the years are well aware that change often occurs slowly. As noted, there are already examples of reinvestment occurring in the neighborhood. Many projects have been completed in past years, and there are a number of projects currently underway. While these projects have been individually successful, they have often been scattered through various parts of the neighborhood and don't always build on the success of each other. The NRZ Strategic Plan should focus investments to maximize impact. Public sector investments should be used to: a. support private sector projects and activities and b. leverage investments.
2. **LEADERSHIP MUST BE FOCUSED ON IMPLEMENTING THE PLAN.** The Strategic Plan should build on past successes and rely on the continued involvement of the people and the organizations that are already committed to the East Side's revitalization with enough representation of the Community's residents (e.g. 66.% were Hispanic, as of the last Census). Ideally, this Strategic Plan should be viewed as a Management Plan by the NRZ Committee. The Plan should be used to maintain a "bird's eye" perspective of the neighborhood - and provide a blueprint for fostering projects and programs that will most significantly influence the further revitalization of the neighborhood as a whole. To be successful, the NRZ Committee must enlist the help of additional people and groups in the neighborhood to join in the revitalization effort and to increase the impact of leadership efforts here. Success will only be possible if stakeholders continually manage the revitalization strategy.
3. **NEIGHBORHOOD ADVOCACY IS IMPORTANT.** NRZ leaders recognized the need to strengthen and enhance communication within the neighborhood. The NRZ Committee could play a strong role in being a "voice" for the East Side. Many participants felt that there was currently a perceived lack of power within the East Side and the need for stronger involvement of community organizations. The NRZ should work to connect the leadership of existing community organizations and solicit greater involvement by other residents and businesspeople by means of radio, newspaper, schools, churches, etc.
4. **SHORT-TERM STRATEGIES SHOULD BE ACHIEVABLE.** While there was some interest in supporting larger projects that could have long-term economic impact for the East Side (such as the creation of a new East Bridgeport train station and new Transit-Oriented Development related to it), most participants favored short-term projects they considered to be more feasible given current

conditions and trends, and available resources. This input influenced the suggested phasing of projects included within this Strategic Plan. East Side NRZ leaders wanted to emphasize the basic elements of neighborhood revitalization in this strategy such as rehabilitation of housing stock, construction of infill housing, and implementation of streetscape improvements. Meanwhile, certain issues that were seen as beyond immediate control by the neighborhood are nonetheless viewed as critical to a sound revitalization strategy. The restoration of the Congress Street Bridge was identified as the most significant example. Many see the bridge stuck in an open position as being a visible sign that the neighborhood is not connected to other parts of the City, in particular the downtown - and a symbol of a neighborhood weakness.

5. USE OF TARGET AREAS

"Building from a position of strength..."

The NRZ Planning Committee sees the revitalization of the East Side as a building-block strategy. This Plan recommends the use of an implementation strategy within specific target areas to achieve this revitalization. By targeting projects within key target areas, the NRZ will have the opportunity to encourage change and revitalization that will have broader impact. Following the completion of the East Side NRZ workshop in early 2009, the East Side NRZ consultants presented the neighborhood' priority projects at a meeting of key City staff members who provide policy direction for development of the City and its neighborhoods. At that meeting, City staff reinforced the importance of targeting activities and resources to maximize impact. Recent revisions to regulations for Community Development Block Grant funding, for example, stress the importance of looking at the renovation of entire blocks to assure that strong neighborhoods are being created. It will be important to consider housing, streetscape, mixed use where applicable and commercial services.

6. **ECONOMIC FACTORS.** While the nation is currently suffering from an economic recession that has had an impact on the current real estate market, those conditions have already started to improve as this Plan is being completed. The NRZ strategy is designed to build on the existing physical strengths of the neighborhood and to create a climate that supports growing investment within the neighborhood, at a rate commensurate with general improvements to the economy as a whole.

Activities included in Strategic Plan

The Strategic Plan involves various types of Activities that strengthen the neighborhood at multiple levels. For each activity, this Plan identifies: a. potential partners and b. resource opportunities available to help carry out these activities.

- Level One - Build the sense of community (Communication in English, Spanish and other languages as needed, and Community Organization)
- Level Two - Stabilize the Neighborhood - Core Revitalization Programs
- Level Three - Improve the Appearance and Viability of the Neighborhood

Level Four - Enhance the Business Climate of the East Side/ Economic Revitalization

Level One - Build the sense of community (Communication and Community Organization).

The social problems within the East Side need to be addressed in a direct way. Neighborhoods function best when the people who live in them have a sense of belonging, confidence that neighborhood problems are being addressed, and a sense of security. The first level of activities in the East Side Revitalization Strategy, therefore, is to strengthen the neighborhood's sense of community by supporting the continuation of existing community organizations, creation and maintenance of block watches, and scheduling regular neighborhood cleanups and beautification efforts. Activities at this level are fundamental to the neighborhood's long-term success and, therefore, need to be ongoing throughout the revitalization strategy. These efforts will have direct impact on the livability and sustainability of the East Side.

1. Form NRZ Steering Committee to Facilitate revitalization process

Once the NRZ Plan is adopted, the community should form an NRZ Steering Committee, responsible for implementation of the NRZ Strategic Plan.

Neighborhood Outreach/Dialogue. The NRZ Steering Committee should reach out to the community and foster an ongoing dialogue, especially within the resident community. The Committee should include representation of specific community organizations and stakeholder groups, including:

- a. The East Side Community Council
- b. Lower East Side Development Corporation
- c. East Main Street Revitalization Association
- d. Washington Park Association
- e. Trash Busters
- f. Residents
- g. Churches, Faith-based organizations
- h. Business community
- i. Non-profit organizations (Habitat for Humanity, Mutual Housing, Bridgeport Neighborhood Trust, McGivney Community Center, etc.)
- j. Spanish/English media (e.g. Radio Cumbre, LaVoz, Radio Amore)

It is critically important that each project be approached through collaboration. At the beginning of each year, the NRZ should develop an ANNUAL WORK PLAN through joint meetings with its partners, most of whom are hopefully represented around the table. There should be an emphasis on residents. Together, the NRZ and its partners should assess previous progress, identify localized needs, determine available resources and develop a plan of implementation for the coming year, by identifying the role of each group and the resources they can bring to bear or jointly secure. In this way, all

organizations can work towards achieving common goals.

Neighborhood Topics. While the NRZ Steering Committee should focus on advocating for projects and resources to complete physical improvements in the neighborhood, other areas of concern should include:

1. **Social Services** to support the needs of neighborhood residents. The 20+ Human Service Agencies operating on the East Side (such as Hall Neighborhood House, Helping Hand Center, Alpha Home, McGivney Center, etc.) should be directly involved in these efforts.
2. **Security** (expansion and maintenance of viable block watch groups, in close coordination with City Police Department and other public safety officials). This could include expansion of block watches, community service, etc.
3. **Cleanup and Beautification:** East Side neighborhood groups should continue to work closely with established groups like the Trash Busters to organize cleanup drives on a regular basis. Special efforts should be focused on anti-graffiti efforts, perhaps in conjunction with the neighborhood's block watch efforts and community service (Police). The East Side NRZ should make a special effort to work closely with Mayor Bill Finch's recent "Be Green" Beautification initiative and connect with youth conservation teams and groups such as Groundwork Bridgeport.
4. **Youth Activities -** During the revitalization planning process, it was noted that there is a need for increased youth activities within the East Side. Without meaningful recreational or employment opportunities, it will be difficult to keep the neighborhood's youth engaged in constructive activities. The alternative will be increased loitering, graffiti and crime within the neighborhood. It was recommended that opportunities for recreation and employment be pursued as part of the revitalization strategy. It will be important to promote the use of youth programs offered through the Orcutt Boys Club, the McGivney Community Center and the Hall Neighborhood House. Boys & Girls Clubs offer programs and services to promote and enhance the development of boys and girls by instilling a sense of competence, usefulness, belonging and influence. Summer camps and youth summer employment programs should be continued and expanded if possible. The McGivney Community Center is a non-profit organization founded in 1992 by a group of concerned businessmen and community leaders. It was founded to provide youth with an educational "safe haven" from the dangers of the streets. The Center also provides young people with After-School and Evening Programs, as well as a Summer Camp. Examples of the Center's past programs includes homework assistance, supplemental education, computer literacy, music programs, arts and crafts and recreation programs. As funds are available, scholarships are available to help defray tuition costs.

Hall Neighborhood House offers a variety of programs as well, including youth services, counseling and college prep; after school recreation; and performing arts, music and dance.

There are also several after school programs currently offered in the East Side, mostly located at the Luis Muñoz Marin School. Examples include the Lighthouse Program (ASPIRA); Bridgeport Parks and Recreation programs for basketball, dance and volleyball), etc. Other locations should be identified as well, including the private sector.

5. **Senior Services** - Some of the elderly residents of the East Side lack sufficient resources to maintain their homes and their properties. Additional services for meals, medical services and recreation should be explored. A number of local organizations, such as the Hall Neighborhood House, offer senior citizen support services.
6. **Social gathering and interaction** -- The East Side NRZ should support social efforts in the neighborhood and encourage close coordination with schools, churches, similar Faith-Based organizations, business groups and other community groups.

The importance of community organization needs to be fully understood and cannot be overstressed: the East Side neighborhood will not be successful without continued efforts to clean up, to make the neighborhood a safe place to live, and to maintain an open dialogue among stakeholders. A strong, unified community voice is also the best way to effectively communicate neighborhood concerns and needs to City leaders and officials who are operating with fewer resources.

Level Two - Stabilize the Neighborhood - Core Revitalization Programs

Several areas of concern must be addressed at this level: high levels of vacancy (land and buildings); high number of blighted properties; and the high number of properties lacking code compliance. Underlying these areas of concern are the generally low household income levels within the neighborhood and the low levels of owner occupancy. Efforts must be focused on creating new housing, renovating housing that is below standard and creating strong neighborhoods. The NRZ must work with other partners and tap as many resources as possible to assure sufficient stabilization.

SUGGESTED PARTNERS:

- a. Non-profit organizations such as Habitat for Humanity, Mutual Housing of Southwestern Connecticut, Bridgeport Neighborhood Trust, East Main Street Revitalization Association, Lower East Side Development Corporation (LESDCO) and Groundwork Bridgeport.

b. City agencies such as the Office of Neighborhood Revitalization (Blight enforcement, NRZ), Bridgeport Redevelopment Agency, Building Department, Health Department, Bridgeport Housing Authority, etc.

c. Since much of the East Side is in a historic district, the NRZ might consider partnering with someone to provide training on how property owners could access historic tax credits.

SAMPLE RESOURCE OPPORTUNITIES:

- Community Development Block Grant funds; annual entitlement approximately \$3 Million
- Bridgeport Lead Elimination Action Plan (LEAP) Program (Bridgeport Neighborhood Trust) - \$ 3 Million to eliminate lead poison hazards
- Neighborhood Stabilization Funds -- \$6 Million (City of Bridgeport ARRA Stimulus Funds) - to be used to leverage \$26.2 Million of Housing Development Funds (HDF) to buy, restore and sell foreclosed properties in the City
- ~~Steelpoint Redevelopment Project - Since Steelpointe Harbor has the responsibility of creating up to 300 income restricted housing units, the East Side NRZ should work to negotiate the placement of as many of these units as possible into the NRZ strategy, particularly for infill housing, housing rehabilitation and mixed-use projects.~~
- Department of Economic and Community Development Funds
- Congressional Earmark Funds
- Lower East Side Development Corporation (LESDCO) -- \$1.8 Million in Section 108 funding for projects including streetscape improvements, job development, affordable housing, etc.
- Historic Tax Credits
- Federal Home Loan Bank - AHP (although very competitive lately)
- CHFA Housing Tax Credit Contribution Program (HTCC) - \$10M made available annually. Applications typically due July 1; and
- Flexible financing could be secured through community loan funds (Community Capital Fund and Housing Development Fund).
- City bonds
- Bridgeport Housing Authority, Section 8 Certificates
- Low Income Housing Tax Credits
- Private Foundations

1. Housing Rehabilitation, Code compliance

Properties in disrepair or lacking code compliance must be repaired and upgraded so that the neighborhood is stabilized and its housing stock can provide for future generations. It is recommended that housing rehabilitation programs seek to achieve the following goals to the extent possible:

1. Funds should be targeted in a block-by-block strategy, beginning with initial target area between Washington Park and Knowlton Street.

2. Funds should be available to fund a variety of housing improvements, ranging from system replacement and repair to property enhancements such as painting and window replacement. Properties, at a minimum, must be brought into compliance with existing health and safety codes.
3. There should be a stringent code enforcement program especially within targeted areas.
4. There should be a specific focus on absentee-owned and derelict properties, tailoring programs to the zoning of specific properties (e.g. brownfields, industrial properties).

Continued support should be provided to programs like the Healthy Homes initiative of the Bridgeport Neighborhood Trust (BNT). In partnership with the City, BNT promotes access to healthy homes, providing dollars and services to prevent lead poisoning, promote wellness, and improve the quality of life for the City's neediest population. Over the next two years, BNT intends to create another 160 lead safe units using almost \$2,000,000 of HUD funding through the City of Bridgeport Lead Free Families Program and BNT's Lead Elimination Action Program (LEAP), a 3 year grant to address the critical need of lead prevention, education, and abatement of 100 units. The past data shows that the need for these types of programs is even greater in the East side. From 2004 thru 2007, there were 420 incidents of lead reported in the East side. 30% of the incidents reported have children with elevated blood lead levels above 20 micrograms per deciliter. The following census tracts lists the percentage of housing stock built before 1950 and the number of lead incidents reported.

2. Adaptive Reuse of larger buildings where appropriate. Including adaptive reuse of Holy Rosary, Waltersville, and St. Charles Schools

Buildings sometimes outlive their economic use. This is particularly the case for some of the older industrial buildings and public buildings that remain on the East Side. Building standards for modern industry are generally different than those of the late 1800s or early 1900s when much of the East Side was first developed. It is more important today to have space that is energy-efficient, flexible and functional. With the advent of newer schools, such as the Barnum Waltersville School, the City has no need to operate schools like the Waltersville School. When large buildings become vacant for long periods of time, they become blights on the neighborhood, safety risks, and targets for attractive nuisance. These properties need to be guided into a productive use, which will often be an adaptive reuse (e.g. conversion of a school into multi-family housing units or a factory into a mixed-use complex for new housing, office and retail uses). Other examples include Holy Rosary School (previously occupied by Achievement First) and St. Charles School.

3. Blight enforcement

Strict enforcement of the City's Blight and Housing Codes is essential to the continued revitalization of the East Side. The Office of Neighborhood Revitalization has proven that certain deteriorated properties can be turned around and made productive elements of the neighborhood through consistent enforcement of local blight laws. Enforcement assures that absentee property owners are held accountable for the condition of their properties. It will also help the City and the NRZ to identify individuals who have an interest in maintaining their properties but lack the financial capability or technical ability to keep up with ongoing repairs or upgrades, such as the elderly.

Additional recommendation: Revisit the Definition of Blight. The Housing Subcommittee believed that a uniform definition should be established for classifying sites as blighted (Although CityScan inventoried all East Side properties, a number of properties viewed locally as blighted did not show up in the CityScan inventory. Examples included: 197-207 Harriet Street; 64-72 Maple Street and 291 Harriet Street)

4. Halfway Houses, Social Programs

The East Side NRZ is supportive of the purposes for which Halfway Houses have been created in Bridgeport, so that programs can be offered to assist individuals who are seeking to overcome alcohol and/or drug abuse problems. ~~Meanwhile, there is a local concern that the number of such homes in the East Side is disproportionate to those contained in other Bridgeport neighborhoods,~~ which could affect the overall revitalization strategy. Based on a recent review by the Office of Neighborhood Revitalization of the list of all the licenses group homes and rooming houses in Bridgeport: The East Side has nineteen (19) such licenses. In comparison, the West Side has twenty-two (22); the Hollow has eleven (11); the South End has six (6); the East End has five (5) and Black Rock has two (2).

The NRZ Committee wishes to encourage the overall upgrade and improvement of existing halfway houses before new ones are created in the East Side... and to encourage balanced placement of halfway houses throughout the City.

5. Home Ownership Promotion - Homeownership Counseling, Financial Assistance.

Low owner occupancy rates in the East Side are directly proportional to the high levels of renter occupancy/absentee ownership in the neighborhood. This is in part due also to the neighborhood housing stock which is made up largely of four to six unit multi-family structures that are conducive to a rental housing market. In general, the NRZ leadership needs to recognize that increases in homeownership will directly result in a community of longer-term residents that are invested and committed to the future of the East Side.

Efforts need to be concentrated on the promotion of home ownership in the East Side. The Bridgeport Neighborhood Trust (BNT) has established a number of successful programs for promoting affordable home ownership opportunities. One of the key elements of these programs is their Comprehensive Homeownership Counseling Program: BNT is a HUD approved and CHFA certified housing counseling agency. BNT's one on one counseling services provides support to first time homebuyers to obtain the goal of homeownership. Each client starts with an orientation to determine mortgage readiness and finishes equipped with the information to purchase in today's market. BNT's program has three components; individualized one on one counseling, monthly 8 Hour Pre Purchase Homeownership Class, and monthly post closing workshops including Foreclosure Prevention, Financial Literacy, and Landlord Tenant Training. To complement its program the City has selected BNT to be the administrator of its Down Payment and Closing Cost Assistance Program which will make available up to \$25,000 for down payment and closing cost assistance, per applicant.

The Bridgeport Neighborhood Trust should be invited to assume a leadership role with the NRZ since the goal of increasing home ownership must be at the forefront of the East Side NRZ process.

In addition to home ownership programs, the NRZ process should recognize all opportunities for creating various levels of home ownership within the East Side. For example, as multi-family dwellings (duplexes and three-to-six family dwellings) become available, consideration should be given to shared ownership models, e.g. condos, cooperatives, etc.). The Mutual Housing Association has an excellent track record in developing housing with various ownership models.

6. Infill Housing

Where there are vacant lots within the neighborhood, the NRZ Strategy suggests the construction of infill housing where there is sufficient room to create onsite parking and where no other neighborhood needs exist (e.g. open space, neighborhood parking lots, community gardens, etc.). Construction of new housing units will be the key to redeveloping large tracts of vacant land. This should be a primary strategy on the lower East Side and an appropriate location to encourage the development of income-restricted units by Steelpointe Harbor.

The Housing Subcommittee made further recommendations for the NRZ strategy:

- o **Shared Neighborhood Parking Lots.** Parking is a major problem on the side streets of the East Side. CityScan identified 40 unregistered and

abandoned cars on East Side streets. Some registered vehicles are also being parked on City streets and left for days at a time. The Committee recommends that certain vacant lots should be considered for parking or other housing-related uses rather than being built upon, which would increase overall neighborhood density. Some vacant lots should be used as parking lots to support neighboring housing. In concept, these parking lots could be owned, secured and managed by neighborhood associations to provide parking for adjacent residential uses (consider use of easements and common driveways to access residential property to the rear). Proceeds from rentals could be used to support neighborhood programs.

- Encourage Home Ownership. To the extent feasible, emphasize conversion of rental units to owner-occupied dwellings. Meanwhile, the Housing Subcommittee also recognized the need to utilize available funding sources and resources that provide for the ongoing maintenance of housing units and the retention of those units as affordable. In particular, ~~it was recommended that Section 8 certificates and related subsidies be incorporated into the housing strategy.~~

To be successful, efforts to stabilize the neighborhood must be designed to include mixed-income housing options and will require some levels of public and private subsidy. Mixed-income housing options should not be ~~limited to low income or subsidized housing models, however.~~ To achieve neighborhood sustainability, the East Side must attract a certain level of market rate housing that occurs within a healthy, livable neighborhood.

Programs such as the Habitat for Humanity and the Bridgeport Neighborhood Trust can help increase the availability of quality Affordable Housing Development : BNT has completed over 75 units of affordable housing units leveraging over \$10,000,000 of public and private resources. Currently, the BNT has 28 units in the pipeline, of which 24 units are in construction. This represents more than five million dollars of investment in the community. Of the units completed, 4 were in the East Side. Of the 24 units currently in construction, 6 are located in the East Side.

**Level Three - Improve the Appearance and Viability of the Neighborhood:
Neighborhood Improvement Projects**

After developing a strong sense of community and making improvements to the conditions of the neighborhood's housing and building stock, existing residents and businesspeople will be more likely to stay for longer periods of time and continue to invest in their properties as a place to live, raise their families, and make a living. The next phase of the revitalization strategy needs to focus on specific improvements to upgrade the overall appearance and viability of the neighborhood so that other residents and businesses will also be drawn to the East Side. The following list of neighborhood improvement projects are discussed in further detail in the next Section, Action Plan.

SUGGESTED PARTNERS:

- a. Non-profit organizations such as Habitat for Humanity, Mutual Housing of Southwestern Connecticut, Bridgeport Neighborhood Trust, East Main Street Revitalization Association and Groundworks.
- b. City agencies such as the Office of Neighborhood Revitalization (Blight enforcement, NRZ), Bridgeport Redevelopment Agency; Building Department, Bridgeport Housing Authority, Board of Education and the City Parks Department, etc.

SAMPLE RESOURCE OPPORTUNITIES:

- Community Development Block Grant funds; annual entitlement approximately \$3 Million
- Department of Economic and Community Development Funds
- State and Local Tax Incentives and Credits (Neighborhood Assistance Act)
- CT DEP Long Island Sound License Plate Program
- Congressional Earmark Funds
- City bonds
- Public/Private Partnerships

Improve Public Access to the Waterfront.

Waterfront access is very limited at this time. As part of the Revitalization Strategy, there will be an emphasis on creating quality points of access to the waterfront to enable neighborhood residents to access and enjoy the waterfront and to enhance the neighborhood's appeal. The emphasis will be on identifying and developing three specific points of public access:

- Barnum Avenue Right of Way at Knowlton Street and Pequonnock River
- Arctic Street Right of Way at Knowlton Street and Pequonnock River
- Redevelopment of James Brown Park (formerly Waterview Park, at Waterview Avenue, Crescent Street and Yellow Mill Pond)

Improve Streetscapes throughout the East Side

While some streetscapes, like East Main Street, have been upgraded over the last five to ten years, there are still a significant number of streets and sidewalks that are in various levels of disrepair throughout the neighborhood (CityScan results). There is also a strong need for streetscape improvements, including street trees, street lights, benches, and improved pedestrian/bicycle crossings.

Improve Parks and Open Space facilities in Neighborhood

- Support the development of the Barnum/Waltersville fields
- Marin-Garfield Park
- Support the enhancement of the waterfront and especially the Barnum Avenue and Arctic Street rights-of-way and the James Brown Park.
- Consider support for additional recreational facilities for the neighborhood, such as tennis courts.

Congress Street Bridge Replacement

The NRZ believes strongly that the Congress Street Bridge needs to be replaced. The Committee has included the replacement of this bridge as one of its priority projects for improving the viability of the neighborhood. Cost estimates for the replacement of the bridge are upwards of \$50 to \$60 Million, and the City has been actively working on the funding to replace the bridge and it is believed that more than \$40 Million has been raised so far for this purpose. In the meantime, recent funding allocations through the American Recovery and Reinvestment Act (ARRA, also called "Economic Stimulus" funding) have been specifically earmarked by the City towards the immediate demolition of the existing bridge structure in an effort to remove the stigma associated with the visual impact of the existing bridge stuck in an open position.

Pedestrian Bridge Crossing. During the East Side NRZ Planning Committee meetings, there was some discussion of the feasibility of funding the initial construction of a pedestrian bridge at this location with existing funds. A pedestrian bridge could cost as little as \$10 to 15 Million and would provide a connection across the Pequonnock River. A pedestrian bridge could also be designed so that it would abut a full bridge with vehicular crossing in the future. While the concept interested some of the Planning Committee members, the majority opinion of the Committee was that the construction of a full bridge should continue to be a high priority goal of the neighborhood revitalization strategy. Others talked about the potential for a pedestrian bridge at an alternative location such as Arctic Street.

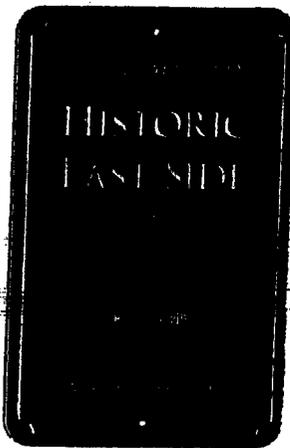
Level Four - Economic Development Projects

Waterfront Redevelopment

The waterfront is the East Side's most significant physical asset. The current conditions of the East Side's waterfront are not conducive to promoting new economic

development that relates to the water. There are factories, in some cases brownfields, and many barriers to access and use of the water. There needs to be a concentrated effort towards redeveloping the waterfront to support water dependent uses and increased public access along the neighborhood's waterfront. There is a need for changes to the City's zoning, expanded use of the Coastal Site Plan Review Procedure, and efforts to encourage waterfront redevelopment, especially along Knowlton Street and the Pequonnock River.

Gateway/Commercial Corridor Enhancements and Streetscape Improvements



The East Side's commercial corridors and primary entrances./gateways are the community's calling card. It is important to establish a clean, welcoming appearance to he neighborhood. Beautification efforts are already beginning here. The Office of Neighborhood Revitalization is in the process of implementing a program to install 75 banners along East Main Street and two welcome signs, one at the Old Mill Green Park, Boston Avenue and the other one at Housatonic Avenue before the East Washington Bridge. There should also be some smaller welcome signs and some additional trash cans, although the specific number has yet to be determined.



Graphics: Above is a copy of the sign developed by the Office of Neighborhood Revitalization (ONR) to welcome visitors to the East Side at key gateway locations. Initially, two will be installed but this is a program that can hopefully be expanded. At night is a picture of one of the new 32 gallon trash cans (approx. 30) that ONR has purchased for use along East Main Street. An additional ONR project is the introduction of Highland Company banners that will help to create a sense of community and enhance the attractiveness of the overall business climate.

East Main Street Revitalization

Efforts to revitalize East Main Street have made significant progress over the last 25 years or so, with the help of the East Main Street Revitalization Association. These efforts to foster the commercial strip need to continue and be strengthened to assure reasonable commercial services to support the neighborhood. The East Main Street corridor has provided for mixed use developments in the past and should continue to be viewed for that purpose. Additionally, the commercial corridor should be seen as an important retail link with the Steelpointe Harbor development, and a primary gateway.

Efforts should be focused on:

- Promotion of mixed use developments along corridor (retail, service uses on first floor, residential above.
- Infill housing in proximity to commercial corridor to increase market support for retail and service establishments
- Continued efforts to enhancing the historic character of the buildings located along East Main Street
- Promotion of streetscape improvement program
- Strengthening communication among business leaders
- Active support of the East Main Street Revitalization Association

Job Training

Neighborhood leaders want to see increased training for East Side residents to assist them in finding gainful employment. In particular, the neighborhood wants to position itself to be able to access and be part of growing industries within the City and the Region. The City's recent Master Plan emphasizes the health industry as being one of the most significant opportunities for future growth in Bridgeport. The East Side wishes to support that direction and to support job training and job opportunities in the health industry for East Side residents.

Partnerships should be established with existing health providers: Bridgeport Hospital, St. Vincent's Medical Center, Optimus and the Bridgeport Health Care Center were four of the top employers in the City of Bridgeport as of 2006. Additional partners should include the Greater Bridgeport O.I.C. and area universities and colleges (e.g. Housatonic Community College, Sacred Heart University) that provide employment training in the medical field and related support services. The Bridgeport Trade and Technology Center is also strategically located in the neighborhood, and some of their building space (e.g. Building #3) could be used for educational programs and job training.

Efforts should also be placed on involving the Board of Education in this goal of expanded job training for East Side residents and supporting the expansion of school curricula in a manner that would help guide and encourage East Side students to pursue appropriate job training, higher levels of education and job experiences that could help qualify them for employment opportunities in various aspects of the health field.

Longer-Term Projects

In general, the East Side NRZ strategy supports the completion of projects and the creation of programs that will strengthen the neighborhood. The Planning Committee was interested in pursuing a number of more aggressive long-range plans for the neighborhood, but they felt these should be done after other priority goals have been achieved. The projects that were seen as being appropriate in the long term are as follows:

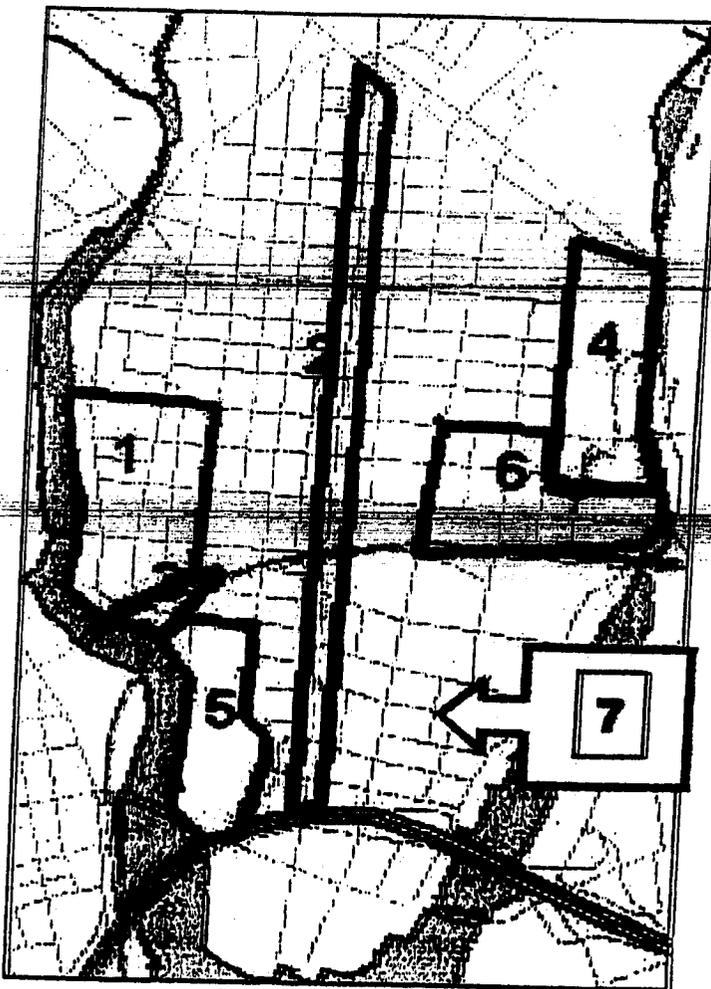
Proposed East Side Neighborhood Revitalization Zone Strategic Plan Page 60

- Adaptive Reuse of Industrial Buildings (it was noted that many of the industrial buildings located in the East Side will require some form of remediation for "brownfield" properties)
- Shoreline Star/Lower East Side Redevelopment
- Congress Street Village
- East Bridgeport Train Station

VII. ACTION PLAN: EAST SIDE NRZ STRATEGIC PLAN

1. TARGET AREAS

The East Side NRZ Strategic Plan recognizes the need to create several distinct target areas for the long-range revitalization strategy, with each target area having their own redevelopment goals.



- 1 - Knowlton Street/Washington Park
- 2 - East Main Street Commercial Corridor
- 3 - Congress Street Village
- 4 - Industrial Redevelopment Area
- 5 - Waterfront Redevelopment Area
- 6 - Transit Station/ Transit Oriented Development
- 7 - Lower East Side

2. Overview of Target Areas (Short Term Revitalization Strategy - ST, Mid Term Revitalization Strategy - MT, and Long Term Revitalization Strategy - LT)

To promote effective revitalization, the NRZ Strategy recommends that the neighborhood concentrate physical redevelopment efforts, available resources and programs within specific target areas. The initial target areas are generally located as follows:

1) KNOWLTON STREET/WASHINGTON PARK (WESTERN SHORE OF EAST SIDE NEIGHBORHOOD) -- ST

The redevelopment of the western shore of the neighborhood is one of the first areas the NRZ should focus on in the East Side's revitalization, for a number of reasons:

- a) The close proximity to the downtown area, the transportation hub and business center of the City, which also holds job opportunities for East Side residents.
- b) There is a significant waterfront exposure along the Pequonnock River, with several distinct opportunities for waterfront development and public access that could benefit the revitalization of the East Side neighborhood.
- c) ~~Close proximity to the downtown train station and major transportation routes (e.g. I-95, Route 25) enables excellent connections to other parts of the City and the region.~~
- d) Buildings in this area have significant historic character, and the presence of Historic Districts in this area further helps to foster strong design in chosen revitalization projects.
- e) The residential areas around Washington Park are strong and have responded well to the revitalization process. There have been significant investments made by nonprofit groups like Habitat for Humanity, Bridgeport Neighborhood Trust, and Mutual Housing of Southwestern Connecticut.
- f) Redevelopment of the lower East Side and the waterfront area adjacent to it will enable excellent coordination and linkage with the redevelopment of the nearby Steel Point Redevelopment project.

LOCATION: The Pequonnock waterfront and the Knowlton Street Corridor from Arctic Street to Congress Street is seen as an important area for promoting waterfront redevelopment. It is recommended that this target area also include the residential neighborhood between Washington Park and the Pequonnock River, including residential areas along Arctic Street, Maple Street, Barnum Avenue, Washington Avenue, Knowlton Street, William Street, Harriet Street, and Noble Avenue. Important residential restoration projects have been completed in this area in recent years, making it easier to have impact within this area.

There have been numerous studies and reports prepared for the City over the years that recommend waterfront development of the East Side, and this

recommendation is reinforced in the City's recent Plan of Conservation and Development (POCD). In general, the POCD encourages the City to move industrial uses away from its waterfront to inland locations and to reclaim its waterfront for public access and appropriate waterfront and water dependent uses. A few private sector efforts in recent years further support the concept of revitalizing the Knowlton Street/Pequonnock River area for waterfront redevelopment purposes. Examples have included:

288 Knowlton Street - The opening of Bridgeport Lobster and Shellfish in 2007. Fresh seafood market retail and wholesale

305 Knowlton Street - Owners of the historic 1896 Armstrong Factory Building have expressed an interest in developing this property for waterfront development purposes. Between 2007 and 2008, the owners were close to securing commitments and approvals for the development of a new home for the Fairfield University Men and Women Varsity Rowing Teams. While the University ultimately backed out of the deal, it suggests an appropriate water dependent adaptive reuse of this industrial.

459-562 Knowlton Street - The Acme Shear United Development Site. The 3 acre property was cleared in 2007 of the former manufacturing building, which had become blight to the neighborhood. The site is now available as a vacant parcel of land possessing 300 feet of direct water frontage, and it is being marketed that way

2) EAST MAIN STREET COMMERCIAL CORRIDOR AND GATEWAY AREAS (ST)

The main entrances to the neighborhood are also the most visible and noticed sections of the East Side. These are the areas through which the majority of residents, workers, businesspeople and passersby experience the neighborhood and make their assessments of the neighborhood and its relative health. These areas are included within the initial target areas so that programs and projects can be seen by the broader community. Included within these target areas are the following:

- East Main Street Commercial Corridor
- Entrances from Stratford Avenue (East Main Street, Kossuth Street, Waterview Avenue)
- Barnum Avenue, Eastern and western edge
- East Washington Avenue
- Noble Avenue, near Boston Avenue
- Boston Avenue and Entrances into the neighborhood, especially East Main Street.

**3) CONGRESS STREET BRIDGE (ST)
AND CONGRESS STREET VILLAGE (MT)**

Since the western shore of the East Side is seen as the most critical component of the revitalization strategy, the restoration of the Congress Street Bridge is also viewed as vital to the neighborhood's revitalization, since it provides the most direct connection with the downtown. The Bridge is also viewed as critical for supporting public safety in the East Side by providing access to emergency response vehicles. The bridge has been identified as a short term goal.

The Congress Street Village concept is a development opportunity that is seen as being more of a mid term goal for the East Side. Given the unique characteristics of the historic buildings and the layout of streets and adjacent public space, there is the potential for the creation of a mixed use village area that could provide an attractive setting for restaurants, shops, cafes and even space for farmers markets or other community events.

4) INDUSTRIAL REDEVELOPMENT AREA (LT)

During the development of this Strategic Plan, Committee members underscored the importance of redeveloping the industrial area located along the eastern border of the Upper East Side, including the RemGrit properties. While identified here as a long term goal, the redevelopment of this area is vital to the success of the NRZ Strategic Plan. In general, it is believed that the potential for revitalization of the Industrial Redevelopment Area will be further enhanced by the redevelopment of the neighborhoods' waterfront, stabilization of its residential neighborhoods and the future development of an East Bridgeport Train Station serving the East Side and the East End.

5) WATERFRONT REDEVELOPMENT AREAS (MT)

The NRZ should seek to support any opportunities for the quality redevelopment of the neighborhood's waterfront for purposes of promoting public access and/or suitable waterfront and water dependent uses along the shore. While the initial focus should be on public rights-of-way already owned by the City, there should be a concerted effort to encourage the proper redevelopment of private property along the waterfront for these purposes. Waterfront redevelopment and public access along the shore will tie in well with development objectives of the Steel Point Redevelopment Area as well as the City's efforts to revitalize the downtown waterfront. Redevelopment of parts of the waterfront should be pursued as soon as possible. This target area is identified as a mid term goal mainly because market support will most likely be harder to attract until some of the other NRZ objectives are sufficiently underway.

6) TRANSIT STATION/TRANSIT ORIENTED DEVELOPMENT (LT)

During the charrette and again at a number of the East Side NRZ Planning Committee meetings, there was considerable discussion of developing a new train station on the East Side. If located right between the East Side and the East End neighborhoods (suitable locations can be found along Barnum Avenue), a train station could significantly increase access to labor markets throughout the region. Such an improvement could also be beneficial in connecting the Industrial Redevelopment Area and the Bridgeport Trade and Technology Center to employees located throughout Connecticut and parts of New York. It could also be advantageous to Bridgeport Hospital and its employees, located within walking distance of this location. Further, the introduction of a train station at this location would make it feasible to promote the creation of Transit Oriented Development (T.O.D.). The TOD concept promotes the creation of mixed use villages composed of mixed housing types, blended with commercial retail and service uses. Generally, these developments are attractive to a segment of the population that welcomes the opportunity to live adjacent to a fixed-rail train stop and have access to employment opportunities, in this case in other parts of Fairfield County or in New York. These developments tend to be higher density and include some higher priced market rate housing. However, they can also provide opportunities for creating affordable housing depending on the density levels and land costs. Parking spaces are generally more limited, especially if residents find suitable transit options to jobs and necessary conveniences/support services.

7) LOWER EAST SIDE (MT)

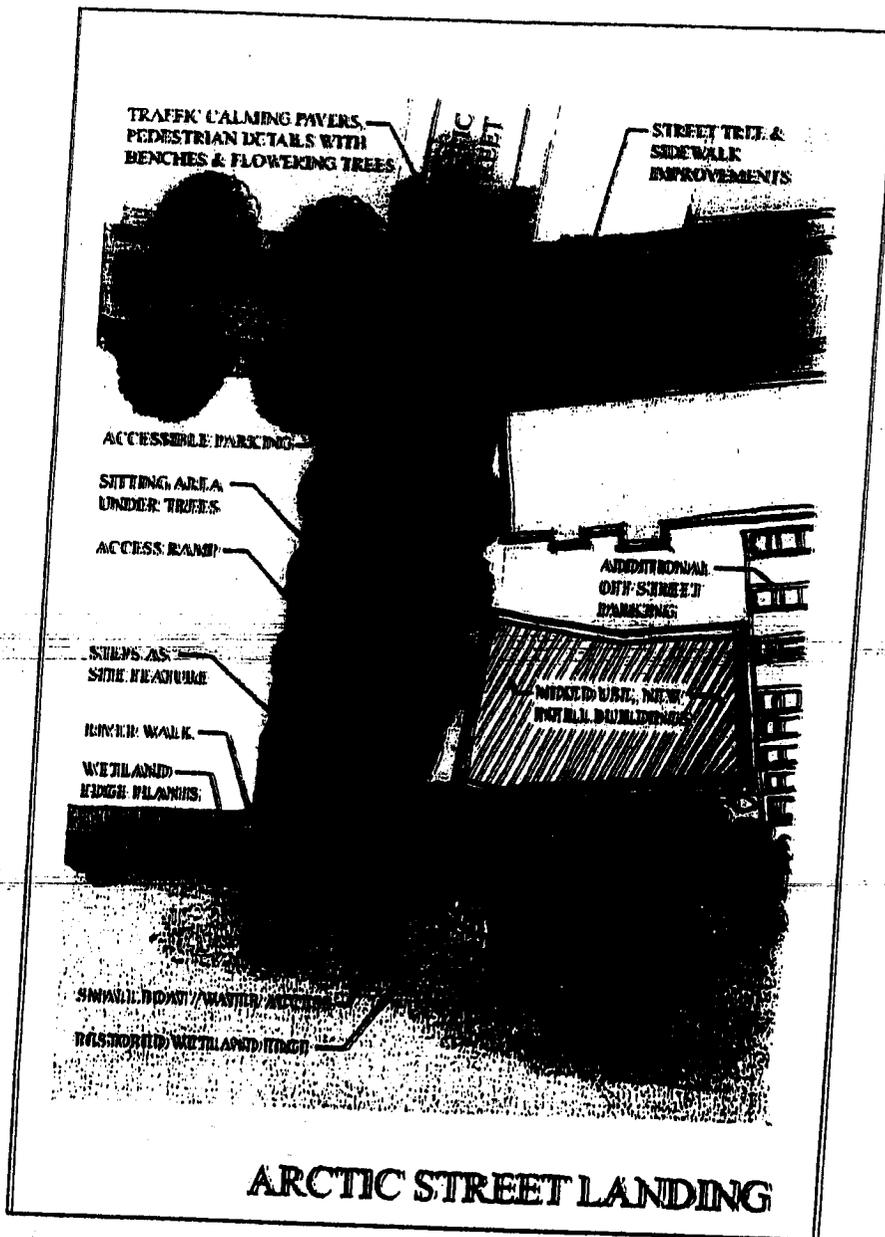
The Lower East Side area possesses unique opportunities as well as substantial challenges from a revitalization standpoint. An extensive amount of land has been cleared in the Lower East Side -- in the past, from the demolition of the Father Panik Village Housing Complex and in recent years, from the assemblage of land to support the Steel Point Redevelopment Project. It will be necessary to stabilize this section of the East Side in order to support a full revitalization of the area. It would be important to continue the revitalization of the East Main Street commercial corridor and some of the gateway areas in order to create a positive reinvestment climate. The NRZ strategy also recommends close coordination of the Lower East Side's revitalization with the redevelopment of the Steel Point Area, development of new infill housing and the redevelopment of the waterfront (including the new marina recently approved along Waterview Avenue and, as a long range strategy, the possible redevelopment of waterfront property extending from the Congress Street area to Stratford Avenue, including the existing Shoreline Star property).

3. Neighborhood Improvement Projects and Economic Development Projects

A series of Neighborhood Improvement Projects were identified by the East Side NRZ stakeholders as a way of improving the overall appearance - and appeal - of the East Side. For the NRZ Strategic Plan, these projects will include:

1. **Improve Public Access to the Waterfront.** East Side leaders recognize the importance of the neighborhood's extensive waterfront and want that waterfront to be an accessible resource for residents. As in other parts of Bridgeport, the vast majority of the waterfront is dominated by industrial and commercial buildings and uses that stifle access to the water. During the NRZ Planning Process, it was further recognized that there are already a number of existing public access points to the waterfront in the form of existing street rights-of-way to the water's edge. Some of these rights-of-way became access ways for bridges that now connect the East Side with other parts of the City. In other cases, these rights-of-way were not improved. It made no sense to construct a street that went no where other than the edge of the river. However, over time, adjacent commercial and industrial uses began to informally take over these mapped (but unmarked) rights-of-way by expanding parking lots or walkways over the rights-of-way and incorporating these areas into their operation.

~~While it will be beneficial to create more expansive public access and use of the waterfront in the future, these rights-of-way are a good starting point for creating waterfront access for the public in the short term. As part of this Strategy, two rights-of-way along the Knowlton Street corridor were identified for development of public access: Barnum Avenue and Arctic Street rights-of-way to the Pequonnock River. During this NRZ strategic planning process, the City's Office of Neighborhood Revitalization developed a conceptual plan for the Barnum Avenue waterfront public access and is in the process of implementing that plan. To complement that effort and to further increase public access to the water, the consultant team for this NRZ Strategic Plan looked at the Arctic Street public right-of-way and came up with the following conceptual plan for its development.~~



Site plan concept, above, for the Arctic Street Landing Project, prepared by PRE/View Landscape Architects.

This Plan recommends a series of modifications to enhance public access to the edge of the Pequonnock River at Arctic Street and Knowlton Street and to further support the redevelopment of this area to enhance this waterfront location and to encourage a proper mix of land uses here to support the neighborhood's revitalization. Among the key components of this proposal:

- Use of pavers to create a pedestrian environment and to establish "traffic calming" measures to slow vehicles down as they travel along Knowlton Street.
- The planting of street trees and flowering trees to make the public access inviting and user friendly. This treatment will also reinforce the beautification message stressed in the revitalization strategy.
- Creation of sitting areas with benches to enable residents to sit and enjoy views of the water.
- The creation of limited parking near Knowlton Street, including handicap accessible parking spaces.
- Due to a significant elevation drop from Knowlton Street to the waters edge (approximately 15 feet), this conceptual plan recommends the use of an access ramp and the use of steps to accommodate the change in grade.

Installation of the public access at Arctic Street will help to support future waterfront development of this segment of the River as well. The site plan above and the perspective sketch on the next page, illustrate how such an improvement can easily support the creation of a river walk/boardwalk, the introduction of docks or slips to provide for small boat access and the construction of infill buildings (preferably mixed-use) designed to enhance the public use of the waterfront (restaurants, shops, etc.). As pilot projects, the East Side NRZ should also seek to improve environmental conditions along the River and support positive treatment, e.g. installation of wetland edge plants near the waters edge to enhance the natural landscape. Current cost estimates for the Arctic Street Waterfront Access are approximately \$500,000. (See Appendices).

On the next page, a rendering shows the transformation that could occur to the existing conditions at this location. Notice the use of decorative street lighting, vibrant uses like outdoor waterfront restaurant dining, recreational boating and the pedestrian river walk, which could also be echoed on the opposite shore of this site. The use of a fountain to decorate the area where steps would take the pedestrian to the waters edge enhances the appeal and use of the site (the use of the Roman "Spanish Steps" also suggests a design theme for the area).

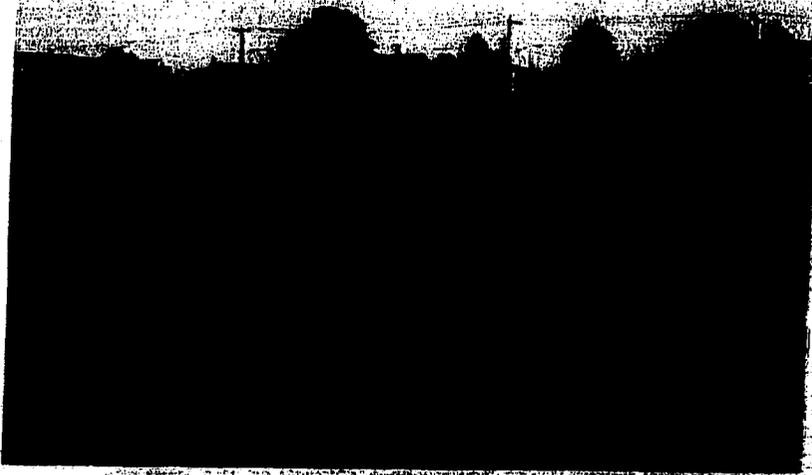
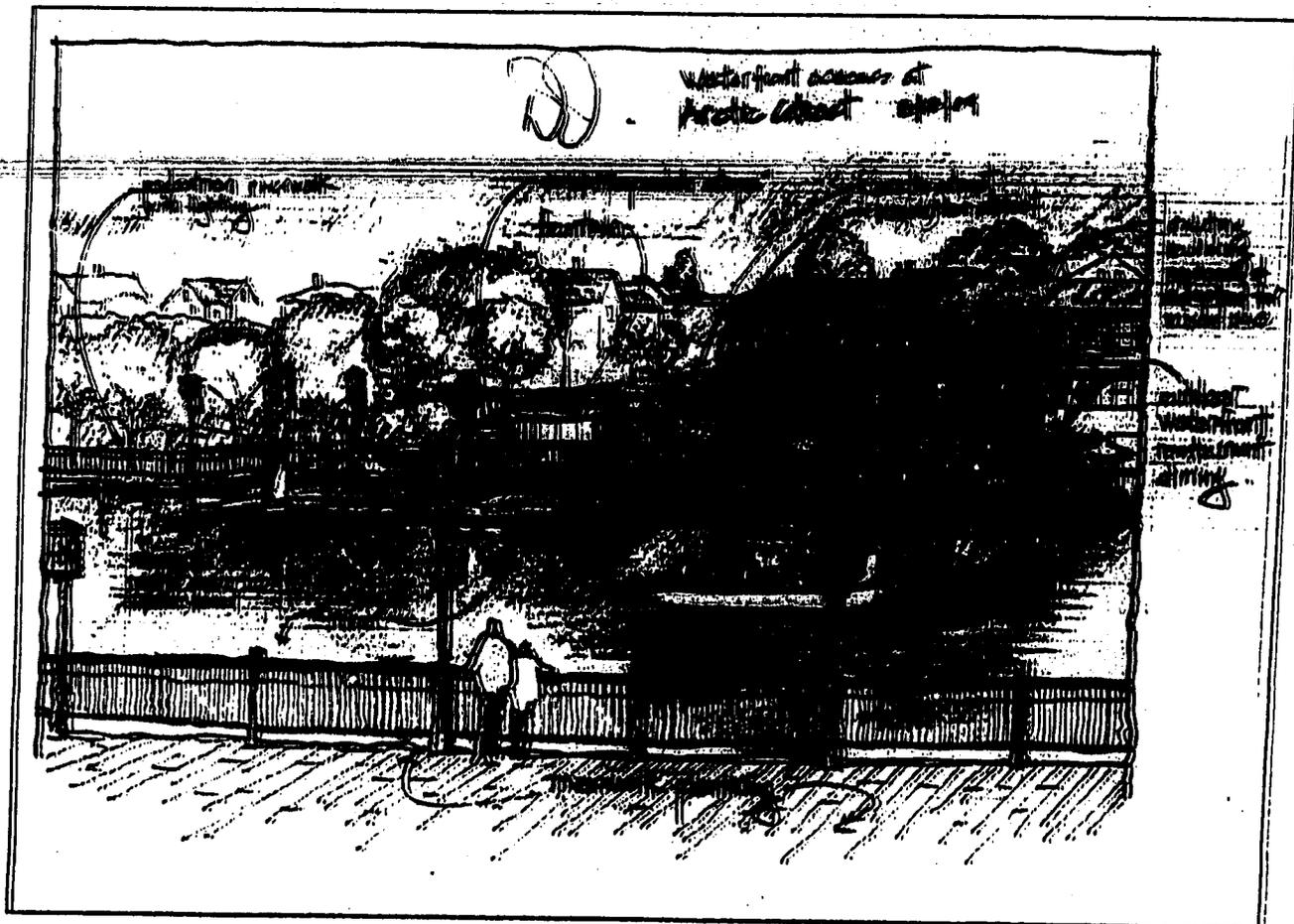


Photo at left shows existing conditions at the end of the Arctic Street right-of-way at the edge of the Pequonnock River. Illustration below, by David Barbour Architects, provides a perspective sketch of the Arctic Street Landing project which could provide important public access to the waterfront and assist in the neighborhood's revitalization efforts.



Features of the Park could include an area for picnics and barbecues; areas for launching small boats, canoes and kayaks; a pier/dock for larger boats; use of access steps and ramps to provide for access to the waterfront; and ADA accessibility. On a long term basis, the City could consider realignment of Waterview Avenue to increase the overall size and functionality of the Park.

2. **Improve Streetscapes of the East Side.** Streetscape improvements are needed to soften some of the "harsh landscapes" that now exist in parts of the East Side (long sections of street that are characterized by rows of brick and frame buildings, sidewalks and streets, often in disrepair). Planting strips throughout the East Side are sometimes nonexistent and often ignored. There are not many street trees or landscaped areas to define public entrances to the community. These harsh landscapes typically offer no break in the urban appearance of the neighborhood. Streetscapes are generally dominated by imposing telephone poles with attached street lights and hanging wires, deteriorated and broken sidewalks, streets with potholes, and few or no street trees. In some cases, the wrong types of street trees were planted and their roots have grown and broken sections of sidewalk in the neighborhood. The presence of harsh landscapes sends the strong message that "no one cares about this area" or, worse, "no one lives here anymore". The buildings tend to deteriorate and the overall appearance is one of a lackluster, uninteresting neighborhood that has been forgotten. As part of the NRZ Strategic Plan, the Consultant Team evaluated a section of Knowlton Street.

Sidewalk Improvements. The Revitalization Strategy should encourage the use of pavers or alternate paved materials for sidewalk replacement projects, in order to bring color and texture to the pedestrian ways throughout the neighborhood. The costs of pavers and textured materials are generally higher than bituminous concrete. Since available public funding will be limited in coming years, the East Side NRZ should concentrate its efforts in the following way: Use of pavers and alternate colors and textures should be the preferred treatment for:

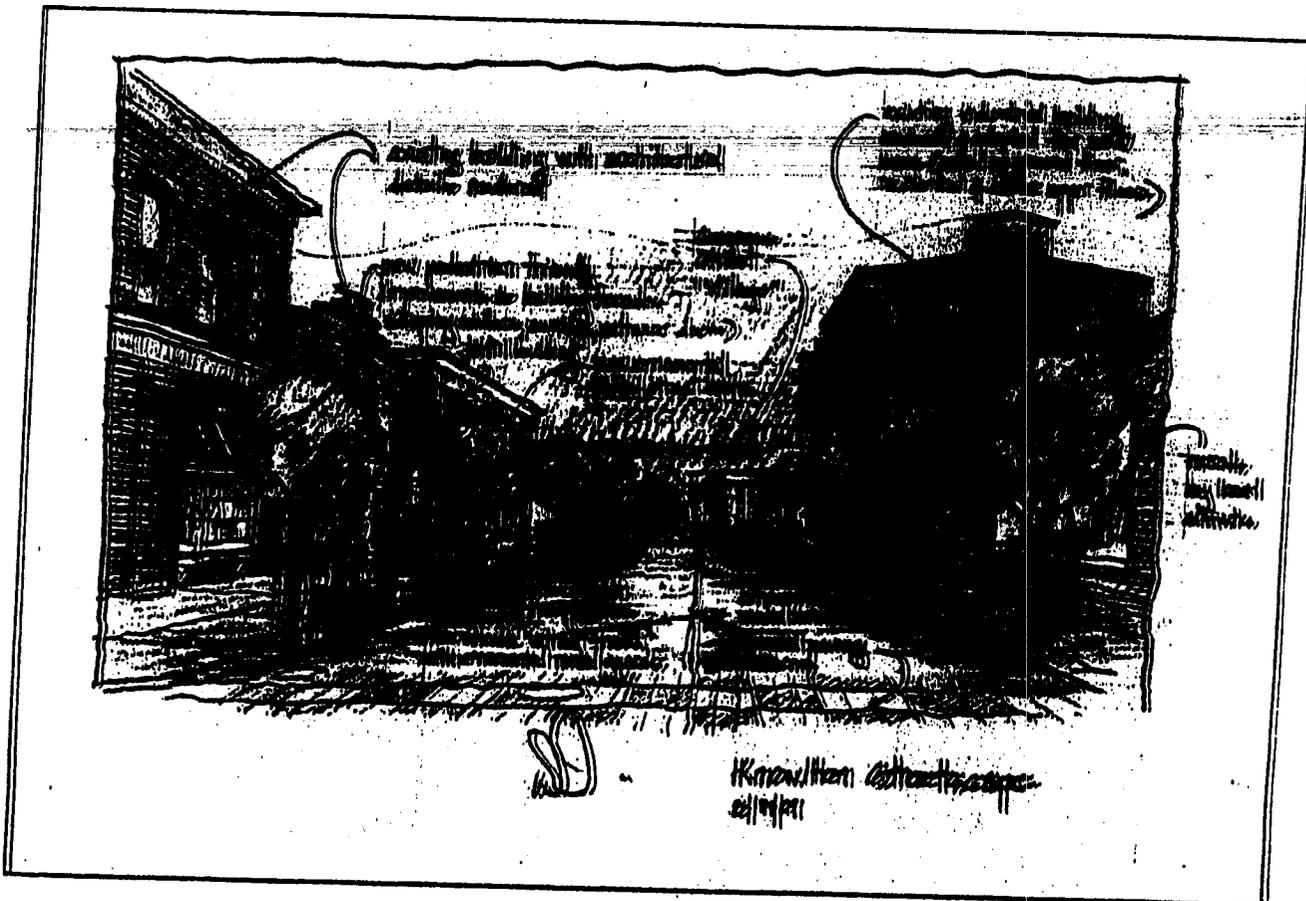
1. all visible public improvements in the gateway entrance areas
2. areas or projects of public gathering, such as commercial corridors, parks, schools and other public buildings and
3. where there is a significant private investment in rehabilitation or new construction.

Concrete should be used as a preferred material for repair or replacement of sidewalks in disrepair in more remote sections of the neighborhood. In general, concrete sidewalks should also be used primarily where there are immediate safety concerns.

Street Improvements. Efforts should be made to keep all streets in the neighborhood in safe, passable condition. Again, like with sidewalk improvements, the NRZ Revitalization Strategy should recognize the value

of street improvements to the overall appearance of the neighborhood. Since street improvements will also be done on a limited basis (due to limited funding), it is important that street improvements be performed strategically. The City should seek to work closely with the East Side NRZ to coordinate road improvement projects with the overall strategy: road overlay projects and intersection improvements should be completed in the following general order: 1. Highly visible traffic corridors (e.g. East Main Street, Barnum Avenue, Boston Avenue, Stratford Avenue, Noble Avenue, etc.), gateway entrances and areas of public gathering 2. In areas where substantial private and non-profit investment has or will occur (e.g. Washington Park/Knowlton Street Target Area). Other road improvements throughout the neighborhood should be completed as funding is available and focus primarily on safety concerns.

Street Trees and Landscaped Improvements - Street trees should be planted throughout the community to help soften the urban appearance of the East Side, as well as to enhance overall environmental quality. Care should be taken to select street trees that are ornamental or shade varieties that will not interfere with overhead wires and whose roots will not destroy the sidewalks (avoid trees with an expansive root system).



3. **Improve Roadway Connections.** Neighborhood leaders want to see traffic and circulation improvements to assure the neighborhood is connected to other parts of the City, a significant element of the neighborhood's economic viability; the most critical transportation connection is seen as the restoration or replacement of the Congress Street Bridge. Currently, the neighborhood is aware that the City has committed approximately \$40 Million to the replacement of the Congress Street Bridge. Some members of the City administration have suggested that the neighborhood may want to continue evaluating the potential for redirecting equivalent public resources to other parts of the revitalization strategy to maximize impact.

Economic Development Projects

In order for the East Side to grow in the future and to become a competitive neighborhood within the city, the NRZ needs to promote the completion of development projects that will become significant drivers to the economic revitalization of the neighborhood. These projects will: be of a scale that enables them to stand on their own merit, generate a renewed resurgence in reinvestment into the community, and promote the creation of new jobs and wealth within the neighborhood. These projects will be led by: 1. waterfront redevelopment projects. Building on efforts to create public access to the waterfront, the neighborhood should capitalize on its waterfront location as its most significant asset for promoting economic growth 2. Streetscape Improvements along the neighborhood's primary commercial corridors and gateway entrances 3. Promotion of efforts to help local residents to prepare and train for entry into jobs in industries viewed as having growth potential in the city and the region. The growth area initially targeted for this purpose is the health industry, which is anticipated to expand significantly in the city over the next decade or more. 4. Promote the revitalization of the neighborhood's commercial and industrial areas including: Continuation of efforts to revitalize the East Main Street commercial area, with the help of the East Main Street Revitalization Association and any other organizations that are qualified and show interest; Redevelopment of large vacant or underutilized commercial properties, especially along the waterfront (e.g. Shoreline Star property); Redevelopment of the Remington Industrial Park. Special areas with unique potential: the Congress Street "Village" area and an area along the neighborhood's eastern boundary where it is possible to develop an East Bridgeport Train Station.

1. Waterfront Redevelopment

- Redevelop the East Side waterfront to increase neighborhood public access to the water and to help the neighborhood become a waterfront destination.. To the extent possible, the East Side NRZ and the City should encourage a mix of uses and waterfront amenities that will create vitality and energy along the River, which will ultimately enhance the neighborhood's quality of life and increase its property values.
- Appropriate uses along the water should include

- Recreational boating and marinas
- Fishing (taking into account the need for proper maintenance, e.g. weekly cleaning of piers by Public Works, addition of a cleaning station, etc.)
- Waterfront recreation and pedestrian access
- Cartop boating access (kayaks, canoes, etc.)
- Selective commercial boating uses, such as day cruises
- Other suitable **water dependent uses** along the Pequonnock River and Yellow Mill Pond. There is a significant opportunity to also promote commercial uses that will enable public enjoyment of the waterfront (e.g. restaurants, pubs, and shops)

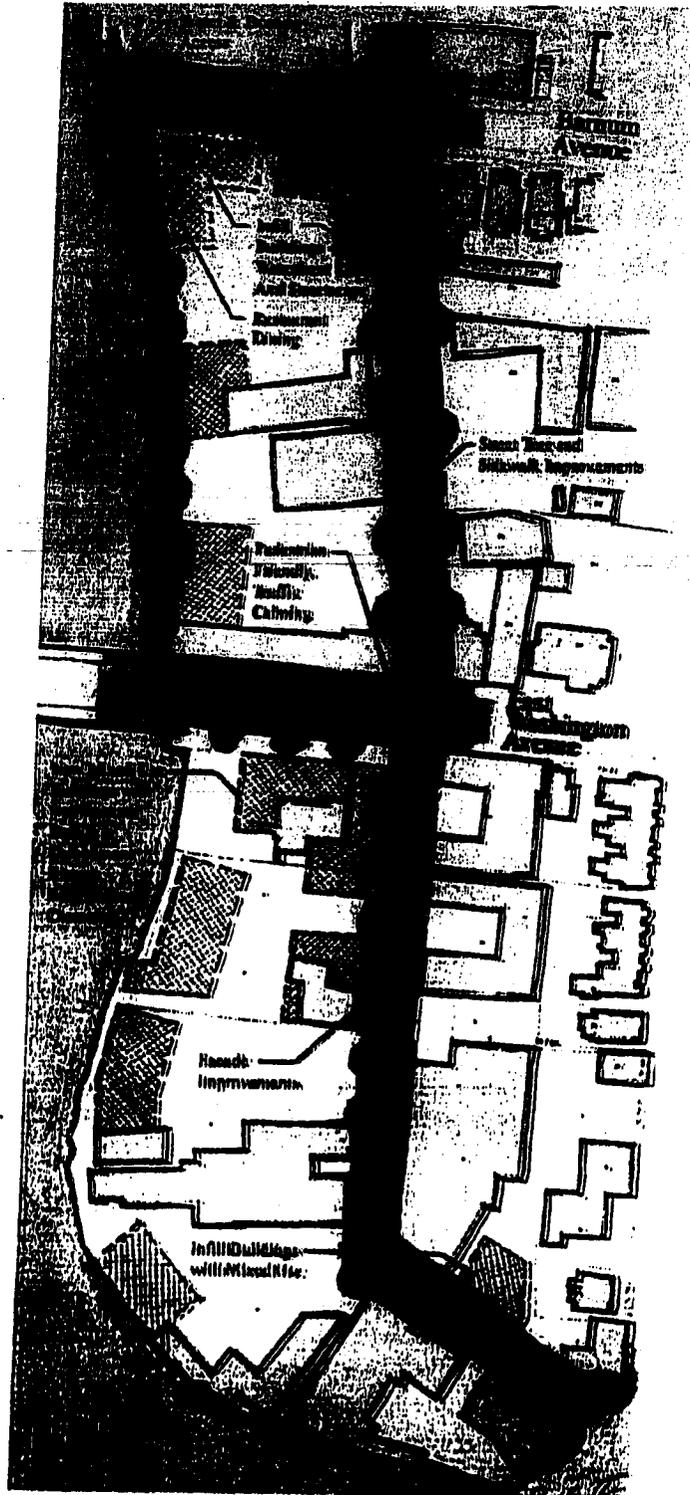
The effort should focus on developing public and private partnerships and encouraging redevelopment of waterfront for water-dependent uses, working with existing owners to the extent possible. The initial focus should be along Knowlton Street between Arctic Street and the Congress Street Bridge. The redevelopment of the Acme site would offer significant advantage to this effort, as long as the property could be cleaned to sufficient level.

Where a non-water dependent use is not possible, consider use of strengthened zoning regulations to require public access to be incorporated into the use of waterfront property when a change in use is being sought by an owner. The attached illustrations recommend the extension of a public riverwalk along the shore, as new uses are attracted to the area. The riverwalk could be constructed section-by-section by private owners as part of their redevelopment efforts. The City should be prepared to fill any gaps along the riverwalk, especially where public rights-of-way or public land exists.

- Longer term strategies should include redevelopment of waterfront property as far north as Island View Drive. The Pequonnock River is reported to have sufficient channel depth to accommodate recreational boaters of most sizes up to Island View. The main impediment to boating traffic is the height of the Washington Avenue bridge during high tide, when clearance drops to approximately six feet.

Knowlton Street/Waterfront Redevelopment

The illustration on the next page shows a close up of the Knowlton Street Target area, illustrating streetscape improvements along Knowlton Street, the redevelopment of the Pequonnock waterfront and the introduction of waterfront accessways and a waterfront walkway. Streetscape improvements along Knowlton Street are currently estimated at approximately \$1.8 Million to \$2.9 Million (see Appendices).



KNOWLTON STREETSCAPE

Public Access Rights-of-Way.

- When land was first subdivided and roads were laid out in the East Side, a number of road rights-of-way were shown on early maps as extending to the edge of the rivers. Along the west shore, there are a number of these locations. The first step in revitalizing the waterfront will be to create public access ways to the River. One had already been designed for the Barnum Avenue right-of-way
- **Riverwalk.** Create a continuous linear riverfront walkway for public access to the shore for pedestrians and bicyclers. The section of shorefront between Congress Street Bridge and the Shoreline Star is an additional redevelopment opportunity. In this area, there should be an emphasis on creating expanded public parking to support the redevelopment of the Congress Street Village Area and to support other public access facilities to be developed along the Pequonnock River. Current estimates for the Pequonnock Waterfront Walkway range from \$1.3 Million to \$2.0 Million (see appendices).

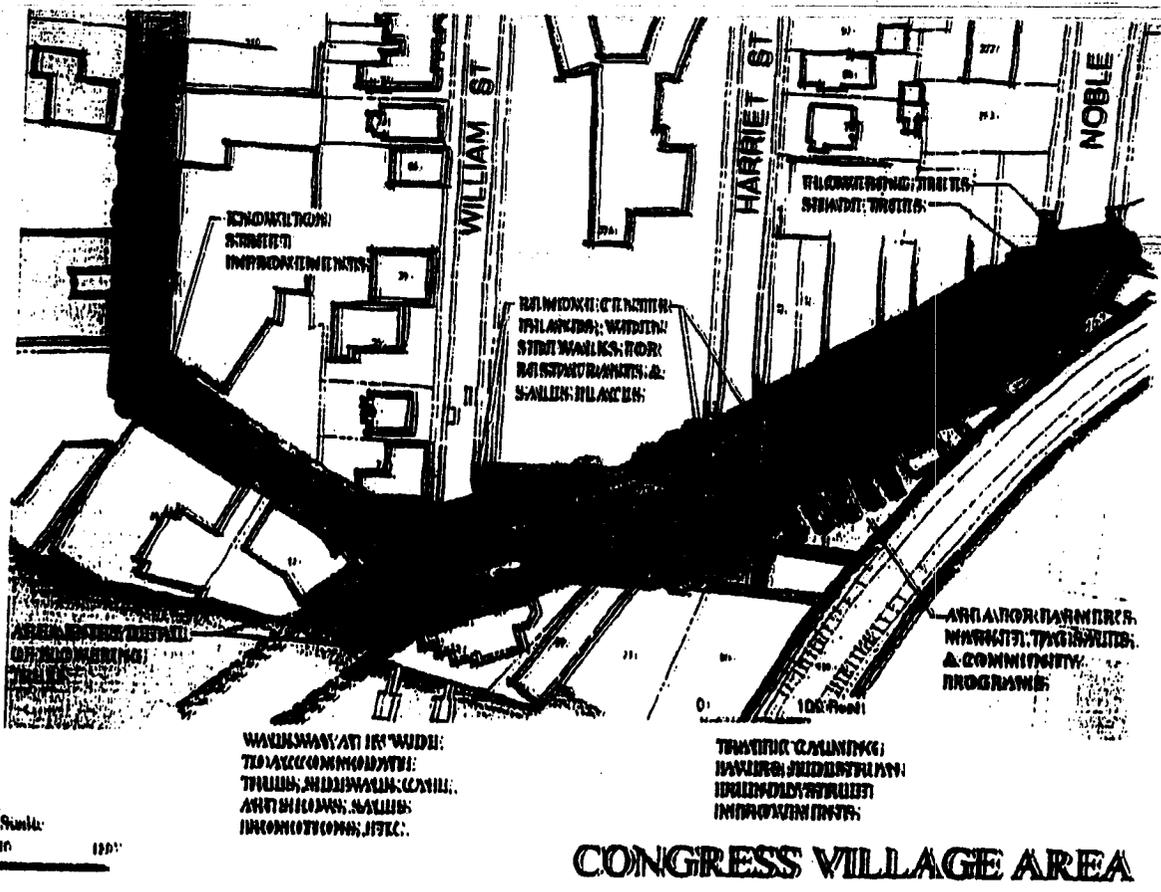
DEVELOPMENT OPPORTUNITY: Waterfront Redevelopment, e.g. Shoreline Star property.

The stretch of waterfront along the Pequonnock River on the Lower East Side is less developed than other sections of waterfront on the East Side. The Shoreline Star property is a specific example of a large property in single ownership with significant waterfront access and the potential for substantial redevelopment. This 16 acre property is extremely unique as to its location and size, both of which influence its development potential. The property is within 1/2 mile (walking distance) of the City's train station. This close proximity enables the development of significant residential development within short walking distance of public transportation, making the property a strong candidate for Transit Oriented Development (T.O.D.). (Transit Oriented Development generally consists of high density mixed uses within walking distance of a fixed route train facility. This form of development is gaining increasingly greater market value in the United States and is a main feature of the City's Downtown Revitalization Plan. Of significance is the fact the property is in a prime waterfront location along the Pequonnock River near Bridgeport Harbor and possesses some of the most scenic views in this area.

Because the property was initially developed as a dog racing track, there is only one large building and several accessory buildings currently on the property. A large percentage of the property is devoted to surface parking. Consequently, there are few existing barriers to new development and minimal requirements for building demolition to accommodate redevelopment.

DEVELOPMENT OPPORTUNITY: Congress Street "Village Area"

- The architectural style of the existing buildings near the Congress Street entrance to the East Side has historic value and is rich in detail and design. This area could be easily redeveloped as a small, mixed-use enclave that could serve as a destination for restaurants, shops and apartments. The City might be looking at \$500,000 to \$1 million in streetscape improvements and the costs of road reconstruction. This Plan recommends:
 - Elimination of the central esplanade
 - Redesign of the road system to significantly expand the sidewalks and pedestrian ways and assembly areas near the buildings, in order to support a vibrant commercial area with cafes and outdoor dining as well as the opportunity to stage farmers markets, fairs, and festivals.



Scale: 1" = 100'

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Photos of some of the interesting architectural styles and waterfront location that could support a Congress Street Village development concept...

VIII. PHASING PLAN (Short-Term & Long-Term Objectives & Strategies)

1. LEVEL ONE - Community Organization

Short-term Revitalization Projects 2010 to 2015 (1-5 years)

- a. Establish an NRZ Steering Committee, with residents of the area being in the majority. Consider bilingual and multilingual capability for staff that will support efforts of the Steering Committee. Work at building partnerships with various nonprofit organizations, City agencies, churches and community organizations that are actively working in the East Side. Encourage participation by Board of Education and by Parks Department.
- b. Publish and market recommendations of East Side NRZ Strategic Plan to City leaders (elected officials and administrators) and neighborhood leaders, to assure a clear understanding of the direction for the neighborhood and specific goals, objectives and projects the neighborhood seeks to achieve. Efforts should be made to assure the use of publications that are bilingual or multi-lingual and reflective of the resident population of the neighborhood, (e.g. Spanish, English, etc.). Consideration should be given to the hiring of staff and consultants that are also bilingual or multilingual (City Office of Neighborhood Revitalization (ONR), NRZ.)
- c. Block watch groups. Promote the creation of 5 block watch groups within the East Side and provide support to existing block watch groups. Involve the City Police Department in providing necessary training and maintaining communication. Reports should be provided to the NRZ Steering Committee on a regular basis (e.g. quarterly). (NRZ, community organizations, Police Department)
- d. Cleanup efforts. Work with local neighborhood groups to coordinate regular cleanup efforts within the neighborhood, with a special focus on the initial target areas (Knowlton Street corridor, Gateway entrances). Seek leadership, assistance from Trash Busters group. Schedule neighborhood cleanups on a regular basis (minimum two times a year: spring cleanup and the fall). (NRZ, ONR, Trash Busters, City "Be Green" Initiative, churches, and other community organizations).
- e. After hour youth athletic programs. After hour youth educational assistant programs, Big Brother and Big Sister Programs, McGivney Community Center, Orcutt Boys Club, Hall Neighborhood House, Board of Education, and other groups.

- f. Increase communication within Neighborhood. Consider newsletter, neighborhood programs, and flyers in English, Spanish and any other language that is prominently spoken within the neighborhood. (Consider neighborhood media, e.g. Radio Cumbre, LaVoz, Radio Amore). Utilize communication to reinforce goals of the Steering Committee (importance of cleanup/beautification effort, information on block watch formation, report of progress on NRZ projects, seek additional leadership, etc.) (NRZ)

Mid-Term Revitalization Projects - 2016 to 2020 (6 - 10 years)

- a. Continue short term community organization efforts
- b. Update NRZ Plan as deemed necessary
- c. Support Senior Rides Assistance programs
- d. Support Senior Medical Care and Screening
- e. Support creation of Senior Housing

Long-Term Revitalization Projects - 2020 to 2030 (11-20 years)

- f. Update NRZ Plan as deemed necessary
- g. Establish updated objectives

2. LEVEL TWO - Stabilize the Neighborhood

Short-term Revitalization Projects 2010 to 2015 (1-5 years)

Housing Rehabilitation Programs, Infill Housing Programs

- a. Negotiate housing investment strategy with Steel Point developers
- b. Seek active participation in City housing programs, especially Neighborhood Stabilization Program
- c. Reduce density in non commercial neighborhoods
- d. Increase density along corridors and transit lines
- e. Bolster protection of East Side Historic properties
- f. Develop incentives to encourage the preservation of historic and architecturally significant buildings and promote strong neighborhood design guidelines

Mid-Term Revitalization Projects - 2016 to 2020 (6 - 10 years)

- a. Update NRZ Plan as deemed necessary

Long-Term Revitalization Projects - 2020 to 2030 (11-20 years)

**3. LEVEL THREE -Neighborhood Improvement Projects
Short-term Revitalization Projects 2010 to 2015 (1-5 years)**

Congress Street Bridge

- a. Support City's efforts to use ARRA funding for the demolition of the existing Congress Street Bridge.
- b. Confirm availability of \$50 million to complete bridge
- c. Secure additional funds if needed (Consider City Council Capital Improvement Plan, State Delegation to secure earmark funding, future economic stimulus funding, etc.)

Waterfront Access:

- a. Make application for funding to construct public access along Barnum Avenue right-of-way (Community Development Block Grant, State of Connecticut Office of Long Island Sound License Plate Grant Program, City of Bridgeport CIP Funds. Design completed by Office of Neighborhood Revitalization)
- b. Develop design for Riverwalk along Pequonnock River
- c. Encourage inclusion of public access in private commercial and mixed-use developments (Coastal Site Plan Review, Zoning

Mid-Term Revitalization Projects - 2016 to 2020 (6 - 10 years)

Waterfront Access:

- a. Complete design for Arctic Street Right-of-Way Public Access Improvement Project
- b. Seek funding for construction of the Arctic Street Right-of-Way Public Access Improvement Project
- c. Consider changes to Zoning Regulations and Coastal Site Plan Review procedures to promote waterfront redevelopment
- d. Encourage inclusion of public access in private commercial and mixed-use developments (Coastal Site Plan Review, Zoning)

Streetscape Improvements

- a. Knowlton Street streetscape design
- b. Secure funding to complete approx. 5 blocks of streetscape improvements in proximity to new redevelopment projects (Knowlton Street, Barnum Avenue, Washington Street, William Street, etc.).
- c. Utilize playgrounds at school sites
- d. Urban Garden Programs

**4. Level Four - Economic Revitalization
Short-term Revitalization Projects 2010 to 2015 (1-5 years)**

Waterfront Redevelopment

- a. Work with Economic Development Office to confirm support for redevelopment efforts
- b. Promote awareness of NRZ Strategy
- c. Work with existing waterfront property owners to change uses along Pequonnock River

East Main Street Revitalization

- a. Storefront Improvements
 - b. Streetscape Improvements
 - c. Mixed Use, Infill Housing
 - d. Facades and design standards
 - e. Sidewalk & Crosswalks Safety: Signage (school zones, historic districts etc)
 - f. Road Repairs: State and Local contacts
 - g. Bottlenecks
 - h. Parking Public Transportation
- e. Mid-Term Revitalization Projects - 2016 to 2020 (6 - 10 years)

Waterfront Access:

1. Arctic Street Right-of-Way
2. Develop design for Riverwalk along Yellow Mill River
3. Waterfront Park Redevelopment on Yellow Mill River

Economic Development

1. Shoreline Star/Lower East Side Redevelopment for Mixed-Use, waterfront destination and Transit Oriented Development
2. Design for development of new East Bridgeport Train Station on Barnum Avenue site, on edge of East Side and East End Neighborhood
3. Promote the development of Transit Oriented Development in vicinity of new train station, which

f. Long-Term Revitalization Projects - 2021 to 2030 (11-20 years)

- a. New East Bridgeport Train Station
- b. East Side Transit Oriented Development projects

IX. Performance and Review Standards

Earlier in this Plan, it was recommended that the East Side NRZ adopt an annual work plan. The adoption of that plan should be a collaborative exercise by a cross representation of the various neighborhood stakeholders. The plan should include specific performance standards to enable a review and assessment of the degree to which the Committee is achieving the goals of this revitalization strategy. During the development of this plan, the following performance standards were envisioned as examples of statistics that could be monitored periodically to determine the success of the plan:

- Number and percent of properties that are vacant
- Number and percent of properties that are classified as blighted
- Number and percent of housing units that are owner-occupied
- Number and percent of housing units that are renter-occupied
- Percent of population below poverty levels
- Median household income
- Linear feet of waterfront accessible to the general public
- Number of new businesses operating on the East Side
- Education Levels and Skill Levels
- Crime Statistics
- Employment/Unemployment Levels

X. Regulatory Issues

The East Side NRZ Steering Committee should play an active role in communicating the goals of this Revitalization Strategy to elected officials, City agencies, and other City leaders. As part of this role, the NRZ should actively participate in public meetings that will affect the future decisions by the Planning and Zoning Commission, the Board of Zoning Appeals and other regulatory bodies affecting the future land use of the East Side. Efforts should be made to encourage or support changes to the City's current zoning regulations or changes to the City's Zoning Map that could enhance the implementation of this revitalization strategy. Among them:

Zoning Amendments

-Support the aggressive use of the zoning regulations and the Coastal Site Plan Review process to:

1. **Significantly expand the opportunities for public access to the waterfront. Other communities in the Fairfield County region, including nearby Stratford, have incorporated**

requirements in their zoning regulations that waterfront properties provide a walkway along the waterfront and meaningful forms of public access (access, fishing, docks, launching ramps, etc.). The Coastal Area Management process requires the use of property for a water dependent purpose (uses that cannot be located inland) and, where onsite characteristics are not conducive for that purpose, the provision of public access.

It is believed that much of the vision for waterfront redevelopment along the Pequonnock River and Yellow Mill Pond could be achieved in conjunction with approvals for development of private property. This could be one tool for promoting the development of a boardwalk along the Pequonnock for example, in conjunction with the Knowlton Street Redevelopment concept.

2. **Increase the number of water dependent uses along the neighborhood's waterfront.**

-Consider advocating for inclusionary zoning in Bridgeport's Zoning Regulations.

- Support Zoning Amendments that can support the creation of mixed-use developments as envisioned in the City's recent update to the Plan of Conservation and Development

Zoning District Changes

The East Side NRZ should advocate for a number of changes to the City Zoning Map. Among these changes:

1. Support changes to the Zoning Districts of the City's Zoning Map as contained in the City's recently adopted Plan of Conservation and Development.
2. Support the rezoning of waterfront property in the neighborhood to discourage the continuation of industrial and heavy commercial uses. Models to consider would include waterfront business districts and mixed-use districts that would permit waterfront development uses (marinas, docks, fishing piers, boardwalks, etc.)
3. Support the creation of Mixed-Use Zoning Districts that would promote the creation of Mixed-Uses along the lower East Side, properties like the Shoreline Star property, and

along Barnum Avenue and the area near the industrial redevelopment area (Remgrit properties).

4. Consider the creation of Transit Oriented Development (TOD) Districts within walking distance (approx. ½ mile) of the existing train station in downtown Bridgeport; On a long-term basis, consider the creation of similar TOD Districts around the East Bridgeport Train Station if one is developed.

APPENDICES

A Certification of City Council Adoption of City of Bridgeport
Resolution #278-05 - East Side Neighborhood Revitalization Zone

B East Side NRZ ByLaws, adopted February 8, 2006

C Outreach Efforts

D Cost Estimates for East Side NRZ Projects

CITY OF BRIDGEPORT
DEPARTMENT OF NEIGHBORHOOD REVITALIZATION
999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604

BILL FINCH
Mayor

DONALD C. EVERSLEY
Director of OPED



THOMAS K. COBLE
Division Director
Neighborhood
Revitalization/Anti-Blight

ANGIE STALTARO
Neighborhood Coordinator

JACKIE RICHARDSON
Coordinator/Inspector
Specialist

COMM. # 48-09(a) East Side Neighborhood Revitalization Zone
Plan Resolution, referred to ECD&E 03/15/10 - *CANCELLED
COMM. # 48-09 (b) New Ordinance - East Side Neighborhood
Revitalization Zone, referred to Ordinance * 3/15/10 CANCELLED
March 8, 2010 * Carried over to Special Meeting March 22, 2010

JENNIFER EDWARDS
Administrative/Inspector
CANCELLED

The Honorable Bridgeport City Council
C/o Office of the City Clerk
45 Lyon Terrace
Bridgeport, CT. 06604

RE: East Side Neighborhood Revitalization Zone Plan
Joint Referral: Ordinance Committee
Economic & Community Development & Environmental Committee

RECEIVED
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ATTEST
CITY CLERK

Dear Honorable Body,

Enclosed, please find for your review the draft for a Neighborhood Revitalization Plan prepared by the East Side Planning Committee. Since the CT. General Statutes requires such a plan and its boundaries to be adopted by local ordinance, we are respectfully requesting both a joint referral to the Economic & Community Development and Environment Committee and Ordinance Committee as well as your favorable consideration of the Plan and accompanying resolution adopting the required ordinance..

During the 1993 legislative session, the Connecticut State Legislature adopted Public Act 340, "An Act Establishing a Neighborhood Revitalization Process," which became Connecticut General Statute, Section 7-600 through 7-619. On May 6, 1996, the City Council passed a resolution (Item #1111-95), to establish the new model for economic revitalization of neighborhoods where a significant number of properties are foreclosed, abandoned, blighted or pose a public safety hazard. The resolution also encourages groups of residents, property owners and business organizations to establish strategic plans for their areas and for the City Council to formally adopt the individual and specific Neighborhood Revitalization Zone (NRZ) plans upon submittal from the neighborhoods in the form of an ordinance.

Page 2

East Side Neighborhood Revitalization Zone Plan
Joint Referral

Since September 2005, various organizations on the East Side, including the Washington Park Association, East Main Street Revitalization Association, LESDCO, McGivney Community Center, Bridgeport Hospital, City and interested residents, businesses and stakeholders, have met to formulate a comprehensive neighborhood revitalization plan. The public formally approved the plan during public hearings held at various locations throughout the East Side, on March 14th, 2009 and, on March 3rd 2010.

Also enclosed, please find a Resolution of the City Council, adopting this plan as an ordinance, along with the draft ordinance. The City Attorney's Office has reviewed and approved the draft documents.

Should you have further questions, please contact my office at 576-7765.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. K. Coble', written over a horizontal line.

Thomas K. Coble
Deputy Director Neighborhood Revitalization Division

Cc: Donald Eversley
Angie R. Staltaro
Samuel Shaw

COMM. # 48-09(b) referred to Ordinance Committee (March 15, 2010) – Cancelled
Carried over to Special Meeting March 22, 2010

DRAFT

Chapter 8.77 East Side Neighborhood Revitalization Zone

8.77.010 Declaration of Policy

8.77.020 Definitions

8.77.030 Authority to Implement the East Side Neighborhood Revitalization Zone Plan

8.77.040 Implementation Committee

8.77.050 Boundaries of East Side Neighborhood Revitalization Zone

8.77.060 Authority to Amend the East Side Neighborhood Revitalization Zone Plan

8.77.070 Authority to Comment on Zoning Applications

8.77.010 Declaration of Policy

It is found and declared that there exists within the East Side neighborhood a significant number of deteriorated property and property that has been foreclosed, is abandoned, blighted, or is substandard or poses a hazard to public safety, and that the existence of such deteriorated, foreclosed, abandoned, blighted, substandard, and hazardous property contributes to the decline of the East Side neighborhood. Connecticut General Statute Chapter 118 provides for municipalities to establish a Neighborhood Revitalization Zone to address these issues.

The East Side neighborhood has followed the State Statute and has adopted an East Side Revitalization Zone Plan. Per Connecticut General Statute Chapter 118, and adopted City Council Resolution 111-95, the East Side Neighborhood Revitalization Zone Plan shall be implemented and is hereby recognized.

8.77.020 Definitions

For the purpose of this chapter, the following words and terms shall have the meanings respectively ascribed as follows:

“East Side Neighborhood Revitalization Zone” refers to the boundaries approved by the City Council on February 5, 2007, and as set forth in this chapter in Section 8.77.050 of this chapter.

“East Side Neighborhood Revitalization Zone Implementation Committee” refers to the legal entity under which The Plan will be implemented and amended as necessary.

“East Side Neighborhood Revitalization Zone Plan” refers to the planning document adopted by the East Side Neighborhood Revitalization Zone Planning Committee, East Side Community and City Council. Also referred to as “The Plan.”

“Implementation Committee” refers to the permanent committee of the East Side Revitalization Zone, authorized by this chapter that is committed to implementing The East Side Strategic Plan.

“Neighborhood Revitalization Zone” refers to a mechanism devised by the State of Connecticut under which the community and government work collaboratively to revitalize neighborhoods. Also referred to as NRZ.

“The Plan” refers to the planning document formally known as the East Side Neighborhood Revitalization Plan and approved by the City Council as this chapter, in accordance with Section 7-601(d) of the General Statutes of Connecticut. (Ord. dated 11/6/06 (part)).

8.77.030 Authority to Implement the East Side Neighborhood Revitalization Zone Plan

The East Side Neighborhood Revitalization Zone bylaws are incorporated as an appendix within the approved Plan, and said organization was the entity under which The Plan was created. The East Side Neighborhood Revitalization Zone shall be the responsible entity to implement The Plan.

It is expected the East Side Neighborhood Revitalization Zone will need the assistance of various City agencies or departments to implement certain aspects of The Plan, and the City shall provide appropriate assistance as necessary.

The East Side Neighborhood Revitalization Zone, through the Implementation Committee, shall abide by the Connecticut General Statutes reporting requirements for NRZ’s.

8.77.040 Implementation Committee

The East Side Neighborhood Revitalization Zone shall establish a permanent committee, which is committed to the implementation of The Plan. Such committee shall be representative of the East Side neighborhood and include City of Bridgeport representative. Constituencies represented on the Planning Committee of The Plan shall also be represented in the Implementation Committee.

Such Implementation Committee shall abide by the by-laws of the East Side Neighborhood Revitalization Zone, but also incorporate the community to the greatest extent possible.

8.77.050 Boundaries of East Side Neighborhood Revitalization Zone

The following are the boundaries of the East End Neighborhood Revitalization Zone, as adopted by the city council on February 5, 2007:

Beginning at the corner of Boston Avenue and William Street Block 1668 then: travel south two blocks to Huntington Road then: south along the Pequonnock River at the juncture of River Street and Huntington Road/Knowlton Street, then south along the eastern shore line of the Pequonnock River then: at the junction of Congress Street stay along the eastern shoreline of the Pequonnock River: then under Route I-95 continuing along Bridgeport Harbor shoreline to the Steele Point shoreline: then turning north into the Yellow Mill Pond where, at Stratford Avenue, the boundary is located mid-channel heading northeast to Yellow Mill Pond’s terminus then: north across the rail-road tracks to Barnum Avenue then” north along the western borders of Blocks 1808, 1802 and 1804 Barnum Avenue to Boston Avenue then: north west along Boston Avenue to the junction of William Street.

Blocks included in the East Side NRZ are:

800-864
1600-1665, 1668
1700-1777
1802, 1804, 1808,

Census Tracts 0735, 0736, 0738, 0739, 0740

8.77.060 Authority to Amend the East Side Neighborhood Revitalization Zone Plan

As necessary, the East Side Neighborhood Revitalization Zone shall amend The Plan. Such amendments to The Plan shall be approved by the East Side Neighborhood Revitalization Implementation Committee and City Council.

8.77.070 Authority to Comment on Zoning Applications

The East Side Neighborhood Revitalization Zone shall receive copies of the legal notices and agendas for all zoning board meetings. These copies shall be sent by the zoning office in a timely fashion so as to allow the NRZ adequate time to review the application within the zoning office prior to the publicized meeting.

The East Side Neighborhood Revitalization Zone has the authority to submit written comments to the applicable zoning board for any zoning application that is within the NRZ boundaries. These written comments shall be based upon the adherences of the zoning application to the East Side Neighborhood Revitalization Zone Plan. The zoning boards must consider these written comments during the course of their deliberations on the application.

RES#53-09 Referred to ECD&E Committee on 3/22/10 (OFF THE FLOOR)

Resolution

By Council Member Robert P. Curwen Sr.

For referral to Committee on Economic and Community Development and Environment

Resolution calling upon the City of Bridgeport to participate in a program encouraging residents to replace gasoline engine powered lawn mowers with electric lawn mowers.

Whereas, the City of Bridgeport has introduced the BGreen 2020 Greenprint for the Future.

Whereas, the BGreen 2020 Greenprint initiative lays out sweeping changes including how the City conducts business, plans neighborhoods and fosters energy efficiency.

Whereas, the BGreen 2020 Greenprint addresses efforts to protect the environment and improve the health and quality of life of Bridgeport residents.

Whereas, initiatives to improve air quality include programs to encourage residents to use electric lawn mowers rather than gasoline engine powered lawn mowers in order to reduce carbon emissions.

Whereas, the California South Coast Air Quality Management District has successfully introduced a program that has reduced hydrocarbon emissions, carbon dioxides and irritating particles through an initiative to replace gas mowers with electric mowers.

Be it resolved that the City of Bridgeport establish a program to encourage and assist residents replace gasoline engine powered lawn mowers with electric powered lawn mowers.

Robert P. Curwen Sr.

RECEIVED
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***41-09 Consent Calendar**

**Collective Bargaining Agreement: Nurses, Local
1199 July 1, 2008 thru June 30, 2012**

**Report
of
Committee
on
Contracts**

Submitted: March 15, 2010 CANCELLED

Carried over to Special Meeting 03/22/10

Adopted: _____



Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Contracts** begs leave to report; and recommends for adoption the following resolution:

***41-09 Consent Calendar**

RESOLVED, That the attached collective bargaining agreement between the City of Bridgeport and Nurses, Local 1199 for the period of July 1, 2008 to June 30, 2012 be and it hereby is, in all respects, approved, ratified and confirmed.

**RESPECTFULLY SUBMITTED,
THE COMMITTEE ON CONTRACTS**

Richard M. Paoletto, Jr., Co-chair

Carlos Silva, Co-chair

Michelle Lyons

Michelle Lyons

Martin C. McCarthy

Howard Austin, Sr.

Howard Austin, Sr.

Robert P. Curwen, Sr.

Robert P. Curwen, Sr.

Thomas C. McCarthy

*Thomas C. McCarthy, President
(Added to make quorum)

James Holloway

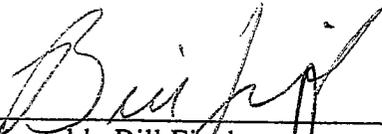
James Holloway

City Council: March 15, 2010 - Cancelled
Carried over to Special Meeting March 22, 2010

Nurses who bid to work at schools during the summer will receive a rate of \$37.50 per hour. Bidding for this work will be based on seniority.

The language in Article 21-3 of the current collective bargaining agreement shall pertain only to SHN's.

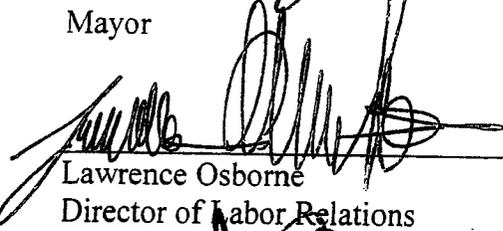
Any PHN's shall bid to any SHN vacancies by July 1, 2009. After this bidding between PHN and SHN shall be closed, but there shall be a reopener to discuss the issue of bidding only. This does not include the normal bidding process for SHN's that takes place every 3 years. The Parties to this Agreement shall meet for this reopener starting April 1, 2010, and shall reach an TA or Memorandum of Understanding on this issue by June 1, 2010.

 6/25/09

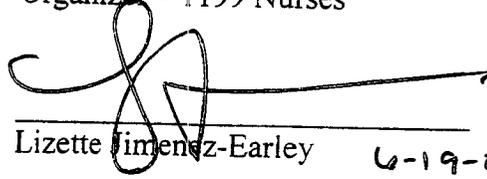
Honorable Bill Finch
Mayor

 6-19-09

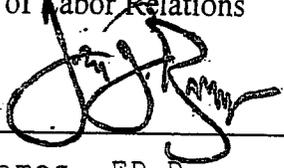
Diane LaPointe
Organizer - 1199 Nurses

 6/19/09

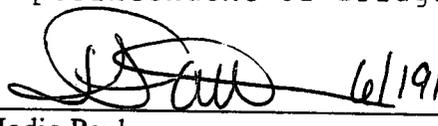
Lawrence Osborne
Director of Labor Relations

 6-19-09

Lizette Jimenez-Earley



John Ramos, ED.D
Superintendent of Bridgeport Schools

 6/19/09

Jodie Paul,
Labor Relations Officer

Tentative Agreement Pending Ratification by the Parties

(Ratification for the City would include the Mayor and Common Council)

(Ratification for the Union would include a vote by the membership)

Separate classification of School Health Nurses (SHN). SHN's will switch to the education calendar (186 days), they will move to this work schedule at the end of the 2009 school year (June 24). SHN's will receive no general wage increases for the life of the contract.

The SHN's will be able to carry over any remaining vacation days and use them over the life of this contract. Or they may opt to receive a payout of such vacation time at a 50% buy-out rate. SHN's must let the BOE/City know which option they choose by 8/31/2009. If they choose the buy-out option, they will receive payment of such by 10/1/2009.

General Wage Increases for Public Health Nurses (PHN) and Nurse Practitioner (NP):

Effective 7/1/2008 = 0%

Effective 7/1/2009 = 3%

Effective 7/1/2010 = 2%

Effective 1/1/2011 = 2%

Effective 7/1/2011 = 2%

Health Insurance:

12% effective 7/1/2008 - \$500 buyout

15% effective 7/1/2009 - \$1,000 buyout

18% effective 7/1/2010 - \$1,500 buyout

21% effective 7/1/2011 - \$2,000 buyout

25% effective 6/30/2012 - \$2,000 buyout

\$25 Copay for PCP, \$40 Copay for a Specialist

Maintain \$1,000 cap on prescriptions

Current employees will have PCS % capped at 25% throughout their employment and into retirement. Any employee who retires prior to 6/30/12 will have the PCS and Copays capped at the % they are currently paying at the time of retirement. This provision (previous sentence) shall sunset at the expiration of the contract effective 6/30/2012.

New hires will start at a 25% PCS, with a 1% increase per year up to 50%, and will be capped at 50%. All new hires will only be eligible for health benefits upon retirement if they have a minimum 25 years of service. (No more 15 years plus age 55).

All Nurses will receive a fourth personal day each year, beginning with the last year of the contract, effective 7/1/2011.

All Nurses will go to direct deposit effective 7/1/2010. The pay schedule for the Nurses will remain at 52 weeks.