

EXHIBIT 1

BARNUM/WILLIAM REDEVELOPMENT AREA  
LOT DISPOSITION

<u>Address</u>	<u>Block/Lot</u>	<u>Zoning Designation</u>	<u>Plans for Redevelopment</u>
388-90 William Street	1636--12	Business No. 1	No Action
189-91 Arctic Street	1636--13	Business No. 1	No Action
201-3 Arctic Street	1636--14	Business No. 1	Acquisition/Rehabilitation
211 Arctic Street	1636--15	Business No. 1	No Action
97 Maple Street	1640--03	C Residential	No Action
103-11 Maple Street	1640--04	C Residential	No Action
117 Maple Street	1640--05	C Residential	No Action
315 William Street	1640--06	C Residential	No Action
327 William Street	1640--07	C Residential	No Action
337-43 William Street	1640--08	C Residential	Rehabilitation
355 William Street	1640--09	Business No. 1	No Action
363-5 William Street	1640--10	Business No. 1	No Action
138 Arctic Street	1640--11	Business No. 1	No Action
128-32 Arctic Street	1640--12	Business No. 1	No Action
122-6 Arctic Street	1640--13	Business No. 1	Acquisition/Rehabilitation
Rear Structure	1640--13	Business No. 1	Acquisition/Demolition
108 Arctic Street	1640--19	Business No. 1	No Action
116 Arctic Street	1640--20	Business No. 1	No Action
178 Arctic Street	1641--01	Business No. 1	No Action
352-4 William Street	1641--02	Business No. 1	No Action
338 William Street	1641--03	Business No. 1	No Action
163 Maple Street	1641--04	C Residential	No Action
167-73 Maple Street	1641--05	C Residential	Rehabilitation

<u>Address</u>	<u>Block/Lot</u>	<u>Zoning Designation</u>	<u>Plans for Redevelopment</u>
179 Maple Street	1641--06	C Residential	No Action
325 Harriet Street	1641--06A	C Residential	No Action
341-3 Harriet Street	1641--07	C Residential	No Action
353-5 Harriet Street	1641--08	C Residential	No Action
194 Arctic Street	1641--09	Business No. 1	No Action
298-300 Harriet Street	1647--01	C Residential	Acquisition/Rehabilitation
290 Harriet Street	1647--02	C Residential	No Action
280 Harriet Street	1647--03	C Residential	No Action
272 Harriet Street	1647--04	C Residential	No Action
258 Harriet Street	1647--05	C Residential	No Action
258 Harriet Street	1647--06A	C Residential	No Action
216 Maple Street	1647--13	C Residential	No Action
298 William Street	1648--01	C Residential	No Action
282 William Street	1648--02	C Residential	Acquisition/Demolition
272 William Street	1648--03	C Residential	Acquisition/Rehabilitation
252-6 William Street	1648--04	C Residential	Acquisition/Rehabilitation
240 William Street	1648--05	C Residential	No Action
165-7 Barnum Avenue	1648--06	C Residential	No Action
261 Harriet Street	1648--07	C Residential	No Action
291 Harriet Street	1648--08	C Residential	Acquisition/Demolition
295 Harriet Street	1648--09	C Residential	No Action
275 Harriet Street	1648--10	C Residential	No Action
62-72 Maple Street	1649--01	Light Industrial	No Action
1 Armstrong Place	1649--02	Light Industrial	No Action
3 Armstrong Place	1649--02A	Light Industrial	No Action
5 Armstrong Place	1649--03	Light Industrial	No Action

<u>Address</u>	<u>Block/Lot</u>	<u>Zoning Designation</u>	<u>Plans for Redevelopment</u>
7 Armstrong Place	1649--04	Light Industrial	No Action
9 Armstrong Place	1649--05	Light Industrial	No Action
11 Armstrong Place	1649--06	C Residential	No Action
13 Armstrong Place	1649--07	C Residential	No Action
275 William Street	1649--08	C Residential	No Action
279-85 William Street	1649--09	C Residential	Acquisition/Rehabilitation
293-5 William Street	1649--10	C Residential	No Action
118-20 Maple Street	1649--11	C Residential	Acquisition/Rehabilitation
110-14 Maple Street	1649--12	C Residential	No Action
100-6 Maple Street	1649--13	C Residential	No Action
94 Maple Street	1649--14	Light Industrial	No Action
84 Maple Street	1649--15	Light Industrial	No Action
332 Knowlton Street	1649--16	Light Industrial	No Action
91-3 Barnum Avenue	1650--03	C Residential	No Action
101-3 Barnum Avenue	1650--04	C Residential	No Action
235-57 William Street	1650--05K	C Residential	No Action
66-70 Barnum Avenue	1653--01	Light Industrial	No Action
311 East Washington Avenue	1653--09	Business No. 1	No Action
313 East Washington Avenue	1653--10	Business No. 1	No Action
319 East Washington Avenue	1653--11	Business No. 1	No Action
321 East Washington Avenue	1653--12	Business No. 1	No Action
143 William Street	1653--13	Business No. 1	No Action
141 William Street	1653--13A	Business No. 1	No Action
151-3 William Street	1653--14	C Residential	No Action
157-9 William Street	1653--15	C Residential	No Action
165-7 William Street	1653--16	C Residential	No Action
185 William Street	1653--17	C Residential	No Action

<u>Address</u>	<u>Block/Lot</u>	<u>Zoning Designation</u>	<u>Plans for Redevelopment</u>
175-7 William Street	1653--17A	C Residential	No Action
197 William Street	1653--18	C Residential	No Action
106 Barnum Avenue	1653--18A	C Residential	Acquisition/Demolition
(211 William Street)	1653--18A	C Residential	Acquisition/Demolition
102-4 Barnum Avenue	1653--18B	C Residential	Acquisition/Demolition
94-6 Barnum Avenue	1653--19	Light Industrial	No Action
84-6 Barnum Avenue	1653--21	Light Industrial	No Action
76-8 Barnum Avenue	1653--22	Light Industrial	No Action
216 William Street	1654--01	C Residential	No Action
196-8 William Street	1654--02	C Residential	No Action
186 William Street	1654--03	C Residential	No Action
170-8 William Street	1654--04A	C Residential	No Action
162-4 William Street	1654--04B	C Residential	Acquisition/Rehabilitation
161-3 Harriet Street	1654--07	C Residential	No Action
175 Harriet Street	1654--08	C Residential	No Action
205 Harriet Street	1654--09	C Residential	Acquisition/Rehabilitation
185-91 Harriet Street	1654--09A	C Residential	No Action
217-19 Harriet Street	1654--10	C Residential	No Action
197 Harriet Street	1654--11	C Residential	Acquisition/Rehabilitation
199 Harriet Street	1654--12	C Residential	Acquisition/Rehabilitation
207 Harriet Street	1654--13	C Residential	Acquisition/Rehabilitation
200 Barnum Avenue	1655--01	C Residential	No Action
208 Harriet Street	1655--02	C Residential	No Action
200 Harriet Street	1655--03	C Residential	No Action
192-6 Harriet Street	1655--04	C Residential	Rehabilitation
184-6 Harriet Street	1655--05	C Residential	No Action
208 Barnum Avenue	1655--15	C Residential	No Action

## Barnum/William Redevelopment Plan

## Exhibit 1

<u>Address</u>	<u>Block/Lot</u>	<u>Zoning Designation</u>	<u>Plans for Redevelopment</u>
77 William Street	1659--09	Light Industrial	Rehabilitation
79 William Street	1659--10	Light Industrial	Rehabilitation
85 William Street	1659--11	Light Industrial	Rehabilitation
87 William Street	1659--12	Light Industrial	Rehabilitation
93 William Street	1659--13	Light Industrial	Rehabilitation
99-115 William Street	1659--14	Light Industrial	Acquisition/Rehabilitation
324-6 E. Washington Avenue	1659--14	Light Industrial	Acquisition/Rehabilitation

## EXHIBIT 2

### BARNUM/WILLIAM REDEVELOPMENT PLAN SITE DESCRIPTIONS

#### ACQUISITION AND REHABILITATION

201-3 Arctic Street, 1636--14

Four-family. No back taxes owed. Citations by Housing Code, Fire, Police.

122-6 Arctic Street, 1640--13

Four-family. Fire damage. Back taxes owed. Citations by Housing Code, Fire, Police.

298-300 Harriet Street, 1647--01

Two-family. Back taxes owed. Citations by Housing Code, Fire, Police.

272 William Street, 1648--03

Two-family brick structure. Back taxes owed. Citations by Housing Code, Fire, Police.

252-6 William Street, 1648--04

Four-family. Back taxes owed. Citations by Housing Code, Fire, Police.

279-85 William Street, 1649--09

Four-family. Back taxes owed. Citations by Housing Code, Fire, Police.

162-4 William Street, 1654--04B

Six-family brick structure. Back taxes owed. Citations by Housing Code, Fire, Police.

205 Harriet Street, 1654--09

One unit of an eight-family row house. Back taxes owed. Citations by Housing Code, Fire, Police.

197 Harriet Street, 1654--11

One unit of an eight-family row house. Back taxes owed. Citations by Housing Code, Fire, Police.

199 Harriet Street, 1654--12

One unit of an eight-family row house. Back taxes owed. Citations by Housing Code, Fire, Police.

207 Harriet Street, 1654--13

One unit of an eight-family row house. Back taxes owed. Citations by Housing Code, Fire, Police.

99-115 William Street, 1659--14

Twelve-family row house. Back taxes owed. Citations by Housing Code, Fire, Police.

324-6 East Washington Avenue, 1659--14

Two-family row house on same lot as above. Back taxes owed.

### REHABILITATION

337-43 William Street, 1640--08

Two-family house. Back taxes owed. Citations by Housing Code, Fire, Police.

167-73 Maple Street, 1641--05

Two-family. Back taxes owed. Citations by Housing Code, Fire, Police.

118-20 Maple Street, 1649--11

Two-family. Fire damage. Back taxes owed.

192-6 Harriet Street, 1655--04

Two-family. Back taxes owed. Citations by Housing Code, Fire, Police.

77 William Street, 1659--09

One unit of a five-unit row house. Back taxes owed. Citations by Housing Code, Fire, Police.

79 William Street, 1659--10

One unit of a five-unit row house. Back taxes owed. Citations by Housing Code, Fire, Police.

85 William Street, 1659--11

One unit of a five-unit row house. No back taxes. Citations by Housing Code, Fire, Police.

87 William Street, 1659--12

One unit of a five-unit row house. Back taxes owed. Citations by Housing Code, Fire, Police.

93 William Street, 1659--13

One unit of a five-unit row house. Back taxes owed. Citations by Housing Code, Fire, Police.

### ACQUISITION, DEMOLITION, SITE CLEARANCE

122-6 Arctic Street (Rear Structure), 1640--13

One-family. Severely deteriorated. Back taxes owed. Citations by Housing Code, Fire, Police.

282 William Street, 1648--02

Two-family. Derelict cement block store front. Extensive fire damage. Back taxes owed. Citations by Housing Code, Fire, Police.

291 Harriet Street, 1648--08

Two-family. Fire damage. Condemned. Illegal dumping. Back taxes owed. Citations by Housing Code, Fire, Police.

106 Barnum Avenue, 1653--18A

Four-family. Fire damaged. Back taxes owed. Citations by Housing Code, Fire, Police.

211 William Street, 1653--18A

A second structure on this lot. It is a four-family, fire damaged, back taxes owed, cited by Housing Code, Fire, Police.

102-4 Barnum Avenue, 1653--18B

Four-family. Fire damaged. Back taxes owed. Citations by Housing Code, Fire, Police.

EXHIBIT # 3

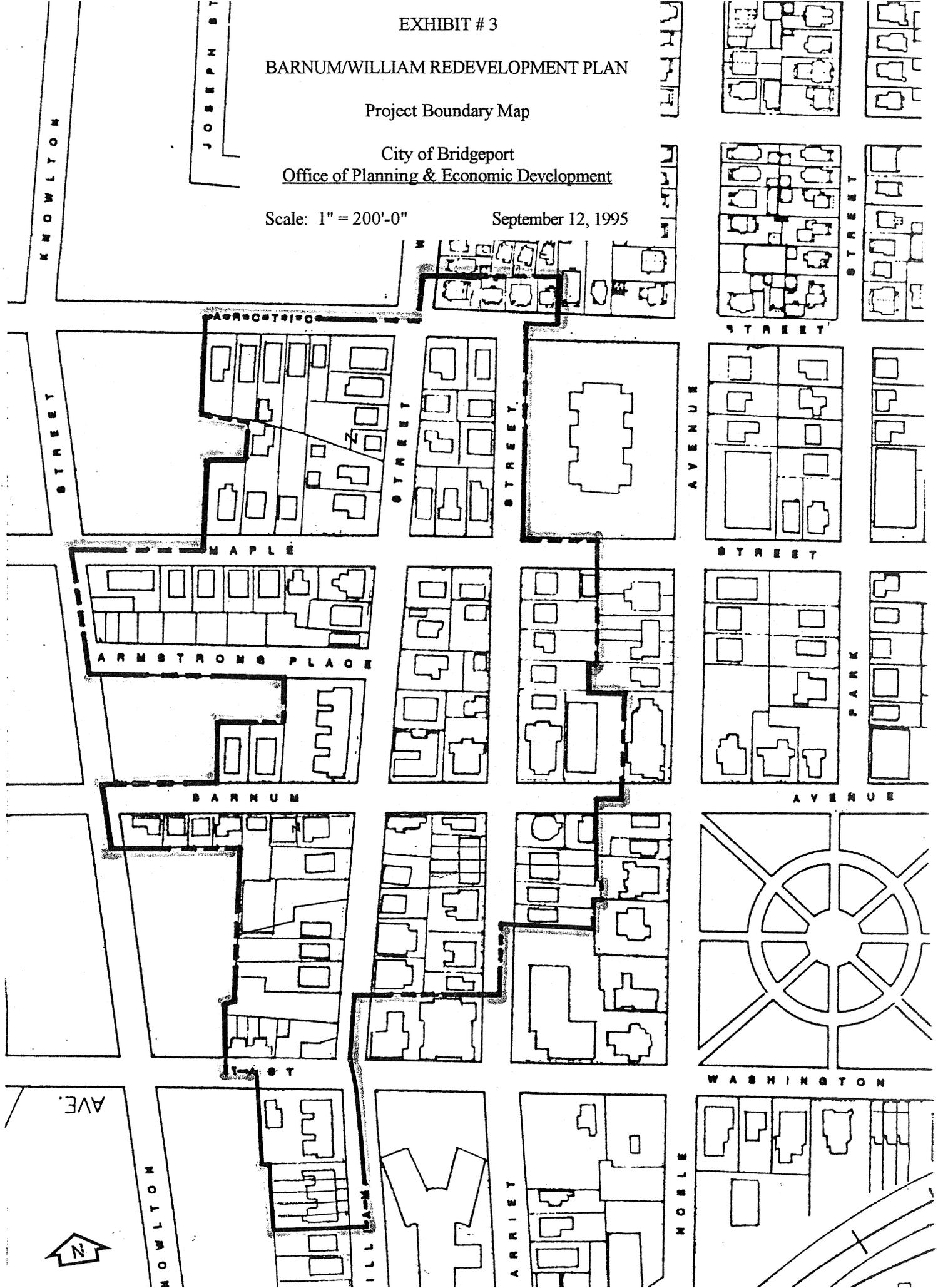
BARNUM/WILLIAM REDEVELOPMENT PLAN

Project Boundary Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995



BARNUM/WILLIAM REDEVELOPMENT PLAN

Parcel Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995

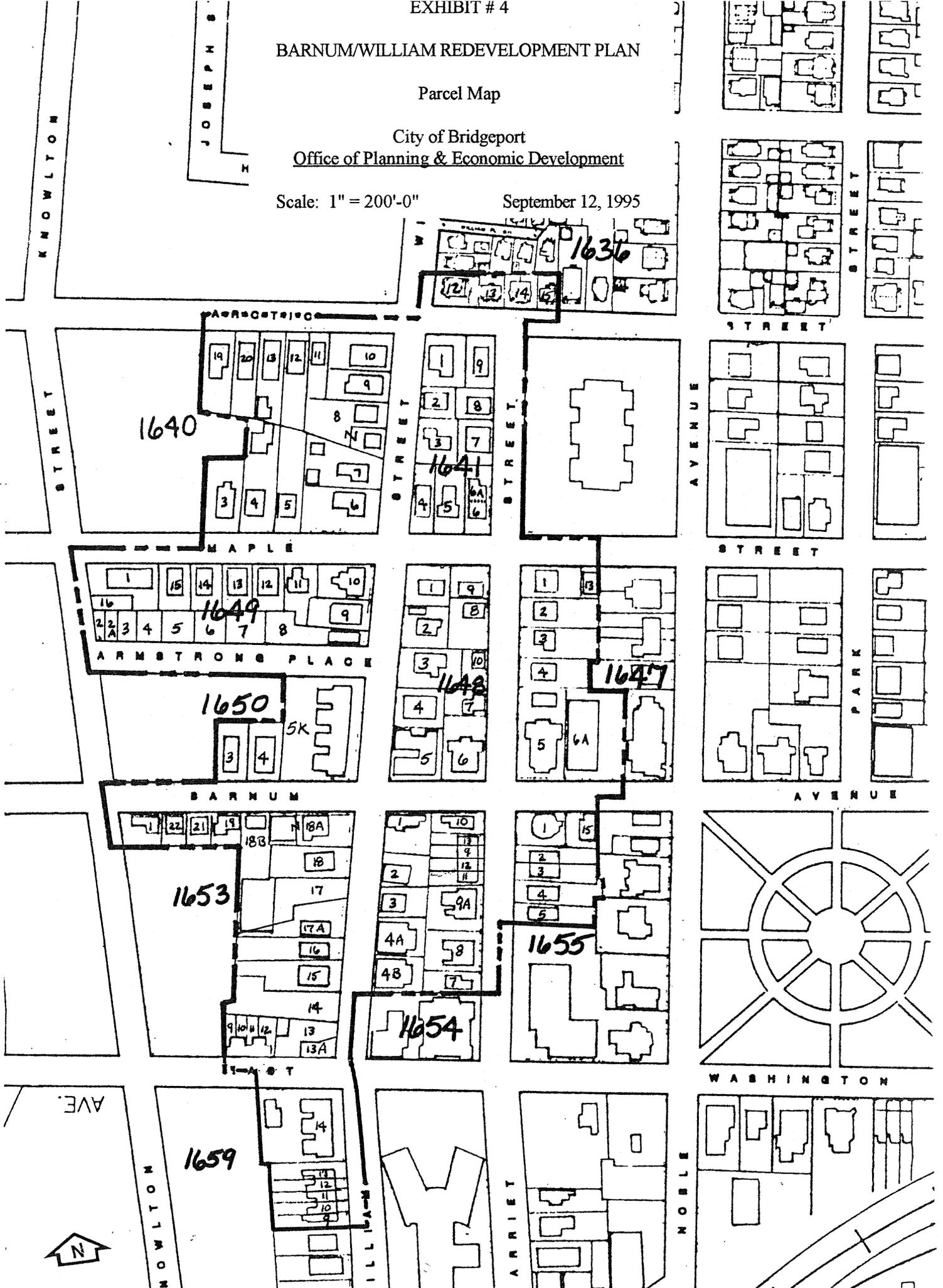


EXHIBIT # 5

BARNUM/WILLIAM REDEVELOPMENT PLAN

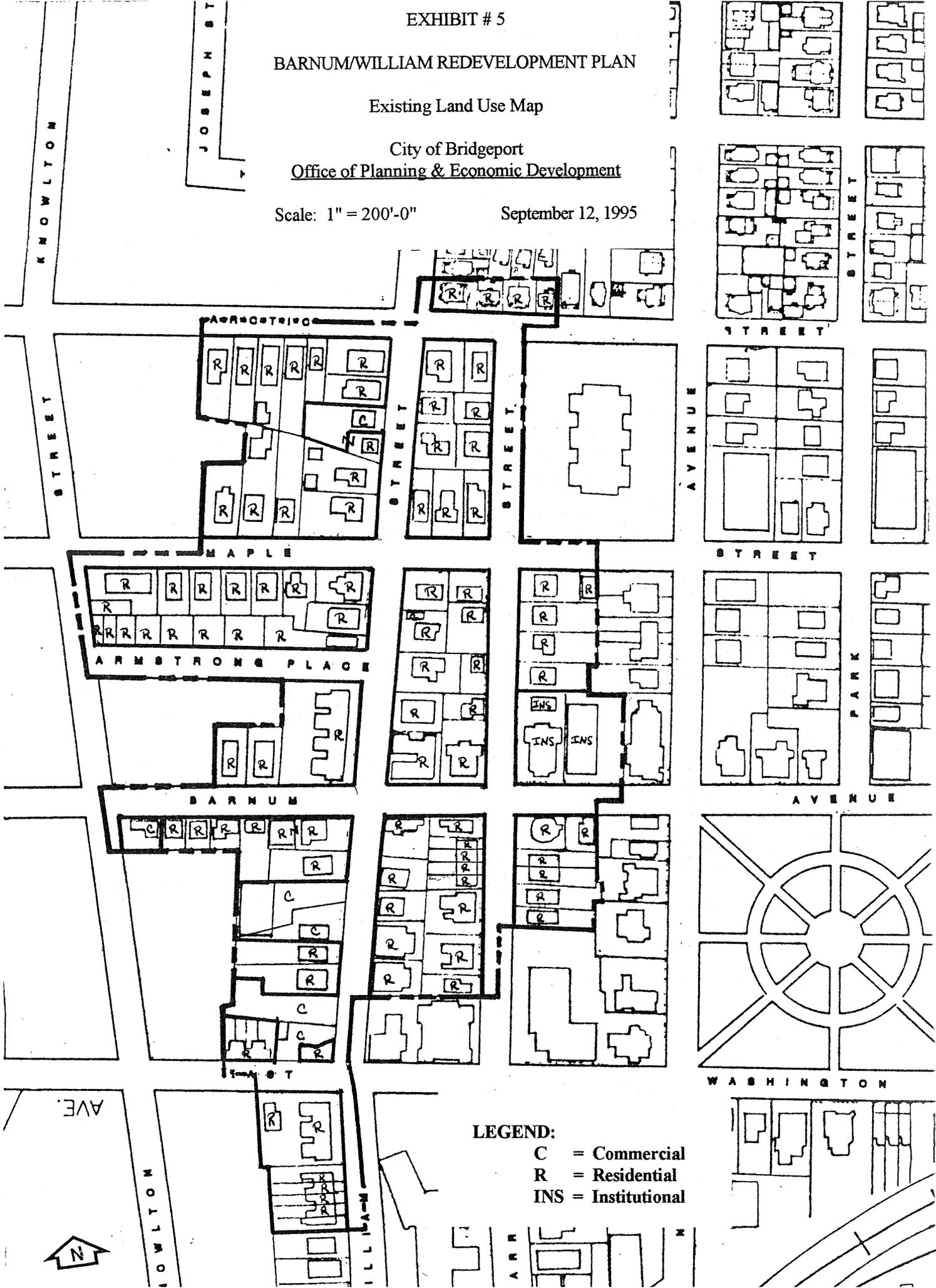
Existing Land Use Map

City of Bridgeport

Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995



LEGEND:

- C = Commercial
- R = Residential
- INS = Institutional

EXHIBIT # 6

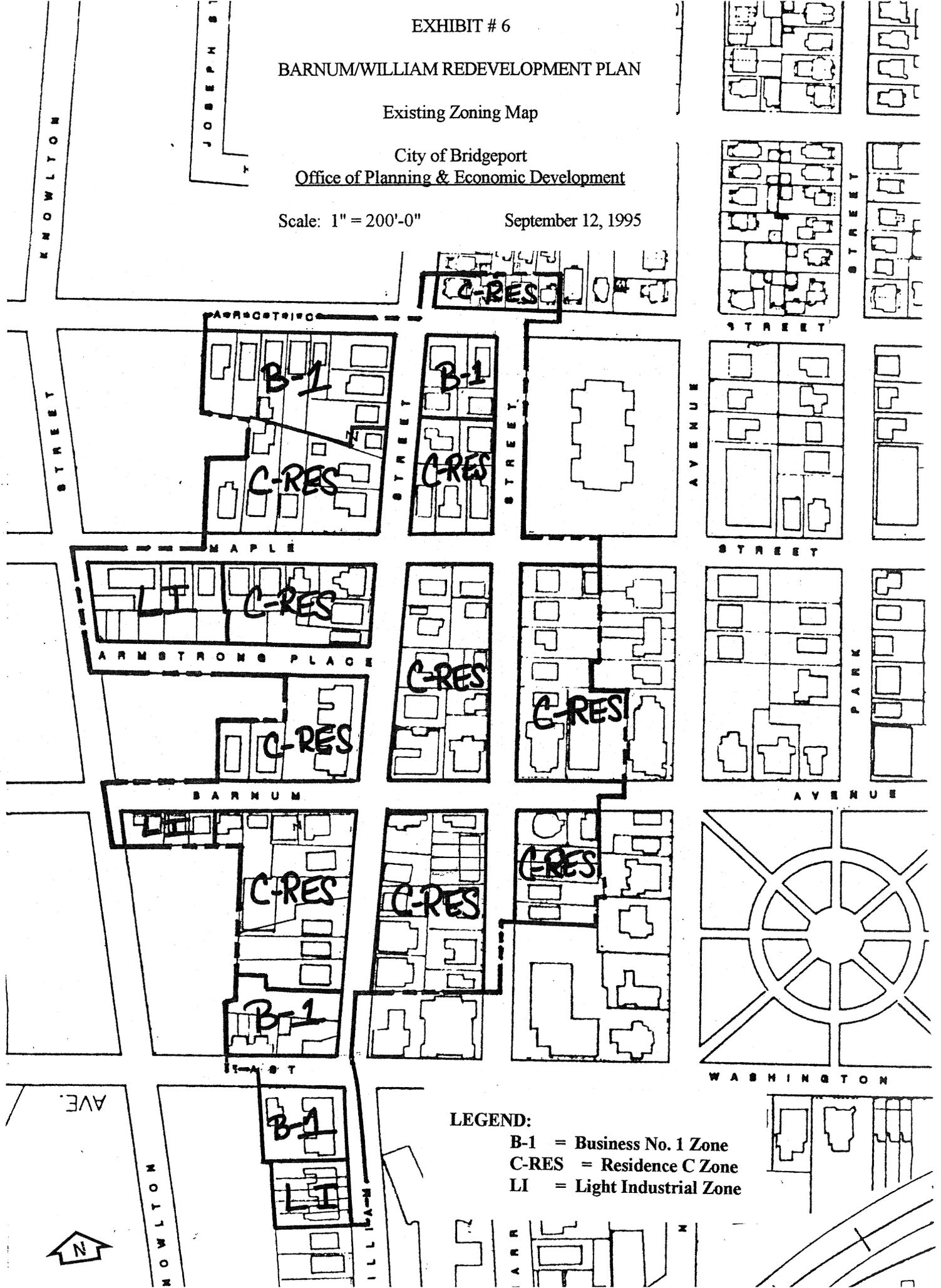
BARNUM/WILLIAM REDEVELOPMENT PLAN

Existing Zoning Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995



LEGEND:

B-1 = Business No. 1 Zone

C-RES = Residence C Zone

LI = Light Industrial Zone

EXHIBIT # 7

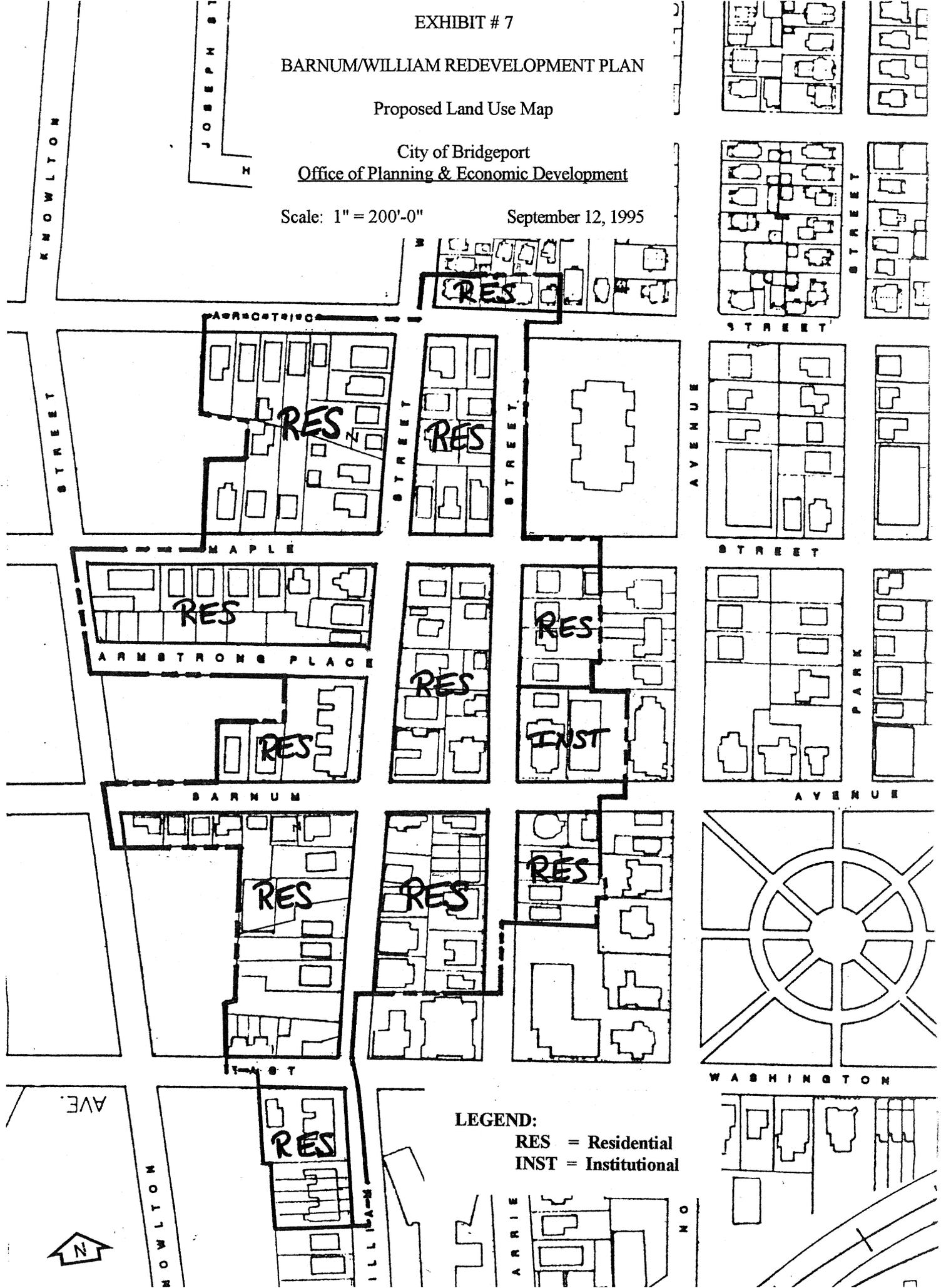
BARNUM/WILLIAM REDEVELOPMENT PLAN

Proposed Land Use Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995



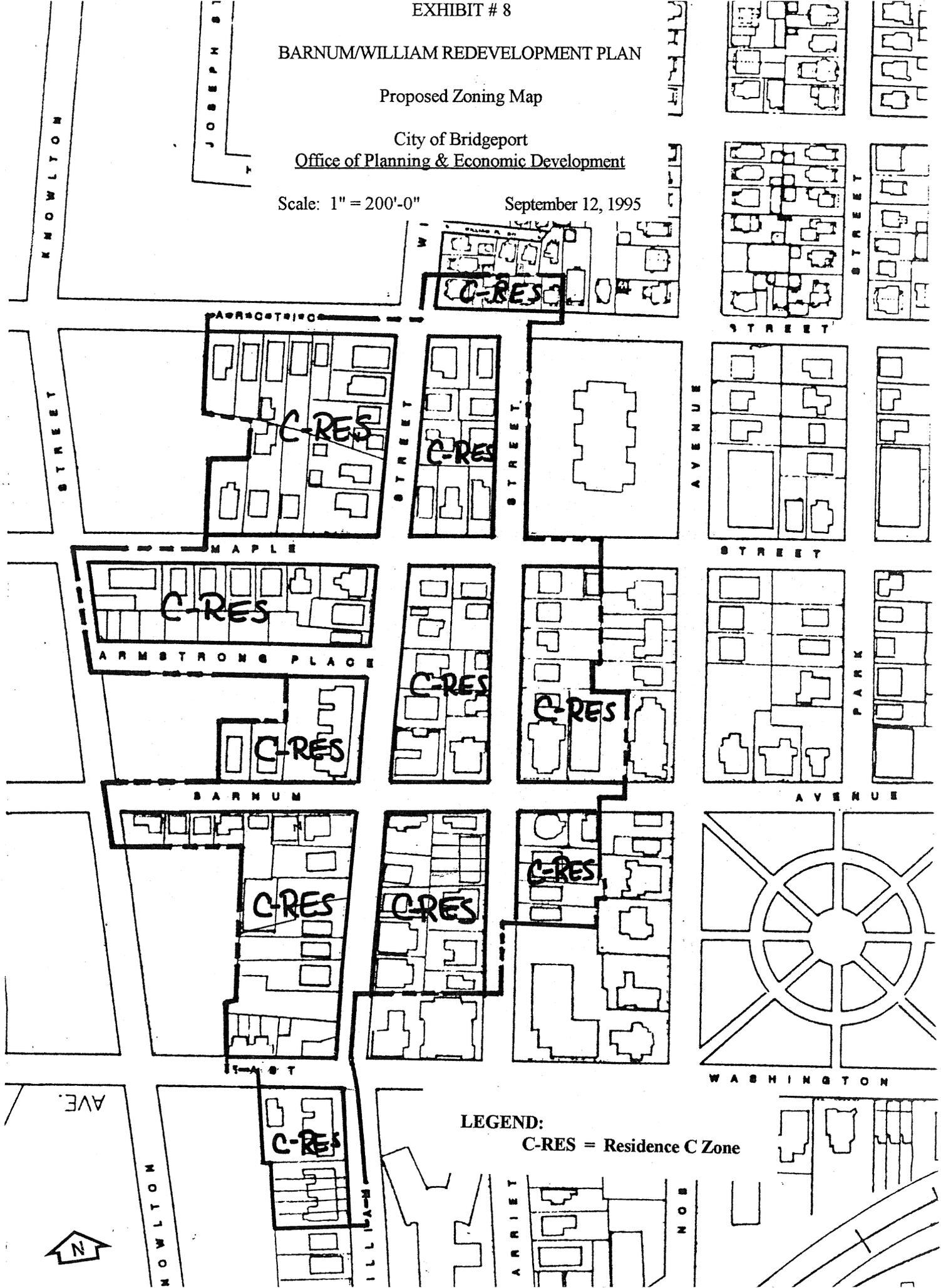
BARNUM/WILLIAM REDEVELOPMENT PLAN

Proposed Zoning Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995



LEGEND:

C-RES = Residence C Zone





BARNUM/WILLIAM REDEVELOPMENT PLAN

Rehabilitation Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995

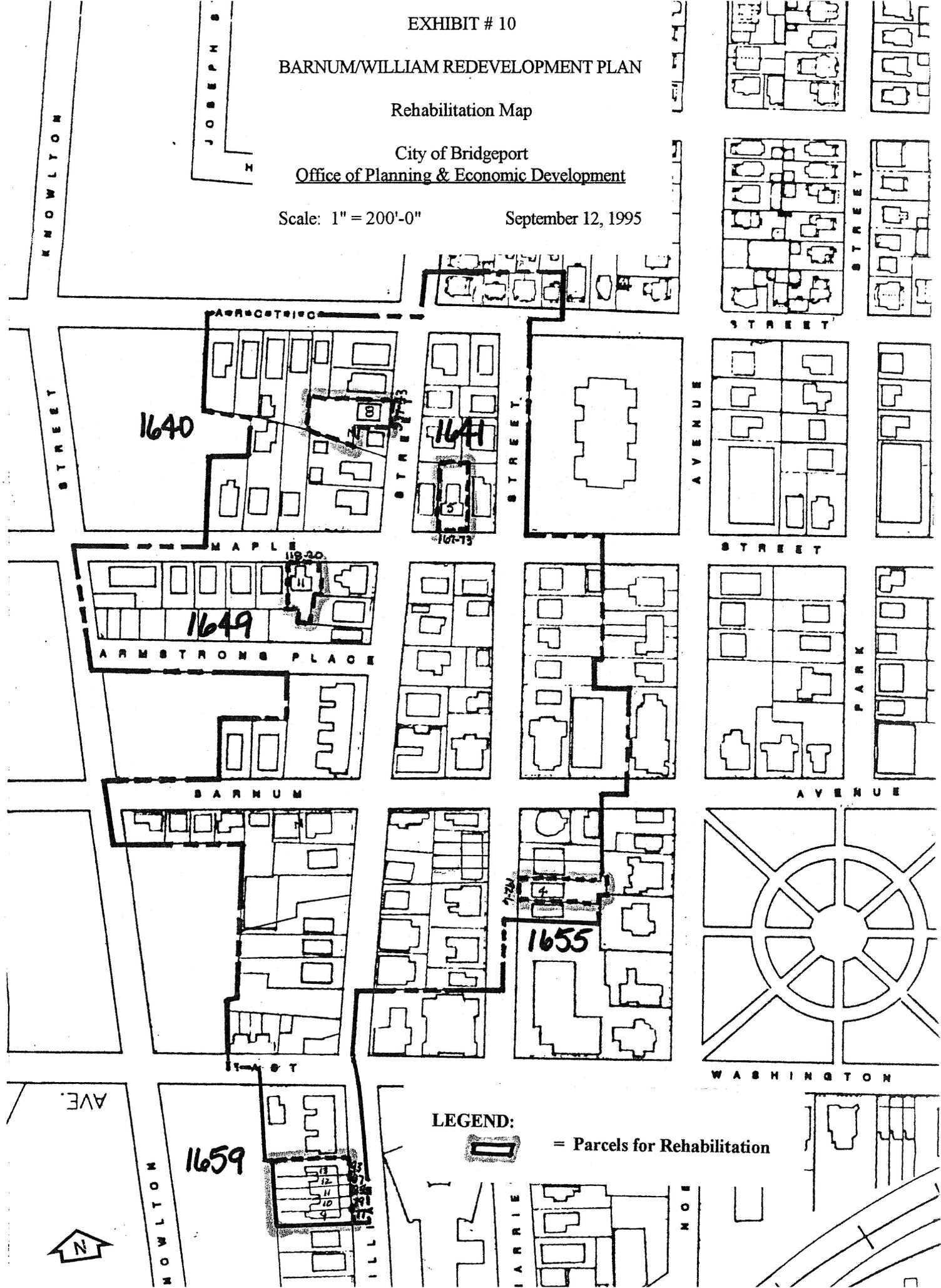


EXHIBIT # 11

BARNUM/WILLIAM REDEVELOPMENT PLAN

Acquisition/Demolition Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995

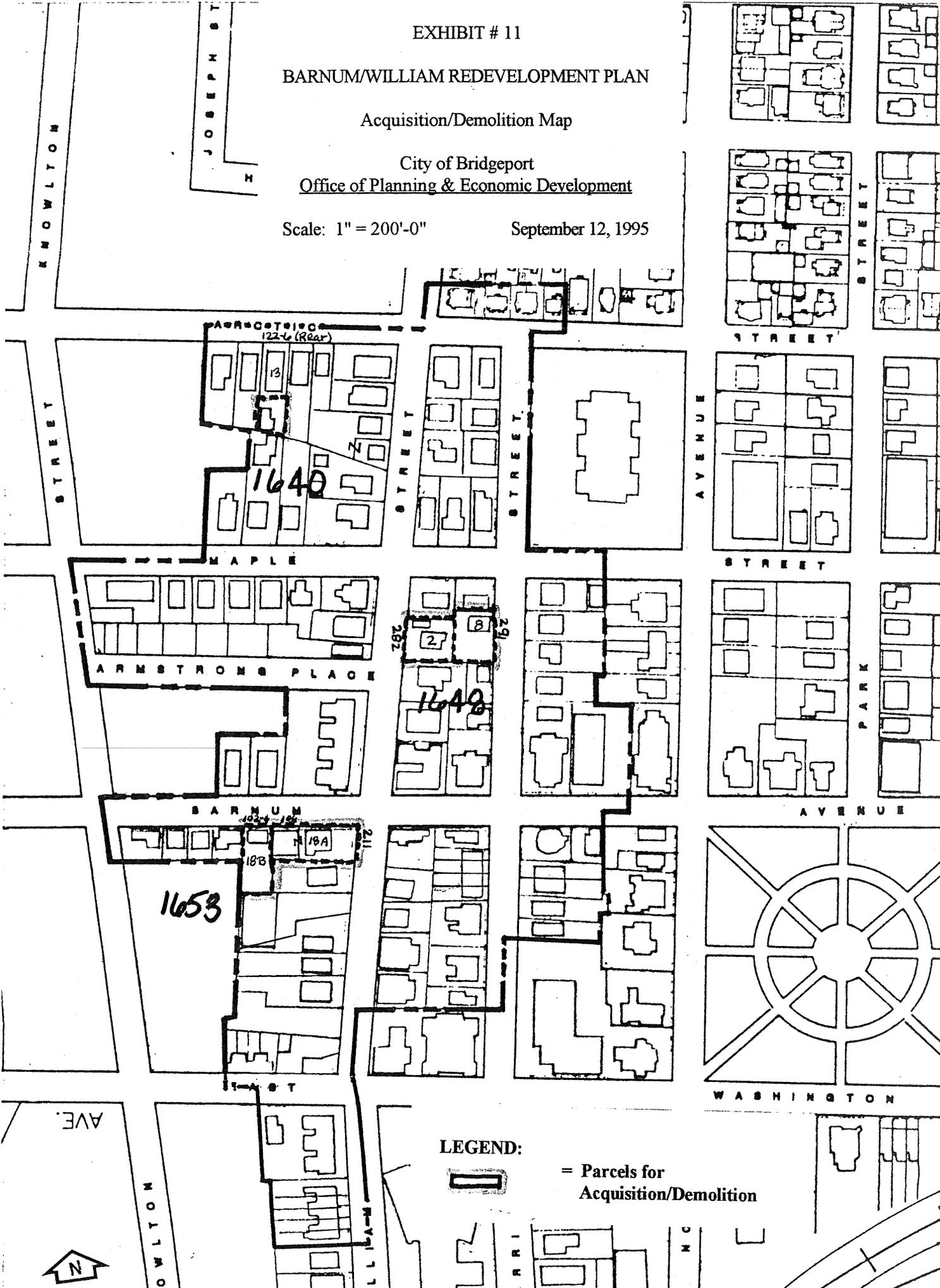


EXHIBIT # 12

BARNUM/WILLIAM REDEVELOPMENT PLAN

Infrastructure Improvement Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995

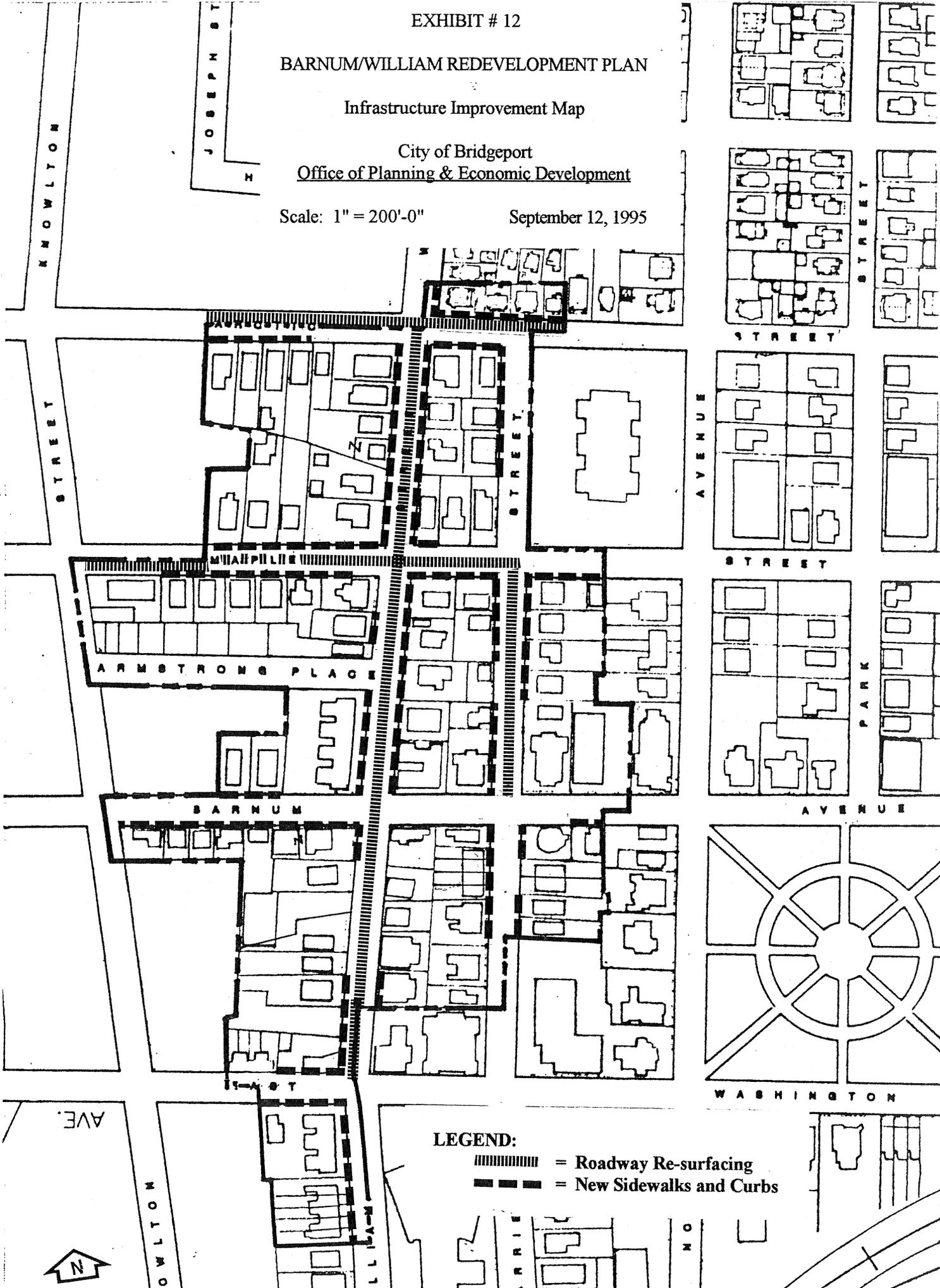


EXHIBIT # 13

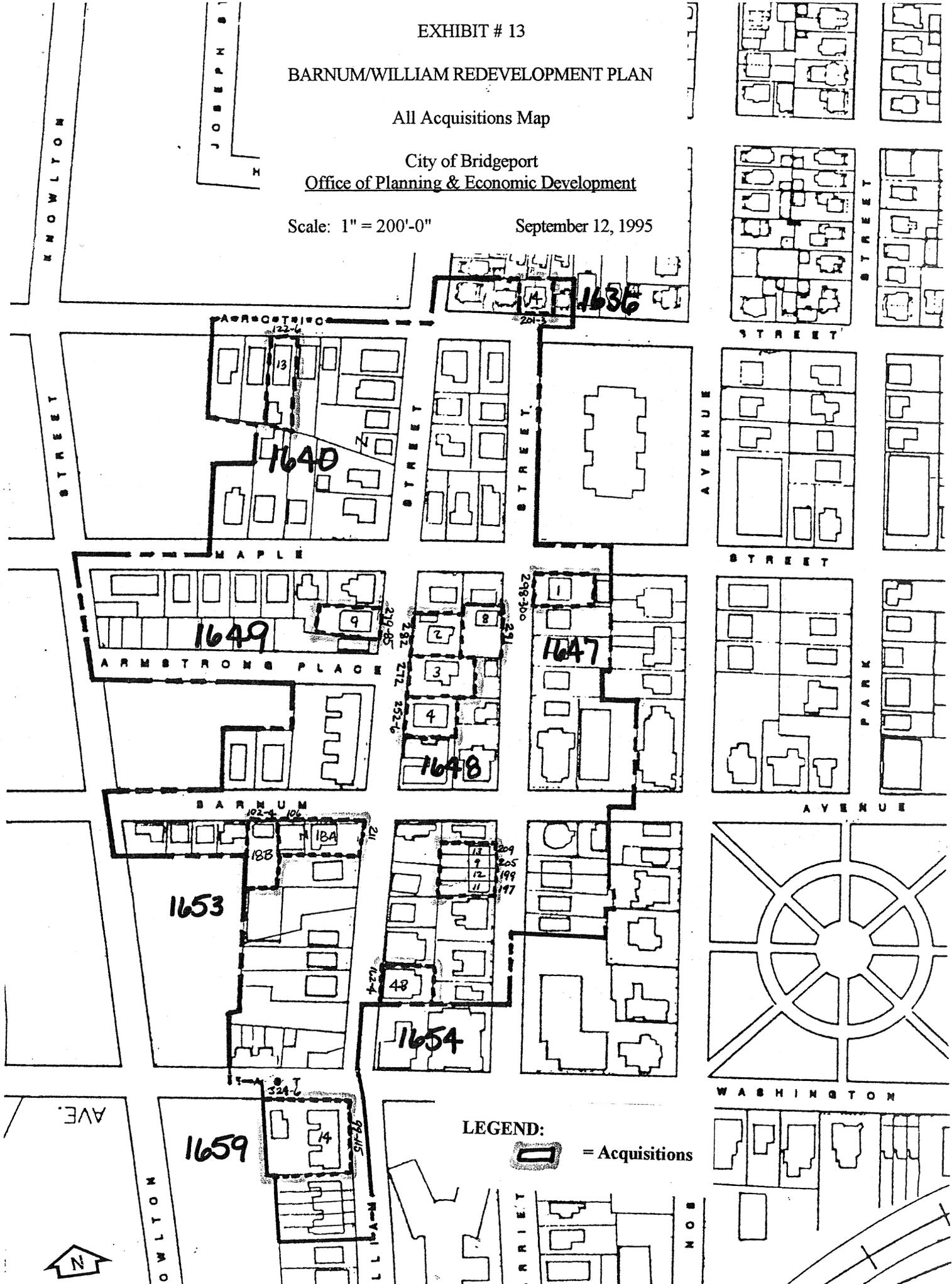
BARNUM/WILLIAM REDEVELOPMENT PLAN

All Acquisitions Map

City of Bridgeport  
Office of Planning & Economic Development

Scale: 1" = 200'-0"

September 12, 1995



## EXHIBIT # 14

### BARNUM/WILLIAM REDEVELOPMENT PLAN

#### POCKET PARK CONCEPT PLAN

The site for this park is the southwest corner of the intersection of Barnum Avenue and William Street. The two (2) parcels that make up this site currently contain three (3) structures slated for demolition. The total site contains approximately 24,881 square feet or .57 acres.

The design concept proposed for this park is for imagery purposes only. It is intended to show examples of the types of park features that could be incorporated into a neighborhood park such as the one proposed for this site.

The concept provided shows a west-to-east park arrangement with three (3) distinct functions.

(1) On the corner of Barnum Avenue and William Street, a passive park arrangement is shown with nothing more than shade trees and benches. This would keep children and ball-type of games away from the busy intersection.

(2) The next segment is for the young adults and involves a high school size, full court facility surrounded by a 10 foot, chain-link fence to keep the game contained within the enclosure. It has been situated as far away from the adjacent residences as is possible.

(3) The final segment provides for the younger children in the form of standard playground equipment such as swings, a slide, and a climbing apparatus. An open grass play area is also provided for less structured play and benches are provided for parents with infants in strollers.

A light pole has been provided to allow for security lighting of the deepest recesses of the park and additional lighting should be considered if the park, and especially the basketball court, are expected to be utilized after dark.

Trash receptacles and possibly a water fountain are other features that could possibly be incorporated into the final design. Drainage is also not shown on this preliminary plan and needs to be incorporated into the final design.

The entire site is surrounded by a 6 foot chain-link fence however, the first 20-30 feet of fencing off on Barnum Avenue and William Street could be 4 feet high which would be more in keeping with the residential character of the neighborhood.

**CITY OF BRIDGEPORT**  
**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT**

Pocket Park Concept Plan

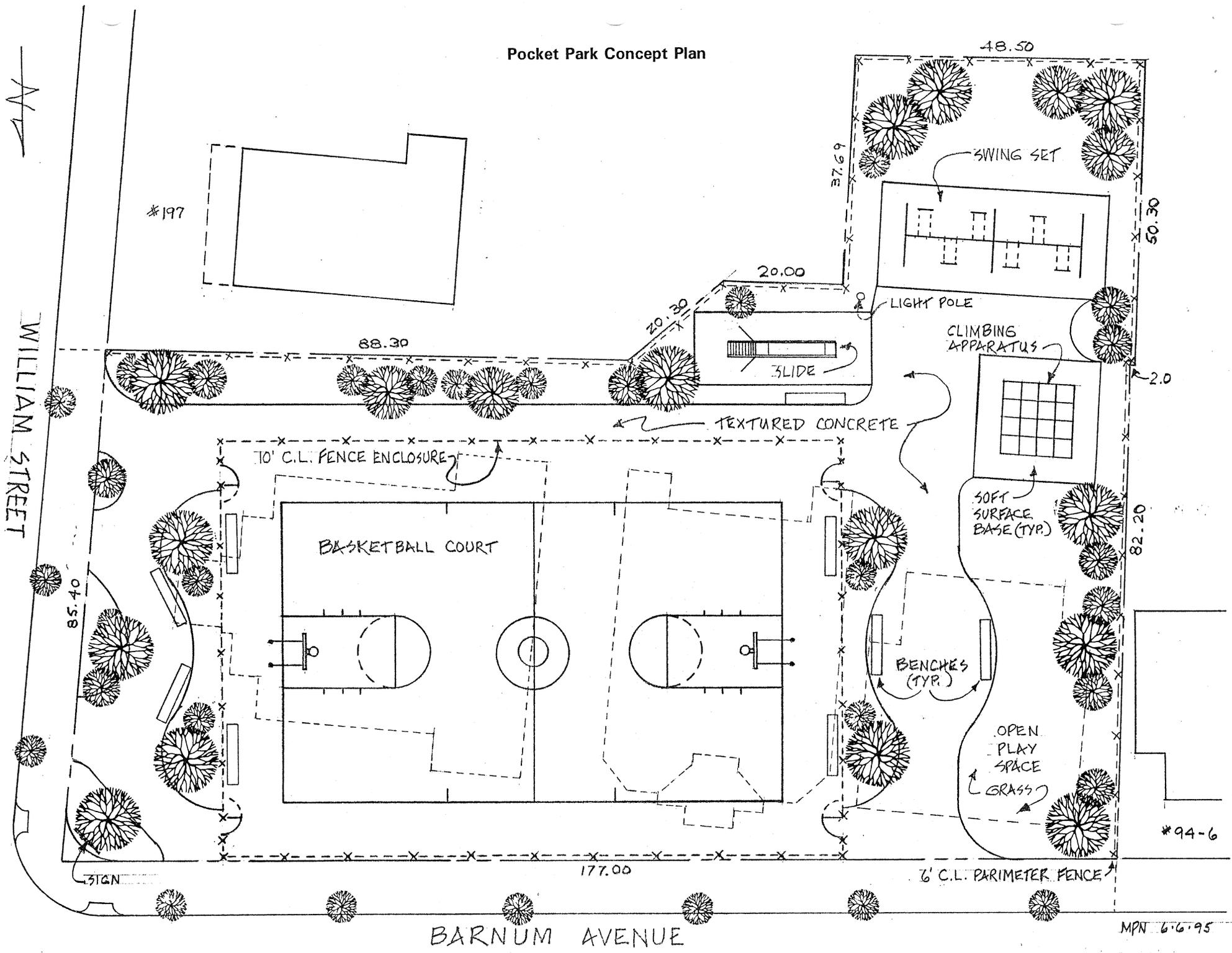


EXHIBIT # 15

FULL BUDGET -- BARNUM/WILLIAM REDEVELOPMENT PLAN

Site	# Units	Rehab * per unit	Rehab per site	Environ. **	Appraisal Value	Total
<b>ACQUISITION / REHABILITATION</b>						
201-3 Arctic Street	4	65000	260000	200	30300	290500
122-6 Arctic Street	4	65000	260000	200	n/a	260200
298-300 Harriet Street	2	65000	130000	200		130200
272 William Street	3	65000	195000	200	19760	214960
252-6 William Street	4	65000	260000	200	59980	320180
279-85 William Street	4	65000	260000	200		260200
162-4 William Street	6	65000	390000	200	55700	445900
205 Harriet Street	2	65000	130000	200	34080	164280
197 Harriet Street	2	65000	130000	200	35360	165560
199 Harriet Street	2	65000	130000	200	30640	160840
207 Harriet Street	2	65000	130000	200	34270	164470
99-115 William Street	12	65000	780000	200	139610	919810
324-6 East Washington Avenue	2	65000	130000	200	n/a	130200
						<u>3627300</u>
<b>REHABILITATION</b>						
337-43 William Street	2	25000	50000	200		50200
167-73 Maple Street	2	25000	130000	200		130200
118-20 Maple Street	2	65000	130000	200		130200
192-6 Harriet Street	2	65000	130000	200		130200
77 William Street	1	25000	25000	200		25200
79 William Street	1	25000	25000	200		25200
85 William Street	1	25000	25000	200		25200
87 William Street	1	25000	25000	200		25200
93 William Street	1	25000	25000	200		25200
						<u>566800</u>
<b>AQUISITION / DEMOLITION</b>						
122-6 Arctic Street - rear	1	68630	1300	200	20000	90130
282 William Street	2	36720	1300	200	20000	58220
291 Harriet Street	2	54100	1300	200	20000	75600
106 Barnum Avenue	6	35200	1300	200	30000	66700
211 William Street	4	n/a	1300	200	25000	26500
102-4 Barnum Avenue	4	34070	1300	200	25000	60570
						<u>377720</u>

\* Rehab costs include any lead or asbestos abatement

EXHIBIT # 15

PHASE I BUDGET -- BARNUM/WILLIAM REDEVELOPMENT PLAN

Site	# Units	Rehab * per unit	Rehab per site	Environ. **	Appraisal Value	Total
<b>ACQUISITION / REHABILITATION</b>						
162-4 William Street	6	65000	390000	200	55700	445900
201-3 Arctic Street	4	65000	260000	200	30300	290500
197 Harriet Street	2	65000	130000	200	35360	165560
199 Harriet Street	2	65000	130000	200	30640	160840
205 Harriet Street	2	65000	130000	200	34080	164280
207 Harriet Street	2	65000	130000	200	34270	164470
99-115 William Street	12	65000	780000	200	139610	919810
324-6 East Washington Avenue	2	65000	130000	200	n/a	130200
						<u>2441560</u>
<b>REHABILITATION</b>						
77 William Street	1	25000	25000	200	29270	54470
79 William Street	1	25000	25000	200	42580	67780
85 William Street	1	25000	25000	200	42380	67580
87 William Street	1	25000	25000	200	26800	52000
93 William Street	1	25000	25000	200	35880	61080
						<u>302910</u>
<b>AQUISITION / DEMOLITION</b>						
122-6 Arctic Street - rear	1	68630	1300	200	20000	90130
282 William Street	2	36720	1300	200	20000	58220
291 Harriet Street	2	54100	1300	200	20000	75600
106 Barnum Avenue	6	35200	1300	200	30000	66700
211 William Street	4	n/a	1300	200	25000	26500
102-4 Barnum Avenue	4	34070	1300	200	25000	60570
						<u>377720</u>
* Rehab costs include any lead or asbestos abatement						
** Environmental includes a walkthrough and any testing						
<b>INFRASTRUCTURE</b>						
Sidewalks/Curbs	1350'sq @ \$11/sq ft					14850
Street Repaving	450'sq @ \$1.75/sq ft					788
						<u>15638</u>
CONTINGENCY	5% of budget					120100
<b>GRAND TOTAL - PHASE I</b>						<b>3257928</b>

EXHIBIT # 15

\*\* Environmental includes a walkthrough and any testing

INFRASTRUCTURE

Sidewalks/Curbs	5150'sq @ \$11/sq ft	56650
Street Repaving	2800'sq @ \$1.75/sq ft	<u>4900</u>
		61550

POCKET PARK

Basketball Court		16000
Play Units		65000
Benches		6000
Landscaping		30000
Lighting (3 units)		<u>10000</u>
		127000

PARKING AREA	5038'sq @ \$3.50/sq ft	17633
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CONTINGENCY	5% of total budget	239000
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GRAND TOTAL		<b>5017003</b>
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EXHIBIT # 16

BARNUM/WILLIAM REDEVELOPMENT PLAN							
Timeline							
	Sept '95	October	November	December	Jan '96	February	March
<b>Overall Plan Approvals</b>							
HSDA	xxxxx						
P&Z	xxxxx	xx					
City Council		xxxxxxxxxx					
<b>Plan Implementation - Phase I</b>							
<b>Demolition:</b>							
Env. Assessments	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx			
SHPO	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx			
HDC		xxxxxxxxxx	xxxxxxxxxx				
Acquisition			xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx		
Bidding			xxxxxxxxxx	xxxxxxxxxx			
Demolition					xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx
<b>Acquisition/Rehabilitation</b>							
Env. Assessments		xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx			
SHPO*		xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx			
HDC*		xxxxxxxxxx	xxxxxxxxxx				
Acquisition			xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx		
Bidding				xxxxxxxxxx	xxxxxxxxxx		
Rehabilitation						xxxxxxxxxx	xxxxxxxxxx
<b>Infrastructure</b>							
CAM				xxxxxxxxxx			
HDC				xxxxxxxxxx			
Bidding				xxxxxxxxxx	xxxxxxxxxx		
Improvements						xxxxxxxxxx	xxxxxxxxxx
* These approvals are necessary only if Federal monies are used, and/or exterior rehabilitation occurs.							